UNIVERSITY PARK COUNTRY CLUB

Q1 2026 Real Estate Market Report

2026 vs. 2025 Sales Analysis | Sold Listings Only

A clear comparison of Q1 sold activity

This report compares sold listings in University Park Country Club from January through March 2026 with the same period in 2025. It highlights changes in sales volume, pricing, market pace, negotiation, and the size of homes sold.

24	+50%	$777,500	96%
Q1 2026 sales	sales volume	median sold price	average SP/LP

Market Metric	Q1 2026	Q1 2025	Change / Signal
Closed sales	24	16	+50.0%
Average list price	$942,658	$840,050	+12.2%
Average sold price	$905,729	$793,313	+14.2%
Median list price	$807,450	$774,500	+4.3%
Median sold price	$777,500	$750,000	+3.7%
Average list price / sq. ft.	$358.43	$355.71	+0.8%
Average sold price / sq. ft.	$345.43	$336.97	+2.5%
Average sold-to-list ratio	96%	95%	1 point higher
Median days to contract	45	45	No change
Median days to close	109	117	6.8% faster
Average size	2,546 sq. ft.	2,349 sq. ft.	+8.4%
Median size	2,355 sq. ft.	2,217 sq. ft.	+6.2%

Q1 2026 Market Summary

Metric	Year-over-Year Change	Market Signal
Sales volume	Up 50%	Stronger demand & activity
Median pricing	Up approximately 4%	Stable core market
Days to contract	No change	Consistent pricing discipline
Average SP/LP ratio	Slightly higher	Sellers gained leverage
Price per sq. ft.	Up 1% to 2.5%	Healthy appreciation

Q1 2026 recorded substantially more home sales than Q1 2025, with higher average and median pricing. Homes sold closer to asking price, transaction timelines improved, and larger homes accounted for a greater share of completed sales.

What this means for UPCC sellers

The 50% increase in completed sales demonstrates stronger buyer activity. Higher average and median pricing, modest price-per-square-foot appreciation, and an improved sold-to-list ratio indicate that sellers gained leverage. Even in a stronger market, accurate pricing, thoughtful presentation, and property-specific positioning remain essential.

What this means for UPCC buyers

Buyers remained disciplined, but they showed greater confidence and completed more purchases than during Q1 2025. Median days to contract were unchanged, while closings moved faster. The larger average and median home sizes sold in 2026 also show stronger participation from move-up and luxury buyers.

Marina's perspective

Community-wide figures provide context, but they do not determine the value of an individual home. Neighborhood, view, condition, renovation quality, floor plan, privacy, and current competition can materially affect market response. A property-specific analysis remains the most reliable way to make a buying or selling decision.

Source: UPCC sold-listing market statistics for Q1 2026 and Q1 2025. Statistics are calculated by column and may not represent the same individual listing across every minimum, maximum, average, or median field. Information is deemed reliable but not guaranteed. This independent real estate report is not affiliated with or endorsed by University Park Country Club or the University Park Community Association.