



## River Creek Spring 2026 Update

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### Residential Sale

#### Active

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	List Date	DOM	Orig Price	List Price
VALO2107268	43462 Firestone Pl	3,801	\$460	19,602	26	08/26/2025	148	\$1,795,000	\$1,750,000
VALO2116972	18441 Lanier Island Sq	3,154	\$491	9,583	26	03/02/2026	6	\$1,550,000	\$1,550,000
VALO2112340	43312 Crystal Lake St	3,480	\$409	11,761	28	12/17/2025	86	\$1,530,000	\$1,425,000
VALO2108828	43439 Wild Dunes Sq	2,635	\$364	3,920	25	10/10/2025	39	\$960,000	\$960,000

#### Active Under Contract

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	List Date	DOM	Orig Price	List Price
VALO2115426	18415 Kingsmill St	3,956	\$398	11,326	27	02/16/2026	27	\$1,625,000	\$1,575,000
VALO2116562	18209 Cypress Point Ter	4,845	\$268	3,485	21	02/24/2026	1	\$1,300,000	\$1,300,000

#### Closed

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	Sold Date	DOM	List Price	Sold Price	SP%LP
VALO2108300	43414 Westchester Sq	2,918	\$324	4,792	27	03/12/2026	86	\$955,000	\$945,000	98.95
VALO2113976	43287 Warwick Hills Ct	4,652	\$355	19,602	27	03/09/2026	17	\$1,660,000	\$1,650,000	99.40
VALO2114548	43788 Bent Creek Ter	2,755	\$290	1,742	24	02/27/2026	6	\$785,000	\$800,000	101.91
VALO2114072	18527 Bear Creek Ter	2,528	\$348	3,920	25	02/27/2026	0	\$875,000	\$880,000	100.57
VALO2095356	43800 Ballybunion Ter	2,803	\$276	2,614	24	01/30/2026	196	\$795,000	\$775,000	97.48

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
	(03/16/2025-09/13/2025)	(09/14/2025-12/14/2025)	(12/15/2025-03/16/2026)
Total # of Comparable Sales (Settled)	0	0	5
Absorption Rate (Total Sales/Months)	0.00	0.00	1.67
Total # of Comparable Active Listings	2	3	4
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	2.40
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$0	\$880,000
Median Comparable Sales DOM	0	0	17
Median Comparable List Price (Listings Only)	\$1,272,500	\$960,000	\$1,487,500
Median Comparable Listings DOM (Listings Only)	172	86	63
Median Sale Price / Median List Price %	0.00%	0.00%	99.40%

\*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.