SIENA | NOVEMBER 2026

Market Insight Report | LVR MLS as of November 20, 2026

COMMUNITY SNAPSHOT

Active listings	**49 (43 detached / 6 townhomes)**
Under contract - UCS	**4 (all detached)**
Under contract - UCNS	**2 (all detached)**
Closed transactions (12 months)	**103 (90 detached / 13 townhomes)**
Total closed volume	**$79,018,050**
Median closed price (all homes)	**$654,000**
Median active asking price (all homes)	**$699,999**
Estimated supply (all residential)	**5.7 months**

CLOSED SALES BY PROPERTY TYPE

Detached single-family	**90 sales	$73,577,050 volume**
Detached median sold price	**$689,950**
Townhomes	**13 sales	$5,441,000 volume**
Townhome median sold price	**$425,000**
All-property average sold price	**$767,166**

PRICING AND MARKETING PERFORMANCE

Aggregate sale / final asking	**95.6% (all)	95.4% (detached)**
Aggregate sale / original asking	**93.0% (all)	92.8% (detached)**
Median reported days on market	**31 days (all)	31 days (detached)**
Average reported days on market	**48.8 days (all)	49.3 days (detached)**
Closed below / at / above final list	**91 / 9 / 3**

HOW TO READ THESE NUMBERS

The 103 closed transactions were individually reviewed across three MLS detail exports and deduplicated by MLS number. Months of supply is an estimate: 49 active listings divided by the average monthly pace of 103 closings over 12 months. Sale-to-list ratios are volume-weighted, not averages of individual percentages.

SIENA | NOVEMBER 2026

Market Insight Report | LVR MLS as of November 20, 2026

PRICING: ORIGINAL ASKING VS. FINAL ASKING

Combined original asking prices	**$84,942,369**
Combined final asking prices	**$82,662,951**
Combined closed prices	**$79,018,050**
Original-to-final reductions	**$2,279,418**
Final asking-to-closed difference	**$3,644,901**

SALES ACTIVITY BY QUARTER

2025 Q4	**11 sales | $9,274,500**
2026 Q1	**21 sales | $17,714,900**
2026 Q2	**34 sales | $25,196,800**
2026 Q3	**25 sales | $19,794,450**
2026 Q4 (partial)	**12 sales | $7,037,400**

TED'S MARKET PERSPECTIVE

Siena recorded 103 residential sales totaling more than $79 million over the last 12 months. The market spans two distinct segments: 90 detached homes with a median closed price of $689,950 and 13 townhomes with a median of $425,000. Comparing like property types is essential when evaluating an individual home.

With 49 active listings and approximately 5.7 months of estimated supply, buyers have meaningful options. The median closed home spent 31 reported days on market, while the range of current asking prices reflects Siena's variety of floor plans, lot settings, views, and upgrades.

Closed homes achieved 95.6% of their final asking prices but 93.0% of their original asking prices on an aggregate basis. Strategic pricing from the start, strong presentation, and targeted marketing remain important for sellers. Prior withdrawals and relistings may cause reported days on market to understate total exposure.

SOURCE & METHODOLOGY

LVR MLS exports dated November 20, 2026. Closed period: November 21, 2025 - November 19, 2026. 103 unique transactions across three Agent Full reports. Current inventory: Agent Single Line report. Data deemed reliable but not guaranteed; counts and statuses may change. This analysis is not an MLS agent-detail printout.