

Monthly Indicators



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings were up 9.9 percent to 1,593. Pending Sales decreased 3.6 percent to 1,020. Inventory grew 33.7 percent to 4,237 units.

Median Sales Price was down 0.4 percent to \$275,000. Days on Market increased 18.8 percent to 57 days. Months Supply of Inventory was up 28.6 percent to 3.6 months.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

- 10.1%	- 0.4%	+ 33.7%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Inventory

A research tool provided by the Consolidated Multiple Listing Service, Inc. Percent changes are calculated using rounded figures.

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Market Overview

Key market metrics for the current month and year-to-date figures.



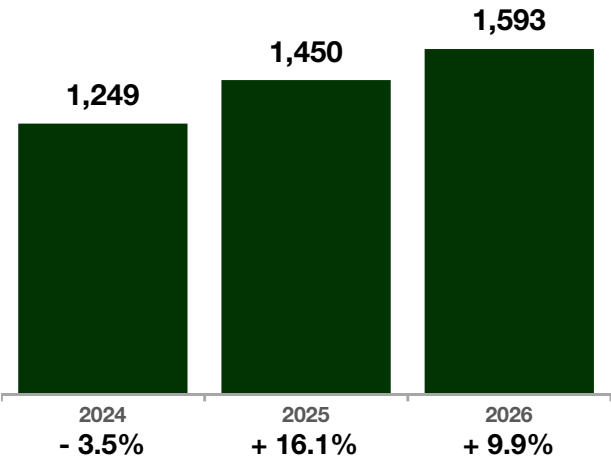
Key Metrics	Historical Sparkbars			09-2025	09-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	09-2024	09-2025	09-2026						
New Listings				1,450	1,593	+ 9.9%	14,266	15,530	+ 8.9%
Pending Sales				1,058	1,020	- 3.6%	10,927	10,999	+ 0.7%
Closed Sales				1,184	1,064	- 10.1%	10,492	10,641	+ 1.4%
Days on Market				48	57	+ 18.8%	49	53	+ 8.2%
Median Sales Price				\$276,000	\$275,000	- 0.4%	\$278,290	\$281,225	+ 1.1%
Average Sales Price				\$322,548	\$322,971	+ 0.1%	\$326,725	\$335,018	+ 2.5%
Pct. of List Price Received				98.1%	98.2%	+ 0.1%	98.3%	98.3%	0.0%
Housing Affordability Index				117	115	- 1.7%	116	113	- 2.6%
Inventory of Homes for Sale				3,169	4,237	+ 33.7%	--	--	--
Months Supply of Inventory				2.8	3.6	+ 28.6%	--	--	--

New Listings

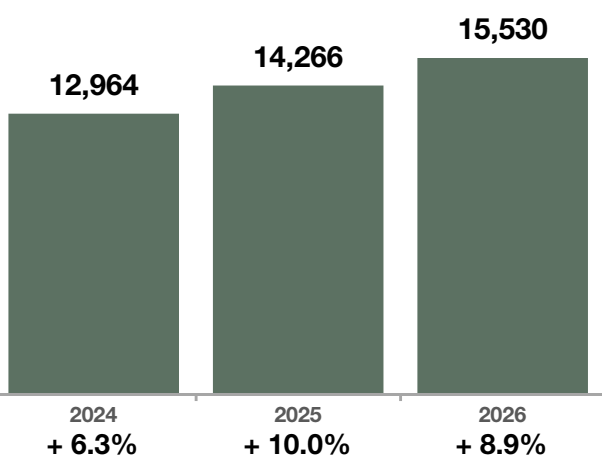
A count of the properties that have been newly listed on the market in a given month.



September

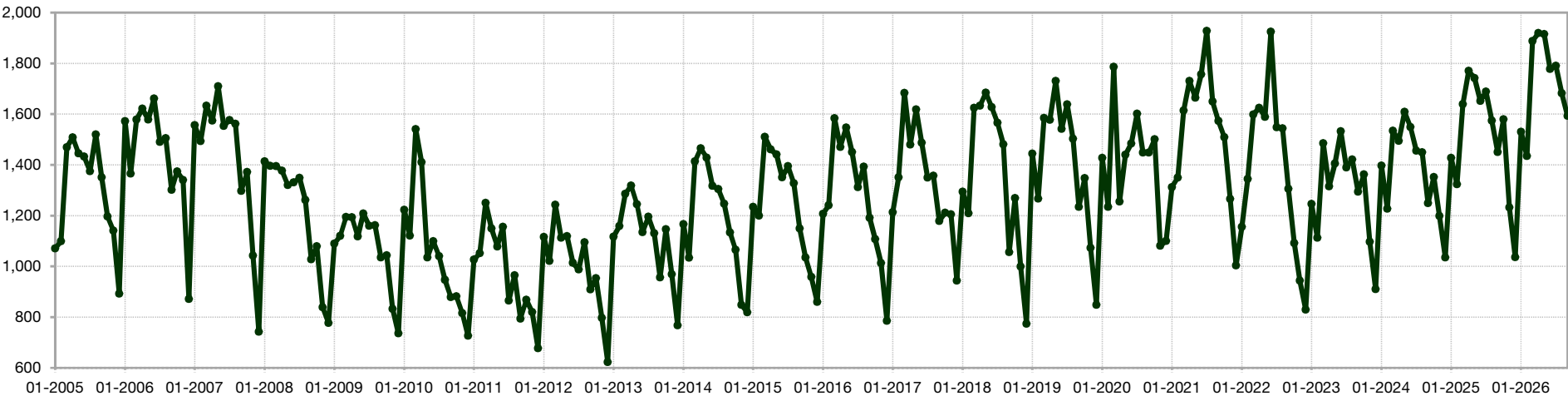


Year to Date



New Listings		Prior Year	Percent Change
October 2025	1,579	1,352	+16.8%
November 2025	1,232	1,198	+2.8%
December 2025	1,036	1,035	+0.1%
January 2026	1,530	1,427	+7.2%
February 2026	1,435	1,323	+8.5%
March 2026	1,888	1,639	+15.2%
April 2026	1,919	1,770	+8.4%
May 2026	1,915	1,742	+9.9%
June 2026	1,778	1,652	+7.6%
July 2026	1,790	1,689	+6.0%
August 2026	1,682	1,574	+6.9%
September 2026	1,593	1,450	+9.9%
12-Month Avg	1,615	1,488	+8.5%

Historical New Listings by Month

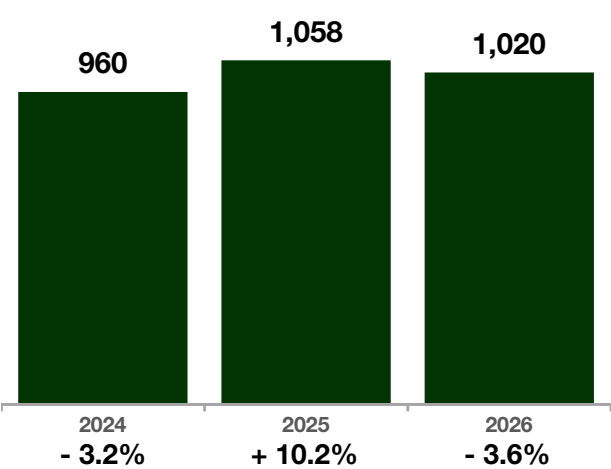


Pending Sales

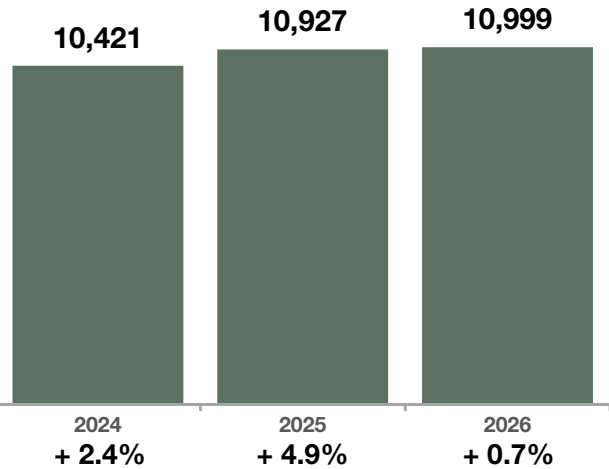
A count of the properties on which offers have been accepted in a given month.



September

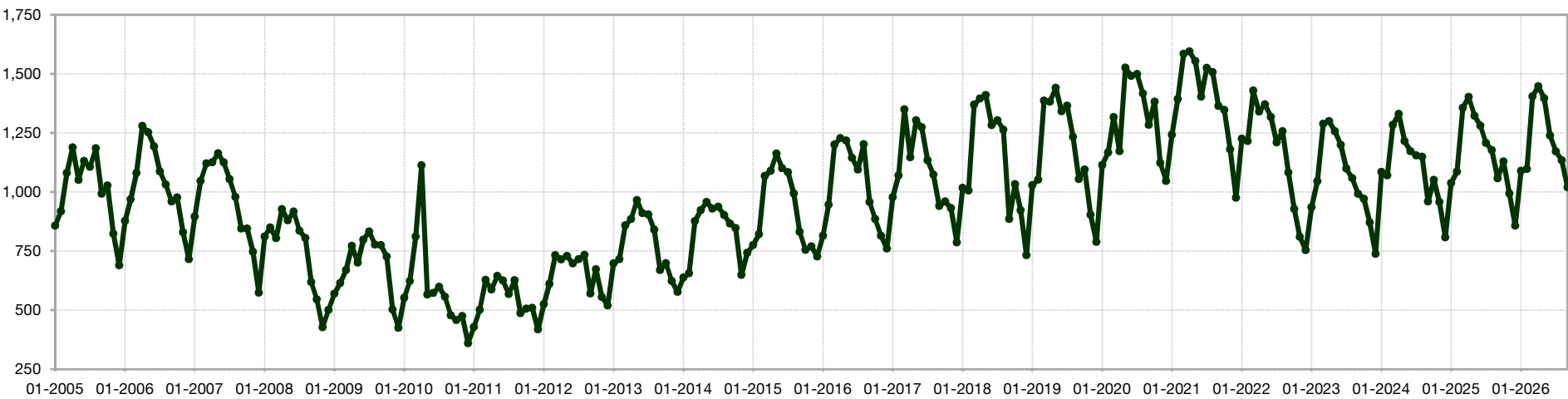


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	1,129	1,051	+7.4%
November 2025	994	957	+3.9%
December 2025	857	808	+6.1%
January 2026	1,089	1,037	+5.0%
February 2026	1,097	1,086	+1.0%
March 2026	1,404	1,356	+3.5%
April 2026	1,447	1,402	+3.2%
May 2026	1,397	1,322	+5.7%
June 2026	1,239	1,281	-3.3%
July 2026	1,172	1,208	-3.0%
August 2026	1,134	1,177	-3.7%
September 2026	1,020	1,058	-3.6%
12-Month Avg	1,165	1,145	+1.7%

Historical Pending Sales by Month

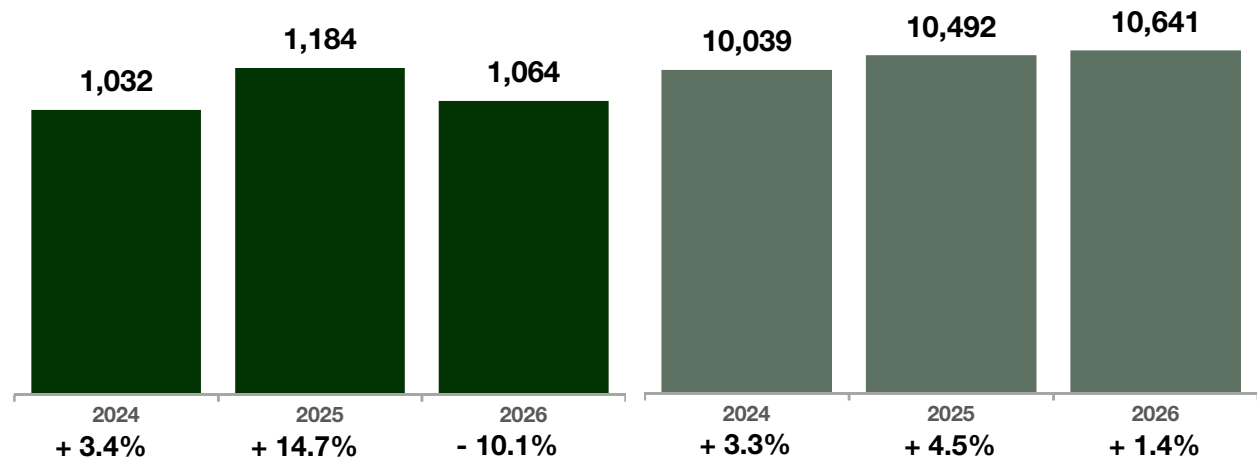


Closed Sales

A count of the actual sales that closed in a given month.

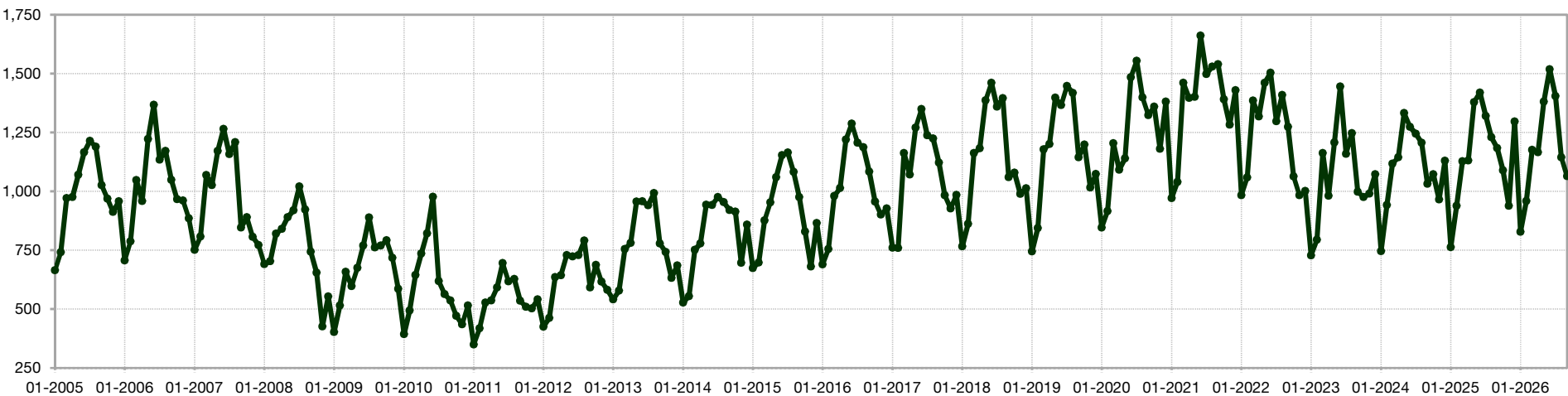


September



Closed Sales		Prior Year	Percent Change
October 2025	1,089	1,072	+1.6%
November 2025	938	965	-2.8%
December 2025	1,296	1,130	+14.7%
January 2026	828	763	+8.5%
February 2026	959	938	+2.2%
March 2026	1,176	1,128	+4.3%
April 2026	1,166	1,131	+3.1%
May 2026	1,381	1,379	+0.1%
June 2026	1,518	1,419	+7.0%
July 2026	1,404	1,320	+6.4%
August 2026	1,145	1,230	-6.9%
September 2026	1,064	1,184	-10.1%
12-Month Avg	1,164	1,138	+2.2%

Historical Closed Sales by Month

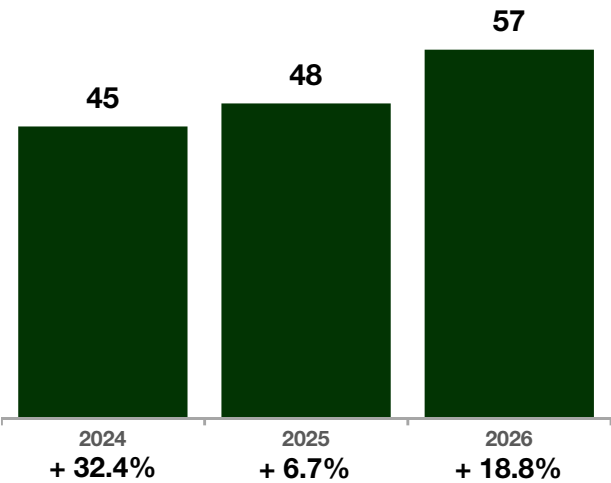


Days on Market Until Sale

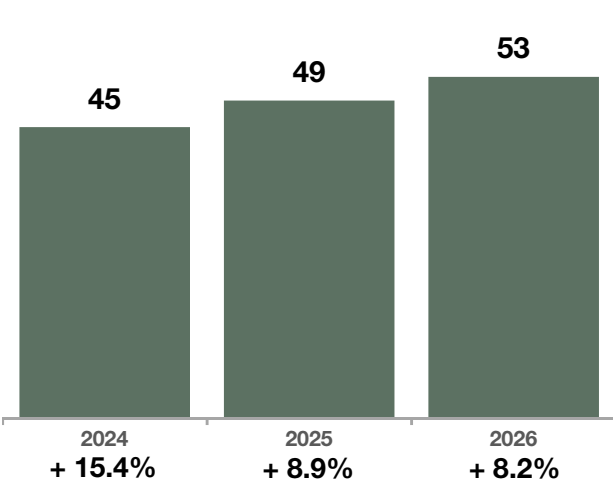
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



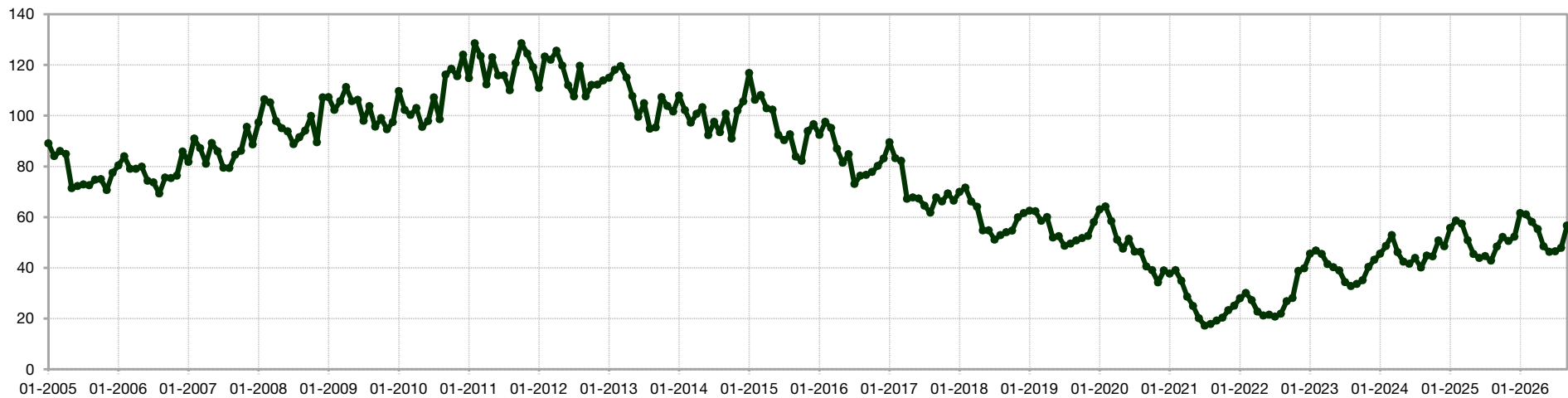
Year to Date



Days on Market		Prior Year	Percent Change
October 2025	52	44	+18.2%
November 2025	51	51	0.0%
December 2025	52	48	+8.3%
January 2026	62	56	+10.7%
February 2026	61	59	+3.4%
March 2026	58	57	+1.8%
April 2026	55	51	+7.8%
May 2026	48	45	+6.7%
June 2026	46	44	+4.5%
July 2026	46	45	+2.2%
August 2026	48	43	+11.6%
September 2026	57	48	+18.8%
12-Month Avg*	52	49	+6.1%

* Average Days on Market of all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

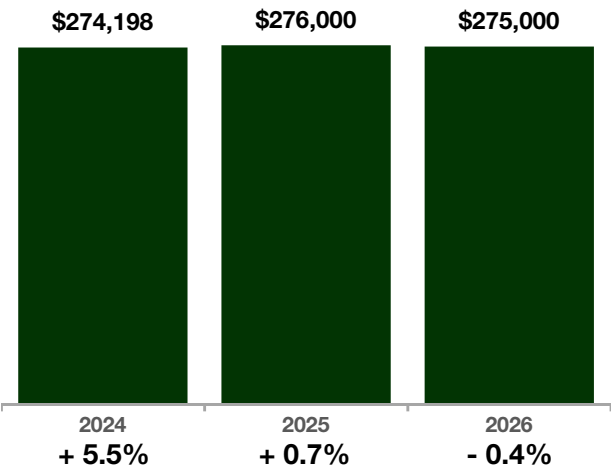


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



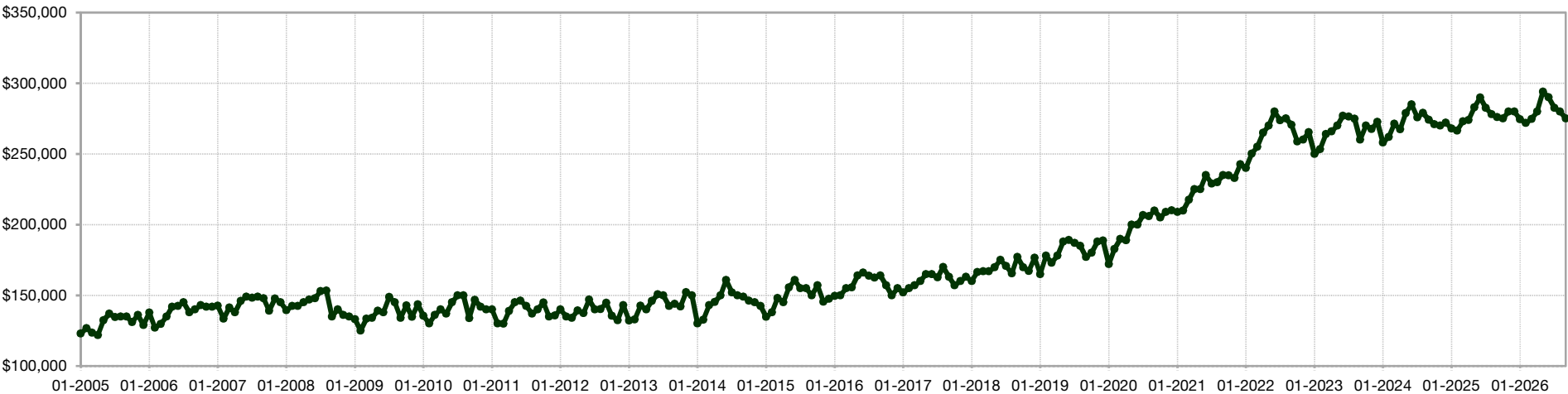
Year to Date



Median Sales Price		Prior Year	Percent Change
October 2025	\$275,000	\$270,900	+1.5%
November 2025	\$279,900	\$270,000	+3.7%
December 2025	\$280,000	\$272,000	+2.9%
January 2026	\$274,500	\$268,000	+2.4%
February 2026	\$271,982	\$266,550	+2.0%
March 2026	\$274,770	\$273,000	+0.6%
April 2026	\$280,000	\$273,966	+2.2%
May 2026	\$293,935	\$283,000	+3.9%
June 2026	\$290,000	\$289,950	+0.0%
July 2026	\$282,500	\$282,641	-0.0%
August 2026	\$280,000	\$278,105	+0.7%
September 2026	\$275,000	\$276,000	-0.4%
12-Month Med*	\$280,000	\$275,900	+1.5%

* Median Sales Price of all properties from October 2025 through September 2026. This is not the median of the individual figures above.

Historical Median Sales Price by Month

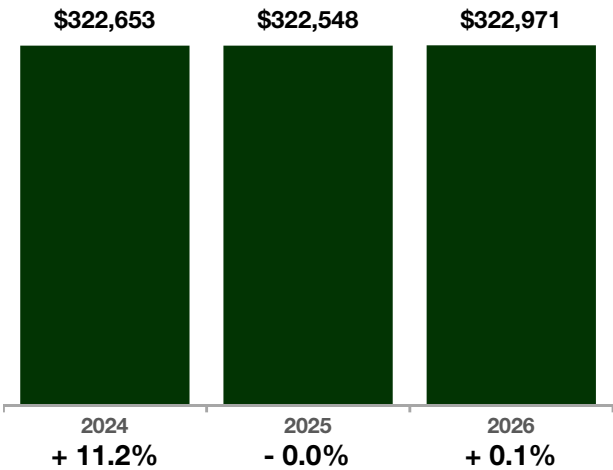


Average Sales Price

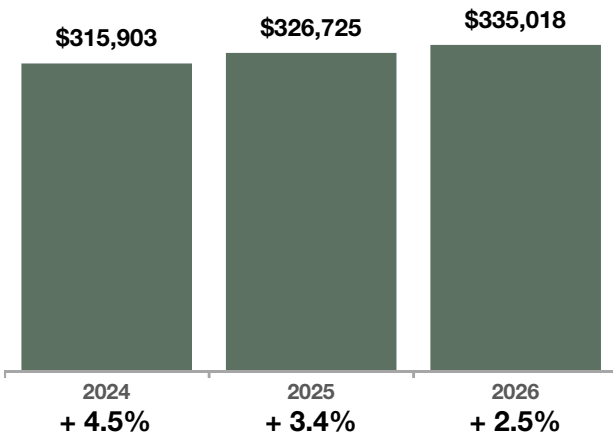
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



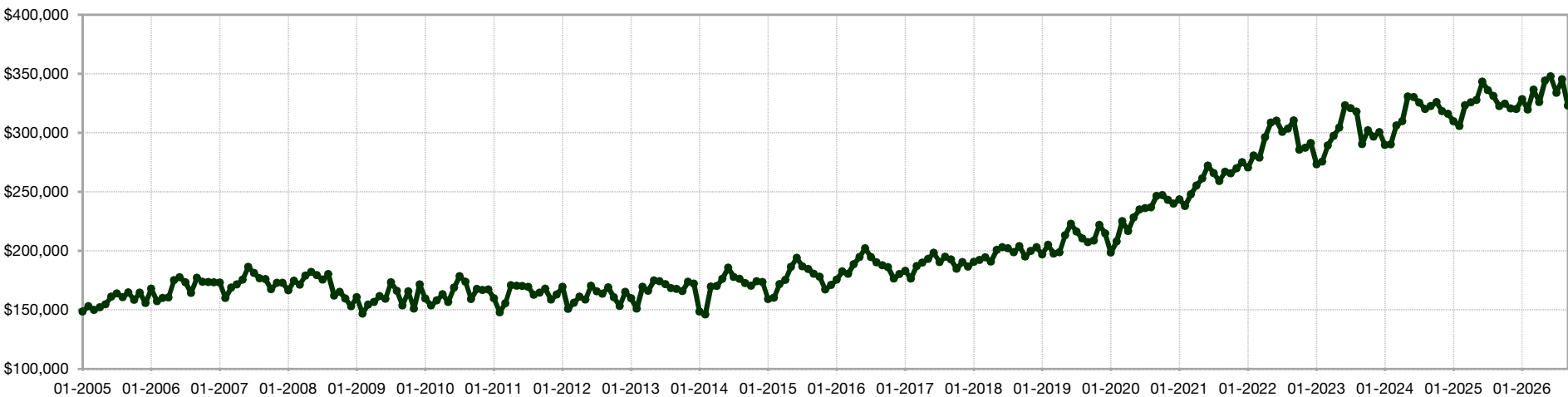
Year to Date



Avg. Sales Price		Prior Year	Percent Change
October 2025	\$324,587	\$325,850	-0.4%
November 2025	\$320,571	\$318,195	+0.7%
December 2025	\$320,055	\$316,067	+1.3%
January 2026	\$328,394	\$309,652	+6.1%
February 2026	\$319,621	\$305,687	+4.6%
March 2026	\$336,437	\$323,186	+4.1%
April 2026	\$325,872	\$325,800	+0.0%
May 2026	\$344,267	\$327,858	+5.0%
June 2026	\$347,742	\$343,241	+1.3%
July 2026	\$333,759	\$335,992	-0.7%
August 2026	\$345,283	\$331,202	+4.3%
September 2026	\$322,971	\$322,548	+0.1%
12-Month Avg*	\$330,797	\$323,773	+2.2%

* Avg. Sales Price of all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

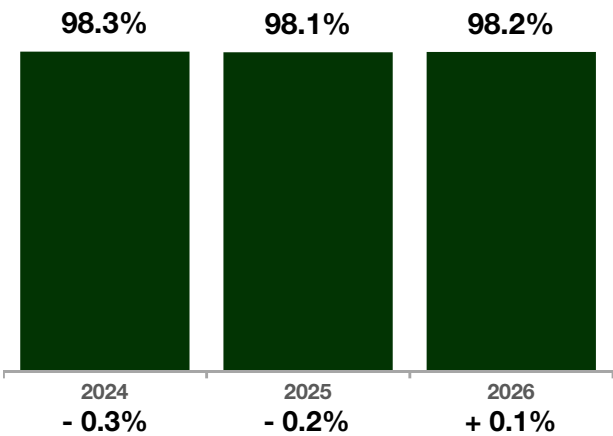


Percent of List Price Received

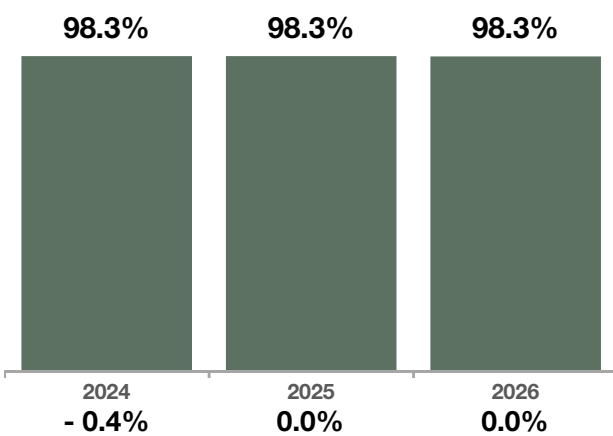
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



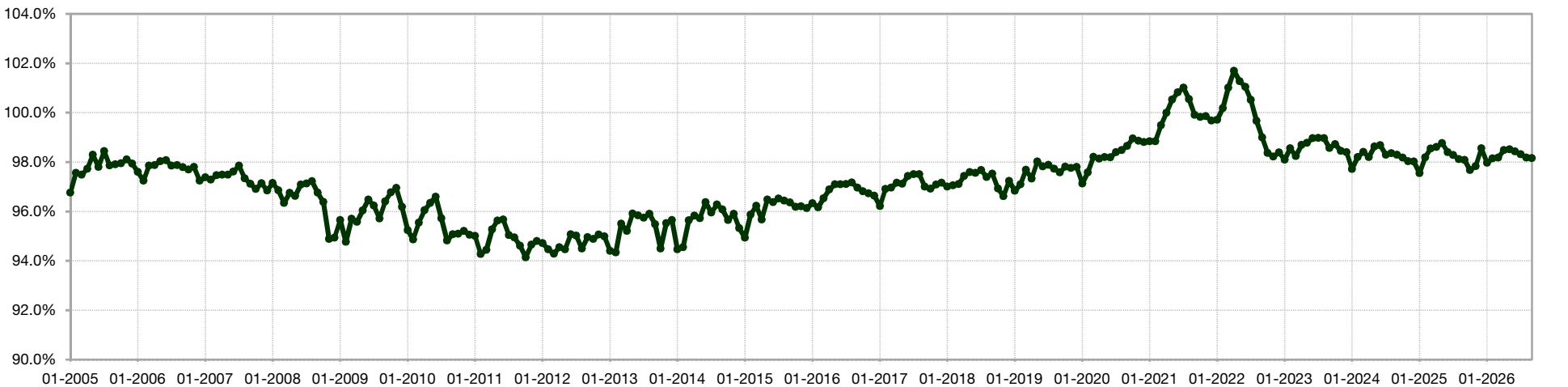
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
October 2025	97.7%	98.2%	-0.5%
November 2025	97.8%	98.0%	-0.2%
December 2025	98.6%	98.0%	+0.6%
January 2026	98.0%	97.6%	+0.4%
February 2026	98.1%	98.2%	-0.1%
March 2026	98.2%	98.5%	-0.3%
April 2026	98.5%	98.6%	-0.1%
May 2026	98.5%	98.8%	-0.3%
June 2026	98.4%	98.4%	0.0%
July 2026	98.3%	98.3%	0.0%
August 2026	98.2%	98.1%	+0.1%
September 2026	98.2%	98.1%	+0.1%
12-Month Avg*	98.2%	98.3%	-0.1%

* Average Pct. of List Price Received for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

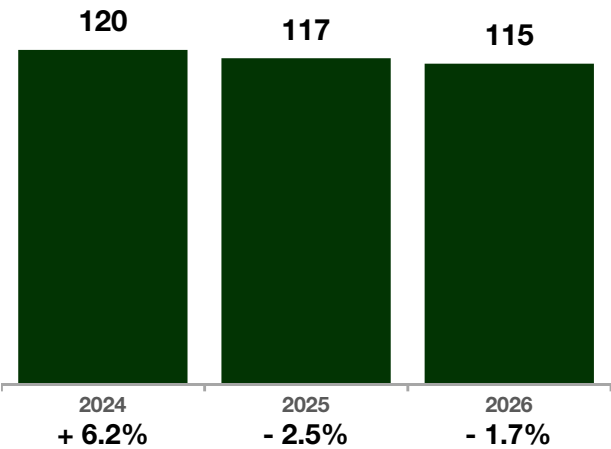


Housing Affordability Index

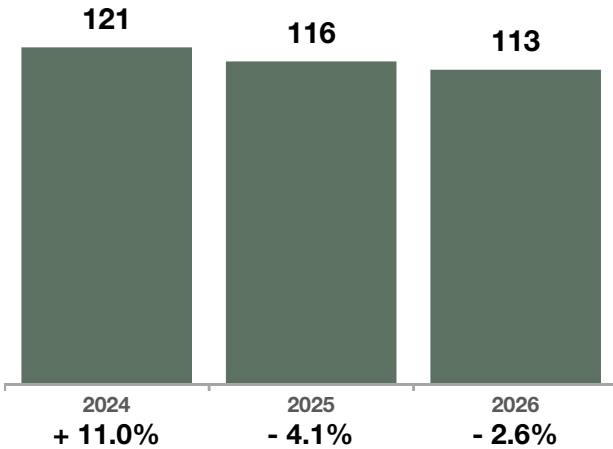
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

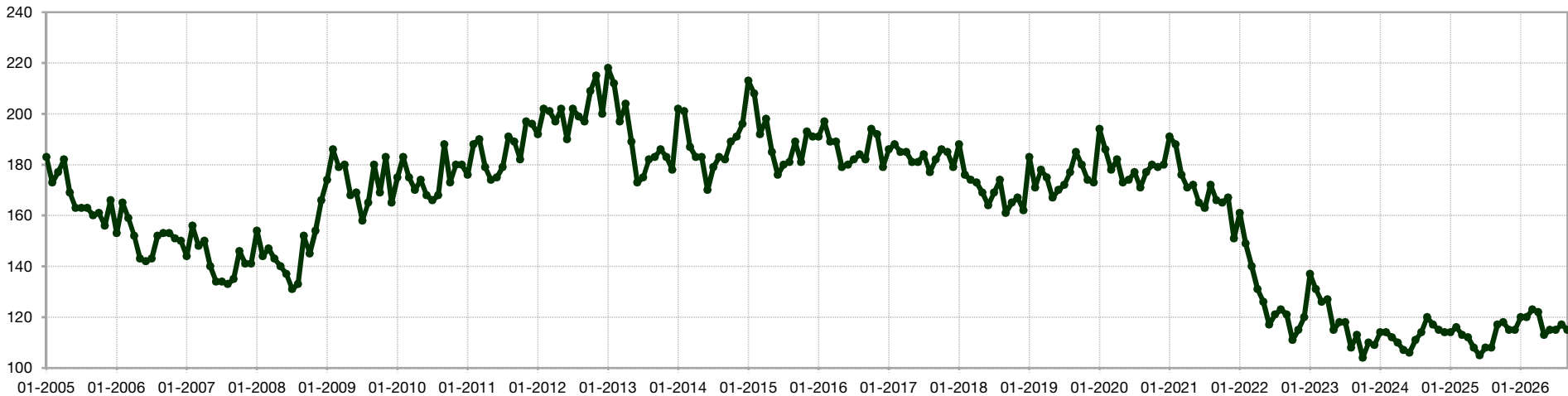


Year to Date



Affordability Index		Prior Year	Percent Change
October 2025	118	117	+0.9%
November 2025	115	115	0.0%
December 2025	115	114	+0.9%
January 2026	120	114	+5.3%
February 2026	120	116	+3.4%
March 2026	123	113	+8.8%
April 2026	122	112	+8.9%
May 2026	113	108	+4.6%
June 2026	115	105	+9.5%
July 2026	115	108	+6.5%
August 2026	117	108	+8.3%
September 2026	115	117	-1.7%
12-Month Avg	117	112	+4.5%

Historical Housing Affordability Index by Month

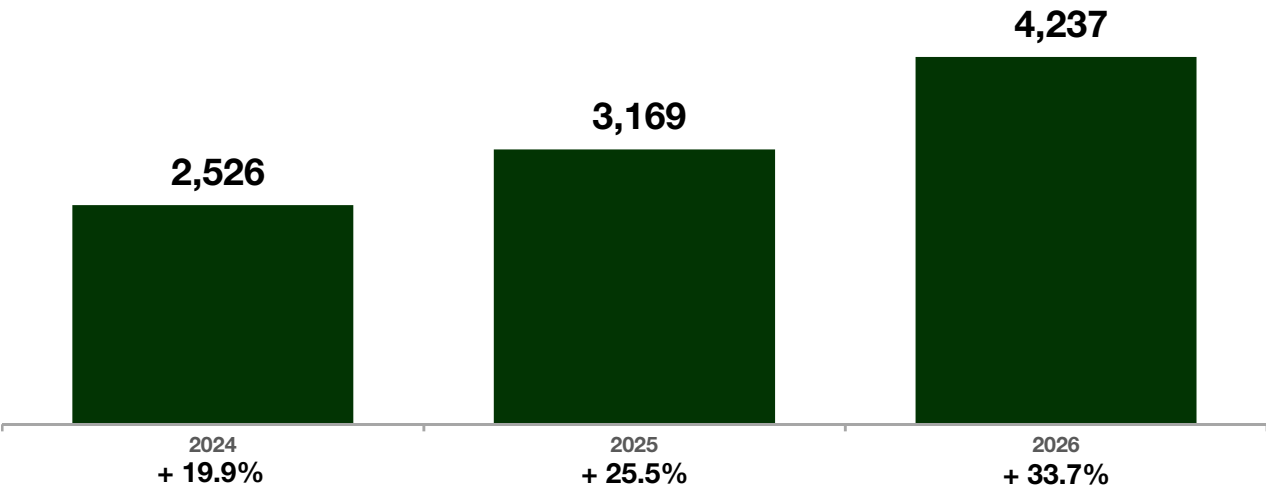


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



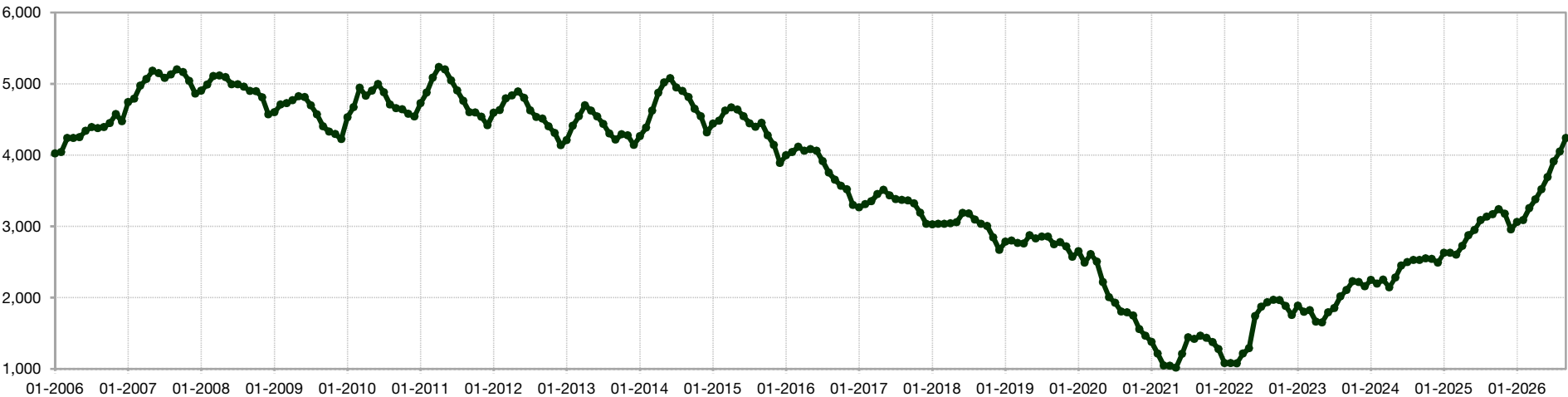
September



Homes for Sale		Prior Year	Percent Change
October 2025	3,237	2,550	+26.9%
November 2025	3,174	2,541	+24.9%
December 2025	2,957	2,488	+18.9%
January 2026	3,059	2,627	+16.4%
February 2026	3,087	2,626	+17.6%
March 2026	3,253	2,601	+25.1%
April 2026	3,378	2,725	+24.0%
May 2026	3,519	2,872	+22.5%
June 2026	3,691	2,947	+25.2%
July 2026	3,910	3,084	+26.8%
August 2026	4,047	3,135	+29.1%
September 2026	4,237	3,169	+33.7%
12-Month Avg*	3,462	2,780	+24.5%

* Homes for Sale for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

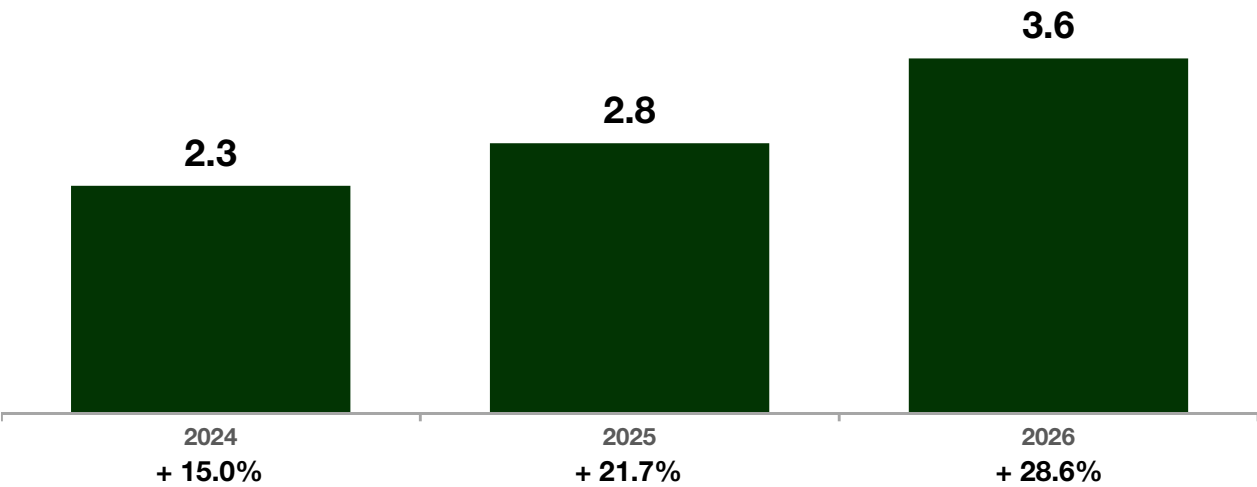


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



September



Months Supply		Prior Year	Percent Change
October 2025	2.8	2.3	+21.7%
November 2025	2.7	2.3	+17.4%
December 2025	2.6	2.3	+13.0%
January 2026	2.6	2.4	+8.3%
February 2026	2.7	2.4	+12.5%
March 2026	2.8	2.4	+16.7%
April 2026	2.9	2.4	+20.8%
May 2026	3.0	2.6	+15.4%
June 2026	3.1	2.6	+19.2%
July 2026	3.3	2.7	+22.2%
August 2026	3.5	2.8	+25.0%
September 2026	3.6	2.8	+28.6%
12-Month Avg*	3.0	2.5	+20.0%

* Months Supply for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

