

Monthly Indicators



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings were up 7.6 percent to 1,694. Pending Sales increased 2.4 percent to 1,205. Inventory grew 28.8 percent to 4,042 units.

Median Sales Price was up 1.4 percent to \$282,000. Days on Market increased 9.3 percent to 47 days. Months Supply of Inventory was up 21.4 percent to 3.4 months.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

- 8.9%	+ 1.4%	+ 28.8%
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.



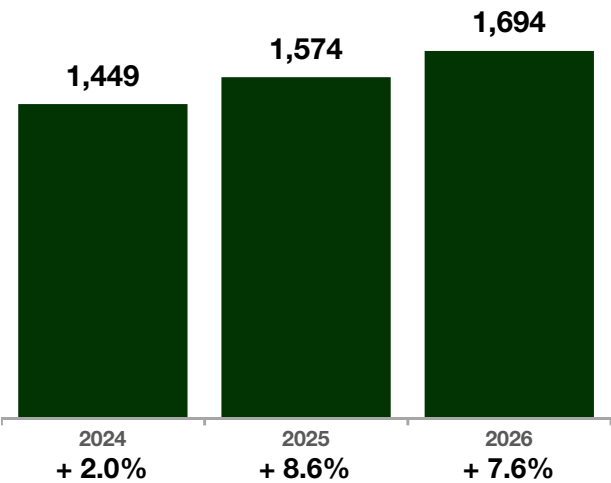
Key Metrics	Historical Sparkbars			08-2025	08-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	08-2024	08-2025	08-2026						
New Listings				1,574	1,694	+ 7.6%	12,818	14,046	+ 9.6%
Pending Sales				1,177	1,205	+ 2.4%	9,869	10,093	+ 2.3%
Closed Sales				1,230	1,121	- 8.9%	9,308	9,540	+ 2.5%
Days on Market				43	47	+ 9.3%	49	52	+ 6.1%
Median Sales Price				\$278,105	\$282,000	+ 1.4%	\$278,877	\$282,500	+ 1.3%
Average Sales Price				\$331,202	\$346,906	+ 4.7%	\$327,256	\$336,625	+ 2.9%
Pct. of List Price Received				98.1%	98.2%	+ 0.1%	98.4%	98.3%	- 0.1%
Housing Affordability Index				108	116	+ 7.4%	107	116	+ 8.4%
Inventory of Homes for Sale				3,138	4,042	+ 28.8%	--	--	--
Months Supply of Inventory				2.8	3.4	+ 21.4%	--	--	--

New Listings

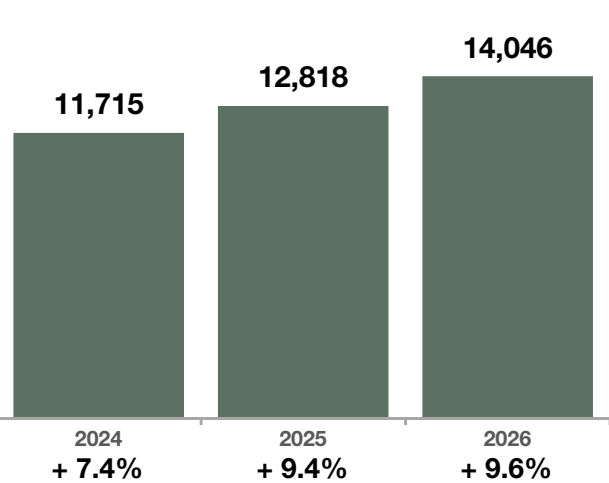
A count of the properties that have been newly listed on the market in a given month.



August

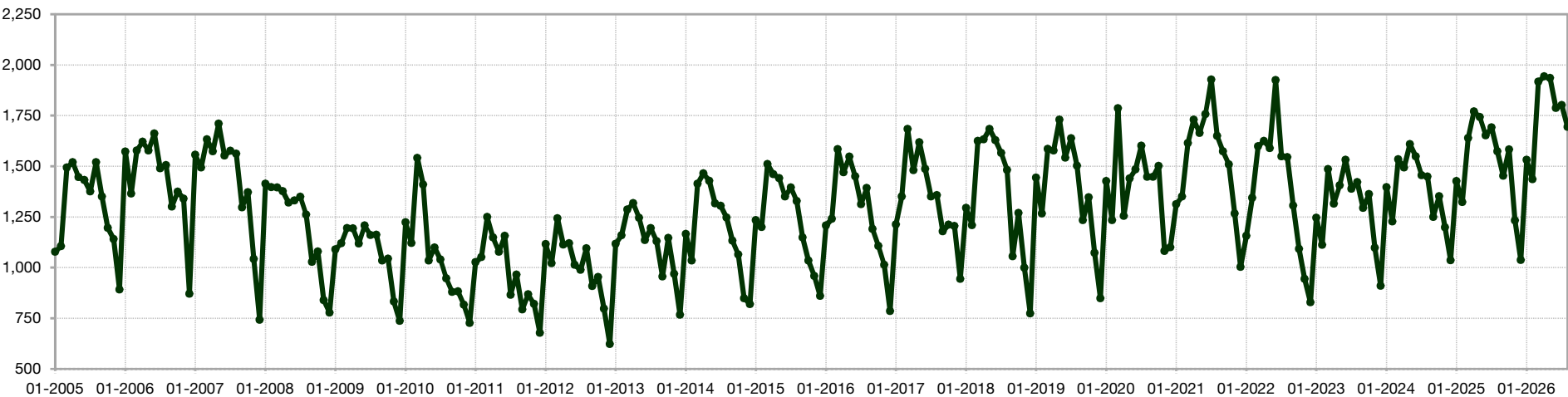


Year to Date



New Listings		Prior Year	Percent Change
September 2025	1,453	1,249	+16.3%
October 2025	1,582	1,352	+17.0%
November 2025	1,232	1,198	+2.8%
December 2025	1,037	1,036	+0.1%
January 2026	1,532	1,427	+7.4%
February 2026	1,436	1,323	+8.5%
March 2026	1,917	1,639	+17.0%
April 2026	1,943	1,770	+9.8%
May 2026	1,936	1,742	+11.1%
June 2026	1,787	1,652	+8.2%
July 2026	1,801	1,691	+6.5%
August 2026	1,694	1,574	+7.6%
12-Month Avg	1,613	1,471	+9.6%

Historical New Listings by Month

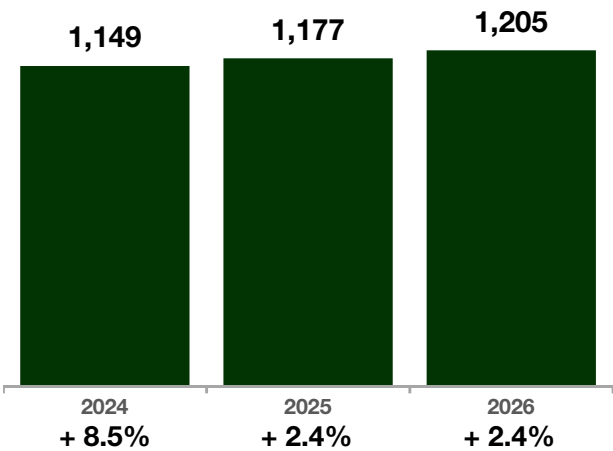


Pending Sales

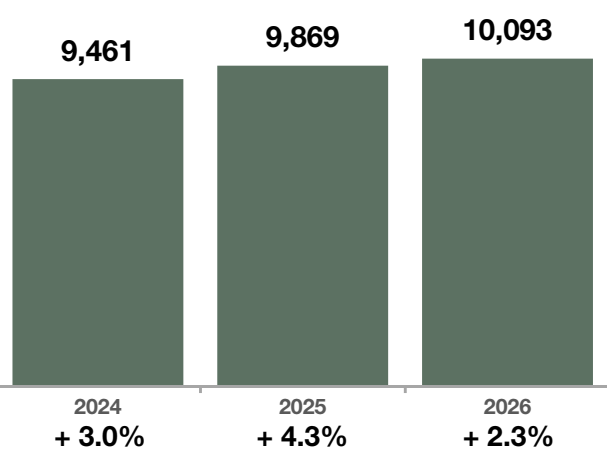
A count of the properties on which offers have been accepted in a given month.



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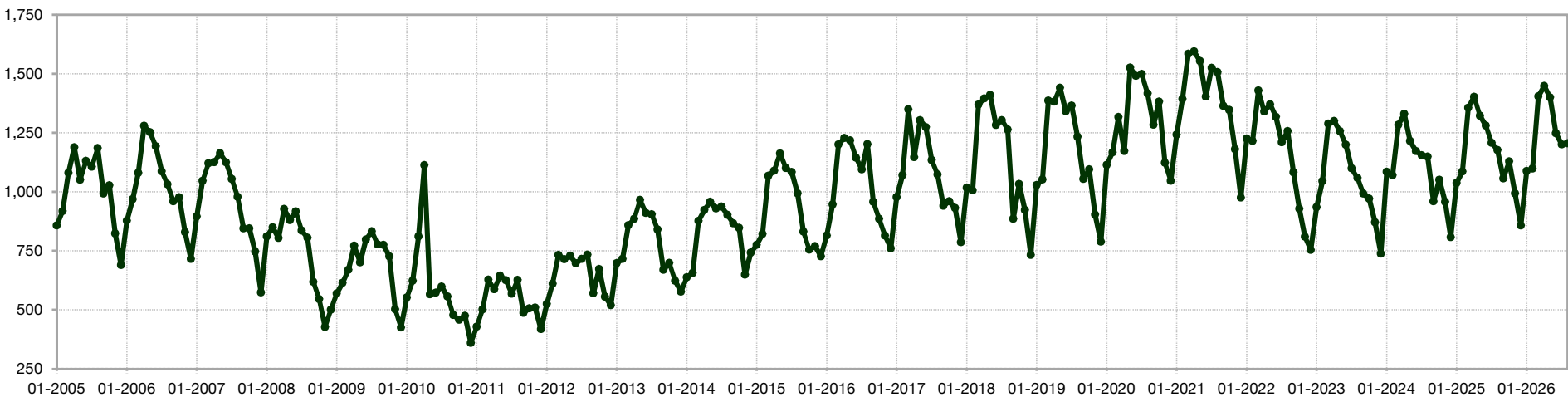


Year to Date



Pending Sales		Prior Year	Percent Change
September 2025	1,057	960	+10.1%
October 2025	1,129	1,051	+7.4%
November 2025	994	957	+3.9%
December 2025	857	808	+6.1%
January 2026	1,088	1,037	+4.9%
February 2026	1,098	1,086	+1.1%
March 2026	1,404	1,356	+3.5%
April 2026	1,449	1,402	+3.4%
May 2026	1,400	1,322	+5.9%
June 2026	1,248	1,281	-2.6%
July 2026	1,201	1,208	-0.6%
August 2026	1,205	1,177	+2.4%
12-Month Avg	1,178	1,137	+3.6%

Historical Pending Sales by Month

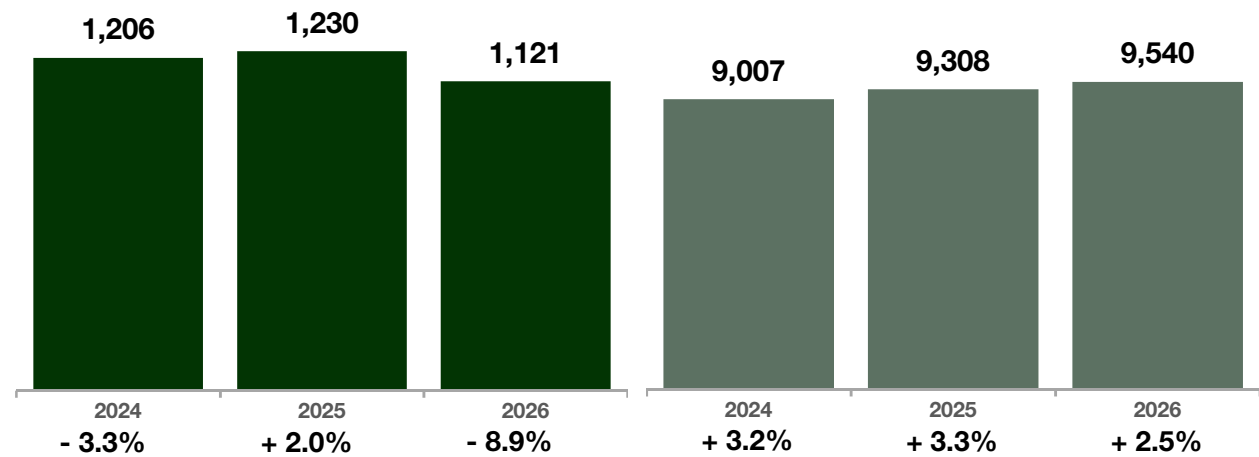


Closed Sales

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

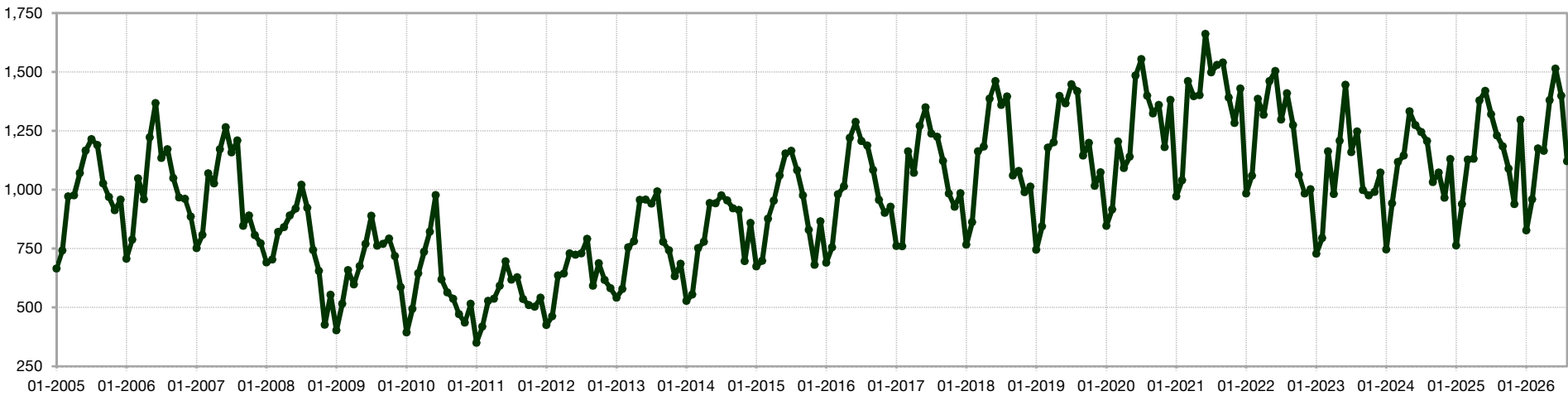


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Closed Sales		Prior Year	Percent Change
September 2025	1,184	1,032	+14.7%
October 2025	1,089	1,072	+1.6%
November 2025	938	965	-2.8%
December 2025	1,296	1,130	+14.7%
January 2026	827	763	+8.4%
February 2026	959	938	+2.2%
March 2026	1,175	1,128	+4.2%
April 2026	1,165	1,131	+3.0%
May 2026	1,380	1,379	+0.1%
June 2026	1,514	1,419	+6.7%
July 2026	1,399	1,320	+6.0%
August 2026	1,121	1,230	-8.9%
12-Month Avg	1,171	1,126	+4.0%

Historical Closed Sales by Month

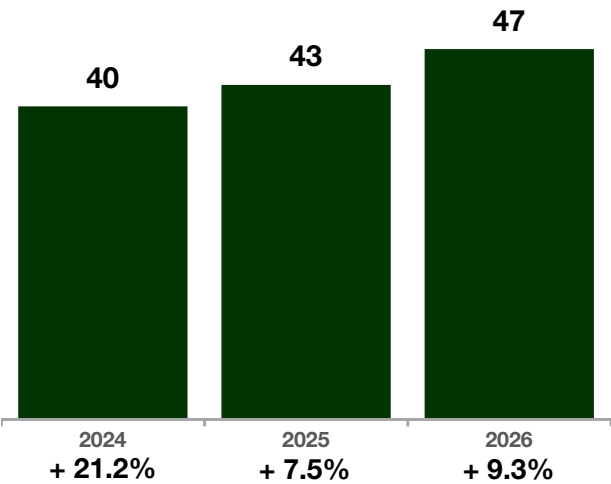


Days on Market Until Sale

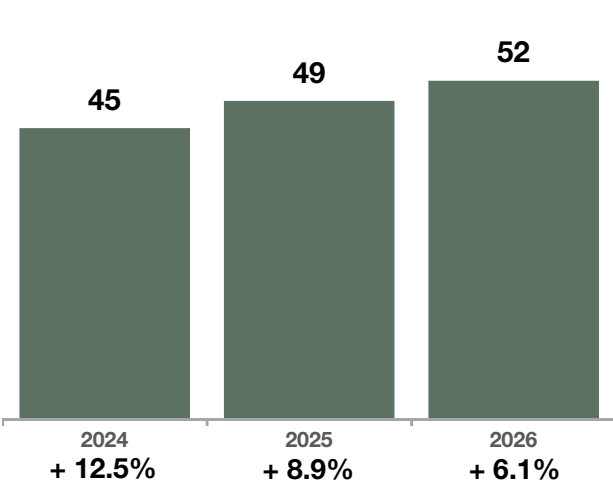
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



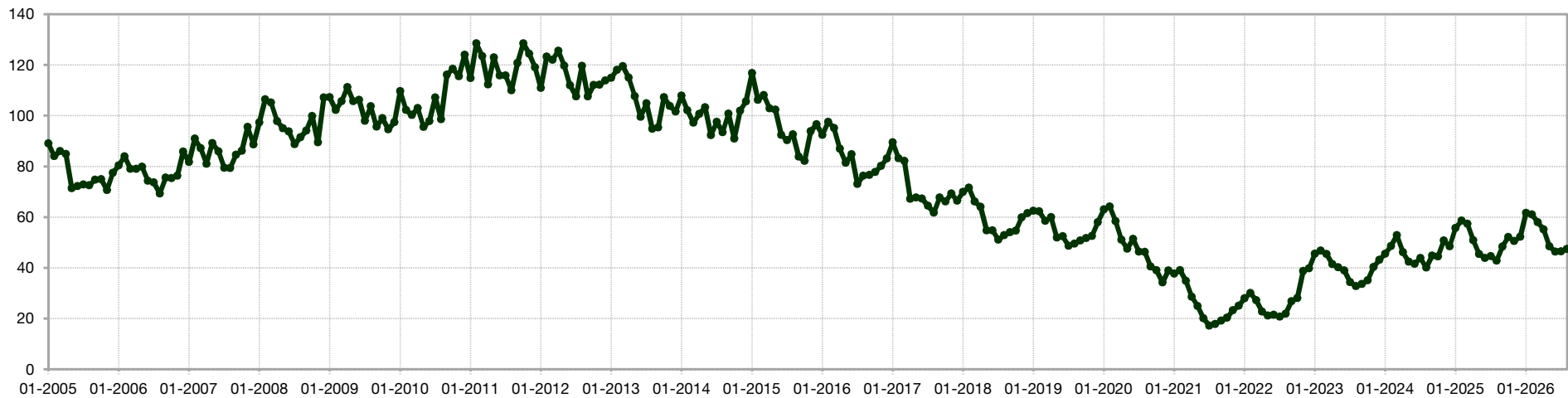
Year to Date



Days on Market		Prior Year	Percent Change
September 2025	48	45	+6.7%
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	47	43	+9.3%
12-Month Avg*	52	48	+8.3%

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

Historical Days on Market Until Sale by Month

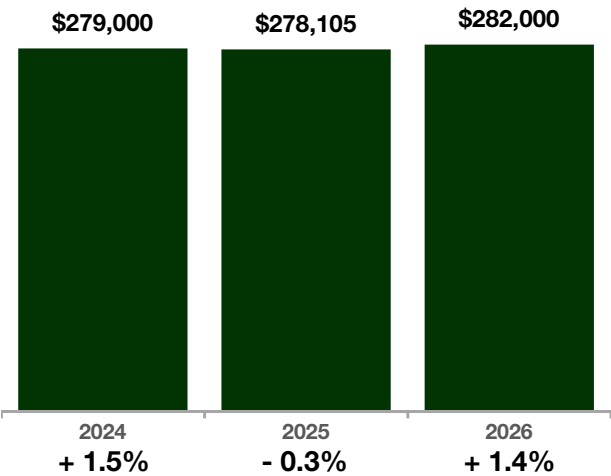


Median Sales Price

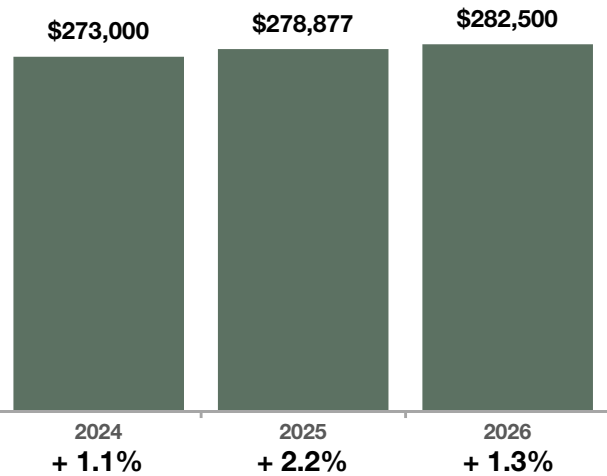
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



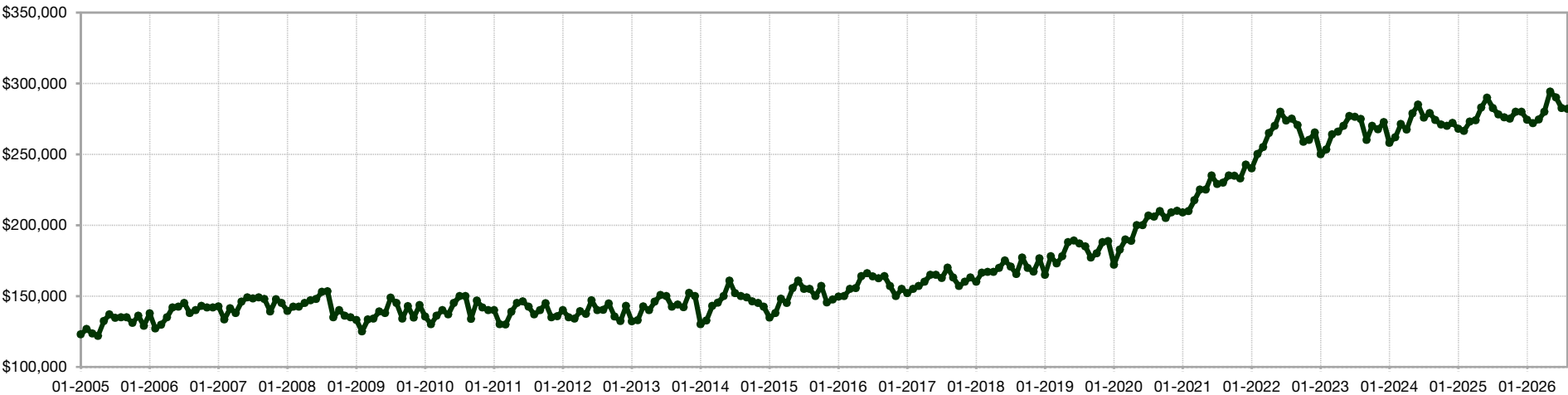
Year to Date



	Median Sales Price	Prior Year	Percent Change
September 2025	\$276,000	\$274,198	+0.7%
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	\$274,250	\$268,000	+2.3%
February 2026	\$271,982	\$266,550	+2.0%
March 2026	\$274,540	\$273,000	+0.6%
April 2026	\$280,000	\$273,966	+2.2%
May 2026	\$294,125	\$283,000	+3.9%
June 2026	\$290,000	\$289,950	+0.0%
July 2026	\$282,500	\$282,641	-0.0%
August 2026	\$282,000	\$278,105	+1.4%
12-Month Med*	\$280,000	\$275,392	+1.7%

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

Historical Median Sales Price by Month

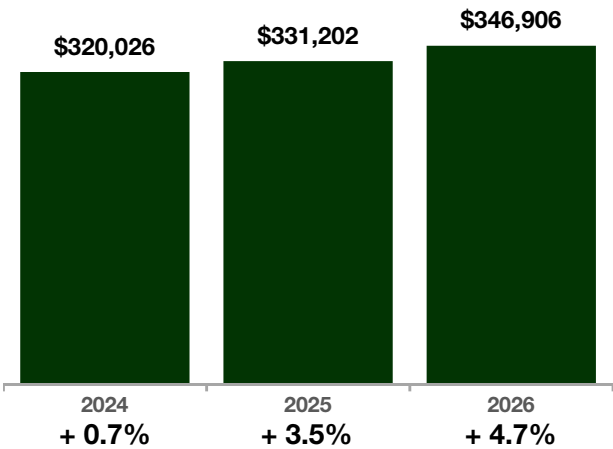


Average Sales Price

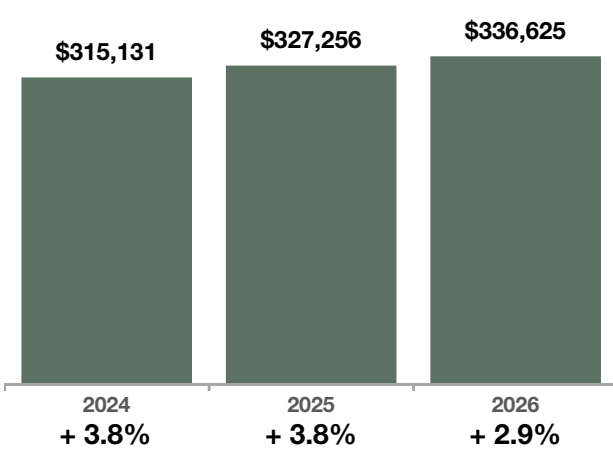
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



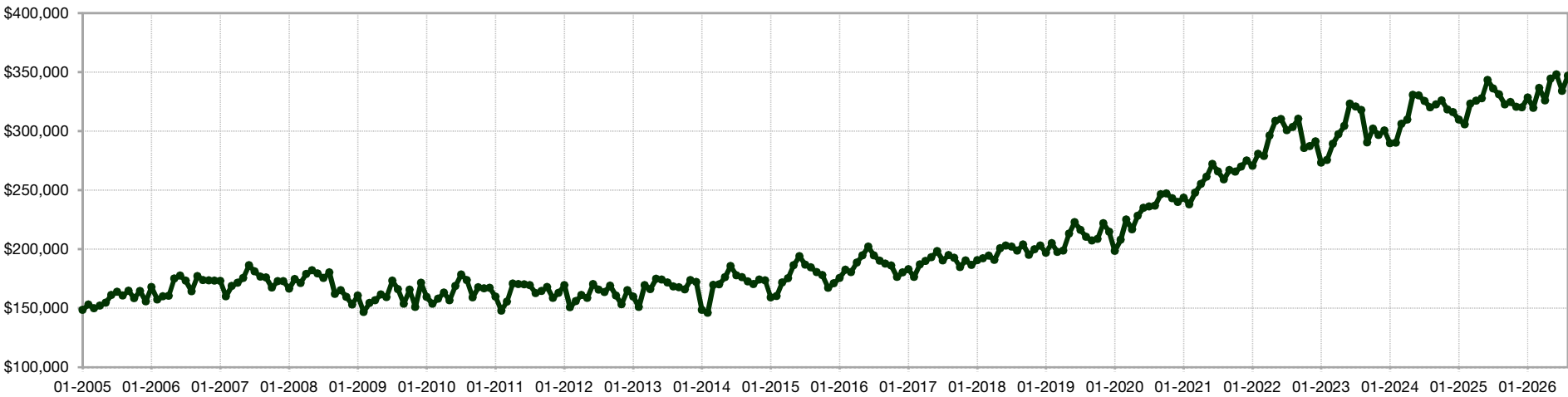
Year to Date



Avg. Sales Price		Prior Year	Percent Change
September 2025	\$322,548	\$322,653	-0.0%
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	\$328,436	\$309,652	+6.1%
February 2026	\$319,621	\$305,687	+4.6%
March 2026	\$336,442	\$323,186	+4.1%
April 2026	\$325,967	\$325,800	+0.1%
May 2026	\$344,304	\$327,858	+5.0%
June 2026	\$347,994	\$343,241	+1.4%
July 2026	\$334,031	\$335,992	-0.6%
August 2026	\$346,906	\$331,202	+4.7%
12-Month Avg*	\$330,955	\$323,782	+2.2%

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

Historical Average Sales Price by Month

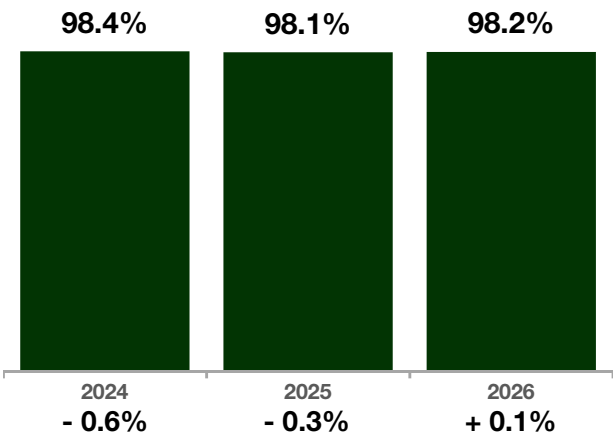


Percent of List Price Received

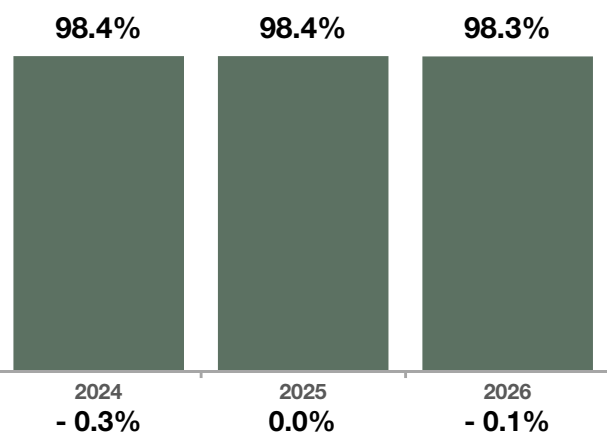
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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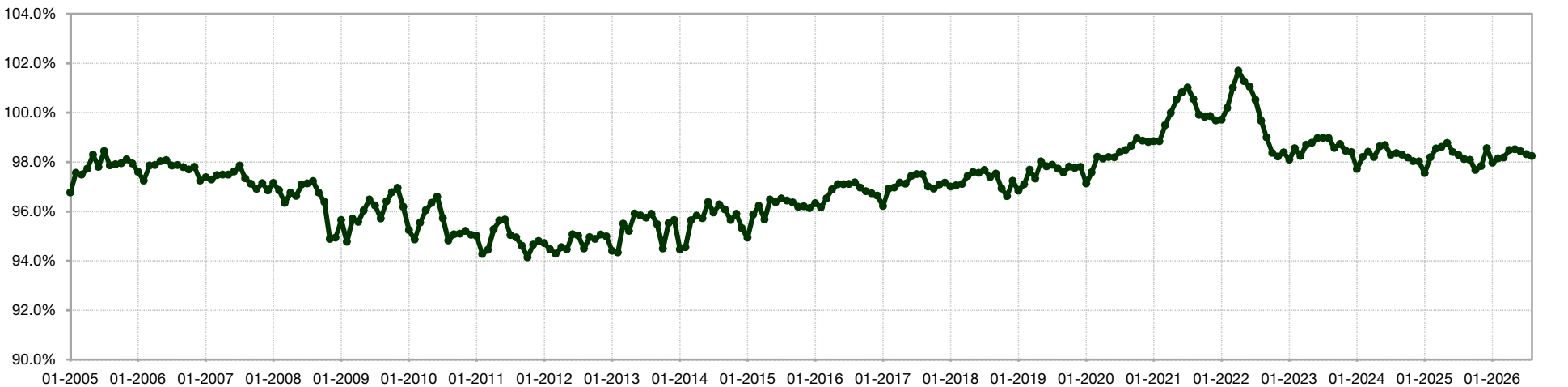
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
September 2025	98.1%	98.3%	-0.2%
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%
12-Month Avg*	98.2%	98.3%	-0.1%

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

Historical Percent of List Price Received by Month

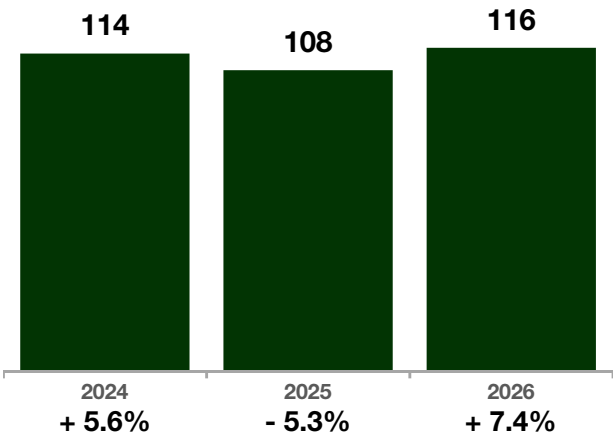


Housing Affordability Index

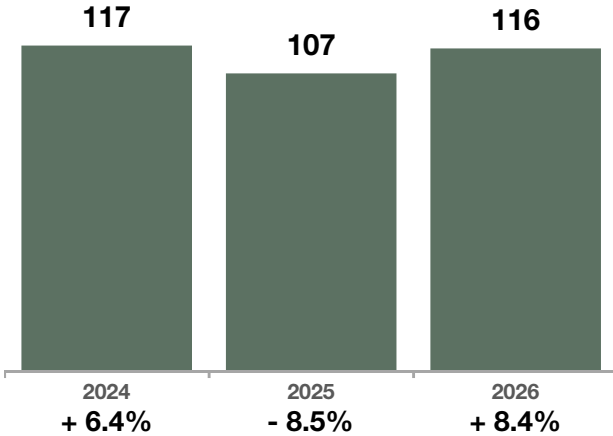
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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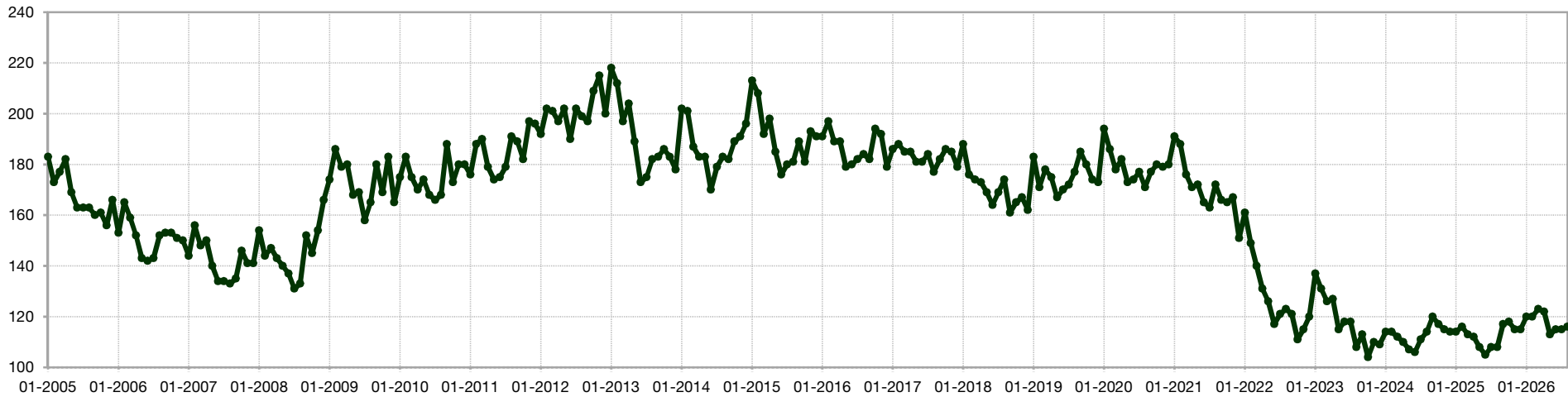


Year to Date



Affordability Index		Prior Year	Percent Change
September 2025	117	120	-2.5%
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	116	108	+7.4%
12-Month Avg	117	113	+4.4%

Historical Housing Affordability Index by Month

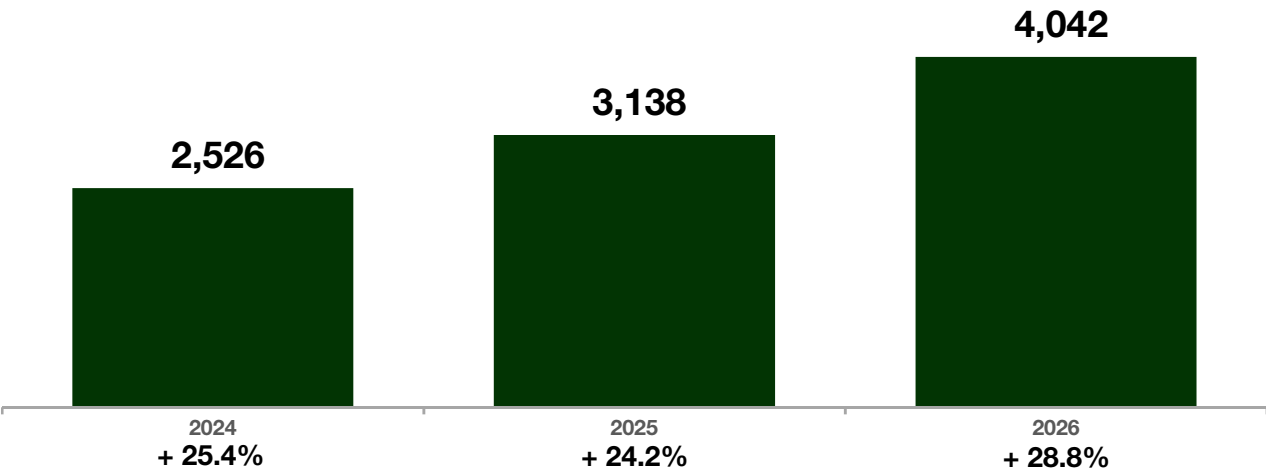


Inventory of Homes for Sale

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



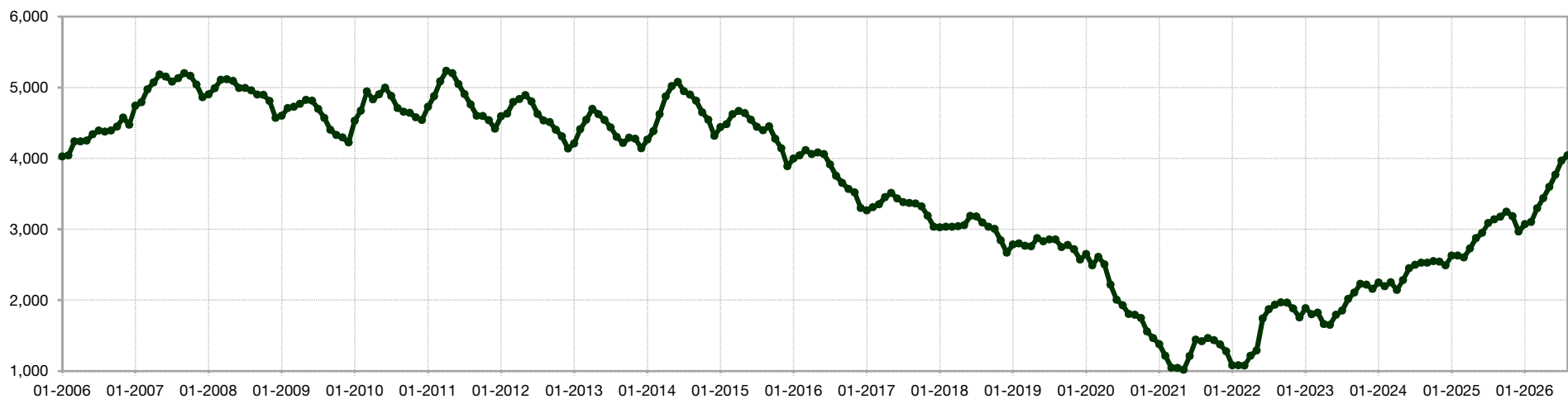
August



Homes for Sale		Prior Year	Percent Change
September 2025	3,176	2,526	+25.7%
October 2025	3,246	2,550	+27.3%
November 2025	3,182	2,541	+25.2%
December 2025	2,966	2,489	+19.2%
January 2026	3,071	2,628	+16.9%
February 2026	3,101	2,627	+18.0%
March 2026	3,293	2,602	+26.6%
April 2026	3,438	2,726	+26.1%
May 2026	3,596	2,873	+25.2%
June 2026	3,767	2,948	+27.8%
July 2026	3,967	3,087	+28.5%
August 2026	4,042	3,138	+28.8%
12-Month Avg*	3,404	2,728	+24.8%

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

Historical Inventory of Homes for Sale by Month

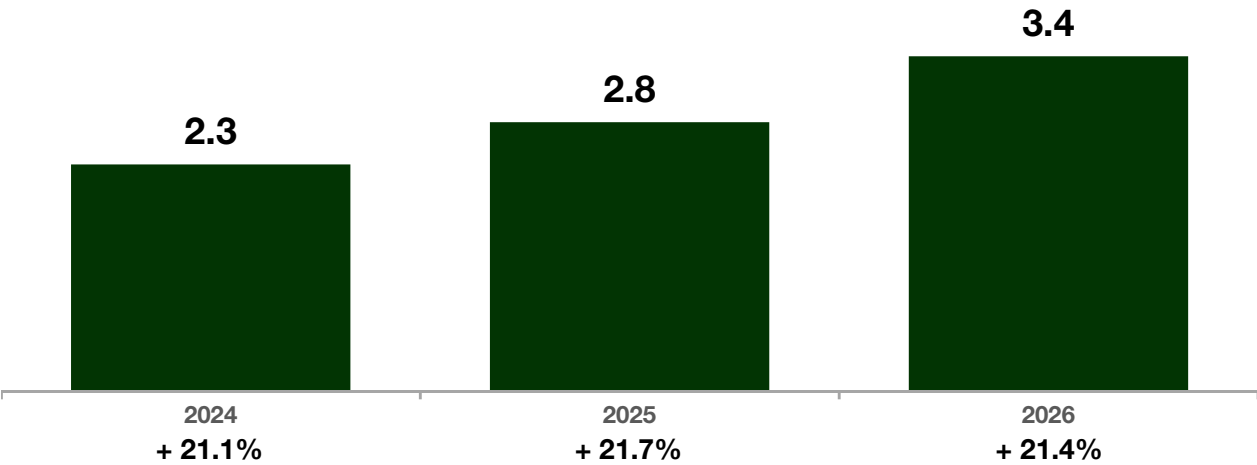


Months Supply of Inventory

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.



August



Months Supply		Prior Year	Percent Change
September 2025	2.8	2.3	+21.7%
October 2025	2.8	2.3	+21.7%
November 2025	2.8	2.3	+21.7%
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	2.5	+16.0%
May 2026	3.1	2.6	+19.2%
June 2026	3.2	2.6	+23.1%
July 2026	3.4	2.7	+25.9%
August 2026	3.4	2.8	+21.4%
12-Month Avg*	2.9	2.5	+16.0%

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

Historical Months Supply of Inventory by Month

