Monthly Indicators

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings were down 1.8 percent to 1,544. Pending Sales decreased 15.9 percent to 950. Inventory grew 37.3 percent to 4,431 units.

Median Sales Price was up 3.6 percent to $285,000. Days on Market increased 9.6 percent to 57 days. Months Supply of Inventory was up 39.3 percent to 3.9 months.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

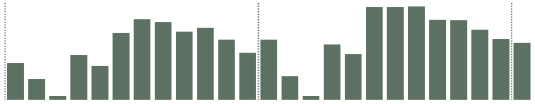
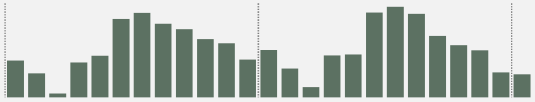
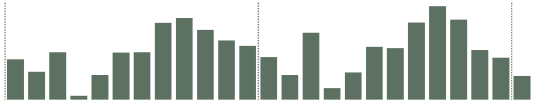
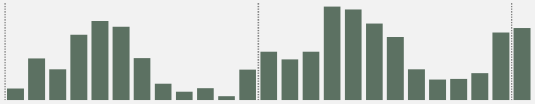
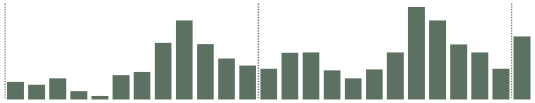
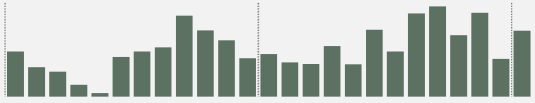
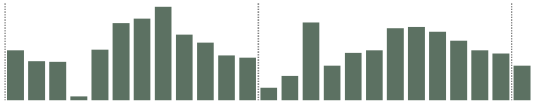
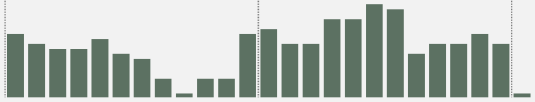
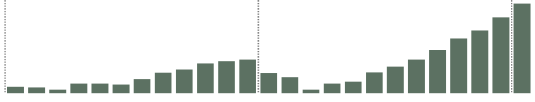
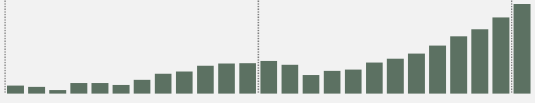
- 14.5%	+ 3.6%	+ 37.3%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Inventory**

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

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Market Overview

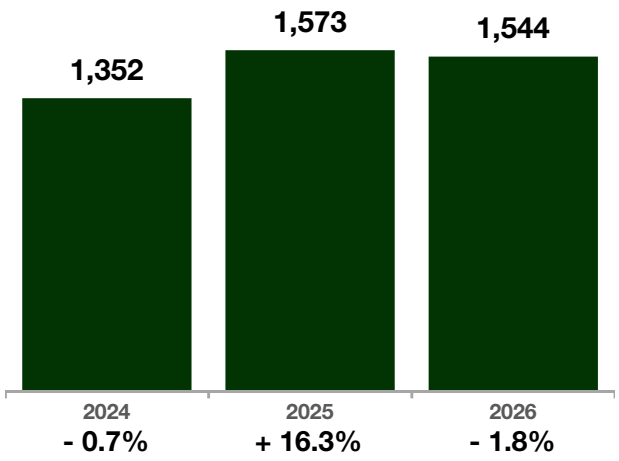
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars (10-2024 / 10-2025 / 10-2026)	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,573	**1,544**	- 1.8%	15,835	**16,946**	+ 7.0%
Pending Sales		1,129	**950**	- 15.9%	12,056	**11,866**	- 1.6%
Closed Sales		1,089	**931**	- 14.5%	11,581	**11,597**	+ 0.1%
Days on Market		52	**57**	+ 9.6%	49	**53**	+ 8.2%
Median Sales Price		$275,000	**$285,000**	+ 3.6%	$278,000	**$281,900**	+ 1.4%
Average Sales Price		$324,587	**$335,974**	+ 3.5%	$326,524	**$334,957**	+ 2.6%
Pct. of List Price Received		97.7%	**98.0%**	+ 0.3%	98.3%	**98.3%**	0.0%
Housing Affordability Index		118	**105**	- 11.0%	117	**106**	- 9.4%
Inventory of Homes for Sale		3,227	**4,431**	+ 37.3%	--	**--**	--
Months Supply of Inventory		2.8	**3.9**	+ 39.3%	--	**--**	--

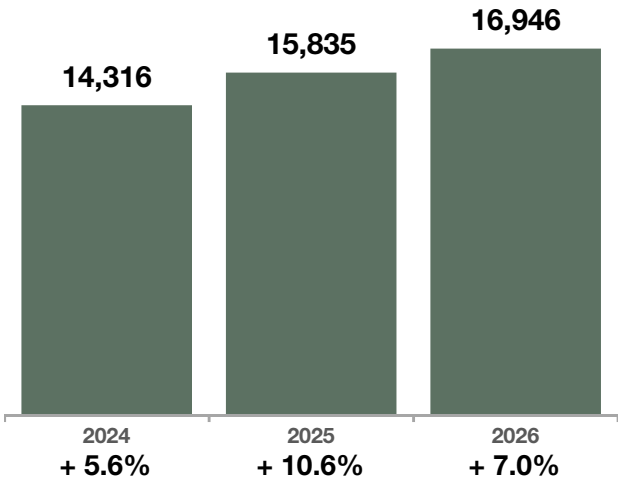
New Listings

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

October

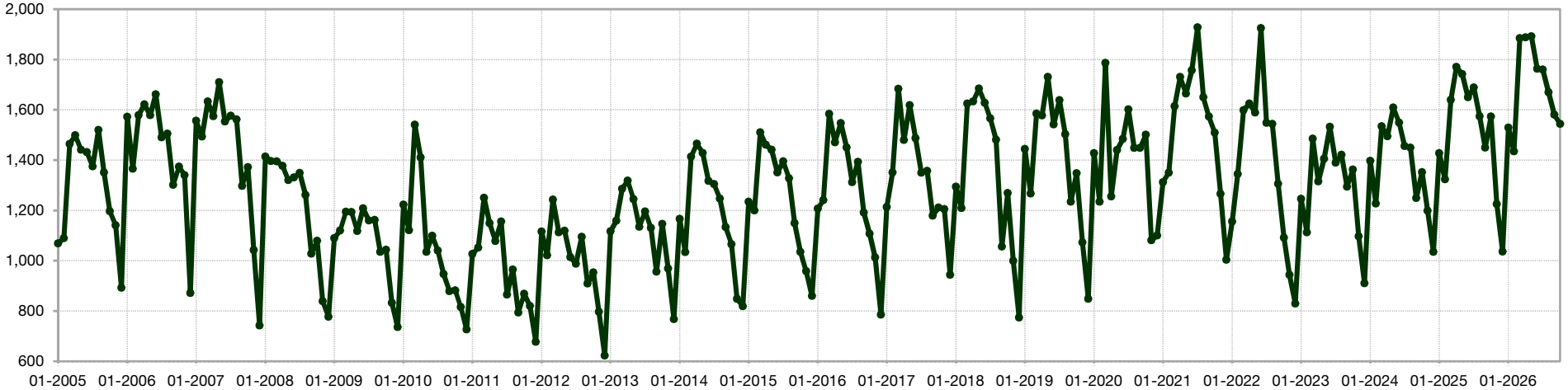


Year to Date



New Listings		Prior Year	Percent Change
November 2025	1,225	1,198	+2.3%
December 2025	1,036	1,035	+0.1%
January 2026	1,529	1,427	+7.1%
February 2026	1,435	1,323	+8.5%
March 2026	1,885	1,639	+15.0%
April 2026	1,888	1,770	+6.7%
May 2026	1,892	1,742	+8.6%
June 2026	1,763	1,650	+6.8%
July 2026	1,760	1,688	+4.3%
August 2026	1,670	1,574	+6.1%
September 2026	1,580	1,449	+9.0%
October 2026	**1,544**	**1,573**	**-1.8%**
12-Month Avg	1,601	1,506	+6.3%

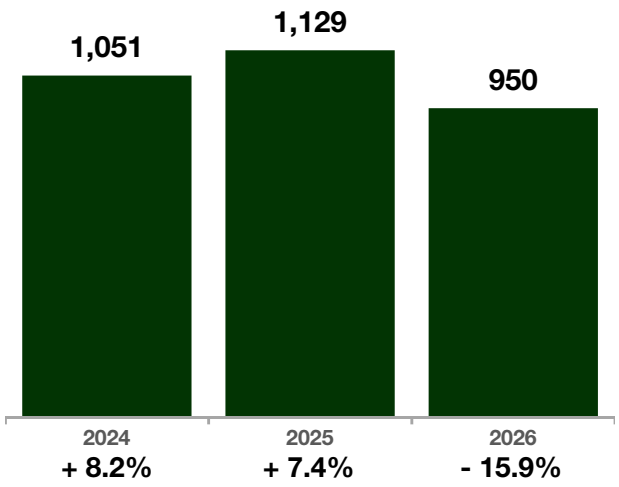
Historical New Listings by Month



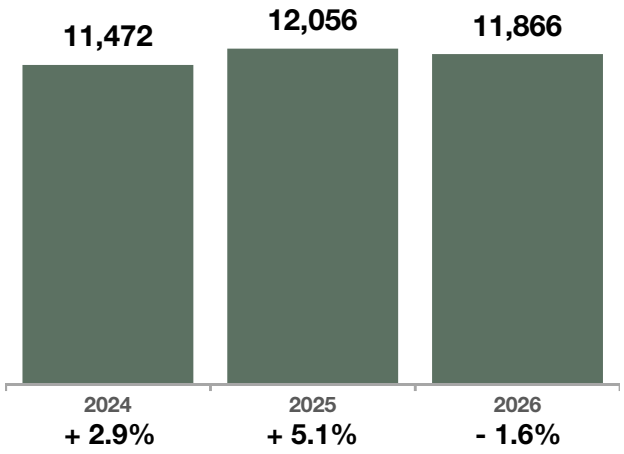
Pending Sales

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

October

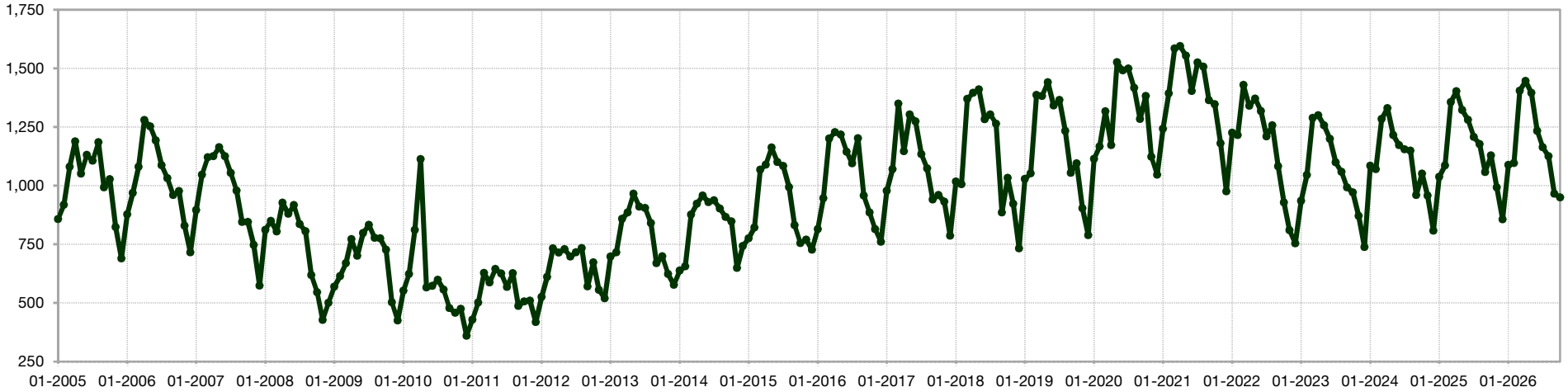


Year to Date



Pending Sales		Prior Year	Percent Change
November 2025	993	957	+3.8%
December 2025	856	808	+5.9%
January 2026	1,088	1,037	+4.9%
February 2026	1,096	1,086	+0.9%
March 2026	1,404	1,356	+3.5%
April 2026	1,446	1,402	+3.1%
May 2026	1,395	1,322	+5.5%
June 2026	1,233	1,281	-3.7%
July 2026	1,164	1,208	-3.6%
August 2026	1,125	1,177	-4.4%
September 2026	965	1,058	-8.8%
October 2026	**950**	**1,129**	**-15.9%**
12-Month Avg	1,143	1,152	-0.8%

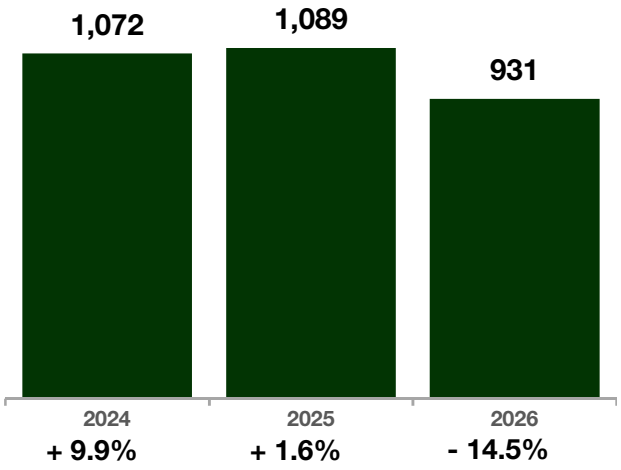
Historical Pending Sales by Month



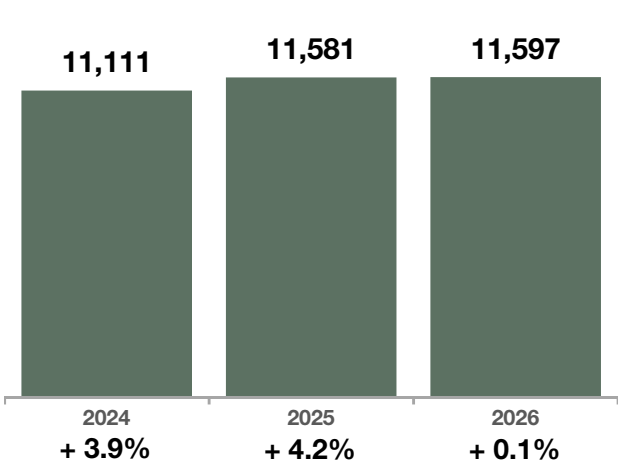
Closed Sales

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

October

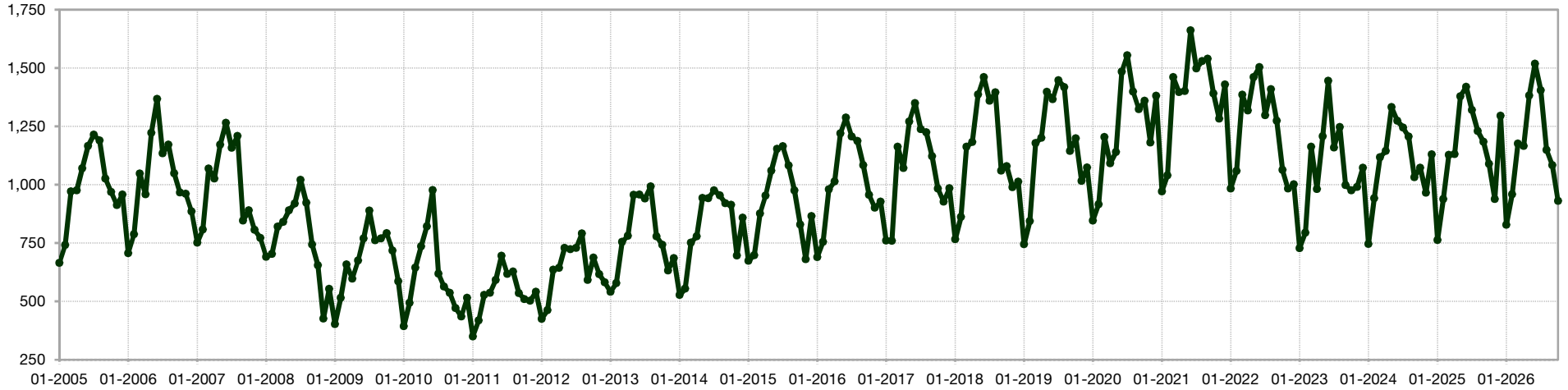


Year to Date



Closed Sales		Prior Year	Percent Change
November 2025	938	965	-2.8%
December 2025	1,295	1,130	+14.6%
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	1,382	1,379	+0.2%
June 2026	1,518	1,419	+7.0%
July 2026	1,404	1,320	+6.4%
August 2026	1,149	1,230	-6.6%
September 2026	1,084	1,184	-8.4%
October 2026	**931**	**1,089**	**-14.5%**
12-Month Avg	1,153	1,140	+1.1%

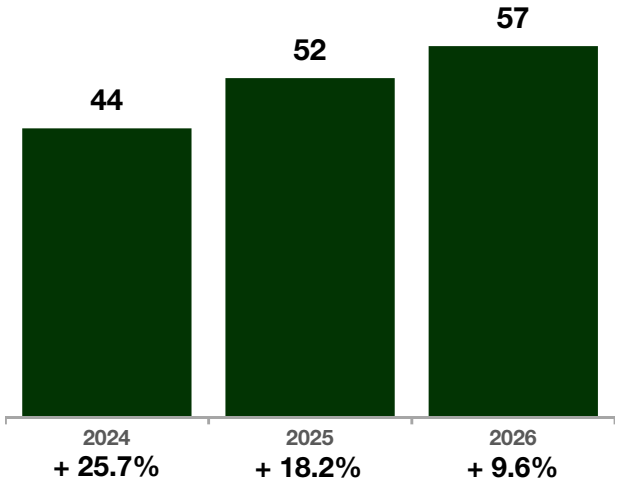
Historical Closed Sales by Month



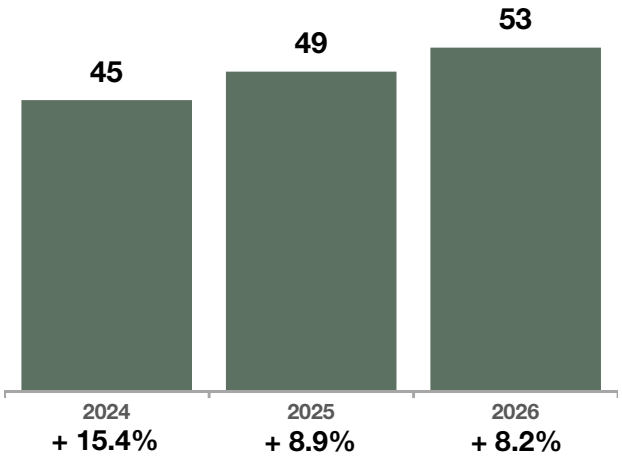
Days on Market Until Sale

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

October



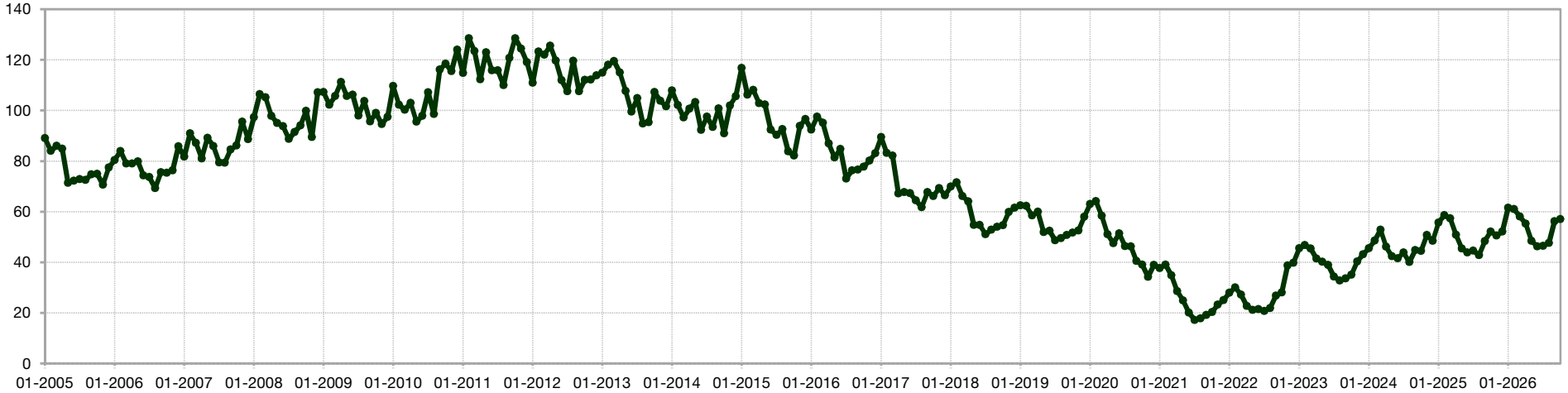
Year to Date



Days on Market		Prior Year	Percent Change
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	56	48	+16.7%
October 2026	**57**	**52**	**+9.6%**
12-Month Avg*	53	49	+8.2%

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

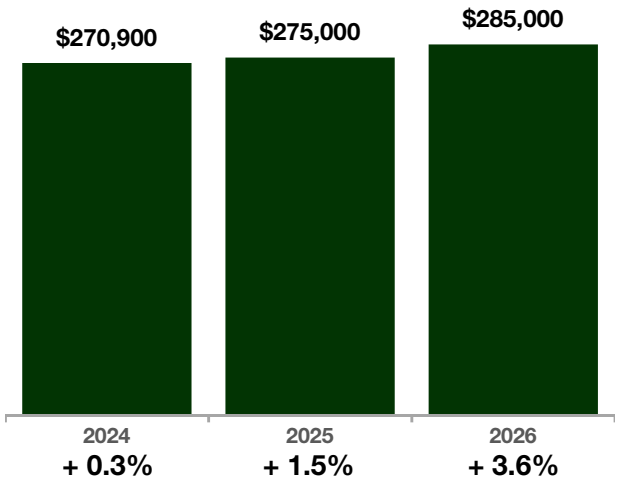
Historical Days on Market Until Sale by Month



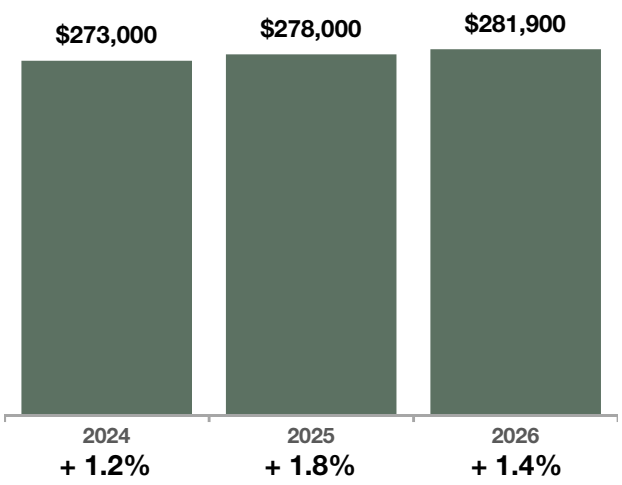
Median Sales Price

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

October



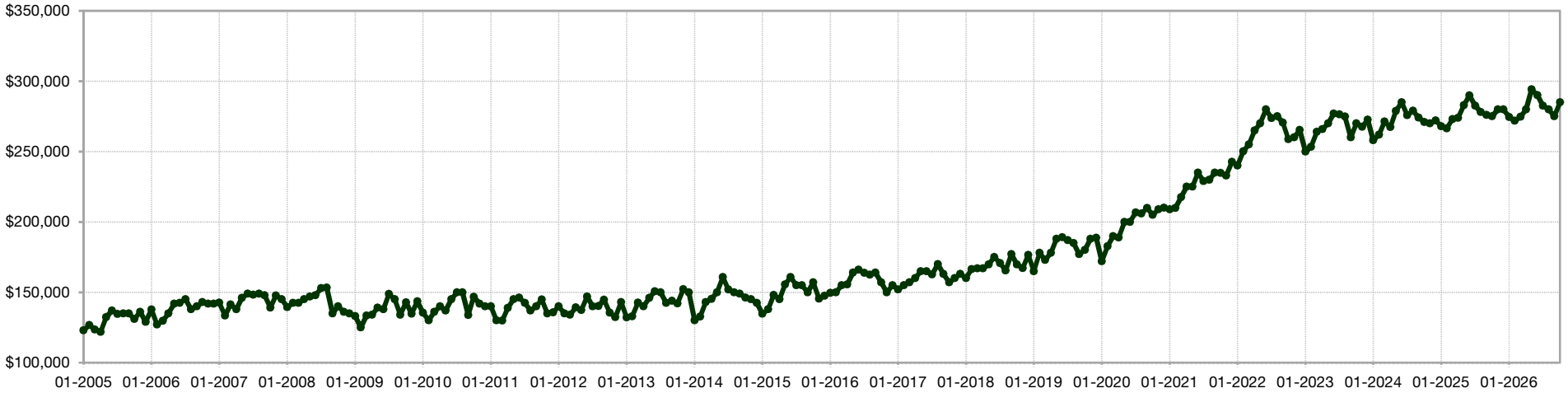
Year to Date



Median Sales Price		Prior Year	Percent Change
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	$294,125	$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%
October 2026	**$285,000**	**$275,000**	**+3.6%**
12-Month Med*	$280,000	$276,177	+1.4%

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

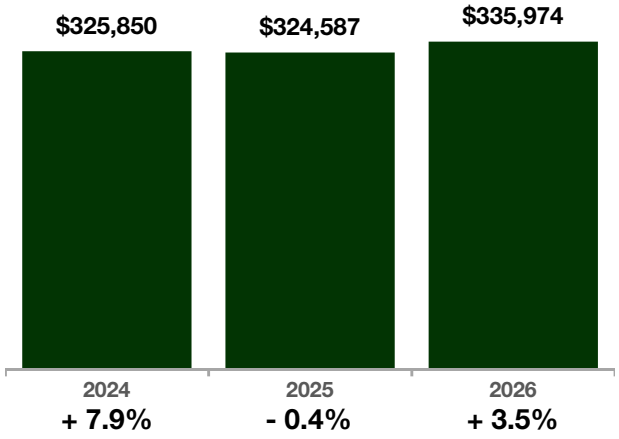
Historical Median Sales Price by Month



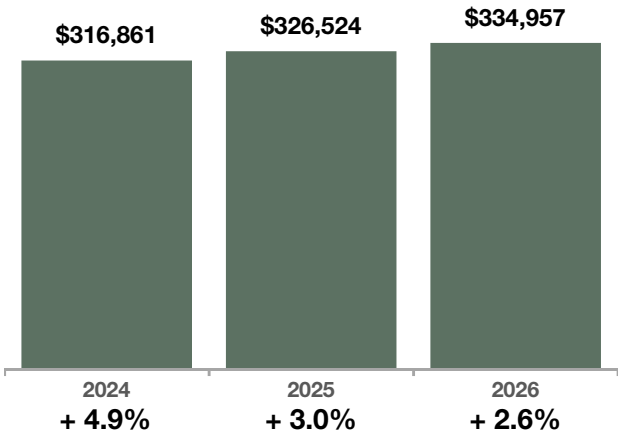
Average Sales Price

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

October



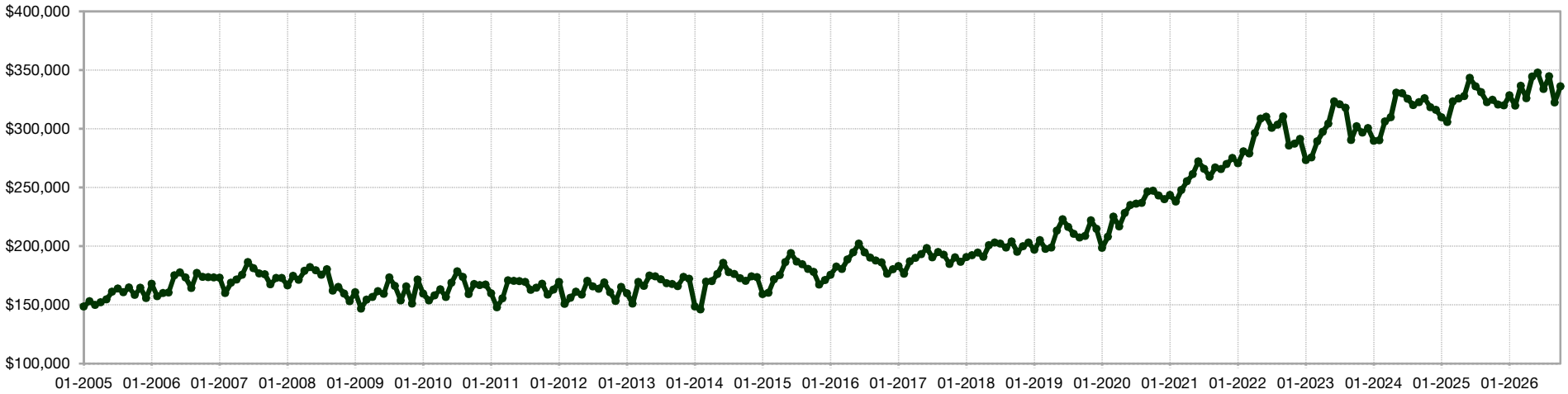
Year to Date



Avg. Sales Price		Prior Year	Percent Change
November 2025	$320,571	$318,195	+0.7%
December 2025	$319,767	$316,067	+1.2%
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	$344,308	$327,858	+5.0%
June 2026	$347,742	$343,241	+1.3%
July 2026	$333,759	$335,992	-0.7%
August 2026	$344,672	$331,202	+4.1%
September 2026	$322,263	$322,548	-0.1%
October 2026	**$335,974**	**$324,587**	**+3.5%**
12-Month Avg*	$331,615	$323,668	+2.5%

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

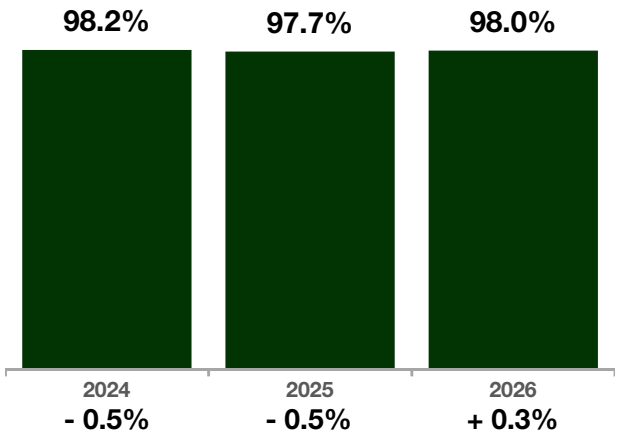
Historical Average Sales Price by Month



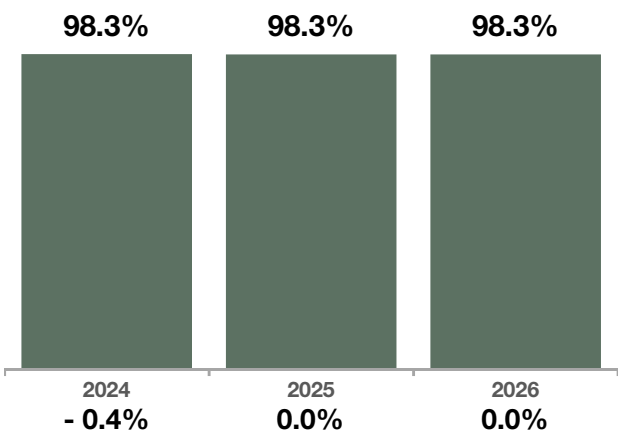
Percent of List Price Received

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.

October



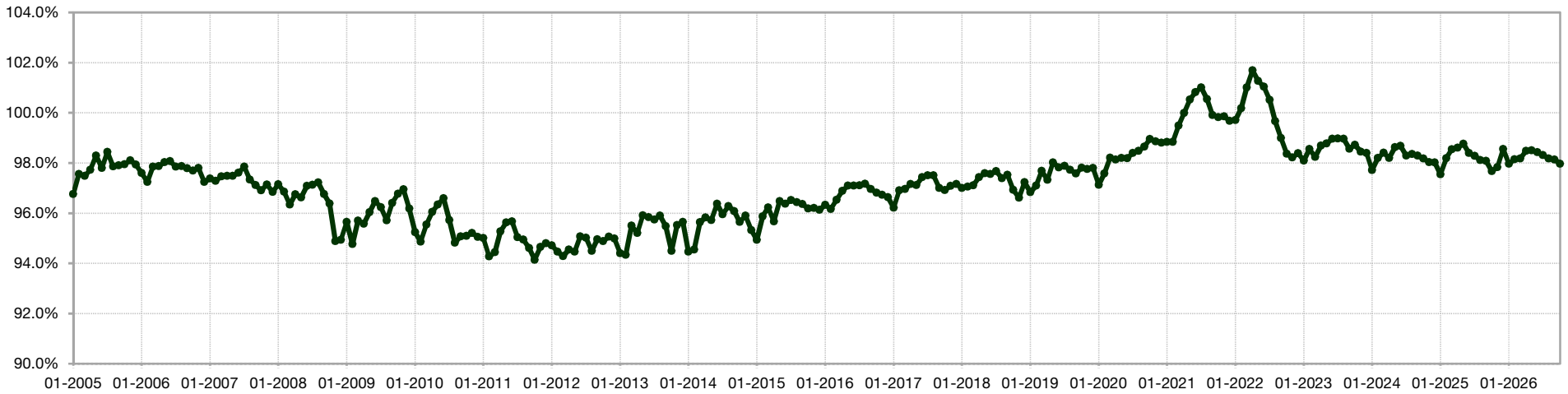
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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	98.1%	98.1%	0.0%
October 2026	**98.0%**	**97.7%**	**+0.3%**
12-Month Avg*	98.3%	98.2%	+0.1%

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

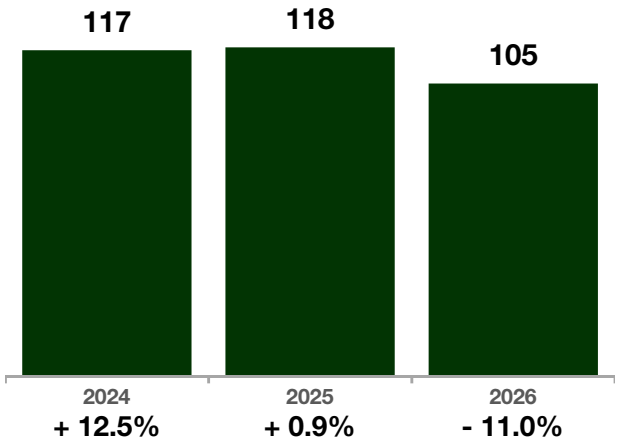
Historical Percent of List Price Received by Month



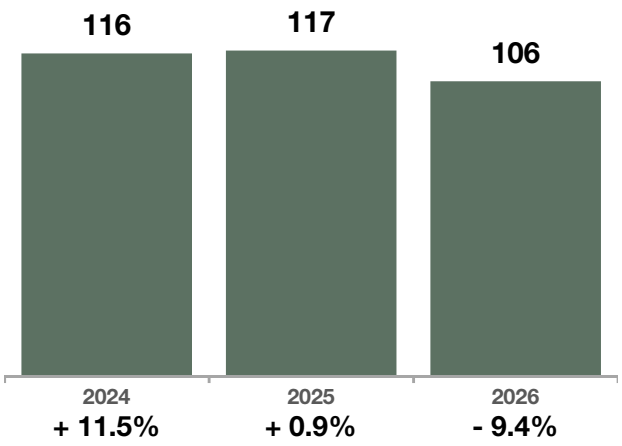
Housing Affordability Index

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.

October

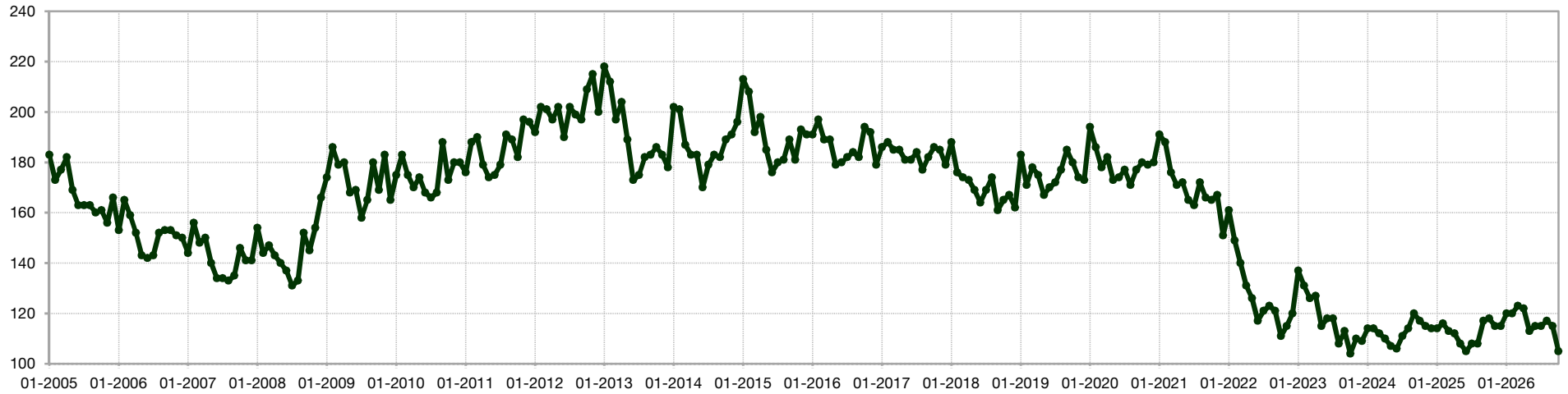


Year to Date



Affordability Index		Prior Year	Percent Change
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%
October 2026	**105**	**118**	**-11.0%**
12-Month Avg	116	112	+3.5%

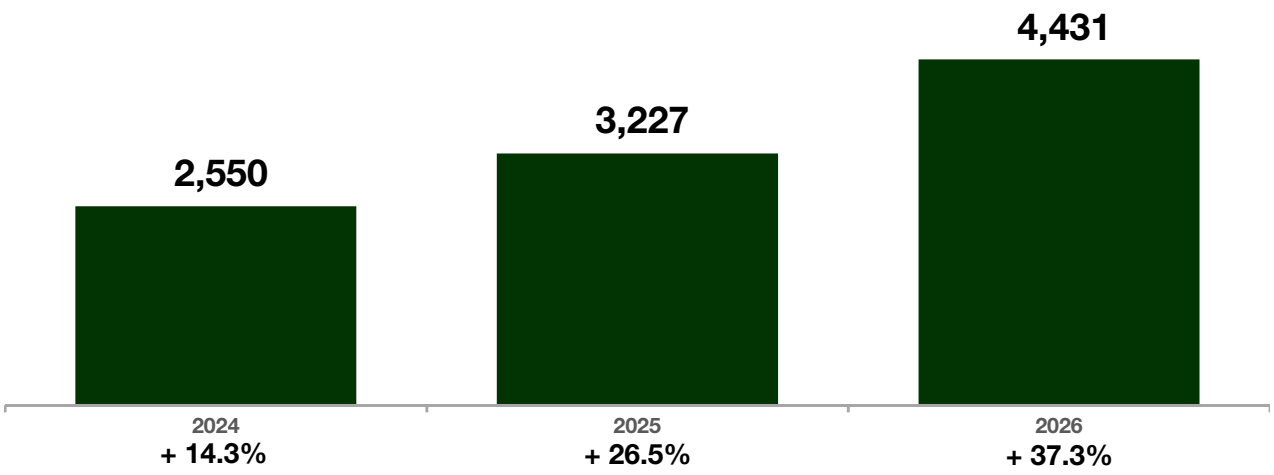
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

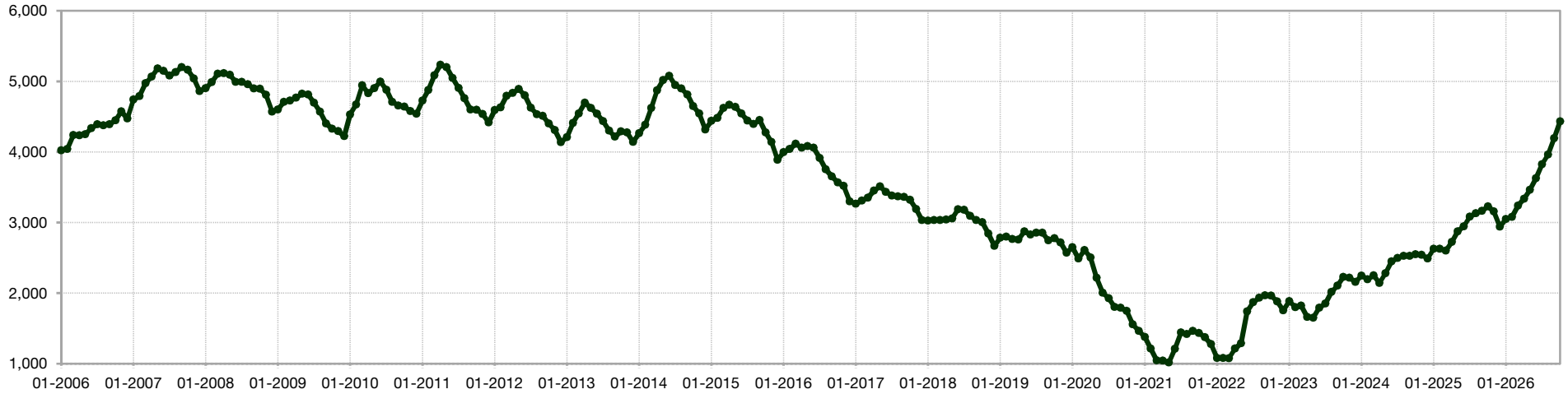
October



Homes for Sale		Prior Year	Percent Change
November 2025	3,157	2,541	+24.2%
December 2025	2,941	2,488	+18.2%
January 2026	3,047	2,627	+16.0%
February 2026	3,077	2,626	+17.2%
March 2026	3,240	2,601	+24.6%
April 2026	3,337	2,725	+22.5%
May 2026	3,463	2,872	+20.6%
June 2026	3,628	2,945	+23.2%
July 2026	3,824	3,081	+24.1%
August 2026	3,963	3,132	+26.5%
September 2026	4,194	3,165	+32.5%
October 2026	**4,431**	**3,227**	**+37.3%**
12-Month Avg*	3,525	2,836	+24.3%

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

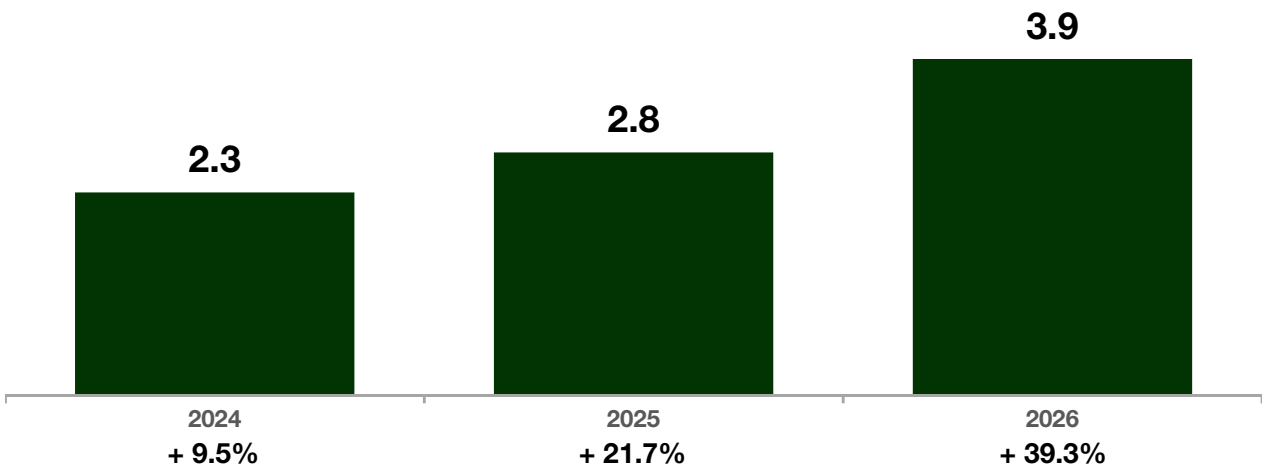
Historical Inventory of Homes for Sale by Month



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.

October



Months Supply		Prior Year	Percent Change
November 2025	2.7	2.3	+17.4%
December 2025	2.5	2.3	+8.7%
January 2026	2.6	2.4	+8.3%
February 2026	2.6	2.4	+8.3%
March 2026	2.8	2.4	+16.7%
April 2026	2.8	2.4	+16.7%
May 2026	2.9	2.6	+11.5%
June 2026	3.1	2.6	+19.2%
July 2026	3.3	2.7	+22.2%
August 2026	3.4	2.8	+21.4%
September 2026	3.6	2.8	+28.6%
October 2026	**3.9**	**2.8**	**+39.3%**
12-Month Avg*	3.0	2.5	+20.0%

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

Historical Months Supply of Inventory by Month

