Monthly Indicators



October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings decreased 0.8 percent for Single Family homes but increased 3.4 percent for Townhouse/Condo homes. Pending Sales decreased 27.1 percent for Single Family homes and 36.9 percent for Townhouse/Condo homes. Inventory increased 19.2 percent for Single Family homes and 30.4 percent for Townhouse/Condo homes.

Median Sales Price remained flat at \$480,000 for Single Family homes but decreased 5.7 percent to \$330,000 for Townhouse/Condo properties. Days on Market increased 17.9 percent for Single Family homes and 29.2 percent for Townhouse/Condo homes. Months Supply of Inventory increased 15.8 percent for Single Family homes and 40.5 percent for Townhouse/Condo homes.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Quick Facts

+ 3.3%	+ 0.6%	+ 20.9%	
Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale	
All Properties	All Properties	All Properties	

Residential activity composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	10-2023 4-2024 10-2024 4-2025 10-2025	7,484	7,424	- 0.8%	72,330	78,112	+ 8.0%
Pending Sales	10-2023 4-2024 10-2024 4-2025 10-2025	4,675	3,408	- 27.1%	51,010	51,278	+ 0.5%
Closed Sales	10-2023 4-2024 10-2024 4-2025 10-2025	4,819	5,056	+ 4.9%	49,898	51,772	+ 3.8%
Days on Market Until Sale	10-2023 4-2024 10-2024 4-2025 10-2025	67	79	+ 17.9%	64	74	+ 15.6%
Median Sales Price	10-2023 4-2024 10-2024 4-2025 10-2025	\$479,900	\$480,000	+ 0.0%	\$477,900	\$480,000	+ 0.4%
Average Sales Price	10-2023 4-2024 10-2024 4-2025 10-2025	\$632,003	\$651,021	+ 3.0%	\$639,224	\$652,844	+ 2.1%
Percent of List Price Received	10-2023 4-2024 10-2024 4-2025 10-2025	98.3%	98.0%	- 0.3%	98.4%	98.1%	- 0.3%
Housing Affordability Index	10-2023 4-2024 10-2024 4-2025 10-2025	69	71	+ 2.9%	69	71	+ 2.9%
Inventory of Homes for Sale	10-2023 4-2024 10-2024 4-2025 10-2025	18,360	21,876	+ 19.2%	_		_
Months Supply of Inventory	10-2023 4-2024 10-2024 4-2025 10-2025	3.8	4.4	+ 15.8%	_	_	_

Townhouse/Condo Market Overview



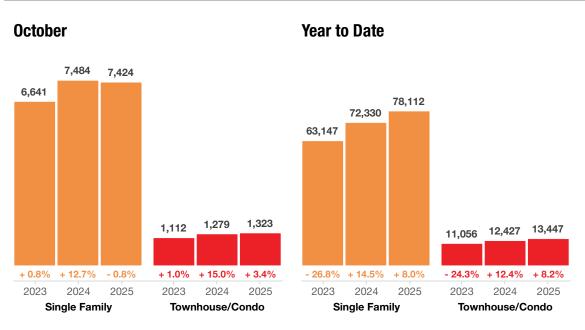


Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	10-2023 4-2024 10-2024 4-2025 10-2025	1,279	1,323	+ 3.4%	12,427	13,447	+ 8.2%
Pending Sales	10-2023 4-2024 10-2024 4-2025 10-2025	720	454	- 36.9%	8,306	7,567	- 8.9%
Closed Sales	10-2023 4-2024 10-2024 4-2025 10-2025	765	712	- 6.9%	8,133	7,821	- 3.8%
Days on Market Until Sale	10-2023 4-2024 10-2024 4-2025 10-2025	72	93	+ 29.2%	64	82	+ 28.1%
Median Sales Price	10-2023 4-2024 10-2024 4-2025 10-2025	\$350,000	\$330,000	- 5.7%	\$345,000	\$348,500	+ 1.0%
Average Sales Price	10-2023 4-2024 10-2024 4-2025 10-2025	\$407,095	\$396,436	- 2.6%	\$421,648	\$447,160	+ 6.1%
Percent of List Price Received	10-2023 4-2024 10-2024 4-2025 10-2025	98.2%	97.0%	- 1.2%	97.9%	97.4%	- 0.5%
Housing Affordability Index	10-2023 4-2024 10-2024 4-2025 10-2025	97	106	+ 9.3%	99	101	+ 2.0%
Inventory of Homes for Sale	10-2023 4-2024 10-2024 4-2025 10-2025	3,346	4,362	+ 30.4%			_
Months Supply of Inventory	10-2023 4-2024 10-2024 4-2025 10-2025	4.2	5.9	+ 40.5%	_	_	_

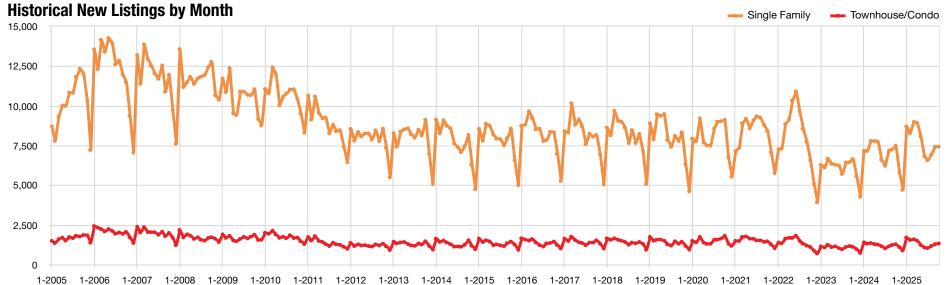
New Listings

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





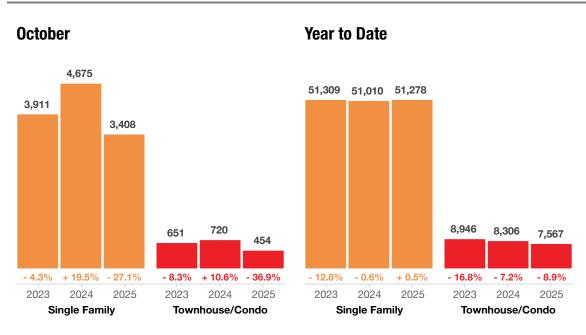
New Listings	Single Family	Year-Over-Year Change	Townhouse /Condo	Year-Over-Year Change
Nov-2024	5,785	+ 4.0%	1,089	+ 11.8%
Dec-2024	4,699	+ 10.2%	881	+ 21.0%
Jan-2025	8,699	+ 21.4%	1,700	+ 22.0%
Feb-2025	8,270	+ 15.6%	1,546	+ 18.0%
Mar-2025	8,987	+ 15.4%	1,588	+ 17.1%
Apr-2025	8,933	+ 14.9%	1,506	+ 17.3%
May-2025	8,074	+ 4.2%	1,231	- 1.7%
Jun-2025	6,819	+ 3.5%	1,068	- 7.9%
Jul-2025	6,564	+ 5.6%	1,032	+ 2.1%
Aug-2025	6,926	- 3.4%	1,166	+ 1.3%
Sep-2025	7,416	+ 2.4%	1,287	+ 4.5%
Oct-2025	7,424	- 0.8%	1,323	+ 3.4%
12-Month Avg	7,383	+ 7.8%	1,285	+ 9.2%



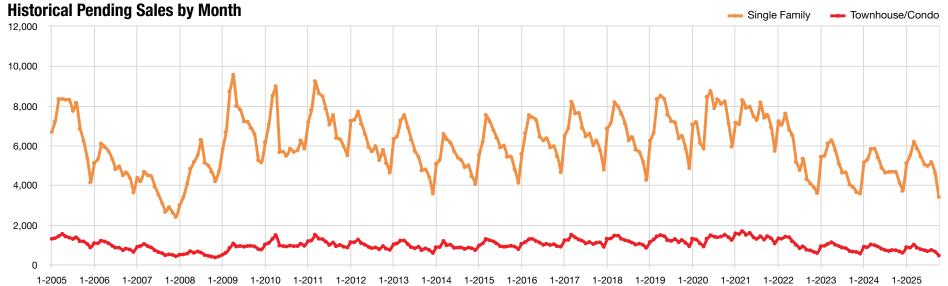
Pending Sales

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





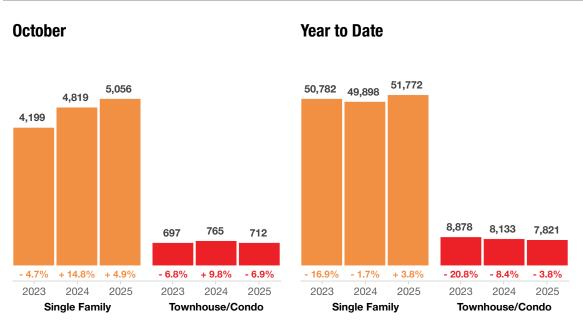
Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	4,116	+ 12.9%	655	+ 4.0%
Dec-2024	3,711	+ 3.8%	592	+ 7.6%
Jan-2025	5,105	- 0.9%	877	- 2.8%
Feb-2025	5,493	+ 4.3%	846	- 2.4%
Mar-2025	6,191	+ 6.2%	1,007	- 0.3%
Apr-2025	5,839	- 0.0%	842	- 13.4%
May-2025	5,443	+ 0.7%	768	- 15.4%
Jun-2025	5,041	+ 3.4%	720	- 9.3%
Jul-2025	4,969	+ 7.3%	670	- 7.6%
Aug-2025	5,166	+ 10.7%	734	+ 8.1%
Sep-2025	4,623	- 1.0%	649	- 11.0%
Oct-2025	3,408	- 27.1%	454	- 36.9%
12-Month Avg	4,925	+ 1.5%	735	- 7.1%



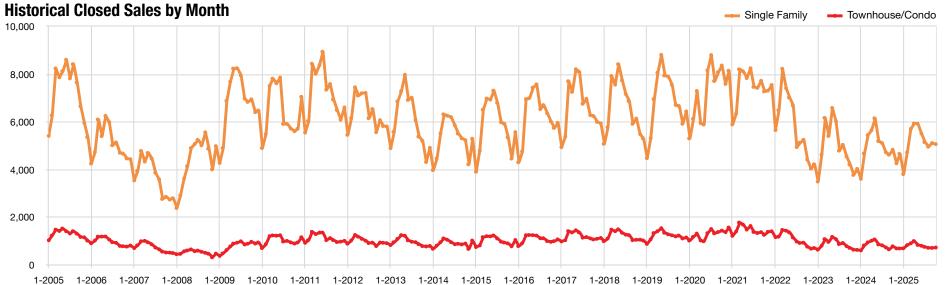
Closed Sales

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





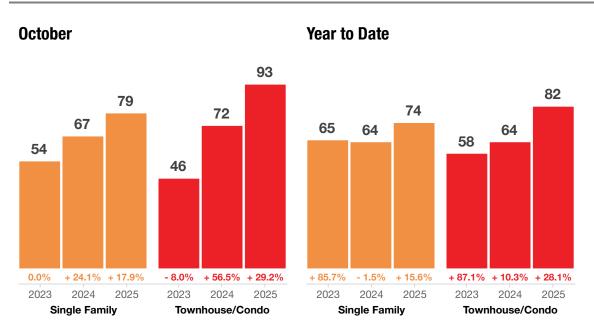
Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	4,250	+ 13.0%	673	+ 8.2%
Dec-2024	4,647	+ 15.8%	675	+ 10.3%
Jan-2025	3,796	+ 5.5%	678	+ 14.5%
Feb-2025	4,706	+ 0.9%	812	+ 1.8%
Mar-2025	5,695	+ 4.8%	892	- 3.9%
Apr-2025	5,922	+ 5.0%	984	- 1.5%
May-2025	5,913	- 3.7%	822	- 21.8%
Jun-2025	5,498	+ 6.1%	785	- 6.9%
Jul-2025	5,141	+ 0.8%	740	- 8.1%
Aug-2025	4,946	+ 5.0%	700	- 2.2%
Sep-2025	5,099	+ 10.6%	696	+ 9.4%
Oct-2025	5,056	+ 4.9%	712	- 6.9%
12-Month Avg	5,056	+ 5.2%	764	- 2.2%



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.





Days on Market	Single Family	Year-Over-Year Change	Townhouse /Condo	Year-Over-Year Change
Nov-2024	66	+ 20.0%	70	+ 48.9%
Dec-2024	72	+ 22.0%	69	+ 21.1%
Jan-2025	76	+ 13.4%	78	+ 25.8%
Feb-2025	73	+ 10.6%	81	+ 32.8%
Mar-2025	72	+ 12.5%	76	+ 26.7%
Apr-2025	70	+ 12.9%	75	+ 21.0%
May-2025	71	+ 18.3%	73	+ 15.9%
Jun-2025	71	+ 18.3%	83	+ 31.7%
Jul-2025	73	+ 17.7%	87	+ 31.8%
Aug-2025	78	+ 18.2%	94	+ 38.2%
Sep-2025	79	+ 17.9%	86	+ 34.4%
Oct-2025	79	+ 17.9%	93	+ 29.2%
12-Month Avg*	73	+ 16.2%	80	+ 28.5%

^{*} Days on Market for all properties from November 2024 through October 2025. This is not the average of the individual figures above.



Median Sales Price

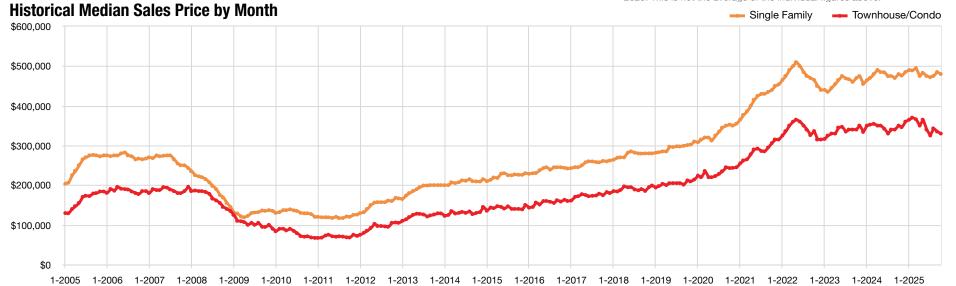




Year to Date October \$470,000 \$479,900 \$480,000 \$477,900 \$480,000 \$459,990 \$335,000 \$345,000 \$348,500 \$340,000 \$350,000 \$330,000 + 2.9% + 3.9% - 3.7% + 3.0% + 1.1% + 2.1% + 0.0% + 1.1% - 5.7% - 5.2% + 0.4% + 1.0% 2023 2024 2025 2023 2024 2025 2023 2024 2025 2023 2024 2025 Single Family Townhouse/Condo Single Family Townhouse/Condo

Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	\$476,035	+ 0.2%	\$346,000	- 1.1%
Dec-2024	\$484,990	+ 6.6%	\$360,000	+ 7.8%
Jan-2025	\$490,000	+ 5.5%	\$364,995	+ 4.3%
Feb-2025	\$489,000	+ 4.0%	\$370,000	+ 5.0%
Mar-2025	\$494,990	+ 3.1%	\$366,000	+ 3.2%
Apr-2025	\$475,000	- 3.1%	\$350,000	0.0%
May-2025	\$482,995	- 0.4%	\$365,000	+ 4.3%
Jun-2025	\$475,000	- 1.9%	\$340,000	- 0.6%
Jul-2025	\$472,000	- 0.5%	\$325,000	- 1.5%
Aug-2025	\$475,000	+ 0.0%	\$342,990	+ 0.9%
Sep-2025	\$485,000	+ 3.2%	\$335,000	- 1.5%
Oct-2025	\$480,000	+ 0.0%	\$330,000	- 5.7%
12-Month Avg*	\$480,000	+ 1.1%	\$349,000	+ 1.2%

^{*} Median Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.



Average Sales Price

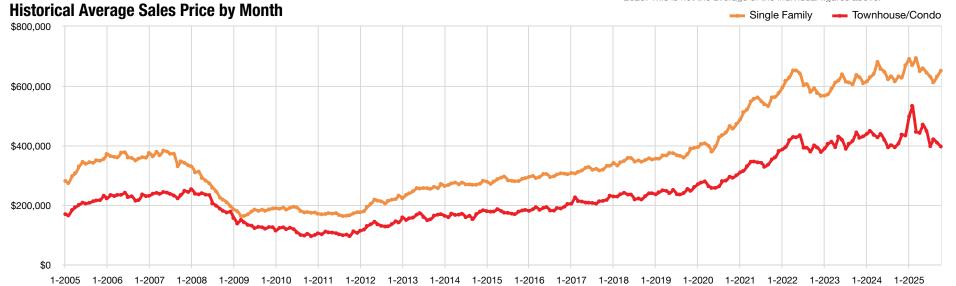
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October		Year to Date	
\$636,839 \$632,003 \$651,021	\$443,779	\$639,224	\$411,100 \$421,648 \$447,160
+ 7.5% - 0.8% + 3.0%	+ 10.9% - 8.3% - 2.6%	- 2.0% + 5.1% + 2.1%	+ 0.8% + 2.6% + 6.1%
2023 2024 2025	2023 2024 2025	2023 2024 2025	2023 2024 2025
Single Family	Townhouse/Condo	Single Family	Townhouse/Condo

Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	\$627,611	- 0.3%	\$436,519	+ 2.6%
Dec-2024	\$669,004	+ 9.9%	\$433,418	+ 0.7%
Jan-2025	\$690,777	+ 12.2%	\$497,563	+ 13.3%
Feb-2025	\$669,726	+ 6.4%	\$533,055	+ 18.8%
Mar-2025	\$693,724	+ 8.3%	\$445,746	+ 2.3%
Apr-2025	\$649,659	- 4.6%	\$442,139	+ 3.5%
May-2025	\$659,376	+ 0.3%	\$470,205	+ 7.2%
Jun-2025	\$644,566	- 0.5%	\$448,442	+ 7.1%
Jul-2025	\$631,039	+ 1.4%	\$397,589	+ 1.0%
Aug-2025	\$611,903	- 3.2%	\$420,674	+ 4.9%
Sep-2025	\$631,921	+ 2.7%	\$409,327	+ 3.9%
Oct-2025	\$651,021	+ 3.0%	\$396,436	- 2.6%
12-Month Avg*	\$652,314	+ 2.5%	\$445,367	+ 5.4%

^{*} Avg. Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.



Percent of List Price Received

1-2005 1-2006 1-2007 1-2008

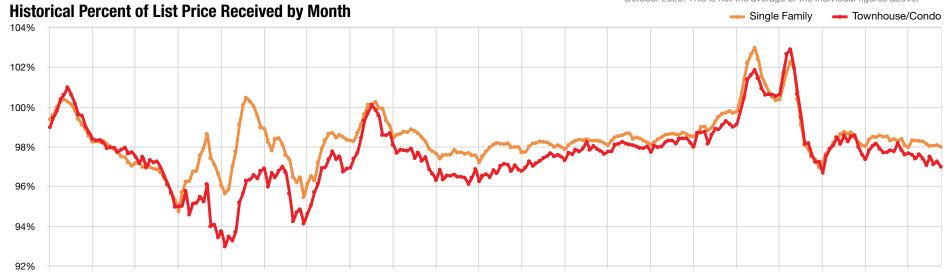


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October						Year to	Year to Date				
98.5%	98.3%	98.0%	98.6%	98.2%	97.0%	98.3%	98.4%	98.1%	98.1%	97.9%	97.4%
+ 1.0%	- 0.2%	- 0.3%	+ 1.0%	- 0.4%	- 1.2%	- 2.0%	+ 0.1%	- 0.3%	- 2.7%	- 0.2%	- 0.5%
2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
Si	ngle Fam	nily	Town	nhouse/C	ondo	Si	ngle Fan	nily	Town	nhouse/C	ondo

Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change	
Nov-2024	98.4%	+ 0.2%	97.8%	- 0.2%	
Dec-2024	98.1%	0.0%	97.6%	0.0%	
Jan-2025	98.0%	0.0%	97.7%	+ 0.3%	
Feb-2025	98.3%	- 0.1%	97.6%	- 0.2%	
Mar-2025	98.3%	- 0.2%	97.4%	- 0.6%	
Apr-2025	98.3%	- 0.2%	97.6%	- 0.5%	
May-2025	98.3%	- 0.3%	97.4%	- 0.5%	
Jun-2025	98.1%	- 0.4%	97.1%	- 0.6%	
Jul-2025	98.0%	- 0.5%	97.5%	- 0.2%	
Aug-2025	98.0%	- 0.3%	97.1%	- 0.7%	
Sep-2025	98.1%	- 0.3%	97.2%	- 0.6%	
Oct-2025	98.0%	- 0.3%	97.0%	- 1.2%	
12-Month Avg*	98.2%	- 0.2%	97.4%	- 0.5%	

^{*} Pct. of List Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

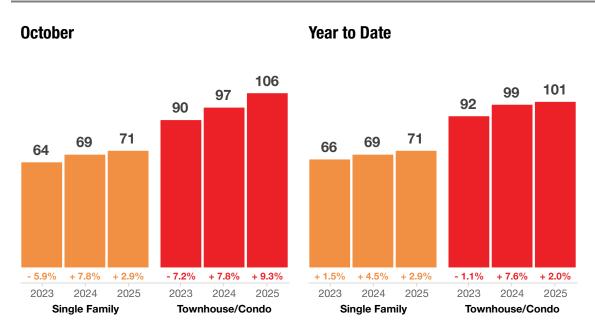


1-2009 1-2010 1-2011 1-2012 1-2013 1-2014 1-2015 1-2016 1-2017 1-2018 1-2019 1-2020 1-2021 1-2022 1-2023 1-2024 1-2025

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.



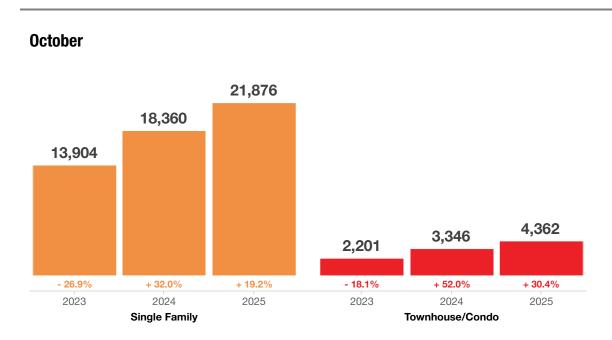
Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change	
Nov-2024	69	+ 4.5%	96	+ 5.5%	
Dec-2024	67	- 8.2%	92	- 8.9%	
Jan-2025	65	- 8.5%	90	- 6.3%	
Feb-2025	67	- 2.9%	90	- 3.2%	
Mar-2025	66	- 2.9%	92	- 3.2%	
Apr-2025	68	+ 4.6%	95	+ 1.1%	
May-2025	67	+ 1.5%	91	- 4.2%	
Jun-2025	68	+ 1.5%	98	0.0%	
Jul-2025	69	0.0%	103	0.0%	
Aug-2025	70	- 2.8%	99	- 3.9%	
Sep-2025	70	- 5.4%	104	0.0%	
Oct-2025	71	+ 2.9%	106	+ 9.3%	
12-Month Avg	68	- 1.4%	96	- 2.0%	



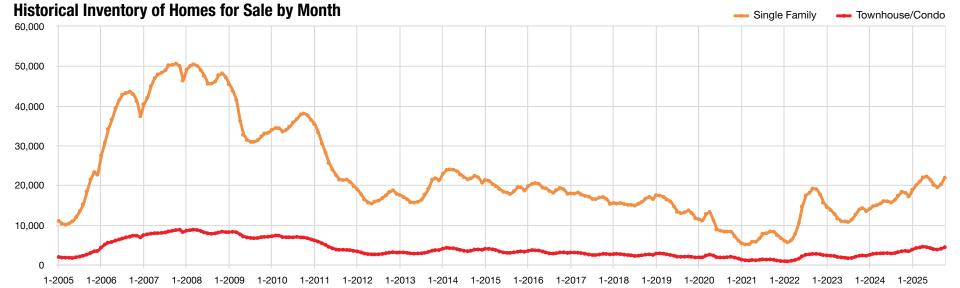
Inventory of Homes for Sale

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





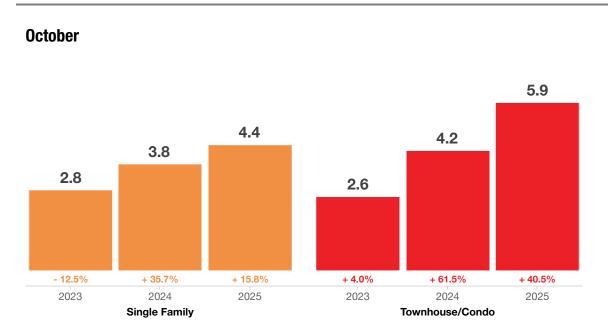
Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change	
Nov-2024	18,058	+ 27.0%	3,429	+ 49.9%	
Dec-2024	17,170	+ 27.8%	3,342	+ 51.4%	
Jan-2025	18,828	+ 33.8%	3,786	+ 54.3%	
Feb-2025	19,992	+ 36.0%	4,146	+ 54.8%	
Mar-2025	20,922	+ 39.8%	4,287	+ 53.5%	
Apr-2025	21,970	+ 42.9%	4,495	+ 59.9%	
May-2025	22,192	+ 38.9%	4,379	+ 54.2%	
Jun-2025	21,331	+ 33.8%	4,133	+ 43.8%	
Jul-2025	20,062	+ 28.4%	3,862	+ 39.9%	
Aug-2025	19,453	+ 19.4%	3,755	+ 30.1%	
Sep-2025	20,210	+ 16.6%	3,961	+ 27.1%	
Oct-2025	21,876	+ 19.2%	4,362	+ 30.4%	
12-Month Avg	20,172	+ 29.9%	3,995	+ 45.1%	



Months Supply of Inventory

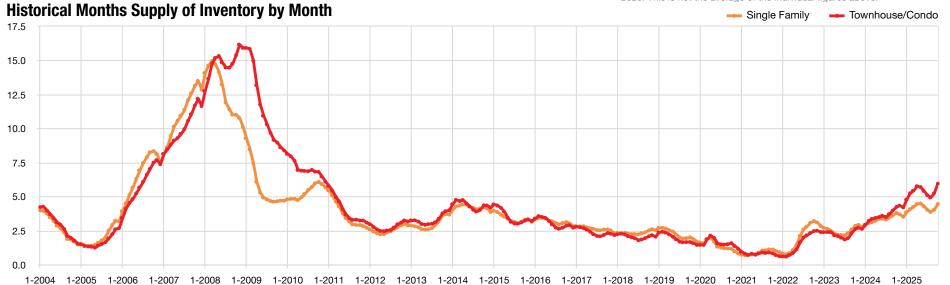






Months Supply	Single Family	Year-Over-Year Change	Townhouse /Condo	Year-Over-Year Change
Nov-2024	3.7	+ 27.6%	4.3	+ 59.3%
Dec-2024	3.5	+ 25.0%	4.2	+ 61.5%
Jan-2025	3.8	+ 31.0%	4.8	+ 65.5%
Feb-2025	4.1	+ 36.7%	5.2	+ 62.5%
Mar-2025	4.2	+ 35.5%	5.4	+ 63.6%
Apr-2025	4.4	+ 37.5%	5.8	+ 70.6%
May-2025	4.5	+ 32.4%	5.7	+ 62.9%
Jun-2025	4.3	+ 26.5%	5.4	+ 50.0%
Jul-2025	4.0	+ 21.2%	5.1	+ 45.7%
Aug-2025	3.9	+ 14.7%	4.9	+ 32.4%
Sep-2025	4.0	+ 11.1%	5.2	+ 30.0%
Oct-2025	4.4	+ 15.8%	5.9	+ 40.5%
12-Month Avg*	4.1	+ 26.0%	5.2	+ 52.4%

^{*} Months Supply for all properties from November 2024 through October 2025. This is not the average of the individual figures above.



All Residential Properties Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Includes single family and townhouse/condo properties combined.

Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	10-2023 4-2024 10-2024 4-2025 10-2025	8,763	8,747	- 0.2%	84,757	91,559	+ 8.0%
Pending Sales	10-2023 4-2024 10-2024 4-2025 10-2025	5,395	3,862	- 28.4%	59,316	58,845	- 0.8%
Closed Sales	10-2023 4-2024 10-2024 4-2025 10-2025	5,584	5,768	+ 3.3%	58,031	59,593	+ 2.7%
Days on Market Until Sale	10-2023 4-2024 10-2024 4-2025 10-2025	68	80	+ 17.6%	64	75	+ 17.2%
Median Sales Price	10-2023 4-2024 10-2024 4-2025 10-2025	\$460,000	\$462,890	+ 0.6%	\$459,900	\$464,990	+ 1.1%
Average Sales Price	10-2023 4-2024 10-2024 4-2025 10-2025	\$601,191	\$619,595	+ 3.1%	\$608,728	\$625,846	+ 2.8%
Percent of List Price Received	10-2023 4-2024 10-2024 4-2025 10-2025	98.3%	97.9%	- 0.4%	98.3%	98.0%	- 0.3%
Housing Affordability Index	10-2023 4-2024 10-2024 4-2025 10-2025	72	74	+ 2.8%	72	74	+ 2.8%
Inventory of Homes for Sale	10-2023 4-2024 10-2024 4-2025 10-2025	21,706	26,238	+ 20.9%			_
Months Supply of Inventory	10-2023 4-2024 10-2024 4-2025 10-2025	3.8	4.6	+ 21.1%	_	_	_