

# Monthly Indicators



## March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings decreased 7.7 percent for Single Family homes and 9.1 percent for Townhouse/Condo homes. Pending Sales decreased 27.9 percent for Single Family homes and 29.1 percent for Townhouse/Condo homes. Inventory increased 5.3 percent for Single Family homes and 13.3 percent for Townhouse/Condo homes.

Median Sales Price decreased 1.4 percent to \$486,895 for Single Family homes and 4.6 percent to \$350,000 for Townhouse/Condo homes. Days on Market increased 9.7 percent for Single Family homes and 10.5 percent for Townhouse/Condo homes. Months Supply of Inventory increased 4.8 percent for Single Family homes and 24.1 percent for Townhouse/Condo homes.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

## Quick Facts

<b>+ 9.3%</b>	<b>- 1.1%</b>	<b>+ 6.6%</b>
Change in <b>Closed Sales</b> All Properties	Change in <b>Median Sales Price</b> All Properties	Change in <b>Homes for Sale</b> 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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		8,986	<b>8,291</b>	- 7.7%	25,954	<b>24,961</b>	- 3.8%
<b>Pending Sales</b>		6,192	<b>4,462</b>	- 27.9%	16,788	<b>15,380</b>	- 8.4%
<b>Closed Sales</b>		5,695	<b>6,264</b>	+ 10.0%	14,202	<b>14,860</b>	+ 4.6%
<b>Days on Market Until Sale</b>		72	<b>79</b>	+ 9.7%	74	<b>82</b>	+ 10.8%
<b>Median Sales Price</b>		\$494,000	<b>\$486,895</b>	- 1.4%	\$490,000	<b>\$484,055</b>	- 1.2%
<b>Average Sales Price</b>		\$693,702	<b>\$709,373</b>	+ 2.3%	\$684,977	<b>\$705,169</b>	+ 2.9%
<b>Percent of List Price Received</b>		98.3%	<b>98.1%</b>	- 0.2%	98.2%	<b>98.0%</b>	- 0.2%
<b>Housing Affordability Index</b>		71	<b>74</b>	+ 4.2%	71	<b>74</b>	+ 4.2%
<b>Inventory of Homes for Sale</b>		20,933	<b>22,040</b>	+ 5.3%	—	—	—
<b>Months Supply of Inventory</b>		4.2	<b>4.4</b>	+ 4.8%	—	—	—

# Townhouse/Condo Market Overview

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



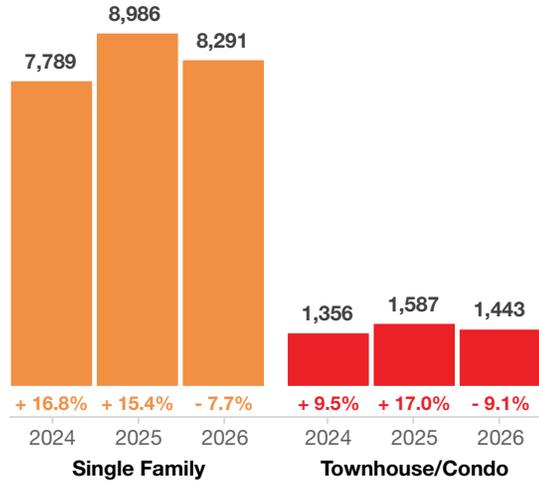
Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,587	<b>1,443</b>	- 9.1%	4,833	<b>4,599</b>	- 4.8%
<b>Pending Sales</b>		1,006	<b>713</b>	- 29.1%	2,730	<b>2,314</b>	- 15.2%
<b>Closed Sales</b>		891	<b>937</b>	+ 5.2%	2,381	<b>2,314</b>	- 2.8%
<b>Days on Market Until Sale</b>		76	<b>84</b>	+ 10.5%	78	<b>88</b>	+ 12.8%
<b>Median Sales Price</b>		\$367,000	<b>\$350,000</b>	- 4.6%	\$368,500	<b>\$349,000</b>	- 5.3%
<b>Average Sales Price</b>		\$446,080	<b>\$456,359</b>	+ 2.3%	\$490,401	<b>\$487,530</b>	- 0.6%
<b>Percent of List Price Received</b>		97.4%	<b>97.3%</b>	- 0.1%	97.5%	<b>97.2%</b>	- 0.3%
<b>Housing Affordability Index</b>		98	<b>105</b>	+ 7.1%	97	<b>105</b>	+ 8.2%
<b>Inventory of Homes for Sale</b>		4,287	<b>4,857</b>	+ 13.3%	—	—	—
<b>Months Supply of Inventory</b>		5.4	<b>6.7</b>	+ 24.1%	—	—	—

# New Listings

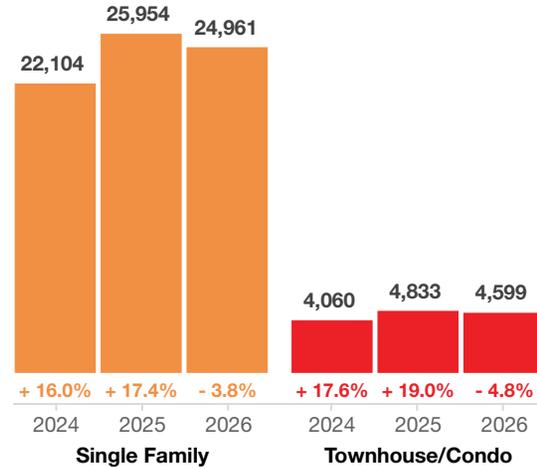
A count of the properties that have been newly listed on the market in a given month.



## March

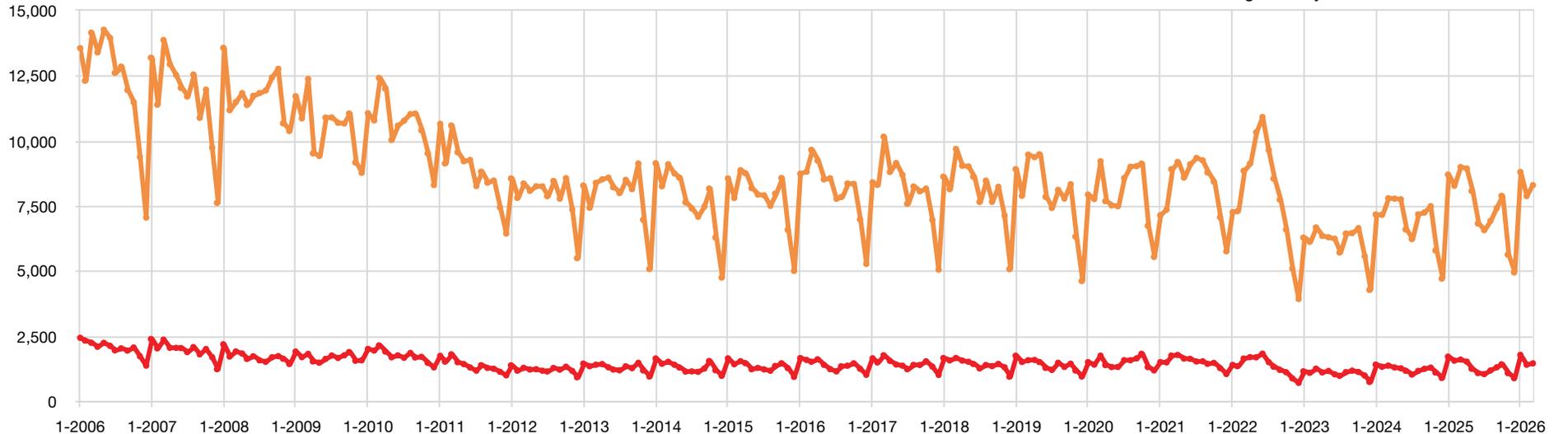


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2025	8,933	+ 14.9%	1,507	+ 17.4%
May-2025	8,069	+ 4.1%	1,233	- 1.5%
Jun-2025	6,819	+ 3.5%	1,069	- 7.8%
Jul-2025	6,562	+ 5.5%	1,029	+ 1.8%
Aug-2025	6,918	- 3.5%	1,169	+ 1.6%
Sep-2025	7,412	+ 2.3%	1,290	+ 4.8%
Oct-2025	7,883	+ 5.3%	1,404	+ 9.8%
Nov-2025	5,620	- 2.9%	1,068	- 2.0%
Dec-2025	4,940	+ 5.2%	873	- 0.9%
Jan-2026	8,798	+ 1.1%	1,768	+ 4.0%
Feb-2026	7,872	- 4.8%	1,388	- 10.2%
<b>Mar-2026</b>	<b>8,291</b>	<b>- 7.7%</b>	<b>1,443</b>	<b>- 9.1%</b>
12-Month Avg	7,343	+ 1.7%	1,270	+ 0.5%

## Historical New Listings by Month

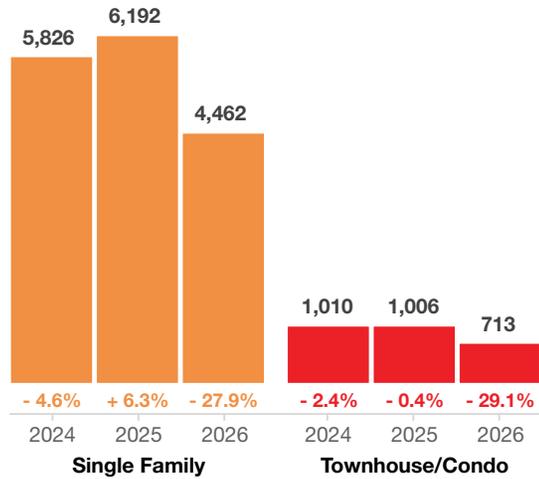


# Pending Sales

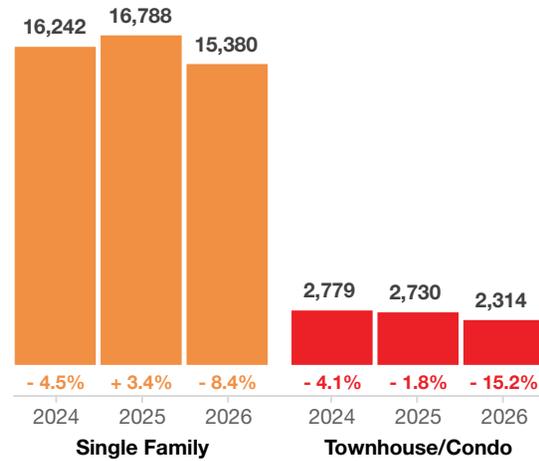
A count of the properties on which offers have been accepted in a given month.



## March

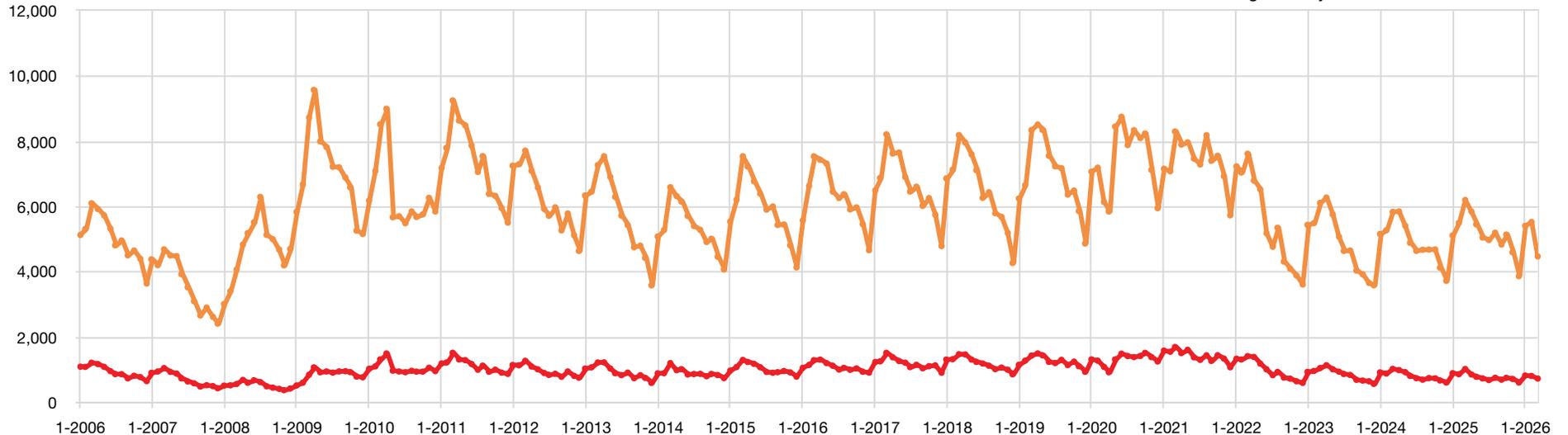


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2025	5,837	- 0.1%	838	- 13.8%
May-2025	5,444	+ 0.8%	768	- 15.4%
Jun-2025	5,041	+ 3.4%	718	- 9.6%
Jul-2025	4,964	+ 7.1%	667	- 8.0%
Aug-2025	5,189	+ 11.2%	737	+ 8.5%
Sep-2025	4,826	+ 3.3%	679	- 6.9%
Oct-2025	5,131	+ 9.8%	735	+ 2.1%
Nov-2025	4,589	+ 11.5%	702	+ 7.2%
Dec-2025	3,856	+ 3.9%	593	+ 0.3%
Jan-2026	5,400	+ 5.8%	807	- 8.1%
Feb-2026	5,518	+ 0.5%	794	- 6.1%
<b>Mar-2026</b>	<b>4,462</b>	<b>- 27.9%</b>	<b>713</b>	<b>- 29.1%</b>
12-Month Avg	5,021	+ 1.5%	729	- 8.0%

## Historical Pending Sales by Month

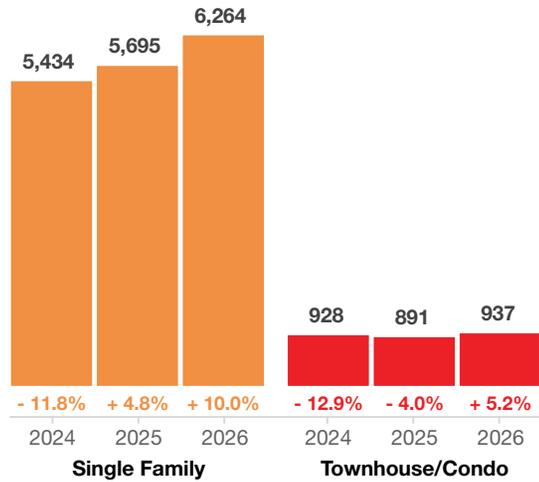


# Closed Sales

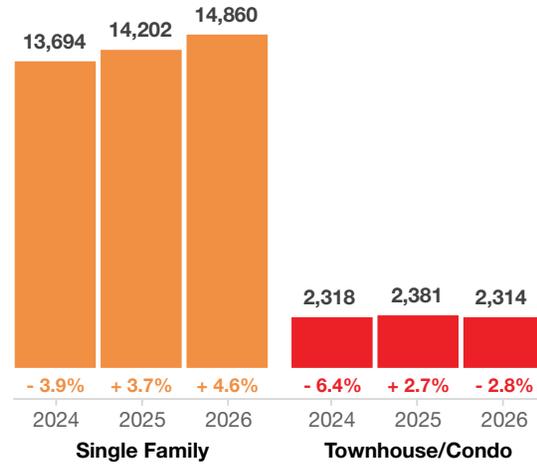
A count of the actual sales that closed in a given month.



## March

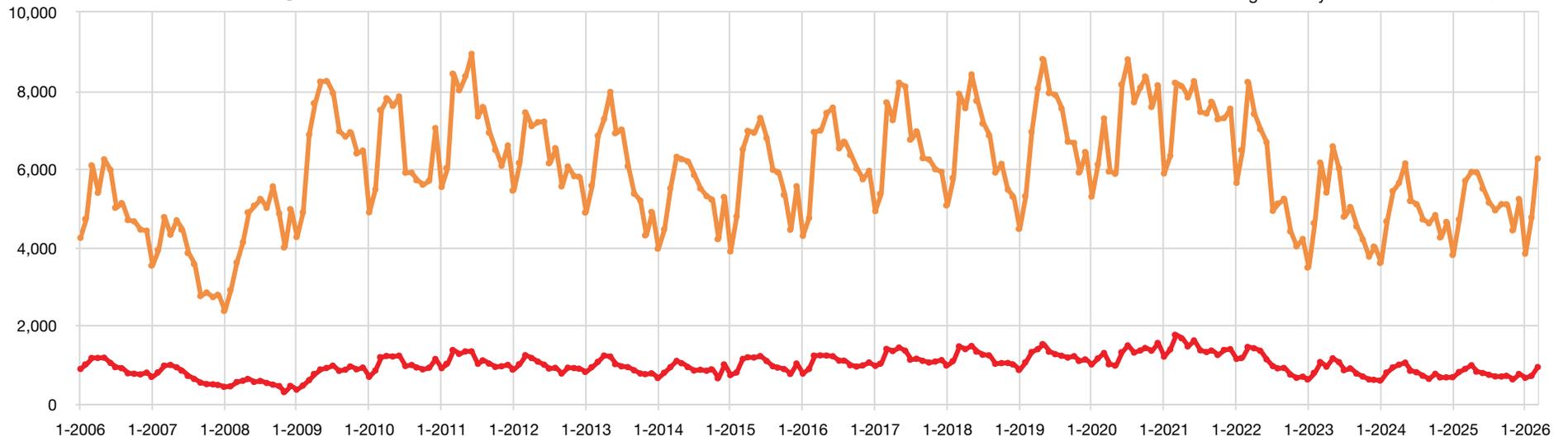


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2025	5,922	+ 5.0%	984	- 1.5%
May-2025	5,912	- 3.7%	822	- 21.8%
Jun-2025	5,499	+ 6.1%	786	- 6.8%
Jul-2025	5,140	+ 0.8%	740	- 8.1%
Aug-2025	4,943	+ 4.9%	699	- 2.4%
Sep-2025	5,100	+ 10.6%	697	+ 9.6%
Oct-2025	5,096	+ 5.7%	714	- 6.7%
Nov-2025	4,432	+ 4.3%	625	- 7.1%
Dec-2025	5,231	+ 12.6%	761	+ 12.7%
Jan-2026	3,836	+ 0.9%	664	- 2.2%
Feb-2026	4,760	+ 1.1%	713	- 12.1%
<b>Mar-2026</b>	<b>6,264</b>	<b>+ 10.0%</b>	<b>937</b>	<b>+ 5.2%</b>
12-Month Avg	5,178	+ 4.8%	762	- 4.2%

## Historical Closed Sales by Month

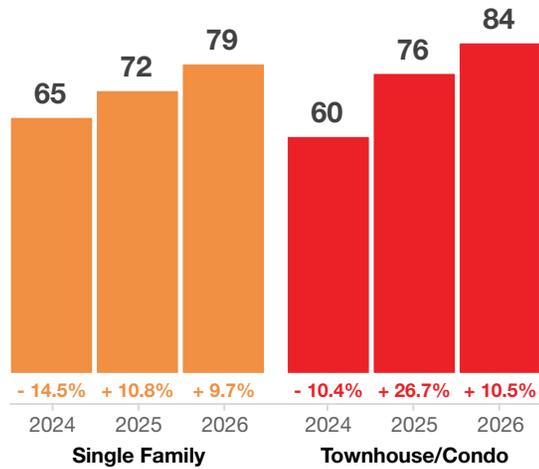


# Days on Market Until Sale

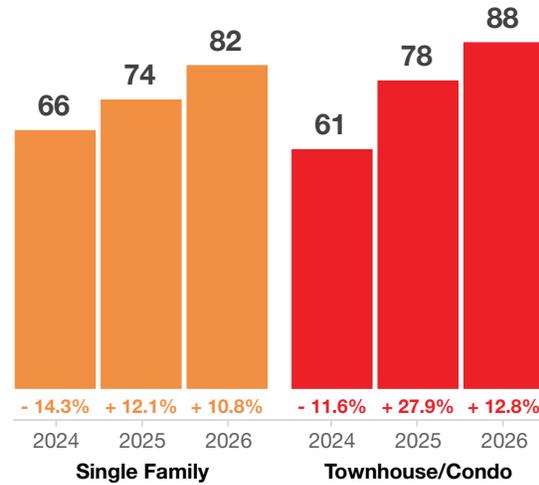
Average number of days between when a property is listed and when an offer is accepted in a given month.



## March



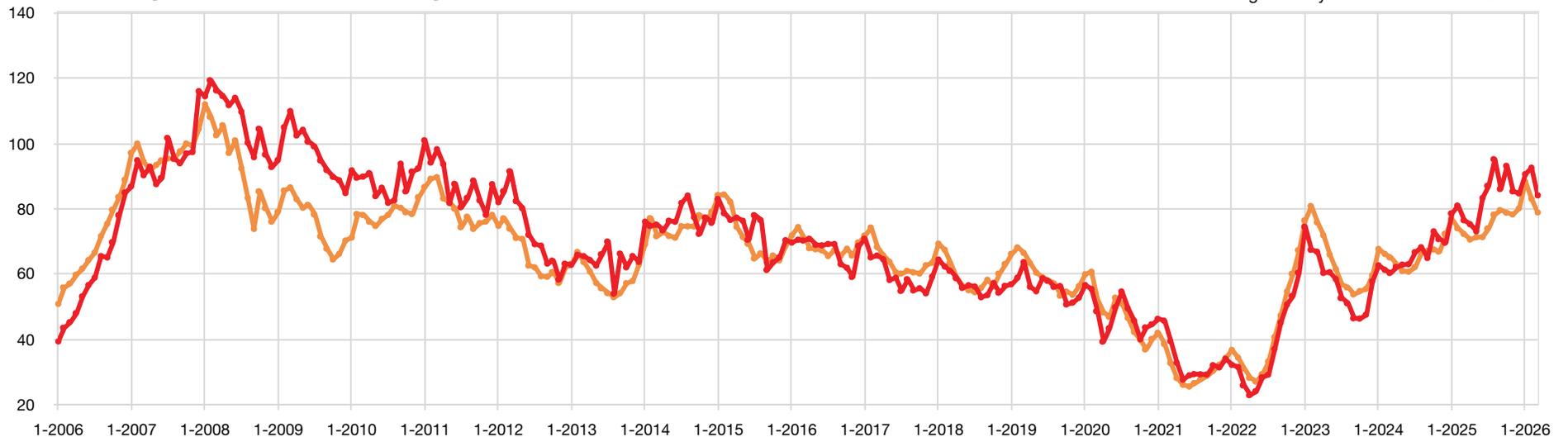
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2025	70	+ 11.1%	75	+ 21.0%
May-2025	71	+ 16.4%	73	+ 15.9%
Jun-2025	71	+ 16.4%	83	+ 31.7%
Jul-2025	74	+ 19.4%	87	+ 31.8%
Aug-2025	78	+ 18.2%	95	+ 39.7%
Sep-2025	79	+ 17.9%	86	+ 32.3%
Oct-2025	79	+ 17.9%	93	+ 27.4%
Nov-2025	78	+ 16.4%	85	+ 21.4%
Dec-2025	80	+ 11.1%	85	+ 23.2%
Jan-2026	88	+ 14.3%	90	+ 15.4%
Feb-2026	83	+ 12.2%	92	+ 13.6%
<b>Mar-2026</b>	<b>79</b>	<b>+ 9.7%</b>	<b>84</b>	<b>+ 10.5%</b>
12-Month Avg*	77	+ 15.1%	85	+ 22.9%

\* Days on Market for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

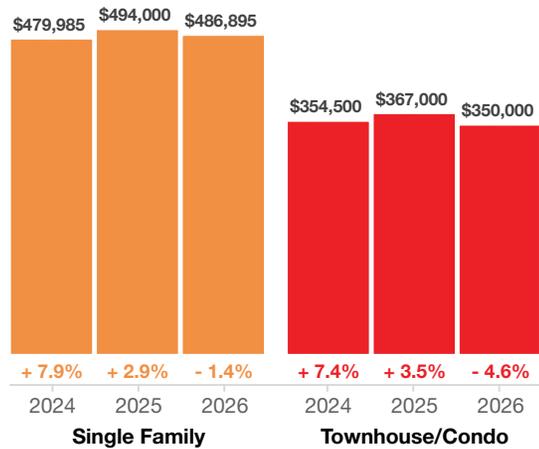


# Median Sales Price

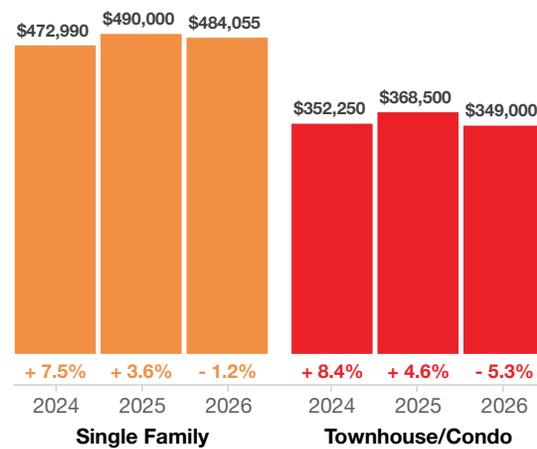
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## March



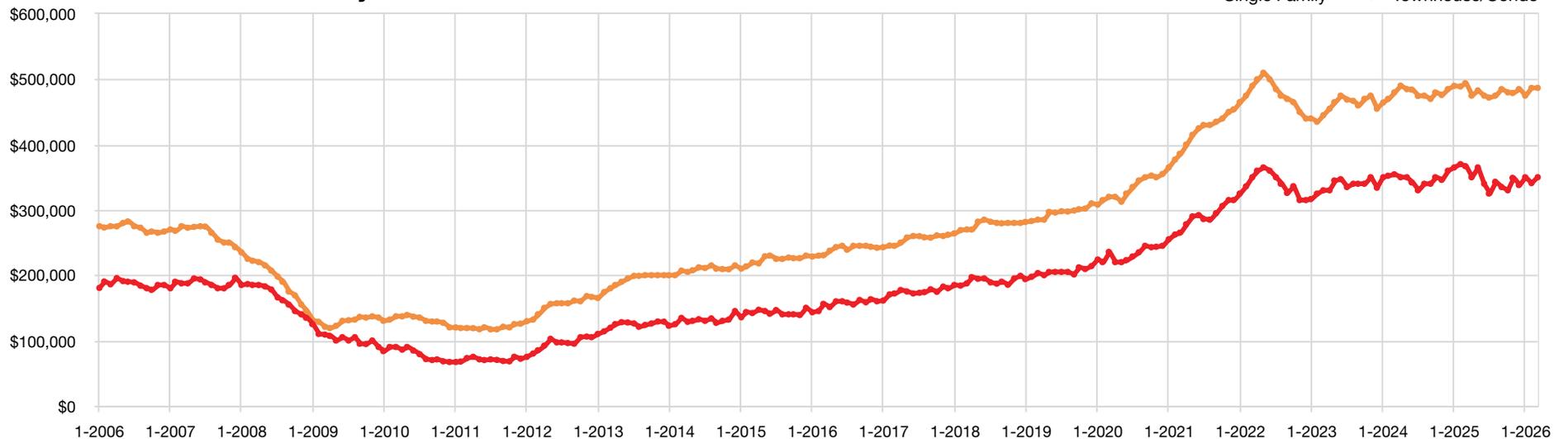
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2025	\$475,000	- 3.1%	\$350,000	0.0%
May-2025	\$482,990	- 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	\$484,990	+ 3.2%	\$335,000	- 1.5%
Oct-2025	\$480,000	+ 0.0%	\$330,000	- 5.7%
Nov-2025	\$479,000	+ 0.6%	\$349,000	+ 0.9%
Dec-2025	\$485,000	+ 0.0%	\$338,050	- 6.1%
Jan-2026	\$475,000	- 3.1%	\$349,950	- 4.1%
Feb-2026	\$486,795	- 0.5%	\$341,000	- 7.8%
<b>Mar-2026</b>	<b>\$486,895</b>	<b>- 1.4%</b>	<b>\$350,000</b>	<b>- 4.6%</b>
12-Month Avg*	\$480,000	- 0.1%	\$341,000	- 2.6%

\* Median Sales Price for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

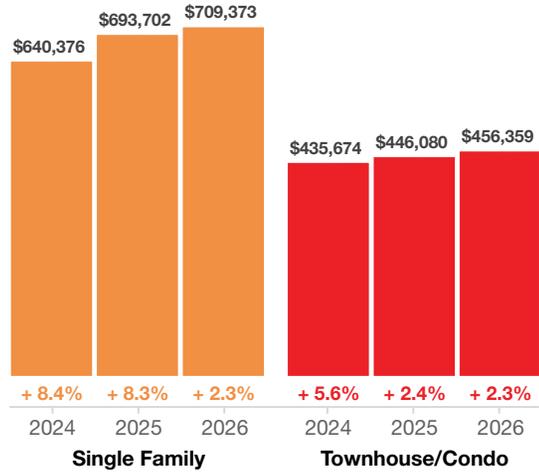


# Average Sales Price

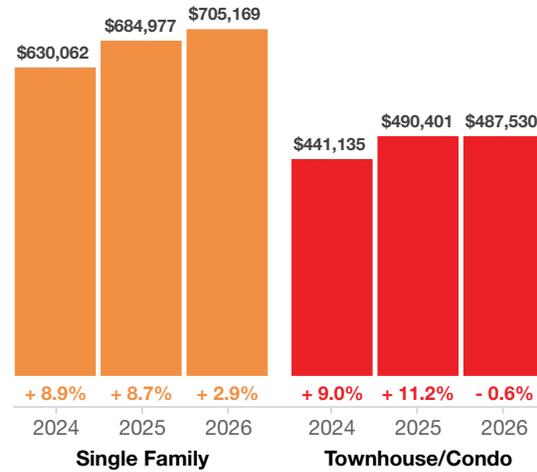
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## March



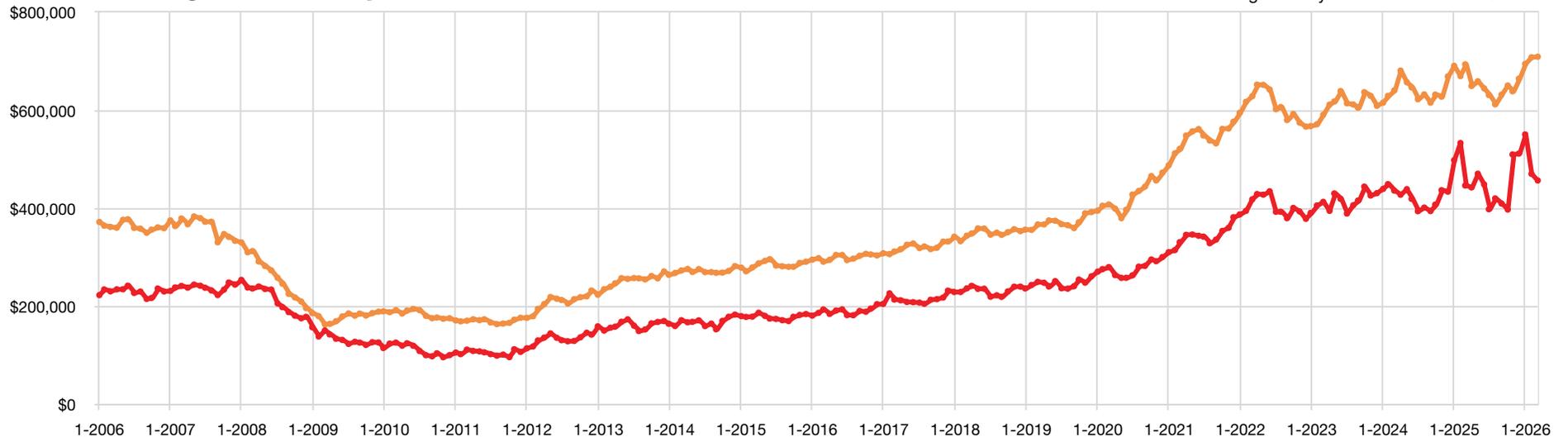
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2025	\$649,524	- 4.6%	\$442,136	+ 3.5%
May-2025	\$659,217	+ 0.3%	\$470,200	+ 7.2%
Jun-2025	\$644,728	- 0.3%	\$448,304	+ 7.0%
Jul-2025	\$630,976	+ 1.4%	\$397,587	+ 1.0%
Aug-2025	\$611,997	- 3.2%	\$419,709	+ 4.7%
Sep-2025	\$631,711	+ 2.7%	\$409,356	+ 3.9%
Oct-2025	\$650,480	+ 2.9%	\$396,920	- 2.5%
Nov-2025	\$638,708	+ 1.8%	\$509,516	+ 16.7%
Dec-2025	\$664,497	- 0.7%	\$511,274	+ 18.0%
Jan-2026	\$694,630	+ 0.6%	\$550,473	+ 10.6%
Feb-2026	\$708,127	+ 5.7%	\$469,874	- 11.8%
<b>Mar-2026</b>	<b>\$709,373</b>	<b>+ 2.3%</b>	<b>\$456,359</b>	<b>+ 2.3%</b>
12-Month Avg*	\$657,912	+ 0.6%	\$455,684	+ 4.5%

\* Avg. Sales Price for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

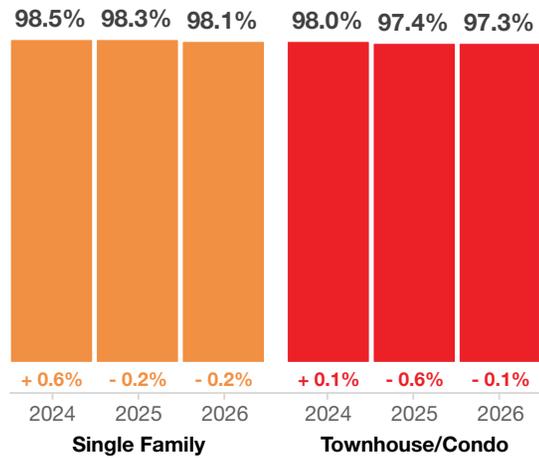


# Percent of List Price Received

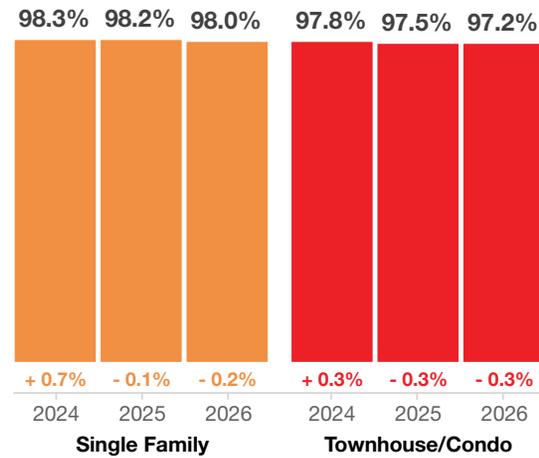
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## March



## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Nov-2025	98.0%	-0.4%	97.3%	-0.5%
Dec-2025	97.9%	-0.2%	97.4%	-0.2%
Jan-2026	97.8%	-0.2%	97.2%	-0.5%
Feb-2026	97.9%	-0.4%	97.0%	-0.6%
<b>Mar-2026</b>	<b>98.1%</b>	<b>-0.2%</b>	<b>97.3%</b>	<b>-0.1%</b>
12-Month Avg*	98.1%	-0.3%	97.3%	-0.5%

\* Pct. of List Price Received for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

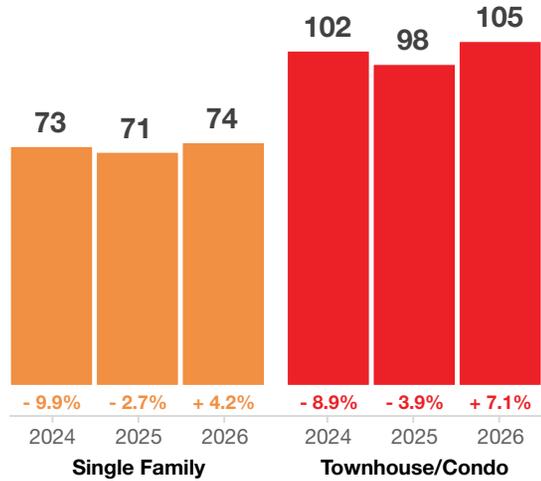


# Housing Affordability Index

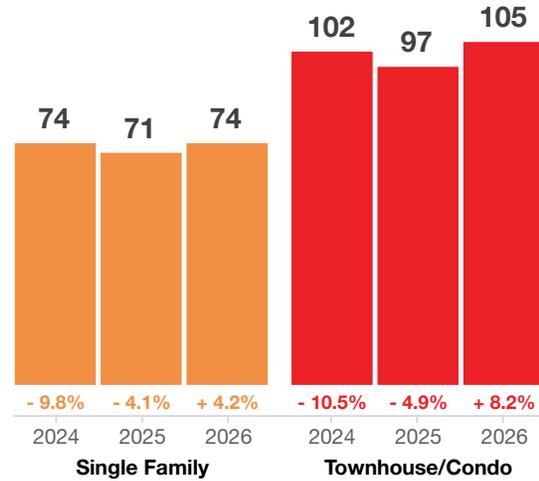


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## March

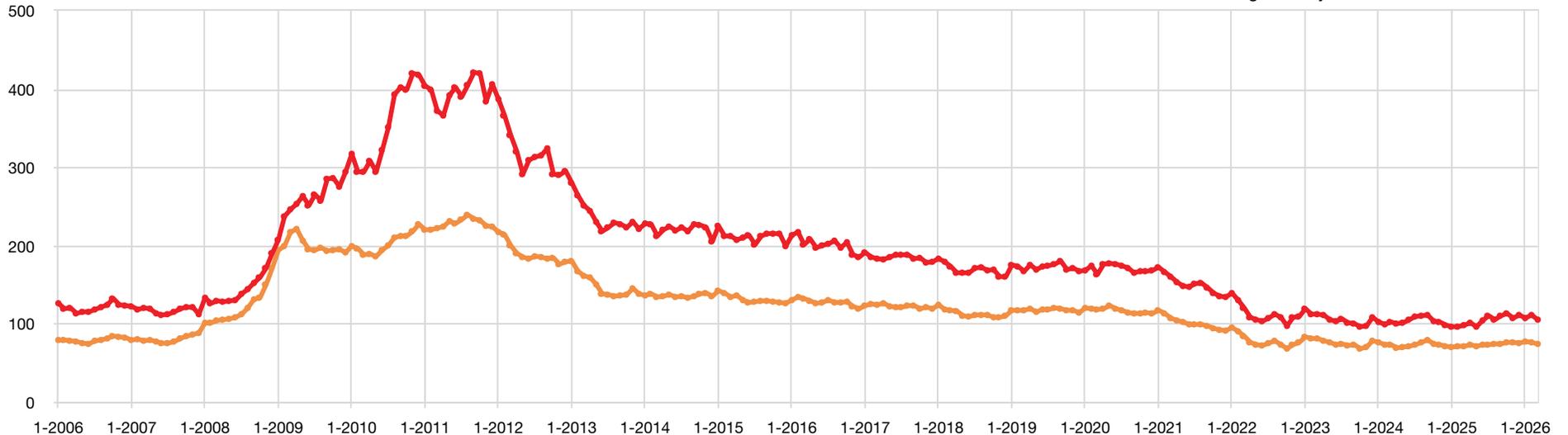


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2025	73	+ 5.8%	101	+ 1.0%
May-2025	71	+ 1.4%	96	- 5.0%
Jun-2025	73	+ 2.8%	104	- 1.0%
Jul-2025	73	0.0%	110	+ 0.9%
Aug-2025	74	- 2.6%	105	- 4.5%
Sep-2025	74	- 6.3%	110	- 0.9%
Oct-2025	76	+ 2.7%	113	+ 9.7%
Nov-2025	76	+ 4.1%	107	+ 4.9%
Dec-2025	75	+ 5.6%	111	+ 13.3%
Jan-2026	77	+ 10.0%	107	+ 11.5%
Feb-2026	76	+ 7.0%	111	+ 15.6%
<b>Mar-2026</b>	<b>74</b>	<b>+ 4.2%</b>	<b>105</b>	<b>+ 7.1%</b>
12-Month Avg	74	+ 2.8%	107	+ 4.9%

## Historical Housing Affordability Index by Month

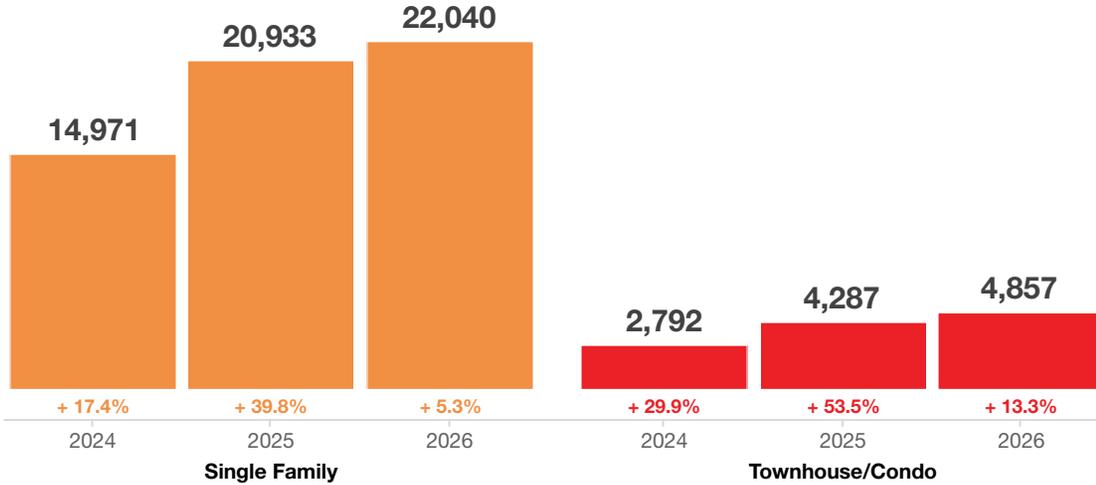


# Inventory of Homes for Sale

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

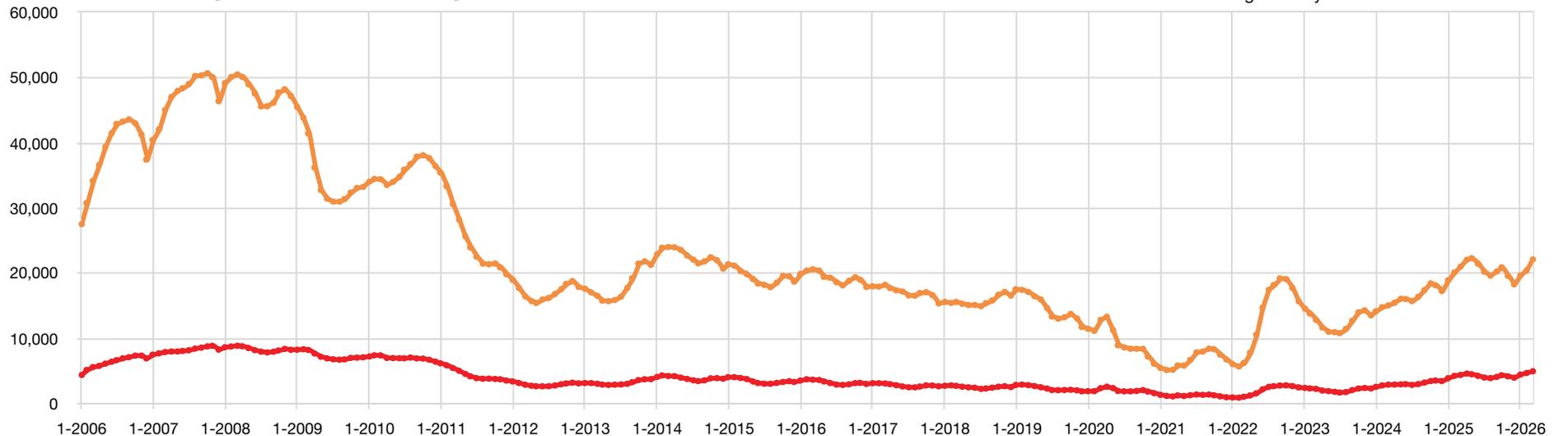


## March



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2025	21,991	+ 43.0%	4,504	+ 60.2%
May-2025	22,217	+ 39.0%	4,389	+ 54.5%
Jun-2025	21,385	+ 34.1%	4,149	+ 44.4%
Jul-2025	20,149	+ 29.0%	3,888	+ 40.8%
Aug-2025	19,549	+ 20.0%	3,796	+ 31.5%
Sep-2025	20,183	+ 16.5%	3,992	+ 28.1%
Oct-2025	20,815	+ 13.3%	4,243	+ 26.8%
Nov-2025	19,519	+ 8.1%	4,077	+ 18.9%
Dec-2025	18,211	+ 6.0%	3,862	+ 15.5%
Jan-2026	19,569	+ 3.9%	4,345	+ 14.8%
Feb-2026	20,353	+ 1.7%	4,586	+ 10.6%
<b>Mar-2026</b>	<b>22,040</b>	<b>+ 5.3%</b>	<b>4,857</b>	<b>+ 13.3%</b>
12-Month Avg	20,498	+ 17.2%	4,224	+ 27.9%

## Historical Inventory of Homes for Sale by Month

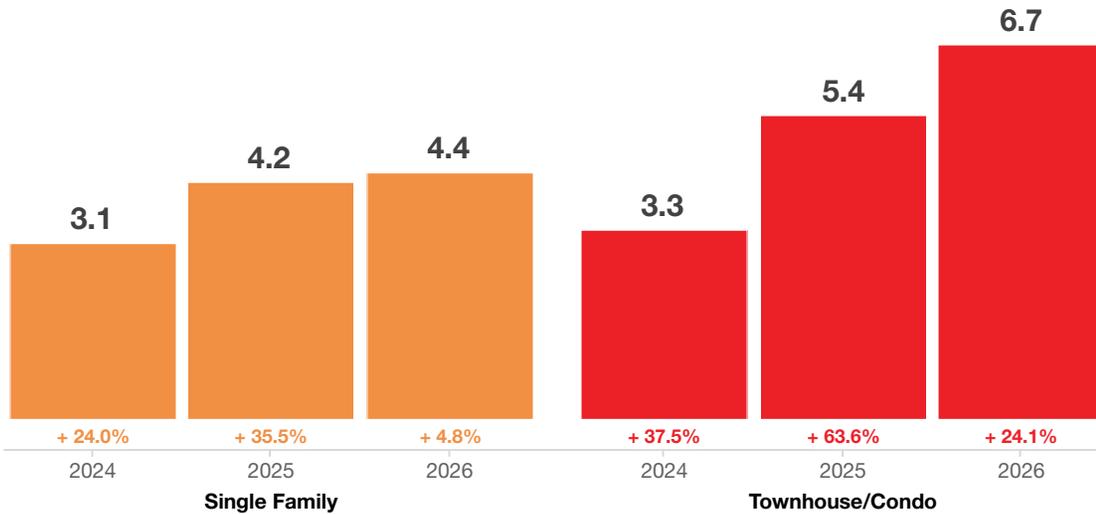


# Months Supply of Inventory

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.



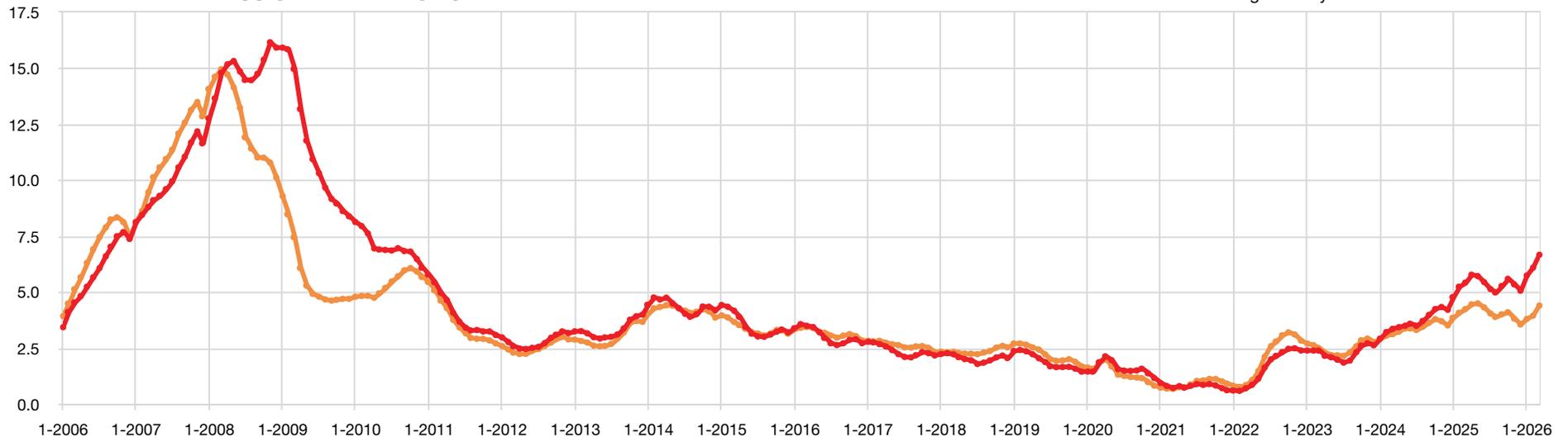
## March



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	5.0	+ 35.1%
Sep-2025	4.0	+ 11.1%	5.3	+ 32.5%
Oct-2025	4.1	+ 7.9%	5.6	+ 33.3%
Nov-2025	3.8	+ 2.7%	5.3	+ 23.3%
Dec-2025	3.5	0.0%	5.1	+ 21.4%
Jan-2026	3.8	0.0%	5.7	+ 18.8%
Feb-2026	3.9	- 4.9%	6.1	+ 17.3%
<b>Mar-2026</b>	<b>4.4</b>	<b>+ 4.8%</b>	<b>6.7</b>	<b>+ 24.1%</b>
12-Month Avg*	4.1	+ 12.1%	5.6	+ 34.0%

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

## Historical Months Supply of Inventory by Month



# 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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		10,573	<b>9,734</b>	- 7.9%	30,787	<b>29,560</b>	- 4.0%
<b>Pending Sales</b>		7,198	<b>5,175</b>	- 28.1%	19,518	<b>17,694</b>	- 9.3%
<b>Closed Sales</b>		6,586	<b>7,201</b>	+ 9.3%	16,583	<b>17,174</b>	+ 3.6%
<b>Days on Market Until Sale</b>		73	<b>79</b>	+ 8.2%	75	<b>83</b>	+ 10.7%
<b>Median Sales Price</b>		\$475,000	<b>\$470,000</b>	- 1.1%	\$474,000	<b>\$466,000</b>	- 1.7%
<b>Average Sales Price</b>		\$660,202	<b>\$676,442</b>	+ 2.5%	\$657,036	<b>\$675,834</b>	+ 2.9%
<b>Percent of List Price Received</b>		98.2%	<b>98.0%</b>	- 0.2%	98.1%	<b>97.9%</b>	- 0.2%
<b>Housing Affordability Index</b>		74	<b>76</b>	+ 2.7%	74	<b>77</b>	+ 4.1%
<b>Inventory of Homes for Sale</b>		25,220	<b>26,897</b>	+ 6.6%	—	—	—
<b>Months Supply of Inventory</b>		4.4	<b>4.7</b>	+ 6.8%	—	—	—