

Monthly Indicators



April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings increased 8.3 percent for Single Family homes but decreased 24.8 percent for Townhouse/Condo homes. Pending Sales decreased 31.7 percent for Single Family homes and 56.7 percent for Townhouse/Condo homes. Inventory increased 51.5 percent for Single Family homes and 2.5 percent for Townhouse/Condo homes.

Median Sales Price decreased 3.1 percent to \$475,000 for Single Family homes but increased 4.3 percent to \$364,500 for Townhouse/Condo homes. Days on Market increased 12.7 percent for Single Family homes and 12.9 percent for Townhouse/Condo homes. Months Supply of Inventory increased 50.0 percent for Single Family homes and 21.2 percent for Townhouse/Condo homes.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Quick Facts

- 0.7%	- 1.7%	+ 44.2%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale 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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		7,652	8,287	+ 8.3%	29,422	33,948	+ 15.4%
Pending Sales		5,764	3,937	- 31.7%	21,775	20,243	- 7.0%
Closed Sales		5,552	5,842	+ 5.2%	19,052	19,841	+ 4.1%
Days on Market Until Sale		63	71	+ 12.7%	66	73	+ 10.6%
Median Sales Price		\$490,000	\$475,000	- 3.1%	\$475,000	\$485,000	+ 2.1%
Average Sales Price		\$678,696	\$648,127	- 4.5%	\$642,675	\$673,579	+ 4.8%
Percent of List Price Received		98.5%	98.3%	- 0.2%	98.4%	98.3%	- 0.1%
Housing Affordability Index		65	68	+ 4.6%	67	67	0.0%
Inventory of Homes for Sale		15,025	22,763	+ 51.5%	—	—	—
Months Supply of Inventory		3.2	4.8	+ 50.0%	—	—	—

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.



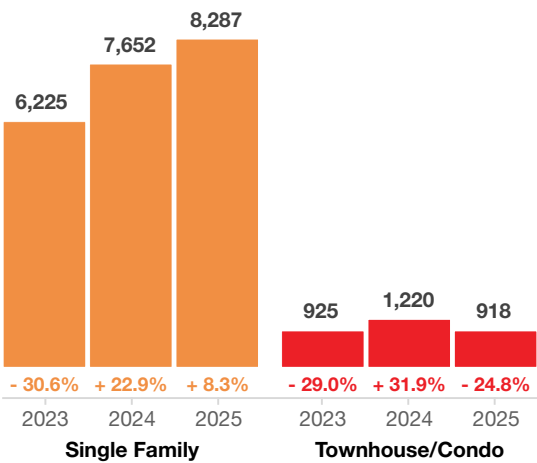
Key Metrics	Historical Sparkbars	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,220	918	- 24.8%	5,138	4,067	- 20.8%
Pending Sales		940	407	- 56.7%	3,657	2,461	- 32.7%
Closed Sales		974	640	- 34.3%	3,238	2,674	- 17.4%
Days on Market Until Sale		62	70	+ 12.9%	61	77	+ 26.2%
Median Sales Price		\$349,500	\$364,500	+ 4.3%	\$350,000	\$373,250	+ 6.6%
Average Sales Price		\$427,374	\$438,609	+ 2.6%	\$436,312	\$489,900	+ 12.3%
Percent of List Price Received		98.1%	97.7%	- 0.4%	97.9%	97.7%	- 0.2%
Housing Affordability Index		94	91	- 3.2%	94	89	- 5.3%
Inventory of Homes for Sale		2,613	2,679	+ 2.5%	—	—	—
Months Supply of Inventory		3.3	4.0	+ 21.2%	—	—	—

New Listings

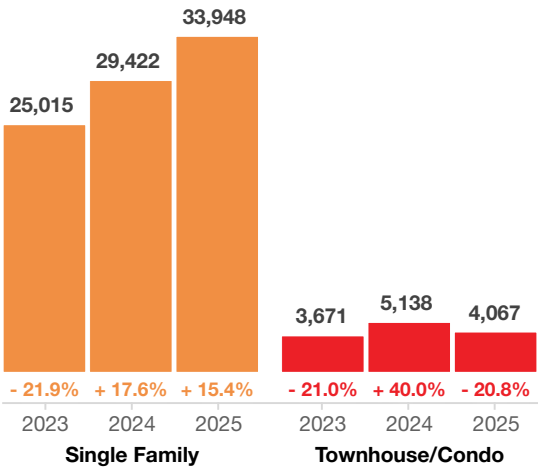
A count of the properties that have been newly listed on the market in a given month.



April

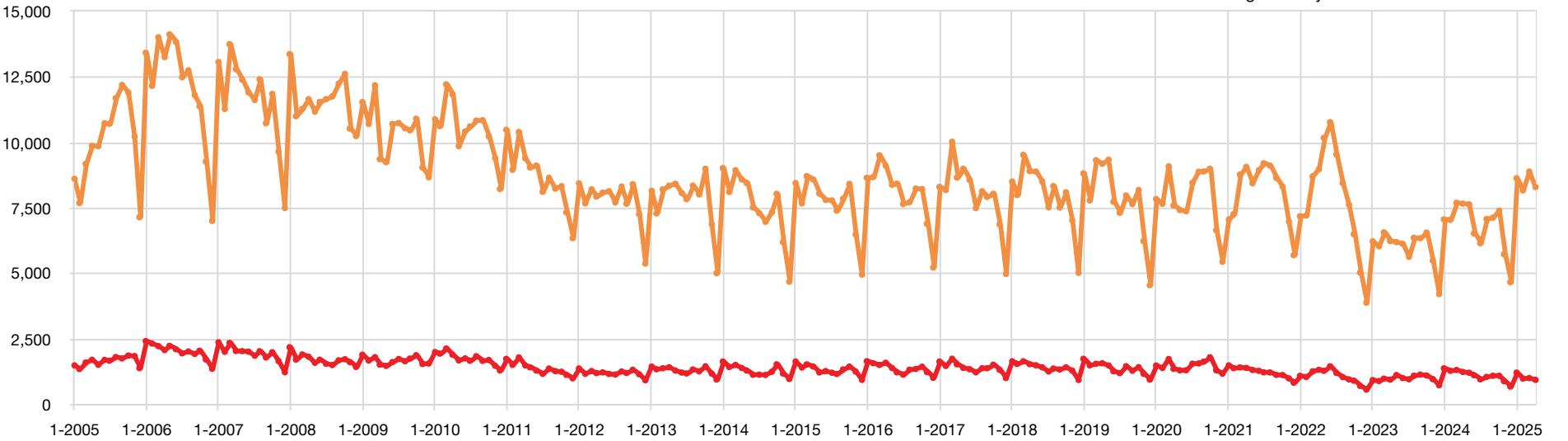


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	7,625	+ 23.4%	1,190	+ 8.1%
Jun-2024	6,512	+ 6.5%	1,096	+ 11.3%
Jul-2024	6,142	+ 9.3%	939	- 0.1%
Aug-2024	7,064	+ 11.3%	1,031	- 4.4%
Sep-2024	7,116	+ 12.4%	1,075	- 3.8%
Oct-2024	7,387	+ 12.8%	1,075	- 1.0%
Nov-2024	5,719	+ 4.4%	868	- 8.3%
Dec-2024	4,650	+ 10.8%	662	- 7.0%
Jan-2025	8,622	+ 22.3%	1,195	- 12.1%
Feb-2025	8,160	+ 16.0%	967	- 23.5%
Mar-2025	8,879	+ 15.5%	987	- 23.8%
Apr-2025	8,287	+ 8.3%	918	- 24.8%
12-Month Avg	7,180	+ 13.0%	1,000	- 8.4%

Historical New Listings by Month

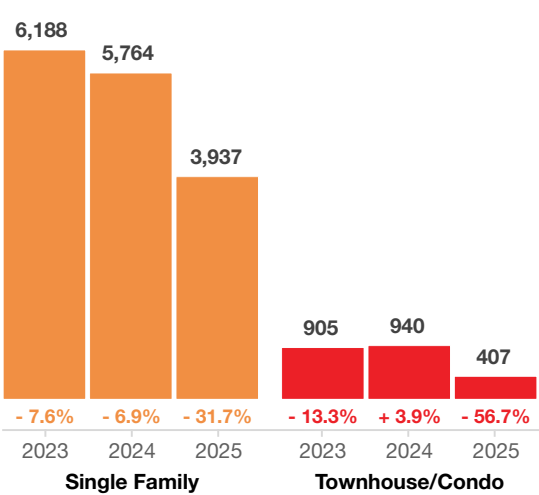


Pending Sales

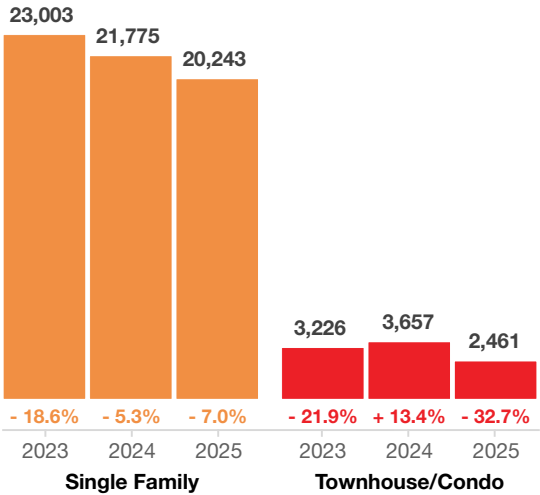
A count of the properties on which offers have been accepted in a given month.



April

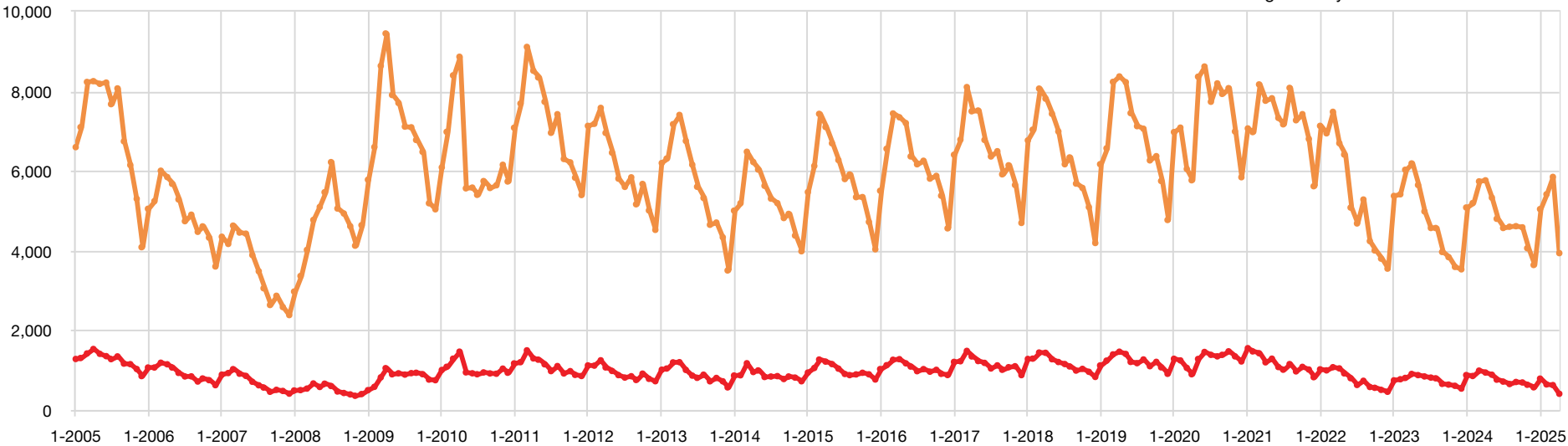


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	5,328	- 5.6%	885	+ 1.1%
Jun-2024	4,799	- 3.7%	761	- 9.6%
Jul-2024	4,568	0.0%	712	- 12.4%
Aug-2024	4,600	+ 0.7%	651	- 18.1%
Sep-2024	4,613	+ 16.3%	703	+ 7.3%
Oct-2024	4,584	+ 19.5%	691	+ 8.5%
Nov-2024	4,061	+ 13.1%	633	+ 4.3%
Dec-2024	3,639	+ 3.1%	569	+ 6.0%
Jan-2025	5,042	- 0.8%	787	- 10.2%
Feb-2025	5,414	+ 4.3%	642	- 24.7%
Mar-2025	5,850	+ 2.0%	625	- 36.7%
Apr-2025	3,937	- 31.7%	407	- 56.7%
12-Month Avg	4,703	- 0.0%	672	- 14.4%

Historical Pending Sales by Month

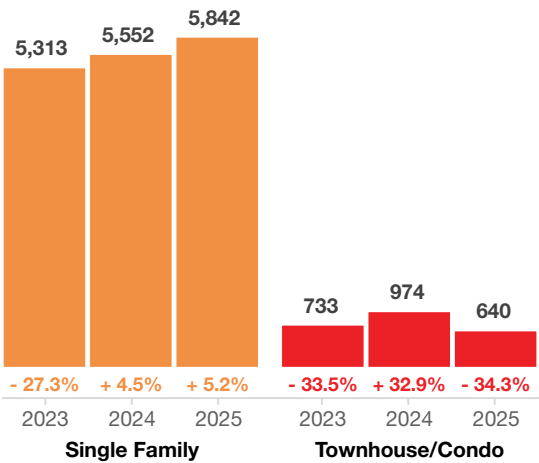


Closed Sales

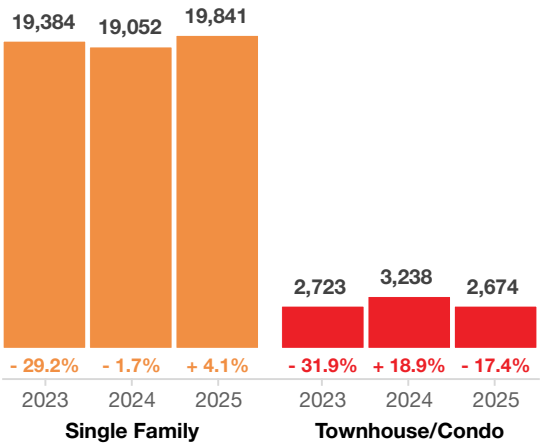
A count of the actual sales that closed in a given month.



April

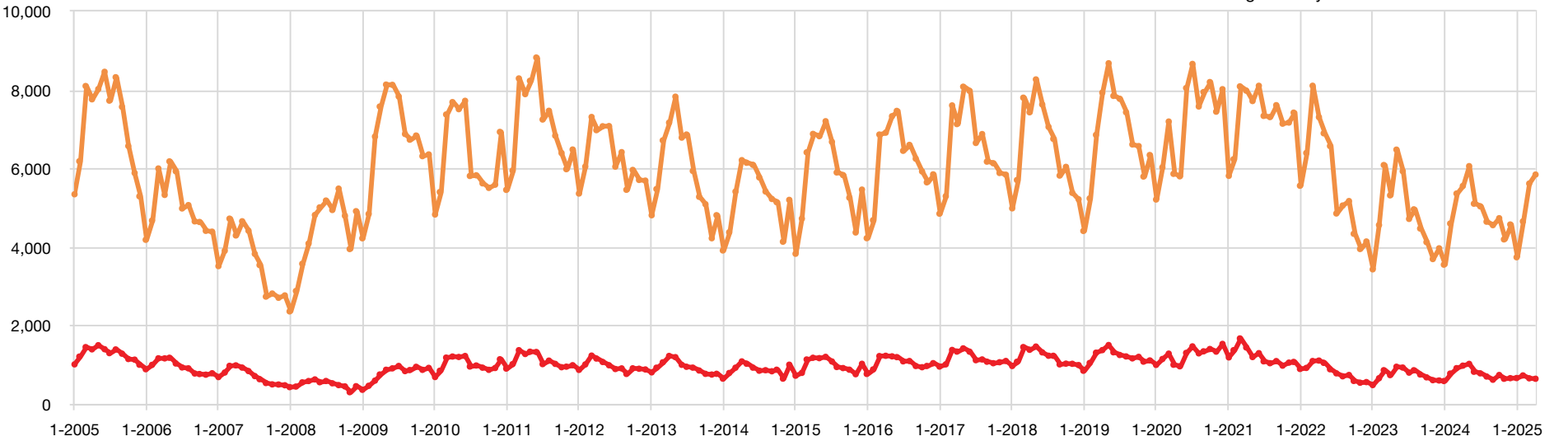


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	6,057	- 6.5%	1,019	+ 7.7%
Jun-2024	5,100	- 14.0%	818	- 11.6%
Jul-2024	5,033	+ 6.8%	778	- 2.3%
Aug-2024	4,642	- 6.3%	697	- 18.7%
Sep-2024	4,554	+ 1.9%	615	- 17.9%
Oct-2024	4,730	+ 14.8%	736	+ 8.9%
Nov-2024	4,191	+ 13.6%	640	+ 6.0%
Dec-2024	4,570	+ 15.3%	655	+ 9.9%
Jan-2025	3,736	+ 5.3%	658	+ 13.1%
Feb-2025	4,650	+ 1.2%	725	- 6.1%
Mar-2025	5,613	+ 4.8%	651	- 28.5%
Apr-2025	5,842	+ 5.2%	640	- 34.3%
12-Month Avg	4,893	+ 2.3%	719	- 8.1%

Historical Closed Sales by Month

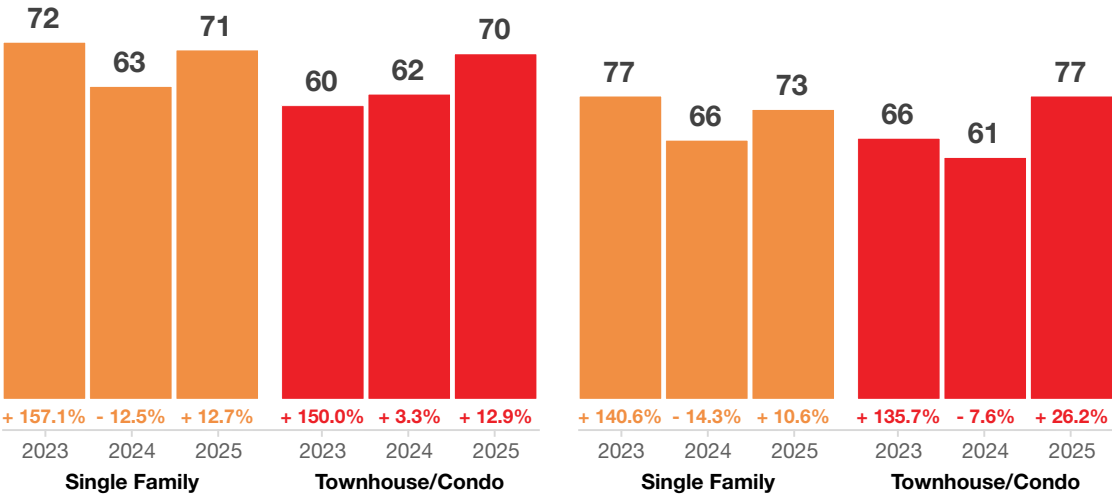


Days on Market Until Sale

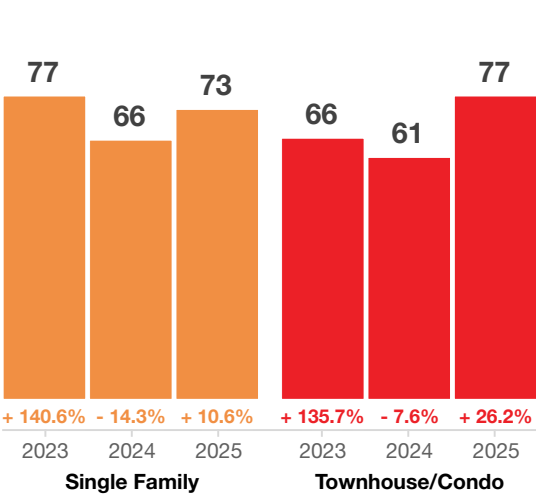
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



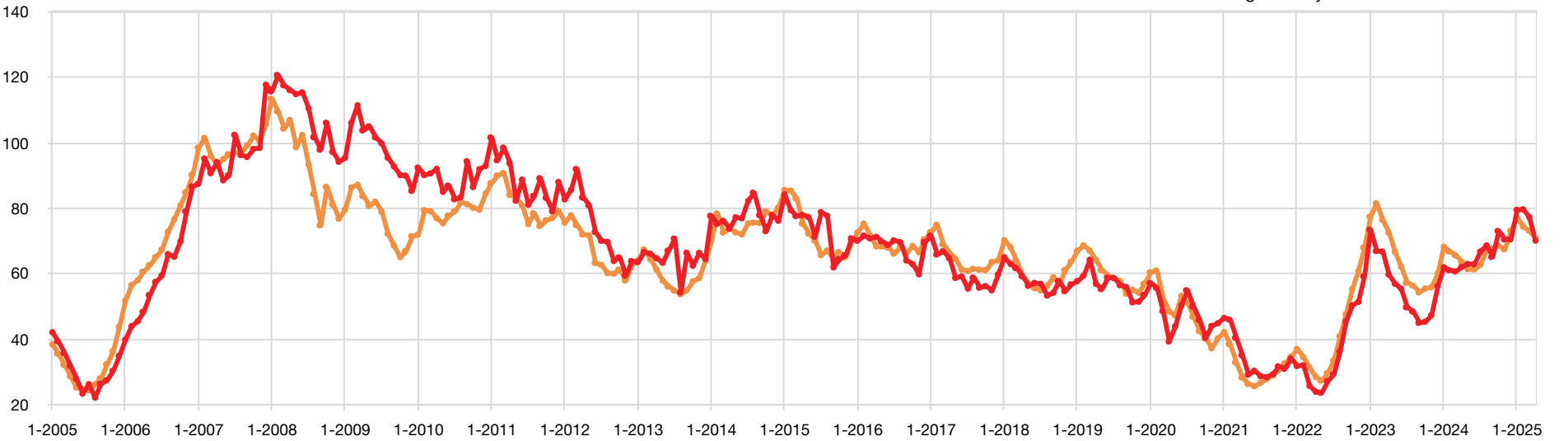
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	61	- 7.6%	63	+ 10.5%
Jun-2024	61	- 1.6%	63	+ 14.5%
Jul-2024	62	+ 8.8%	67	+ 34.0%
Aug-2024	67	+ 19.6%	68	+ 41.7%
Sep-2024	67	+ 24.1%	65	+ 44.4%
Oct-2024	68	+ 23.6%	73	+ 62.2%
Nov-2024	67	+ 19.6%	70	+ 48.9%
Dec-2024	73	+ 21.7%	70	+ 25.0%
Jan-2025	77	+ 13.2%	79	+ 27.4%
Feb-2025	74	+ 10.4%	79	+ 29.5%
Mar-2025	73	+ 12.3%	77	+ 26.2%
Apr-2025	71	+ 12.7%	70	+ 12.9%
12-Month Avg*	68	+ 11.7%	70	+ 28.9%

* Days on Market for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

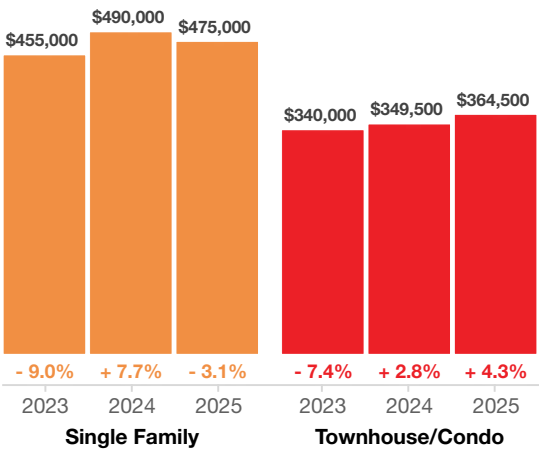


Median Sales Price

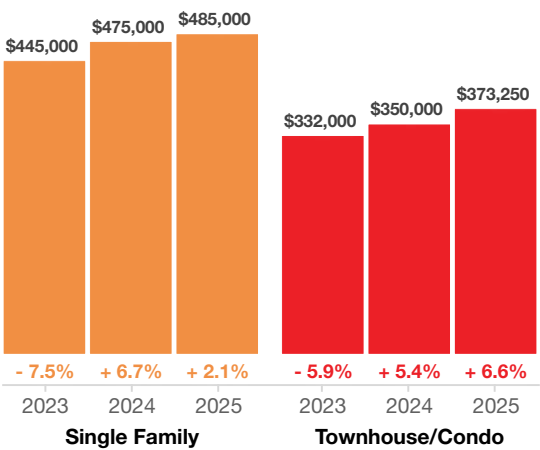
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



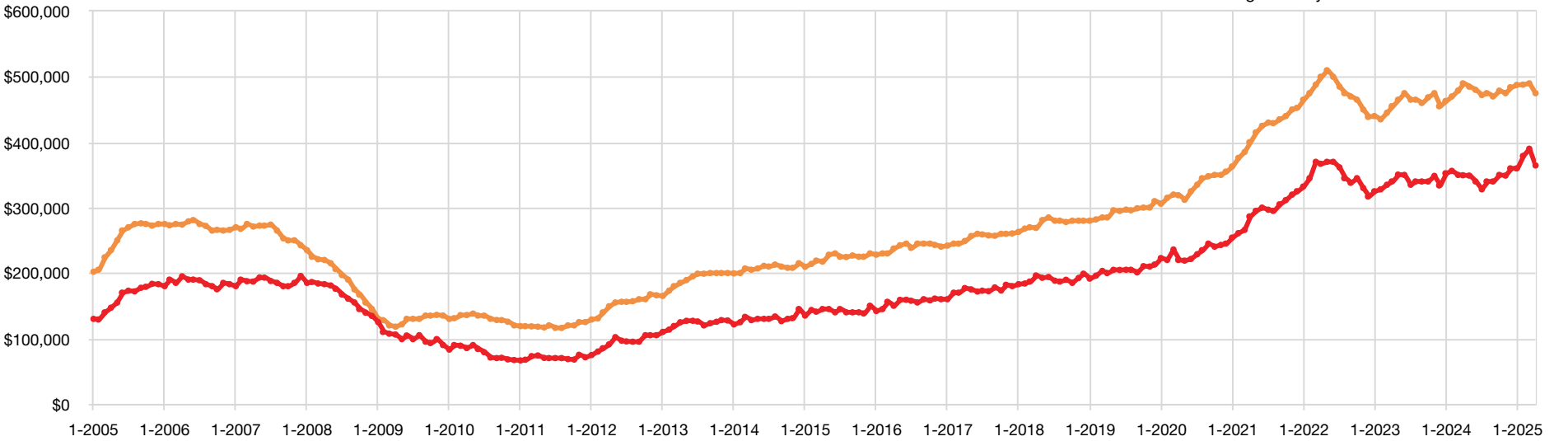
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	\$485,000	+ 4.3%	\$349,000	- 0.4%
Jun-2024	\$480,105	+ 1.1%	\$340,000	- 2.9%
Jul-2024	\$472,100	+ 1.5%	\$328,000	- 2.1%
Aug-2024	\$474,990	+ 2.1%	\$340,000	0.0%
Sep-2024	\$470,000	+ 2.2%	\$340,000	0.0%
Oct-2024	\$478,813	+ 2.2%	\$350,000	+ 2.9%
Nov-2024	\$475,000	0.0%	\$349,000	+ 0.1%
Dec-2024	\$484,000	+ 6.4%	\$360,000	+ 7.8%
Jan-2025	\$487,500	+ 5.3%	\$360,000	+ 2.1%
Feb-2025	\$488,000	+ 3.8%	\$379,000	+ 6.4%
Mar-2025	\$490,000	+ 2.3%	\$390,000	+ 11.4%
Apr-2025	\$475,000	- 3.1%	\$364,500	+ 4.3%
12-Month Avg*	\$479,990	+ 2.1%	\$350,000	+ 1.4%

* Median Sales Price for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

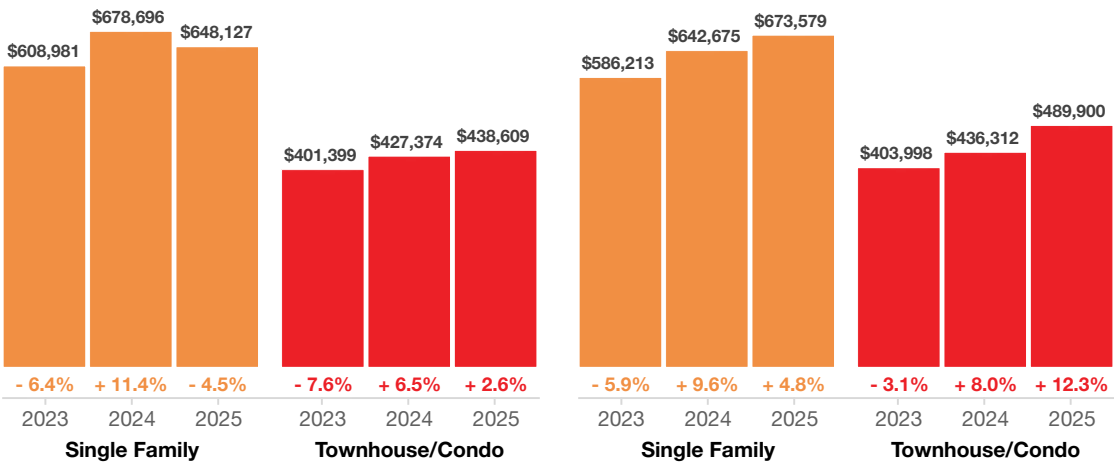


Average Sales Price

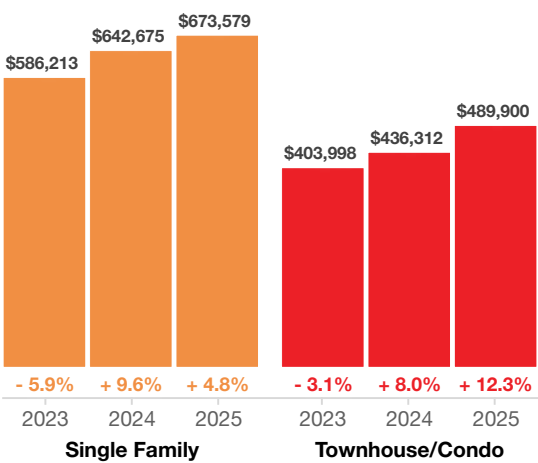
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



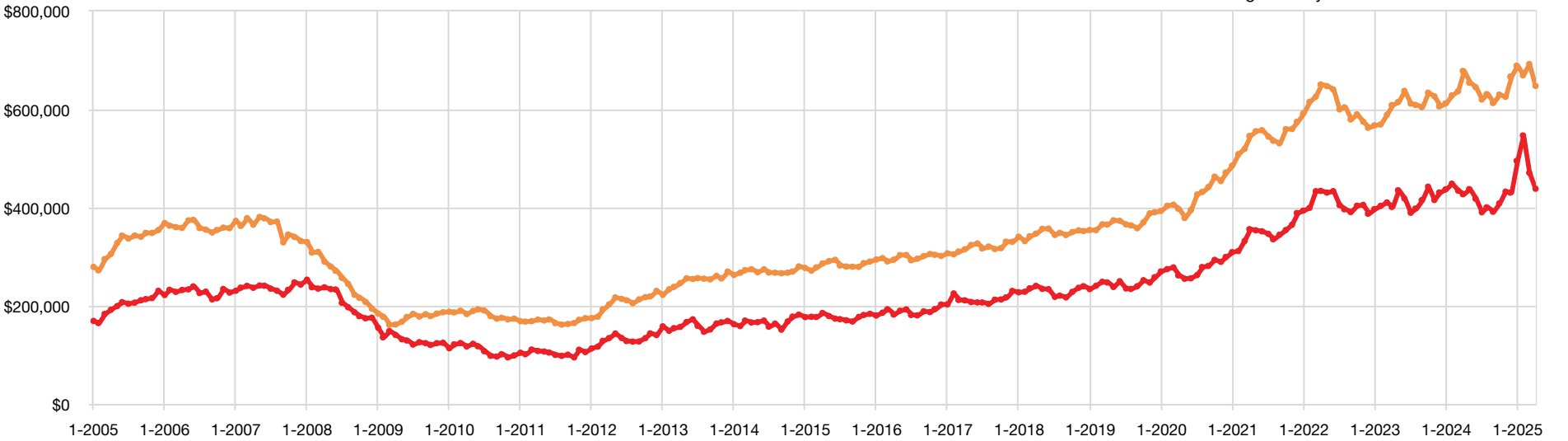
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	\$654,902	+ 6.4%	\$437,709	+ 0.5%
Jun-2024	\$645,507	+ 1.2%	\$418,202	- 0.1%
Jul-2024	\$620,360	+ 1.3%	\$390,683	+ 0.3%
Aug-2024	\$631,463	+ 3.6%	\$400,556	+ 0.6%
Sep-2024	\$613,207	+ 1.4%	\$391,601	- 5.7%
Oct-2024	\$630,303	- 0.6%	\$408,591	- 7.7%
Nov-2024	\$625,775	- 0.2%	\$432,550	+ 4.1%
Dec-2024	\$667,066	+ 10.0%	\$430,581	- 0.0%
Jan-2025	\$689,341	+ 12.6%	\$495,380	+ 13.3%
Feb-2025	\$669,713	+ 6.5%	\$547,110	+ 21.9%
Mar-2025	\$692,776	+ 8.7%	\$471,072	+ 8.4%
Apr-2025	\$648,127	- 4.5%	\$438,609	+ 2.6%
12-Month Avg*	\$649,234	+ 3.6%	\$438,098	+ 3.3%

* Avg. Sales Price for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



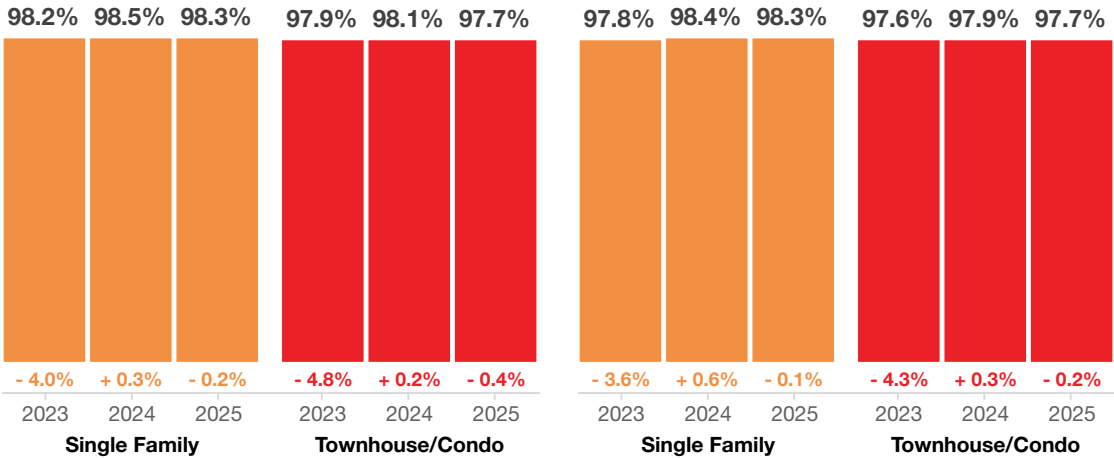
Percent of List Price Received

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.



April

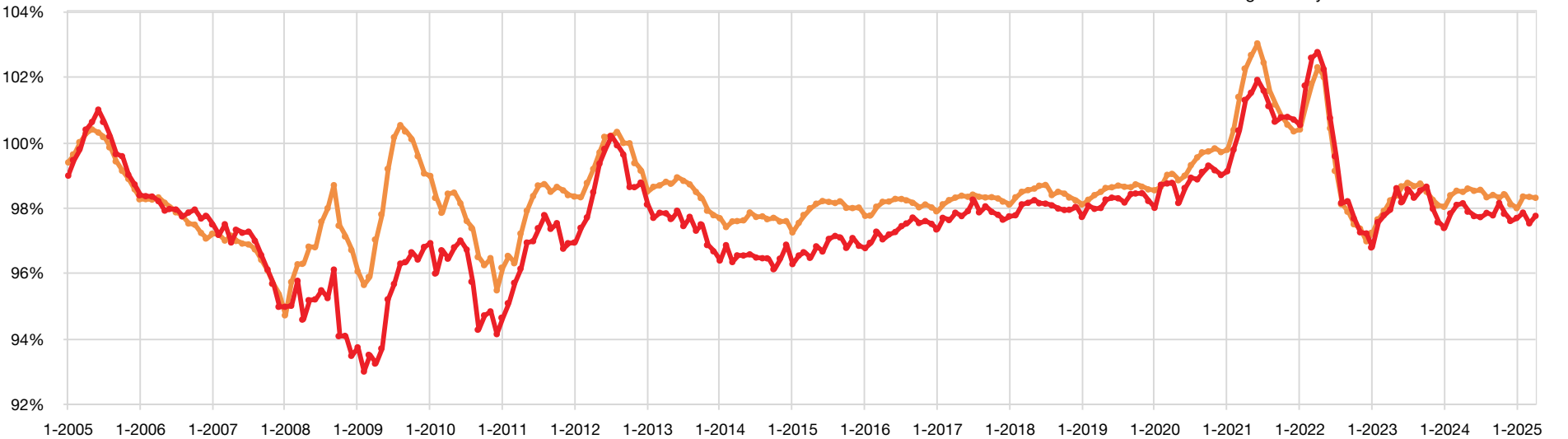
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	98.6%	+ 0.2%	97.9%	- 0.7%
Jun-2024	98.5%	- 0.1%	97.7%	- 0.5%
Jul-2024	98.5%	- 0.3%	97.7%	- 0.9%
Aug-2024	98.3%	- 0.3%	97.8%	- 0.5%
Sep-2024	98.4%	- 0.3%	97.8%	- 0.7%
Oct-2024	98.3%	- 0.2%	98.1%	- 0.5%
Nov-2024	98.4%	+ 0.2%	97.8%	- 0.2%
Dec-2024	98.1%	0.0%	97.6%	+ 0.1%
Jan-2025	98.0%	0.0%	97.7%	+ 0.3%
Feb-2025	98.3%	- 0.1%	97.8%	0.0%
Mar-2025	98.3%	- 0.2%	97.5%	- 0.6%
Apr-2025	98.3%	- 0.2%	97.7%	- 0.4%
12-Month Avg*	98.4%	- 0.1%	97.8%	- 0.4%

* Pct. of List Price Received for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



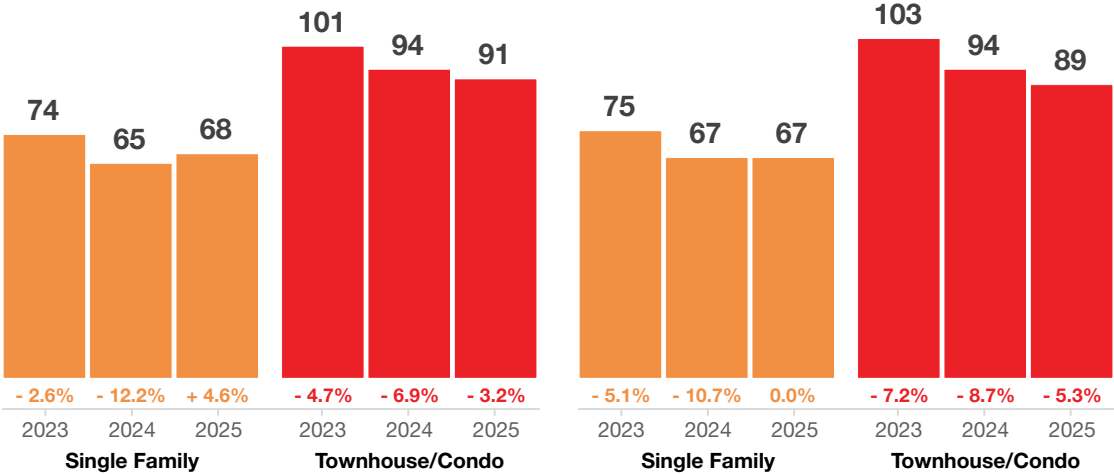
Housing Affordability Index

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.



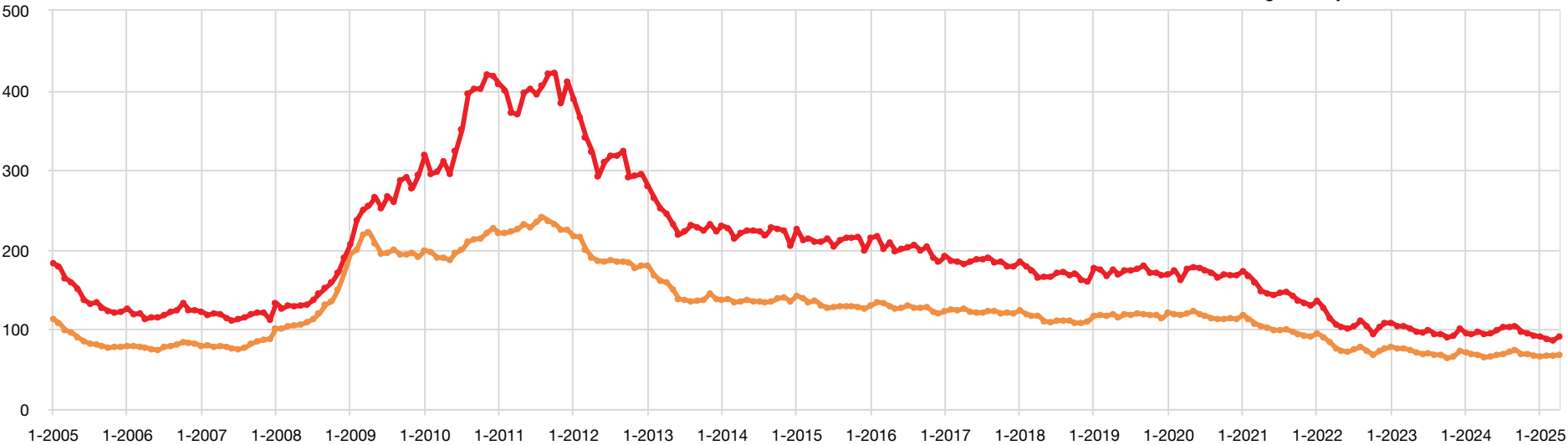
April

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	66	- 7.0%	95	- 2.1%
Jun-2024	68	- 1.4%	99	+ 3.1%
Jul-2024	69	- 1.4%	103	+ 4.0%
Aug-2024	72	+ 5.9%	103	+ 9.6%
Sep-2024	74	+ 8.8%	104	+ 10.6%
Oct-2024	69	+ 7.8%	97	+ 7.8%
Nov-2024	69	+ 4.5%	95	+ 3.3%
Dec-2024	67	- 8.2%	92	- 8.9%
Jan-2025	66	- 7.0%	91	- 4.2%
Feb-2025	67	- 2.9%	88	- 6.4%
Mar-2025	67	- 1.5%	86	- 11.3%
Apr-2025	68	+ 4.6%	91	- 3.2%
12-Month Avg	69	0.0%	95	0.0%

Historical Housing Affordability Index by Month

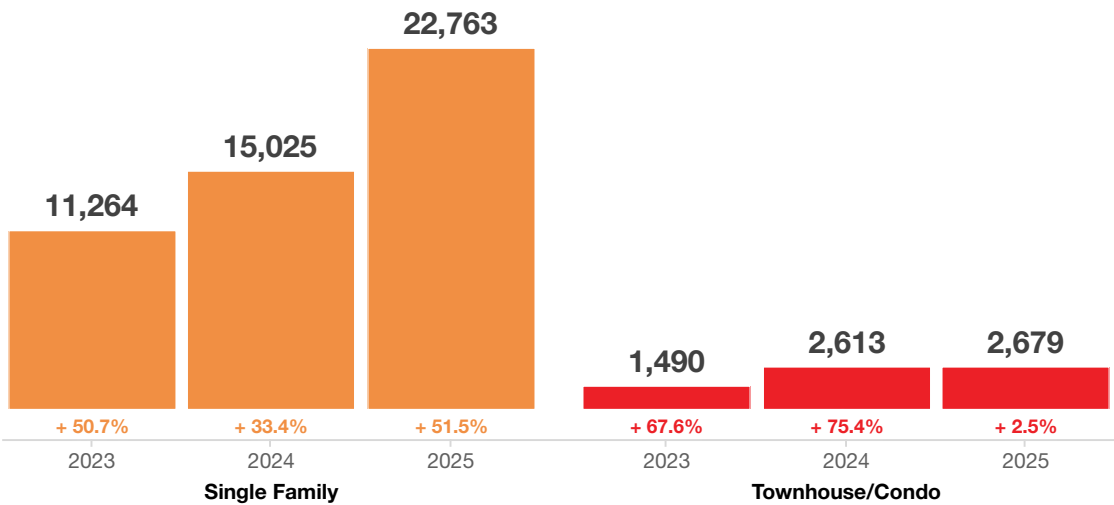


Inventory of Homes for Sale

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

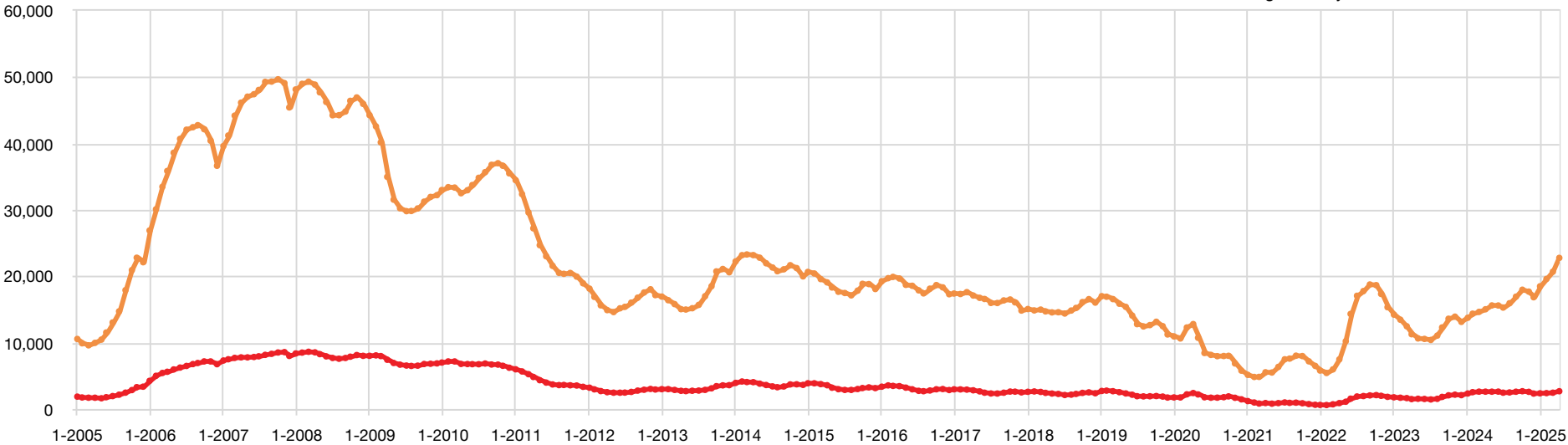


April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	15,603	+ 46.8%	2,609	+ 69.4%
Jun-2024	15,595	+ 47.7%	2,621	+ 73.3%
Jul-2024	15,278	+ 46.9%	2,459	+ 70.8%
Aug-2024	15,932	+ 44.1%	2,498	+ 63.3%
Sep-2024	16,920	+ 37.7%	2,603	+ 42.8%
Oct-2024	17,968	+ 32.1%	2,679	+ 29.9%
Nov-2024	17,682	+ 27.1%	2,586	+ 19.8%
Dec-2024	16,835	+ 28.3%	2,324	+ 11.4%
Jan-2025	18,485	+ 34.5%	2,366	+ 1.2%
Feb-2025	19,590	+ 36.4%	2,395	- 5.6%
Mar-2025	20,684	+ 41.4%	2,454	- 6.2%
Apr-2025	22,763	+ 51.5%	2,679	+ 2.5%
12-Month Avg	17,778	+ 39.1%	2,523	+ 24.8%

Historical Inventory of Homes for Sale by Month

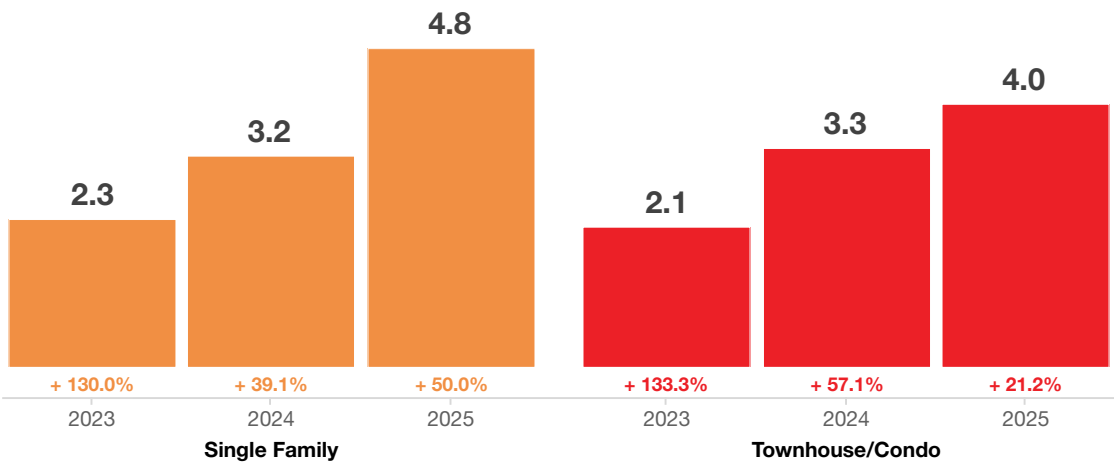


Months Supply of Inventory

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.



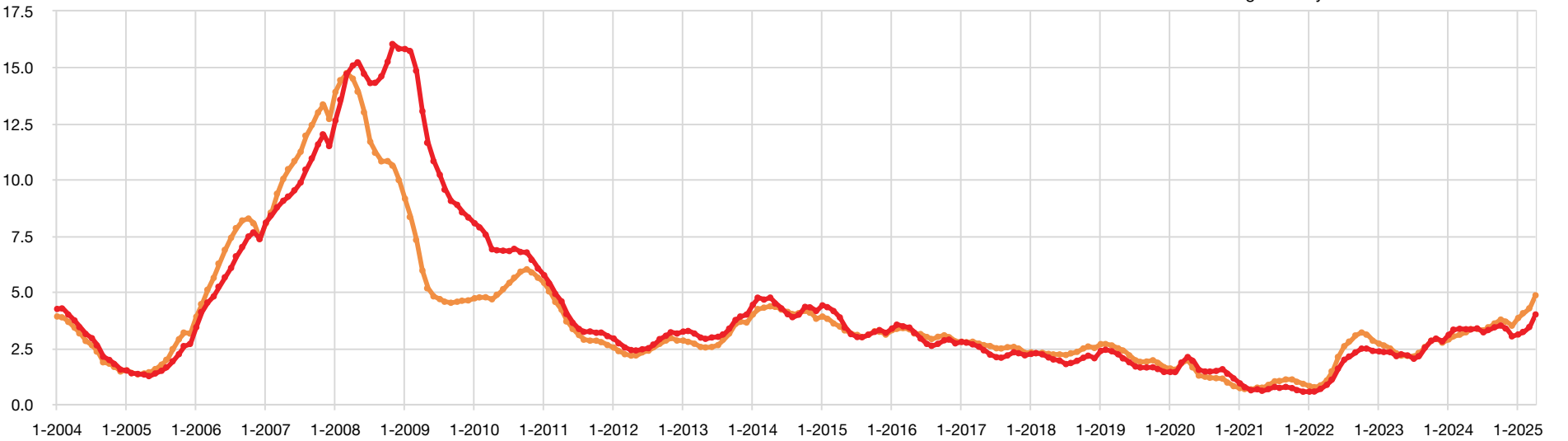
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	3.3	+ 50.0%	3.3	+ 50.0%
Jun-2024	3.3	+ 57.1%	3.4	+ 54.5%
Jul-2024	3.3	+ 57.1%	3.2	+ 60.0%
Aug-2024	3.4	+ 47.8%	3.3	+ 57.1%
Sep-2024	3.6	+ 44.0%	3.4	+ 36.0%
Oct-2024	3.8	+ 35.7%	3.5	+ 25.0%
Nov-2024	3.7	+ 27.6%	3.4	+ 17.2%
Dec-2024	3.5	+ 29.6%	3.0	+ 7.1%
Jan-2025	3.8	+ 31.0%	3.1	0.0%
Feb-2025	4.0	+ 33.3%	3.2	- 3.0%
Mar-2025	4.3	+ 38.7%	3.4	+ 3.0%
Apr-2025	4.8	+ 50.0%	4.0	+ 21.2%
12-Month Avg*	3.7	+ 40.9%	3.3	+ 23.3%

* Months Supply for all properties from May 2024 through April 2025. 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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		8,872	9,205	+ 3.8%	34,560	38,015	+ 10.0%
Pending Sales		6,704	4,344	- 35.2%	25,432	22,704	- 10.7%
Closed Sales		6,526	6,482	- 0.7%	22,290	22,515	+ 1.0%
Days on Market Until Sale		63	71	+ 12.7%	65	74	+ 13.8%
Median Sales Price		\$469,993	\$462,080	- 1.7%	\$459,000	\$470,000	+ 2.4%
Average Sales Price		\$641,186	\$627,434	- 2.1%	\$612,693	\$651,761	+ 6.4%
Percent of List Price Received		98.4%	98.2%	- 0.2%	98.3%	98.2%	- 0.1%
Housing Affordability Index		67	70	+ 4.5%	69	69	0.0%
Inventory of Homes for Sale		17,638	25,442	+ 44.2%	—	—	—
Months Supply of Inventory		3.2	4.7	+ 46.9%	—	—	—