

Monthly Indicators



June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings increased 7.4 percent to 739. Pending Sales increased 109.2 percent to 887. Inventory decreased 22.0 percent to 1,516.

Median Sales Price decreased 2.0 percent from \$326,805 to \$320,166. Days on Market increased 1.2 percent to 83. Months Supply of Inventory decreased 34.5 percent to 3.6.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Quick Facts

| | | |
|---------------------------|---------------------------------|-----------------------------|
| + 6.0% | - 2.0% | - 22.0% |
| Change in Closed Sales | Change in Median Sales Price | Change in Homes for Sale |

Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported.

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Market Overview

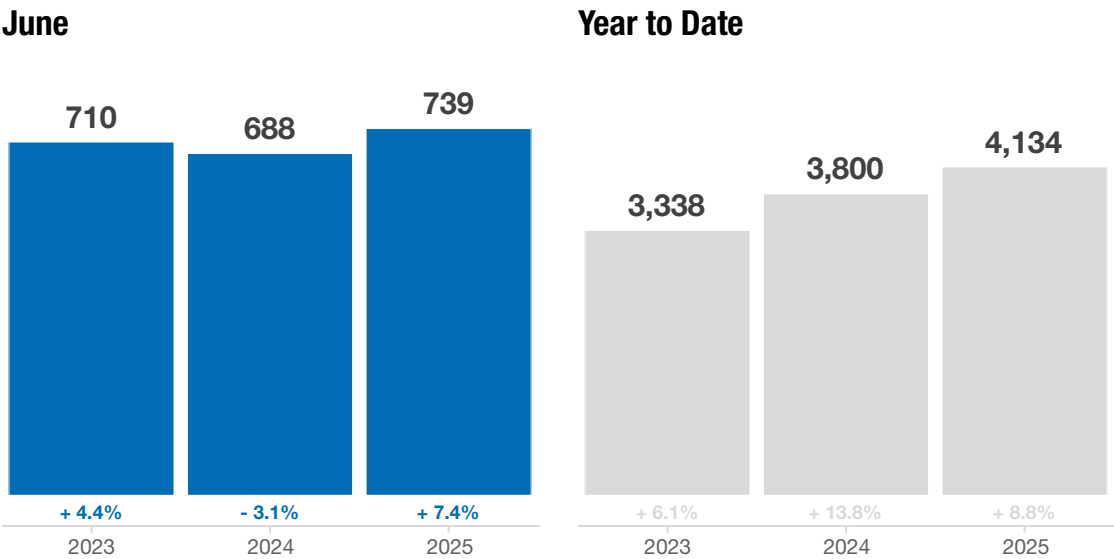
Key market metrics for the current month and year-to-date.



| Key Metrics | Historical Sparkbars | 6-2024 | 6-2025 | % Change | YTD 2024 | YTD 2025 | % Change |
|------------------------------|----------------------|-----------|-----------|----------|-----------|-----------|----------|
| New Listings | | 688 | 739 | + 7.4% | 3,800 | 4,134 | + 8.8% |
| Pending Sales | | 424 | 887 | + 109.2% | 1,988 | 2,731 | + 37.4% |
| Closed Sales | | 432 | 458 | + 6.0% | 2,019 | 2,112 | + 4.6% |
| Days on Market Until Sale | | 82 | 83 | + 1.2% | 86 | 92 | + 7.0% |
| Median Sales Price | | \$326,805 | \$320,166 | - 2.0% | \$318,900 | \$320,000 | + 0.3% |
| Average Sales Price | | \$381,365 | \$366,870 | - 3.8% | \$361,663 | \$361,387 | - 0.1% |
| Pct. of Orig. Price Received | | 97.9% | 97.9% | 0.0% | 97.7% | 97.5% | - 0.2% |
| Housing Affordability Index | | 110 | 113 | + 2.7% | 113 | 113 | 0.0% |
| Inventory of Homes for Sale | | 1,943 | 1,516 | - 22.0% | — | — | — |
| Months Supply of Inventory | | 5.5 | 3.6 | - 34.5% | — | — | — |

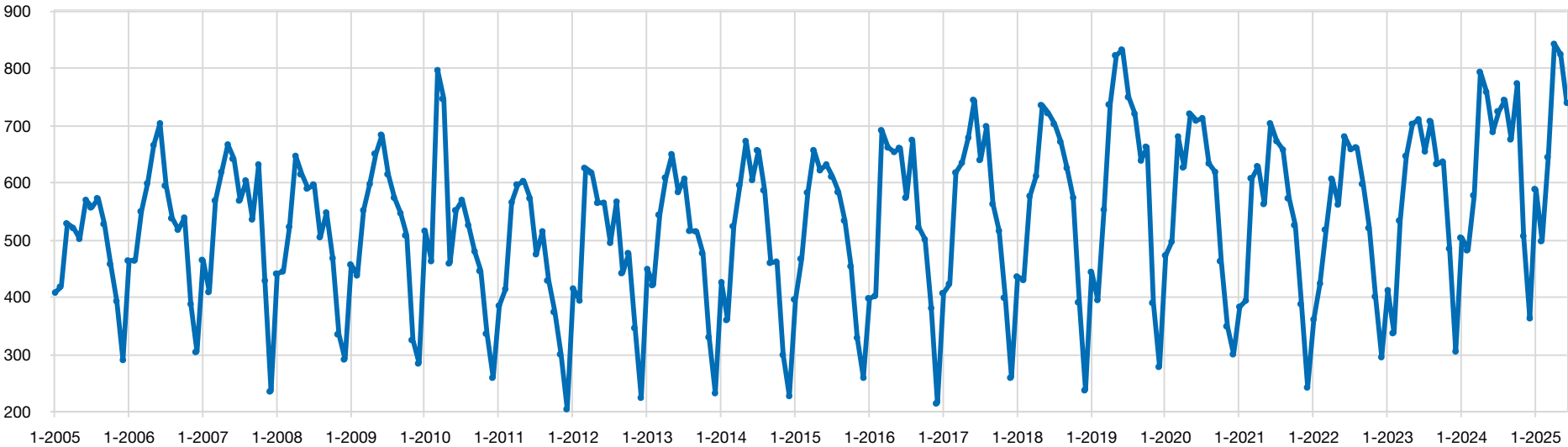
New Listings

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



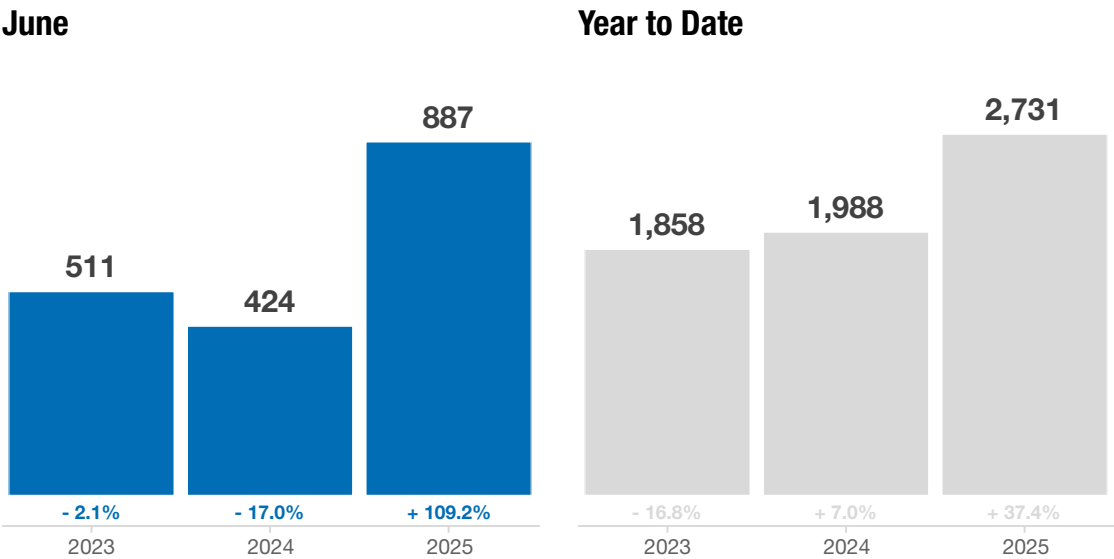
| New Listings | | Prior Year | Year-Over-Year Change |
|-----------------|------------|------------|-----------------------|
| Jul-2024 | 724 | 654 | + 10.7% |
| Aug-2024 | 744 | 707 | + 5.2% |
| Sep-2024 | 675 | 632 | + 6.8% |
| Oct-2024 | 773 | 636 | + 21.5% |
| Nov-2024 | 506 | 484 | + 4.5% |
| Dec-2024 | 362 | 304 | + 19.1% |
| Jan-2025 | 588 | 503 | + 16.9% |
| Feb-2025 | 497 | 481 | + 3.3% |
| Mar-2025 | 644 | 577 | + 11.6% |
| Apr-2025 | 842 | 793 | + 6.2% |
| May-2025 | 824 | 758 | + 8.7% |
| Jun-2025 | 739 | 688 | + 7.4% |
| 12-Month Avg | 660 | 601 | + 9.8% |

Historical New Listings by Month



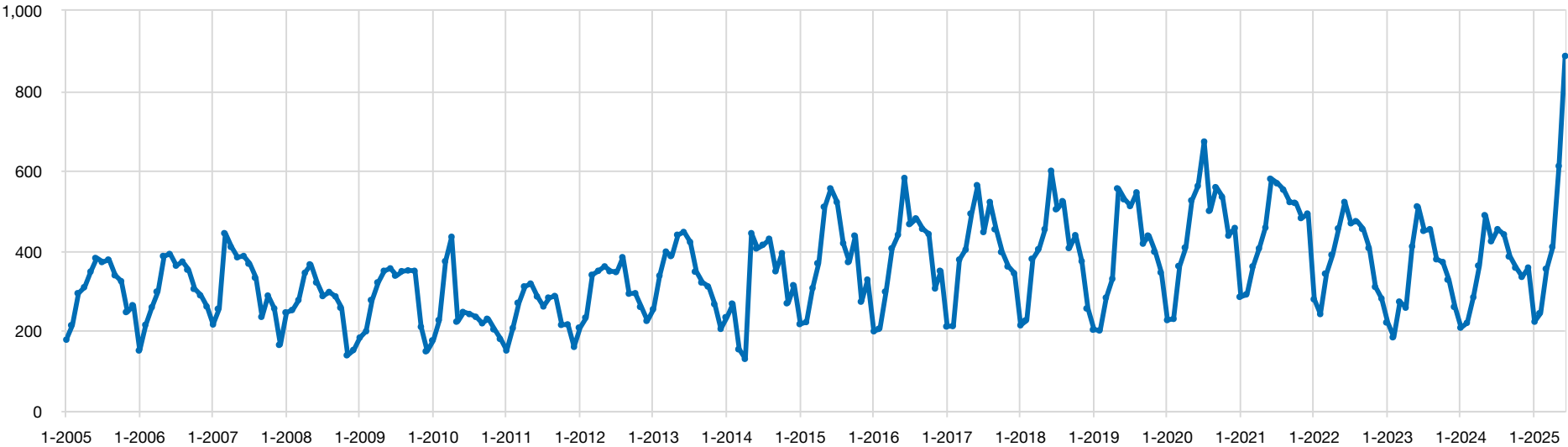
Pending Sales

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



| Pending Sales | | Prior Year | Year-Over-Year Change |
|---------------|-----|------------|-----------------------|
| Jul-2024 | 454 | 450 | + 0.9% |
| Aug-2024 | 441 | 454 | - 2.9% |
| Sep-2024 | 386 | 379 | + 1.8% |
| Oct-2024 | 358 | 372 | - 3.8% |
| Nov-2024 | 335 | 328 | + 2.1% |
| Dec-2024 | 358 | 260 | + 37.7% |
| Jan-2025 | 223 | 208 | + 7.2% |
| Feb-2025 | 244 | 220 | + 10.9% |
| Mar-2025 | 355 | 284 | + 25.0% |
| Apr-2025 | 410 | 363 | + 12.9% |
| May-2025 | 612 | 489 | + 25.2% |
| Jun-2025 | 887 | 424 | + 109.2% |
| 12-Month Avg | 422 | 353 | + 19.5% |

Historical Pending Sales by Month

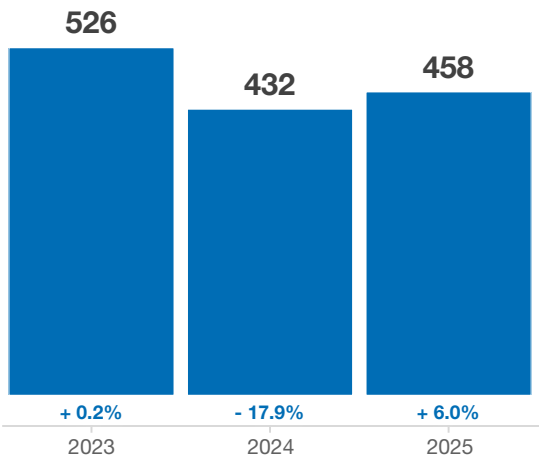


Closed Sales

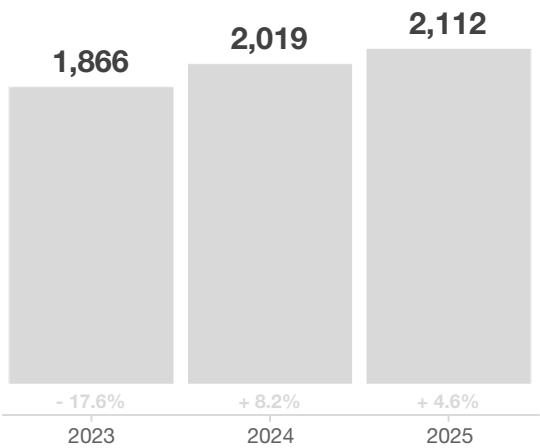
A count of the actual sales that closed in a given month.



June

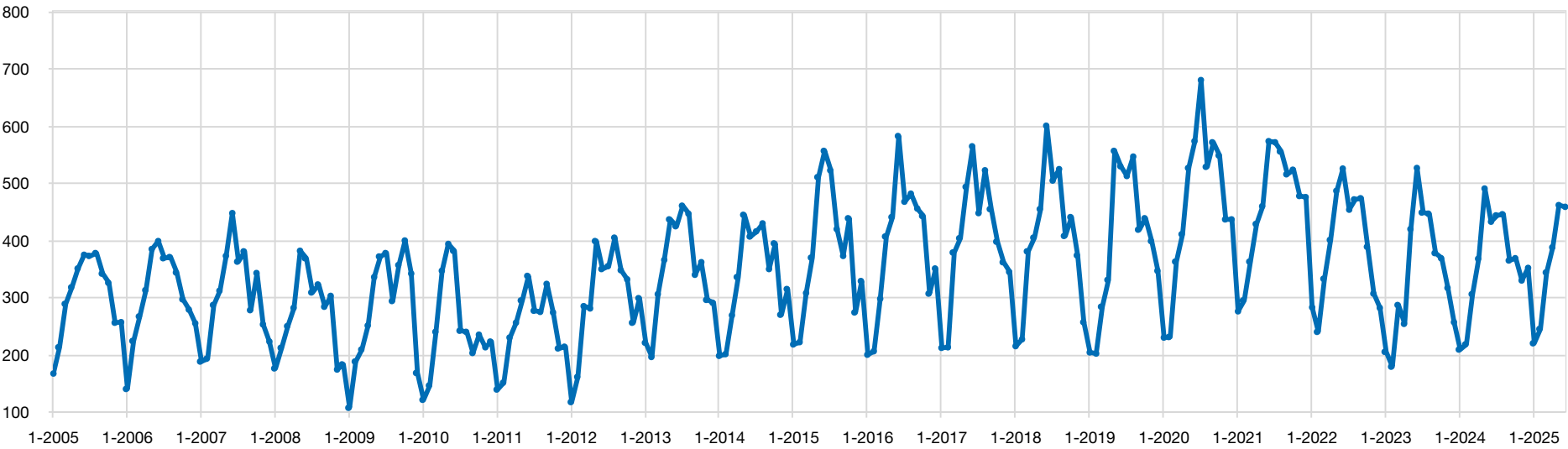


Year to Date



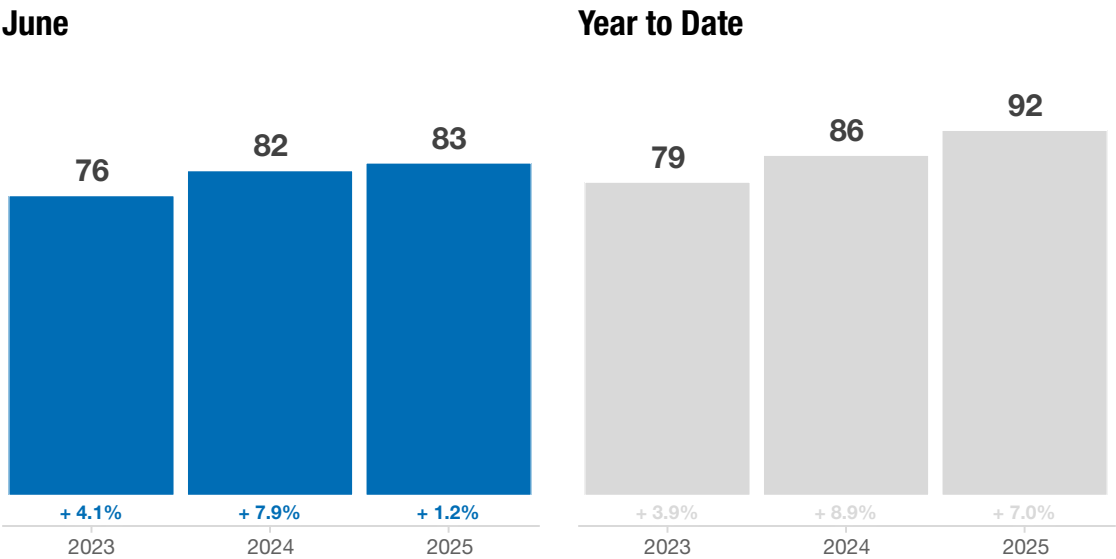
| Closed Sales | | Prior Year | Year-Over-Year Change |
|--------------|-----|------------|-----------------------|
| Jul-2024 | 443 | 448 | - 1.1% |
| Aug-2024 | 445 | 446 | - 0.2% |
| Sep-2024 | 364 | 377 | - 3.4% |
| Oct-2024 | 368 | 368 | 0.0% |
| Nov-2024 | 329 | 316 | + 4.1% |
| Dec-2024 | 351 | 256 | + 37.1% |
| Jan-2025 | 219 | 208 | + 5.3% |
| Feb-2025 | 244 | 217 | + 12.4% |
| Mar-2025 | 343 | 305 | + 12.5% |
| Apr-2025 | 387 | 367 | + 5.4% |
| May-2025 | 461 | 490 | - 5.9% |
| Jun-2025 | 458 | 432 | + 6.0% |
| 12-Month Avg | 368 | 353 | + 4.2% |

Historical Closed Sales by Month



Days on Market Until Sale

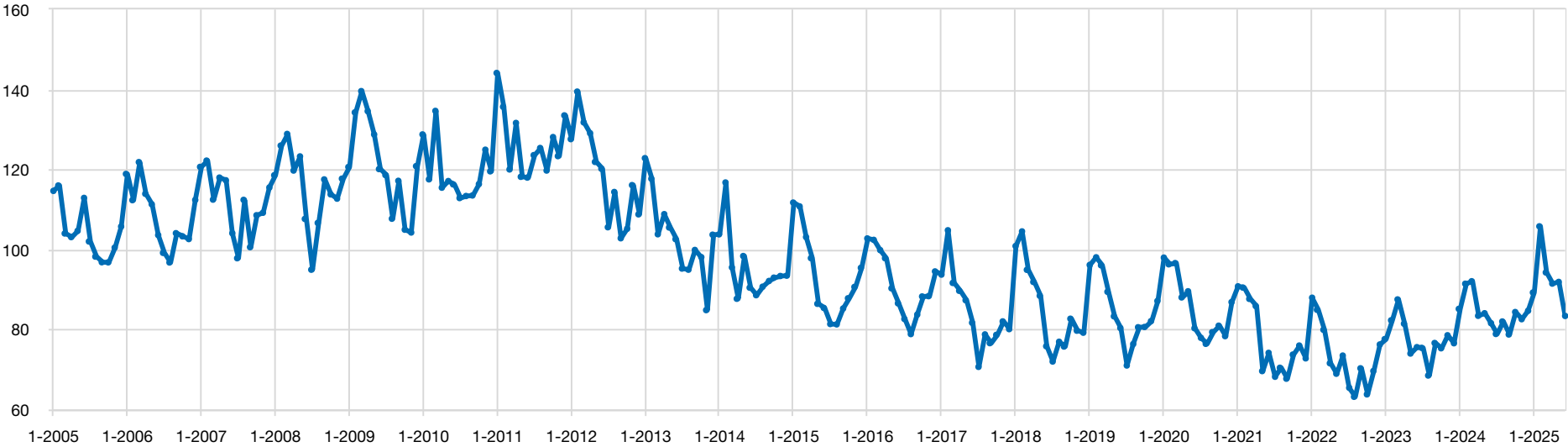
Average number of days between when a property is listed and when an offer is accepted in a given month.



| Days on Market | | Prior Year | Year-Over-Year Change |
|----------------|-----|------------|-----------------------|
| Jul-2024 | 79 | 75 | + 5.3% |
| Aug-2024 | 82 | 69 | + 18.8% |
| Sep-2024 | 79 | 77 | + 2.6% |
| Oct-2024 | 84 | 75 | + 12.0% |
| Nov-2024 | 83 | 79 | + 5.1% |
| Dec-2024 | 85 | 77 | + 10.4% |
| Jan-2025 | 89 | 85 | + 4.7% |
| Feb-2025 | 106 | 91 | + 16.5% |
| Mar-2025 | 94 | 92 | + 2.2% |
| Apr-2025 | 91 | 83 | + 9.6% |
| May-2025 | 92 | 84 | + 9.5% |
| Jun-2025 | 83 | 82 | + 1.2% |
| 12-Month Avg* | 87 | 80 | + 8.2% |

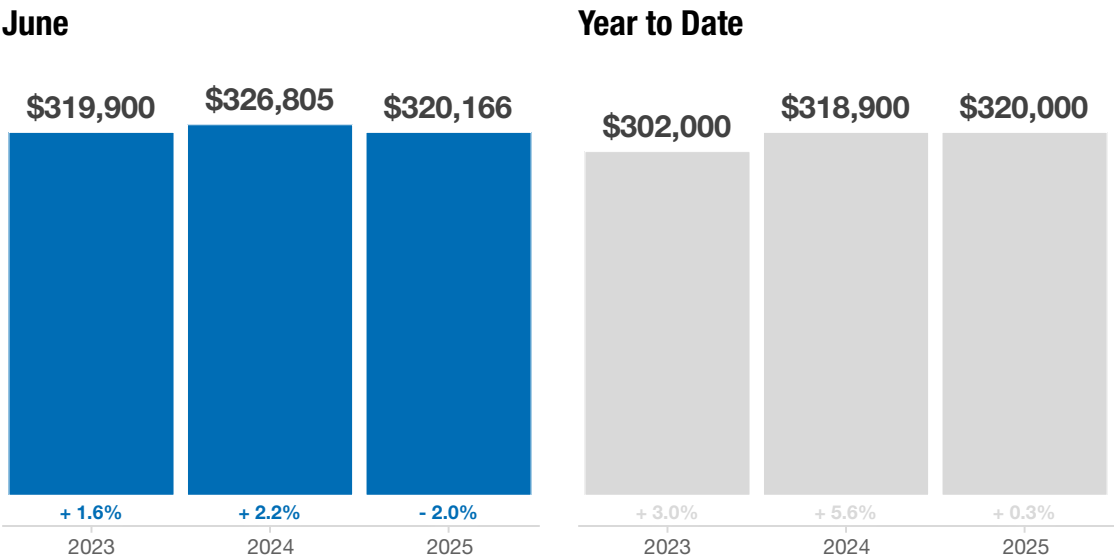
* Days on Market for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

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.



| | Median Sales Price | Prior Year | Year-Over-Year Change |
|---------------|--------------------|------------|-----------------------|
| Jul-2024 | \$330,000 | \$325,000 | + 1.5% |
| Aug-2024 | \$320,000 | \$313,600 | + 2.0% |
| Sep-2024 | \$314,900 | \$303,125 | + 3.9% |
| Oct-2024 | \$335,000 | \$305,000 | + 9.8% |
| Nov-2024 | \$315,000 | \$309,950 | + 1.6% |
| Dec-2024 | \$305,000 | \$295,888 | + 3.1% |
| Jan-2025 | \$309,000 | \$310,000 | - 0.3% |
| Feb-2025 | \$324,950 | \$295,000 | + 10.2% |
| Mar-2025 | \$315,000 | \$310,000 | + 1.6% |
| Apr-2025 | \$315,000 | \$312,000 | + 1.0% |
| May-2025 | \$330,000 | \$330,000 | 0.0% |
| Jun-2025 | \$320,166 | \$326,805 | - 2.0% |
| 12-Month Avg* | \$320,000 | \$315,000 | + 1.6% |

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

Historical Median Sales Price by Month

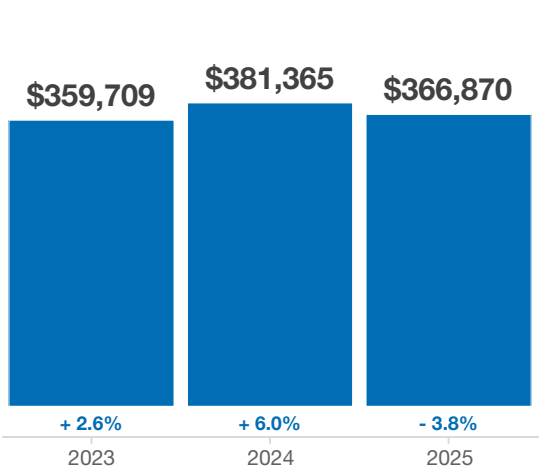


Average Sales Price

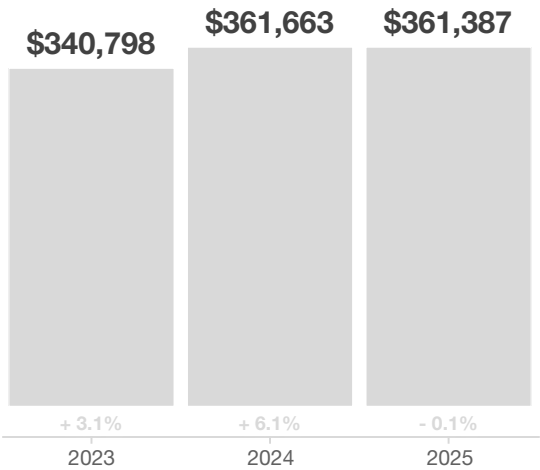
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



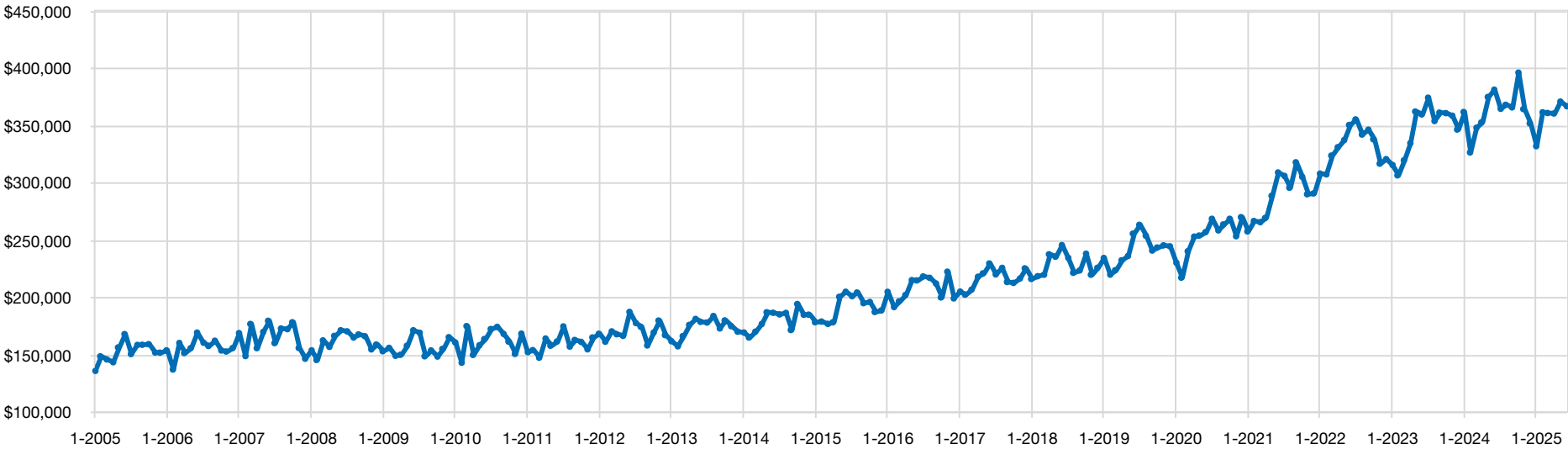
Year to Date



| Avg. Sales Price | | Prior Year | Year-Over-Year Change |
|------------------|-----------|------------|-----------------------|
| Jul-2024 | \$364,628 | \$374,323 | - 2.6% |
| Aug-2024 | \$368,152 | \$353,969 | + 4.0% |
| Sep-2024 | \$365,852 | \$361,293 | + 1.3% |
| Oct-2024 | \$396,248 | \$360,826 | + 9.8% |
| Nov-2024 | \$364,383 | \$358,555 | + 1.6% |
| Dec-2024 | \$351,862 | \$346,474 | + 1.6% |
| Jan-2025 | \$331,944 | \$361,795 | - 8.3% |
| Feb-2025 | \$361,561 | \$326,459 | + 10.8% |
| Mar-2025 | \$360,929 | \$348,085 | + 3.7% |
| Apr-2025 | \$360,512 | \$352,759 | + 2.2% |
| May-2025 | \$370,920 | \$374,947 | - 1.1% |
| Jun-2025 | \$366,870 | \$381,365 | - 3.8% |
| 12-Month Avg* | \$365,138 | \$360,935 | + 1.2% |

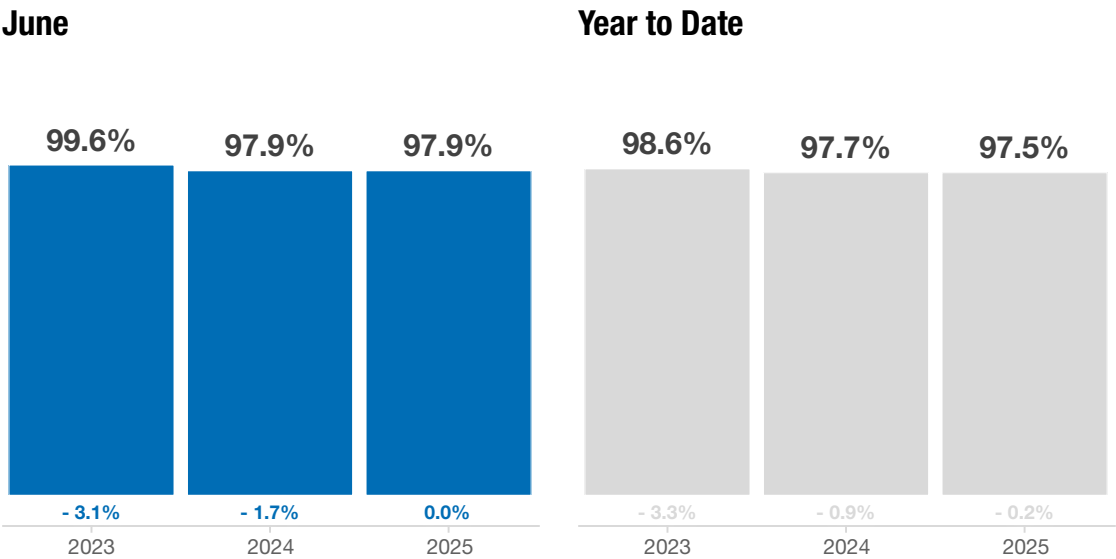
* Avg. Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of Original List Price Received

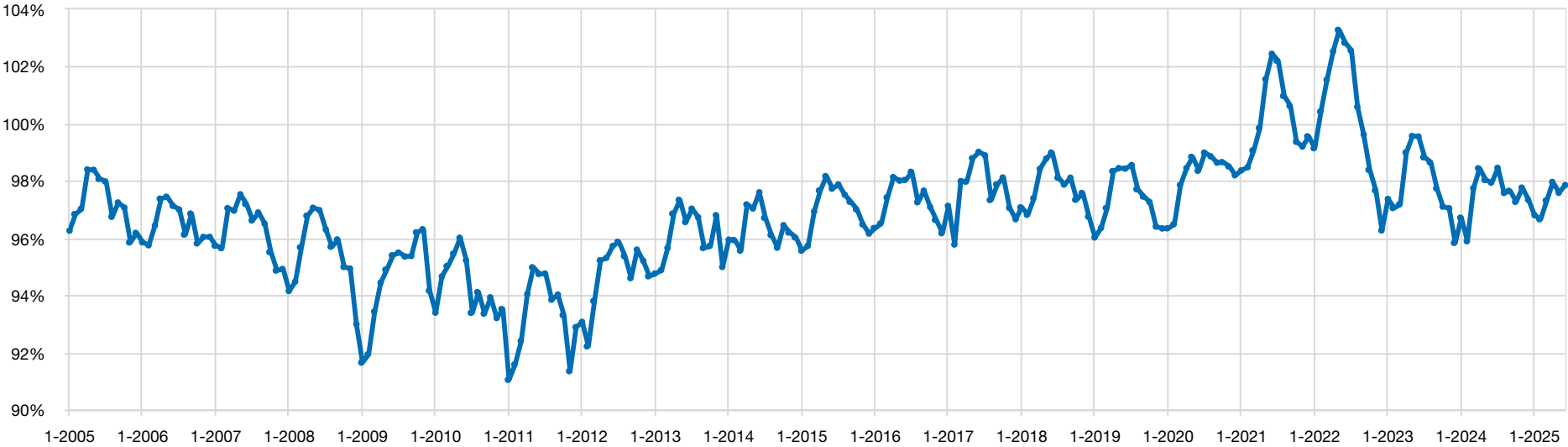
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



| | Pct. of Orig. Price Received | Prior Year | Year-Over-Year Change |
|---------------|------------------------------|------------|-----------------------|
| Jul-2024 | 98.5% | 98.8% | - 0.3% |
| Aug-2024 | 97.6% | 98.7% | - 1.1% |
| Sep-2024 | 97.7% | 97.7% | 0.0% |
| Oct-2024 | 97.3% | 97.1% | + 0.2% |
| Nov-2024 | 97.8% | 97.0% | + 0.8% |
| Dec-2024 | 97.3% | 95.8% | + 1.6% |
| Jan-2025 | 96.8% | 96.7% | + 0.1% |
| Feb-2025 | 96.7% | 95.9% | + 0.8% |
| Mar-2025 | 97.3% | 97.7% | - 0.4% |
| Apr-2025 | 98.0% | 98.4% | - 0.4% |
| May-2025 | 97.6% | 98.0% | - 0.4% |
| Jun-2025 | 97.9% | 97.9% | 0.0% |
| 12-Month Avg* | 97.6% | 97.7% | - 0.1% |

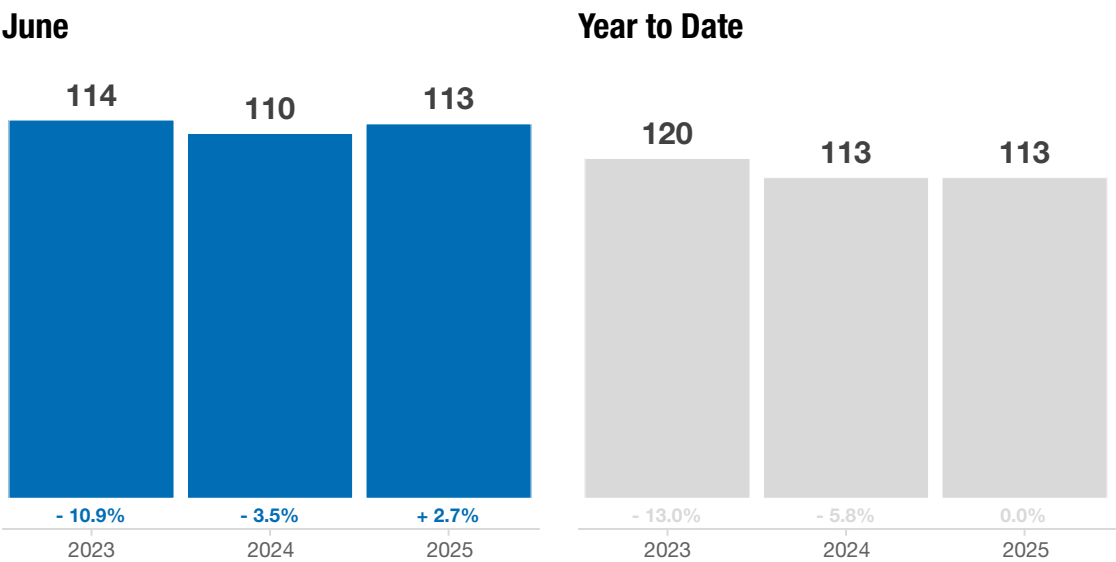
* Pct. of Orig. Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Percent of Original 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.



| Affordability Index | | Prior Year | Year-Over-Year Change | |
|---------------------|-----|------------|-----------------------|------|
| Jul-2024 | 110 | 111 | - 0.9% | |
| Aug-2024 | 117 | 111 | + 5.4% | |
| Sep-2024 | 122 | 114 | + 7.0% | |
| Oct-2024 | 110 | 109 | + 0.9% | |
| Nov-2024 | 115 | 112 | + 2.7% | |
| Dec-2024 | 118 | 124 | - 4.8% | |
| Jan-2025 | 115 | 118 | - 2.5% | |
| Feb-2025 | 111 | 121 | - 8.3% | |
| Mar-2025 | 116 | 117 | - 0.9% | |
| Apr-2025 | 115 | 112 | + 2.7% | |
| May-2025 | 109 | 107 | + 1.9% | |
| Jun-2025 | 113 | 110 | + 2.7% | |
| 12-Month Avg | | 114 | 114 | 0.0% |

Historical Housing Affordability Index by Month

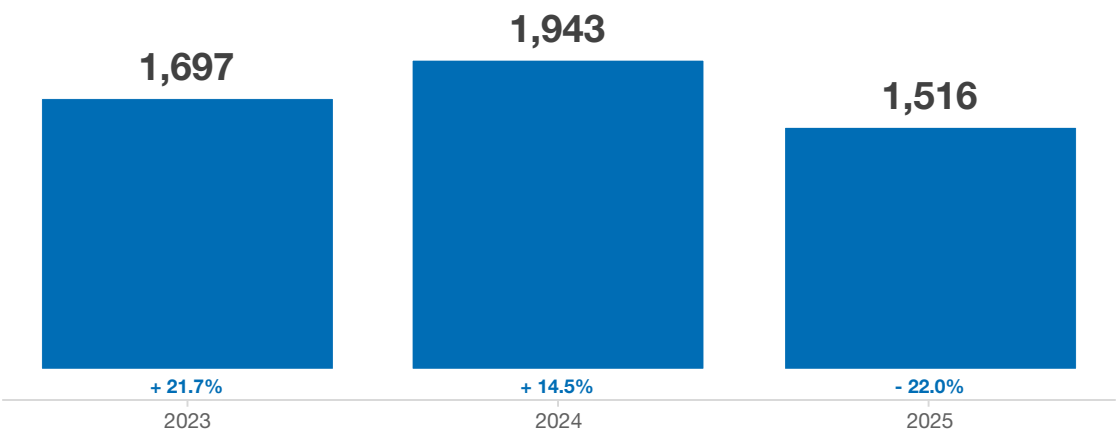


Inventory of Homes for Sale

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

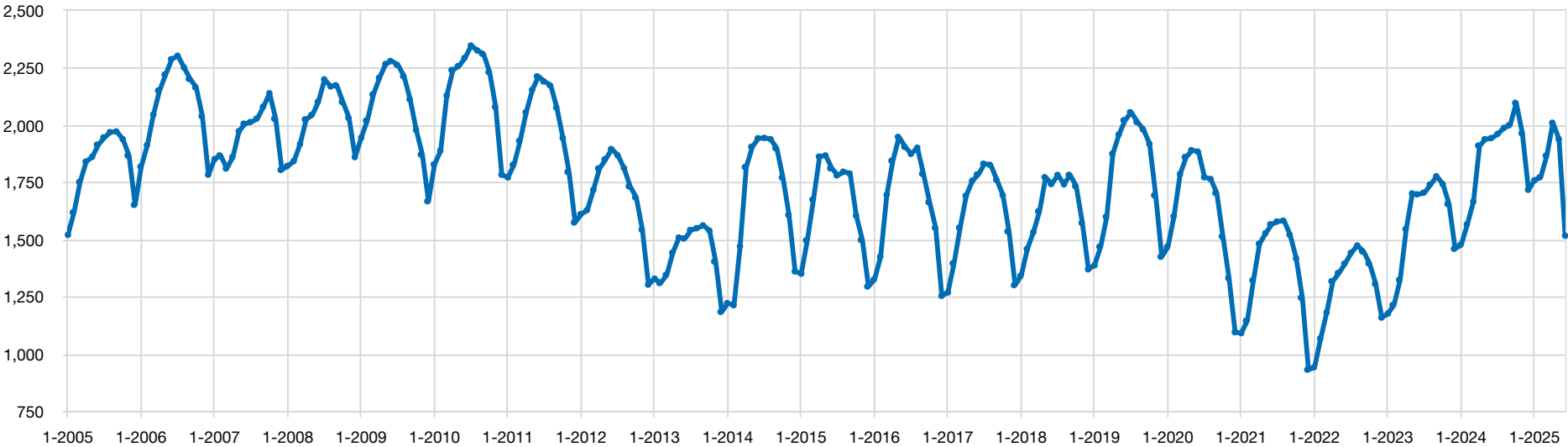


June



| Homes for Sale | Prior Year | Year-Over-Year Change |
|----------------|------------|-----------------------|
| Jul-2024 | 1,961 | 1,704 + 15.1% |
| Aug-2024 | 1,988 | 1,740 + 14.3% |
| Sep-2024 | 1,999 | 1,776 + 12.6% |
| Oct-2024 | 2,097 | 1,742 + 20.4% |
| Nov-2024 | 1,964 | 1,655 + 18.7% |
| Dec-2024 | 1,717 | 1,459 + 17.7% |
| Jan-2025 | 1,759 | 1,476 + 19.2% |
| Feb-2025 | 1,771 | 1,566 + 13.1% |
| Mar-2025 | 1,866 | 1,665 + 12.1% |
| Apr-2025 | 2,010 | 1,910 + 5.2% |
| May-2025 | 1,939 | 1,938 + 0.1% |
| Jun-2025 | 1,516 | 1,943 - 22.0% |
| 12-Month Avg | 1,882 | 1,715 + 9.7% |

Historical Inventory of Homes for Sale by Month

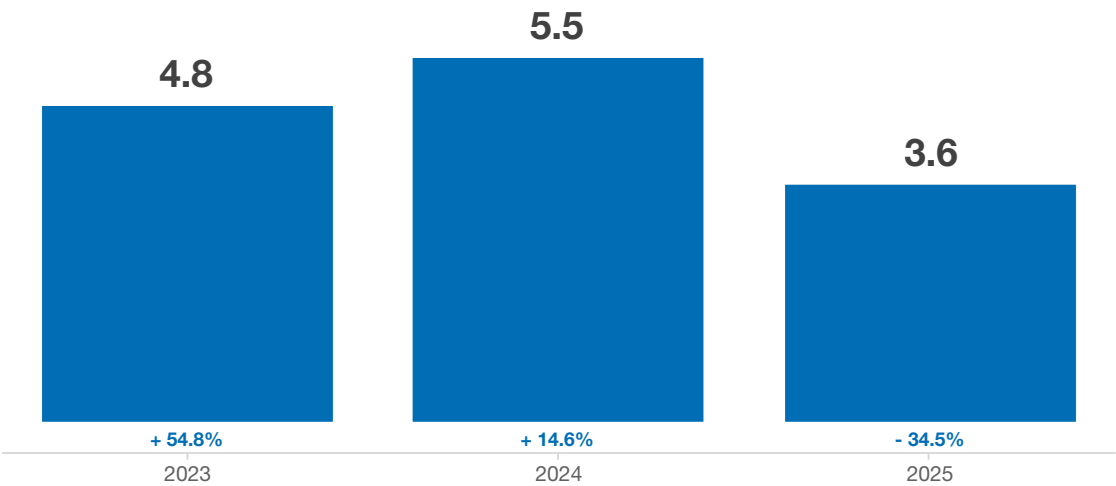


Months Supply of Inventory

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.



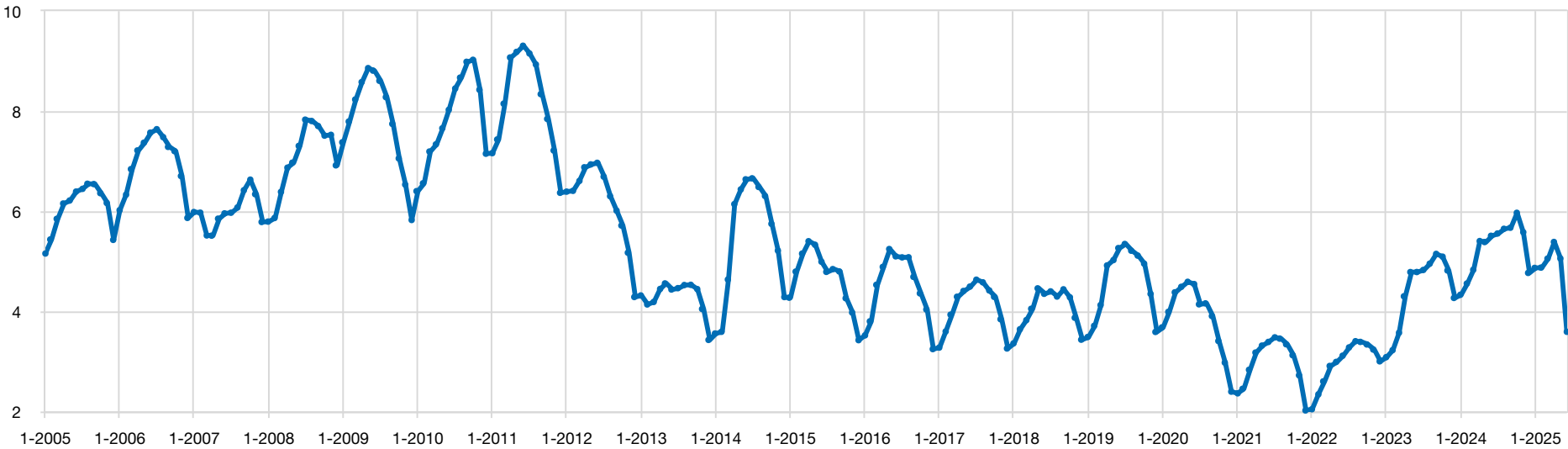
June



| Months Supply | | Prior Year | Year-Over-Year Change |
|---------------|-----|------------|-----------------------|
| Jul-2024 | 5.6 | 4.8 | + 16.7% |
| Aug-2024 | 5.7 | 5.0 | + 14.0% |
| Sep-2024 | 5.7 | 5.1 | + 11.8% |
| Oct-2024 | 6.0 | 5.1 | + 17.6% |
| Nov-2024 | 5.6 | 4.8 | + 16.7% |
| Dec-2024 | 4.8 | 4.3 | + 11.6% |
| Jan-2025 | 4.9 | 4.3 | + 14.0% |
| Feb-2025 | 4.9 | 4.6 | + 6.5% |
| Mar-2025 | 5.1 | 4.8 | + 6.3% |
| Apr-2025 | 5.4 | 5.4 | 0.0% |
| May-2025 | 5.1 | 5.4 | - 5.6% |
| Jun-2025 | 3.6 | 5.5 | - 34.5% |
| 12-Month Avg* | 5.2 | 4.9 | + 4.9% |

* Months Supply for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

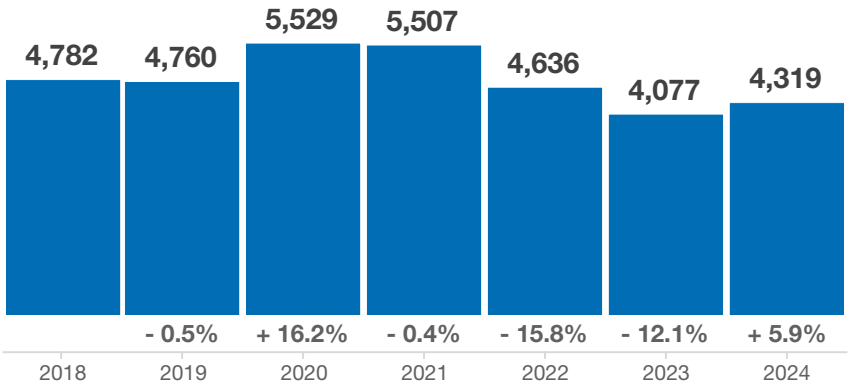


Annual Review

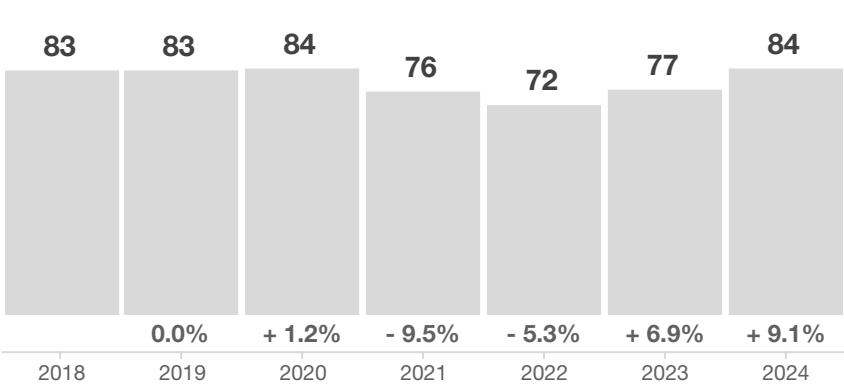
Historical look at key market metrics for the overall region.



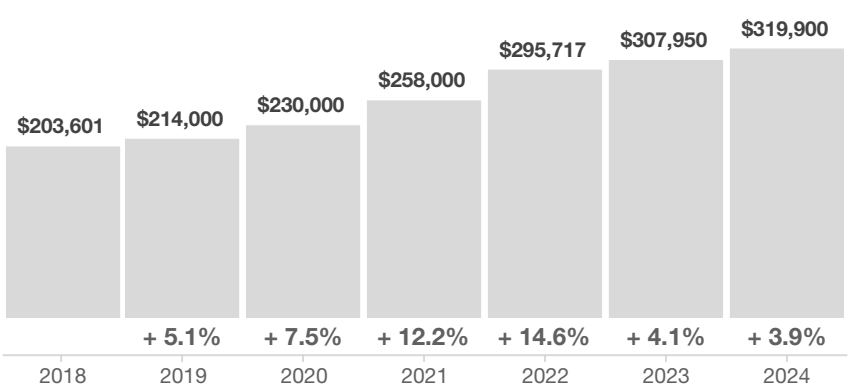
Closed Sales



Days on Market



Median Sales Price



Pct. of Orig. Price Received

