

Monthly Indicators



August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings decreased 9.3 percent to 675. Pending Sales increased 67.3 percent to 738. Inventory decreased 17.8 percent to 1,638.

Median Sales Price increased 7.8 percent from \$320,000 to \$344,900. Days on Market increased 9.8 percent to 90. Months Supply of Inventory decreased 29.8 percent to 4.0.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Quick Facts

- 16.0%	+ 7.8%	- 17.8%
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.



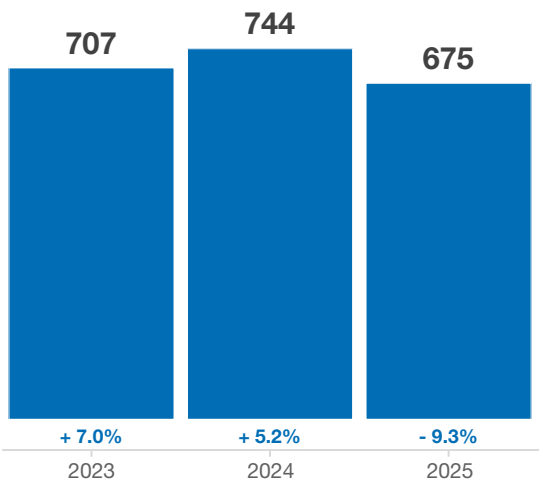
Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		744	675	- 9.3%	5,269	5,582	+ 5.9%
Pending Sales		441	738	+ 67.3%	2,880	3,515	+ 22.0%
Closed Sales		445	374	- 16.0%	2,907	2,978	+ 2.4%
Days on Market Until Sale		82	90	+ 9.8%	84	90	+ 7.1%
Median Sales Price		\$320,000	\$344,900	+ 7.8%	\$320,000	\$325,000	+ 1.6%
Average Sales Price		\$368,152	\$387,846	+ 5.3%	\$363,108	\$367,641	+ 1.2%
Pct. of Orig. Price Received		97.6%	96.2%	- 1.4%	97.8%	97.3%	- 0.5%
Housing Affordability Index		117	107	- 8.5%	117	113	- 3.4%
Inventory of Homes for Sale		1,992	1,638	- 17.8%	—	—	—
Months Supply of Inventory		5.7	4.0	- 29.8%	—	—	—

New Listings

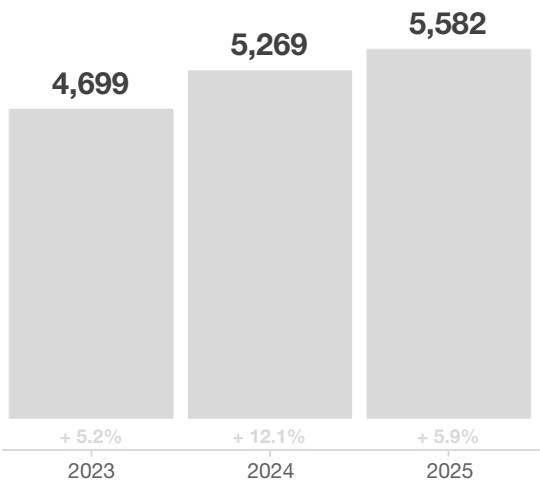
A count of the properties that have been newly listed on the market in a given month.



August

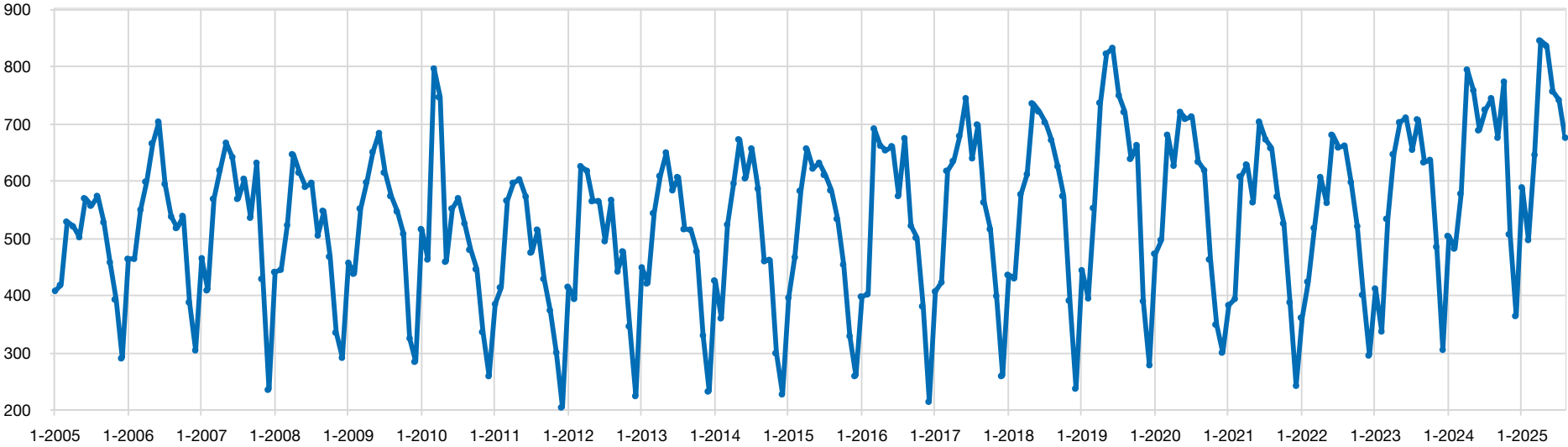


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Sep-2024	675	632	+ 6.8%
Oct-2024	773	636	+ 21.5%
Nov-2024	506	484	+ 4.5%
Dec-2024	363	304	+ 19.4%
Jan-2025	588	503	+ 16.9%
Feb-2025	496	481	+ 3.1%
Mar-2025	645	577	+ 11.8%
Apr-2025	845	794	+ 6.4%
May-2025	836	758	+ 10.3%
Jun-2025	756	688	+ 9.9%
Jul-2025	741	724	+ 2.3%
Aug-2025	675	744	- 9.3%
12-Month Avg	658	610	+ 7.9%

Historical New Listings by Month

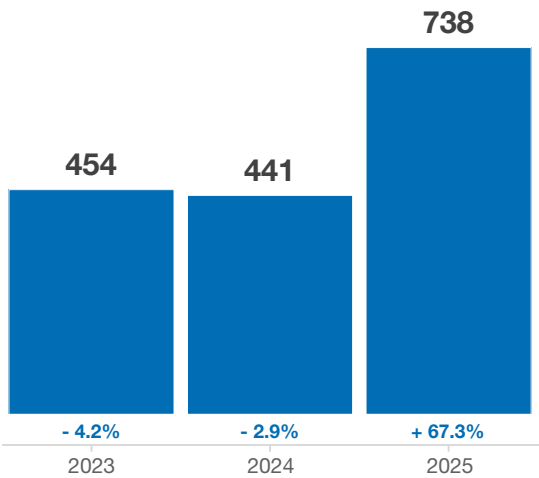


Pending Sales

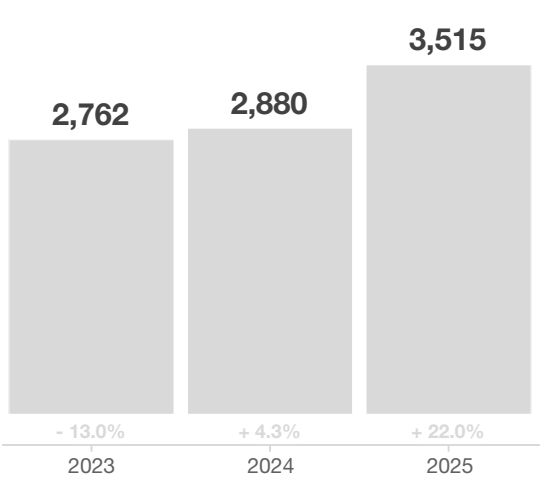
A count of the properties on which offers have been accepted in a given month.



August

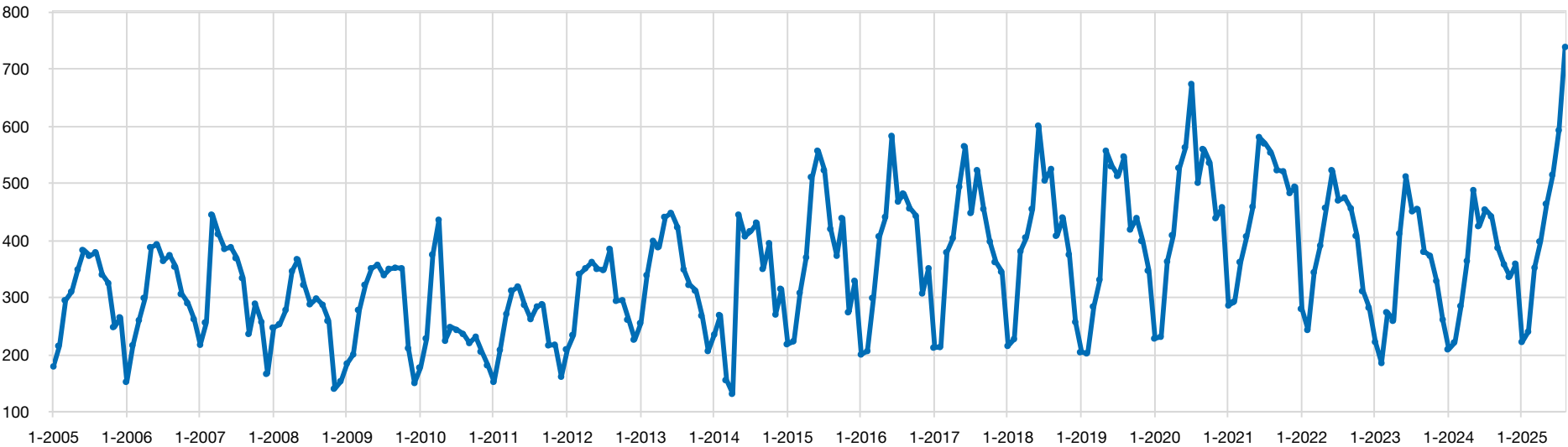


Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
Sep-2024	386	379 + 1.8%
Oct-2024	357	372 - 4.0%
Nov-2024	335	328 + 2.1%
Dec-2024	358	260 + 37.7%
Jan-2025	221	208 + 6.3%
Feb-2025	239	220 + 8.6%
Mar-2025	351	284 + 23.6%
Apr-2025	397	363 + 9.4%
May-2025	463	487 - 4.9%
Jun-2025	514	424 + 21.2%
Jul-2025	592	453 + 30.7%
Aug-2025	738	441 + 67.3%
12-Month Avg	413	352 + 17.3%

Historical Pending Sales by Month

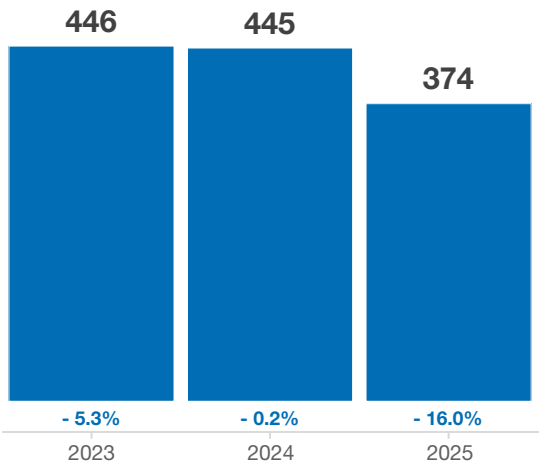


Closed Sales

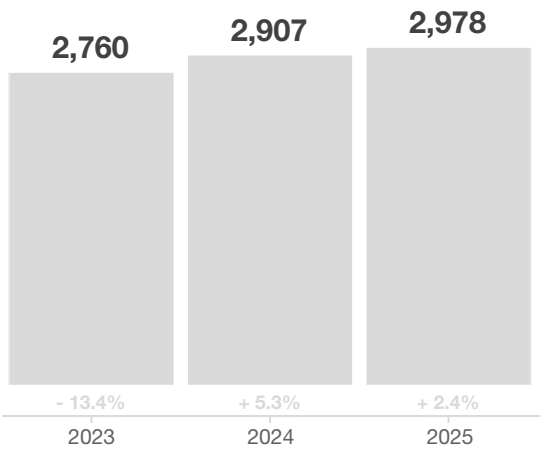
A count of the actual sales that closed in a given month.



August

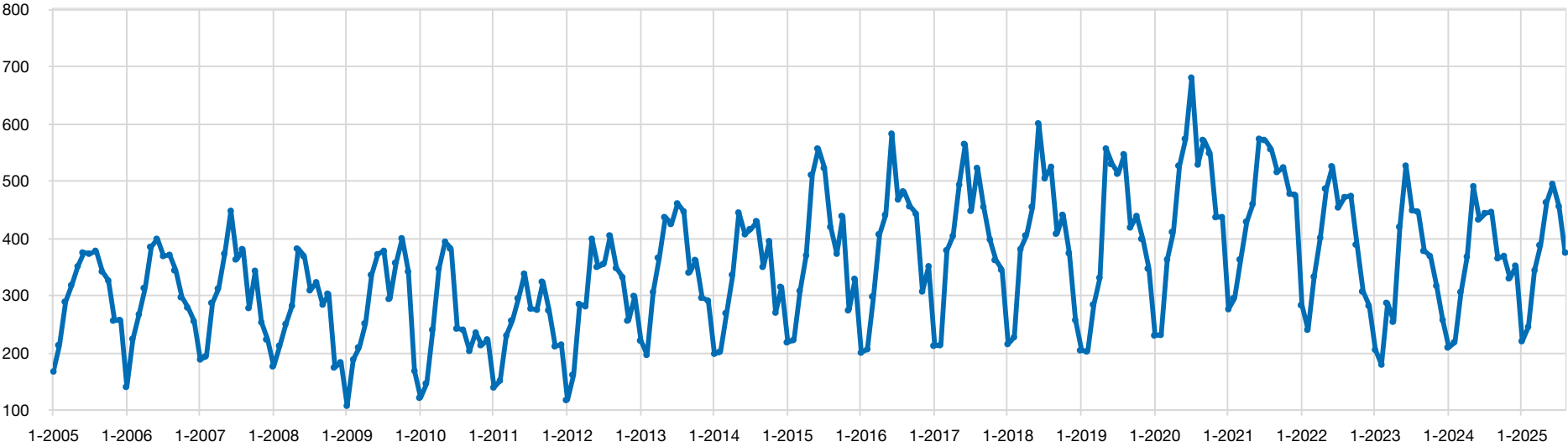


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
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	462	490	- 5.7%
Jun-2025	494	432	+ 14.4%
Jul-2025	455	443	+ 2.7%
Aug-2025	374	445	- 16.0%
12-Month Avg	366	352	+ 4.0%

Historical Closed Sales by Month

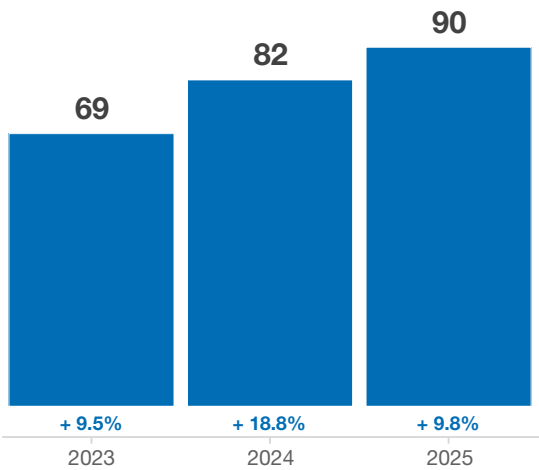


Days on Market Until Sale

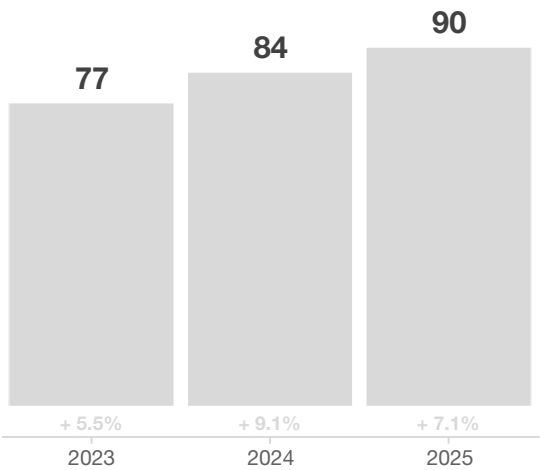
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



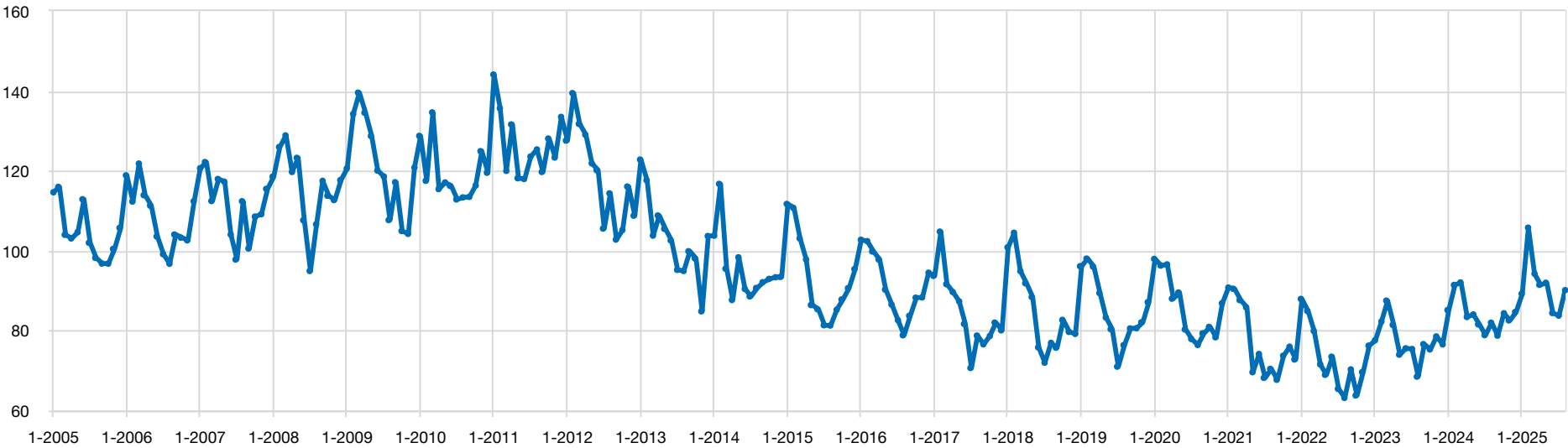
Year to Date



Days on Market		Prior Year	Year-Over-Year Change
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	84	82	+ 2.4%
Jul-2025	84	79	+ 6.3%
Aug-2025	90	82	+ 9.8%
12-Month Avg*	88	82	+ 7.5%

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

Historical Days on Market Until Sale by Month

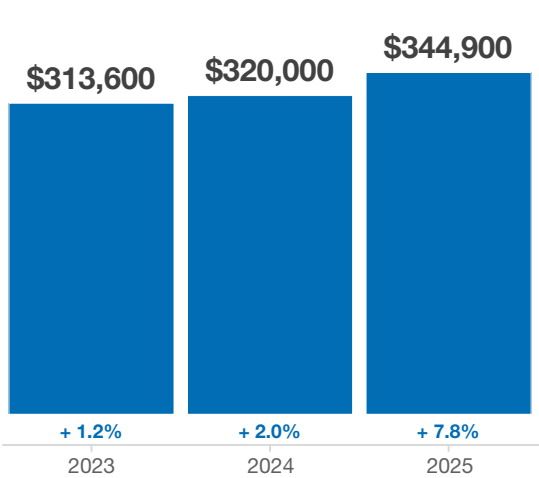


Median Sales Price

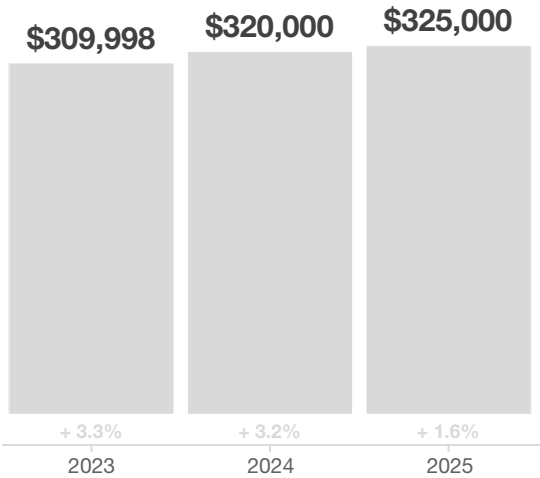
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



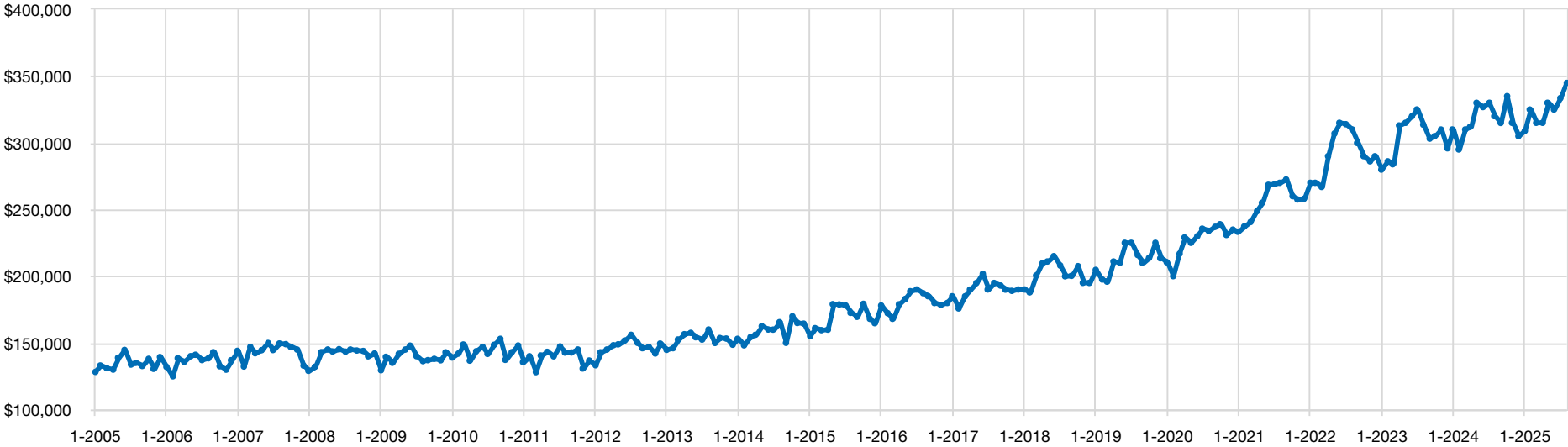
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$324,950	\$326,805	- 0.6%
Jul-2025	\$333,500	\$330,000	+ 1.1%
Aug-2025	\$344,900	\$320,000	+ 7.8%
12-Month Avg*	\$322,500	\$315,000	+ 2.4%

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

Historical Median Sales Price by Month

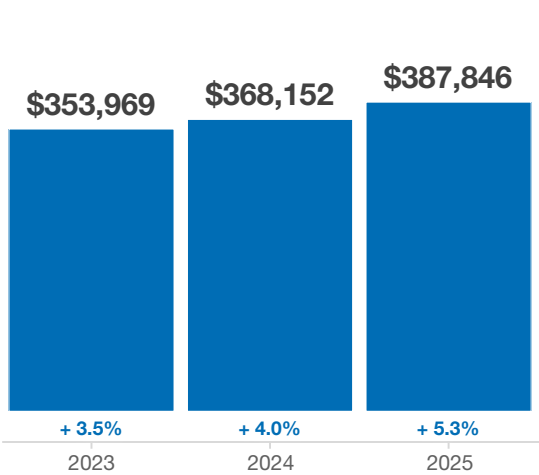


Average Sales Price

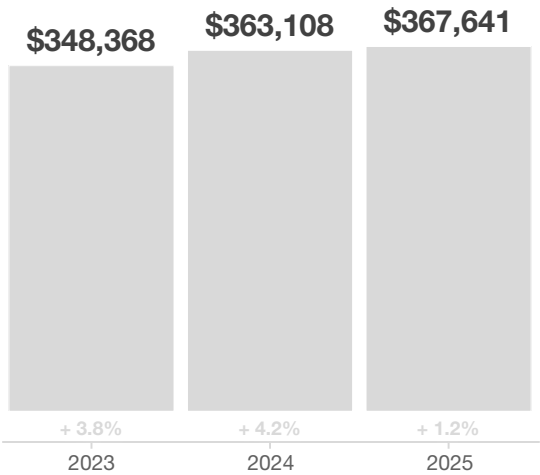
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



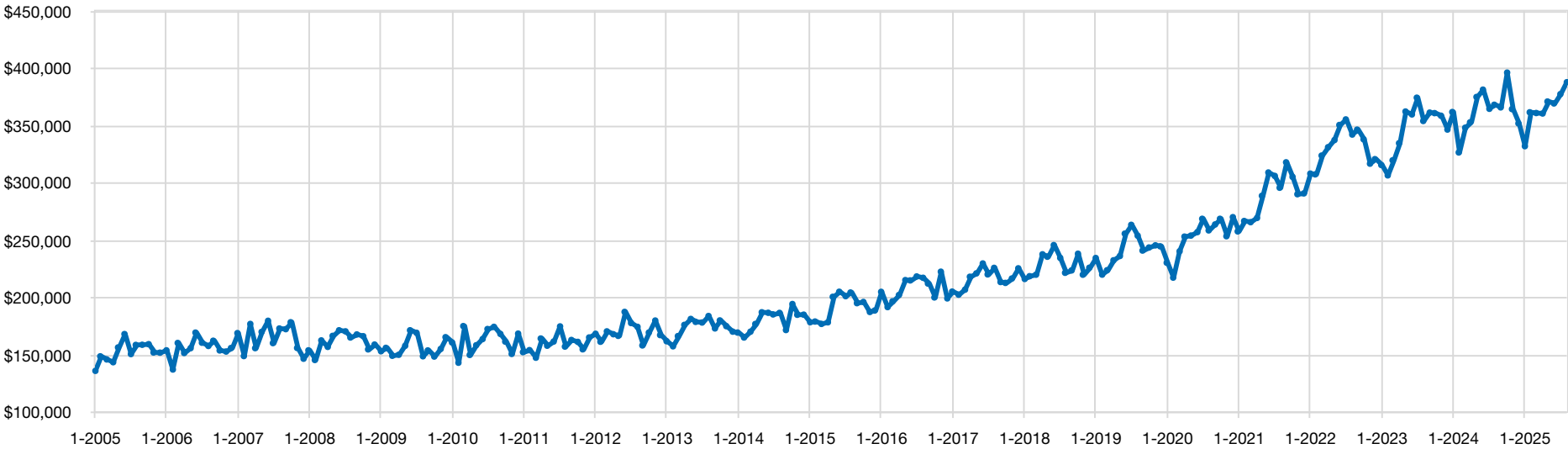
Year to Date



Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$370,972	\$374,947 - 1.1%
Jun-2025	\$369,296	\$381,365 - 3.2%
Jul-2025	\$377,445	\$364,628 + 3.5%
Aug-2025	\$387,846	\$368,152 + 5.3%
12-Month Avg*	\$368,386	\$361,399 + 1.9%

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

Historical Average Sales Price by Month



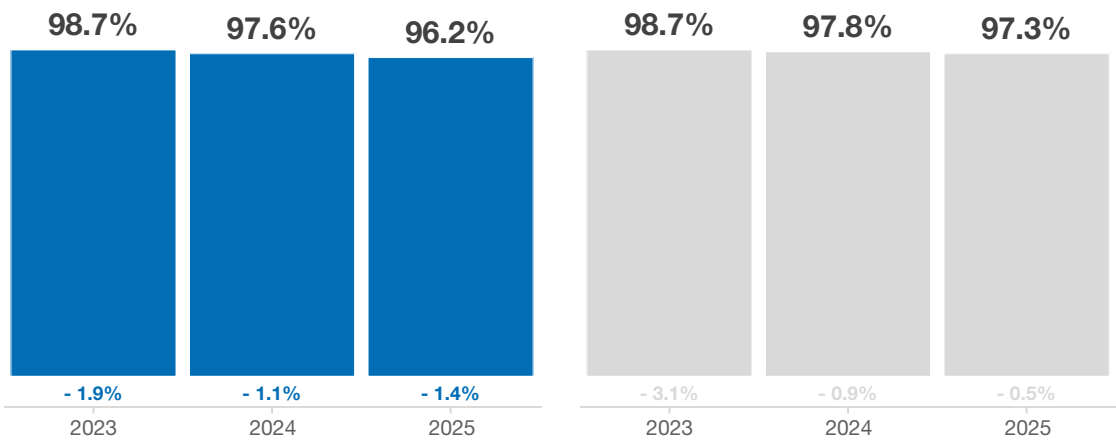
Percent of Original List Price Received

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.



August

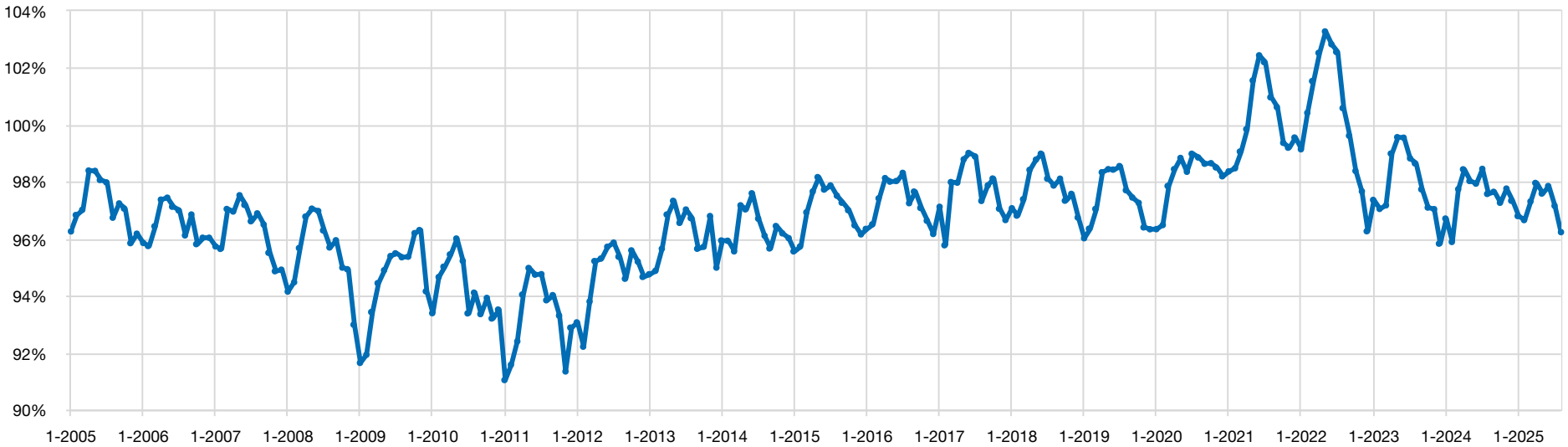
Year to Date



	Pct. of Orig. Price Received	Prior Year	Year-Over-Year Change
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%
Jul-2025	97.2%	98.5%	- 1.3%
Aug-2025	96.2%	97.6%	- 1.4%
12-Month Avg*	97.4%	97.5%	- 0.2%

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

Historical Percent of Original List Price Received by Month

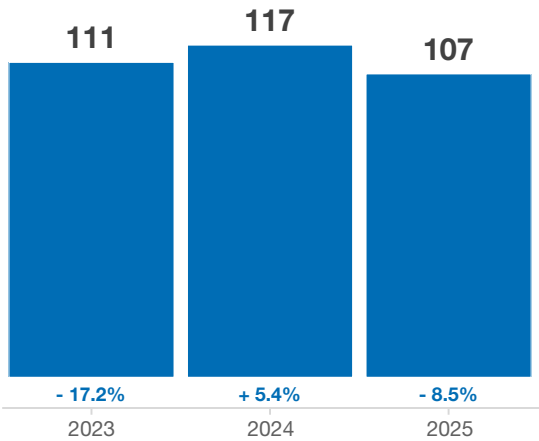


Housing Affordability Index

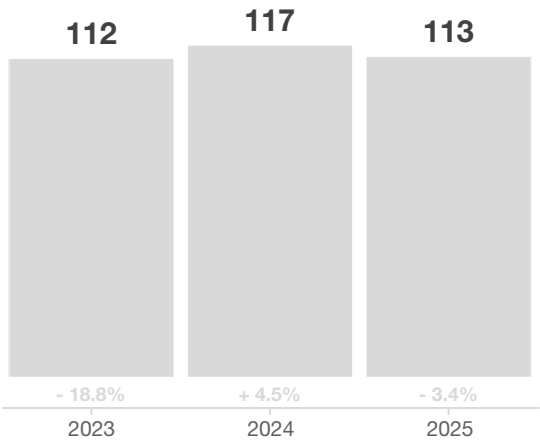
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August

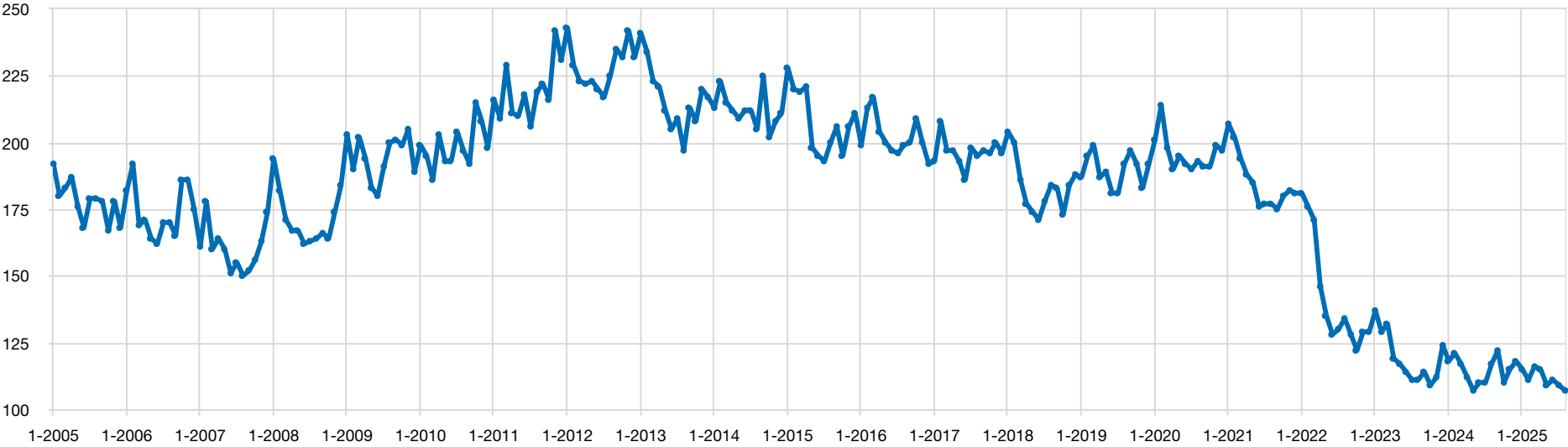


Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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	111	110	+ 0.9%
Jul-2025	109	110	- 0.9%
Aug-2025	107	117	- 8.5%
12-Month Avg	113	114	- 0.9%

Historical Housing Affordability Index by Month

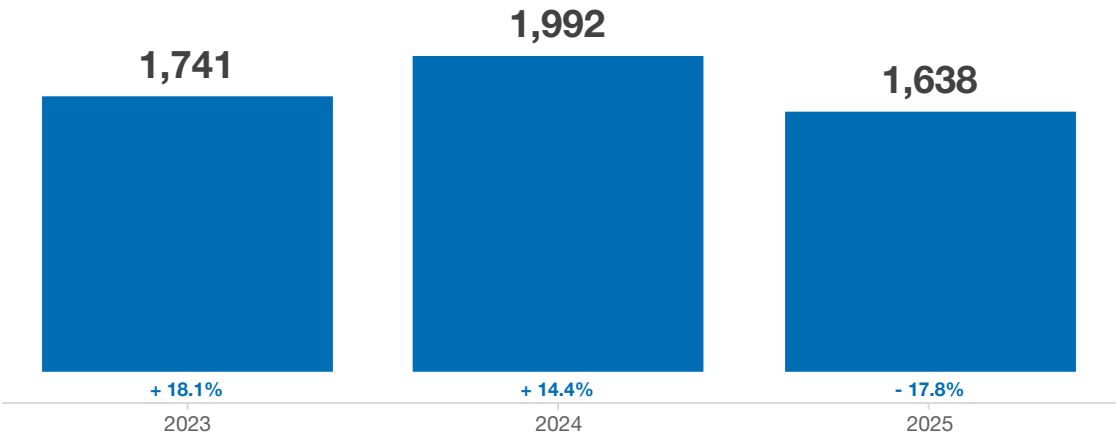


Inventory of Homes for Sale

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

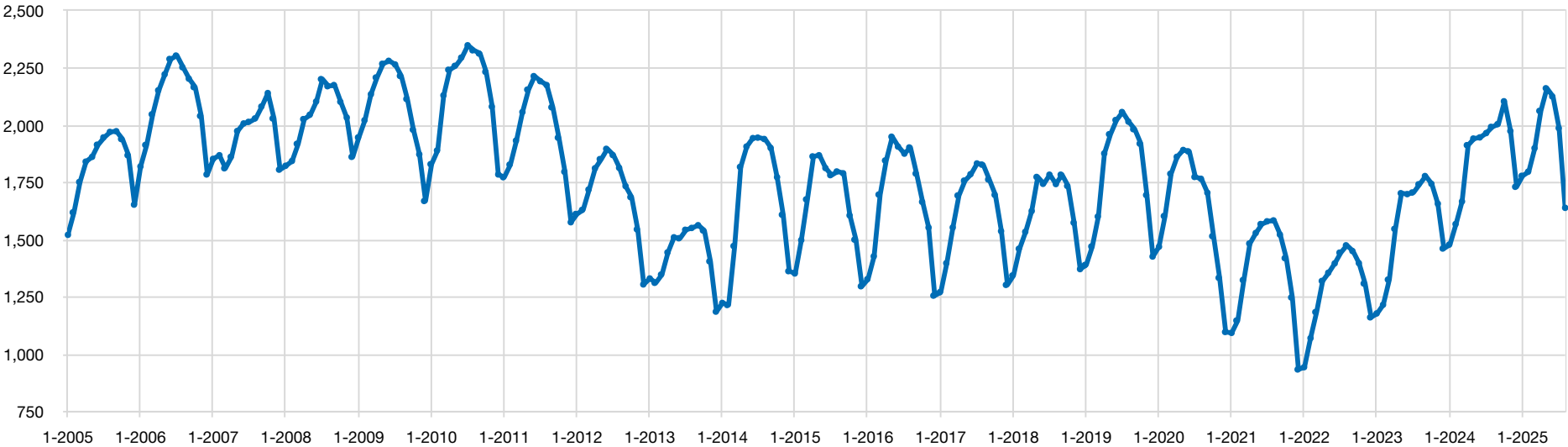


August



Homes for Sale	Prior Year	Year-Over-Year Change
Sep-2024	2,004	1,777 + 12.8%
Oct-2024	2,104	1,743 + 20.7%
Nov-2024	1,974	1,656 + 19.2%
Dec-2024	1,730	1,460 + 18.5%
Jan-2025	1,778	1,477 + 20.4%
Feb-2025	1,796	1,567 + 14.6%
Mar-2025	1,899	1,666 + 14.0%
Apr-2025	2,062	1,912 + 7.8%
May-2025	2,161	1,941 + 11.3%
Jun-2025	2,125	1,946 + 9.2%
Jul-2025	1,987	1,965 + 1.1%
Aug-2025	1,638	1,992 - 17.8%
12-Month Avg	1,938	1,759 + 10.2%

Historical Inventory of Homes for Sale by Month

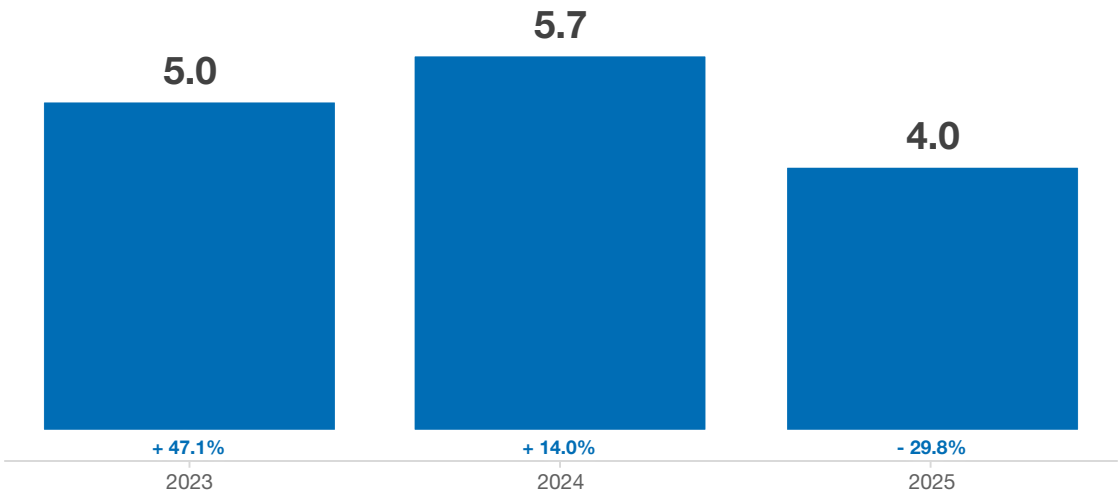


Months Supply of Inventory

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.



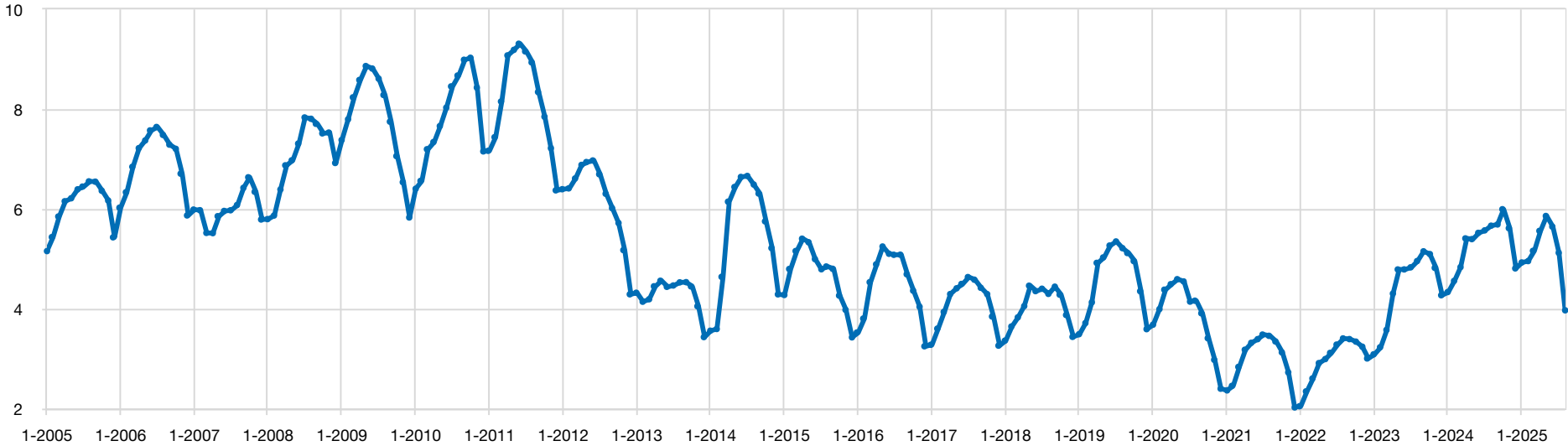
August



Months Supply		Prior Year	Year-Over-Year Change
Sep-2024	5.7	5.2	+ 9.6%
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	5.0	4.6	+ 8.7%
Mar-2025	5.2	4.8	+ 8.3%
Apr-2025	5.6	5.4	+ 3.7%
May-2025	5.9	5.4	+ 9.3%
Jun-2025	5.6	5.5	+ 1.8%
Jul-2025	5.1	5.6	- 8.9%
Aug-2025	4.0	5.7	- 29.8%
12-Month Avg*	5.3	5.1	+ 4.4%

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

Historical Months Supply of Inventory by Month

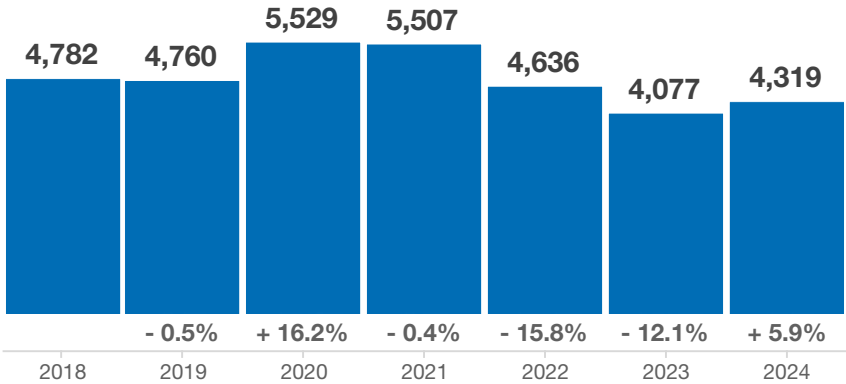


Annual Review

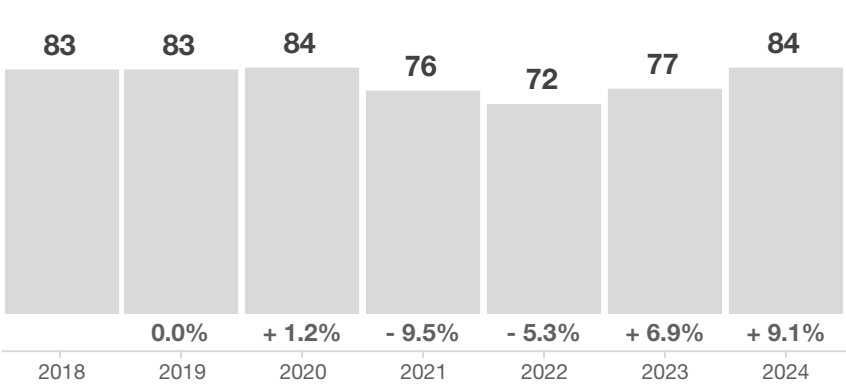
Historical look at key market metrics for the overall region.



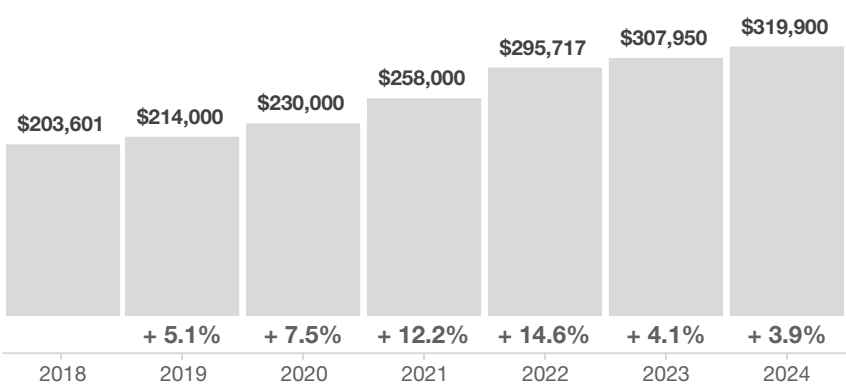
Closed Sales



Days on Market



Median Sales Price



Pct. of Orig. Price Received

