

# 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 17.7 percent to 636. Pending Sales increased 102.5 percent to 723. Inventory decreased 21.3 percent to 1,657.

Median Sales Price decreased 4.5 percent from \$335,000 to \$319,800. Days on Market increased 2.4 percent to 86. Months Supply of Inventory decreased 31.7 percent to 4.1.

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

+ 7.6%	- 4.5%	- 21.3%
Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale

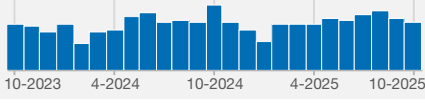
Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Pending statistics may be higher due to changes in reporting practices to comply with RESO standards.

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# Market Overview

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



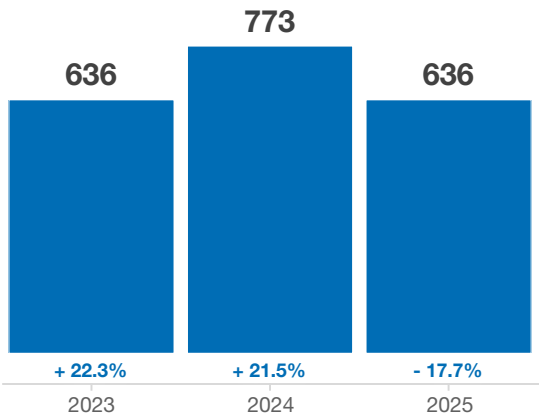
Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		773	636	- 17.7%	6,717	6,914	+ 2.9%
Pending Sales		357	723	+ 102.5%	3,623	4,195	+ 15.8%
Closed Sales		368	396	+ 7.6%	3,639	3,736	+ 2.7%
Days on Market Until Sale		84	86	+ 2.4%	83	90	+ 8.4%
Median Sales Price		\$335,000	\$319,800	- 4.5%	\$320,700	\$325,000	+ 1.3%
Average Sales Price		\$396,248	\$364,954	- 7.9%	\$366,734	\$367,891	+ 0.3%
Pct. of Orig. Price Received		97.3%	96.5%	- 0.8%	97.7%	97.1%	- 0.6%
Housing Affordability Index		110	119	+ 8.2%	115	117	+ 1.7%
Inventory of Homes for Sale		2,105	1,657	- 21.3%	—	—	—
Months Supply of Inventory		6.0	4.1	- 31.7%	—	—	—

# New Listings

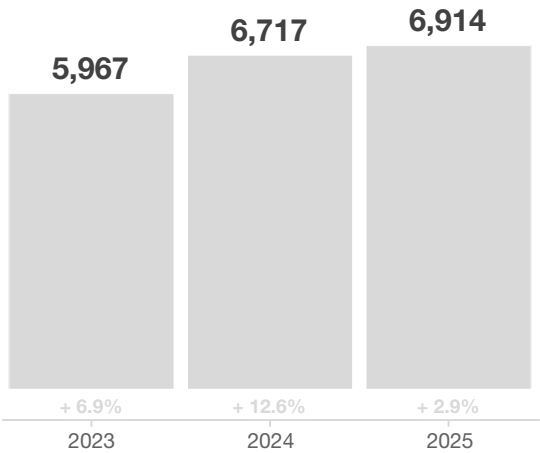
A count of the properties that have been newly listed on the market in a given month.



## October

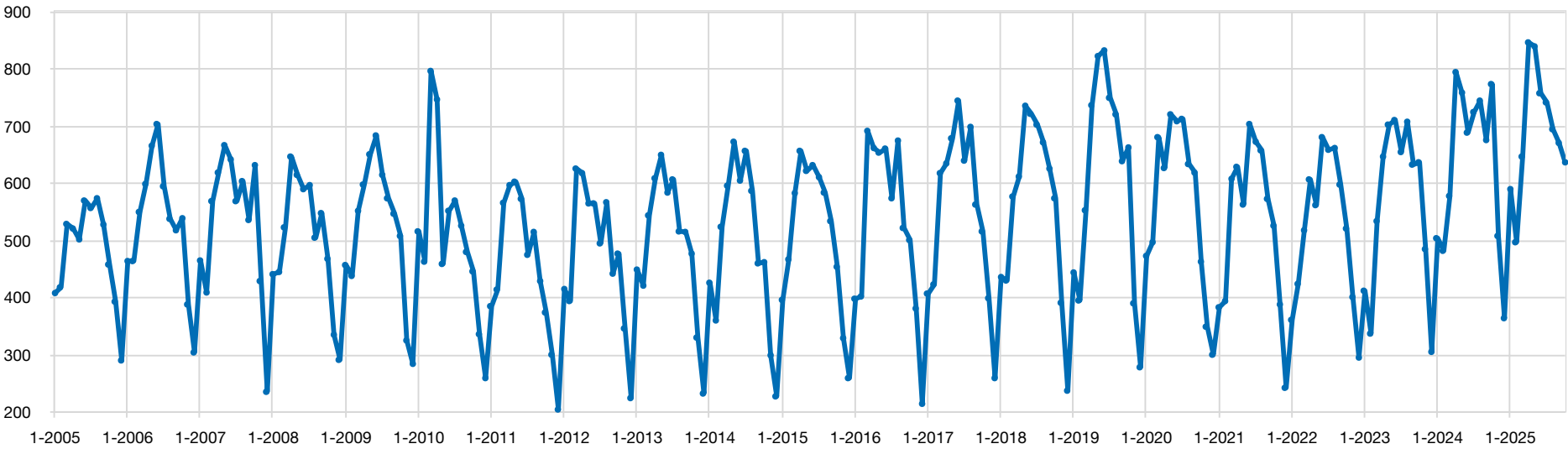


## Year to Date



New Listings		Prior Year	Year-Over-Year Change
Nov-2024	507	484	+ 4.8%
Dec-2024	363	304	+ 19.4%
Jan-2025	589	503	+ 17.1%
Feb-2025	496	481	+ 3.1%
Mar-2025	646	577	+ 12.0%
Apr-2025	846	794	+ 6.5%
May-2025	839	758	+ 10.7%
Jun-2025	757	688	+ 10.0%
Jul-2025	741	724	+ 2.3%
Aug-2025	694	744	- 6.7%
Sep-2025	670	675	- 0.7%
Oct-2025	636	773	- 17.7%
12-Month Avg	649	625	+ 3.8%

## Historical New Listings by Month



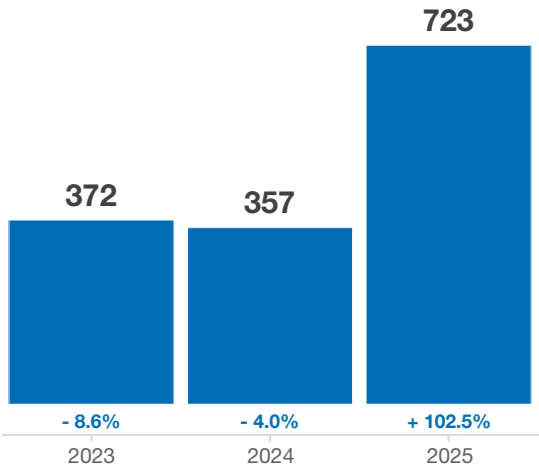
# Pending Sales

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

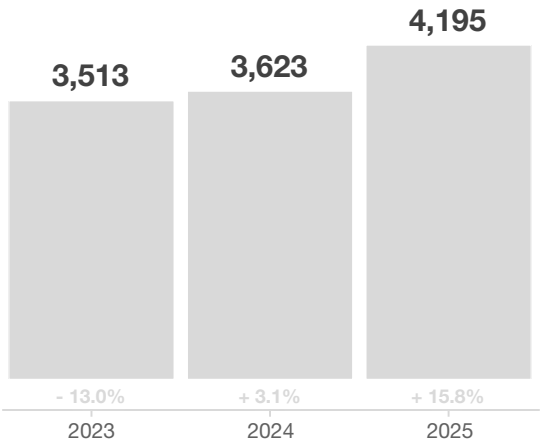


Pending statistics may be higher due to changes in reporting practices to comply with RESO standards.

## October

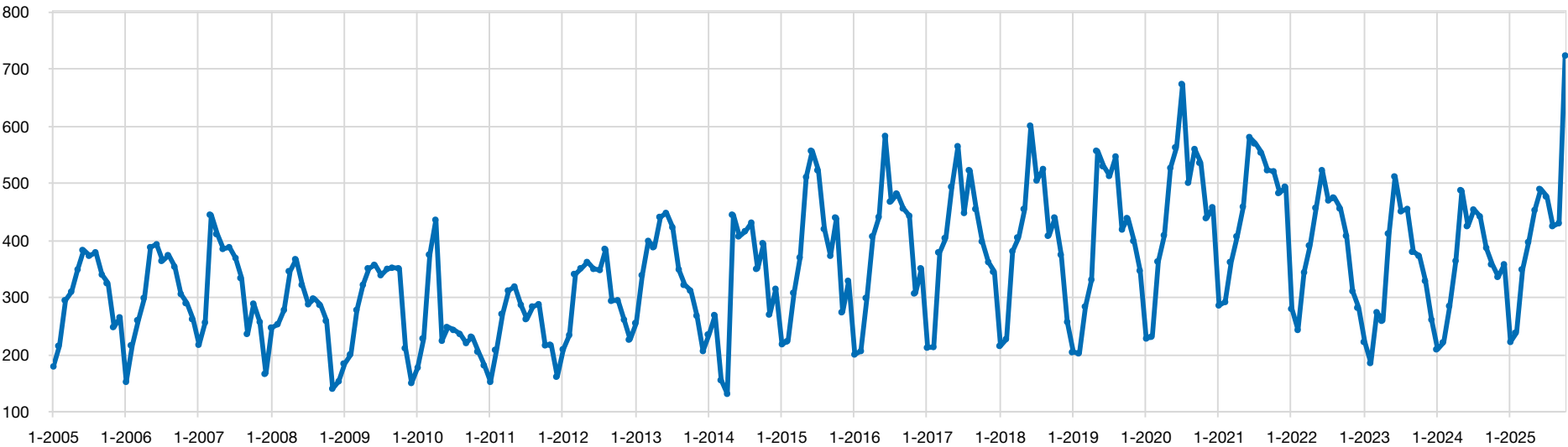


## Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
Nov-2024	335	328 + 2.1%
Dec-2024	357	260 + 37.3%
Jan-2025	221	208 + 6.3%
Feb-2025	237	220 + 7.7%
Mar-2025	348	284 + 22.5%
Apr-2025	396	363 + 9.1%
May-2025	452	487 - 7.2%
Jun-2025	489	424 + 15.3%
Jul-2025	476	453 + 5.1%
Aug-2025	424	441 - 3.9%
Sep-2025	429	386 + 11.1%
Oct-2025	723	357 + 102.5%
12-Month Avg	407	351 + 16.0%

## Historical Pending Sales by Month

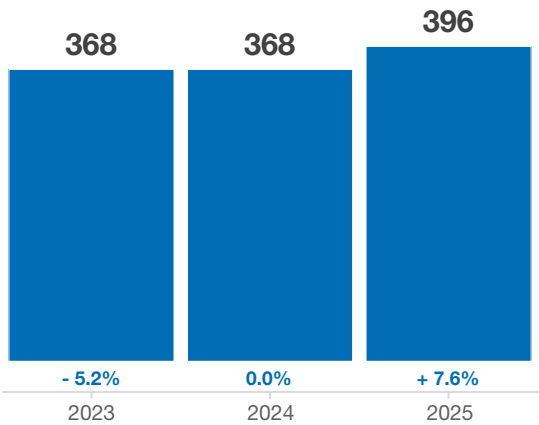


# Closed Sales

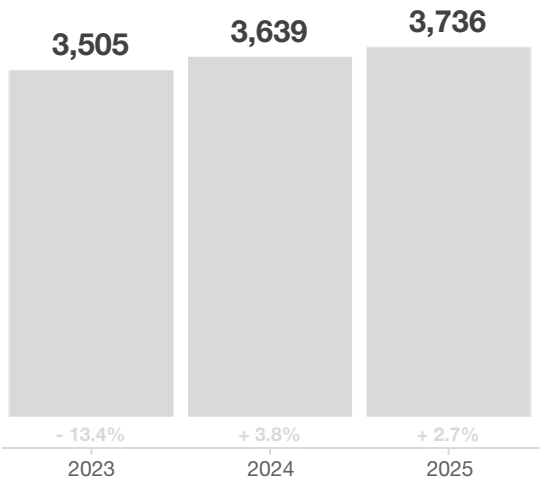
A count of the actual sales that closed in a given month.



## October

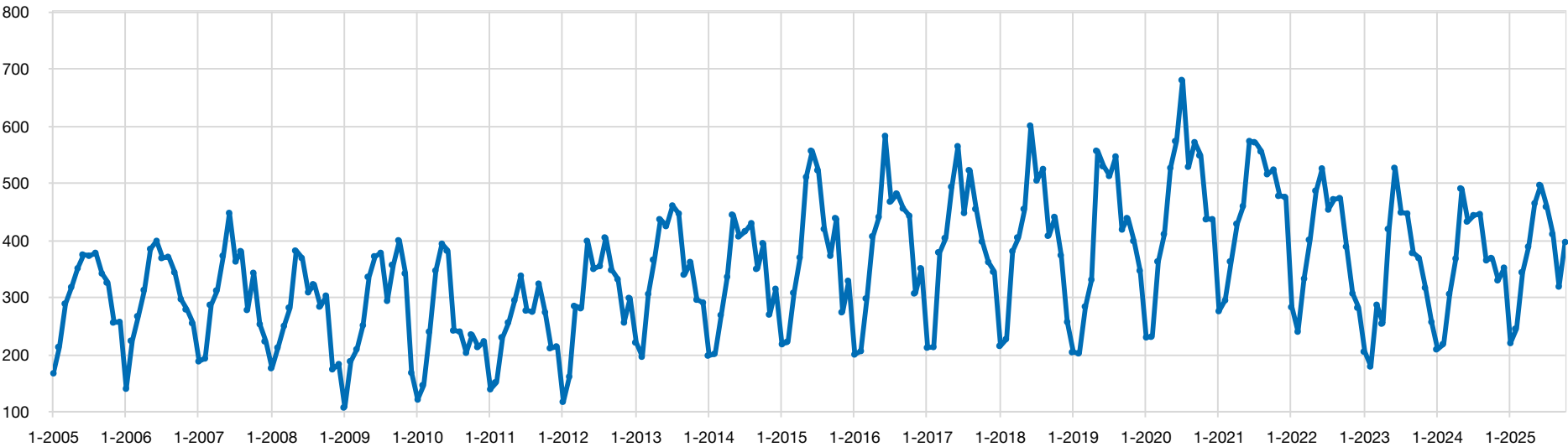


## Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
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	388	367	+ 5.7%
May-2025	464	490	- 5.3%
Jun-2025	496	432	+ 14.8%
Jul-2025	458	443	+ 3.4%
Aug-2025	410	445	- 7.9%
Sep-2025	318	364	- 12.6%
Oct-2025	396	368	+ 7.6%
12-Month Avg	368	351	+ 4.8%

## Historical Closed Sales by Month

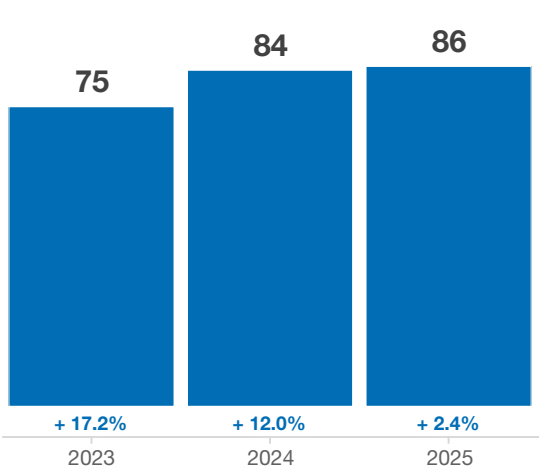


# Days on Market Until Sale

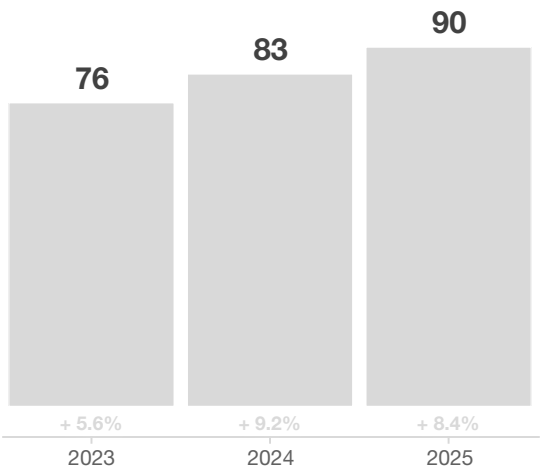
Average number of days between when a property is listed and when an offer is accepted in a given month.



## October



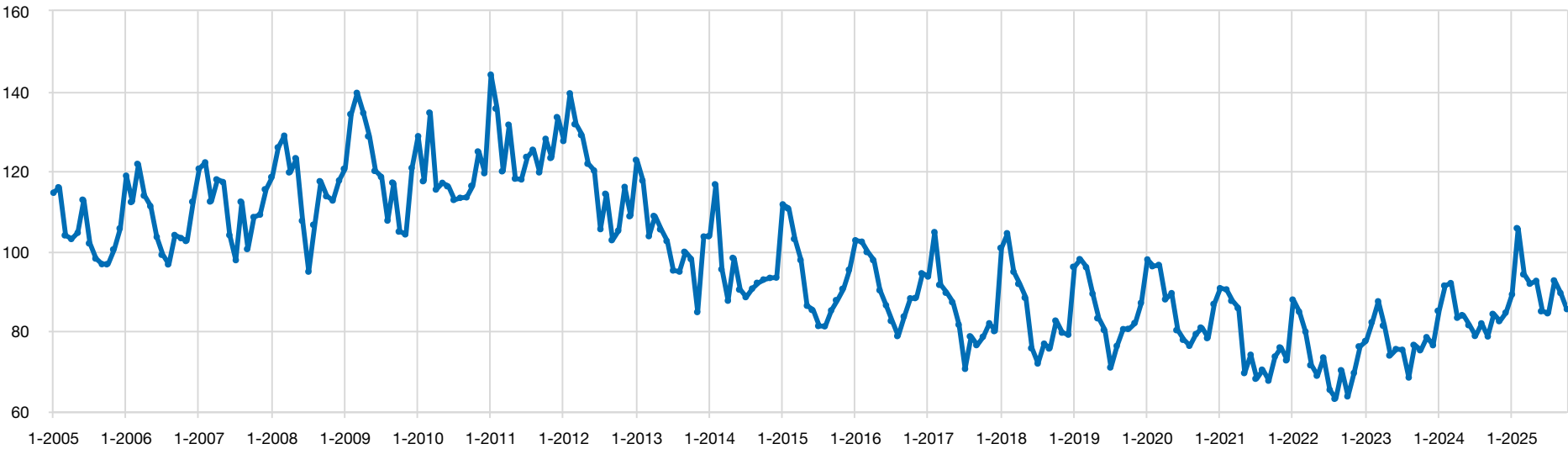
## Year to Date



Days on Market		Prior Year	Year-Over-Year Change
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	92	83	+ 10.8%
May-2025	93	84	+ 10.7%
Jun-2025	85	82	+ 3.7%
Jul-2025	85	79	+ 7.6%
Aug-2025	93	82	+ 13.4%
Sep-2025	90	79	+ 13.9%
Oct-2025	86	84	+ 2.4%
12-Month Avg*	89	83	+ 8.0%

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

## Historical Days on Market Until Sale by Month

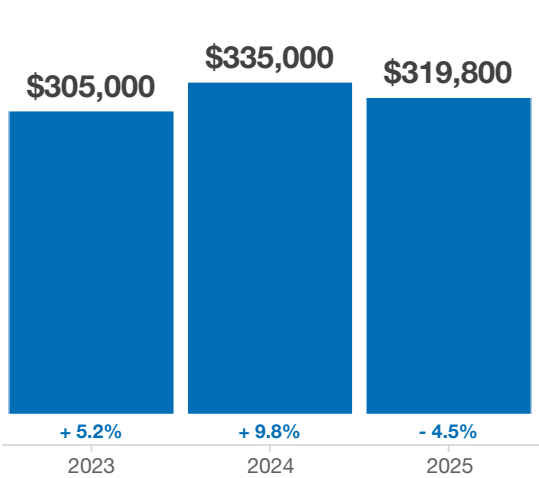


# Median Sales Price

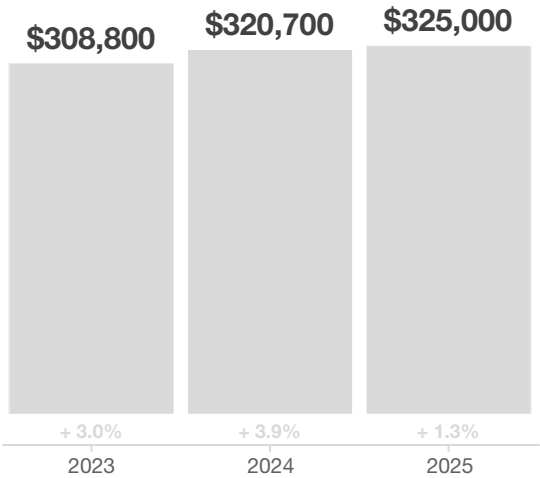
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## October



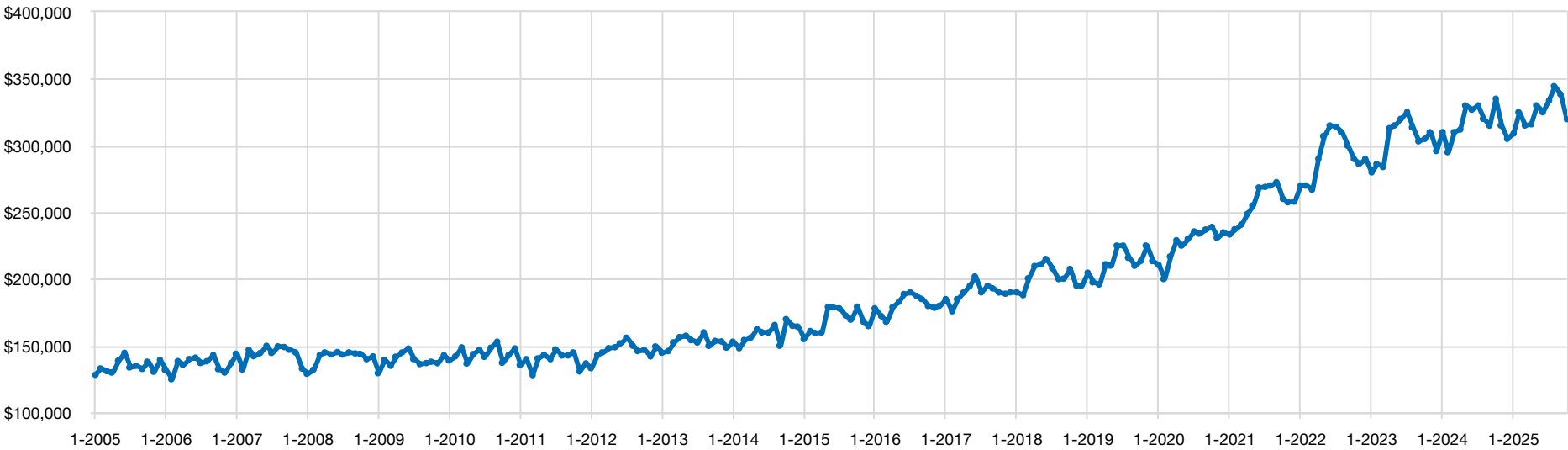
## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$315,900	\$312,000	+ 1.3%
May-2025	\$330,000	\$330,000	0.0%
Jun-2025	\$324,950	\$326,805	- 0.6%
Jul-2025	\$333,750	\$330,000	+ 1.1%
Aug-2025	\$344,400	\$320,000	+ 7.6%
Sep-2025	\$338,400	\$314,900	+ 7.5%
Oct-2025	\$319,800	\$335,000	- 4.5%
12-Month Avg*	\$323,000	\$320,000	+ 0.9%

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

## Historical Median Sales Price by Month

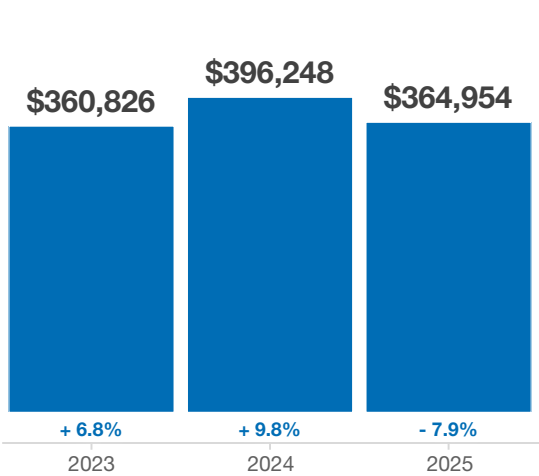


# Average Sales Price

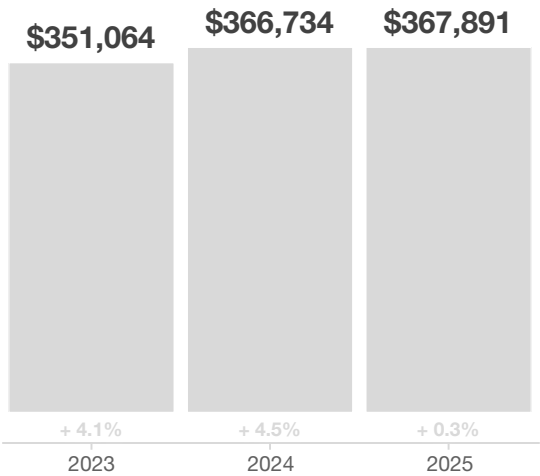
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## October



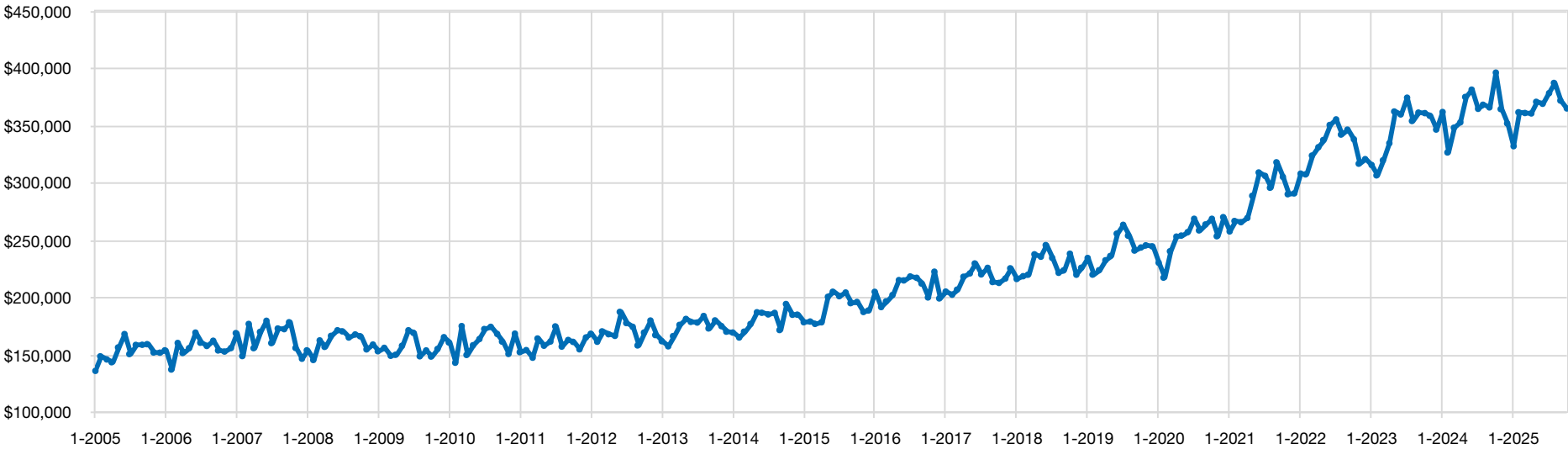
## Year to Date



Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$360,563	\$352,759 + 2.2%
May-2025	\$370,702	\$374,947 - 1.1%
Jun-2025	\$369,020	\$381,365 - 3.2%
Jul-2025	\$378,290	\$364,628 + 3.7%
Aug-2025	\$387,221	\$368,152 + 5.2%
Sep-2025	\$371,830	\$365,852 + 1.6%
Oct-2025	\$364,954	\$396,248 - 7.9%
12-Month Avg*	\$366,355	\$364,888 + 0.4%

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

## Historical Average Sales Price by Month





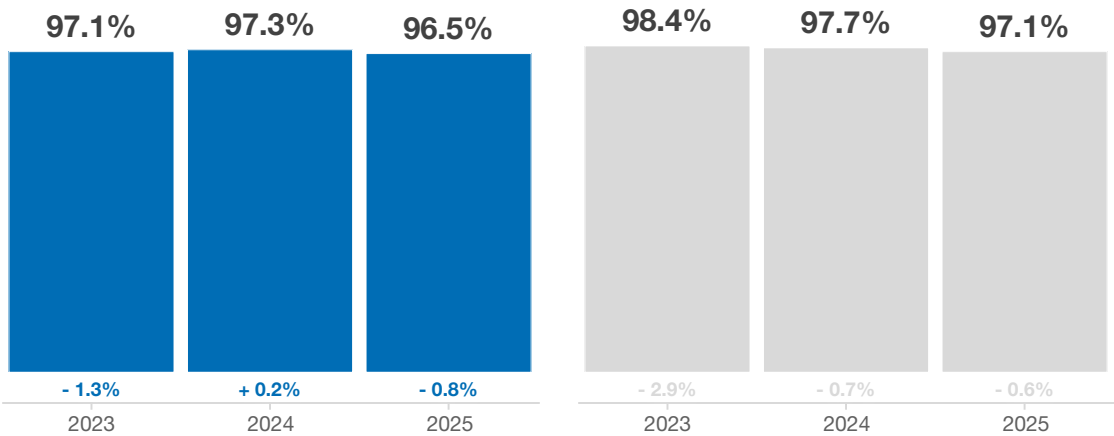
# Percent of Original List Price Received

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.



## October

## Year to Date



	Pct. of Orig. Price Received	Prior Year	Year-Over-Year Change
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	97.8%	97.9%	- 0.1%
Jul-2025	97.2%	98.5%	- 1.3%
Aug-2025	96.2%	97.6%	- 1.4%
Sep-2025	96.4%	97.7%	- 1.3%
Oct-2025	96.5%	97.3%	- 0.8%
12-Month Avg*	97.2%	97.6%	- 0.4%

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

## Historical Percent of Original List Price Received by Month

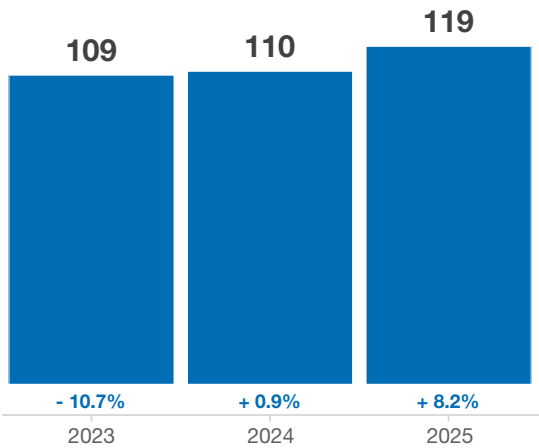


# Housing Affordability Index

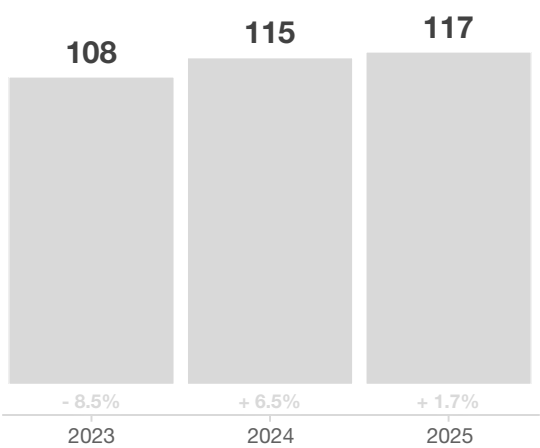
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## October

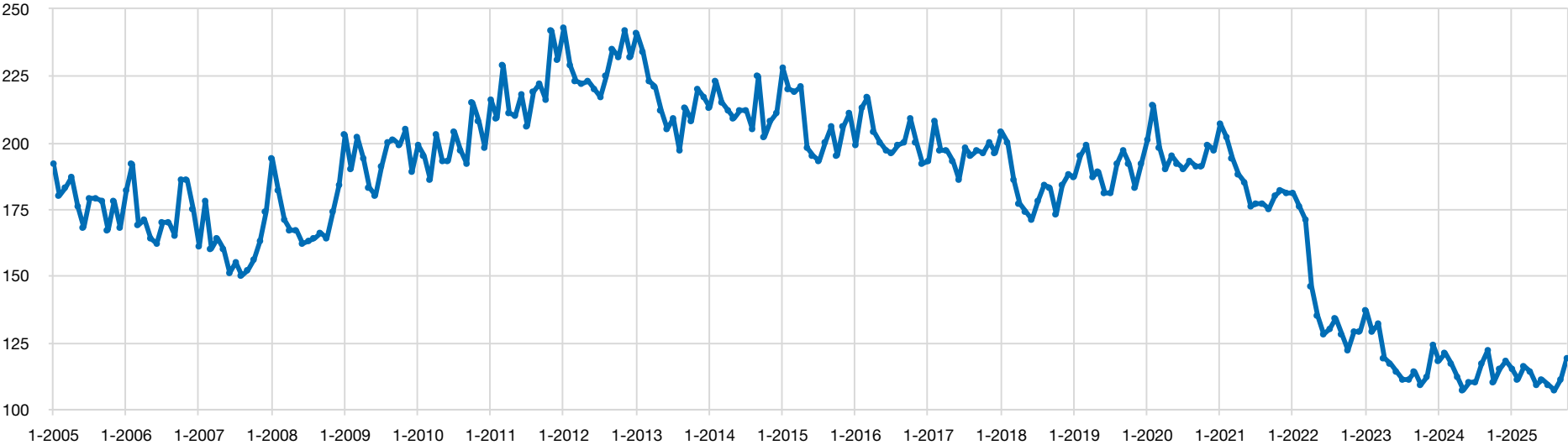


## Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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	114	112	+ 1.8%
May-2025	109	107	+ 1.9%
Jun-2025	111	110	+ 0.9%
Jul-2025	109	110	- 0.9%
Aug-2025	107	117	- 8.5%
Sep-2025	111	122	- 9.0%
Oct-2025	119	110	+ 8.2%
12-Month Avg	113	115	- 1.7%

## Historical Housing Affordability Index by Month

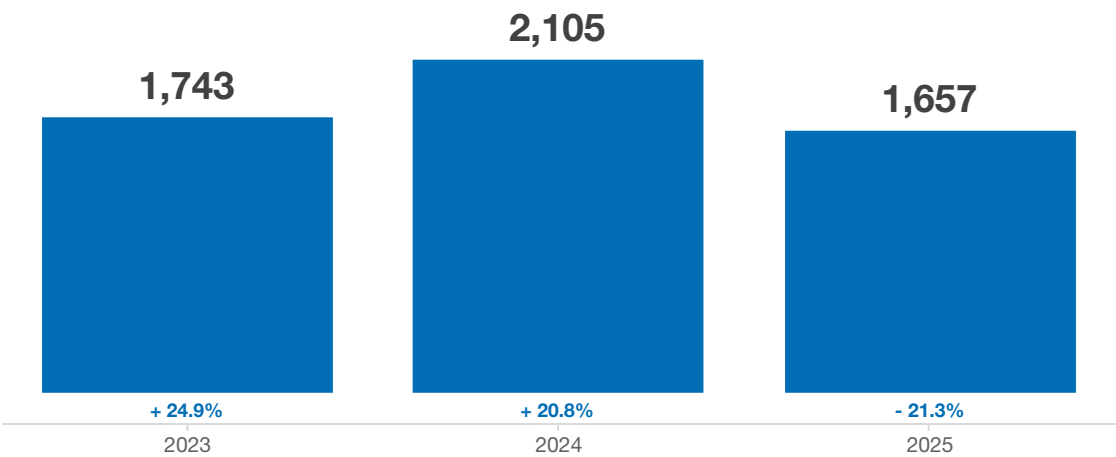


# Inventory of Homes for Sale

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

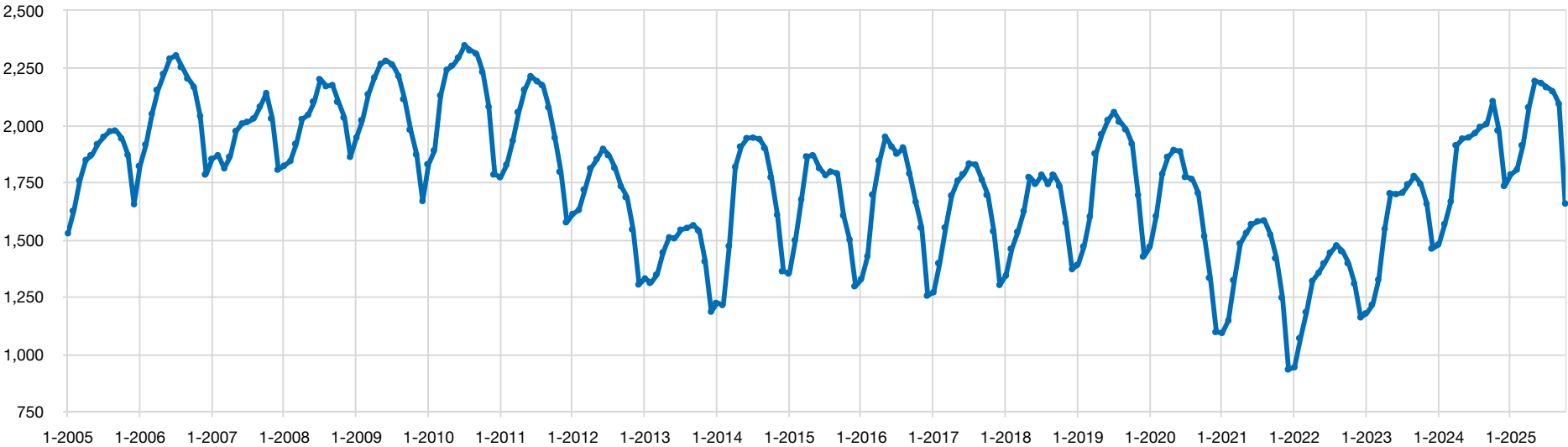


## October



Homes for Sale	Prior Year	Year-Over-Year Change
Nov-2024	1,977	1,656 + 19.4%
Dec-2024	1,734	1,460 + 18.8%
Jan-2025	1,784	1,477 + 20.8%
Feb-2025	1,805	1,567 + 15.2%
Mar-2025	1,912	1,666 + 14.8%
Apr-2025	2,078	1,912 + 8.7%
May-2025	2,193	1,941 + 13.0%
Jun-2025	2,184	1,946 + 12.2%
Jul-2025	2,166	1,965 + 10.2%
Aug-2025	2,148	1,992 + 7.8%
Sep-2025	2,093	2,005 + 4.4%
Oct-2025	1,657	2,105 - 21.3%
12-Month Avg	1,978	1,808 + 9.4%

## Historical Inventory of Homes for Sale by Month

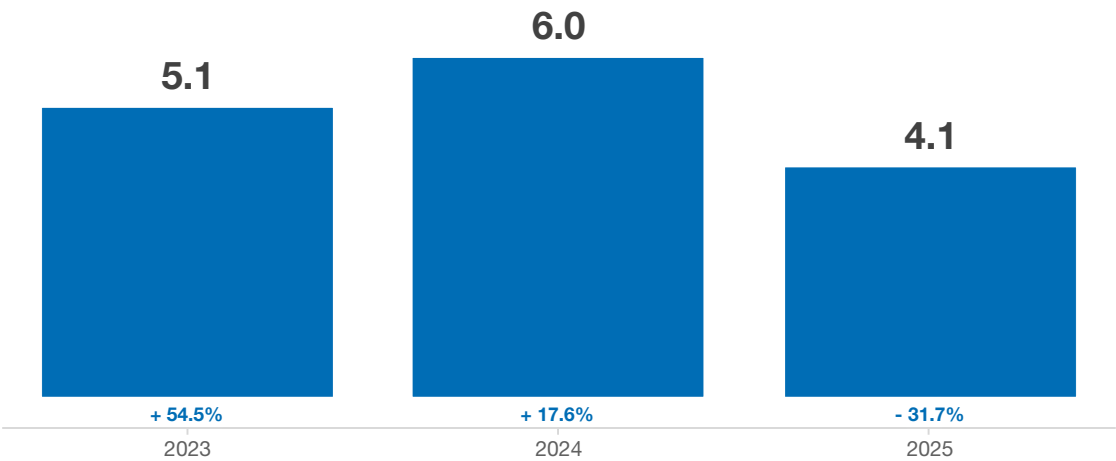


# Months Supply of Inventory

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.



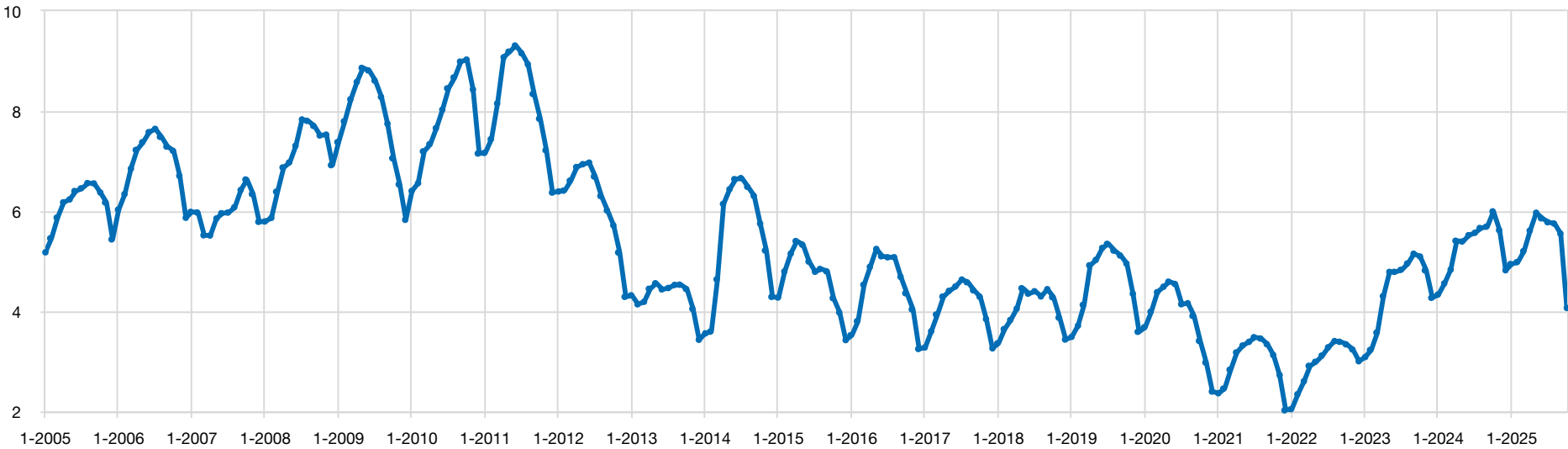
## October



Months Supply		Prior Year	Year-Over-Year Change
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	6.0	5.4	+ 11.1%
Jun-2025	5.9	5.5	+ 7.3%
Jul-2025	5.8	5.6	+ 3.6%
Aug-2025	5.8	5.7	+ 1.8%
Sep-2025	5.6	5.7	- 1.8%
Oct-2025	4.1	6.0	- 31.7%
12-Month Avg*	5.3	5.2	+ 3.4%

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

## Historical Months Supply of Inventory by Month

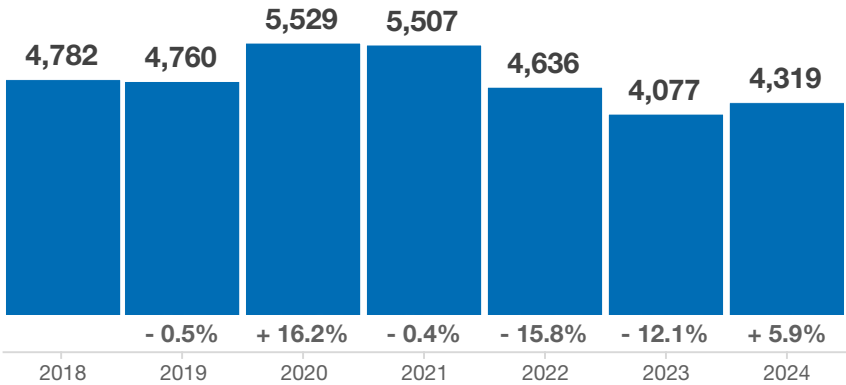


# Annual Review

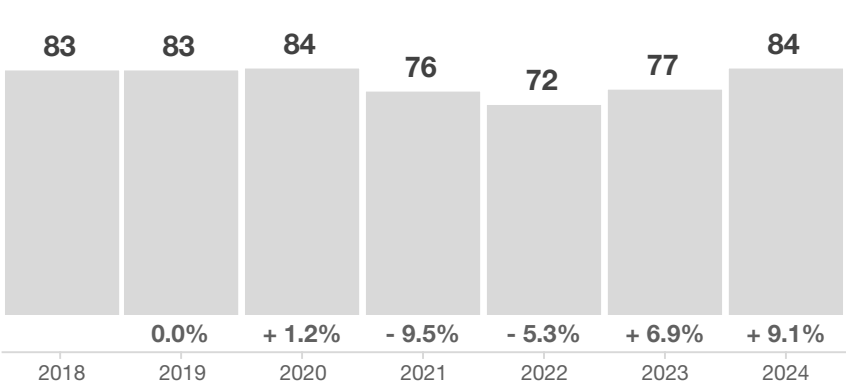
Historical look at key market metrics for the overall region.



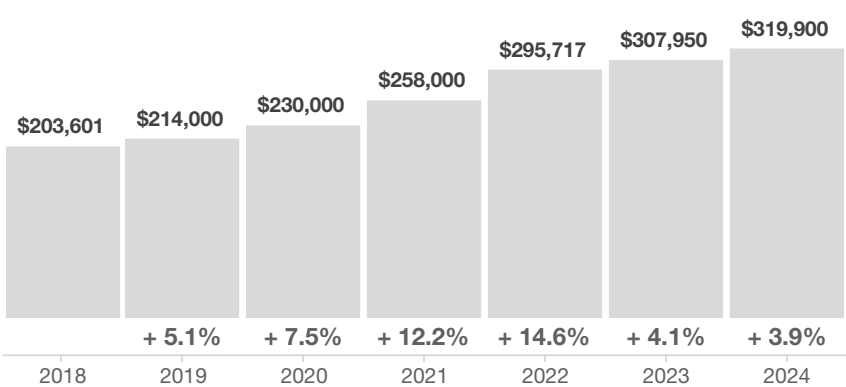
## Closed Sales



## Days on Market



## Median Sales Price



## Pct. of Orig. Price Received

