

Monthly Indicators



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings decreased 20.7 percent to 403. Pending Sales increased 62.4 percent to 544. Inventory decreased 23.3 percent to 1,517.

Median Sales Price increased 3.7 percent from \$315,000 to \$326,500. Days on Market increased 12.0 percent to 93. Months Supply of Inventory decreased 32.1 percent to 3.8.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Quick Facts

- 28.0%	+ 3.7%	- 23.3%
Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale

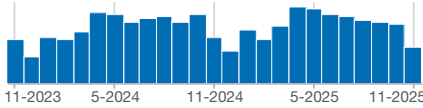
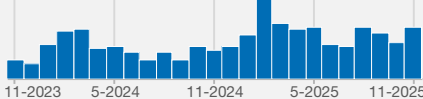



Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Pending statistics may be higher due to changes in reporting practices to comply with RESO standards.

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Market Overview

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



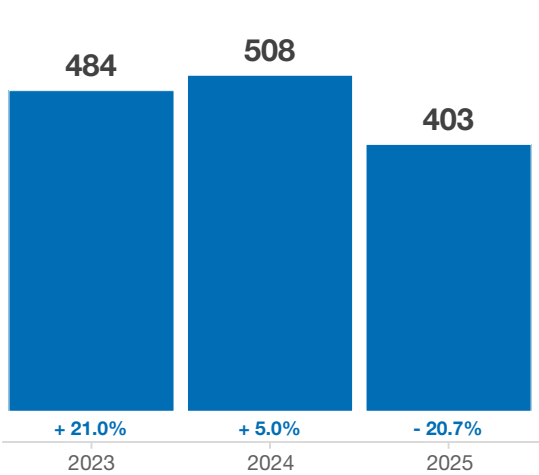
Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		508	403	- 20.7%	7,225	7,332	+ 1.5%
Pending Sales		335	544	+ 62.4%	3,958	4,477	+ 13.1%
Closed Sales		329	237	- 28.0%	3,968	4,014	+ 1.2%
Days on Market Until Sale		83	93	+ 12.0%	83	91	+ 9.6%
Median Sales Price		\$315,000	\$326,500	+ 3.7%	\$320,000	\$325,000	+ 1.6%
Average Sales Price		\$364,383	\$363,009	- 0.4%	\$366,539	\$367,900	+ 0.4%
Pct. of Orig. Price Received		97.8%	95.9%	- 1.9%	97.7%	97.0%	- 0.7%
Housing Affordability Index		115	116	+ 0.9%	113	117	+ 3.5%
Inventory of Homes for Sale		1,978	1,517	- 23.3%	—	—	—
Months Supply of Inventory		5.6	3.8	- 32.1%	—	—	—

New Listings

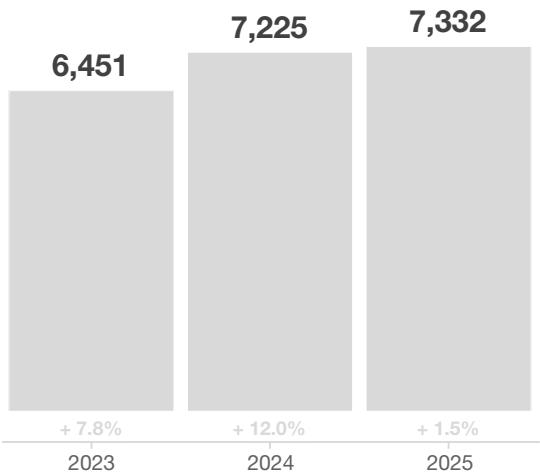
A count of the properties that have been newly listed on the market in a given month.



November

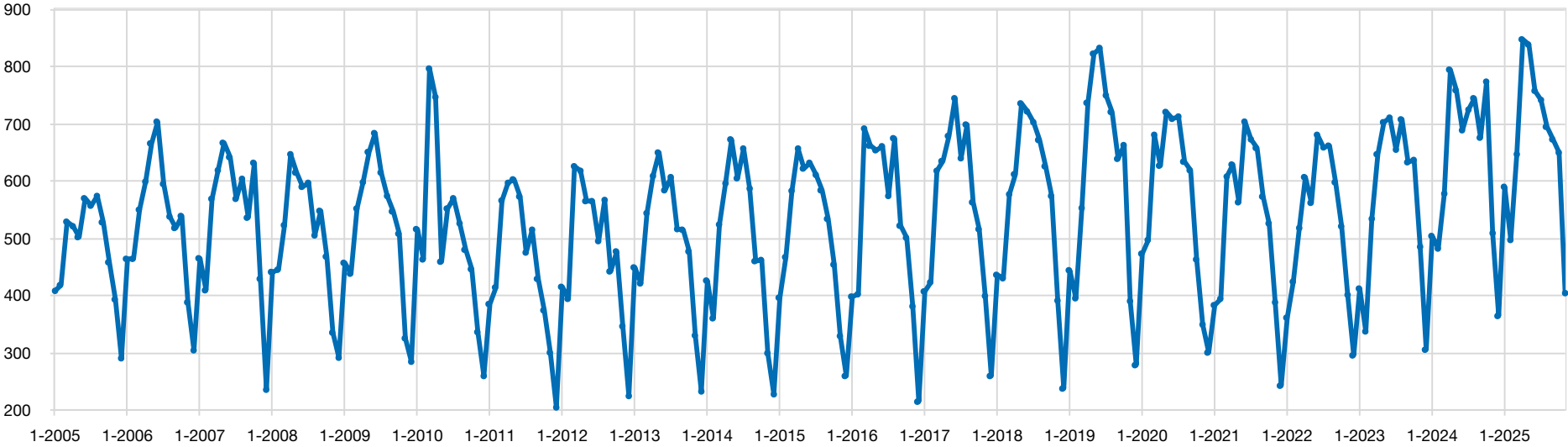


Year to Date



New Listings		Prior Year	Year-Over-Year Change
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	847	794	+ 6.7%
May-2025	838	758	+ 10.6%
Jun-2025	757	688	+ 10.0%
Jul-2025	741	724	+ 2.3%
Aug-2025	694	744	- 6.7%
Sep-2025	672	675	- 0.4%
Oct-2025	649	773	- 16.0%
Nov-2025	403	508	- 20.7%
12-Month Avg	641	627	+ 2.2%

Historical New Listings by Month



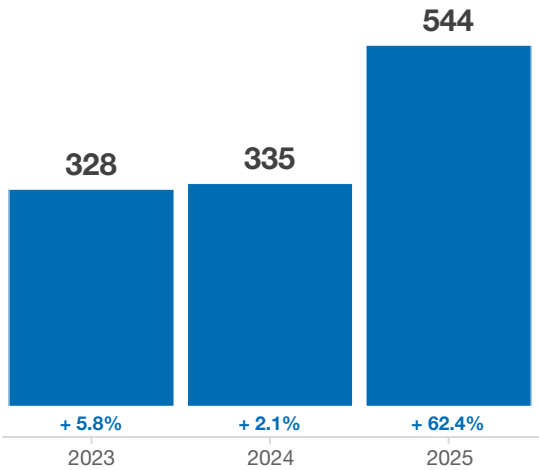
Pending Sales

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

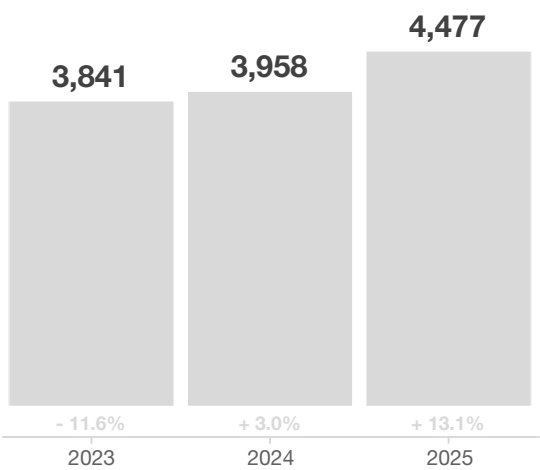


Pending statistics may be higher due to changes in reporting practices to comply with RESO standards.

November

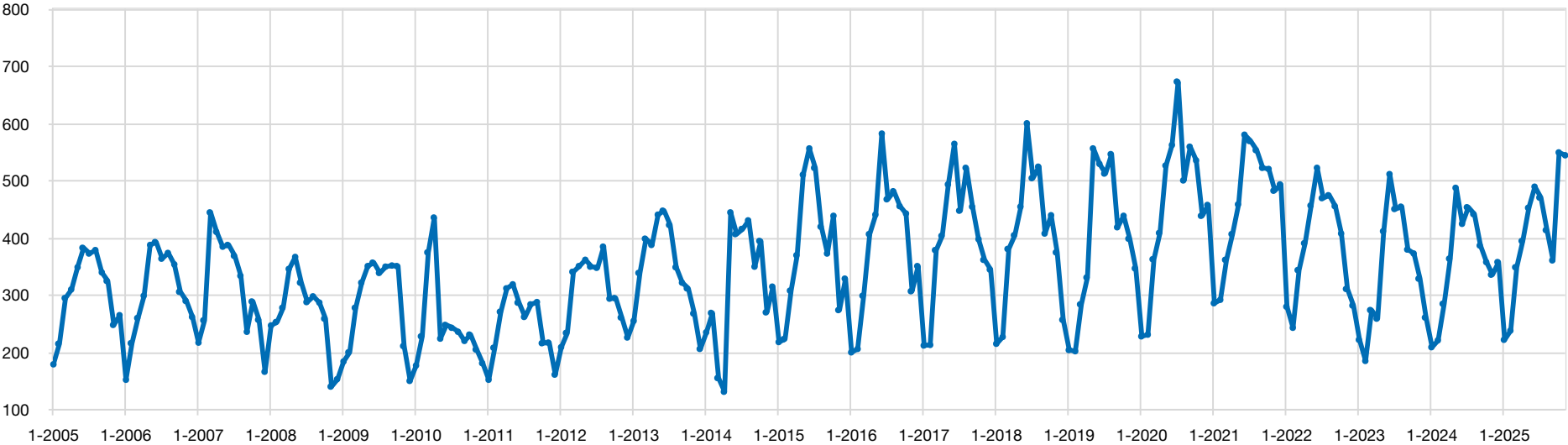


Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
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	394	363 + 8.5%
May-2025	452	487 - 7.2%
Jun-2025	489	424 + 15.3%
Jul-2025	470	453 + 3.8%
Aug-2025	413	441 - 6.3%
Sep-2025	360	386 - 6.7%
Oct-2025	549	357 + 53.8%
Nov-2025	544	335 + 62.4%
12-Month Avg	403	352 + 14.5%

Historical Pending Sales by Month

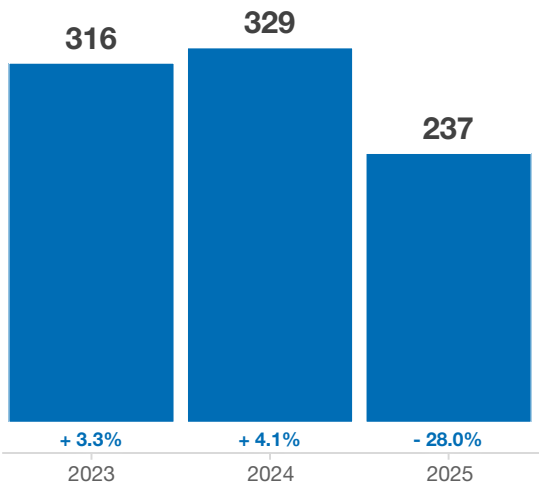


Closed Sales

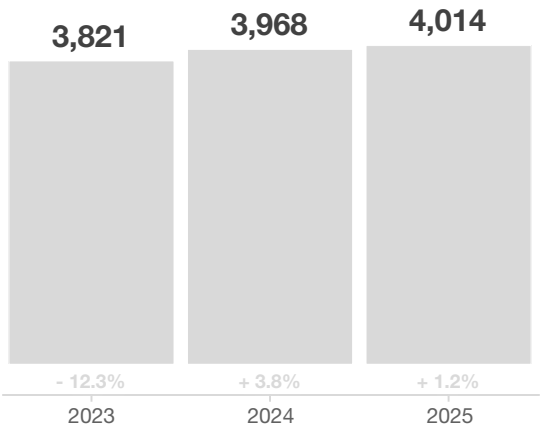
A count of the actual sales that closed in a given month.



November

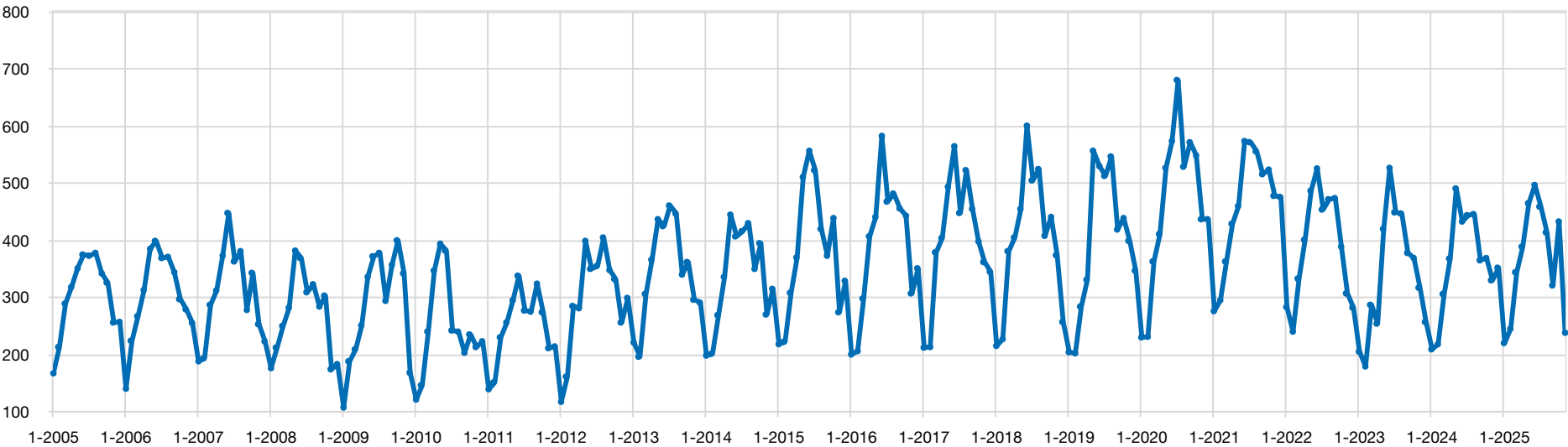


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
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	413	445	- 7.2%
Sep-2025	320	364	- 12.1%
Oct-2025	432	368	+ 17.4%
Nov-2025	237	329	- 28.0%
12-Month Avg	364	352	+ 3.4%

Historical Closed Sales by Month

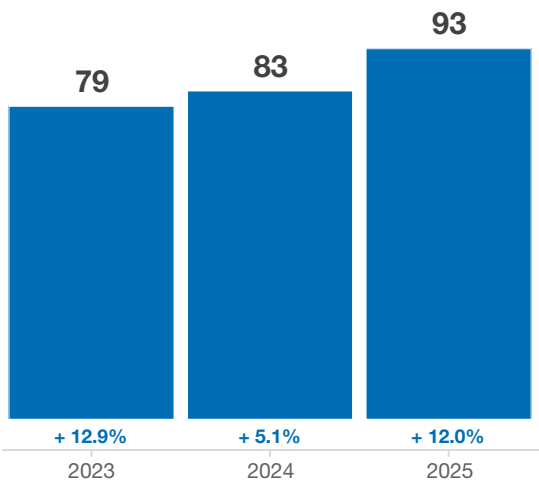


Days on Market Until Sale

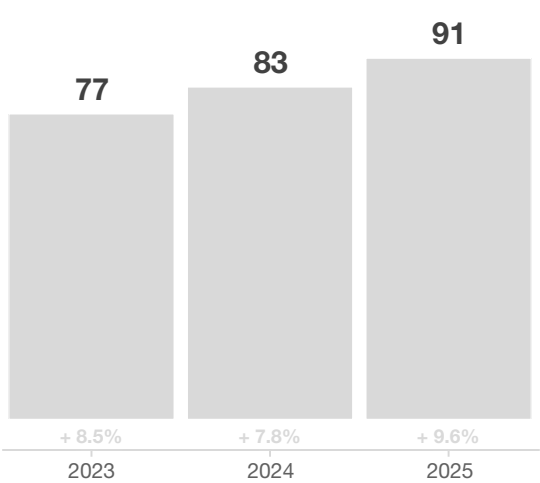
Average number of days between when a property is listed and when an offer is accepted in a given month.



November



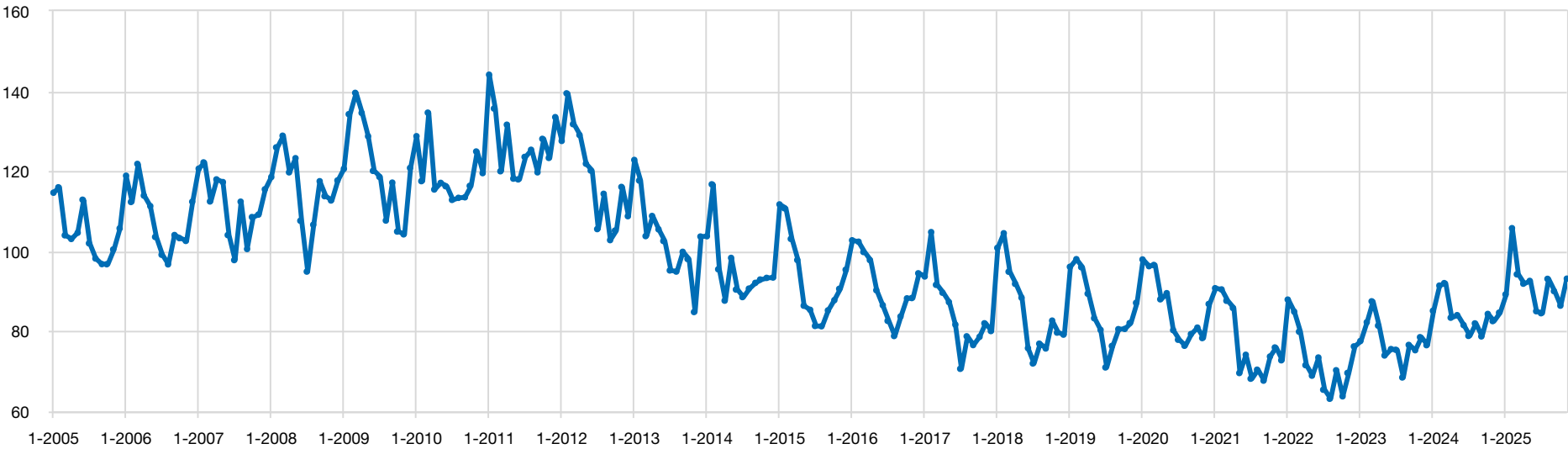
Year to Date



Days on Market		Prior Year	Year-Over-Year Change
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%
Nov-2025	93	83	+ 12.0%
12-Month Avg*	90	83	+ 8.7%

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

Historical Days on Market Until Sale by Month

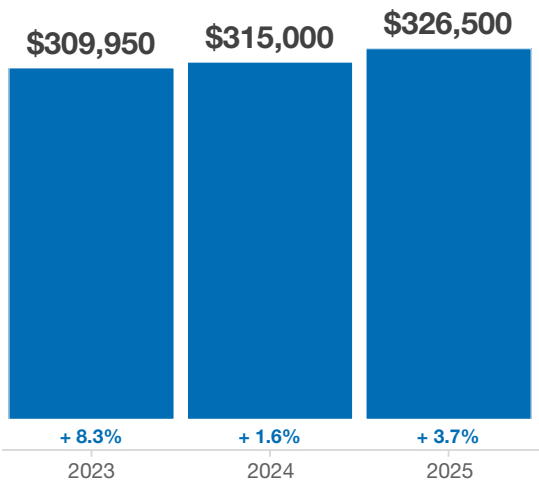


Median Sales Price

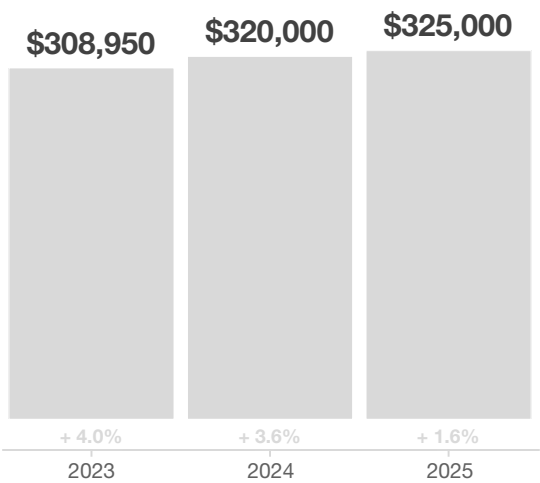
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$345,000	\$320,000	+ 7.8%
Sep-2025	\$338,400	\$314,900	+ 7.5%
Oct-2025	\$319,225	\$335,000	- 4.7%
Nov-2025	\$326,500	\$315,000	+ 3.7%
12-Month Avg*	\$324,800	\$320,000	+ 1.5%

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

Historical Median Sales Price by Month

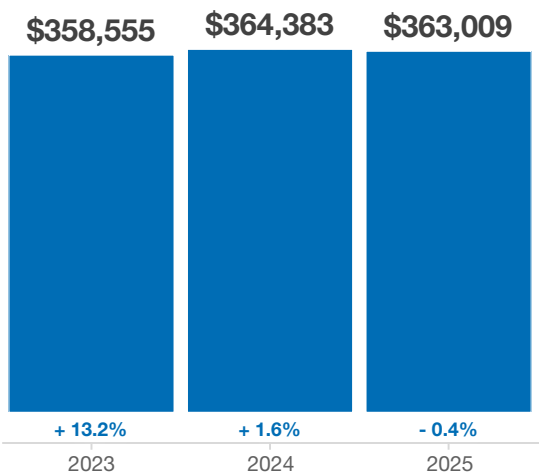


Average Sales Price

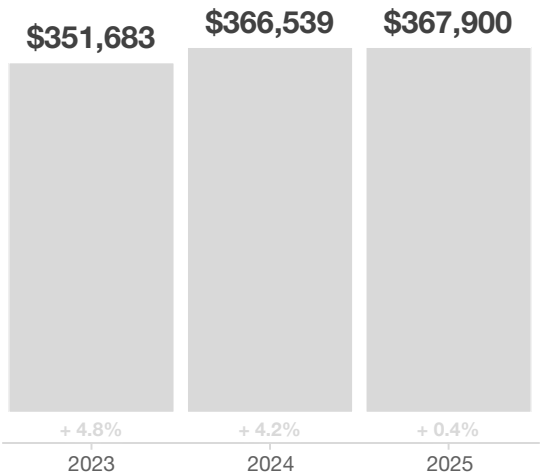
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



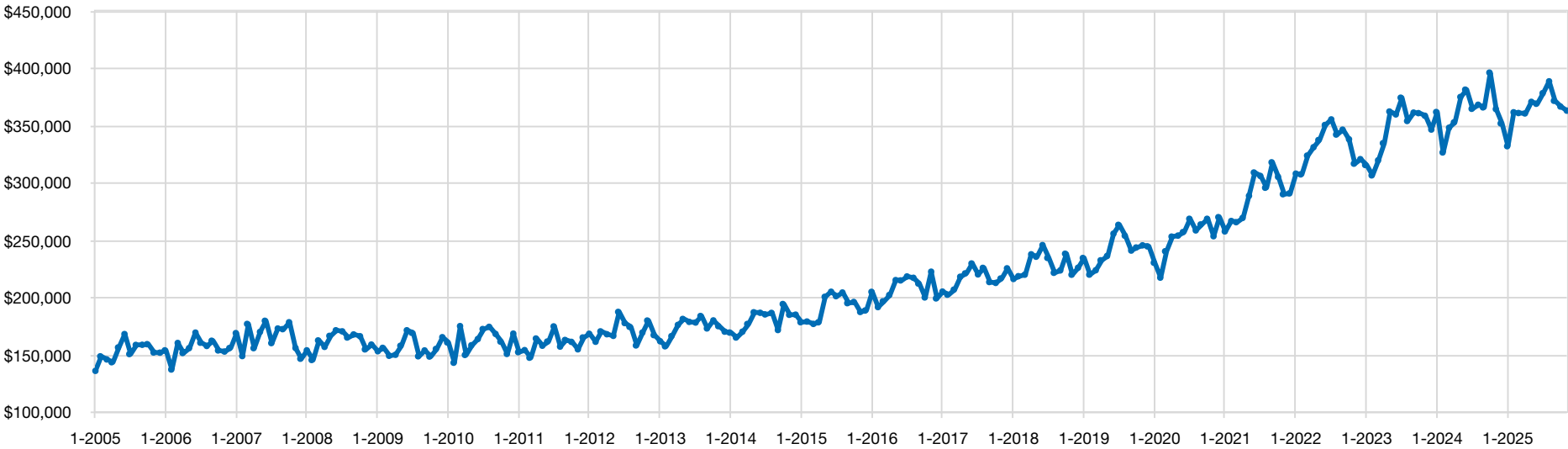
Year to Date



Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$388,636	\$368,152 + 5.6%
Sep-2025	\$371,616	\$365,852 + 1.6%
Oct-2025	\$366,615	\$396,248 - 7.5%
Nov-2025	\$363,009	\$364,383 - 0.4%
12-Month Avg*	\$366,610	\$365,323 + 0.4%

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

Historical Average Sales Price by Month

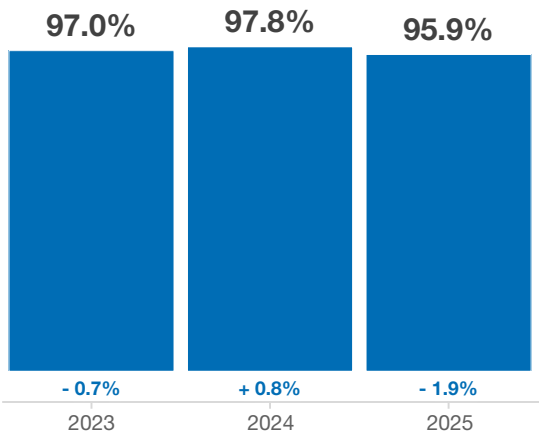


Percent of Original List Price Received

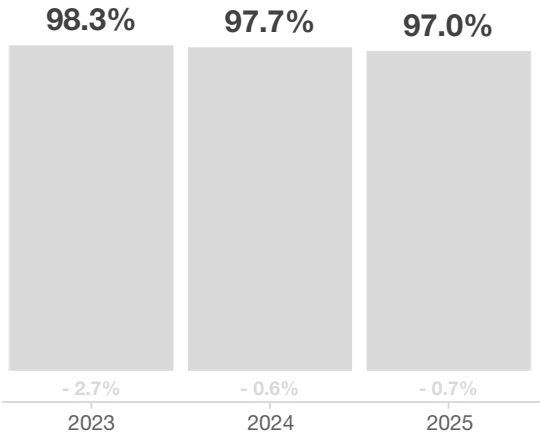
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



November



Year to Date



	Pct. of Orig. Price Received	Prior Year	Year-Over-Year Change
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	96.4%	97.3%	- 0.9%
Nov-2025	95.9%	97.8%	- 1.9%
12-Month Avg*	97.0%	97.6%	- 0.6%

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

Historical Percent of Original List Price Received by Month

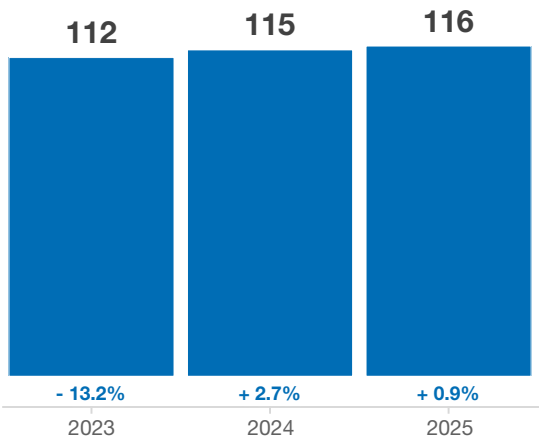


Housing Affordability Index

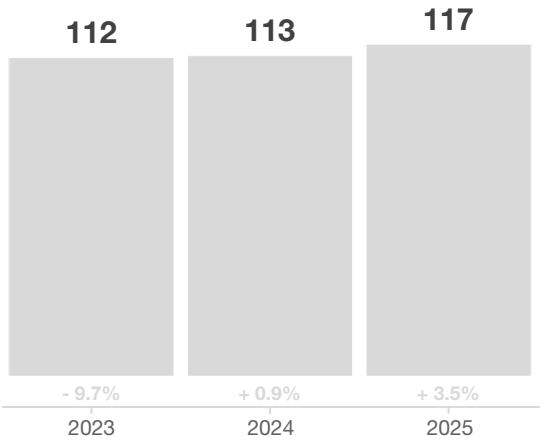
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



November

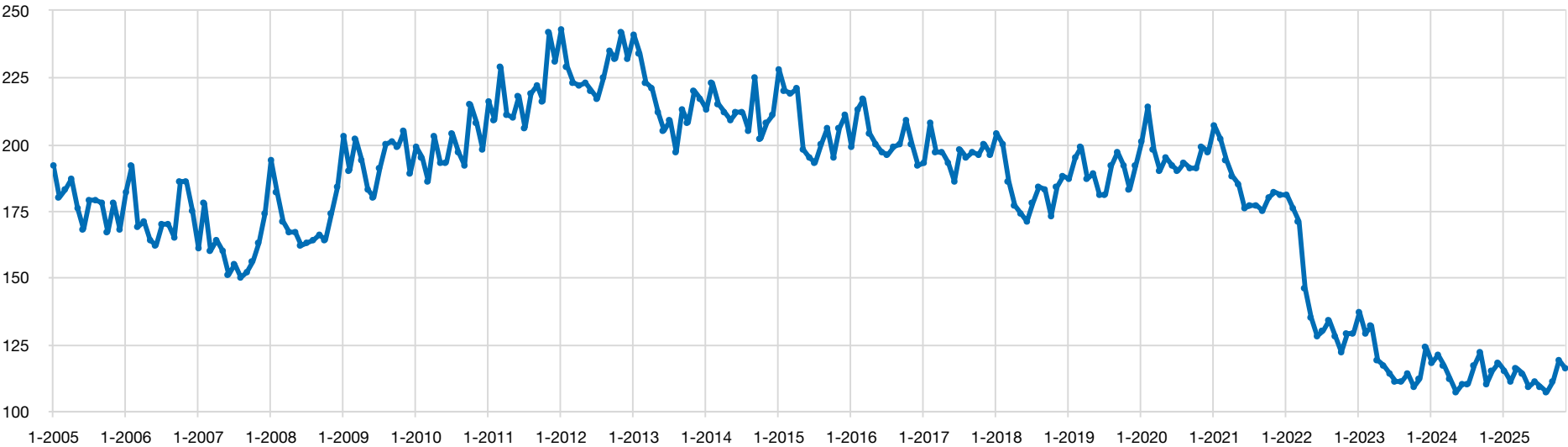


Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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%
Nov-2025	116	115	+ 0.9%
12-Month Avg	113	115	- 1.7%

Historical Housing Affordability Index by Month

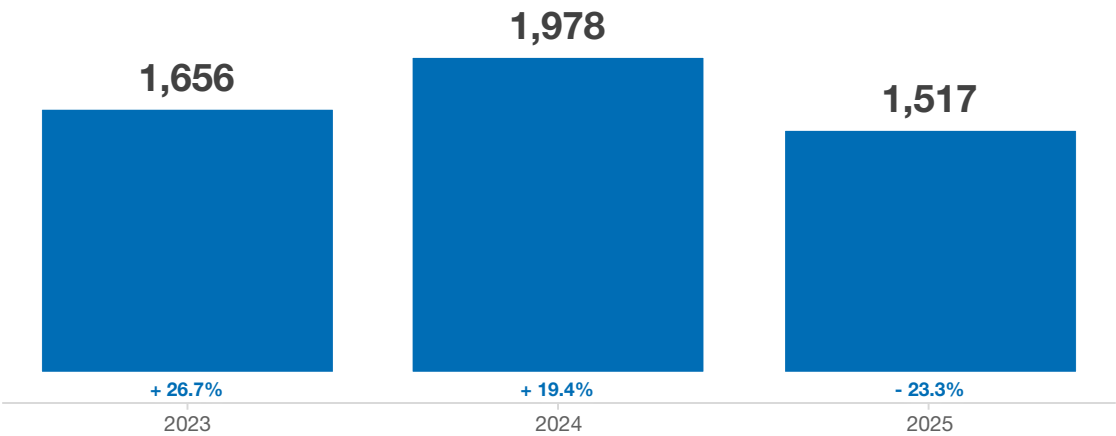


Inventory of Homes for Sale

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

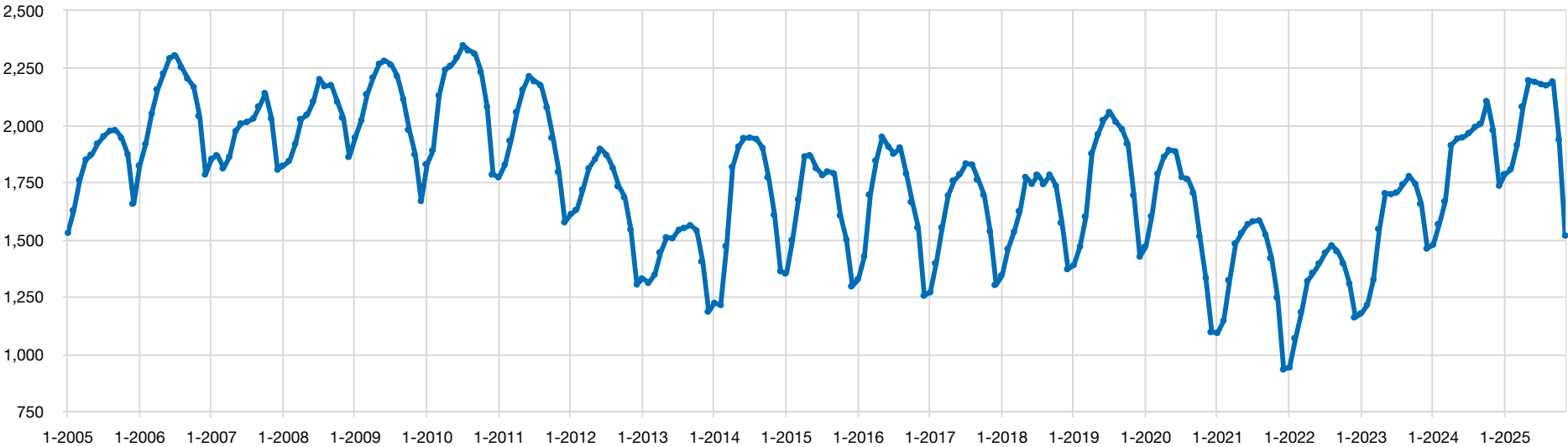


November



Homes for Sale	Prior Year	Year-Over-Year Change
Dec-2024	1,735	1,460 + 18.8%
Jan-2025	1,785	1,477 + 20.9%
Feb-2025	1,806	1,567 + 15.3%
Mar-2025	1,913	1,666 + 14.8%
Apr-2025	2,081	1,912 + 8.8%
May-2025	2,196	1,941 + 13.1%
Jun-2025	2,189	1,946 + 12.5%
Jul-2025	2,179	1,965 + 10.9%
Aug-2025	2,174	1,992 + 9.1%
Sep-2025	2,191	2,005 + 9.3%
Oct-2025	1,937	2,105 - 8.0%
Nov-2025	1,517	1,978 - 23.3%
12-Month Avg	1,975	1,835 + 7.6%

Historical Inventory of Homes for Sale by Month

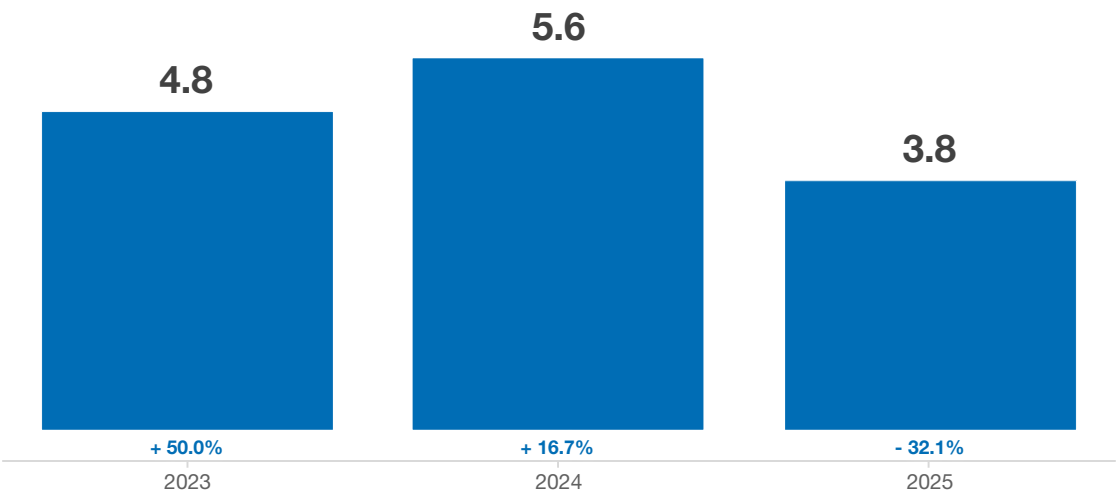


Months Supply of Inventory

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.



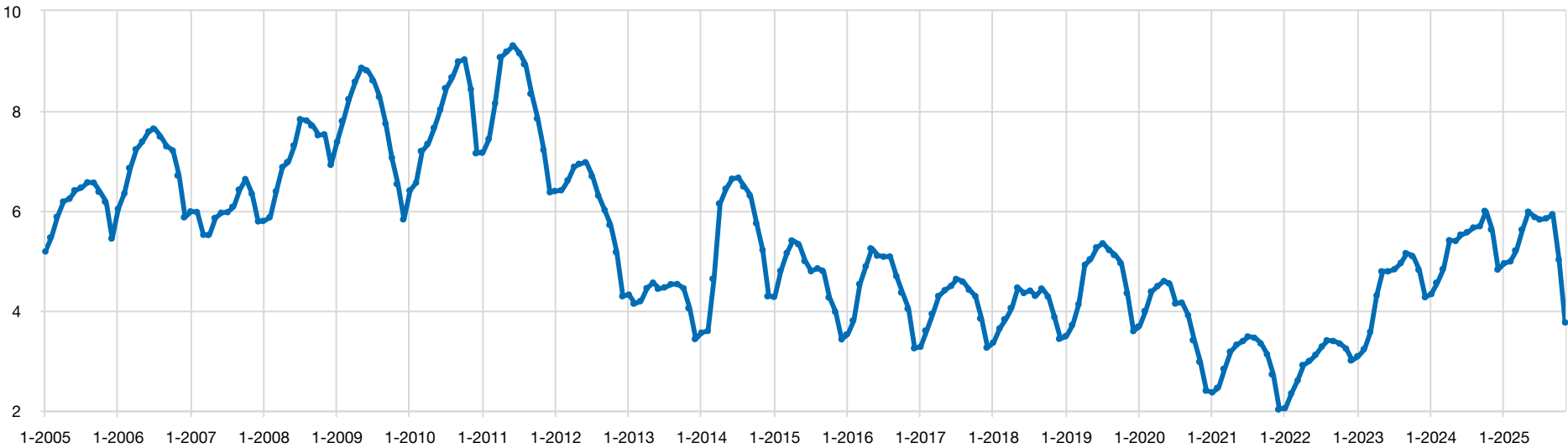
November



Months Supply		Prior Year	Year-Over-Year Change
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	5.9	5.7	+ 3.5%
Sep-2025	5.9	5.7	+ 3.5%
Oct-2025	5.0	6.0	- 16.7%
Nov-2025	3.8	5.6	- 32.1%
12-Month Avg*	5.3	5.2	+ 1.5%

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

Historical Months Supply of Inventory by Month

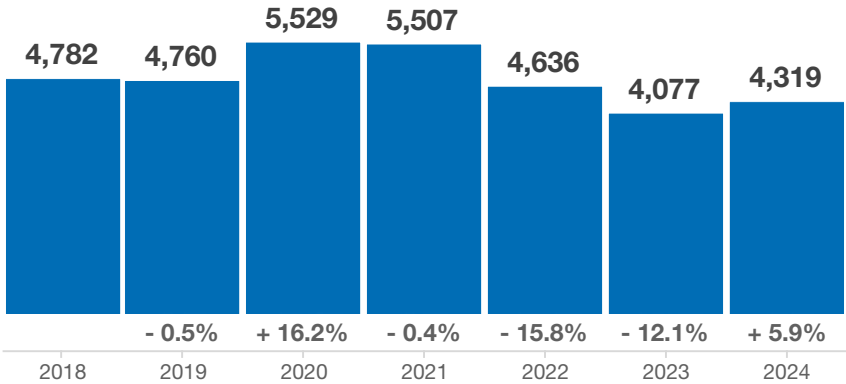


Annual Review

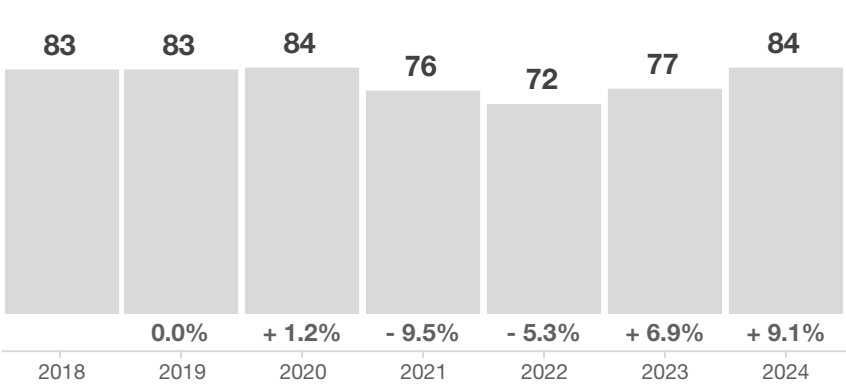
Historical look at key market metrics for the overall region.



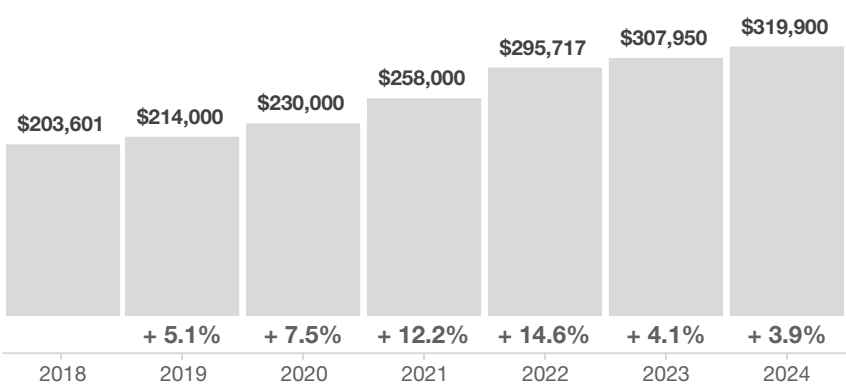
Closed Sales



Days on Market



Median Sales Price



Pct. of Orig. Price Received

