

Monthly Indicators



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings decreased 3.6 percent to 350. Pending Sales increased 46.5 percent to 523. Inventory decreased 17.9 percent to 1,425.

Median Sales Price were dead even with last year. Days on Market increased 10.6 percent to 94. Months Supply of Inventory decreased 25.0 percent to 3.6.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Quick Facts

- 13.4%	0.0%	- 17.9%
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.



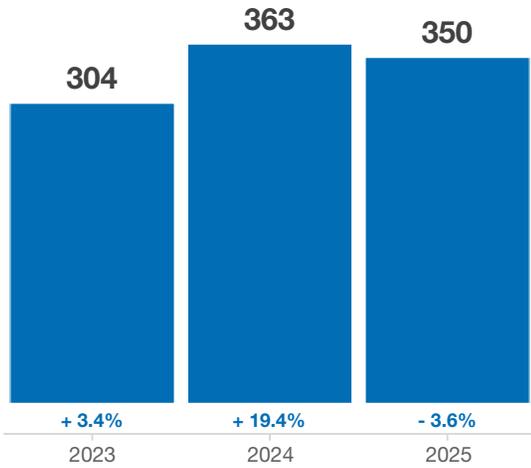
Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		363	350	- 3.6%	7,588	7,693	+ 1.4%
Pending Sales		357	523	+ 46.5%	4,315	4,691	+ 8.7%
Closed Sales		351	304	- 13.4%	4,319	4,347	+ 0.6%
Days on Market Until Sale		85	94	+ 10.6%	84	91	+ 8.3%
Median Sales Price		\$305,000	\$305,000	0.0%	\$319,900	\$325,000	+ 1.6%
Average Sales Price		\$351,862	\$344,980	- 2.0%	\$365,346	\$365,819	+ 0.1%
Pct. of Orig. Price Received		97.3%	95.7%	- 1.6%	97.7%	96.9%	- 0.8%
Housing Affordability Index		118	125	+ 5.9%	112	117	+ 4.5%
Inventory of Homes for Sale		1,736	1,425	- 17.9%	—	—	—
Months Supply of Inventory		4.8	3.6	- 25.0%	—	—	—

New Listings

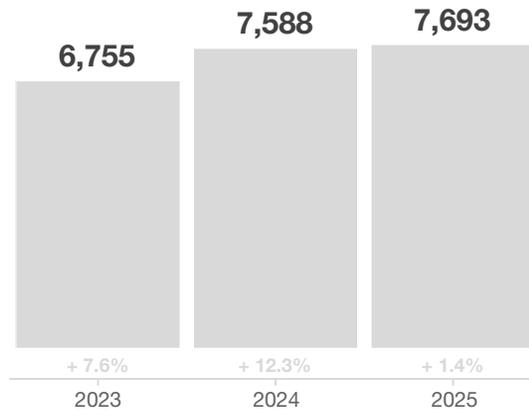
A count of the properties that have been newly listed on the market in a given month.



December

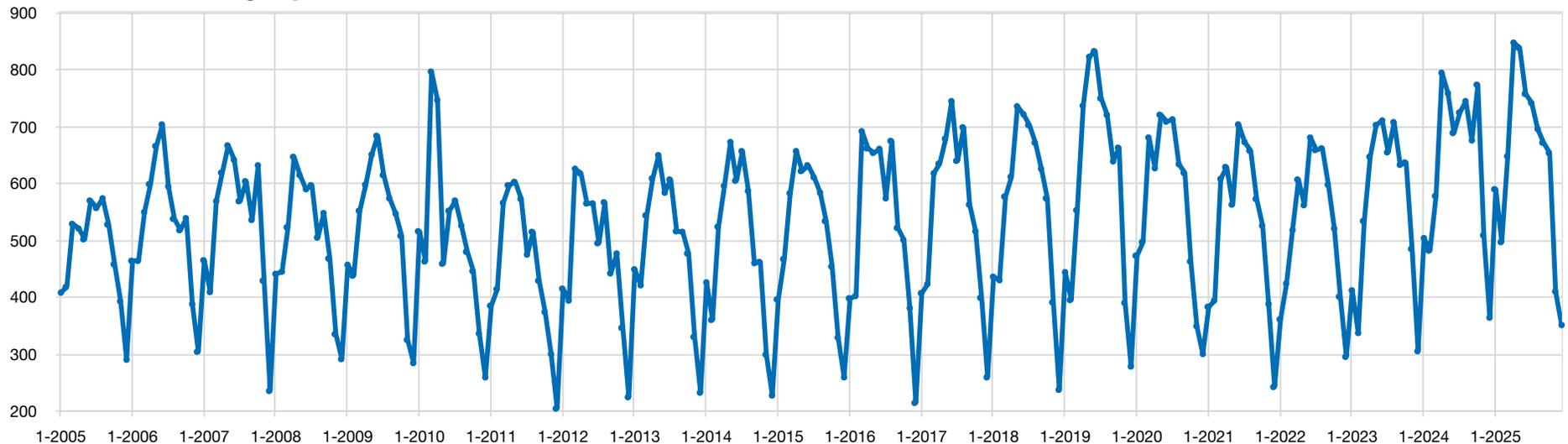


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Jan-2025	589	503	+ 17.1%
Feb-2025	496	481	+ 3.1%
Mar-2025	647	577	+ 12.1%
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	695	744	- 6.6%
Sep-2025	671	675	- 0.6%
Oct-2025	653	773	- 15.5%
Nov-2025	409	508	- 19.5%
Dec-2025	350	363	- 3.6%
12-Month Avg	641	632	+ 1.4%

Historical New Listings by Month



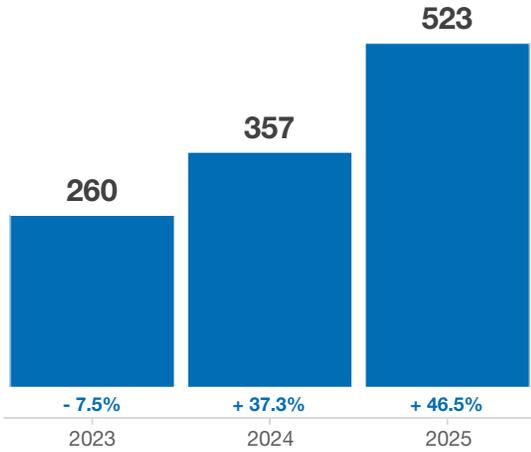
Pending Sales

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

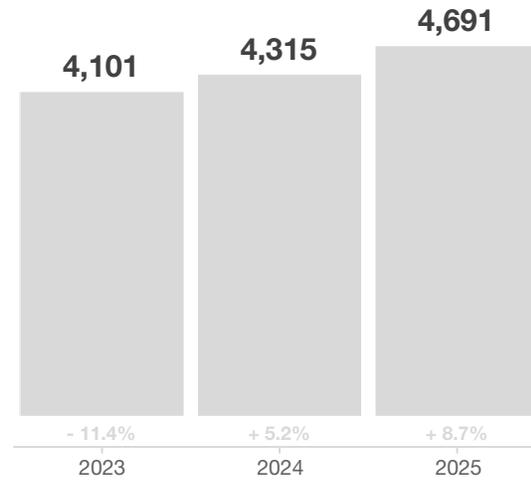


Pending statistics may be higher due to changes in reporting practices to comply with RESO standards.

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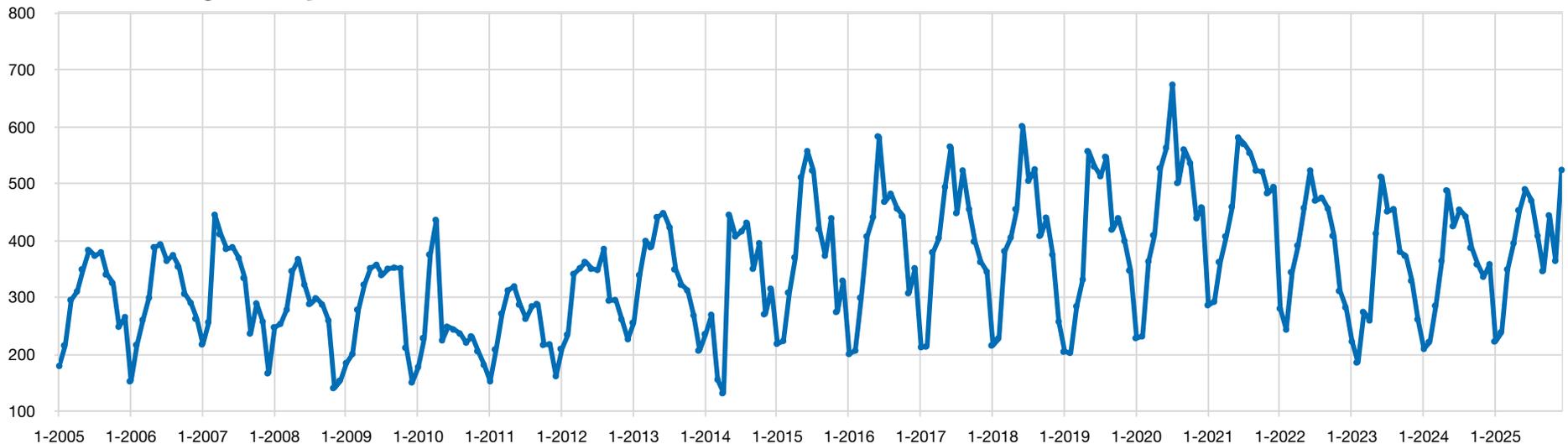


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
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	469	453	+ 3.5%
Aug-2025	407	441	- 7.7%
Sep-2025	345	386	- 10.6%
Oct-2025	443	357	+ 24.1%
Nov-2025	363	335	+ 8.4%
Dec-2025	523	357	+ 46.5%
12-Month Avg	391	360	+ 8.6%

Historical Pending Sales by Month

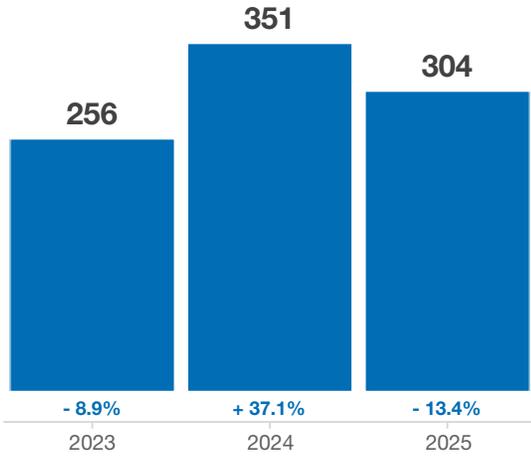


Closed Sales

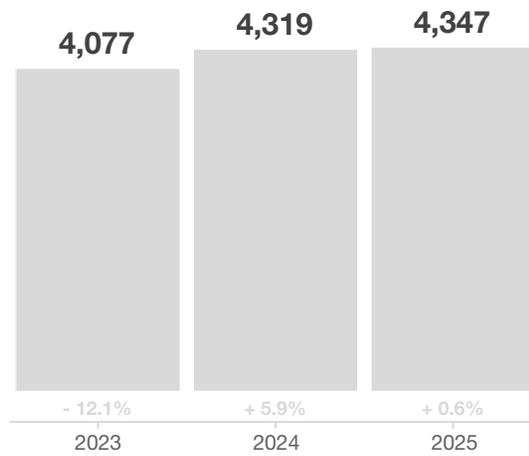
A count of the actual sales that closed in a given month.



December

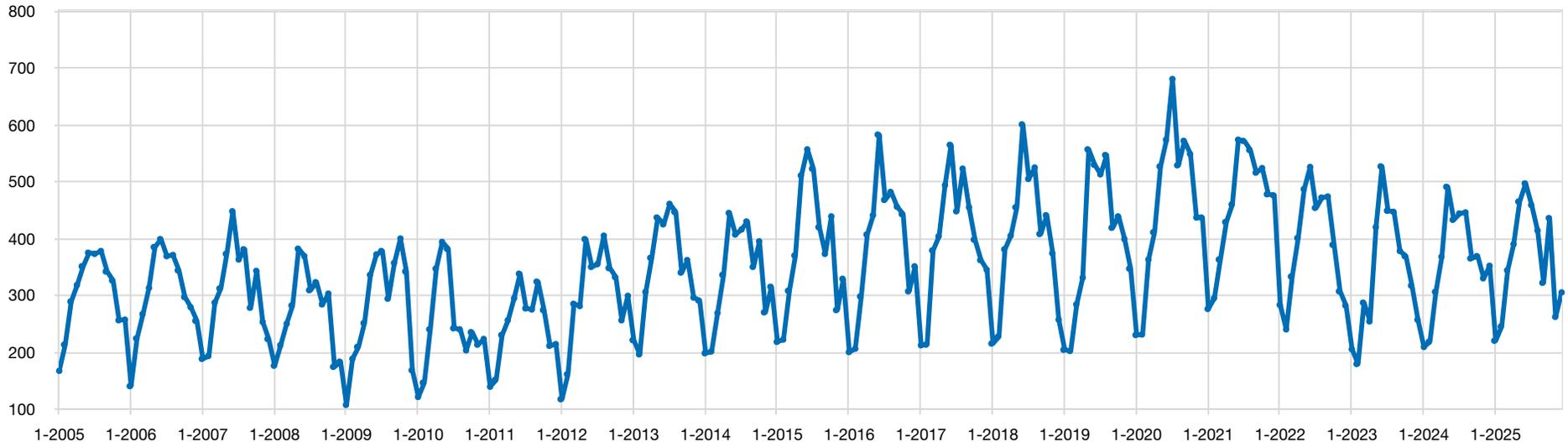


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Jan-2025	219	208 + 5.3%
Feb-2025	244	217 + 12.4%
Mar-2025	343	305 + 12.5%
Apr-2025	389	367 + 6.0%
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	321	364 - 11.8%
Oct-2025	435	368 + 18.2%
Nov-2025	261	329 - 20.7%
Dec-2025	304	351 - 13.4%
12-Month Avg	362	360 + 0.6%

Historical Closed Sales by Month

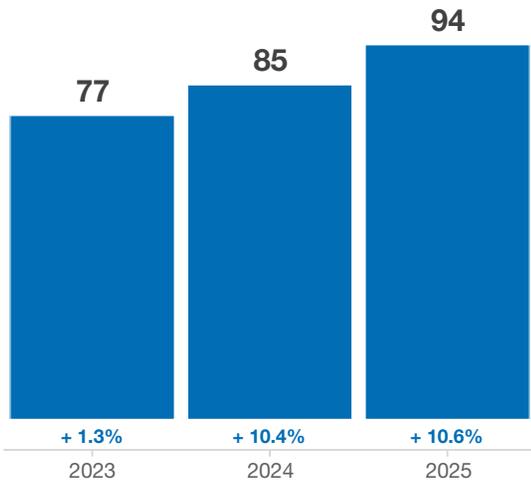


Days on Market Until Sale

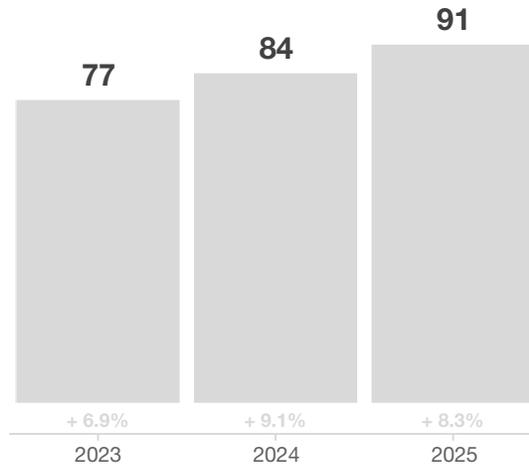
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



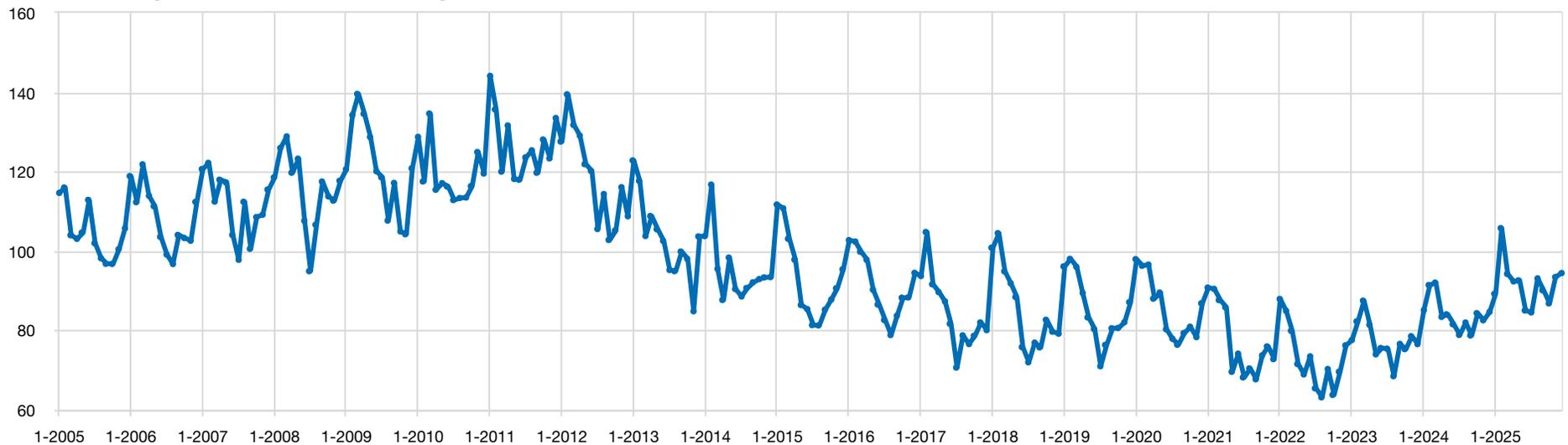
Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
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	87	84	+ 3.6%
Nov-2025	93	83	+ 12.0%
Dec-2025	94	85	+ 10.6%
12-Month Avg*	91	84	+ 9.0%

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

Historical Days on Market Until Sale by Month

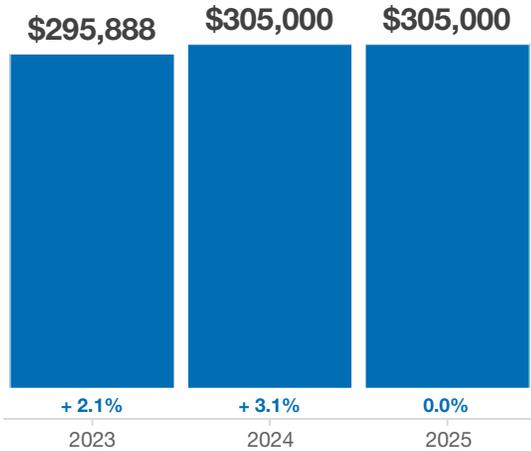


Median Sales Price

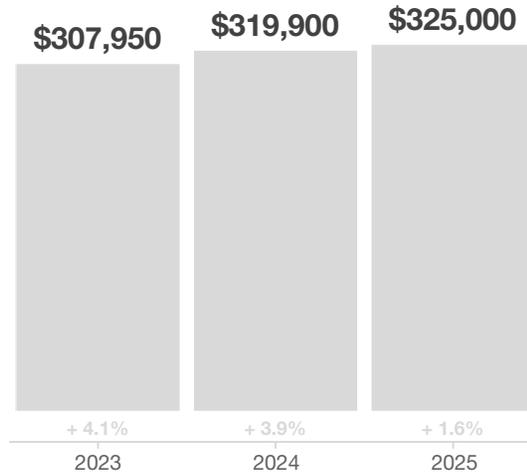
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$316,800	\$312,000	+ 1.5%
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	\$338,500	\$314,900	+ 7.5%
Oct-2025	\$319,600	\$335,000	- 4.6%
Nov-2025	\$320,000	\$315,000	+ 1.6%
Dec-2025	\$305,000	\$305,000	0.0%
12-Month Avg*	\$325,000	\$319,900	+ 1.6%

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

Historical Median Sales Price by Month

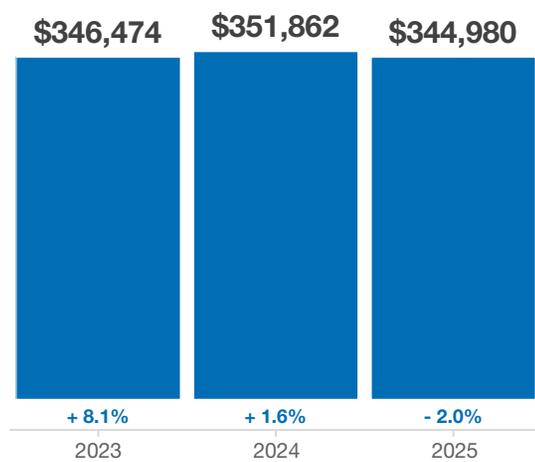


Average Sales Price

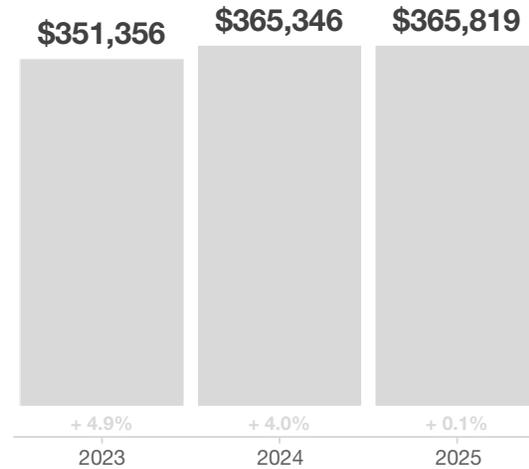
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$360,767	\$352,759	+ 2.3%
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	\$371,657	\$365,852	+ 1.6%
Oct-2025	\$366,588	\$396,248	- 7.5%
Nov-2025	\$355,211	\$364,383	- 2.5%
Dec-2025	\$344,980	\$351,862	- 2.0%
12-Month Avg*	\$365,819	\$365,346	+ 0.1%

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

Historical Average Sales Price by Month

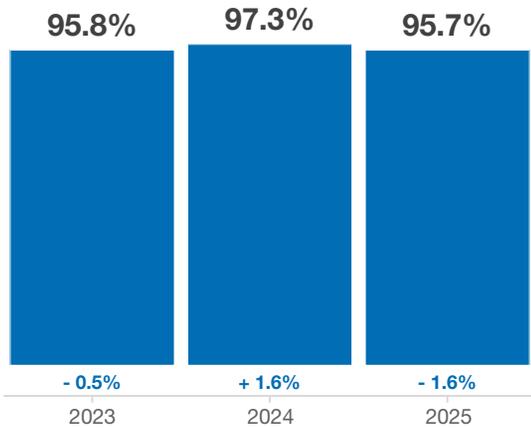


Percent of Original List Price Received

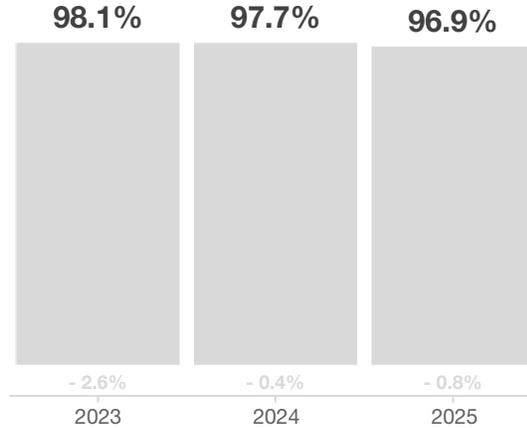
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



Year to Date



	Pct. of Orig. Price Received	Prior Year	Year-Over-Year Change
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	95.7%	97.8%	- 2.1%
Dec-2025	95.7%	97.3%	- 1.6%
12-Month Avg*	96.9%	97.7%	- 0.8%

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

Historical Percent of Original List Price Received by Month

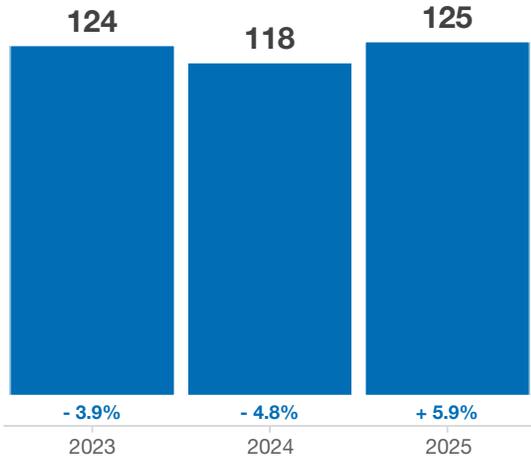


Housing Affordability Index

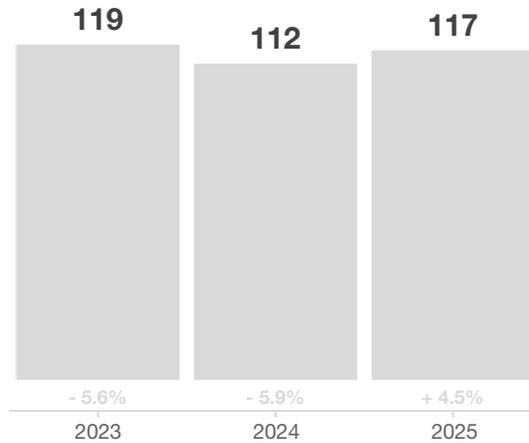
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



December

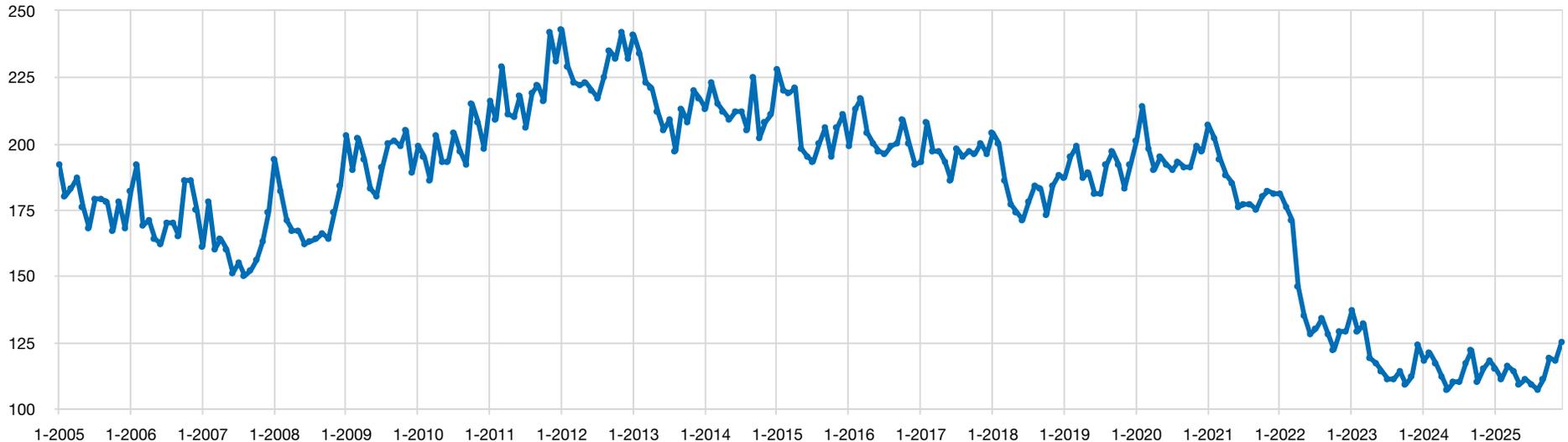


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
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	118	115	+2.6%
Dec-2025	125	118	+5.9%
12-Month Avg	114	115	-0.9%

Historical Housing Affordability Index by Month

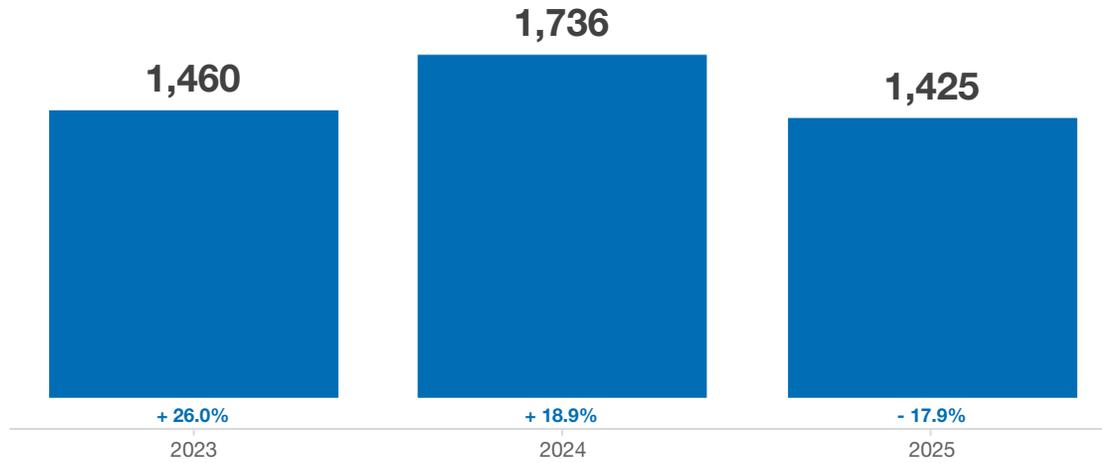


Inventory of Homes for Sale

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

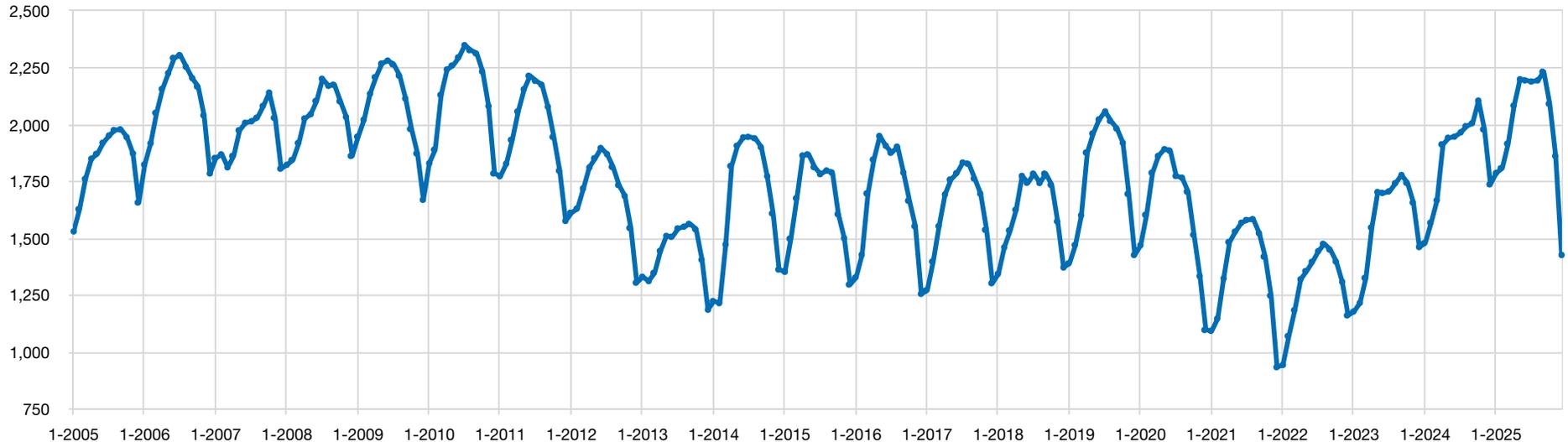


December



	Homes for Sale	Prior Year	Year-Over-Year Change
Jan-2025	1,786	1,477	+ 20.9%
Feb-2025	1,807	1,567	+ 15.3%
Mar-2025	1,915	1,666	+ 14.9%
Apr-2025	2,083	1,912	+ 8.9%
May-2025	2,199	1,941	+ 13.3%
Jun-2025	2,194	1,946	+ 12.7%
Jul-2025	2,189	1,965	+ 11.4%
Aug-2025	2,194	1,992	+ 10.1%
Sep-2025	2,232	2,005	+ 11.3%
Oct-2025	2,091	2,105	- 0.7%
Nov-2025	1,861	1,978	- 5.9%
Dec-2025	1,425	1,736	- 17.9%
12-Month Avg	1,998	1,858	+ 7.5%

Historical Inventory of Homes for Sale by Month

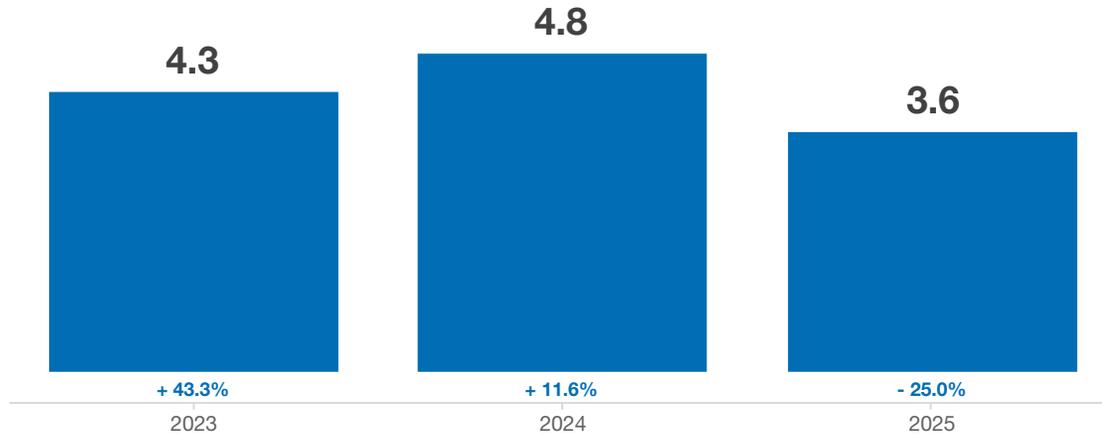


Months Supply of Inventory

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.



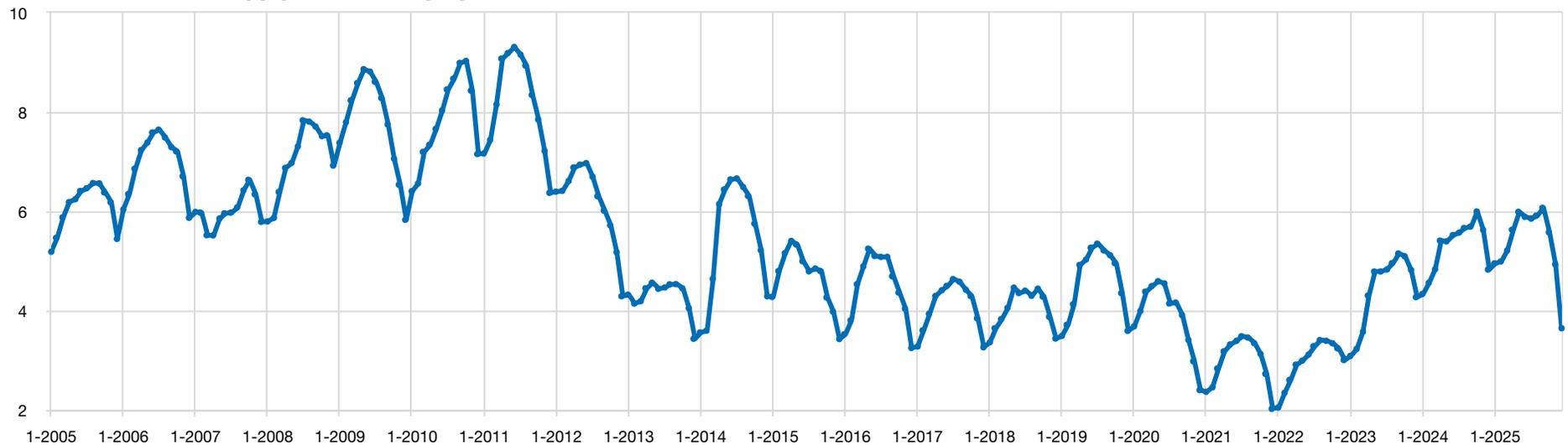
December



Months Supply	Prior Year	Year-Over-Year Change
Jan-2025	4.3	+ 16.3%
Feb-2025	4.6	+ 8.7%
Mar-2025	4.8	+ 8.3%
Apr-2025	5.4	+ 3.7%
May-2025	5.4	+ 11.1%
Jun-2025	5.5	+ 7.3%
Jul-2025	5.6	+ 5.4%
Aug-2025	5.7	+ 3.5%
Sep-2025	5.7	+ 7.0%
Oct-2025	6.0	- 6.7%
Nov-2025	5.6	- 12.5%
Dec-2025	4.8	- 25.0%
12-Month Avg*	5.3	+ 1.9%

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

Historical Months Supply of Inventory by Month

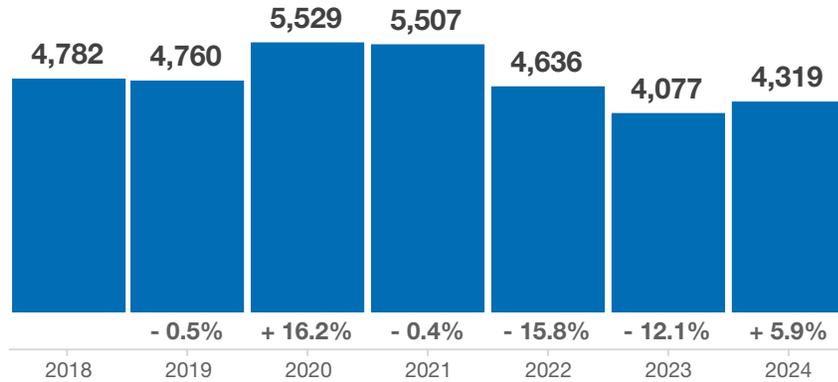


Annual Review

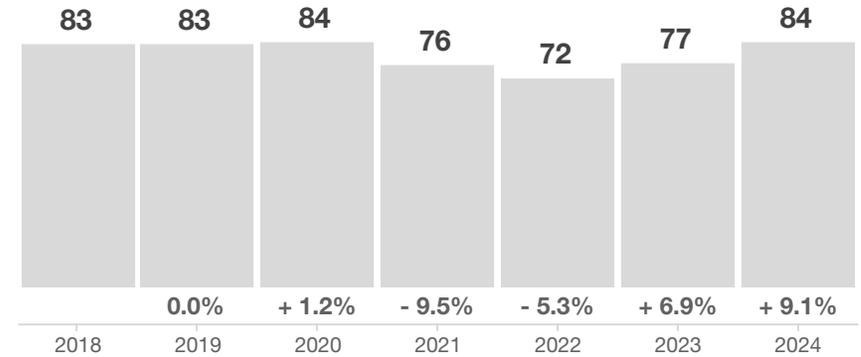
Historical look at key market metrics for the overall region.



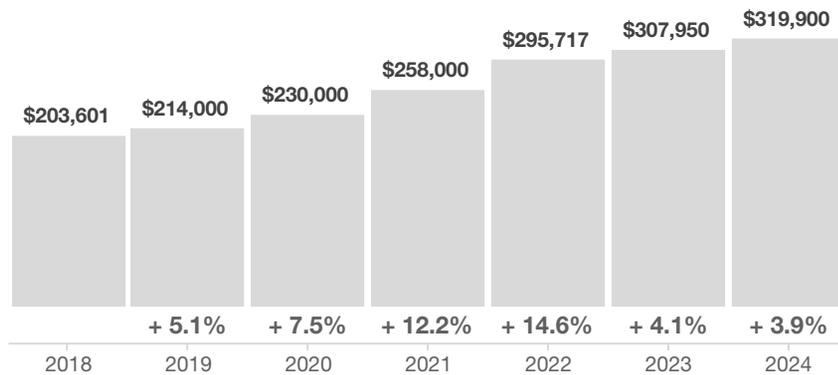
Closed Sales



Days on Market



Median Sales Price



Pct. of Orig. Price Received

