

Monthly Indicators



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings decreased 7.0 percent to 548. Pending Sales increased 140.7 percent to 532. Inventory decreased 28.2 percent to 1,281.

Median Sales Price increased 6.0 percent from \$309,000 to \$327,450. Days on Market increased 16.9 percent to 104. Months Supply of Inventory decreased 34.7 percent to 3.2.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 16.9%

Change in
Closed Sales

+ 6.0%

Change in
Median Sales Price

- 28.2%

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.



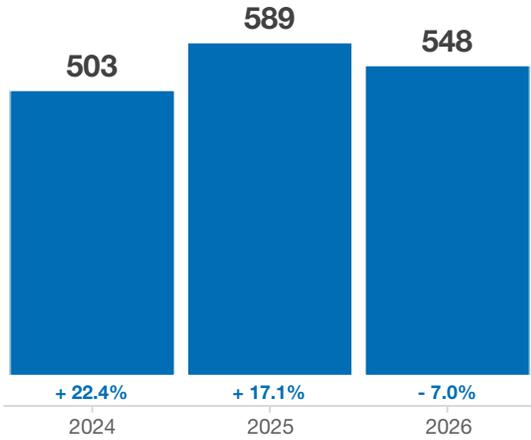
Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		589	548	- 7.0%	589	548	- 7.0%
Pending Sales		221	532	+ 140.7%	221	532	+ 140.7%
Closed Sales		219	182	- 16.9%	219	182	- 16.9%
Days on Market Until Sale		89	104	+ 16.9%	89	104	+ 16.9%
Median Sales Price		\$309,000	\$327,450	+ 6.0%	\$309,000	\$327,450	+ 6.0%
Average Sales Price		\$331,944	\$379,077	+ 14.2%	\$331,944	\$379,077	+ 14.2%
Pct. of Orig. Price Received		96.8%	96.1%	- 0.7%	96.8%	96.1%	- 0.7%
Housing Affordability Index		121	123	+ 1.7%	121	123	+ 1.7%
Inventory of Homes for Sale		1,785	1,281	- 28.2%	—	—	—
Months Supply of Inventory		4.9	3.2	- 34.7%	—	—	—

New Listings

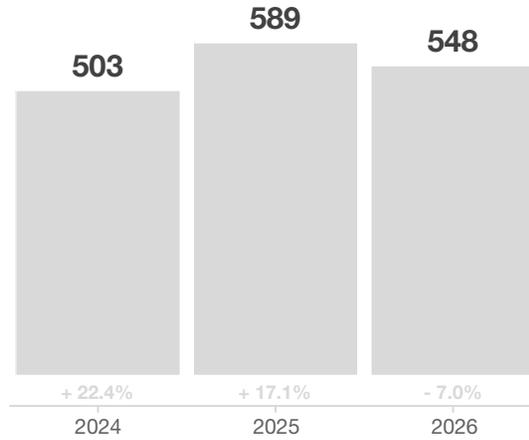
A count of the properties that have been newly listed on the market in a given month.



January

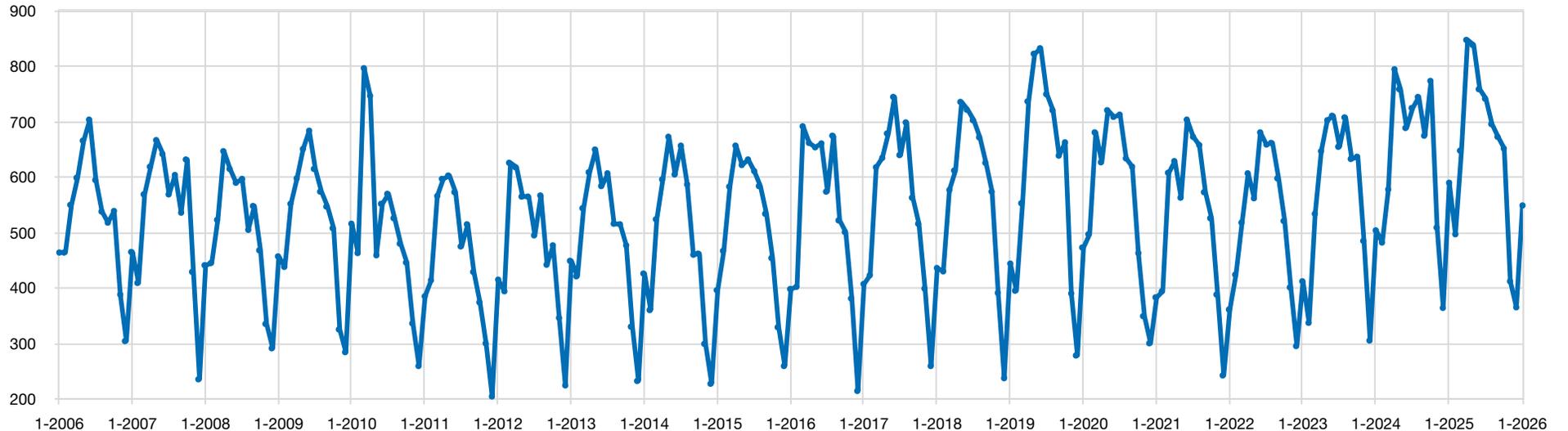


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
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	758	688	+ 10.2%
Jul-2025	741	724	+ 2.3%
Aug-2025	695	744	- 6.6%
Sep-2025	672	674	- 0.3%
Oct-2025	651	773	- 15.8%
Nov-2025	411	508	- 19.1%
Dec-2025	364	363	+ 0.3%
Jan-2026	548	589	- 7.0%
12-Month Avg	639	639	0.0%

Historical New Listings by Month



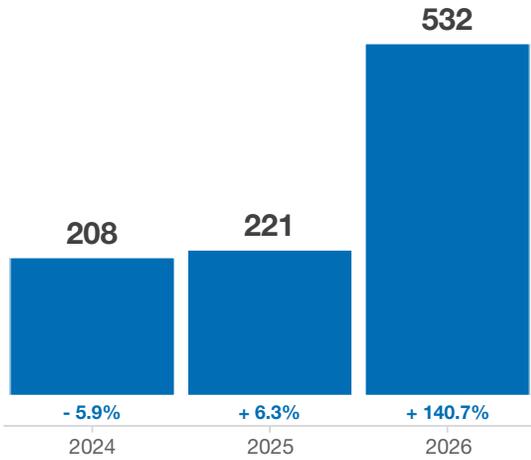
Pending Sales

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

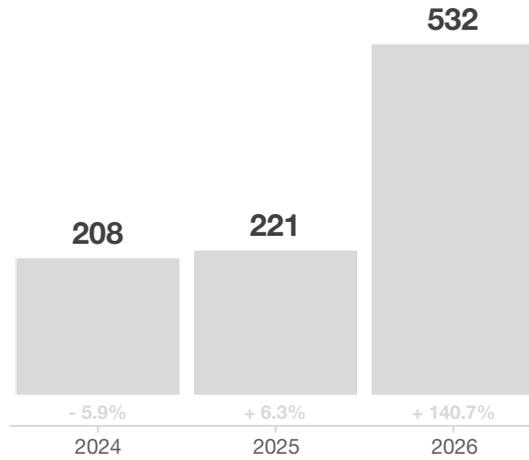


Pending statistics may be higher due to changes in reporting practices to comply with RESO standards.

January

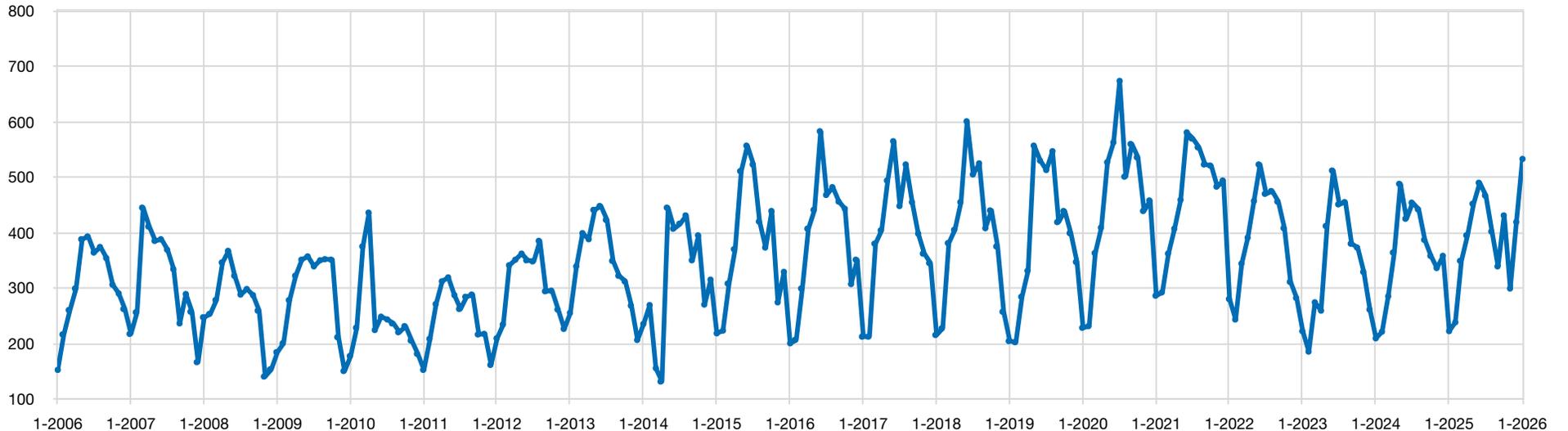


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Feb-2025	237	220	+ 7.7%
Mar-2025	348	284	+ 22.5%
Apr-2025	394	363	+ 8.5%
May-2025	451	487	- 7.4%
Jun-2025	489	424	+ 15.3%
Jul-2025	466	453	+ 2.9%
Aug-2025	401	441	- 9.1%
Sep-2025	338	386	- 12.4%
Oct-2025	430	357	+ 20.4%
Nov-2025	298	335	- 11.0%
Dec-2025	418	357	+ 17.1%
Jan-2026	532	221	+ 140.7%
12-Month Avg	400	361	+ 10.8%

Historical Pending Sales by Month

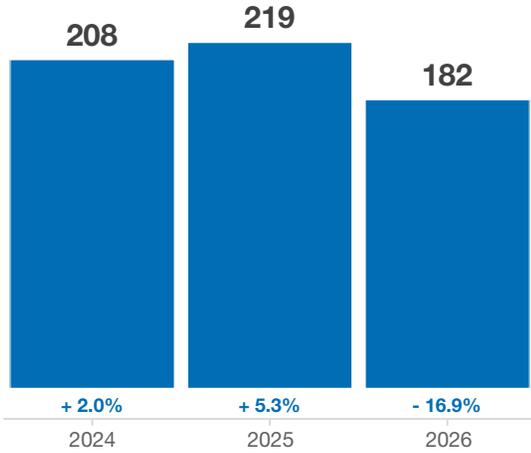


Closed Sales

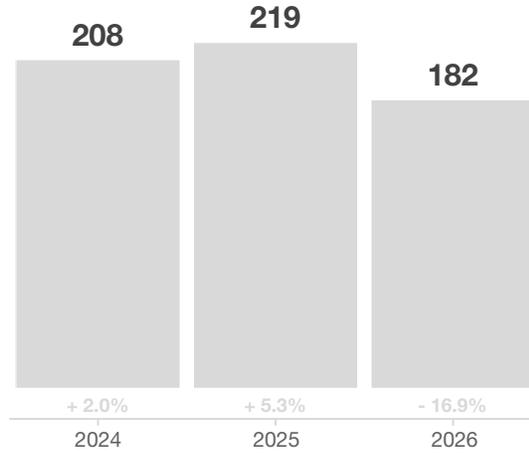
A count of the actual sales that closed in a given month.



January

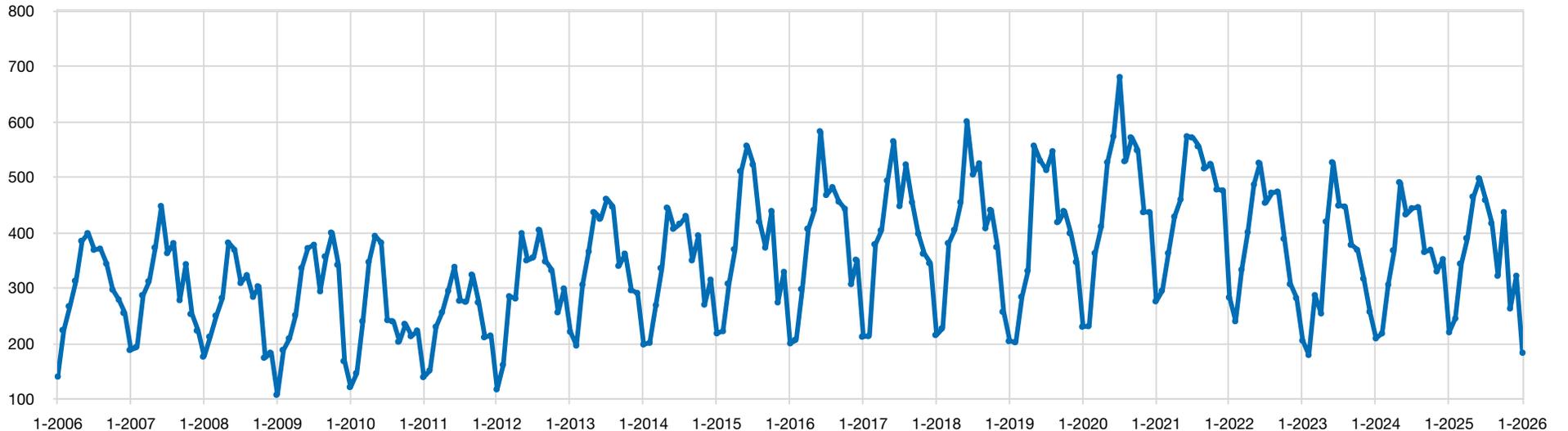


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
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	497	432 + 15.0%
Jul-2025	458	443 + 3.4%
Aug-2025	416	445 - 6.5%
Sep-2025	321	364 - 11.8%
Oct-2025	436	368 + 18.5%
Nov-2025	262	329 - 20.4%
Dec-2025	321	351 - 8.5%
Jan-2026	182	219 - 16.9%
12-Month Avg	361	361 0.0%

Historical Closed Sales by Month

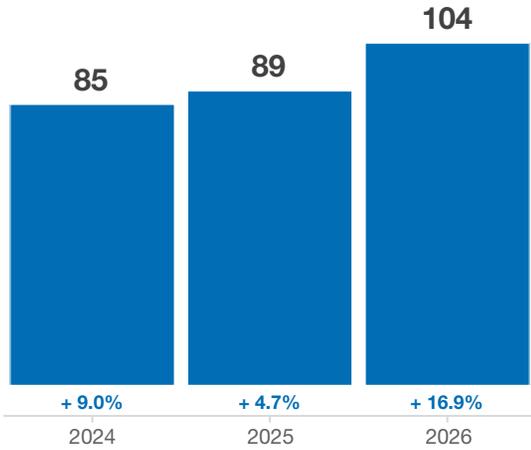


Days on Market Until Sale

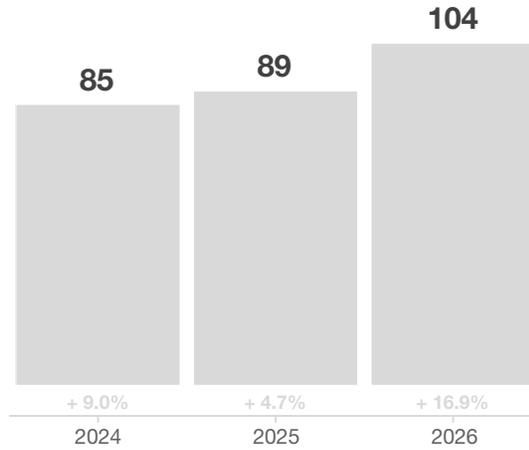
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



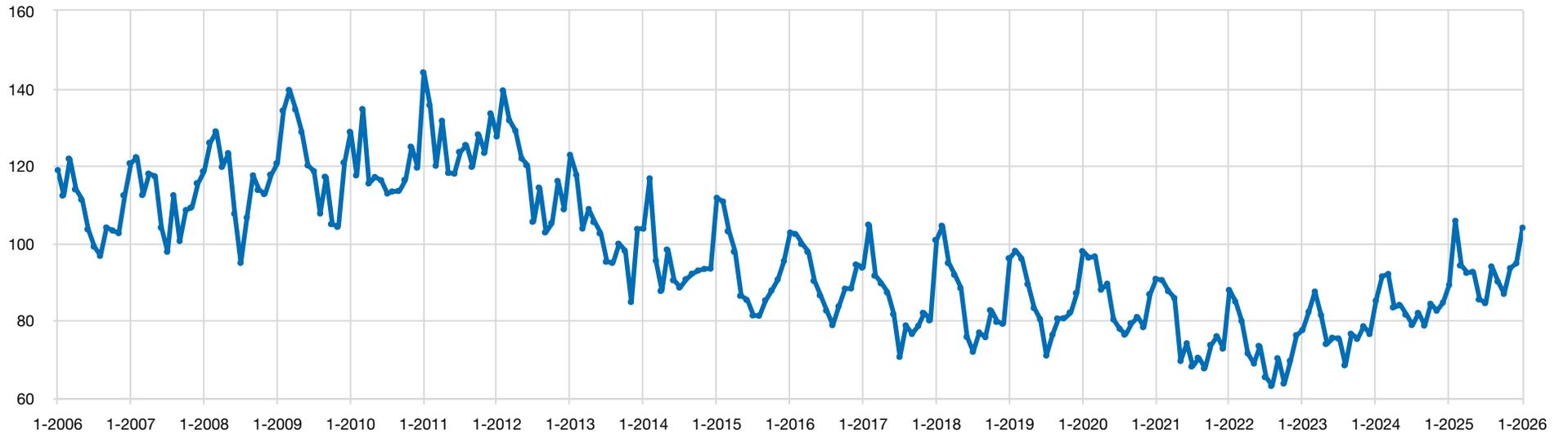
Year to Date



Days on Market	Prior Year	Year-Over-Year Change
Feb-2025	91	+ 16.5%
Mar-2025	92	+ 2.2%
Apr-2025	83	+ 10.8%
May-2025	84	+ 10.7%
Jun-2025	82	+ 3.7%
Jul-2025	79	+ 7.6%
Aug-2025	82	+ 14.6%
Sep-2025	79	+ 13.9%
Oct-2025	84	+ 3.6%
Nov-2025	83	+ 13.3%
Dec-2025	85	+ 11.8%
Jan-2026	89	+ 16.9%
12-Month Avg*	92	+ 9.7%

* Days on Market for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

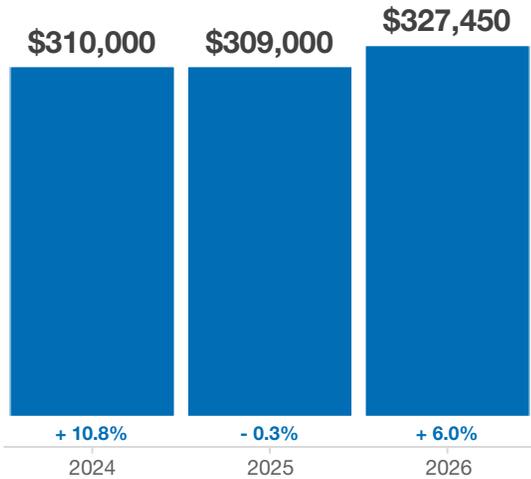


Median Sales Price

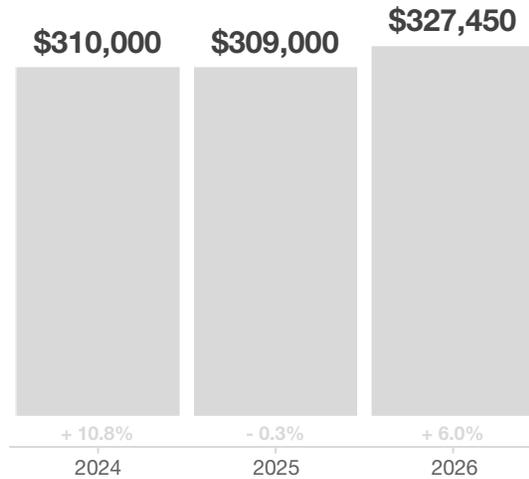
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



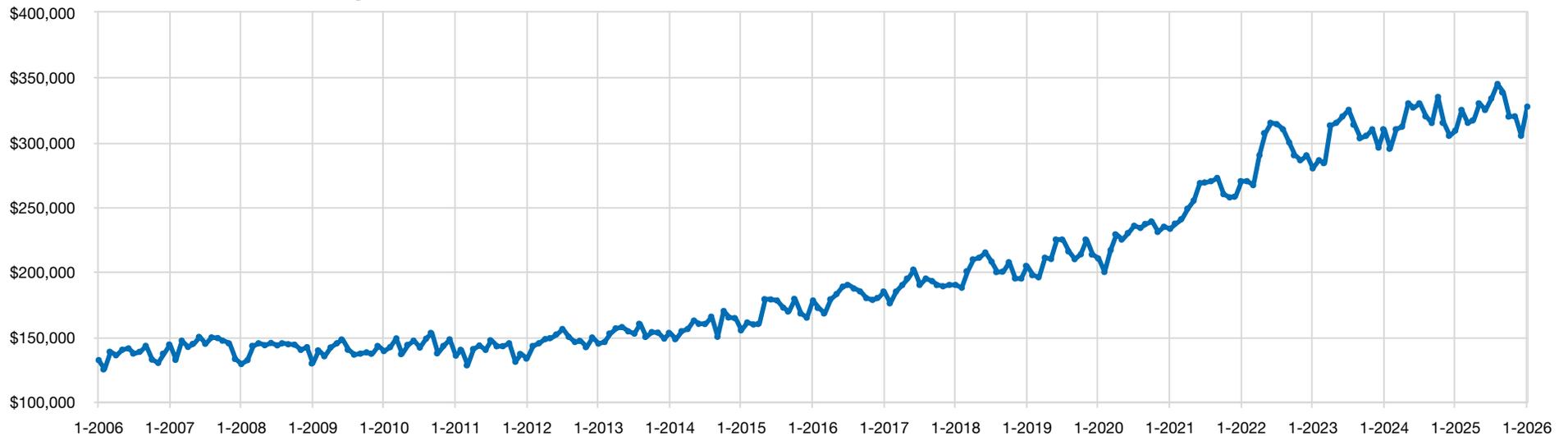
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$324,900	\$326,805	- 0.6%
Jul-2025	\$333,750	\$330,000	+ 1.1%
Aug-2025	\$344,950	\$320,000	+ 7.8%
Sep-2025	\$338,500	\$314,900	+ 7.5%
Oct-2025	\$319,800	\$335,000	- 4.5%
Nov-2025	\$320,000	\$315,000	+ 1.6%
Dec-2025	\$305,000	\$305,000	0.0%
Jan-2026	\$327,450	\$309,000	+ 6.0%
12-Month Avg*	\$325,000	\$319,900	+ 1.6%

* Median Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

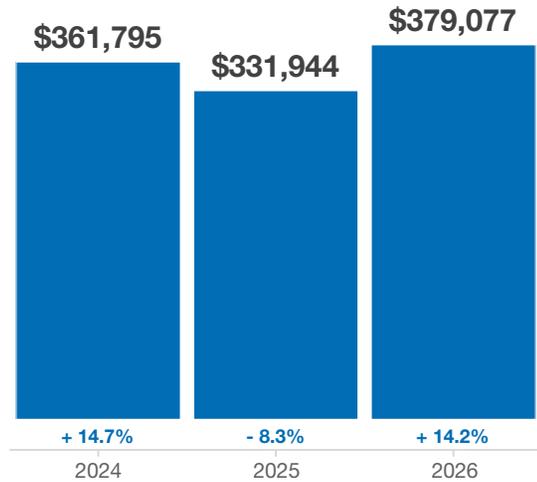


Average Sales Price

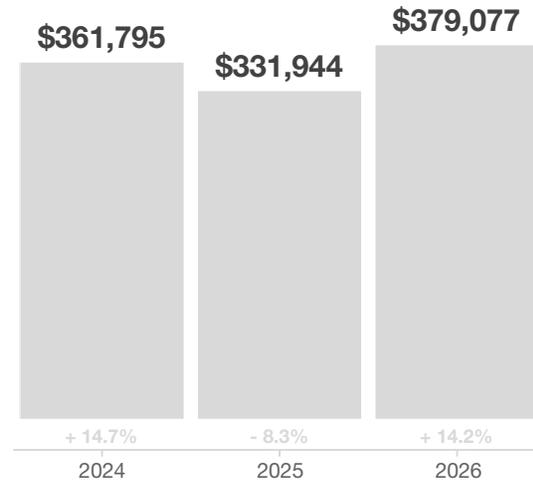
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$368,801	\$381,365	- 3.3%
Jul-2025	\$378,290	\$364,628	+ 3.7%
Aug-2025	\$387,889	\$368,152	+ 5.4%
Sep-2025	\$371,657	\$365,852	+ 1.6%
Oct-2025	\$366,538	\$396,248	- 7.5%
Nov-2025	\$354,847	\$364,383	- 2.6%
Dec-2025	\$348,456	\$351,862	- 1.0%
Jan-2026	\$379,077	\$331,944	+ 14.2%
12-Month Avg*	\$368,154	\$363,827	+ 1.2%

* Avg. Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

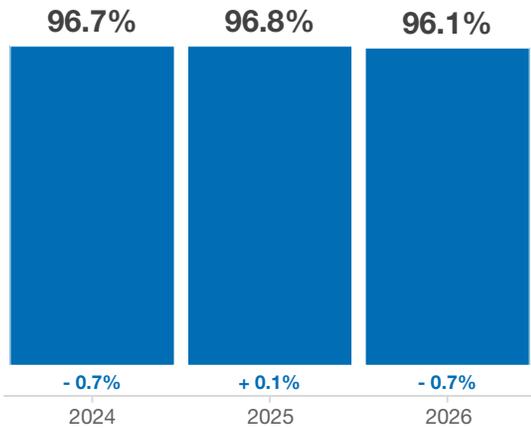


Percent of Original List Price Received

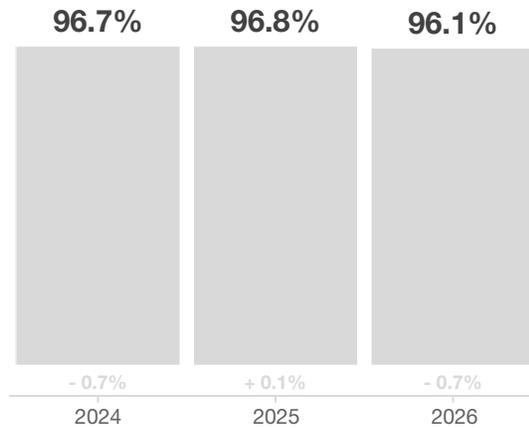
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January



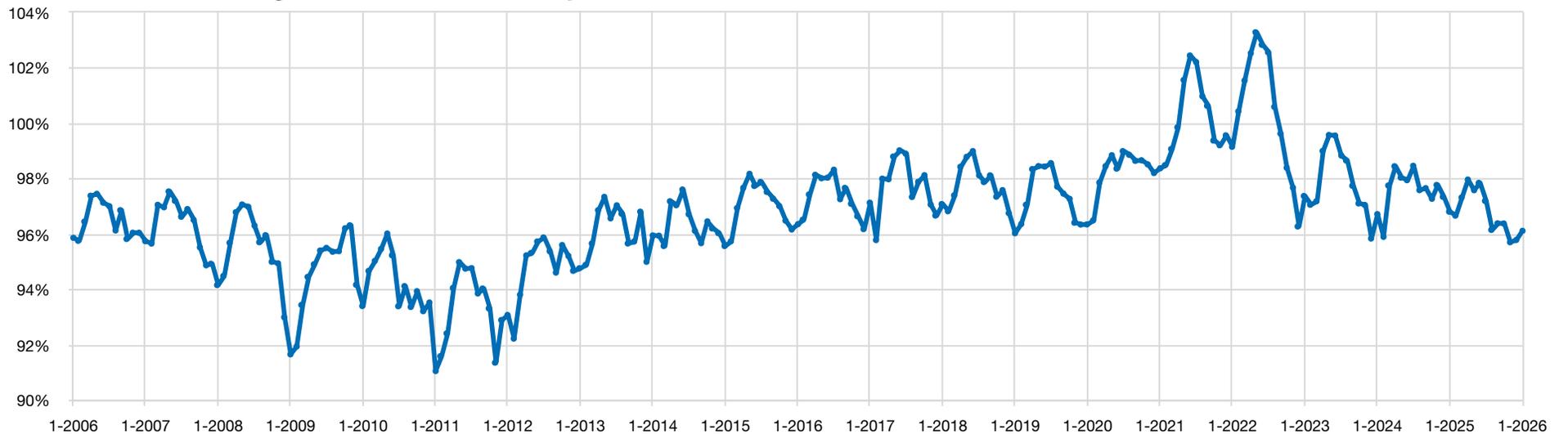
Year to Date



	Pct. of Orig. Price Received	Prior Year	Year-Over-Year Change
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	96.1%	97.6%	- 1.5%
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	95.8%	97.3%	- 1.5%
Jan-2026	96.1%	96.8%	- 0.7%
12-Month Avg*	96.9%	97.7%	- 0.8%

* Pct. of Orig. Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month

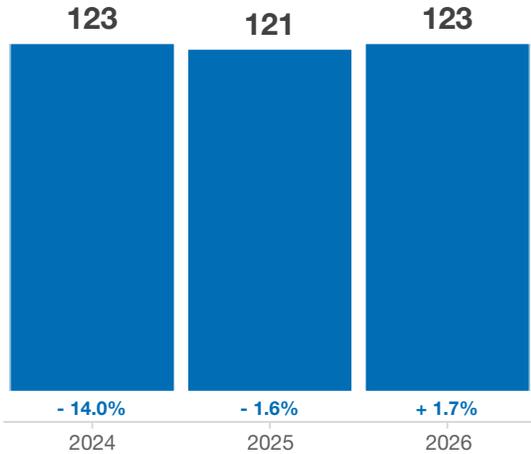


Housing Affordability Index

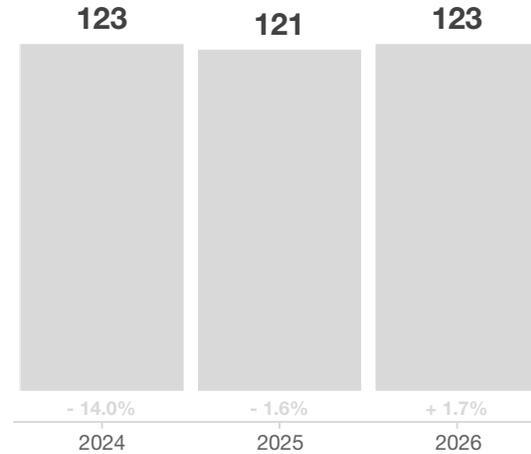
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



January



Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Feb-2025	117	127	- 7.9%
Mar-2025	122	122	0.0%
Apr-2025	119	118	+ 0.8%
May-2025	114	113	+ 0.9%
Jun-2025	117	115	+ 1.7%
Jul-2025	114	115	- 0.9%
Aug-2025	112	123	- 8.9%
Sep-2025	117	128	- 8.6%
Oct-2025	125	116	+ 7.8%
Nov-2025	124	120	+ 3.3%
Dec-2025	131	124	+ 5.6%
Jan-2026	123	121	+ 1.7%
12-Month Avg	120	120	0.0%

Historical Housing Affordability Index by Month

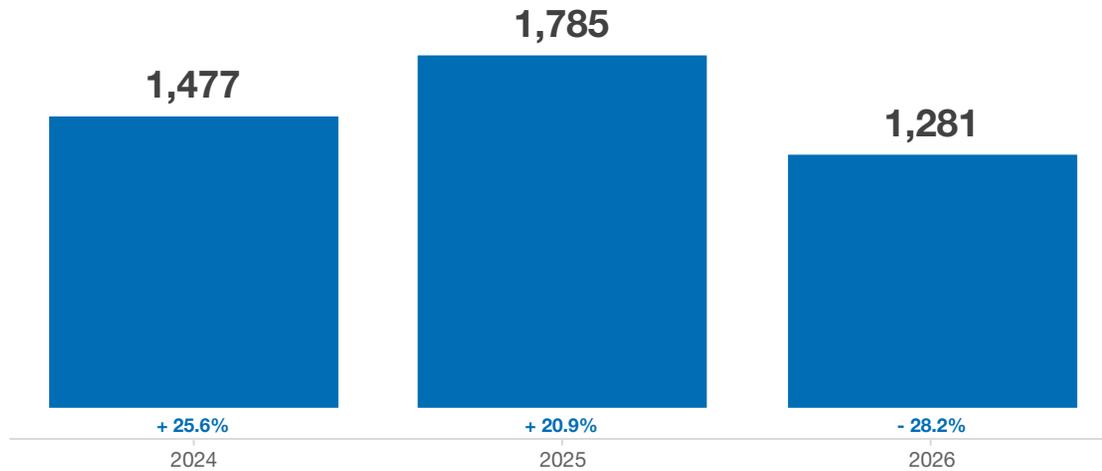


Inventory of Homes for Sale

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

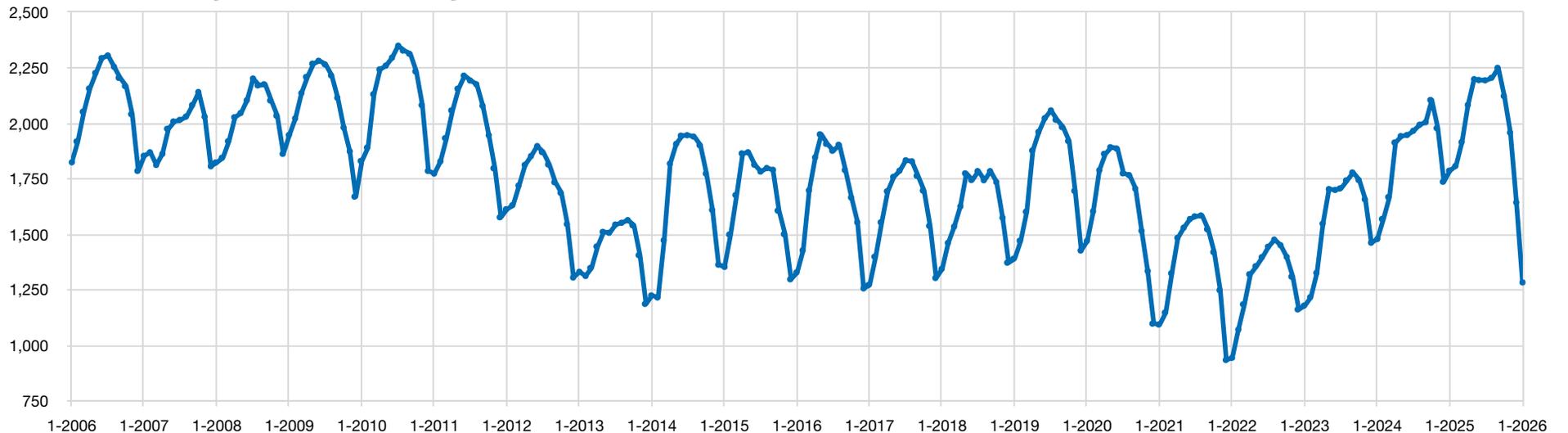


January



	Homes for Sale	Prior Year	Year-Over-Year Change
Feb-2025	1,806	1,567	+ 15.3%
Mar-2025	1,914	1,666	+ 14.9%
Apr-2025	2,082	1,912	+ 8.9%
May-2025	2,198	1,941	+ 13.2%
Jun-2025	2,194	1,946	+ 12.7%
Jul-2025	2,193	1,965	+ 11.6%
Aug-2025	2,204	1,992	+ 10.6%
Sep-2025	2,249	2,004	+ 12.2%
Oct-2025	2,122	2,104	+ 0.9%
Nov-2025	1,957	1,977	- 1.0%
Dec-2025	1,642	1,735	- 5.4%
Jan-2026	1,281	1,785	- 28.2%
12-Month Avg	1,987	1,883	+ 5.5%

Historical Inventory of Homes for Sale by Month

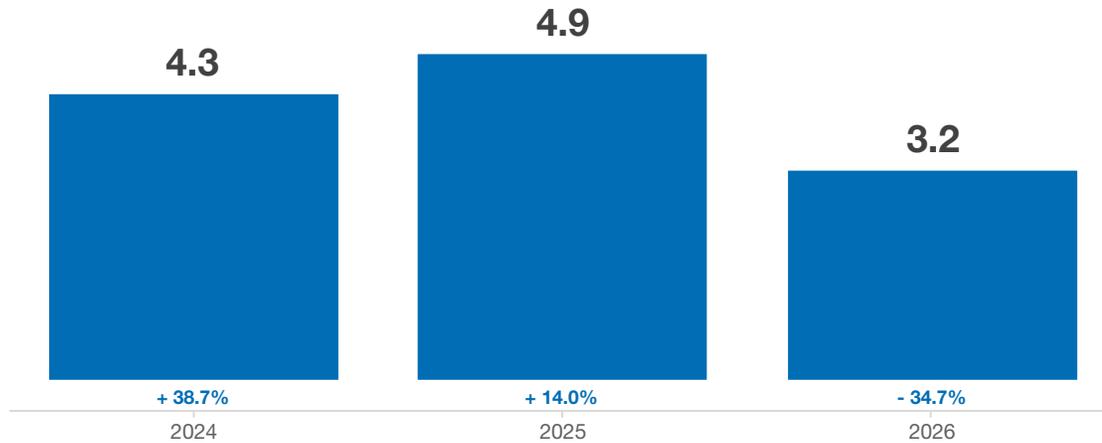


Months Supply of Inventory

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.



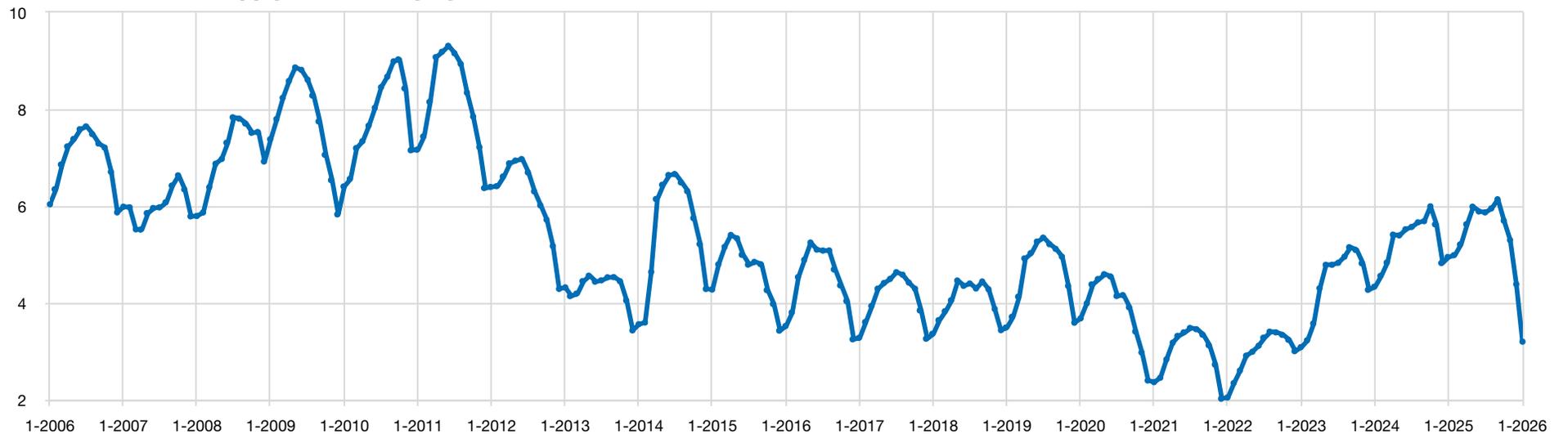
January



Months Supply	Prior Year	Year-Over-Year Change	
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	5.9	5.6	+ 5.4%
Aug-2025	6.0	5.7	+ 5.3%
Sep-2025	6.1	5.7	+ 7.0%
Oct-2025	5.7	6.0	- 5.0%
Nov-2025	5.3	5.6	- 5.4%
Dec-2025	4.4	4.8	- 8.3%
Jan-2026	3.2	4.9	- 34.7%
12-Month Avg*	5.4	5.3	+ 0.3%

* Months Supply for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

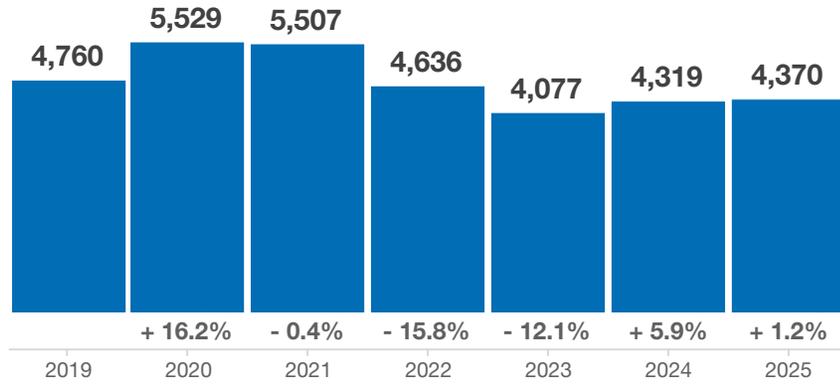


Annual Review

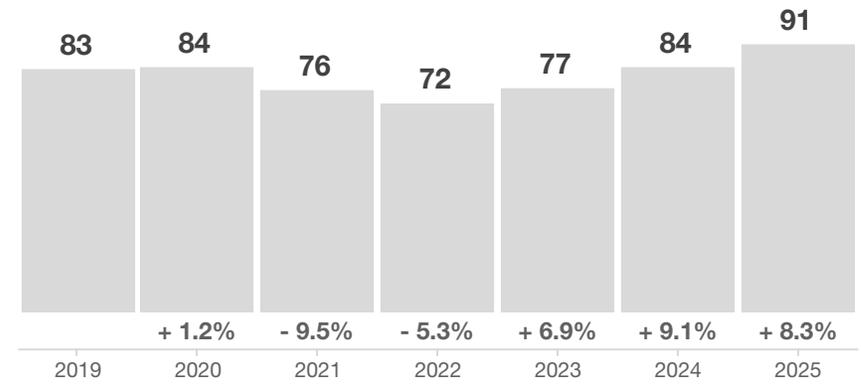
Historical look at key market metrics for the overall region.



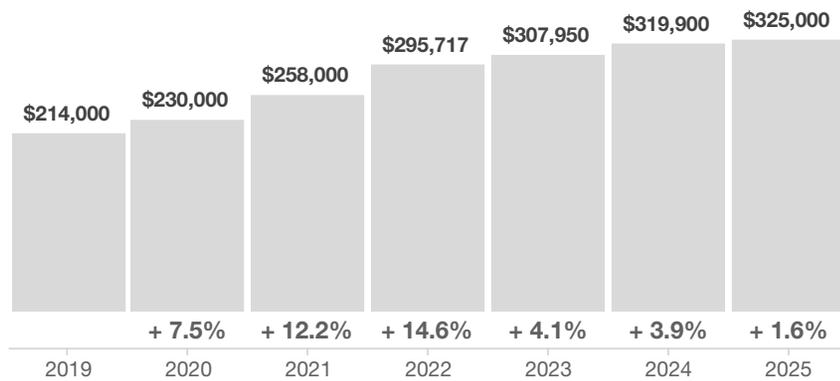
Closed Sales



Days on Market



Median Sales Price



Pct. of Orig. Price Received

