

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings increased 5.6 percent to 524. Pending Sales increased 141.0 percent to 576. Inventory decreased 27.6 percent to 1,308.

Median Sales Price were dead even with last year. Days on Market increased 3.8 percent to 110. Months Supply of Inventory decreased 36.0 percent to 3.2.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 11.9%

Change in
Closed Sales

- 0.0%

Change in
Median Sales Price

- 27.6%

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.



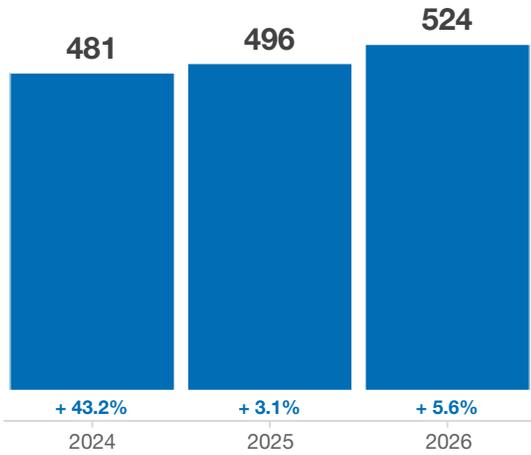
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		496	524	+ 5.6%	1,085	1,113	+ 2.6%
Pending Sales		239	576	+ 141.0%	460	957	+ 108.0%
Closed Sales		244	215	- 11.9%	463	411	- 11.2%
Days on Market Until Sale		106	110	+ 3.8%	98	107	+ 9.2%
Median Sales Price		\$324,950	\$324,900	- 0.0%	\$317,500	\$325,000	+ 2.4%
Average Sales Price		\$361,561	\$376,592	+ 4.2%	\$347,552	\$376,311	+ 8.3%
Pct. of Orig. Price Received		96.7%	96.5%	- 0.2%	96.7%	96.2%	- 0.5%
Housing Affordability Index		117	125	+ 6.8%	120	125	+ 4.2%
Inventory of Homes for Sale		1,807	1,308	- 27.6%	—	—	—
Months Supply of Inventory		5.0	3.2	- 36.0%	—	—	—

New Listings

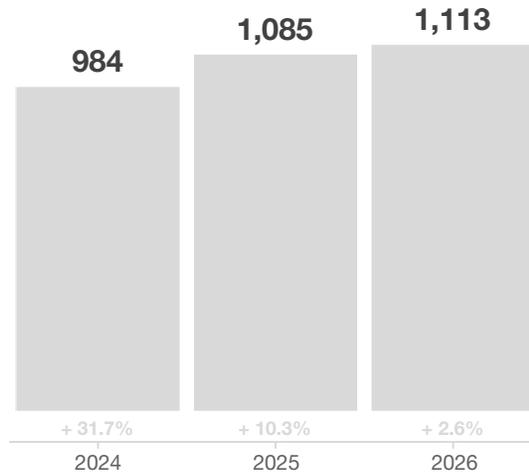
A count of the properties that have been newly listed on the market in a given month.



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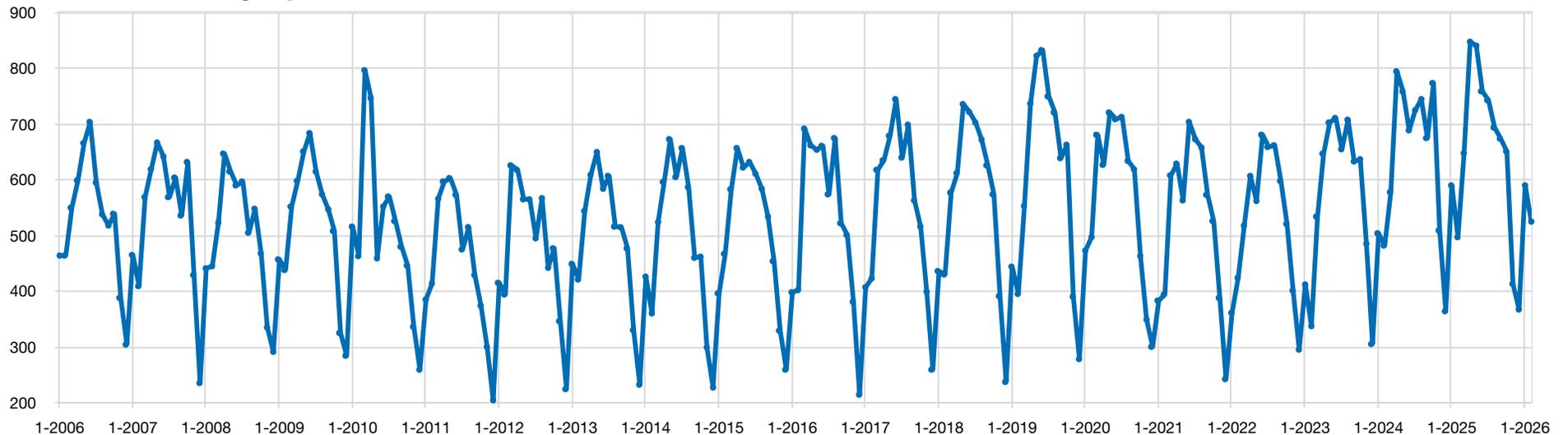


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Mar-2025	647	577	+ 12.1%
Apr-2025	847	794	+ 6.7%
May-2025	840	758	+ 10.8%
Jun-2025	758	688	+ 10.2%
Jul-2025	742	724	+ 2.5%
Aug-2025	693	744	- 6.9%
Sep-2025	673	674	- 0.1%
Oct-2025	650	773	- 15.9%
Nov-2025	412	508	- 18.9%
Dec-2025	366	363	+ 0.8%
Jan-2026	589	589	0.0%
Feb-2026	524	496	+ 5.6%
12-Month Avg	645	641	+ 0.6%

Historical New Listings by Month



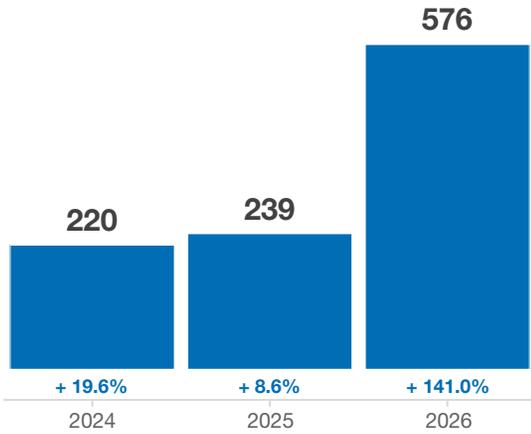
Pending Sales

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

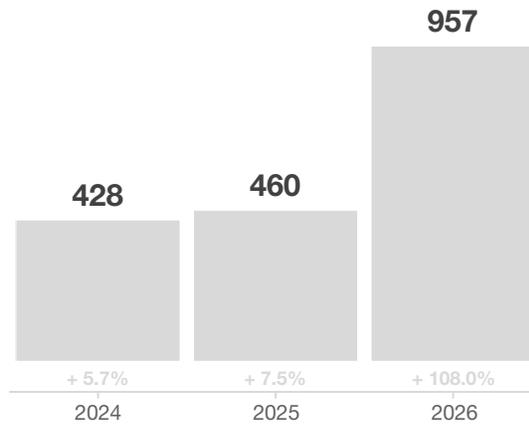


Pending statistics may be higher due to changes in reporting practices to comply with RESO standards.

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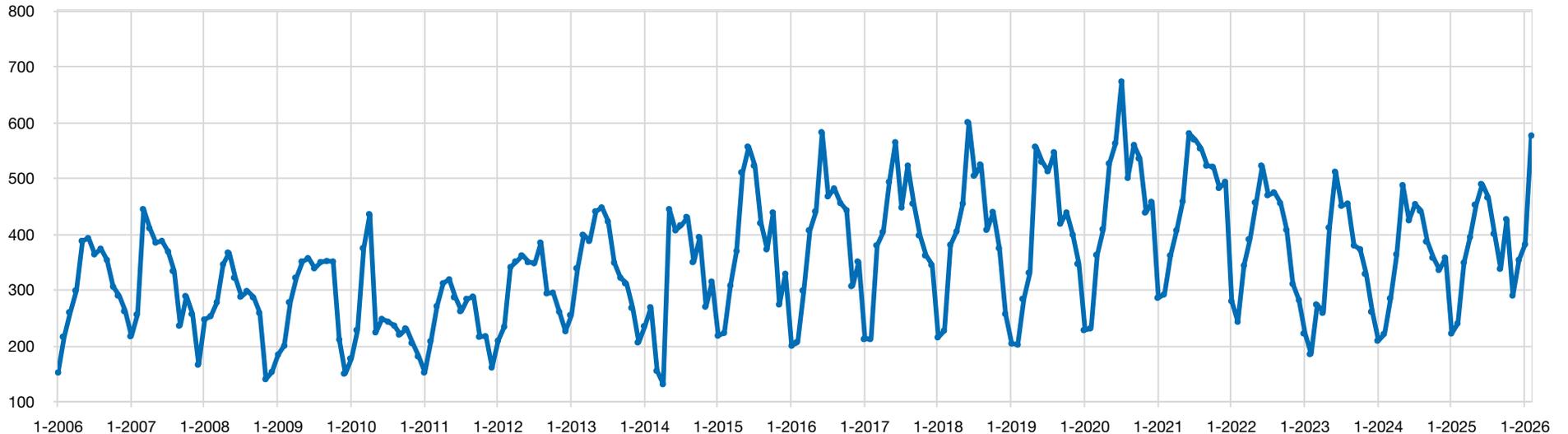


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
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	465	453	+ 2.6%
Aug-2025	400	441	- 9.3%
Sep-2025	337	386	- 12.7%
Oct-2025	426	357	+ 19.3%
Nov-2025	289	335	- 13.7%
Dec-2025	353	357	- 1.1%
Jan-2026	381	221	+ 72.4%
Feb-2026	576	239	+ 141.0%
12-Month Avg	409	362	+ 13.0%

Historical Pending Sales by Month

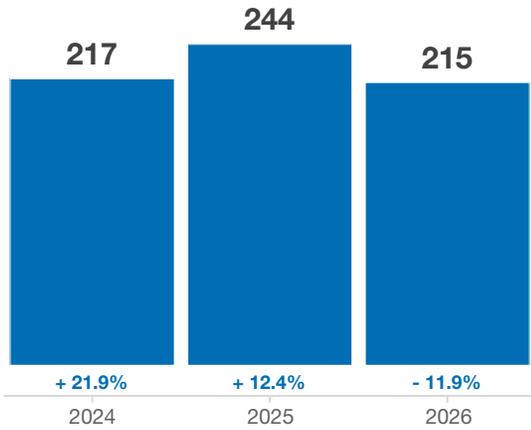


Closed Sales

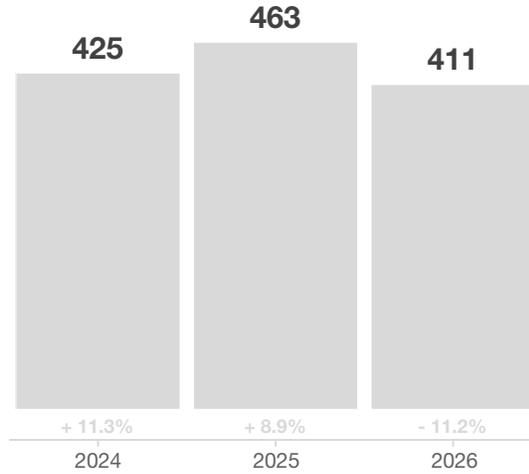
A count of the actual sales that closed in a given month.



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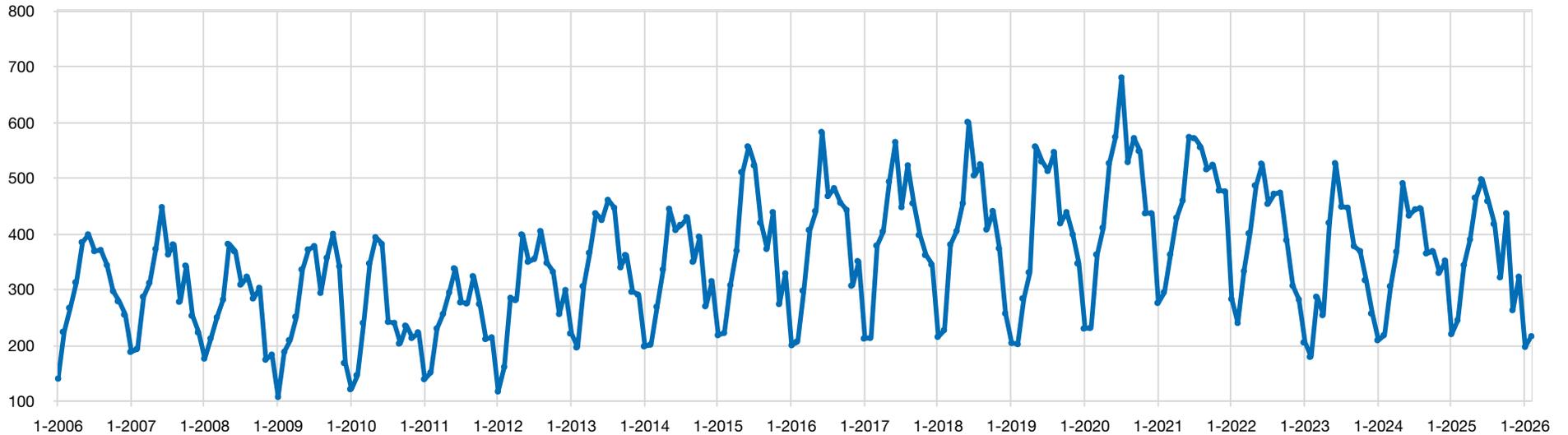


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
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	417	445	- 6.3%
Sep-2025	321	364	- 11.8%
Oct-2025	436	368	+ 18.5%
Nov-2025	262	329	- 20.4%
Dec-2025	322	351	- 8.3%
Jan-2026	196	219	- 10.5%
Feb-2026	215	244	- 11.9%
12-Month Avg	360	363	- 0.8%

Historical Closed Sales by Month

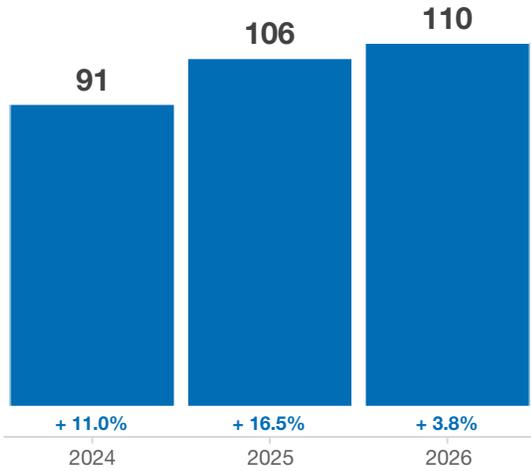


Days on Market Until Sale

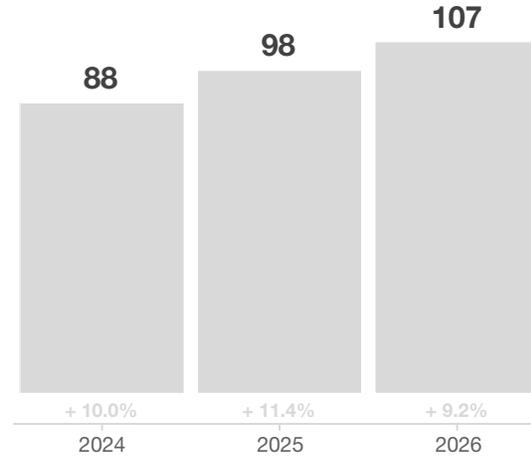
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



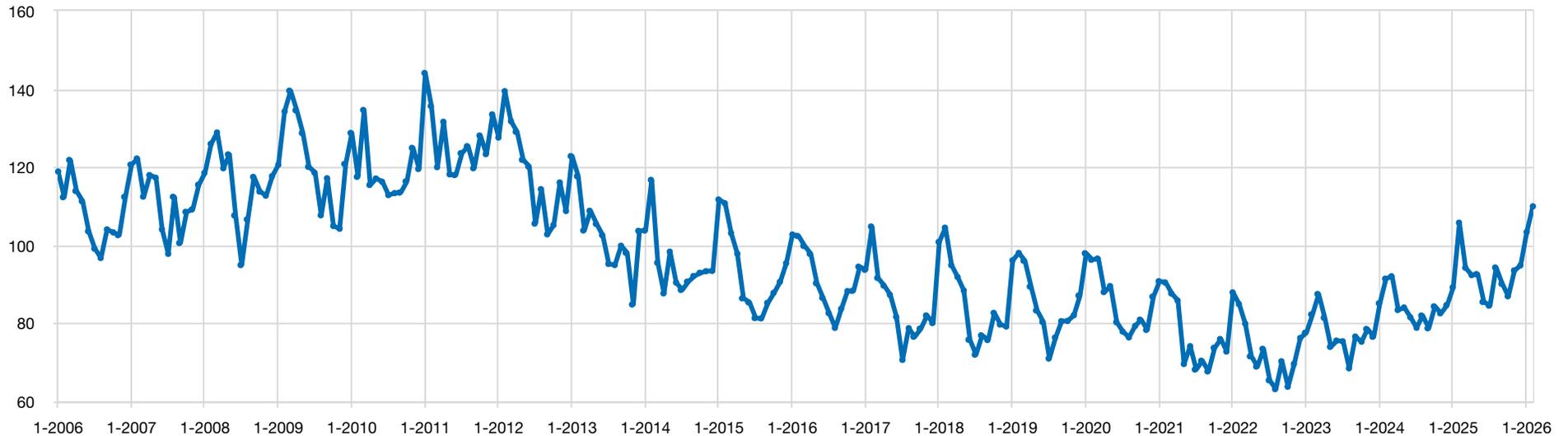
Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
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	94	82	+ 14.6%
Sep-2025	90	79	+ 13.9%
Oct-2025	87	84	+ 3.6%
Nov-2025	94	83	+ 13.3%
Dec-2025	95	85	+ 11.8%
Jan-2026	103	89	+ 15.7%
Feb-2026	110	106	+ 3.8%
12-Month Avg*	92	85	+ 8.8%

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

Historical Days on Market Until Sale by Month



Median Sales Price

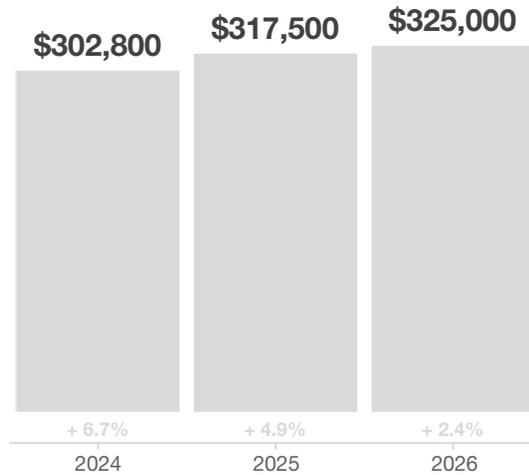
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



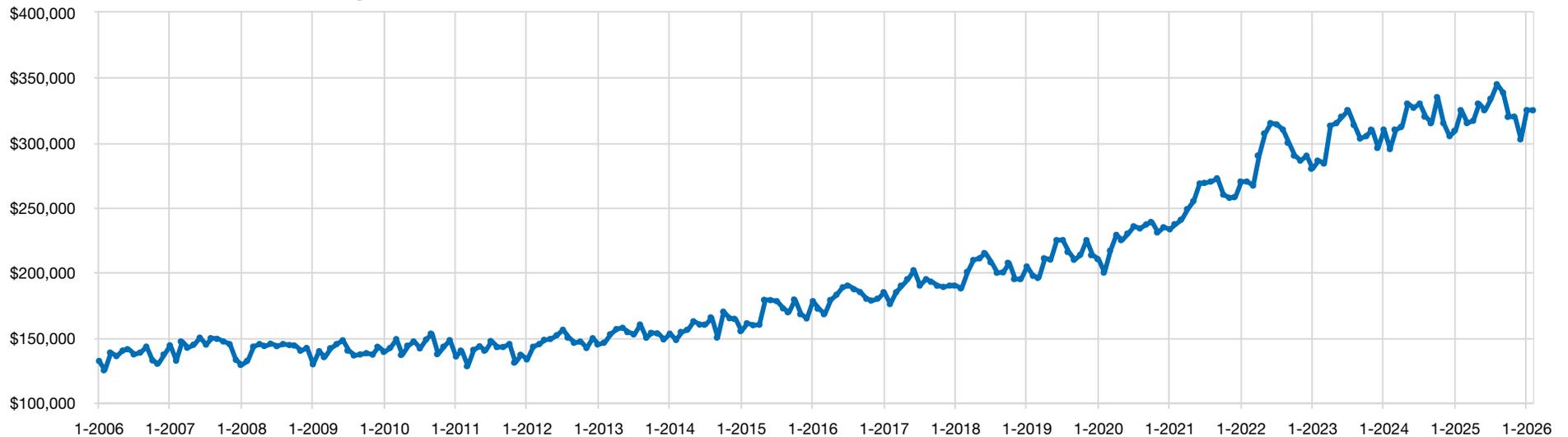
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$344,900	\$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	\$302,500	\$305,000	- 0.8%
Jan-2026	\$325,000	\$309,000	+ 5.2%
Feb-2026	\$324,900	\$324,950	- 0.0%
12-Month Avg*	\$325,000	\$320,000	+ 1.6%

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

Historical Median Sales Price by Month

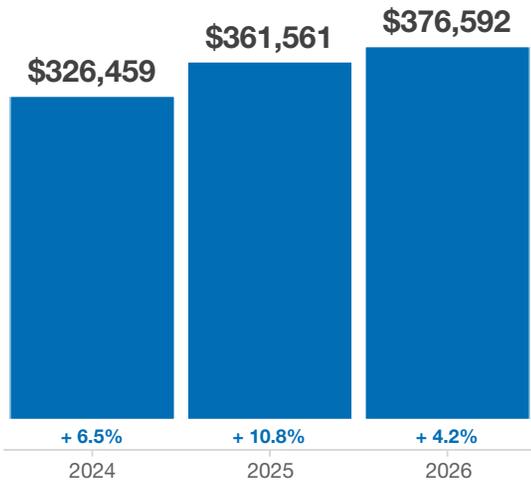


Average Sales Price

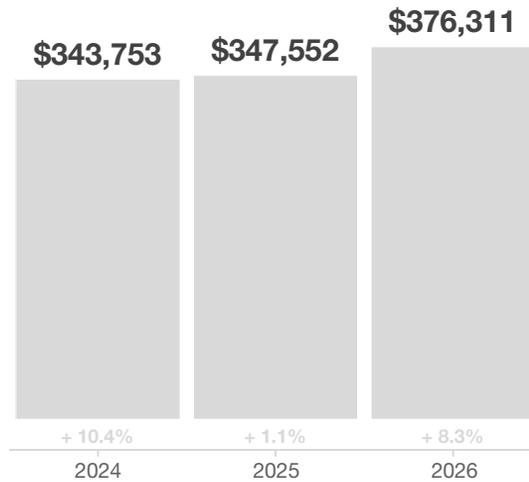
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$387,750	\$368,152	+ 5.3%
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	\$348,150	\$351,862	- 1.1%
Jan-2026	\$376,003	\$331,944	+ 13.3%
Feb-2026	\$376,592	\$361,561	+ 4.2%
12-Month Avg*	\$368,807	\$365,562	+ 0.9%

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

Historical Average Sales Price by Month

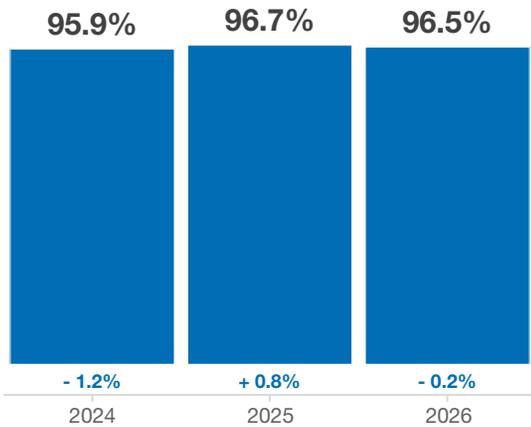


Percent of Original List Price Received

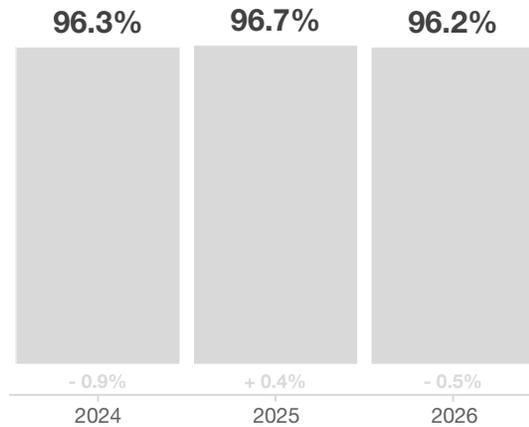
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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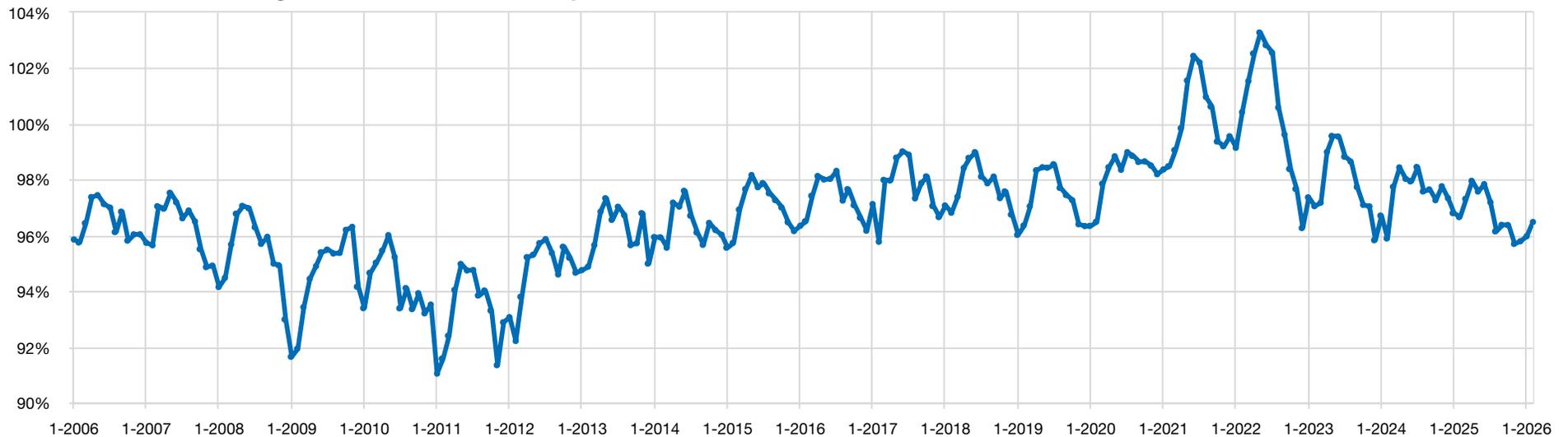
Year to Date



	Pct. of Orig. Price Received	Prior Year	Year-Over-Year Change
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	96.0%	96.8%	- 0.8%
Feb-2026	96.5%	96.7%	- 0.2%
12-Month Avg*	96.9%	97.7%	- 0.9%

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

Historical Percent of Original List Price Received by Month

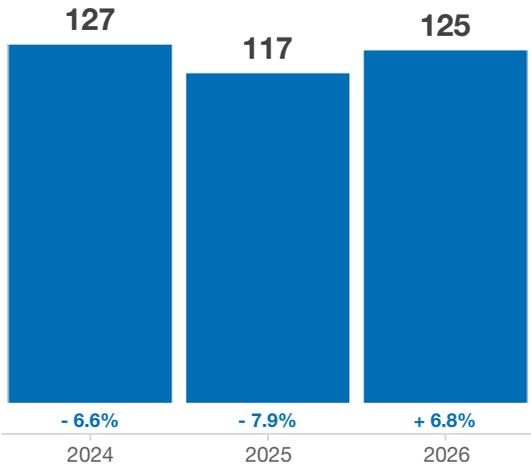


Housing Affordability Index

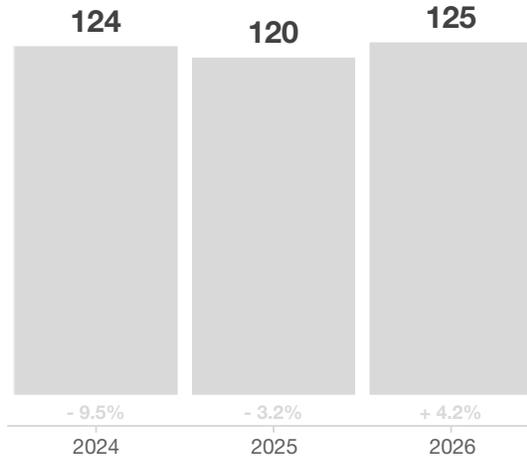
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
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	132	124	+ 6.5%
Jan-2026	124	121	+ 2.5%
Feb-2026	125	117	+ 6.8%
12-Month Avg	120	119	+ 0.8%

Historical Housing Affordability Index by Month

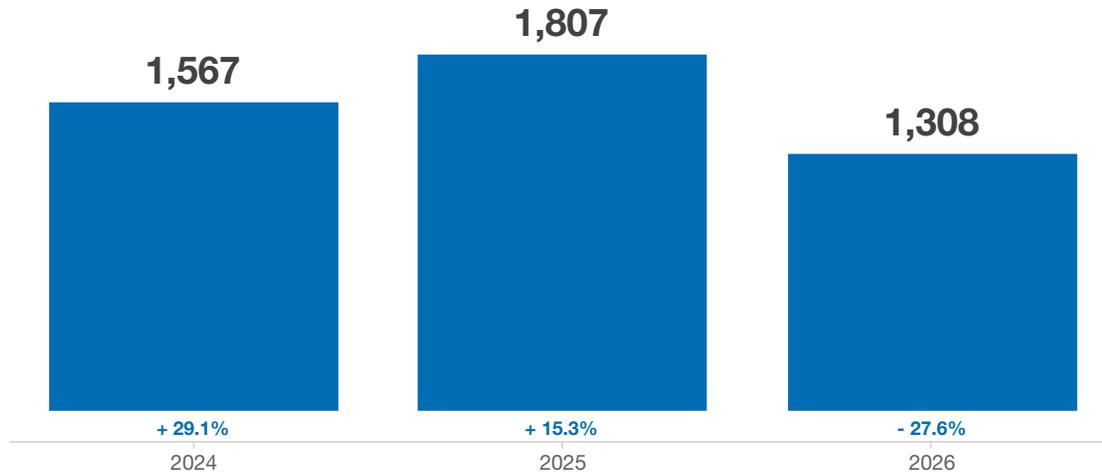


Inventory of Homes for Sale

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

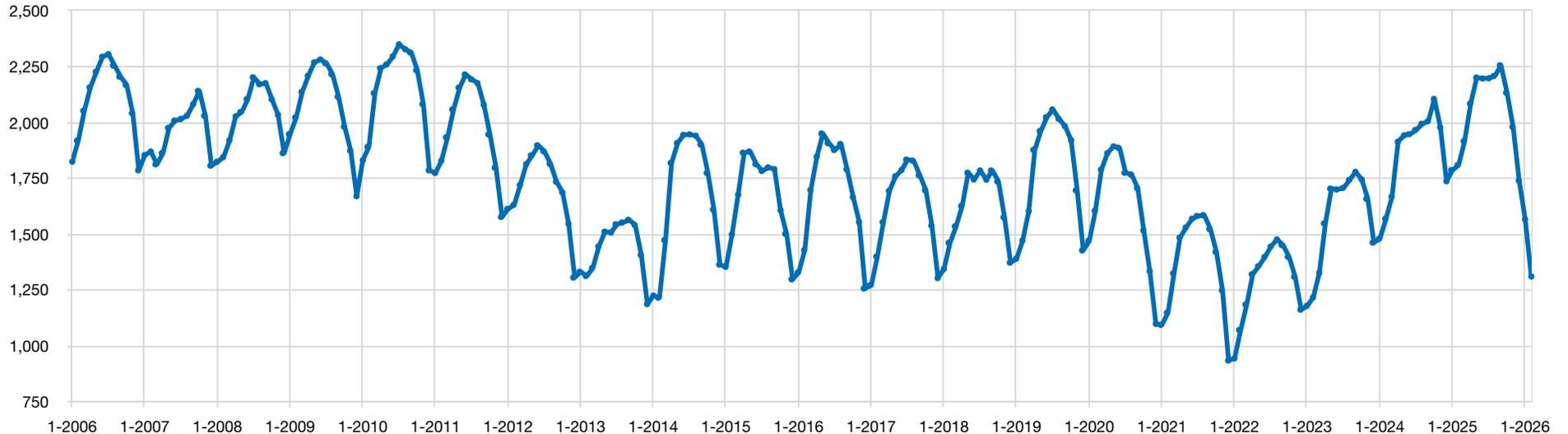


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	Homes for Sale	Prior Year	Year-Over-Year Change
Mar-2025	1,915	1,666	+ 14.9%
Apr-2025	2,083	1,912	+ 8.9%
May-2025	2,200	1,941	+ 13.3%
Jun-2025	2,196	1,946	+ 12.8%
Jul-2025	2,197	1,965	+ 11.8%
Aug-2025	2,207	1,992	+ 10.8%
Sep-2025	2,255	2,004	+ 12.5%
Oct-2025	2,132	2,104	+ 1.3%
Nov-2025	1,979	1,977	+ 0.1%
Dec-2025	1,738	1,735	+ 0.2%
Jan-2026	1,564	1,785	- 12.4%
Feb-2026	1,308	1,807	- 27.6%
12-Month Avg	1,981	1,903	+ 4.1%

Historical Inventory of Homes for Sale by Month

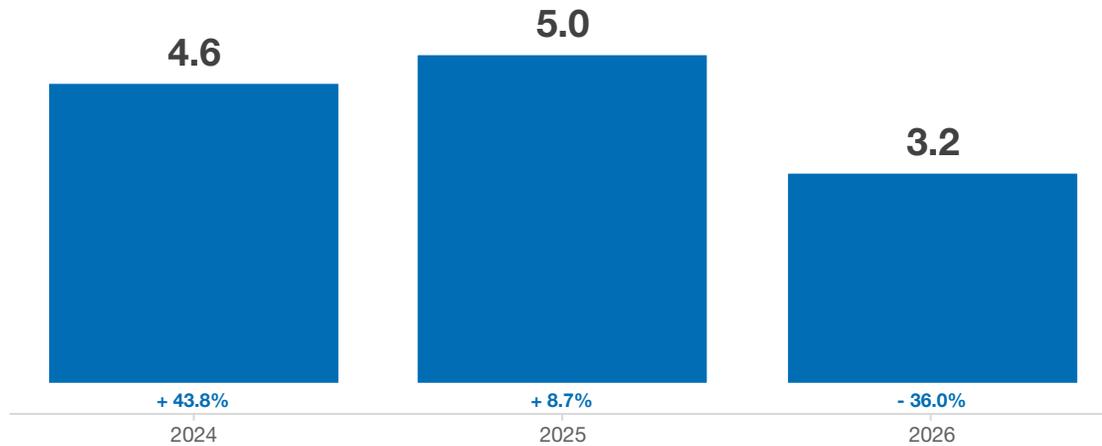


Months Supply of Inventory

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.



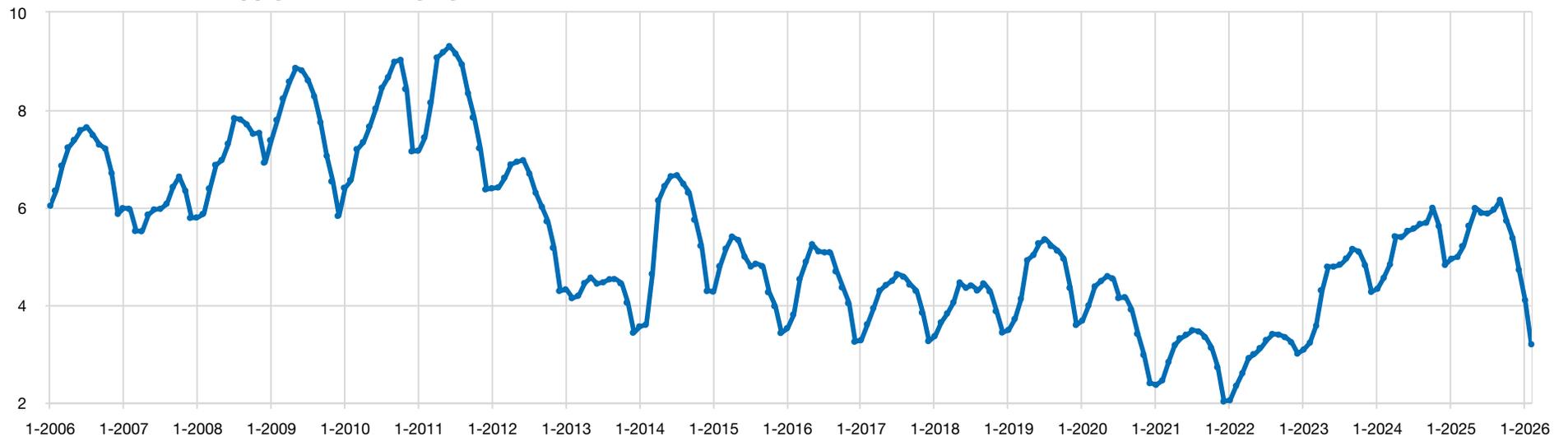
February



	Months Supply	Prior Year	Year-Over-Year Change
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	6.2	5.7	+ 8.8%
Oct-2025	5.7	6.0	- 5.0%
Nov-2025	5.4	5.6	- 3.6%
Dec-2025	4.7	4.8	- 2.1%
Jan-2026	4.1	4.9	- 16.3%
Feb-2026	3.2	5.0	- 36.0%
12-Month Avg*	5.3	5.4	- 1.0%

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

Historical Months Supply of Inventory by Month

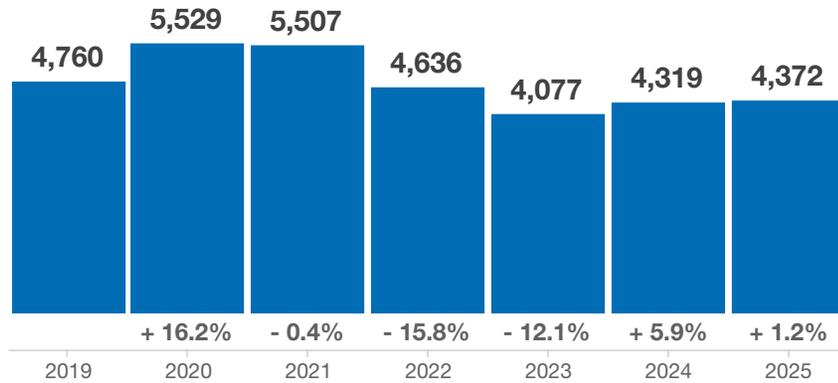


Annual Review

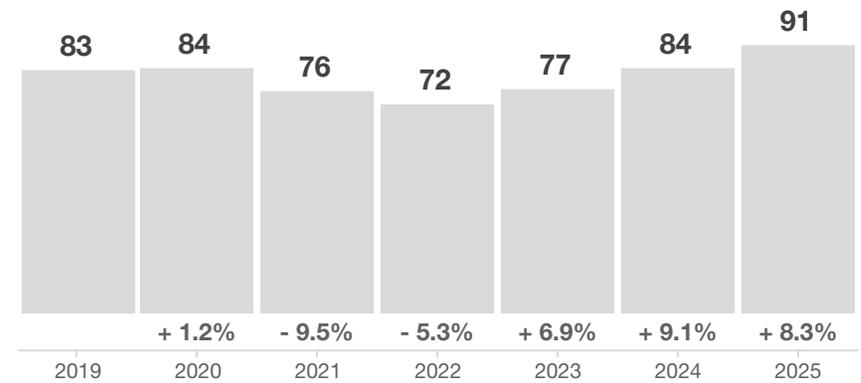
Historical look at key market metrics for the overall region.



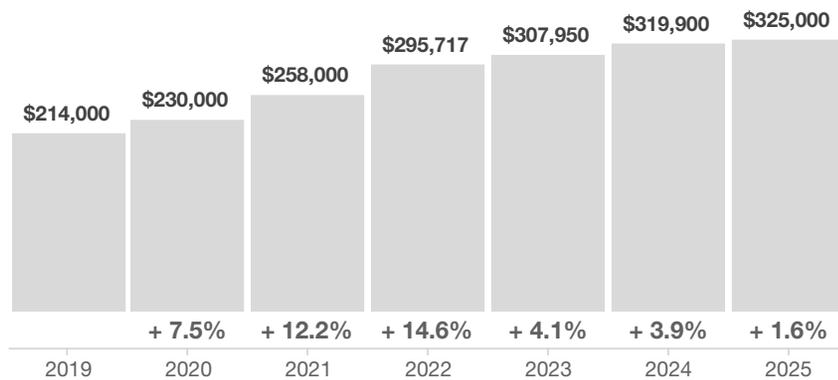
Closed Sales



Days on Market



Median Sales Price



Pct. of Orig. Price Received

