

NATIONAL ASSOCIATION OF REALTORS®

Existing Home Sales

Year		U.S.	Northeast	Midwest	South	West	U.S.	Northeast	Midwest	South	West	Inventory*	Mos. Supply
2023		4,090,000	490,000	980,000	1,880,000	740,000	*	*	*	*	*	990,000	3.1
2024		4,060,000	490,000	960,000	1,850,000	760,000	*	*	*	*	*	1,140,000	3.7
2025		4,060,000	490,000	970,000	1,860,000	750,000	*	*	*	*	*	1,230,000	4.2
Seasonally Adjusted Annual Rate						Not Seasonally Adjusted							
2025	Aug	4,030,000	490,000	960,000	1,840,000	740,000	376,000	50,000	94,000	166,000	66,000	1,530,000	4.6
2025	Sep	4,080,000	490,000	950,000	1,870,000	770,000	355,000	45,000	86,000	158,000	66,000	1,530,000	4.5
2025	Oct	4,110,000	490,000	980,000	1,880,000	760,000	359,000	46,000	90,000	157,000	66,000	1,520,000	4.4
2025	Nov	4,090,000	500,000	970,000	1,870,000	750,000	295,000	38,000	72,000	132,000	53,000	1,440,000	4.2
2025	Dec	4,270,000	510,000	990,000	1,990,000	780,000	346,000	44,000	77,000	163,000	62,000	1,230,000	3.5
2026	Jan	4,020,000	500,000	930,000	1,860,000	730,000	228,000	29,000	49,000	108,000	42,000	1,260,000	3.8
2026	Feb	4,130,000	470,000	960,000	1,920,000	780,000	259,000	25,000	55,000	128,000	51,000	1,320,000	3.8
2026	Mar	4,010,000	450,000	930,000	1,860,000	770,000	329,000	31,000	70,000	161,000	67,000	1,390,000	4.2
2026	Apr	4,040,000	450,000	940,000	1,900,000	750,000	356,000	34,000	80,000	173,000	69,000	1,500,000	4.5
2026	May	4,190,000	470,000	1,010,000	1,960,000	750,000	391,000	41,000	95,000	185,000	70,000	1,570,000	4.5
2026	Jun	4,130,000	490,000	990,000	1,920,000	730,000	424,000	51,000	107,000	192,000	74,000	1,570,000	4.6
2026	Jul r	4,060,000	500,000	970,000	1,870,000	720,000	401,000	53,000	101,000	179,000	68,000	1,570,000	4.6
2026	Aug p	3,980,000	480,000	940,000	1,840,000	720,000	363,000	48,000	90,000	163,000	62,000	1,620,000	4.9
vs. last month:		-2.0%	-4.0%	-3.1%	-1.6%	0.0%	-9.5%	-9.4%	-10.9%	-8.9%	-8.8%	3.2%	6.5%
vs. last year:		-1.2%	-2.0%	-2.1%	0.0%	-2.7%	-3.5%	-4.0%	-4.3%	-1.8%	-6.1%	5.9%	6.5%
year-to-date:							2.751	0.312	0.647	1.289	0.503		

Note: Annual inventory figures are from December of each year

Sales Price of Existing Homes

Year		U.S.	Northeast	Midwest	South	West
Median						
2023		\$389,300	\$436,400	\$287,800	\$355,200	\$588,900
2024		407,600	476,100	305,100	362,900	618,300
2025		414,300	506,900	318,200	363,000	615,300
Not Seasonally Adjusted						
2025	Aug	422,400	534,100	329,500	364,100	620,300
2025	Sep	412,300	500,300	319,600	360,300	615,600
2025	Oct	414,900	503,600	319,500	362,300	624,600
2025	Nov	410,000	499,800	317,100	359,700	614,900
2025	Dec	405,100	499,900	306,400	359,400	598,300
2026	Jan	395,000	504,000	298,100	350,900	585,600
2026	Feb	398,000	478,000	303,900	356,600	597,200
2026	Mar	409,100	492,800	318,600	362,400	609,100
2026	Apr	417,500	499,400	326,900	366,900	618,400
2026	May	431,200	534,900	339,600	373,800	628,600
2026	Jun	442,800	566,000	350,100	379,200	629,100
2026	Jul r	436,400	564,400	345,000	374,100	620,300
2026	Aug p	429,100	556,900	340,400	366,500	619,100
vs. last year:		1.6%	4.3%	3.3%	0.7%	-0.2%