

NATIONAL ASSOCIATION OF REALTORS®

Existing Home Sales

Year		U.S.	Northeast	Midwest	South	West	U.S.	Northeast	Midwest	South	West	Inventory*	Mos. Supply
2022		5,030,000	620,000	1,190,000	2,250,000	960,000	*	*	*	*	*	960,000	2.7
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
		Seasonally Adjusted Annual Rate					Not Seasonally Adjusted						
2024	Feb	4,310,000	480,000	990,000	1,990,000	850,000	271,000	26,000	57,000	134,000	54,000	1,060,000	3.0
2024	Mar	4,120,000	490,000	980,000	1,890,000	760,000	325,000	33,000	72,000	157,000	63,000	1,110,000	3.2
2024	Apr	4,080,000	480,000	980,000	1,870,000	750,000	360,000	36,000	82,000	172,000	70,000	1,200,000	3.5
2024	May	4,060,000	480,000	980,000	1,850,000	750,000	405,000	43,000	98,000	187,000	77,000	1,280,000	3.8
2024	Jun	3,930,000	480,000	930,000	1,780,000	740,000	376,000	45,000	93,000	168,000	70,000	1,320,000	4.0
2024	Jul	3,980,000	490,000	930,000	1,810,000	750,000	390,000	51,000	96,000	171,000	72,000	1,340,000	4.0
2024	Aug	3,930,000	490,000	930,000	1,770,000	740,000	379,000	51,000	94,000	165,000	69,000	1,370,000	4.2
2024	Sep	3,900,000	470,000	920,000	1,740,000	770,000	330,000	43,000	81,000	144,000	62,000	1,360,000	4.2
2024	Oct	4,030,000	470,000	970,000	1,810,000	780,000	348,000	44,000	87,000	150,000	67,000	1,370,000	4.1
2024	Nov	4,170,000	510,000	1,000,000	1,890,000	770,000	315,000	42,000	77,000	139,000	57,000	1,330,000	3.8
2024	Dec	4,290,000	530,000	1,000,000	1,950,000	810,000	329,000	43,000	75,000	151,000	60,000	1,140,000	3.2
2025	Jan r	4,090,000	510,000	1,000,000	1,830,000	750,000	240,000	31,000	53,000	111,000	45,000	1,180,000	3.5
2025	Feb p	4,260,000	500,000	1,000,000	1,910,000	850,000	257,000	26,000	56,000	124,000	51,000	1,240,000	3.5
	vs. last month:	4.2%	-2.0%	0.0%	4.4%	13.3%	7.1%	-16.1%	5.7%	11.7%	13.3%	5.1%	0.0%
	vs. last year:	-1.2%	4.2%	1.0%	-4.0%	0.0%	-5.2%	0.0%	-1.8%	-7.5%	-5.6%	17.0%	16.7%
	year-to-date:						0.497	0.057	0.109	0.235	0.096		

Note: Annual inventory figures are from December of each year

Sales Price of Existing Homes

Year		U.S.	Northeast	Midwest	South	West
		Median				
2022		\$386,400	\$417,400	\$278,800	\$351,500	\$601,700
2023		389,300	436,400	287,800	355,200	588,900
2024		407,600	476,100	305,100	362,900	618,300
		Not Seasonally Adjusted				
2024	Feb	383,800	420,500	279,400	352,100	593,000
2024	Mar	392,900	434,700	292,000	358,300	605,500
2024	Apr	406,600	458,600	302,300	365,600	629,600
2024	May	417,200	479,100	315,800	370,500	630,200
2024	Jun	426,900	521,500	326,600	373,400	629,900
2024	Jul	421,400	505,100	321,300	369,600	629,500
2024	Aug	414,200	503,200	316,400	362,800	620,700
2024	Sep	406,700	480,800	306,400	360,300	616,500
2024	Oct	406,800	472,900	305,400	361,200	627,700
2024	Nov	404,400	475,500	301,800	358,300	624,600
2024	Dec	403,700	478,900	296,800	361,300	614,500
2025	Jan r	393,400	477,500	288,700	351,000	609,200
2025	Feb p	398,400	464,300	295,500	358,800	614,600
	vs. last year:	3.8%	10.4%	5.8%	1.9%	3.6%