

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	Jan	4,090,000	500,000	990,000	1,840,000	760,000	240,000	31,000	53,000	111,000	45,000	1,180,000	3.5
2025	Feb	4,150,000	490,000	980,000	1,880,000	800,000	257,000	26,000	56,000	124,000	51,000	1,230,000	3.6
2025	Mar	4,020,000	490,000	950,000	1,820,000	760,000	315,000	33,000	68,000	151,000	63,000	1,330,000	4.0
2025	Apr	4,020,000	490,000	960,000	1,820,000	750,000	349,000	36,000	81,000	164,000	68,000	1,450,000	4.3
2025	May	4,040,000	500,000	980,000	1,850,000	710,000	390,000	43,000	96,000	181,000	70,000	1,540,000	4.6
2025	Jun	3,980,000	480,000	960,000	1,820,000	720,000	391,000	47,000	99,000	176,000	69,000	1,540,000	4.6
2025	Jul	4,030,000	500,000	950,000	1,860,000	720,000	389,000	51,000	97,000	173,000	68,000	1,550,000	4.6
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 r	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 p	3,910,000	480,000	920,000	1,810,000	700,000	223,000	28,000	48,000	106,000	41,000	1,220,000	3.7
vs. last month:		-8.4%	-5.9%	-7.1%	-9.0%	-10.3%	-35.5%	-36.4%	-37.7%	-35.0%	-33.9%	-0.8%	5.7%
vs. last year:		-4.4%	-4.0%	-7.1%	-1.6%	-7.9%	-7.1%	-9.7%	-9.4%	-4.5%	-8.9%	3.4%	5.7%
year-to-date:							0.223	0.028	0.048	0.106	0.041		

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	Jan	393,400	477,500	288,700	351,000	609,200
2025	Feb	396,800	464,400	295,300	356,000	614,600
2025	Mar	403,100	468,000	300,900	359,800	621,200
2025	Apr	414,000	487,400	313,300	365,300	628,500
2025	May	423,700	513,200	327,200	369,000	630,000
2025	Jun	432,700	543,400	337,600	374,200	627,700
2025	Jul	425,700	535,700	333,400	368,300	620,700
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 r	405,100	499,900	306,400	359,400	598,300
2026	Jan p	396,800	505,400	295,400	351,200	600,400
vs. last year:		0.9%	5.8%	2.3%	0.1%	-1.4%