

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	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	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	4,270,000	500,000	1,000,000	1,920,000	850,000	257,000	26,000	56,000	124,000	51,000	1,230,000	3.5
2025	Mar	4,020,000	490,000	950,000	1,810,000	770,000	315,000	33,000	68,000	151,000	63,000	1,330,000	4.0
2025	Apr	4,000,000	480,000	970,000	1,810,000	740,000	349,000	36,000	81,000	164,000	68,000	1,450,000	4.4
2025	May	4,040,000	500,000	990,000	1,850,000	700,000	390,000	43,000	96,000	181,000	70,000	1,540,000	4.6
2025	Jun r	3,930,000	460,000	950,000	1,810,000	710,000	391,000	47,000	99,000	176,000	69,000	1,540,000	4.7
2025	Jul p	4,010,000	500,000	940,000	1,850,000	720,000	388,000	51,000	96,000	173,000	68,000	1,550,000	4.6
vs. last month:		2.0%	8.7%	-1.1%	2.2%	1.4%	-0.8%	8.5%	-3.0%	-1.7%	-1.4%	0.6%	-2.1%
vs. last year:		0.8%	2.0%	1.1%	2.2%	-4.0%	-0.5%	0.0%	0.0%	1.2%	-5.6%	15.7%	15.0%
year-to-date:							2.330	0.267	0.549	1.080	0.434		

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	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	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 r	432,700	543,400	337,600	374,200	627,700
2025	Jul p	422,400	509,300	333,800	367,400	620,700
vs. last year:		0.2%	0.8%	3.9%	-0.6%	-1.4%