

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	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	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 r	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 p	4,170,000	460,000	1,000,000	1,960,000	750,000	390,000	40,000	94,000	185,000	71,000	1,550,000	4.5
vs. last month:		3.2%	2.2%	6.4%	3.2%	0.0%	9.6%	17.6%	17.5%	6.9%	2.9%	3.3%	0.0%
vs. last year:		3.2%	-8.0%	2.0%	5.9%	5.6%	0.0%	-7.0%	-2.1%	2.2%	1.4%	0.6%	-2.2%
year-to-date:							1.562	0.159	0.348	0.755	0.300		

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	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	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 r	417,500	499,400	326,900	366,900	618,400
2026	May p	429,300	534,900	336,300	373,100	625,900
vs. last year:		1.3%	4.2%	2.8%	1.1%	-0.7%