

NATIONAL ASSOCIATION OF REALTORS®

Existing Home Sales

Year	U.S.	Northeast	Midwest	South	West	U.S.	Northeast	Midwest	South	West	Inventory*	Mos. Supply	
2021	6,120,000	750,000	1,400,000	2,710,000	1,260,000	*	*	*	*	*	880,000	2.3	
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	*	*	*	*	*	1,000,000	3.1	
Seasonally Adjusted Annual Rate						Not Seasonally Adjusted							
2022	Dec	4,030,000	520,000	1,010,000	1,800,000	700,000	327,000	45,000	79,000	148,000	55,000	960,000	2.9
2023	Jan	4,000,000	500,000	960,000	1,820,000	720,000	231,000	30,000	51,000	108,000	42,000	980,000	2.9
2023	Feb	4,550,000	520,000	1,090,000	2,090,000	850,000	269,000	27,000	57,000	133,000	52,000	970,000	2.6
2023	Mar	4,430,000	520,000	1,040,000	2,050,000	820,000	359,000	37,000	78,000	175,000	69,000	970,000	2.6
2023	Apr	4,290,000	510,000	1,020,000	1,990,000	770,000	337,000	35,000	76,000	162,000	64,000	1,040,000	2.9
2023	May	4,300,000	500,000	990,000	2,020,000	790,000	408,000	43,000	95,000	192,000	78,000	1,080,000	3.0
2023	Jun	4,160,000	510,000	990,000	1,910,000	750,000	433,000	52,000	109,000	194,000	78,000	1,070,000	3.1
2023	Jul	4,070,000	480,000	960,000	1,860,000	770,000	372,000	46,000	93,000	166,000	67,000	1,110,000	3.3
2023	Aug	4,040,000	480,000	970,000	1,840,000	750,000	401,000	52,000	101,000	177,000	71,000	1,100,000	3.3
2023	Sep	3,950,000	500,000	930,000	1,820,000	700,000	348,000	45,000	87,000	155,000	61,000	1,130,000	3.4
2023	Oct	3,790,000	480,000	930,000	1,690,000	690,000	332,000	44,000	84,000	144,000	60,000	1,150,000	3.6
2023	Nov r	3,820,000	470,000	940,000	1,770,000	640,000	300,000	40,000	75,000	135,000	50,000	1,130,000	3.5
2023	Dec p	3,780,000	470,000	900,000	1,720,000	690,000	297,000	40,000	69,000	137,000	51,000	1,000,000	3.2
vs. last month:		-1.0%	0.0%	-4.3%	-2.8%	7.8%	-1.0%	0.0%	-8.0%	1.5%	2.0%	-11.5%	-8.6%
vs. last year:		-6.2%	-9.6%	-10.9%	-4.4%	-1.4%	-9.2%	-11.1%	-12.7%	-7.4%	-7.3%	4.2%	10.3%
year-to-date:							4.087	0.491	0.975	1.878	0.743		

Note: Annual inventory figures are from December of each year

Sales Price of Existing Homes

Year	U.S.	Northeast	Midwest	South	West	
Median						
2021	\$350,700	\$386,400	\$260,400	\$309,200	\$545,500	
2022	386,400	417,400	278,800	351,500	601,700	
2023	389,800	436,400	287,900	355,500	589,000	
Not Seasonally Adjusted						
2022	Dec	366,500	391,400	260,300	339,100	555,500
2023	Jan	361,200	394,200	252,400	331,600	538,600
2023	Feb	363,600	377,200	260,000	340,300	543,600
2023	Mar	375,400	395,400	272,100	347,600	565,400
2023	Apr	385,900	422,700	286,300	353,300	576,300
2023	May	396,400	439,000	298,000	361,400	598,600
2023	Jun	410,000	475,400	310,100	366,300	608,700
2023	Jul	405,700	467,500	308,200	364,000	607,600
2023	Aug	404,100	467,400	303,900	361,000	609,300
2023	Sep	392,800	439,900	292,500	356,800	607,500
2023	Oct	391,600	439,300	284,600	357,700	602,800
2023	Nov r	387,700	432,600	281,500	351,500	603,200
2023	Dec p	382,600	428,100	275,600	352,100	582,000
vs. last year:		4.4%	9.4%	5.9%	3.8%	4.8%