

NATIONAL ASSOCIATION OF REALTORS®

Existing Home Sales

Year		U.S.	Northeast	Midwest	South	West						Mos.	
							U.S.	Northeast	Midwest	South	West	Inventory*	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	*	*	*	*	*	990,000	3.1
Seasonally Adjusted Annual Rate							Not Seasonally Adjusted						
2023	Feb	4,530,000	520,000	1,070,000	2,080,000	860,000	269,000	27,000	57,000	133,000	52,000	970,000	2.6
2023	Mar	4,350,000	520,000	1,020,000	2,000,000	810,000	359,000	37,000	78,000	175,000	69,000	970,000	2.7
2023	Apr	4,220,000	500,000	1,010,000	1,960,000	750,000	337,000	35,000	76,000	162,000	64,000	1,040,000	3.0
2023	May	4,230,000	500,000	990,000	1,970,000	770,000	408,000	43,000	95,000	192,000	78,000	1,080,000	3.1
2023	Jun	4,110,000	500,000	980,000	1,890,000	740,000	433,000	52,000	109,000	194,000	78,000	1,070,000	3.1
2023	Jul	4,050,000	480,000	970,000	1,860,000	740,000	372,000	46,000	93,000	166,000	67,000	1,110,000	3.3
2023	Aug	4,030,000	480,000	970,000	1,840,000	740,000	401,000	52,000	101,000	177,000	71,000	1,100,000	3.3
2023	Sep	3,980,000	490,000	950,000	1,820,000	720,000	348,000	45,000	87,000	155,000	61,000	1,130,000	3.4
2023	Oct	3,850,000	470,000	940,000	1,730,000	710,000	332,000	44,000	84,000	144,000	60,000	1,150,000	3.6
2023	Nov	3,910,000	480,000	950,000	1,810,000	670,000	300,000	40,000	75,000	135,000	50,000	1,130,000	3.5
2023	Dec	3,880,000	480,000	930,000	1,770,000	700,000	297,000	40,000	69,000	137,000	51,000	990,000	3.1
2024	Jan r	4,000,000	480,000	950,000	1,840,000	730,000	234,000	29,000	51,000	110,000	44,000	1,010,000	3.0
2024	Feb p	4,380,000	480,000	1,030,000	2,020,000	850,000	271,000	26,000	57,000	134,000	54,000	1,070,000	2.9
	vs. last month:	9.5%	0.0%	8.4%	9.8%	16.4%	15.8%	-10.3%	11.8%	21.8%	22.7%	5.9%	-3.3%
	vs. last year:	-3.3%	-7.7%	-3.7%	-2.9%	-1.2%	0.7%	-3.7%	0.0%	0.8%	3.8%	10.3%	11.5%
	year-to-date:						0.505	0.055	0.108	0.244	0.098		

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		389,300	436,400	287,800	355,200	588,900					
Not Seasonally Adjusted											
2023	Feb	363,600	377,200	260,000	340,300	543,700					
2023	Mar	375,300	395,400	272,000	347,400	565,300					
2023	Apr	385,800	422,600	286,300	353,300	576,000					
2023	May	396,500	439,000	298,000	361,200	599,800					
2023	Jun	410,100	475,200	310,100	366,600	608,500					
2023	Jul	405,600	466,600	307,600	364,000	608,700					
2023	Aug	404,200	467,400	303,900	361,300	609,100					
2023	Sep	392,700	440,800	292,100	356,800	606,300					
2023	Oct	391,600	439,600	284,700	357,900	601,500					
2023	Nov	387,800	432,800	281,500	351,600	603,900					
2023	Dec	381,400	428,200	273,900	349,800	579,900					
2024	Jan r	378,600	434,200	270,800	344,400	572,100					
2024	Feb p	384,500	420,600	277,600	354,200	593,000					
	vs. last year:	5.7%	11.5%	6.8%	4.1%	9.1%					