

NATIONAL ASSOCIATION OF REALTORS®

Existing Home Sales

Year	U.S.	Northeast	Midwest	South	West	U.S.	Northeast	Midwest	South	West	Inventory*	Mos. Supply
2020	5,640,000	700,000	1,330,000	2,460,000	1,150,000	*	*	*	*	*	1,060,000	3.1
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
Seasonally Adjusted Annual Rate						Not Seasonally Adjusted						
2022 Jul	4,880,000	630,000	1,200,000	2,170,000	880,000	454,000	61,000	119,000	196,000	78,000	1,300,000	3.2
2022 Aug	4,770,000	620,000	1,160,000	2,100,000	890,000	474,000	66,000	121,000	203,000	84,000	1,280,000	3.2
2022 Sep	4,680,000	600,000	1,140,000	2,060,000	880,000	428,000	57,000	109,000	183,000	79,000	1,230,000	3.2
2022 Oct	4,440,000	570,000	1,080,000	1,980,000	810,000	371,000	50,000	93,000	161,000	67,000	1,220,000	3.3
2022 Nov	4,120,000	540,000	1,030,000	1,850,000	700,000	325,000	46,000	83,000	141,000	55,000	1,120,000	3.3
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 r	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 p	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
vs. last month:	-2.2%	-5.9%	-3.0%	-2.6%	2.7%	-14.1%	-11.5%	-14.7%	-14.4%	-14.1%	3.7%	6.5%
vs. last year:	-16.6%	-23.8%	-20.0%	-14.3%	-12.5%	-18.1%	-24.6%	-21.8%	-15.3%	-14.1%	-14.6%	3.1%
year-to-date:						2.409	0.270	0.559	1.130	0.450		

Note: Annual inventory figures are from December of each year

Sales Price of Existing Homes

Year	U.S.	Northeast	Midwest	South	West
Median					
2020	\$296,700	\$337,900	\$233,200	\$258,800	\$444,800
2021	350,700	386,400	260,400	309,200	545,500
2022	386,400	417,400	278,800	351,500	601,700
Not Seasonally Adjusted					
2022 Jul	399,000	443,100	293,100	360,100	610,500
2022 Aug	391,700	440,100	285,900	354,600	603,100
2022 Sep	383,500	418,300	280,200	349,700	595,400
2022 Oct	378,800	408,600	273,600	345,700	588,600
2022 Nov	372,700	409,100	267,600	340,100	572,900
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 r	410,000	475,400	310,100	366,300	608,700
2023 Jul p	406,700	467,500	304,600	366,200	610,500
vs. last year:	1.9%	5.5%	3.9%	1.7%	0.0%