

NATIONAL ASSOCIATION OF REALTORS®

Existing Home Sales

Year		Seasonally Adjusted Annual Rate					Not Seasonally Adjusted					Inventory*	Mos. Supply
		U.S.	Northeast	Midwest	South	West	U.S.	Northeast	Midwest	South	West		
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
2022	May	5,400,000	670,000	1,250,000	2,420,000	1,060,000	499,000	56,000	117,000	225,000	101,000	1,150,000	2.6
2022	Jun	5,130,000	650,000	1,230,000	2,280,000	970,000	525,000	67,000	132,000	228,000	98,000	1,250,000	2.9
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 r	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 p	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
	vs. last month:	0.2%	-2.0%	-2.9%	1.5%	2.6%	21.1%	22.9%	25.0%	18.5%	21.9%	3.8%	3.4%
	vs. last year:	-20.4%	-25.4%	-20.8%	-16.5%	-25.5%	-18.2%	-23.2%	-18.8%	-14.7%	-22.8%	-6.1%	15.4%
	year-to-date:						1.604	0.172	0.357	0.770	0.305		

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	May	408,600	428,500	294,900	371,500	632,600
2022	Jun	413,800	452,900	305,500	371,000	627,600
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 r	385,900	422,700	286,300	353,300	576,300
2023	May p	396,100	439,000	298,000	361,400	596,500
	vs. last year:	-3.1%	2.5%	1.1%	-2.7%	-5.7%