

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings increased 7.6 percent to 1,321. Pending Sales increased 2.3 percent to 953. Inventory increased 12.9 percent to 1,396.

Median Sales Price increased 4.0 percent from \$249,000 to \$259,000. Days on Market were dead even with last year. Months Supply of Inventory increased 14.3 percent to 1.6.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Activity Snapshot

- 17.2%

One-Year Change in
Closed Sales
All Properties

+ 4.0%

One-Year Change in
Median Sales Price
All Properties

+ 12.9%

One-Year Change in
Homes for Sale
All Properties

Residential activity for Regional Board B composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



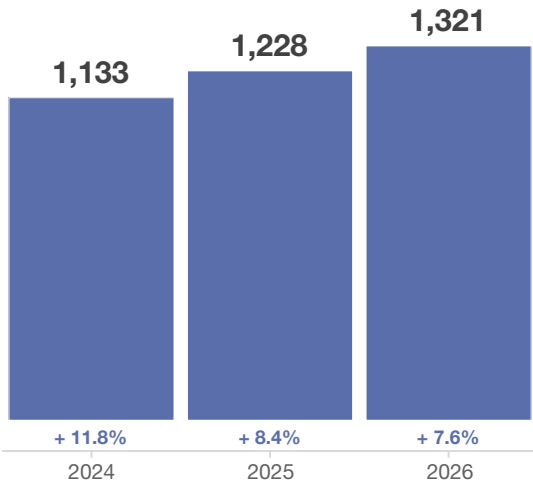
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,228	1,321	+ 7.6%	3,483	3,593	+ 3.2%
Pending Sales		932	953	+ 2.3%	2,870	2,819	- 1.8%
Closed Sales		628	520	- 17.2%	2,611	2,441	- 6.5%
Days on Market Until Sale		33	33	0.0%	33	33	0.0%
Median Sales Price		\$249,000	\$259,000	+ 4.0%	\$240,000	\$255,000	+ 6.3%
Average Sales Price		\$288,911	\$299,533	+ 3.7%	\$280,668	\$289,254	+ 3.1%
Percent of List Price Received		103.7%	102.3%	- 1.4%	102.1%	101.3%	- 0.8%
Housing Affordability Index		163	164	+ 0.6%	169	167	- 1.2%
Inventory of Homes for Sale		1,236	1,396	+ 12.9%	—	—	—
Months Supply of Inventory		1.4	1.6	+ 14.3%	—	—	—

New Listings

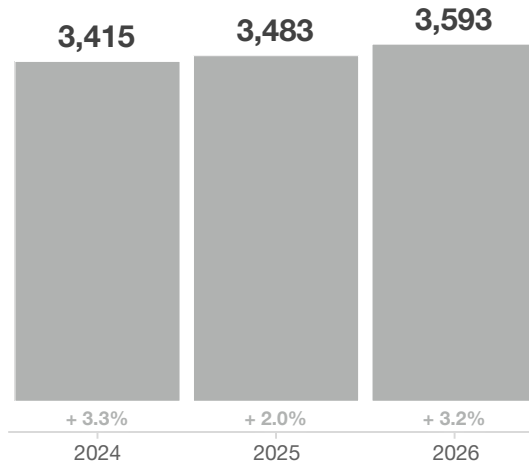
A count of the properties that have been newly listed on the market in a given month.



April

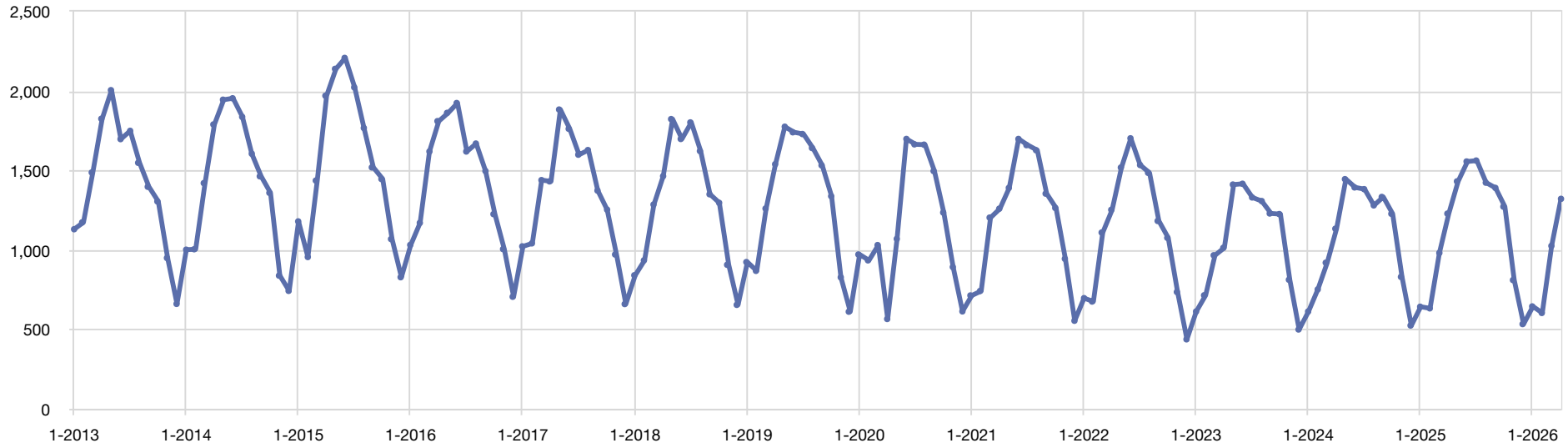


Year to Date



	New Listings	Prior Year	Percent Change
May 2025	1,431	1,445	- 1.0%
June 2025	1,556	1,393	+ 11.7%
July 2025	1,562	1,382	+ 13.0%
August 2025	1,423	1,280	+ 11.2%
September 2025	1,390	1,333	+ 4.3%
October 2025	1,272	1,227	+ 3.7%
November 2025	810	830	- 2.4%
December 2025	533	524	+ 1.7%
January 2026	644	642	+ 0.3%
February 2026	603	632	- 4.6%
March 2026	1,025	981	+ 4.5%
April 2026	1,321	1,228	+ 7.6%
12-Month Avg	1,131	1,075	+ 5.2%

Historical New Listings by Month

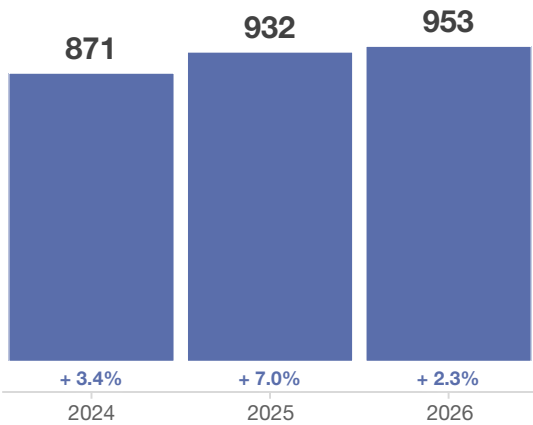


Pending Sales

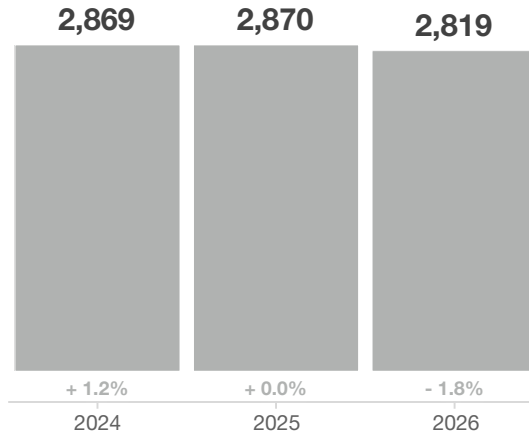
A count of the properties on which offers have been accepted in a given month.



April

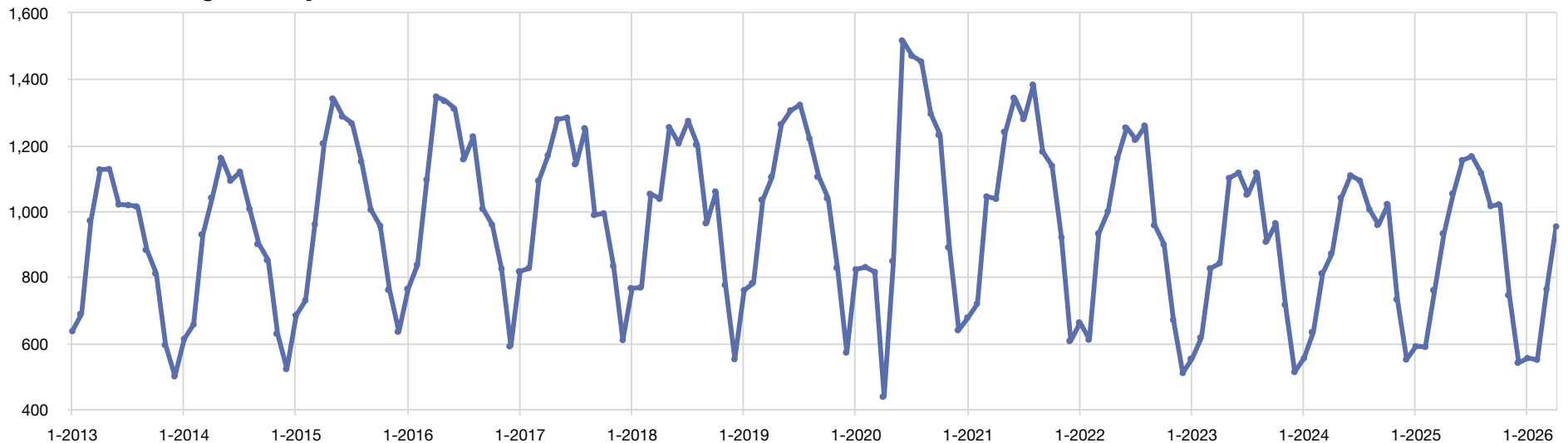


Year to Date



	Pending Sales	Prior Year	Percent Change
May 2025	1,053	1,040	+ 1.3%
June 2025	1,154	1,108	+ 4.2%
July 2025	1,166	1,092	+ 6.8%
August 2025	1,115	1,005	+ 10.9%
September 2025	1,015	958	+ 5.9%
October 2025	1,020	1,021	- 0.1%
November 2025	745	732	+ 1.8%
December 2025	540	550	- 1.8%
January 2026	554	590	- 6.1%
February 2026	549	588	- 6.6%
March 2026	763	760	+ 0.4%
April 2026	953	932	+ 2.3%
12-Month Avg	886	865	+ 2.4%

Historical Pending Sales by Month

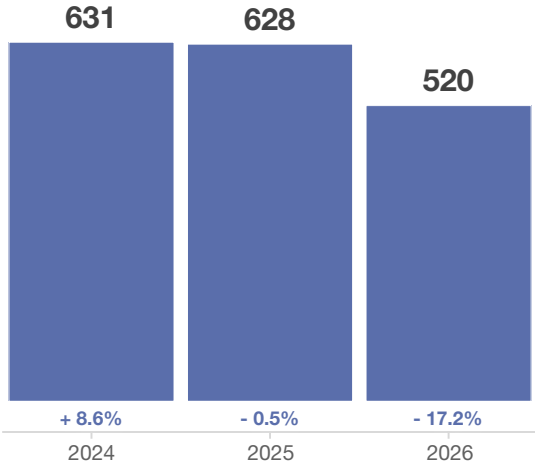


Closed Sales

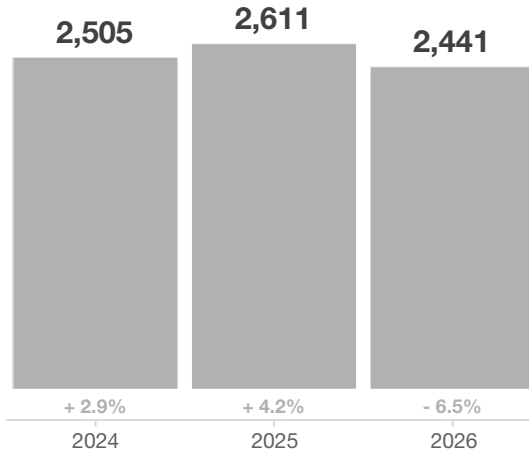
A count of the actual sales that closed in a given month.



April

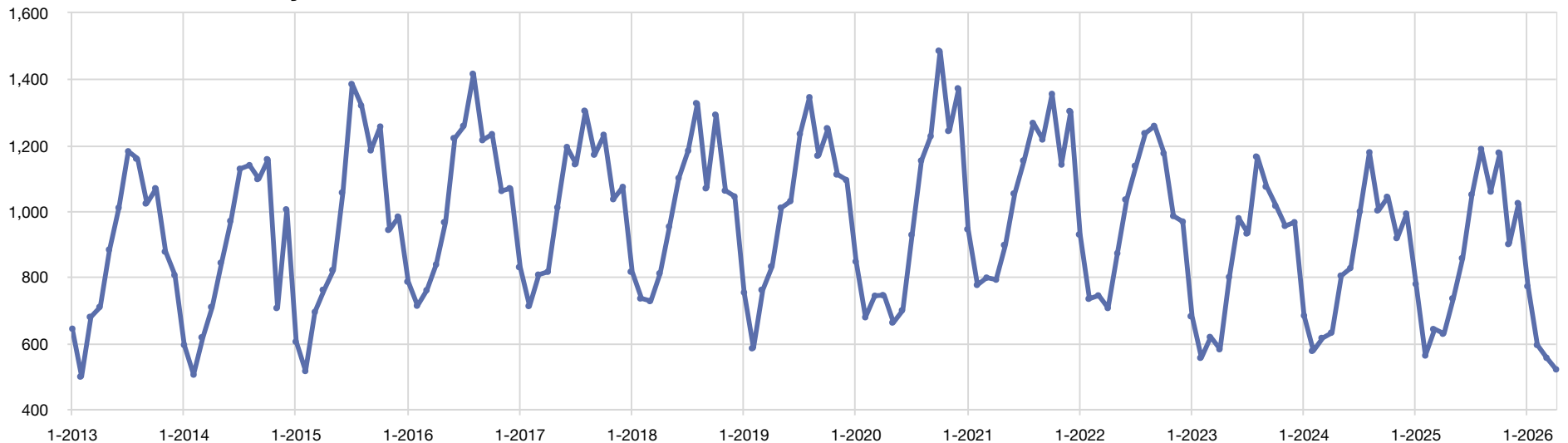


Year to Date



	Closed Sales	Prior Year	Percent Change
May 2025	735	804	- 8.6%
June 2025	857	827	+ 3.6%
July 2025	1,050	999	+ 5.1%
August 2025	1,188	1,178	+ 0.8%
September 2025	1,059	1,002	+ 5.7%
October 2025	1,177	1,043	+ 12.8%
November 2025	900	918	- 2.0%
December 2025	1,024	992	+ 3.2%
January 2026	772	779	- 0.9%
February 2026	594	562	+ 5.7%
March 2026	555	642	- 13.6%
April 2026	520	628	- 17.2%
12-Month Avg	869	865	+ 0.5%

Historical Closed Sales by Month

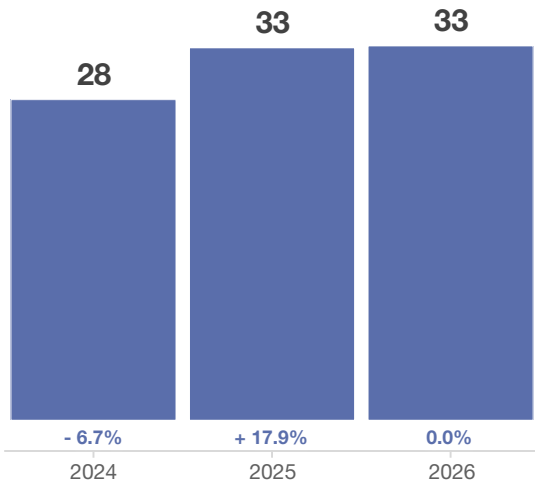


Days on Market Until Sale

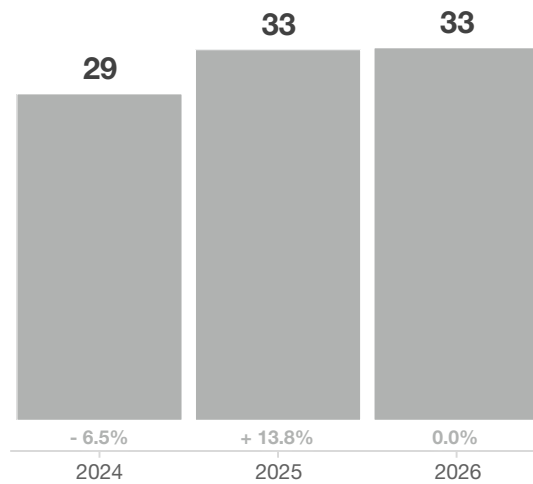
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



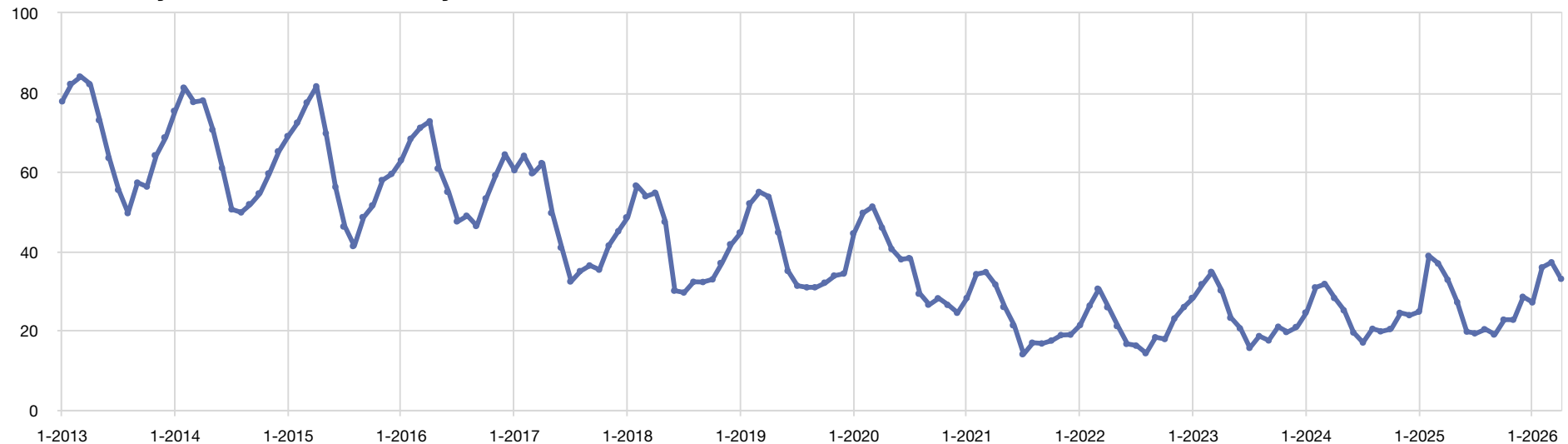
Year to Date



Days on Market	Prior Year	Percent Change	
May 2025	27	25	+ 8.0%
June 2025	20	19	+ 5.3%
July 2025	19	17	+ 11.8%
August 2025	20	20	0.0%
September 2025	19	20	- 5.0%
October 2025	23	20	+ 15.0%
November 2025	23	24	- 4.2%
December 2025	28	24	+ 16.7%
January 2026	27	25	+ 8.0%
February 2026	36	39	- 7.7%
March 2026	37	37	0.0%
April 2026	33	33	0.0%
12-Month Avg*	25	24	+ 2.6%

* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

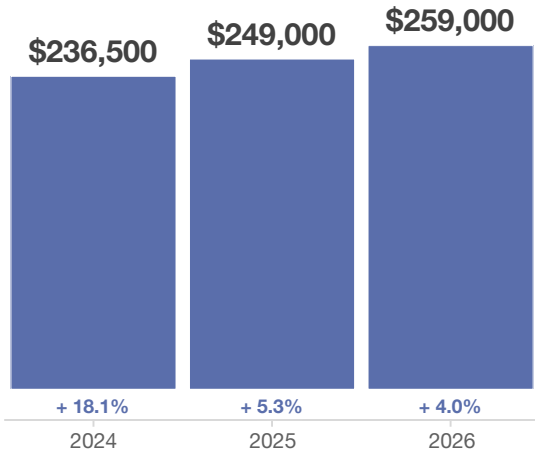


Median Sales Price

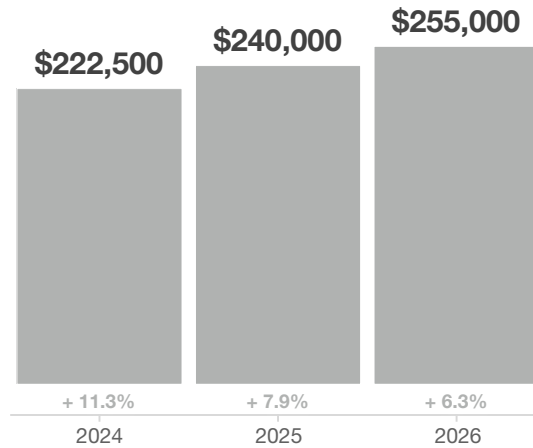
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



Year to Date



	Median Sales Price	Prior Year	Percent Change
May 2025	\$259,900	\$245,110	+ 6.0%
June 2025	\$277,000	\$255,000	+ 8.6%
July 2025	\$285,000	\$279,242	+ 2.1%
August 2025	\$287,450	\$275,000	+ 4.5%
September 2025	\$285,000	\$253,500	+ 12.4%
October 2025	\$277,250	\$265,000	+ 4.6%
November 2025	\$274,500	\$250,000	+ 9.8%
December 2025	\$265,000	\$250,000	+ 6.0%
January 2026	\$260,000	\$240,000	+ 8.3%
February 2026	\$245,000	\$230,000	+ 6.5%
March 2026	\$251,250	\$240,000	+ 4.7%
April 2026	\$259,000	\$249,000	+ 4.0%
12-Month Avg*	\$270,000	\$254,000	+ 6.3%

* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

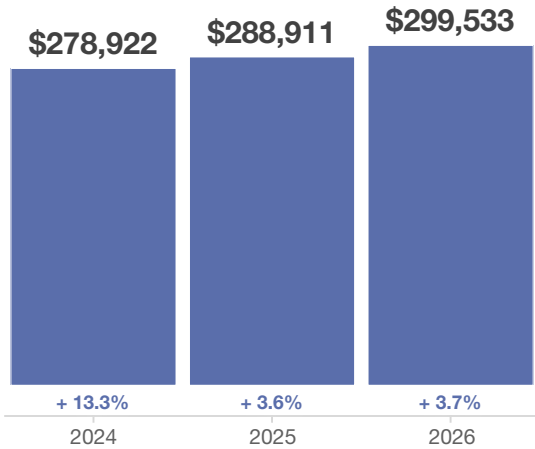


Average Sales Price

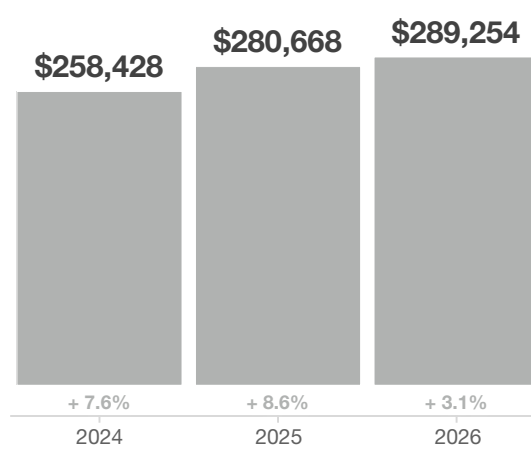
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



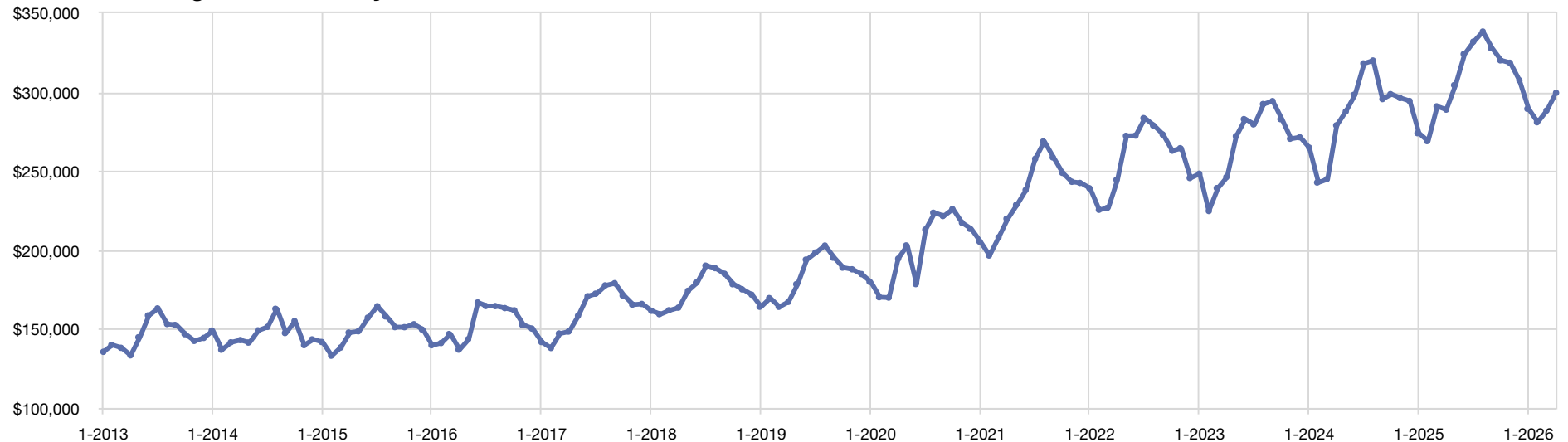
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
May 2025	\$304,390	\$287,754	+ 5.8%
June 2025	\$324,086	\$298,249	+ 8.7%
July 2025	\$331,916	\$318,137	+ 4.3%
August 2025	\$338,302	\$319,972	+ 5.7%
September 2025	\$327,867	\$295,558	+ 10.9%
October 2025	\$320,088	\$298,682	+ 7.2%
November 2025	\$318,532	\$296,242	+ 7.5%
December 2025	\$307,410	\$294,360	+ 4.4%
January 2026	\$289,395	\$273,970	+ 5.6%
February 2026	\$280,917	\$268,975	+ 4.4%
March 2026	\$288,331	\$290,955	- 0.9%
April 2026	\$299,533	\$288,911	+ 3.7%
12-Month Avg*	\$314,779	\$296,626	+ 6.1%

* Avg. Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

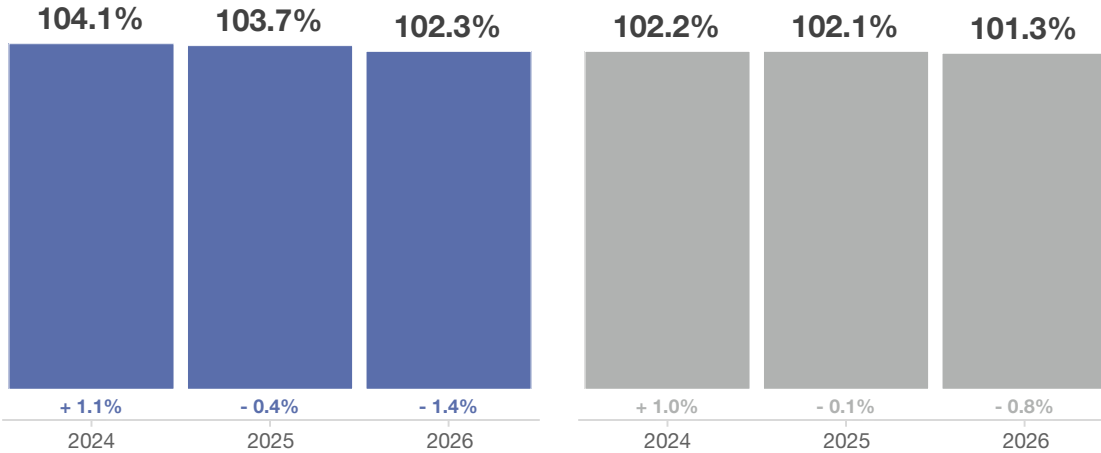


Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



	Pct. of List Price Received	Prior Year	Percent Change
May 2025	105.7%	105.9%	- 0.2%
June 2025	106.8%	107.0%	- 0.2%
July 2025	106.2%	107.2%	- 0.9%
August 2025	105.1%	105.8%	- 0.7%
September 2025	104.8%	105.2%	- 0.4%
October 2025	103.8%	104.7%	- 0.9%
November 2025	103.5%	103.6%	- 0.1%
December 2025	102.3%	102.6%	- 0.3%
January 2026	101.5%	102.7%	- 1.2%
February 2026	100.2%	100.5%	- 0.3%
March 2026	101.5%	101.1%	+ 0.4%
April 2026	102.3%	103.7%	- 1.4%
12-Month Avg*	103.9%	104.4%	- 0.5%

* Pct. of List Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

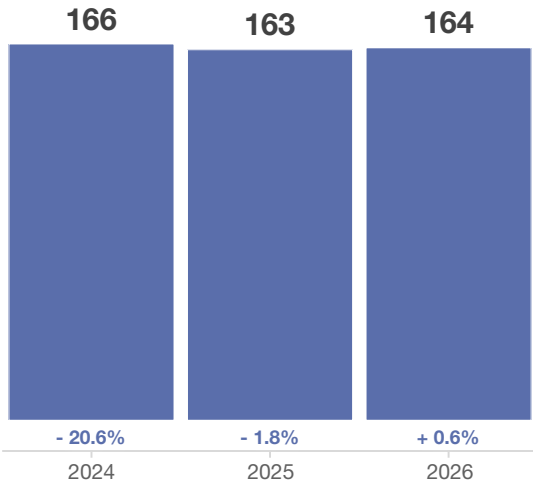


Housing Affordability Index

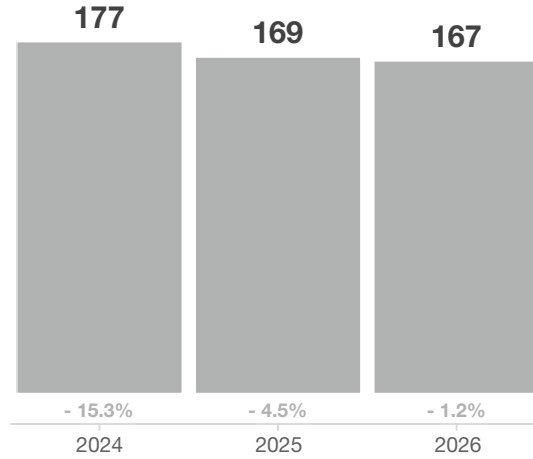
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



April

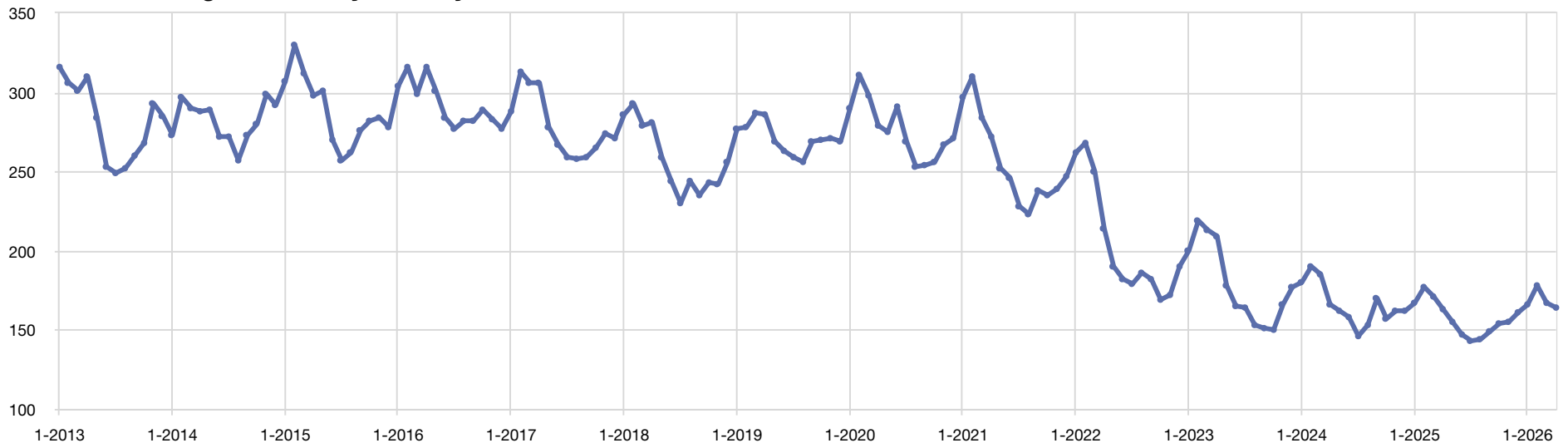


Year to Date



	Affordability Index	Prior Year	Percent Change
May 2025	155	162	-4.3%
June 2025	147	158	-7.0%
July 2025	143	146	-2.1%
August 2025	144	153	-5.9%
September 2025	149	170	-12.4%
October 2025	154	157	-1.9%
November 2025	155	162	-4.3%
December 2025	161	162	-0.6%
January 2026	166	167	-0.6%
February 2026	178	177	+0.6%
March 2026	167	171	-2.3%
April 2026	164	163	+0.6%
12-Month Avg	157	162	-3.1%

Historical Housing Affordability Index by Month

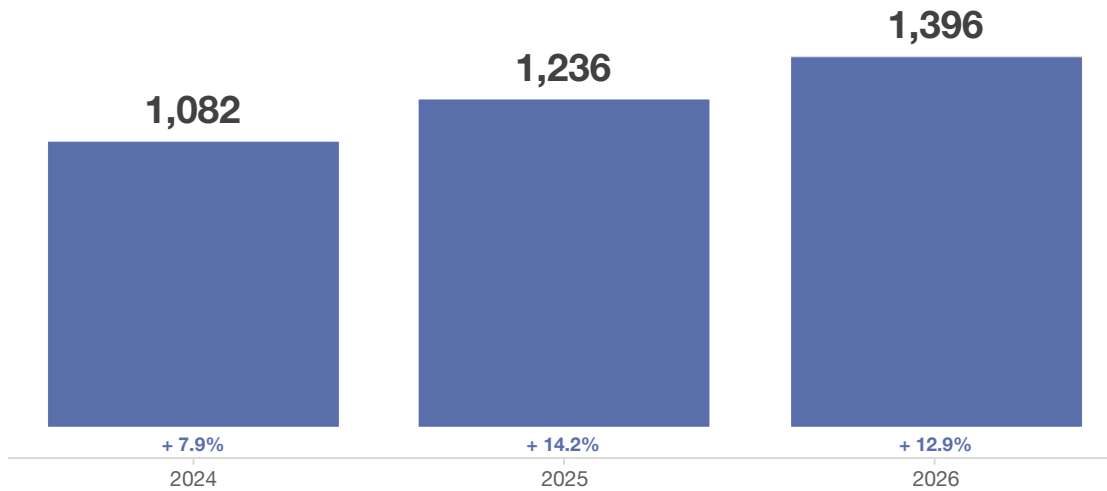


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

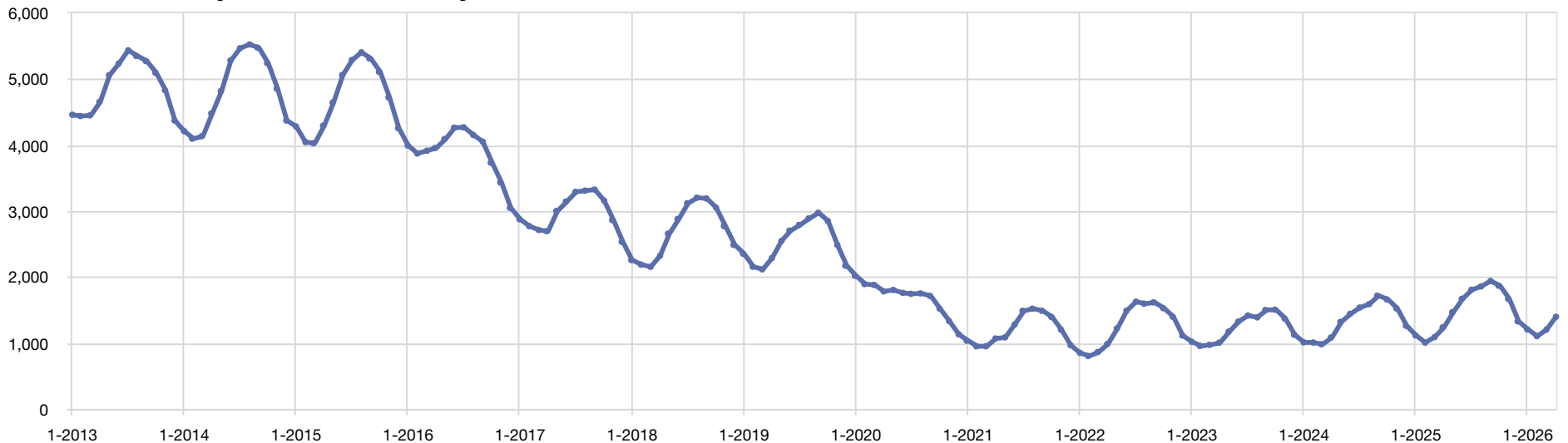


April



Homes for Sale		Prior Year	Percent Change
May 2025	1,466	1,318	+ 11.2%
June 2025	1,669	1,441	+ 15.8%
July 2025	1,806	1,536	+ 17.6%
August 2025	1,857	1,589	+ 16.9%
September 2025	1,939	1,716	+ 13.0%
October 2025	1,868	1,660	+ 12.5%
November 2025	1,668	1,524	+ 9.4%
December 2025	1,327	1,260	+ 5.3%
January 2026	1,205	1,115	+ 8.1%
February 2026	1,103	1,005	+ 9.8%
March 2026	1,203	1,089	+ 10.5%
April 2026	1,396	1,236	+ 12.9%
12-Month Avg	1,542	1,374	+ 12.2%

Historical Inventory of Homes for Sale by Month

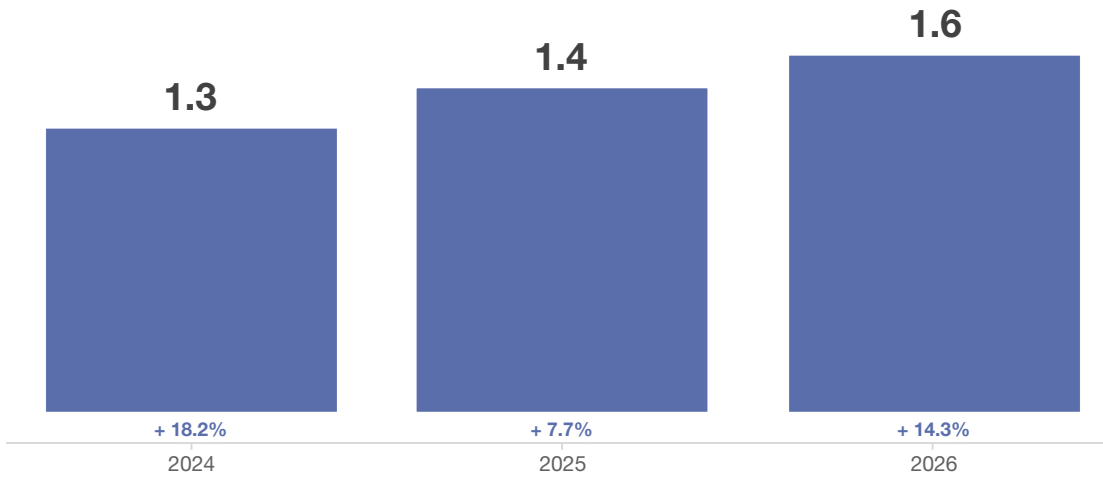


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



April



Months Supply	Prior Year	Percent Change
May 2025	1.7	+ 13.3%
June 2025	1.9	+ 11.8%
July 2025	2.1	+ 16.7%
August 2025	2.1	+ 10.5%
September 2025	2.2	+ 10.0%
October 2025	2.1	+ 10.5%
November 2025	1.9	+ 5.6%
December 2025	1.5	0.0%
January 2026	1.4	+ 7.7%
February 2026	1.2	0.0%
March 2026	1.4	+ 7.7%
April 2026	1.6	+ 14.3%
12-Month Avg*	1.7	+ 9.3%

* Months Supply for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

