

# Monthly Indicators



## February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 4.4 percent to 604. Pending Sales decreased 9.9 percent to 530. Inventory increased 10.8 percent to 1,112.

Median Sales Price increased 6.5 percent from \$230,000 to \$245,000. Days on Market decreased 7.7 percent to 36. Months Supply of Inventory increased 8.3 percent to 1.3.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Activity Snapshot

<b>- 5.2%</b>	<b>+ 6.5%</b>	<b>+ 10.8%</b>
One-Year Change in <b>Closed Sales</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Homes for Sale</b> All Properties

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

Activity Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

# Activity Overview

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



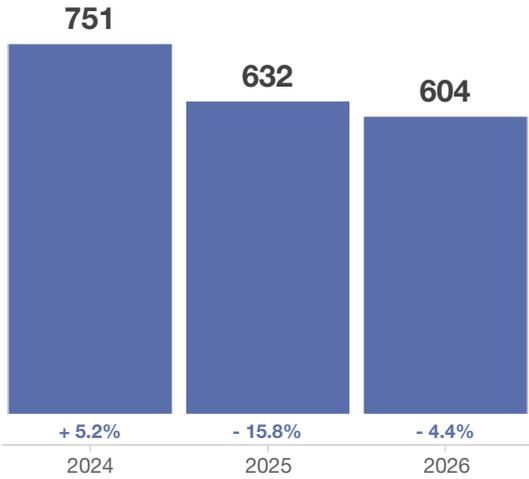
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		632	<b>604</b>	- 4.4%	1,273	<b>1,246</b>	- 2.1%
<b>Pending Sales</b>		588	<b>530</b>	- 9.9%	1,178	<b>1,088</b>	- 7.6%
<b>Closed Sales</b>		562	<b>533</b>	- 5.2%	1,341	<b>1,299</b>	- 3.1%
<b>Days on Market Until Sale</b>		39	<b>36</b>	- 7.7%	31	<b>31</b>	0.0%
<b>Median Sales Price</b>		\$230,000	<b>\$245,000</b>	+ 6.5%	\$235,000	<b>\$252,250</b>	+ 7.3%
<b>Average Sales Price</b>		\$268,975	<b>\$284,878</b>	+ 5.9%	\$271,882	<b>\$287,350</b>	+ 5.7%
<b>Percent of List Price Received</b>		100.5%	<b>100.3%</b>	- 0.2%	101.8%	<b>101.0%</b>	- 0.8%
<b>Housing Affordability Index</b>		177	<b>178</b>	+ 0.6%	173	<b>173</b>	0.0%
<b>Inventory of Homes for Sale</b>		1,004	<b>1,112</b>	+ 10.8%	—	—	—
<b>Months Supply of Inventory</b>		1.2	<b>1.3</b>	+ 8.3%	—	—	—

# New Listings

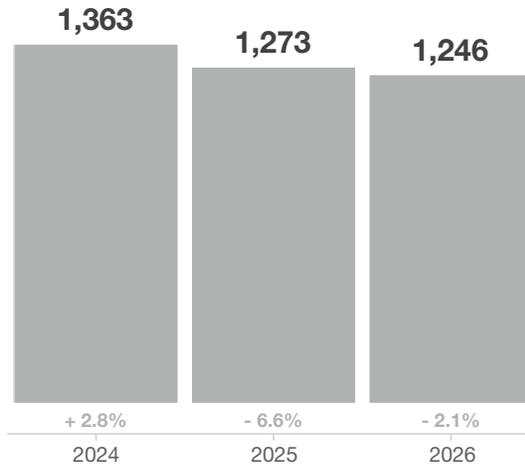
A count of the properties that have been newly listed on the market in a given month.



## February

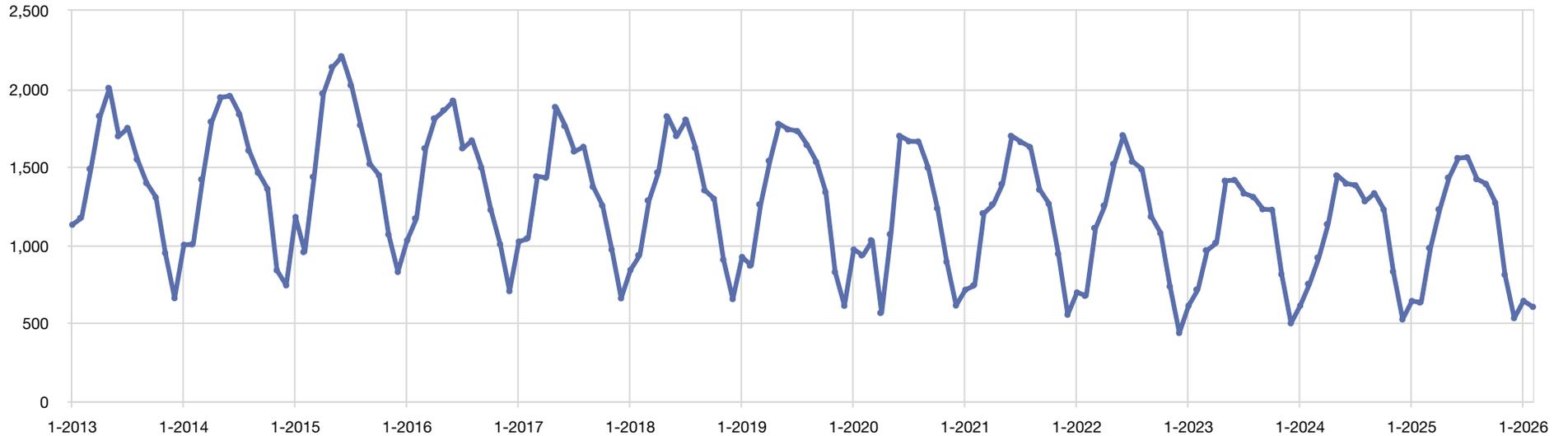


## Year to Date



	New Listings	Prior Year	Percent Change
March 2025	981	919	+ 6.7%
April 2025	1,228	1,133	+ 8.4%
May 2025	1,431	1,445	- 1.0%
June 2025	1,556	1,393	+ 11.7%
July 2025	1,561	1,382	+ 13.0%
August 2025	1,422	1,280	+ 11.1%
September 2025	1,391	1,331	+ 4.5%
October 2025	1,270	1,227	+ 3.5%
November 2025	810	830	- 2.4%
December 2025	532	524	+ 1.5%
January 2026	642	641	+ 0.2%
<b>February 2026</b>	<b>604</b>	<b>632</b>	<b>- 4.4%</b>
12-Month Avg	1,119	1,061	+ 5.5%

## Historical New Listings by Month

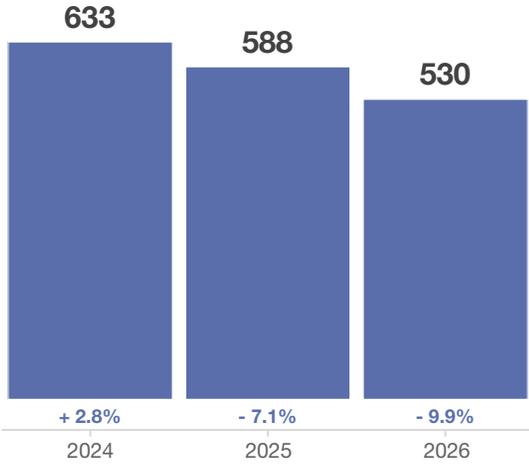


# Pending Sales

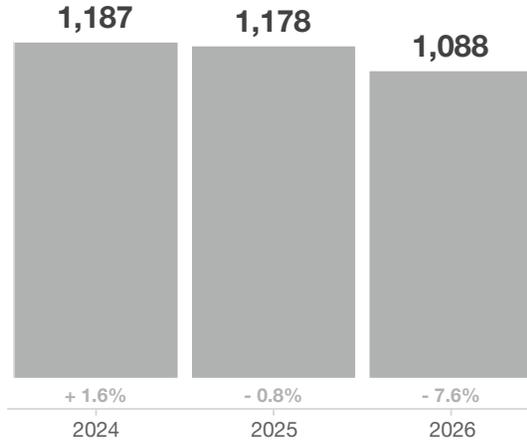
A count of the properties on which offers have been accepted in a given month.



## February

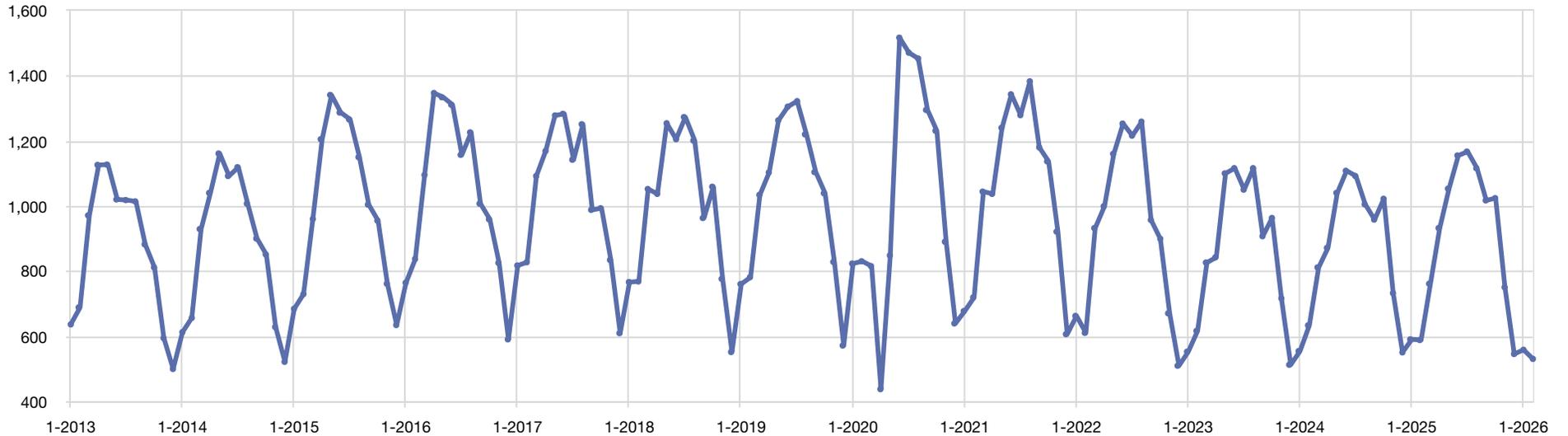


## Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	761	811	- 6.2%
April 2025	932	871	+ 7.0%
May 2025	1,053	1,040	+ 1.3%
June 2025	1,155	1,108	+ 4.2%
July 2025	1,167	1,092	+ 6.9%
August 2025	1,116	1,005	+ 11.0%
September 2025	1,017	958	+ 6.2%
October 2025	1,024	1,022	+ 0.2%
November 2025	750	732	+ 2.5%
December 2025	545	550	- 0.9%
January 2026	558	590	- 5.4%
<b>February 2026</b>	<b>530</b>	<b>588</b>	<b>- 9.9%</b>
12-Month Avg	884	864	+ 2.3%

## Historical Pending Sales by Month

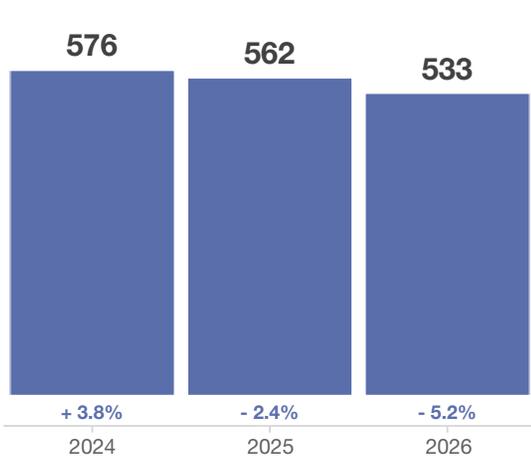


# Closed Sales

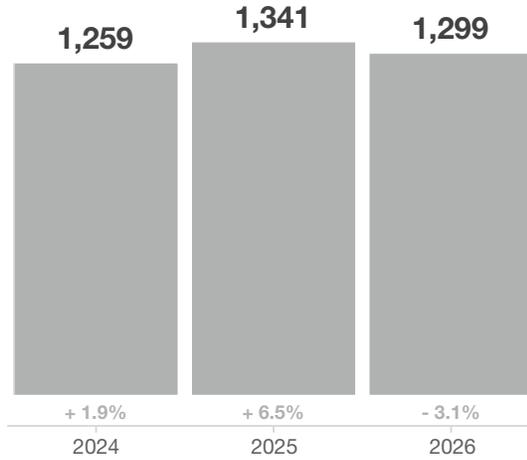
A count of the actual sales that closed in a given month.



## February

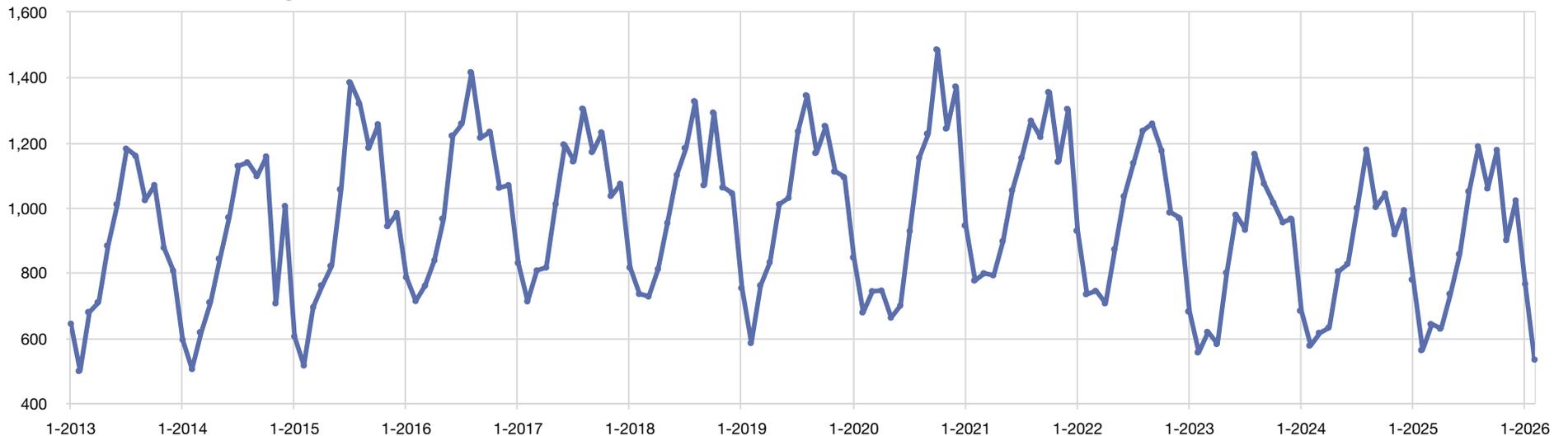


## Year to Date



	Closed Sales	Prior Year	Percent Change
March 2025	642	615	+ 4.4%
April 2025	628	631	- 0.5%
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	1,022	992	+ 3.0%
January 2026	766	779	- 1.7%
<b>February 2026</b>	<b>533</b>	<b>562</b>	<b>- 5.2%</b>
12-Month Avg	880	863	+ 2.0%

## Historical Closed Sales by Month

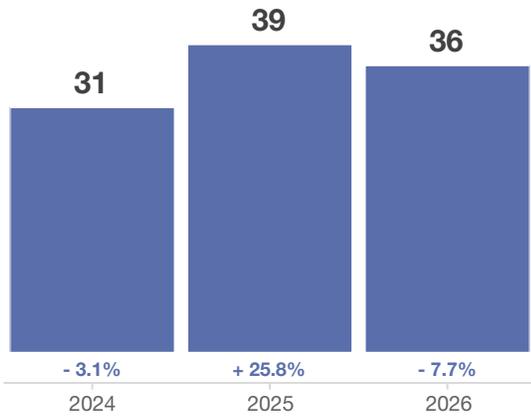


# Days on Market Until Sale

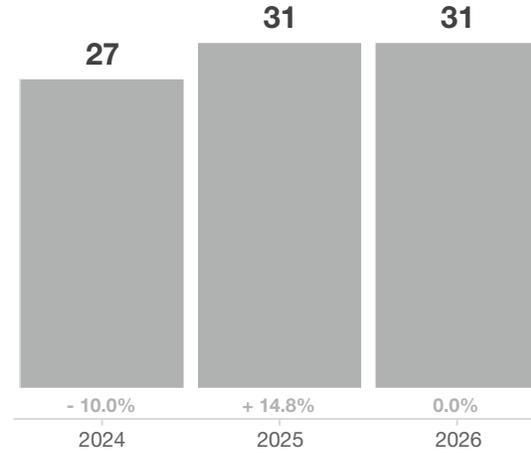
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February



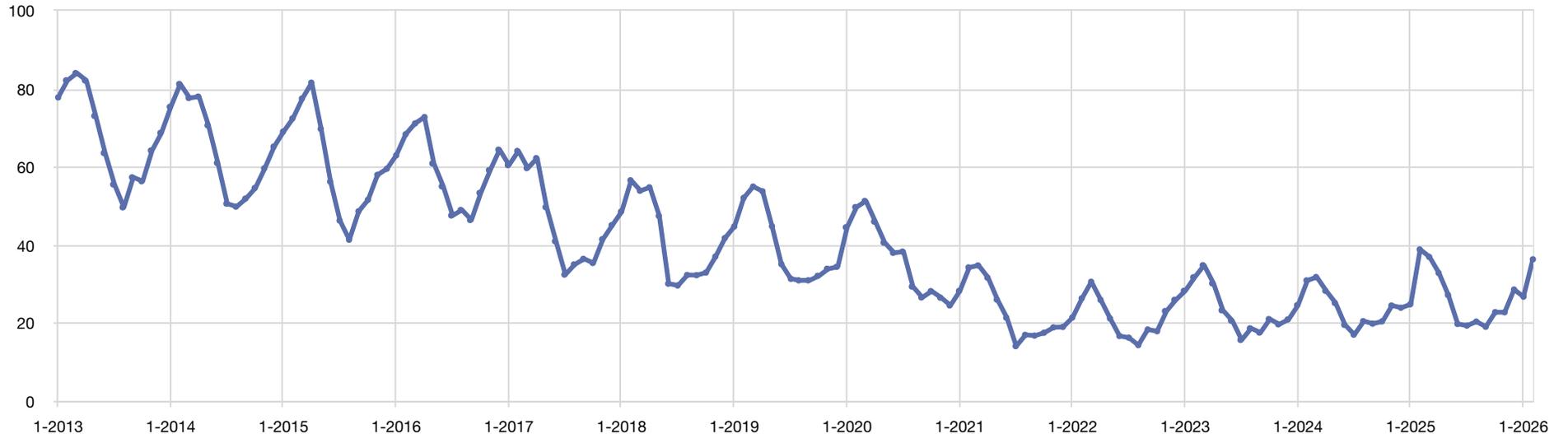
## Year to Date



Month	Days on Market	Prior Year	Percent Change
March 2025	37	32	+ 15.6%
April 2025	33	28	+ 17.9%
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	29	24	+ 20.8%
January 2026	27	25	+ 8.0%
<b>February 2026</b>	<b>36</b>	<b>39</b>	<b>- 7.7%</b>
12-Month Avg*	25	23	+ 5.7%

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

## Historical Days on Market Until Sale by Month



# Median Sales Price

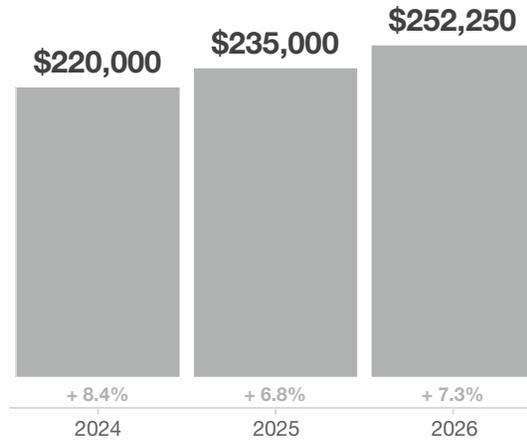
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



## Year to Date



	Median Sales Price	Prior Year	Percent Change
March 2025	\$240,000	\$220,000	+ 9.1%
April 2025	\$249,000	\$236,500	+ 5.3%
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%
<b>February 2026</b>	<b>\$245,000</b>	<b>\$230,000</b>	<b>+ 6.5%</b>
12-Month Avg*	\$270,000	\$250,000	+ 8.0%

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

## Historical Median Sales Price by Month

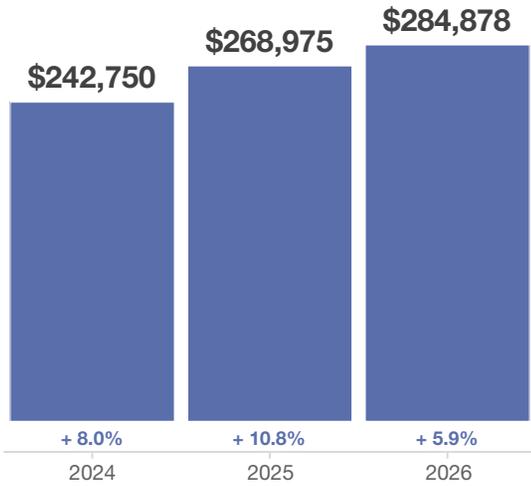


# Average Sales Price

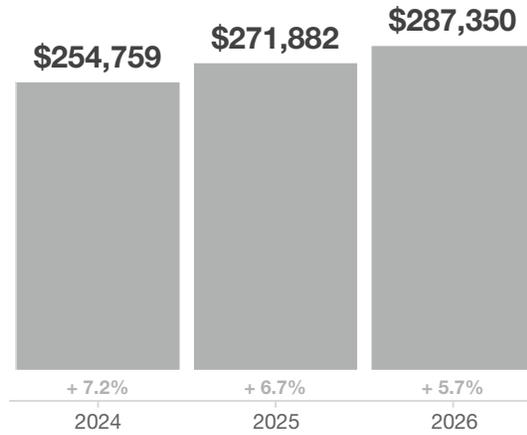
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February



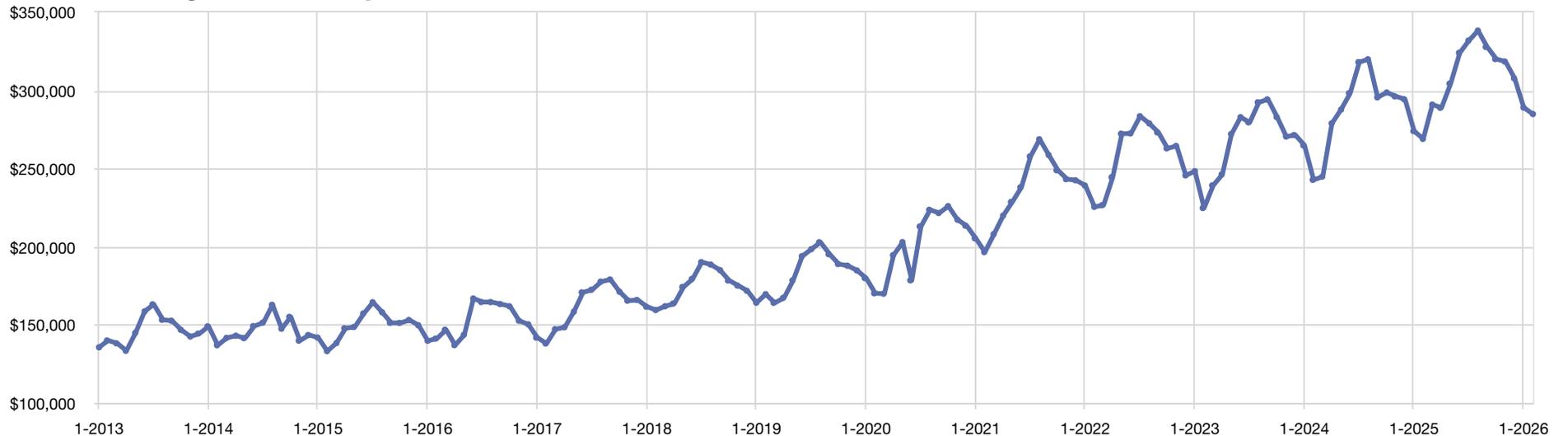
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2025	\$290,955	\$244,834	+ 18.8%
April 2025	\$288,911	\$278,922	+ 3.6%
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	\$307,770	\$294,360	+ 4.6%
January 2026	\$289,066	\$273,970	+ 5.5%
<b>February 2026</b>	<b>\$284,878</b>	<b>\$268,975</b>	<b>+ 5.9%</b>
12-Month Avg*	\$314,354	\$293,300	+ 7.2%

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

## Historical Average Sales Price by Month

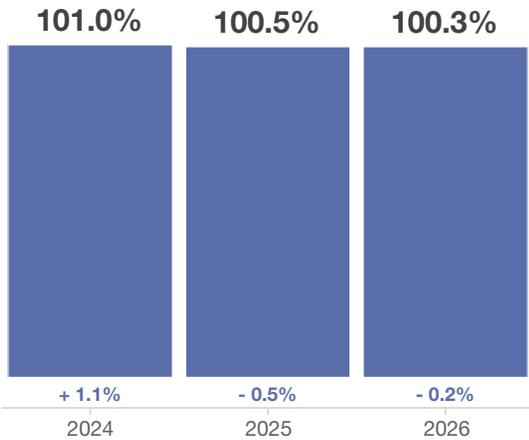


# Percent of List Price Received

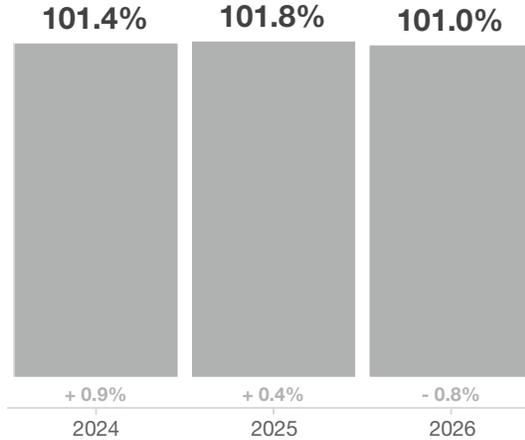
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## February



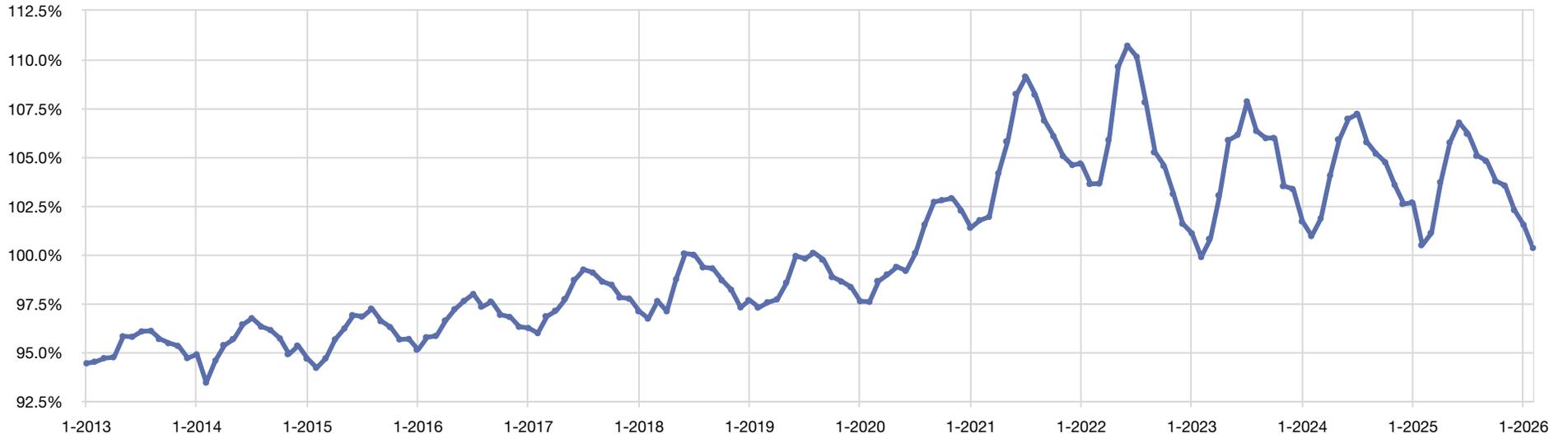
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
March 2025	101.1%	101.9%	- 0.8%
April 2025	103.7%	104.1%	- 0.4%
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%
<b>February 2026</b>	<b>100.3%</b>	<b>100.5%</b>	<b>- 0.2%</b>
12-Month Avg*	104.0%	104.5%	- 0.5%

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

## Historical Percent of List Price Received by Month

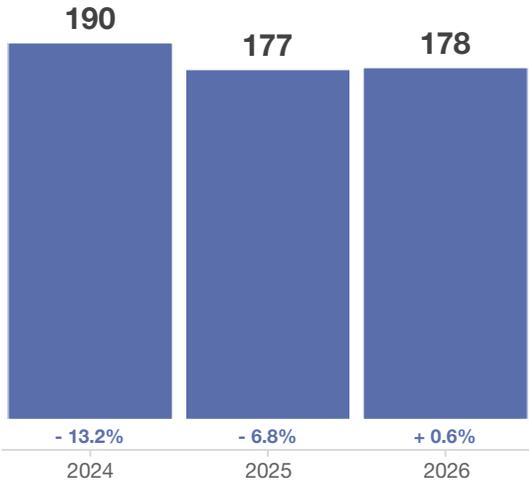


# Housing Affordability Index

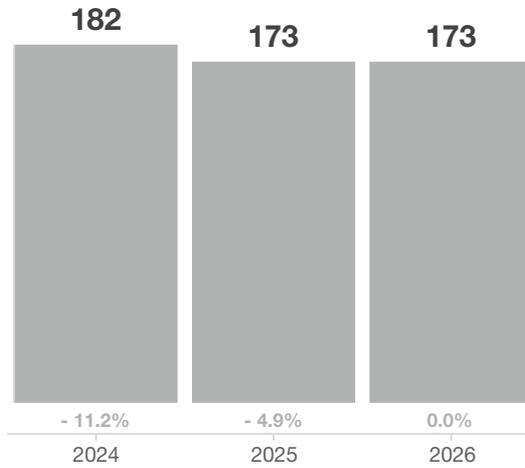
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## February

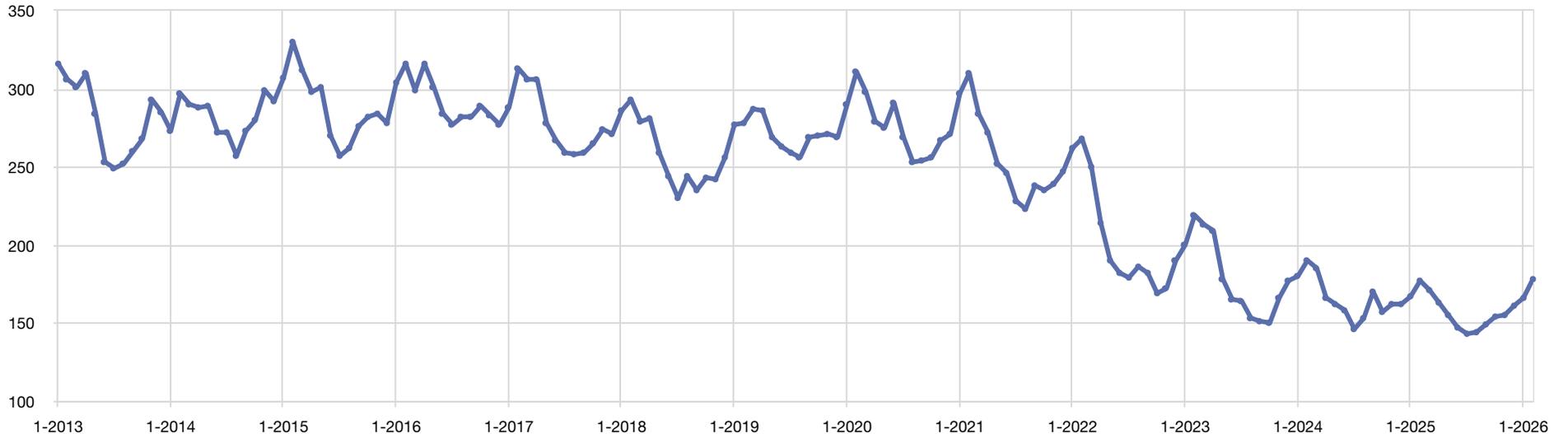


## Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	171	185	-7.6%
April 2025	163	166	-1.8%
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%
<b>February 2026</b>	<b>178</b>	<b>177</b>	<b>+0.6%</b>
12-Month Avg	157	164	-4.3%

## Historical Housing Affordability Index by Month

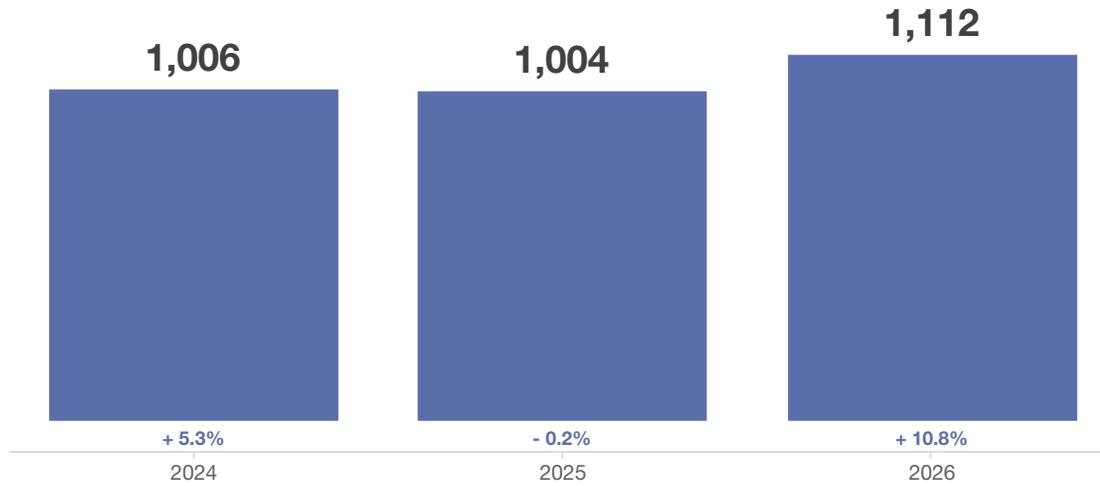


# Inventory of Homes for Sale

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

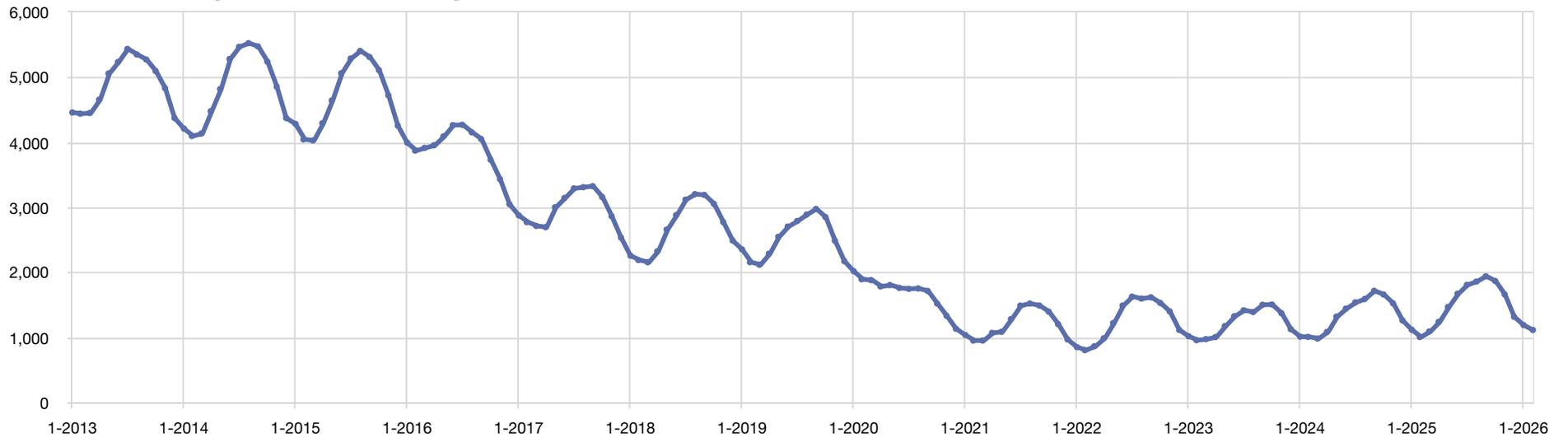


## February



Homes for Sale	Prior Year	Percent Change
March 2025	980	+ 11.1%
April 2025	1,082	+ 14.2%
May 2025	1,318	+ 11.2%
June 2025	1,441	+ 15.8%
July 2025	1,536	+ 17.6%
August 2025	1,589	+ 16.9%
September 2025	1,714	+ 13.1%
October 2025	1,658	+ 12.5%
November 2025	1,522	+ 9.1%
December 2025	1,260	+ 4.4%
January 2026	1,114	+ 6.6%
<b>February 2026</b>	<b>1,004</b>	<b>+ 10.8%</b>
12-Month Avg	1,517	+ 12.2%

## Historical Inventory of Homes for Sale by Month

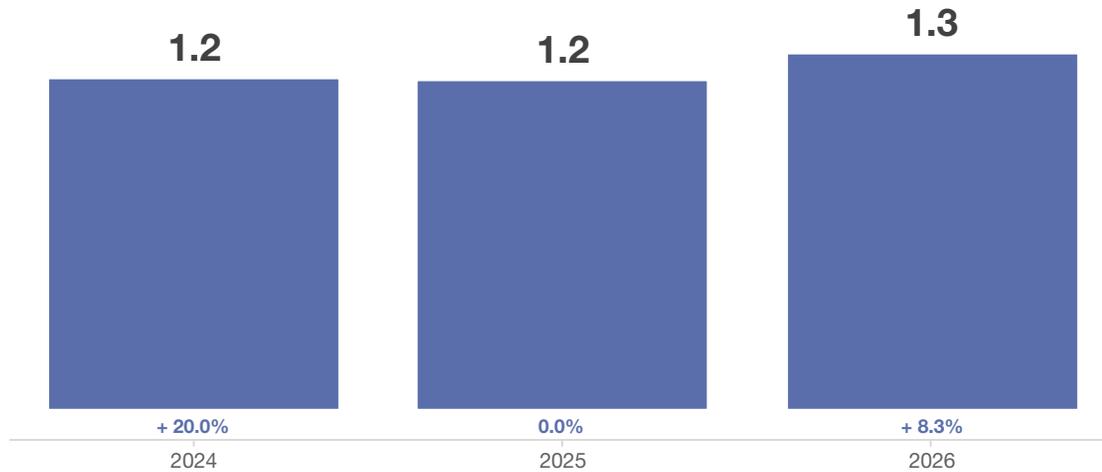


# Months Supply of Inventory

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.



## February



	Months Supply	Prior Year	Percent Change
March 2025	1.3	1.1	+ 18.2%
April 2025	1.4	1.3	+ 7.7%
May 2025	1.7	1.5	+ 13.3%
June 2025	1.9	1.7	+ 11.8%
July 2025	2.1	1.8	+ 16.7%
August 2025	2.1	1.9	+ 10.5%
September 2025	2.2	2.0	+ 10.0%
October 2025	2.1	1.9	+ 10.5%
November 2025	1.9	1.8	+ 5.6%
December 2025	1.5	1.5	0.0%
January 2026	1.3	1.3	0.0%
<b>February 2026</b>	<b>1.3</b>	<b>1.2</b>	<b>+ 8.3%</b>
12-Month Avg*	1.7	1.6	+ 9.6%

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

## Historical Months Supply of Inventory by Month

