

Monthly Indicators



July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings increased 11.8 percent to 1,746. Pending Sales increased 2.8 percent to 1,198. Inventory increased 19.9 percent to 2,165.

Median Sales Price increased 7.0 percent from \$285,000 to \$305,000. Days on Market decreased 5.3 percent to 18. Months Supply of Inventory increased 14.3 percent to 2.4.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Activity Snapshot

+ 0.5%	+ 7.0%	+ 19.9%
One-Year Change in Closed Sales All Properties	One-Year Change in Median Sales Price All Properties	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.



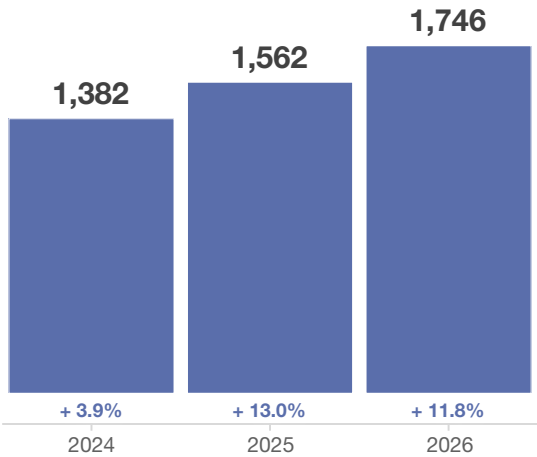
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,562	1,746	+ 11.8%	8,032	8,723	+ 8.6%
Pending Sales		1,165	1,198	+ 2.8%	6,238	6,457	+ 3.5%
Closed Sales		1,050	1,055	+ 0.5%	5,254	5,179	- 1.4%
Days on Market Until Sale		19	18	- 5.3%	27	27	0.0%
Median Sales Price		\$285,000	\$305,000	+ 7.0%	\$255,000	\$270,000	+ 5.9%
Average Sales Price		\$331,916	\$348,081	+ 4.9%	\$301,329	\$314,847	+ 4.5%
Percent of List Price Received		106.2%	106.8%	+ 0.6%	104.2%	103.8%	- 0.4%
Housing Affordability Index		143	135	- 5.6%	160	152	- 5.0%
Inventory of Homes for Sale		1,805	2,165	+ 19.9%	—	—	—
Months Supply of Inventory		2.1	2.4	+ 14.3%	—	—	—

New Listings

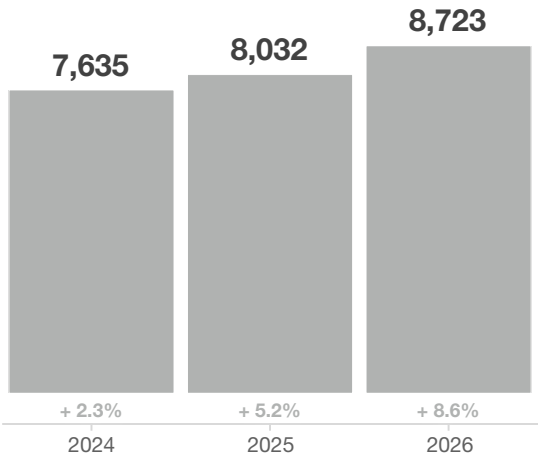
A count of the properties that have been newly listed on the market in a given month.



July

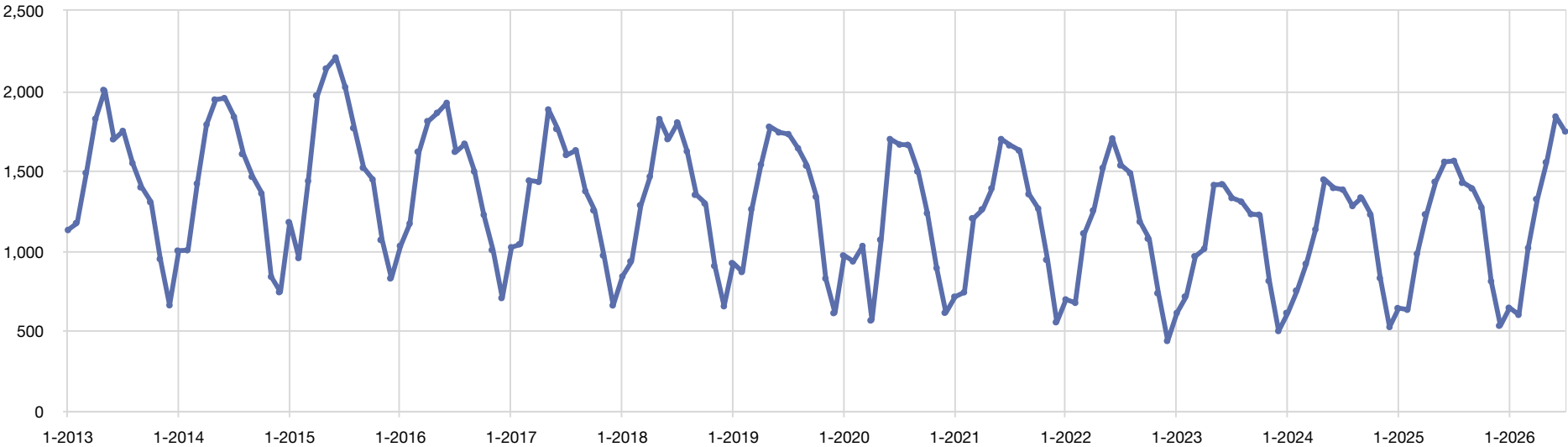


Year to Date



New Listings		Prior Year	Percent Change
August 2025	1,425	1,280	+ 11.3%
September 2025	1,390	1,333	+ 4.3%
October 2025	1,271	1,227	+ 3.6%
November 2025	810	830	- 2.4%
December 2025	532	524	+ 1.5%
January 2026	644	642	+ 0.3%
February 2026	600	632	- 5.1%
March 2026	1,018	981	+ 3.8%
April 2026	1,323	1,228	+ 7.7%
May 2026	1,553	1,431	+ 8.5%
June 2026	1,839	1,556	+ 18.2%
July 2026	1,746	1,562	+ 11.8%
12-Month Avg	1,179	1,102	+ 7.0%

Historical New Listings by Month

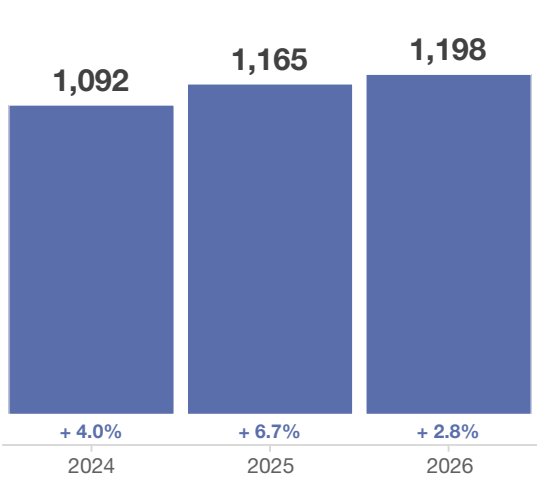


Pending Sales

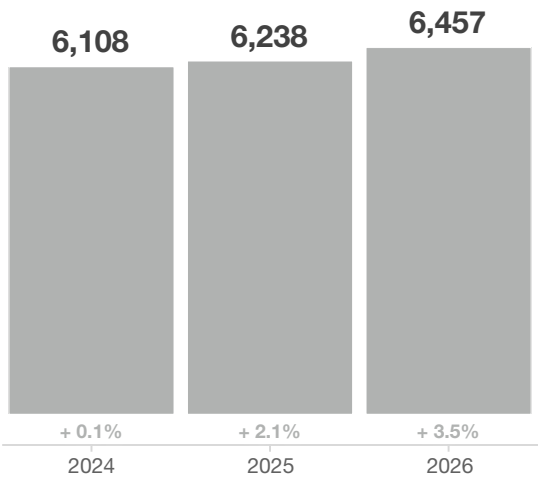
A count of the properties on which offers have been accepted in a given month.



July

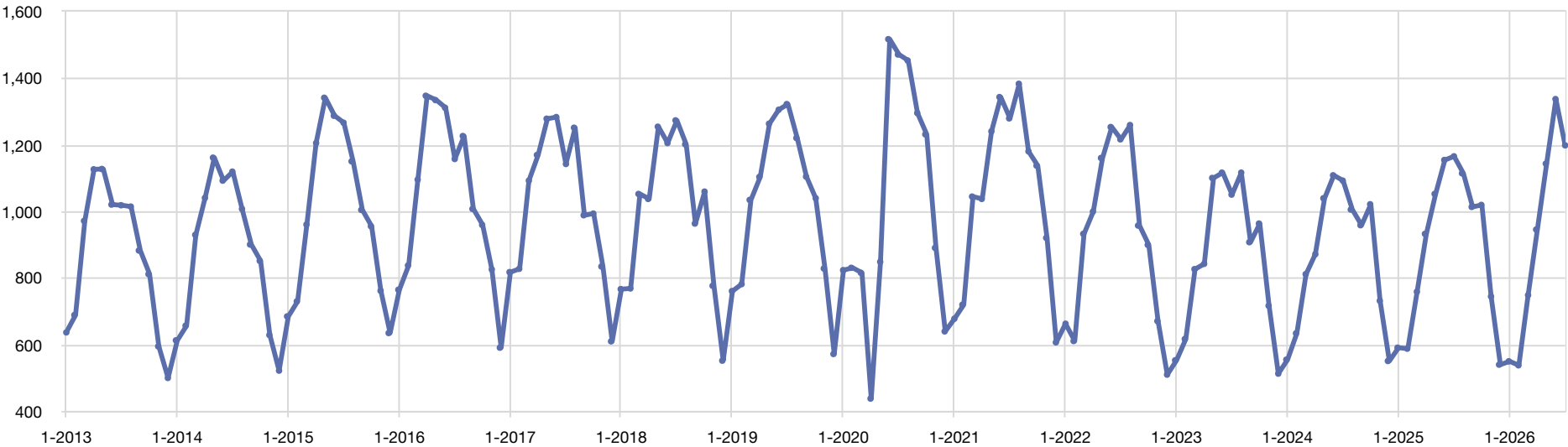


Year to Date



Pending Sales		Prior Year	Percent Change
August 2025	1,114	1,005	+ 10.8%
September 2025	1,013	958	+ 5.7%
October 2025	1,019	1,021	- 0.2%
November 2025	744	731	+ 1.8%
December 2025	539	550	- 2.0%
January 2026	549	590	- 6.9%
February 2026	537	587	- 8.5%
March 2026	748	758	- 1.3%
April 2026	945	932	+ 1.4%
May 2026	1,143	1,052	+ 8.7%
June 2026	1,337	1,154	+ 15.9%
July 2026	1,198	1,165	+ 2.8%
12-Month Avg	907	875	+ 3.7%

Historical Pending Sales by Month

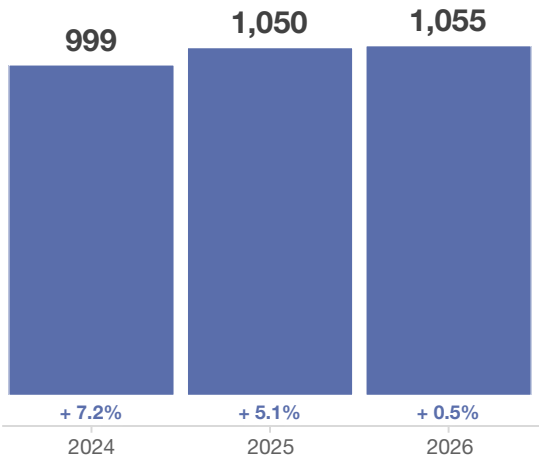


Closed Sales

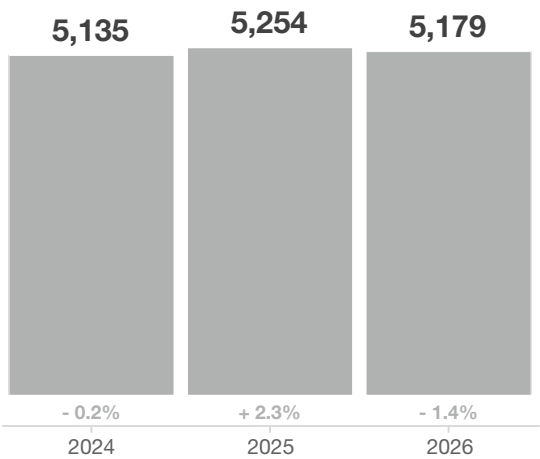
A count of the actual sales that closed in a given month.



July

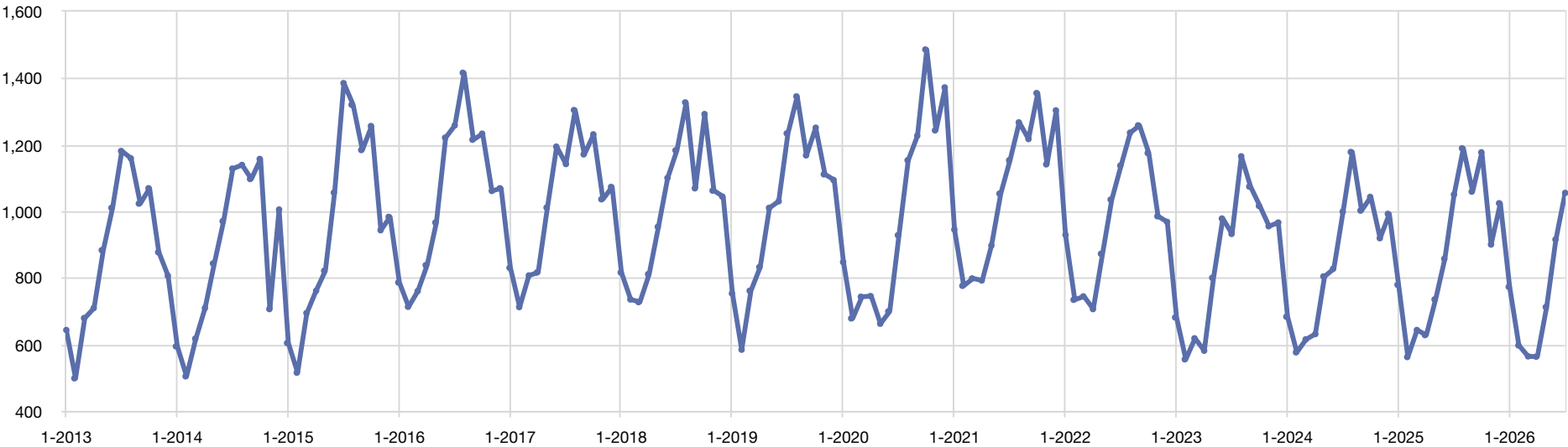


Year to Date



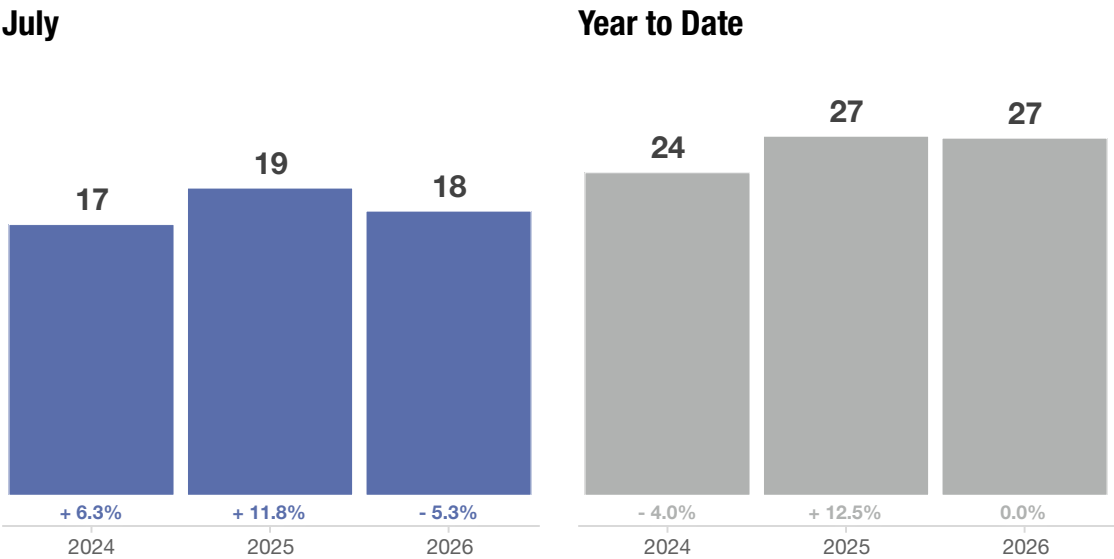
Closed Sales	Prior Year	Percent Change
August 2025	1,189	1,178 + 0.9%
September 2025	1,059	1,002 + 5.7%
October 2025	1,177	1,043 + 12.8%
November 2025	900	919 - 2.1%
December 2025	1,024	992 + 3.2%
January 2026	773	779 - 0.8%
February 2026	597	562 + 6.2%
March 2026	564	643 - 12.3%
April 2026	563	628 - 10.4%
May 2026	712	735 - 3.1%
June 2026	915	857 + 6.8%
July 2026	1,055	1,050 + 0.5%
12-Month Avg	877	866 + 1.3%

Historical Closed Sales by Month



Days on Market Until Sale

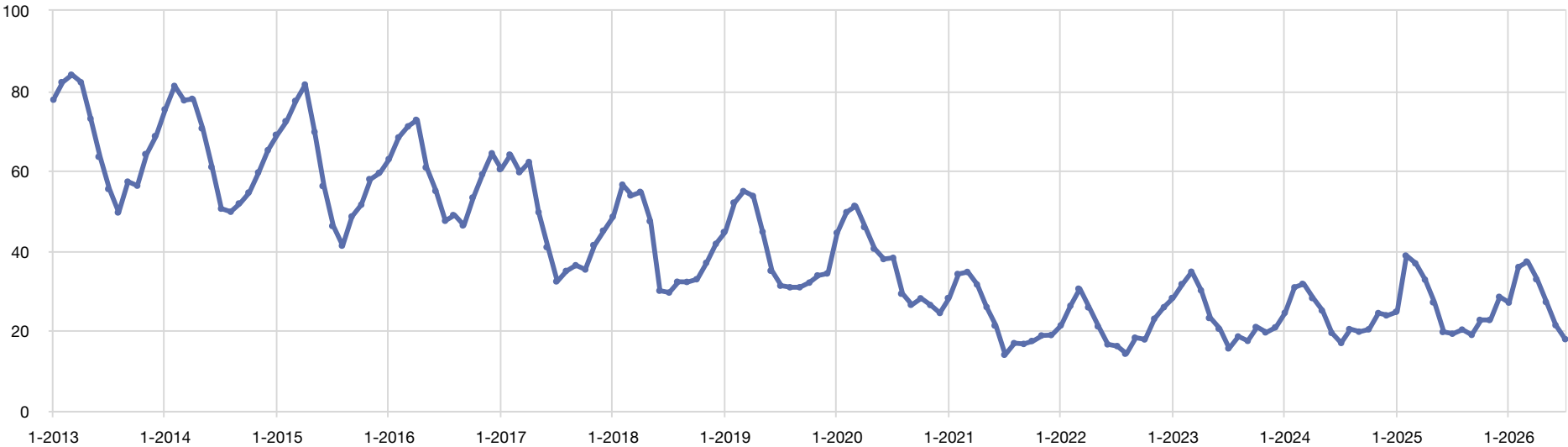
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
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%
May 2026	27	27	0.0%
June 2026	21	20	+ 5.0%
July 2026	18	19	- 5.3%
12-Month Avg*	25	24	+ 1.3%

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

Historical Days on Market Until Sale by Month

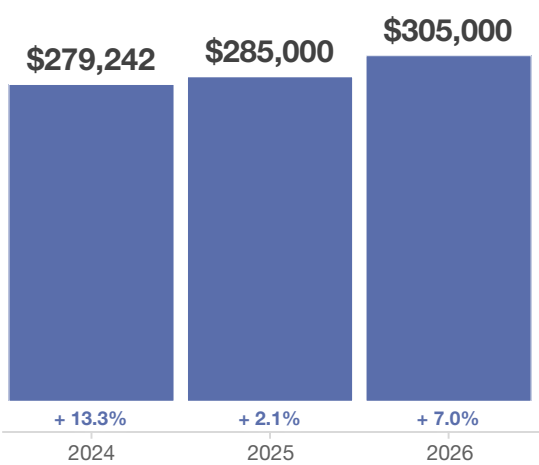


Median Sales Price

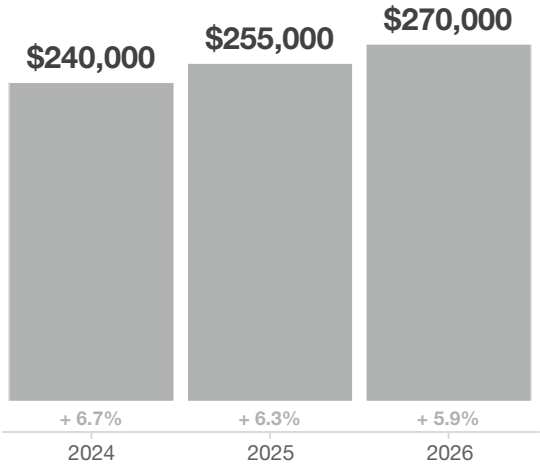
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



Year to Date



	Median Sales Price	Prior Year	Percent Change
August 2025	\$287,900	\$275,000	+ 4.7%
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	\$252,500	\$240,000	+ 5.2%
April 2026	\$257,753	\$249,000	+ 3.5%
May 2026	\$265,000	\$259,900	+ 2.0%
June 2026	\$291,500	\$277,000	+ 5.2%
July 2026	\$305,000	\$285,000	+ 7.0%
12-Month Avg*	\$275,000	\$258,150	+ 6.5%

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

Historical Median Sales Price by Month

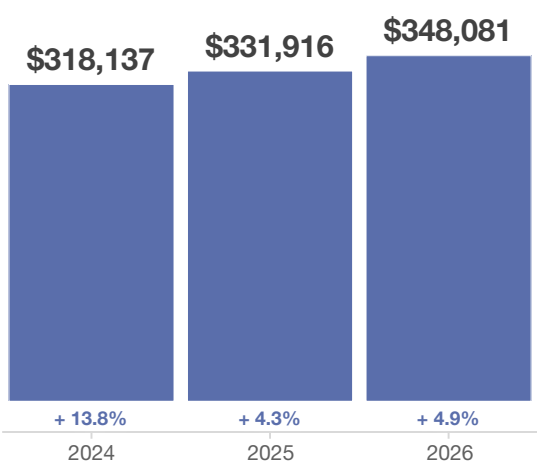


Average Sales Price

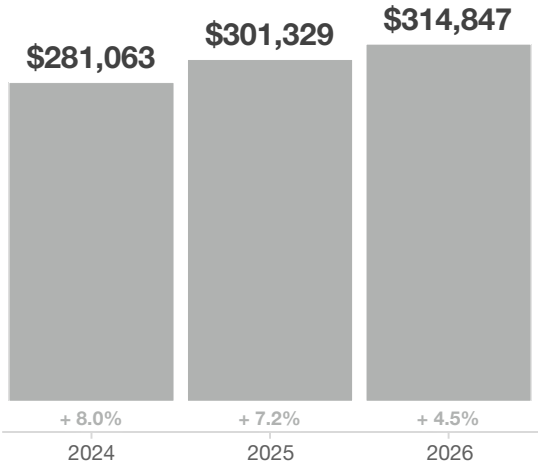
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



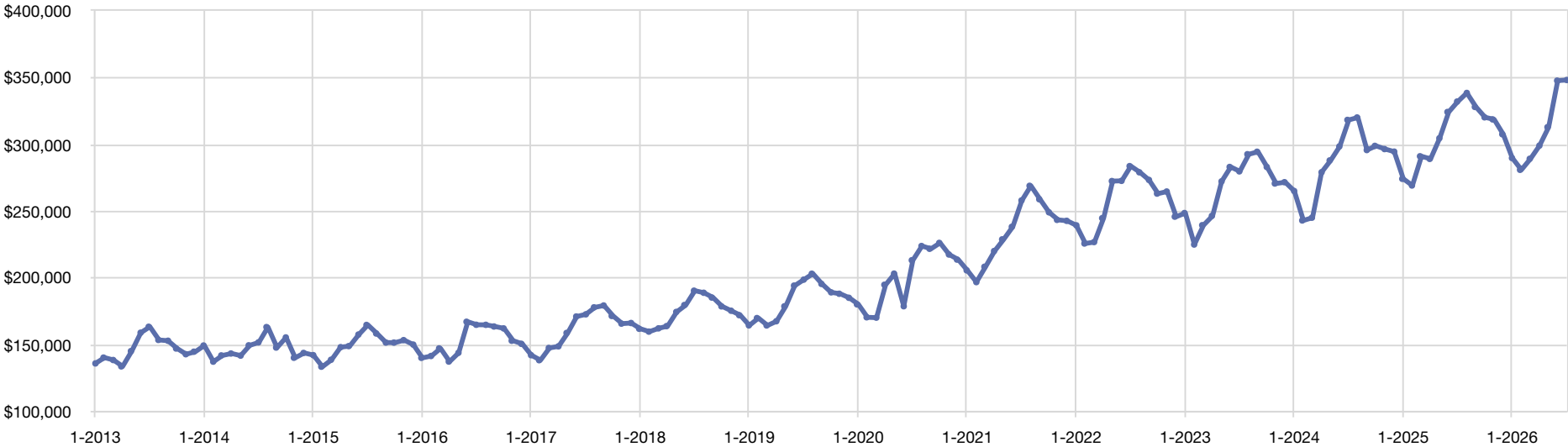
Year to Date



Avg. Sales Price	Prior Year	Percent Change
August 2025	\$338,371	\$319,972 + 5.8%
September 2025	\$327,867	\$295,558 + 10.9%
October 2025	\$320,088	\$298,682 + 7.2%
November 2025	\$318,532	\$296,290 + 7.5%
December 2025	\$307,410	\$294,360 + 4.4%
January 2026	\$289,565	\$273,970 + 5.7%
February 2026	\$280,721	\$268,975 + 4.4%
March 2026	\$288,992	\$290,892 - 0.7%
April 2026	\$298,886	\$288,911 + 3.5%
May 2026	\$312,696	\$304,390 + 2.7%
June 2026	\$347,599	\$324,086 + 7.3%
July 2026	\$348,081	\$331,916 + 4.9%
12-Month Avg*	\$318,993	\$301,505 + 5.8%

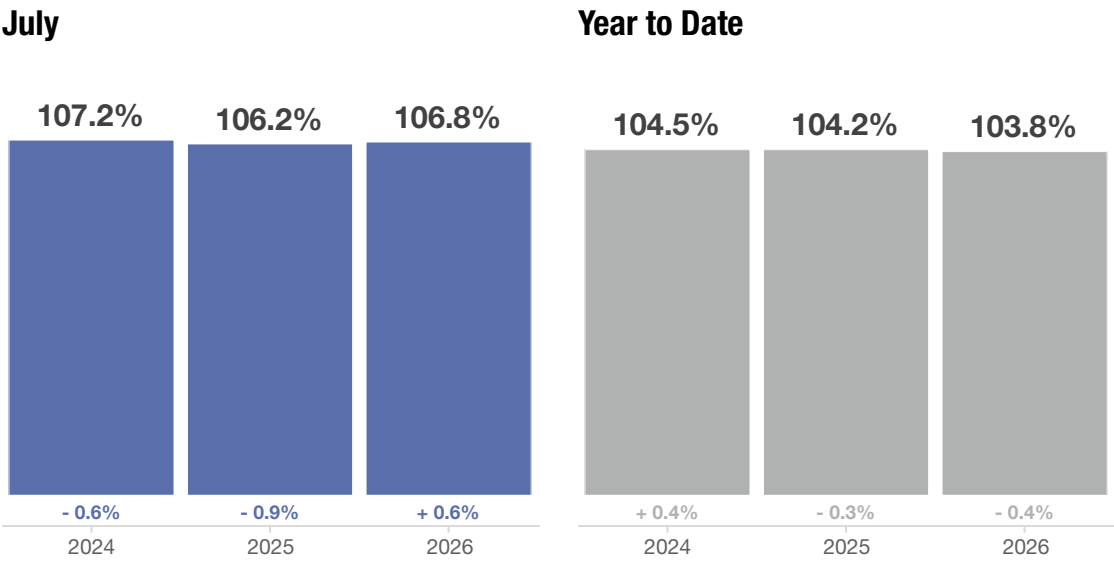
* Avg. Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

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.



	Pct. of List Price Received	Prior Year	Percent Change
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	102.4%	103.7%	- 1.3%
May 2026	104.7%	105.7%	- 0.9%
June 2026	105.9%	106.8%	- 0.8%
July 2026	106.8%	106.2%	+ 0.6%
12-Month Avg*	103.8%	104.3%	- 0.4%

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

Historical Percent of List Price Received by Month

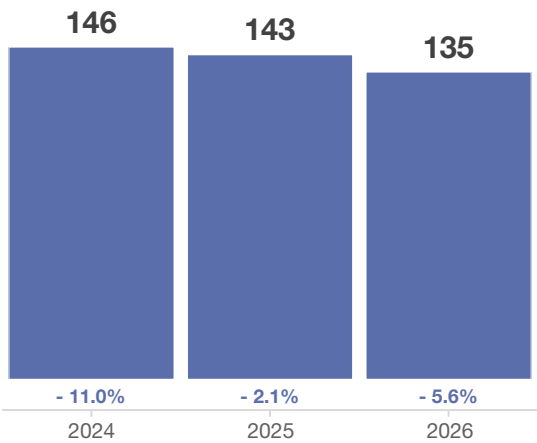


Housing Affordability Index

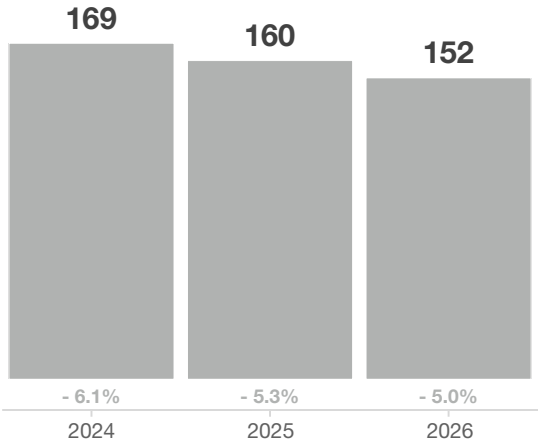
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



July

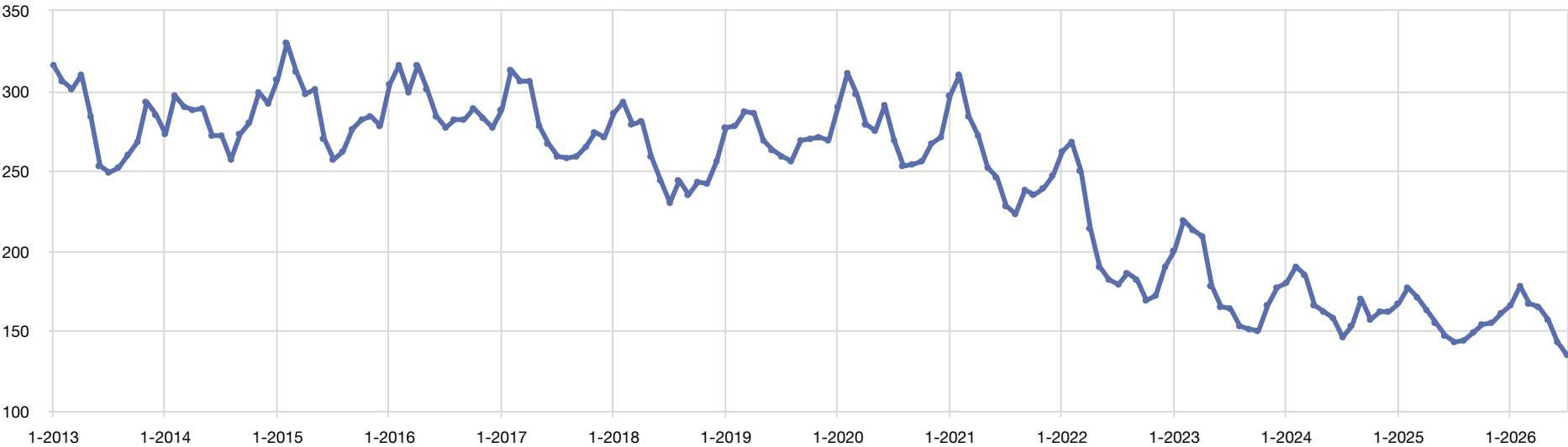


Year to Date



Affordability Index		Prior Year	Percent Change
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	165	163	+ 1.2%
May 2026	157	155	+ 1.3%
June 2026	143	147	- 2.7%
July 2026	135	143	- 5.6%
12-Month Avg	156	161	- 3.1%

Historical Housing Affordability Index by Month

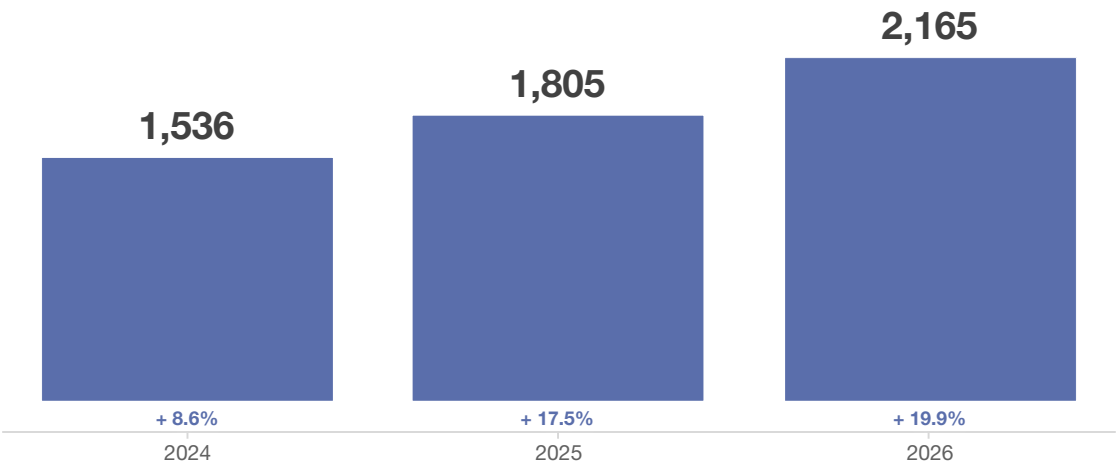


Inventory of Homes for Sale

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

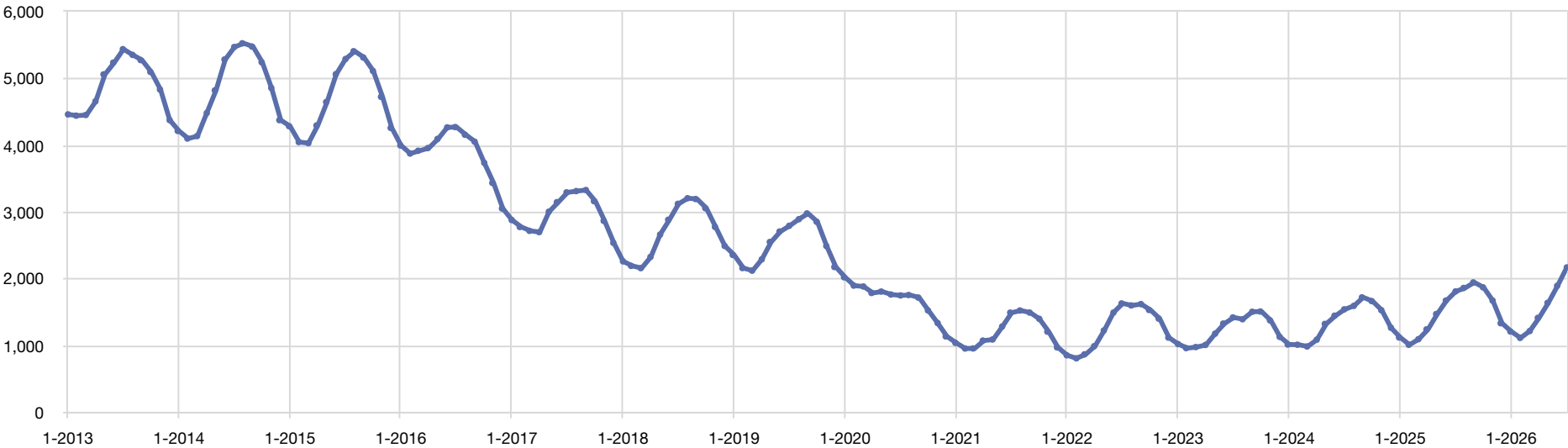


July



Homes for Sale		Prior Year	Percent Change
August 2025	1,857	1,589	+ 16.9%
September 2025	1,940	1,716	+ 13.1%
October 2025	1,867	1,660	+ 12.5%
November 2025	1,667	1,524	+ 9.4%
December 2025	1,328	1,260	+ 5.4%
January 2026	1,204	1,115	+ 8.0%
February 2026	1,108	1,005	+ 10.2%
March 2026	1,211	1,089	+ 11.2%
April 2026	1,408	1,236	+ 13.9%
May 2026	1,633	1,466	+ 11.4%
June 2026	1,889	1,668	+ 13.2%
July 2026	2,165	1,805	+ 19.9%
12-Month Avg	1,606	1,428	+ 12.5%

Historical Inventory of Homes for Sale by Month

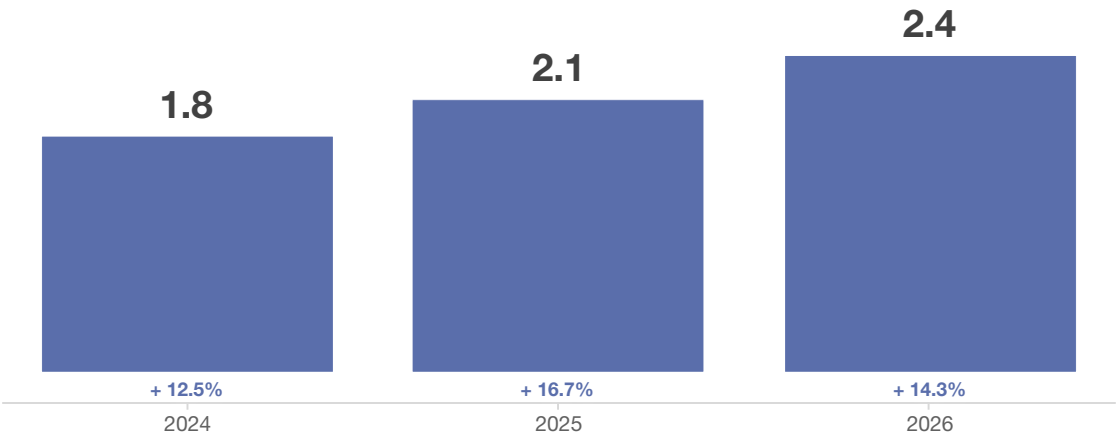


Months Supply of Inventory

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.



July



Months Supply		Prior Year	Percent Change
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	1.4	1.3	+ 7.7%
February 2026	1.3	1.2	+ 8.3%
March 2026	1.4	1.3	+ 7.7%
April 2026	1.6	1.4	+ 14.3%
May 2026	1.8	1.7	+ 5.9%
June 2026	2.1	1.9	+ 10.5%
July 2026	2.4	2.1	+ 14.3%
12-Month Avg*	1.8	1.7	+ 9.1%

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

Historical Months Supply of Inventory by Month

