Monthly Indicators

June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 18.1 percent to 1,838. Pending Sales increased 14.7 percent to 1,324. Inventory increased 13.5 percent to 1,893.

Median Sales Price increased 5.5 percent from $277,000 to $292,250. Days on Market increased 5.0 percent to 21. Months Supply of Inventory increased 10.5 percent to 2.1.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

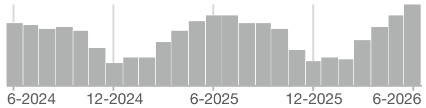
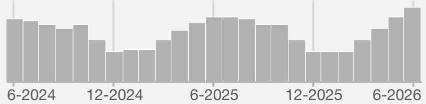
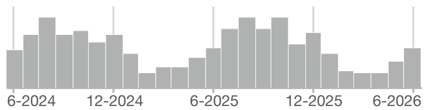
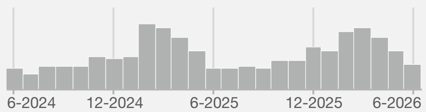
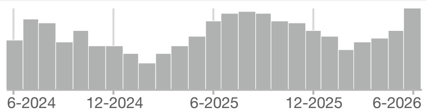
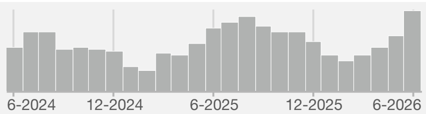
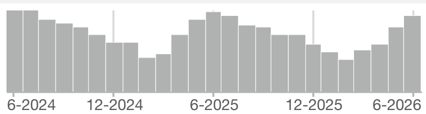
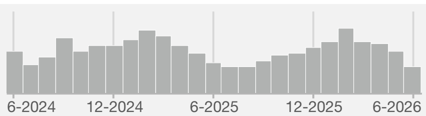
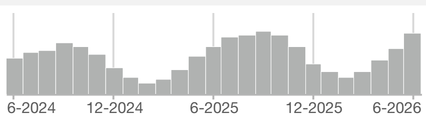
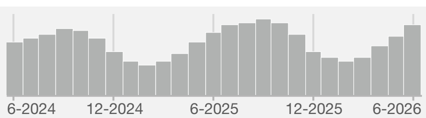
Activity Snapshot

- 2.2%	+ 5.5%	+ 13.5%
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.

Activity Overview

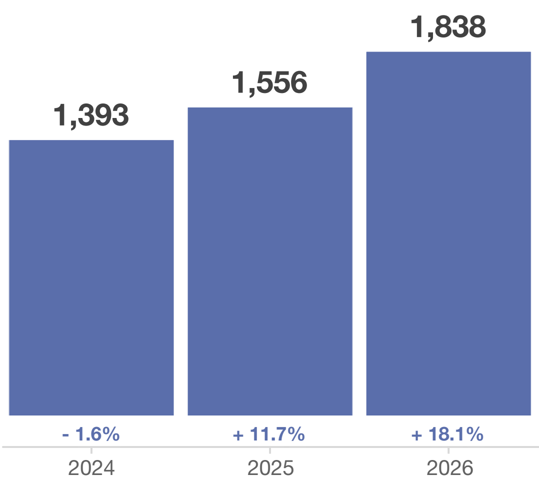
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,556	**1,838**	+ 18.1%	6,470	**6,976**	+ 7.8%
Pending Sales		1,154	**1,324**	+ 14.7%	5,074	**5,271**	+ 3.9%
Closed Sales		857	**838**	- 2.2%	4,204	**4,039**	- 3.9%
Days on Market Until Sale		20	**21**	+ 5.0%	29	**29**	0.0%
Median Sales Price		$277,000	**$292,250**	+ 5.5%	$250,000	**$262,900**	+ 5.2%
Average Sales Price		$324,086	**$346,591**	+ 6.9%	$293,678	**$305,583**	+ 4.1%
Percent of List Price Received		106.8%	**106.1%**	- 0.7%	103.7%	**103.0%**	- 0.7%
Housing Affordability Index		147	**143**	- 2.7%	163	**158**	- 3.1%
Inventory of Homes for Sale		1,668	**1,893**	+ 13.5%	—	**—**	—
Months Supply of Inventory		1.9	**2.1**	+ 10.5%	—	**—**	—

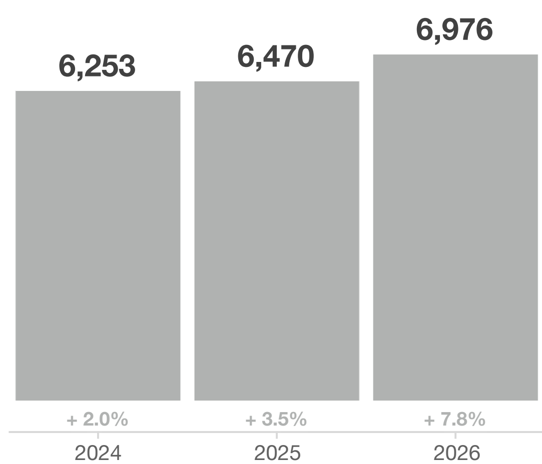
New Listings

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

June

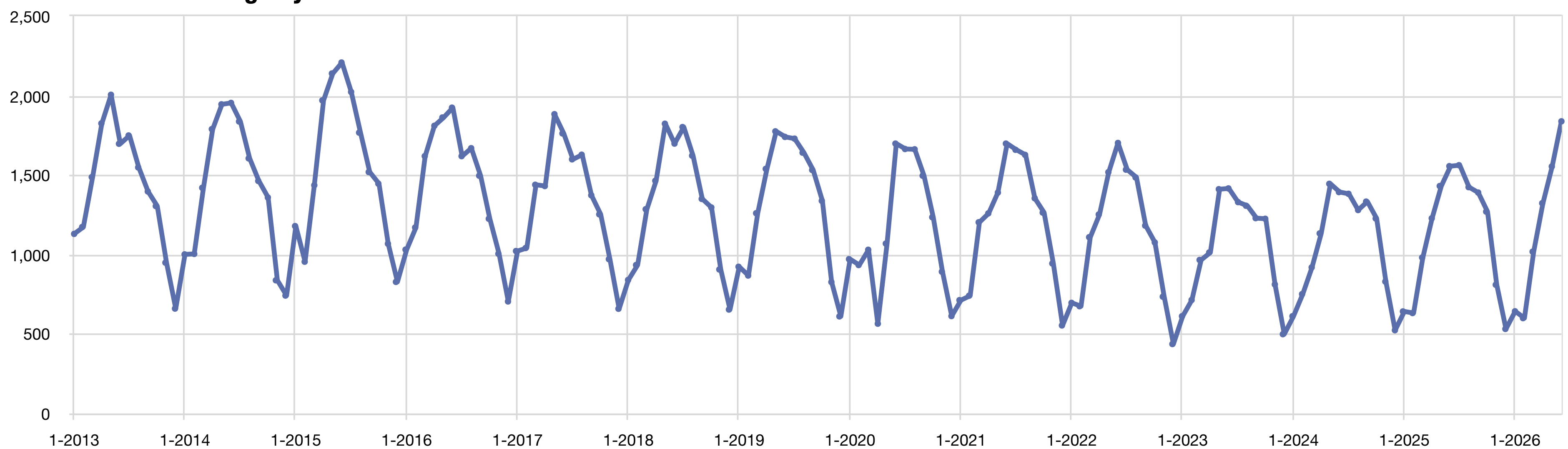


Year to Date



New Listings		Prior Year	Percent Change
July 2025	1,562	1,382	+ 13.0%
August 2025	1,424	1,280	+ 11.3%
September 2025	1,390	1,333	+ 4.3%
October 2025	1,270	1,227	+ 3.5%
November 2025	810	830	- 2.4%
December 2025	532	524	+ 1.5%
January 2026	643	642	+ 0.2%
February 2026	600	632	- 5.1%
March 2026	1,018	981	+ 3.8%
April 2026	1,323	1,228	+ 7.7%
May 2026	1,554	1,431	+ 8.6%
June 2026	**1,838**	**1,556**	**+ 18.1%**
12-Month Avg	1,164	1,087	+ 7.1%

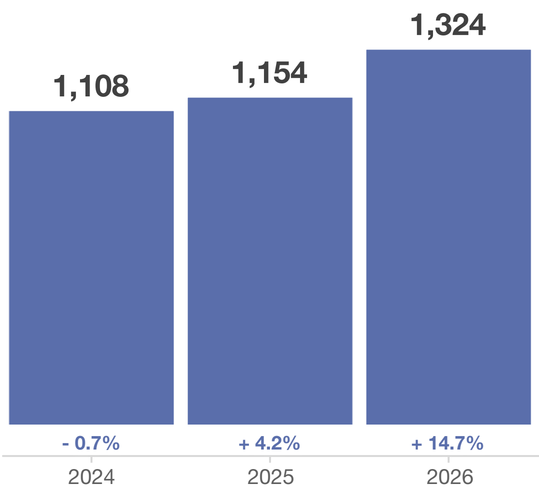
Historical New Listings by Month



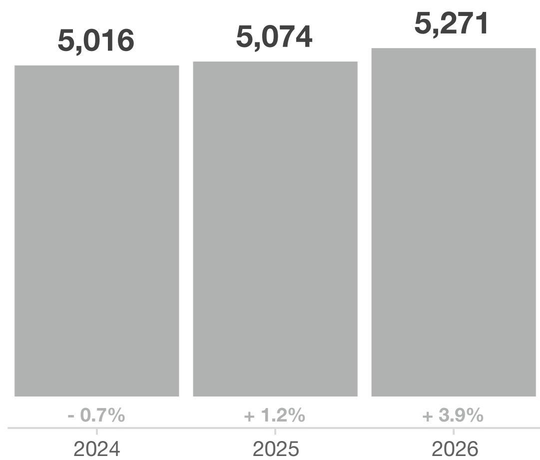
Pending Sales

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

June

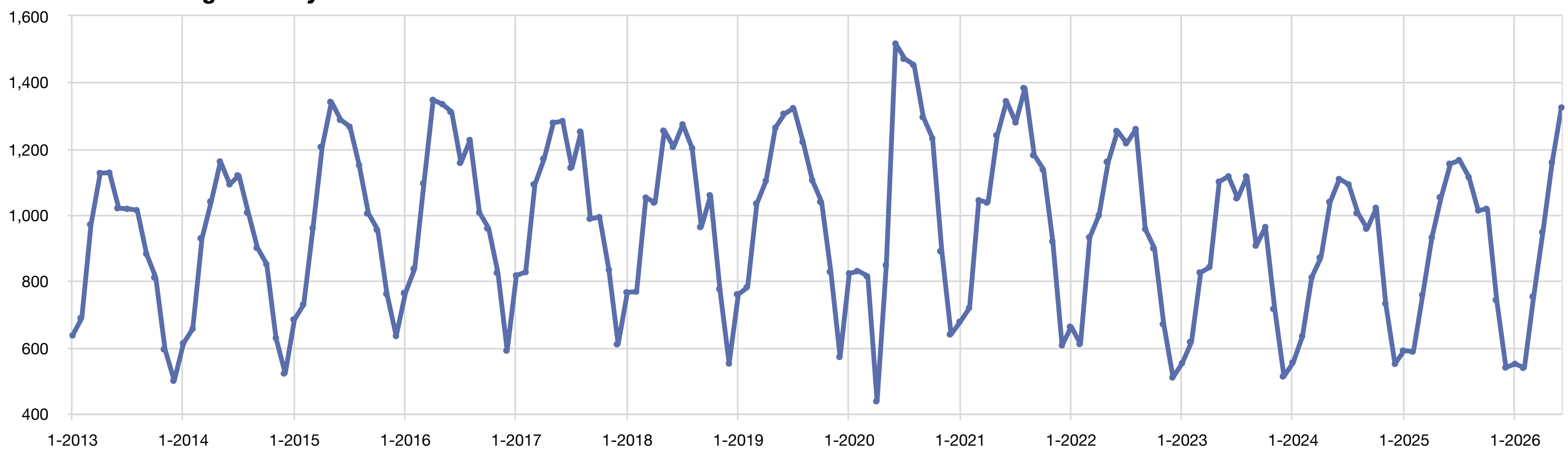


Year to Date



Pending Sales		Prior Year	Percent Change
July 2025	1,165	1,092	+ 6.7%
August 2025	1,114	1,005	+ 10.8%
September 2025	1,013	958	+ 5.7%
October 2025	1,018	1,021	- 0.3%
November 2025	743	732	+ 1.5%
December 2025	539	550	- 2.0%
January 2026	550	590	- 6.8%
February 2026	538	587	- 8.3%
March 2026	753	758	- 0.7%
April 2026	948	932	+ 1.7%
May 2026	1,158	1,053	+ 10.0%
June 2026	**1,324**	**1,154**	**+ 14.7%**
12-Month Avg	905	869	+ 4.1%

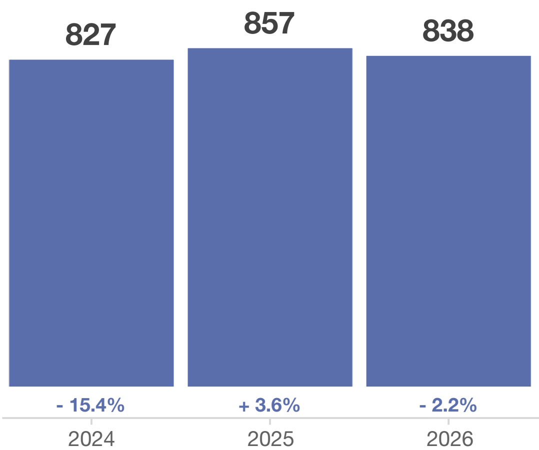
Historical Pending Sales by Month



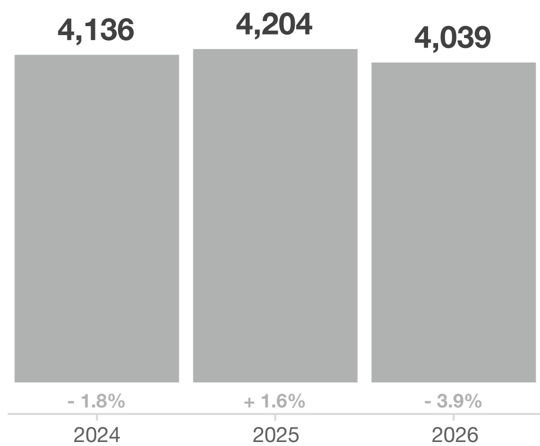
Closed Sales

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

June

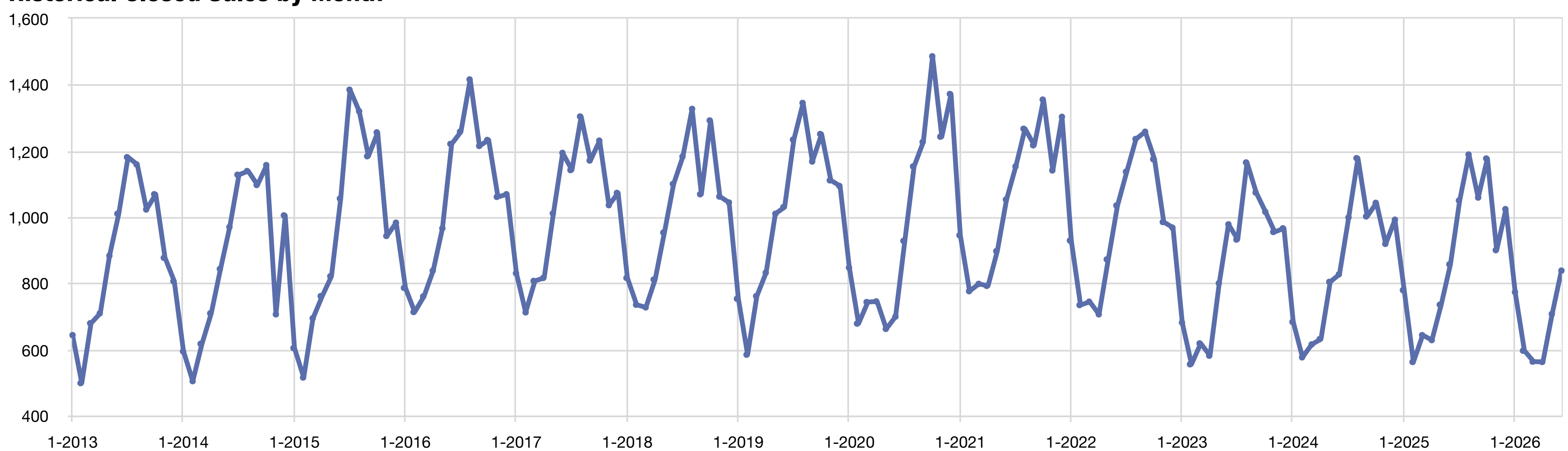


Year to Date



Closed Sales		Prior Year	Percent Change
July 2025	1,050	999	+ 5.1%
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	596	562	+ 6.0%
March 2026	563	643	- 12.4%
April 2026	562	628	- 10.5%
May 2026	707	735	- 3.8%
June 2026	**838**	**857**	**- 2.2%**
12-Month Avg	870	861	+ 1.0%

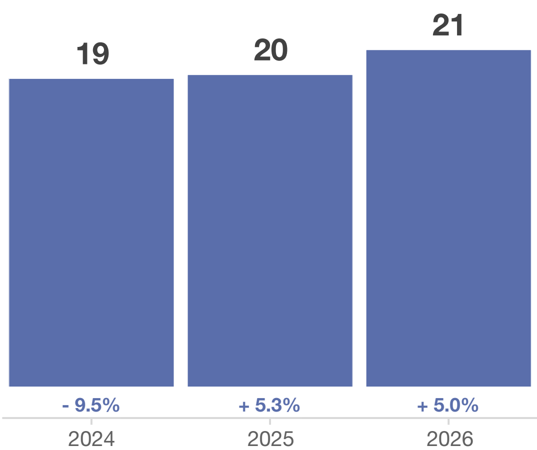
Historical Closed Sales by Month



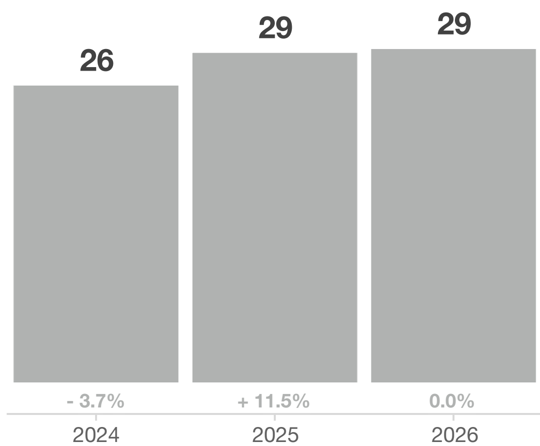
Days on Market Until Sale

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

June



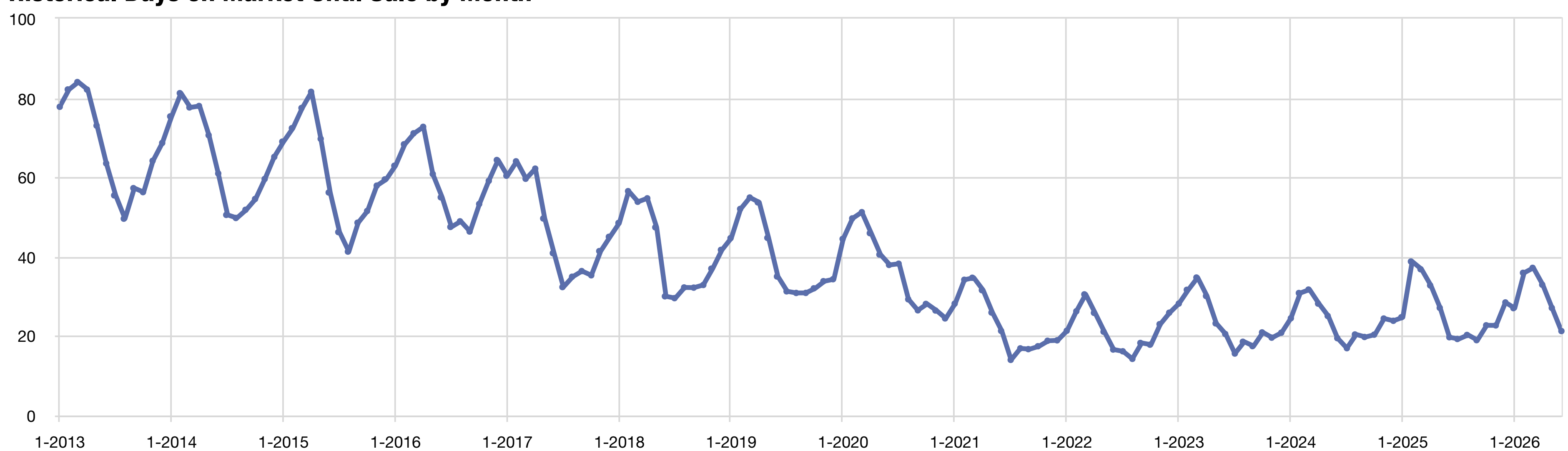
Year to Date



Days on Market		Prior Year	Percent Change
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%
May 2026	27	27	0.0%
June 2026	**21**	**20**	**+ 5.0%**
12-Month Avg*	25	24	+ 2.7%

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

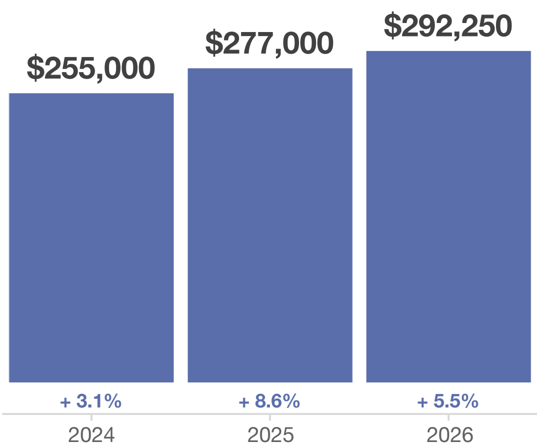
Historical Days on Market Until Sale by Month



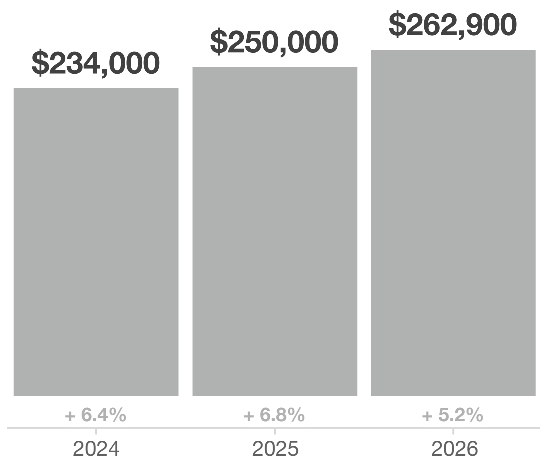
Median Sales Price

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

June



Year to Date



Median Sales Price		Prior Year	Percent Change
July 2025	$285,000	$279,242	+ 2.1%
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	$253,250	$240,000	+ 5.5%
April 2026	$258,000	$249,000	+ 3.6%
May 2026	$265,000	$259,900	+ 2.0%
June 2026	**$292,250**	**$277,000**	**+ 5.5%**
12-Month Avg*	$273,500	$257,000	+ 6.4%

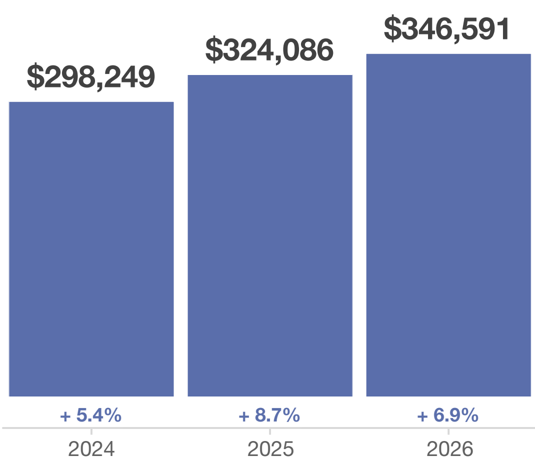
* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

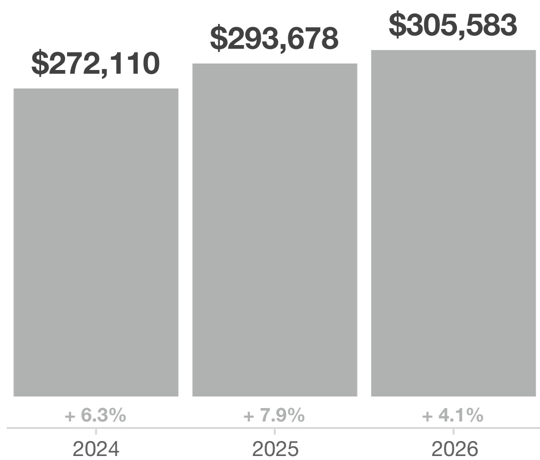
Average Sales Price

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

June



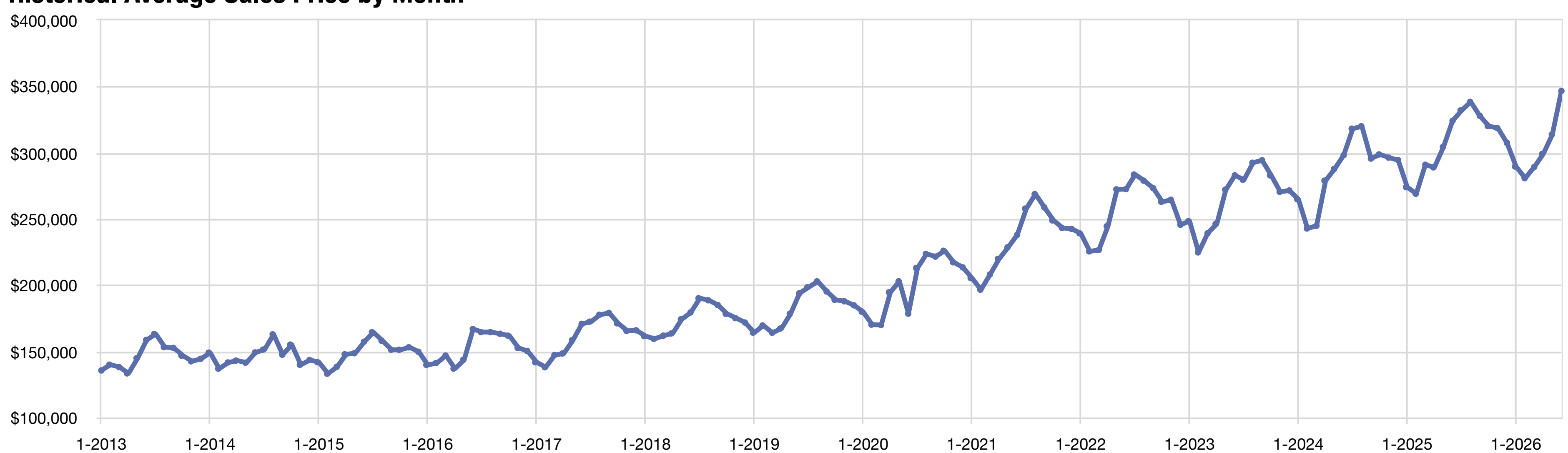
Year to Date



Avg. Sales Price		Prior Year	Percent Change
July 2025	$331,916	$318,137	+ 4.3%
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	$280,746	$268,975	+ 4.4%
March 2026	$289,110	$290,892	- 0.6%
April 2026	$299,035	$288,911	+ 3.5%
May 2026	$313,693	$304,390	+ 3.1%
June 2026	**$346,591**	**$324,086**	**+ 6.9%**
12-Month Avg*	$317,162	$300,018	+ 5.7%

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

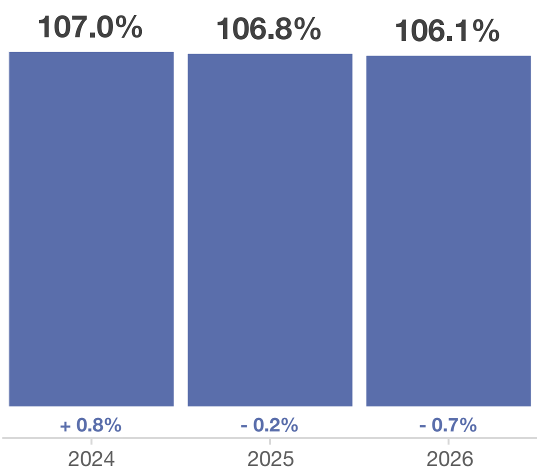
Historical Average Sales Price by Month



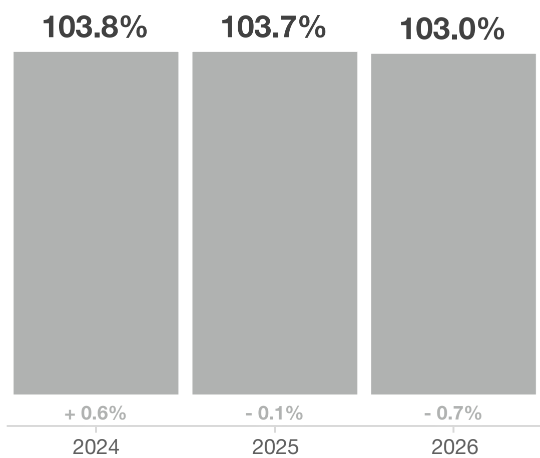
Percent of List Price Received

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.

June



Year to Date



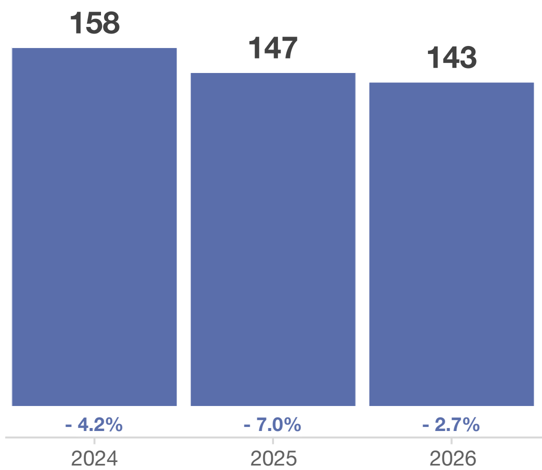
Pct. of List Price Received		Prior Year	Percent Change
July 2025	106.2%	107.2%	- 0.9%
August 2025	105.1%	105.8%	- 0.7%
September 2025	104.8%	105.2%	- 0.4%
October 2025	103.8%	104.7%	- 0.9%
November 2025	103.5%	103.6%	- 0.1%
December 2025	102.3%	102.6%	- 0.3%
January 2026	101.5%	102.7%	- 1.2%
February 2026	100.2%	100.5%	- 0.3%
March 2026	101.5%	101.1%	+ 0.4%
April 2026	102.4%	103.7%	- 1.3%
May 2026	104.7%	105.7%	- 0.9%
June 2026	**106.1%**	**106.8%**	**- 0.7%**
12-Month Avg*	103.8%	104.4%	- 0.6%

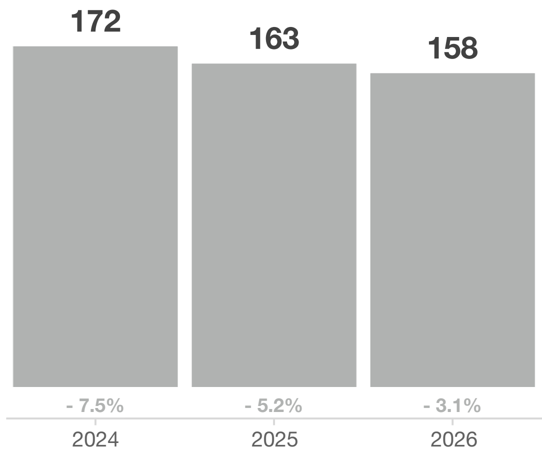
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

Housing Affordability Index

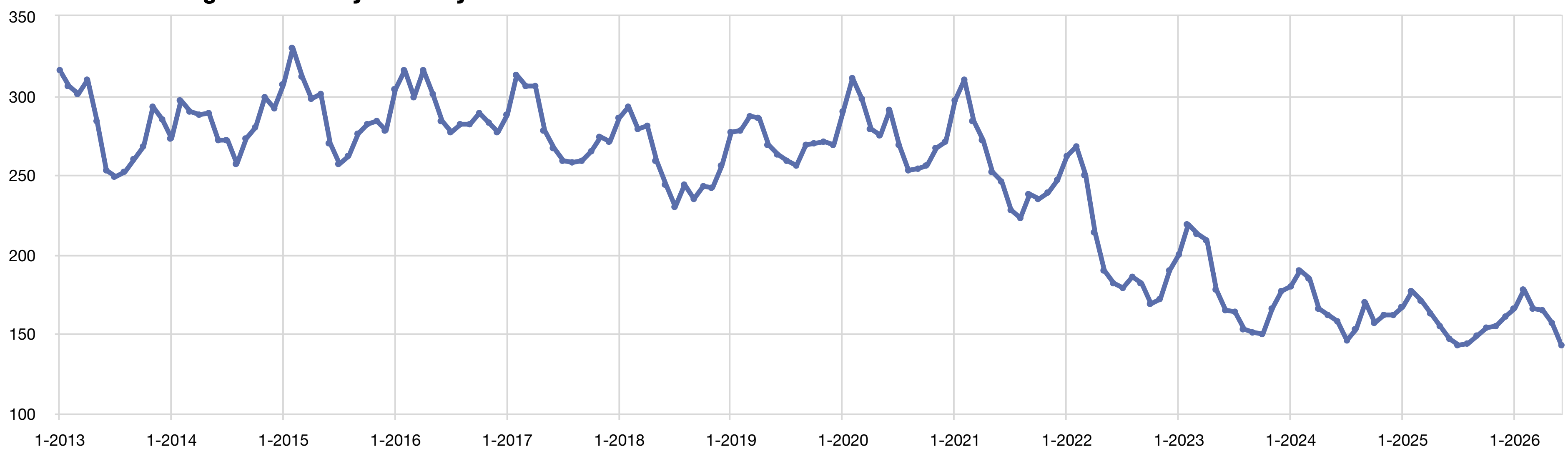
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.





Affordability Index		Prior Year	Percent Change
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	166	171	- 2.9%
April 2026	165	163	+ 1.2%
May 2026	157	155	+ 1.3%
June 2026	**143**	**147**	**- 2.7%**
12-Month Avg	157	161	- 2.5%

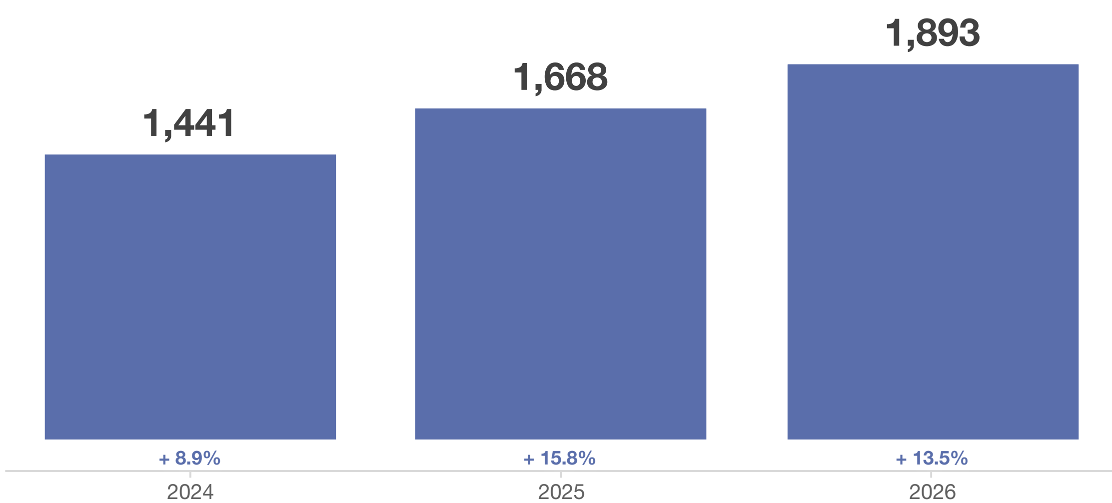
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

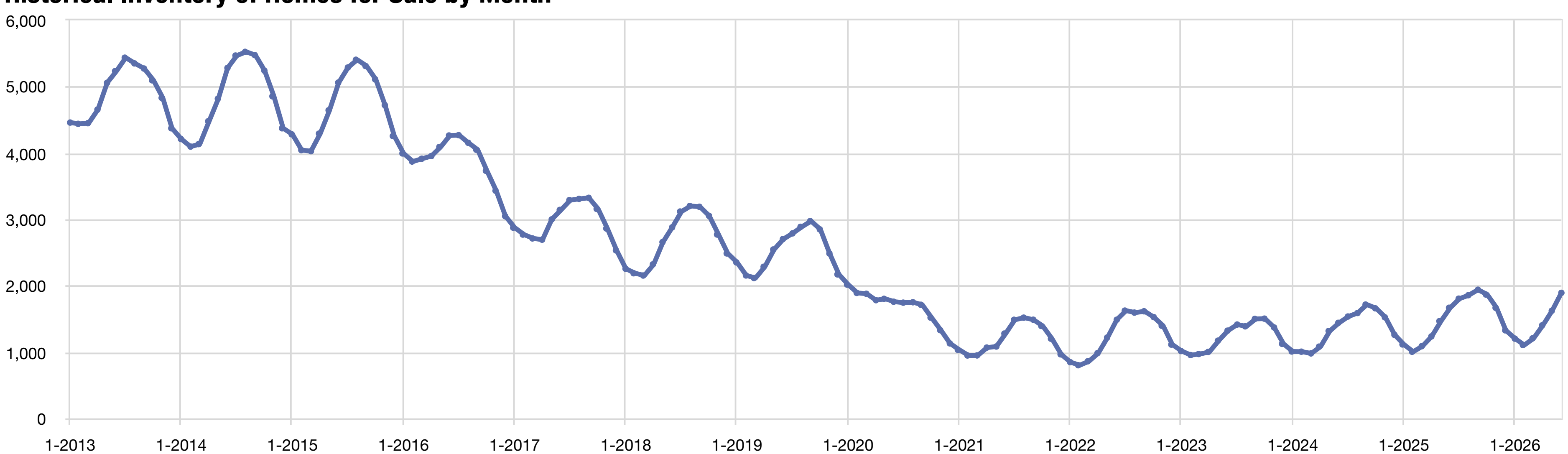
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale		Prior Year	Percent Change
July 2025	1,805	1,536	+ 17.5%
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	1,668	1,524	+ 9.4%
December 2025	1,328	1,260	+ 5.4%
January 2026	1,203	1,115	+ 7.9%
February 2026	1,106	1,005	+ 10.0%
March 2026	1,207	1,089	+ 10.8%
April 2026	1,403	1,236	+ 13.5%
May 2026	1,623	1,466	+ 10.7%
June 2026	**1,893**	**1,668**	**+ 13.5%**
12-Month Avg	1,575	1,405	+ 12.1%

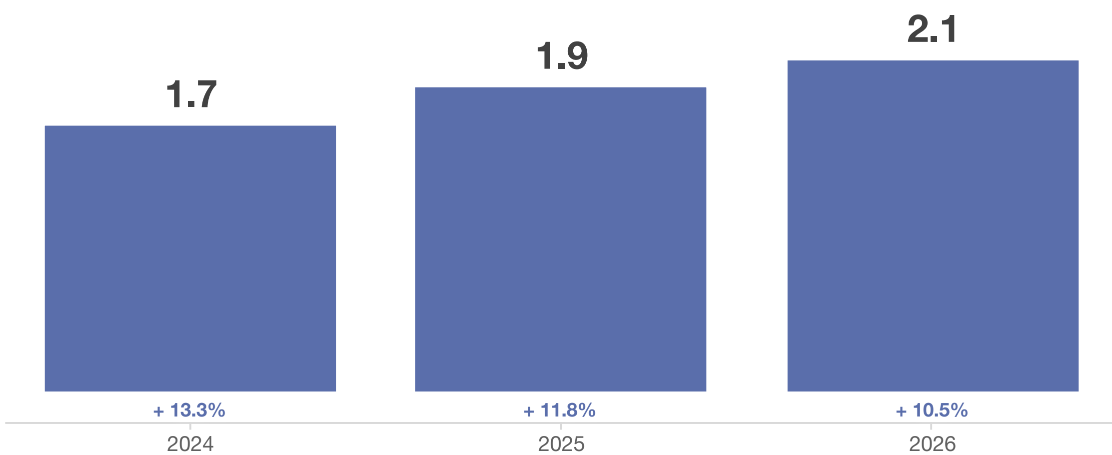
Historical Inventory of Homes for Sale by Month



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.

June



Months Supply		Prior Year	Percent Change
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	1.4	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%**
12-Month Avg*	1.8	1.6	+ 8.8%

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

Historical Months Supply of Inventory by Month