

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings increased 8.9 percent to 1,559. Pending Sales increased 7.7 percent to 1,134. Inventory increased 12.0 percent to 1,642.

Median Sales Price increased 2.8 percent from \$259,900 to \$267,278. Days on Market increased 3.7 percent to 28. Months Supply of Inventory increased 5.9 percent to 1.8.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Activity Snapshot

- **10.5%** + **2.8%** + **12.0%**

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

New Listings

Pending Sales

Closed Sales

Days on Market Until Sale

Median Sales Price

Average Sales Price

Percent of List Price Received

Housing Affordability Index

Inventory of Homes for Sale

Months Supply of Inventory

- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12



Activity Overview

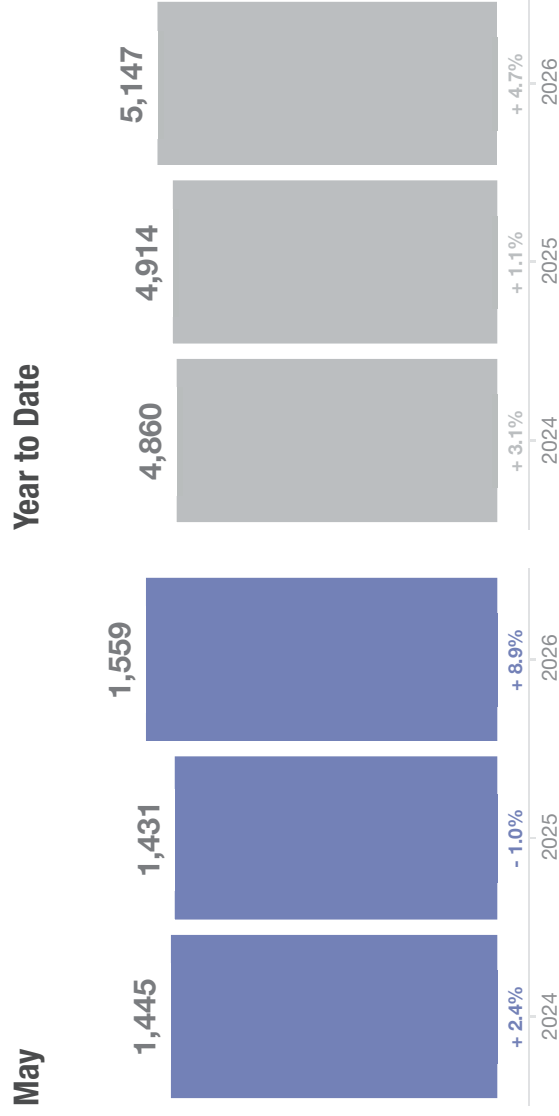
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars		5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings			1,431	1,559	+ 8.9%	4,914	5,147	+ 4.7%
Pending Sales			1,053	1,134	+ 7.7%	3,922	3,954	+ 0.8%
Closed Sales			735	658	- 10.5%	3,346	3,139	- 6.2%
Days on Market Until Sale			27	28	+ 3.7%	31	32	+ 3.2%
Median Sales Price			\$259,900	\$267,278	+ 2.8%	\$244,339	\$256,275	+ 4.9%
Average Sales Price			\$304,390	\$318,024	+ 4.5%	\$285,880	\$295,577	+ 3.4%
Percent of List Price Received			105.7%	104.7%	- 0.9%	102.9%	102.1%	- 0.8%
Housing Affordability Index			155	155	0.0%	165	162	- 1.8%
Inventory of Homes for Sale			1,466	1,642	+ 12.0%	---	---	---
Months Supply of Inventory			1.7	1.8	+ 5.9%	---	---	---

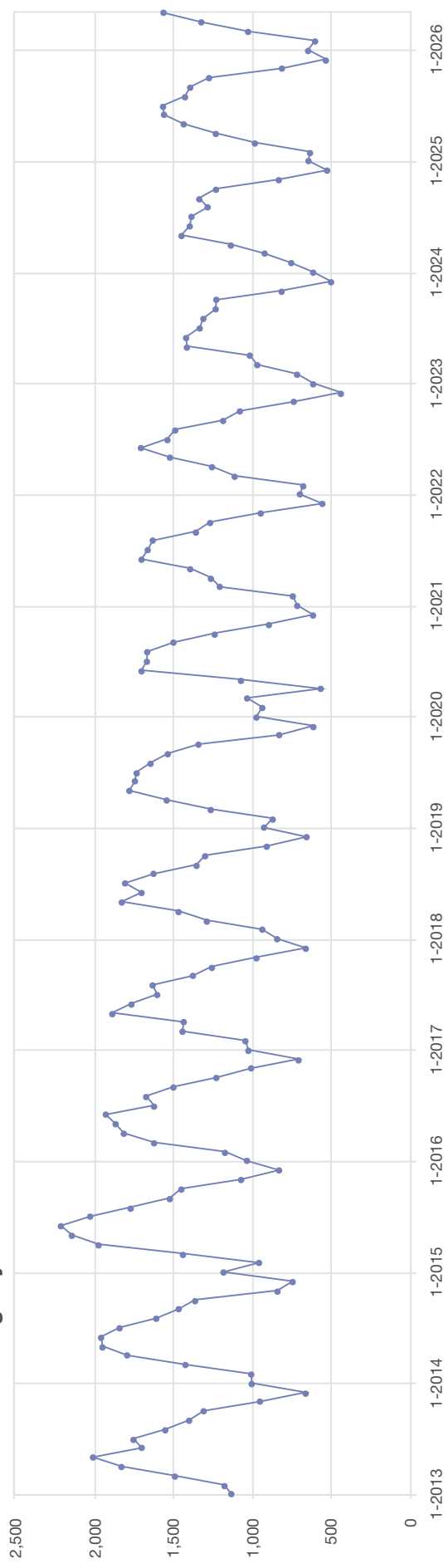
New Listings

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



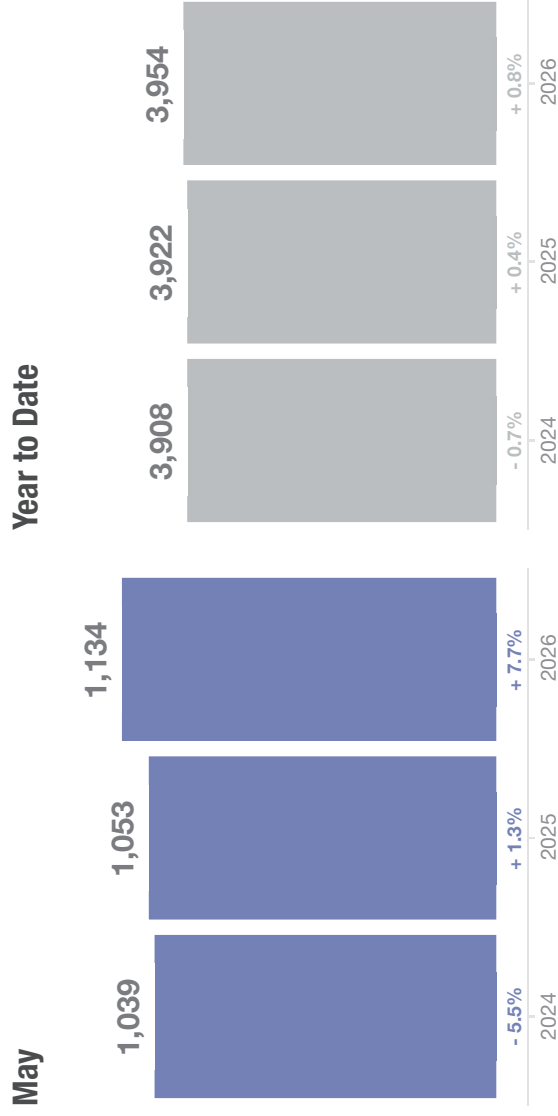
New Listings	Prior Year	Percent Change
June 2025	1,556	+11.7%
July 2025	1,562	+13.0%
August 2025	1,423	+11.2%
September 2025	1,390	+4.3%
October 2025	1,271	+3.6%
November 2025	810	-2.4%
December 2025	532	+1.5%
January 2026	644	+0.3%
February 2026	600	-5.1%
March 2026	1,024	+4.4%
April 2026	1,320	+7.5%
May 2026	1,559	+8.9%
12-Month Avg	1,141	+6.2%

Historical New Listings by Month



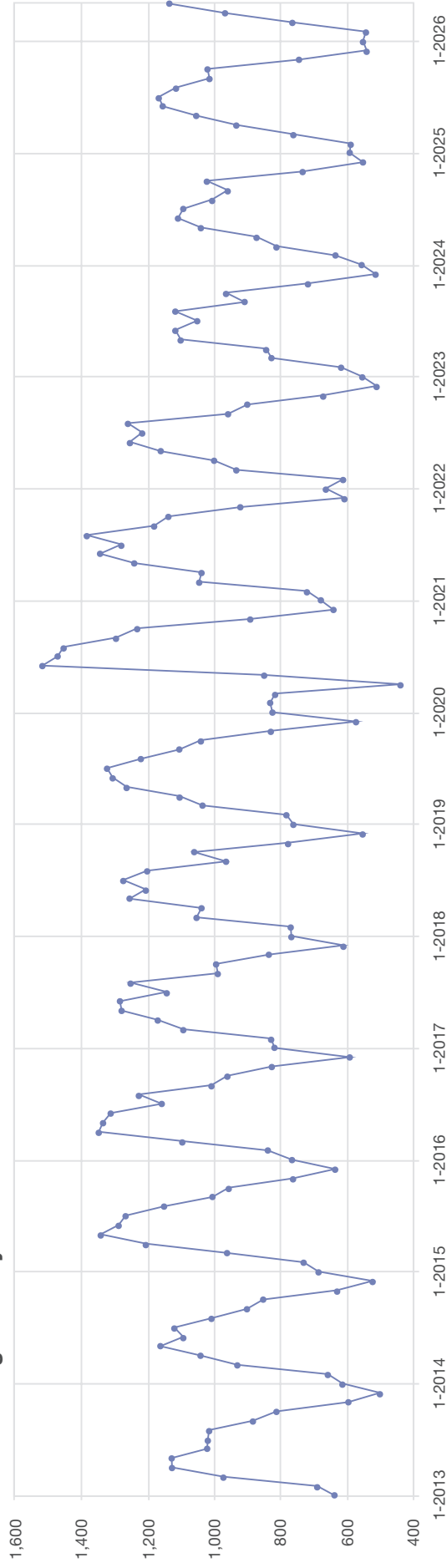
Pending Sales

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



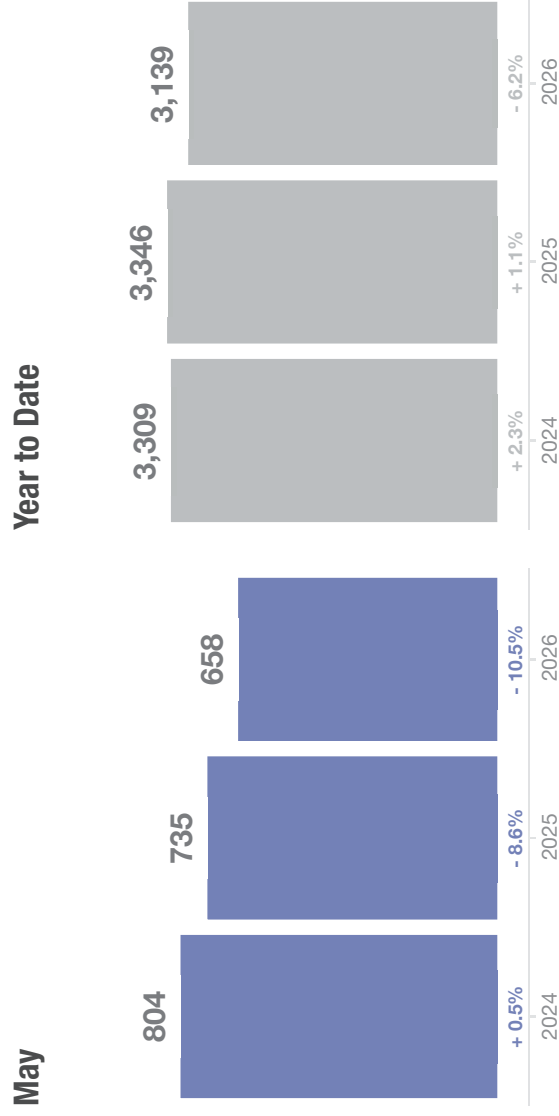
Pending Sales	Prior Year	Percent Change
June 2025	1,154	+4.2%
July 2025	1,166	+6.8%
August 2025	1,114	+10.8%
September 2025	1,013	+5.7%
October 2025	1,019	-0.2%
November 2025	743	+1.5%
December 2025	539	-2.0%
January 2026	550	-6.8%
February 2026	541	-7.8%
March 2026	763	+0.4%
April 2026	966	+3.6%
May 2026	1,134	+7.7%
12-Month Avg	892	+3.0%

Historical Pending Sales by Month



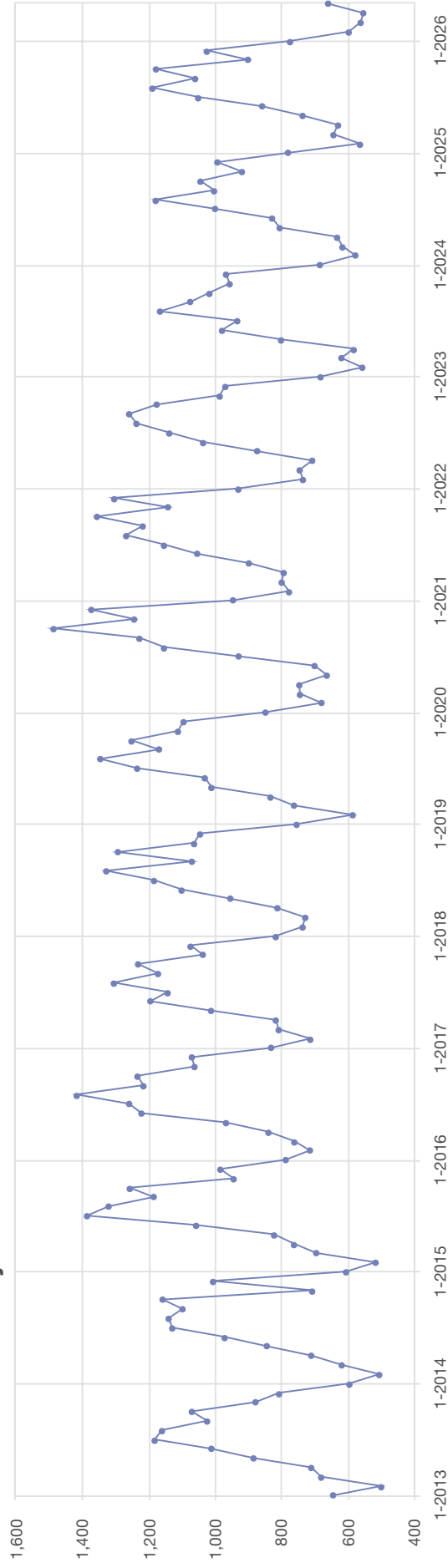
Closed Sales

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



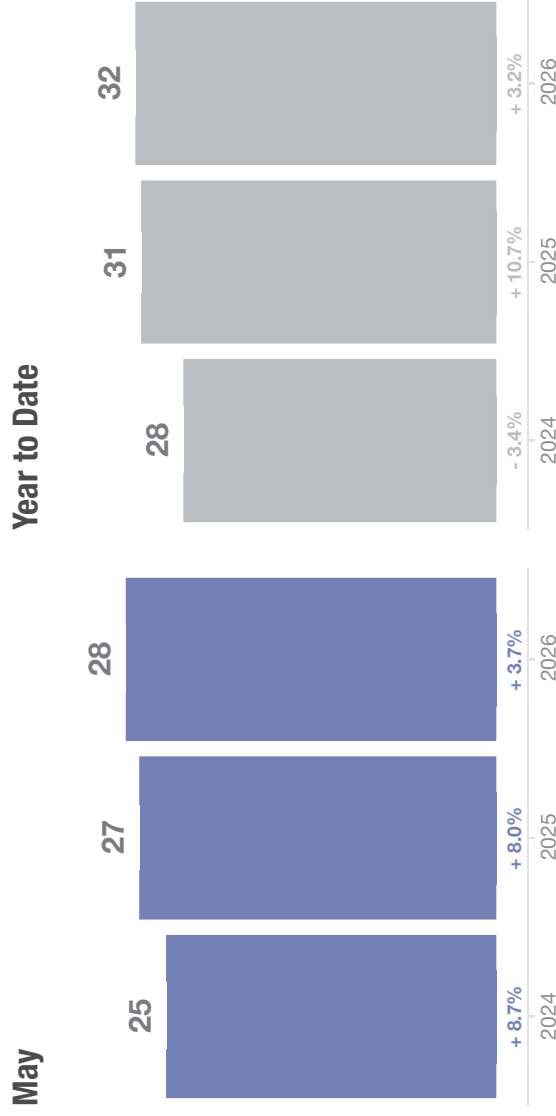
Closed Sales	Prior Year	Percent Change
June 2025	857	+3.6%
July 2025	1,050	+5.1%
August 2025	1,188	+0.8%
September 2025	1,059	+5.7%
October 2025	1,177	+12.8%
November 2025	900	-2.0%
December 2025	1,024	+3.2%
January 2026	773	-0.8%
February 2026	596	+6.0%
March 2026	560	-12.8%
April 2026	552	-12.1%
May 2026	658	-10.5%
12-Month Avg	866	+0.8%

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.

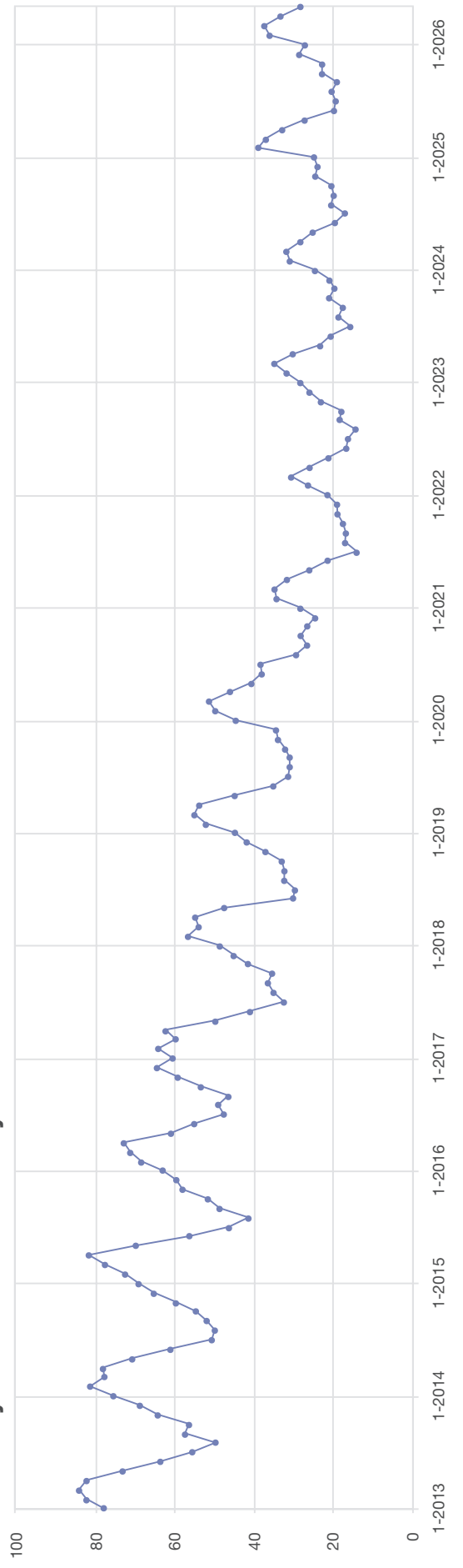


Days on Market	Prior Year	Percent Change
June 2025	20	+ 5.3%
July 2025	19	+ 11.8%
August 2025	20	0.0%
September 2025	19	- 5.0%
October 2025	20	+ 15.0%
November 2025	23	- 4.2%
December 2025	28	+ 16.7%
January 2026	27	+ 8.0%
February 2026	36	- 7.7%
March 2026	37	0.0%
April 2026	33	0.0%
May 2026	28	+ 3.7%

12-Month Avg* 25

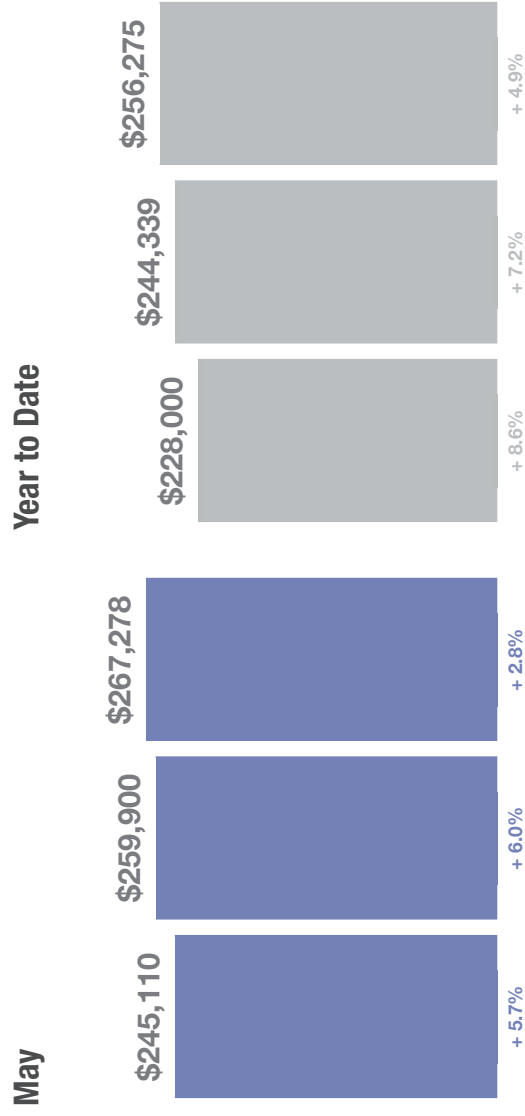
* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Median Sales Price

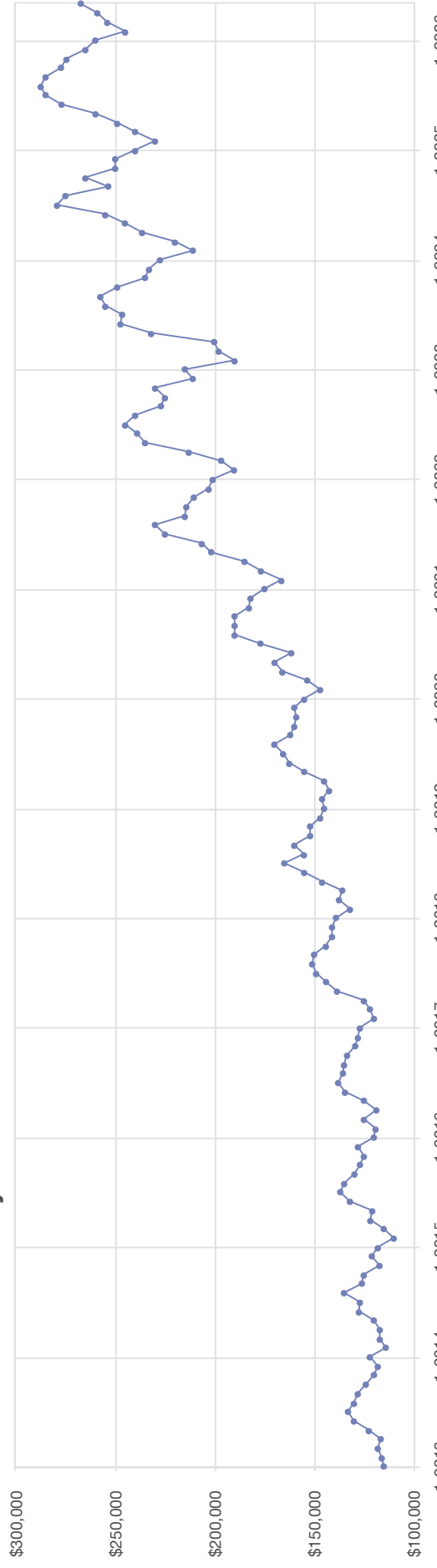
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



Month	Median Sales Price	Prior Year	Percent Change
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	\$254,000	\$240,000	+ 5.8%
April 2026	\$259,000	\$249,000	+ 4.0%
May 2026	\$267,278	\$259,900	+ 2.8%
12-Month Avg*	\$271,000	\$255,000	+ 6.3%

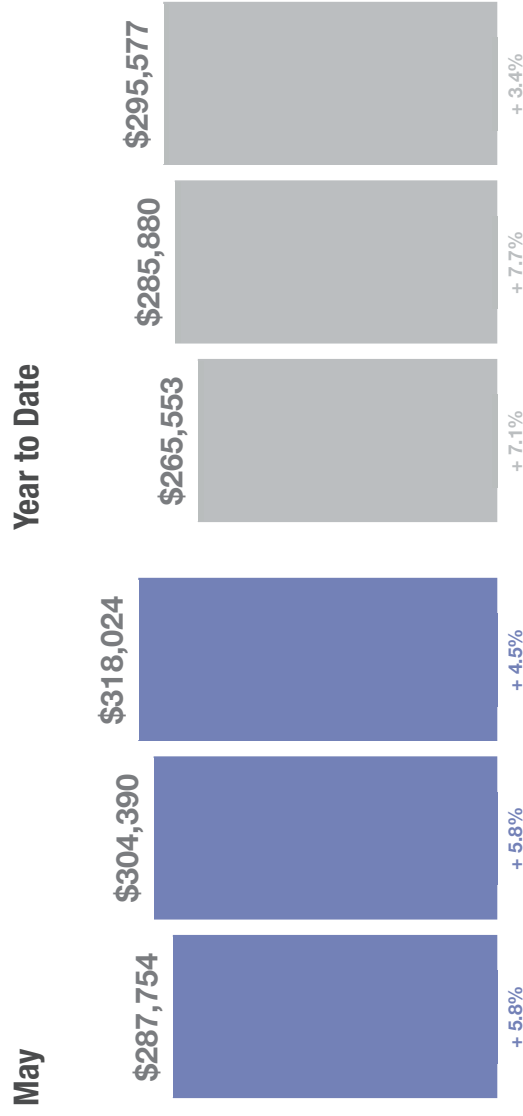
* Median Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

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.

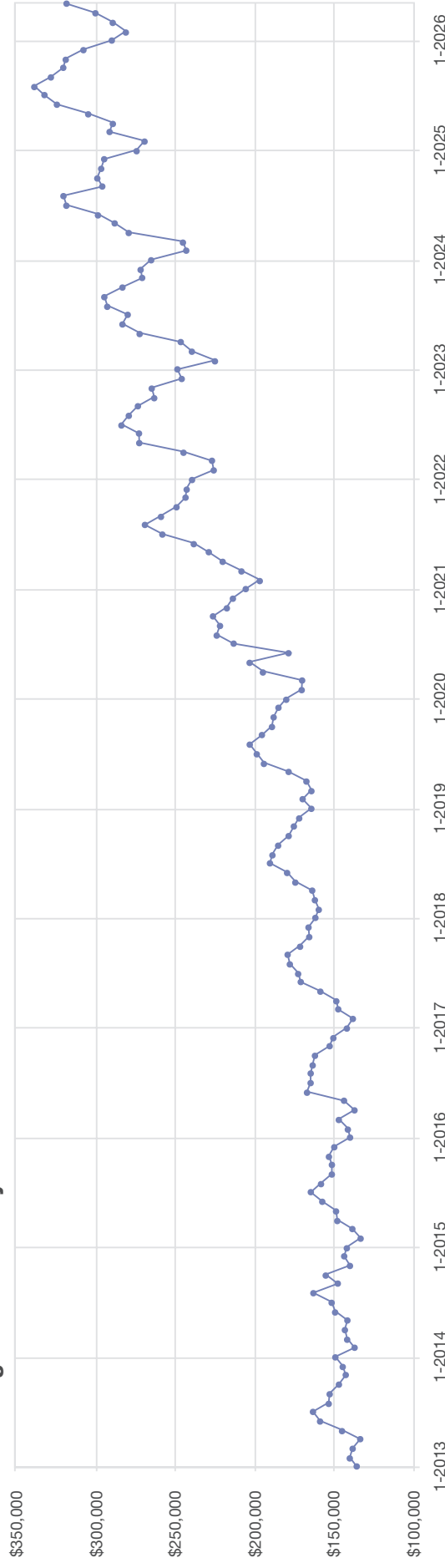


Avg. Sales Price	Prior Year	Percent Change
June 2025	\$298,249	+ 8.7%
July 2025	\$318,137	+ 4.3%
August 2025	\$319,972	+ 5.7%
September 2025	\$295,558	+ 10.9%
October 2025	\$298,682	+ 7.2%
November 2025	\$296,242	+ 7.5%
December 2025	\$294,360	+ 4.4%
January 2026	\$273,970	+ 5.7%
February 2026	\$268,975	+ 4.4%
March 2026	\$290,955	- 0.7%
April 2026	\$288,911	+ 3.8%
May 2026	\$304,390	+ 4.5%

12-Month Avg* \$315,705 \$297,871 + 6.0%

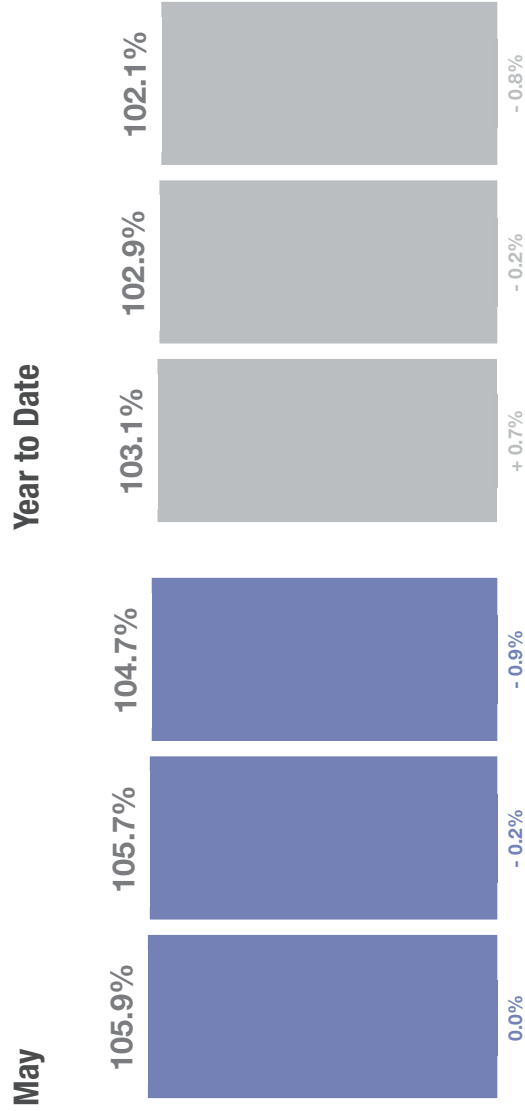
* Avg. Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of List Price Received

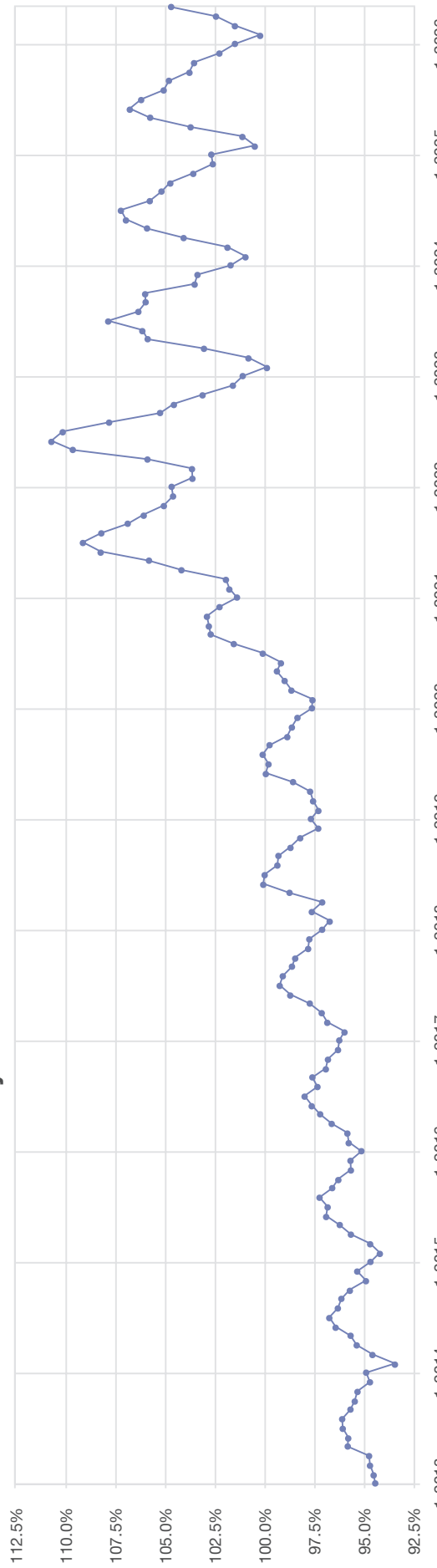
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



Pct. of List Price Received	Prior Year	Percent Change
June 2025	106.8%	- 0.2%
July 2025	106.2%	- 0.9%
August 2025	105.1%	- 0.7%
September 2025	104.8%	- 0.4%
October 2025	103.8%	- 0.9%
November 2025	103.5%	- 0.1%
December 2025	102.3%	- 0.3%
January 2026	101.5%	- 1.2%
February 2026	100.2%	- 0.3%
March 2026	101.5%	+ 0.4%
April 2026	102.4%	- 1.3%
May 2026	104.7%	- 0.9%
12-Month Avg*	103.8%	- 0.5%

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

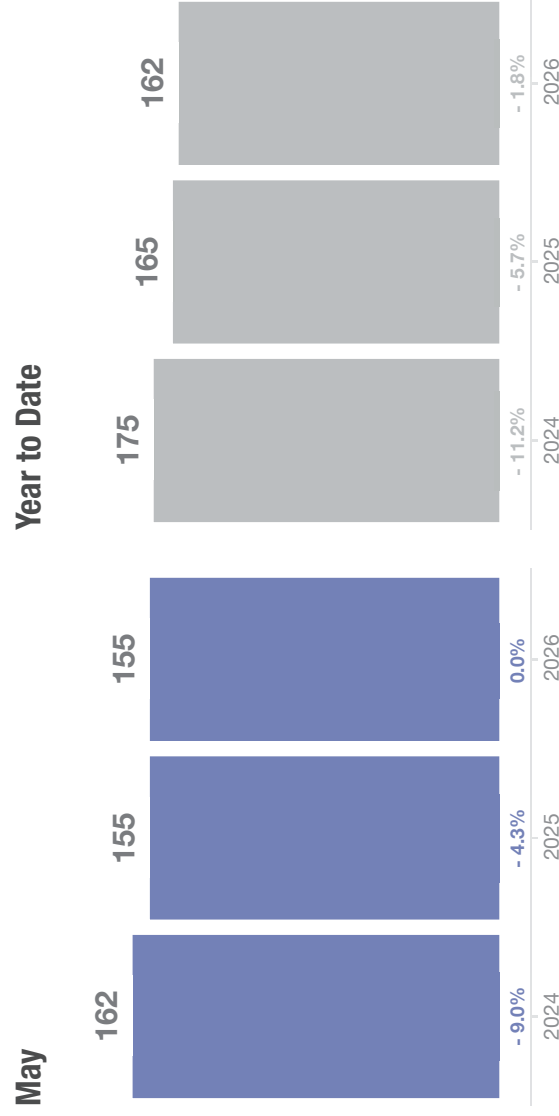
Historical Percent of List Price Received by Month



Housing Affordability Index

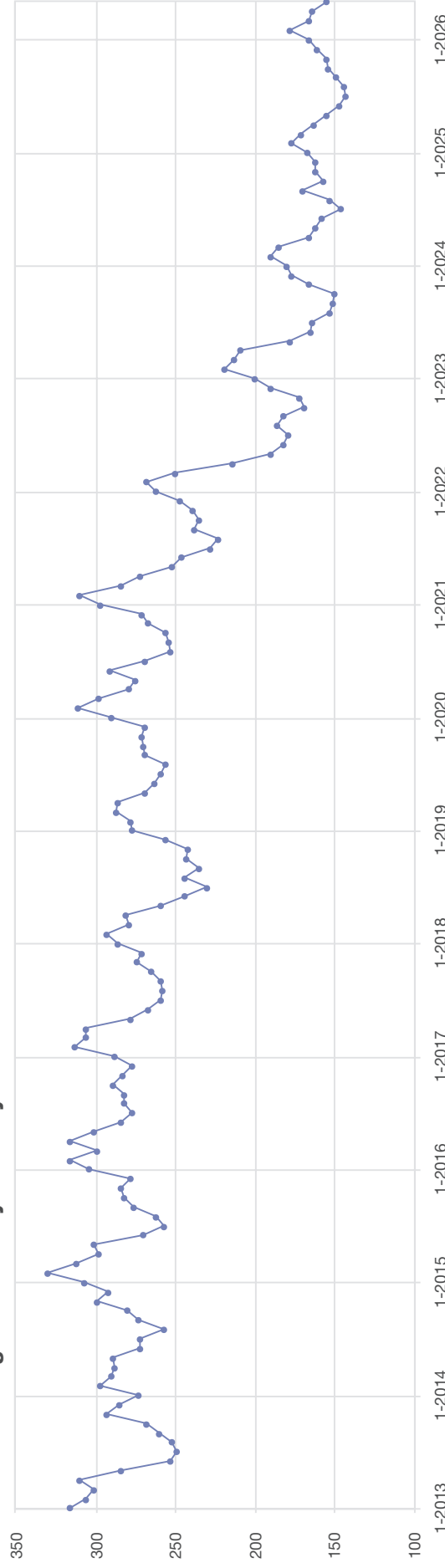


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Affordability Index	Prior Year	Percent Change
June 2025	147	-7.0%
July 2025	143	-2.1%
August 2025	144	-5.9%
September 2025	149	-12.4%
October 2025	154	-1.9%
November 2025	155	-4.3%
December 2025	161	-0.6%
January 2026	166	-0.6%
February 2026	178	+0.6%
March 2026	166	-2.9%
April 2026	164	+0.6%
May 2026	155	0.0%
12-Month Avg	157	-3.1%

Historical Housing Affordability Index by Month

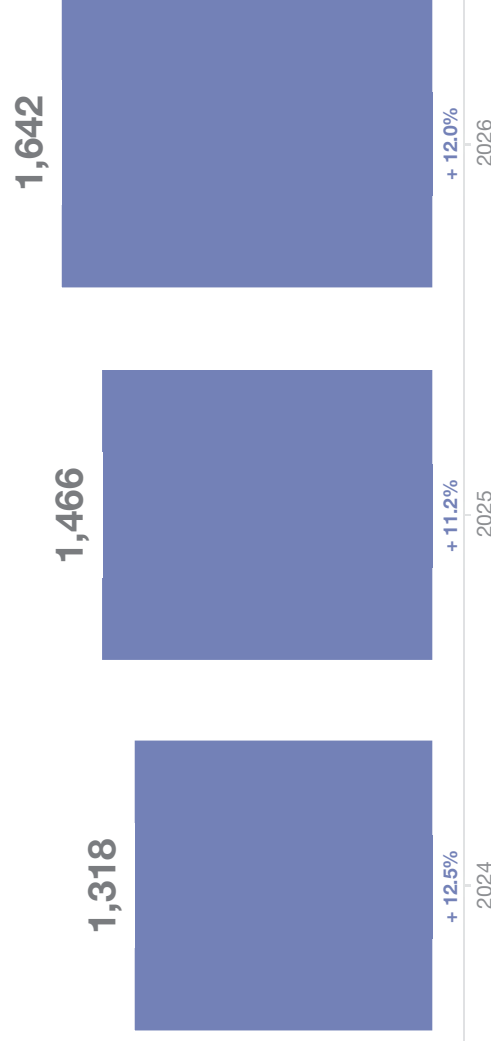


Inventory of Homes for Sale

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

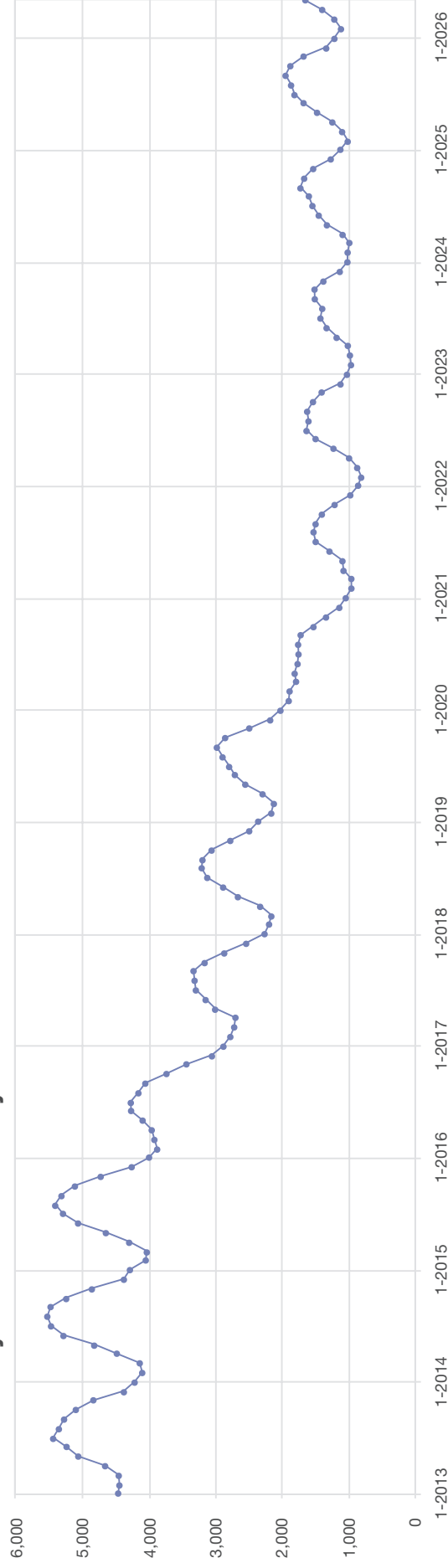


May



Homes for Sale	Prior Year	Percent Change
June 2025	1,669	+ 15.8%
July 2025	1,806	+ 17.6%
August 2025	1,857	+ 16.9%
September 2025	1,940	+ 13.1%
October 2025	1,868	+ 12.5%
November 2025	1,669	+ 9.5%
December 2025	1,328	+ 5.4%
January 2026	1,205	+ 8.1%
February 2026	1,106	+ 10.0%
March 2026	1,207	+ 10.8%
April 2026	1,389	+ 12.4%
May 2026	1,642	+ 12.0%
12-Month Avg	1,557	+ 12.3%

Historical Inventory of Homes for Sale by Month

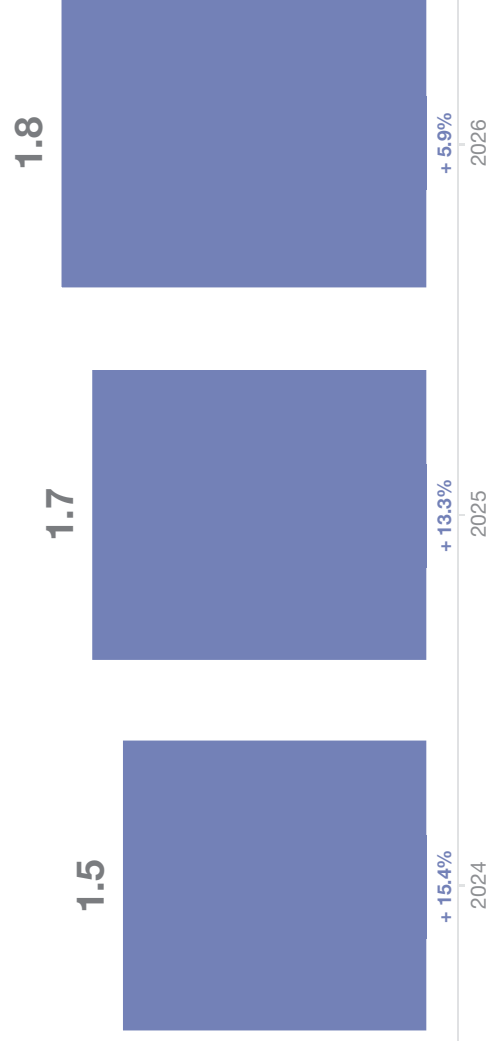


Months Supply of Inventory

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.



May



Months Supply	Prior Year	Percent Change
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	1.3	+8.3%
March 2026	1.4	+7.7%
April 2026	1.6	+14.3%
May 2026	1.8	+5.9%
12-Month Avg*	1.8	+9.2%

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

Historical Months Supply of Inventory by Month

