

Monthly Indicators



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings increased 7.0 percent to 1,489. Pending Sales decreased 6.1 percent to 952. Inventory increased 21.5 percent to 2,357.

Median Sales Price increased 8.0 percent from \$285,000 to \$307,750. Days on Market were dead even with last year. Months Supply of Inventory increased 18.2 percent to 2.6.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Activity Snapshot

- 6.0%	+ 8.0%	+ 21.5%
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.

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Activity Overview

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



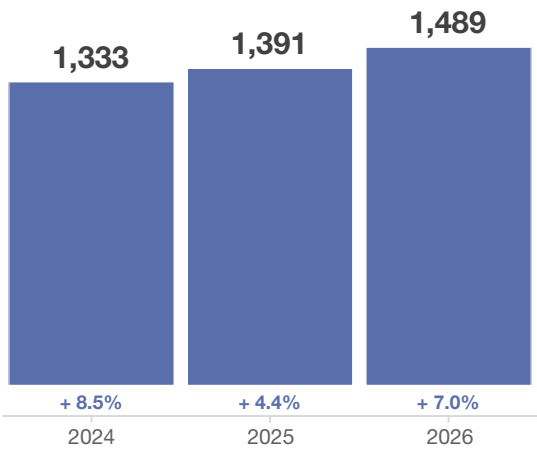
Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,391	1,489	+ 7.0%	10,848	11,743	+ 8.3%
Pending Sales		1,014	952	- 6.1%	8,363	8,495	+ 1.6%
Closed Sales		1,059	995	- 6.0%	7,502	7,483	- 0.3%
Days on Market Until Sale		19	19	0.0%	25	24	- 4.0%
Median Sales Price		\$285,000	\$307,750	+ 8.0%	\$265,000	\$280,000	+ 5.7%
Average Sales Price		\$327,867	\$354,841	+ 8.2%	\$310,943	\$325,697	+ 4.7%
Percent of List Price Received		104.8%	104.7%	- 0.1%	104.4%	104.3%	- 0.1%
Housing Affordability Index		149	129	- 13.4%	160	142	- 11.3%
Inventory of Homes for Sale		1,940	2,357	+ 21.5%	—	—	—
Months Supply of Inventory		2.2	2.6	+ 18.2%	—	—	—

New Listings

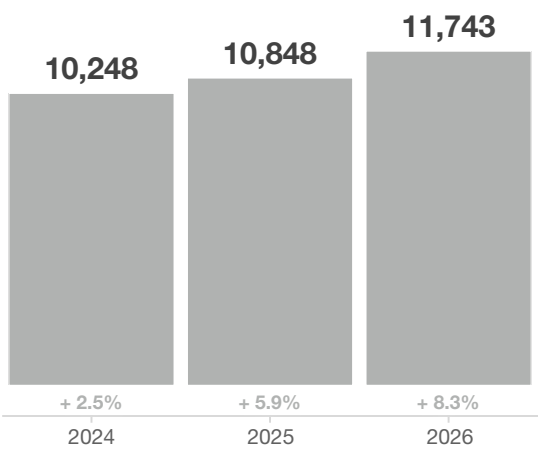
A count of the properties that have been newly listed on the market in a given month.



September

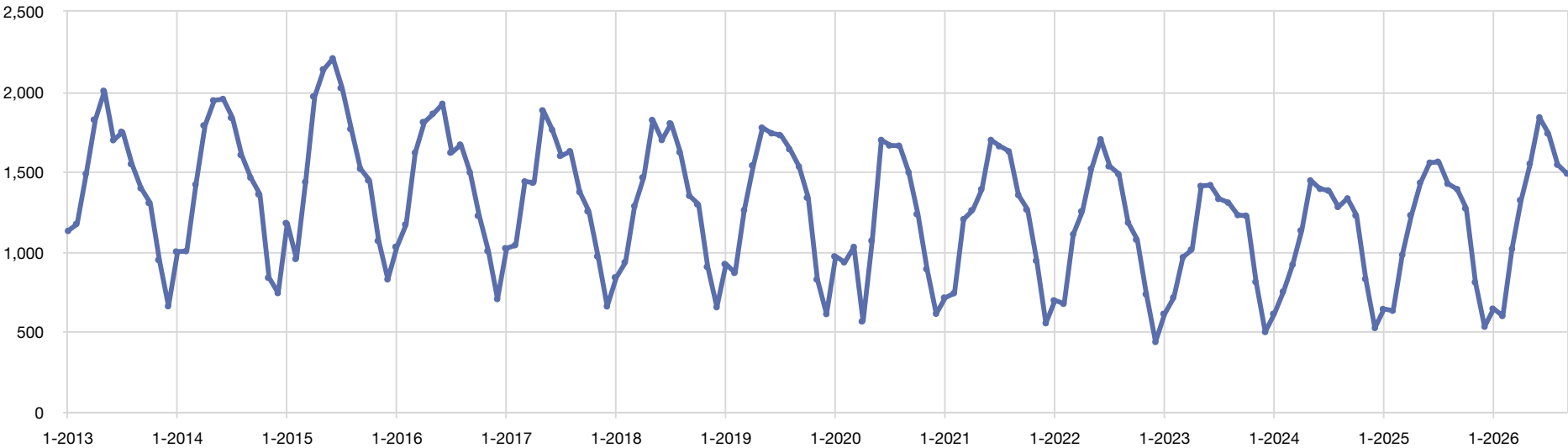


Year to Date



New Listings		Prior Year	Percent Change
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	599	632	- 5.2%
March 2026	1,017	981	+ 3.7%
April 2026	1,322	1,228	+ 7.7%
May 2026	1,550	1,431	+ 8.3%
June 2026	1,839	1,556	+ 18.2%
July 2026	1,739	1,562	+ 11.3%
August 2026	1,544	1,425	+ 8.4%
September 2026	1,489	1,391	+ 7.0%
12-Month Avg	1,196	1,119	+ 6.9%

Historical New Listings by Month

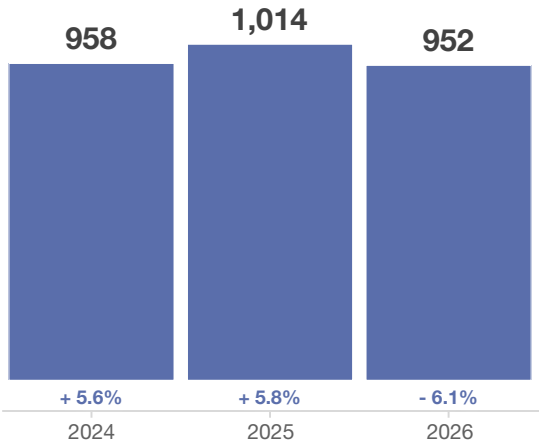


Pending Sales

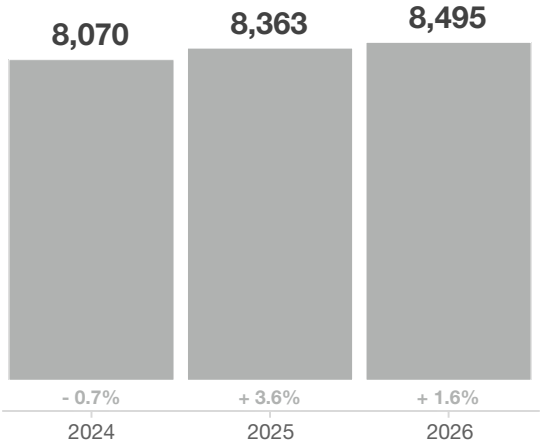
A count of the properties on which offers have been accepted in a given month.



September

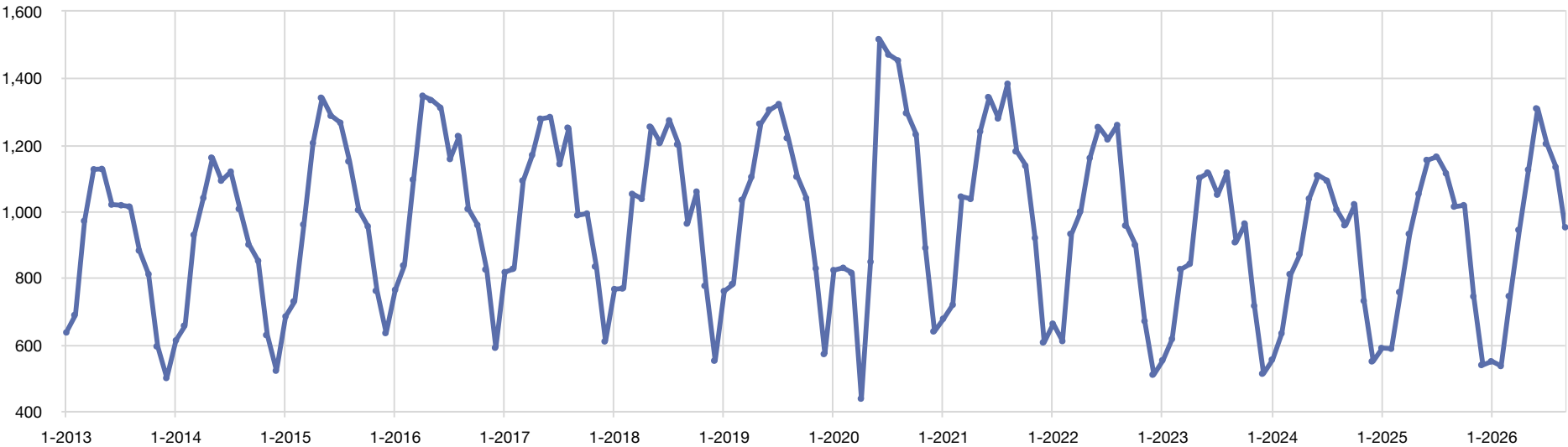


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	1,018	1,021	- 0.3%
November 2025	744	731	+ 1.8%
December 2025	538	549	- 2.0%
January 2026	549	589	- 6.8%
February 2026	535	587	- 8.9%
March 2026	745	757	- 1.6%
April 2026	944	932	+ 1.3%
May 2026	1,125	1,052	+ 6.9%
June 2026	1,309	1,154	+ 13.4%
July 2026	1,203	1,164	+ 3.4%
August 2026	1,133	1,114	+ 1.7%
September 2026	952	1,014	- 6.1%
12-Month Avg	900	889	+ 1.2%

Historical Pending Sales by Month

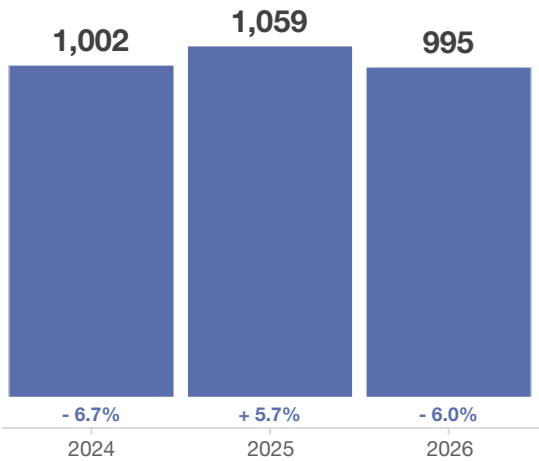


Closed Sales

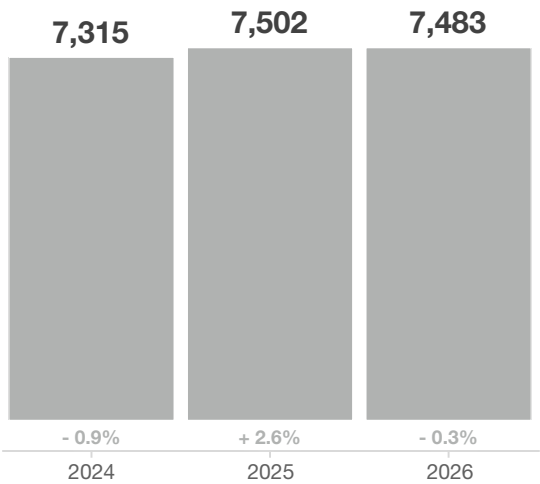
A count of the actual sales that closed in a given month.



September

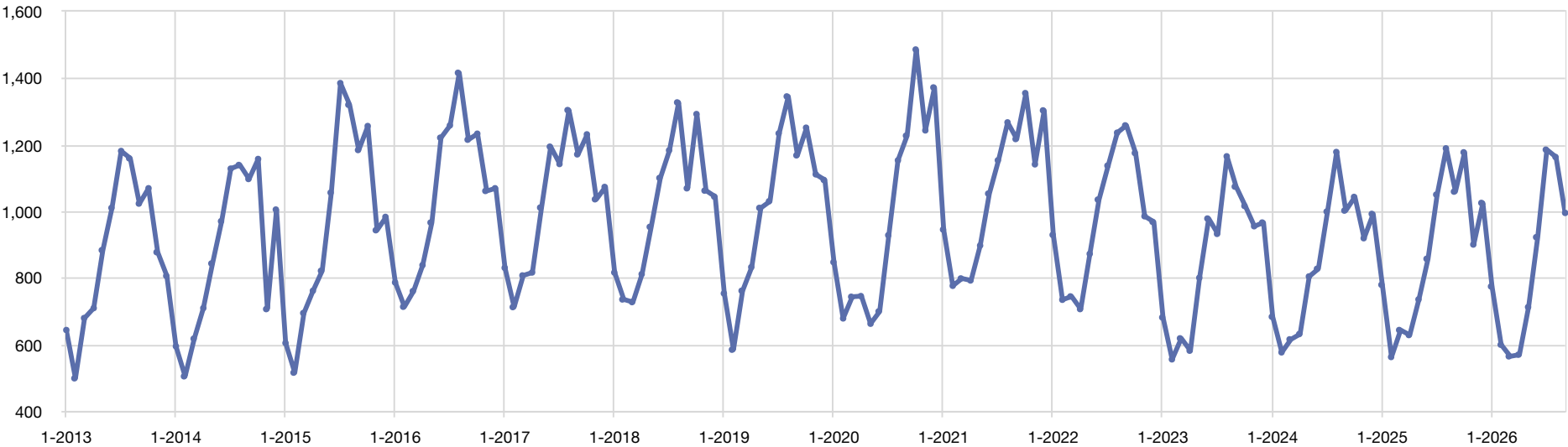


Year to Date



Closed Sales		Prior Year	Percent Change
October 2025	1,177	1,043	+ 12.8%
November 2025	900	919	- 2.1%
December 2025	1,025	992	+ 3.3%
January 2026	774	779	- 0.6%
February 2026	599	562	+ 6.6%
March 2026	564	643	- 12.3%
April 2026	569	628	- 9.4%
May 2026	712	735	- 3.1%
June 2026	922	857	+ 7.6%
July 2026	1,185	1,050	+ 12.9%
August 2026	1,163	1,189	- 2.2%
September 2026	995	1,059	- 6.0%
12-Month Avg	882	871	+ 1.3%

Historical Closed Sales by Month

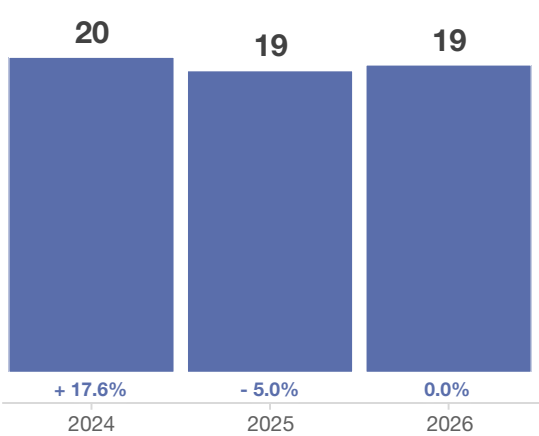


Days on Market Until Sale

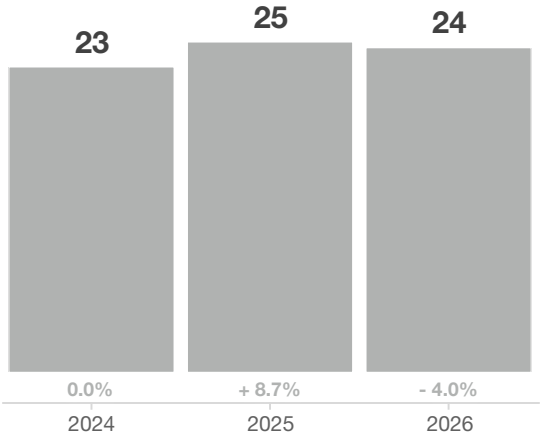
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



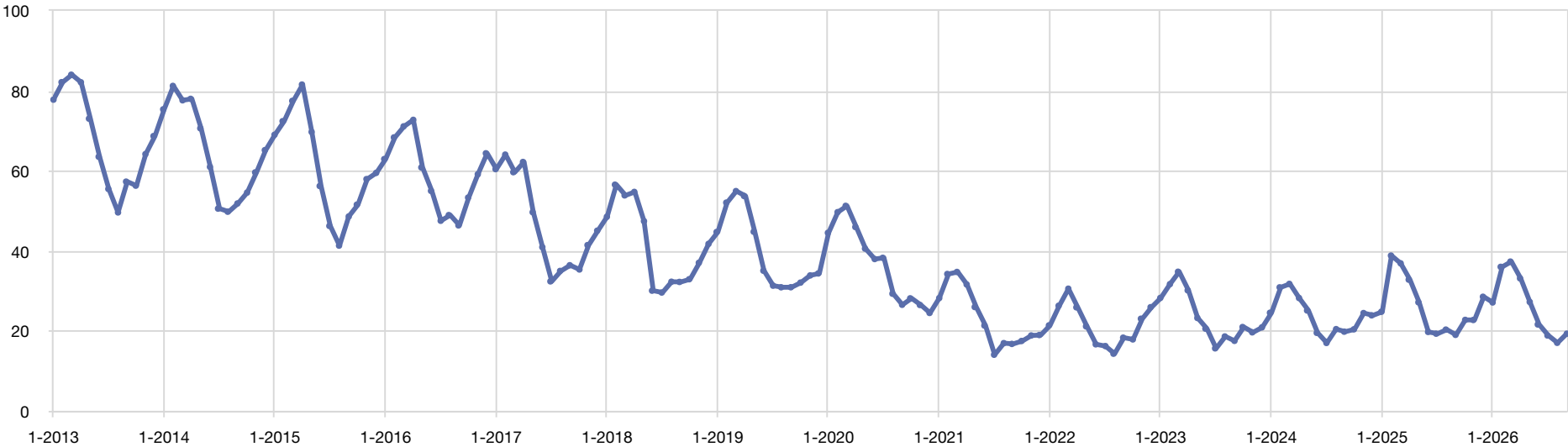
Year to Date



Days on Market		Prior Year	Percent Change
October 2025	23	20	+ 15.0%
November 2025	23	24	- 4.2%
December 2025	29	24	+ 20.8%
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	22	20	+ 10.0%
July 2026	19	19	0.0%
August 2026	17	20	- 15.0%
September 2026	19	19	0.0%
12-Month Avg*	25	24	+ 0.8%

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

Historical Days on Market Until Sale by Month

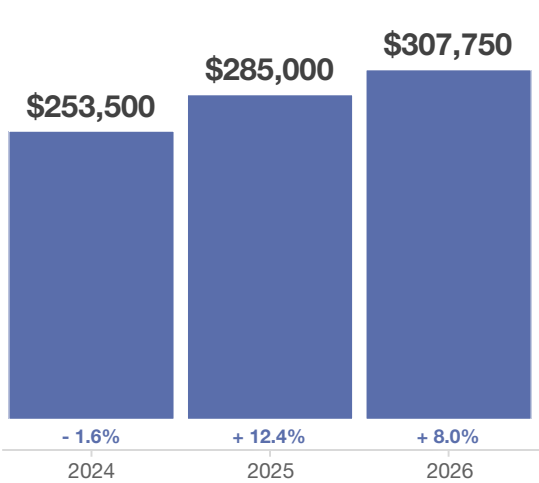


Median Sales Price

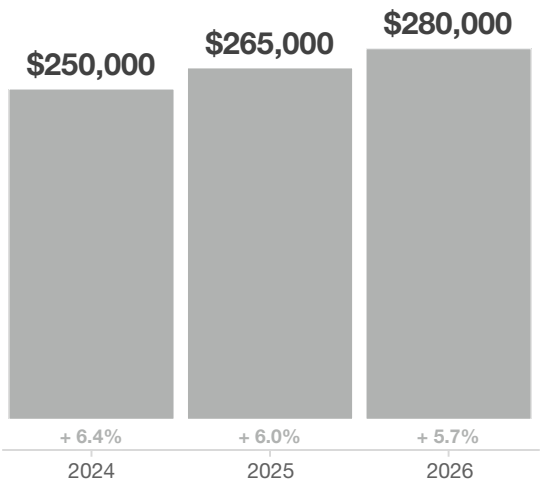
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



Year to Date



Median Sales Price		Prior Year	Percent Change
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	\$257,500	\$249,000	+ 3.4%
May 2026	\$265,000	\$259,900	+ 2.0%
June 2026	\$291,026	\$277,000	+ 5.1%
July 2026	\$300,000	\$285,000	+ 5.3%
August 2026	\$299,950	\$287,900	+ 4.2%
September 2026	\$307,750	\$285,000	+ 8.0%
12-Month Avg*	\$279,000	\$262,000	+ 6.5%

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

Historical Median Sales Price by Month

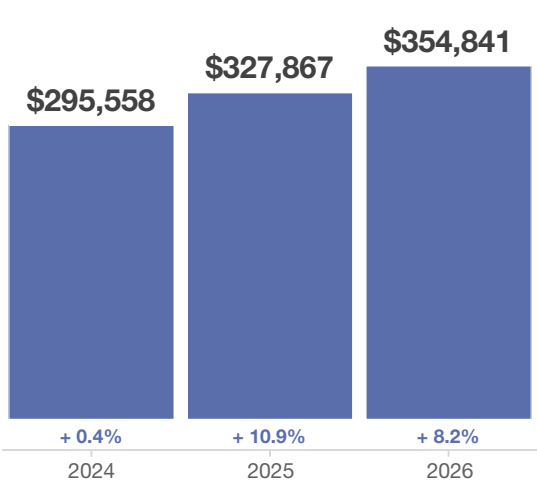


Average Sales Price

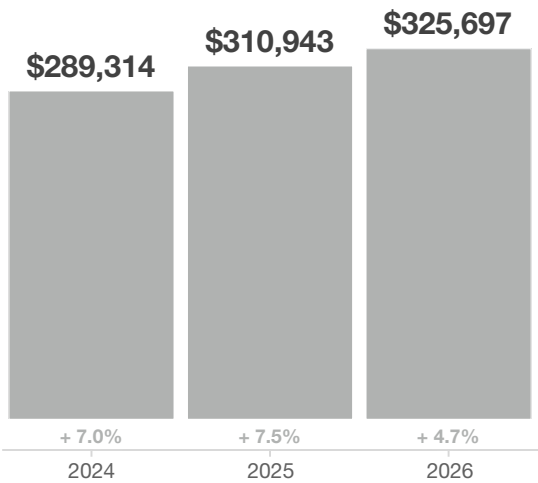
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



Year to Date



Avg. Sales Price		Prior Year	Percent Change
October 2025	\$320,088	\$298,682	+ 7.2%
November 2025	\$318,532	\$296,290	+ 7.5%
December 2025	\$307,391	\$294,360	+ 4.4%
January 2026	\$289,384	\$273,970	+ 5.6%
February 2026	\$280,543	\$268,975	+ 4.3%
March 2026	\$288,992	\$290,892	- 0.7%
April 2026	\$298,451	\$288,911	+ 3.3%
May 2026	\$312,696	\$304,390	+ 2.7%
June 2026	\$347,219	\$324,086	+ 7.1%
July 2026	\$344,635	\$331,916	+ 3.8%
August 2026	\$350,872	\$338,371	+ 3.7%
September 2026	\$354,841	\$327,867	+ 8.2%
12-Month Avg*	\$322,694	\$306,857	+ 5.2%

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

Historical Average Sales Price by Month

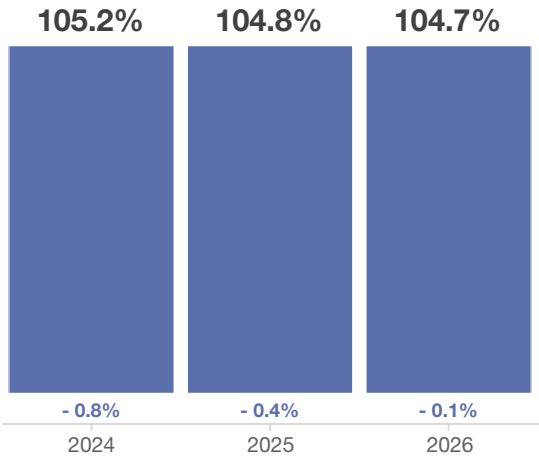


Percent of List Price Received

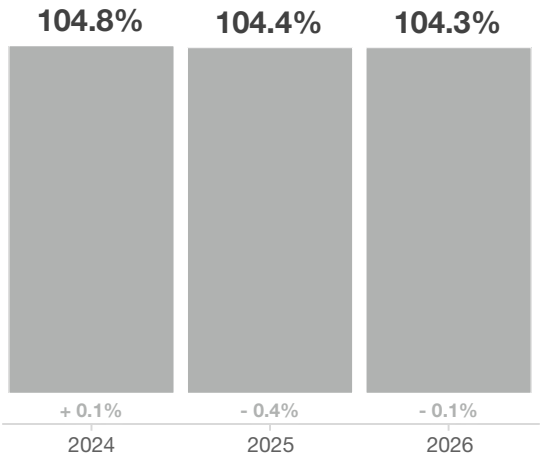
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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	102.5%	103.7%	- 1.2%
May 2026	104.7%	105.7%	- 0.9%
June 2026	105.8%	106.8%	- 0.9%
July 2026	106.7%	106.2%	+ 0.5%
August 2026	106.2%	105.1%	+ 1.0%
September 2026	104.7%	104.8%	- 0.1%
12-Month Avg*	104.0%	104.2%	- 0.2%

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

Historical Percent of List Price Received by Month

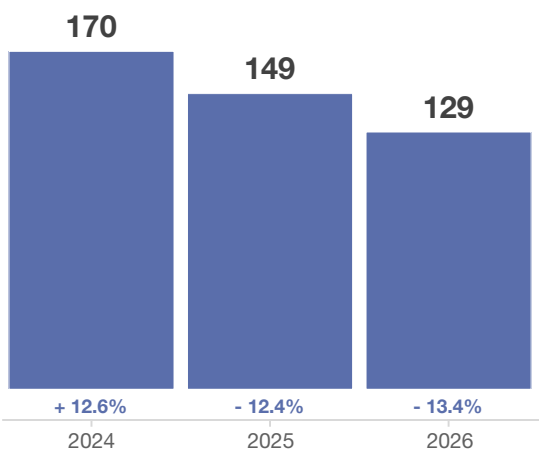


Housing Affordability Index

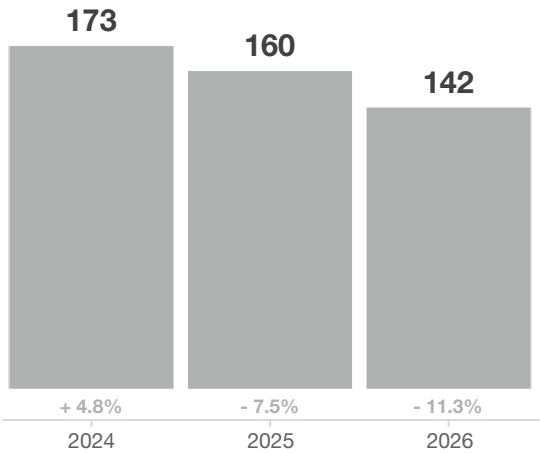
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

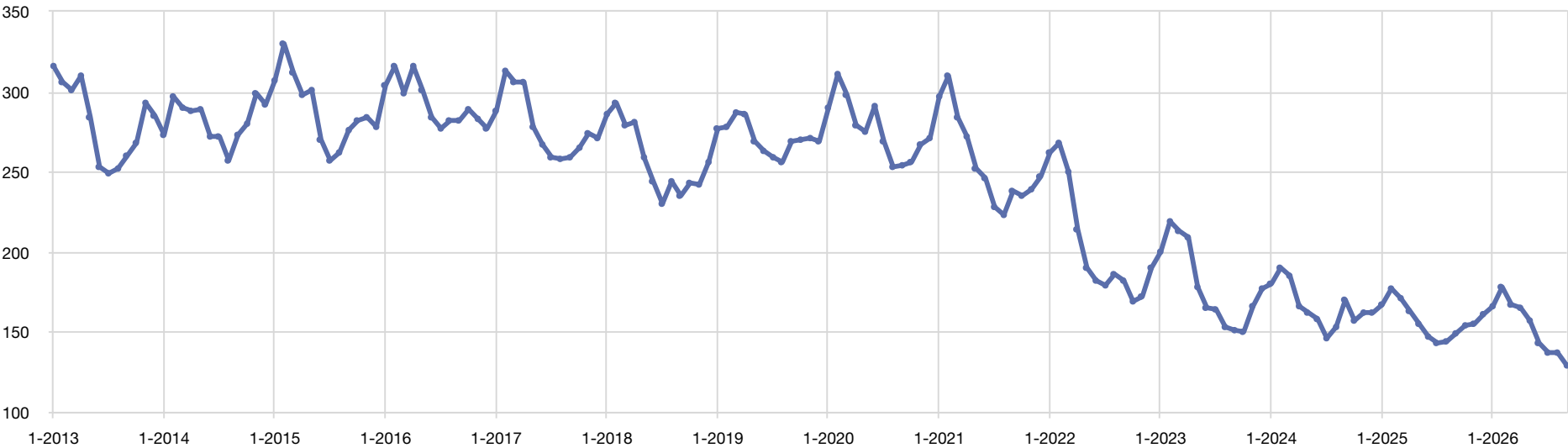


Year to Date



Affordability Index		Prior Year	Percent Change
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	137	143	- 4.2%
August 2026	137	144	- 4.9%
September 2026	129	149	- 13.4%
12-Month Avg	154	158	- 2.5%

Historical Housing Affordability Index by Month

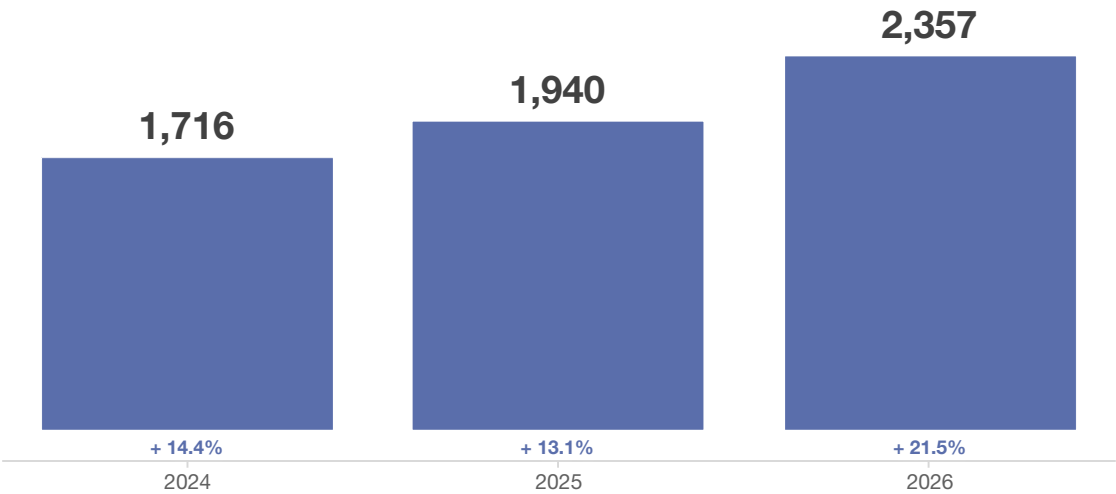


Inventory of Homes for Sale

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

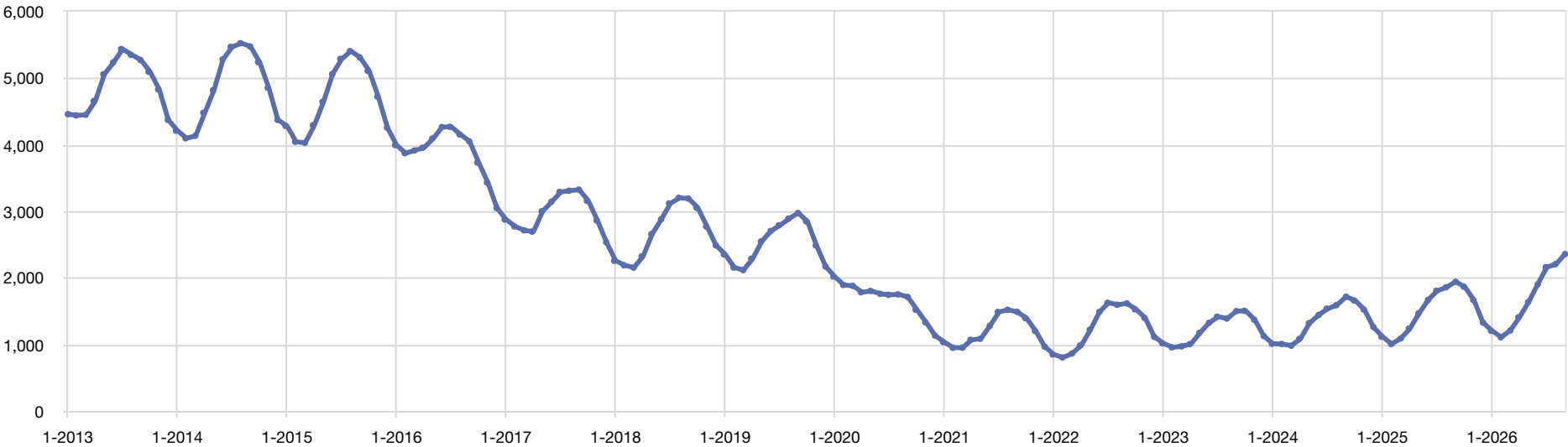


September



Homes for Sale		Prior Year	Percent Change
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	1,107	1,005	+ 10.1%
March 2026	1,210	1,089	+ 11.1%
April 2026	1,406	1,236	+ 13.8%
May 2026	1,635	1,466	+ 11.5%
June 2026	1,903	1,668	+ 14.1%
July 2026	2,160	1,805	+ 19.7%
August 2026	2,205	1,857	+ 18.7%
September 2026	2,357	1,940	+ 21.5%
12-Month Avg	1,671	1,469	+ 13.8%

Historical Inventory of Homes for Sale by Month

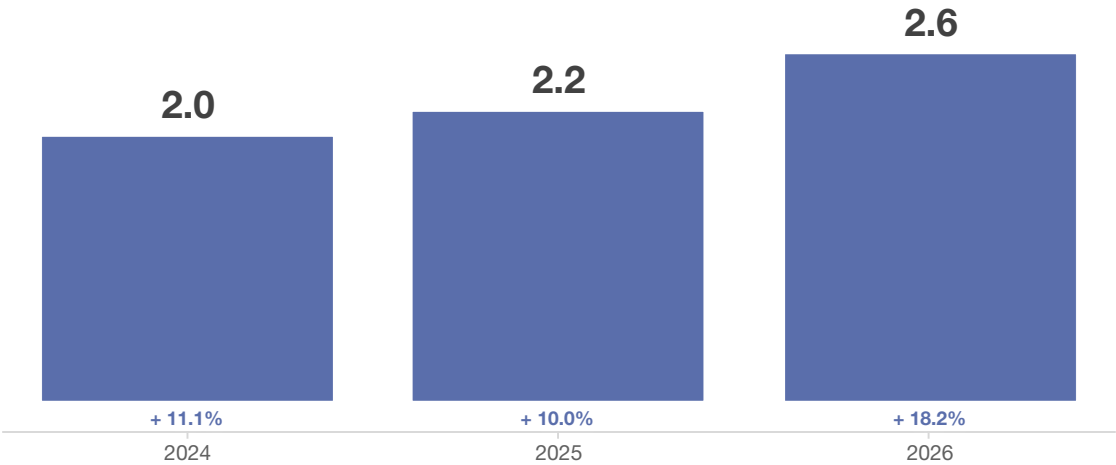


Months Supply of Inventory

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.



September



Months Supply		Prior Year	Percent Change
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%
August 2026	2.4	2.1	+ 14.3%
September 2026	2.6	2.2	+ 18.2%
12-Month Avg*	1.9	1.7	+ 10.8%

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

Historical Months Supply of Inventory by Month

