

Monthly Indicators



August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings in the entire state decreased 6.9 percent to 5,162. Pending Sales increased 9.2 percent to 3,752. Inventory decreased 5.5 percent to 18,115.

Median Sales Price increased 2.4 percent from \$244,070 to \$250,000. Days on Market increased 9.0 percent to 73. Months Supply of Inventory decreased 8.5 percent to 5.4.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Monthly Snapshot

+ 5.4%	- 5.5%	+ 2.4%
Change in Closed Sales All Properties	Change in Homes for Sale All Properties	Change in Median Sales Price All Properties

Residential activity in the entire state. Percent changes are calculated using rounded figures.

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Market Overview

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



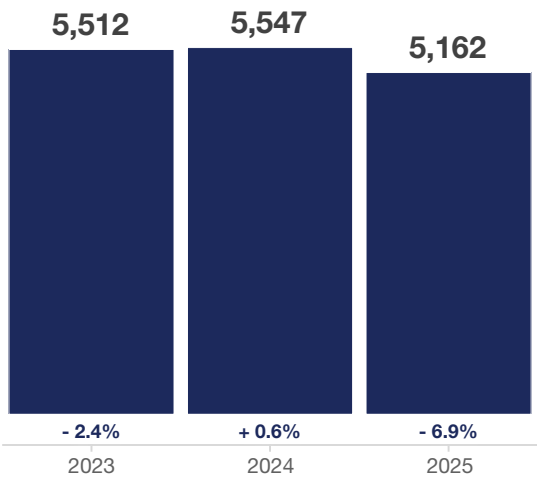
Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		5,547	5,162	- 6.9%	44,671	44,316	- 0.8%
Pending Sales		3,437	3,752	+ 9.2%	28,081	29,270	+ 4.2%
Closed Sales		3,539	3,729	+ 5.4%	26,981	27,536	+ 2.1%
Days on Market Until Sale		67	73	+ 9.0%	68	76	+ 11.8%
Median Sales Price		\$244,070	\$250,000	+ 2.4%	\$245,000	\$248,000	+ 1.2%
Average Sales Price		\$284,726	\$290,698	+ 2.1%	\$285,860	\$293,163	+ 2.6%
Percent of List Price Received		96.8%	96.9%	+ 0.1%	97.0%	97.1%	+ 0.1%
Housing Affordability Index		119	114	- 4.2%	119	115	- 3.4%
Inventory of Homes for Sale		19,168	18,115	- 5.5%	—	—	—
Months Supply of Inventory		5.9	5.4	- 8.5%	—	—	—

New Listings

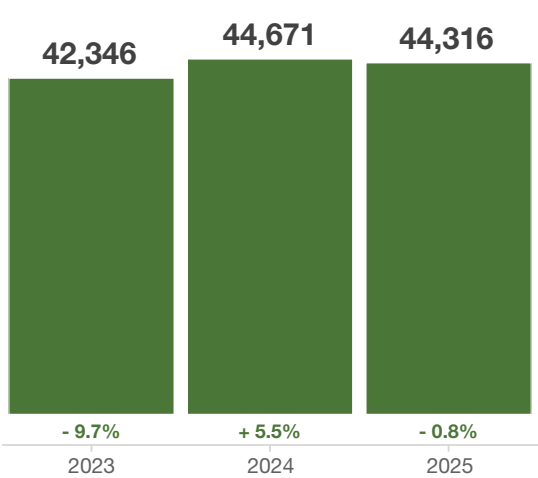
A count of the properties that have been newly listed on the market in a given month.



August

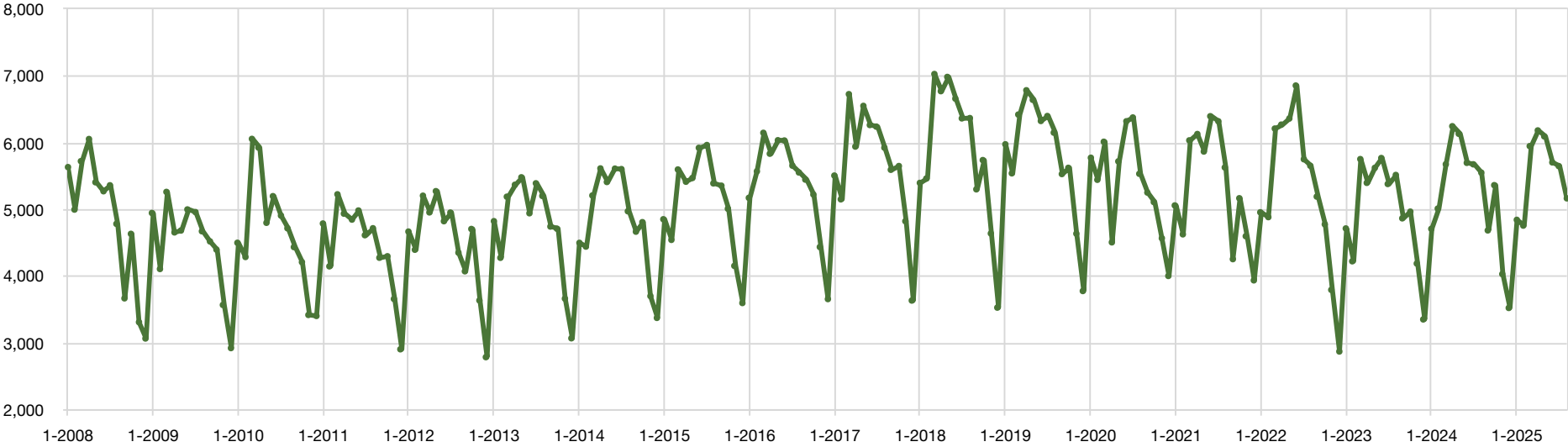


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Sep-2024	4,681	4,862	- 3.7%
Oct-2024	5,359	4,962	+ 8.0%
Nov-2024	4,026	4,184	- 3.8%
Dec-2024	3,518	3,346	+ 5.1%
Jan-2025	4,839	4,704	+ 2.9%
Feb-2025	4,753	5,008	- 5.1%
Mar-2025	5,945	5,673	+ 4.8%
Apr-2025	6,180	6,243	- 1.0%
May-2025	6,091	6,130	- 0.6%
Jun-2025	5,701	5,694	+ 0.1%
Jul-2025	5,645	5,672	- 0.5%
Aug-2025	5,162	5,547	- 6.9%
12-Month Avg	5,158	5,169	- 0.2%

Historical New Listings by Month

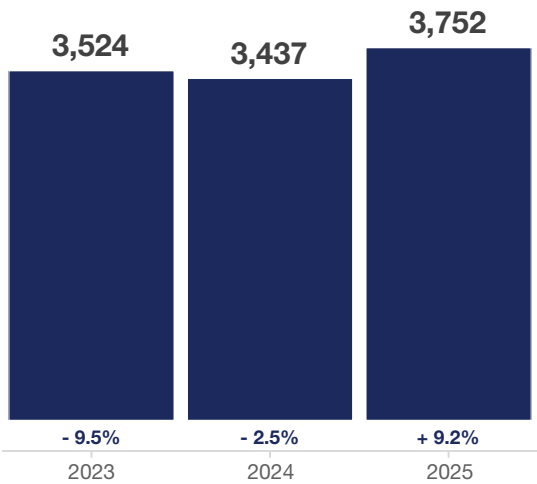


Pending Sales

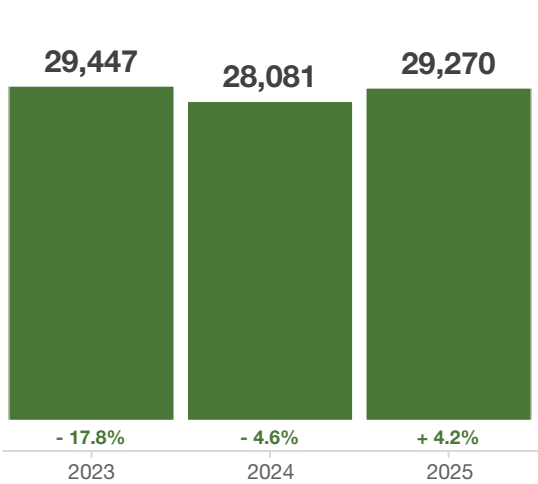
A count of the properties on which offers have been accepted in a given month.



August

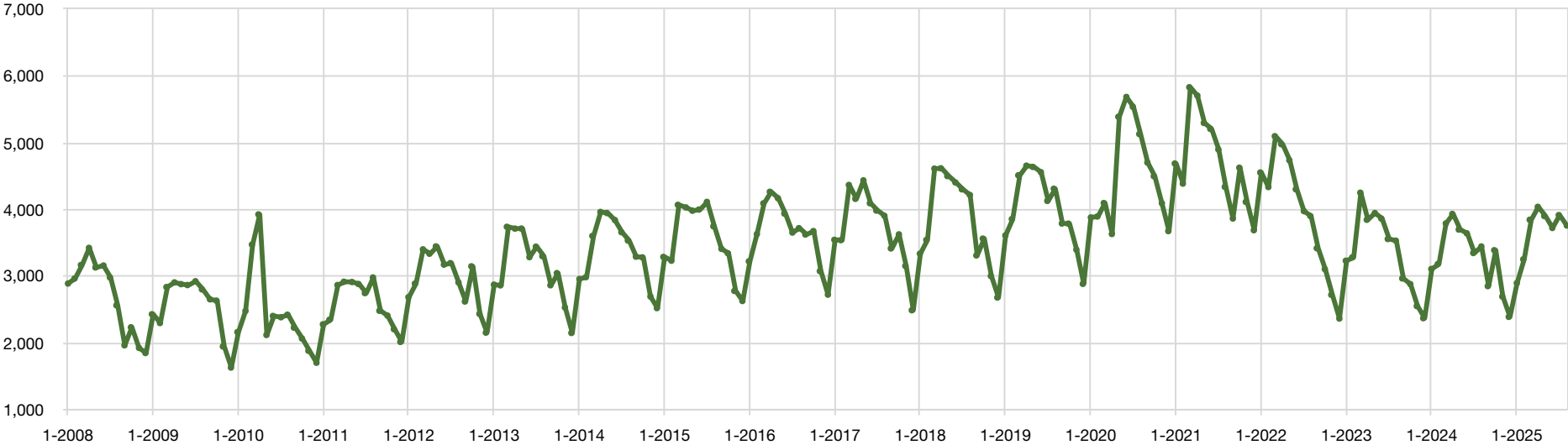


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
Sep-2024	2,842	2,957	- 3.9%
Oct-2024	3,381	2,872	+ 17.7%
Nov-2024	2,686	2,542	+ 5.7%
Dec-2024	2,381	2,361	+ 0.8%
Jan-2025	2,887	3,099	- 6.8%
Feb-2025	3,244	3,173	+ 2.2%
Mar-2025	3,838	3,783	+ 1.5%
Apr-2025	4,032	3,925	+ 2.7%
May-2025	3,894	3,691	+ 5.5%
Jun-2025	3,715	3,634	+ 2.2%
Jul-2025	3,908	3,339	+ 17.0%
Aug-2025	3,752	3,437	+ 9.2%
12-Month Avg	3,380	3,234	+ 4.5%

Historical Pending Sales by Month

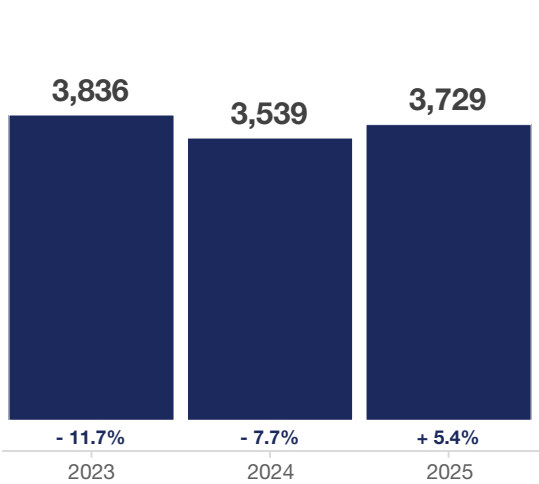


Closed Sales

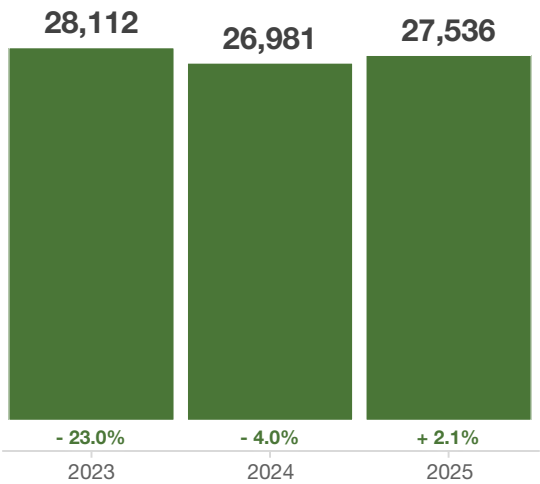
A count of the actual sales that closed in a given month.



August

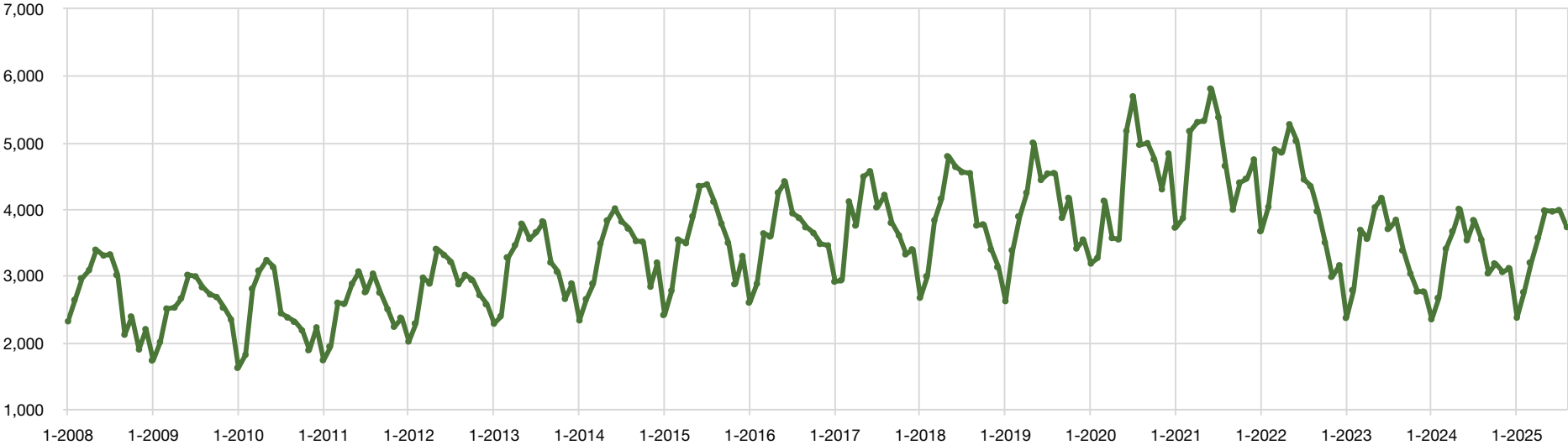


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Sep-2024	3,035	3,379 - 10.2%
Oct-2024	3,182	3,031 + 5.0%
Nov-2024	3,055	2,762 + 10.6%
Dec-2024	3,111	2,761 + 12.7%
Jan-2025	2,370	2,346 + 1.0%
Feb-2025	2,752	2,665 + 3.3%
Mar-2025	3,195	3,403 - 6.1%
Apr-2025	3,567	3,664 - 2.6%
May-2025	3,977	4,000 - 0.6%
Jun-2025	3,963	3,532 + 12.2%
Jul-2025	3,983	3,832 + 3.9%
Aug-2025	3,729	3,539 + 5.4%
12-Month Avg	3,327	3,243 + 2.6%

Historical Closed Sales by Month

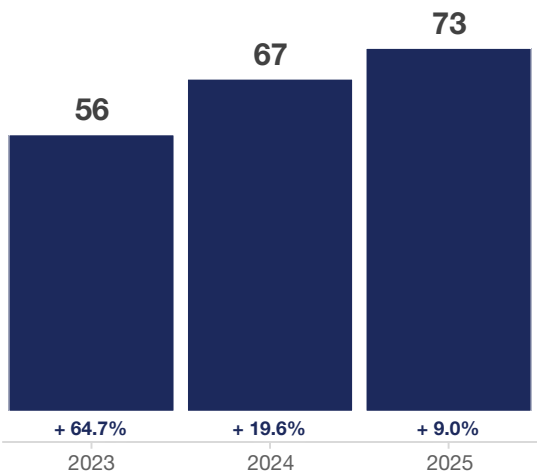


Days on Market Until Sale

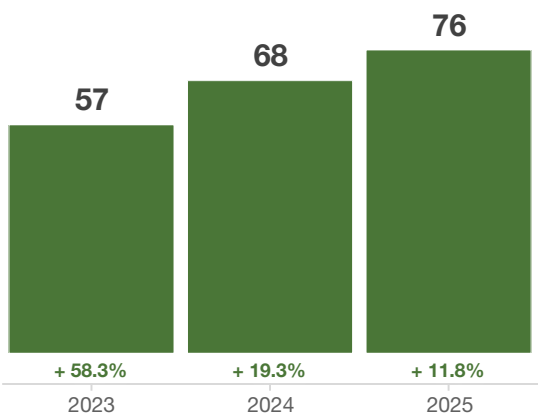
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



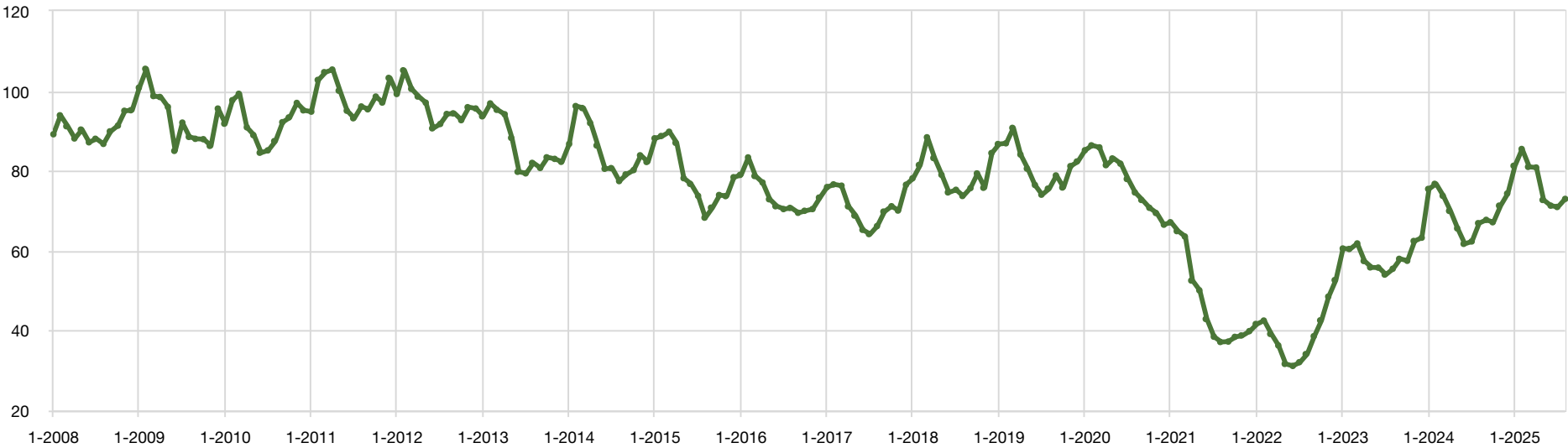
Year to Date



Days on Market		Prior Year	Year-Over-Year Change
Sep-2024	68	58	+ 17.2%
Oct-2024	67	57	+ 17.5%
Nov-2024	71	62	+ 14.5%
Dec-2024	74	63	+ 17.5%
Jan-2025	81	75	+ 8.0%
Feb-2025	85	77	+ 10.4%
Mar-2025	81	74	+ 9.5%
Apr-2025	81	70	+ 15.7%
May-2025	73	66	+ 10.6%
Jun-2025	71	62	+ 14.5%
Jul-2025	71	62	+ 14.5%
Aug-2025	73	67	+ 9.0%
12-Month Avg*	74	66	+ 13.0%

* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

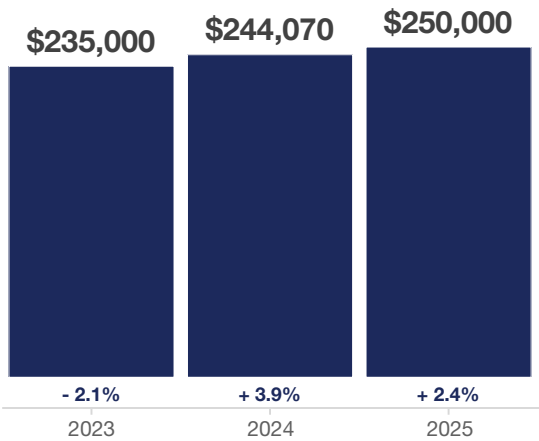


Median Sales Price

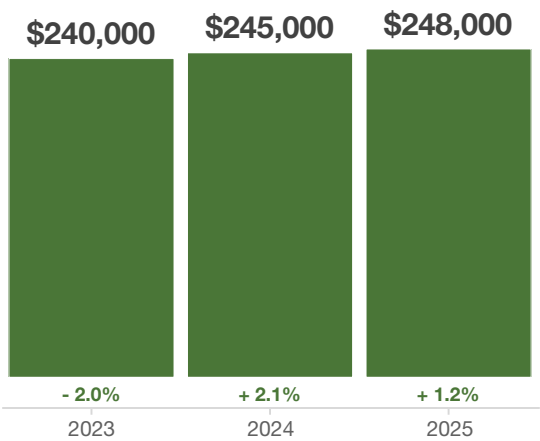
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



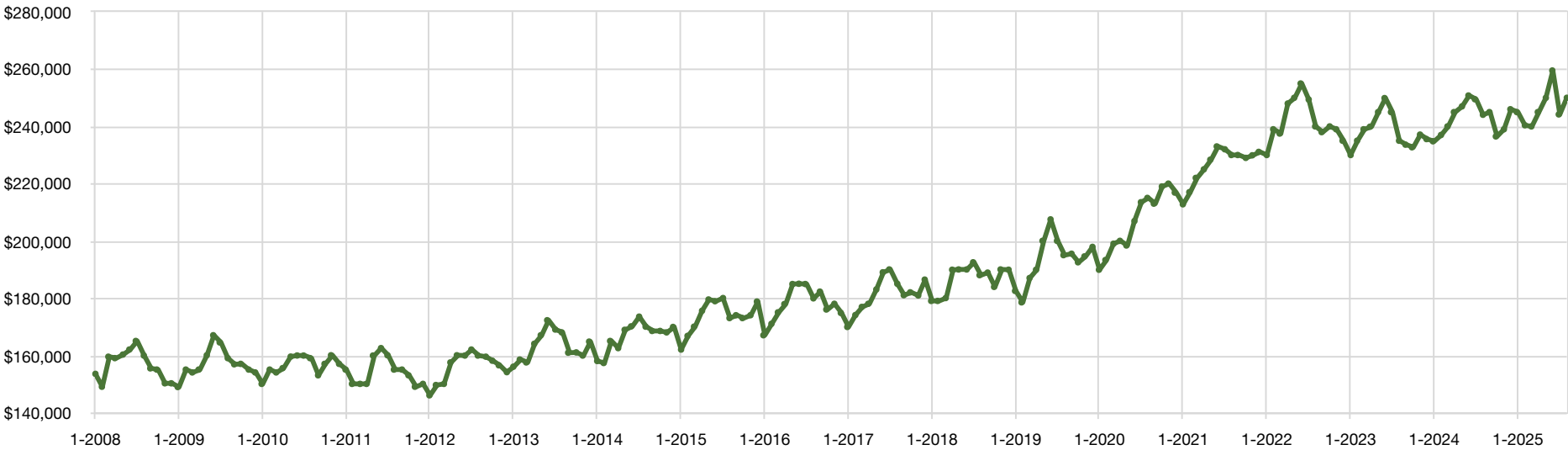
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Sep-2024	\$245,000	\$233,620	+ 4.9%
Oct-2024	\$236,500	\$232,703	+ 1.6%
Nov-2024	\$239,000	\$237,140	+ 0.8%
Dec-2024	\$246,000	\$235,573	+ 4.4%
Jan-2025	\$245,000	\$234,800	+ 4.3%
Feb-2025	\$240,400	\$237,000	+ 1.4%
Mar-2025	\$240,000	\$240,000	0.0%
Apr-2025	\$245,000	\$245,000	0.0%
May-2025	\$250,000	\$247,000	+ 1.2%
Jun-2025	\$259,538	\$250,800	+ 3.5%
Jul-2025	\$244,198	\$249,500	- 2.1%
Aug-2025	\$250,000	\$244,070	+ 2.4%
12-Month Avg*	\$245,000	\$240,000	+ 2.1%

* Median Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

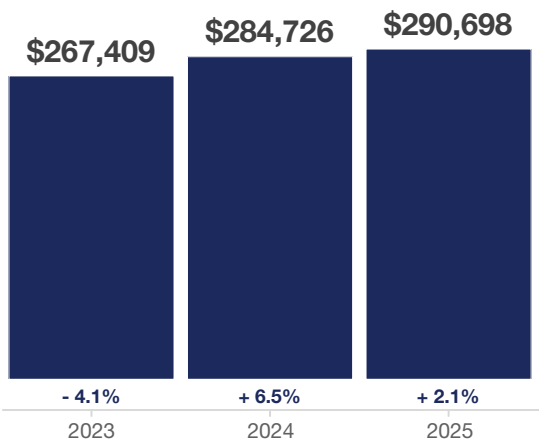


Average Sales Price

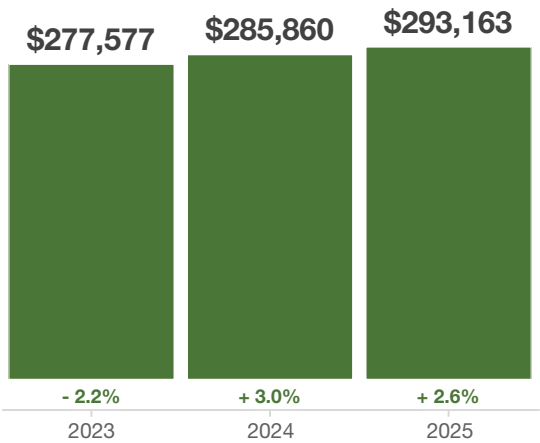
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



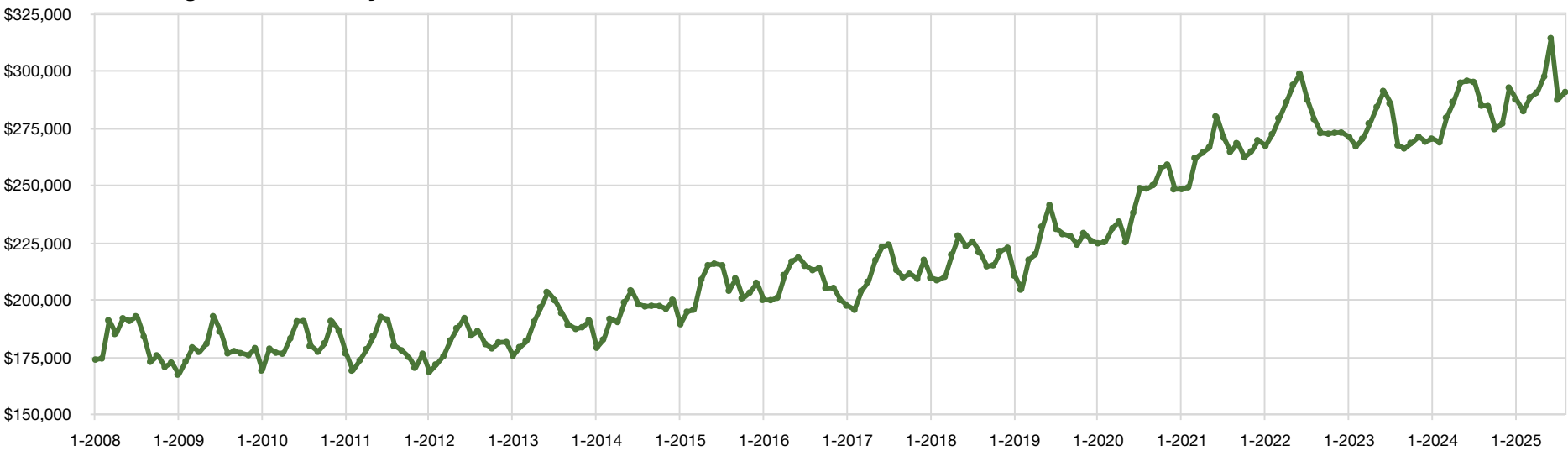
Year to Date



Avg. Sales Price	Prior Year	Year-Over-Year Change
Sep-2024	\$284,565	\$266,017 + 7.0%
Oct-2024	\$274,459	\$268,395 + 2.3%
Nov-2024	\$276,941	\$271,136 + 2.1%
Dec-2024	\$292,652	\$268,975 + 8.8%
Jan-2025	\$287,450	\$270,301 + 6.3%
Feb-2025	\$282,341	\$268,692 + 5.1%
Mar-2025	\$288,322	\$279,496 + 3.2%
Apr-2025	\$290,424	\$286,360 + 1.4%
May-2025	\$297,549	\$294,816 + 0.9%
Jun-2025	\$314,266	\$295,647 + 6.3%
Jul-2025	\$287,333	\$295,134 - 2.6%
Aug-2025	\$290,698	\$284,726 + 2.1%
12-Month Avg*	\$289,740	\$280,534 + 3.3%

* Avg. Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



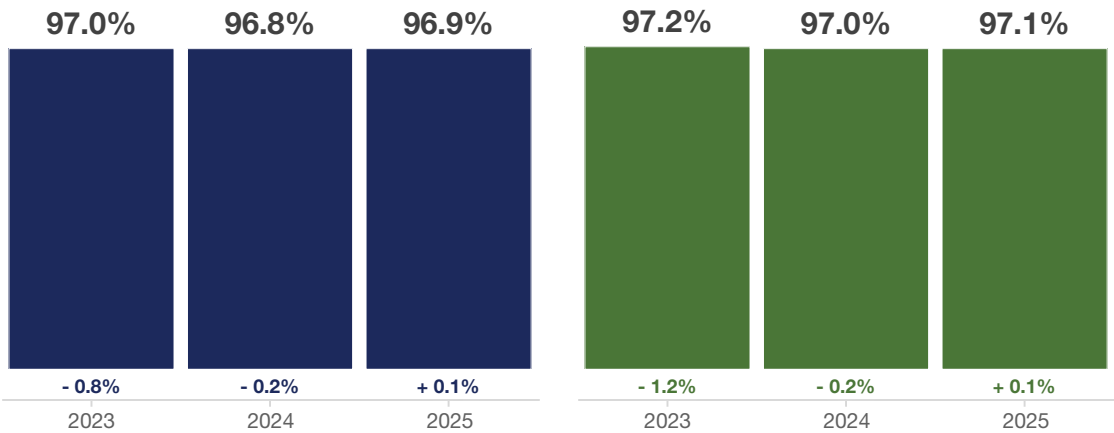
Percent of List Price Received

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.



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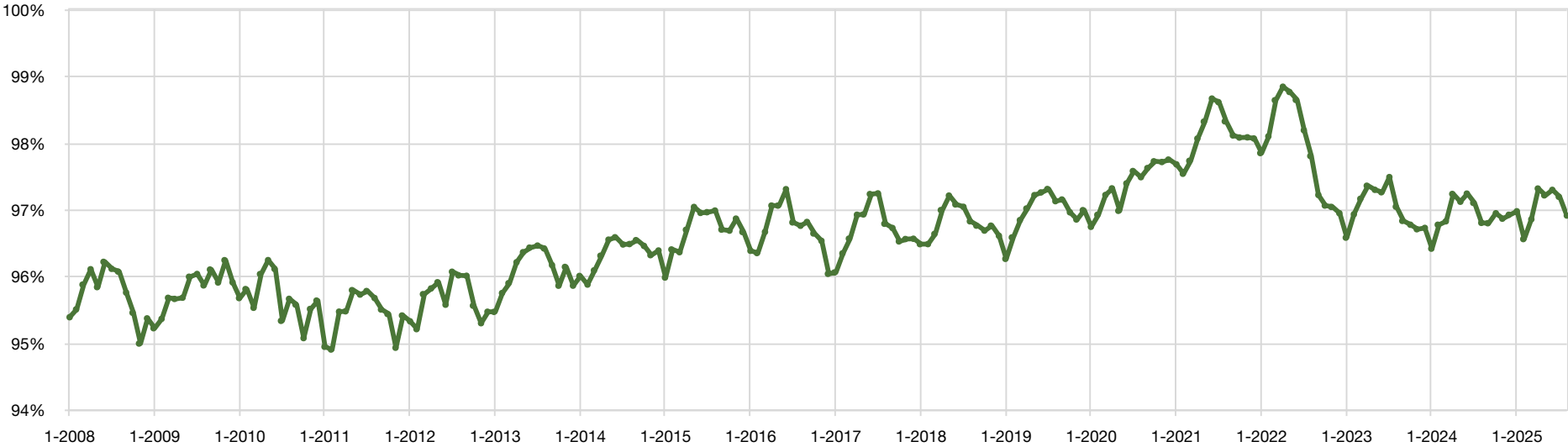
Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Sep-2024	96.8%	96.8%	0.0%
Oct-2024	96.9%	96.8%	+ 0.1%
Nov-2024	96.9%	96.7%	+ 0.2%
Dec-2024	96.9%	96.7%	+ 0.2%
Jan-2025	97.0%	96.4%	+ 0.6%
Feb-2025	96.6%	96.8%	- 0.2%
Mar-2025	96.9%	96.8%	+ 0.1%
Apr-2025	97.3%	97.2%	+ 0.1%
May-2025	97.2%	97.1%	+ 0.1%
Jun-2025	97.3%	97.2%	+ 0.1%
Jul-2025	97.2%	97.1%	+ 0.1%
Aug-2025	96.9%	96.8%	+ 0.1%
12-Month Avg*	97.0%	96.9%	+ 0.1%

* Pct. of List Price Received for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

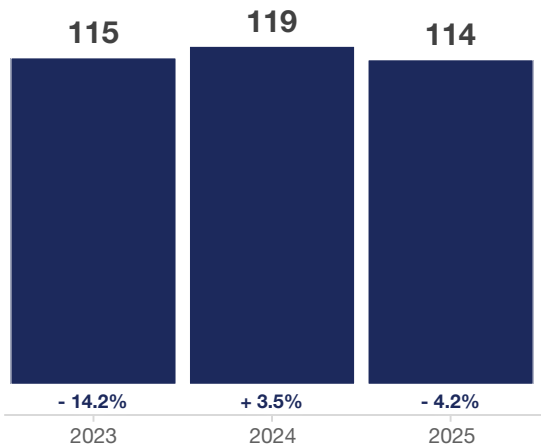


Housing Affordability Index

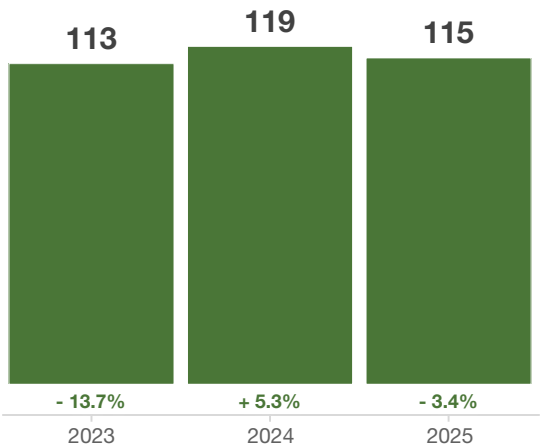
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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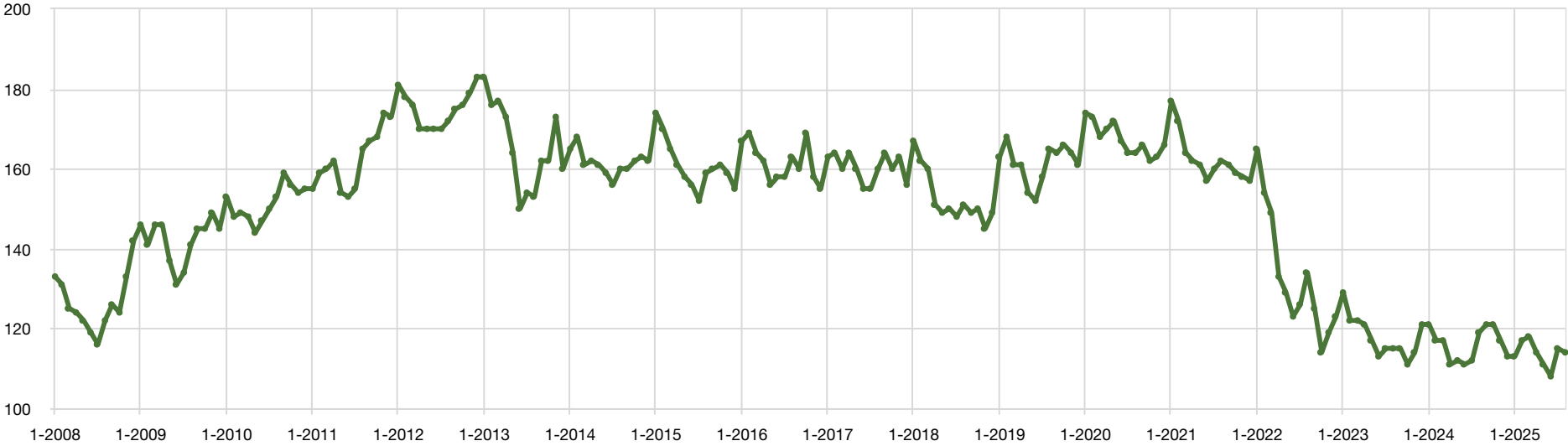


Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
Sep-2024	121	115	+ 5.2%
Oct-2024	121	111	+ 9.0%
Nov-2024	117	114	+ 2.6%
Dec-2024	113	121	- 6.6%
Jan-2025	113	121	- 6.6%
Feb-2025	117	117	0.0%
Mar-2025	118	117	+ 0.9%
Apr-2025	114	111	+ 2.7%
May-2025	111	112	- 0.9%
Jun-2025	108	111	- 2.7%
Jul-2025	115	112	+ 2.7%
Aug-2025	114	119	- 4.2%
12-Month Avg	115	115	0.0%

Historical Housing Affordability Index by Month

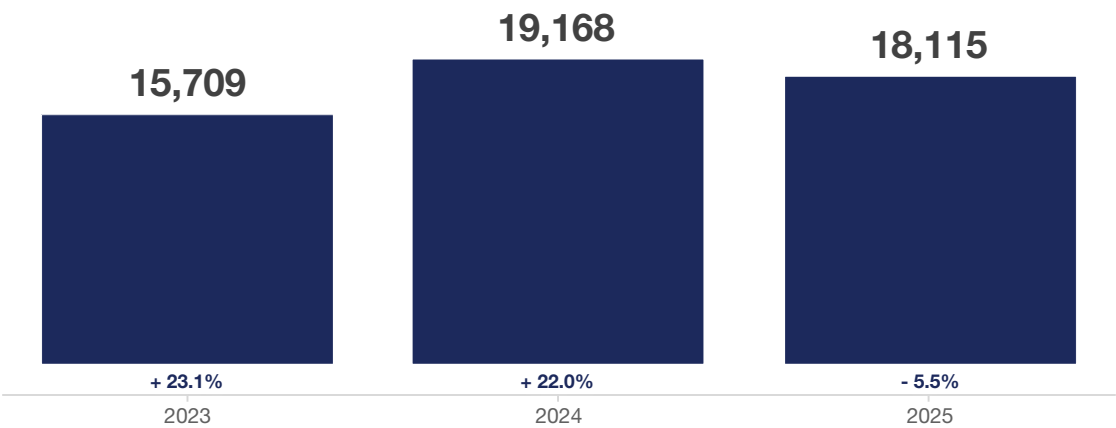


Inventory of Homes for Sale

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

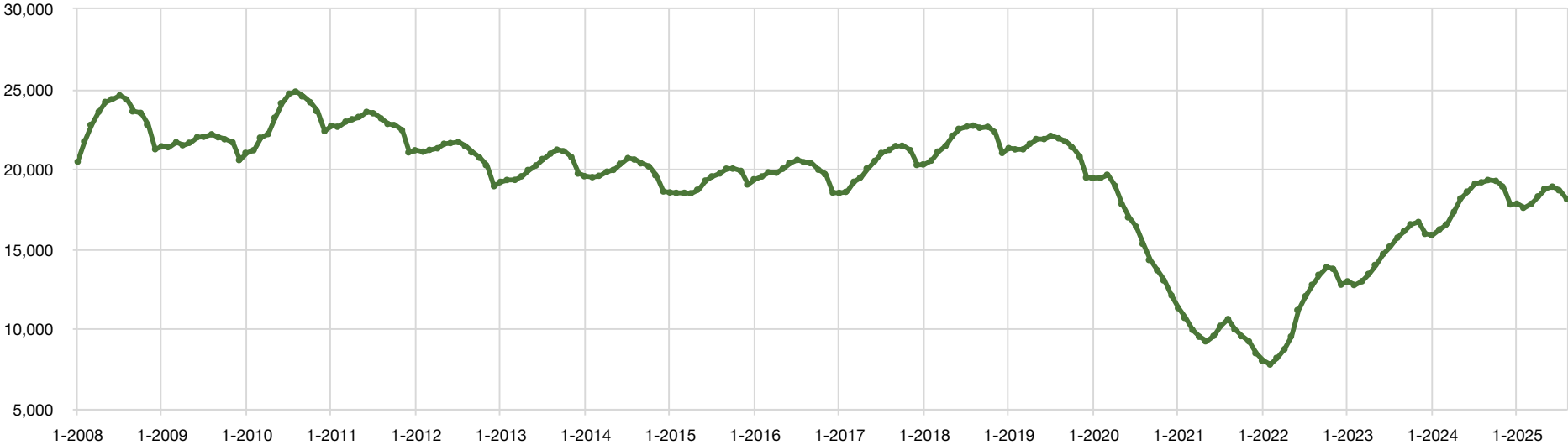


August



Homes for Sale	Prior Year	Year-Over-Year Change
Sep-2024	19,310	16,114 + 19.8%
Oct-2024	19,255	16,542 + 16.4%
Nov-2024	18,901	16,686 + 13.3%
Dec-2024	17,789	15,946 + 11.6%
Jan-2025	17,829	15,873 + 12.3%
Feb-2025	17,575	16,220 + 8.4%
Mar-2025	17,827	16,524 + 7.9%
Apr-2025	18,286	17,322 + 5.6%
May-2025	18,760	18,158 + 3.3%
Jun-2025	18,896	18,582 + 1.7%
Jul-2025	18,672	19,081 - 2.1%
Aug-2025	18,115	19,168 - 5.5%
12-Month Avg	18,435	17,185 + 7.3%

Historical Inventory of Homes for Sale by Month

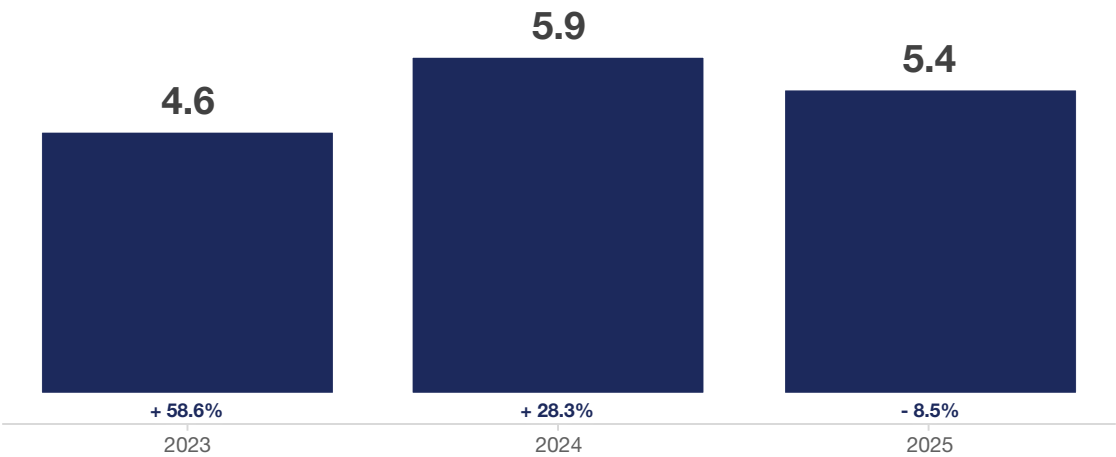


Months Supply of Inventory

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.



August



Months Supply		Prior Year	Year-Over-Year Change
Sep-2024	6.0	4.8	+ 25.0%
Oct-2024	5.9	4.9	+ 20.4%
Nov-2024	5.8	5.0	+ 16.0%
Dec-2024	5.4	4.8	+ 12.5%
Jan-2025	5.5	4.8	+ 14.6%
Feb-2025	5.4	4.9	+ 10.2%
Mar-2025	5.4	5.0	+ 8.0%
Apr-2025	5.6	5.3	+ 5.7%
May-2025	5.7	5.5	+ 3.6%
Jun-2025	5.7	5.7	0.0%
Jul-2025	5.6	5.9	- 5.1%
Aug-2025	5.4	5.9	- 8.5%
12-Month Avg*	5.6	5.2	+ 7.8%

* Months Supply for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

