

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in the entire state decreased 0.7 percent to 6,043. Pending Sales increased 7.1 percent to 4,264. Inventory decreased 1.2 percent to 17,316.

Median Sales Price increased 4.1 percent from \$245,000 to \$255,000. Days on Market decreased 1.3 percent to 78. Months Supply of Inventory decreased 7.4 percent to 5.0.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Monthly Snapshot

+ 7.2%

Change in
Closed Sales
All Properties

- 1.2%

Change in
Homes for Sale
All Properties

+ 4.1%

Change in
Median Sales Price
All Properties

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

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Market Overview

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



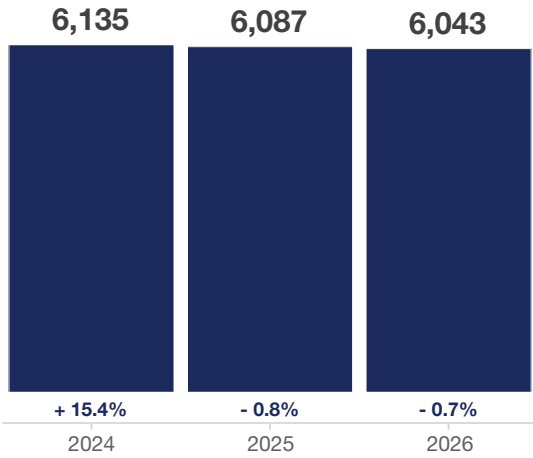
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		6,087	6,043	- 0.7%	21,441	21,763	+ 1.5%
Pending Sales		3,983	4,264	+ 7.1%	13,850	15,185	+ 9.6%
Closed Sales		3,530	3,783	+ 7.2%	11,768	12,680	+ 7.7%
Days on Market Until Sale		79	78	- 1.3%	81	83	+ 2.5%
Median Sales Price		\$245,000	\$255,000	+ 4.1%	\$243,000	\$250,000	+ 2.9%
Average Sales Price		\$290,275	\$303,603	+ 4.6%	\$286,878	\$299,040	+ 4.2%
Percent of List Price Received		97.3%	97.3%	0.0%	96.9%	97.1%	+ 0.2%
Housing Affordability Index		118	119	+ 0.8%	119	121	+ 1.7%
Inventory of Homes for Sale		17,530	17,316	- 1.2%	—	—	—
Months Supply of Inventory		5.4	5.0	- 7.4%	—	—	—

New Listings

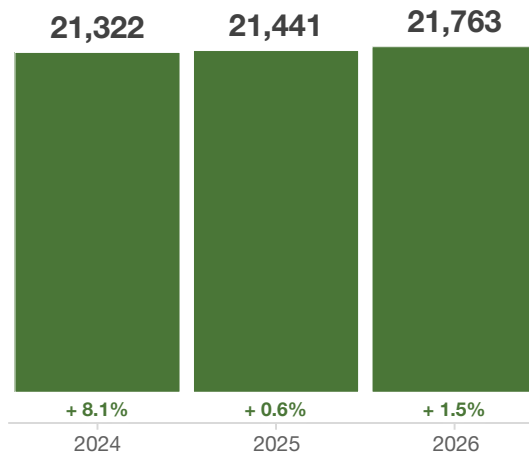
A count of the properties that have been newly listed on the market in a given month.



April

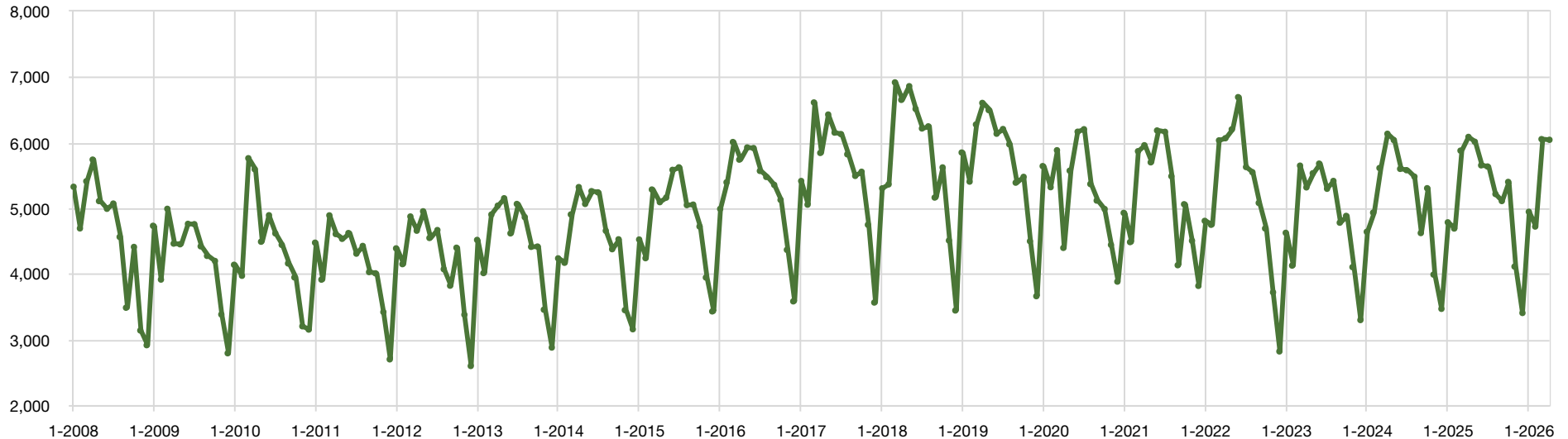


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
May-2025	6,013	6,039	- 0.4%
Jun-2025	5,654	5,600	+ 1.0%
Jul-2025	5,636	5,580	+ 1.0%
Aug-2025	5,217	5,481	- 4.8%
Sep-2025	5,110	4,622	+ 10.6%
Oct-2025	5,401	5,305	+ 1.8%
Nov-2025	4,111	3,989	+ 3.1%
Dec-2025	3,404	3,467	- 1.8%
Jan-2026	4,946	4,785	+ 3.4%
Feb-2026	4,721	4,691	+ 0.6%
Mar-2026	6,053	5,878	+ 3.0%
Apr-2026	6,043	6,087	- 0.7%
12-Month Avg	5,192	5,127	+ 1.3%

Historical New Listings by Month

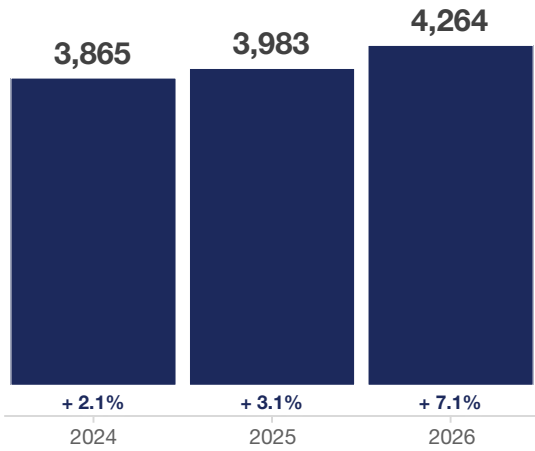


Pending Sales

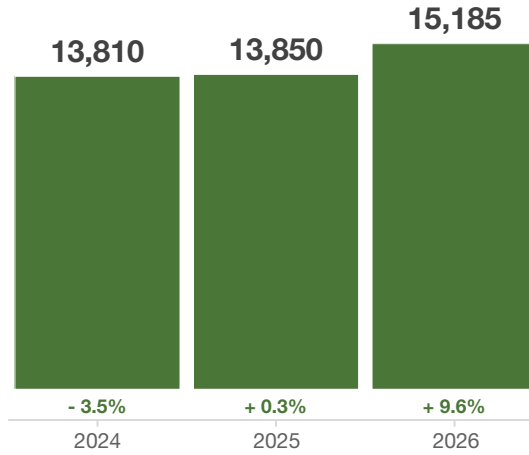
A count of the properties on which offers have been accepted in a given month.



April

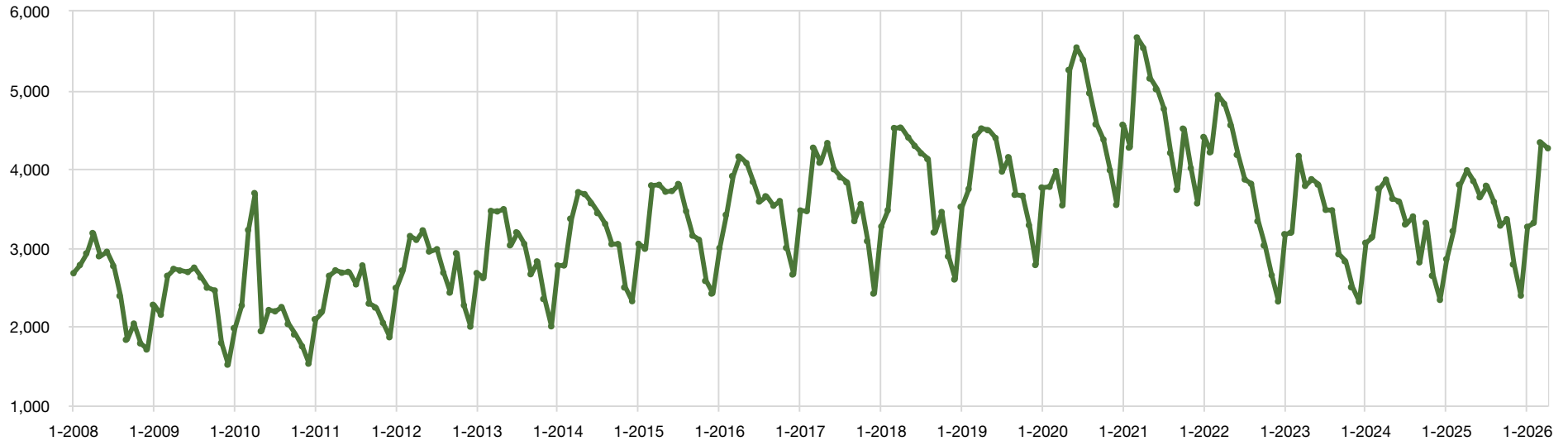


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
May-2025	3,847	3,623	+ 6.2%
Jun-2025	3,642	3,587	+ 1.5%
Jul-2025	3,787	3,297	+ 14.9%
Aug-2025	3,583	3,397	+ 5.5%
Sep-2025	3,282	2,815	+ 16.6%
Oct-2025	3,364	3,316	+ 1.4%
Nov-2025	2,789	2,646	+ 5.4%
Dec-2025	2,394	2,339	+ 2.4%
Jan-2026	3,266	2,856	+ 14.4%
Feb-2026	3,317	3,211	+ 3.3%
Mar-2026	4,338	3,800	+ 14.2%
Apr-2026	4,264	3,983	+ 7.1%
12-Month Avg	3,489	3,239	+ 7.7%

Historical Pending Sales by Month

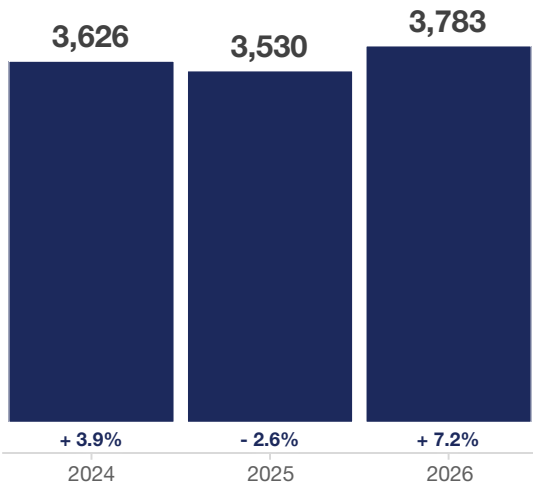


Closed Sales

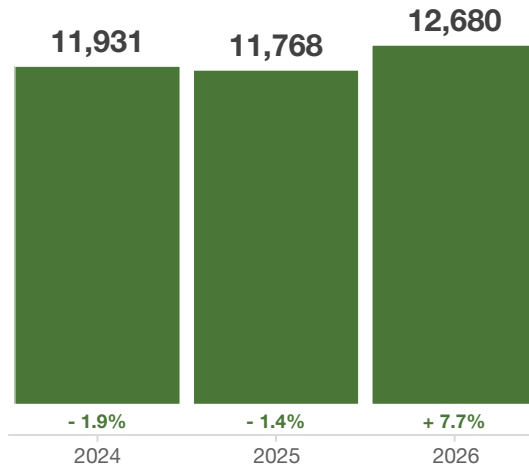
A count of the actual sales that closed in a given month.



April

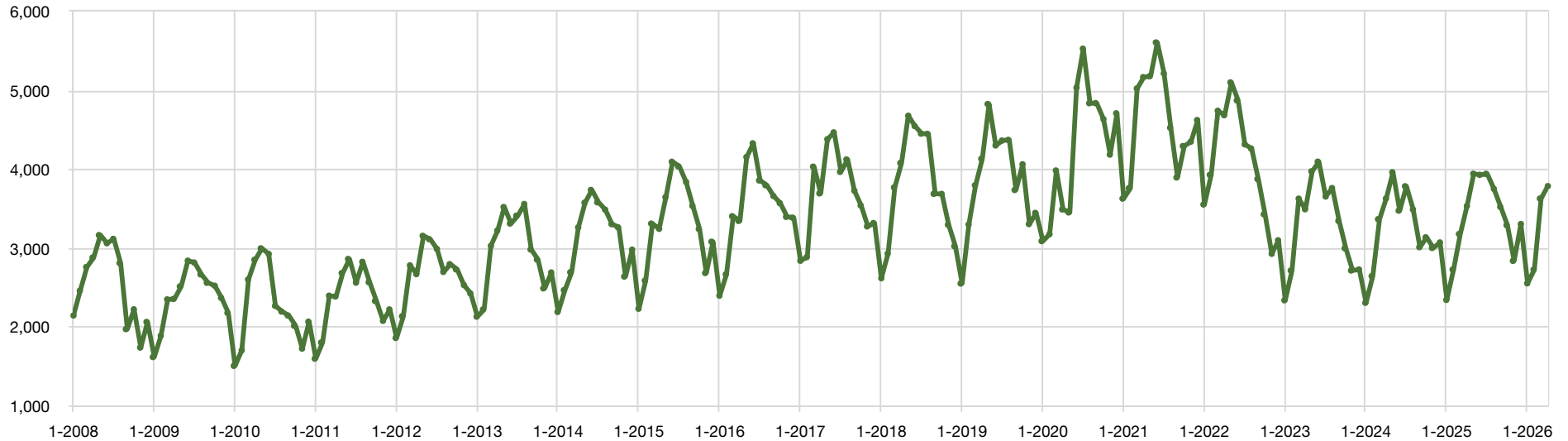


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
May-2025	3,940	3,959	- 0.5%
Jun-2025	3,926	3,472	+ 13.1%
Jul-2025	3,939	3,781	+ 4.2%
Aug-2025	3,748	3,487	+ 7.5%
Sep-2025	3,520	3,008	+ 17.0%
Oct-2025	3,287	3,133	+ 4.9%
Nov-2025	2,834	2,998	- 5.5%
Dec-2025	3,302	3,068	+ 7.6%
Jan-2026	2,549	2,339	+ 9.0%
Feb-2026	2,723	2,724	- 0.0%
Mar-2026	3,625	3,175	+ 14.2%
Apr-2026	3,783	3,530	+ 7.2%
12-Month Avg	3,431	3,223	+ 6.5%

Historical Closed Sales by Month

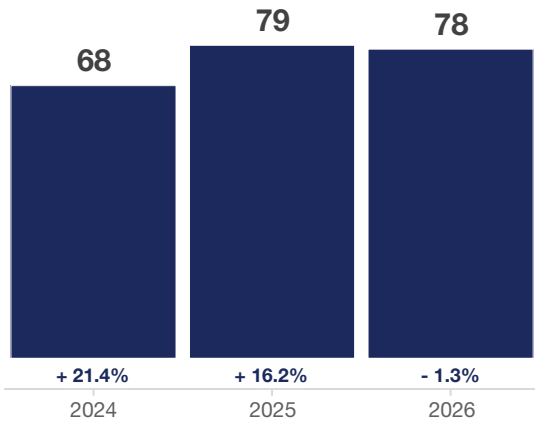


Days on Market Until Sale

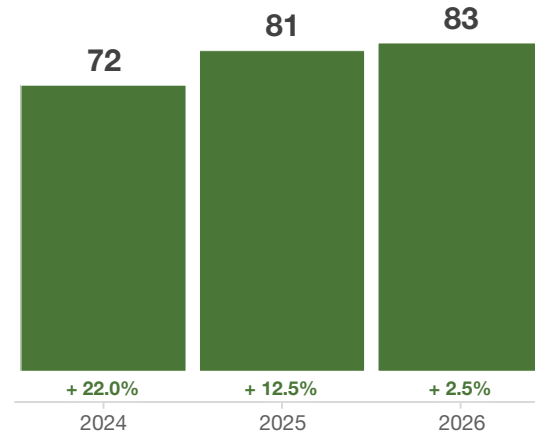
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



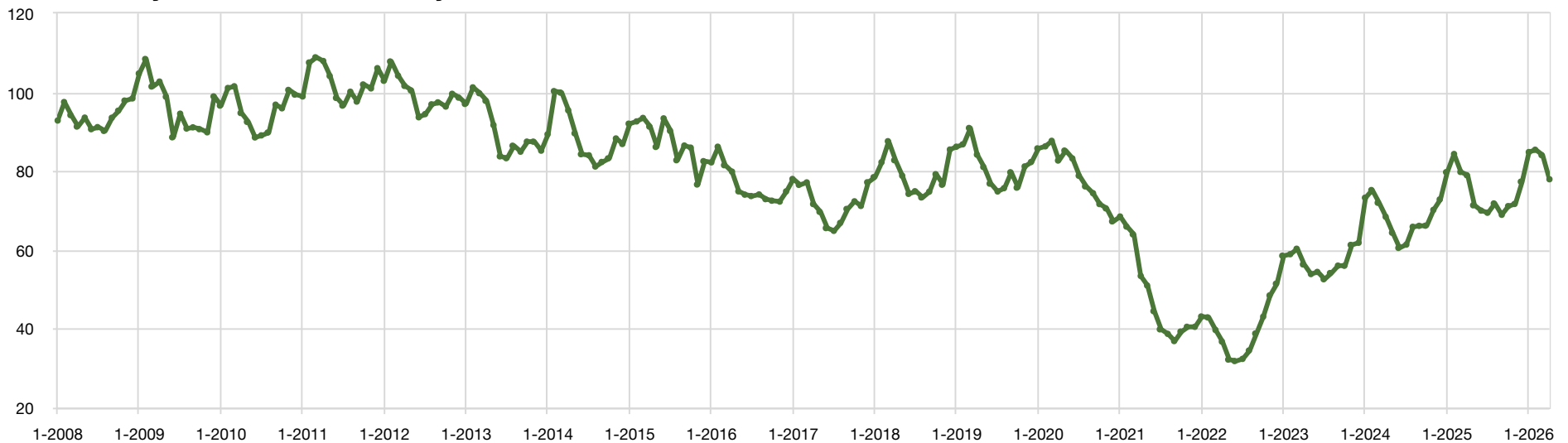
Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
May-2025	71	64	+ 10.9%
Jun-2025	70	61	+ 14.8%
Jul-2025	69	61	+ 13.1%
Aug-2025	72	66	+ 9.1%
Sep-2025	69	66	+ 4.5%
Oct-2025	71	66	+ 7.6%
Nov-2025	72	70	+ 2.9%
Dec-2025	77	73	+ 5.5%
Jan-2026	85	80	+ 6.3%
Feb-2026	85	84	+ 1.2%
Mar-2026	84	80	+ 5.0%
Apr-2026	78	79	- 1.3%
12-Month Avg*	75	70	+ 6.6%

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

Historical Days on Market Until Sale by Month

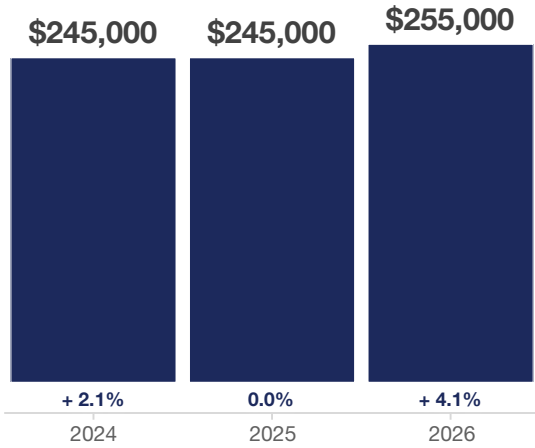


Median Sales Price

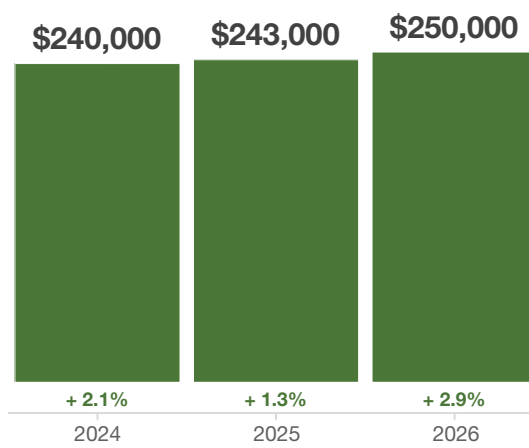
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



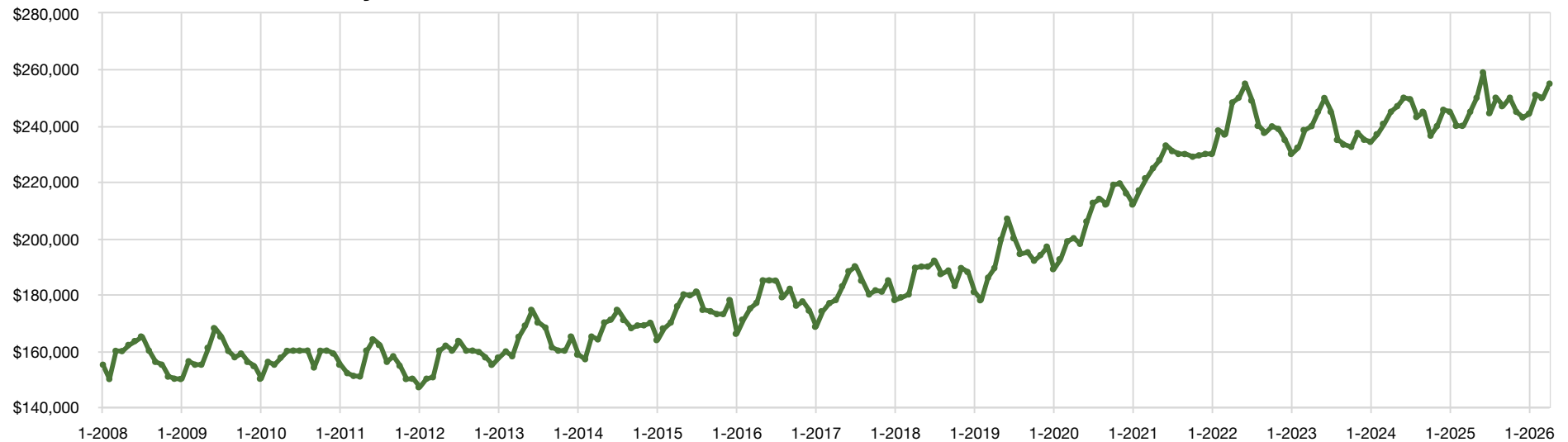
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
May-2025	\$250,000	\$247,000	+ 1.2%
Jun-2025	\$259,000	\$250,000	+ 3.6%
Jul-2025	\$244,500	\$249,475	- 2.0%
Aug-2025	\$250,000	\$243,148	+ 2.8%
Sep-2025	\$247,000	\$245,000	+ 0.8%
Oct-2025	\$250,000	\$236,500	+ 5.7%
Nov-2025	\$244,990	\$239,900	+ 2.1%
Dec-2025	\$243,000	\$245,700	- 1.1%
Jan-2026	\$244,325	\$245,000	- 0.3%
Feb-2026	\$251,010	\$240,000	+ 4.6%
Mar-2026	\$249,900	\$240,000	+ 4.1%
Apr-2026	\$255,000	\$245,000	+ 4.1%
12-Month Avg*	\$249,993	\$245,000	+ 2.0%

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

Historical Median Sales Price by Month

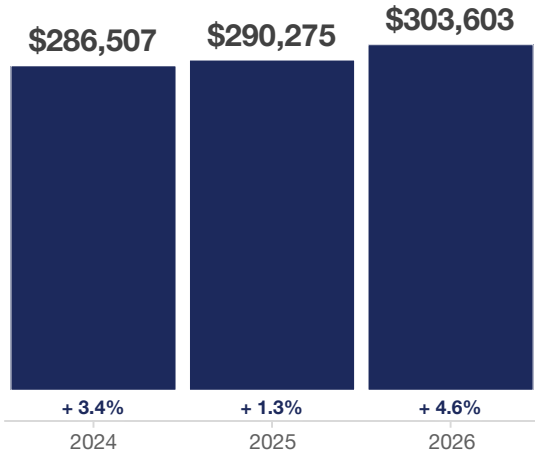


Average Sales Price

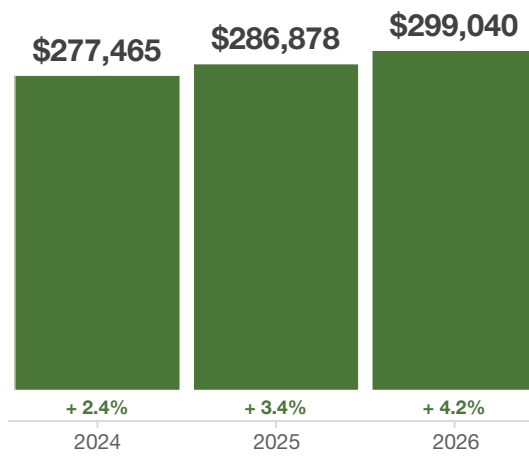
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



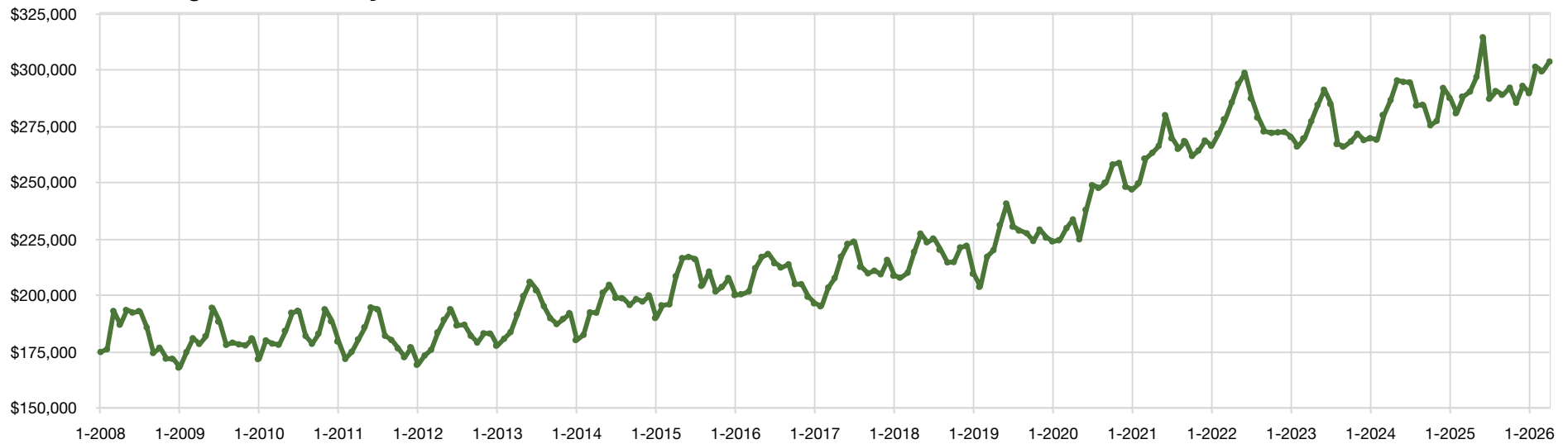
Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
May-2025	\$296,808	\$295,236	+ 0.5%
Jun-2025	\$314,400	\$294,556	+ 6.7%
Jul-2025	\$287,075	\$294,344	- 2.5%
Aug-2025	\$290,506	\$284,069	+ 2.3%
Sep-2025	\$288,830	\$284,400	+ 1.6%
Oct-2025	\$291,992	\$275,275	+ 6.1%
Nov-2025	\$285,303	\$277,217	+ 2.9%
Dec-2025	\$292,790	\$291,876	+ 0.3%
Jan-2026	\$289,562	\$287,455	+ 0.7%
Feb-2026	\$301,291	\$280,646	+ 7.4%
Mar-2026	\$299,254	\$288,024	+ 3.9%
Apr-2026	\$303,603	\$290,275	+ 4.6%
12-Month Avg*	\$295,486	\$287,416	+ 2.8%

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

Historical Average Sales Price by Month

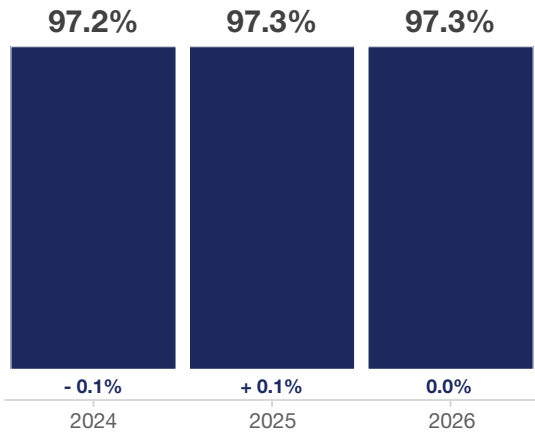


Percent of List Price Received

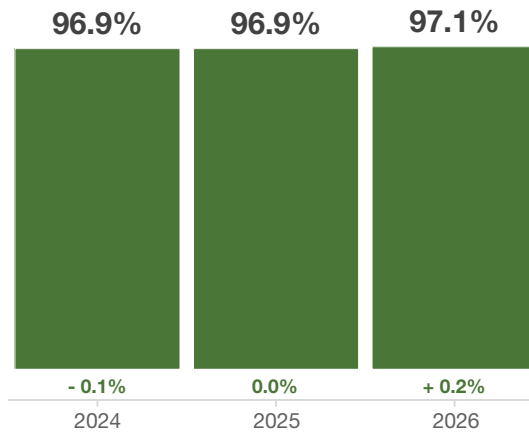
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



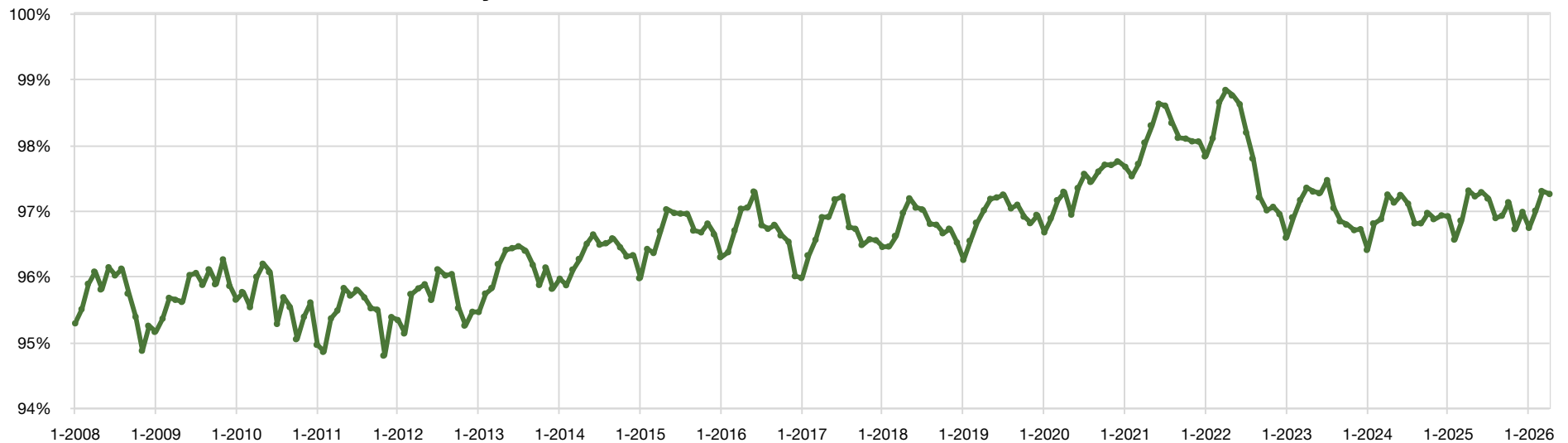
Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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%
Sep-2025	96.9%	96.8%	+ 0.1%
Oct-2025	97.1%	97.0%	+ 0.1%
Nov-2025	96.7%	96.9%	- 0.2%
Dec-2025	97.0%	96.9%	+ 0.1%
Jan-2026	96.7%	96.9%	- 0.2%
Feb-2026	97.0%	96.6%	+ 0.4%
Mar-2026	97.3%	96.8%	+ 0.5%
Apr-2026	97.3%	97.3%	0.0%
12-Month Avg*	97.1%	97.0%	+ 0.1%

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

Historical Percent of List Price Received by Month

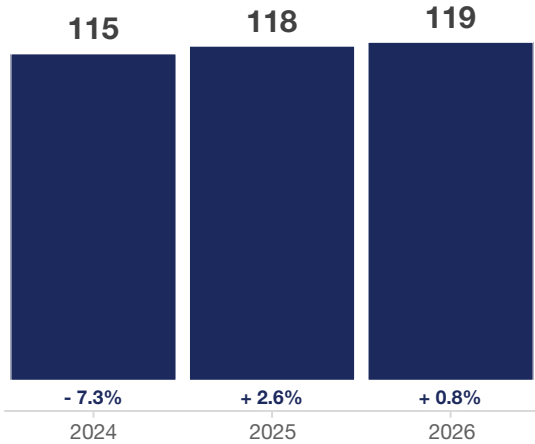


Housing Affordability Index

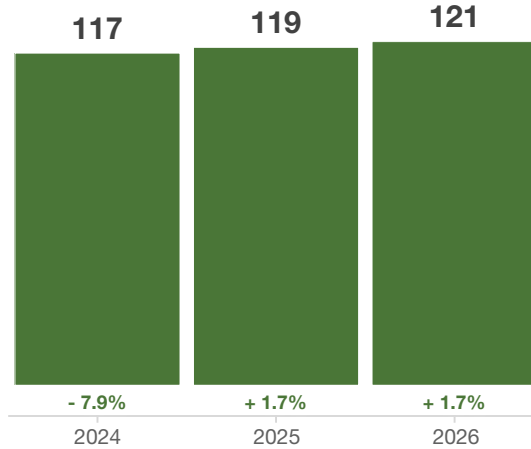
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



April

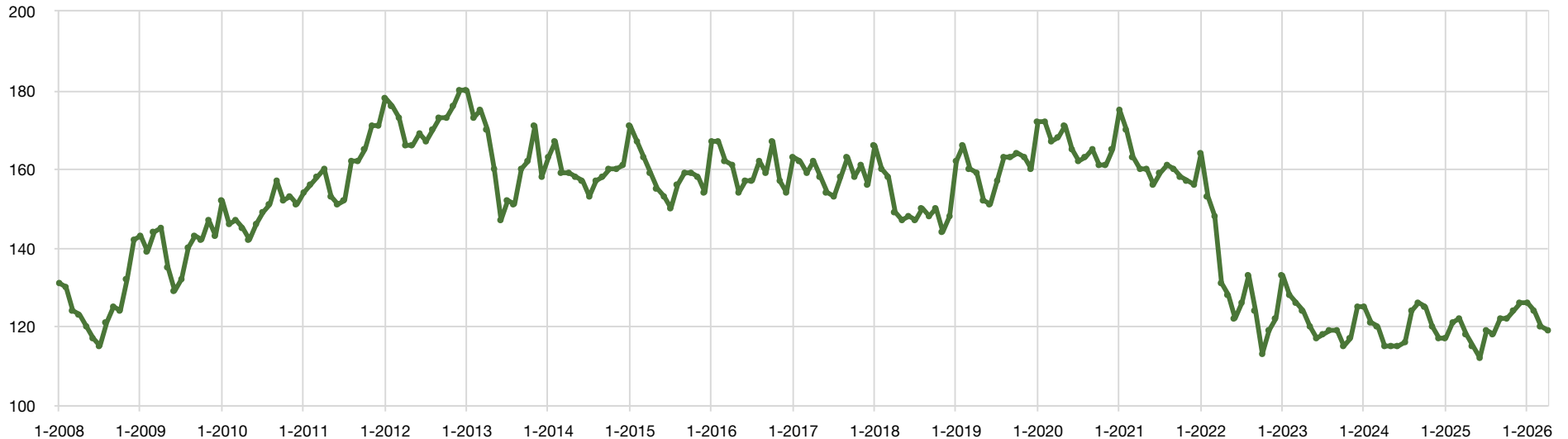


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
May-2025	115	115	0.0%
Jun-2025	112	115	- 2.6%
Jul-2025	119	116	+ 2.6%
Aug-2025	118	124	- 4.8%
Sep-2025	122	126	- 3.2%
Oct-2025	122	125	- 2.4%
Nov-2025	124	120	+ 3.3%
Dec-2025	126	117	+ 7.7%
Jan-2026	126	117	+ 7.7%
Feb-2026	124	121	+ 2.5%
Mar-2026	120	122	- 1.6%
Apr-2026	119	118	+ 0.8%
12-Month Avg	121	120	+ 0.8%

Historical Housing Affordability Index by Month

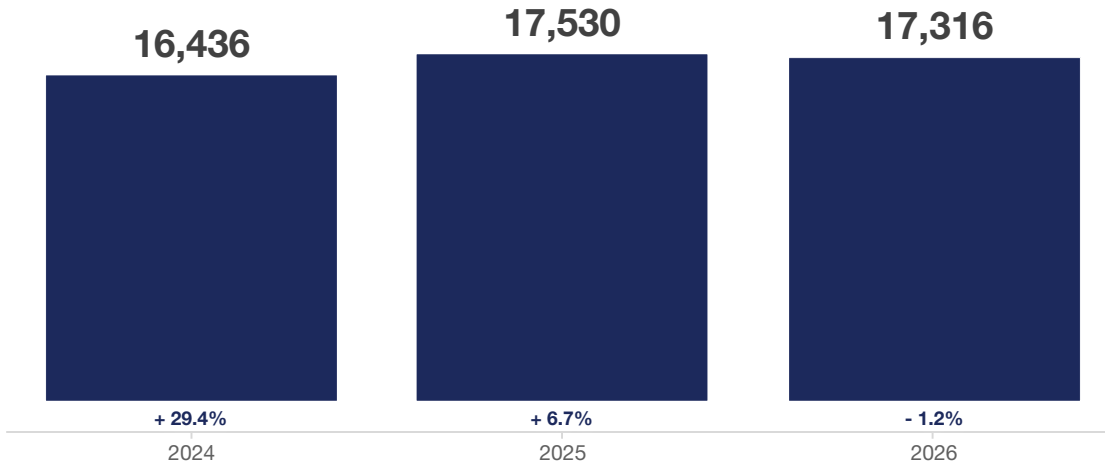


Inventory of Homes for Sale

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

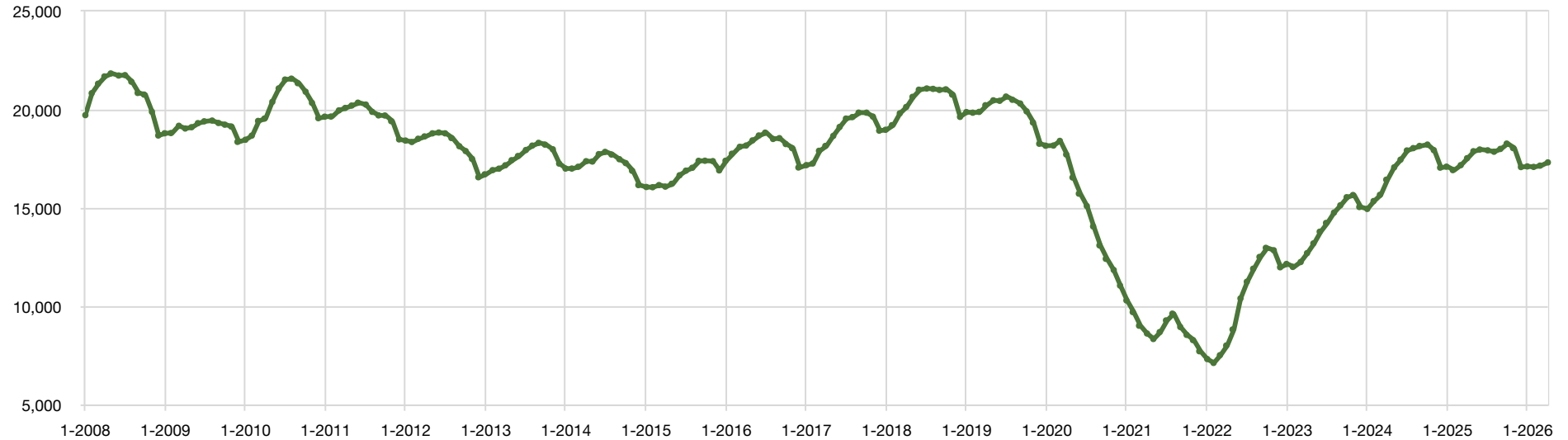


April



	Homes for Sale	Prior Year	Year-Over-Year Change
May-2025	17,886	17,066	+ 4.8%
Jun-2025	17,972	17,456	+ 3.0%
Jul-2025	17,932	17,923	+ 0.1%
Aug-2025	17,860	18,043	- 1.0%
Sep-2025	18,002	18,154	- 0.8%
Oct-2025	18,273	18,223	+ 0.3%
Nov-2025	18,047	17,940	+ 0.6%
Dec-2025	17,080	17,050	+ 0.2%
Jan-2026	17,113	17,099	+ 0.1%
Feb-2026	17,087	16,924	+ 1.0%
Mar-2026	17,152	17,176	- 0.1%
Apr-2026	17,316	17,530	- 1.2%
12-Month Avg	17,643	17,549	+ 0.5%

Historical Inventory of Homes for Sale by Month

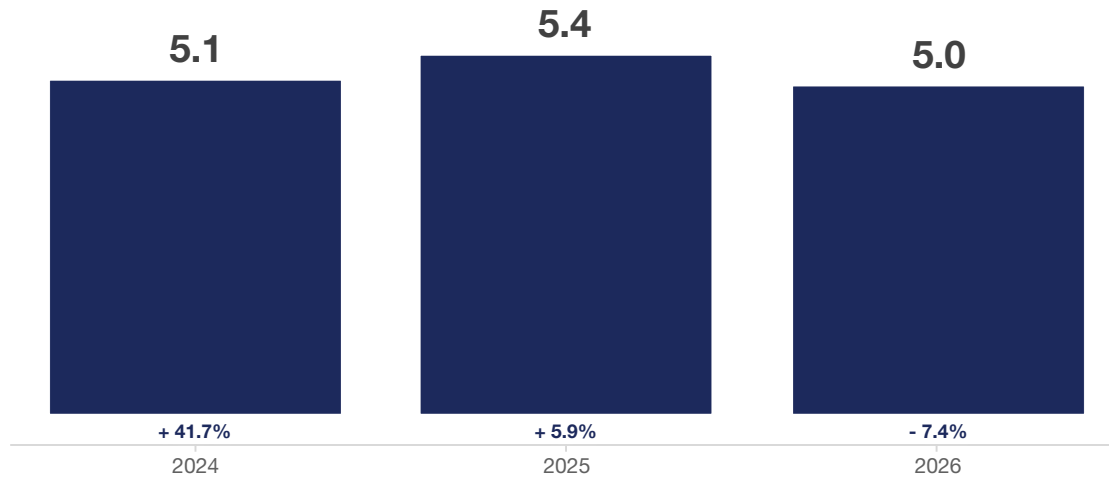


Months Supply of Inventory

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.



April



Months Supply	Prior Year	Year-Over-Year Change
May-2025	5.5	5.3 + 3.8%
Jun-2025	5.5	5.4 + 1.9%
Jul-2025	5.4	5.6 - 3.6%
Aug-2025	5.4	5.7 - 5.3%
Sep-2025	5.4	5.7 - 5.3%
Oct-2025	5.4	5.7 - 5.3%
Nov-2025	5.3	5.5 - 3.6%
Dec-2025	5.1	5.3 - 3.8%
Jan-2026	5.0	5.3 - 5.7%
Feb-2026	5.0	5.2 - 3.8%
Mar-2026	4.9	5.3 - 7.5%
Apr-2026	5.0	5.4 - 7.4%
12-Month Avg*	5.2	5.5 - 3.8%

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

Historical Months Supply of Inventory by Month

