

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 in the entire state decreased 4.3 percent to 5,411. Pending Sales increased 6.9 percent to 3,891. Inventory decreased 3.8 percent to 17,259.

Median Sales Price increased 0.5 percent from \$259,000 to \$260,311. Days on Market decreased 1.4 percent to 69. Months Supply of Inventory decreased 10.9 percent to 4.9.

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.

Monthly Snapshot

+ 3.4%	- 3.8%	+ 0.5%
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.

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

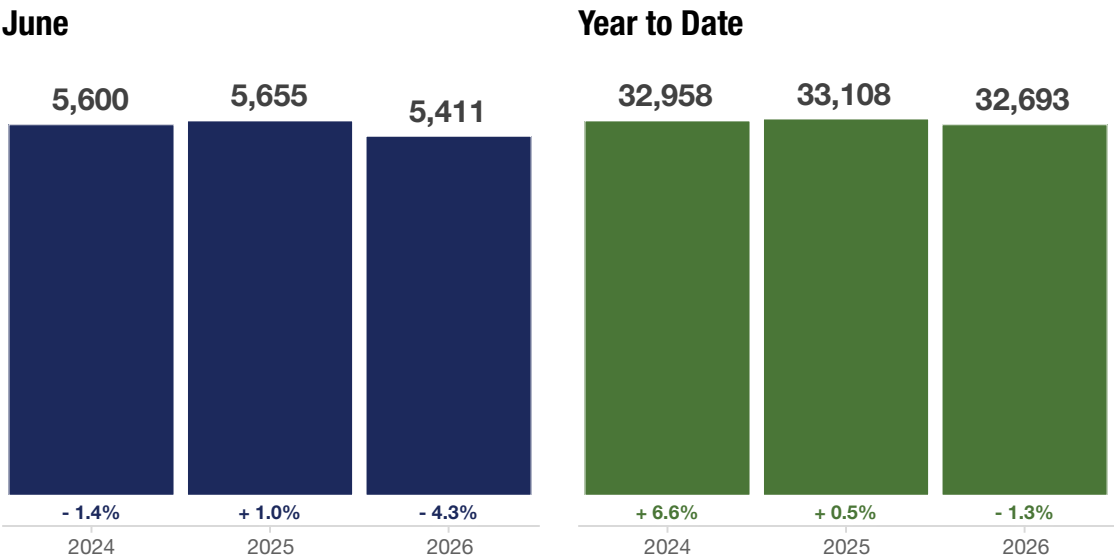
Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		5,655	5,411	- 4.3%	33,108	32,693	- 1.3%
Pending Sales		3,639	3,891	+ 6.9%	21,336	22,894	+ 7.3%
Closed Sales		3,926	4,058	+ 3.4%	19,635	20,882	+ 6.4%
Days on Market Until Sale		70	69	- 1.4%	77	78	+ 1.3%
Median Sales Price		\$259,000	\$260,311	+ 0.5%	\$247,778	\$254,000	+ 2.5%
Average Sales Price		\$314,400	\$320,473	+ 1.9%	\$294,363	\$304,497	+ 3.4%
Percent of List Price Received		97.3%	97.2%	- 0.1%	97.1%	97.2%	+ 0.1%
Housing Affordability Index		112	114	+ 1.8%	117	117	0.0%
Inventory of Homes for Sale		17,948	17,259	- 3.8%	—	—	—
Months Supply of Inventory		5.5	4.9	- 10.9%	—	—	—

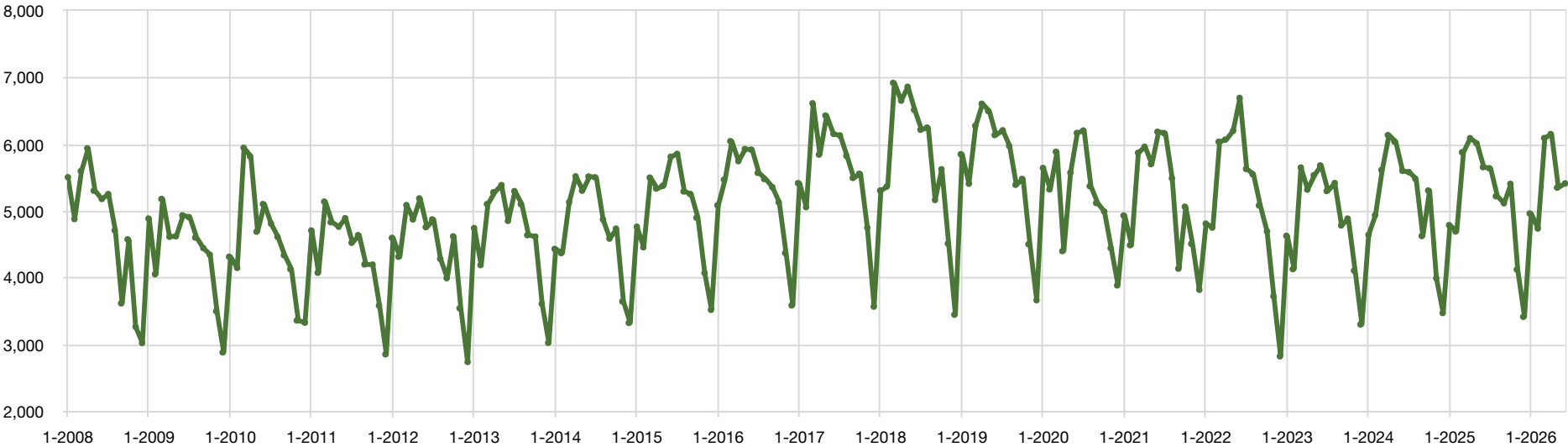
New Listings

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



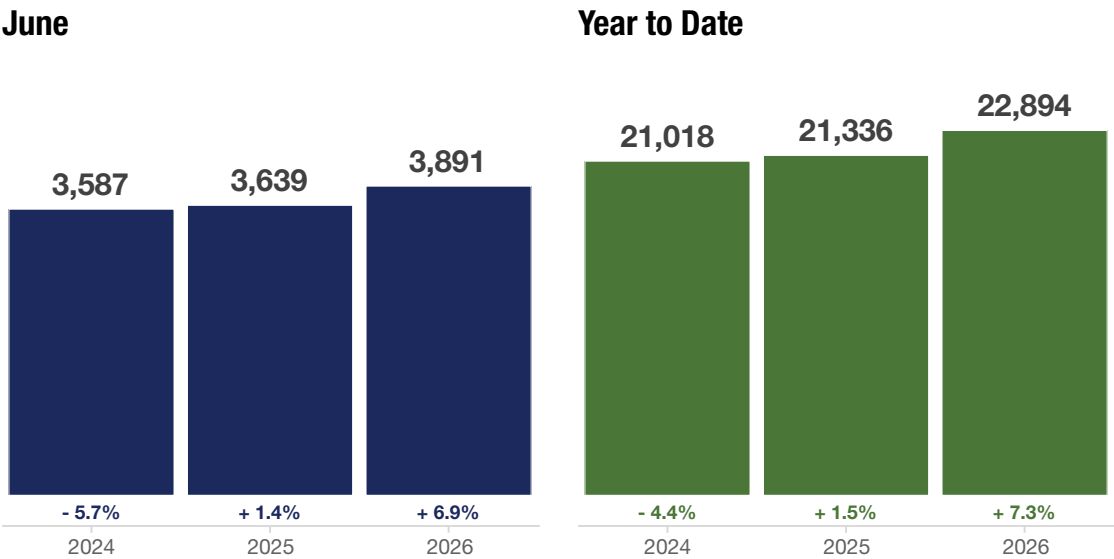
New Listings		Prior Year	Year-Over-Year Change
Jul-2025	5,637	5,580	+ 1.0%
Aug-2025	5,219	5,480	- 4.8%
Sep-2025	5,113	4,622	+ 10.6%
Oct-2025	5,404	5,304	+ 1.9%
Nov-2025	4,118	3,989	+ 3.2%
Dec-2025	3,410	3,467	- 1.6%
Jan-2026	4,959	4,785	+ 3.6%
Feb-2026	4,734	4,690	+ 0.9%
Mar-2026	6,091	5,878	+ 3.6%
Apr-2026	6,150	6,089	+ 1.0%
May-2026	5,348	6,011	- 11.0%
Jun-2026	5,411	5,655	- 4.3%
12-Month Avg	5,133	5,129	+ 0.1%

Historical New Listings by Month



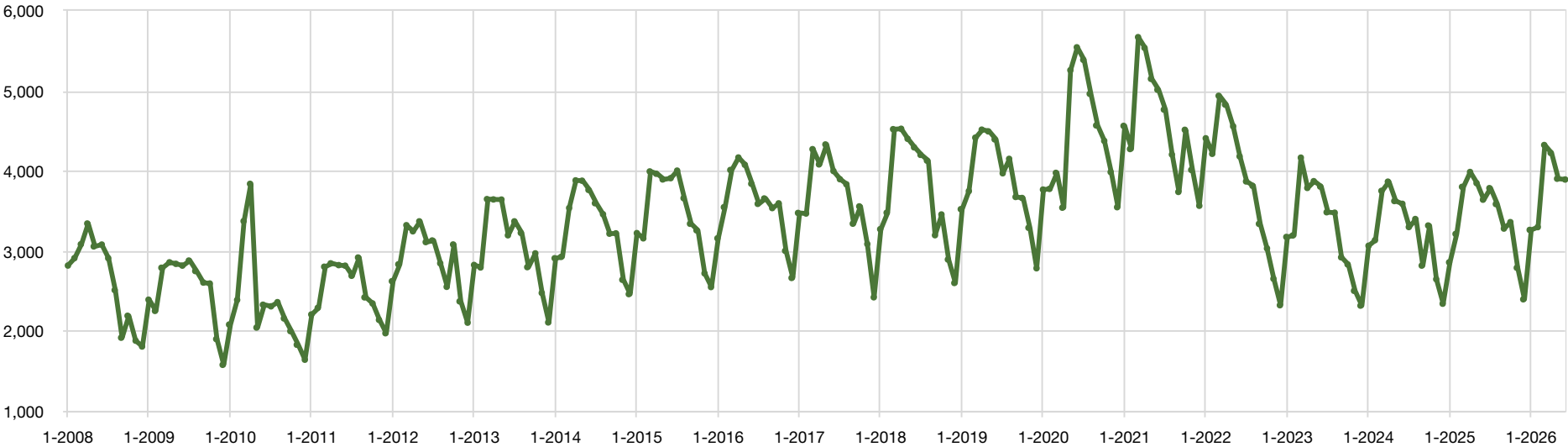
Pending Sales

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



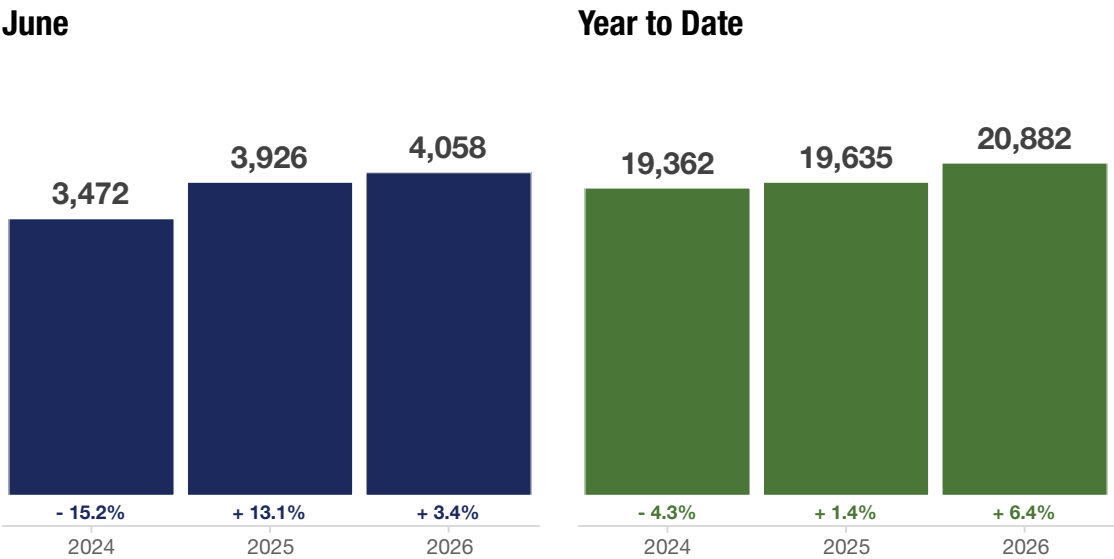
Pending Sales		Prior Year	Year-Over-Year Change
Jul-2025	3,783	3,297	+ 14.7%
Aug-2025	3,584	3,397	+ 5.5%
Sep-2025	3,278	2,815	+ 16.4%
Oct-2025	3,358	3,316	+ 1.3%
Nov-2025	2,788	2,645	+ 5.4%
Dec-2025	2,394	2,339	+ 2.4%
Jan-2026	3,261	2,856	+ 14.2%
Feb-2026	3,296	3,211	+ 2.6%
Mar-2026	4,322	3,799	+ 13.8%
Apr-2026	4,223	3,985	+ 6.0%
May-2026	3,901	3,846	+ 1.4%
Jun-2026	3,891	3,639	+ 6.9%
12-Month Avg	3,507	3,262	+ 7.5%

Historical Pending Sales by Month



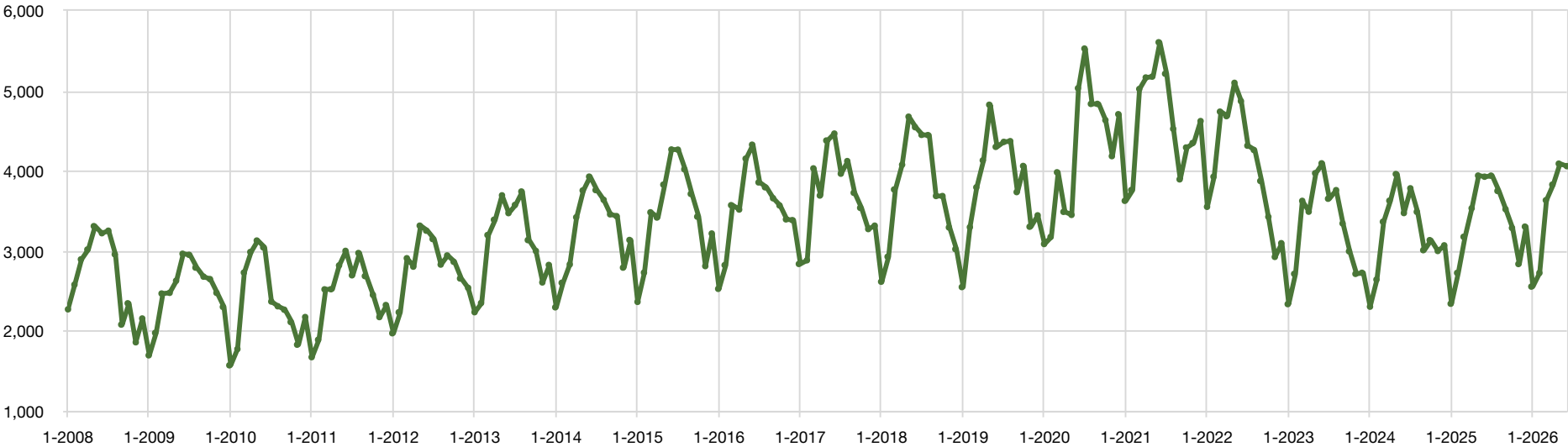
Closed Sales

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



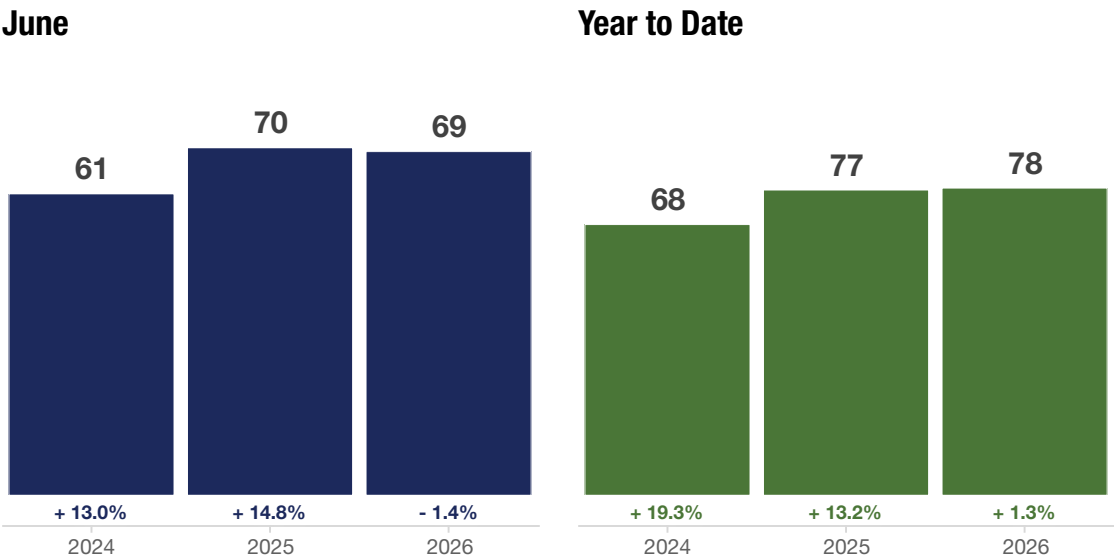
Closed Sales		Prior Year	Year-Over-Year Change
Jul-2025	3,939	3,781	+ 4.2%
Aug-2025	3,748	3,487	+ 7.5%
Sep-2025	3,520	3,008	+ 17.0%
Oct-2025	3,286	3,133	+ 4.9%
Nov-2025	2,835	2,998	- 5.4%
Dec-2025	3,302	3,068	+ 7.6%
Jan-2026	2,553	2,339	+ 9.1%
Feb-2026	2,723	2,724	- 0.0%
Mar-2026	3,632	3,175	+ 14.4%
Apr-2026	3,827	3,531	+ 8.4%
May-2026	4,089	3,940	+ 3.8%
Jun-2026	4,058	3,926	+ 3.4%
12-Month Avg	3,459	3,259	+ 6.1%

Historical Closed Sales by Month



Days on Market Until Sale

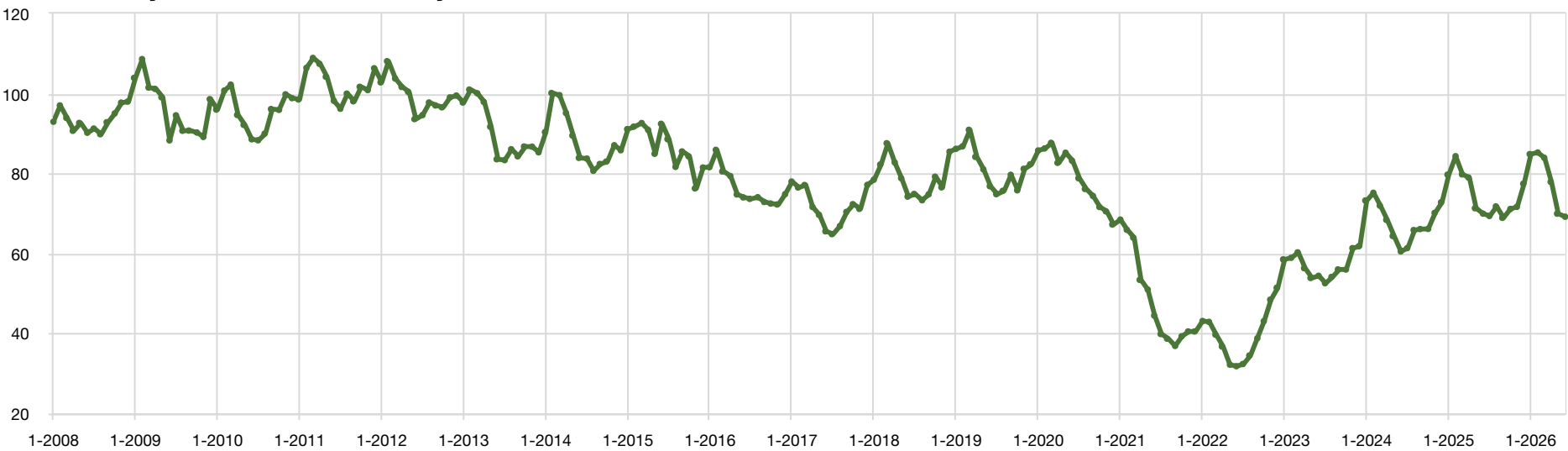
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Year-Over-Year Change
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%
May-2026	70	71	- 1.4%
Jun-2026	69	70	- 1.4%
12-Month Avg*	75	72	+ 4.0%

* 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

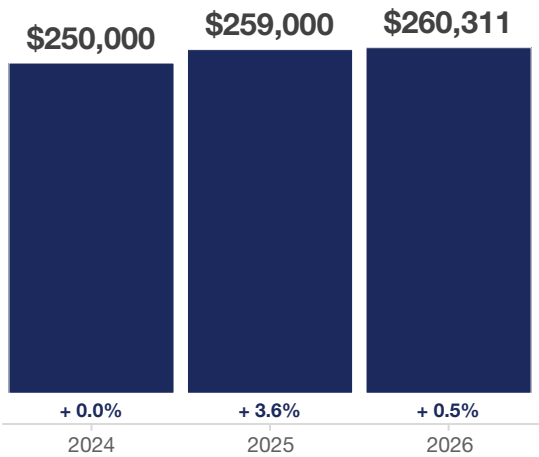


Median Sales Price

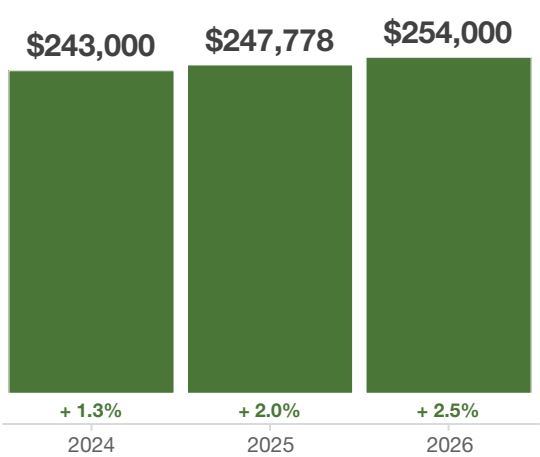
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



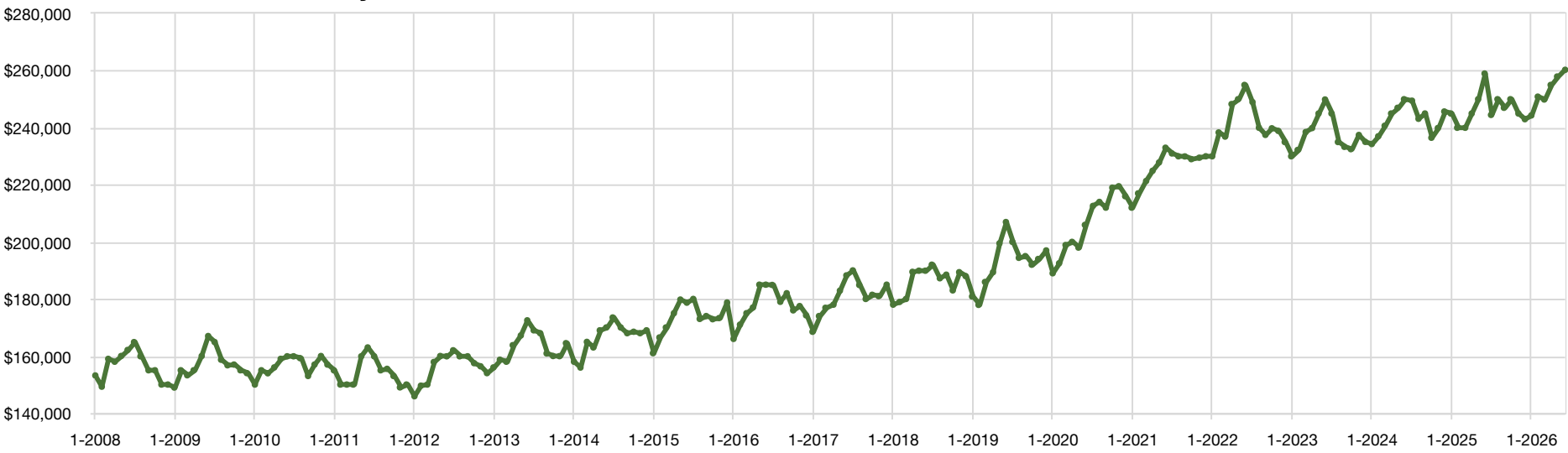
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$244,995	\$239,900	+ 2.1%
Dec-2025	\$243,000	\$245,700	- 1.1%
Jan-2026	\$244,325	\$245,000	- 0.3%
Feb-2026	\$250,900	\$240,000	+ 4.5%
Mar-2026	\$249,900	\$240,000	+ 4.1%
Apr-2026	\$255,000	\$245,000	+ 4.1%
May-2026	\$257,950	\$250,000	+ 3.2%
Jun-2026	\$260,311	\$259,000	+ 0.5%
12-Month Avg*	\$250,000	\$245,000	+ 2.0%

* 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

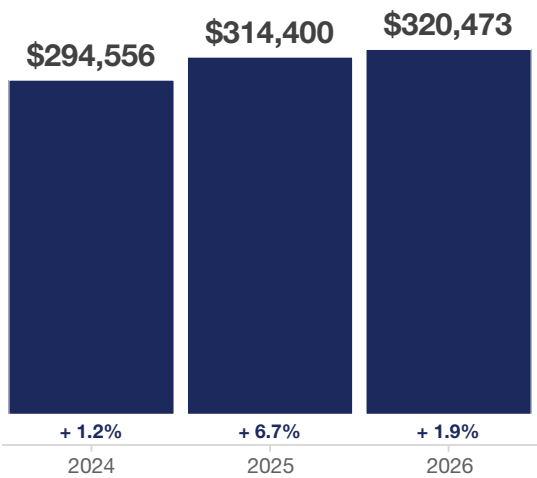


Average Sales Price

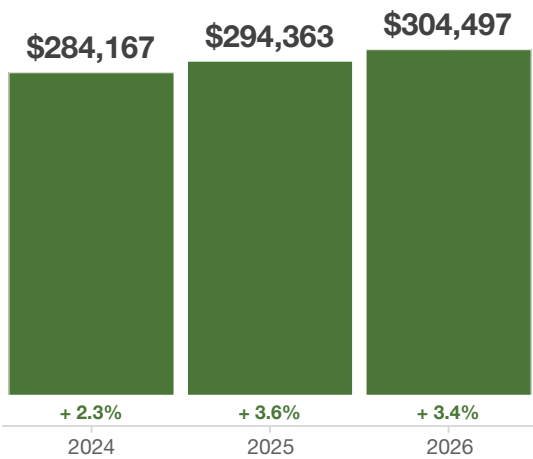
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



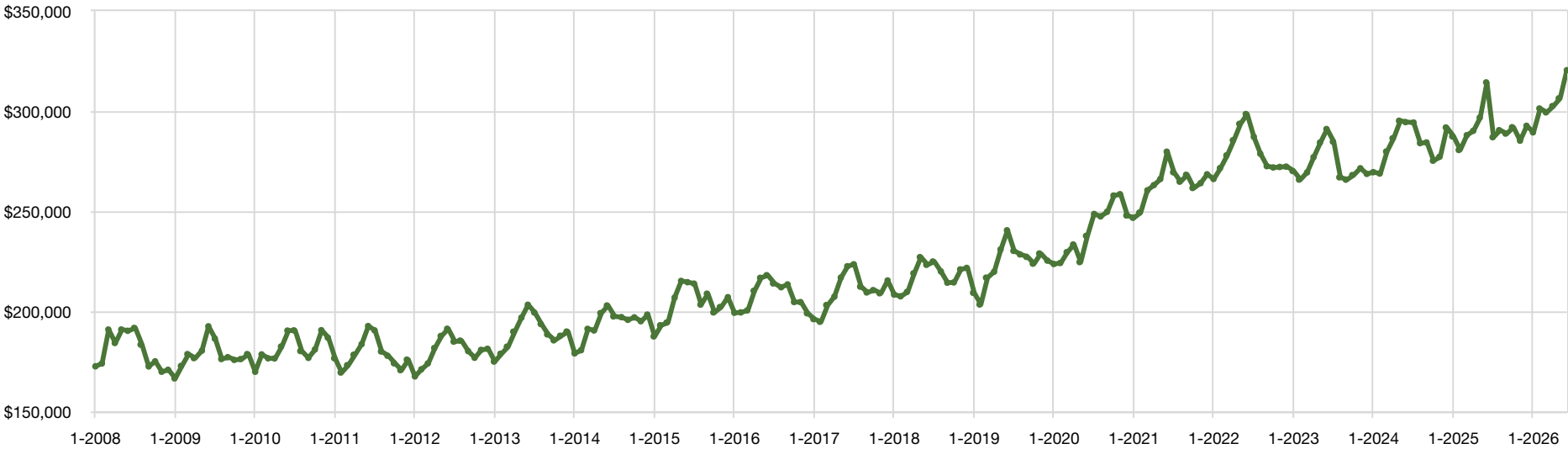
Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
Jul-2025	\$287,027	\$294,344	- 2.5%
Aug-2025	\$290,519	\$284,069	+ 2.3%
Sep-2025	\$288,830	\$284,400	+ 1.6%
Oct-2025	\$291,999	\$275,275	+ 6.1%
Nov-2025	\$285,298	\$277,217	+ 2.9%
Dec-2025	\$292,714	\$291,876	+ 0.3%
Jan-2026	\$289,447	\$287,455	+ 0.7%
Feb-2026	\$301,360	\$280,646	+ 7.4%
Mar-2026	\$299,445	\$288,024	+ 4.0%
Apr-2026	\$302,560	\$290,235	+ 4.2%
May-2026	\$306,446	\$296,808	+ 3.2%
Jun-2026	\$320,473	\$314,400	+ 1.9%
12-Month Avg*	\$297,010	\$289,642	+ 2.5%

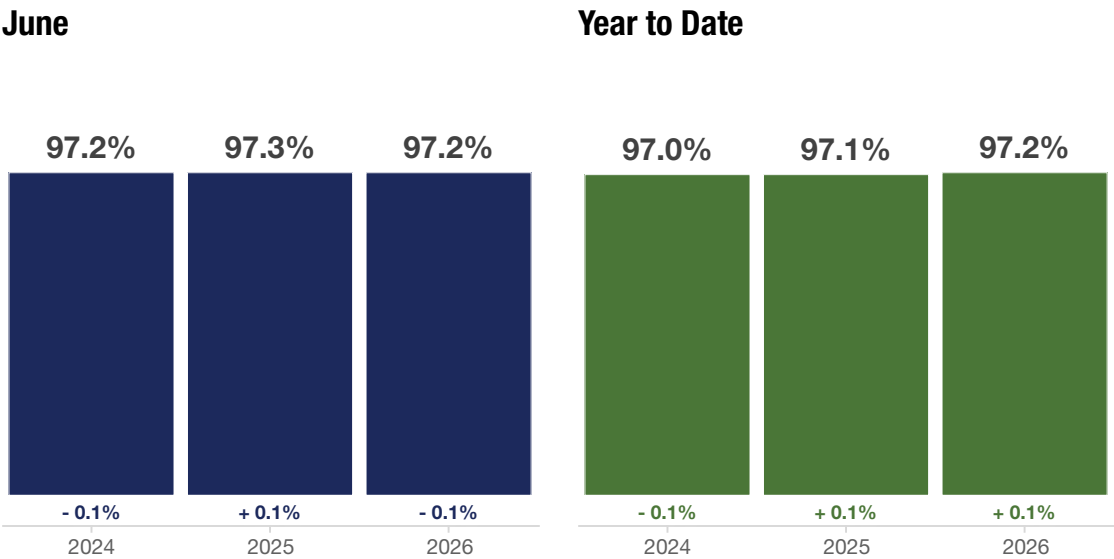
* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of List Price Received

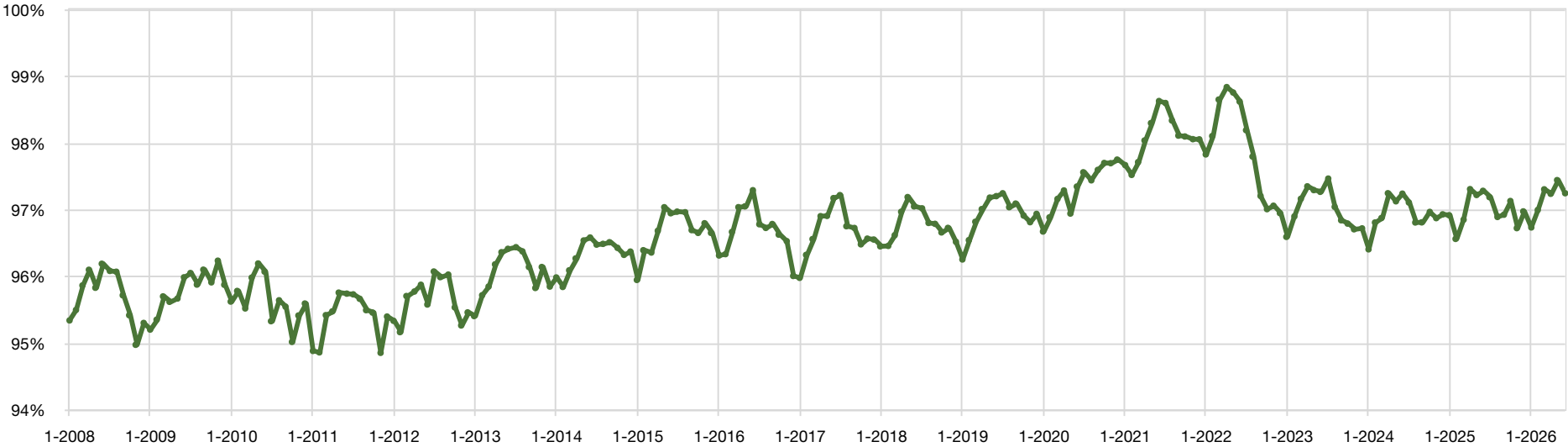
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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	97.2%	97.3%	- 0.1%
May-2026	97.4%	97.2%	+ 0.2%
Jun-2026	97.2%	97.3%	- 0.1%
12-Month Avg*	97.1%	97.0%	+ 0.1%

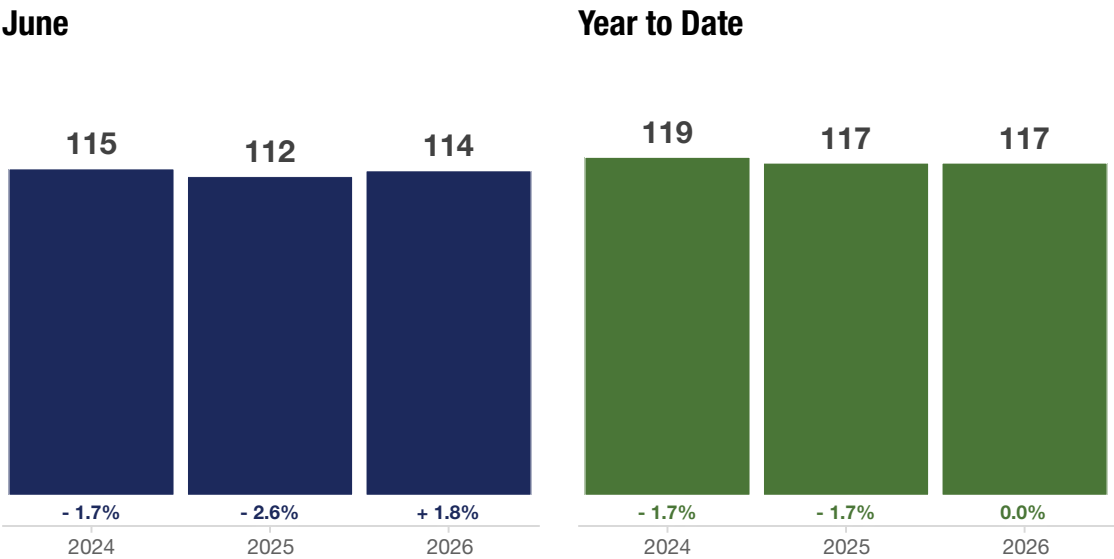
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



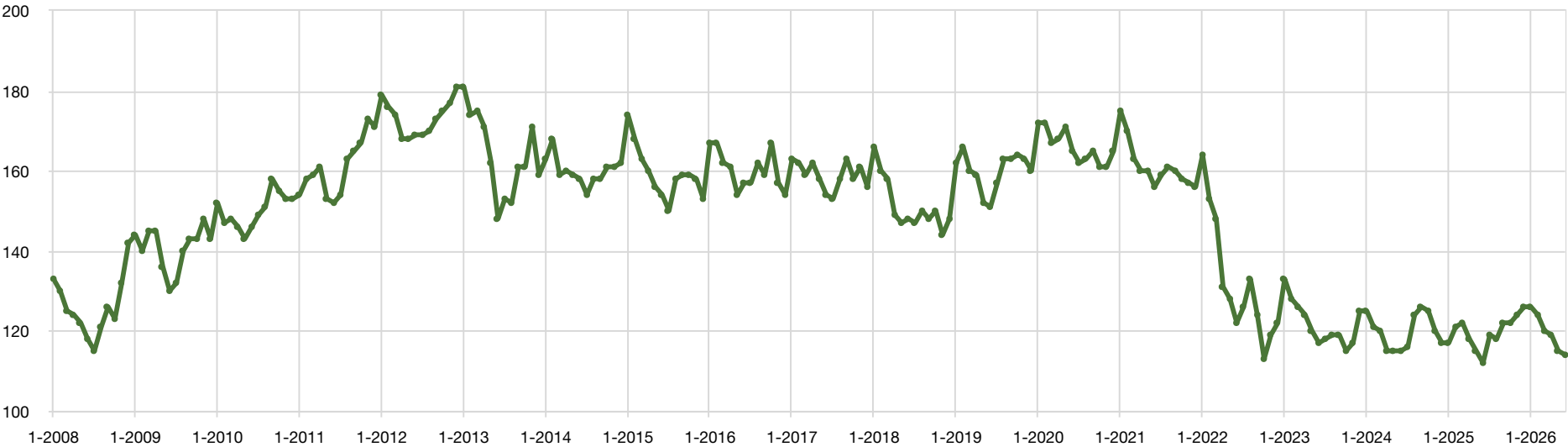
Housing Affordability Index

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	Year-Over-Year Change
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%
May-2026	115	115	0.0%
Jun-2026	114	112	+ 1.8%
12-Month Avg	121	119	+ 1.7%

Historical Housing Affordability Index by Month

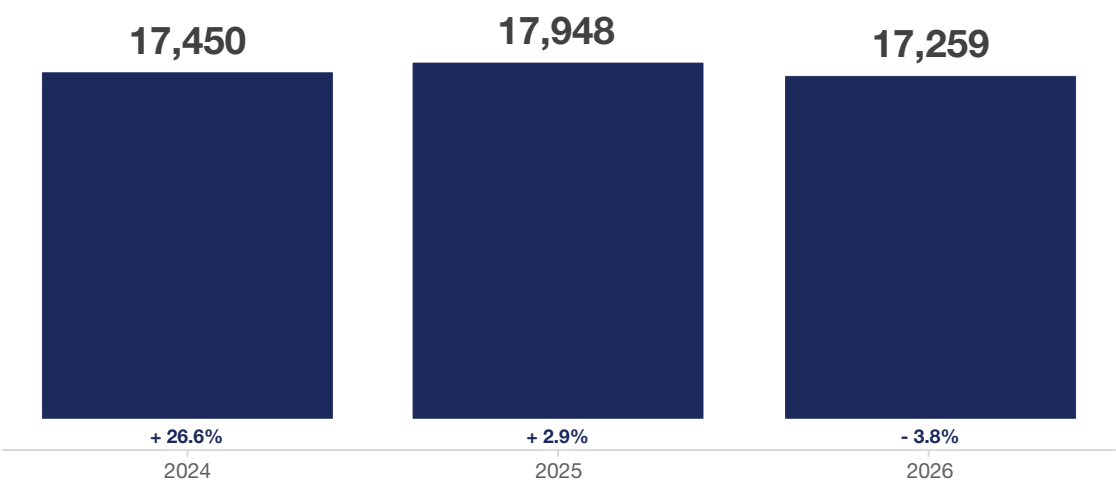


Inventory of Homes for Sale

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

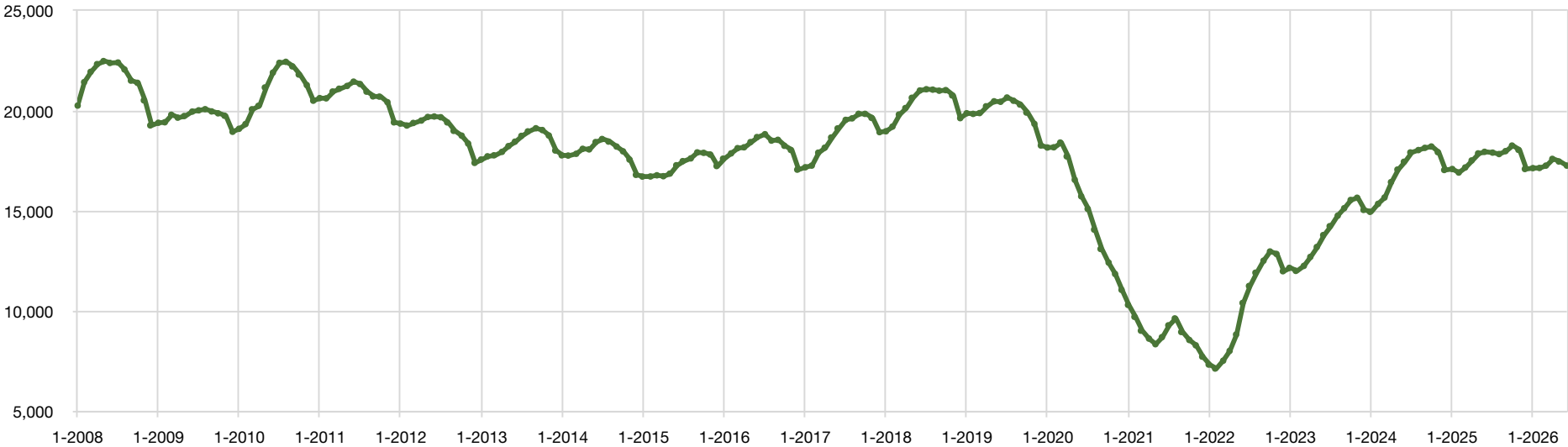


June



Homes for Sale		Prior Year	Year-Over-Year Change
Jul-2025	17,908	17,917	- 0.1%
Aug-2025	17,837	18,036	- 1.1%
Sep-2025	17,983	18,147	- 0.9%
Oct-2025	18,261	18,214	+ 0.3%
Nov-2025	18,046	17,931	+ 0.6%
Dec-2025	17,089	17,040	+ 0.3%
Jan-2026	17,134	17,089	+ 0.3%
Feb-2026	17,141	16,912	+ 1.4%
Mar-2026	17,258	17,165	+ 0.5%
Apr-2026	17,595	17,517	+ 0.4%
May-2026	17,466	17,869	- 2.3%
Jun-2026	17,259	17,948	- 3.8%
12-Month Avg	17,581	17,649	- 0.4%

Historical Inventory of Homes for Sale by Month

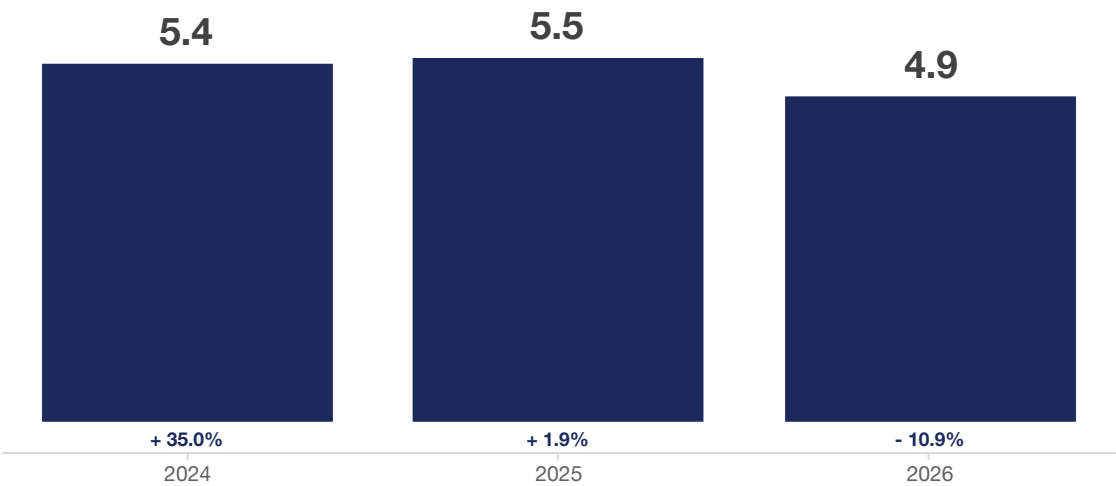


Months Supply of Inventory

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	Year-Over-Year Change
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	5.4	5.5	- 1.8%
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	5.0	5.3	- 5.7%
Apr-2026	5.1	5.4	- 5.6%
May-2026	5.0	5.5	- 9.1%
Jun-2026	4.9	5.5	- 10.9%
12-Month Avg*	5.2	5.5	- 5.6%

* 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

