

Monthly Indicators



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings in the entire state decreased 3.7 percent to 5,032. Pending Sales increased 2.7 percent to 3,681. Inventory decreased 3.9 percent to 17,137.

Median Sales Price increased 1.6 percent from \$250,000 to \$254,000. Days on Market decreased 4.2 percent to 69. Months Supply of Inventory decreased 9.3 percent to 4.9.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Monthly Snapshot

- 3.8%	- 3.9%	+ 1.6%
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.



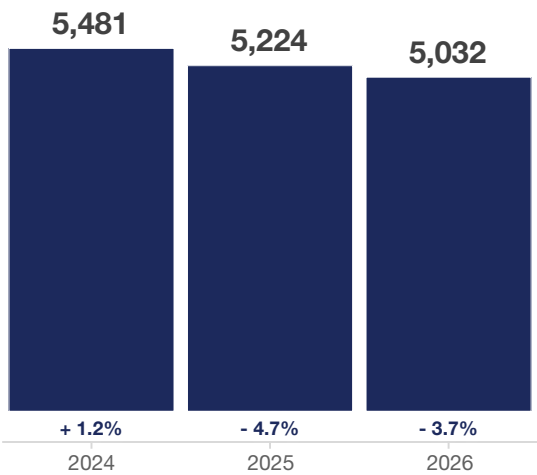
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		5,224	5,032	- 3.7%	43,976	43,358	- 1.4%
Pending Sales		3,584	3,681	+ 2.7%	28,702	30,181	+ 5.2%
Closed Sales		3,748	3,604	- 3.8%	27,324	28,561	+ 4.5%
Days on Market Until Sale		72	69	- 4.2%	75	75	0.0%
Median Sales Price		\$250,000	\$254,000	+ 1.6%	\$247,900	\$255,000	+ 2.9%
Average Sales Price		\$290,516	\$302,814	+ 4.2%	\$292,780	\$304,395	+ 4.0%
Percent of List Price Received		96.9%	97.3%	+ 0.4%	97.1%	97.2%	+ 0.1%
Housing Affordability Index		118	115	- 2.5%	119	115	- 3.4%
Inventory of Homes for Sale		17,835	17,137	- 3.9%	—	—	—
Months Supply of Inventory		5.4	4.9	- 9.3%	—	—	—

New Listings

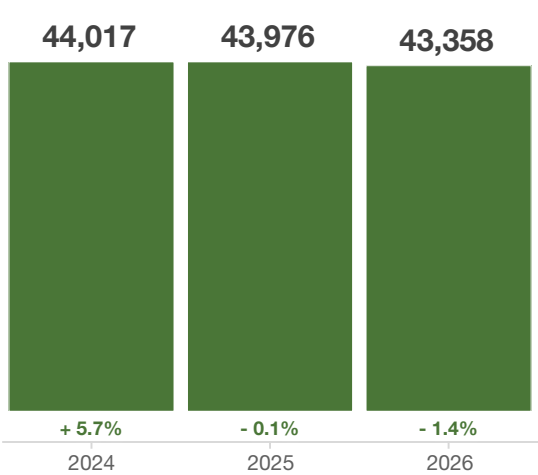
A count of the properties that have been newly listed on the market in a given month.



August

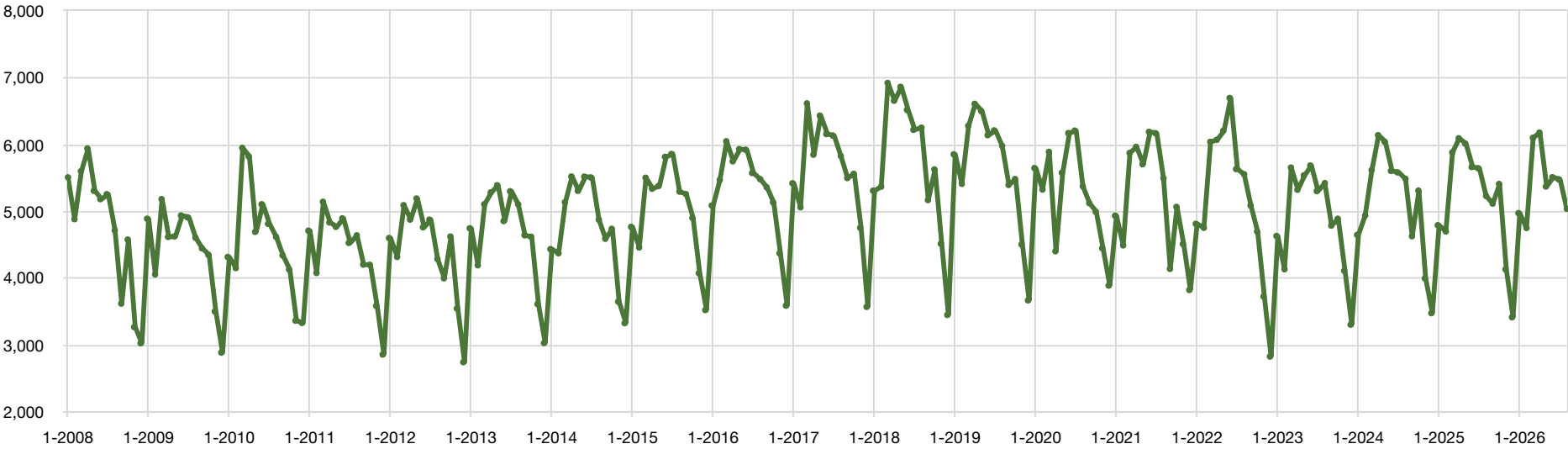


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Sep-2025	5,110	4,621	+ 10.6%
Oct-2025	5,404	5,305	+ 1.9%
Nov-2025	4,124	3,989	+ 3.4%
Dec-2025	3,407	3,469	- 1.8%
Jan-2026	4,967	4,786	+ 3.8%
Feb-2026	4,745	4,692	+ 1.1%
Mar-2026	6,097	5,877	+ 3.7%
Apr-2026	6,173	6,089	+ 1.4%
May-2026	5,366	6,009	- 10.7%
Jun-2026	5,505	5,659	- 2.7%
Jul-2026	5,473	5,640	- 3.0%
Aug-2026	5,032	5,224	- 3.7%
12-Month Avg	5,117	5,113	+ 0.1%

Historical New Listings by Month

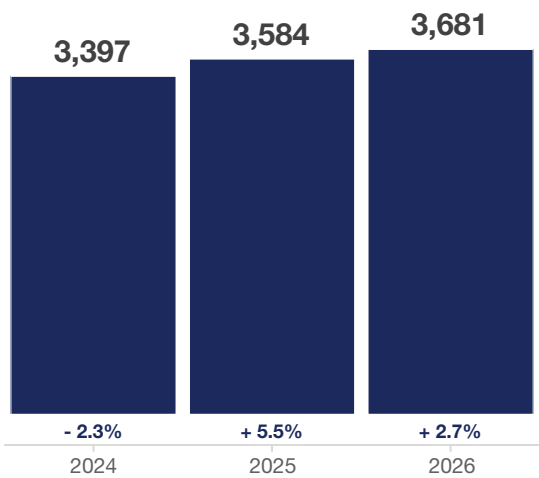


Pending Sales

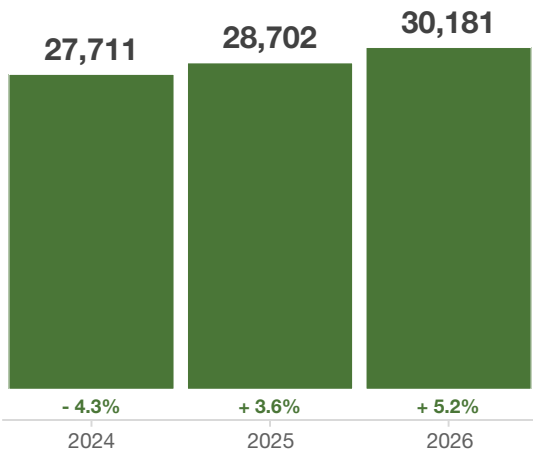
A count of the properties on which offers have been accepted in a given month.



August

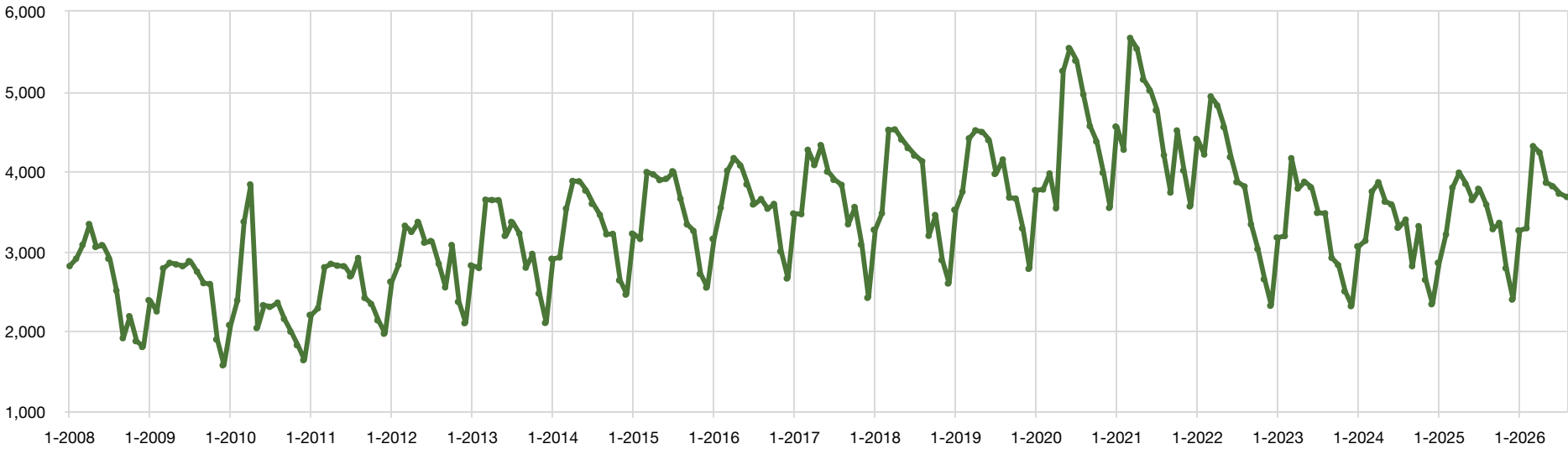


Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
Sep-2025	3,278	2,815 + 16.4%
Oct-2025	3,356	3,315 + 1.2%
Nov-2025	2,789	2,644 + 5.5%
Dec-2025	2,397	2,339 + 2.5%
Jan-2026	3,262	2,856 + 14.2%
Feb-2026	3,290	3,211 + 2.5%
Mar-2026	4,316	3,798 + 13.6%
Apr-2026	4,236	3,984 + 6.3%
May-2026	3,859	3,846 + 0.3%
Jun-2026	3,815	3,641 + 4.8%
Jul-2026	3,722	3,782 - 1.6%
Aug-2026	3,681	3,584 + 2.7%
12-Month Avg	3,500	3,318 + 5.5%

Historical Pending Sales by Month

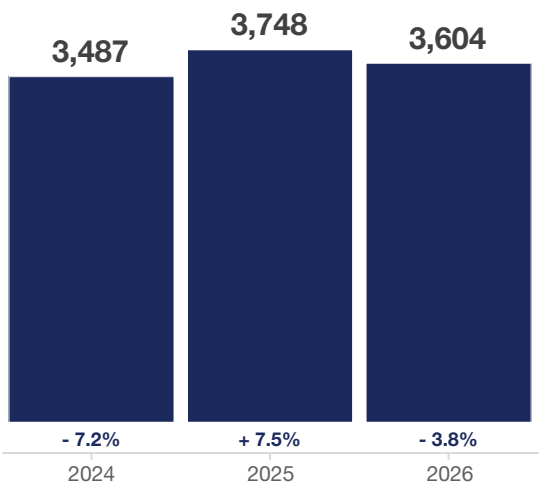


Closed Sales

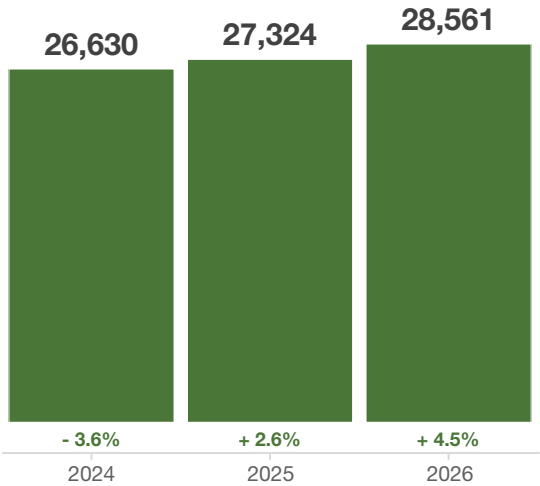
A count of the actual sales that closed in a given month.



August

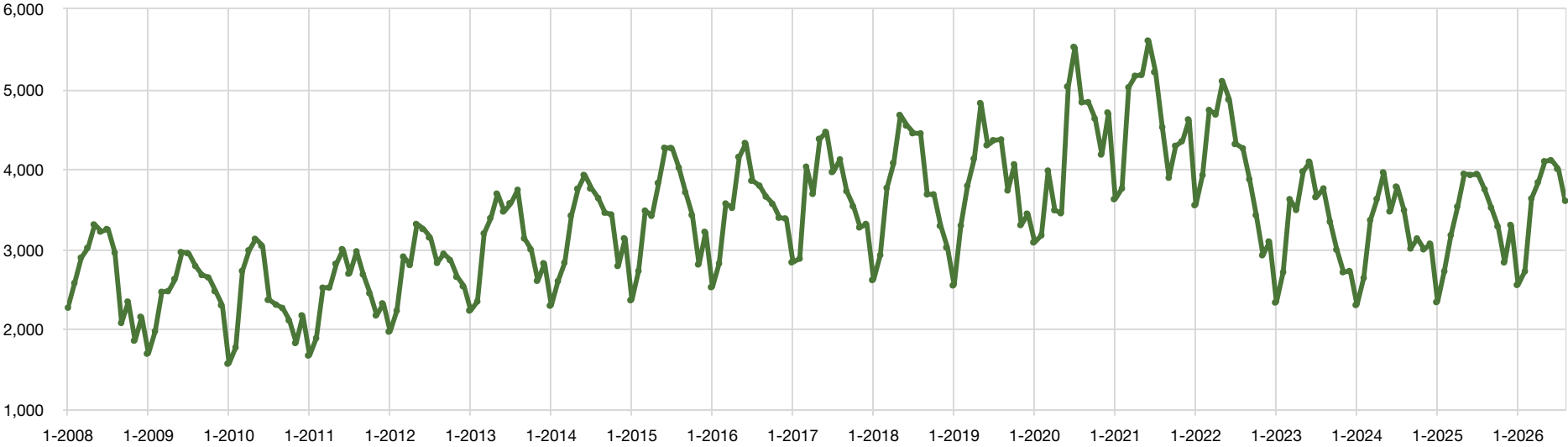


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Sep-2025	3,519	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	3,633	3,175 + 14.4%
Apr-2026	3,835	3,531 + 8.6%
May-2026	4,098	3,941 + 4.0%
Jun-2026	4,111	3,927 + 4.7%
Jul-2026	4,004	3,939 + 1.7%
Aug-2026	3,604	3,748 - 3.8%
12-Month Avg	3,459	3,294 + 5.0%

Historical Closed Sales by Month

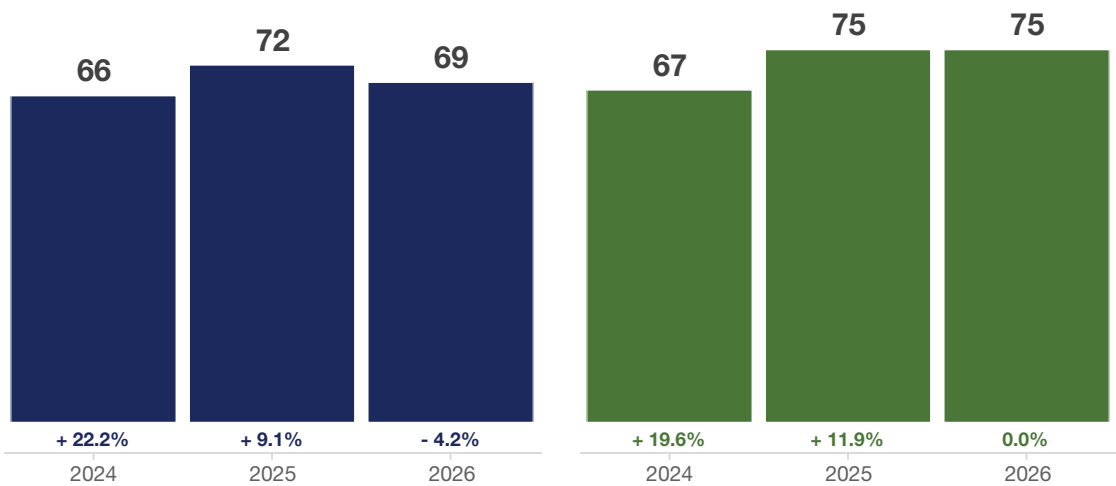


Days on Market Until Sale

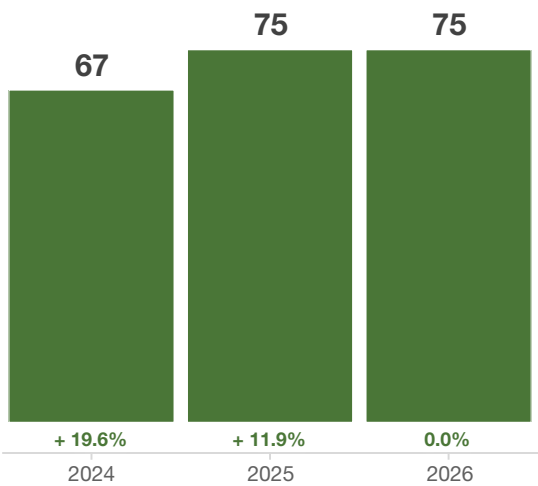
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



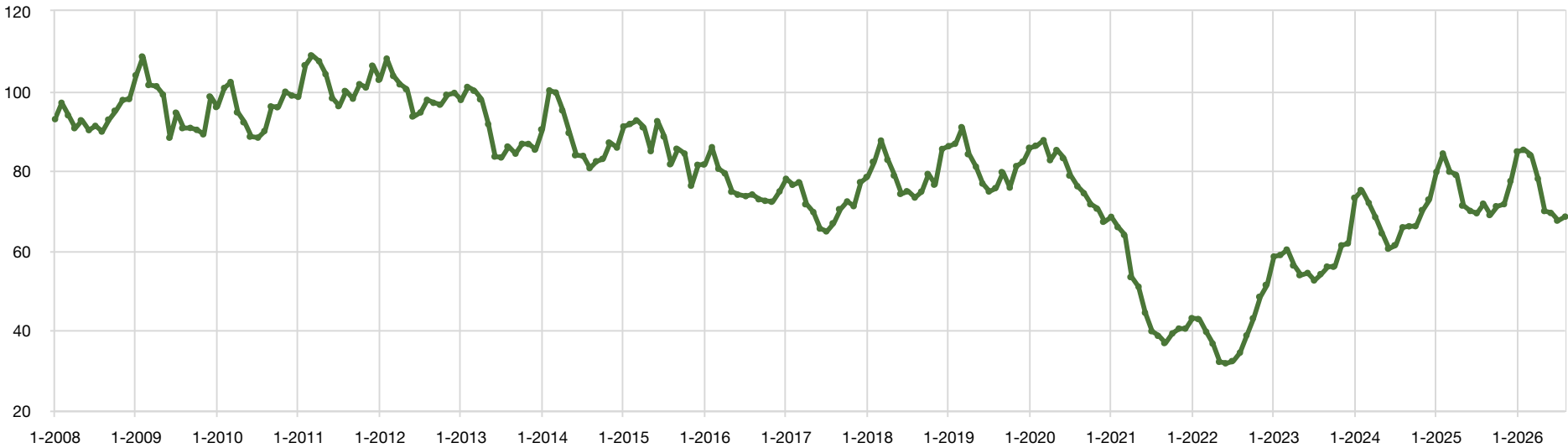
Year to Date



Days on Market		Prior Year	Year-Over-Year Change
Sep-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%
Jul-2026	68	69	- 1.4%
Aug-2026	69	72	- 4.2%
12-Month Avg*	74	73	+ 1.6%

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

Historical Days on Market Until Sale by Month

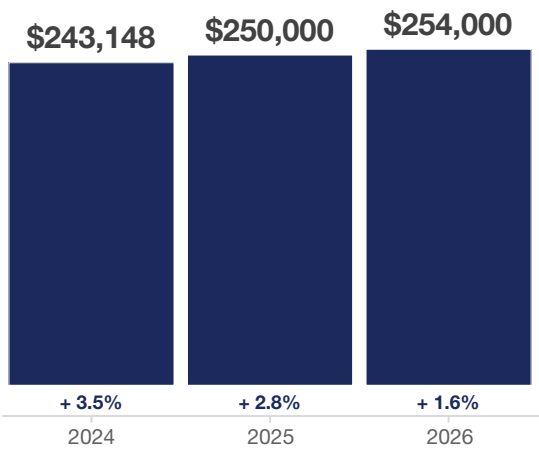


Median Sales Price

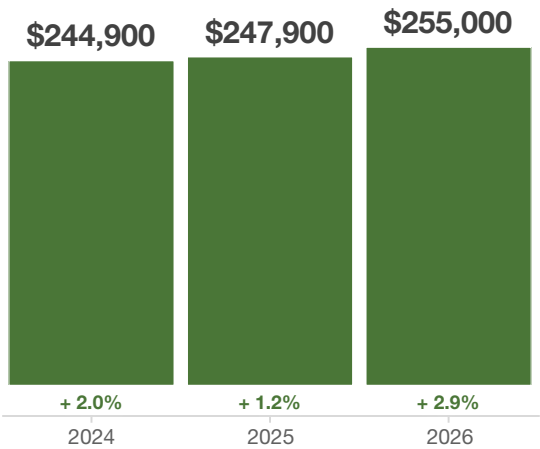
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



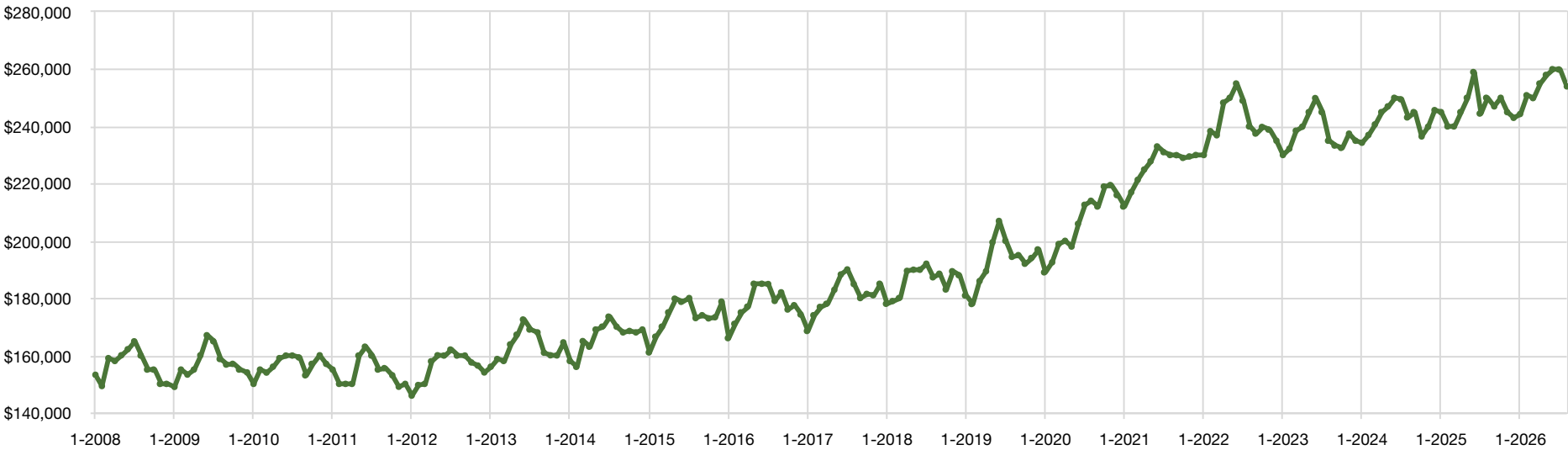
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$258,000	\$250,000	+ 3.2%
Jun-2026	\$260,000	\$259,000	+ 0.4%
Jul-2026	\$259,900	\$244,500	+ 6.3%
Aug-2026	\$254,000	\$250,000	+ 1.6%
12-Month Avg*	\$250,493	\$245,000	+ 2.2%

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

Historical Median Sales Price by Month

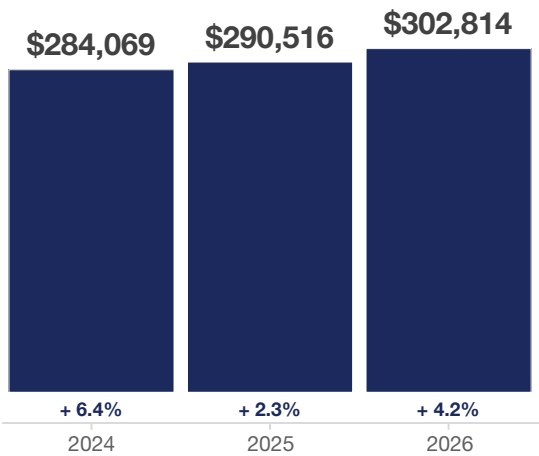


Average Sales Price

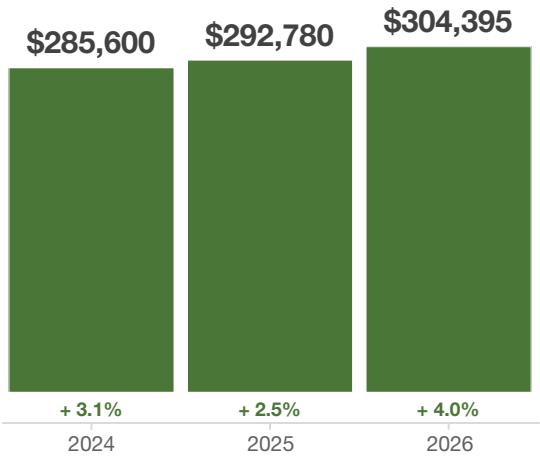
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



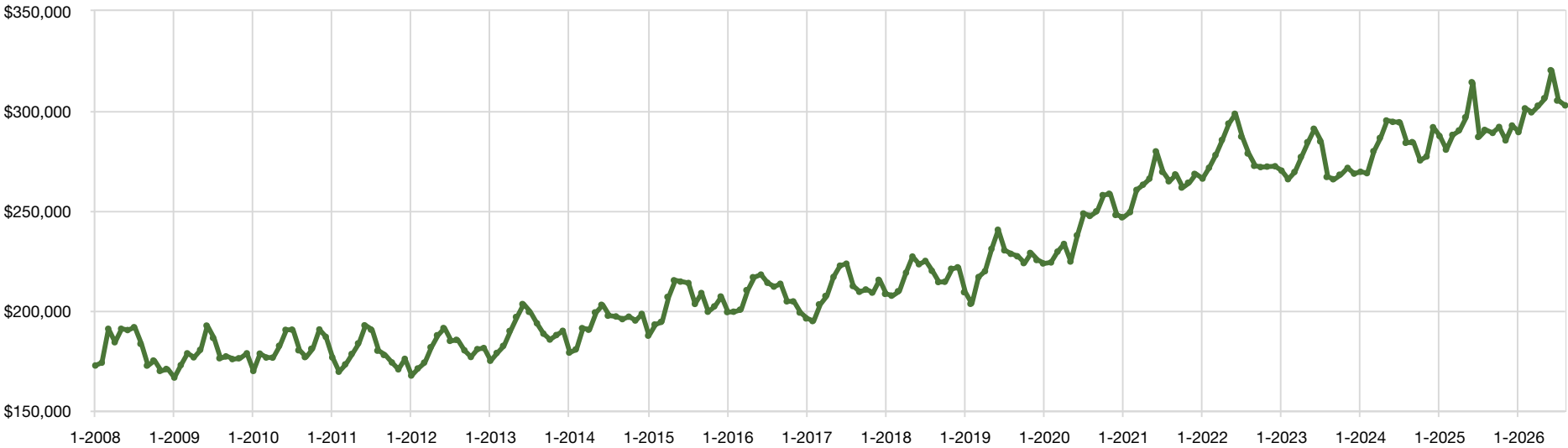
Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Sep-2025	\$289,025	\$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	\$301,323	\$280,646	+ 7.4%
Mar-2026	\$299,328	\$288,024	+ 3.9%
Apr-2026	\$302,657	\$290,235	+ 4.3%
May-2026	\$306,405	\$296,820	+ 3.2%
Jun-2026	\$320,401	\$314,402	+ 1.9%
Jul-2026	\$305,221	\$287,027	+ 6.3%
Aug-2026	\$302,814	\$290,516	+ 4.2%
12-Month Avg*	\$299,877	\$289,507	+ 3.6%

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

Historical Average Sales Price by Month



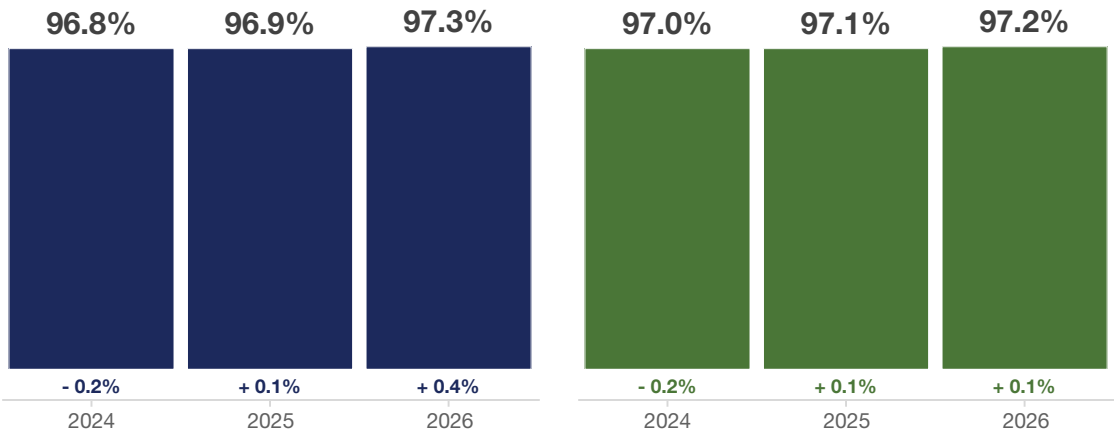
Percent of List Price Received

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.



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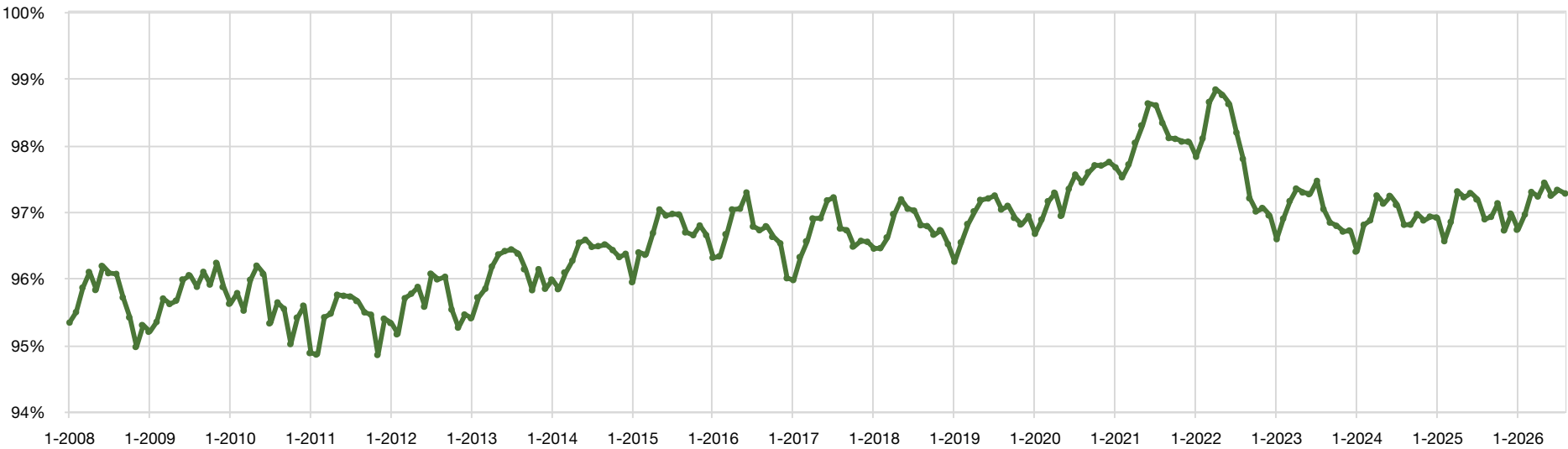
Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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%
Jul-2026	97.3%	97.2%	+ 0.1%
Aug-2026	97.3%	96.9%	+ 0.4%
12-Month Avg*	97.1%	97.0%	+ 0.1%

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

Historical Percent of List Price Received by Month

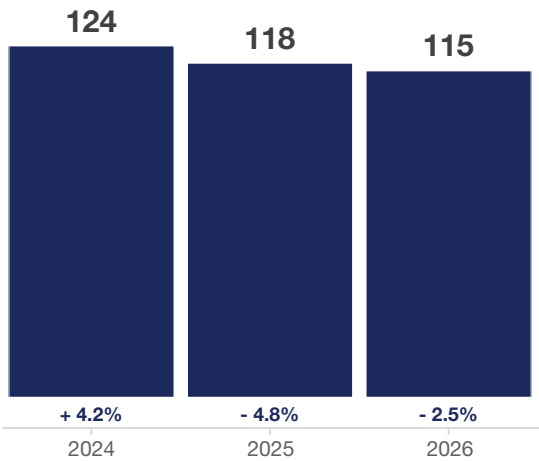


Housing Affordability Index

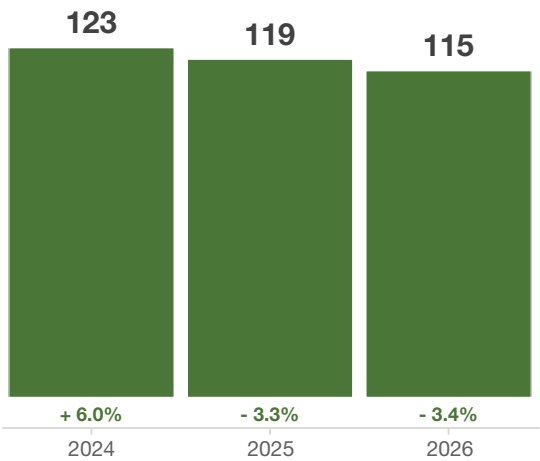
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August

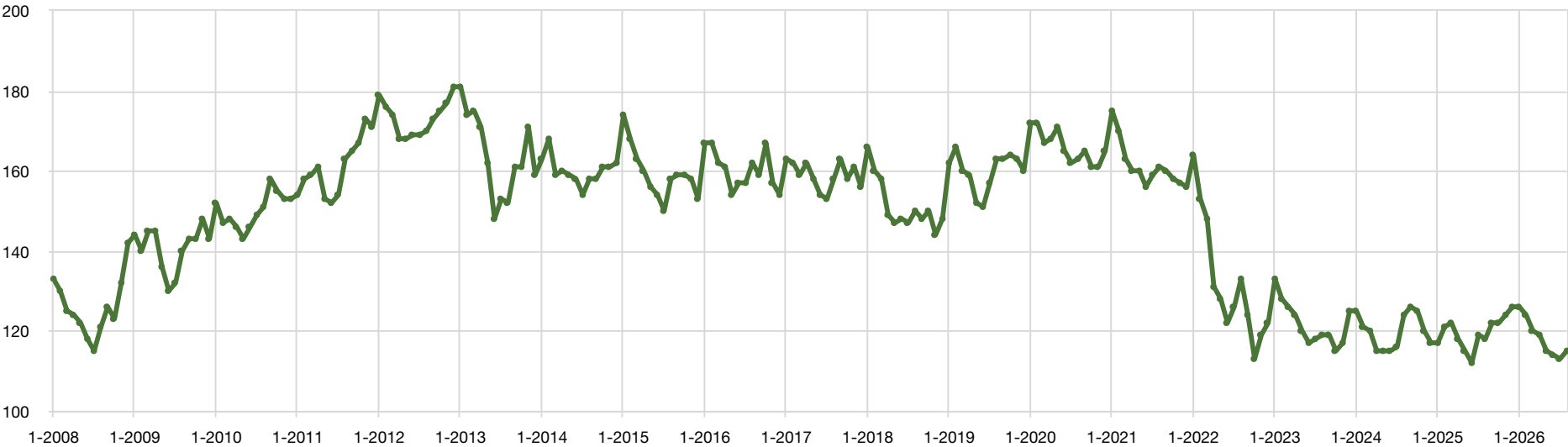


Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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%
Jul-2026	113	119	- 5.0%
Aug-2026	115	118	- 2.5%
12-Month Avg		120	+ 0.8%

Historical Housing Affordability Index by Month

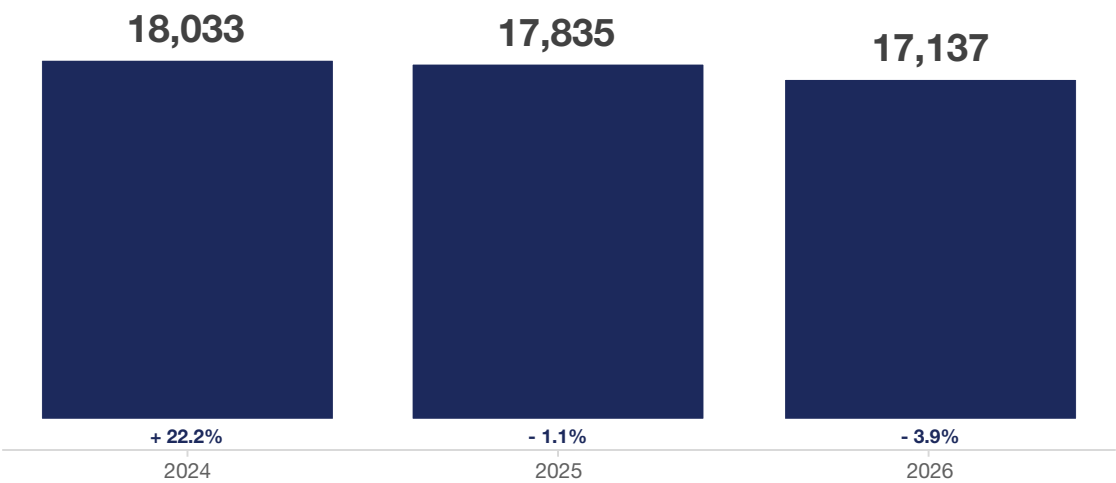


Inventory of Homes for Sale

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

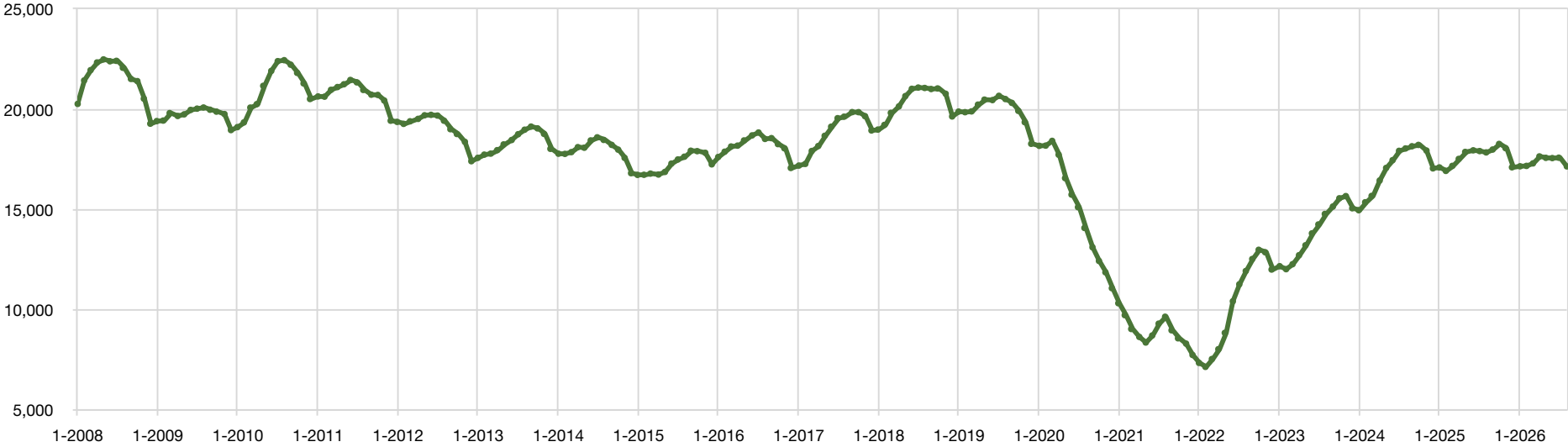


August



Homes for Sale		Prior Year	Year-Over-Year Change
Sep-2025	17,978	18,143	- 0.9%
Oct-2025	18,258	18,210	+ 0.3%
Nov-2025	18,048	17,927	+ 0.7%
Dec-2025	17,090	17,037	+ 0.3%
Jan-2026	17,141	17,085	+ 0.3%
Feb-2026	17,160	16,911	+ 1.5%
Mar-2026	17,286	17,160	+ 0.7%
Apr-2026	17,635	17,509	+ 0.7%
May-2026	17,563	17,859	- 1.7%
Jun-2026	17,551	17,939	- 2.2%
Jul-2026	17,570	17,901	- 1.8%
Aug-2026	17,137	17,835	- 3.9%
12-Month Avg	17,535	17,626	- 0.5%

Historical Inventory of Homes for Sale by Month

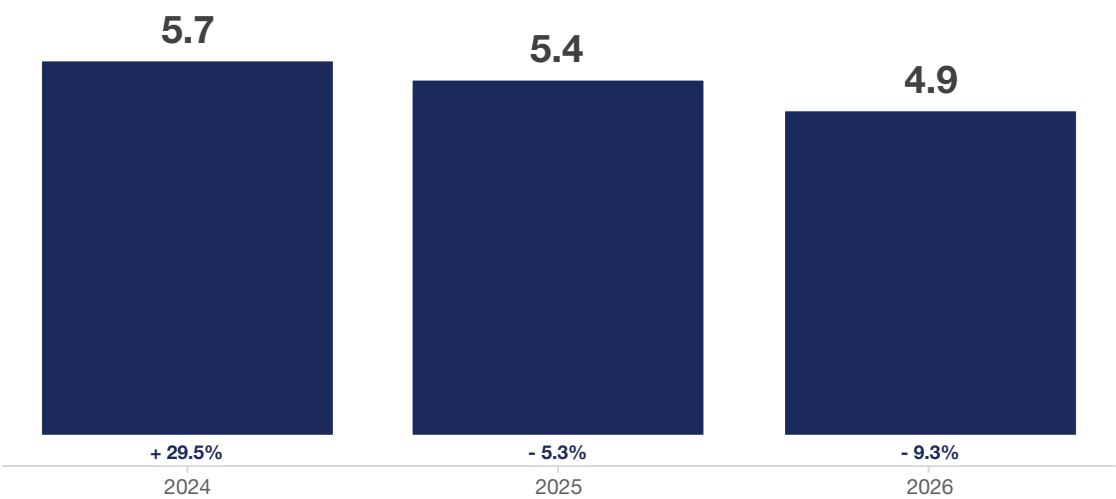


Months Supply of Inventory

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.



August



Months Supply		Prior Year	Year-Over-Year Change
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	5.0	5.5	- 9.1%
Jul-2026	5.0	5.4	- 7.4%
Aug-2026	4.9	5.4	- 9.3%
12-Month Avg*	5.1	5.4	- 6.0%

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

Historical Months Supply of Inventory by Month

