

Monthly Indicators



July 2025

Residential real estate activity composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

Activity Snapshot

+ 0.4%	+ 3.1%	+ 4.0%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in New Listings

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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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		9,456	9,835	+ 4.0%	57,528	60,904	+ 5.9%
Pending Sales		6,413	6,614	+ 3.1%	40,741	41,405	+ 1.6%
Closed Sales		6,752	6,777	+ 0.4%	37,637	38,339	+ 1.9%
Days on Market		35	38	+ 8.6%	41	43	+ 4.9%
Median Sales Price		\$354,000	\$365,000	+ 3.1%	\$345,000	\$356,400	+ 3.3%
Avg. Sales Price		\$417,335	\$430,571	+ 3.2%	\$402,683	\$418,873	+ 4.0%
Pct. of Orig. Price Received		98.8%	98.4%	- 0.4%	98.5%	98.4%	- 0.1%
Affordability Index		91	88	- 3.3%	93	90	- 3.2%
Homes for Sale*		16,418	17,667	+ 7.6%	--	--	--
Months Supply*		3.0	3.1	+ 3.3%	--	--	--

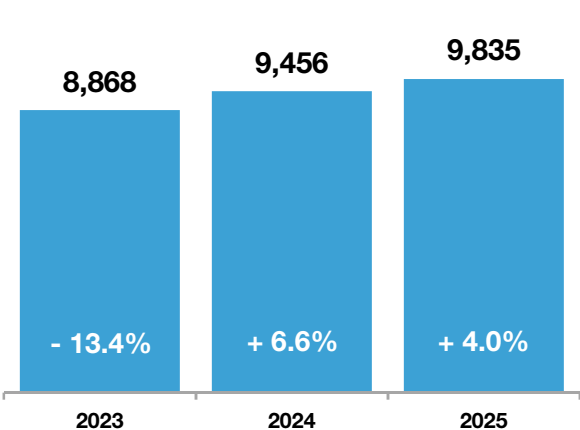
* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

New Listings

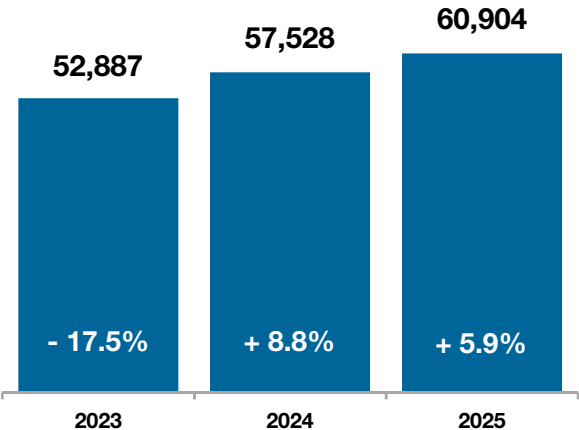
A count of the properties that have been newly listed on the market in a given month.



July

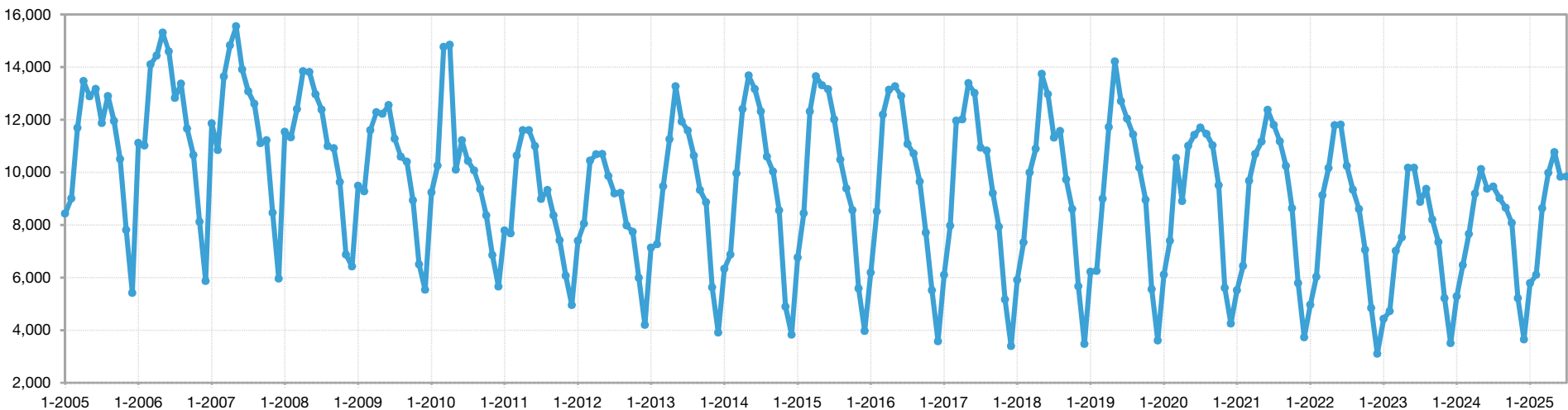


Year to Date



New Listings		Prior Year	Percent Change
August 2024	9,013	9,366	-3.8%
September 2024	8,649	8,198	+5.5%
October 2024	8,076	7,339	+10.0%
November 2024	5,216	5,210	+0.1%
December 2024	3,648	3,502	+4.2%
January 2025	5,782	5,280	+9.5%
February 2025	6,093	6,469	-5.8%
March 2025	8,633	7,651	+12.8%
April 2025	9,977	9,184	+8.6%
May 2025	10,761	10,115	+6.4%
June 2025	9,823	9,373	+4.8%
July 2025	9,835	9,456	+4.0%
12-Month Avg	7,959	7,595	+4.8%

Historical New Listings by Month

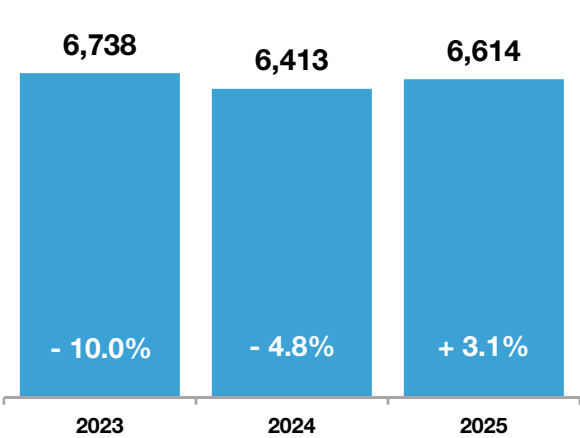


Pending Sales

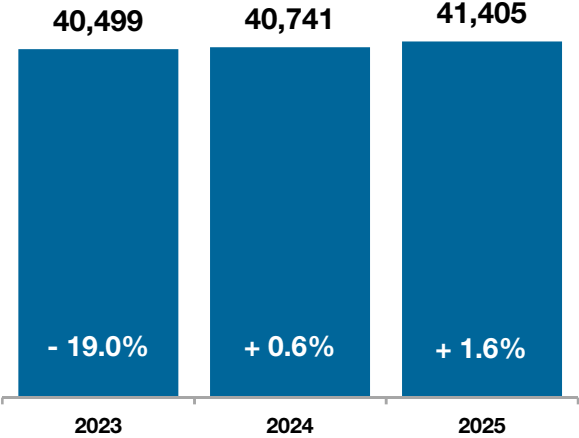
A count of the properties on which offers have been accepted in a given month.



July

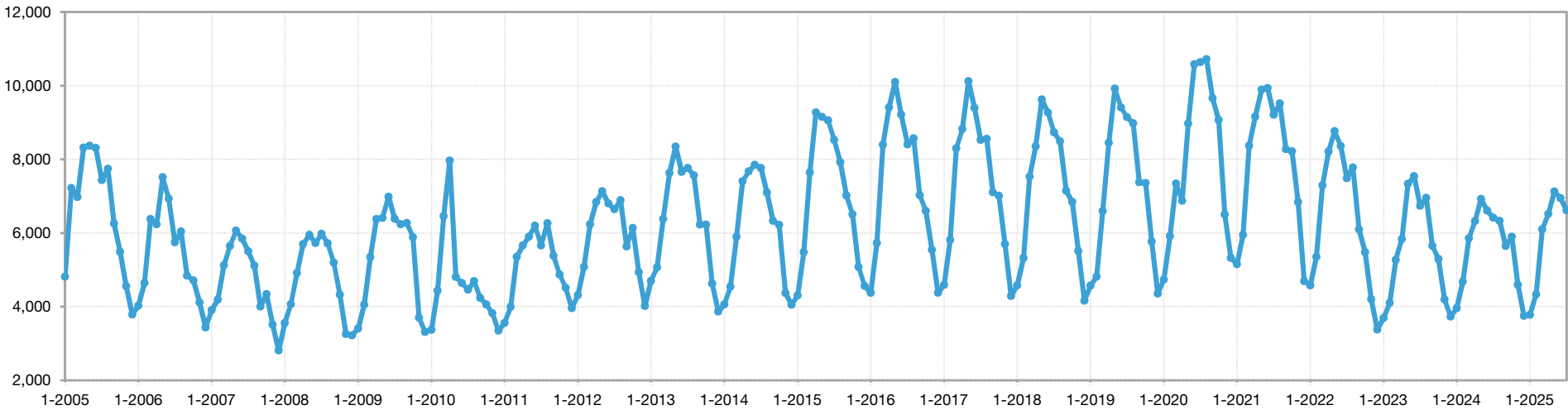


Year to Date



Pending Sales		Prior Year	Percent Change
August 2024	6,325	6,955	-9.1%
September 2024	5,644	5,653	-0.2%
October 2024	5,898	5,289	+11.5%
November 2024	4,588	4,196	+9.3%
December 2024	3,748	3,725	+0.6%
January 2025	3,778	3,956	-4.5%
February 2025	4,331	4,672	-7.3%
March 2025	6,097	5,852	+4.2%
April 2025	6,515	6,319	+3.1%
May 2025	7,122	6,923	+2.9%
June 2025	6,948	6,606	+5.2%
July 2025	6,614	6,413	+3.1%
12-Month Avg	5,634	5,547	+1.6%

Historical Pending Sales by Month

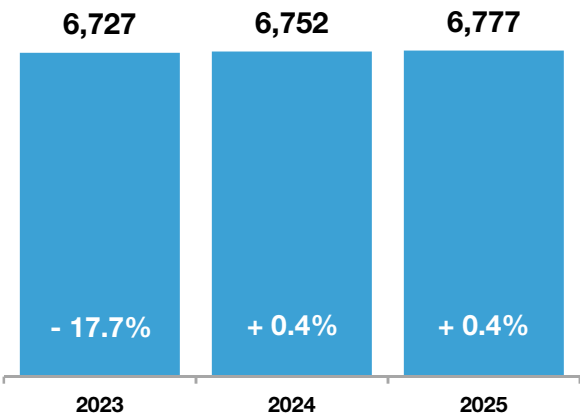


Closed Sales

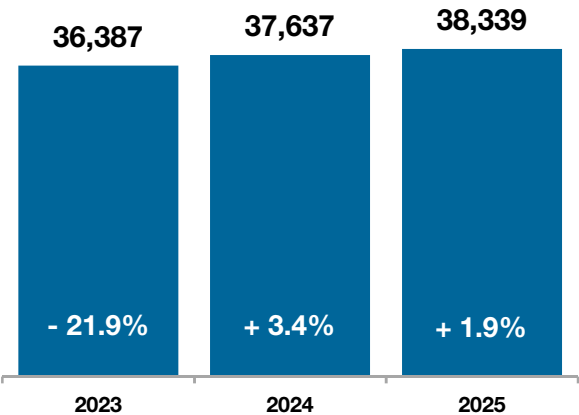
A count of the actual sales that closed in a given month.



July

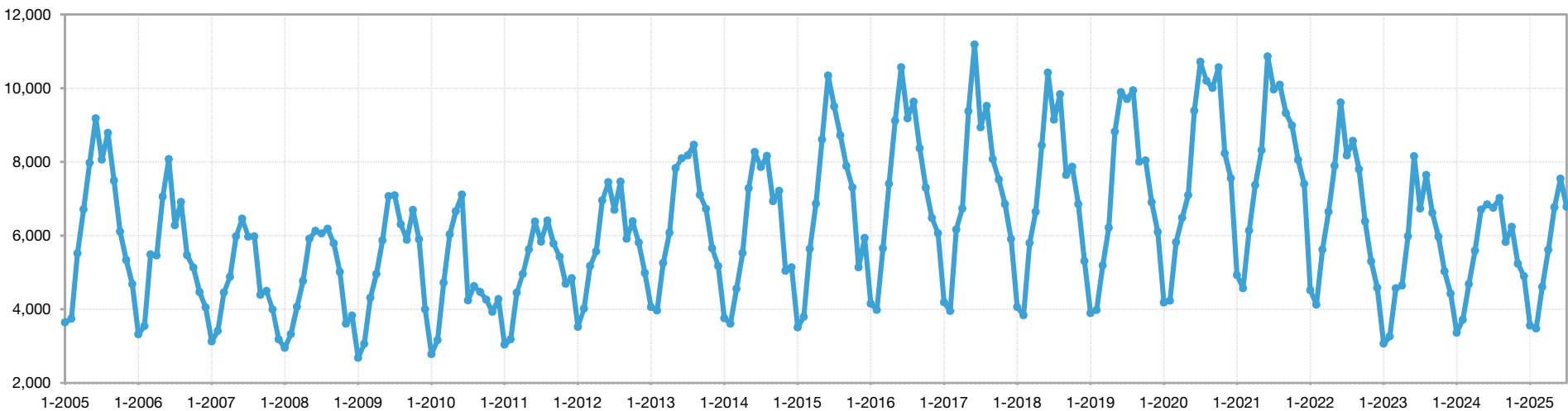


Year to Date



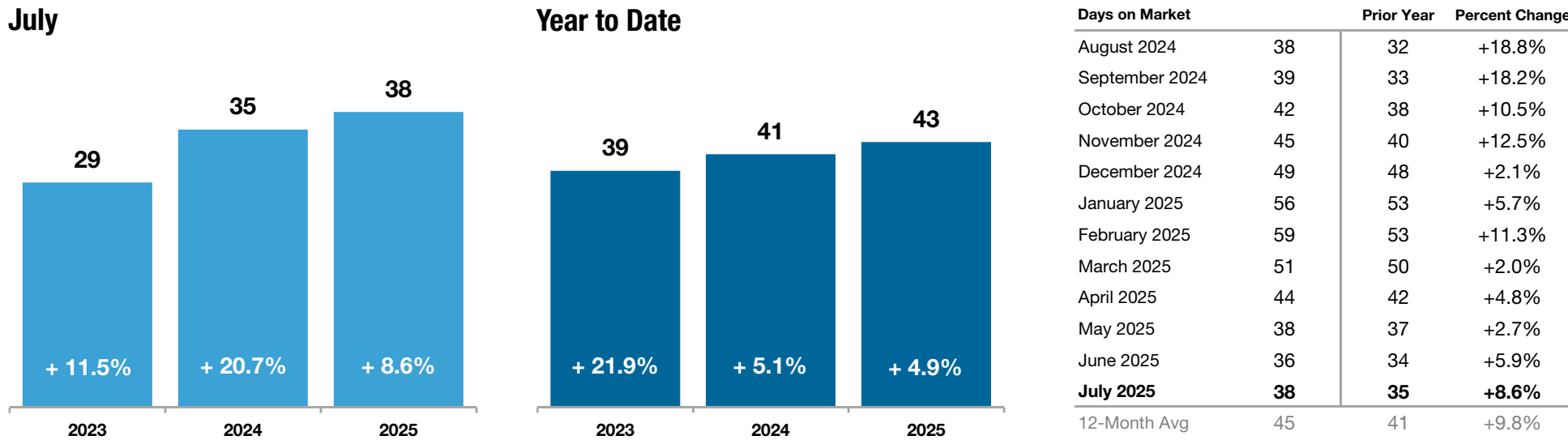
Closed Sales		Prior Year	Percent Change
August 2024	7,014	7,638	-8.2%
September 2024	5,823	6,611	-11.9%
October 2024	6,236	5,970	+4.5%
November 2024	5,233	5,029	+4.1%
December 2024	4,901	4,425	+10.8%
January 2025	3,556	3,361	+5.8%
February 2025	3,478	3,713	-6.3%
March 2025	4,606	4,685	-1.7%
April 2025	5,610	5,584	+0.5%
May 2025	6,768	6,700	+1.0%
June 2025	7,544	6,842	+10.3%
July 2025	6,777	6,752	+0.4%
12-Month Avg	5,629	5,609	+0.4%

Historical Closed Sales by Month

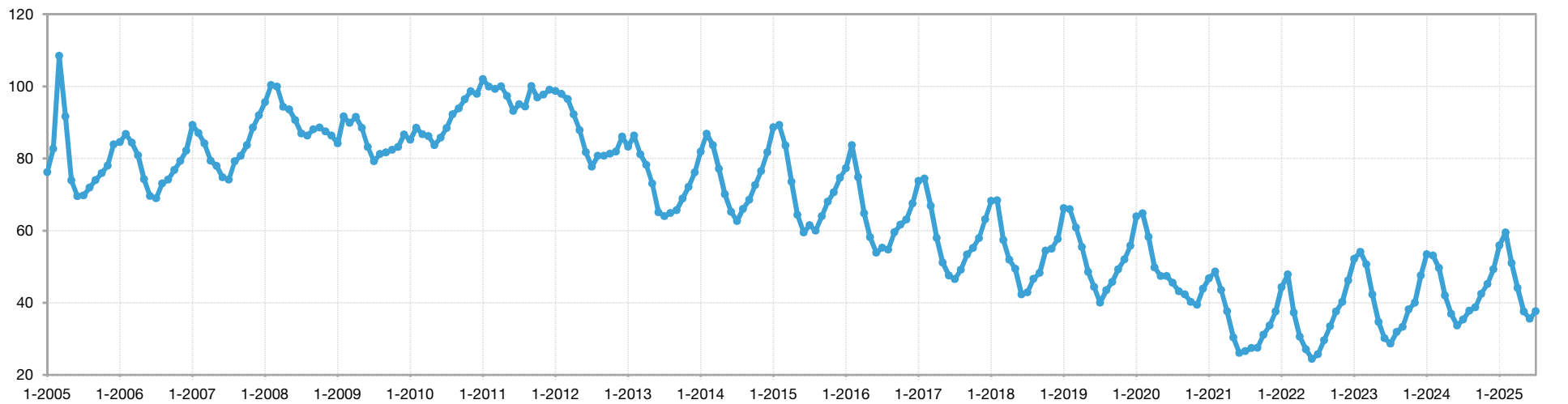


Days on Market Until Sale

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



Historical Days on Market Until Sale by Month

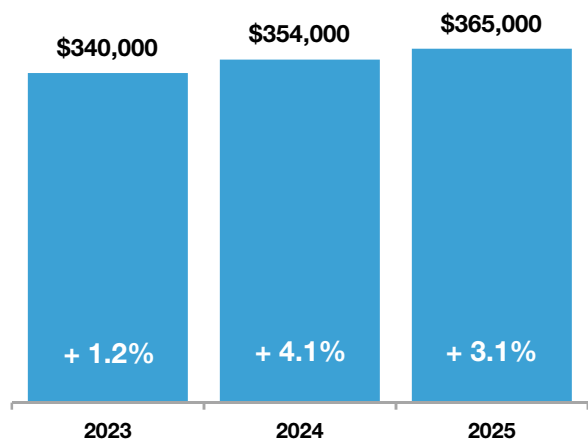


Median Sales Price

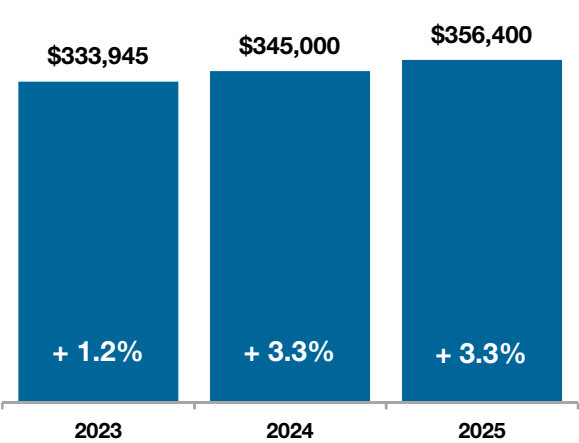
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July

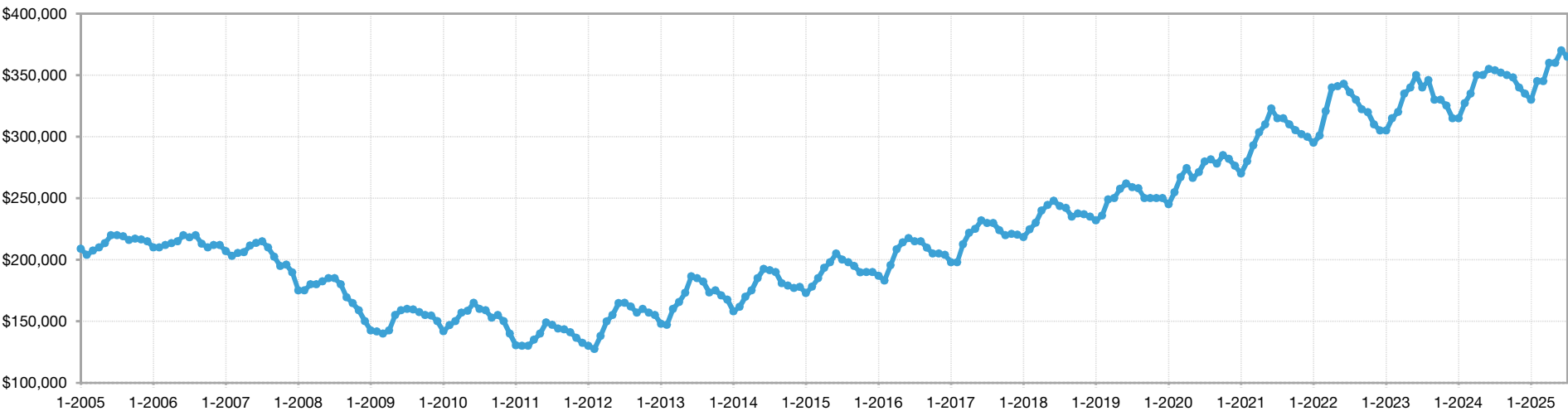


Year to Date



	Median Sales Price	Prior Year	Percent Change
August 2024	\$352,000	\$346,000	+1.7%
September 2024	\$350,000	\$330,000	+6.1%
October 2024	\$348,000	\$330,000	+5.5%
November 2024	\$340,000	\$325,300	+4.5%
December 2024	\$335,000	\$315,000	+6.3%
January 2025	\$330,000	\$315,000	+4.8%
February 2025	\$345,000	\$327,100	+5.5%
March 2025	\$345,000	\$335,000	+3.0%
April 2025	\$360,000	\$350,000	+2.9%
May 2025	\$359,901	\$350,000	+2.8%
June 2025	\$370,000	\$355,000	+4.2%
July 2025	\$365,000	\$354,000	+3.1%
12-Month Avg	\$349,992	\$336,033	+4.2%

Historical Median Sales Price by Month

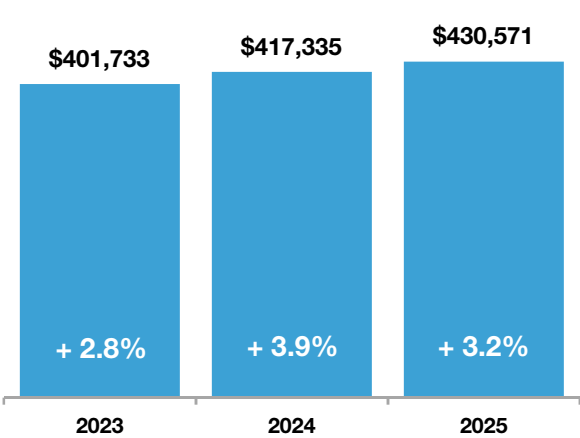


Average Sales Price

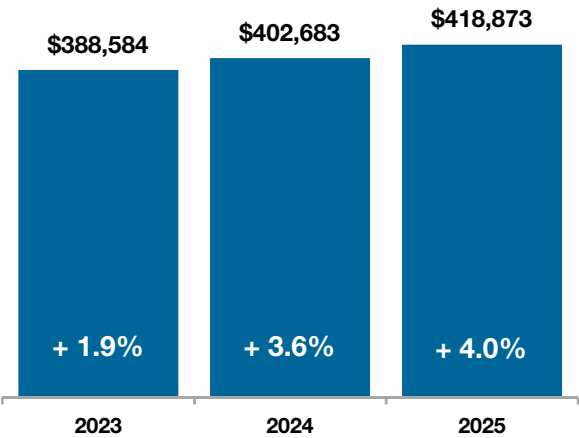
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July

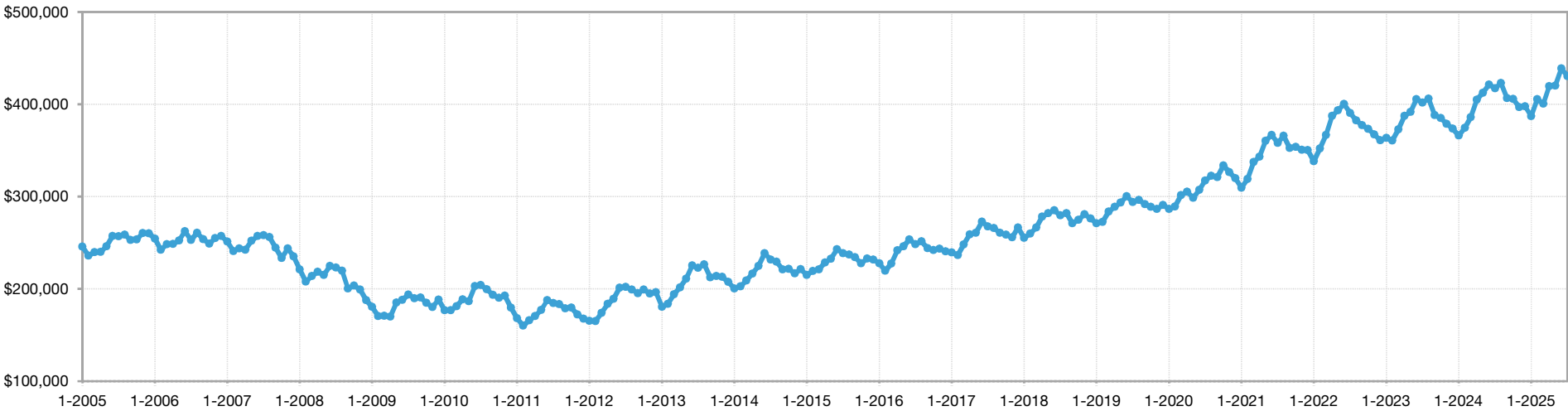


Year to Date



Average Sales Price	Prior Year	Percent Change
August 2024	\$422,942	\$406,232 +4.1%
September 2024	\$406,655	\$388,280 +4.7%
October 2024	\$405,907	\$385,059 +5.4%
November 2024	\$396,907	\$378,681 +4.8%
December 2024	\$397,851	\$373,763 +6.4%
January 2025	\$387,023	\$366,207 +5.7%
February 2025	\$405,553	\$374,498 +8.3%
March 2025	\$400,724	\$386,081 +3.8%
April 2025	\$419,727	\$405,052 +3.6%
May 2025	\$420,142	\$412,420 +1.9%
June 2025	\$438,832	\$421,341 +4.2%
July 2025	\$430,571	\$417,335 +3.2%
12-Month Avg	\$411,069	\$392,912 +4.6%

Historical Average Sales Price by Month

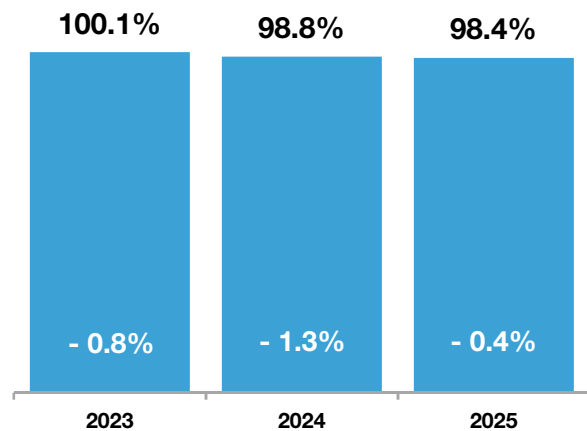


Percent of Original List Price Received

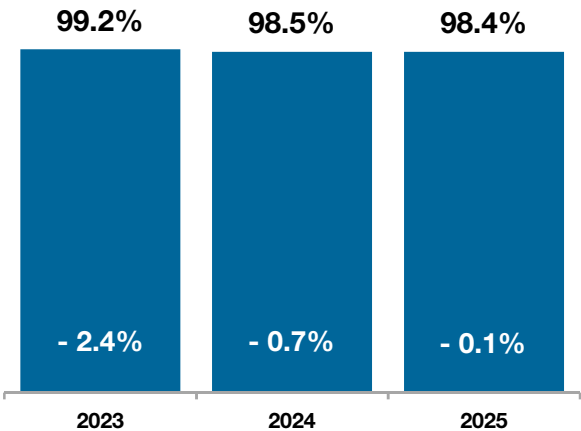


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

July

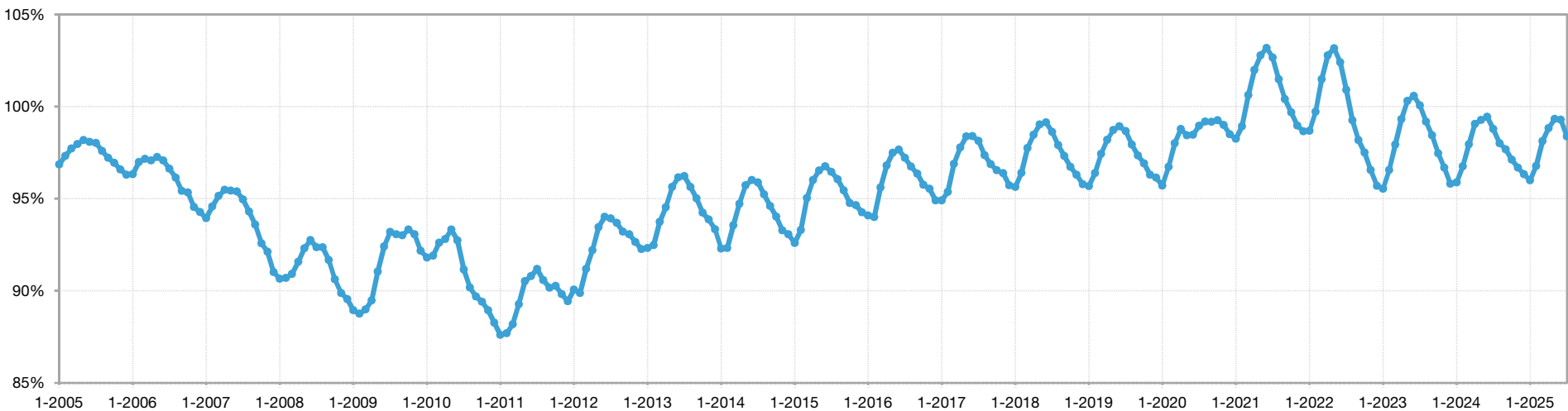


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
August 2024	98.0%	99.2%	-1.2%
September 2024	97.7%	98.4%	-0.7%
October 2024	97.1%	97.5%	-0.4%
November 2024	96.7%	96.7%	0.0%
December 2024	96.3%	95.8%	+0.5%
January 2025	96.0%	95.9%	+0.1%
February 2025	96.8%	96.8%	0.0%
March 2025	98.1%	98.0%	+0.1%
April 2025	98.8%	99.1%	-0.3%
May 2025	99.3%	99.3%	0.0%
June 2025	99.3%	99.4%	-0.1%
July 2025	98.4%	98.8%	-0.4%
12-Month Avg	97.7%	97.9%	-0.2%

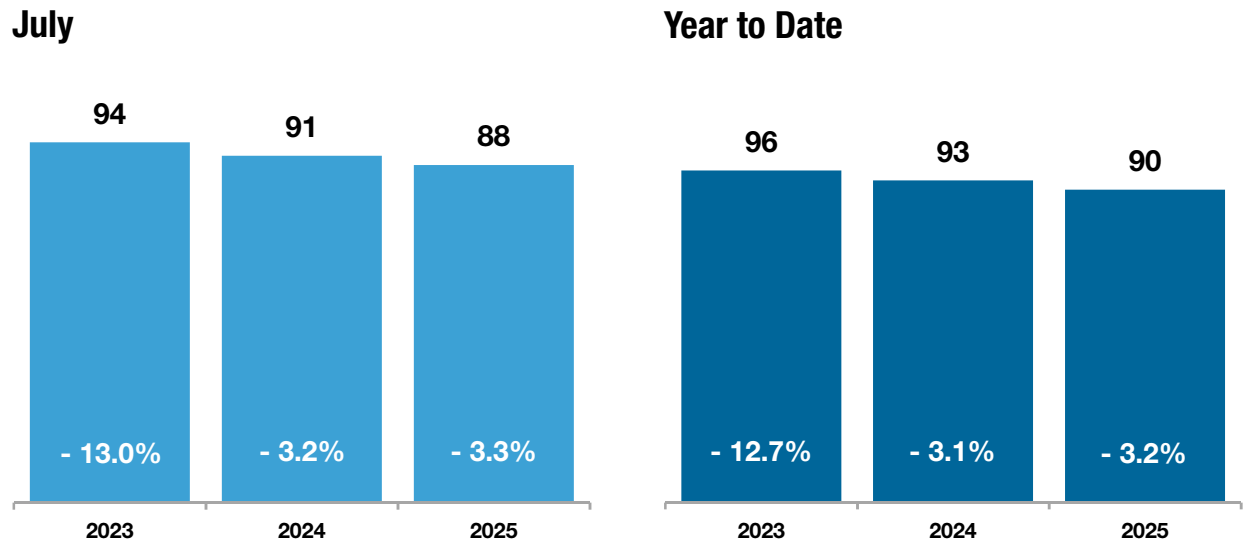
Historical Percent of Original List Price Received by Month



Housing Affordability Index

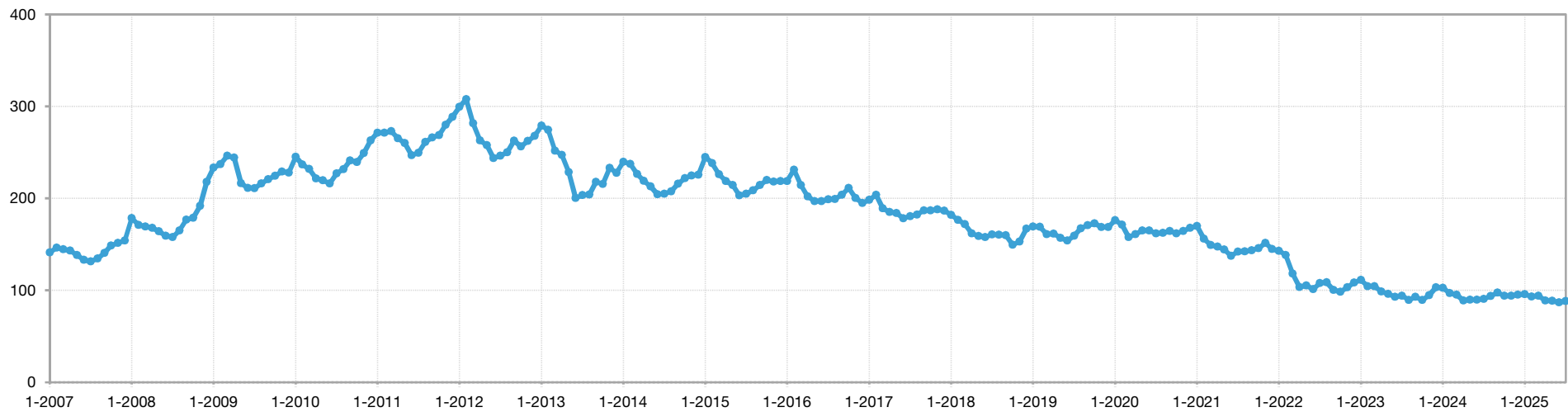


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



	Affordability Index	Prior Year	Percent Change
August 2024	94	89	+5.6%
September 2024	97	93	+4.3%
October 2024	94	89	+5.6%
November 2024	94	95	-1.1%
December 2024	95	103	-7.8%
January 2025	96	103	-6.8%
February 2025	93	97	-4.1%
March 2025	94	95	-1.1%
April 2025	89	89	0.0%
May 2025	89	90	-1.1%
June 2025	87	90	-3.3%
July 2025	88	91	-3.3%
12-Month Avg	93	94	-1.1%

Historical Housing Affordability Index by Month

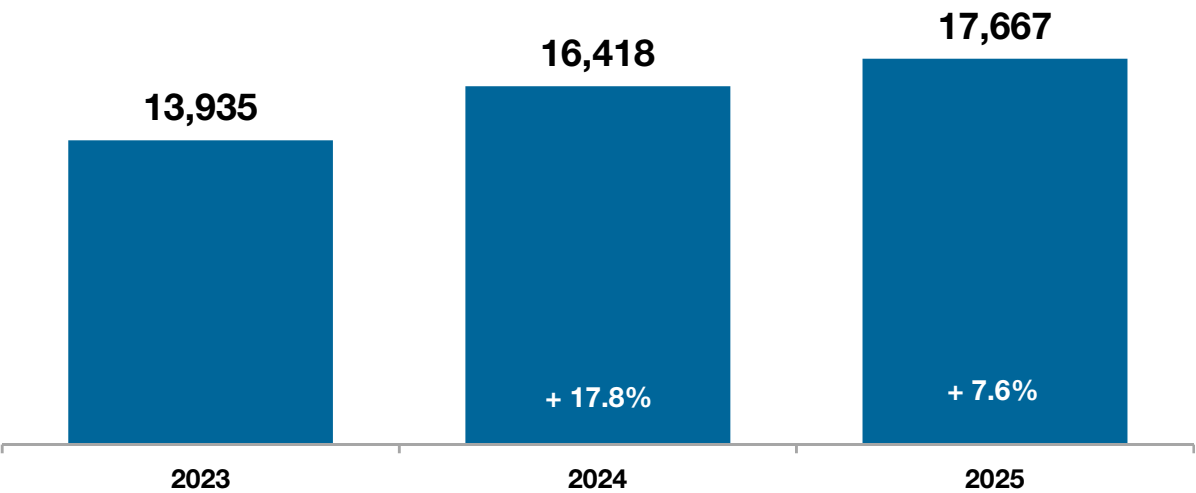


Inventory of Homes for Sale

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

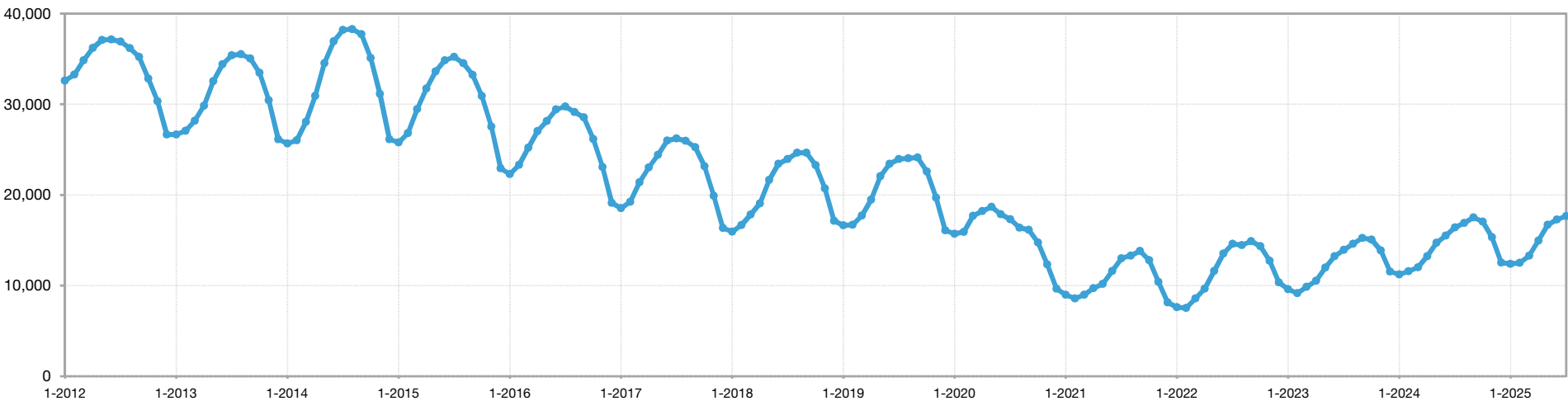


July



Homes for Sale		Prior Year	Percent Change
August 2024	16,899	14,597	+15.8%
September 2024	17,523	15,251	+14.9%
October 2024	17,060	15,072	+13.2%
November 2024	15,344	13,891	+10.5%
December 2024	12,551	11,539	+8.8%
January 2025	12,388	11,222	+10.4%
February 2025	12,525	11,590	+8.1%
March 2025	13,302	12,006	+10.8%
April 2025	14,949	13,251	+12.8%
May 2025	16,703	14,733	+13.4%
June 2025	17,303	15,507	+11.6%
July 2025	17,667	16,418	+7.6%

Historical Inventory of Homes for Sale by Month



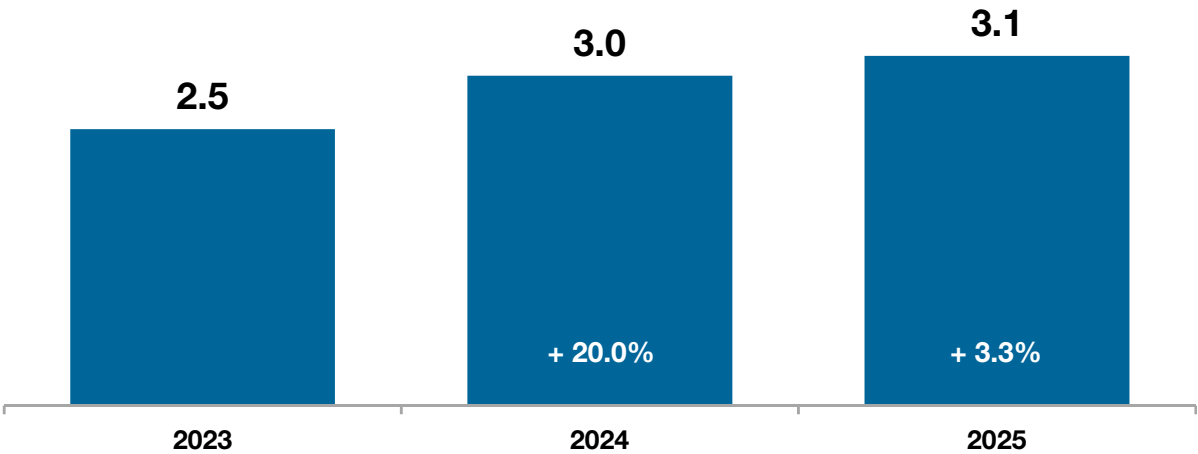
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

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.

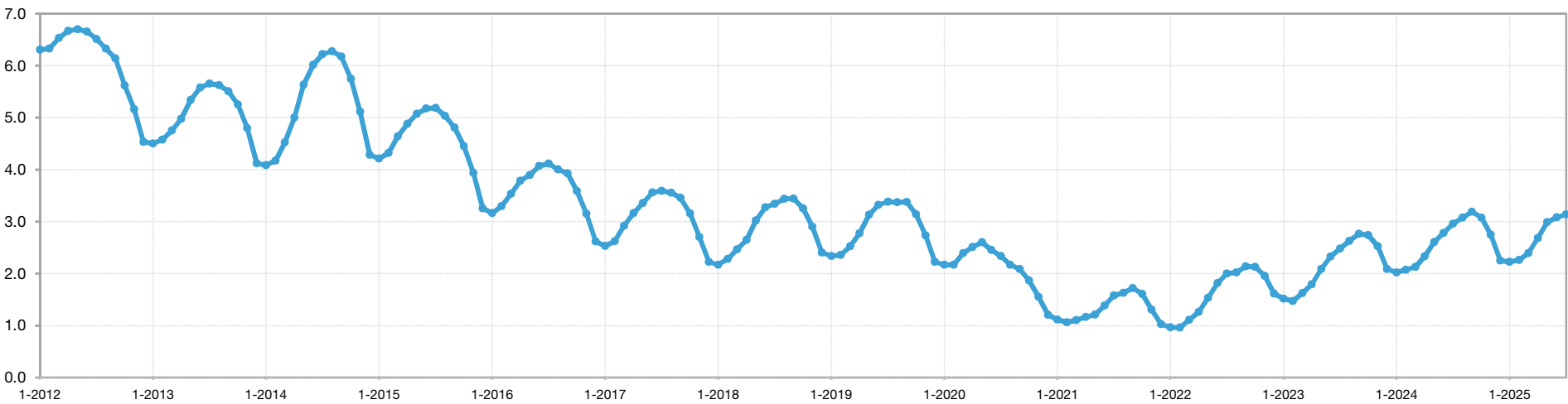


July



Months Supply		Prior Year	Percent Change
August 2024	3.1	2.6	+19.2%
September 2024	3.2	2.8	+14.3%
October 2024	3.1	2.7	+14.8%
November 2024	2.8	2.5	+12.0%
December 2024	2.2	2.1	+4.8%
January 2025	2.2	2.0	+10.0%
February 2025	2.3	2.1	+9.5%
March 2025	2.4	2.1	+14.3%
April 2025	2.7	2.3	+17.4%
May 2025	3.0	2.6	+15.4%
June 2025	3.1	2.8	+10.7%
July 2025	3.1	3.0	+3.3%

Historical Months Supply of Inventory by Month



Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of supply.