

# Monthly Indicators



## February 2026

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

## Activity Snapshot

<b>- 7.7%</b>	<b>- 1.5%</b>	<b>+ 1.9%</b>
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in New Listings

Activity 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 Original List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12



# Activity Overview



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

Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		6,097	<b>6,214</b>	+ 1.9%	11,879	<b>11,586</b>	- 2.5%
<b>Pending Sales</b>		4,339	<b>4,199</b>	- 3.2%	8,123	<b>7,625</b>	- 6.1%
<b>Closed Sales</b>		3,484	<b>3,217</b>	- 7.7%	7,043	<b>6,267</b>	- 11.0%
<b>Days on Market</b>		59	<b>64</b>	+ 8.5%	57	<b>62</b>	+ 8.8%
<b>Median Sales Price</b>		\$345,000	<b>\$339,900</b>	- 1.5%	\$338,700	<b>\$338,000</b>	- 0.2%
<b>Avg. Sales Price</b>		\$406,059	<b>\$396,687</b>	- 2.3%	\$396,397	<b>\$396,789</b>	+ 0.1%
<b>Pct. of Orig. Price Received</b>		96.8%	<b>96.4%</b>	- 0.4%	96.4%	<b>96.2%</b>	- 0.2%
<b>Affordability Index</b>		93	<b>101</b>	+ 8.6%	95	<b>102</b>	+ 7.4%
<b>Homes for Sale*</b>		12,634	<b>13,106</b>	+ 3.7%	--	--	--
<b>Months Supply*</b>		2.3	<b>2.3</b>	0.0%	--	--	--

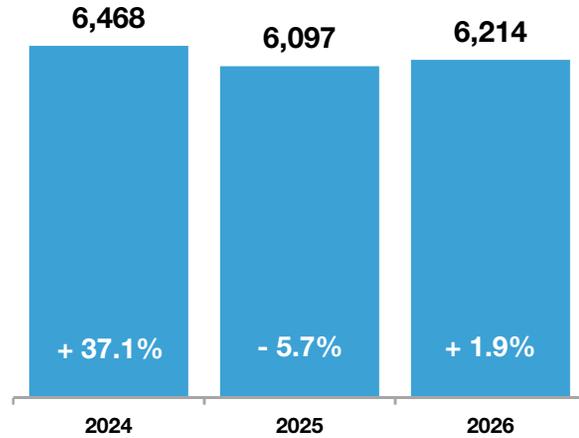
\* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

# New Listings

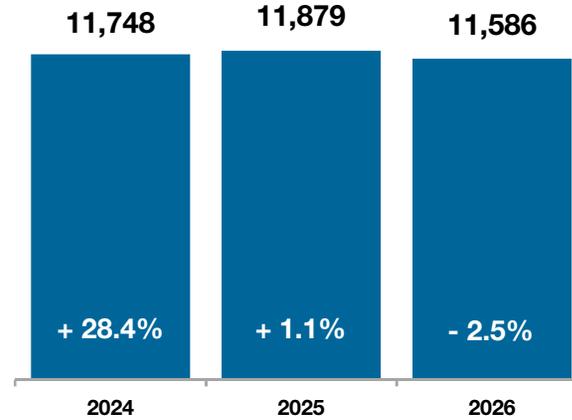
A count of the properties that have been newly listed on the market in a given month.



## February

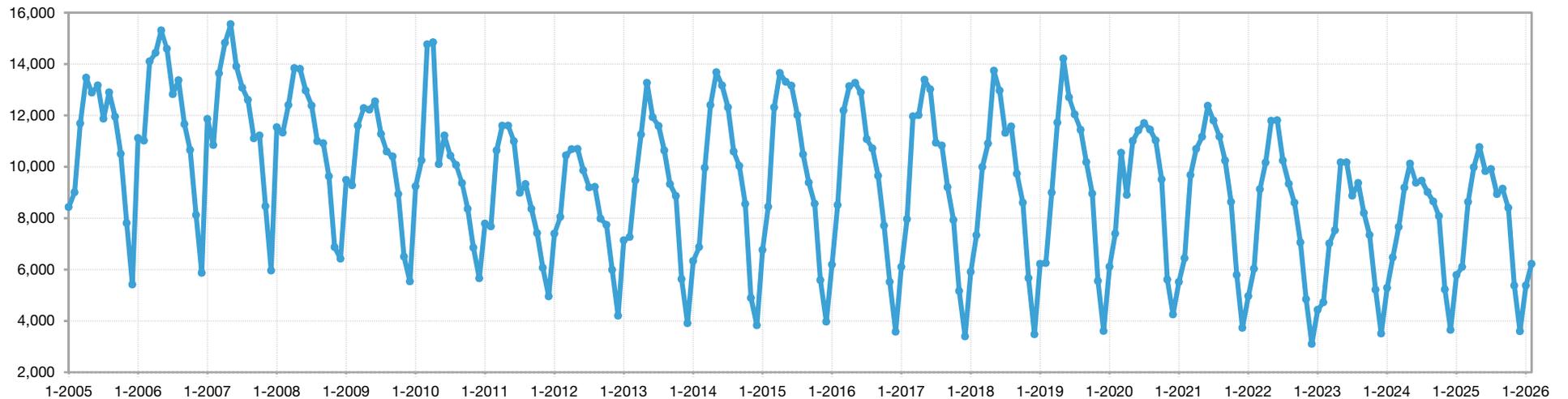


## Year to Date



	New Listings	Prior Year	Percent Change
March 2025	8,634	7,652	+12.8%
April 2025	9,981	9,184	+8.7%
May 2025	10,767	10,116	+6.4%
June 2025	9,831	9,373	+4.9%
July 2025	9,909	9,456	+4.8%
August 2025	8,931	9,013	-0.9%
September 2025	9,148	8,651	+5.7%
October 2025	8,402	8,075	+4.0%
November 2025	5,374	5,218	+3.0%
December 2025	3,595	3,647	-1.4%
January 2026	5,372	5,782	-7.1%
<b>February 2026</b>	<b>6,214</b>	<b>6,097</b>	<b>+1.9%</b>
12-Month Avg	8,013	7,689	+4.2%

## Historical New Listings by Month

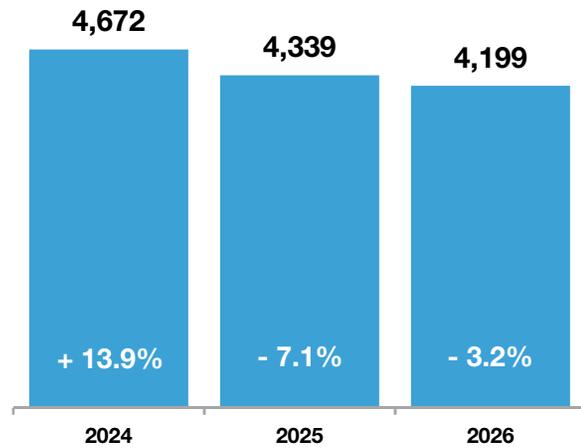


# Pending Sales

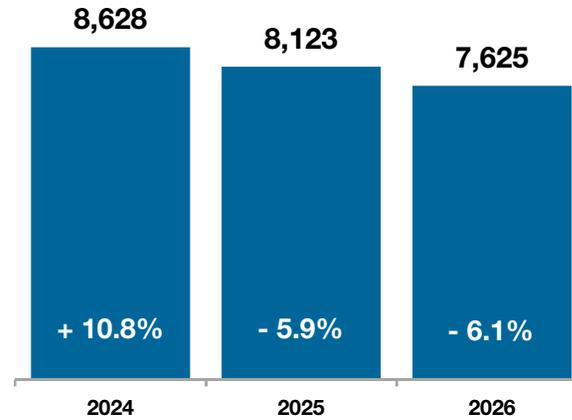
A count of the properties on which offers have been accepted in a given month.



## February

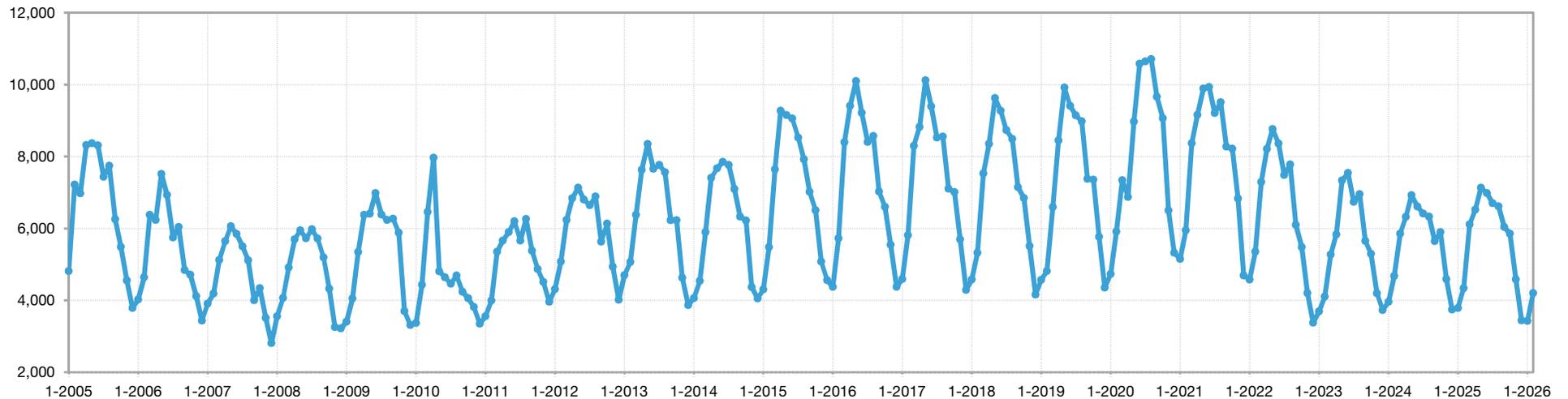


## Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	6,108	5,852	+4.4%
April 2025	6,518	6,319	+3.1%
May 2025	7,129	6,923	+3.0%
June 2025	6,977	6,606	+5.6%
July 2025	6,698	6,413	+4.4%
August 2025	6,614	6,327	+4.5%
September 2025	6,039	5,645	+7.0%
October 2025	5,854	5,897	-0.7%
November 2025	4,580	4,587	-0.2%
December 2025	3,441	3,742	-8.0%
January 2026	3,426	3,784	-9.5%
<b>February 2026</b>	<b>4,199</b>	<b>4,339</b>	<b>-3.2%</b>
12-Month Avg	5,632	5,536	+1.7%

## Historical Pending Sales by Month

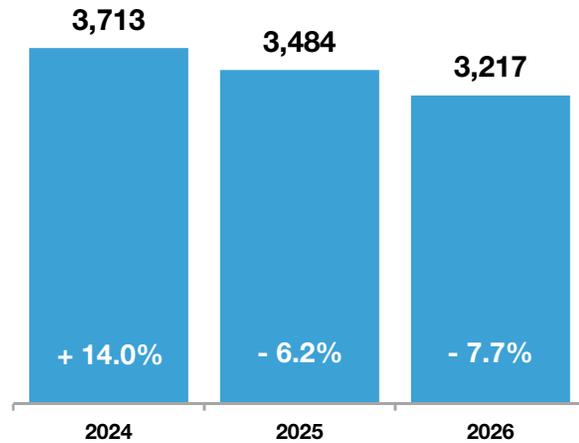


# Closed Sales

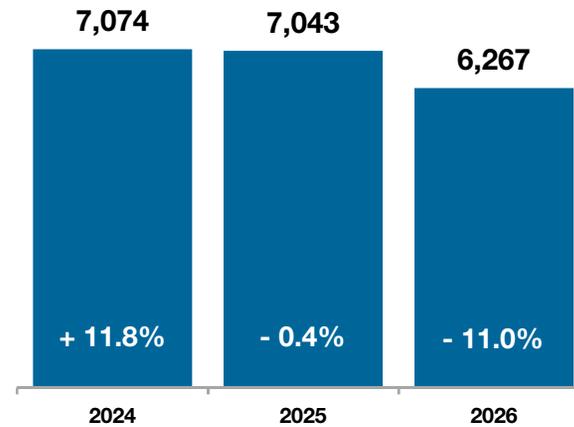
A count of the actual sales that closed in a given month.



## February

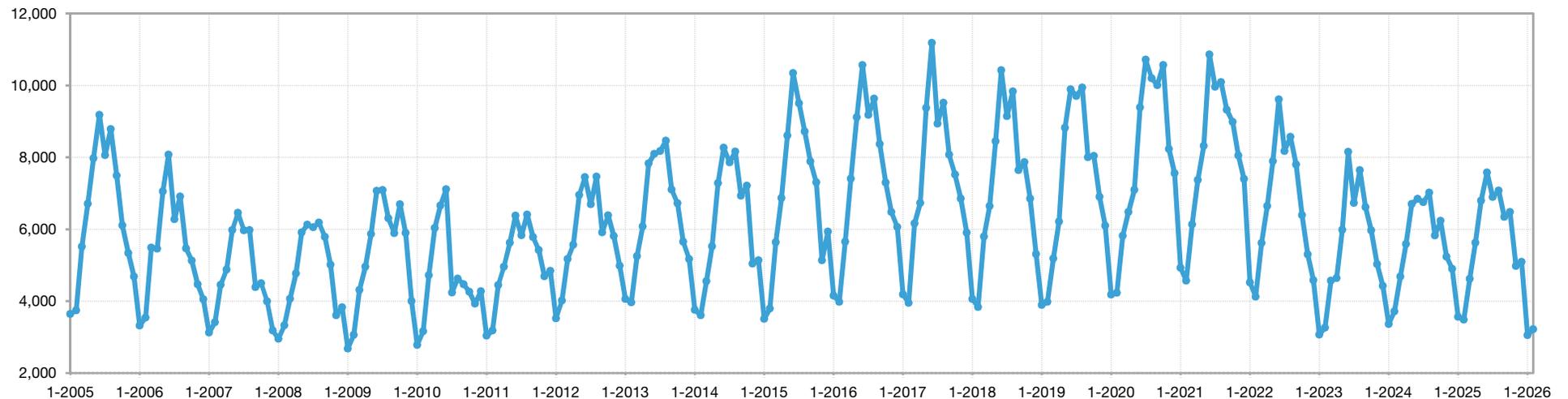


## Year to Date



	Closed Sales	Prior Year	Percent Change
March 2025	4,621	4,685	-1.4%
April 2025	5,621	5,584	+0.7%
May 2025	6,792	6,700	+1.4%
June 2025	7,577	6,842	+10.7%
July 2025	6,893	6,752	+2.1%
August 2025	7,077	7,014	+0.9%
September 2025	6,339	5,824	+8.8%
October 2025	6,475	6,236	+3.8%
November 2025	4,975	5,234	-4.9%
December 2025	5,093	4,901	+3.9%
January 2026	3,050	3,559	-14.3%
<b>February 2026</b>	<b>3,217</b>	<b>3,484</b>	<b>-7.7%</b>
12-Month Avg	5,644	5,568	+1.4%

## Historical Closed Sales by Month

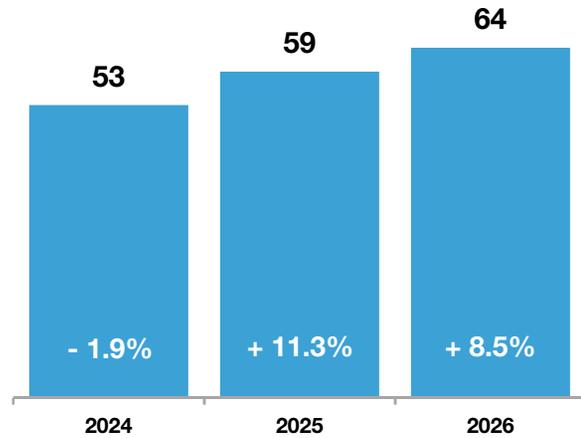


# Days on Market Until Sale

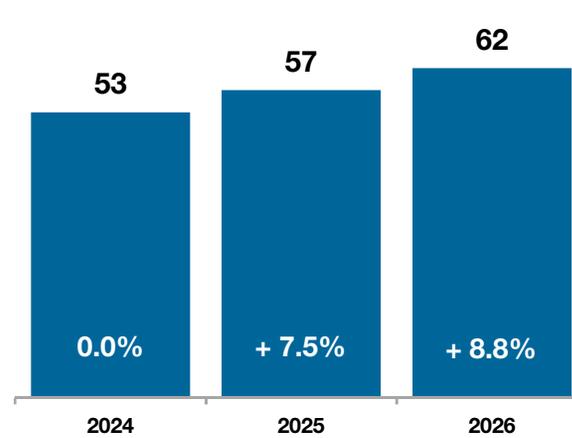


Average number of days between when a property is listed and when an offer is accepted in a given month.

## February

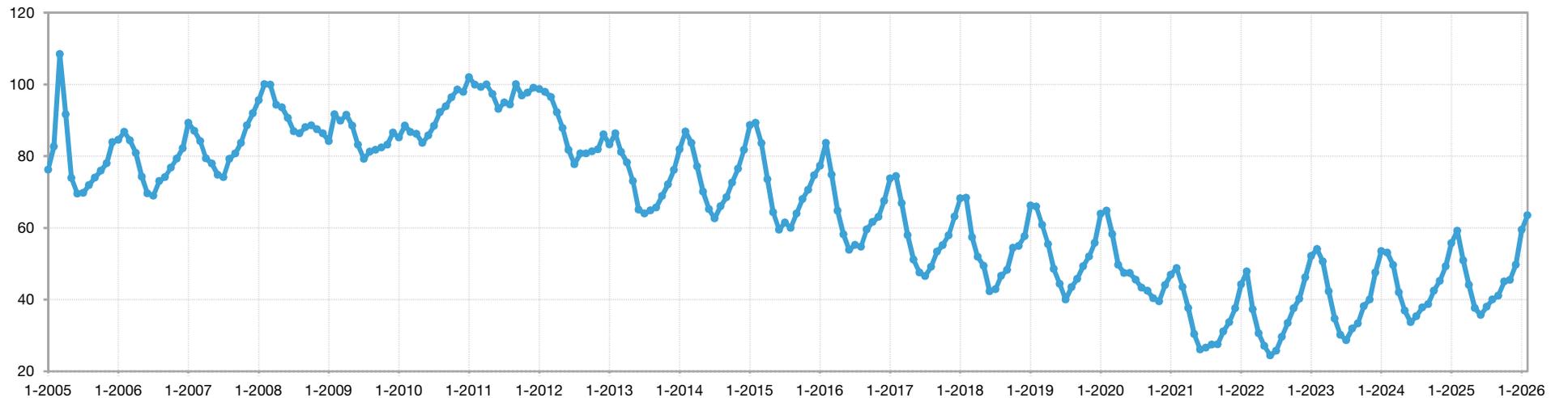


## Year to Date



Days on Market	Prior Year	Percent Change
March 2025	51	+2.0%
April 2025	44	+4.8%
May 2025	38	+2.7%
June 2025	36	+5.9%
July 2025	38	+8.6%
August 2025	40	+5.3%
September 2025	41	+5.1%
October 2025	45	+7.1%
November 2025	45	0.0%
December 2025	50	+2.0%
January 2026	59	+5.4%
<b>February 2026</b>	<b>64</b>	<b>+8.5%</b>
12-Month Avg	46	+4.5%

## Historical Days on Market Until Sale by Month

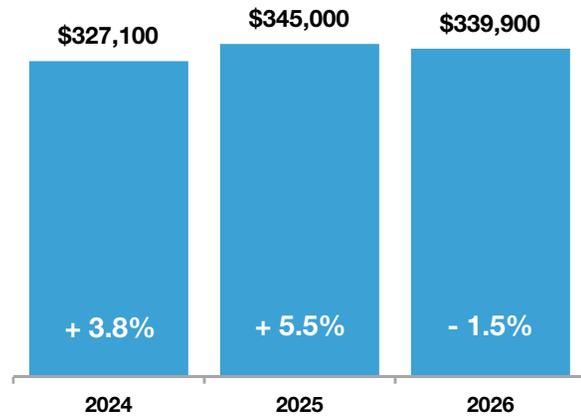


# Median Sales Price

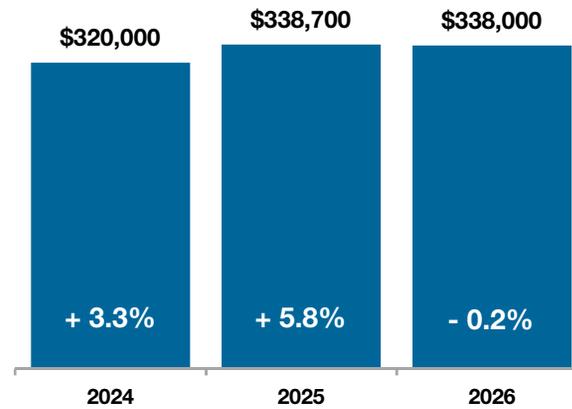


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## February

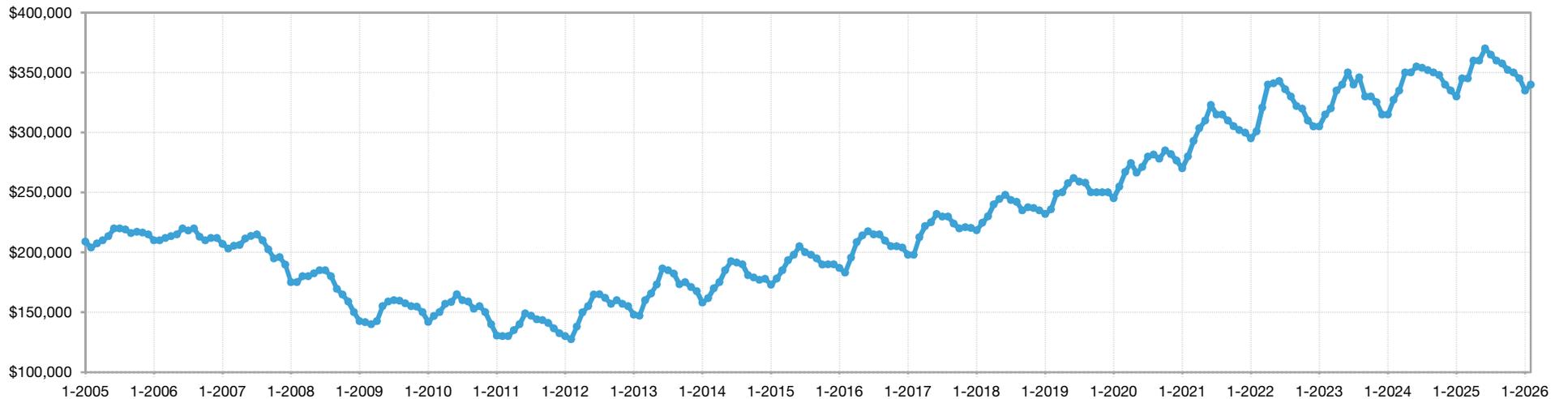


## Year to Date



Month	Median Sales Price	Prior Year	Percent Change
March 2025	\$345,000	\$335,000	+3.0%
April 2025	\$360,000	\$350,000	+2.9%
May 2025	\$359,990	\$350,000	+2.9%
June 2025	\$370,000	\$355,000	+4.2%
July 2025	\$365,000	\$354,000	+3.1%
August 2025	\$360,000	\$352,000	+2.3%
September 2025	\$357,500	\$350,000	+2.1%
October 2025	\$352,111	\$347,850	+1.2%
November 2025	\$350,000	\$340,000	+2.9%
December 2025	\$345,000	\$335,000	+3.0%
January 2026	\$335,000	\$330,000	+1.5%
<b>February 2026</b>	<b>\$339,900</b>	<b>\$345,000</b>	<b>-1.5%</b>
12-Month Avg	\$353,292	\$345,321	+2.3%

## Historical Median Sales Price by Month

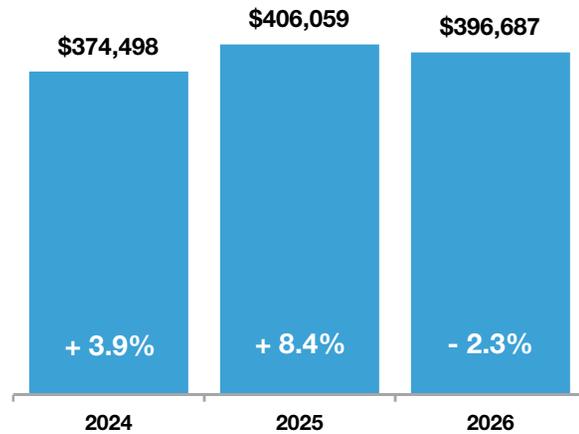


# Average Sales Price

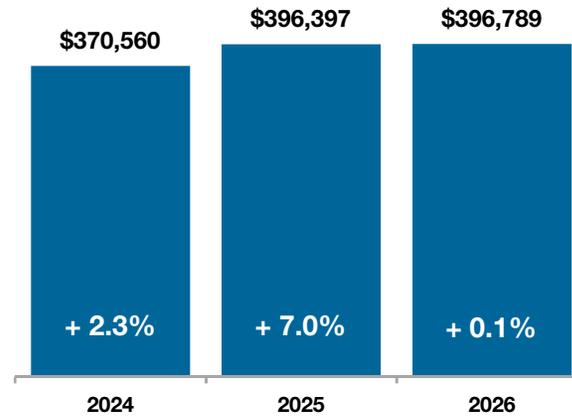
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February

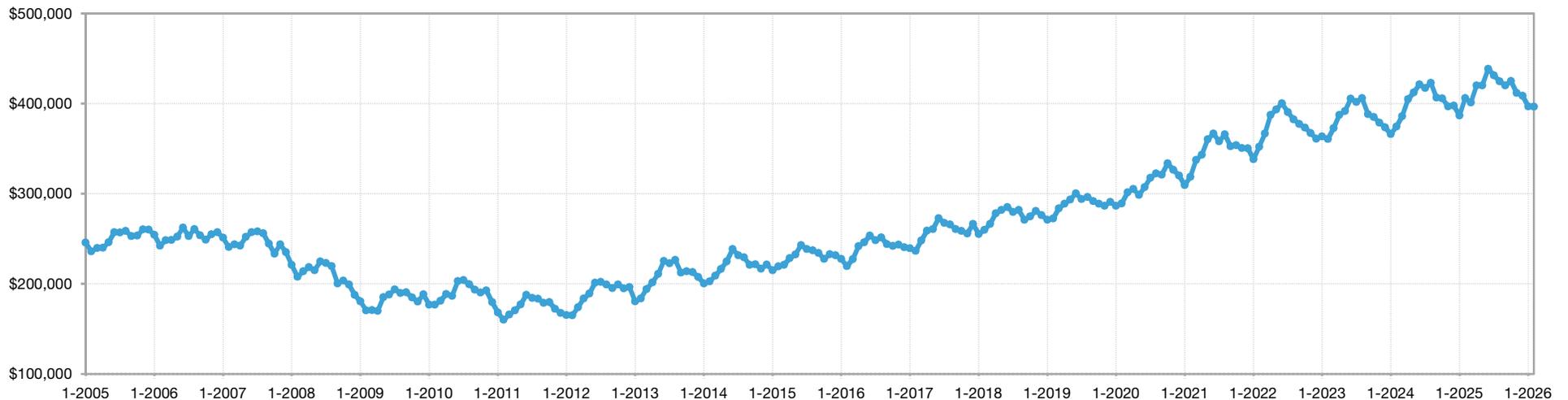


## Year to Date



	Average Sales Price	Prior Year	Percent Change
March 2025	\$401,259	\$386,081	+3.9%
April 2025	\$420,308	\$405,052	+3.8%
May 2025	\$420,280	\$412,420	+1.9%
June 2025	\$438,635	\$421,341	+4.1%
July 2025	\$431,341	\$417,335	+3.4%
August 2025	\$424,758	\$422,956	+0.4%
September 2025	\$420,306	\$406,655	+3.4%
October 2025	\$425,114	\$405,943	+4.7%
November 2025	\$411,708	\$396,936	+3.7%
December 2025	\$408,711	\$397,834	+2.7%
January 2026	\$396,897	\$386,947	+2.6%
<b>February 2026</b>	<b>\$396,687</b>	<b>\$406,059</b>	<b>-2.3%</b>
12-Month Avg	\$416,334	\$405,463	+2.7%

## Historical Average Sales Price by Month

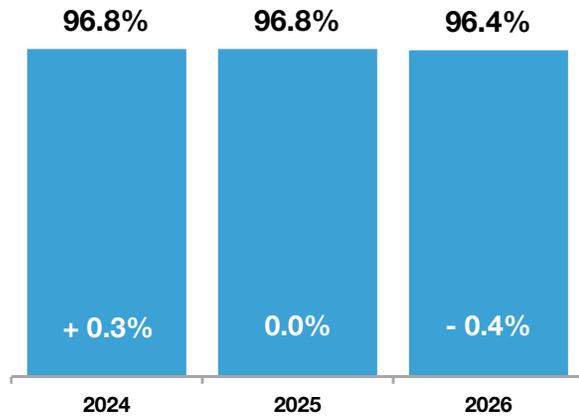


# Percent of Original List Price Received

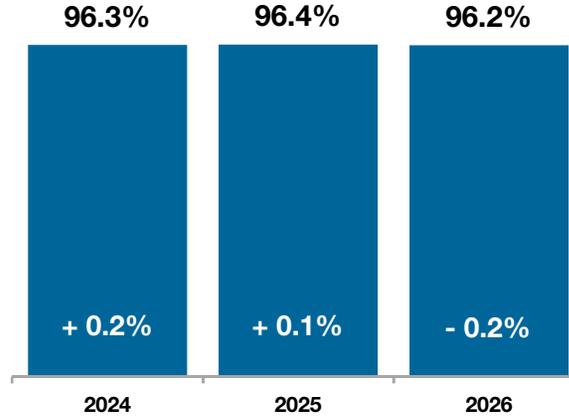


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## February

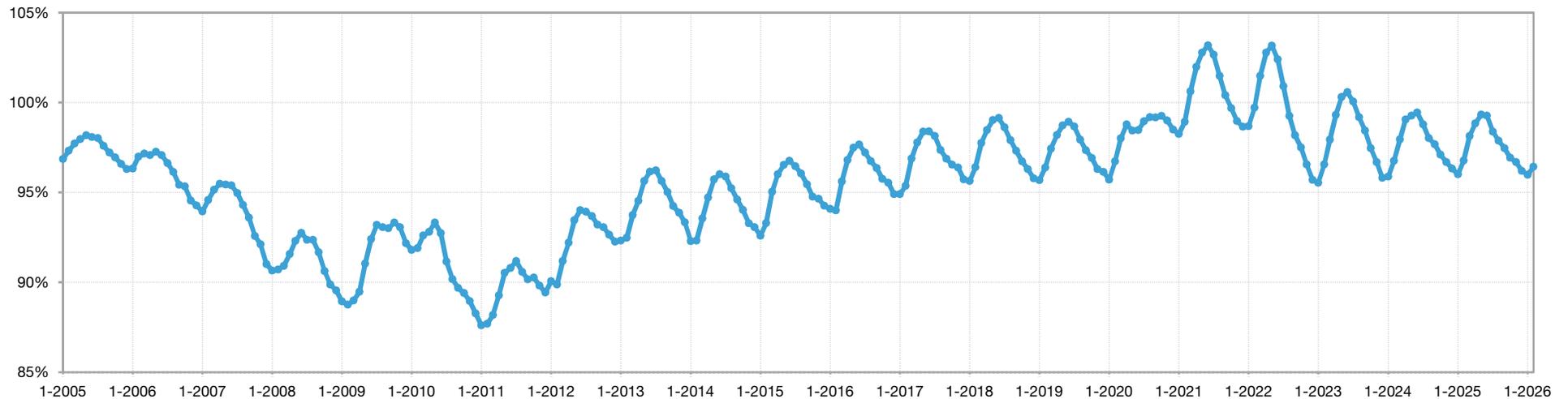


## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
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%
August 2025	97.9%	98.0%	-0.1%
September 2025	97.5%	97.7%	-0.2%
October 2025	96.9%	97.1%	-0.2%
November 2025	96.7%	96.7%	0.0%
December 2025	96.2%	96.3%	-0.1%
January 2026	96.0%	96.0%	0.0%
<b>February 2026</b>	<b>96.4%</b>	<b>96.8%</b>	<b>-0.4%</b>
12-Month Avg	97.6%	97.8%	-0.2%

## Historical Percent of Original List Price Received by Month

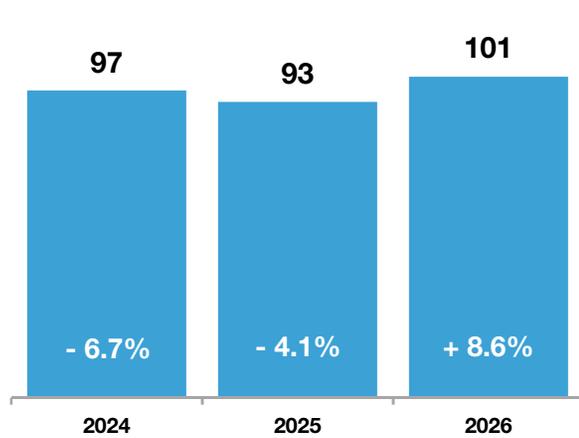


# Housing Affordability Index

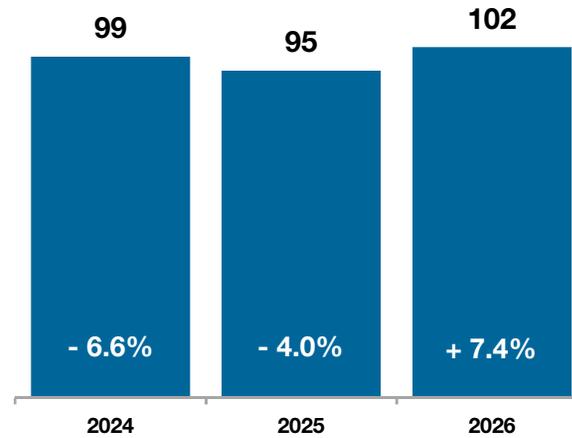


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## February

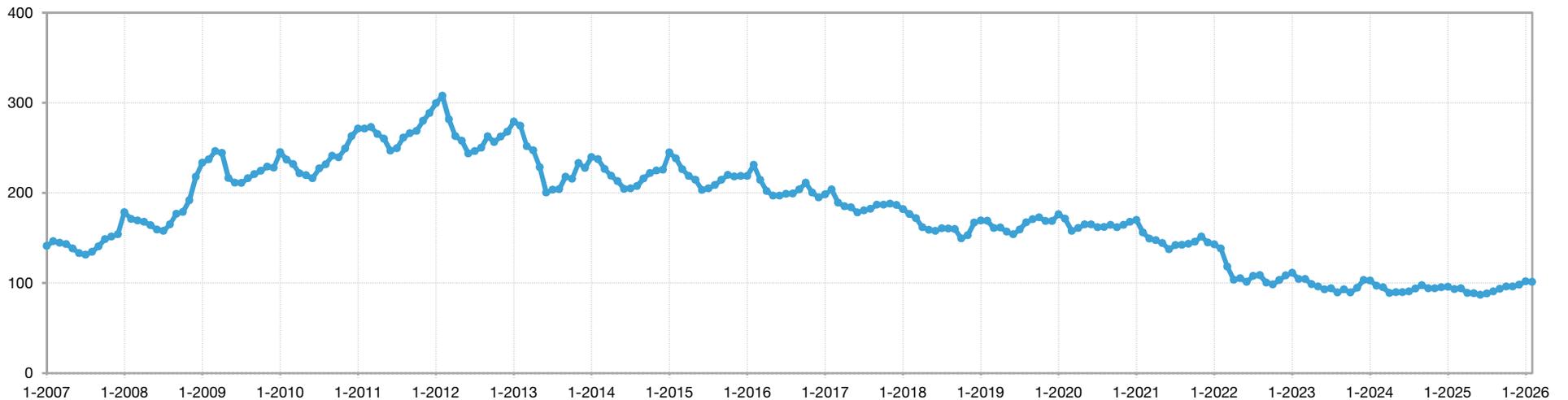


## Year to Date



Affordability Index		Prior Year	Percent Change
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%
August 2025	91	94	-3.2%
September 2025	94	97	-3.1%
October 2025	96	94	+2.1%
November 2025	96	94	+2.1%
December 2025	98	95	+3.2%
January 2026	102	96	+6.3%
<b>February 2026</b>	<b>101</b>	<b>93</b>	<b>+8.6%</b>
12-Month Avg	94	93	+1.1%

## Historical Housing Affordability Index by Month

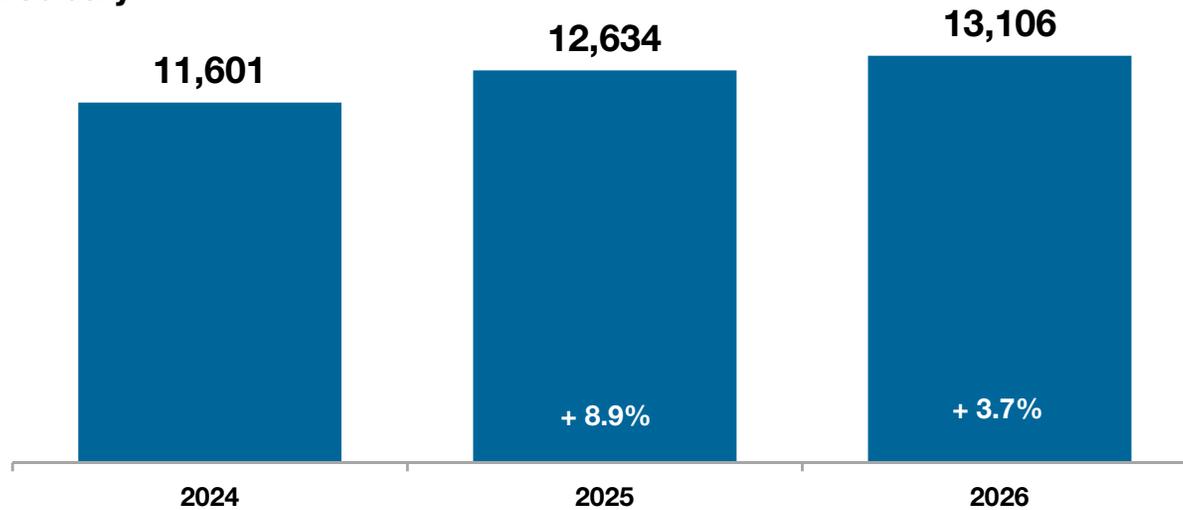


# Inventory of Homes for Sale

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

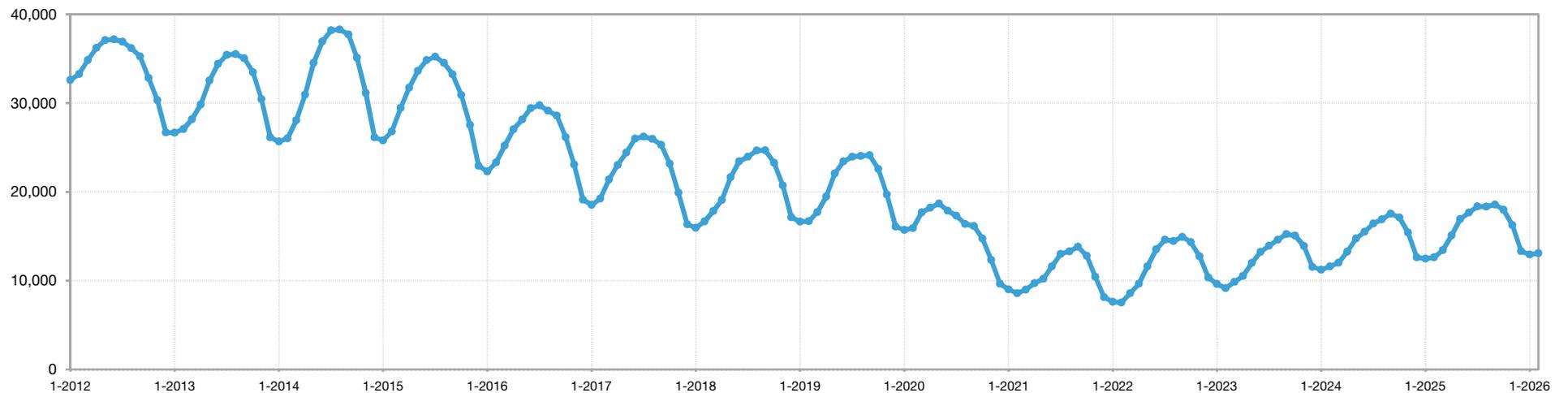


## February



Homes for Sale		Prior Year	Percent Change
March 2025	13,431	12,018	+11.8%
April 2025	15,114	13,263	+14.0%
May 2025	16,951	14,749	+14.9%
June 2025	17,659	15,526	+13.7%
July 2025	18,363	16,439	+11.7%
August 2025	18,326	16,921	+8.3%
September 2025	18,569	17,556	+5.8%
October 2025	17,996	17,106	+5.2%
November 2025	16,267	15,411	+5.6%
December 2025	13,325	12,631	+5.5%
January 2026	12,953	12,482	+3.8%
<b>February 2026</b>	<b>13,106</b>	<b>12,634</b>	<b>+3.7%</b>

## Historical Inventory of Homes for Sale by Month



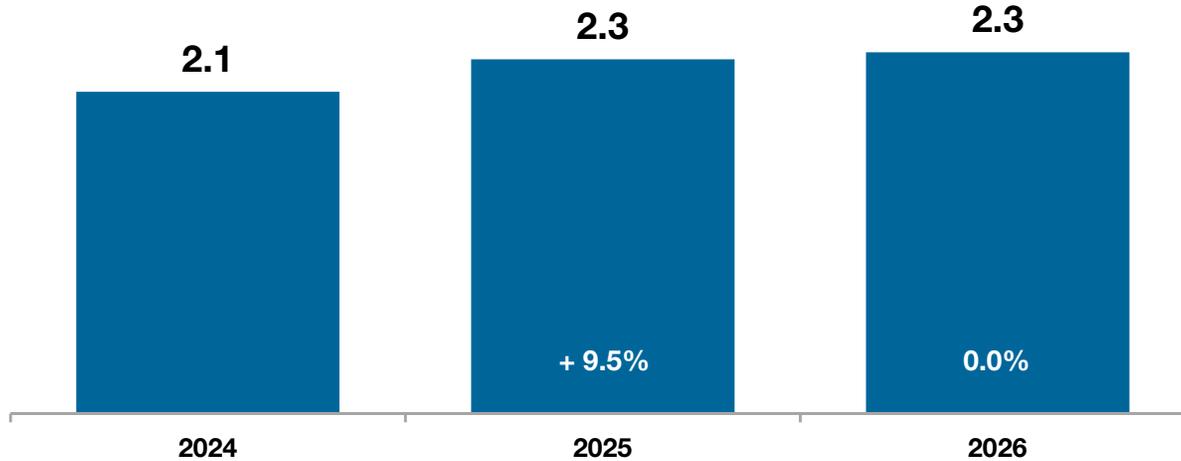
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

# Months Supply of Inventory



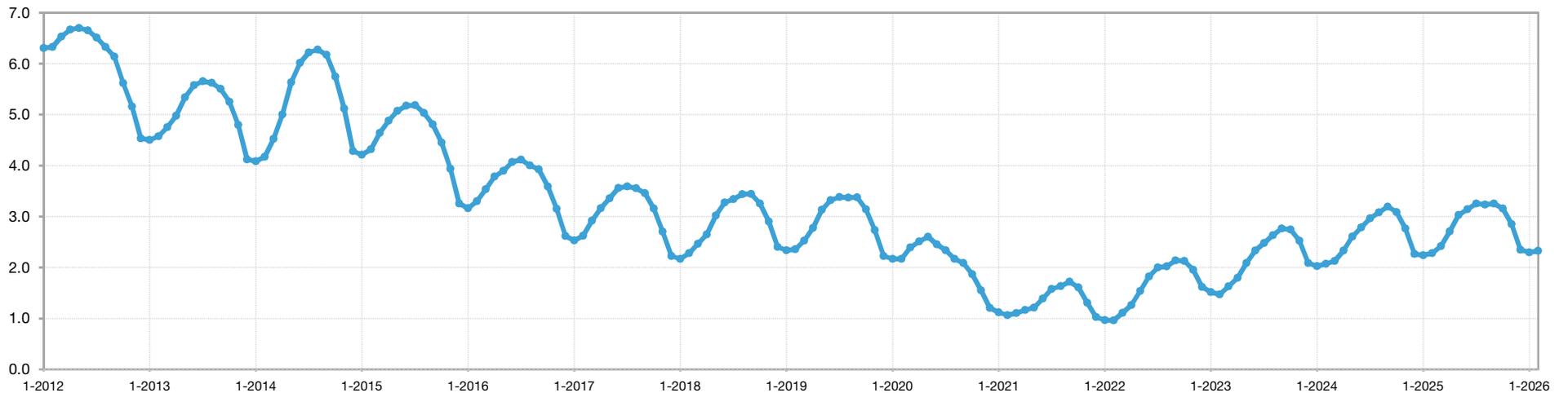
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## February



Months Supply		Prior Year	Percent Change
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	3.3	3.0	+10.0%
August 2025	3.2	3.1	+3.2%
September 2025	3.3	3.2	+3.1%
October 2025	3.2	3.1	+3.2%
November 2025	2.9	2.8	+3.6%
December 2025	2.3	2.3	0.0%
January 2026	2.3	2.2	+4.5%
<b>February 2026</b>	<b>2.3</b>	<b>2.3</b>	<b>0.0%</b>

## 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.