

Monthly Indicators



May 2026

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

Activity Snapshot

+ 2.8%	+ 0.7%	+ 4.5%
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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		10,768	11,250	+ 4.5%	41,262	42,841	+ 3.8%
Pending Sales		7,138	7,624	+ 6.8%	27,875	28,338	+ 1.7%
Closed Sales		6,793	6,985	+ 2.8%	24,079	23,435	- 2.7%
Days on Market		37	40	+ 8.1%	47	50	+ 6.4%
Median Sales Price		\$359,990	\$362,495	+ 0.7%	\$350,000	\$351,500	+ 0.4%
Avg. Sales Price		\$420,270	\$427,927	+ 1.8%	\$409,658	\$413,601	+ 1.0%
Pct. of Orig. Price Received		99.3%	98.9%	- 0.4%	98.1%	97.8%	- 0.3%
Affordability Index		89	90	+ 1.1%	91	93	+ 2.2%
Homes for Sale*		16,967	17,992	+ 6.0%	--	--	--
Months Supply*		3.0	3.1	+ 3.3%	--	--	--

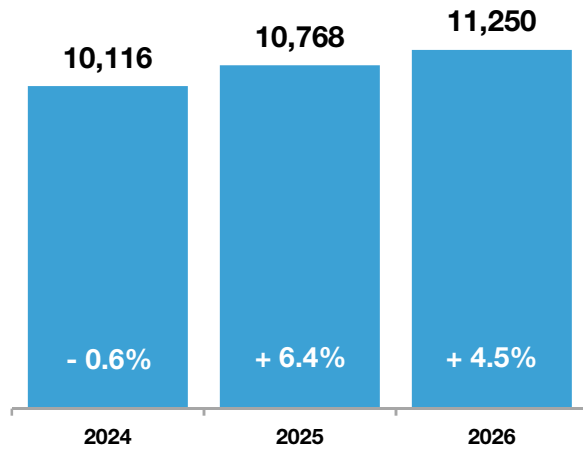
* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

New Listings

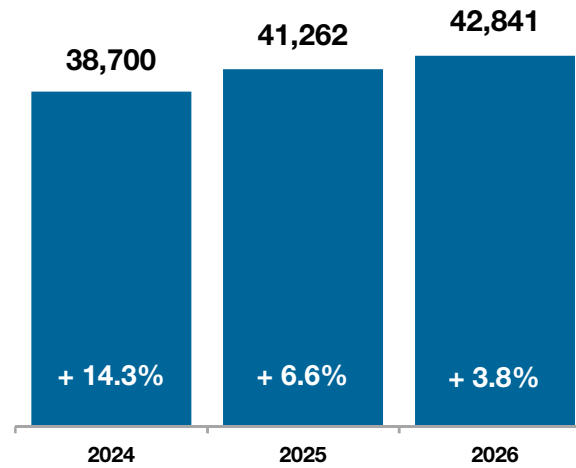
A count of the properties that have been newly listed on the market in a given month.



May

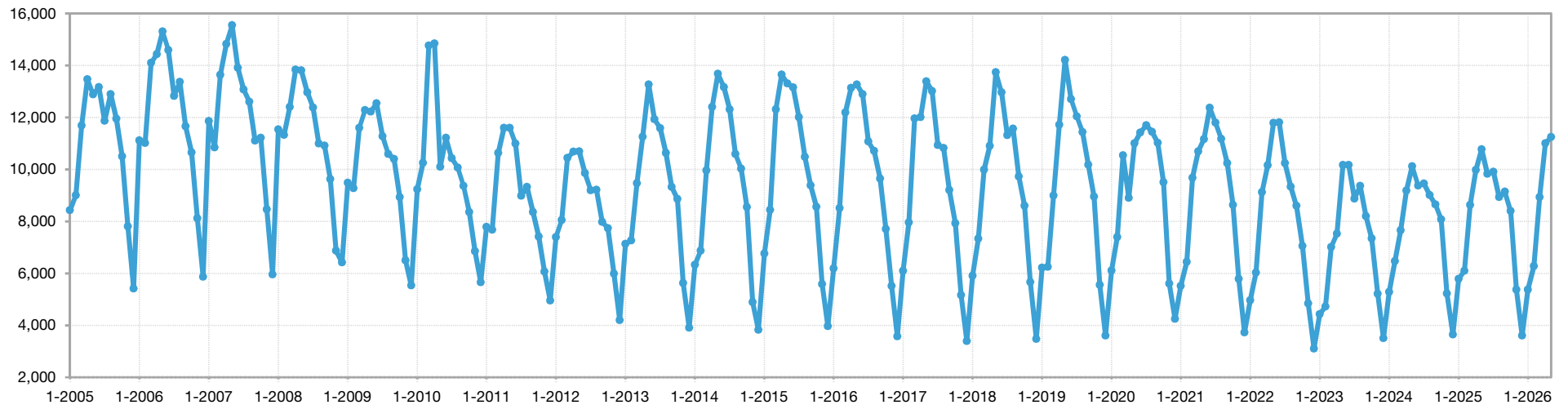


Year to Date



	New Listings	Prior Year	Percent Change
June 2025	9,832	9,373	+4.9%
July 2025	9,908	9,456	+4.8%
August 2025	8,933	9,013	-0.9%
September 2025	9,147	8,651	+5.7%
October 2025	8,403	8,074	+4.1%
November 2025	5,376	5,219	+3.0%
December 2025	3,602	3,646	-1.2%
January 2026	5,377	5,781	-7.0%
February 2026	6,278	6,097	+3.0%
March 2026	8,935	8,635	+3.5%
April 2026	11,001	9,981	+10.2%
May 2026	11,250	10,768	+4.5%
12-Month Avg	8,170	7,891	+3.5%

Historical New Listings by Month

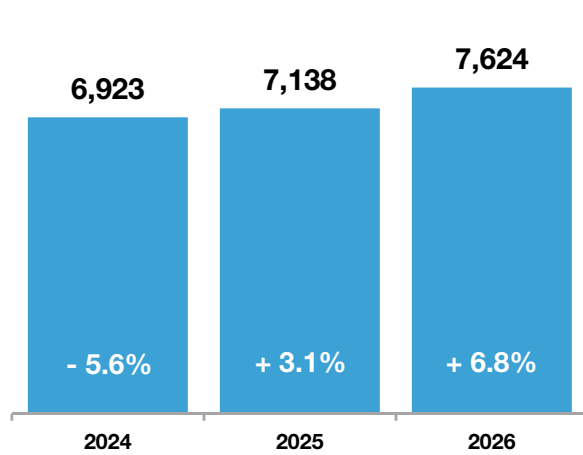


Pending Sales

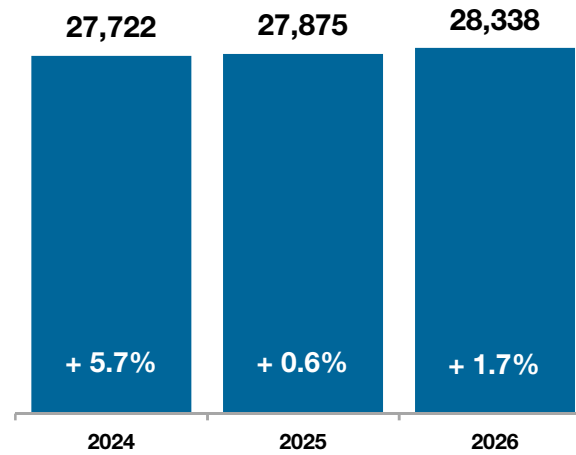
A count of the properties on which offers have been accepted in a given month.



May

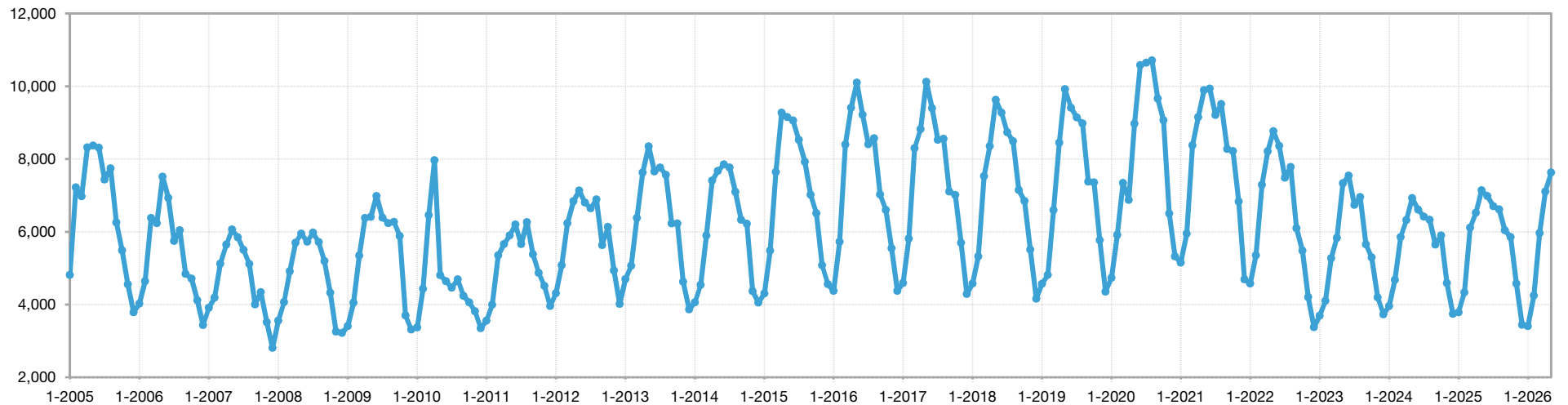


Year to Date



Pending Sales		Prior Year	Percent Change
June 2025	6,981	6,606	+5.7%
July 2025	6,699	6,413	+4.5%
August 2025	6,613	6,327	+4.5%
September 2025	6,041	5,644	+7.0%
October 2025	5,856	5,897	-0.7%
November 2025	4,576	4,587	-0.2%
December 2025	3,442	3,742	-8.0%
January 2026	3,407	3,781	-9.9%
February 2026	4,245	4,329	-1.9%
March 2026	5,963	6,109	-2.4%
April 2026	7,099	6,518	+8.9%
May 2026	7,624	7,138	+6.8%
12-Month Avg	5,712	5,591	+2.2%

Historical Pending Sales by Month

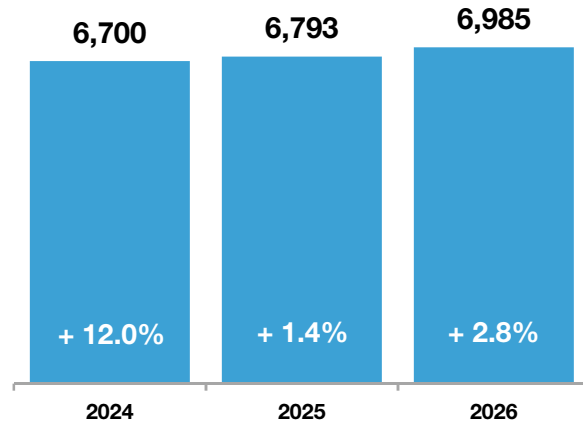


Closed Sales

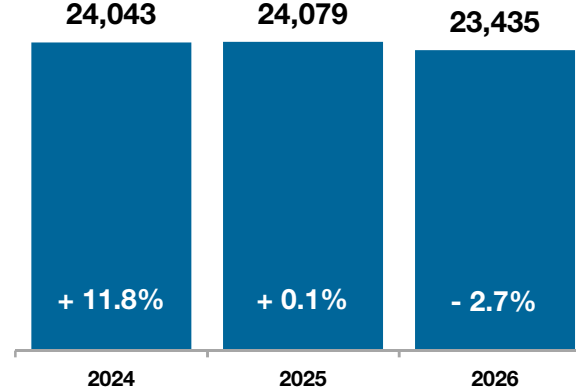
A count of the actual sales that closed in a given month.



May

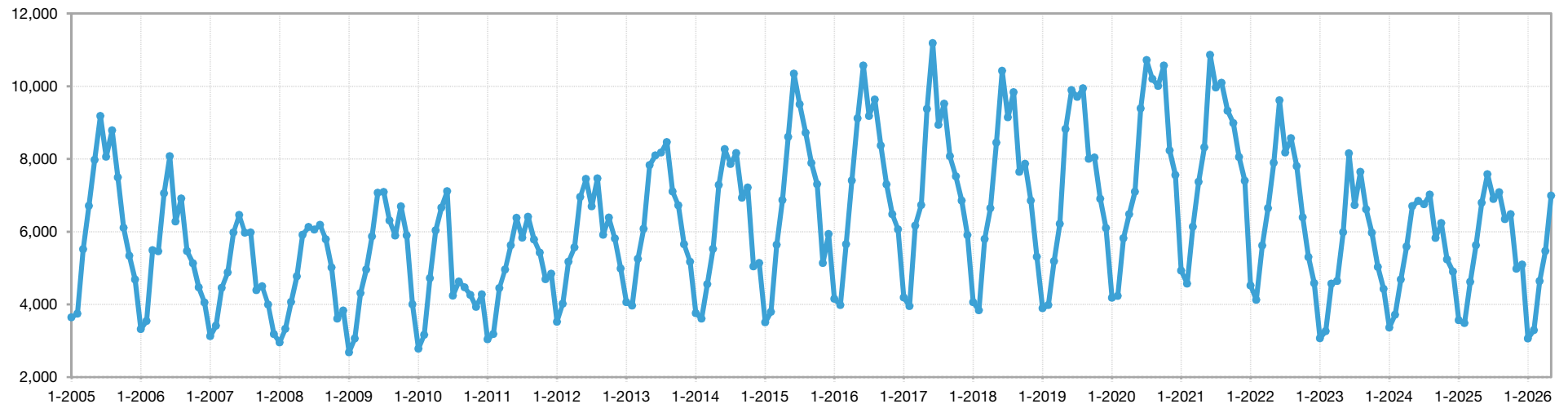


Year to Date



	Closed Sales	Prior Year	Percent Change
June 2025	7,579	6,842	+10.8%
July 2025	6,893	6,752	+2.1%
August 2025	7,078	7,014	+0.9%
September 2025	6,341	5,824	+8.9%
October 2025	6,478	6,235	+3.9%
November 2025	4,978	5,233	-4.9%
December 2025	5,095	4,901	+4.0%
January 2026	3,057	3,559	-14.1%
February 2026	3,288	3,484	-5.6%
March 2026	4,638	4,620	+0.4%
April 2026	5,467	5,623	-2.8%
May 2026	6,985	6,793	+2.8%
12-Month Avg	5,656	5,573	+1.5%

Historical Closed Sales by Month

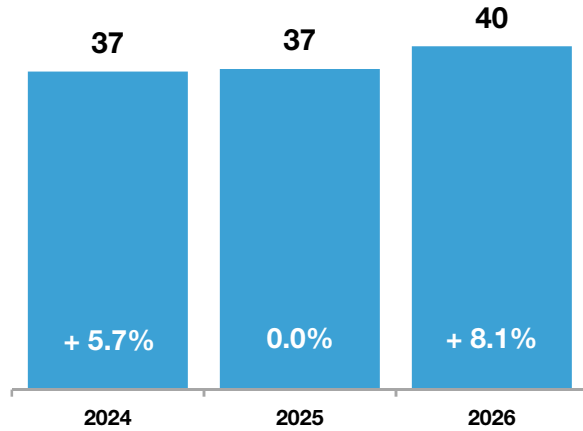


Days on Market Until Sale

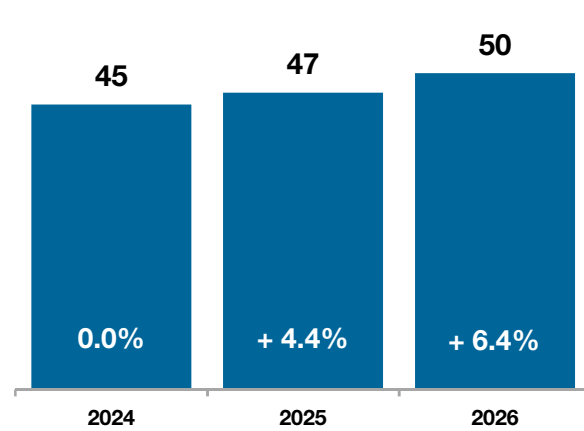


Average number of days between when a property is listed and when an offer is accepted in a given month.

May

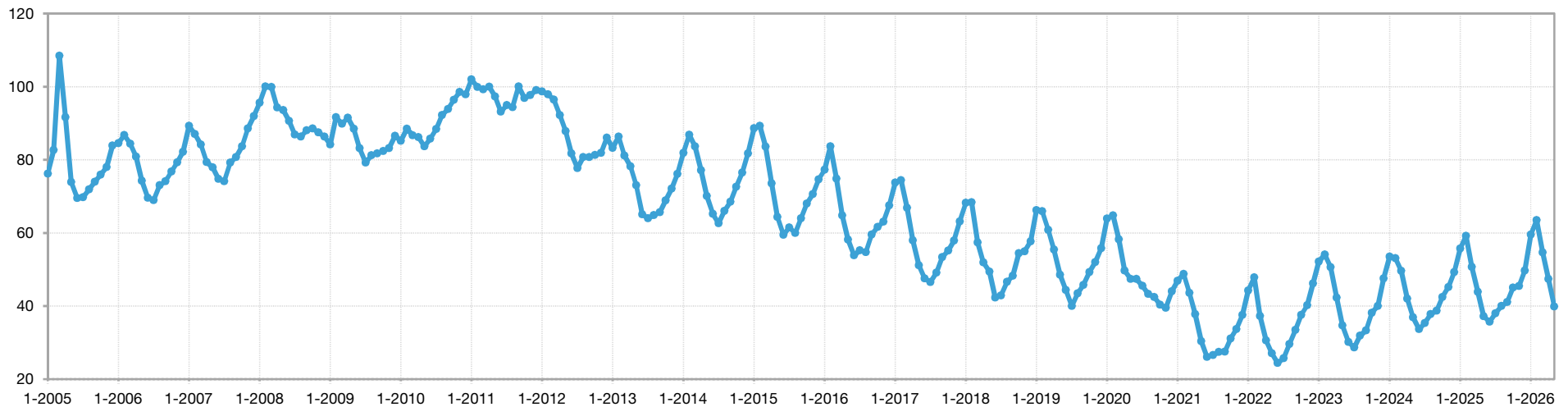


Year to Date



Days on Market	Prior Year	Percent Change	
June 2025	36	34	+5.9%
July 2025	38	35	+8.6%
August 2025	40	38	+5.3%
September 2025	41	39	+5.1%
October 2025	45	42	+7.1%
November 2025	45	45	0.0%
December 2025	50	49	+2.0%
January 2026	60	56	+7.1%
February 2026	64	59	+8.5%
March 2026	55	51	+7.8%
April 2026	47	44	+6.8%
May 2026	40	37	+8.1%
12-Month Avg	47	44	+6.8%

Historical Days on Market Until Sale by Month

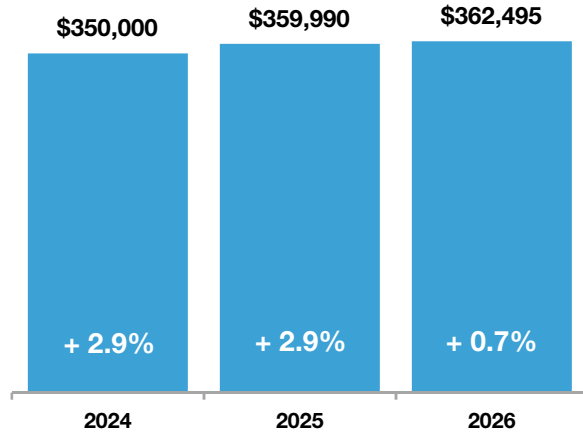


Median Sales Price

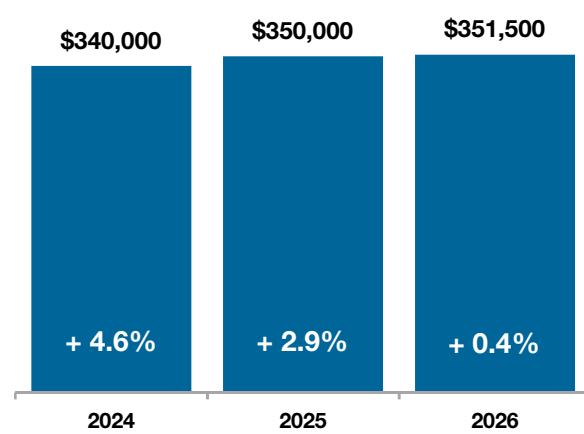


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

May

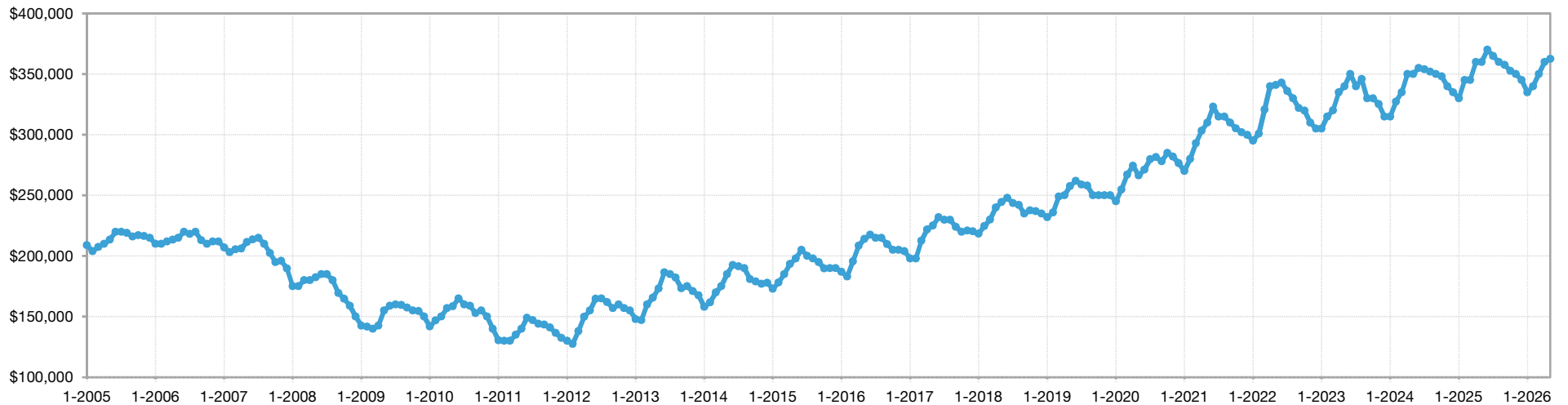


Year to Date



Month	Median Sales Price	Prior Year	Percent Change
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	\$352,556	\$348,000	+1.3%
November 2025	\$350,000	\$340,000	+2.9%
December 2025	\$345,000	\$335,000	+3.0%
January 2026	\$335,000	\$330,000	+1.5%
February 2026	\$339,900	\$345,000	-1.5%
March 2026	\$350,000	\$345,000	+1.4%
April 2026	\$359,850	\$360,000	-0.0%
May 2026	\$362,495	\$359,990	+0.7%
12-Month Avg	\$353,942	\$347,832	+1.8%

Historical Median Sales Price by Month

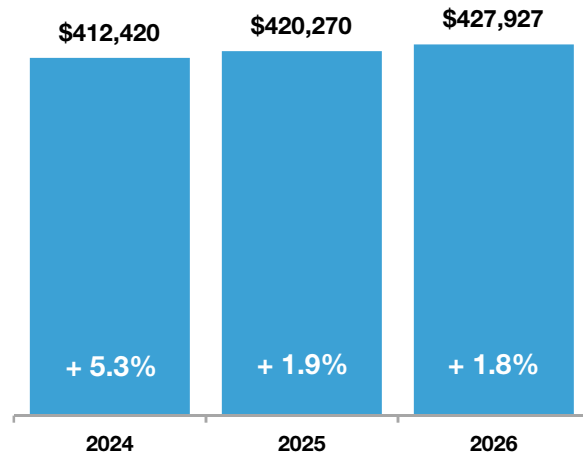


Average Sales Price

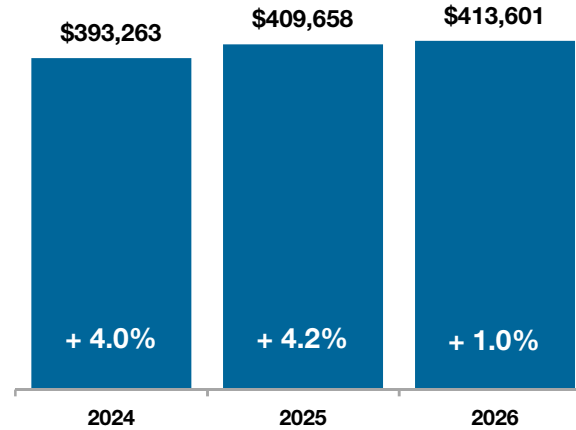
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May

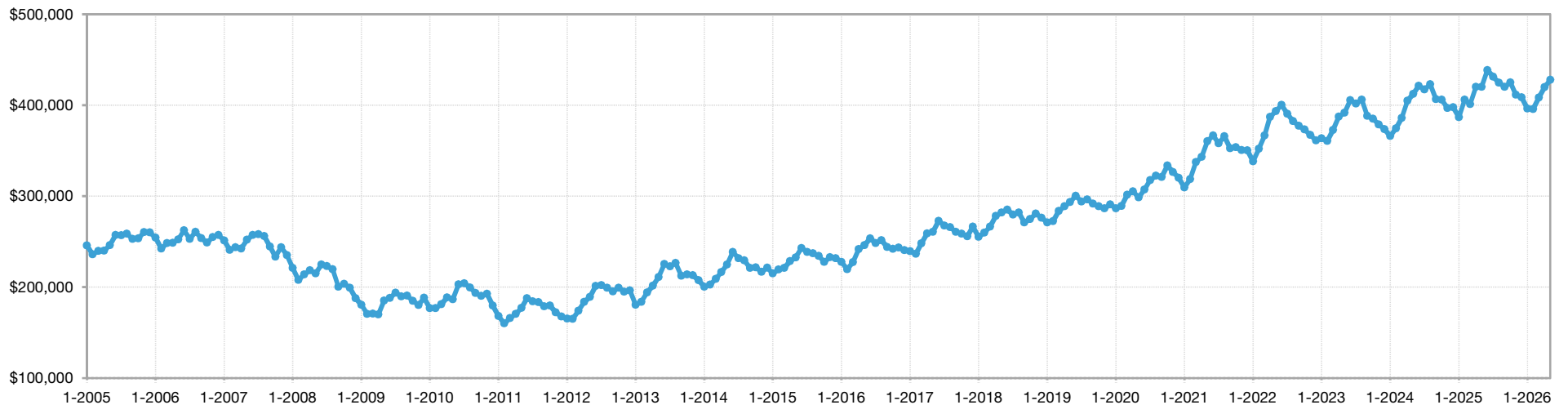


Year to Date



	Average Sales Price	Prior Year	Percent Change
June 2025	\$438,699	\$421,341	+4.1%
July 2025	\$431,337	\$417,335	+3.4%
August 2025	\$424,747	\$422,956	+0.4%
September 2025	\$420,171	\$406,655	+3.3%
October 2025	\$425,134	\$405,966	+4.7%
November 2025	\$411,667	\$396,969	+3.7%
December 2025	\$408,711	\$397,834	+2.7%
January 2026	\$396,415	\$386,947	+2.4%
February 2026	\$395,802	\$406,059	-2.5%
March 2026	\$408,381	\$401,333	+1.8%
April 2026	\$419,976	\$420,299	-0.1%
May 2026	\$427,927	\$420,270	+1.8%
12-Month Avg	\$417,414	\$408,664	+2.1%

Historical Average Sales Price by Month

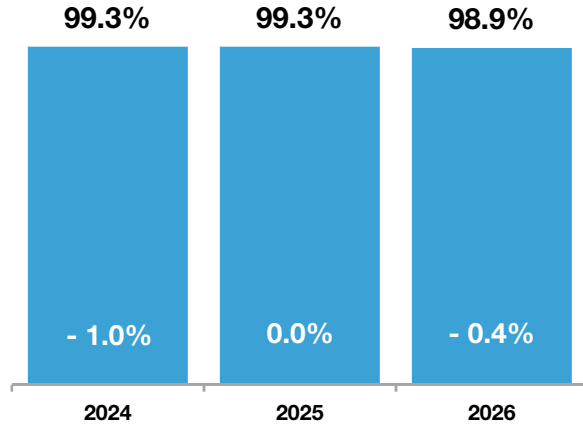


Percent of Original List Price Received

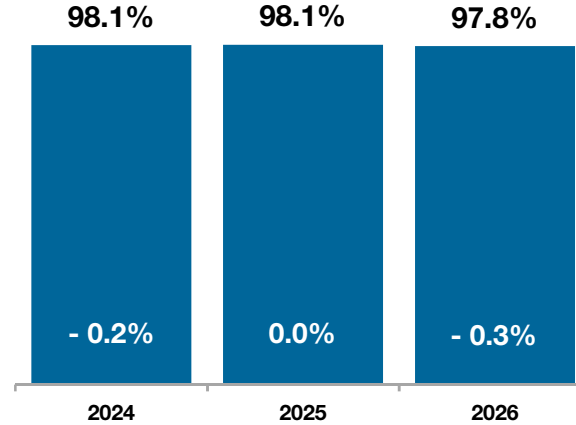


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May

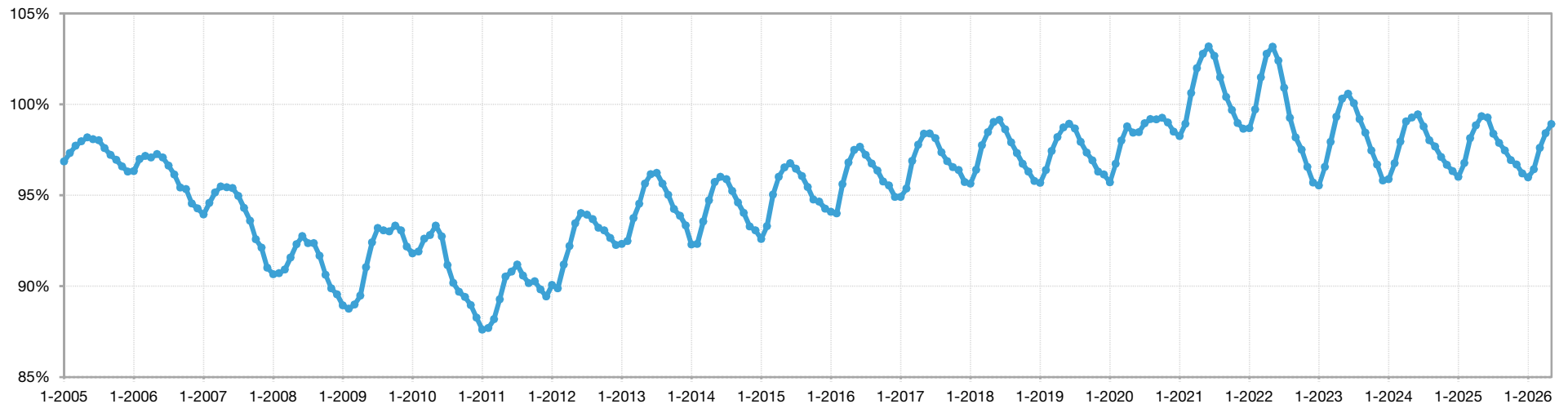


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
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%
February 2026	96.4%	96.8%	-0.4%
March 2026	97.6%	98.1%	-0.5%
April 2026	98.4%	98.8%	-0.4%
May 2026	98.9%	99.3%	-0.4%
12-Month Avg	97.5%	97.8%	-0.3%

Historical Percent of Original List Price Received by Month

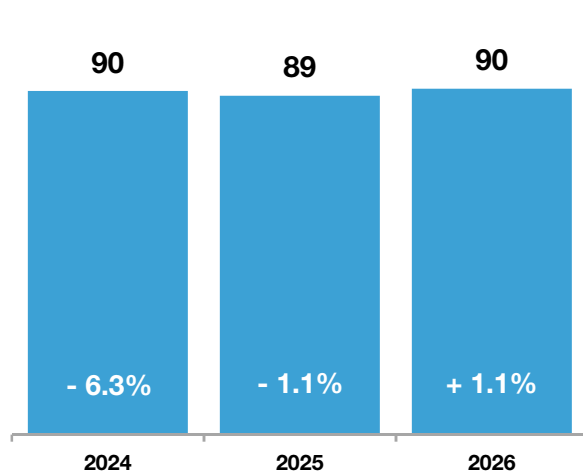


Housing Affordability Index

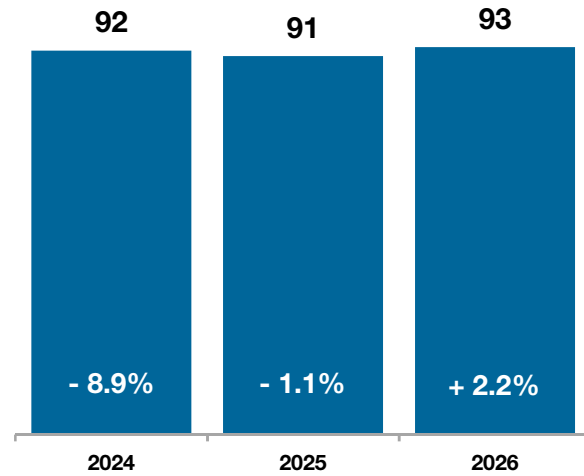


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May

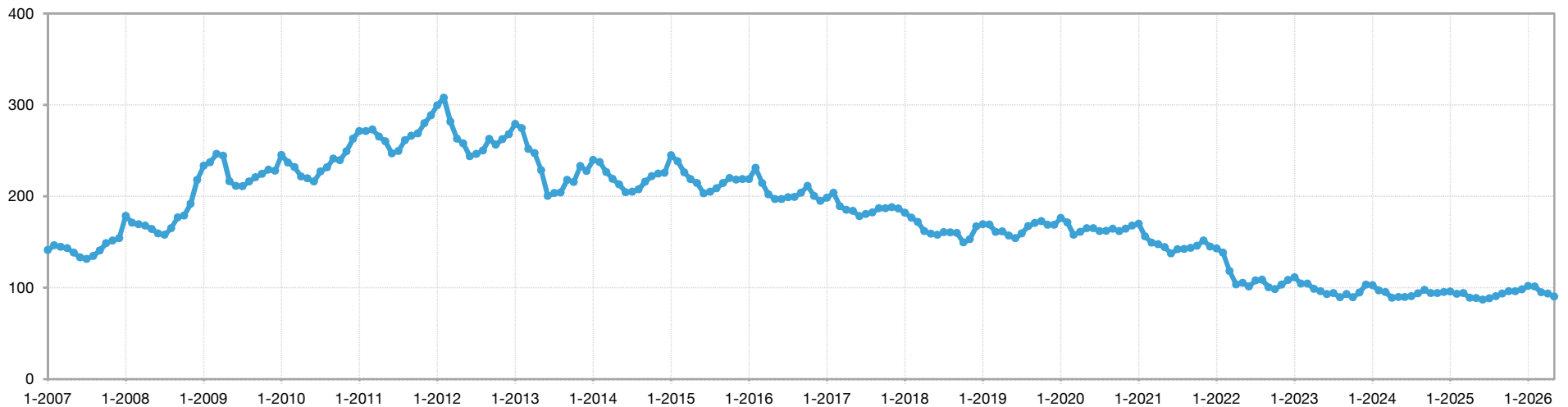


Year to Date



	Affordability Index	Prior Year	Percent Change
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%
February 2026	101	93	+8.6%
March 2026	95	94	+1.1%
April 2026	94	89	+5.6%
May 2026	90	89	+1.1%
12-Month Avg	94	93	+1.1%

Historical Housing Affordability Index by Month

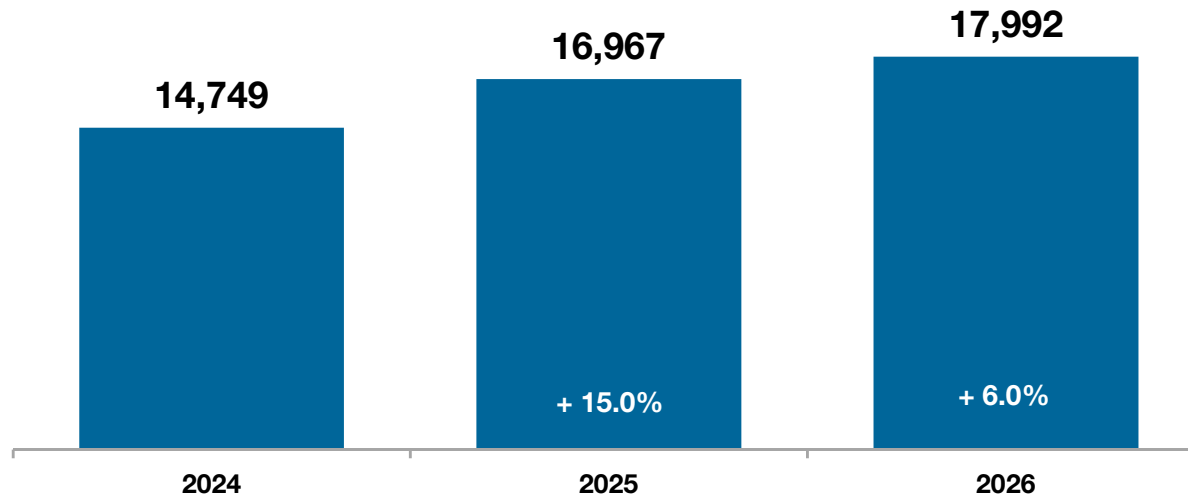


Inventory of Homes for Sale

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

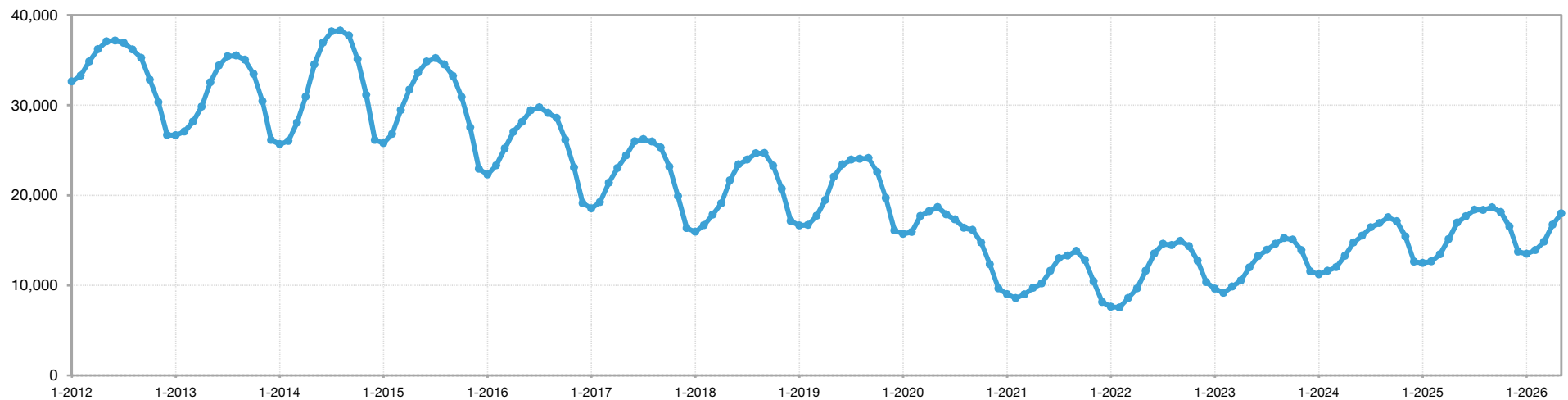


May



Homes for Sale		Prior Year	Percent Change
June 2025	17,681	15,526	+13.9%
July 2025	18,388	16,439	+11.9%
August 2025	18,373	16,922	+8.6%
September 2025	18,643	17,559	+6.2%
October 2025	18,141	17,108	+6.0%
November 2025	16,521	15,415	+7.2%
December 2025	13,740	12,634	+8.8%
January 2026	13,510	12,487	+8.2%
February 2026	13,897	12,649	+9.9%
March 2026	14,850	13,450	+10.4%
April 2026	16,740	15,135	+10.6%
May 2026	17,992	16,967	+6.0%

Historical Inventory of Homes for Sale by Month



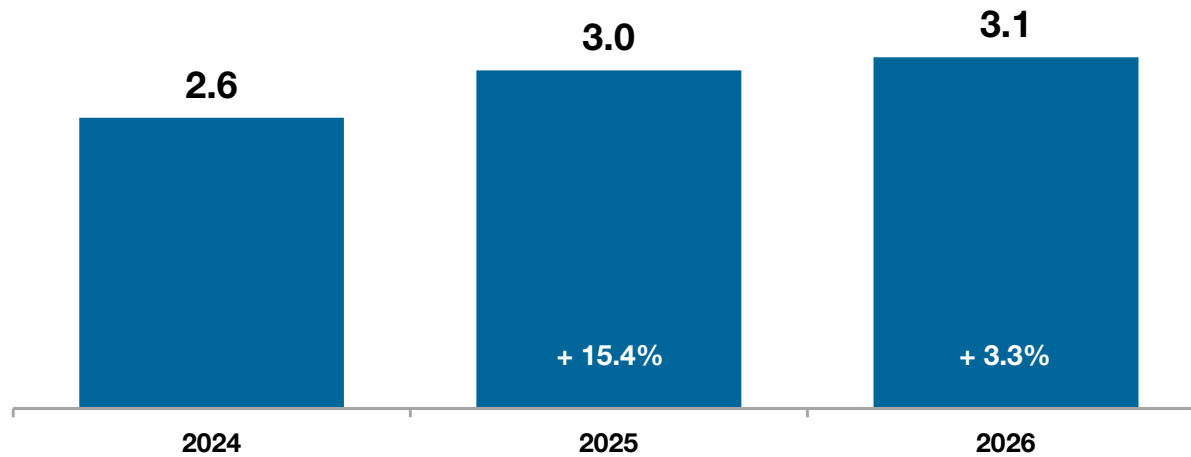
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

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.

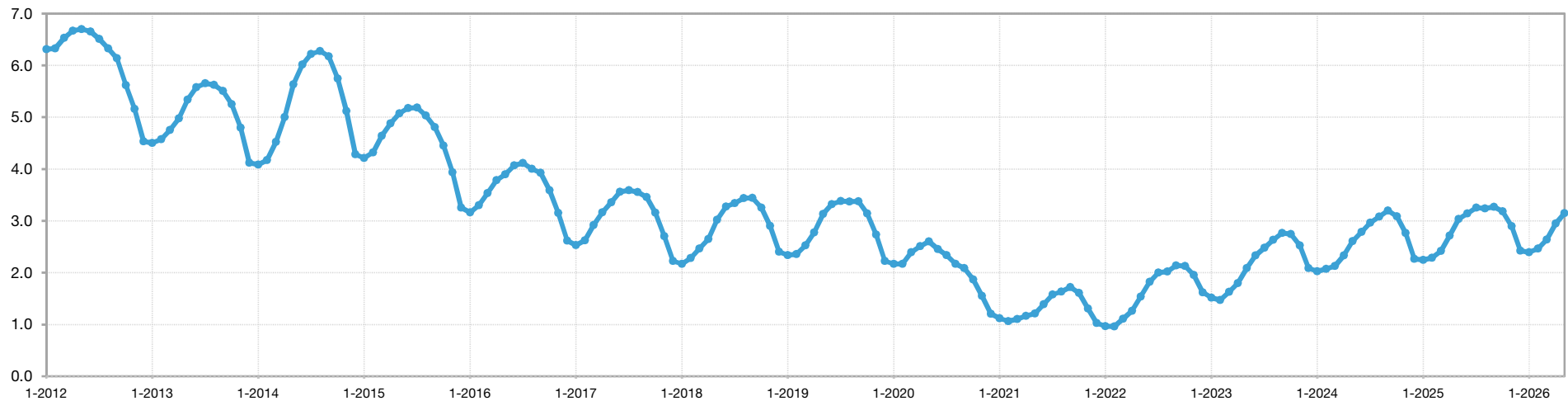


May



Months Supply		Prior Year	Percent Change
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	2.4	2.3	+4.3%
January 2026	2.4	2.2	+9.1%
February 2026	2.5	2.3	+8.7%
March 2026	2.6	2.4	+8.3%
April 2026	3.0	2.7	+11.1%
May 2026	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.