

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 were up 14.7 percent to 133. Pending Sales decreased 8.0 percent to 92. Inventory grew 6.7 percent to 412 units.

Median Sales Price was up 8.9 percent to \$288,650. Days on Market decreased 13.8 percent to 94 days. Months Supply of Inventory remained flat at 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.

Quick Facts

+ 3.8%	+ 8.9%	0.0%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Greenwood Association of REALTORS®.
Percent changes are calculated using rounded figures.

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Market Overview

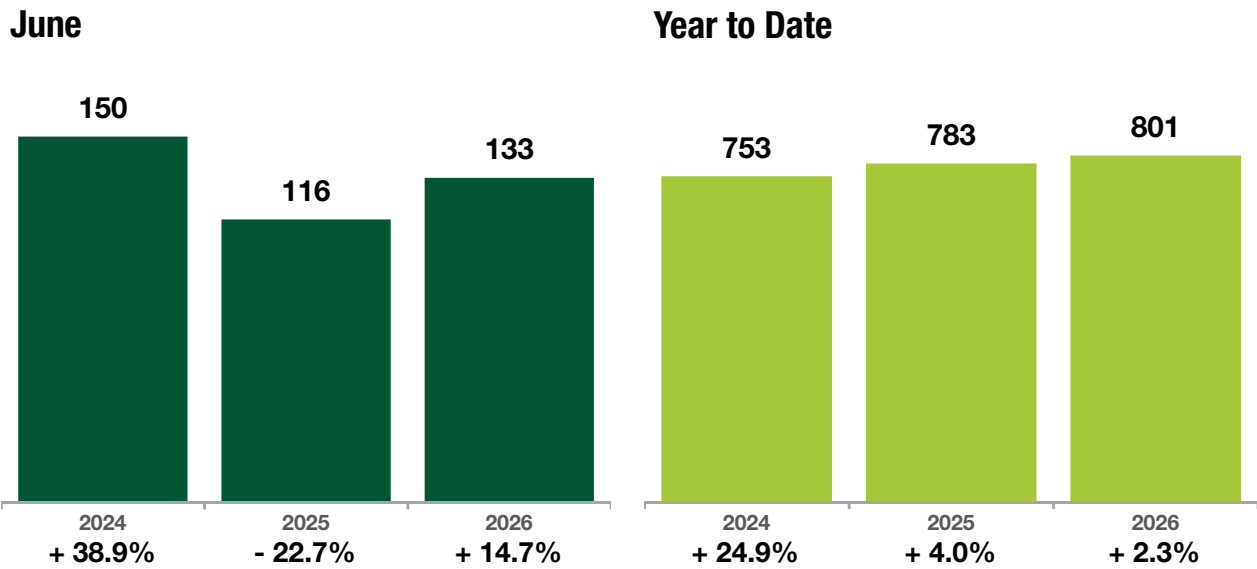
Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars			06-2025	06-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	06-2024	06-2025	06-2026						
New Listings				116	133	+ 14.7%	783	801	+ 2.3%
Pending Sales				100	92	- 8.0%	531	489	- 7.9%
Closed Sales				79	82	+ 3.8%	483	481	- 0.4%
Days on Market				109	94	- 13.8%	112	116	+ 3.6%
Median Sales Price				\$265,000	\$288,650	+ 8.9%	\$255,000	\$270,000	+ 5.9%
Average Sales Price				\$341,250	\$389,442	+ 14.1%	\$300,683	\$346,284	+ 15.2%
Pct. of List Price Received				98.7%	97.5%	- 1.2%	97.2%	97.0%	- 0.2%
Housing Affordability Index				118	109	- 7.6%	123	116	- 5.7%
Inventory of Homes for Sale				386	412	+ 6.7%	--	--	--
Months Supply of Inventory				4.9	4.9	0.0%	--	--	--

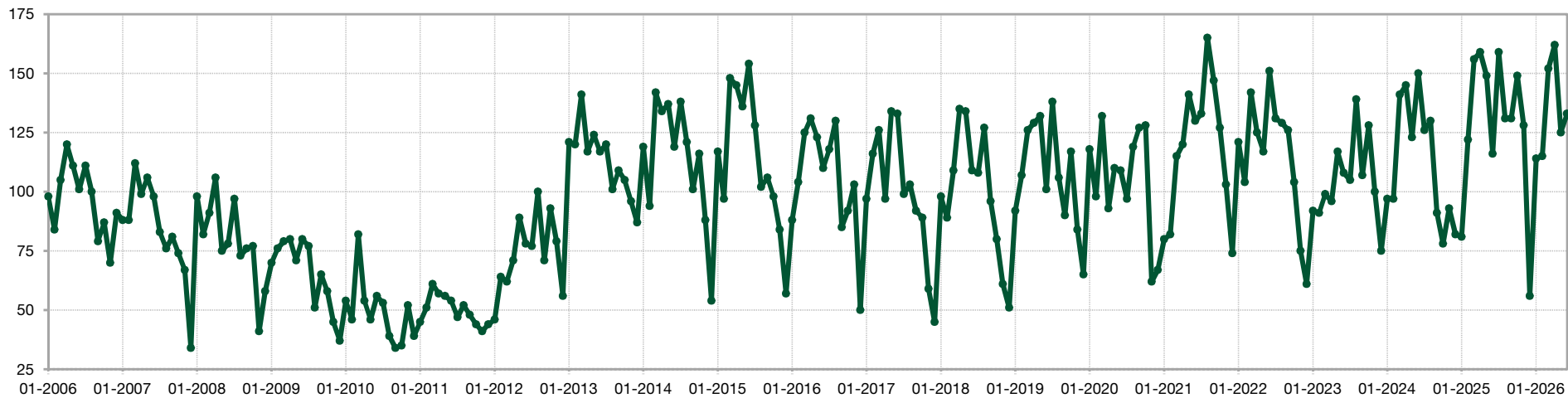
New Listings

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



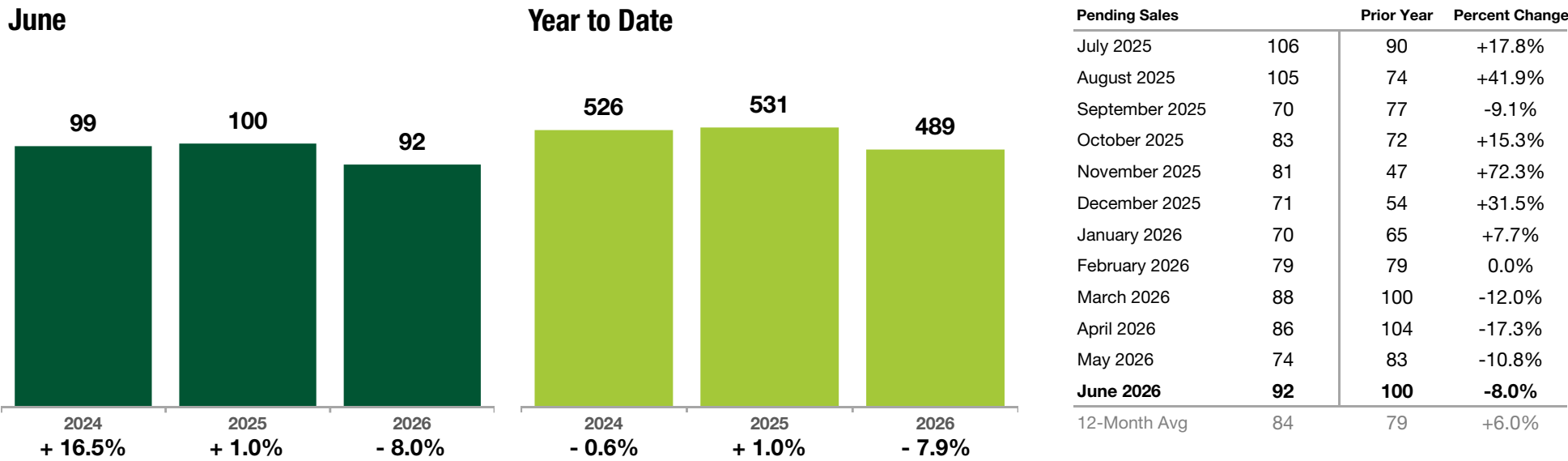
	New Listings	Prior Year	Percent Change
July 2025	159	126	+26.2%
August 2025	131	130	+0.8%
September 2025	131	91	+44.0%
October 2025	149	78	+91.0%
November 2025	128	93	+37.6%
December 2025	56	82	-31.7%
January 2026	114	81	+40.7%
February 2026	115	122	-5.7%
March 2026	152	156	-2.6%
April 2026	162	159	+1.9%
May 2026	125	149	-16.1%
June 2026	133	116	+14.7%
12-Month Avg	130	115	+12.7%

Historical New Listings by Month

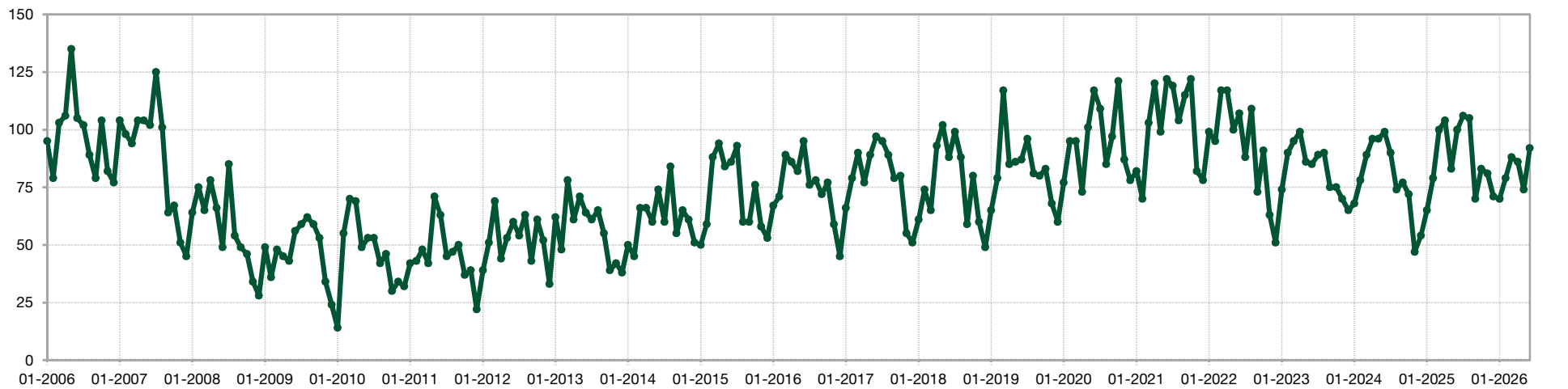


Pending Sales

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

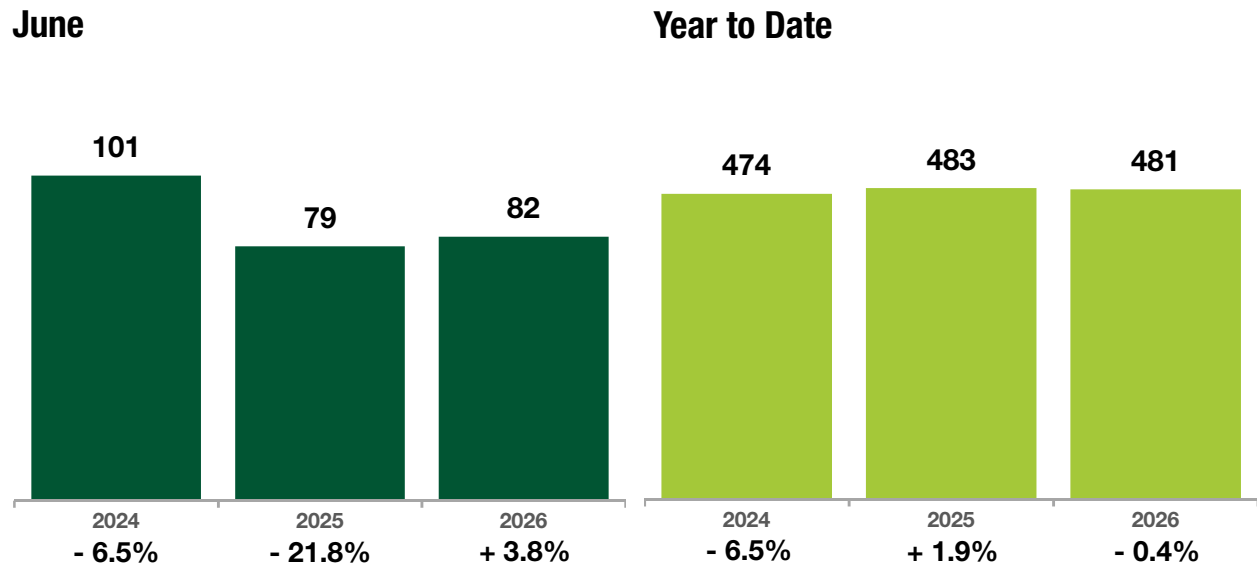


Historical Pending Sales by Month



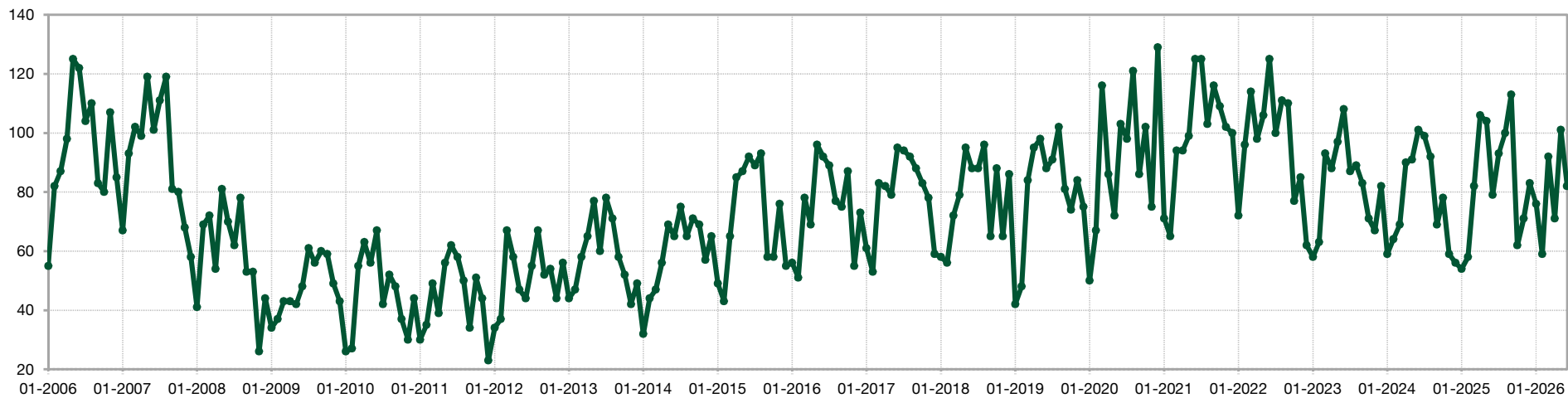
Closed Sales

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



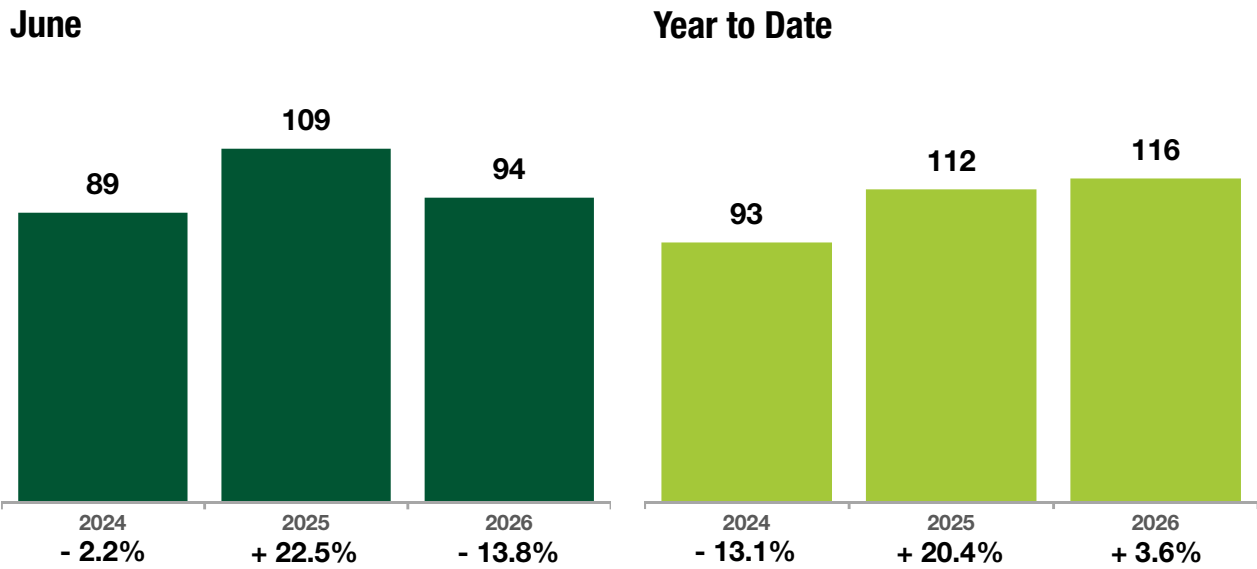
Closed Sales		Prior Year	Percent Change
July 2025	93	99	-6.1%
August 2025	100	92	+8.7%
September 2025	113	69	+63.8%
October 2025	62	78	-20.5%
November 2025	71	59	+20.3%
December 2025	83	56	+48.2%
January 2026	76	54	+40.7%
February 2026	59	58	+1.7%
March 2026	92	82	+12.2%
April 2026	71	106	-33.0%
May 2026	101	104	-2.9%
June 2026	82	79	+3.8%
12-Month Avg	84	78	+7.2%

Historical Closed Sales by Month



Days on Market Until Sale

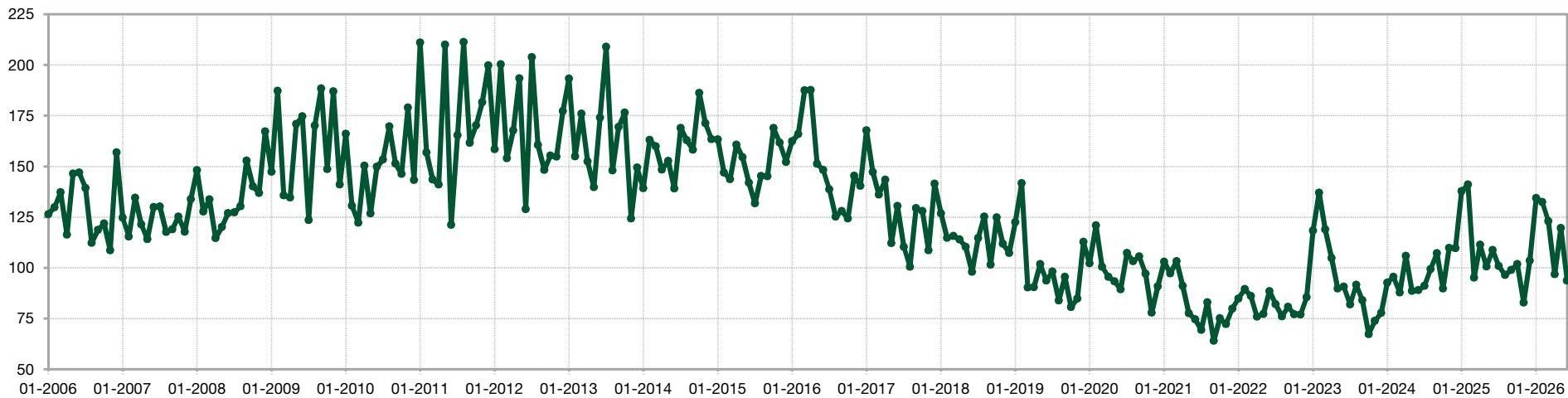
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
July 2025	101	91	+11.0%
August 2025	96	99	-3.0%
September 2025	99	107	-7.5%
October 2025	102	90	+13.3%
November 2025	83	110	-24.5%
December 2025	104	110	-5.5%
January 2026	134	138	-2.9%
February 2026	132	141	-6.4%
March 2026	123	95	+29.5%
April 2026	97	111	-12.6%
May 2026	120	101	+18.8%
June 2026	94	109	-13.8%
12-Month Avg*		107	+0.9%

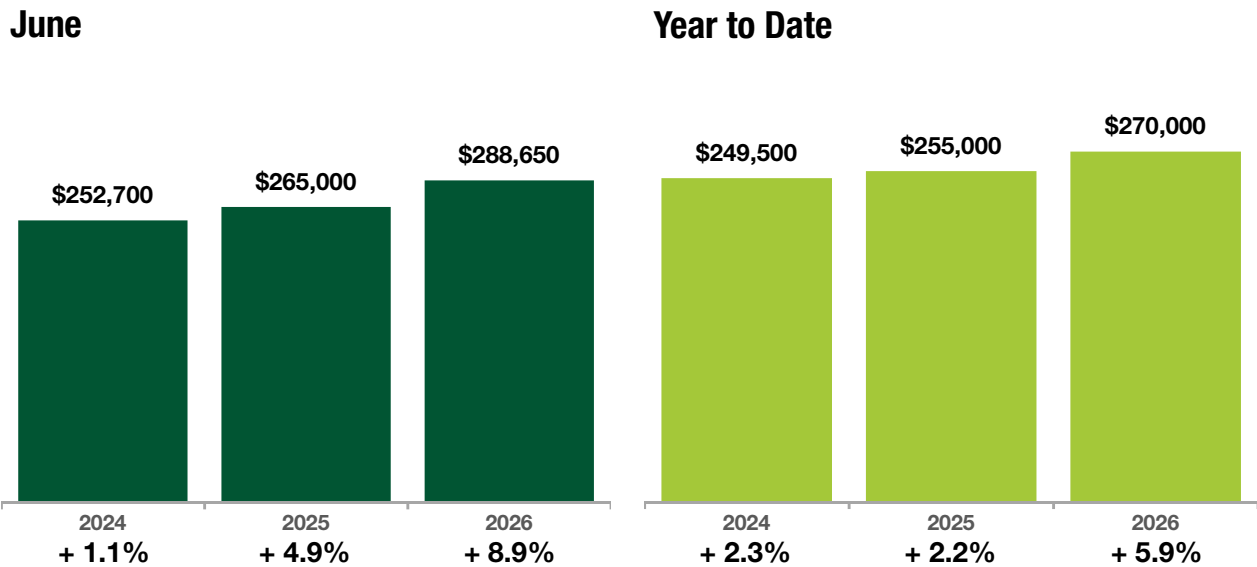
* Average Days on Market of all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Median Sales Price

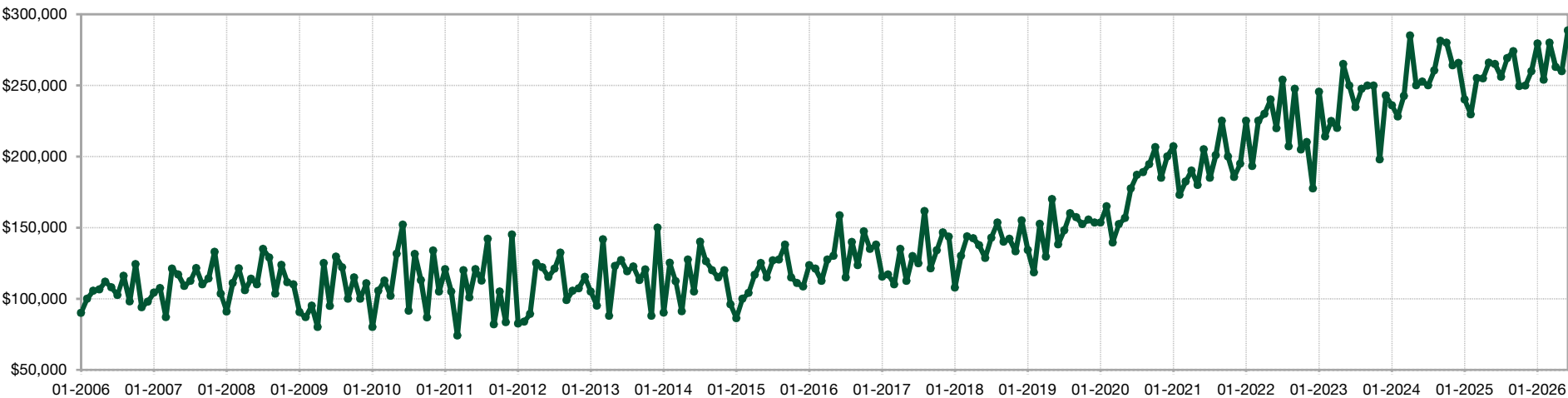
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



	Median Sales Price	Prior Year	Percent Change
July 2025	\$256,000	\$250,000	+2.4%
August 2025	\$269,200	\$260,450	+3.4%
September 2025	\$273,900	\$281,200	-2.6%
October 2025	\$249,350	\$280,000	-10.9%
November 2025	\$249,900	\$264,000	-5.3%
December 2025	\$259,900	\$265,675	-2.2%
January 2026	\$279,400	\$240,000	+16.4%
February 2026	\$253,900	\$229,500	+10.6%
March 2026	\$280,000	\$255,000	+9.8%
April 2026	\$262,900	\$254,950	+3.1%
May 2026	\$260,000	\$265,900	-2.2%
June 2026	\$288,650	\$265,000	+8.9%
12-Month Med*	\$264,000	\$259,900	+1.6%

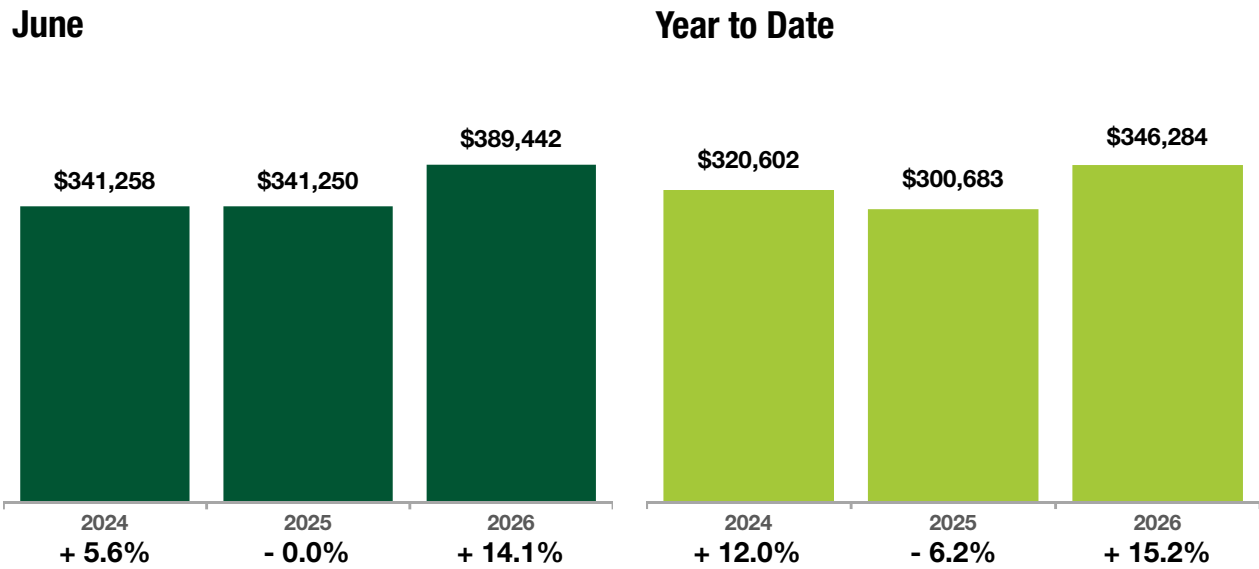
* Median Sales Price of all properties from July 2025 through June 2026. This is not the median of the individual figures above.

Historical Median Sales Price by Month



Average Sales Price

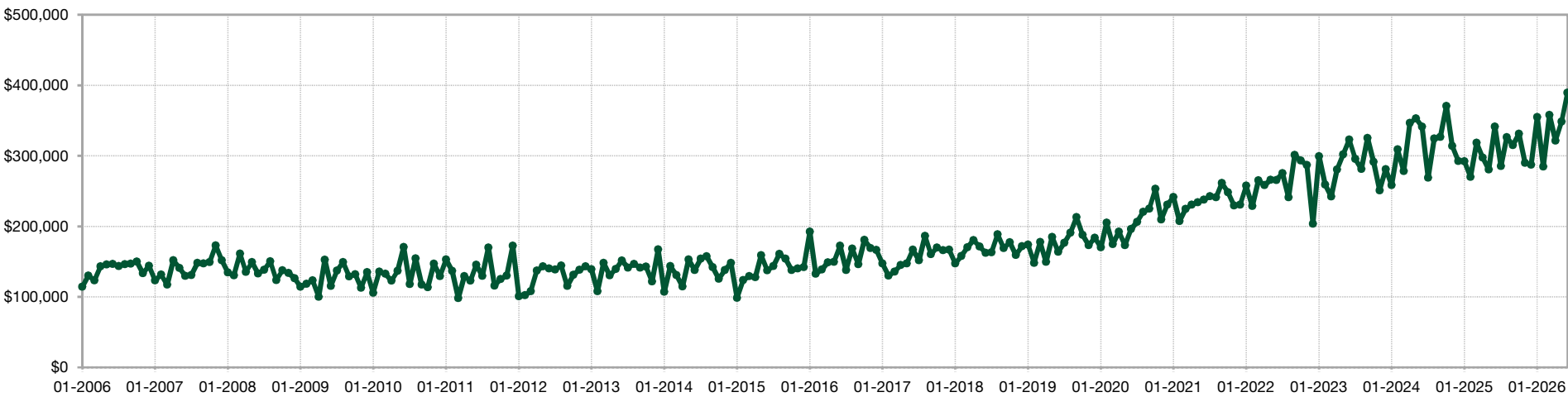
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



Avg. Sales Price		Prior Year	Percent Change
July 2025	\$285,472	\$268,852	+6.2%
August 2025	\$326,238	\$324,434	+0.6%
September 2025	\$315,091	\$326,853	-3.6%
October 2025	\$331,295	\$370,536	-10.6%
November 2025	\$289,931	\$313,769	-7.6%
December 2025	\$287,362	\$292,604	-1.8%
January 2026	\$354,935	\$292,065	+21.5%
February 2026	\$284,480	\$270,139	+5.3%
March 2026	\$357,773	\$318,564	+12.3%
April 2026	\$321,339	\$297,356	+8.1%
May 2026	\$348,267	\$280,670	+24.1%
June 2026	\$389,442	\$341,250	+14.1%
12-Month Avg*	\$324,302	\$307,759	+5.4%

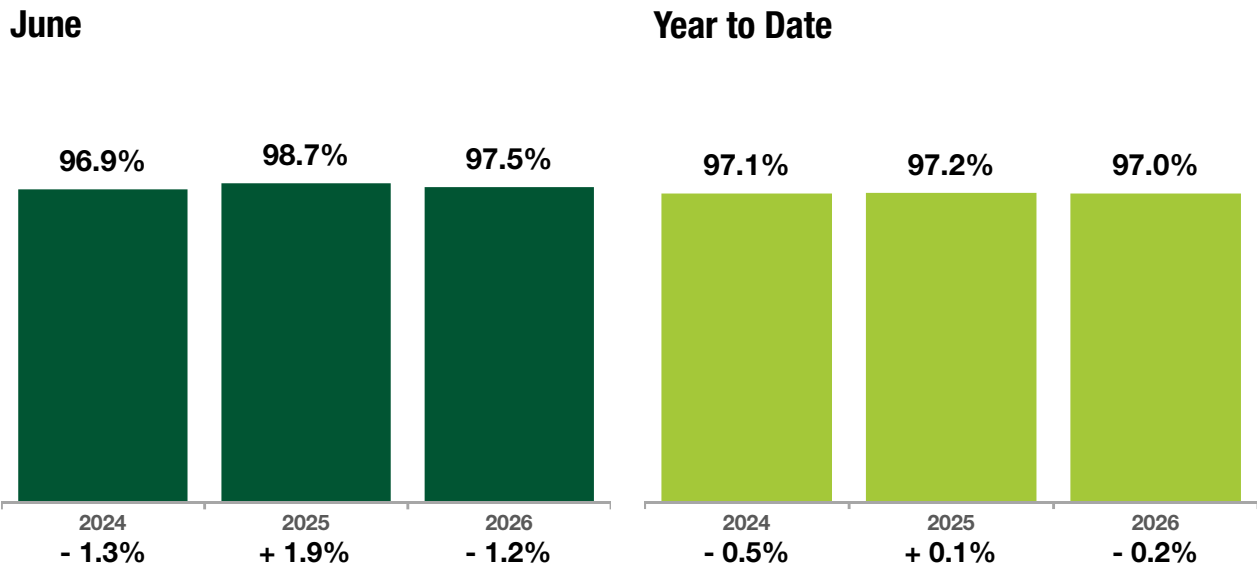
* Avg. Sales Price of all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of List Price Received

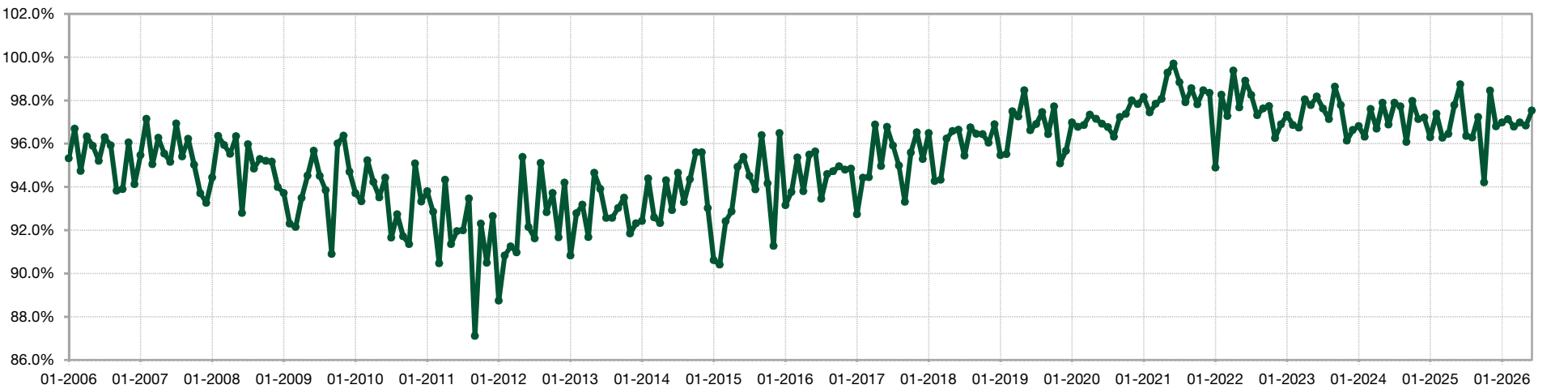
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



Pct. of List Price Received		Prior Year	Percent Change
July 2025	96.4%	97.9%	-1.5%
August 2025	96.3%	97.7%	-1.4%
September 2025	97.2%	96.1%	+1.1%
October 2025	94.2%	98.0%	-3.9%
November 2025	98.5%	97.1%	+1.4%
December 2025	96.8%	97.2%	-0.4%
January 2026	97.0%	96.3%	+0.7%
February 2026	97.1%	97.4%	-0.3%
March 2026	96.8%	96.3%	+0.5%
April 2026	97.0%	96.5%	+0.5%
May 2026	96.8%	97.8%	-1.0%
June 2026	97.5%	98.7%	-1.2%
12-Month Avg*		96.8%	-0.5%

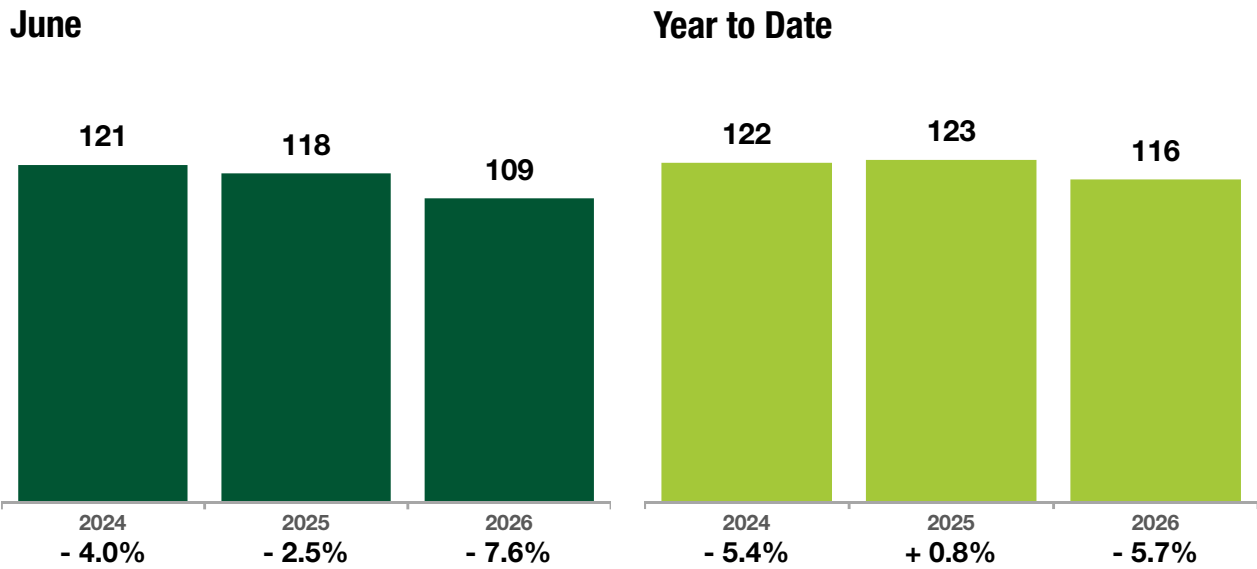
* Average Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



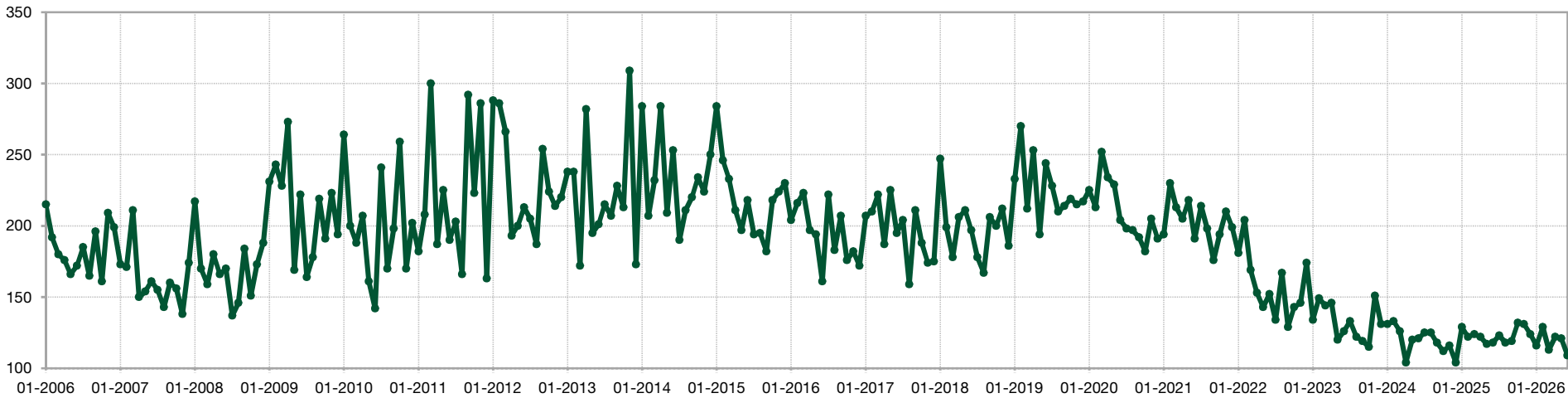
Housing Affordability Index

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	Percent Change
July 2025	123	125	-1.6%
August 2025	118	125	-5.6%
September 2025	119	118	+0.8%
October 2025	132	112	+17.9%
November 2025	131	116	+12.9%
December 2025	124	104	+19.2%
January 2026	116	129	-10.1%
February 2026	129	122	+5.7%
March 2026	113	124	-8.9%
April 2026	122	122	0.0%
May 2026	121	117	+3.4%
June 2026	109	118	-7.6%
12-Month Avg	121	119	+1.7%

Historical Housing Affordability Index by Month

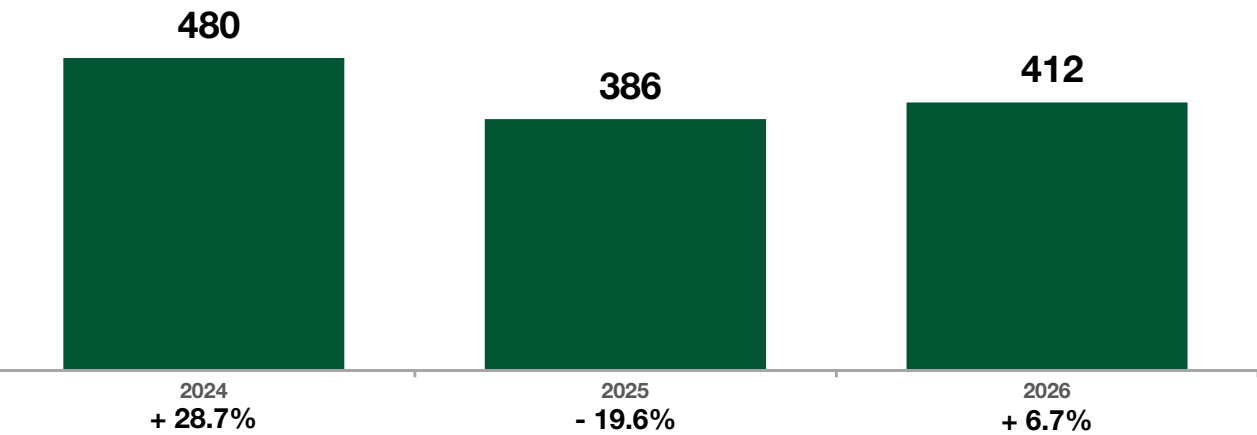


Inventory of Homes for Sale

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



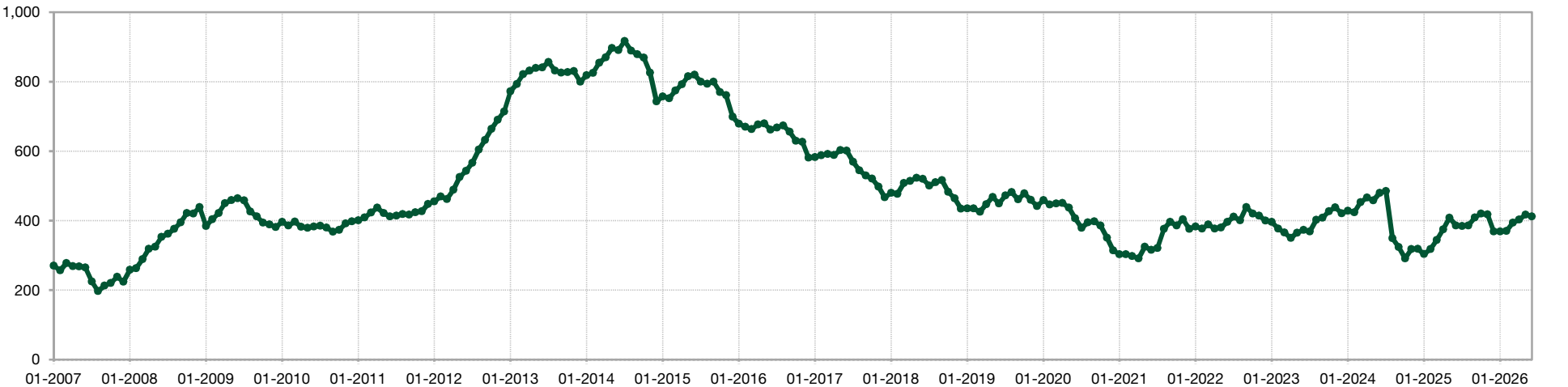
June



Homes for Sale		Prior Year	Percent Change
July 2025	384	485	-20.8%
August 2025	386	349	+10.6%
September 2025	409	324	+26.2%
October 2025	420	291	+44.3%
November 2025	418	318	+31.4%
December 2025	369	319	+15.7%
January 2026	369	304	+21.4%
February 2026	370	318	+16.4%
March 2026	394	344	+14.5%
April 2026	403	375	+7.5%
May 2026	417	408	+2.2%
June 2026	412	386	+6.7%
12-Month Avg*	396	352	+12.5%

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

Historical Inventory of Homes for Sale by Month

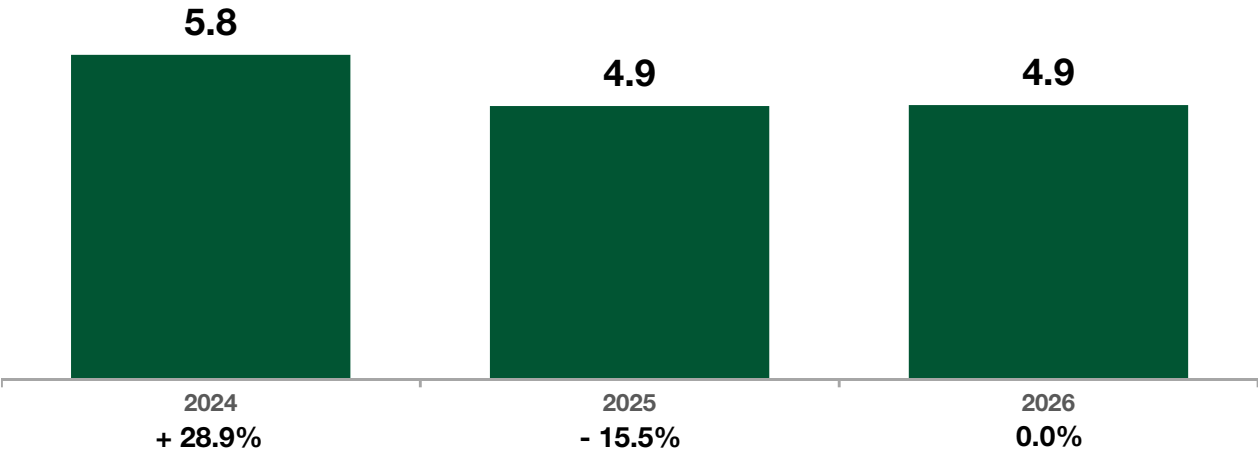


Months Supply of Inventory

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	Percent Change
July 2025	4.8	5.9	-18.6%
August 2025	4.7	4.3	+9.3%
September 2025	5.0	4.0	+25.0%
October 2025	5.1	3.6	+41.7%
November 2025	4.9	4.0	+22.5%
December 2025	4.2	4.1	+2.4%
January 2026	4.2	3.9	+7.7%
February 2026	4.2	4.1	+2.4%
March 2026	4.5	4.3	+4.7%
April 2026	4.7	4.7	0.0%
May 2026	4.9	5.2	-5.8%
June 2026	4.9	4.9	0.0%
12-Month Avg*	4.7	4.4	+6.8%

* 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

