

Monthly Indicators



August 2025

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

Activity Snapshot

- 0.5%	+ 2.3%	- 1.8%
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	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		9,013	8,849	- 1.8%	66,541	69,830	+ 4.9%
Pending Sales		6,325	6,507	+ 2.9%	47,066	47,997	+ 2.0%
Closed Sales		7,014	6,979	- 0.5%	44,651	45,431	+ 1.7%
Days on Market		38	40	+ 5.3%	41	43	+ 4.9%
Median Sales Price		\$352,000	\$360,000	+ 2.3%	\$348,000	\$358,000	+ 2.9%
Avg. Sales Price		\$422,942	\$425,240	+ 0.5%	\$405,866	\$419,940	+ 3.5%
Pct. of Orig. Price Received		98.0%	97.9%	- 0.1%	98.4%	98.3%	- 0.1%
Affordability Index		94	91	- 3.2%	95	91	- 4.2%
Homes for Sale*		16,904	17,693	+ 4.7%	--	--	--
Months Supply*		3.1	3.1	0.0%	--	--	--

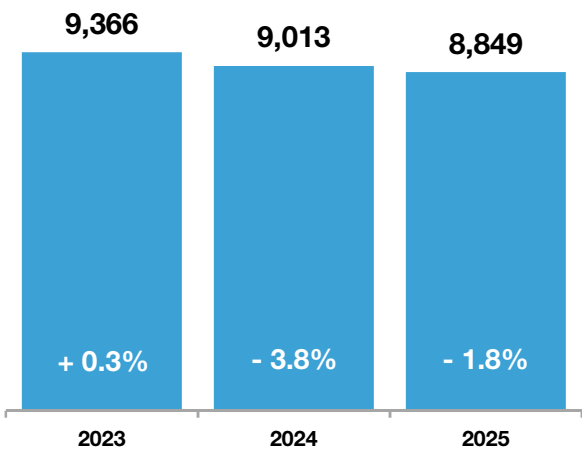
* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

New Listings

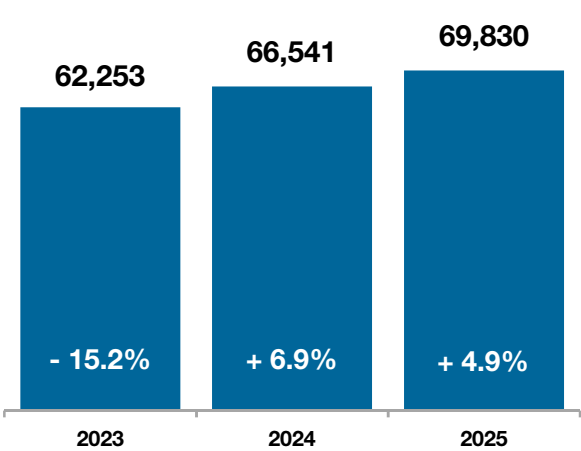
A count of the properties that have been newly listed on the market in a given month.



August

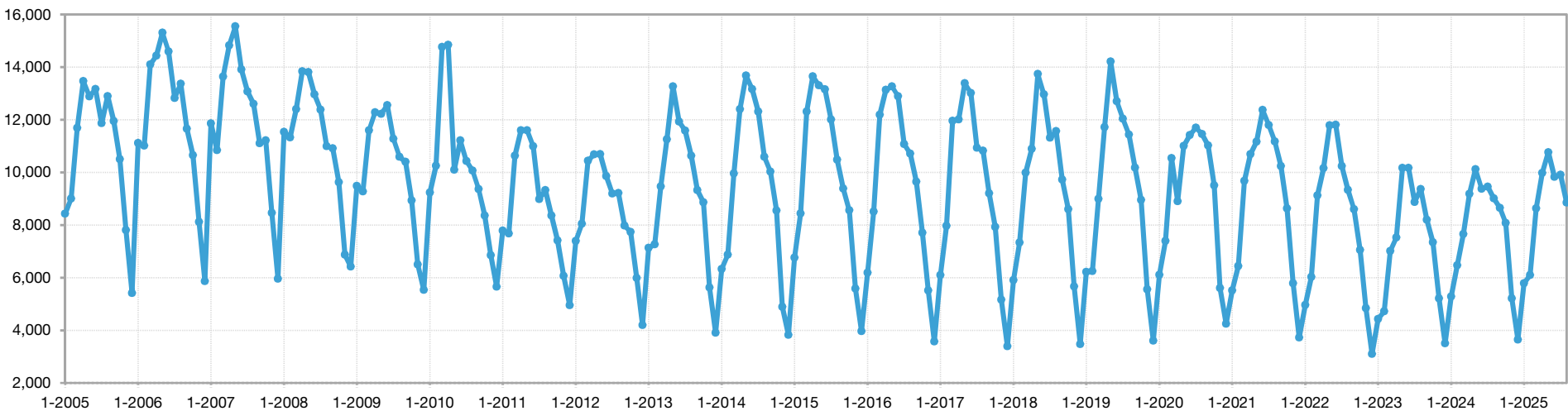


Year to Date



New Listings		Prior Year	Percent Change
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	6,092	6,469	-5.8%
March 2025	8,634	7,651	+12.8%
April 2025	9,976	9,184	+8.6%
May 2025	10,764	10,115	+6.4%
June 2025	9,826	9,373	+4.8%
July 2025	9,907	9,456	+4.8%
August 2025	8,849	9,013	-1.8%
12-Month Avg	7,952	7,566	+5.1%

Historical New Listings by Month

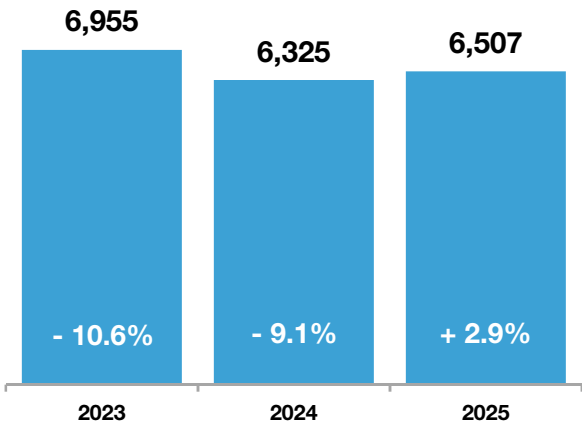


Pending Sales

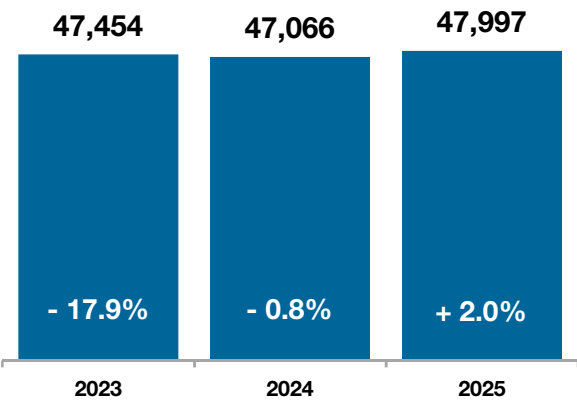
A count of the properties on which offers have been accepted in a given month.



August

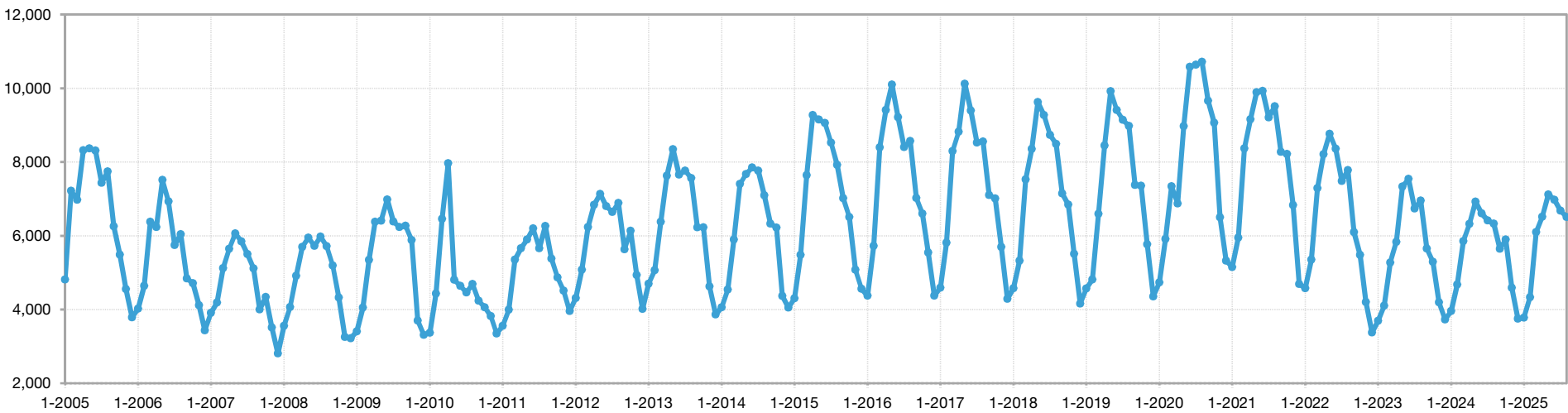


Year to Date



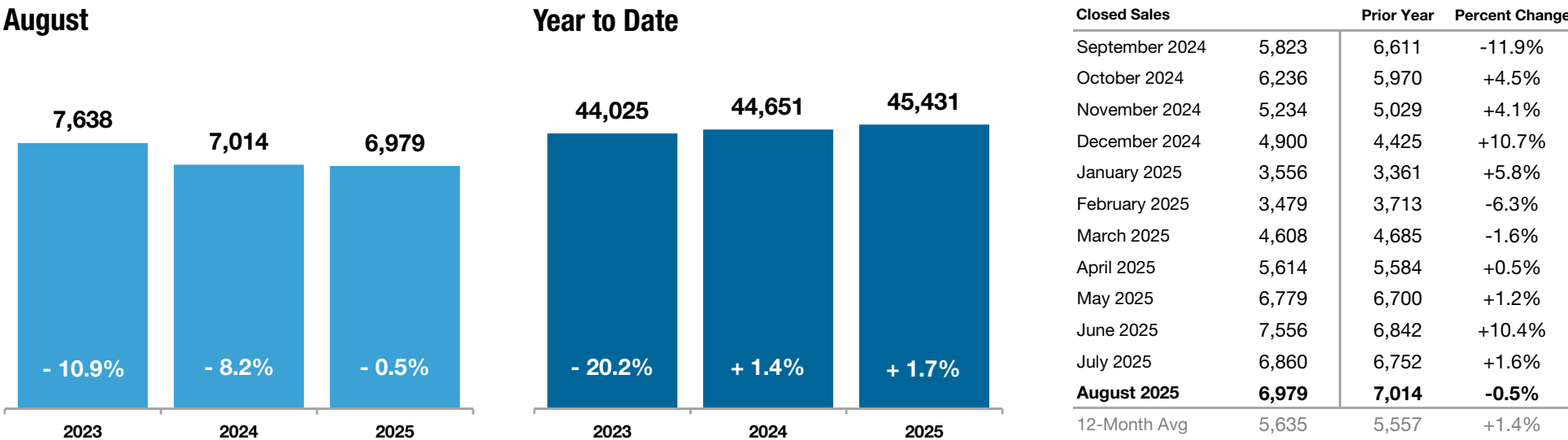
Pending Sales		Prior Year	Percent Change
September 2024	5,644	5,653	-0.2%
October 2024	5,897	5,289	+11.5%
November 2024	4,589	4,196	+9.4%
December 2024	3,747	3,725	+0.6%
January 2025	3,779	3,956	-4.5%
February 2025	4,332	4,672	-7.3%
March 2025	6,096	5,852	+4.2%
April 2025	6,516	6,319	+3.1%
May 2025	7,119	6,923	+2.8%
June 2025	6,970	6,606	+5.5%
July 2025	6,678	6,413	+4.1%
August 2025	6,507	6,325	+2.9%
12-Month Avg	5,656	5,494	+2.9%

Historical Pending Sales by Month

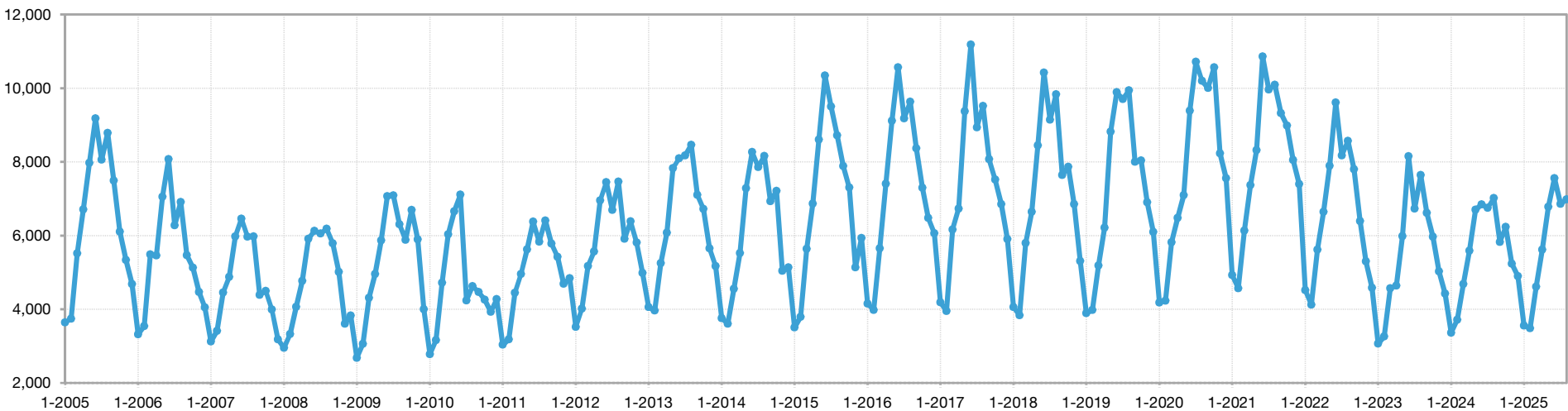


Closed Sales

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



Historical Closed Sales by Month

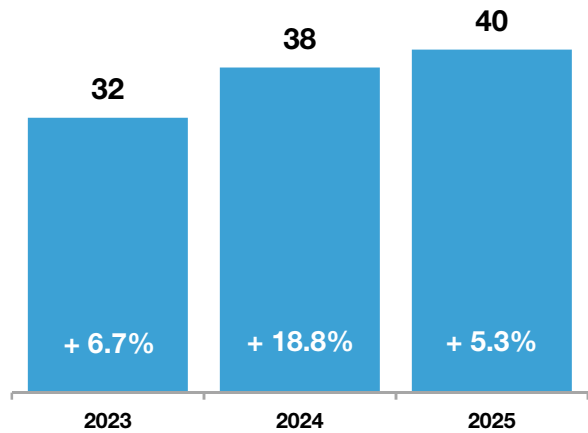


Days on Market Until Sale

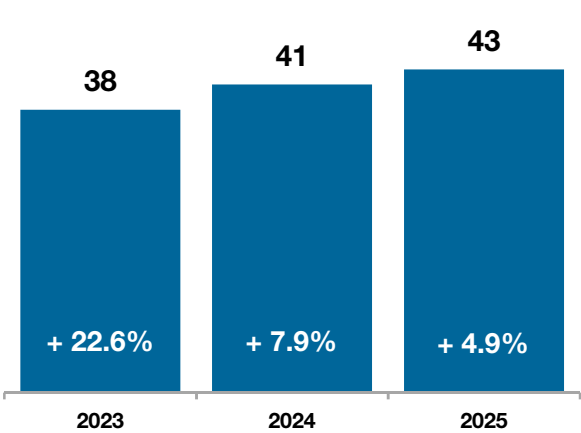
Average number of days between when a property is listed and when an offer is accepted in a given month.



August

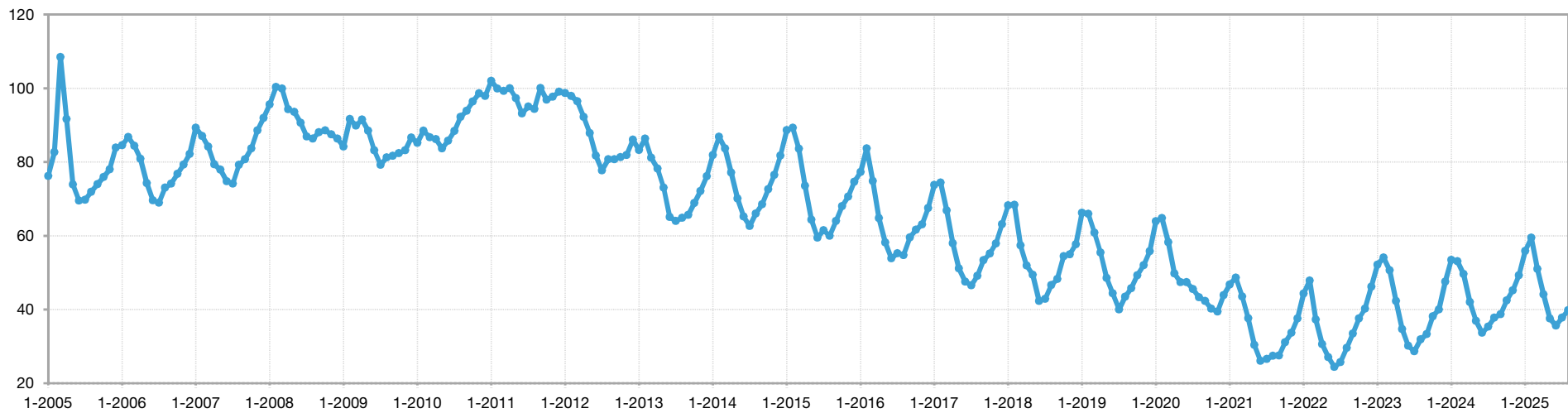


Year to Date



Days on Market		Prior Year	Percent Change
September 2024	39	33	+18.2%
October 2024	42	38	+10.5%
November 2024	45	40	+12.5%
December 2024	49	48	+2.1%
January 2025	56	53	+5.7%
February 2025	59	53	+11.3%
March 2025	51	50	+2.0%
April 2025	44	42	+4.8%
May 2025	38	37	+2.7%
June 2025	36	34	+5.9%
July 2025	38	35	+8.6%
August 2025	40	38	+5.3%
12-Month Avg	45	42	+7.1%

Historical Days on Market Until Sale by Month

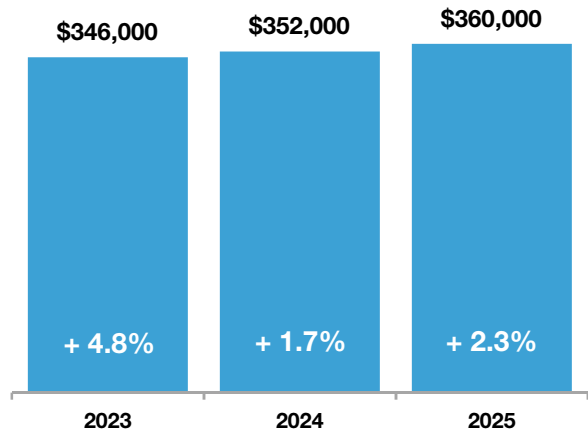


Median Sales Price

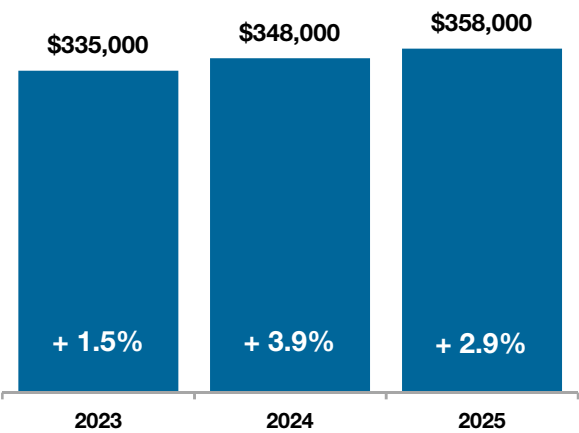
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August

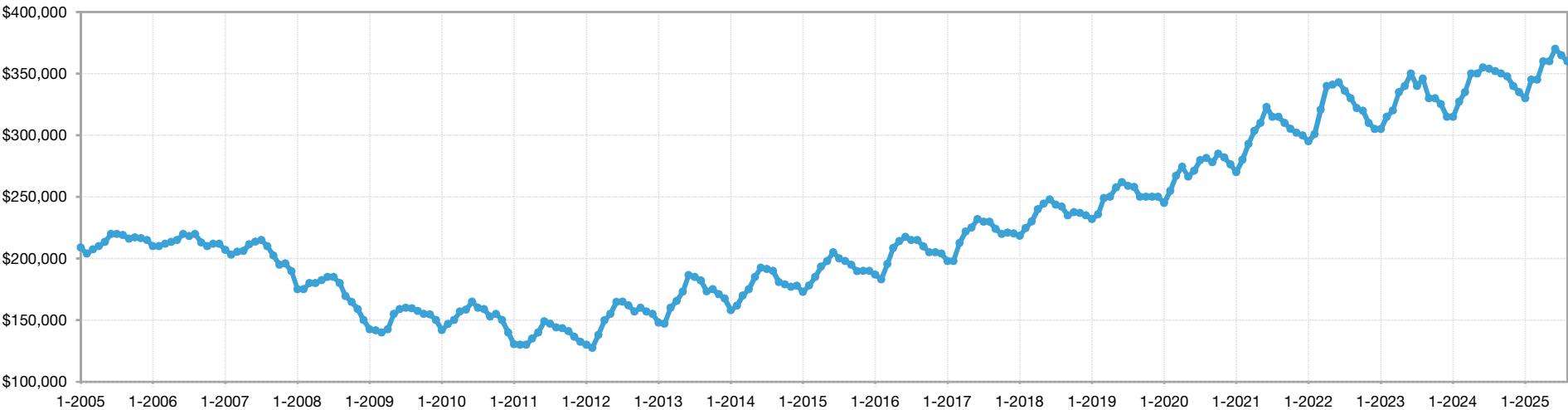


Year to Date



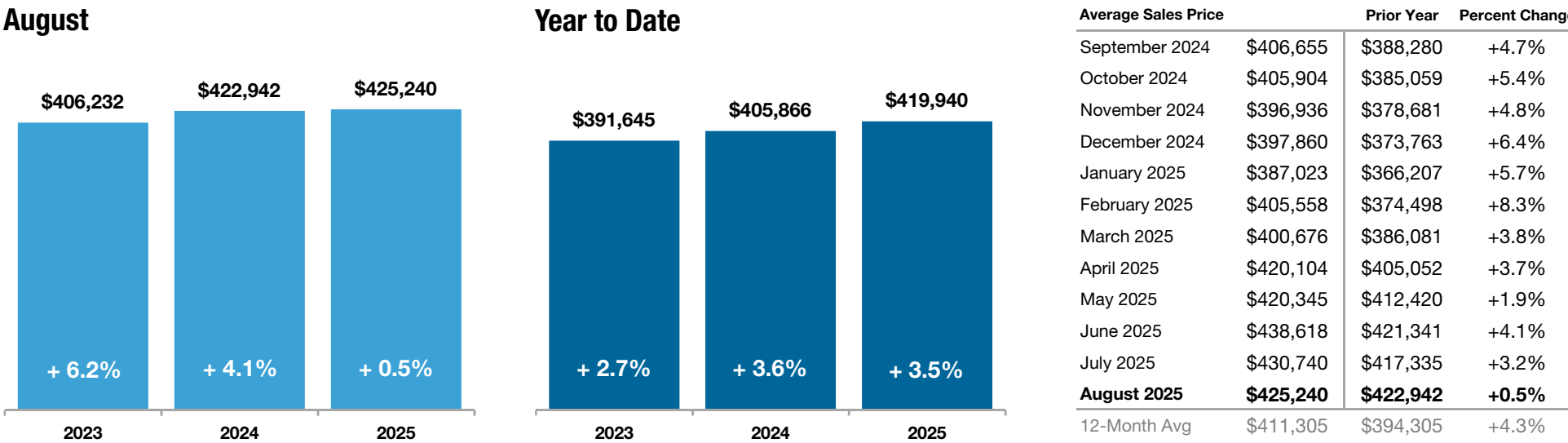
	Median Sales Price	Prior Year	Percent Change
September 2024	\$350,000	\$330,000	+6.1%
October 2024	\$347,700	\$330,000	+5.4%
November 2024	\$340,000	\$325,300	+4.5%
December 2024	\$335,000	\$315,000	+6.3%
January 2025	\$330,000	\$315,000	+4.8%
February 2025	\$345,000	\$327,100	+5.5%
March 2025	\$345,000	\$335,000	+3.0%
April 2025	\$360,000	\$350,000	+2.9%
May 2025	\$359,990	\$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%
12-Month Avg	\$350,641	\$336,533	+4.2%

Historical Median Sales Price by Month

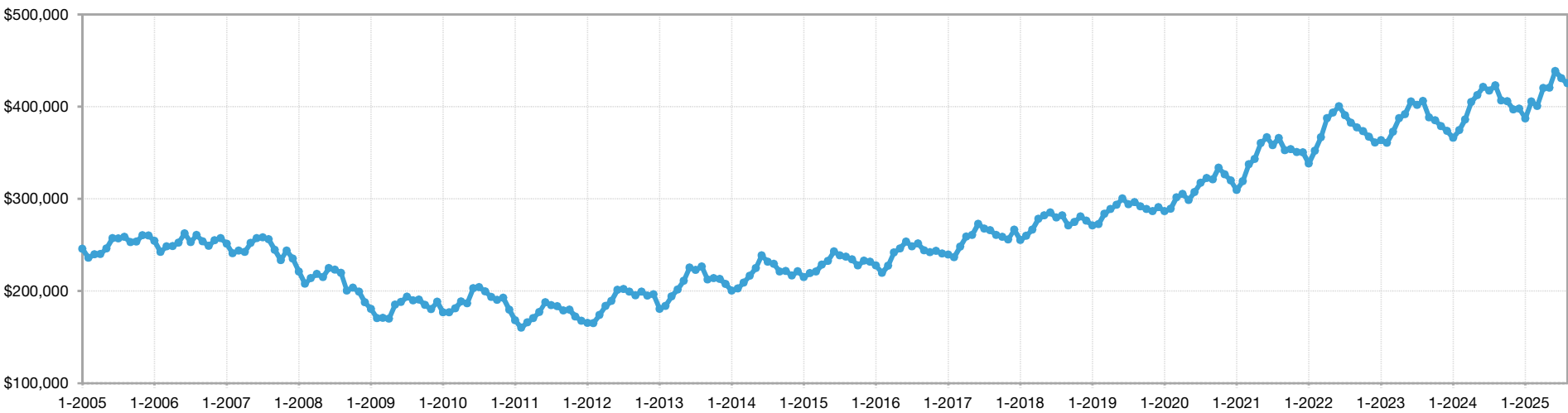


Average Sales Price

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



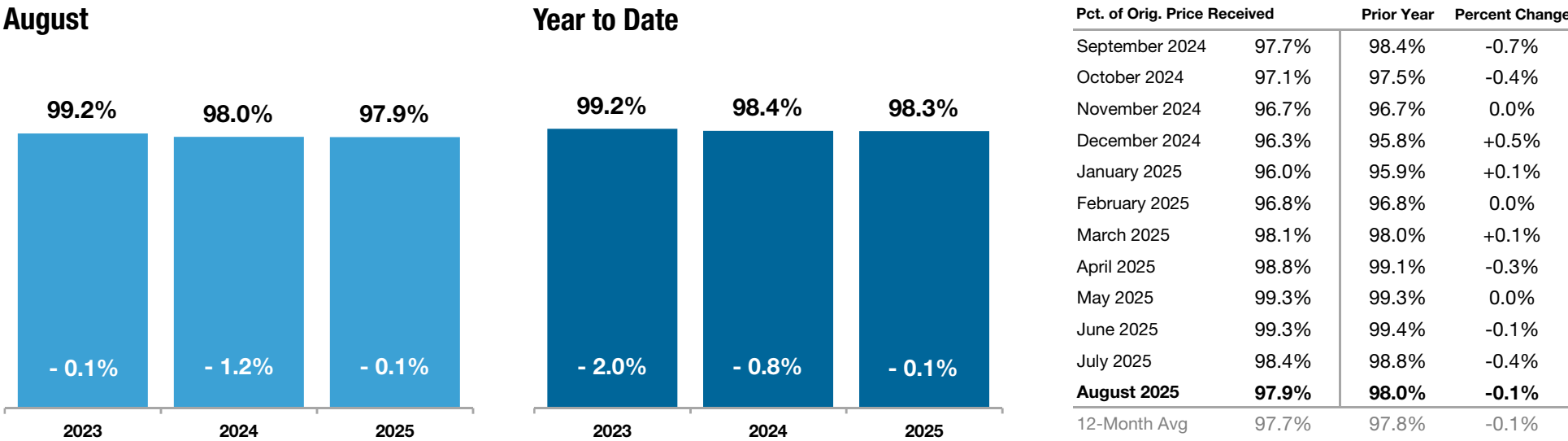
Historical Average Sales Price by Month



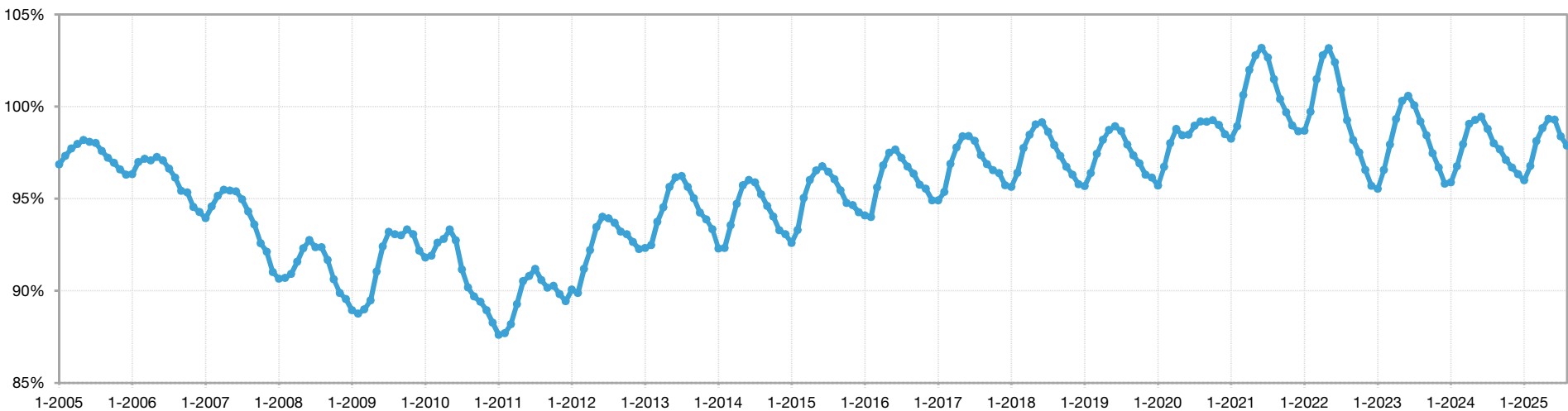
Percent of Original List Price Received



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.



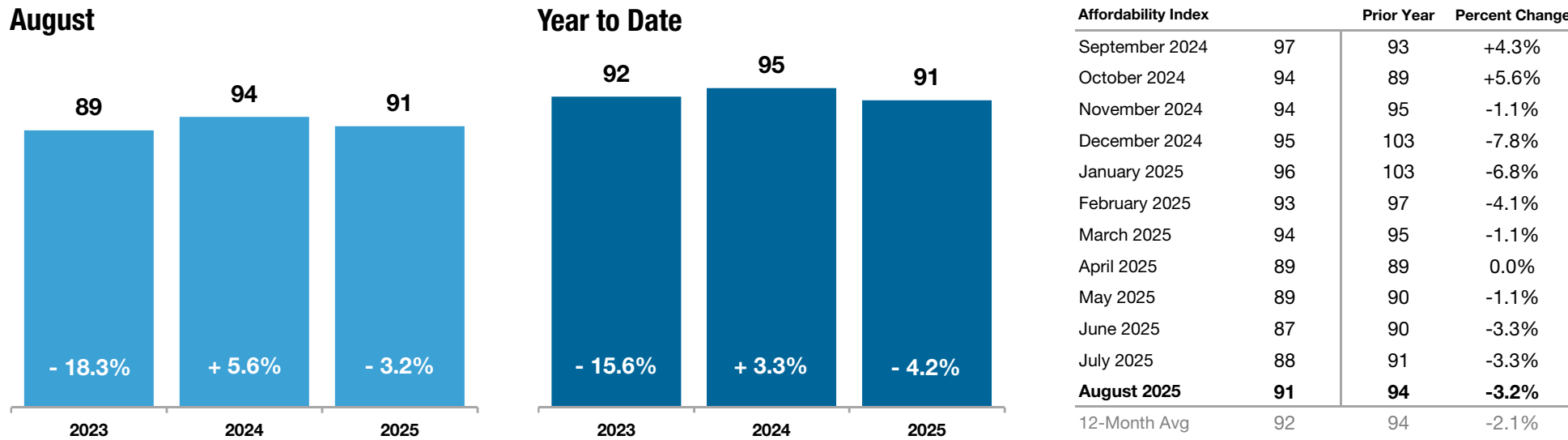
Historical Percent of Original List Price Received by Month



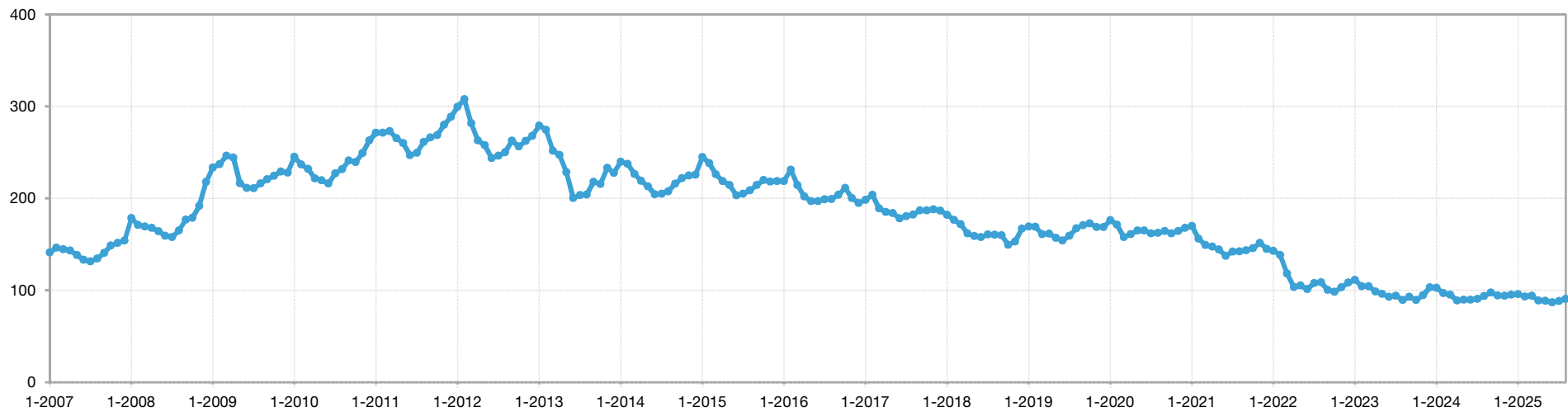
Housing Affordability Index



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.

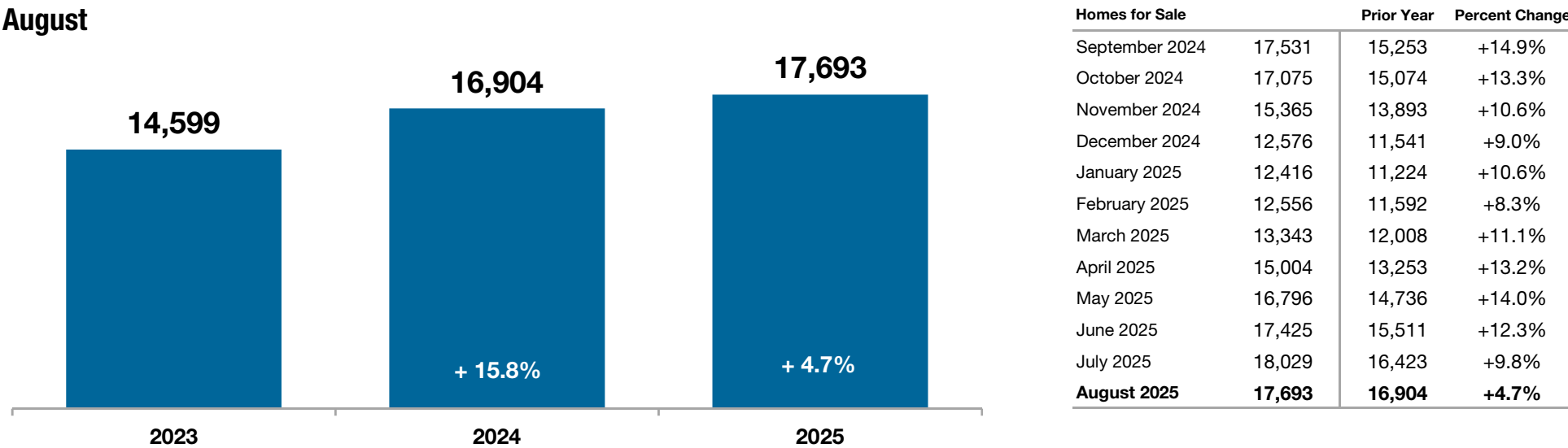


Historical Housing Affordability Index by Month

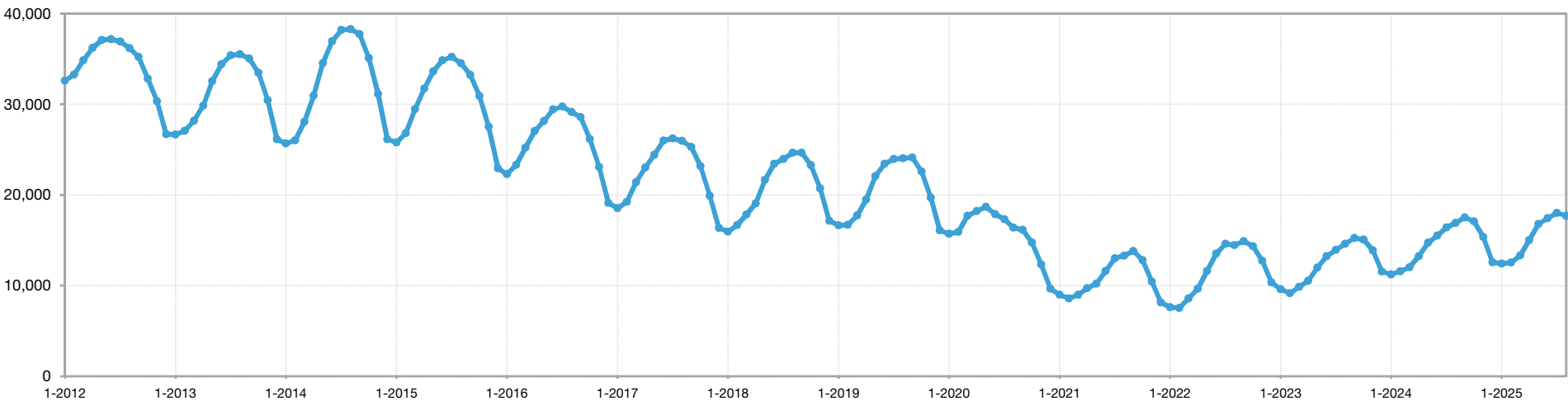


Inventory of Homes for Sale

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



Historical Inventory of Homes for Sale by Month



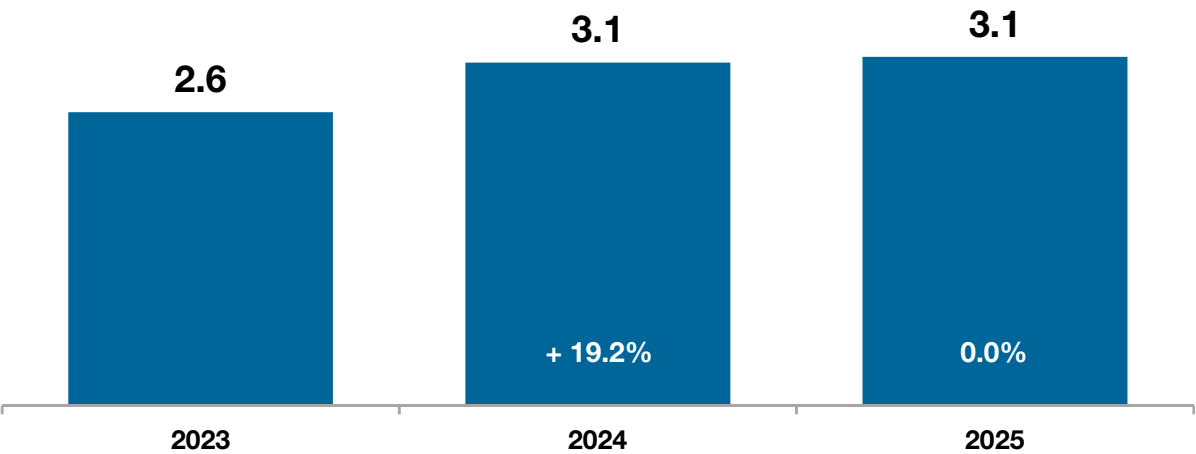
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

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.

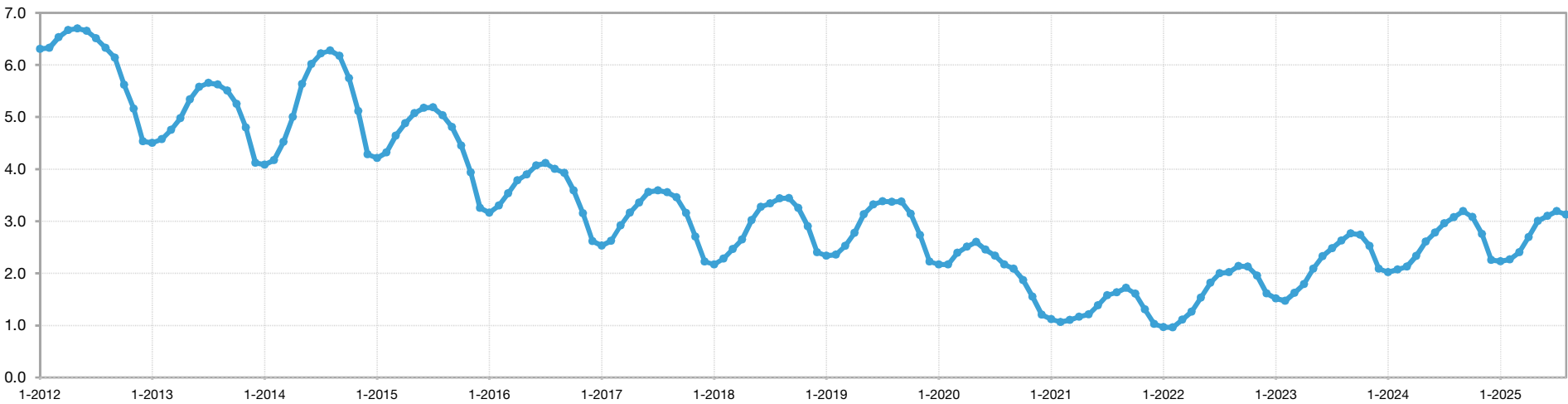


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Months Supply		Prior Year	Percent Change
September 2024	3.2	2.8	+14.3%
October 2024	3.1	2.7	+14.8%
November 2024	2.8	2.5	+12.0%
December 2024	2.3	2.1	+9.5%
January 2025	2.2	2.0	+10.0%
February 2025	2.3	2.1	+9.5%
March 2025	2.4	2.1	+14.3%
April 2025	2.7	2.3	+17.4%
May 2025	3.0	2.6	+15.4%
June 2025	3.1	2.8	+10.7%
July 2025	3.2	3.0	+6.7%
August 2025	3.1	3.1	0.0%

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.