

Monthly Indicators



August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings decreased 10.0 percent for Single Family Residence homes but increased 1.7 percent for Condominium homes. Pending Sales decreased 24.6 percent for Single Family Residence homes and 26.5 percent for Condominium homes. Inventory decreased 7.2 percent for Single Family Residence homes but increased 53.8 percent for Condominium homes.

Median Sales Price increased 13.2 percent to \$288,750 for Single Family Residence homes but decreased 14.9 percent to \$222,000 for Condominium homes. Days on Market decreased 4.2 percent for Single Family Residence homes but increased 57.1 percent for Condominium homes. Months Supply of Inventory decreased 6.3 percent for Single Family Residence homes but increased 68.4 percent for Condominium homes.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Quick Facts

- 17.9%	+ 10.4%	- 1.1%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale All Properties

Report provided by the Michigan Regional Information Center for Oakland, Wayne, and Macomb counties. Residential real estate activity is composed of single-family properties and condominiums. Percent changes are calculated using rounded figures.

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Single Family Residential Market Overview

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



Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		391	352	- 10.0%	3,614	2,668	- 26.2%
Pending Sales		281	212	- 24.6%	2,517	1,801	- 28.4%
Closed Sales		281	237	- 15.7%	2,338	1,693	- 27.6%
Days on Market Until Sale		24	23	- 4.2%	19	30	+ 57.9%
Median Sales Price		\$255,000	\$288,750	+ 13.2%	\$250,000	\$255,000	+ 2.0%
Average Sales Price		\$331,678	\$360,908	+ 8.8%	\$308,420	\$312,047	+ 1.2%
Percent of List Price Received		99.7%	99.9%	+ 0.2%	99.9%	98.8%	- 1.1%
Housing Affordability Index		141	123	- 12.8%	144	139	- 3.5%
Inventory of Homes for Sale		718	666	- 7.2%	—	—	—
Months Supply of Inventory		3.2	3.0	- 6.3%	—	—	—

Condominium Market Overview

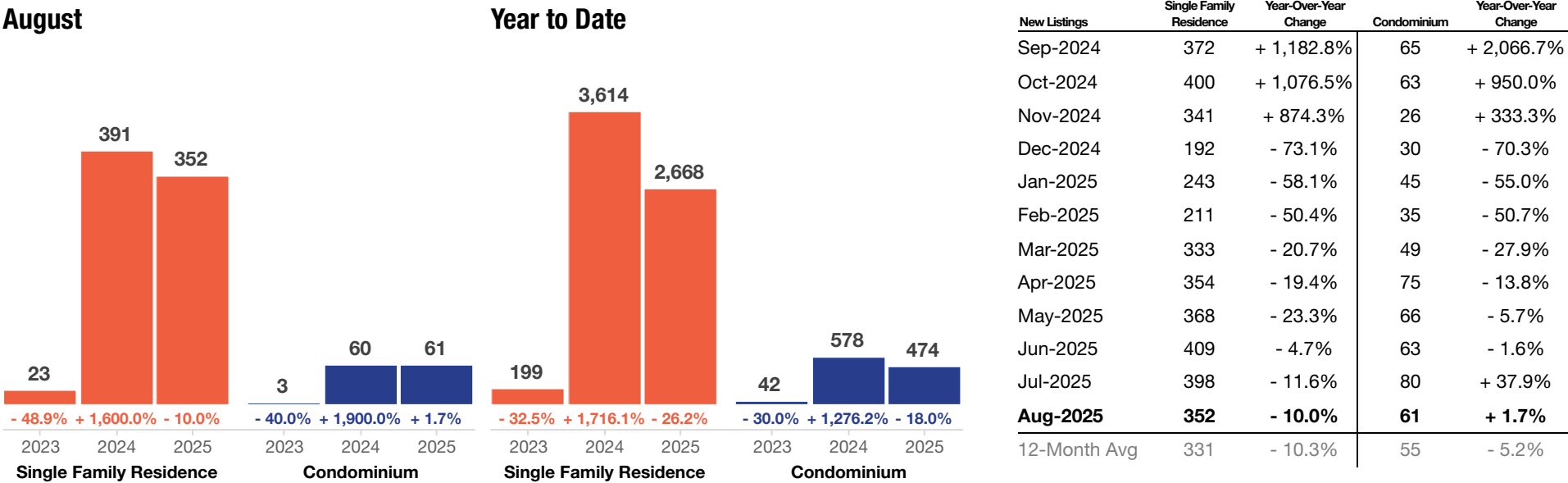
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condominium properties only.



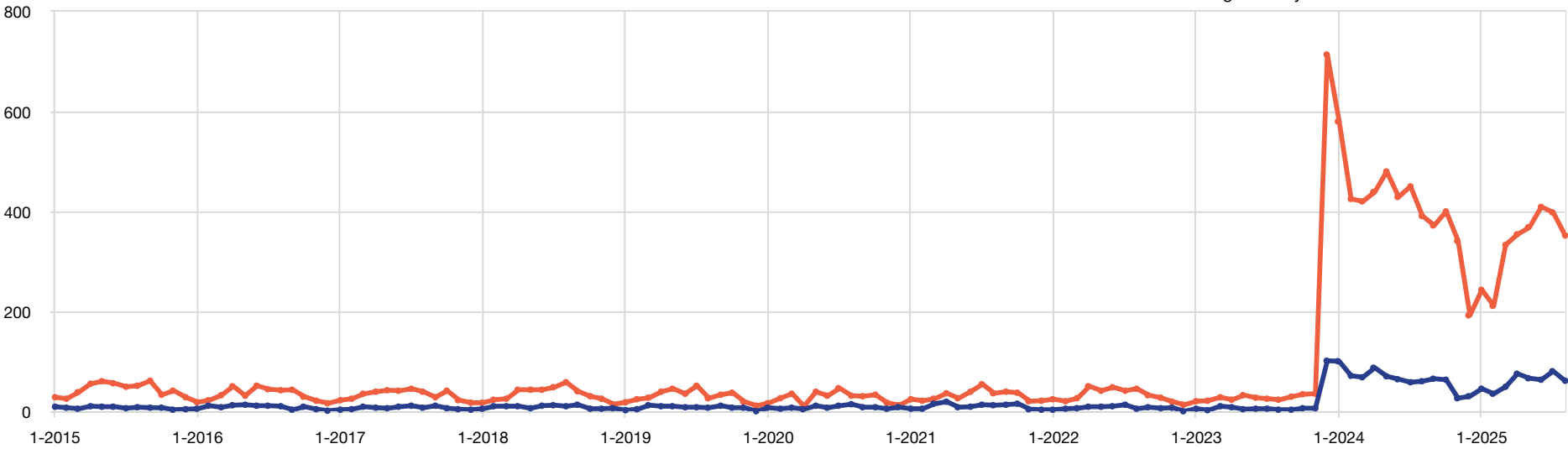
Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		60	61	+ 1.7%	578	474	- 18.0%
Pending Sales		49	36	- 26.5%	466	318	- 31.8%
Closed Sales		48	33	- 31.3%	445	302	- 32.1%
Days on Market Until Sale		14	22	+ 57.1%	18	28	+ 55.6%
Median Sales Price		\$261,000	\$222,000	- 14.9%	\$250,000	\$245,000	- 2.0%
Average Sales Price		\$307,734	\$259,764	- 15.6%	\$284,286	\$284,679	+ 0.1%
Percent of List Price Received		100.9%	99.6%	- 1.3%	99.8%	99.3%	- 0.5%
Housing Affordability Index		138	160	+ 15.9%	144	145	+ 0.7%
Inventory of Homes for Sale		80	123	+ 53.8%	—	—	—
Months Supply of Inventory		1.9	3.2	+ 68.4%	—	—	—

New Listings

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

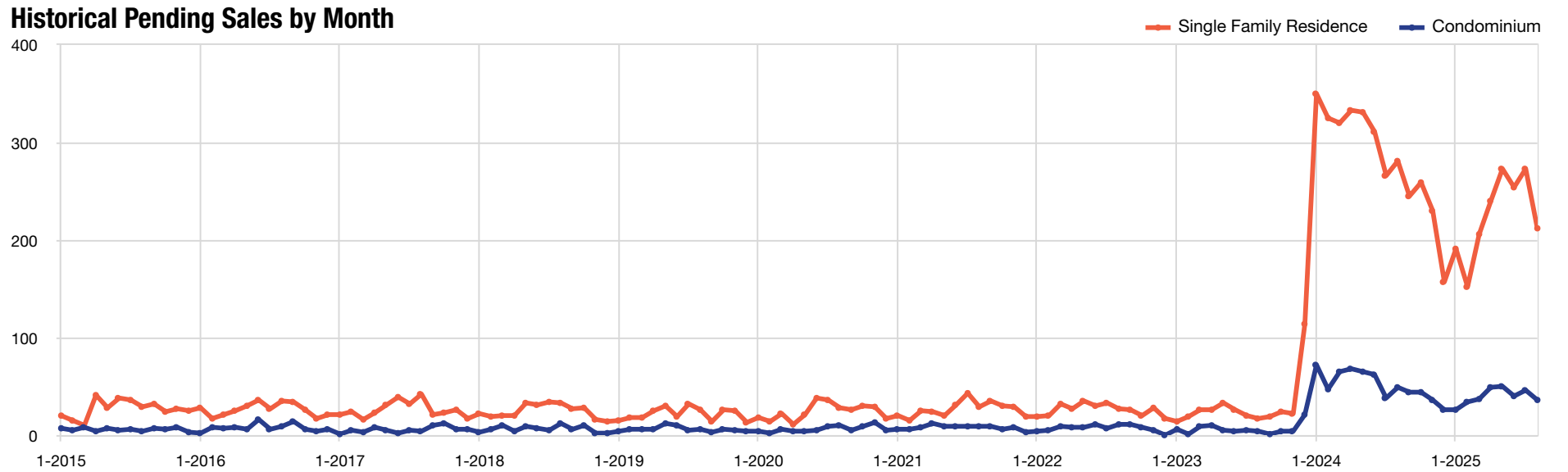
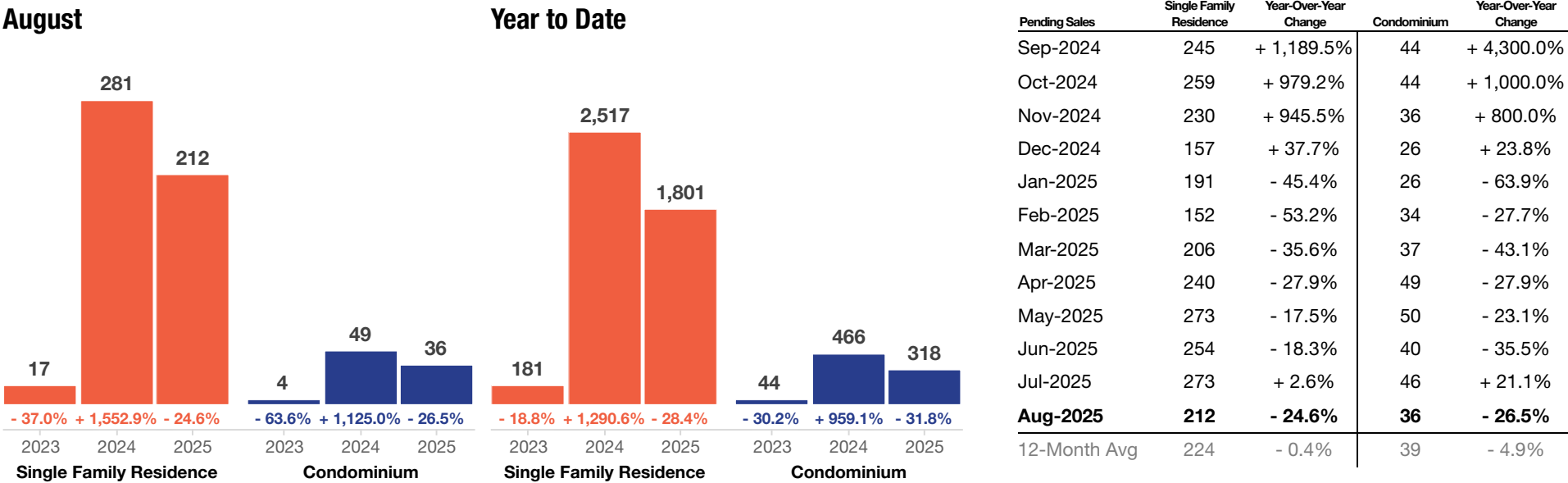


Historical New Listings by Month



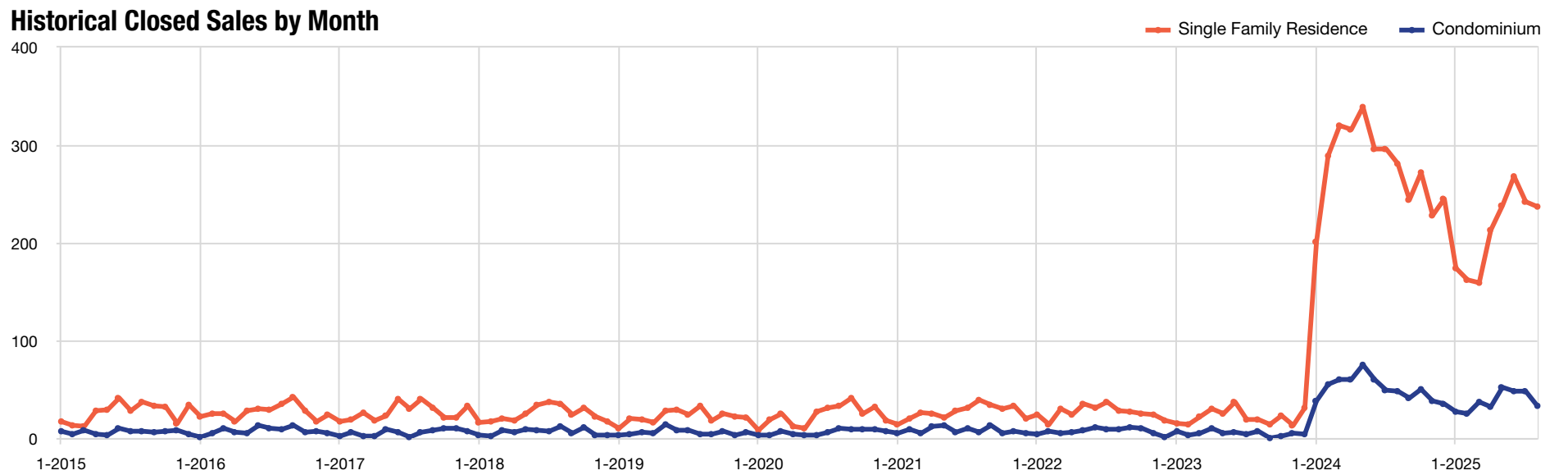
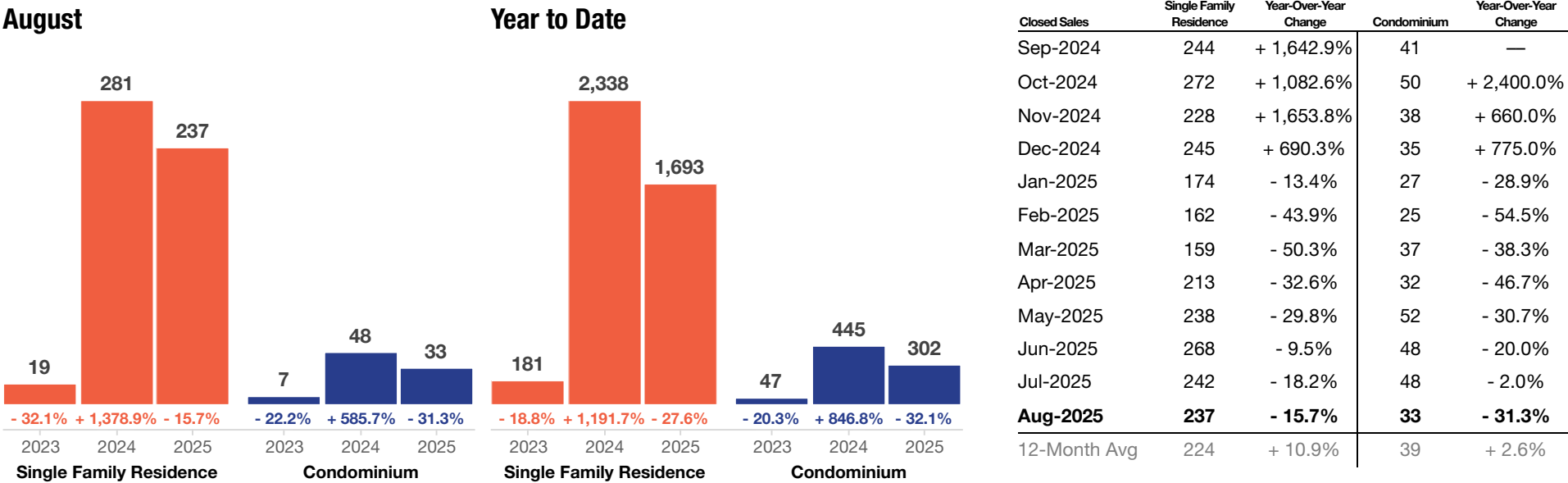
Pending Sales

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



Closed Sales

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

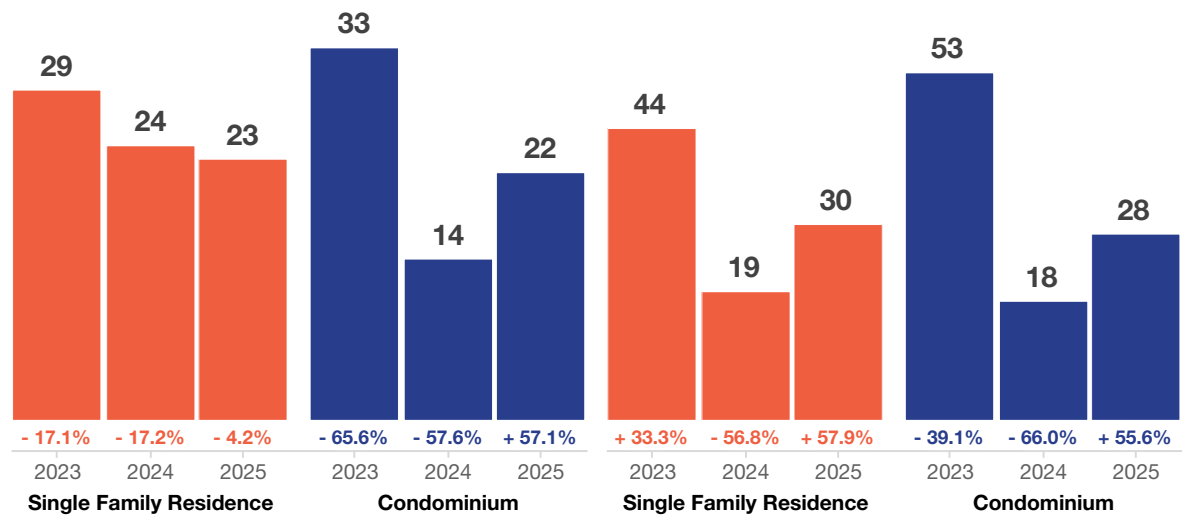


Days on Market Until Sale

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



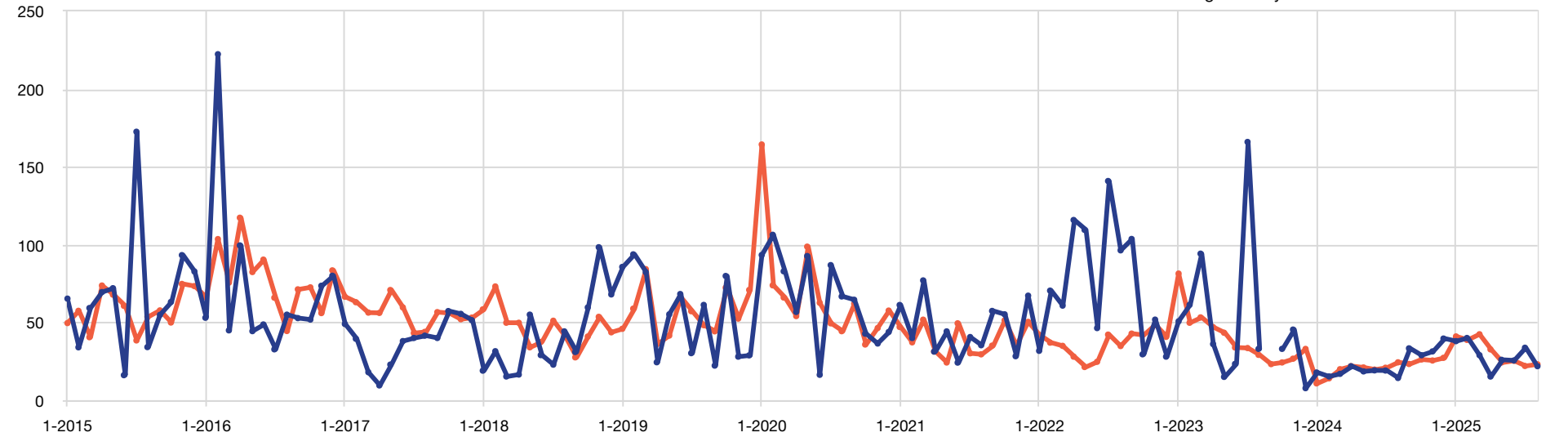
August



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	23	0.0%	33	—
Oct-2024	26	+ 8.3%	29	- 12.1%
Nov-2024	26	- 3.7%	31	- 31.1%
Dec-2024	27	- 18.2%	40	+ 400.0%
Jan-2025	41	+ 272.7%	38	+ 111.1%
Feb-2025	39	+ 178.6%	40	+ 166.7%
Mar-2025	42	+ 110.0%	29	+ 70.6%
Apr-2025	33	+ 50.0%	15	- 31.8%
May-2025	24	+ 14.3%	26	+ 36.8%
Jun-2025	25	+ 25.0%	26	+ 36.8%
Jul-2025	22	+ 4.8%	34	+ 78.9%
Aug-2025	23	- 4.2%	22	+ 57.1%
12-Month Avg*	28	+ 43.1%	30	+ 63.3%

* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

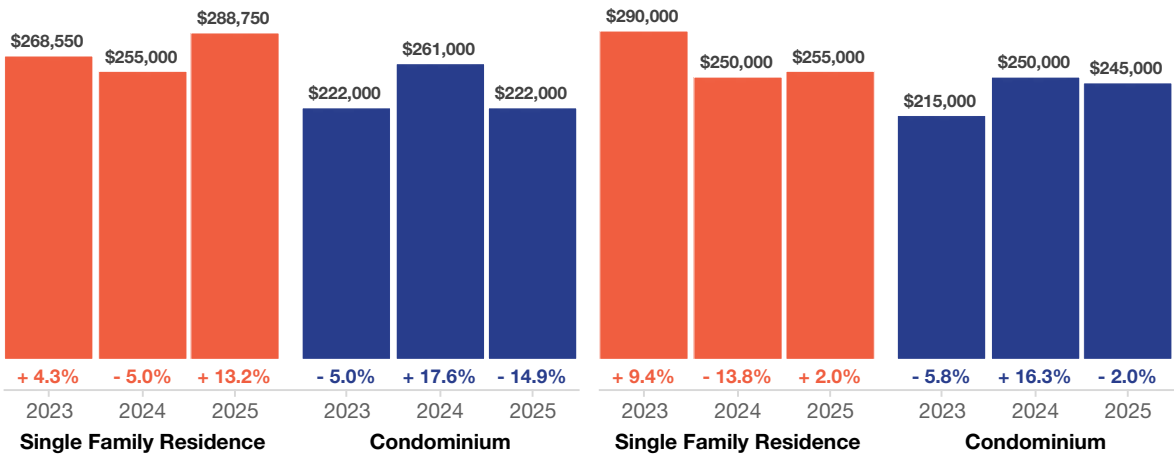


Median Sales Price

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



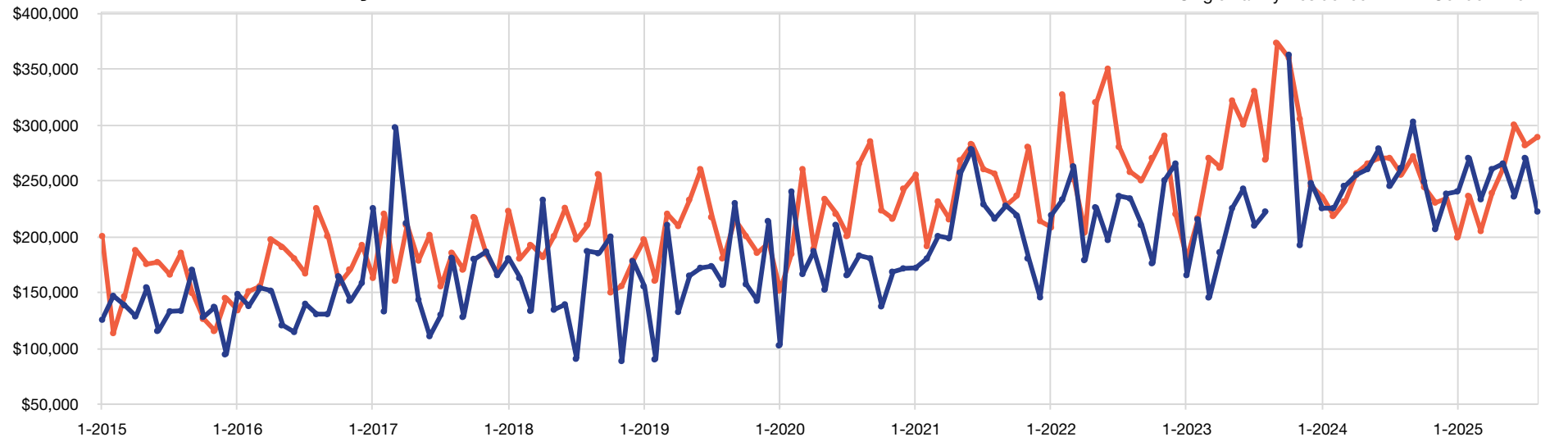
August



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	\$271,500	- 27.3%	\$302,500	—
Oct-2024	\$243,950	- 32.2%	\$249,000	- 31.3%
Nov-2024	\$230,000	- 24.6%	\$206,250	+ 7.5%
Dec-2024	\$233,700	- 4.6%	\$238,000	- 3.8%
Jan-2025	\$198,750	- 15.4%	\$240,000	+ 6.7%
Feb-2025	\$236,000	+ 8.3%	\$270,000	+ 20.0%
Mar-2025	\$204,500	- 11.5%	\$233,000	- 4.9%
Apr-2025	\$238,550	- 6.9%	\$260,000	+ 2.0%
May-2025	\$261,250	- 1.4%	\$265,000	+ 1.9%
Jun-2025	\$299,900	+ 11.1%	\$235,500	- 15.4%
Jul-2025	\$281,450	+ 4.2%	\$270,000	+ 10.2%
Aug-2025	\$288,750	+ 13.2%	\$222,000	- 14.9%
12-Month Avg*	\$250,000	- 0.8%	\$244,000	- 2.4%

* Median Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

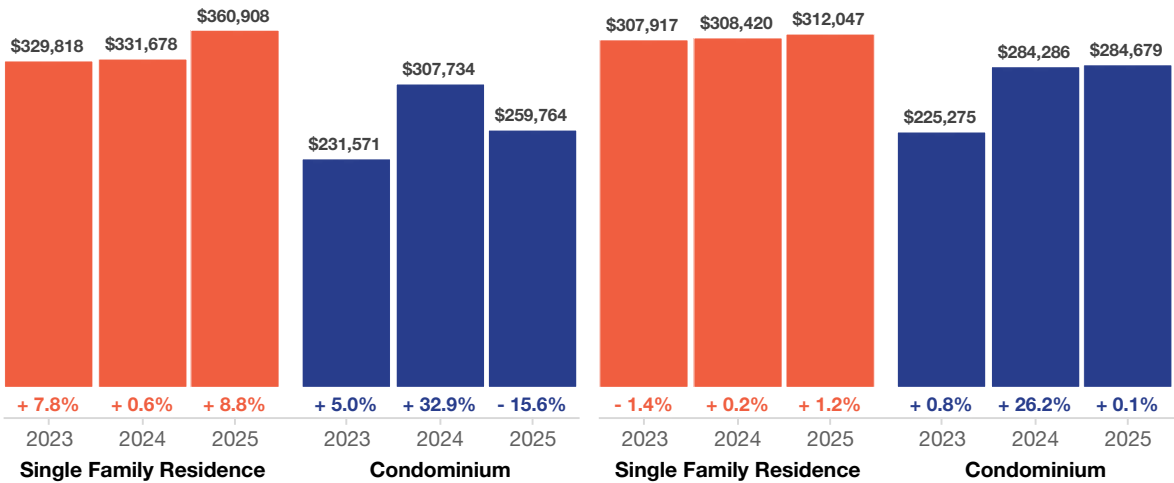


Average Sales Price

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



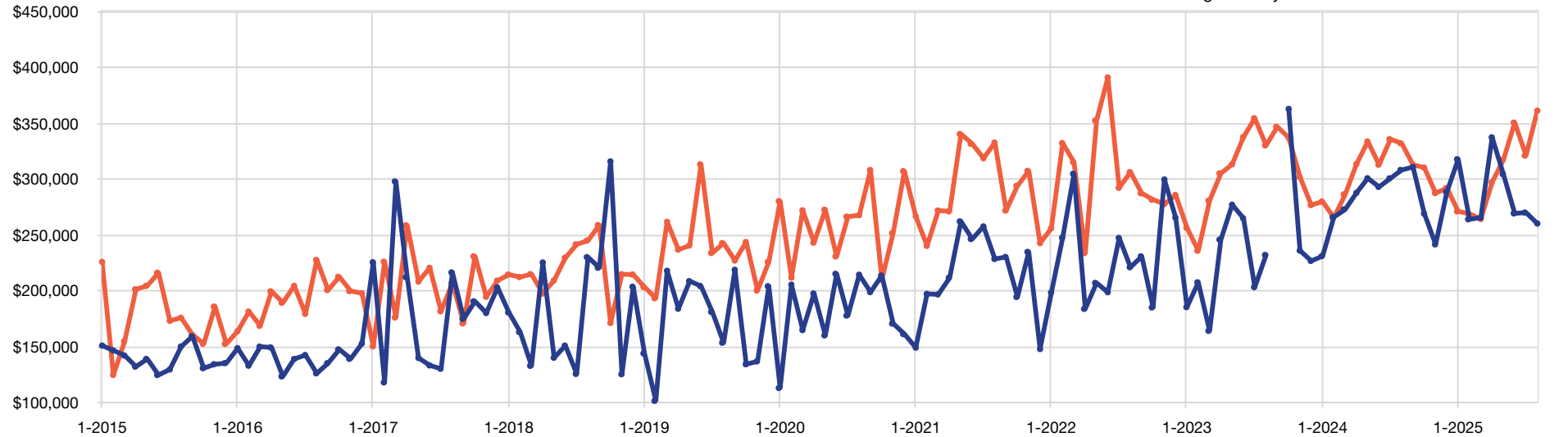
August



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	\$312,371	- 9.8%	\$310,443	—
Oct-2024	\$309,942	- 7.9%	\$268,639	- 25.9%
Nov-2024	\$287,041	- 4.8%	\$241,050	+ 2.4%
Dec-2024	\$291,442	+ 5.5%	\$288,094	+ 27.3%
Jan-2025	\$270,646	- 3.2%	\$317,398	+ 37.7%
Feb-2025	\$268,475	+ 1.3%	\$263,556	- 0.7%
Mar-2025	\$263,815	- 7.7%	\$265,076	- 2.7%
Apr-2025	\$296,724	- 5.2%	\$336,994	+ 17.3%
May-2025	\$316,893	- 4.9%	\$303,988	+ 1.2%
Jun-2025	\$350,241	+ 12.1%	\$268,809	- 8.1%
Jul-2025	\$320,661	- 4.4%	\$269,590	- 10.2%
Aug-2025	\$360,908	+ 8.8%	\$259,764	- 15.6%
12-Month Avg*	\$307,852	- 0.2%	\$281,923	- 0.6%

* Avg. Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



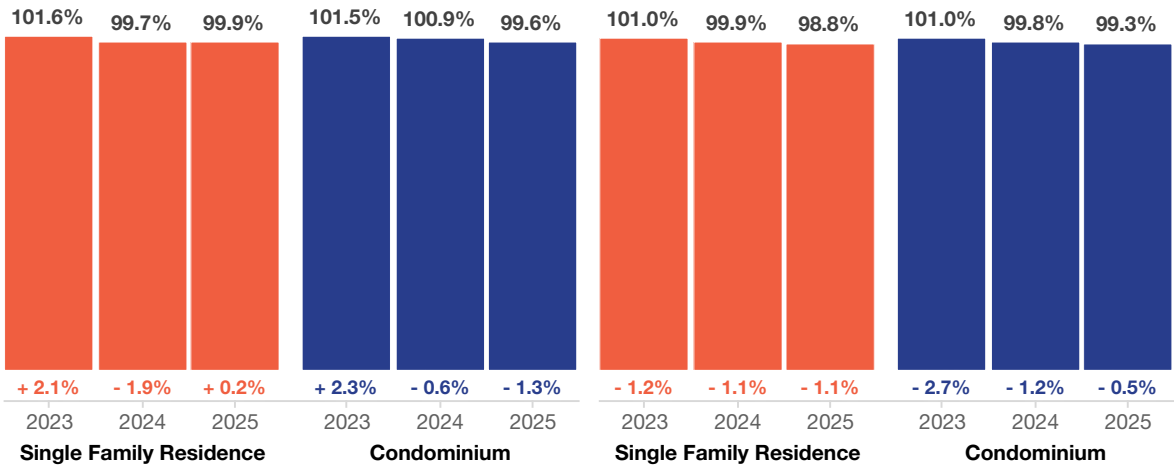
Percent of List Price Received

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.



August

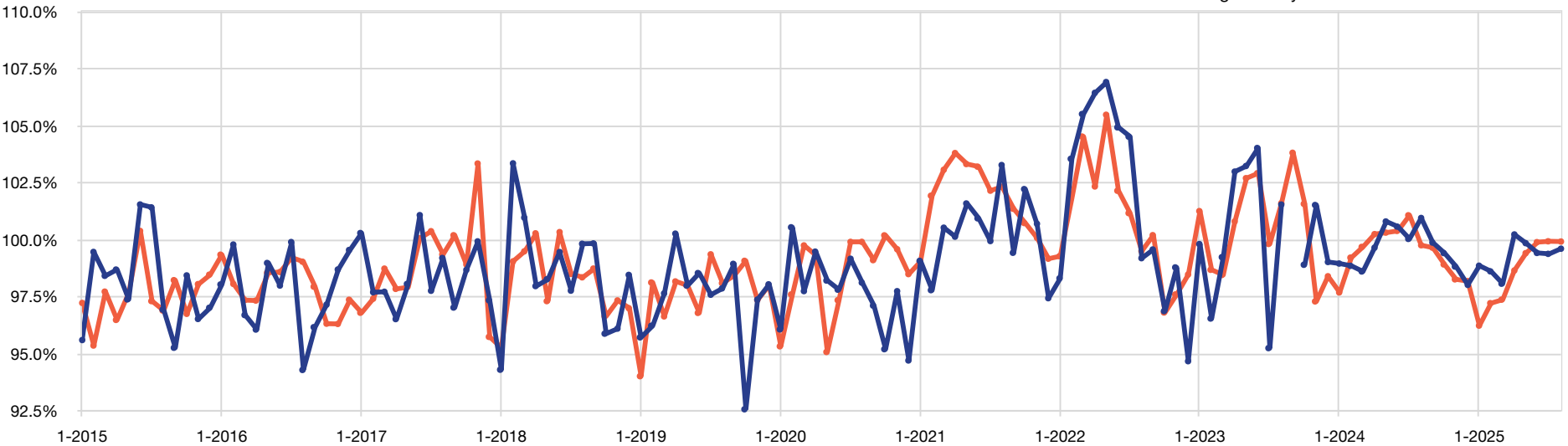
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	99.6%	- 4.0%	99.9%	—
Oct-2024	98.9%	- 2.7%	99.4%	+ 0.5%
Nov-2024	98.2%	+ 0.9%	98.8%	- 2.7%
Dec-2024	98.2%	- 0.2%	98.0%	- 1.0%
Jan-2025	96.2%	- 1.5%	98.8%	- 0.1%
Feb-2025	97.2%	- 2.0%	98.6%	- 0.2%
Mar-2025	97.3%	- 2.4%	98.0%	- 0.6%
Apr-2025	98.6%	- 1.6%	100.2%	+ 0.6%
May-2025	99.4%	- 0.9%	99.8%	- 1.0%
Jun-2025	99.9%	- 0.5%	99.4%	- 1.2%
Jul-2025	99.9%	- 1.2%	99.4%	- 0.6%
Aug-2025	99.9%	+ 0.2%	99.6%	- 1.3%
12-Month Avg*	98.8%	- 1.1%	99.2%	- 0.6%

* Pct. of List Price Received for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

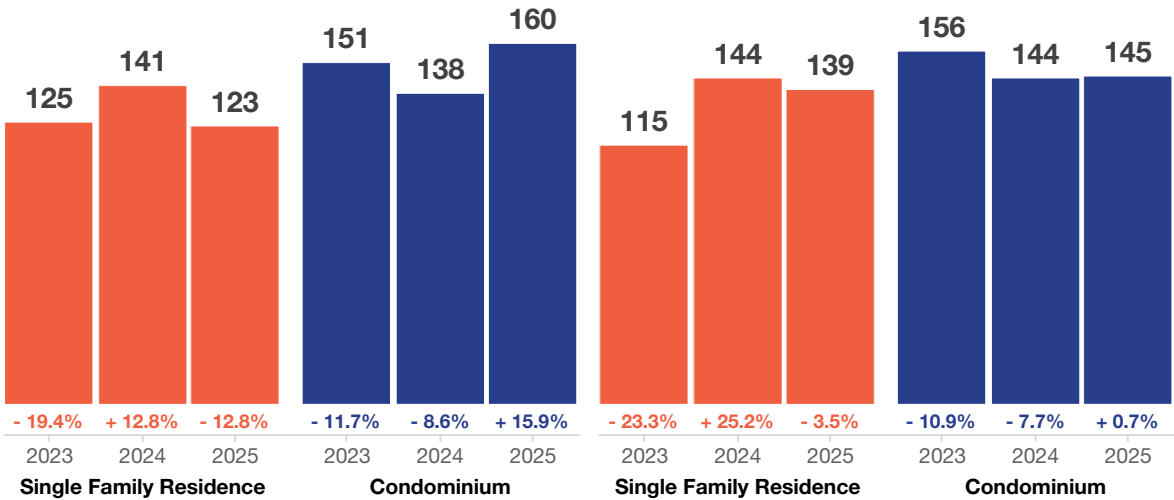


Housing Affordability Index

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.

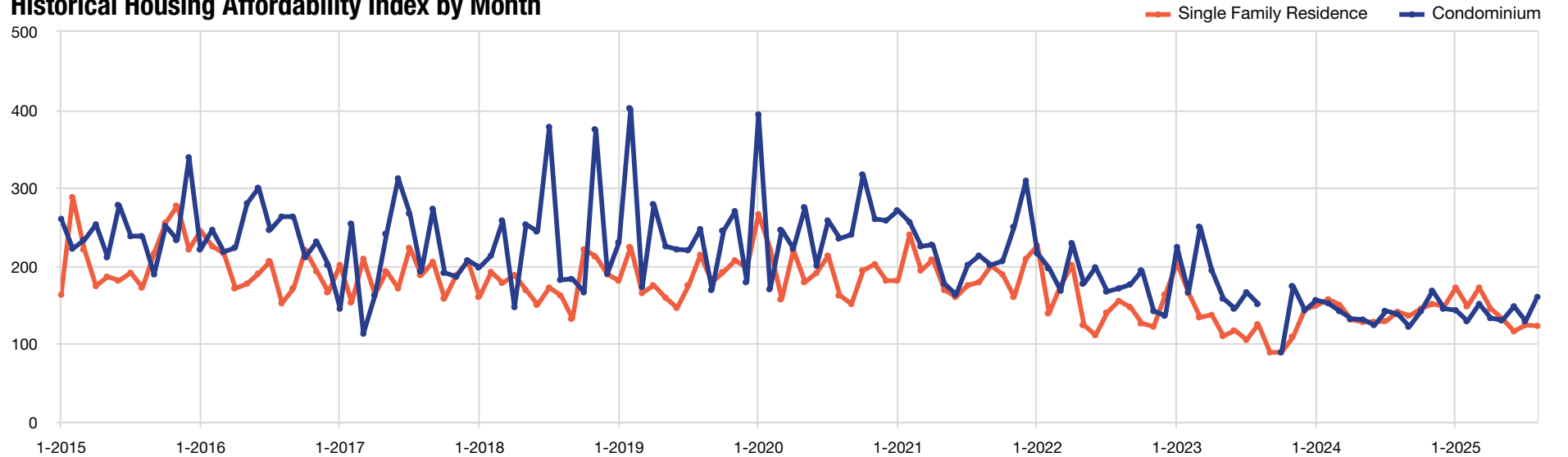


August



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	136	+ 52.8%	122	—
Oct-2024	145	+ 62.9%	142	+ 59.6%
Nov-2024	151	+ 38.5%	168	- 3.4%
Dec-2024	148	+ 2.8%	145	+ 1.4%
Jan-2025	172	+ 15.4%	143	- 8.3%
Feb-2025	148	- 5.7%	129	- 15.1%
Mar-2025	172	+ 14.7%	151	+ 6.3%
Apr-2025	145	+ 10.7%	133	+ 0.8%
May-2025	132	+ 3.1%	130	- 0.8%
Jun-2025	116	- 9.4%	148	+ 19.4%
Jul-2025	124	- 3.9%	129	- 9.2%
Aug-2025	123	- 12.8%	160	+ 15.9%
12-Month Avg	143	+ 10.9%	142	+ 2.9%

Historical Housing Affordability Index by Month

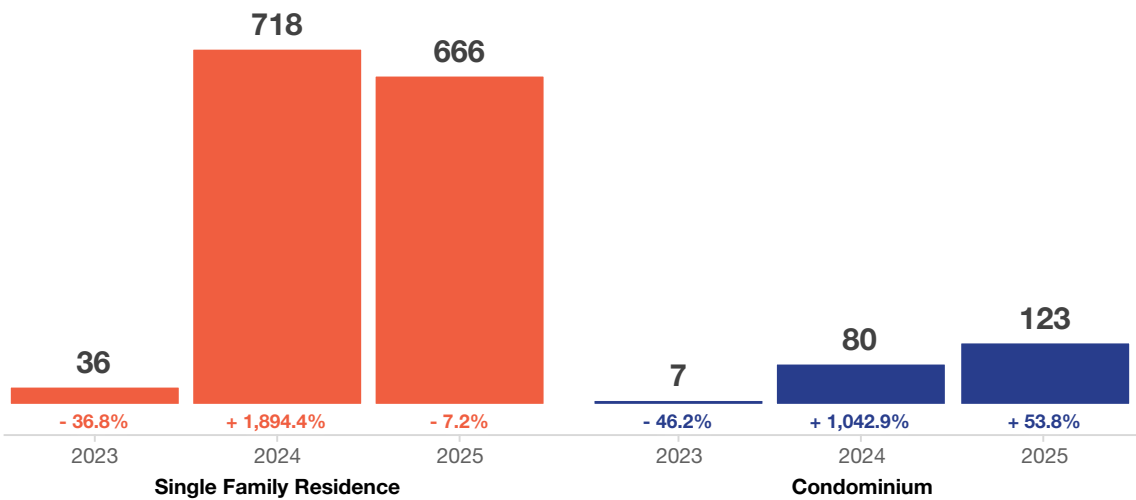


Inventory of Homes for Sale

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

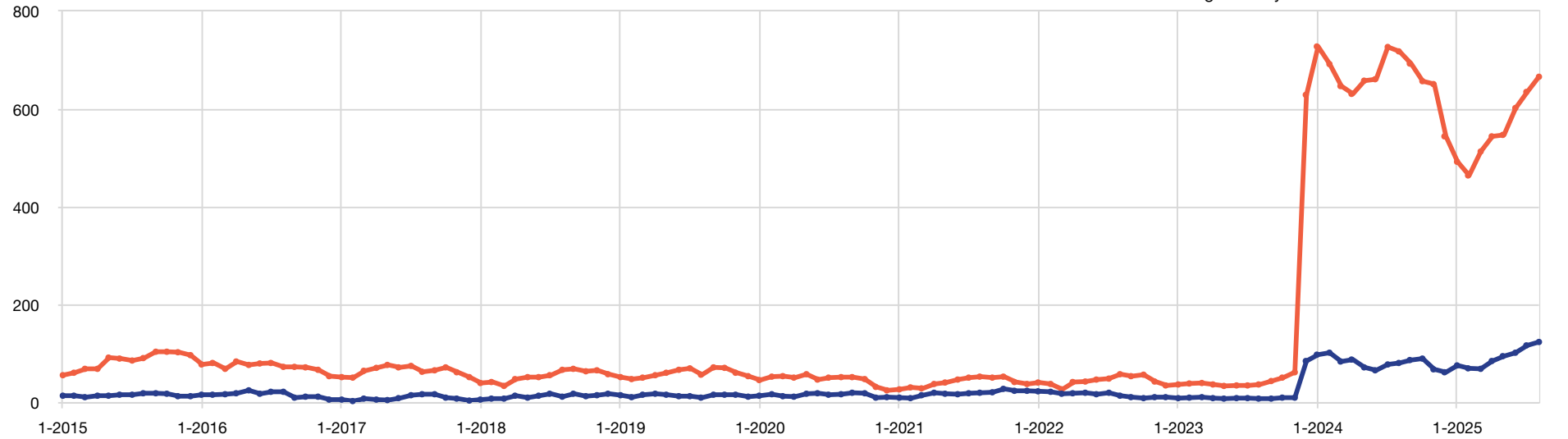


August



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	693	+ 1,511.6%	86	+ 1,128.6%
Oct-2024	657	+ 1,214.0%	89	+ 888.9%
Nov-2024	651	+ 967.2%	67	+ 644.4%
Dec-2024	544	- 13.5%	61	- 27.4%
Jan-2025	492	- 32.4%	75	- 22.7%
Feb-2025	464	- 32.9%	69	- 31.7%
Mar-2025	513	- 20.7%	68	- 18.1%
Apr-2025	544	- 13.8%	84	- 3.4%
May-2025	547	- 16.9%	94	+ 32.4%
Jun-2025	602	- 8.9%	101	+ 55.4%
Jul-2025	635	- 12.7%	116	+ 50.6%
Aug-2025	666	- 7.2%	123	+ 53.8%
12-Month Avg	584	+ 12.3%	86	+ 34.4%

Historical Inventory of Homes for Sale by Month

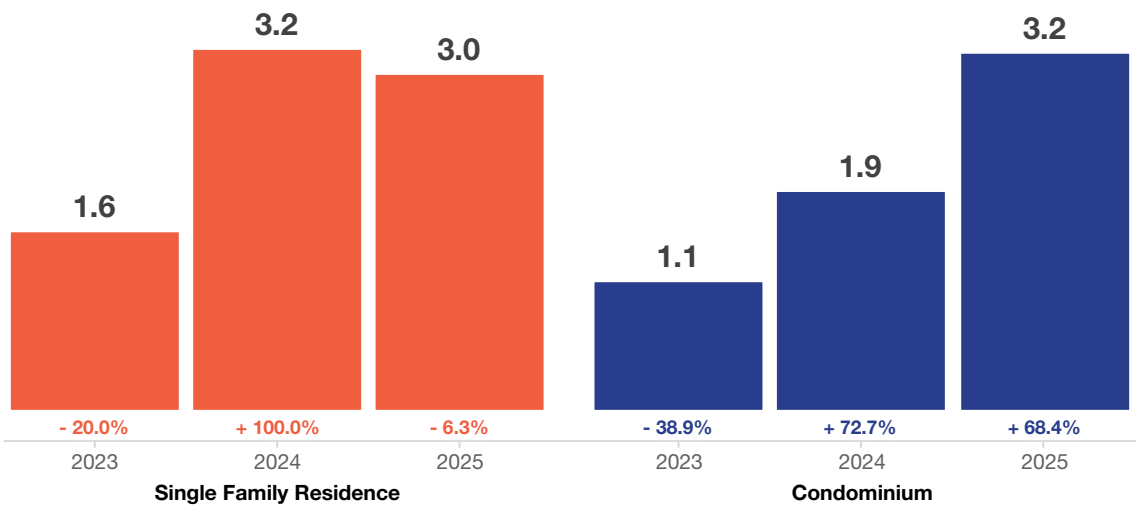


Months Supply of Inventory

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.



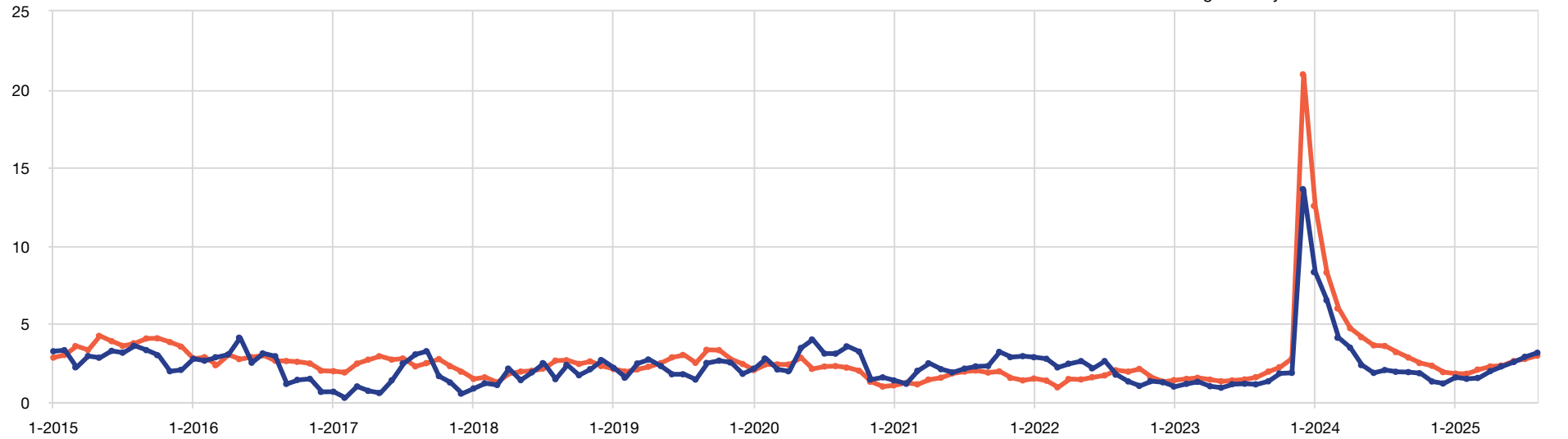
August



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	2.8	+ 47.4%	1.9	+ 46.2%
Oct-2024	2.5	+ 13.6%	1.8	0.0%
Nov-2024	2.3	- 17.9%	1.3	- 31.6%
Dec-2024	1.9	- 91.0%	1.2	- 91.2%
Jan-2025	1.8	- 85.7%	1.6	- 80.7%
Feb-2025	1.8	- 78.3%	1.5	- 76.9%
Mar-2025	2.1	- 65.0%	1.5	- 63.4%
Apr-2025	2.3	- 51.1%	2.0	- 42.9%
May-2025	2.3	- 45.2%	2.3	- 4.2%
Jun-2025	2.6	- 27.8%	2.6	+ 36.8%
Jul-2025	2.8	- 22.2%	2.9	+ 45.0%
Aug-2025	3.0	- 6.3%	3.2	+ 68.4%
12-Month Avg*	2.4	- 61.9%	2.0	- 51.8%

* Months Supply for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market 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	% Change	YTD 2024	YTD 2025	% Change
New Listings		451	413	- 8.4%	4,192	3,142	- 25.0%
Pending Sales		330	248	- 24.8%	2,983	2,119	- 29.0%
Closed Sales		329	270	- 17.9%	2,783	1,995	- 28.3%
Days on Market Until Sale		23	23	0.0%	19	30	+ 57.9%
Median Sales Price		\$255,000	\$281,500	+ 10.4%	\$250,000	\$251,500	+ 0.6%
Average Sales Price		\$328,185	\$348,500	+ 6.2%	\$304,557	\$307,892	+ 1.1%
Percent of List Price Received		99.9%	99.9%	0.0%	99.9%	98.9%	- 1.0%
Housing Affordability Index		141	126	- 10.6%	144	141	- 2.1%
Inventory of Homes for Sale		798	789	- 1.1%	—	—	—
Months Supply of Inventory		3.0	3.0	0.0%	—	—	—

Monthly Indicators

August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings increased 22.4 percent for Single Family Residence homes but decreased 15.9 percent for Condominium homes. Pending Sales decreased 19.8 percent for Single Family Residence homes and 45.5 percent for Condominium homes. Inventory increased 36.3 percent for Single Family Residence homes and 20.9 percent for Condominium homes.

Median Sales Price increased 14.5 percent to \$475,000 for Single Family Residence homes but decreased 4.0 percent to \$335,000 for Condominium homes. Days on Market remained flat for Single Family Residence homes but increased 13.8 percent for Condominium properties. Months Supply of Inventory increased 38.1 percent for Single Family Residence homes and 34.6 percent for Condominium homes.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Quick Facts

- 8.7%	+ 8.9%	+ 31.7%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale All Properties

Residential activity in Washtenaw County composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

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Single Family Residential Market Overview

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



Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		277	339	+ 22.4%	2,412	2,771	+ 14.9%
Pending Sales		232	186	- 19.8%	1,856	1,902	+ 2.5%
Closed Sales		278	245	- 11.9%	1,786	1,845	+ 3.3%
Days on Market Until Sale		28	28	0.0%	29	31	+ 6.9%
Median Sales Price		\$415,000	\$475,000	+ 14.5%	\$446,668	\$456,000	+ 2.1%
Average Sales Price		\$485,169	\$573,632	+ 18.2%	\$512,788	\$523,132	+ 2.0%
Percent of List Price Received		99.7%	99.5%	- 0.2%	101.3%	100.6%	- 0.7%
Housing Affordability Index		110	94	- 14.5%	102	98	- 3.9%
Inventory of Homes for Sale		468	638	+ 36.3%	—	—	—
Months Supply of Inventory		2.1	2.9	+ 38.1%	—	—	—

Condominium Market Overview

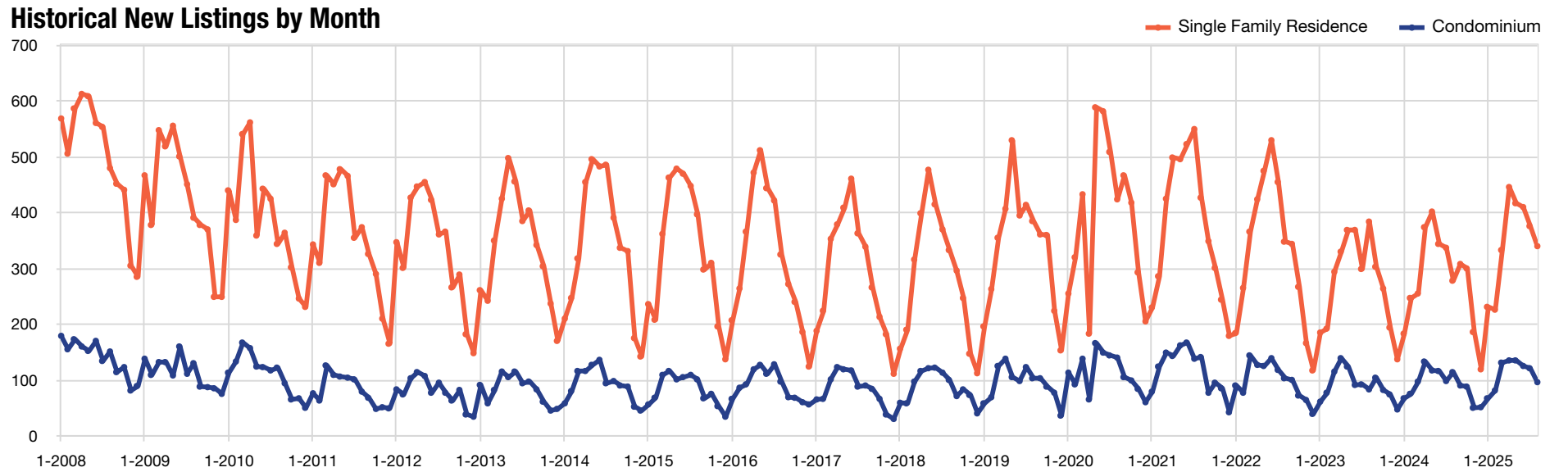
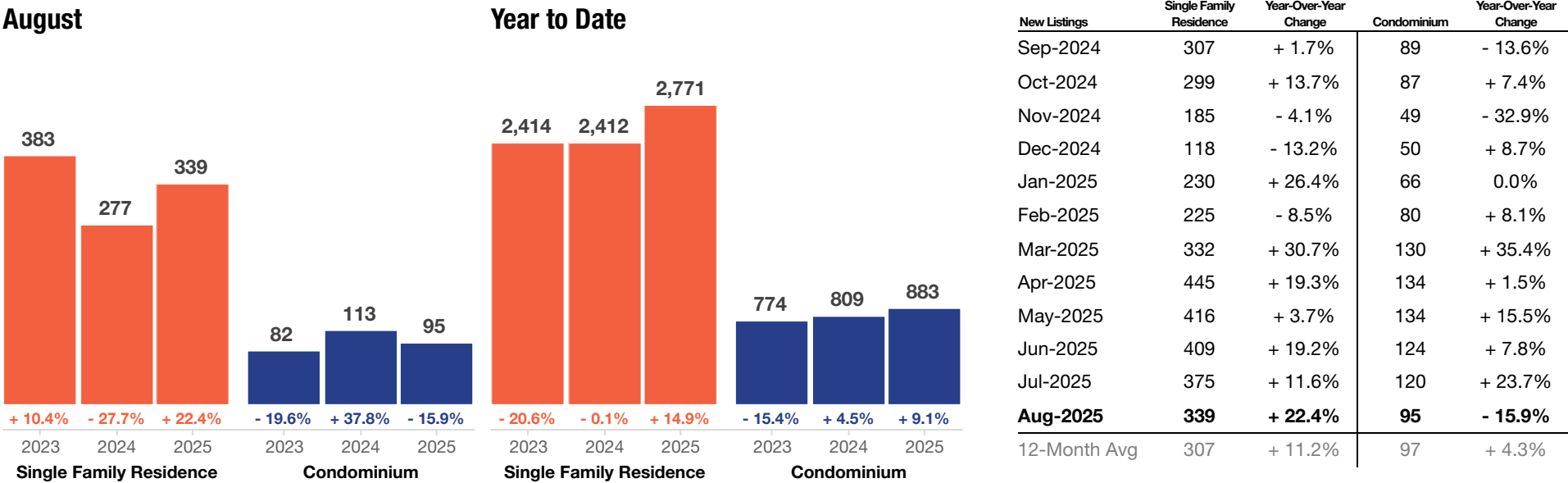
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condominium properties only.



Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		113	95	- 15.9%	809	883	+ 9.1%
Pending Sales		77	42	- 45.5%	651	609	- 6.5%
Closed Sales		79	81	+ 2.5%	624	624	0.0%
Days on Market Until Sale		29	33	+ 13.8%	32	34	+ 6.3%
Median Sales Price		\$349,000	\$335,000	- 4.0%	\$325,625	\$335,000	+ 2.9%
Average Sales Price		\$379,436	\$385,882	+ 1.7%	\$387,051	\$389,949	+ 0.7%
Percent of List Price Received		100.0%	98.4%	- 1.6%	100.6%	99.7%	- 0.9%
Housing Affordability Index		130	133	+ 2.3%	140	133	- 5.0%
Inventory of Homes for Sale		201	243	+ 20.9%	—	—	—
Months Supply of Inventory		2.6	3.5	+ 34.6%	—	—	—

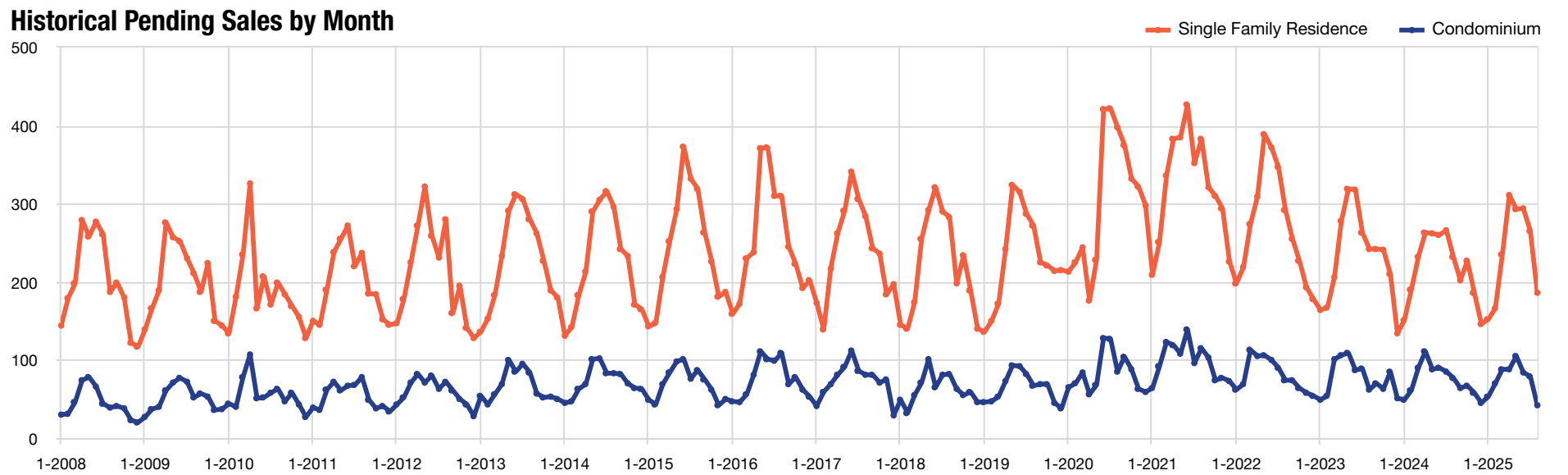
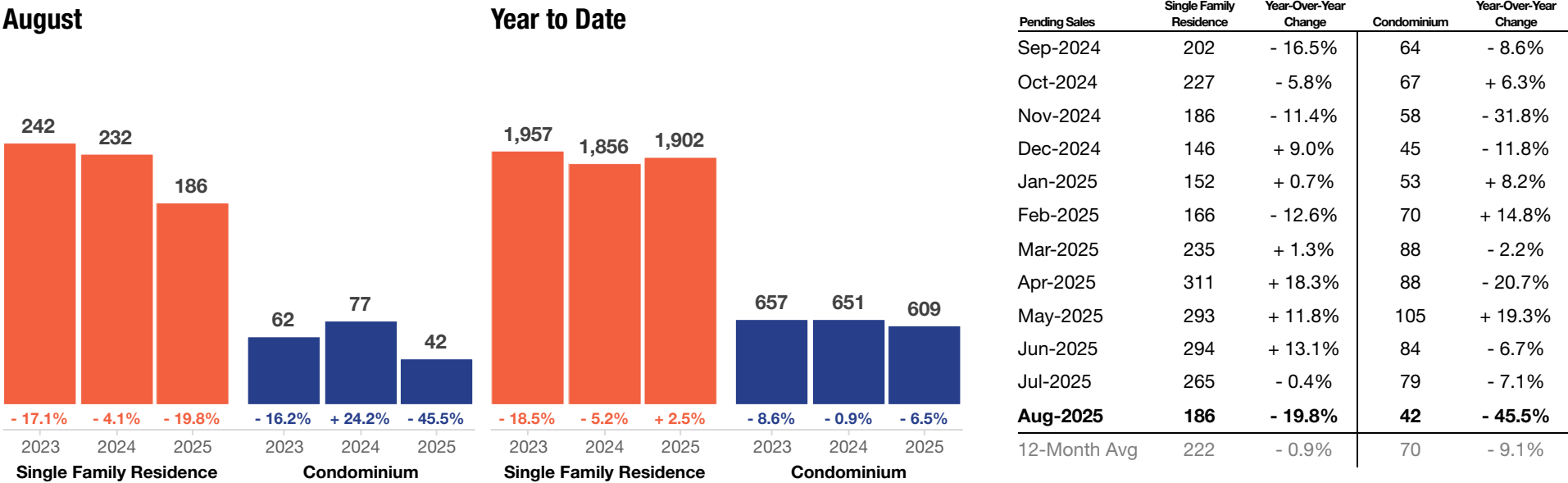
New Listings

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



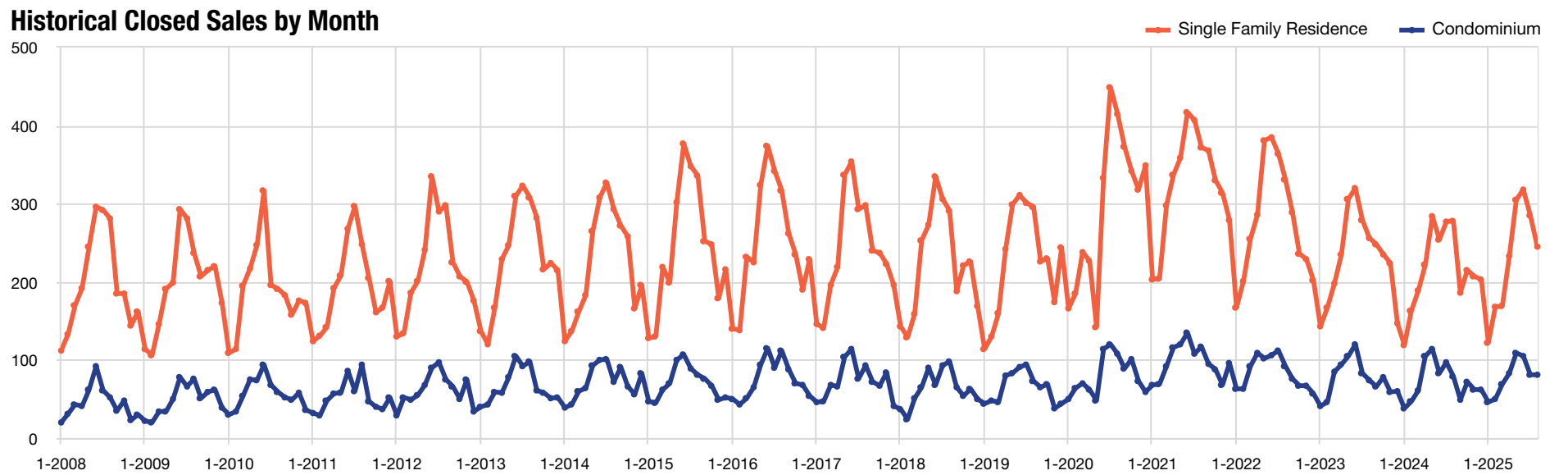
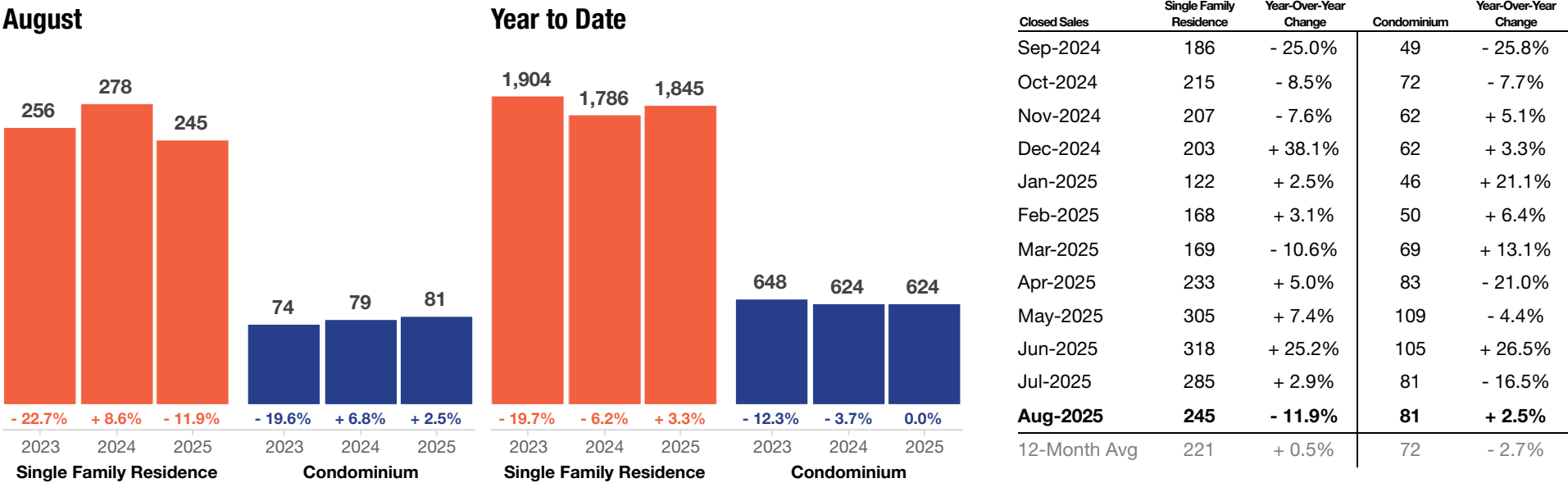
Pending Sales

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



Closed Sales

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

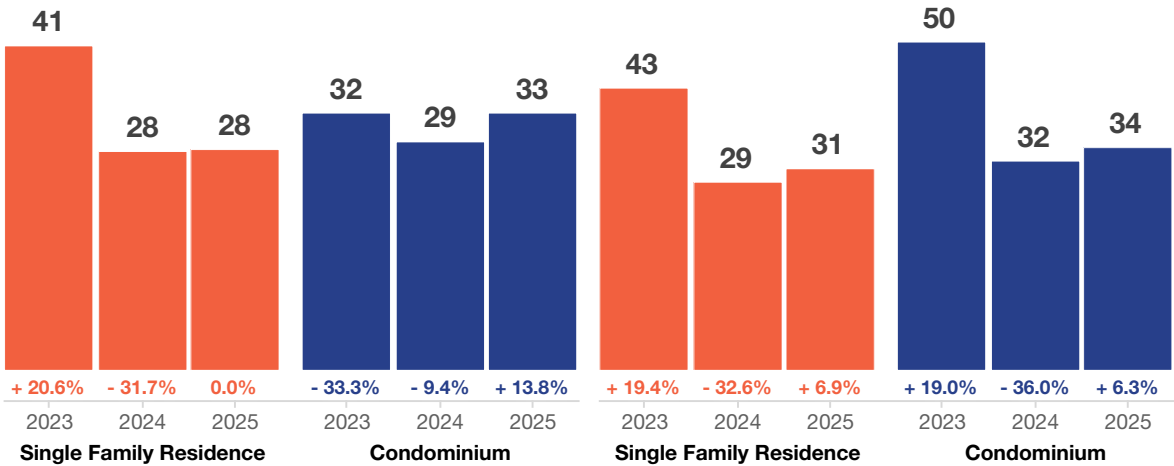


Days on Market Until Sale

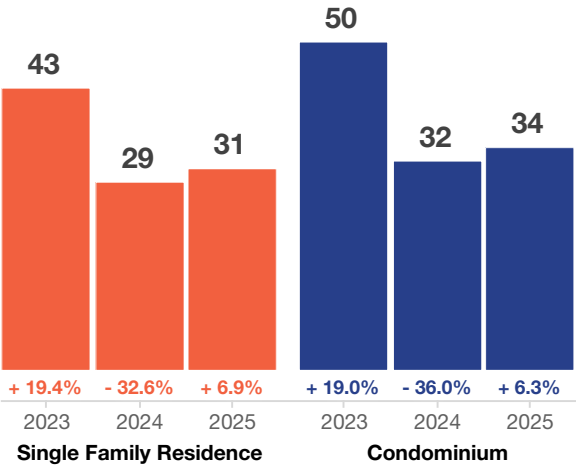
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



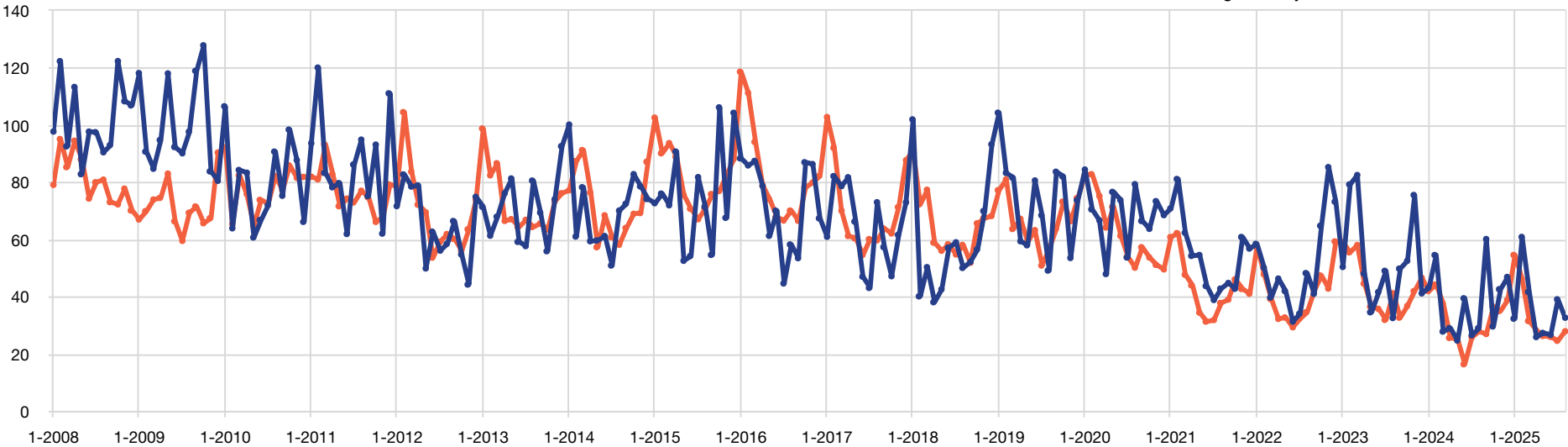
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	27	- 18.2%	60	+ 20.0%
Oct-2024	36	- 2.7%	30	- 43.4%
Nov-2024	35	- 16.7%	43	- 43.4%
Dec-2024	39	- 17.0%	47	+ 14.6%
Jan-2025	55	+ 31.0%	32	- 25.6%
Feb-2025	46	+ 4.5%	61	+ 10.9%
Mar-2025	31	- 18.4%	42	+ 50.0%
Apr-2025	28	+ 7.7%	26	- 10.3%
May-2025	26	+ 4.0%	27	+ 8.0%
Jun-2025	26	+ 62.5%	27	- 30.8%
Jul-2025	25	- 3.8%	39	+ 50.0%
Aug-2025	28	0.0%	33	+ 13.8%
12-Month Avg*	32	- 0.3%	37	- 5.1%

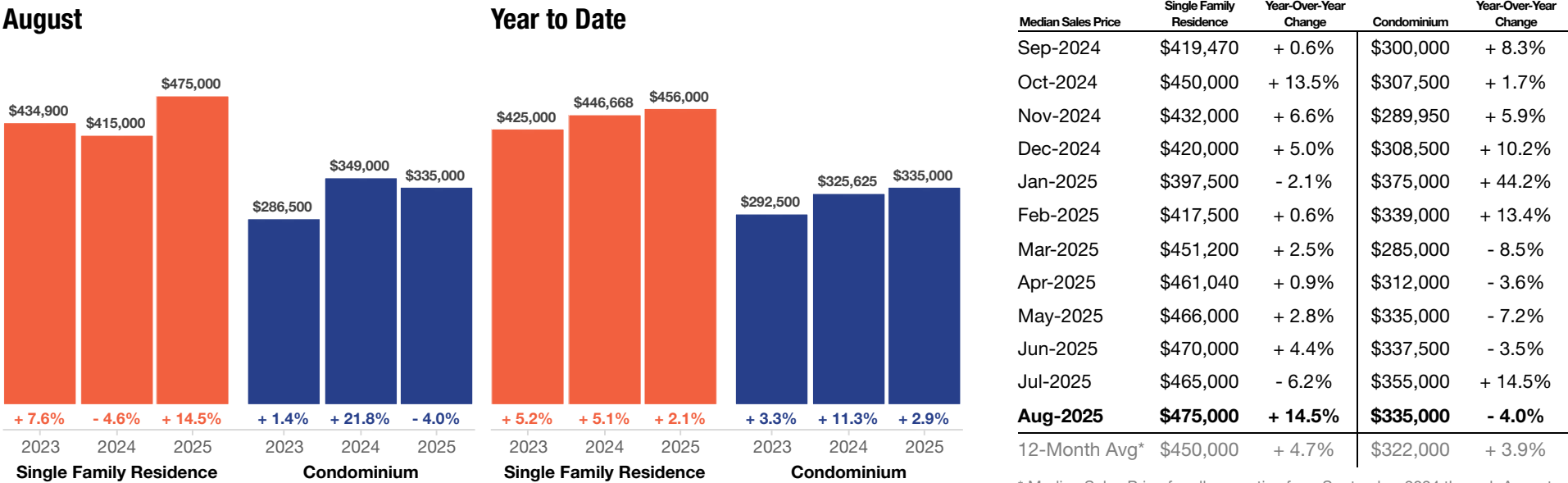
* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



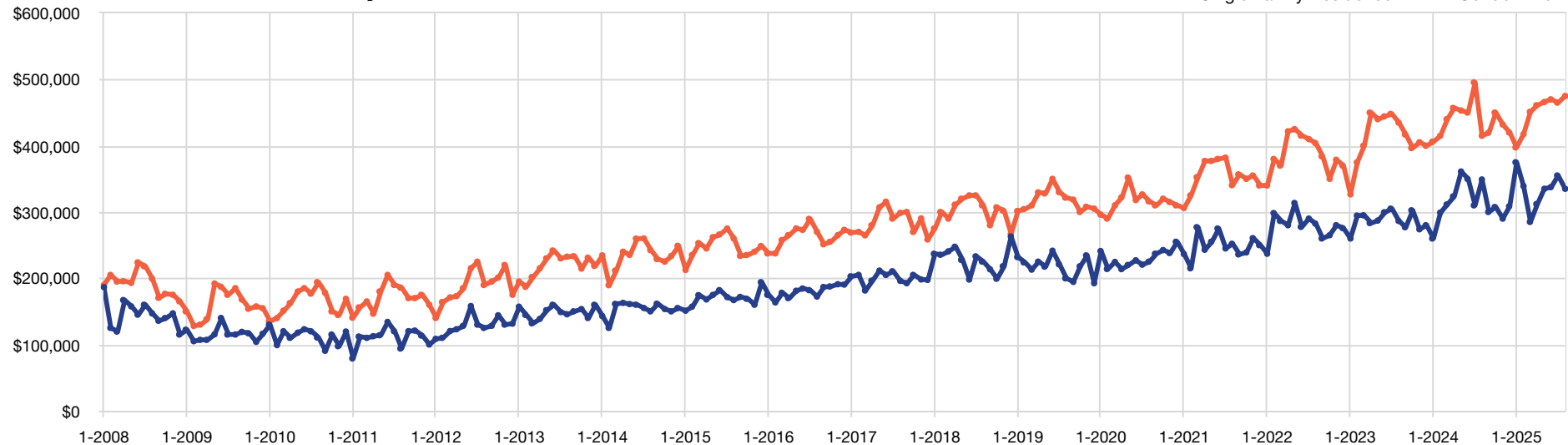
Median Sales Price

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 for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

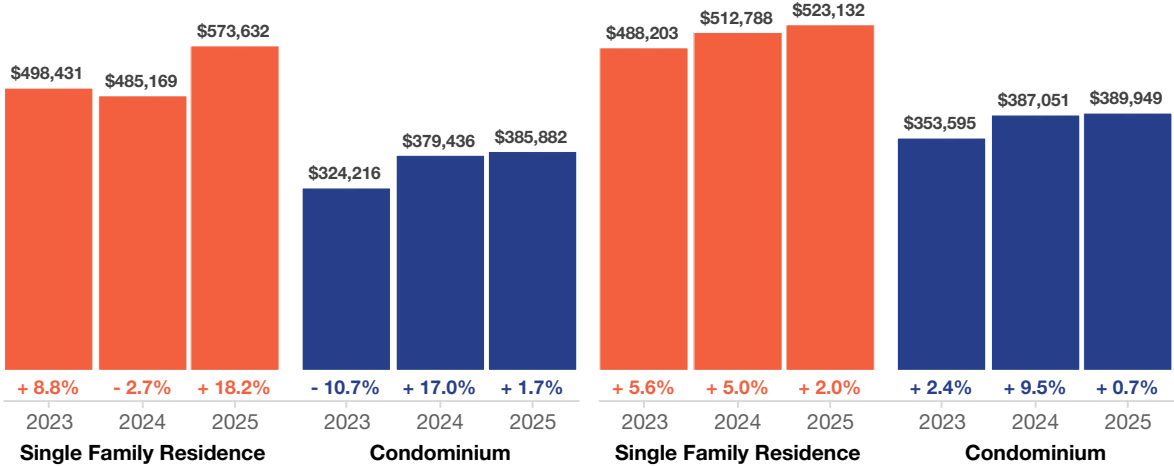


Average Sales Price

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



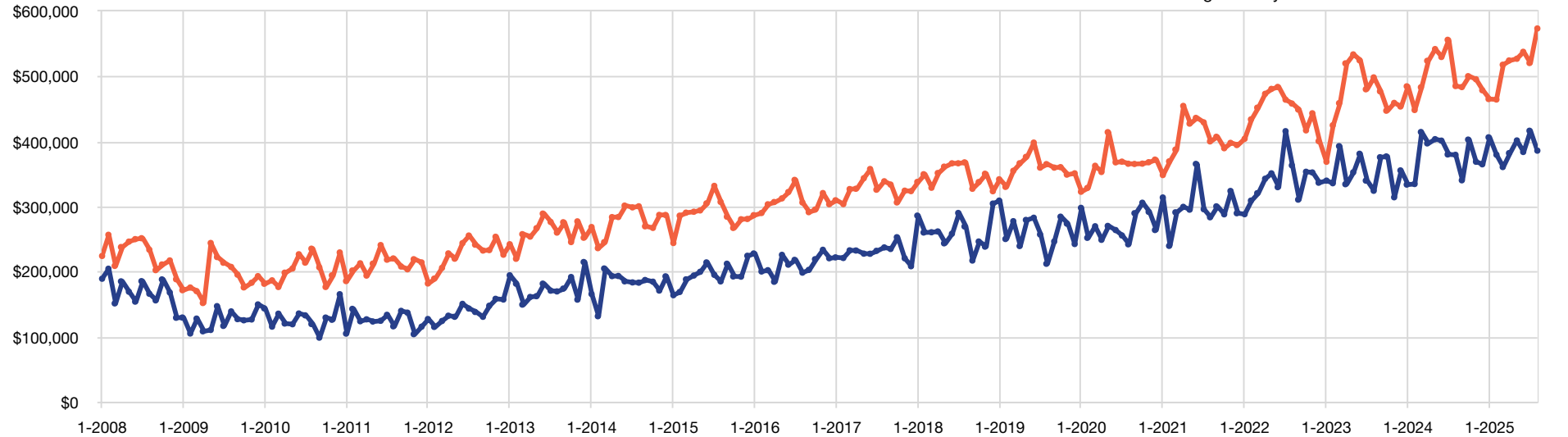
August



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	\$483,570	+ 1.4%	\$340,307	- 9.4%
Oct-2024	\$500,308	+ 11.9%	\$402,817	+ 6.9%
Nov-2024	\$495,543	+ 7.9%	\$368,811	+ 17.4%
Dec-2024	\$478,701	+ 5.5%	\$364,896	+ 2.7%
Jan-2025	\$465,218	- 4.0%	\$406,322	+ 21.8%
Feb-2025	\$464,456	+ 3.6%	\$379,625	+ 13.4%
Mar-2025	\$517,883	+ 7.2%	\$360,690	- 13.0%
Apr-2025	\$524,423	+ 0.1%	\$382,042	- 3.8%
May-2025	\$527,103	- 2.7%	\$401,522	- 0.5%
Jun-2025	\$537,753	+ 1.5%	\$383,855	- 4.3%
Jul-2025	\$520,571	- 6.4%	\$416,443	+ 9.6%
Aug-2025	\$573,632	+ 18.2%	\$385,882	+ 1.7%
12-Month Avg*	\$512,957	+ 3.5%	\$384,920	+ 1.7%

* Avg. Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



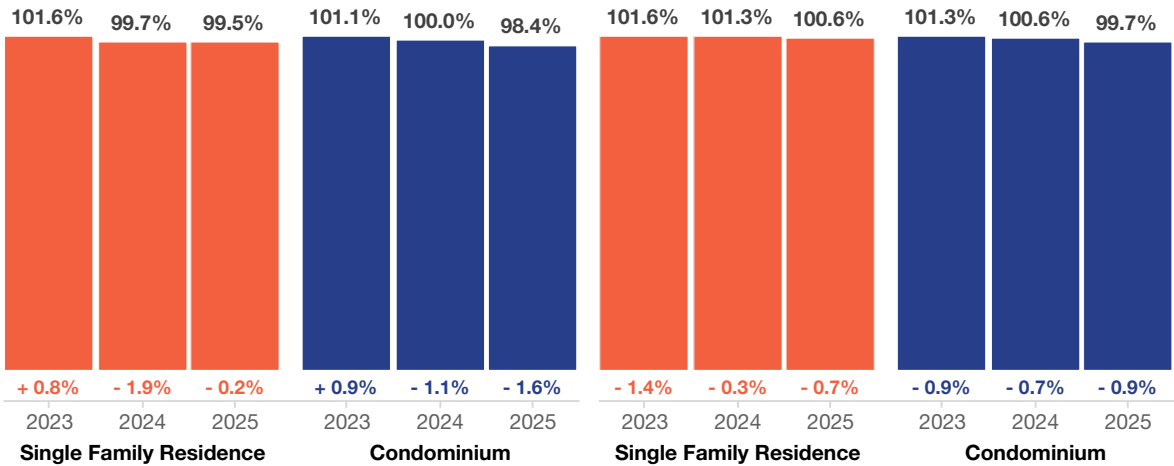
Percent of List Price Received

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.



August

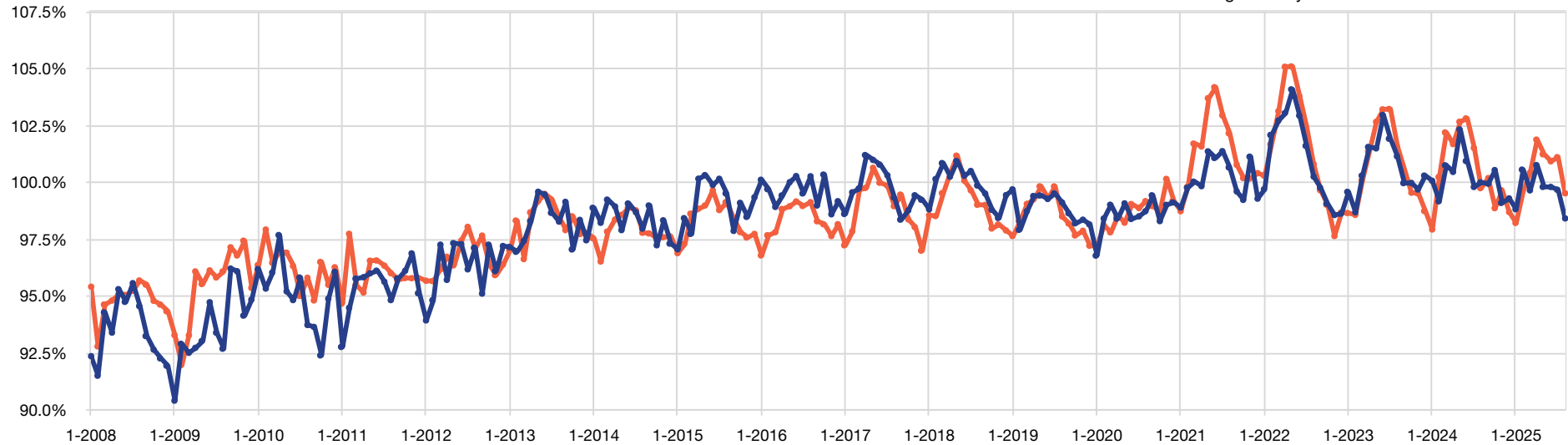
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	100.2%	- 0.4%	99.9%	0.0%
Oct-2024	98.8%	- 0.7%	100.5%	+ 0.5%
Nov-2024	99.6%	+ 0.1%	99.1%	- 0.6%
Dec-2024	98.7%	0.0%	99.3%	- 1.0%
Jan-2025	98.2%	+ 0.3%	98.8%	- 1.2%
Feb-2025	99.6%	- 0.6%	100.5%	+ 1.4%
Mar-2025	100.4%	- 1.8%	99.6%	- 1.1%
Apr-2025	101.9%	+ 0.2%	100.7%	+ 0.3%
May-2025	101.2%	- 1.4%	99.8%	- 2.4%
Jun-2025	100.9%	- 1.8%	99.8%	- 1.1%
Jul-2025	101.1%	- 0.4%	99.7%	- 0.1%
Aug-2025	99.5%	- 0.2%	98.4%	- 1.6%
12-Month Avg*	100.2%	- 0.6%	99.7%	- 0.7%

* Pct. of List Price Received for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

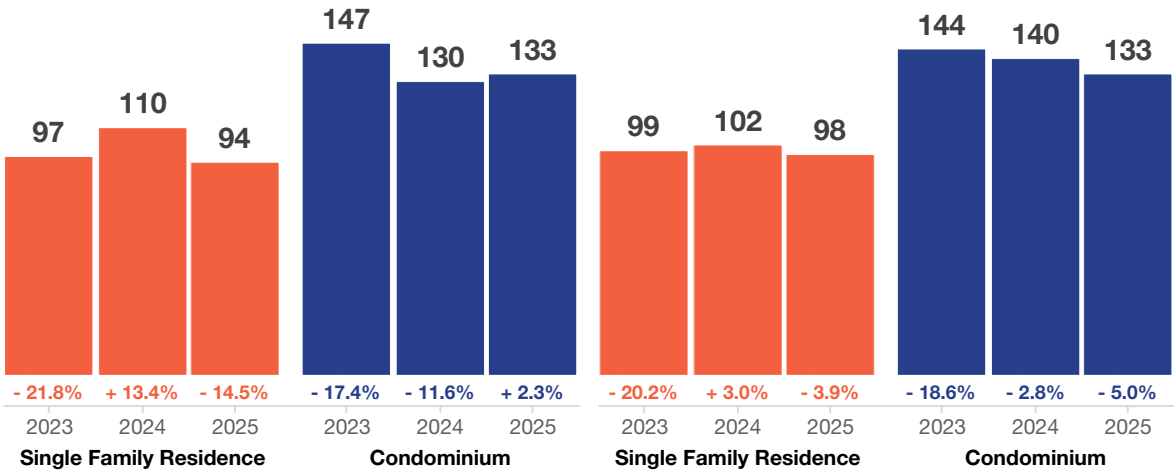


Housing Affordability Index

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.

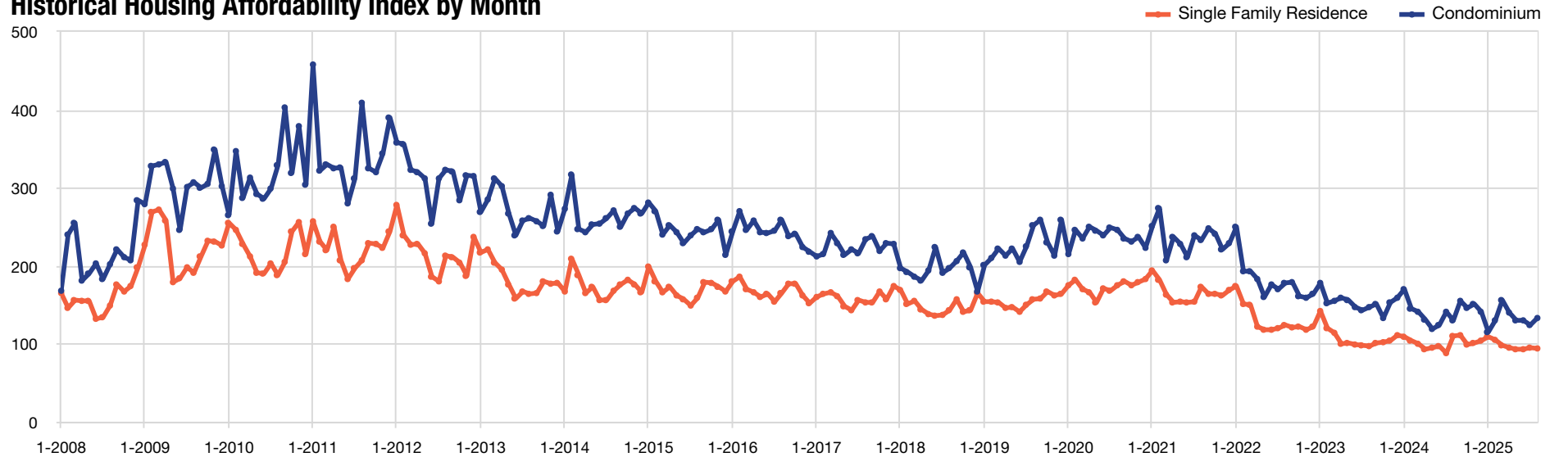


August



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	111	+ 9.9%	155	+ 2.6%
Oct-2024	99	- 2.9%	146	+ 9.8%
Nov-2024	101	- 2.9%	151	- 1.3%
Dec-2024	104	- 6.3%	141	- 11.3%
Jan-2025	109	0.0%	115	- 32.4%
Feb-2025	105	+ 1.0%	130	- 10.3%
Mar-2025	98	- 2.0%	156	+ 10.6%
Apr-2025	95	+ 2.2%	140	+ 6.9%
May-2025	93	- 2.1%	130	+ 9.2%
Jun-2025	93	- 4.1%	130	+ 4.8%
Jul-2025	95	+ 8.0%	124	- 12.1%
Aug-2025	94	- 14.5%	133	+ 2.3%
12-Month Avg	100	- 1.0%	138	- 2.1%

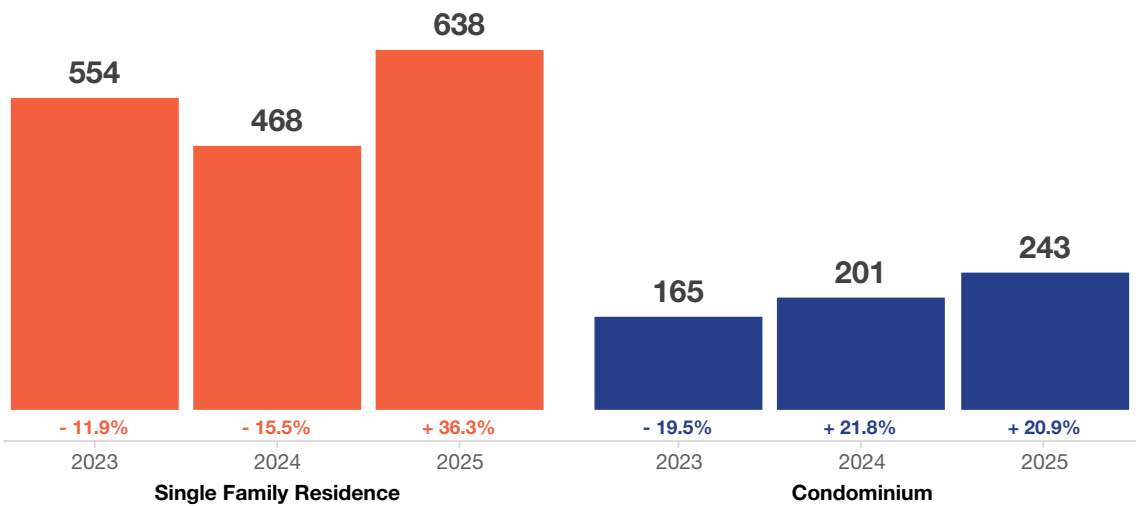
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

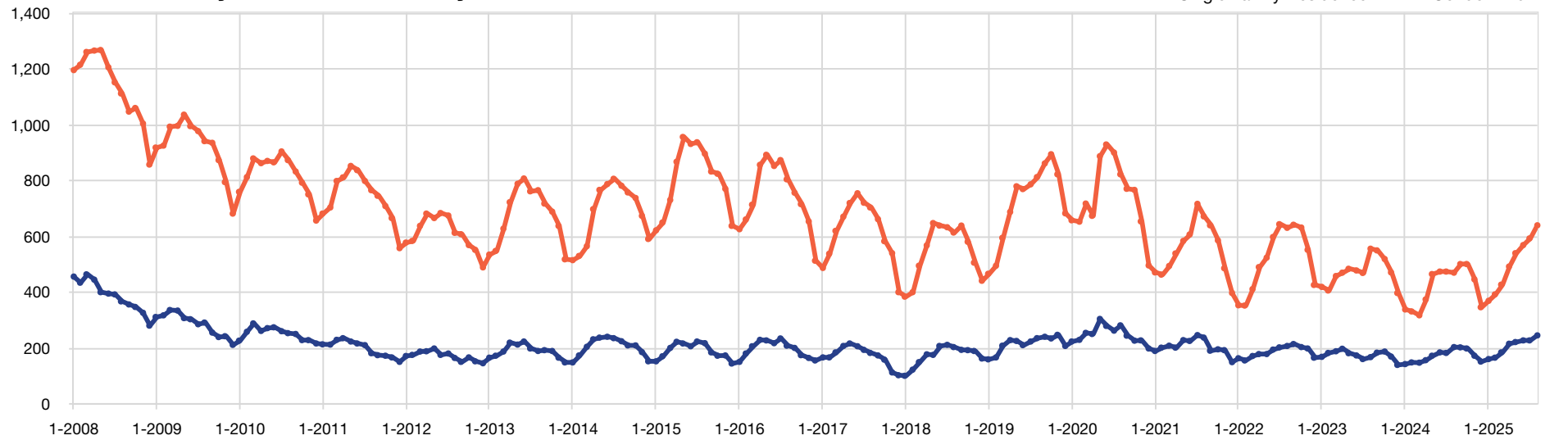
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	499	- 8.9%	200	+ 10.5%
Oct-2024	499	- 3.5%	196	+ 5.9%
Nov-2024	444	- 5.3%	170	+ 1.8%
Dec-2024	344	- 12.9%	149	+ 8.8%
Jan-2025	367	+ 9.2%	158	+ 12.9%
Feb-2025	390	+ 18.5%	163	+ 11.6%
Mar-2025	425	+ 34.9%	182	+ 25.5%
Apr-2025	490	+ 31.7%	213	+ 38.3%
May-2025	538	+ 16.2%	219	+ 28.8%
Jun-2025	567	+ 20.1%	225	+ 23.6%
Jul-2025	591	+ 25.2%	225	+ 25.0%
Aug-2025	638	+ 36.3%	243	+ 20.9%
12-Month Avg	483	+ 12.3%	195	+ 17.5%

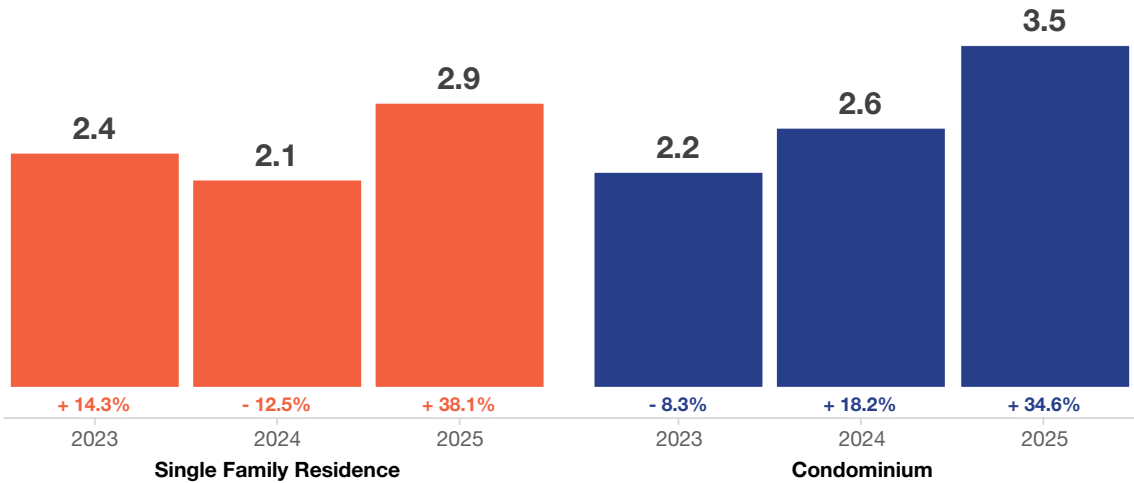
Historical Inventory of Homes for Sale by Month



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.

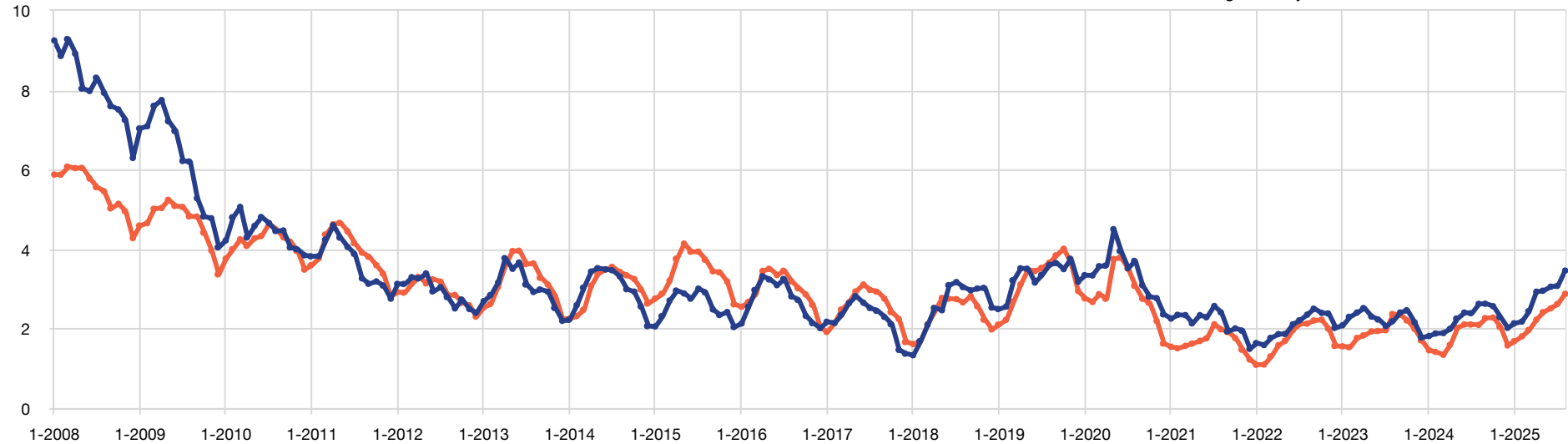
August



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2024	2.3	- 4.2%	2.6	+ 8.3%
Oct-2024	2.3	+ 4.5%	2.6	+ 4.0%
Nov-2024	2.0	0.0%	2.3	+ 4.5%
Dec-2024	1.6	- 5.9%	2.0	+ 11.1%
Jan-2025	1.7	+ 13.3%	2.1	+ 16.7%
Feb-2025	1.8	+ 28.6%	2.2	+ 15.8%
Mar-2025	2.0	+ 53.8%	2.4	+ 26.3%
Apr-2025	2.2	+ 37.5%	2.9	+ 45.0%
May-2025	2.4	+ 20.0%	3.0	+ 30.4%
Jun-2025	2.5	+ 19.0%	3.1	+ 29.2%
Jul-2025	2.6	+ 23.8%	3.1	+ 29.2%
Aug-2025	2.9	+ 38.1%	3.5	+ 34.6%
12-Month Avg*	2.2	+ 17.3%	2.6	+ 21.8%

* Months Supply for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Includes single family and townhouse/condo properties combined.



Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		390	434	+ 11.3%	3,221	3,654	+ 13.4%
Pending Sales		309	228	- 26.2%	2,507	2,511	+ 0.2%
Closed Sales		357	326	- 8.7%	2,410	2,469	+ 2.4%
Days on Market Until Sale		28	29	+ 3.6%	29	31	+ 6.9%
Median Sales Price		\$400,000	\$435,500	+ 8.9%	\$410,000	\$423,203	+ 3.2%
Average Sales Price		\$461,771	\$526,983	+ 14.1%	\$480,232	\$489,431	+ 1.9%
Percent of List Price Received		99.8%	99.2%	- 0.6%	101.1%	100.3%	- 0.8%
Housing Affordability Index		114	103	- 9.6%	111	106	- 4.5%
Inventory of Homes for Sale		669	881	+ 31.7%	—	—	—
Months Supply of Inventory		2.2	3.0	+ 36.4%	—	—	—