

Monthly Indicators



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings decreased 11.6 percent for Single Family Residence homes but increased 37.9 percent for Condominium homes. Pending Sales decreased 6.4 percent for Single Family Residence homes but increased 18.4 percent for Condominium homes. Inventory decreased 10.1 percent for Single Family Residence homes but increased 50.6 percent for Condominium homes.

Median Sales Price increased 5.6 percent to \$285,000 for Single Family Residence homes and 10.2 percent to \$270,000 for Condominium homes. Days on Market increased 4.8 percent for Single Family Residence homes and 78.9 percent for Condominium homes. Months Supply of Inventory decreased 19.4 percent for Single Family Residence homes but increased 38.1 percent for Condominium homes.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Quick Facts

- 20.0%	+ 4.9%	- 4.3%
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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		450	398	- 11.6%	3,222	2,313	- 28.2%
Pending Sales		267	250	- 6.4%	2,230	1,564	- 29.9%
Closed Sales		296	235	- 20.6%	2,050	1,441	- 29.7%
Days on Market Until Sale		21	22	+ 4.8%	19	31	+ 63.2%
Median Sales Price		\$270,000	\$285,000	+ 5.6%	\$250,000	\$250,000	0.0%
Average Sales Price		\$335,334	\$323,861	- 3.4%	\$305,132	\$305,116	- 0.0%
Percent of List Price Received		101.1%	99.8%	- 1.3%	99.9%	98.6%	- 1.3%
Housing Affordability Index		129	122	- 5.4%	139	139	0.0%
Inventory of Homes for Sale		730	656	- 10.1%	—	—	—
Months Supply of Inventory		3.6	2.9	- 19.4%	—	—	—

Condominium Market Overview

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



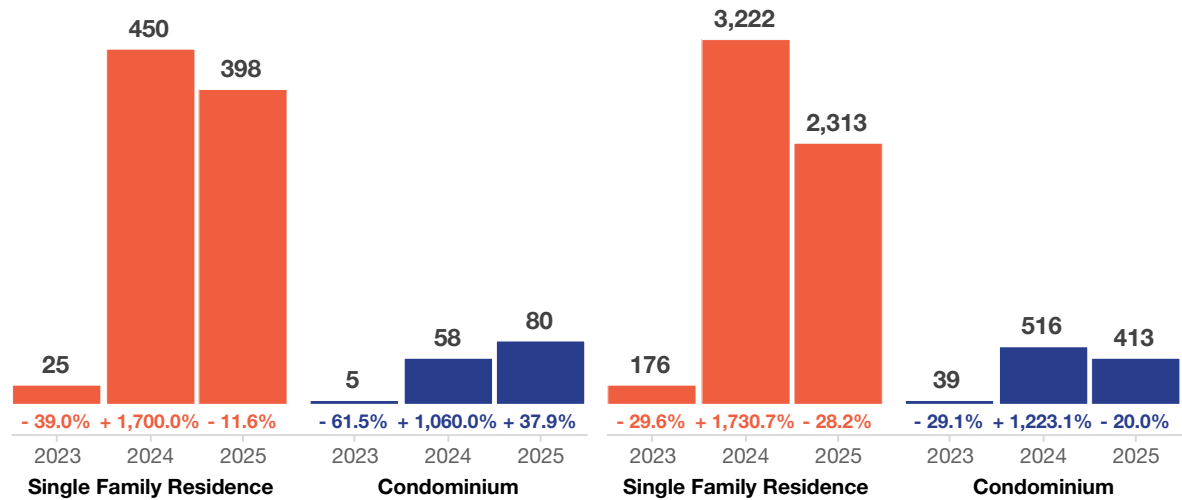
Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		58	80	+ 37.9%	516	413	- 20.0%
Pending Sales		38	45	+ 18.4%	415	280	- 32.5%
Closed Sales		49	41	- 16.3%	395	261	- 33.9%
Days on Market Until Sale		19	34	+ 78.9%	18	29	+ 61.1%
Median Sales Price		\$245,000	\$270,000	+ 10.2%	\$250,000	\$247,000	- 1.2%
Average Sales Price		\$300,223	\$269,840	- 10.1%	\$281,661	\$287,629	+ 2.1%
Percent of List Price Received		100.0%	99.6%	- 0.4%	99.7%	99.3%	- 0.4%
Housing Affordability Index		142	129	- 9.2%	139	141	+ 1.4%
Inventory of Homes for Sale		77	116	+ 50.6%	—	—	—
Months Supply of Inventory		2.1	2.9	+ 38.1%	—	—	—

New Listings

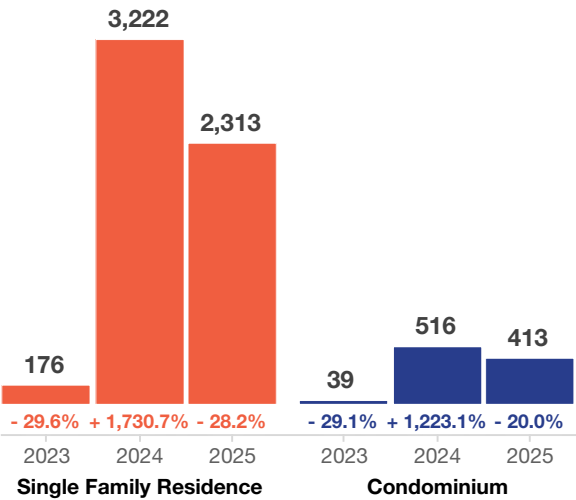
A count of the properties that have been newly listed on the market in a given month.



July

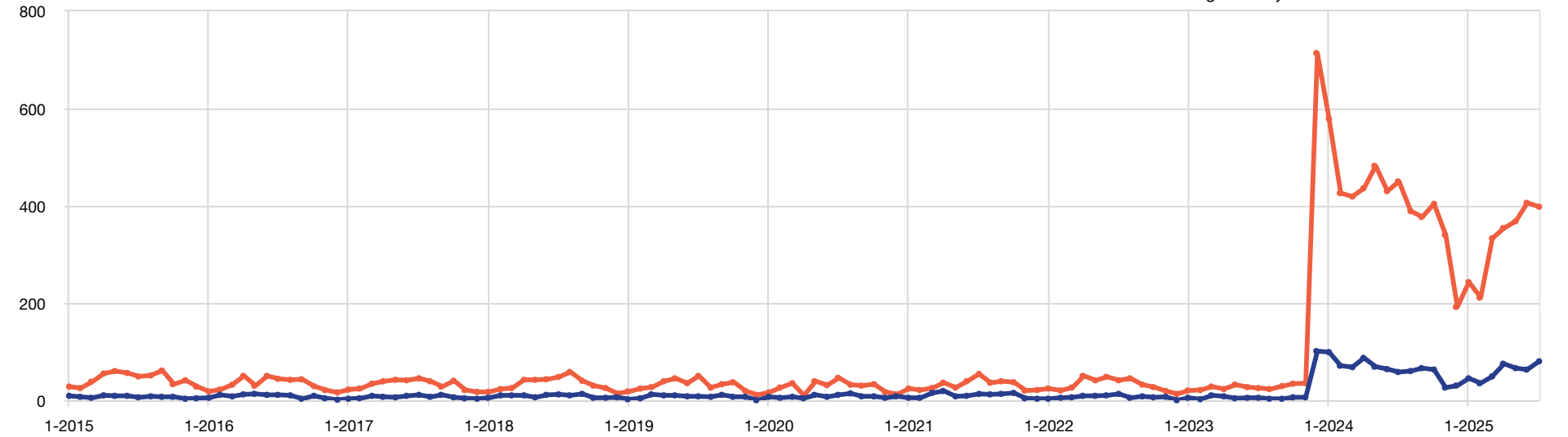


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	389	+ 1,591.3%	60	+ 1,900.0%
Sep-2024	377	+ 1,200.0%	66	+ 2,100.0%
Oct-2024	404	+ 1,088.2%	63	+ 950.0%
Nov-2024	340	+ 871.4%	26	+ 333.3%
Dec-2024	192	- 73.1%	30	- 70.3%
Jan-2025	243	- 58.0%	45	- 54.5%
Feb-2025	211	- 50.5%	35	- 50.7%
Mar-2025	333	- 20.5%	49	- 27.9%
Apr-2025	354	- 18.8%	75	- 13.8%
May-2025	368	- 23.7%	66	- 4.3%
Jun-2025	406	- 5.6%	63	- 1.6%
Jul-2025	398	- 11.6%	80	+ 37.9%
12-Month Avg	335	- 0.9%	55	+ 3.8%

Historical New Listings by Month

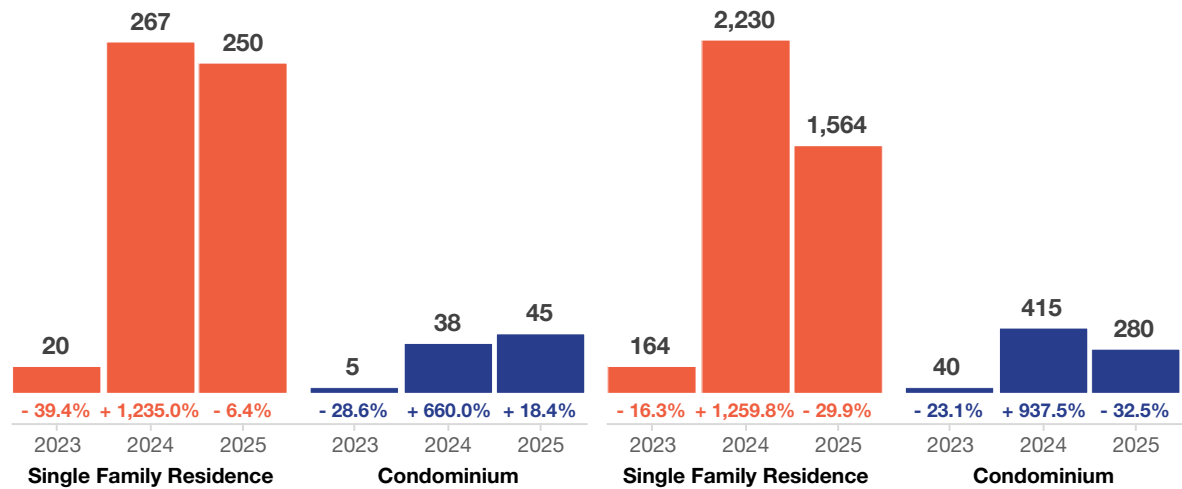


Pending Sales

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

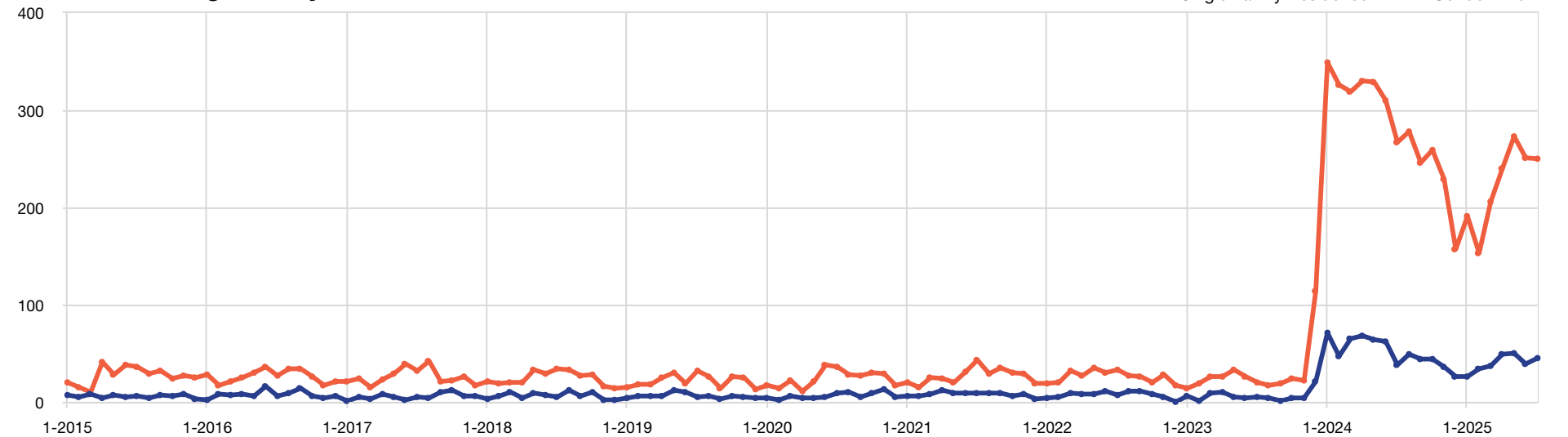


July



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	278	+ 1,535.3%	49	+ 1,125.0%
Sep-2024	246	+ 1,194.7%	44	+ 4,300.0%
Oct-2024	259	+ 979.2%	44	+ 1,000.0%
Nov-2024	229	+ 940.9%	36	+ 800.0%
Dec-2024	157	+ 37.7%	26	+ 23.8%
Jan-2025	191	- 45.3%	26	- 63.4%
Feb-2025	153	- 53.1%	34	- 27.7%
Mar-2025	206	- 35.4%	37	- 43.1%
Apr-2025	240	- 27.3%	49	- 27.9%
May-2025	273	- 17.0%	50	- 21.9%
Jun-2025	251	- 19.0%	39	- 37.1%
Jul-2025	250	- 6.4%	45	+ 18.4%
12-Month Avg	228	+ 12.9%	40	+ 8.1%

Historical Pending Sales by Month

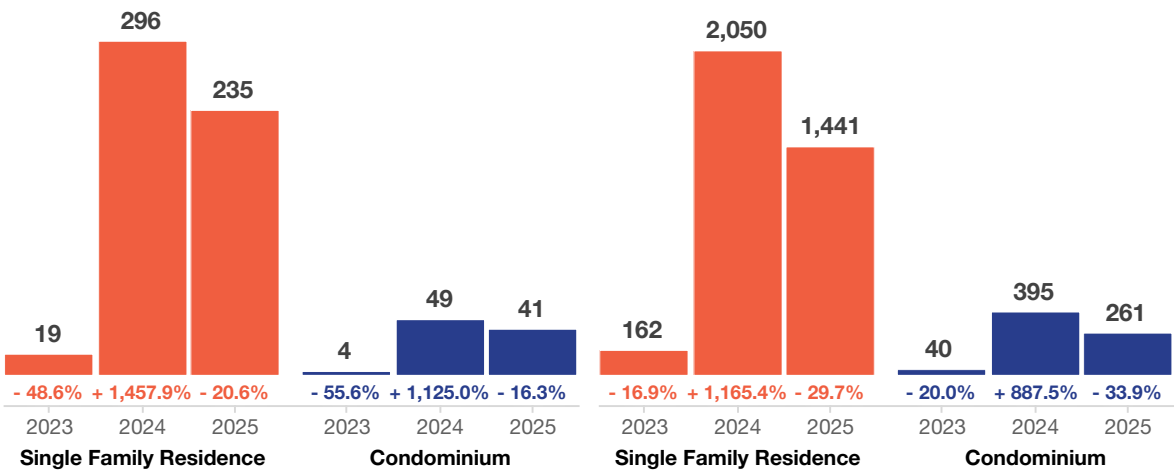


Closed Sales

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

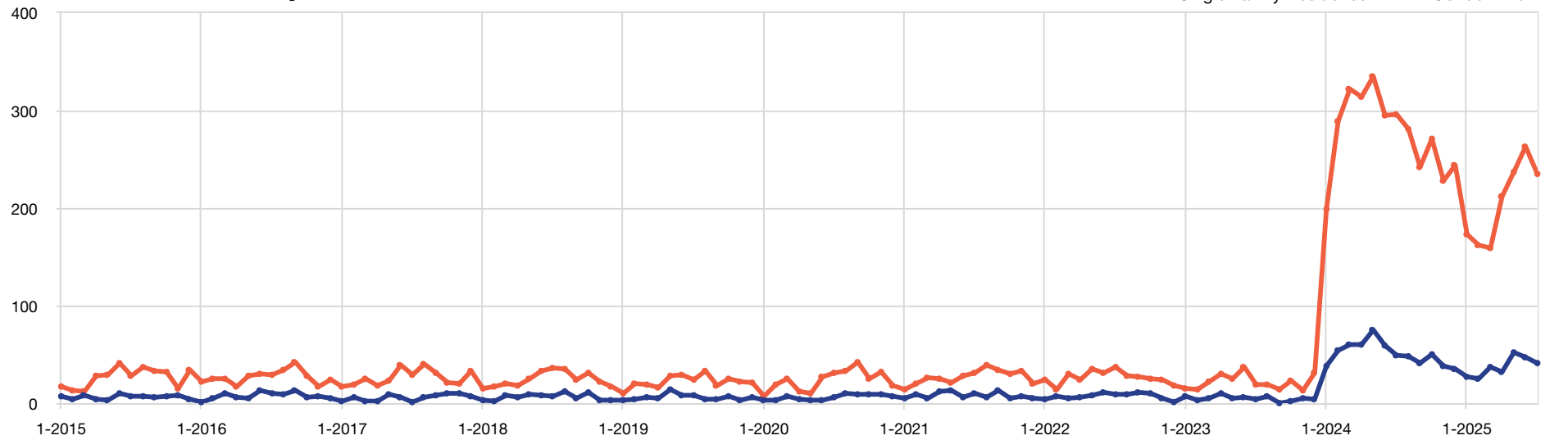


July



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	281	+ 1,378.9%	48	+ 585.7%
Sep-2024	242	+ 1,628.6%	41	—
Oct-2024	271	+ 1,078.3%	50	+ 2,400.0%
Nov-2024	228	+ 1,653.8%	38	+ 660.0%
Dec-2024	244	+ 687.1%	35	+ 775.0%
Jan-2025	173	- 13.1%	27	- 28.9%
Feb-2025	162	- 43.9%	25	- 53.7%
Mar-2025	159	- 50.6%	37	- 38.3%
Apr-2025	212	- 32.5%	32	- 46.7%
May-2025	237	- 29.3%	52	- 30.7%
Jun-2025	263	- 10.8%	47	- 20.3%
Jul-2025	235	- 20.6%	41	- 16.3%
12-Month Avg	226	+ 26.3%	39	+ 14.7%

Historical Closed Sales by Month

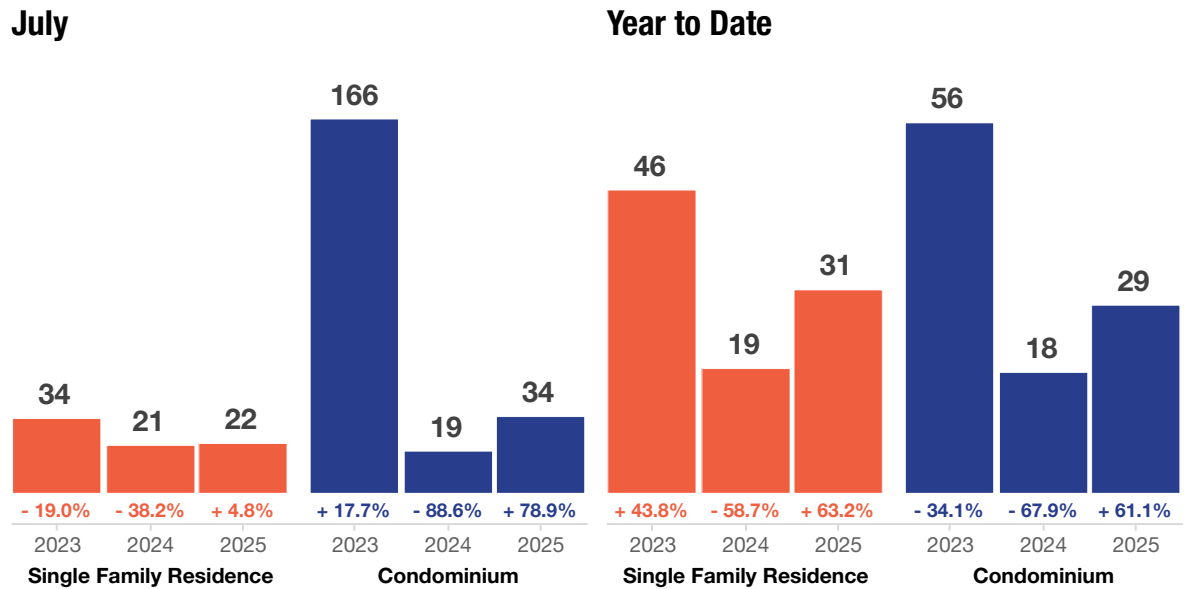


Days on Market Until Sale

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



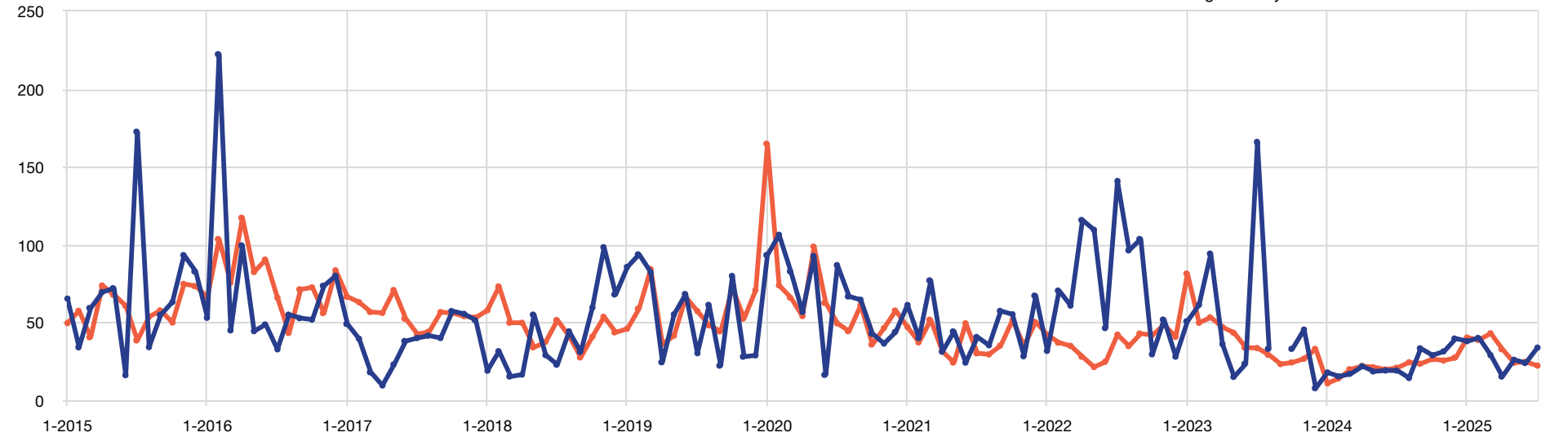
July



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	24	- 17.2%	14	- 57.6%
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	40	+ 263.6%	38	+ 111.1%
Feb-2025	39	+ 178.6%	40	+ 166.7%
Mar-2025	43	+ 115.0%	29	+ 70.6%
Apr-2025	33	+ 50.0%	15	- 31.8%
May-2025	24	+ 14.3%	26	+ 36.8%
Jun-2025	25	+ 25.0%	24	+ 26.3%
Jul-2025	22	+ 4.8%	34	+ 78.9%
12-Month Avg*	28	+ 46.8%	29	+ 50.6%

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

Historical Days on Market Until Sale by Month

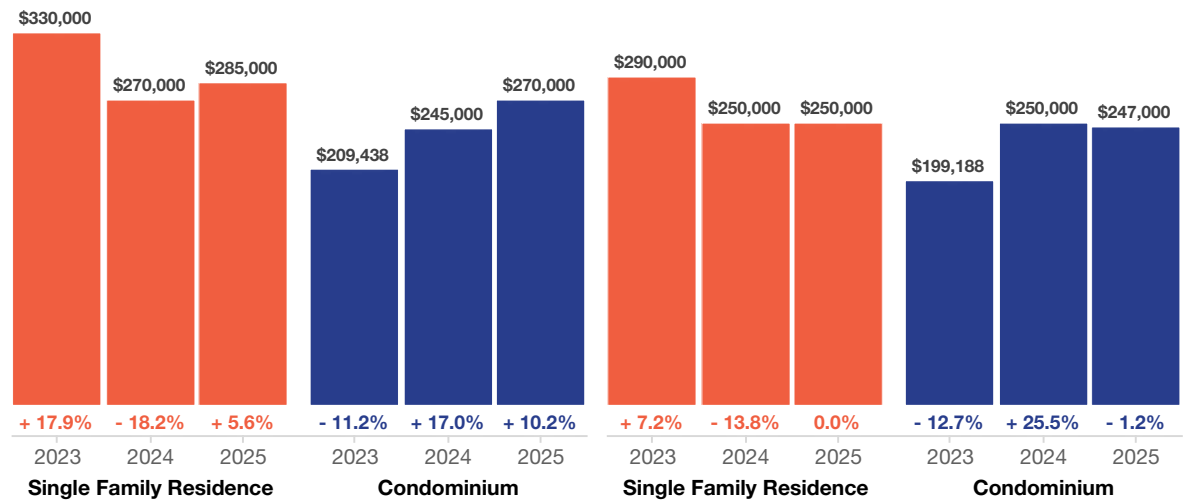


Median Sales Price

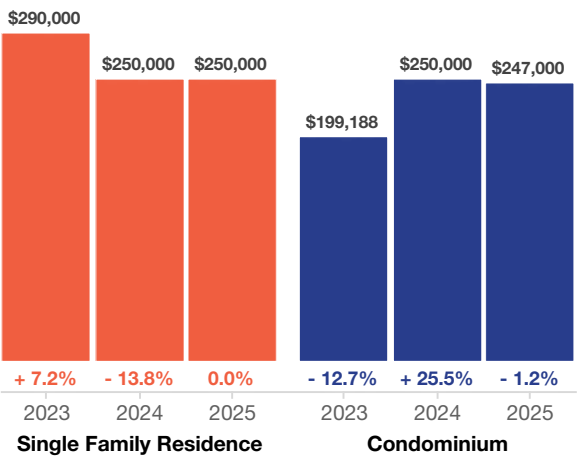
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



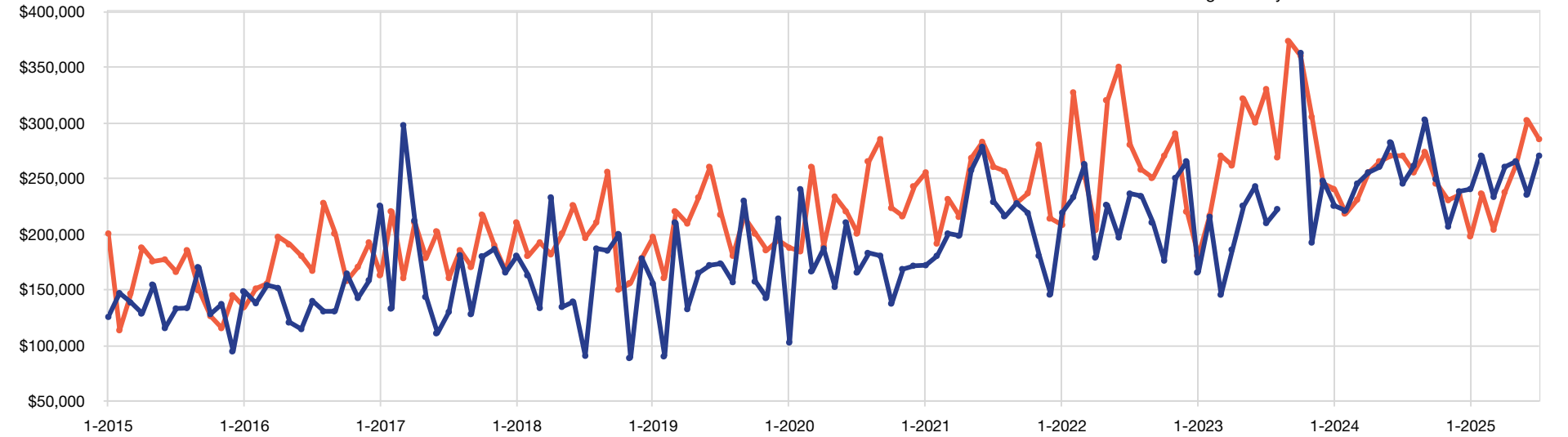
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	\$255,000	- 5.0%	\$261,000	+ 17.6%
Sep-2024	\$273,450	- 26.7%	\$302,500	—
Oct-2024	\$245,000	- 31.9%	\$249,000	- 31.3%
Nov-2024	\$230,000	- 24.6%	\$206,250	+ 7.5%
Dec-2024	\$234,900	- 4.1%	\$238,000	- 3.8%
Jan-2025	\$197,500	- 17.7%	\$240,000	+ 6.7%
Feb-2025	\$236,000	+ 8.3%	\$270,000	+ 22.4%
Mar-2025	\$203,500	- 11.7%	\$233,000	- 4.9%
Apr-2025	\$237,200	- 7.0%	\$260,000	+ 2.0%
May-2025	\$262,500	- 0.9%	\$265,000	+ 1.9%
Jun-2025	\$302,000	+ 11.9%	\$235,000	- 16.7%
Jul-2025	\$285,000	+ 5.6%	\$270,000	+ 10.2%
12-Month Avg*	\$250,000	- 0.4%	\$248,000	+ 1.2%

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

Historical Median Sales Price by Month

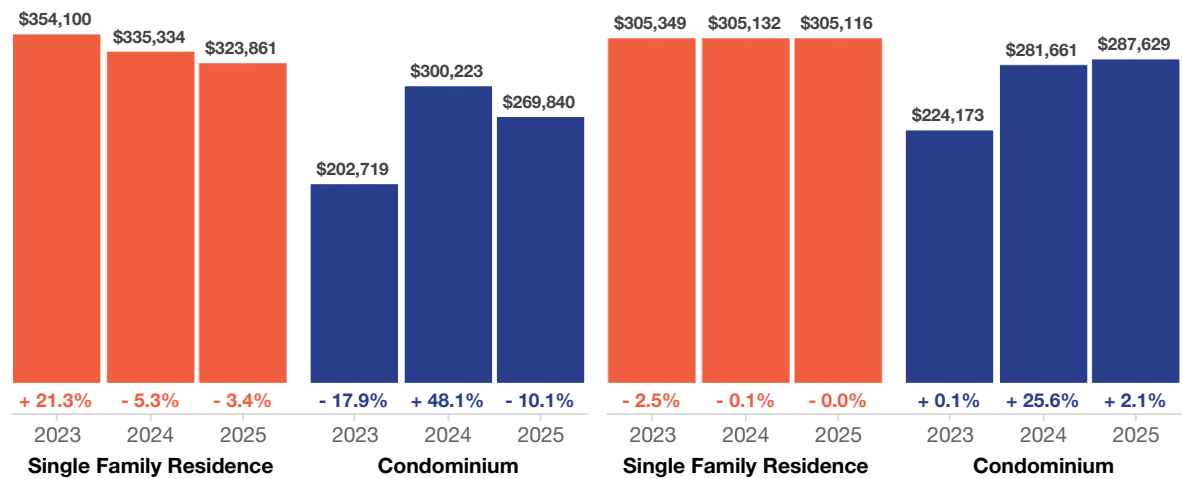


Average Sales Price

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



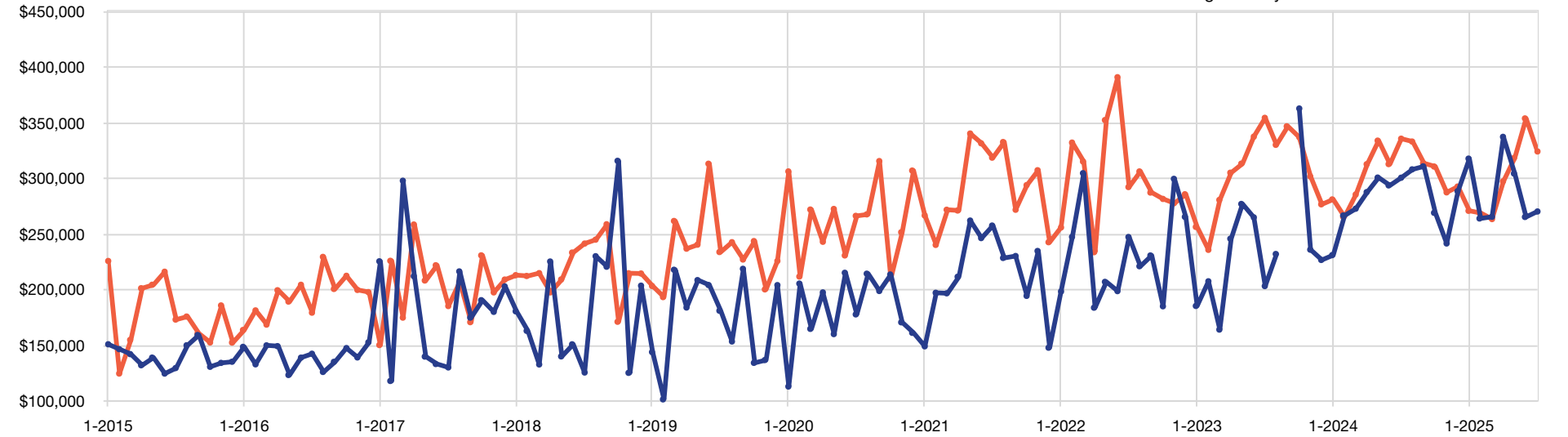
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Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	\$332,763	+ 0.9%	\$307,734	+ 32.9%
Sep-2024	\$313,217	- 9.6%	\$310,443	—
Oct-2024	\$310,276	- 7.8%	\$268,639	- 25.9%
Nov-2024	\$287,041	- 4.8%	\$241,050	+ 2.4%
Dec-2024	\$292,251	+ 5.8%	\$288,094	+ 27.3%
Jan-2025	\$270,445	- 3.6%	\$317,398	+ 37.7%
Feb-2025	\$268,475	+ 1.3%	\$263,556	- 1.0%
Mar-2025	\$263,024	- 7.7%	\$265,076	- 2.7%
Apr-2025	\$296,946	- 4.9%	\$336,994	+ 17.3%
May-2025	\$317,990	- 4.7%	\$303,988	+ 1.2%
Jun-2025	\$353,580	+ 13.2%	\$264,896	- 9.7%
Jul-2025	\$323,861	- 3.4%	\$269,840	- 10.1%
12-Month Avg*	\$306,553	+ 0.3%	\$285,932	+ 2.1%

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

Historical Average Sales Price by Month



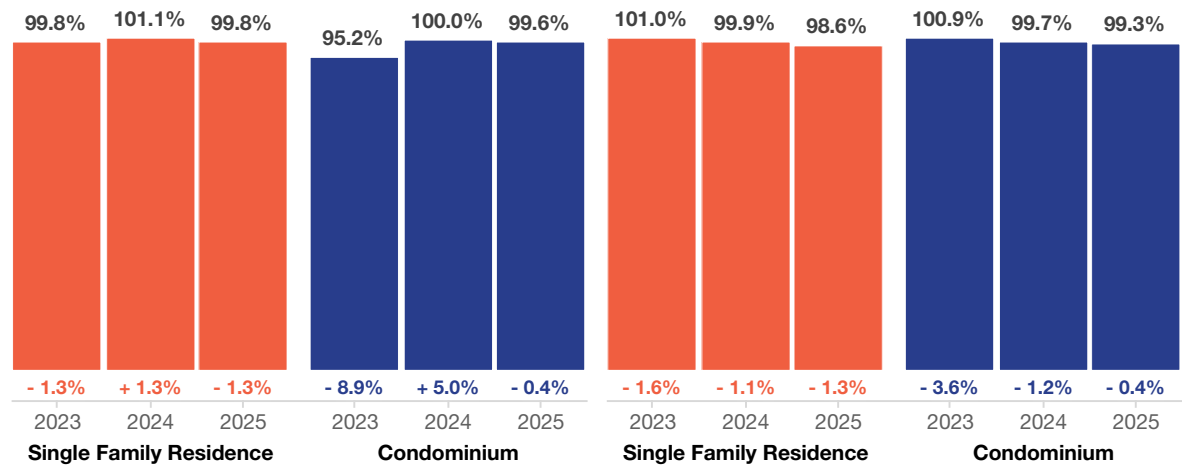
Percent of List Price Received

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.



July

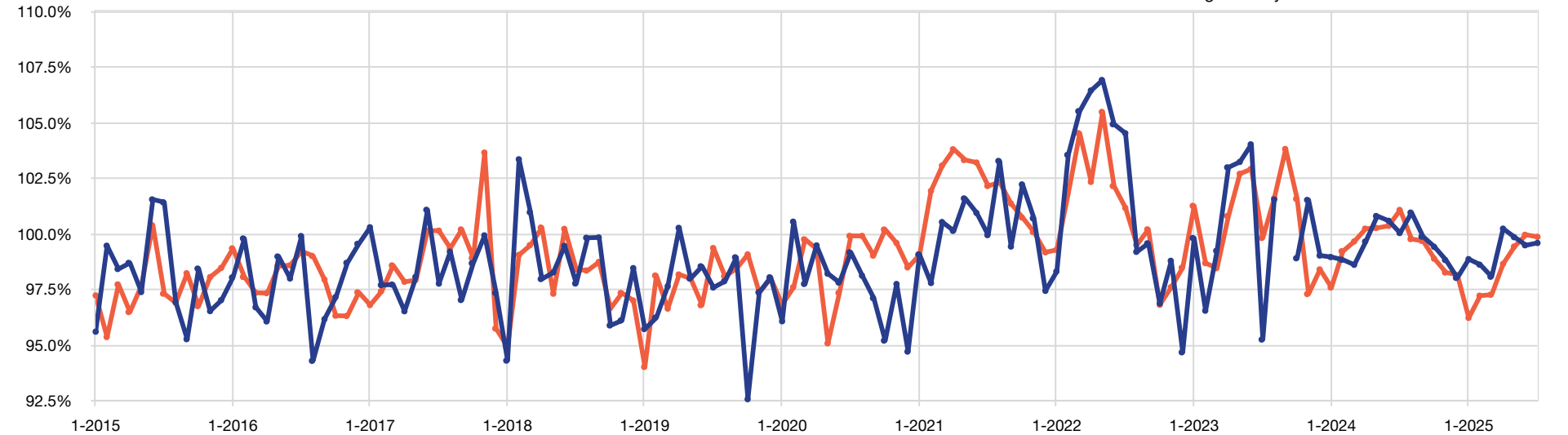
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	99.7%	- 1.9%	100.9%	- 0.6%
Sep-2024	99.7%	- 3.9%	99.9%	—
Oct-2024	98.9%	- 2.7%	99.4%	+ 0.5%
Nov-2024	98.2%	+ 0.9%	98.8%	- 2.7%
Dec-2024	98.1%	- 0.3%	98.0%	- 1.0%
Jan-2025	96.2%	- 1.4%	98.8%	- 0.1%
Feb-2025	97.2%	- 2.0%	98.6%	- 0.2%
Mar-2025	97.2%	- 2.4%	98.0%	- 0.6%
Apr-2025	98.6%	- 1.6%	100.2%	+ 0.6%
May-2025	99.4%	- 0.8%	99.8%	- 1.0%
Jun-2025	99.9%	- 0.4%	99.5%	- 1.1%
Jul-2025	99.8%	- 1.3%	99.6%	- 0.4%
12-Month Avg*	98.8%	- 1.1%	99.4%	- 0.4%

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

Historical Percent of List Price Received by Month

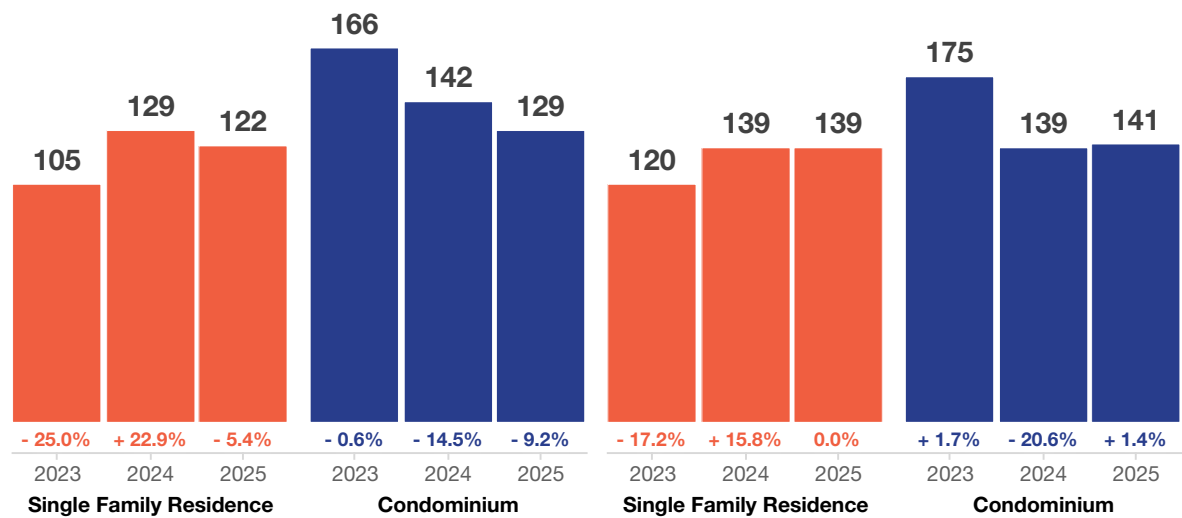


Housing Affordability Index

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.

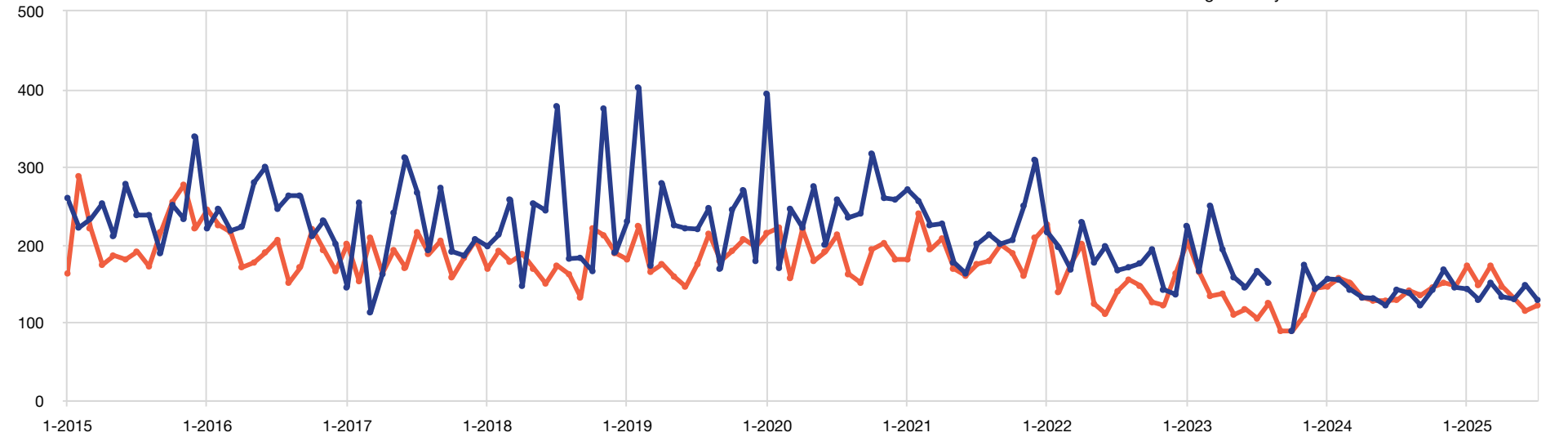


July



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	141	+ 12.8%	138	- 8.6%
Sep-2024	135	+ 51.7%	122	—
Oct-2024	145	+ 62.9%	142	+ 59.6%
Nov-2024	151	+ 38.5%	168	- 3.4%
Dec-2024	147	+ 2.1%	145	+ 1.4%
Jan-2025	173	+ 18.5%	143	- 8.3%
Feb-2025	148	- 5.7%	129	- 16.8%
Mar-2025	173	+ 14.6%	151	+ 6.3%
Apr-2025	146	+ 10.6%	133	+ 0.8%
May-2025	131	+ 2.3%	130	- 0.8%
Jun-2025	115	- 10.2%	148	+ 21.3%
Jul-2025	122	- 5.4%	129	- 9.2%
12-Month Avg	144	+ 13.4%	140	0.0%

Historical Housing Affordability Index by Month

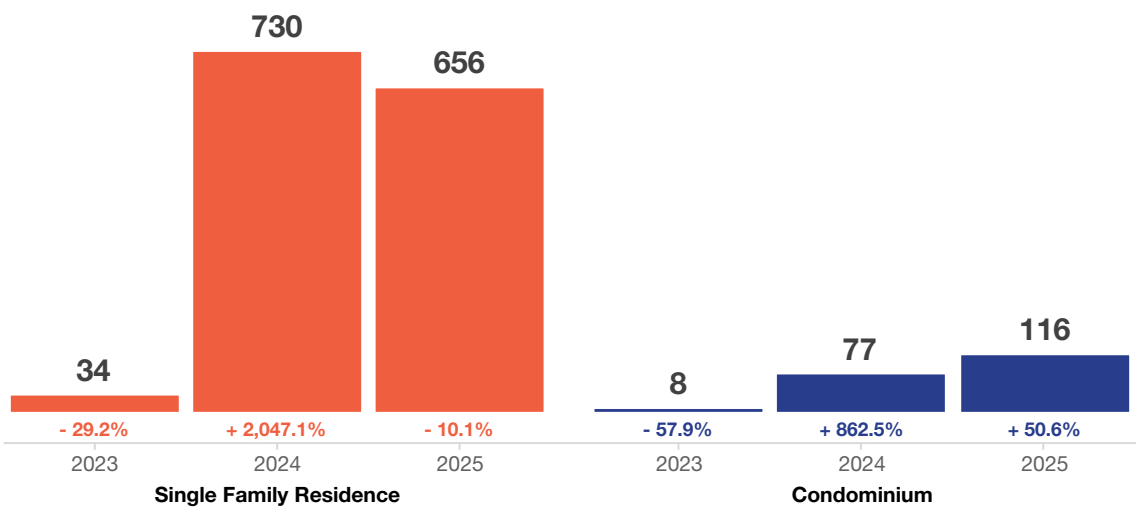


Inventory of Homes for Sale

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

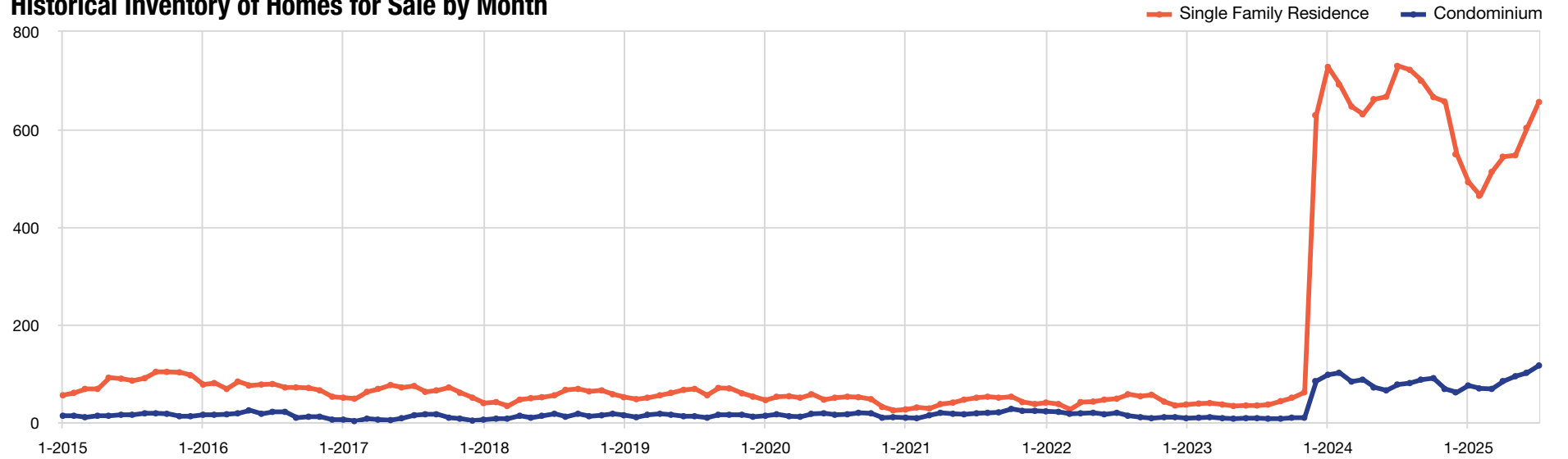


July



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	722	+ 1,905.6%	80	+ 1,042.9%
Sep-2024	700	+ 1,527.9%	87	+ 1,142.9%
Oct-2024	666	+ 1,232.0%	90	+ 900.0%
Nov-2024	657	+ 977.0%	68	+ 655.6%
Dec-2024	549	- 12.7%	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	- 17.4%	94	+ 32.4%
Jun-2025	603	- 9.6%	101	+ 55.4%
Jul-2025	656	- 10.1%	116	+ 50.6%
12-Month Avg	593	+ 27.5%	83	+ 43.1%

Historical Inventory of Homes for Sale by Month

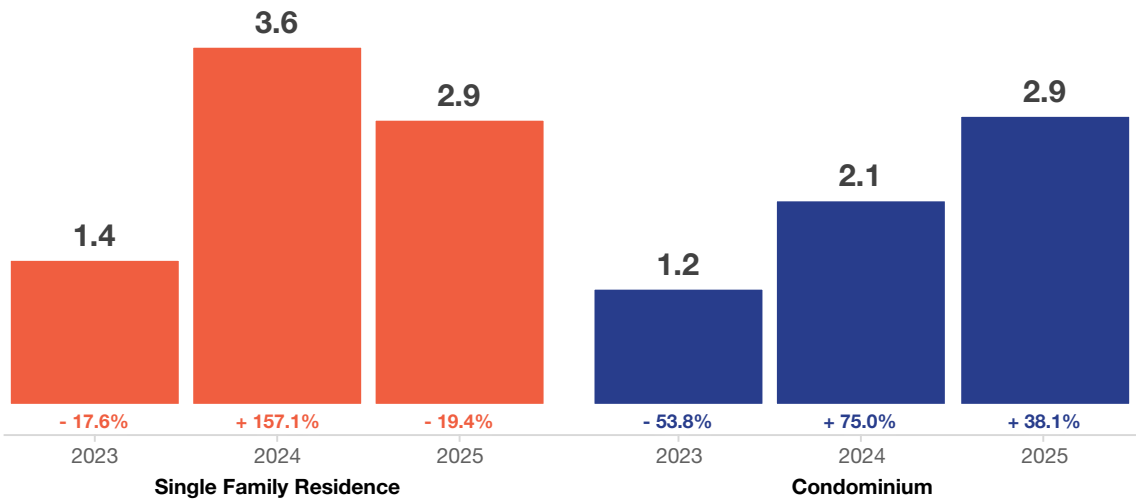


Months Supply of Inventory

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.



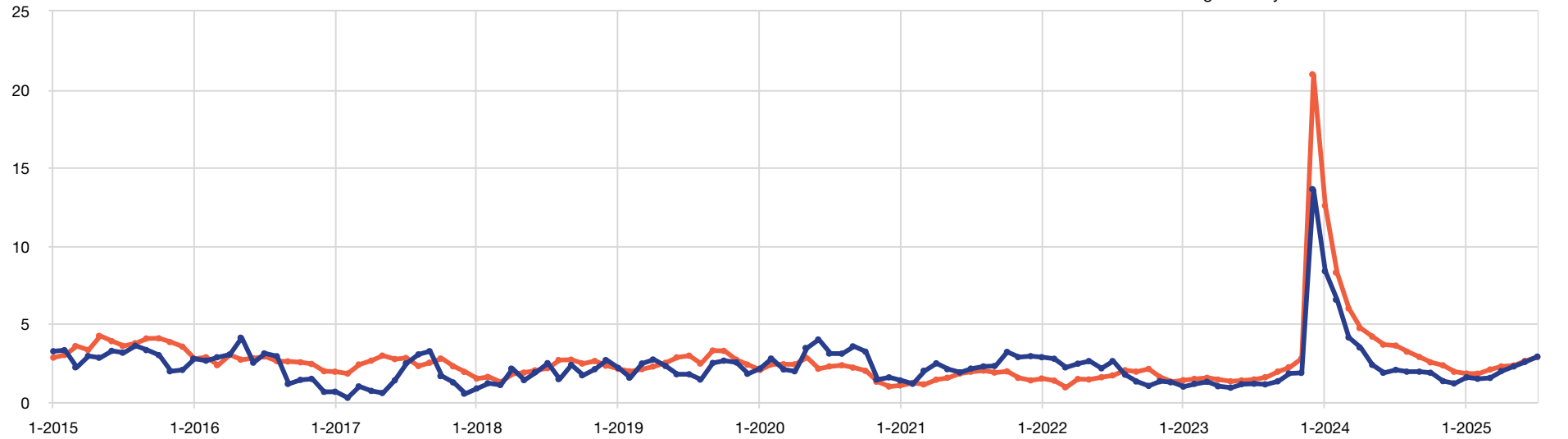
July



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	3.2	+ 100.0%	1.9	+ 72.7%
Sep-2024	2.9	+ 52.6%	1.9	+ 46.2%
Oct-2024	2.5	+ 13.6%	1.9	+ 5.6%
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	- 81.0%
Feb-2025	1.8	- 78.3%	1.5	- 77.3%
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	- 29.7%	2.6	+ 36.8%
Jul-2025	2.9	- 19.4%	2.9	+ 38.1%
12-Month Avg*	2.4	- 60.3%	1.9	- 53.5%

* Months Supply for all properties from August 2024 through July 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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		508	478	- 5.9%	3,738	2,726	- 27.1%
Pending Sales		305	295	- 3.3%	2,645	1,844	- 30.3%
Closed Sales		345	276	- 20.0%	2,445	1,702	- 30.4%
Days on Market Until Sale		21	24	+ 14.3%	19	30	+ 57.9%
Median Sales Price		\$267,000	\$280,060	+ 4.9%	\$250,000	\$249,900	- 0.0%
Average Sales Price		\$330,333	\$315,836	- 4.4%	\$301,335	\$302,426	+ 0.4%
Percent of List Price Received		100.9%	99.8%	- 1.1%	99.8%	98.7%	- 1.1%
Housing Affordability Index		130	125	- 3.8%	139	140	+ 0.7%
Inventory of Homes for Sale		807	772	- 4.3%	—	—	—
Months Supply of Inventory		3.4	2.9	- 14.7%	—	—	—

Monthly Indicators

July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings increased 10.7 percent for Single Family Residence homes and 23.7 percent for Condominium homes. Pending Sales decreased 27.1 percent for Single Family Residence homes and 38.8 percent for Condominium homes. Inventory increased 37.3 percent for Single Family Residence homes and 39.4 percent for Condominium homes.

Median Sales Price decreased 6.3 percent to \$464,125 for Single Family Residence homes but increased 15.2 percent to \$357,000 for Condominium homes. Days on Market decreased 10.7 percent for Single Family Residence homes but increased 42.9 percent for Condominium homes. Months Supply of Inventory increased 42.9 percent for Single Family Residence homes and 45.8 percent for Condominium homes.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Quick Facts

- 3.5%	+ 0.3%	+ 37.9%
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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		337	373	+ 10.7%	2,139	2,428	+ 13.5%
Pending Sales		266	194	- 27.1%	1,626	1,643	+ 1.0%
Closed Sales		277	279	+ 0.7%	1,511	1,594	+ 5.5%
Days on Market Until Sale		28	25	- 10.7%	33	31	- 6.1%
Median Sales Price		\$495,500	\$464,125	- 6.3%	\$450,000	\$455,000	+ 1.1%
Average Sales Price		\$556,184	\$519,809	- 6.5%	\$517,456	\$515,438	- 0.4%
Percent of List Price Received		101.5%	101.1%	- 0.4%	101.6%	100.7%	- 0.9%
Housing Affordability Index		88	95	+ 8.0%	97	97	0.0%
Inventory of Homes for Sale		474	651	+ 37.3%	—	—	—
Months Supply of Inventory		2.1	3.0	+ 42.9%	—	—	—

Condominium Market Overview

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

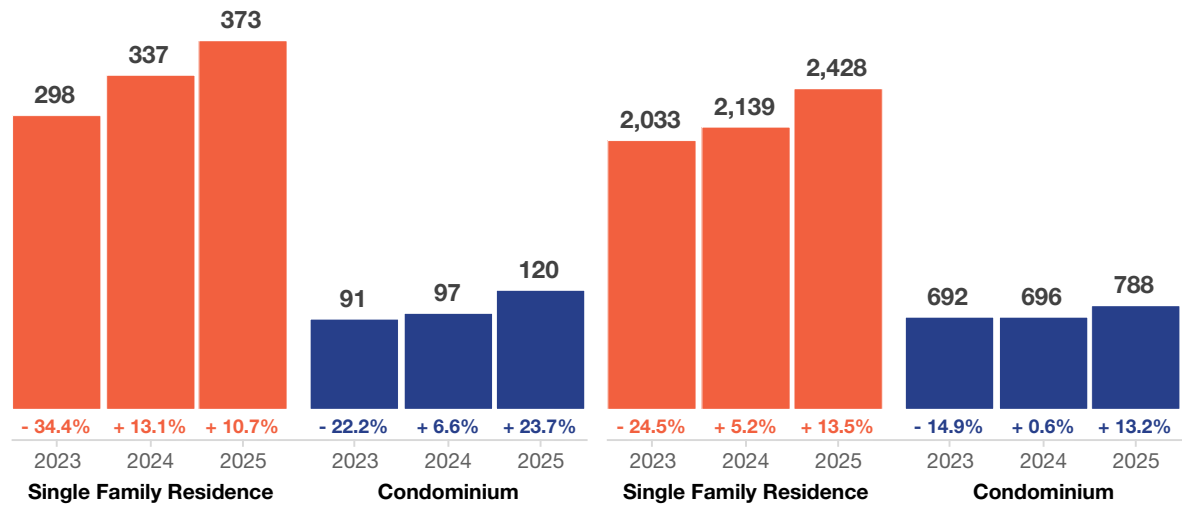


Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		97	120	+ 23.7%	696	788	+ 13.2%
Pending Sales		85	52	- 38.8%	574	539	- 6.1%
Closed Sales		97	82	- 15.5%	545	543	- 0.4%
Days on Market Until Sale		28	40	+ 42.9%	37	34	- 8.1%
Median Sales Price		\$310,000	\$357,000	+ 15.2%	\$325,000	\$335,000	+ 3.1%
Average Sales Price		\$380,039	\$421,974	+ 11.0%	\$388,155	\$390,896	+ 0.7%
Percent of List Price Received		99.8%	99.6%	- 0.2%	100.7%	99.9%	- 0.8%
Housing Affordability Index		141	123	- 12.8%	135	131	- 3.0%
Inventory of Homes for Sale		180	251	+ 39.4%	—	—	—
Months Supply of Inventory		2.4	3.5	+ 45.8%	—	—	—

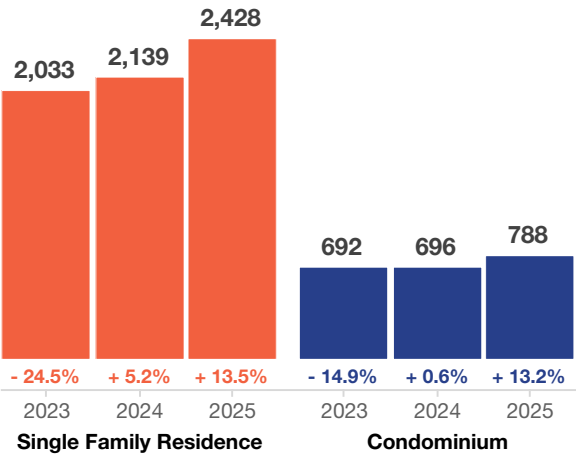
New Listings

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

July

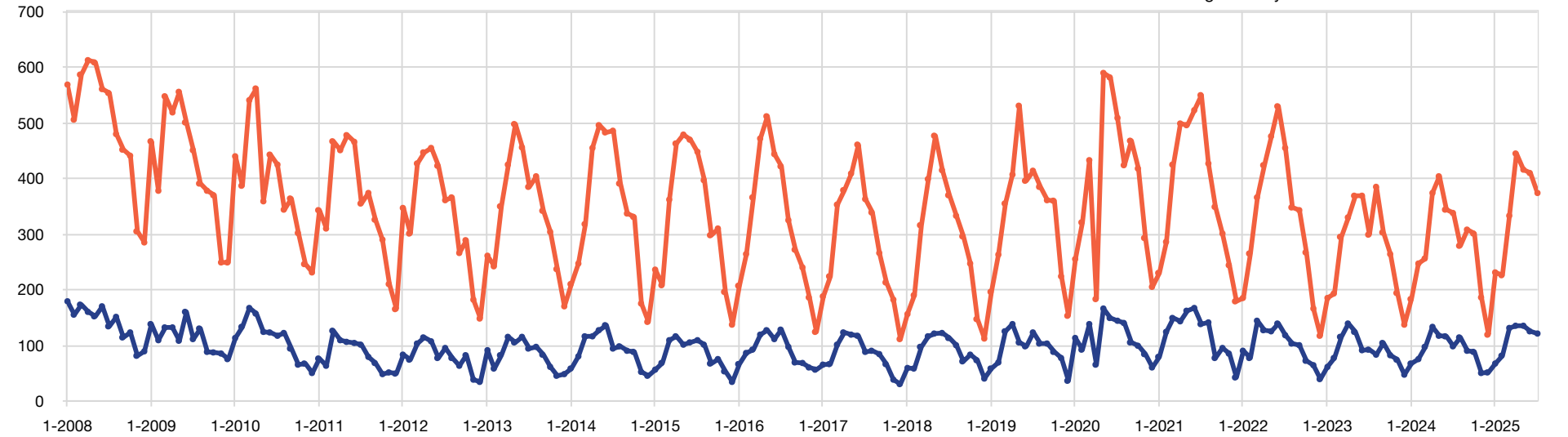


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	278	- 27.6%	113	+ 37.8%
Sep-2024	307	+ 1.7%	89	- 13.6%
Oct-2024	300	+ 14.1%	87	+ 7.4%
Nov-2024	185	- 4.1%	49	- 32.9%
Dec-2024	118	- 13.2%	50	+ 8.7%
Jan-2025	230	+ 26.4%	66	0.0%
Feb-2025	225	- 8.5%	80	+ 8.1%
Mar-2025	332	+ 30.2%	130	+ 35.4%
Apr-2025	444	+ 19.0%	134	+ 1.5%
May-2025	415	+ 3.0%	134	+ 15.5%
Jun-2025	409	+ 19.2%	124	+ 7.8%
Jul-2025	373	+ 10.7%	120	+ 23.7%
12-Month Avg	301	+ 5.6%	98	+ 8.9%

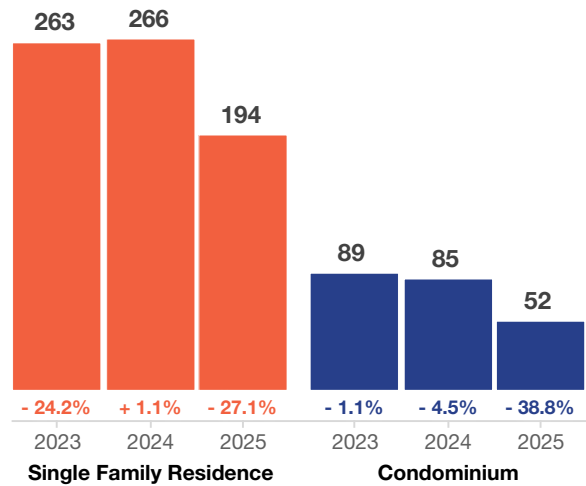
Historical New Listings by Month



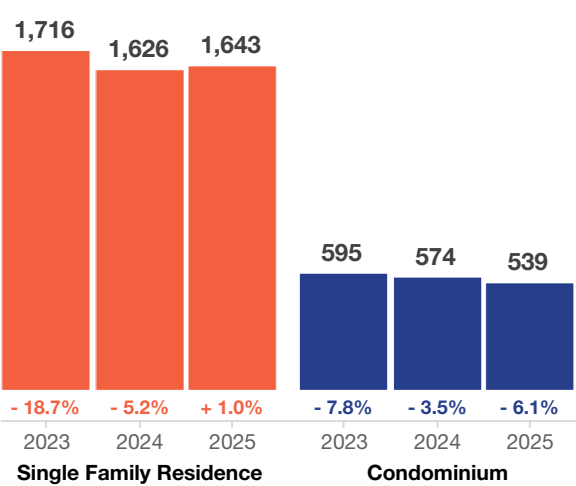
Pending Sales

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

July

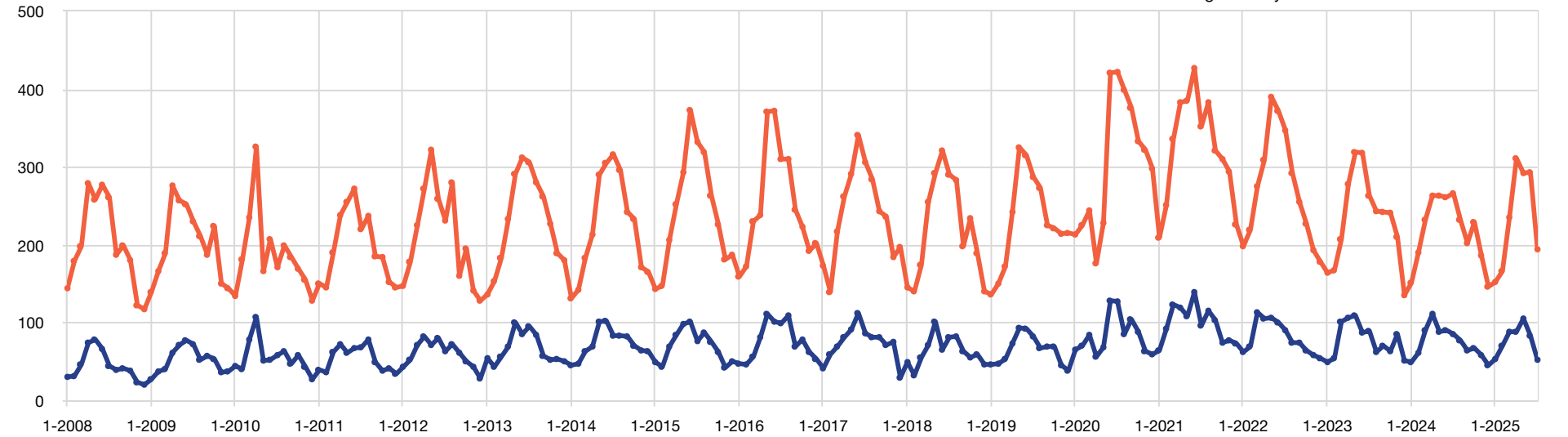


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	232	- 4.5%	77	+ 24.2%
Sep-2024	202	- 16.5%	64	- 8.6%
Oct-2024	229	- 5.0%	67	+ 6.3%
Nov-2024	186	- 11.4%	58	- 31.8%
Dec-2024	146	+ 8.1%	45	- 11.8%
Jan-2025	152	+ 0.7%	53	+ 8.2%
Feb-2025	166	- 12.6%	70	+ 14.8%
Mar-2025	235	+ 1.3%	88	- 2.2%
Apr-2025	311	+ 18.3%	88	- 20.7%
May-2025	292	+ 11.0%	105	+ 19.3%
Jun-2025	293	+ 12.3%	83	- 7.8%
Jul-2025	194	- 27.1%	52	- 38.8%
12-Month Avg	220	- 2.2%	71	- 5.3%

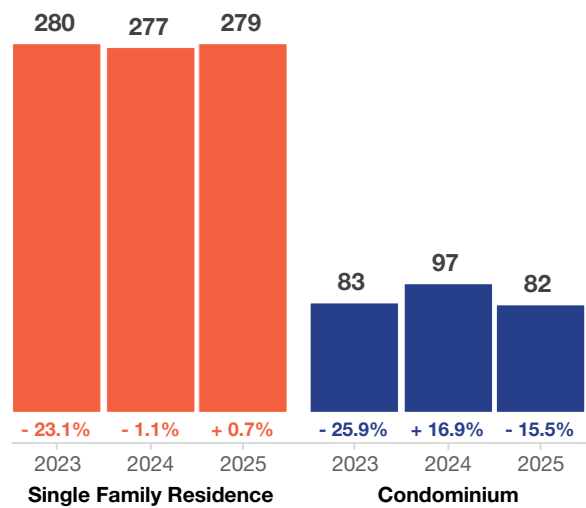
Historical Pending Sales by Month



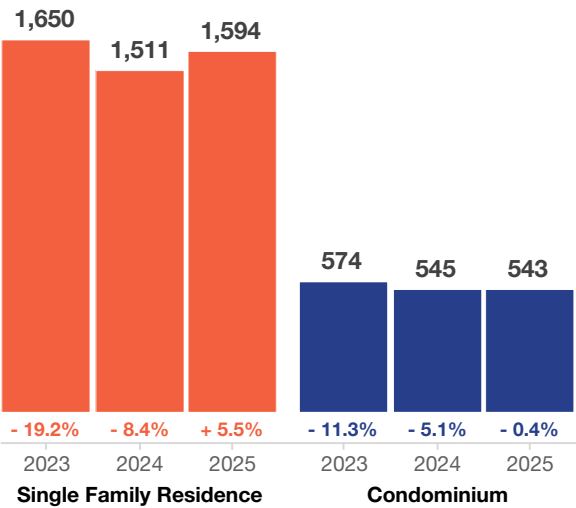
Closed Sales

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

July

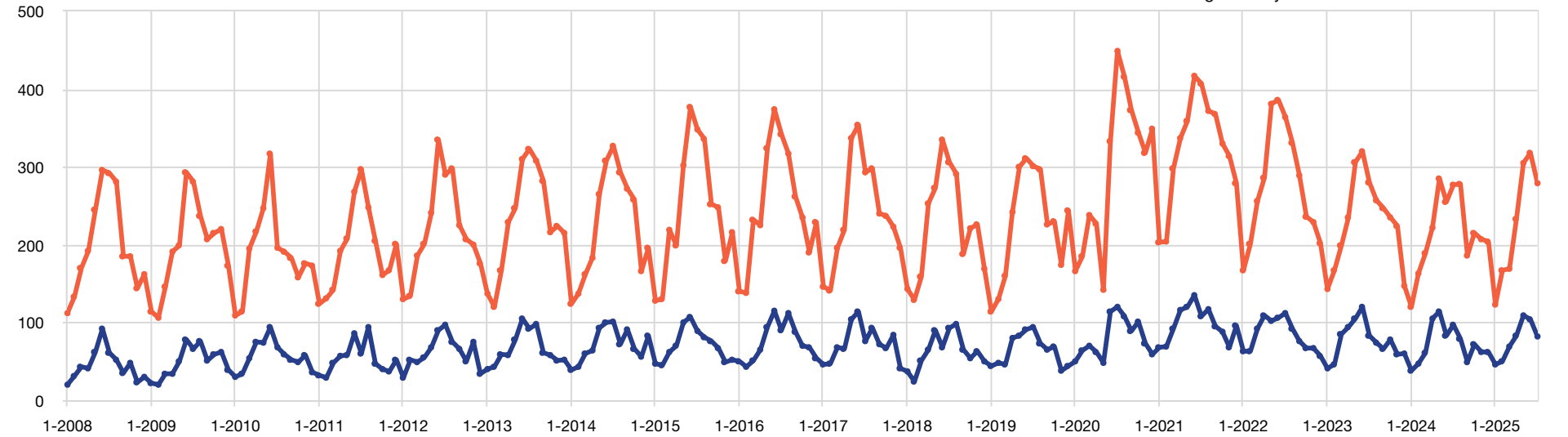


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	278	+ 8.2%	79	+ 6.8%
Sep-2024	186	- 24.7%	49	- 25.8%
Oct-2024	215	- 8.5%	72	- 7.7%
Nov-2024	207	- 7.6%	62	+ 5.1%
Dec-2024	204	+ 38.8%	62	+ 3.3%
Jan-2025	123	+ 2.5%	46	+ 21.1%
Feb-2025	167	+ 2.5%	50	+ 6.4%
Mar-2025	169	- 10.6%	69	+ 13.1%
Apr-2025	233	+ 5.0%	83	- 21.0%
May-2025	305	+ 7.0%	109	- 4.4%
Jun-2025	318	+ 24.7%	104	+ 25.3%
Jul-2025	279	+ 0.7%	82	- 15.5%
12-Month Avg	224	+ 2.8%	72	- 2.7%

Historical Closed Sales by Month

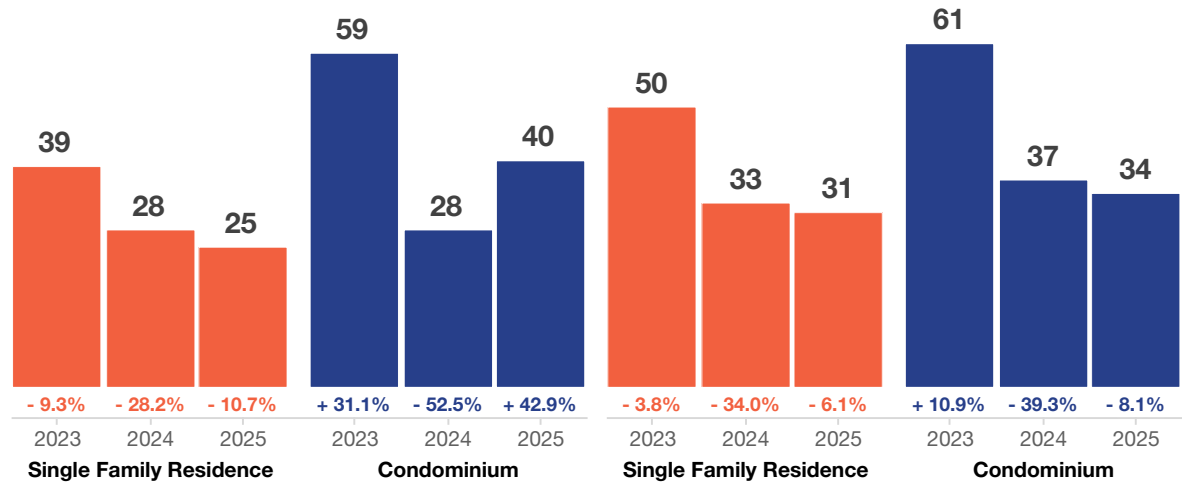


Days on Market Until Sale

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

July

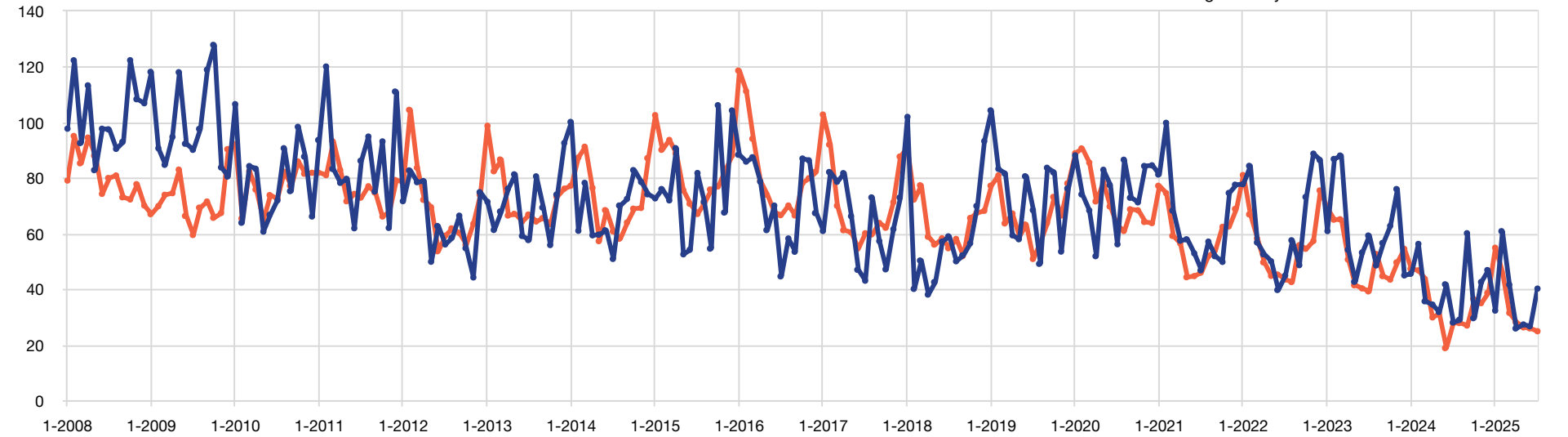
Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	28	- 47.2%	29	- 40.8%
Sep-2024	27	- 40.0%	60	+ 5.3%
Oct-2024	36	- 16.3%	30	- 52.4%
Nov-2024	35	- 30.0%	43	- 43.4%
Dec-2024	39	- 27.8%	47	+ 4.4%
Jan-2025	55	+ 17.0%	32	- 30.4%
Feb-2025	46	- 2.1%	61	+ 8.9%
Mar-2025	31	- 29.5%	42	+ 16.7%
Apr-2025	28	- 6.7%	26	- 23.5%
May-2025	26	- 16.1%	27	- 15.6%
Jun-2025	26	+ 36.8%	27	- 35.7%
Jul-2025	25	- 10.7%	40	+ 42.9%
12-Month Avg*	32	- 19.5%	36	- 18.6%

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

Historical Days on Market Until Sale by Month

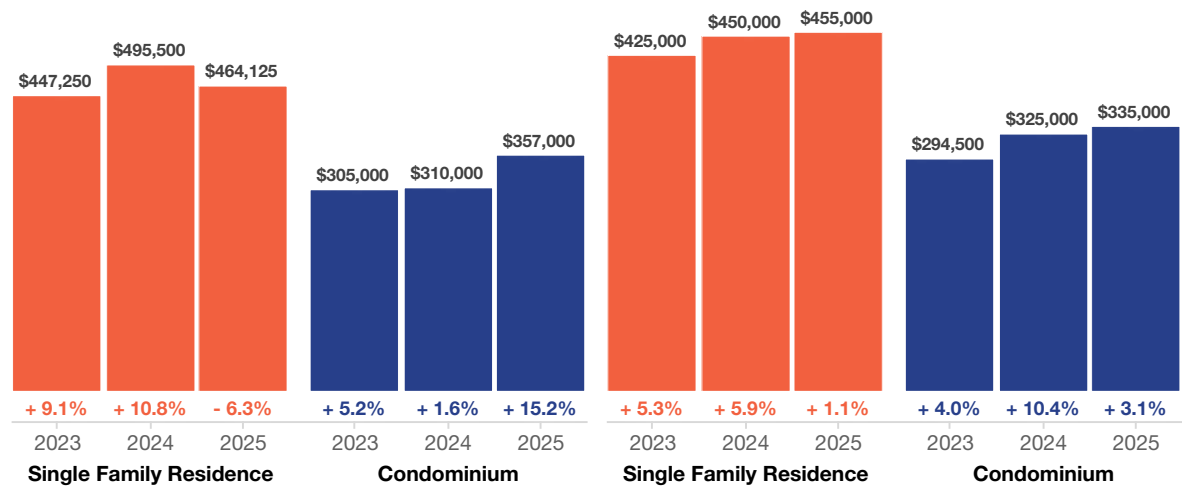


Median Sales Price

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



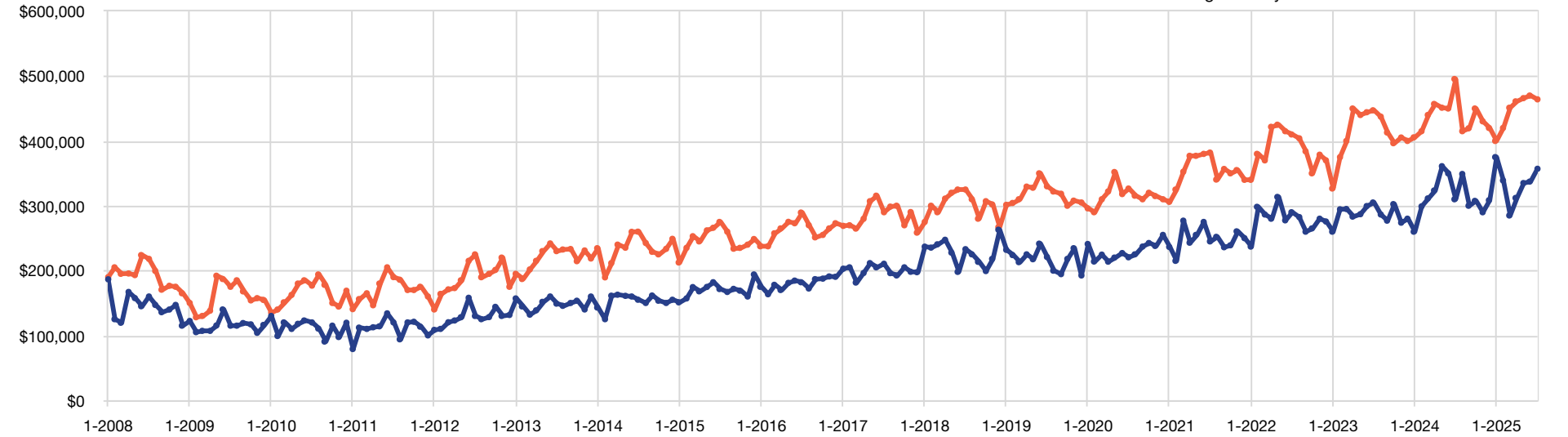
July



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	\$415,000	- 5.1%	\$349,000	+ 21.8%
Sep-2024	\$419,470	+ 1.6%	\$300,000	+ 8.3%
Oct-2024	\$450,000	+ 13.5%	\$307,500	+ 1.7%
Nov-2024	\$430,270	+ 6.2%	\$289,950	+ 5.9%
Dec-2024	\$420,000	+ 5.0%	\$308,500	+ 10.2%
Jan-2025	\$400,000	- 1.4%	\$375,000	+ 44.2%
Feb-2025	\$420,000	+ 1.2%	\$339,000	+ 13.4%
Mar-2025	\$451,200	+ 2.5%	\$285,000	- 8.5%
Apr-2025	\$461,040	+ 0.9%	\$312,000	- 3.6%
May-2025	\$466,000	+ 3.3%	\$335,000	- 7.2%
Jun-2025	\$470,000	+ 4.4%	\$337,250	- 3.6%
Jul-2025	\$464,125	- 6.3%	\$357,000	+ 15.2%
12-Month Avg*	\$445,000	+ 2.5%	\$320,000	+ 4.3%

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

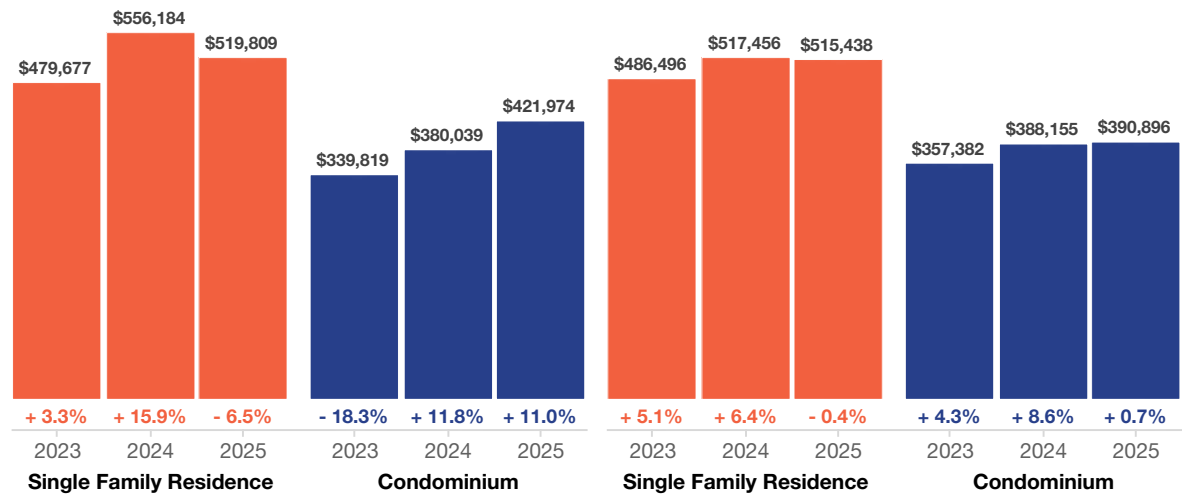
Historical Median Sales Price by Month



Average Sales Price

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

July



\$486,496

+ 5.1%

2023

\$517,456

+ 6.4%

2024

\$515,438

- 0.4%

2025

Single Family Residence

\$357,382

+ 4.3%

2023

\$388,155

+ 8.6%

2024

\$390,896

+ 0.7%

2025

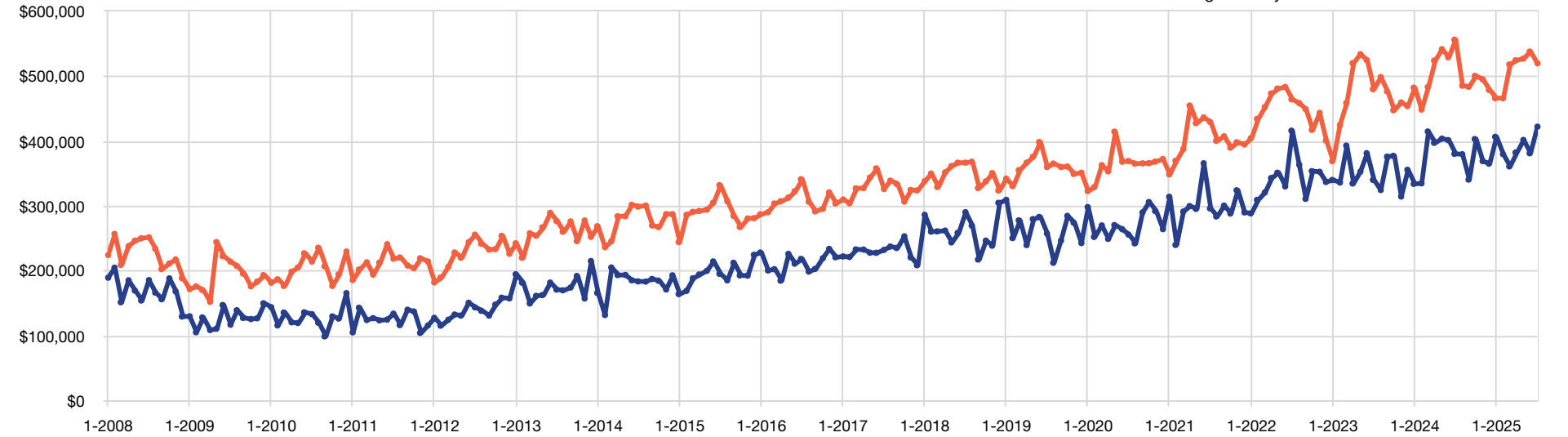
Condominium

Year to Date

Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	\$485,169	- 2.7%	\$379,436	+ 17.0%
Sep-2024	\$483,570	+ 1.5%	\$340,307	- 9.4%
Oct-2024	\$500,308	+ 11.9%	\$402,817	+ 6.9%
Nov-2024	\$494,989	+ 7.8%	\$368,811	+ 17.4%
Dec-2024	\$478,693	+ 5.5%	\$364,896	+ 2.7%
Jan-2025	\$465,887	- 3.4%	\$406,322	+ 21.8%
Feb-2025	\$465,920	+ 3.9%	\$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	+ 1.6%	\$380,959	- 5.1%
Jul-2025	\$519,809	- 6.5%	\$421,974	+ 11.0%
12-Month Avg*	\$504,504	+ 1.5%	\$384,544	+ 2.9%

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

Historical Average Sales Price by Month



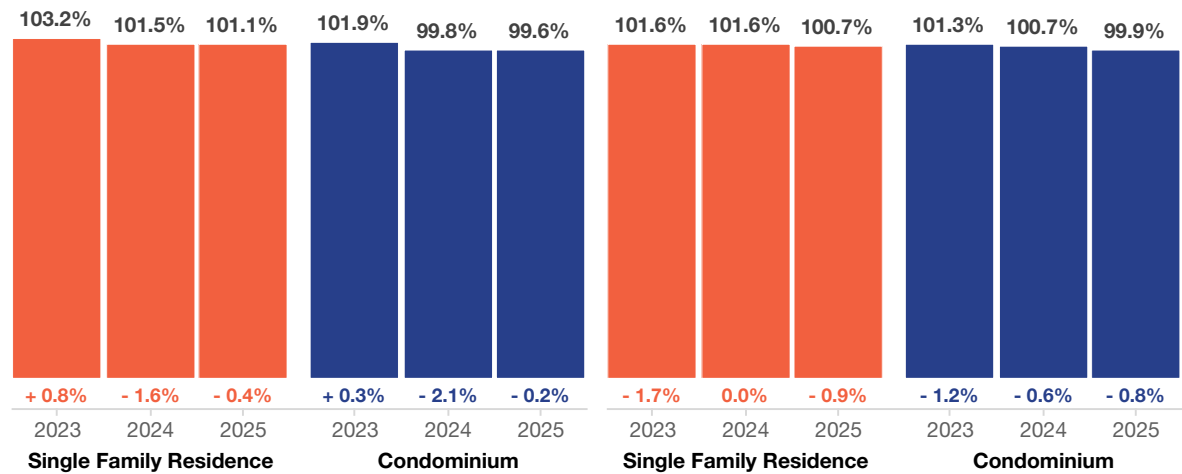
Percent of List Price Received

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.



July

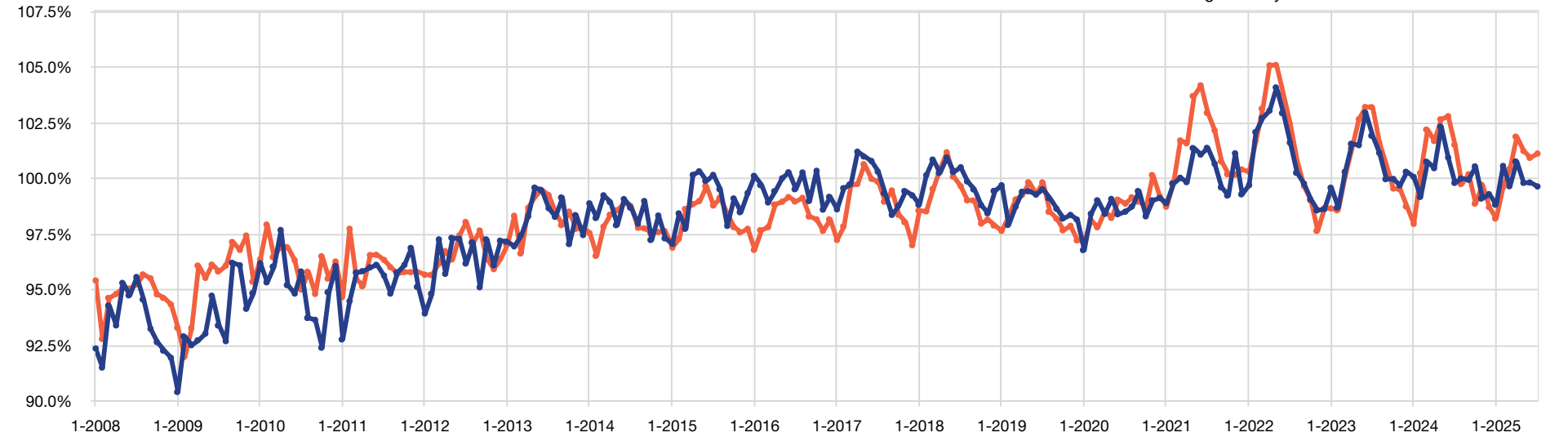
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	99.7%	- 1.9%	100.0%	- 1.1%
Sep-2024	100.2%	- 0.4%	99.9%	0.0%
Oct-2024	98.8%	- 0.7%	100.5%	+ 0.5%
Nov-2024	99.7%	+ 0.2%	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%	99.6%	- 0.2%
12-Month Avg*	100.2%	- 0.8%	99.8%	- 0.7%

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

Historical Percent of List Price Received by Month



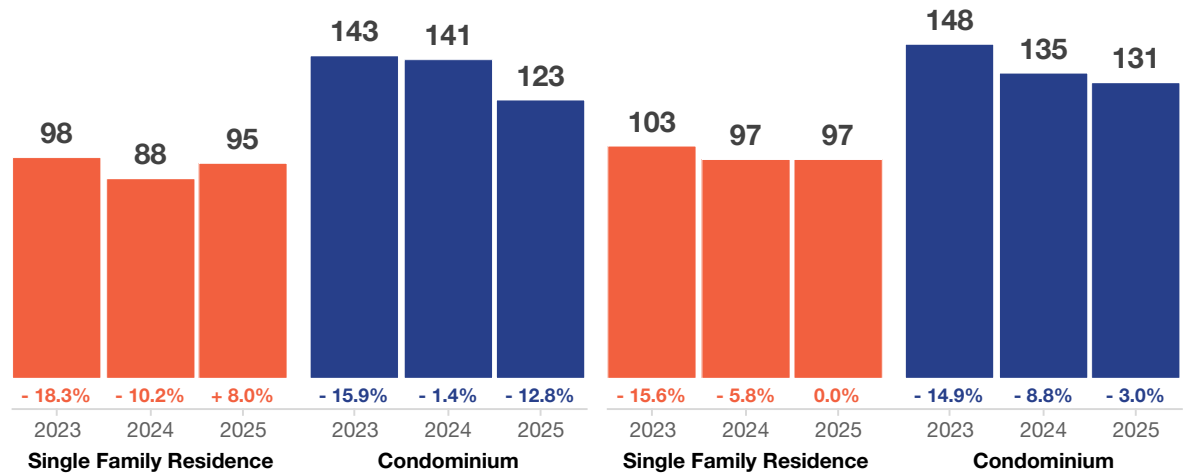
Housing Affordability Index

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.



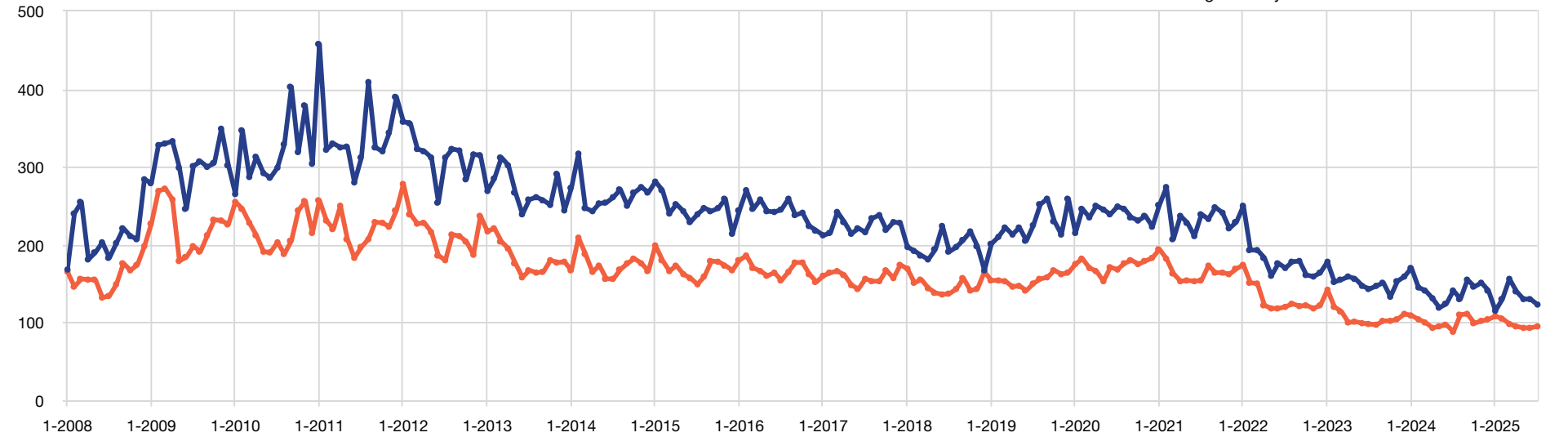
July

Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	110	+ 13.4%	130	- 11.6%
Sep-2024	111	+ 8.8%	155	+ 2.6%
Oct-2024	99	- 2.9%	146	+ 9.8%
Nov-2024	102	- 1.9%	151	- 1.3%
Dec-2024	104	- 6.3%	141	- 11.3%
Jan-2025	108	- 0.9%	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%	123	- 12.8%
12-Month Avg	101	+ 1.0%	137	- 4.2%

Historical Housing Affordability Index by Month

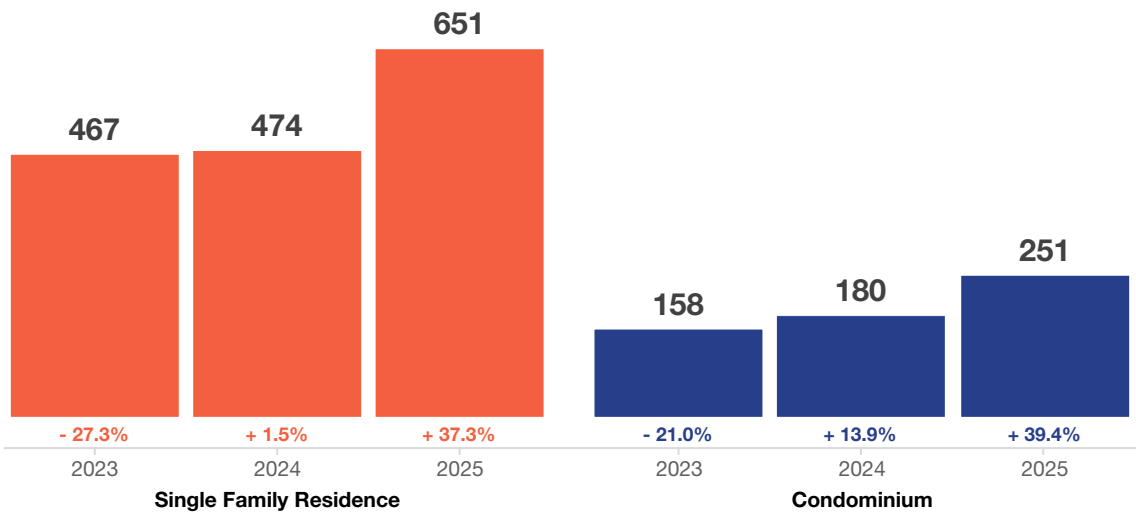


Inventory of Homes for Sale

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

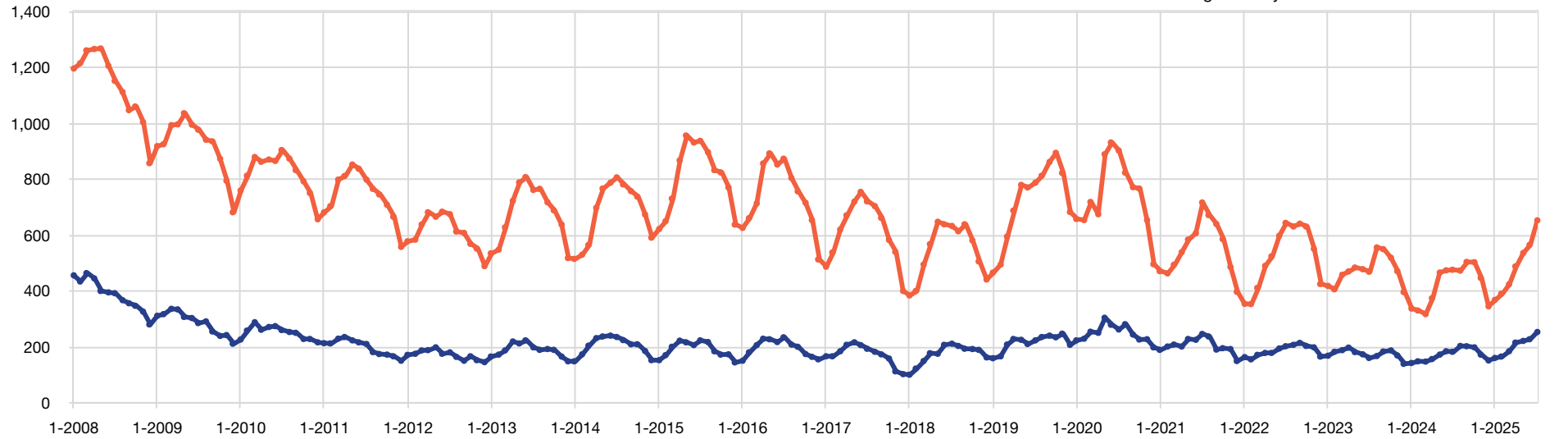


July



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	471	- 15.0%	201	+ 21.8%
Sep-2024	502	- 8.4%	200	+ 10.5%
Oct-2024	501	- 3.1%	196	+ 5.9%
Nov-2024	445	- 5.1%	170	+ 1.8%
Dec-2024	343	- 12.9%	149	+ 8.8%
Jan-2025	366	+ 9.3%	158	+ 12.9%
Feb-2025	388	+ 18.3%	163	+ 11.6%
Mar-2025	422	+ 34.0%	182	+ 25.5%
Apr-2025	486	+ 30.6%	213	+ 38.3%
May-2025	534	+ 15.1%	219	+ 28.8%
Jun-2025	563	+ 19.3%	225	+ 23.6%
Jul-2025	651	+ 37.3%	251	+ 39.4%
12-Month Avg	473	+ 8.2%	194	+ 19.0%

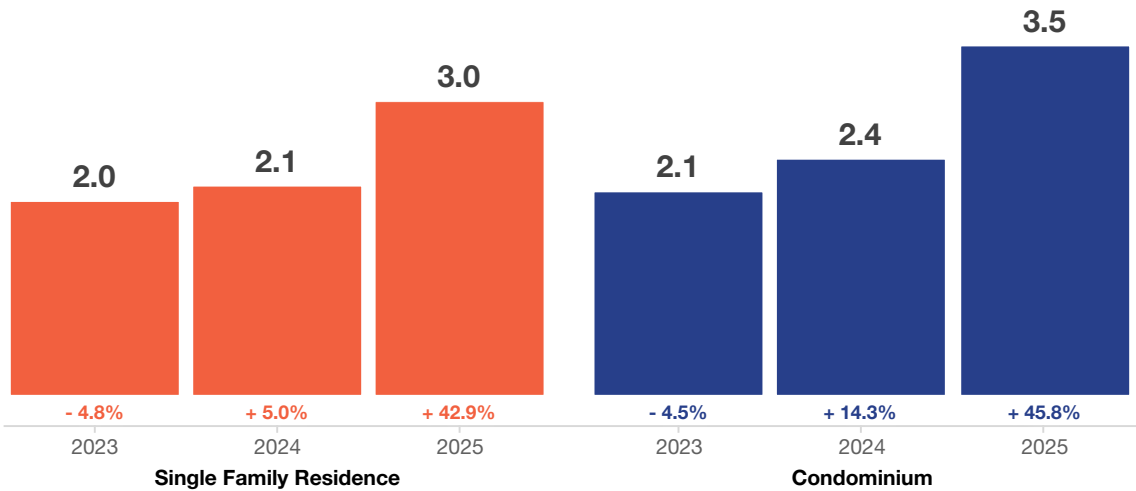
Historical Inventory of Homes for Sale by Month



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.

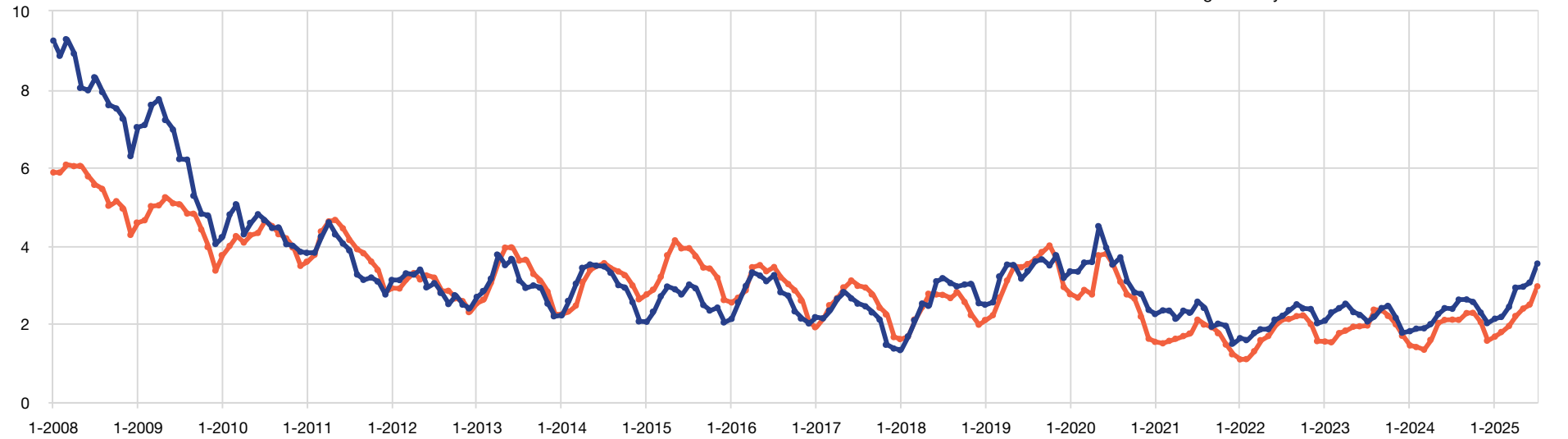
July



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Aug-2024	2.1	- 12.5%	2.6	+ 18.2%
Sep-2024	2.3	0.0%	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	+ 21.4%	2.1	+ 16.7%
Feb-2025	1.8	+ 28.6%	2.2	+ 15.8%
Mar-2025	1.9	+ 46.2%	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	3.0	+ 42.9%	3.5	+ 45.8%
12-Month Avg*	2.1	+ 13.8%	2.6	+ 22.5%

* Months Supply for all properties from August 2024 through July 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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		434	493	+ 13.6%	2,835	3,216	+ 13.4%
Pending Sales		351	246	- 29.9%	2,200	2,182	- 0.8%
Closed Sales		374	361	- 3.5%	2,056	2,137	+ 3.9%
Days on Market Until Sale		28	28	0.0%	34	32	- 5.9%
Median Sales Price		\$440,000	\$441,100	+ 0.3%	\$413,800	\$420,000	+ 1.5%
Average Sales Price		\$510,499	\$497,524	- 2.5%	\$483,181	\$483,748	+ 0.1%
Percent of List Price Received		101.0%	100.8%	- 0.2%	101.4%	100.5%	- 0.9%
Housing Affordability Index		100	100	0.0%	106	105	- 0.9%
Inventory of Homes for Sale		654	902	+ 37.9%	—	—	—
Months Supply of Inventory		2.2	3.1	+ 40.9%	—	—	—