

Monthly Indicators



June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings decreased 6.0 percent for Single Family Residence homes and 3.1 percent for Condominium homes. Pending Sales decreased 19.4 percent for Single Family Residence homes and 43.5 percent for Condominium homes. Inventory decreased 11.1 percent for Single Family Residence homes but increased 60.0 percent for Condominium homes.

Median Sales Price increased 13.3 percent to \$306,000 for Single Family Residence homes but decreased 18.4 percent to \$230,000 for Condominium homes. Days on Market increased 15.0 percent for Single Family Residence homes and 26.3 percent for Condominium homes. Months Supply of Inventory decreased 29.7 percent for Single Family Residence homes but increased 42.1 percent for Condominium homes.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Quick Facts

- 16.4%

Change in
Closed Sales
All Properties

+ 5.2%

Change in
Median Sales Price
All Properties

- 4.8%

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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		430	404	- 6.0%	2,772	1,912	- 31.0%
Pending Sales		310	250	- 19.4%	1,964	1,317	- 32.9%
Closed Sales		295	250	- 15.3%	1,753	1,185	- 32.4%
Days on Market Until Sale		20	23	+ 15.0%	19	32	+ 68.4%
Median Sales Price		\$270,000	\$306,000	+ 13.3%	\$250,000	\$243,500	- 2.6%
Average Sales Price		\$312,485	\$354,221	+ 13.4%	\$300,021	\$301,971	+ 0.6%
Percent of List Price Received		100.3%	100.0%	- 0.3%	99.7%	98.4%	- 1.3%
Housing Affordability Index		128	114	- 10.9%	138	143	+ 3.6%
Inventory of Homes for Sale		667	593	- 11.1%	—	—	—
Months Supply of Inventory		3.7	2.6	- 29.7%	—	—	—

Condominium Market Overview

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



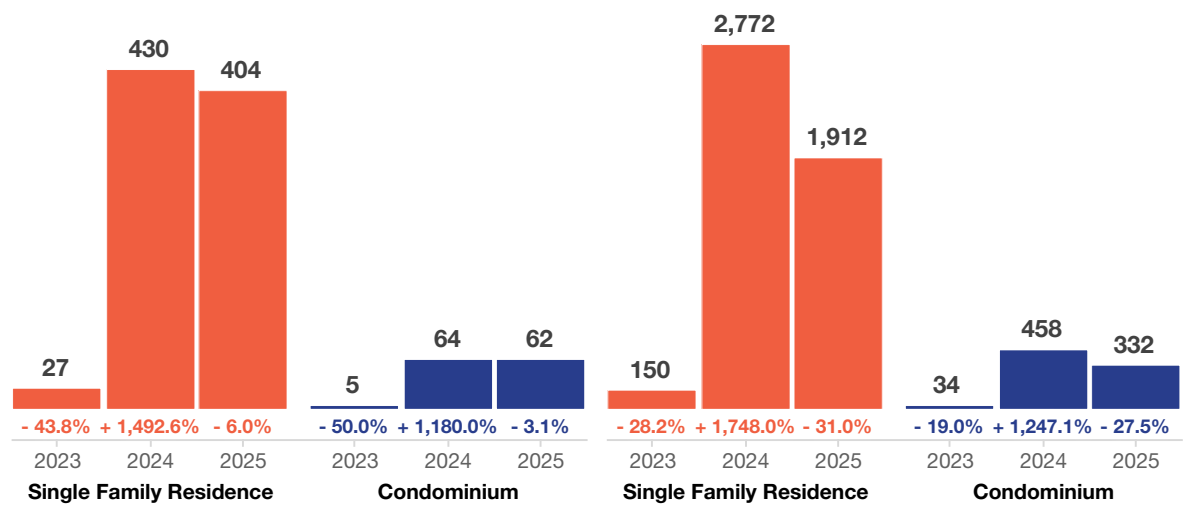
Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		64	62	- 3.1%	458	332	- 27.5%
Pending Sales		62	35	- 43.5%	377	231	- 38.7%
Closed Sales		59	46	- 22.0%	346	219	- 36.7%
Days on Market Until Sale		19	24	+ 26.3%	18	28	+ 55.6%
Median Sales Price		\$282,000	\$230,000	- 18.4%	\$250,000	\$245,000	- 2.0%
Average Sales Price		\$293,314	\$262,611	- 10.5%	\$279,032	\$290,583	+ 4.1%
Percent of List Price Received		100.6%	99.5%	- 1.1%	99.7%	99.2%	- 0.5%
Housing Affordability Index		122	151	+ 23.8%	138	142	+ 2.9%
Inventory of Homes for Sale		65	104	+ 60.0%	—	—	—
Months Supply of Inventory		1.9	2.7	+ 42.1%	—	—	—

New Listings

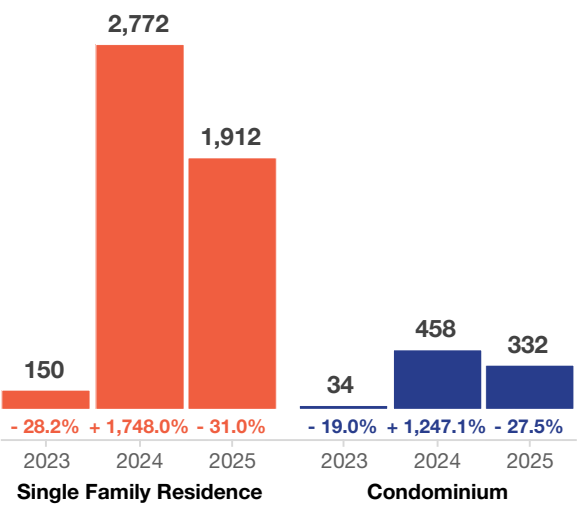
A count of the properties that have been newly listed on the market in a given month.



June

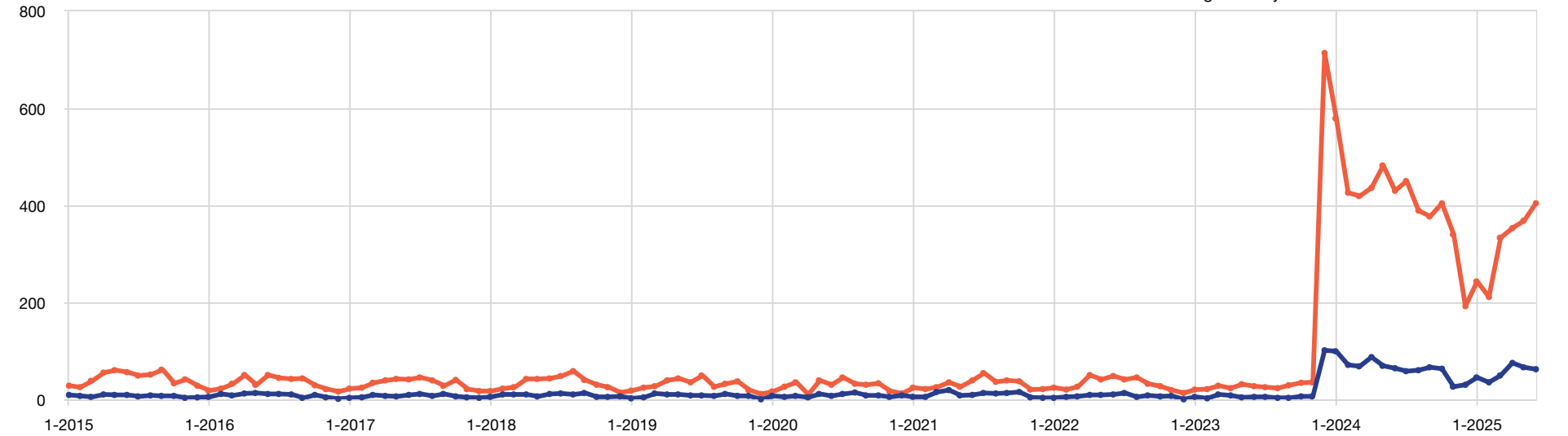


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	450	+ 1,700.0%	58	+ 1,060.0%
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	353	- 19.0%	75	- 13.8%
May-2025	368	- 23.7%	66	- 4.3%
Jun-2025	404	- 6.0%	62	- 3.1%
12-Month Avg	339	+ 11.9%	53	+ 8.2%

Historical New Listings by Month

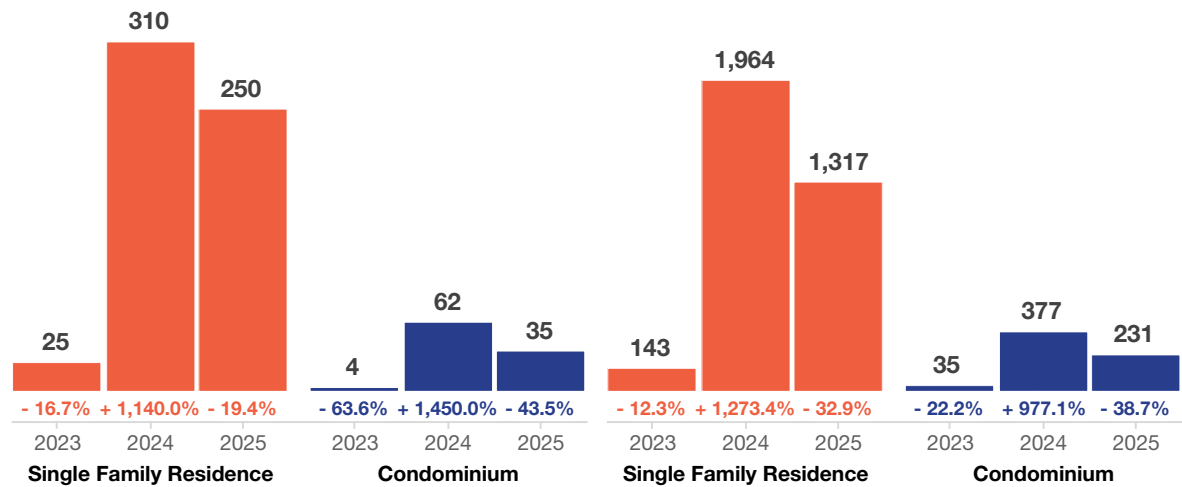


Pending Sales

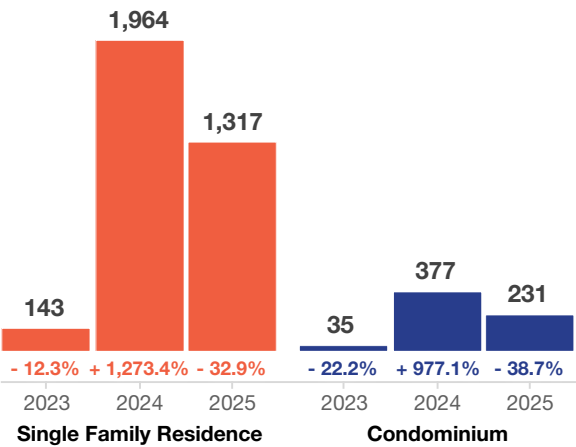
A count of the properties on which offers have been accepted in a given month.



June

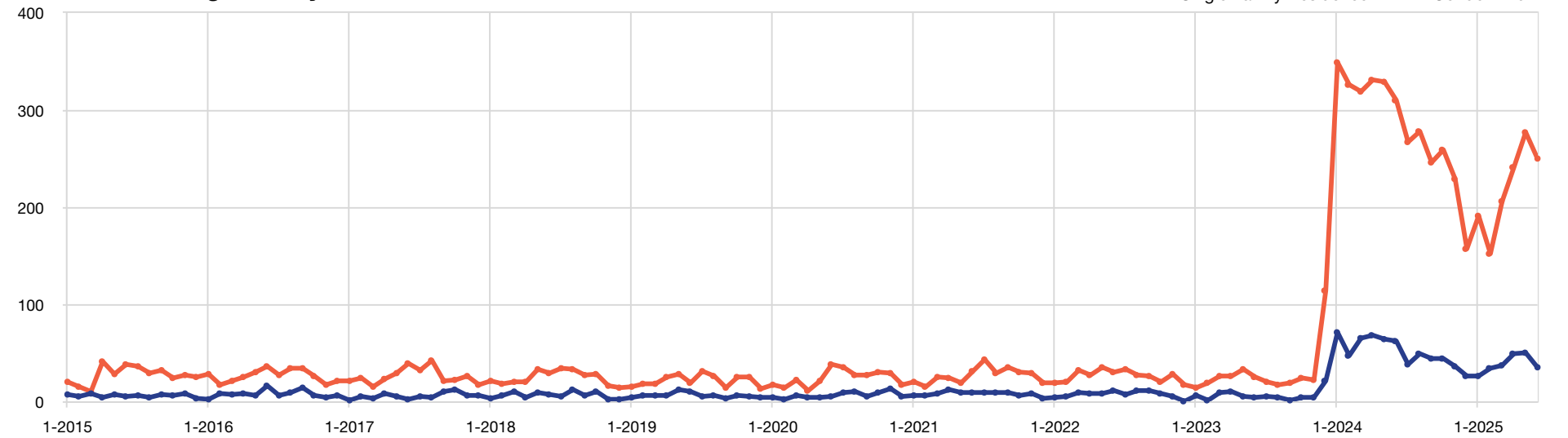


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	267	+ 1,235.0%	38	+ 660.0%
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	152	- 53.4%	34	- 27.7%
Mar-2025	206	- 35.4%	37	- 43.1%
Apr-2025	241	- 27.2%	49	- 27.9%
May-2025	277	- 15.8%	50	- 21.9%
Jun-2025	250	- 19.4%	35	- 43.5%
12-Month Avg	229	+ 25.8%	39	+ 11.4%

Historical Pending Sales by Month

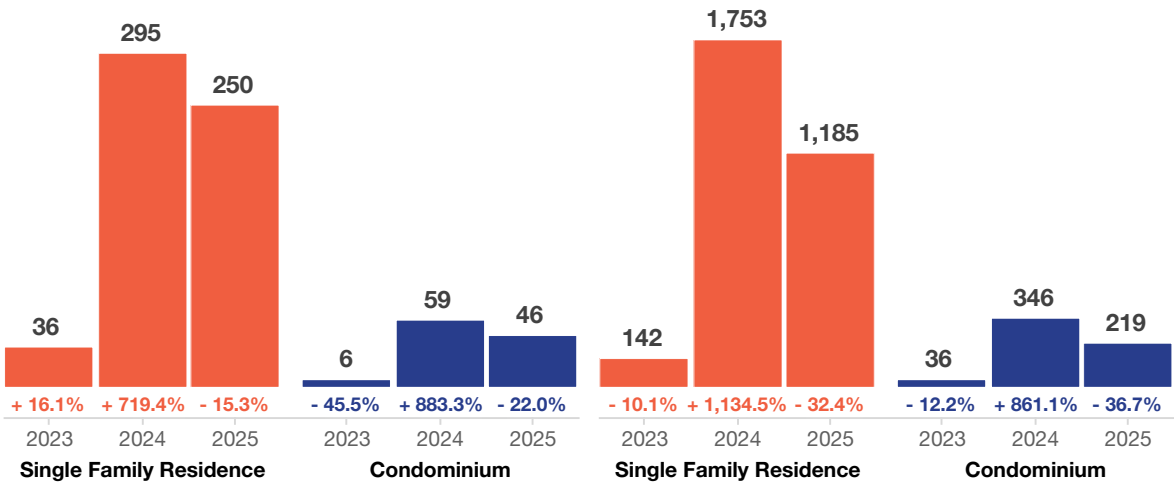


Closed Sales

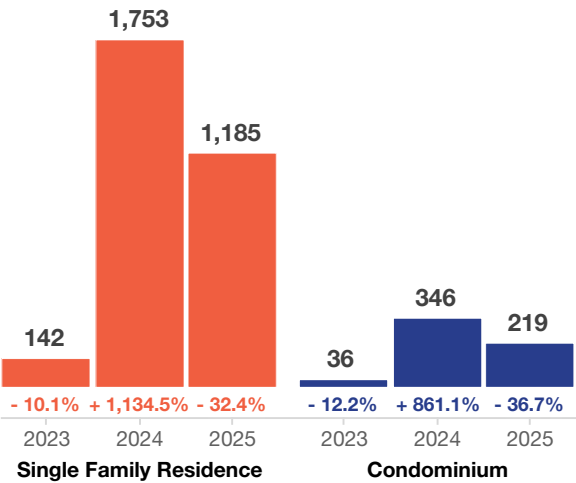
A count of the actual sales that closed in a given month.



June

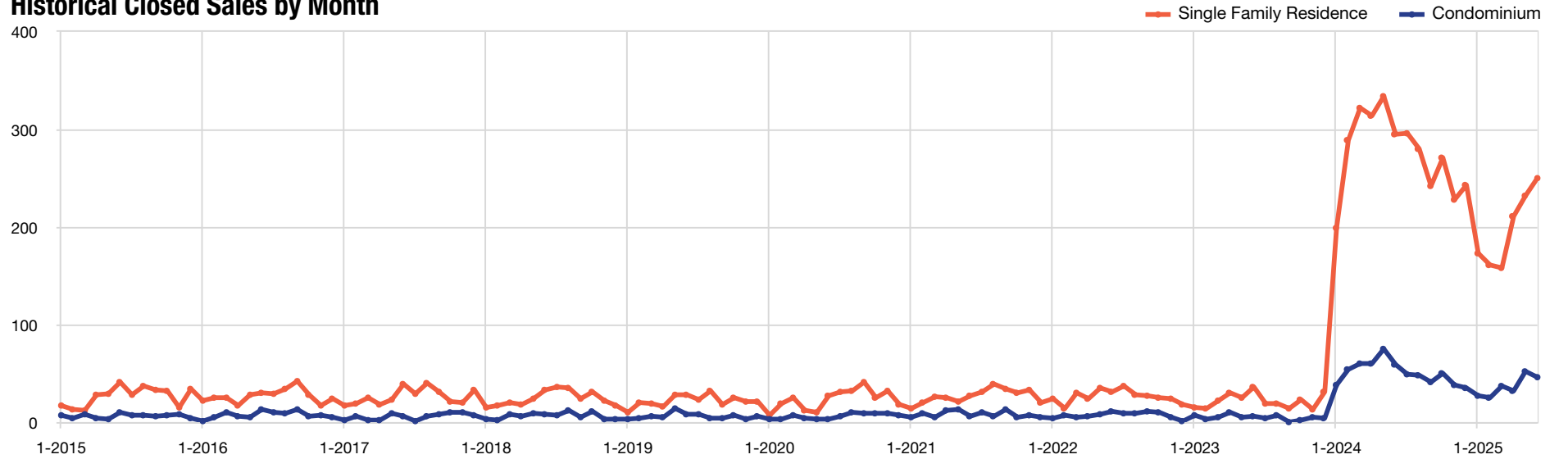


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	296	+ 1,457.9%	49	+ 1,125.0%
Aug-2024	280	+ 1,373.7%	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	243	+ 683.9%	35	+ 775.0%
Jan-2025	173	- 13.1%	27	- 28.9%
Feb-2025	161	- 44.3%	25	- 53.7%
Mar-2025	158	- 50.9%	37	- 38.3%
Apr-2025	211	- 32.8%	32	- 46.7%
May-2025	232	- 30.5%	52	- 30.7%
Jun-2025	250	- 15.3%	46	- 22.0%
12-Month Avg	229	+ 46.8%	40	+ 29.0%

Historical Closed Sales by Month

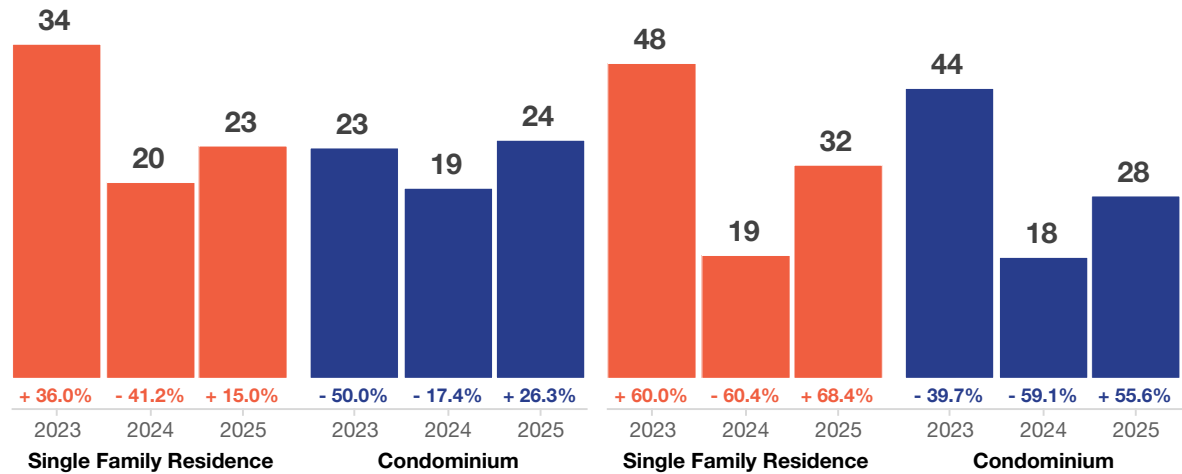


Days on Market Until Sale

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



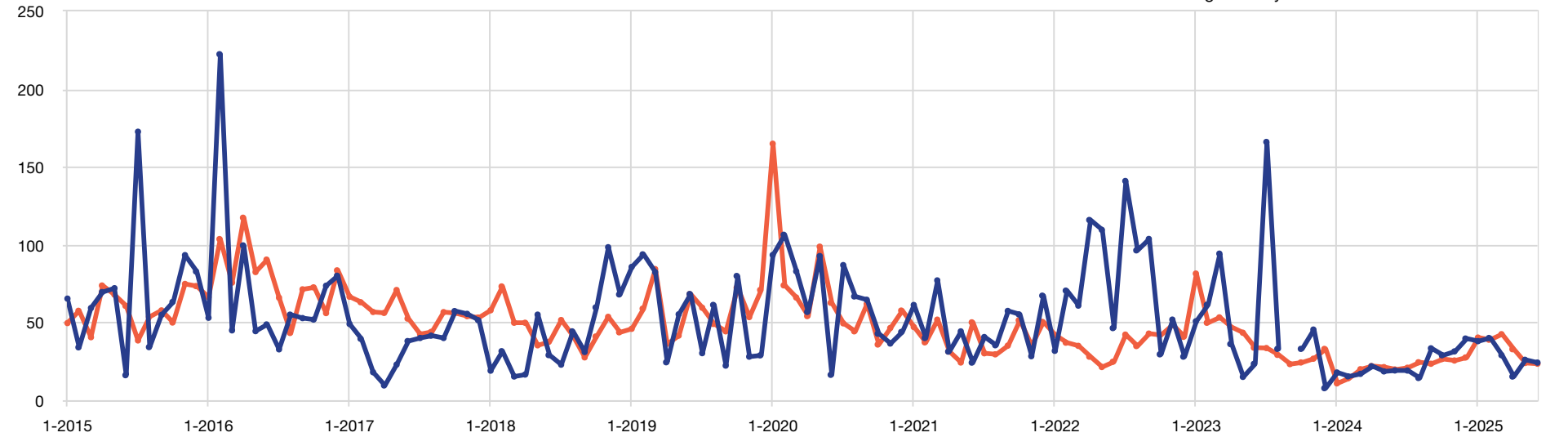
June



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	21	- 38.2%	19	- 88.6%
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	42	+ 110.0%	29	+ 70.6%
Apr-2025	33	+ 50.0%	15	- 31.8%
May-2025	24	+ 14.3%	26	+ 36.8%
Jun-2025	23	+ 15.0%	24	+ 26.3%
12-Month Avg*	28	+ 45.6%	27	+ 32.3%

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

Historical Days on Market Until Sale by Month

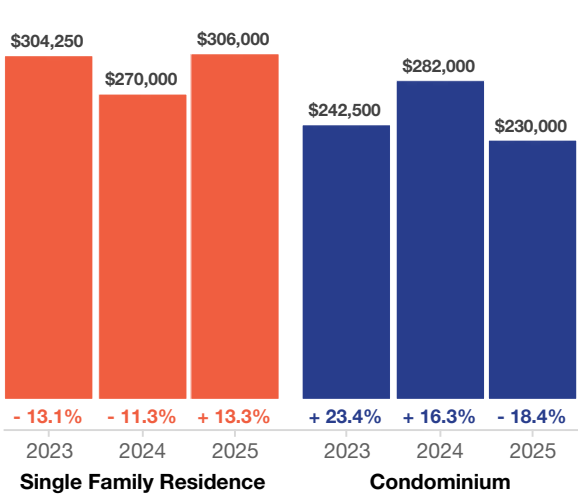


Median Sales Price

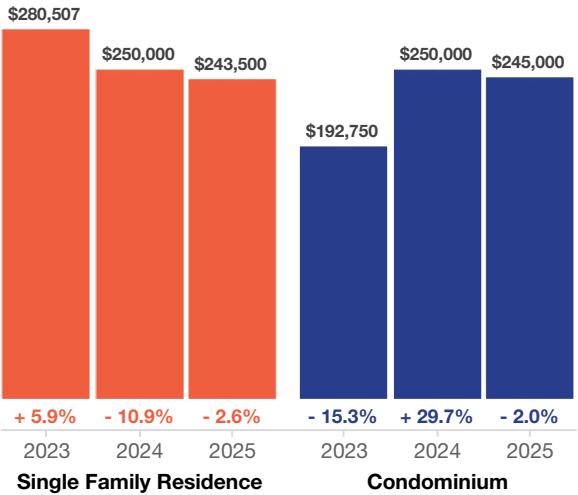
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



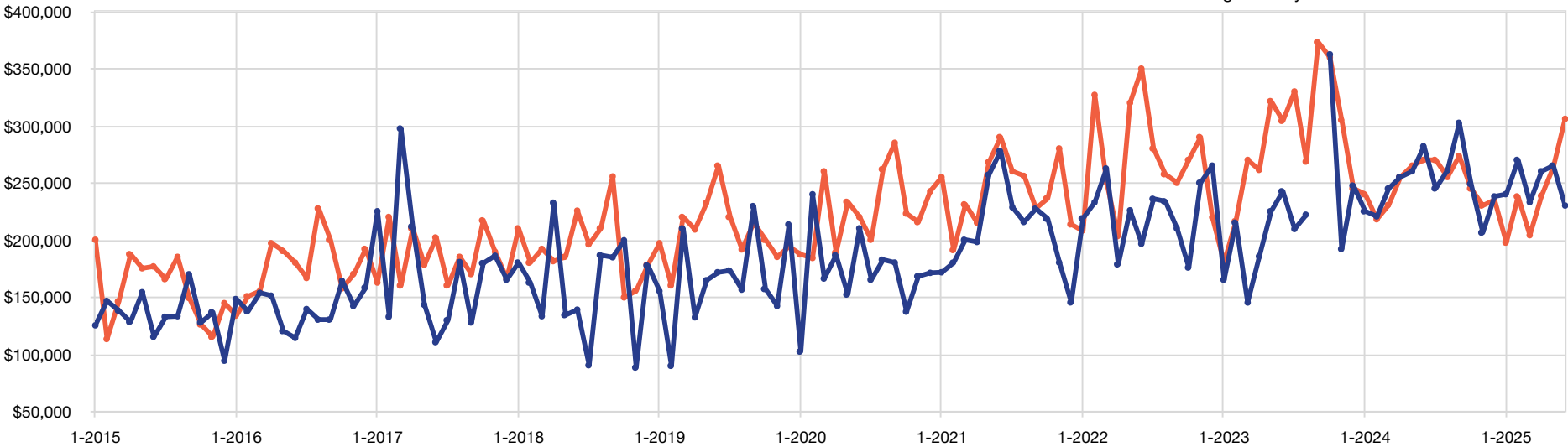
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	\$270,000	- 18.2%	\$245,000	+ 17.0%
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	\$234,950	- 4.1%	\$238,000	- 3.8%
Jan-2025	\$197,500	- 17.7%	\$240,000	+ 6.7%
Feb-2025	\$238,000	+ 9.2%	\$270,000	+ 22.4%
Mar-2025	\$204,000	- 11.5%	\$233,000	- 4.9%
Apr-2025	\$238,550	- 6.5%	\$260,000	+ 2.0%
May-2025	\$263,750	- 0.5%	\$265,000	+ 1.9%
Jun-2025	\$306,000	+ 13.3%	\$230,000	- 18.4%
12-Month Avg*	\$250,000	0.0%	\$248,000	+ 1.2%

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

Historical Median Sales Price by Month

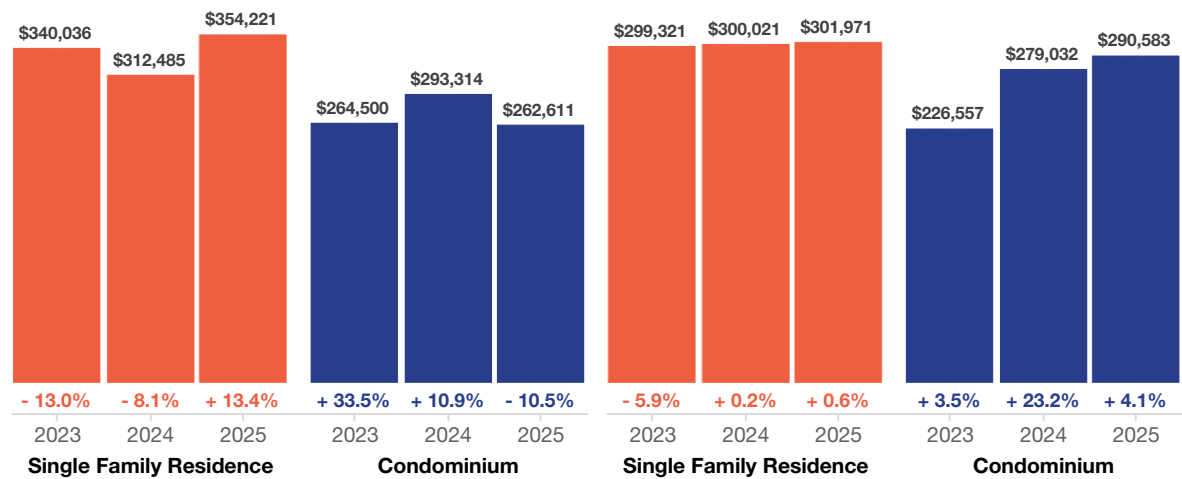


Average Sales Price

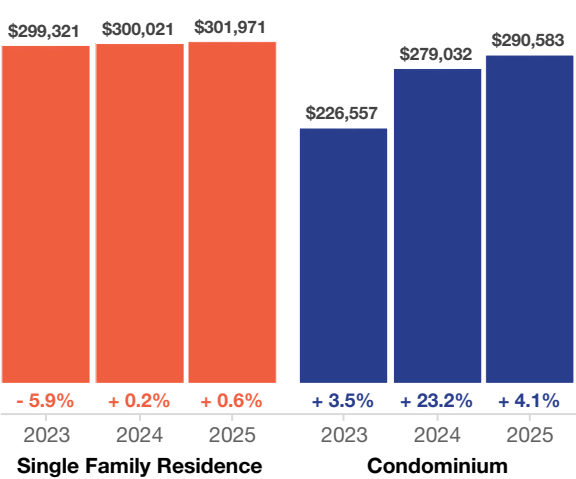
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



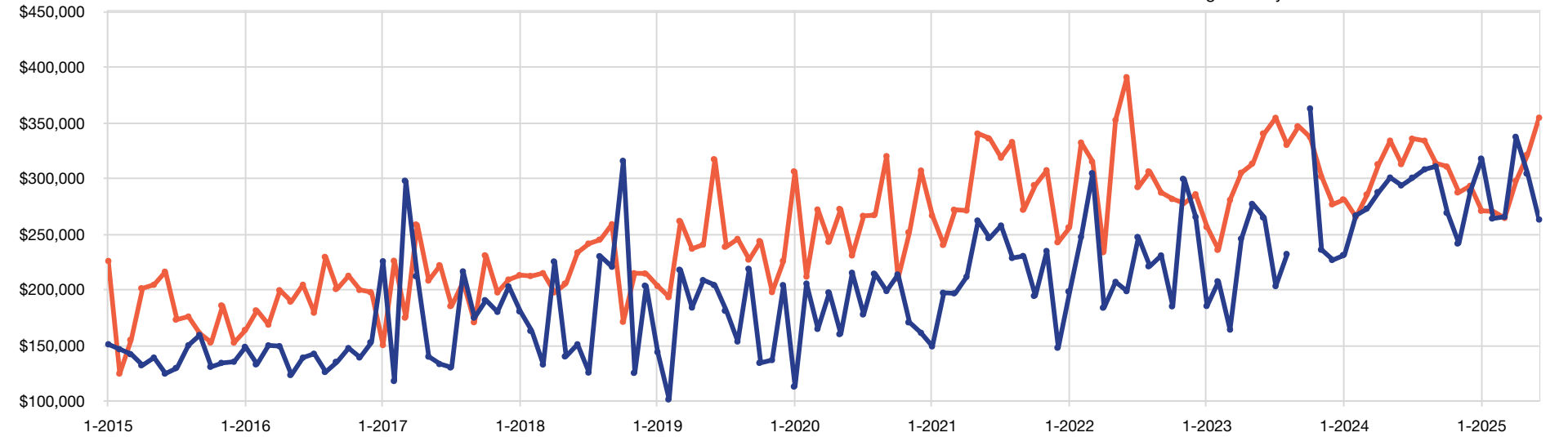
Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	\$335,334	- 5.3%	\$300,223	+ 48.1%
Aug-2024	\$333,507	+ 1.1%	\$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	\$292,900	+ 6.0%	\$288,094	+ 27.3%
Jan-2025	\$270,445	- 3.6%	\$317,398	+ 37.7%
Feb-2025	\$269,915	+ 1.9%	\$263,556	- 1.0%
Mar-2025	\$264,049	- 7.4%	\$265,076	- 2.7%
Apr-2025	\$297,479	- 4.8%	\$336,994	+ 17.3%
May-2025	\$320,739	- 3.8%	\$303,988	+ 1.2%
Jun-2025	\$354,221	+ 13.4%	\$262,611	- 10.5%
12-Month Avg*	\$308,562	+ 2.4%	\$288,590	+ 4.3%

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

Historical Average Sales Price by Month



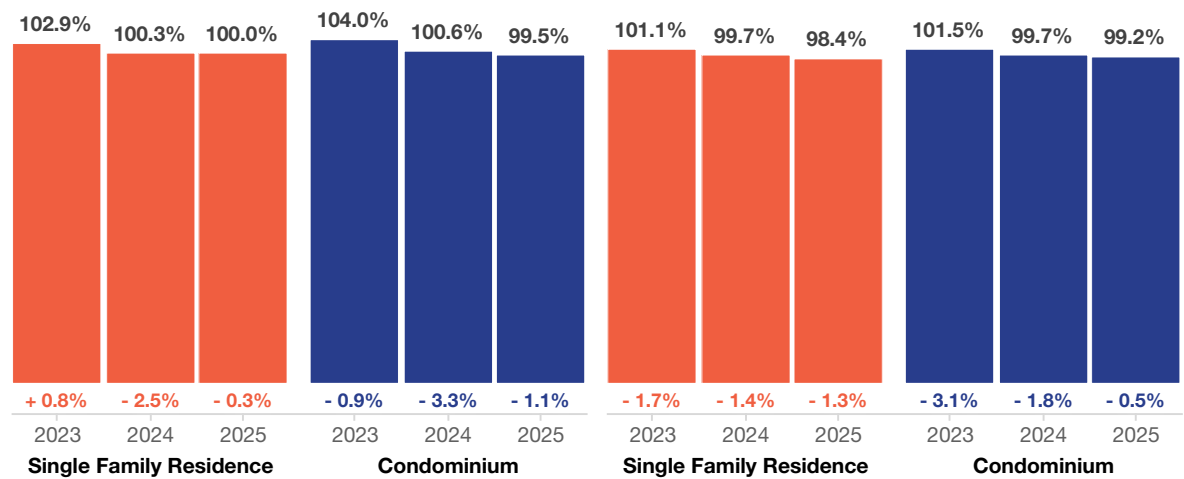
Percent of List Price Received

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.



June

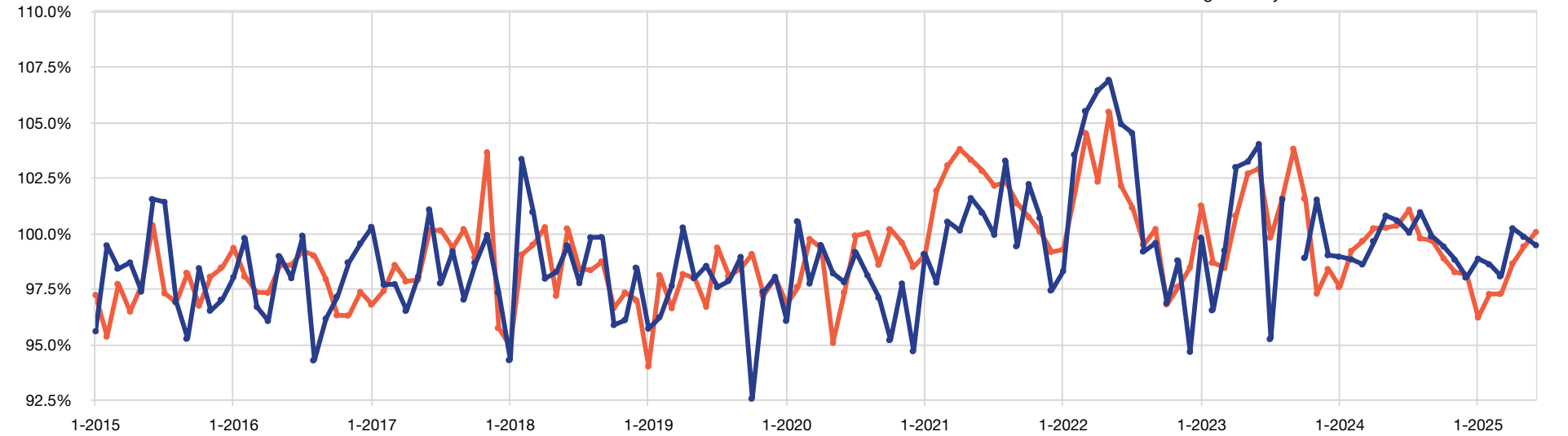
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	101.1%	+ 1.3%	100.0%	+ 5.0%
Aug-2024	99.8%	- 1.8%	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	97.3%	- 2.3%	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	100.0%	- 0.3%	99.5%	- 1.1%
12-Month Avg*	98.9%	- 0.8%	99.4%	- 0.2%

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

Historical Percent of List Price Received by Month



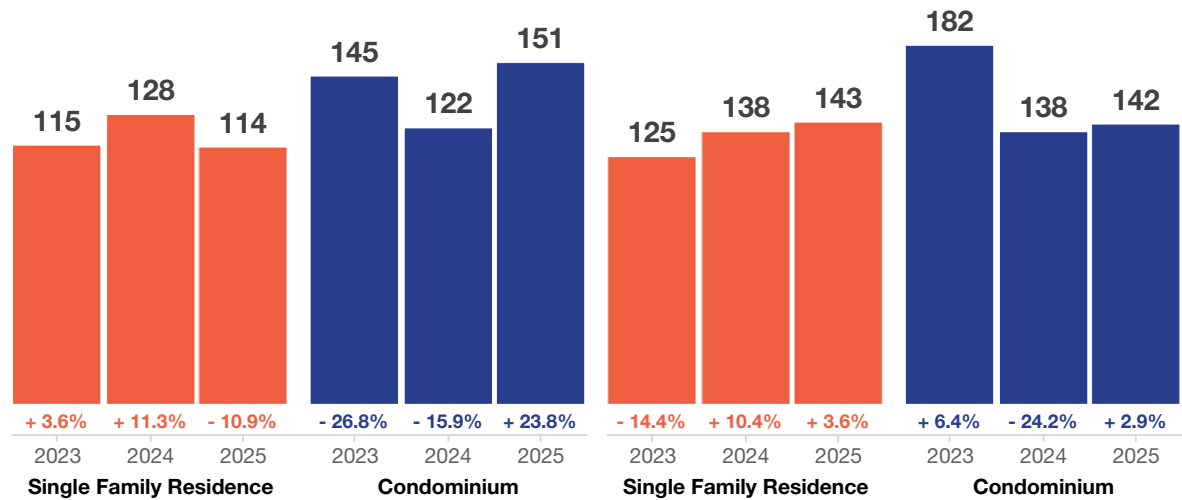
Housing Affordability Index

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.



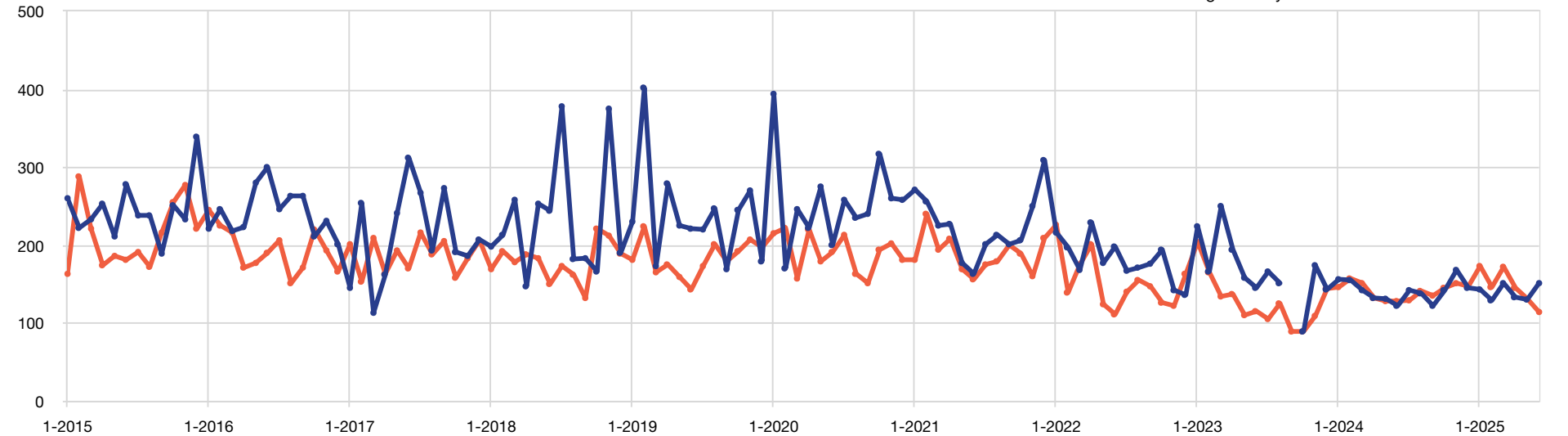
June

Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	129	+ 22.9%	142	- 14.5%
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	146	- 7.0%	129	- 16.8%
Mar-2025	172	+ 13.9%	151	+ 6.3%
Apr-2025	145	+ 9.8%	133	+ 0.8%
May-2025	131	+ 2.3%	130	- 0.8%
Jun-2025	114	- 10.9%	151	+ 23.8%
12-Month Avg	144	+ 15.2%	141	- 0.7%

Historical Housing Affordability Index by Month

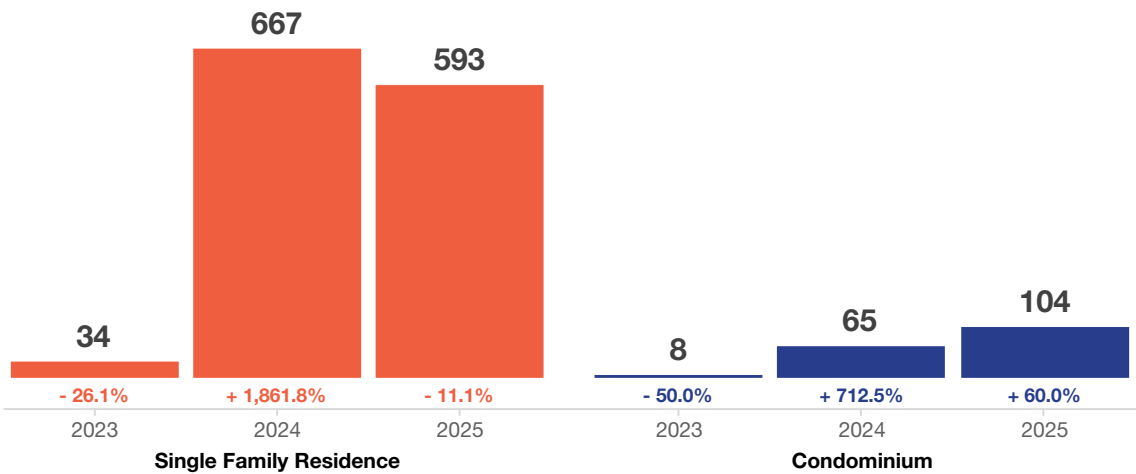


Inventory of Homes for Sale

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

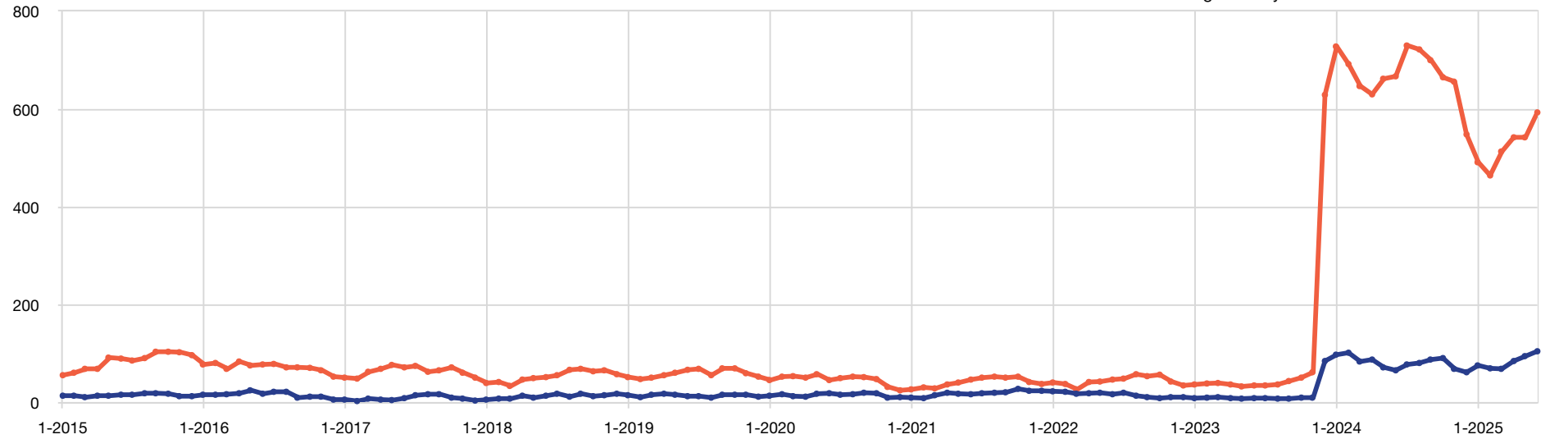


June



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	730	+ 2,047.1%	77	+ 862.5%
Aug-2024	722	+ 1,905.6%	80	+ 1,042.9%
Sep-2024	700	+ 1,527.9%	87	+ 1,142.9%
Oct-2024	665	+ 1,230.0%	90	+ 900.0%
Nov-2024	656	+ 975.4%	68	+ 655.6%
Dec-2024	548	- 12.9%	61	- 27.4%
Jan-2025	491	- 32.6%	75	- 22.7%
Feb-2025	464	- 32.9%	69	- 31.7%
Mar-2025	513	- 20.7%	68	- 18.1%
Apr-2025	542	- 14.0%	84	- 3.4%
May-2025	542	- 18.1%	94	+ 32.4%
Jun-2025	593	- 11.1%	104	+ 60.0%
12-Month Avg	597	+ 46.7%	80	+ 53.8%

Historical Inventory of Homes for Sale by Month

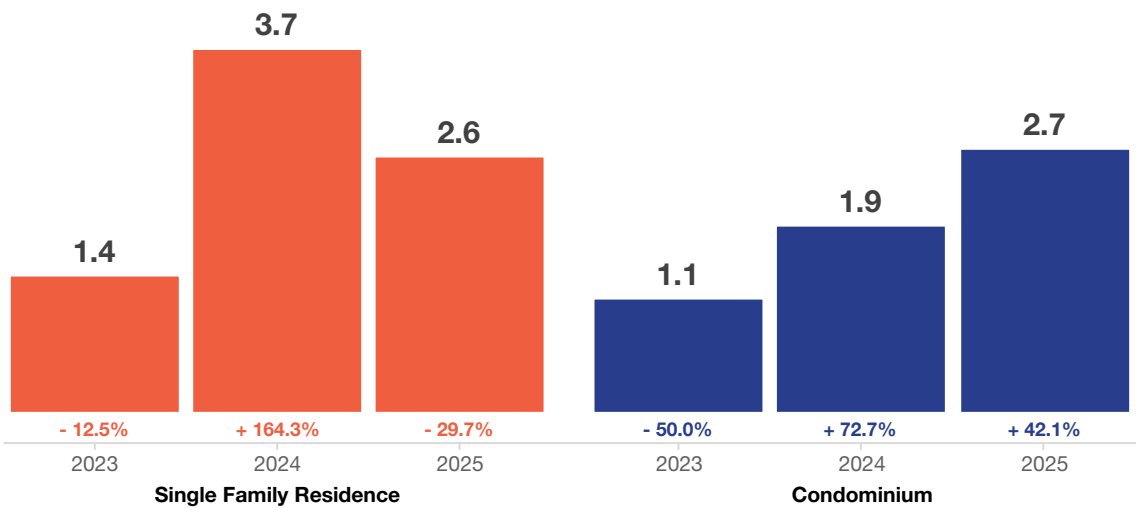


Months Supply of Inventory

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.



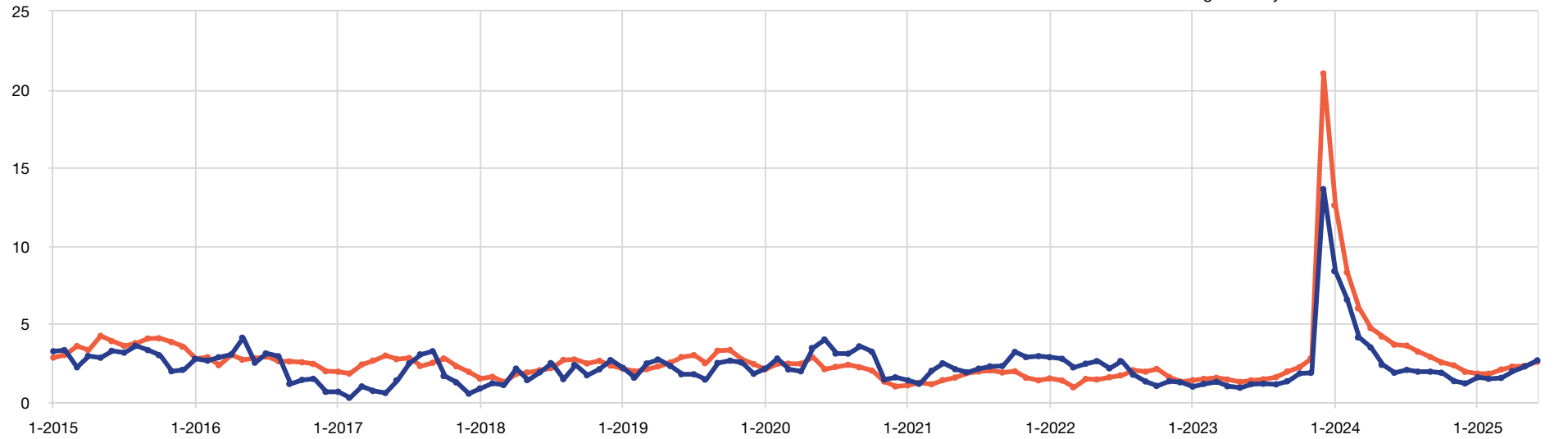
June



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	3.6	+ 140.0%	2.1	+ 75.0%
Aug-2024	3.2	+ 100.0%	1.9	+ 72.7%
Sep-2024	2.9	+ 45.0%	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%	2.7	+ 42.1%
12-Month Avg*	2.5	- 58.3%	1.8	- 54.2%

* Months Supply for all properties from July 2024 through June 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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		494	466	- 5.7%	3,230	2,244	- 30.5%
Pending Sales		372	285	- 23.4%	2,341	1,548	- 33.9%
Closed Sales		354	296	- 16.4%	2,099	1,404	- 33.1%
Days on Market Until Sale		20	24	+ 20.0%	18	32	+ 77.8%
Median Sales Price		\$270,200	\$284,250	+ 5.2%	\$250,000	\$244,000	- 2.4%
Average Sales Price		\$309,290	\$339,984	+ 9.9%	\$296,558	\$300,188	+ 1.2%
Percent of List Price Received		100.4%	99.9%	- 0.5%	99.7%	98.5%	- 1.2%
Housing Affordability Index		128	122	- 4.7%	138	143	+ 3.6%
Inventory of Homes for Sale		732	697	- 4.8%	—	—	—
Months Supply of Inventory		3.4	2.6	- 23.5%	—	—	—

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June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings increased 19.3 percent for Single Family Residence homes and 8.7 percent for Condominium homes. Pending Sales decreased 19.2 percent for Single Family Residence homes and 21.1 percent for Condominium homes. Inventory increased 35.7 percent for Single Family Residence homes and 32.4 percent for Condominium homes.

Median Sales Price increased 4.4 percent to \$470,000 for Single Family Residence homes and 0.1 percent to \$350,250 for Condominium homes. Days on Market increased 31.6 percent for Single Family Residence homes but decreased 33.3 percent for Condominium homes. Months Supply of Inventory increased 38.1 percent for Single Family Residence homes and 37.5 percent for Condominium homes.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Quick Facts

+ 21.6%	+ 9.8%	+ 34.8%
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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		342	408	+ 19.3%	1,800	2,054	+ 14.1%
Pending Sales		261	211	- 19.2%	1,360	1,366	+ 0.4%
Closed Sales		255	313	+ 22.7%	1,234	1,308	+ 6.0%
Days on Market Until Sale		19	25	+ 31.6%	34	32	- 5.9%
Median Sales Price		\$450,000	\$470,000	+ 4.4%	\$440,000	\$453,750	+ 3.1%
Average Sales Price		\$529,099	\$539,527	+ 2.0%	\$508,762	\$514,522	+ 1.1%
Percent of List Price Received		102.8%	101.0%	- 1.8%	101.6%	100.7%	- 0.9%
Housing Affordability Index		97	93	- 4.1%	99	97	- 2.0%
Inventory of Homes for Sale		470	638	+ 35.7%	—	—	—
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.

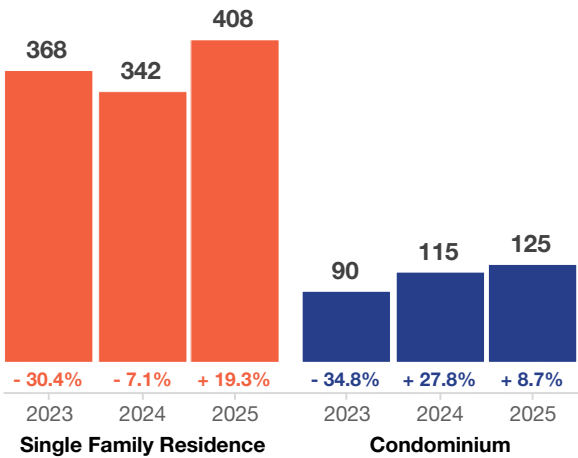


Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		115	125	+ 8.7%	599	669	+ 11.7%
Pending Sales		90	71	- 21.1%	489	471	- 3.7%
Closed Sales		83	98	+ 18.1%	448	455	+ 1.6%
Days on Market Until Sale		42	28	- 33.3%	38	33	- 13.2%
Median Sales Price		\$349,900	\$350,250	+ 0.1%	\$336,000	\$335,000	- 0.3%
Average Sales Price		\$401,228	\$390,059	- 2.8%	\$389,913	\$387,386	- 0.6%
Percent of List Price Received		100.9%	99.8%	- 1.1%	100.9%	99.9%	- 1.0%
Housing Affordability Index		124	125	+ 0.8%	130	131	+ 0.8%
Inventory of Homes for Sale		182	241	+ 32.4%	—	—	—
Months Supply of Inventory		2.4	3.3	+ 37.5%	—	—	—

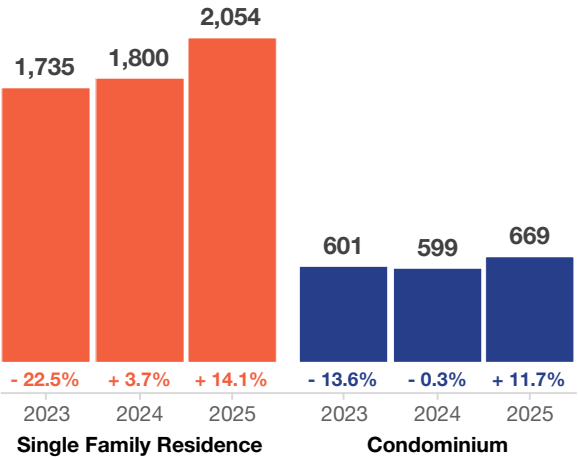
New Listings

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

June

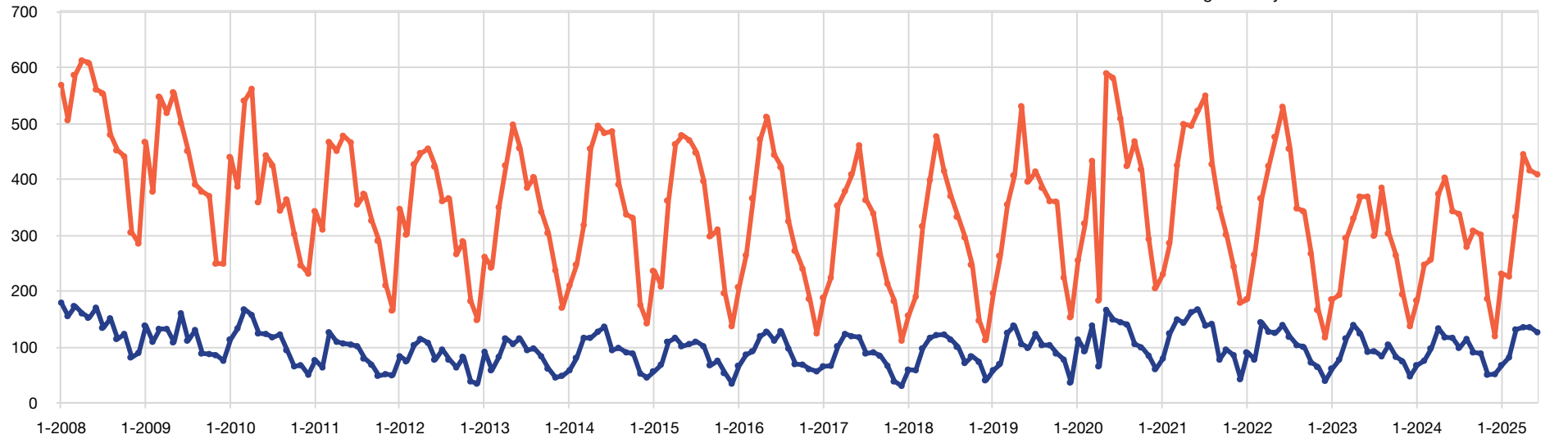


Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	337	+ 13.1%	97	+ 6.6%
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	+ 3.2%	134	+ 15.5%
Jun-2025	408	+ 19.3%	125	+ 8.7%
12-Month Avg	298	+ 6.0%	96	+ 6.7%

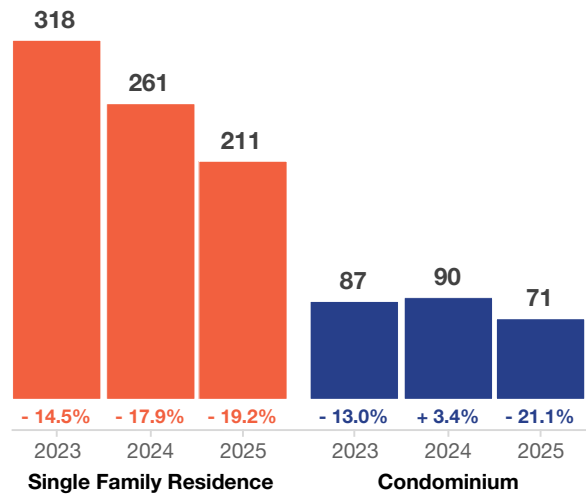
Historical New Listings by Month



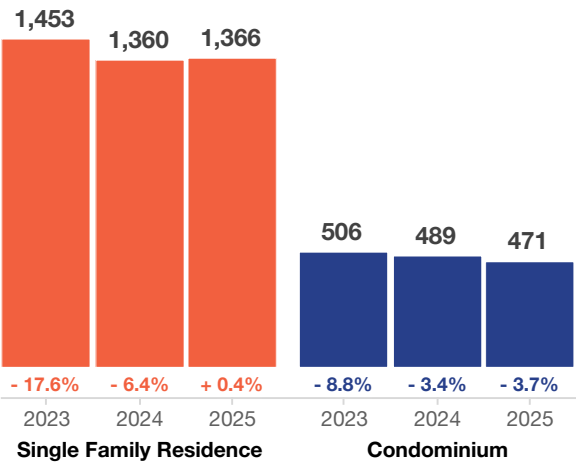
Pending Sales

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

June

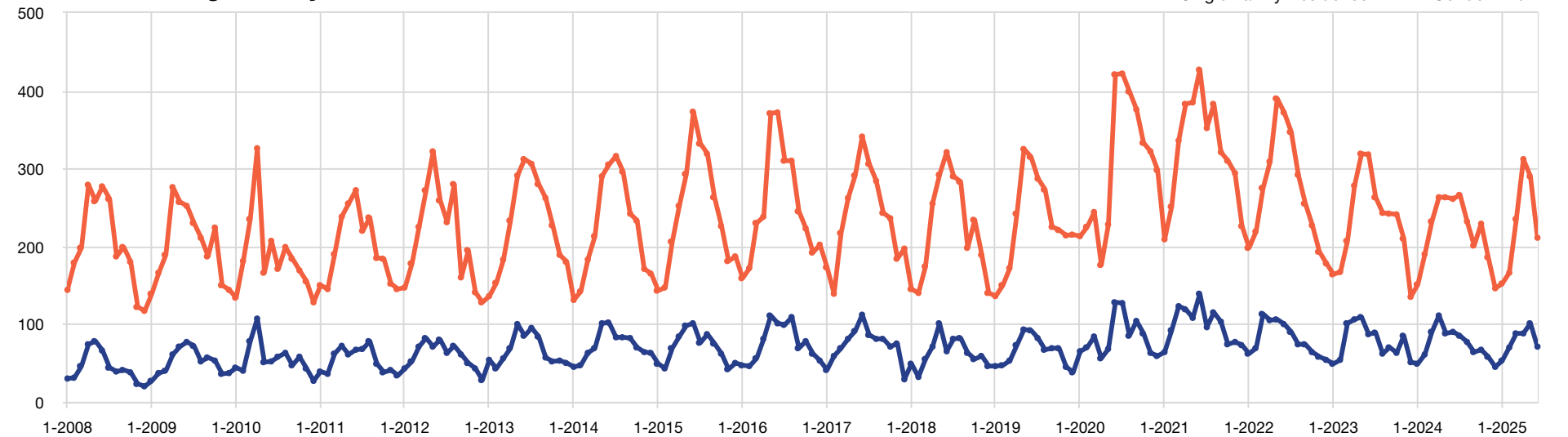


Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	266	+ 1.1%	85	- 4.5%
Aug-2024	232	- 4.5%	77	+ 24.2%
Sep-2024	201	- 16.9%	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	312	+ 18.6%	88	- 20.7%
May-2025	290	+ 10.3%	101	+ 14.8%
Jun-2025	211	- 19.2%	71	- 21.1%
12-Month Avg	219	- 2.7%	72	- 5.3%

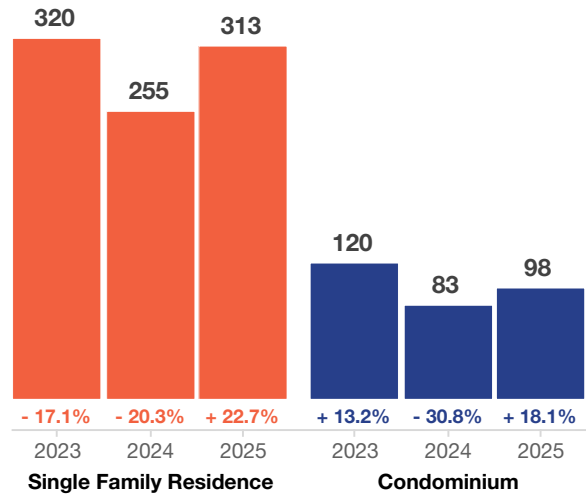
Historical Pending Sales by Month



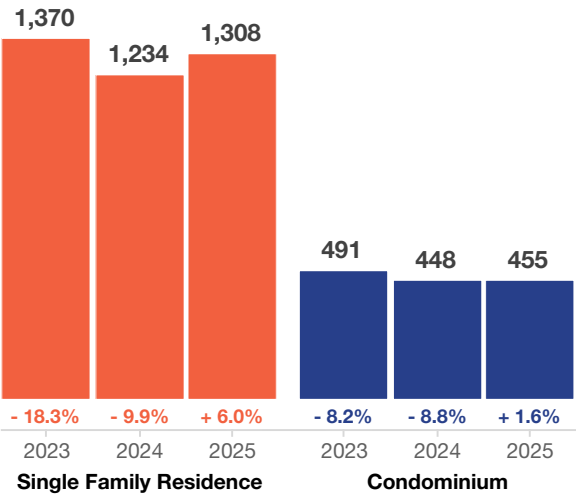
Closed Sales

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

June

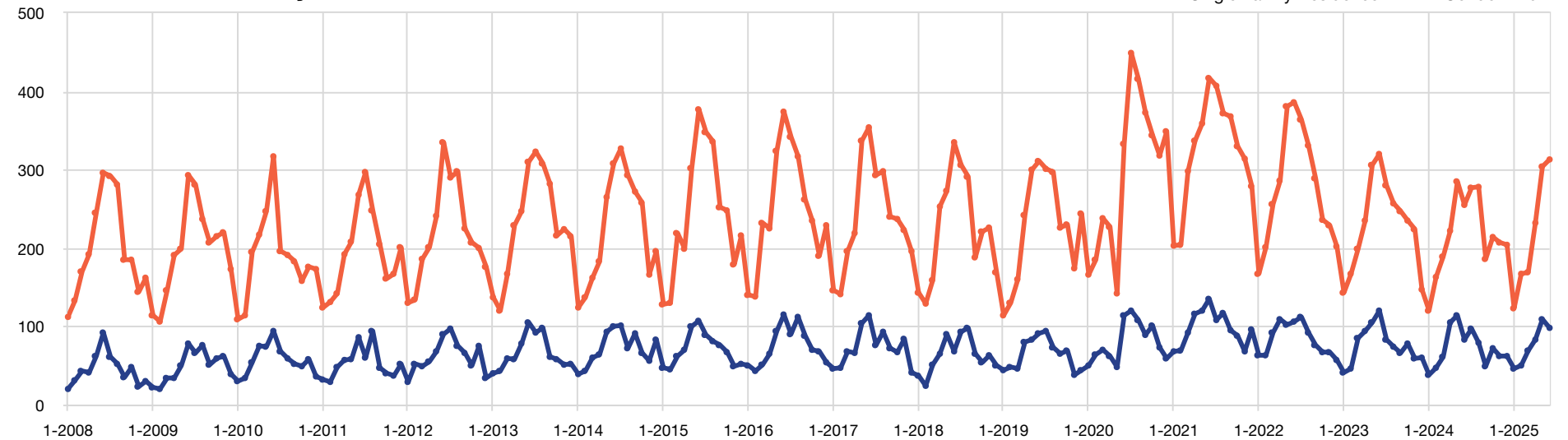


Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	277	- 1.1%	97	+ 16.9%
Aug-2024	278	+ 8.2%	79	+ 6.8%
Sep-2024	186	- 24.7%	49	- 25.8%
Oct-2024	214	- 8.9%	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	232	+ 4.5%	83	- 21.0%
May-2025	304	+ 6.7%	109	- 4.4%
Jun-2025	313	+ 22.7%	98	+ 18.1%
12-Month Avg	223	+ 1.8%	73	+ 1.4%

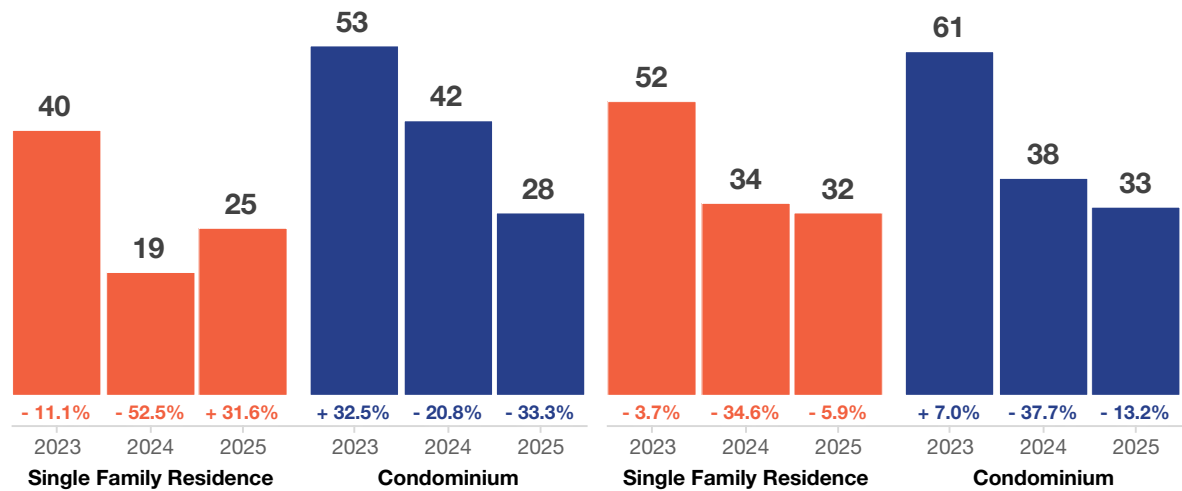
Historical Closed Sales by Month



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.

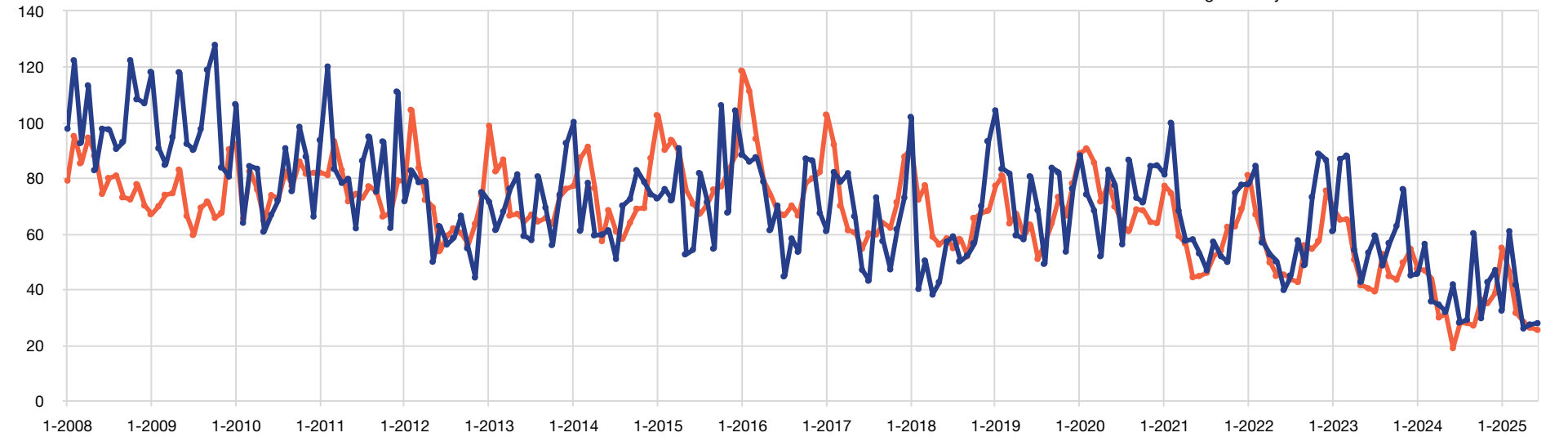
June



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	28	- 28.2%	28	- 52.5%
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	25	+ 31.6%	28	- 33.3%
12-Month Avg*	32	- 21.3%	35	- 26.4%

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

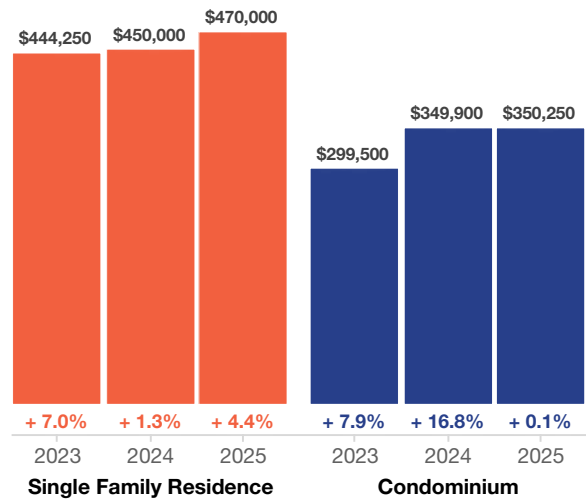
Historical Days on Market Until Sale by Month



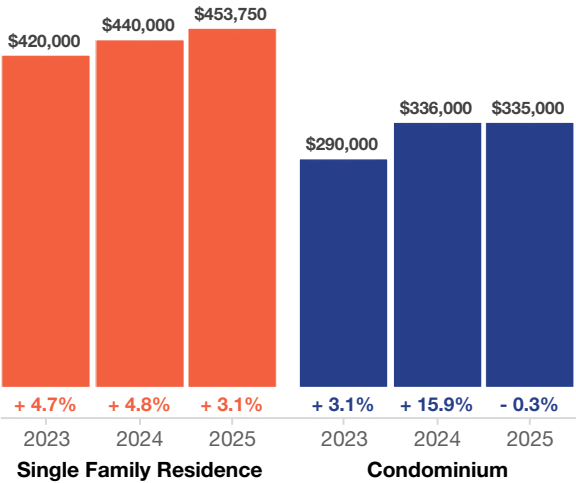
Median Sales Price

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

June



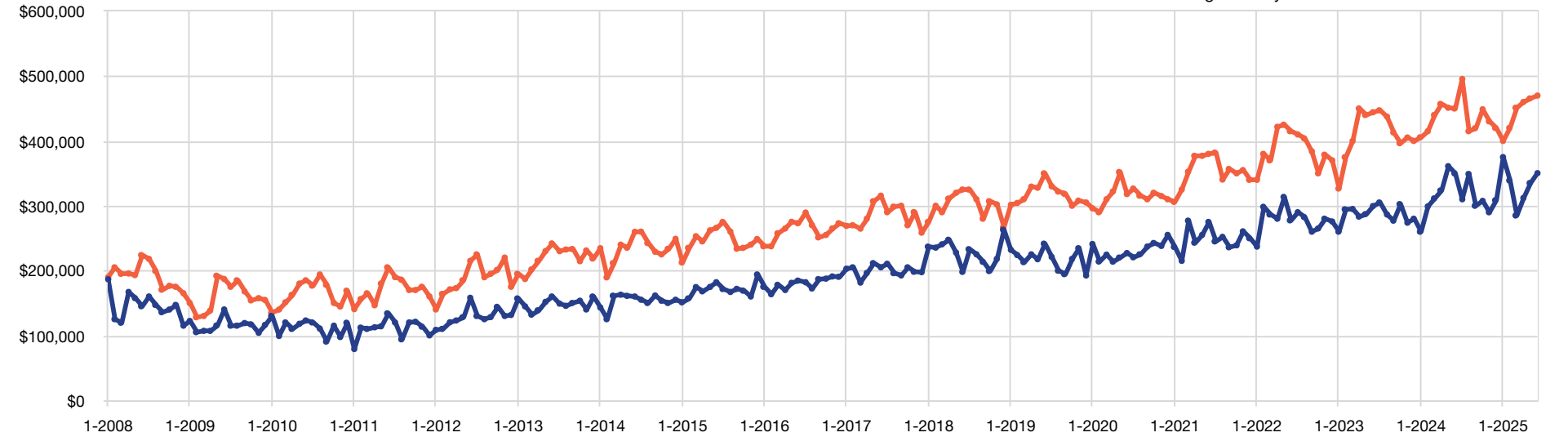
Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	\$495,500	+ 10.8%	\$310,000	+ 1.6%
Aug-2024	\$415,000	- 5.1%	\$349,000	+ 21.8%
Sep-2024	\$419,470	+ 1.6%	\$300,000	+ 8.3%
Oct-2024	\$448,750	+ 13.2%	\$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	\$460,080	+ 0.7%	\$312,000	- 3.6%
May-2025	\$465,500	+ 3.2%	\$335,000	- 7.2%
Jun-2025	\$470,000	+ 4.4%	\$350,250	+ 0.1%
12-Month Avg*	\$446,835	+ 4.8%	\$315,000	+ 3.3%

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

Historical Median Sales Price by Month

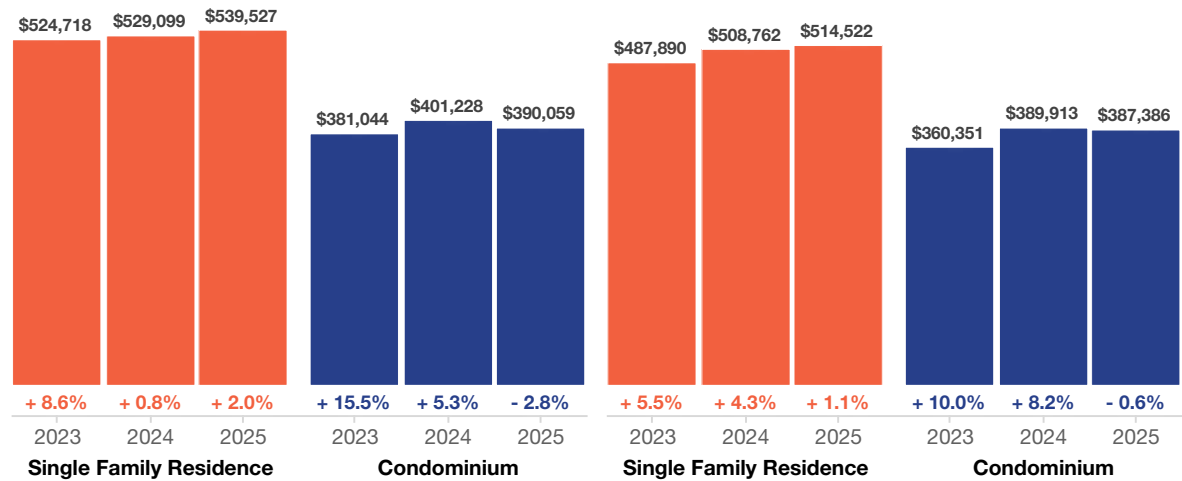


Average Sales Price

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



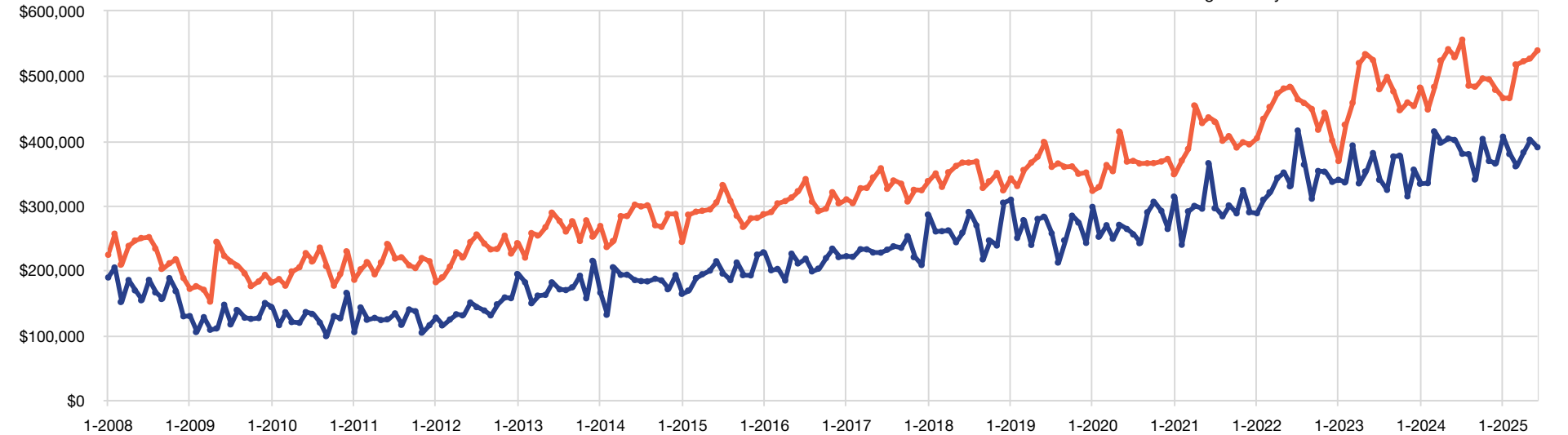
June



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	\$556,184	+ 15.9%	\$380,039	+ 11.8%
Aug-2024	\$485,169	- 2.7%	\$379,436	+ 17.0%
Sep-2024	\$483,570	+ 1.5%	\$340,307	- 9.4%
Oct-2024	\$496,291	+ 11.0%	\$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	\$522,858	- 0.2%	\$382,042	- 3.8%
May-2025	\$526,962	- 2.7%	\$401,522	- 0.5%
Jun-2025	\$539,527	+ 2.0%	\$390,059	- 2.8%
12-Month Avg*	\$507,929	+ 3.9%	\$381,584	+ 3.2%

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

Historical Average Sales Price by Month



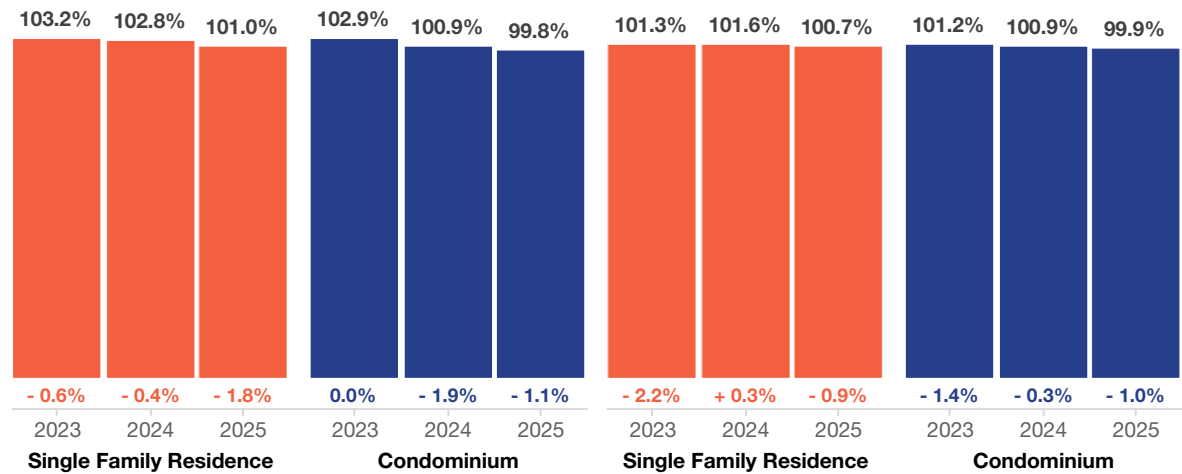
Percent of List Price Received

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.



June

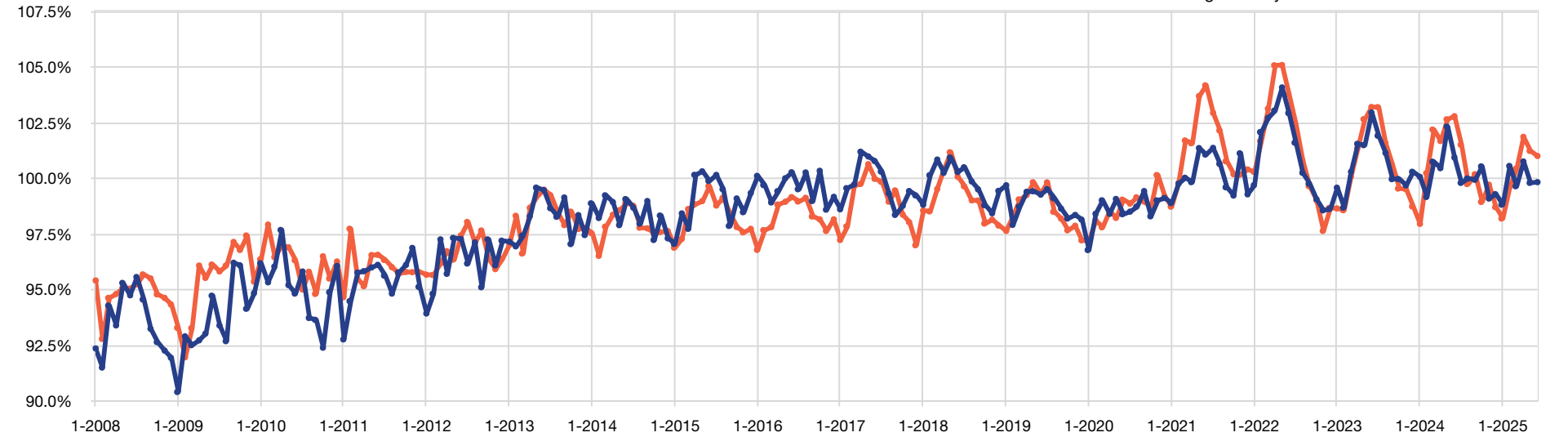
Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	101.5%	- 1.6%	99.8%	- 2.1%
Aug-2024	99.7%	- 1.9%	100.0%	- 1.1%
Sep-2024	100.2%	- 0.4%	99.9%	0.0%
Oct-2024	98.9%	- 0.6%	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	101.8%	+ 0.1%	100.7%	+ 0.3%
May-2025	101.2%	- 1.4%	99.8%	- 2.4%
Jun-2025	101.0%	- 1.8%	99.8%	- 1.1%
12-Month Avg*	100.3%	- 0.9%	99.9%	- 0.9%

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

Historical Percent of List Price Received by Month



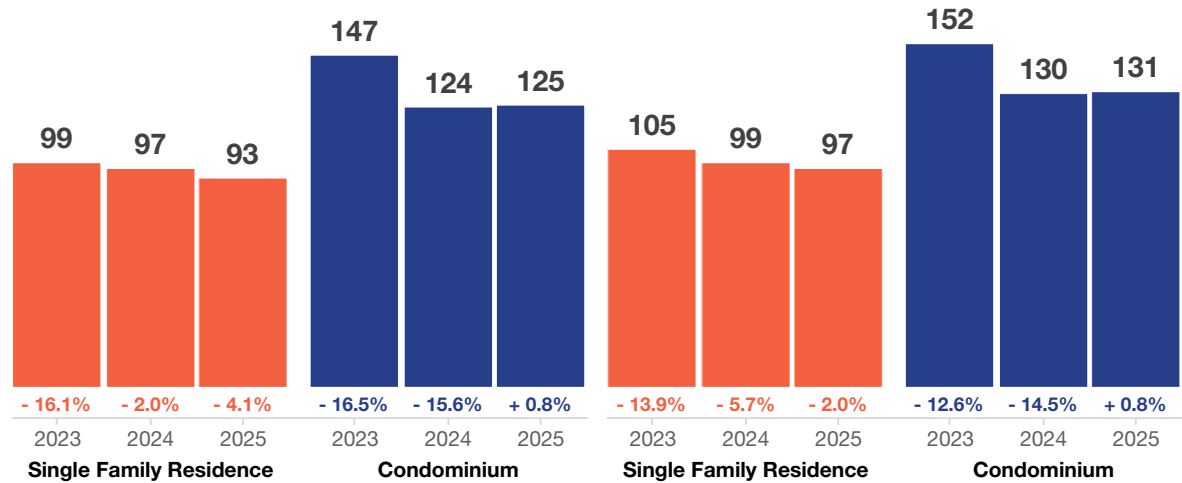
Housing Affordability Index

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.



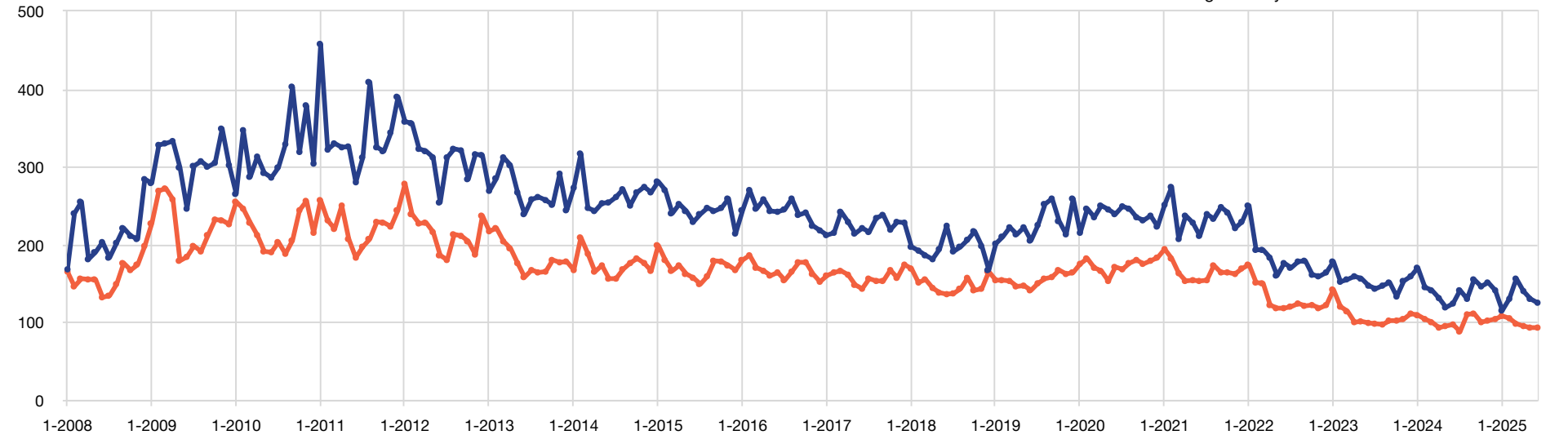
June

Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	88	- 10.2%	141	- 1.4%
Aug-2024	110	+ 13.4%	130	- 11.6%
Sep-2024	111	+ 8.8%	155	+ 2.6%
Oct-2024	100	- 2.0%	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%	125	+ 0.8%
12-Month Avg	101	0.0%	138	- 3.5%

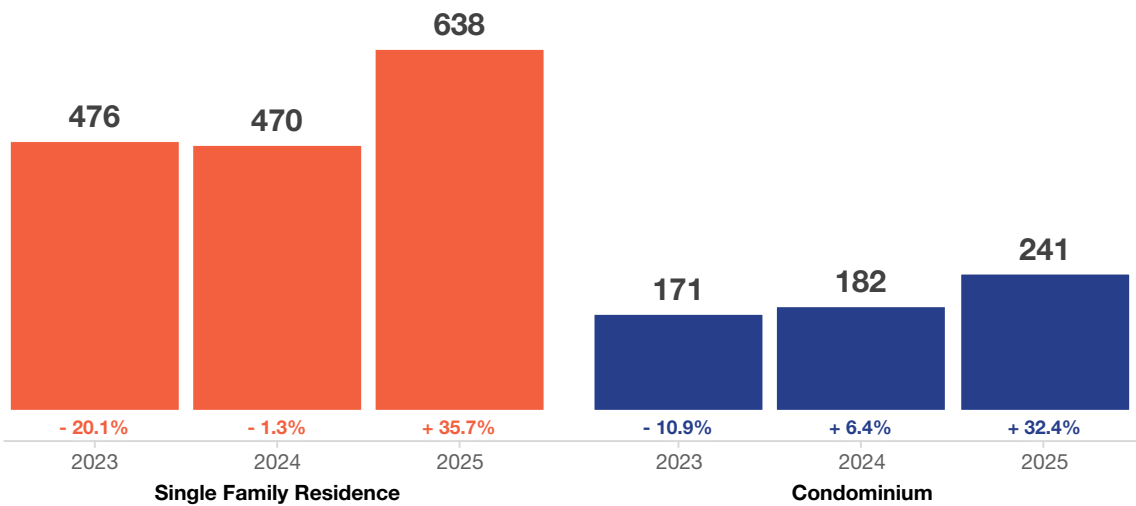
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

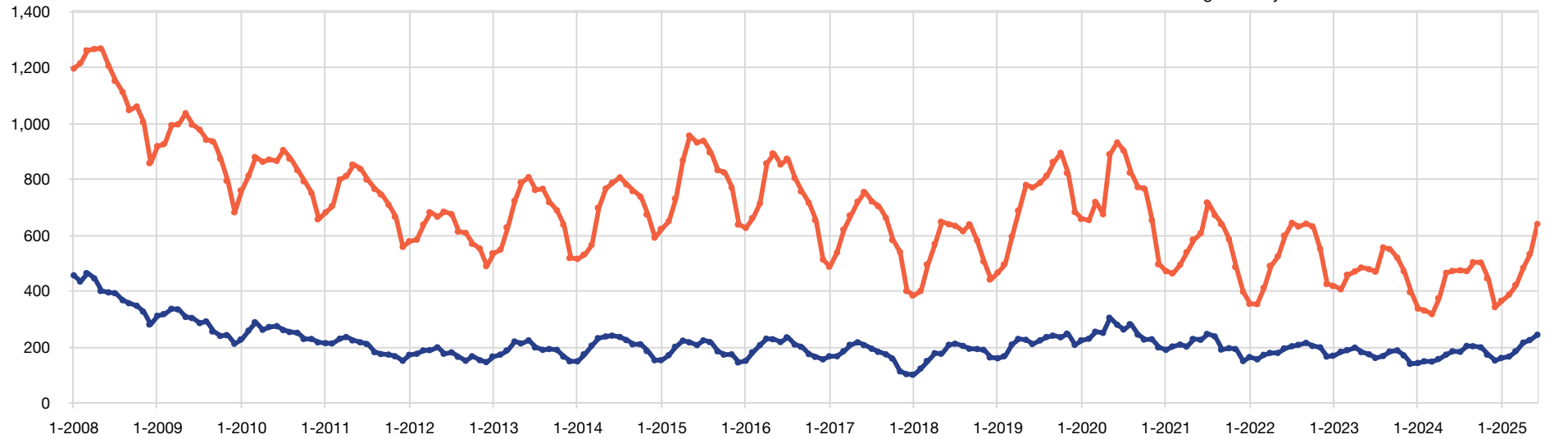
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	472	+ 1.1%	180	+ 13.9%
Aug-2024	469	- 15.3%	201	+ 21.8%
Sep-2024	501	- 8.6%	200	+ 10.5%
Oct-2024	500	- 3.3%	196	+ 5.9%
Nov-2024	443	- 5.5%	170	+ 1.8%
Dec-2024	340	- 13.7%	149	+ 8.8%
Jan-2025	363	+ 8.4%	158	+ 12.9%
Feb-2025	385	+ 17.4%	163	+ 11.6%
Mar-2025	419	+ 33.0%	182	+ 25.5%
Apr-2025	481	+ 29.3%	213	+ 38.3%
May-2025	530	+ 14.5%	222	+ 30.6%
Jun-2025	638	+ 35.7%	241	+ 32.4%
12-Month Avg	462	+ 6.0%	190	+ 18.0%

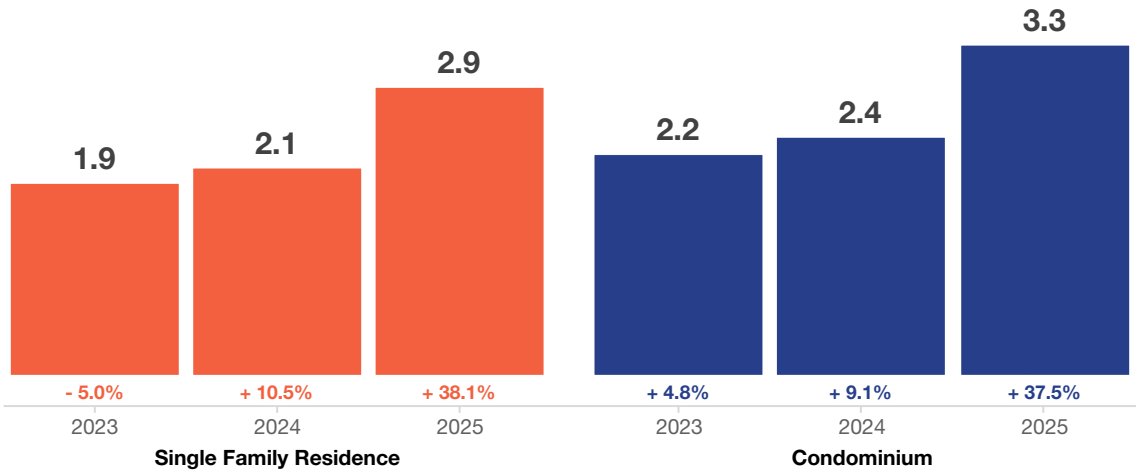
Historical Inventory of Homes for Sale by Month



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.

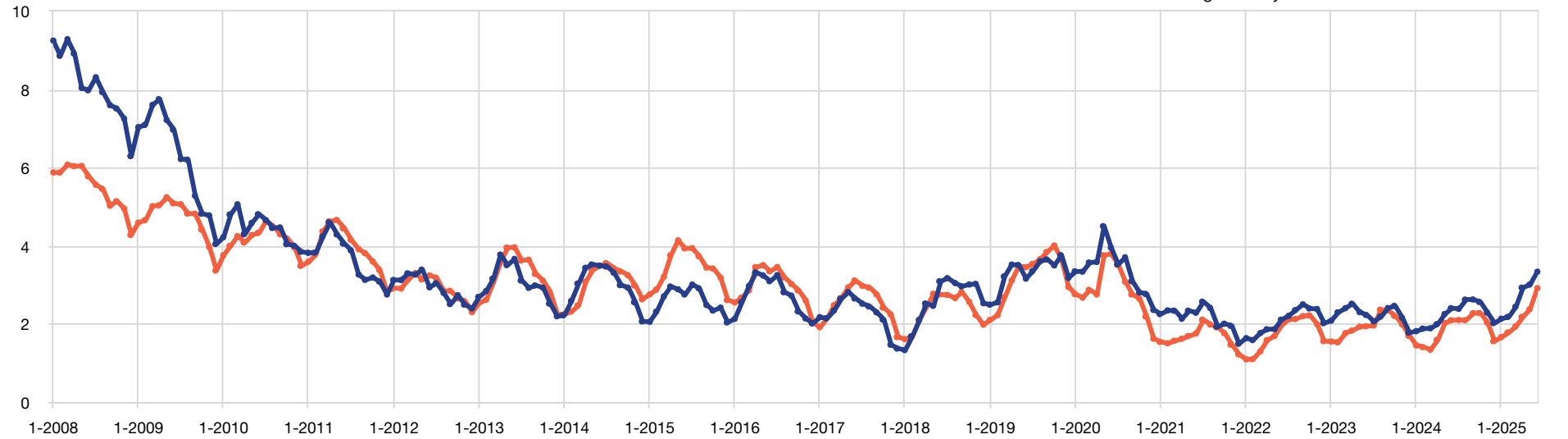
June



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jul-2024	2.1	+ 5.0%	2.4	+ 14.3%
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	2.9	+ 38.1%	3.3	+ 37.5%
12-Month Avg*	2.1	+ 12.1%	2.5	+ 20.8%

* Months Supply for all properties from July 2024 through June 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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		457	533	+ 16.6%	2,399	2,723	+ 13.5%
Pending Sales		351	282	- 19.7%	1,849	1,837	- 0.6%
Closed Sales		338	411	+ 21.6%	1,682	1,763	+ 4.8%
Days on Market Until Sale		24	26	+ 8.3%	35	33	- 5.7%
Median Sales Price		\$404,500	\$444,000	+ 9.8%	\$405,000	\$417,500	+ 3.1%
Average Sales Price		\$497,699	\$503,888	+ 1.2%	\$477,107	\$481,673	+ 1.0%
Percent of List Price Received		102.3%	100.7%	- 1.6%	101.4%	100.5%	- 0.9%
Housing Affordability Index		108	99	- 8.3%	108	105	- 2.8%
Inventory of Homes for Sale		652	879	+ 34.8%	—	—	—
Months Supply of Inventory		2.2	3.0	+ 36.4%	—	—	—