

# Monthly Indicators



## May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings decreased 23.0 percent for Single Family Residence homes and 4.3 percent for Condominium homes. Pending Sales decreased 18.3 percent for Single Family Residence homes and 20.3 percent for Condominium homes. Inventory decreased 14.8 percent for Single Family Residence homes but increased 29.6 percent for Condominium homes.

Median Sales Price decreased 0.9 percent to \$262,500 for Single Family Residence homes but increased 1.9 percent to \$265,000 for Condominium homes. Days on Market increased 14.3 percent for Single Family Residence homes and 36.8 percent for Condominium homes. Months Supply of Inventory decreased 41.5 percent for Single Family Residence homes and 8.3 percent for Condominium homes.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

## Quick Facts

**- 31.9%**

Change in  
**Closed Sales**  
All Properties

**0.0%**

Change in  
**Median Sales Price**  
All Properties

**- 10.4%**

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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		478	<b>368</b>	- 23.0%	2,334	<b>1,509</b>	- 35.3%
<b>Pending Sales</b>		327	<b>267</b>	- 18.3%	1,660	<b>1,055</b>	- 36.4%
<b>Closed Sales</b>		333	<b>227</b>	- 31.8%	1,454	<b>919</b>	- 36.8%
<b>Days on Market Until Sale</b>		21	<b>24</b>	+ 14.3%	18	<b>35</b>	+ 94.4%
<b>Median Sales Price</b>		\$265,000	<b>\$262,500</b>	- 0.9%	\$245,000	<b>\$227,250</b>	- 7.2%
<b>Average Sales Price</b>		\$334,129	<b>\$321,251</b>	- 3.9%	\$298,114	<b>\$288,789</b>	- 3.1%
<b>Percent of List Price Received</b>		100.2%	<b>99.3%</b>	- 0.9%	99.5%	<b>97.9%</b>	- 1.6%
<b>Housing Affordability Index</b>		128	<b>131</b>	+ 2.3%	139	<b>152</b>	+ 9.4%
<b>Inventory of Homes for Sale</b>		649	<b>553</b>	- 14.8%	—	—	—
<b>Months Supply of Inventory</b>		4.1	<b>2.4</b>	- 41.5%	—	—	—

# Condominium Market Overview

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



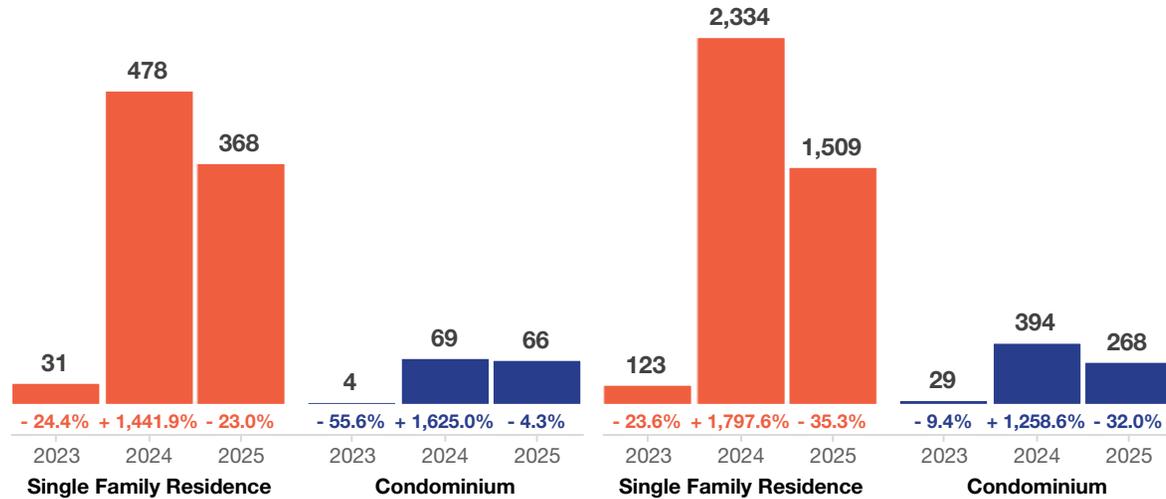
Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		69	<b>66</b>	- 4.3%	394	<b>268</b>	- 32.0%
<b>Pending Sales</b>		64	<b>51</b>	- 20.3%	315	<b>196</b>	- 37.8%
<b>Closed Sales</b>		75	<b>51</b>	- 32.0%	286	<b>172</b>	- 39.9%
<b>Days on Market Until Sale</b>		19	<b>26</b>	+ 36.8%	18	<b>29</b>	+ 61.1%
<b>Median Sales Price</b>		\$260,000	<b>\$265,000</b>	+ 1.9%	\$243,500	<b>\$248,750</b>	+ 2.2%
<b>Average Sales Price</b>		\$300,338	<b>\$308,007</b>	+ 2.6%	\$276,327	<b>\$299,178</b>	+ 8.3%
<b>Percent of List Price Received</b>		100.8%	<b>100.4%</b>	- 0.4%	99.5%	<b>99.4%</b>	- 0.1%
<b>Housing Affordability Index</b>		131	<b>130</b>	- 0.8%	140	<b>138</b>	- 1.4%
<b>Inventory of Homes for Sale</b>		71	<b>92</b>	+ 29.6%	—	—	—
<b>Months Supply of Inventory</b>		2.4	<b>2.2</b>	- 8.3%	—	—	—

# New Listings

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

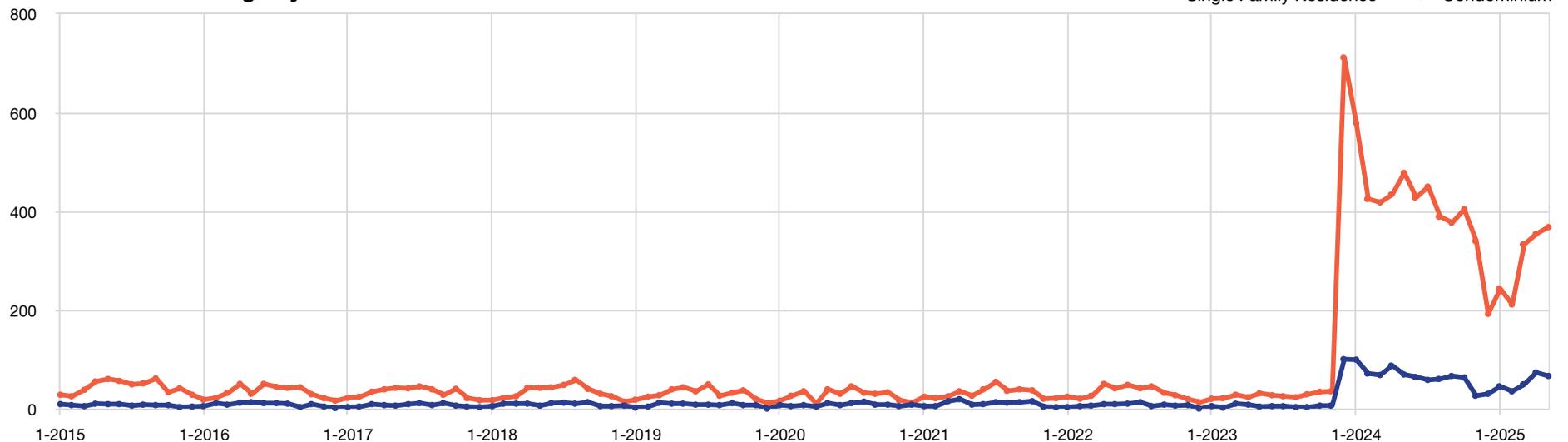


## May



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	428	+ 1,485.2%	64	+ 1,180.0%
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	- 73.0%	30	- 70.0%
Jan-2025	243	- 58.0%	45	- 54.5%
Feb-2025	211	- 50.4%	35	- 50.7%
Mar-2025	333	- 20.3%	49	- 27.9%
Apr-2025	354	- 18.4%	73	- 16.1%
<b>May-2025</b>	<b>368</b>	<b>- 23.0%</b>	<b>66</b>	<b>- 4.3%</b>
12-Month Avg	341	+ 27.2%	53	+ 20.5%

## Historical New Listings by Month

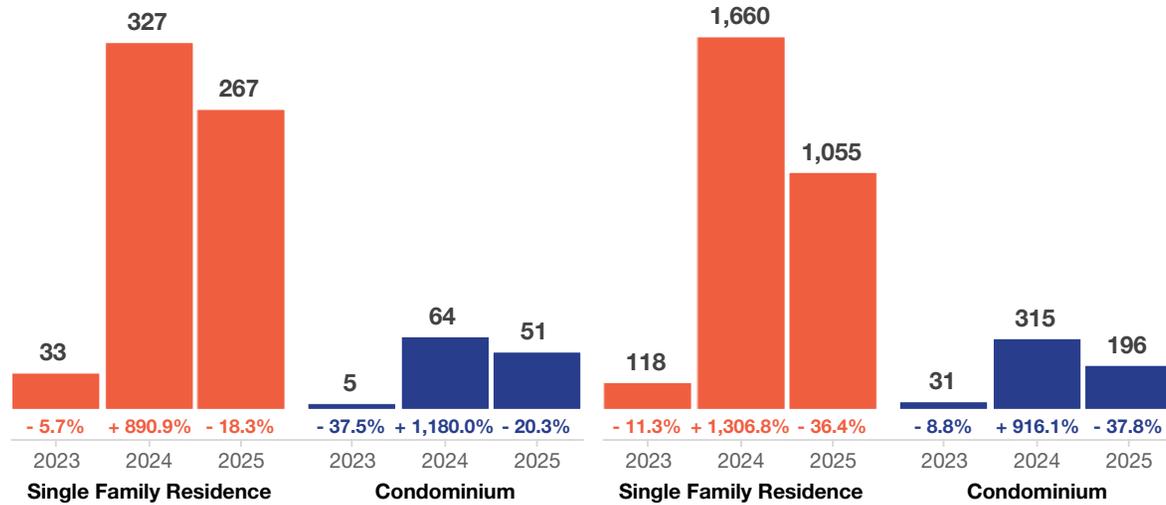


# Pending Sales

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



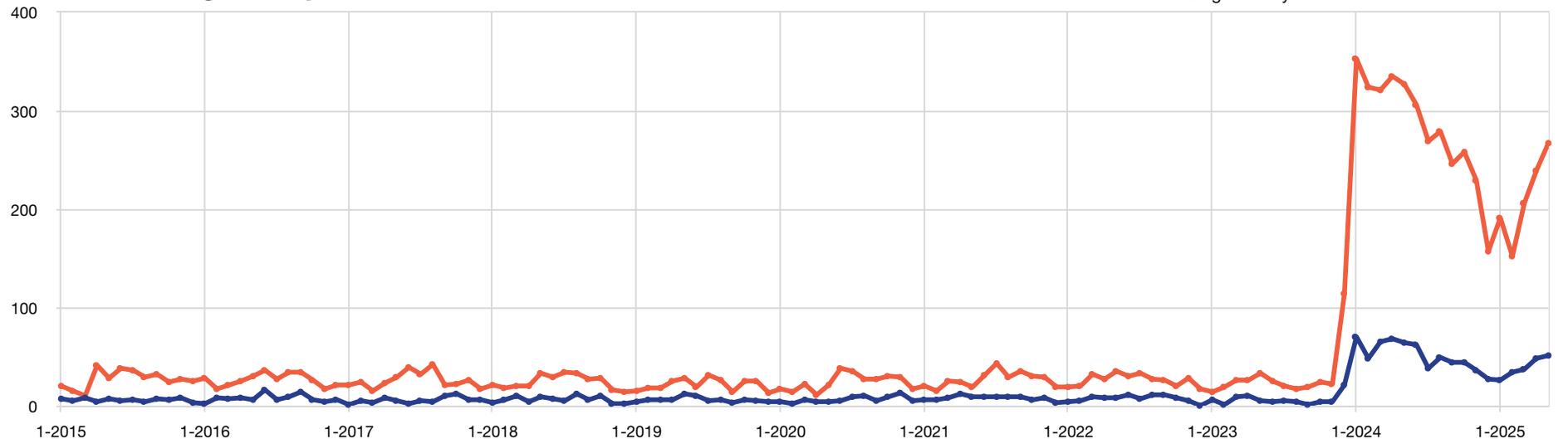
## May



## Year to Date

Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	306	+ 1,124.0%	62	+ 1,450.0%
Jul-2024	269	+ 1,245.0%	38	+ 660.0%
Aug-2024	279	+ 1,541.2%	49	+ 1,125.0%
Sep-2024	246	+ 1,194.7%	44	+ 4,300.0%
Oct-2024	258	+ 975.0%	44	+ 1,000.0%
Nov-2024	229	+ 940.9%	36	+ 800.0%
Dec-2024	157	+ 37.7%	27	+ 28.6%
Jan-2025	191	- 45.9%	26	- 62.9%
Feb-2025	152	- 53.1%	34	- 29.2%
Mar-2025	206	- 35.8%	37	- 43.1%
Apr-2025	239	- 28.7%	48	- 29.4%
<b>May-2025</b>	<b>267</b>	<b>- 18.3%</b>	<b>51</b>	<b>- 20.3%</b>
12-Month Avg	233	+ 47.5%	41	+ 36.7%

## Historical Pending Sales by Month

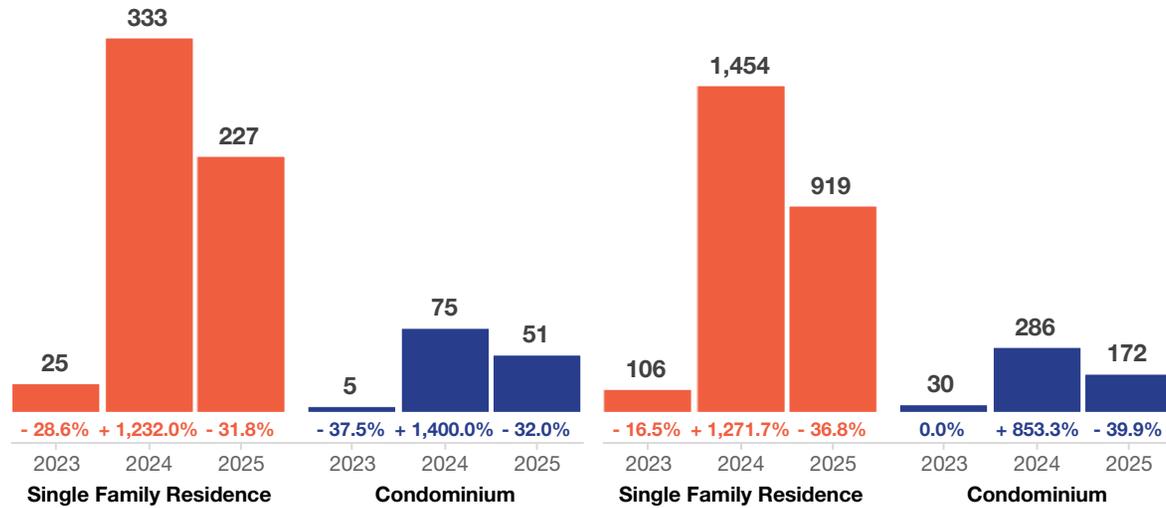


# Closed Sales

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

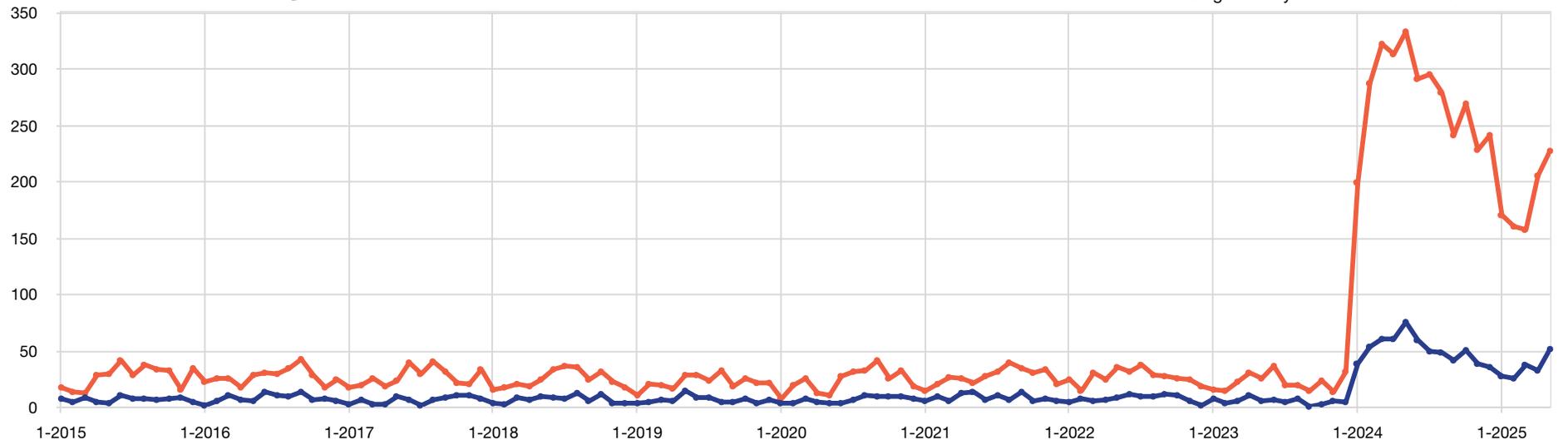


## May



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	291	+ 708.3%	59	+ 883.3%
Jul-2024	295	+ 1,452.6%	49	+ 1,125.0%
Aug-2024	279	+ 1,368.4%	48	+ 585.7%
Sep-2024	241	+ 1,621.4%	41	—
Oct-2024	269	+ 1,069.6%	50	+ 2,400.0%
Nov-2024	228	+ 1,653.8%	38	+ 660.0%
Dec-2024	241	+ 677.4%	35	+ 775.0%
Jan-2025	170	- 14.6%	27	- 28.9%
Feb-2025	160	- 44.3%	25	- 52.8%
Mar-2025	157	- 51.2%	37	- 38.3%
Apr-2025	205	- 34.5%	32	- 46.7%
<b>May-2025</b>	<b>227</b>	<b>- 31.8%</b>	<b>51</b>	<b>- 32.0%</b>
12-Month Avg	230	+ 71.6%	41	+ 57.7%

## Historical Closed Sales by Month

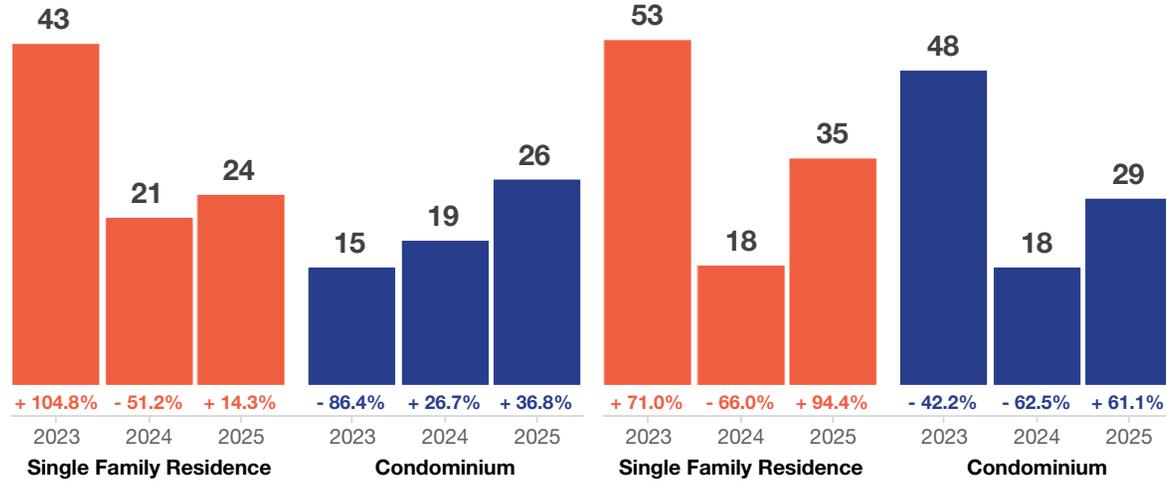


# Days on Market Until Sale

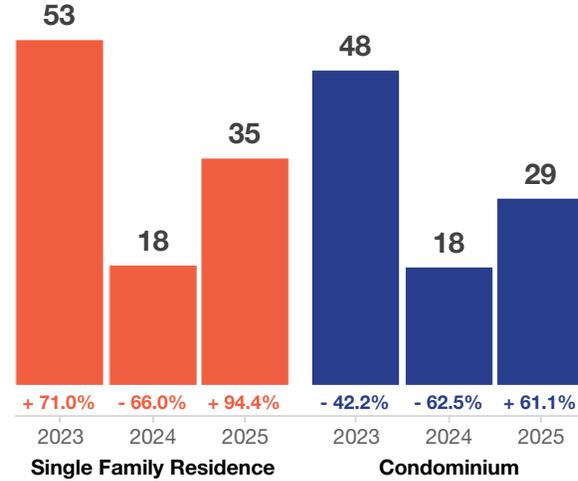
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May



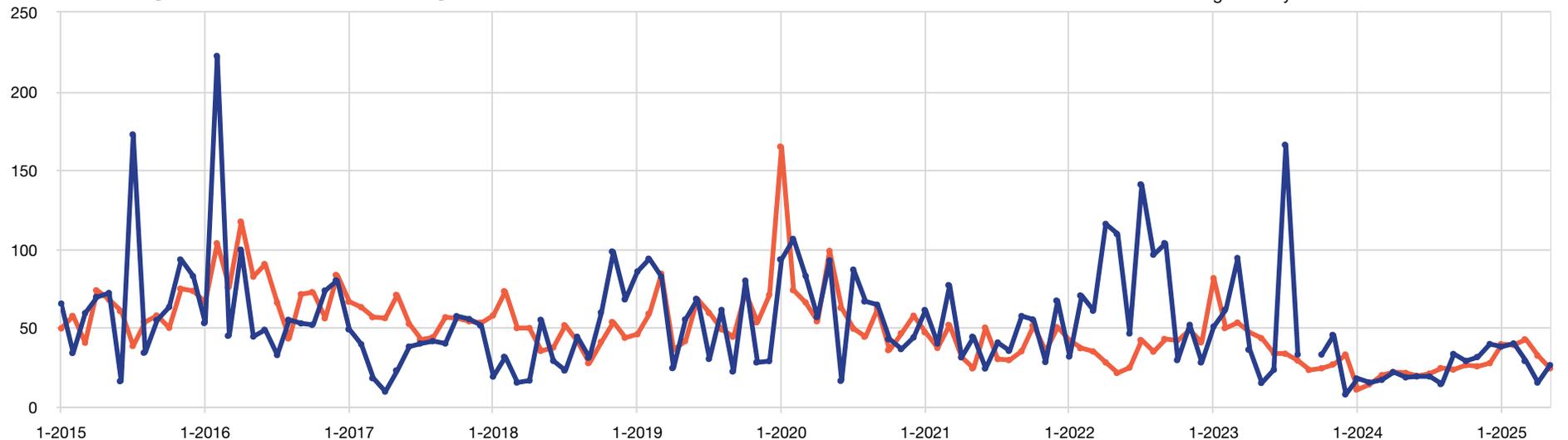
## Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	19	- 44.1%	19	- 17.4%
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	39	+ 254.5%	38	+ 111.1%
Feb-2025	39	+ 178.6%	40	+ 166.7%
Mar-2025	43	+ 115.0%	29	+ 70.6%
Apr-2025	32	+ 45.5%	15	- 31.8%
<b>May-2025</b>	<b>24</b>	<b>+ 14.3%</b>	<b>26</b>	<b>+ 36.8%</b>
12-Month Avg*	27	+ 41.0%	27	+ 27.1%

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

## Historical Days on Market Until Sale by Month

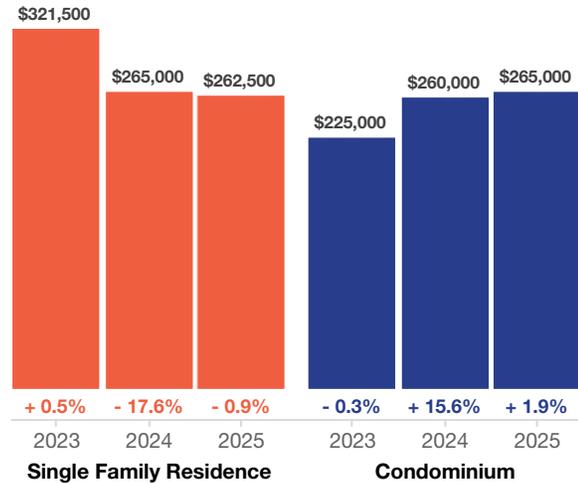


# Median Sales Price

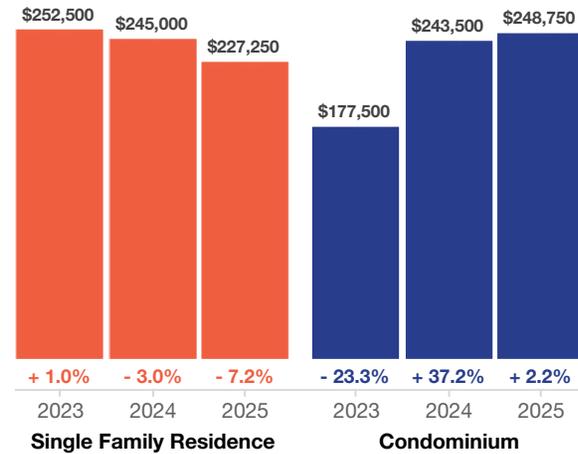
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



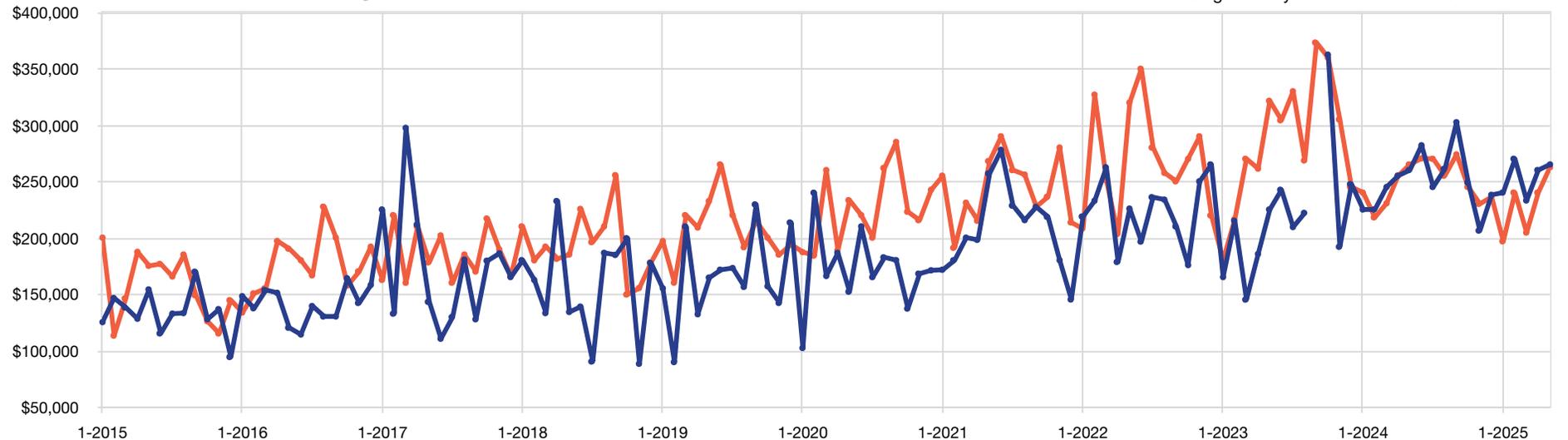
## Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	\$270,400	- 11.1%	\$282,000	+ 16.3%
Jul-2024	\$270,000	- 18.2%	\$245,000	+ 17.0%
Aug-2024	\$255,000	- 5.0%	\$261,000	+ 17.6%
Sep-2024	\$273,900	- 26.6%	\$302,500	—
Oct-2024	\$245,000	- 31.9%	\$249,000	- 31.3%
Nov-2024	\$230,000	- 24.6%	\$206,250	+ 7.5%
Dec-2024	\$236,250	- 3.6%	\$238,000	- 3.8%
Jan-2025	\$196,750	- 18.0%	\$240,000	+ 6.7%
Feb-2025	\$240,000	+ 10.1%	\$270,000	+ 20.0%
Mar-2025	\$204,500	- 11.3%	\$233,000	- 4.9%
Apr-2025	\$240,000	- 5.9%	\$260,000	+ 2.0%
<b>May-2025</b>	<b>\$262,500</b>	<b>- 0.9%</b>	<b>\$265,000</b>	<b>+ 1.9%</b>
12-Month Avg*	\$250,000	0.0%	\$251,000	+ 4.1%

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

## Historical Median Sales Price by Month

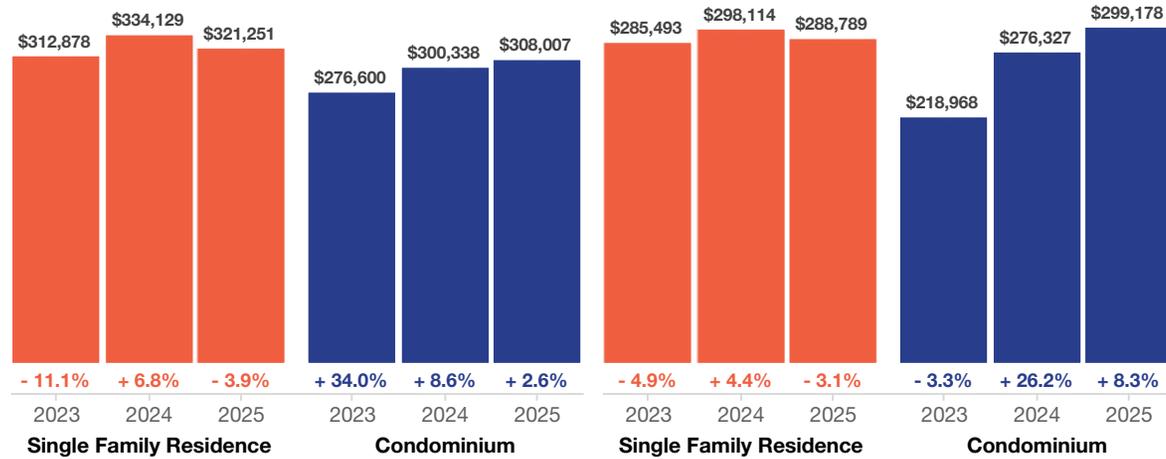


# Average Sales Price

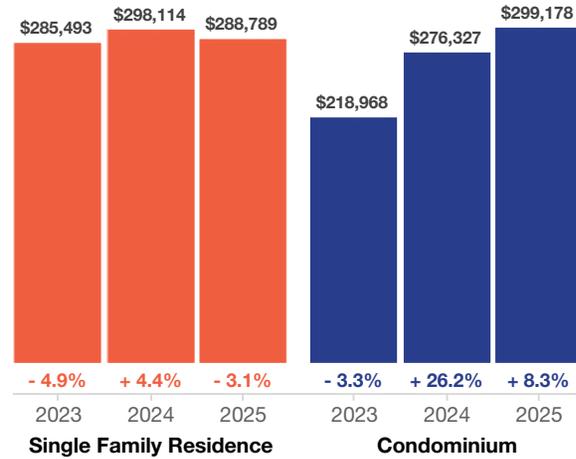
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



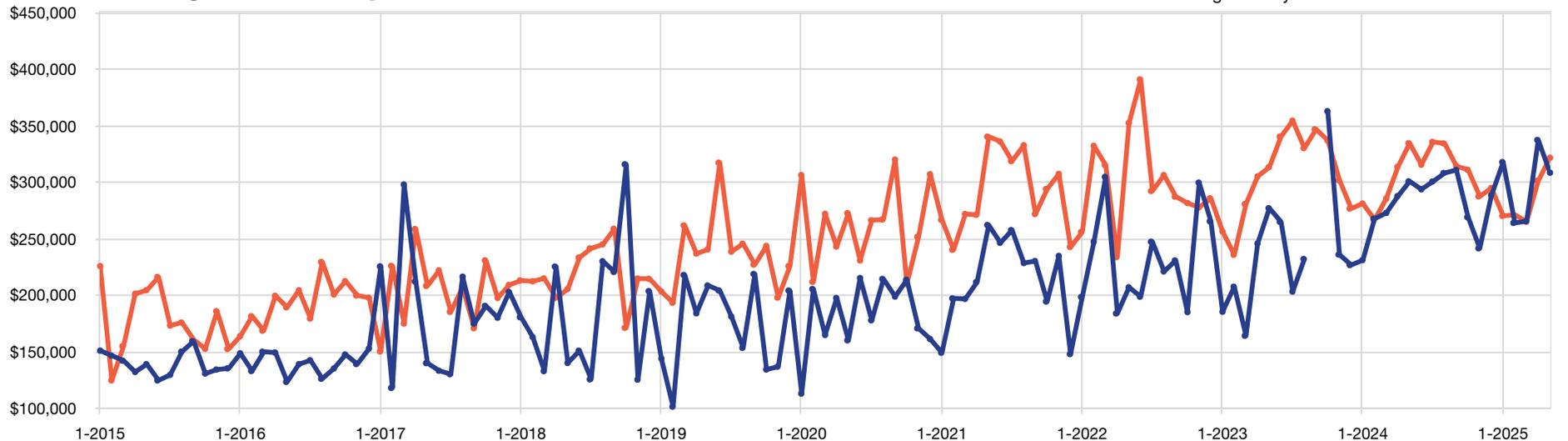
## Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	\$315,072	- 7.3%	\$293,314	+ 10.9%
Jul-2024	\$335,267	- 5.3%	\$300,223	+ 48.1%
Aug-2024	\$333,935	+ 1.2%	\$307,734	+ 32.9%
Sep-2024	\$313,770	- 9.4%	\$310,443	—
Oct-2024	\$310,687	- 7.7%	\$268,639	- 25.9%
Nov-2024	\$287,041	- 4.8%	\$241,050	+ 2.4%
Dec-2024	\$294,445	+ 6.6%	\$288,094	+ 27.3%
Jan-2025	\$269,781	- 3.9%	\$317,398	+ 37.7%
Feb-2025	\$270,732	+ 1.6%	\$263,556	- 1.4%
Mar-2025	\$264,569	- 7.2%	\$265,076	- 2.7%
Apr-2025	\$300,917	- 3.9%	\$336,994	+ 17.3%
<b>May-2025</b>	<b>\$321,251</b>	<b>- 3.9%</b>	<b>\$308,007</b>	<b>+ 2.6%</b>
12-Month Avg*	\$305,763	+ 1.7%	\$291,971	+ 6.8%

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

## Historical Average Sales Price by Month



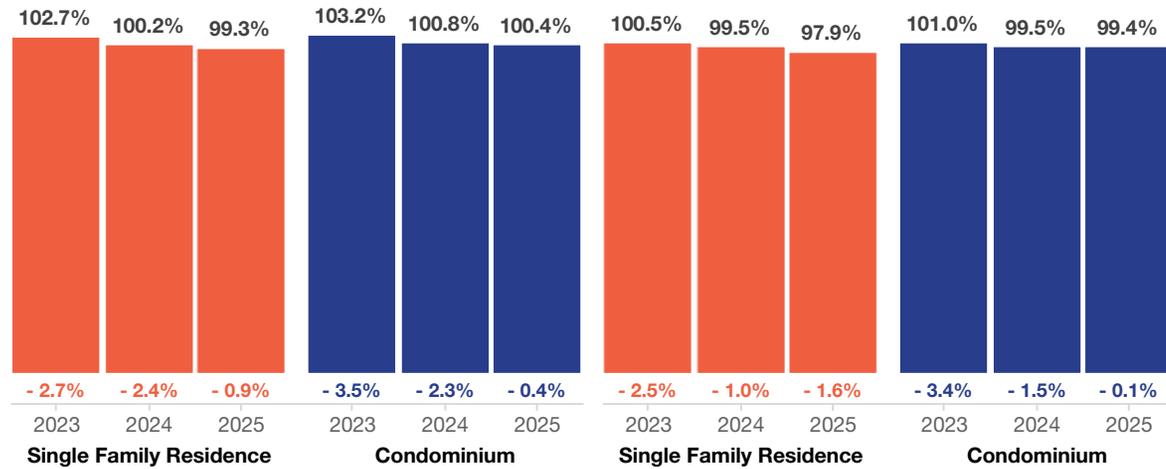
# Percent of List Price Received

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.



## May

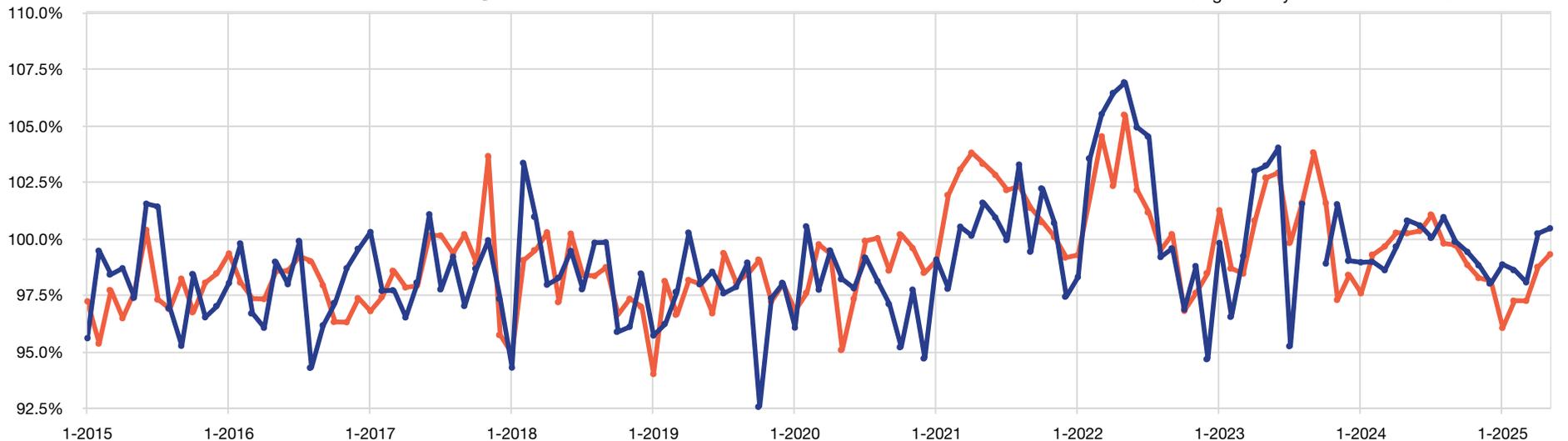
## Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	100.3%	- 2.5%	100.6%	- 3.3%
Jul-2024	101.0%	+ 1.2%	100.0%	+ 5.0%
Aug-2024	99.8%	- 1.8%	100.9%	- 0.6%
Sep-2024	99.7%	- 3.9%	99.9%	—
Oct-2024	98.8%	- 2.8%	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	96.0%	- 1.6%	98.8%	- 0.1%
Feb-2025	97.2%	- 2.1%	98.6%	- 0.4%
Mar-2025	97.2%	- 2.4%	98.0%	- 0.6%
Apr-2025	98.7%	- 1.5%	100.2%	+ 0.6%
<b>May-2025</b>	<b>99.3%</b>	<b>- 0.9%</b>	<b>100.4%</b>	<b>- 0.4%</b>
12-Month Avg*	99.0%	- 0.7%	99.6%	+ 0.0%

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

## Historical Percent of List Price Received by Month



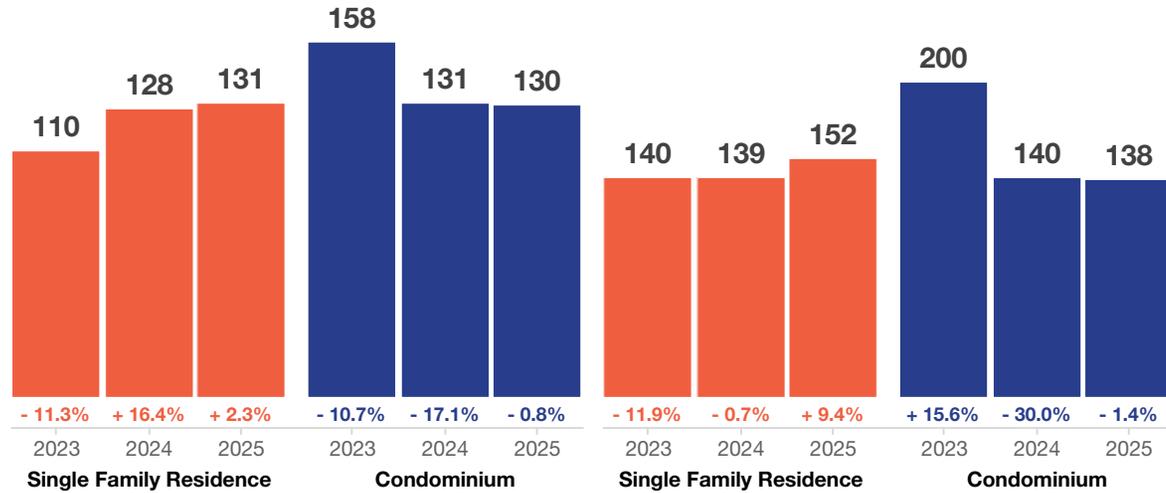
# Housing Affordability Index

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.



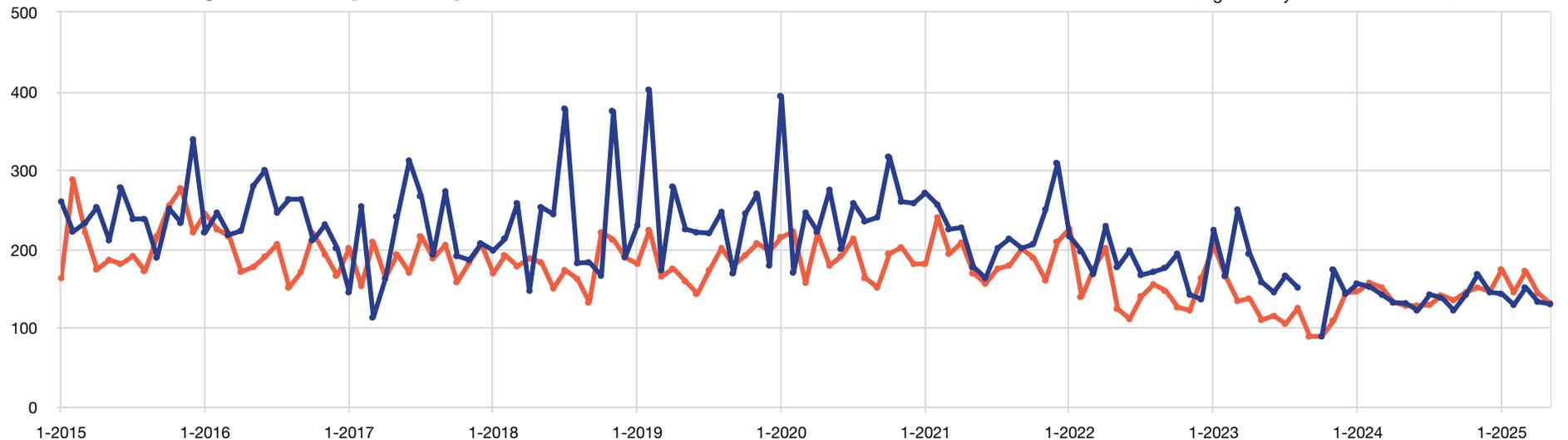
## May

## Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	128	+ 11.3%	122	- 15.9%
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	146	+ 1.4%	145	+ 1.4%
Jan-2025	174	+ 19.2%	143	- 8.3%
Feb-2025	145	- 7.6%	129	- 15.1%
Mar-2025	172	+ 13.9%	151	+ 6.3%
Apr-2025	144	+ 9.1%	133	+ 0.8%
<b>May-2025</b>	<b>131</b>	<b>+ 2.3%</b>	<b>130</b>	<b>- 0.8%</b>
12-Month Avg	145	+ 16.9%	139	- 3.5%

## Historical Housing Affordability Index by Month

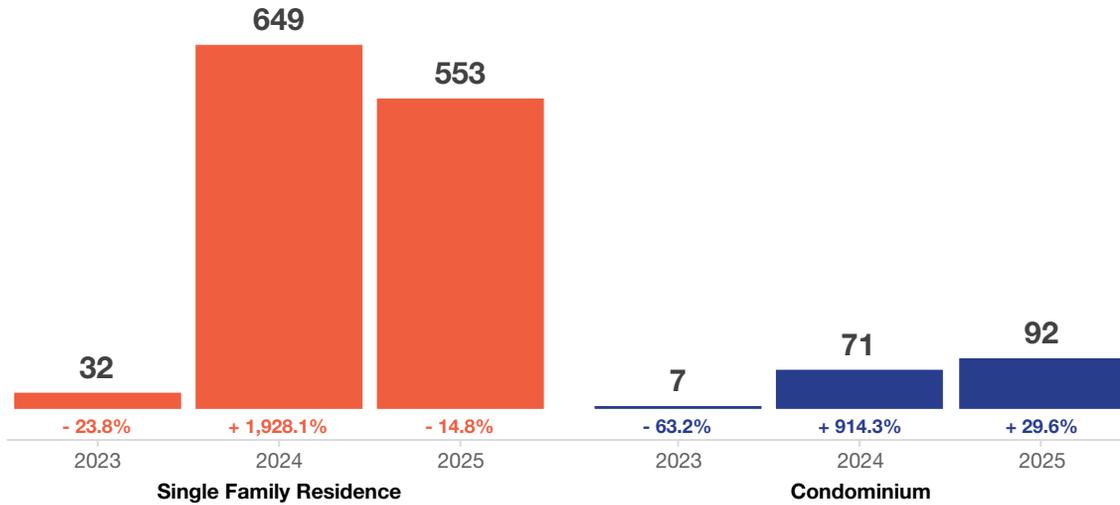


# Inventory of Homes for Sale

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

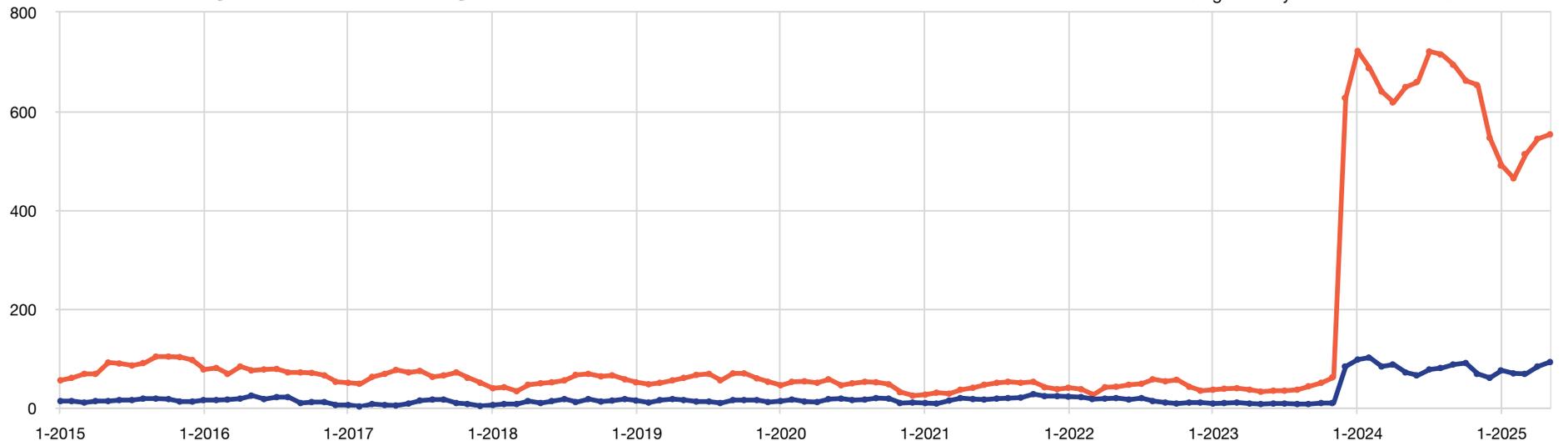


## May



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	659	+ 1,838.2%	65	+ 712.5%
Jul-2024	721	+ 2,020.6%	77	+ 862.5%
Aug-2024	715	+ 1,886.1%	80	+ 1,042.9%
Sep-2024	694	+ 1,514.0%	87	+ 1,142.9%
Oct-2024	662	+ 1,224.0%	90	+ 900.0%
Nov-2024	653	+ 970.5%	68	+ 655.6%
Dec-2024	546	- 12.9%	60	- 27.7%
Jan-2025	490	- 32.1%	75	- 22.7%
Feb-2025	464	- 32.5%	69	- 31.7%
Mar-2025	513	- 19.8%	68	- 18.1%
Apr-2025	544	- 12.0%	83	- 4.6%
<b>May-2025</b>	<b>553</b>	<b>- 14.8%</b>	<b>92</b>	<b>+ 29.6%</b>
12-Month Avg	601	+ 71.7%	76	+ 58.3%

## Historical Inventory of Homes for Sale by Month

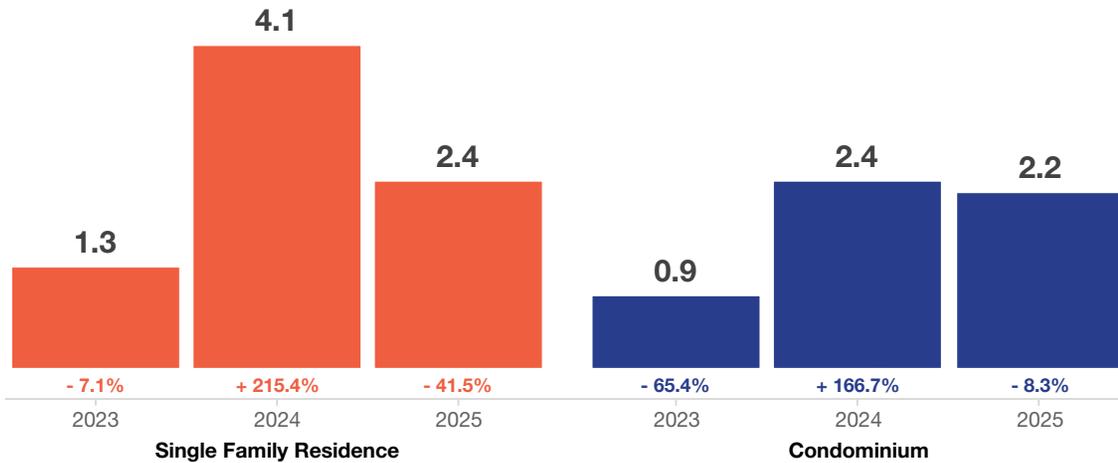


# Months Supply of Inventory

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.



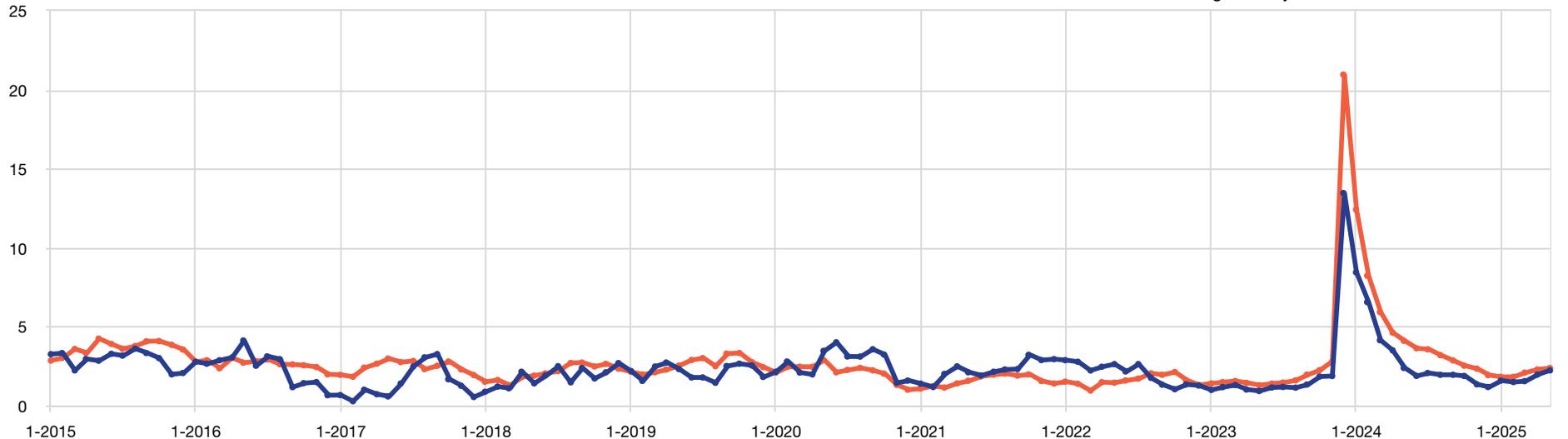
## May



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	3.6	+ 157.1%	1.9	+ 72.7%
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	- 91.1%
Jan-2025	1.8	- 85.5%	1.6	- 81.0%
Feb-2025	1.8	- 78.0%	1.5	- 77.3%
Mar-2025	2.1	- 64.4%	1.5	- 63.4%
Apr-2025	2.3	- 50.0%	2.0	- 42.9%
<b>May-2025</b>	<b>2.4</b>	<b>- 41.5%</b>	<b>2.2</b>	<b>- 8.3%</b>
12-Month Avg*	2.5	- 55.1%	1.7	- 55.3%

\* Months Supply for all properties from June 2024 through May 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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		547	<b>434</b>	- 20.7%	2,728	<b>1,777</b>	- 34.9%
<b>Pending Sales</b>		391	<b>318</b>	- 18.7%	1,975	<b>1,251</b>	- 36.7%
<b>Closed Sales</b>		408	<b>278</b>	- 31.9%	1,740	<b>1,091</b>	- 37.3%
<b>Days on Market Until Sale</b>		21	<b>25</b>	+ 19.0%	18	<b>34</b>	+ 88.9%
<b>Median Sales Price</b>		\$265,000	<b>\$265,000</b>	0.0%	\$245,000	<b>\$235,000</b>	- 4.1%
<b>Average Sales Price</b>		\$327,918	<b>\$318,822</b>	- 2.8%	\$294,529	<b>\$290,435</b>	- 1.4%
<b>Percent of List Price Received</b>		100.3%	<b>99.5%</b>	- 0.8%	99.5%	<b>98.1%</b>	- 1.4%
<b>Housing Affordability Index</b>		128	<b>130</b>	+ 1.6%	139	<b>147</b>	+ 5.8%
<b>Inventory of Homes for Sale</b>		720	<b>645</b>	- 10.4%	—	—	—
<b>Months Supply of Inventory</b>		3.8	<b>2.3</b>	- 39.5%	—	—	—

# Monthly Indicators

## May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings increased 3.2 percent for Single Family Residence homes and 14.7 percent for Condominium homes. Pending Sales decreased 22.1 percent for Single Family Residence homes and 9.1 percent for Condominium homes. Inventory increased 33.5 percent for Single Family Residence homes and 43.5 percent for Condominium homes.

Median Sales Price increased 4.8 percent to \$472,750 for Single Family Residence homes but decreased 7.2 percent to \$335,000 for Condominium homes. Days on Market decreased 19.4 percent for Single Family Residence homes and 18.8 percent for Condominium homes. Months Supply of Inventory increased 45.0 percent for Single Family Residence homes and 47.8 percent for Condominium homes.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

## Quick Facts

**- 1.5%**

Change in  
**Closed Sales**  
All Properties

**- 1.1%**

Change in  
**Median Sales Price**  
All Properties

**+ 36.2%**

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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All Residential Properties Market Overview	14

# 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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		402	<b>415</b>	+ 3.2%	1,458	<b>1,644</b>	+ 12.8%
<b>Pending Sales</b>		263	<b>205</b>	- 22.1%	1,100	<b>1,057</b>	- 3.9%
<b>Closed Sales</b>		285	<b>288</b>	+ 1.1%	979	<b>978</b>	- 0.1%
<b>Days on Market Until Sale</b>		31	<b>25</b>	- 19.4%	38	<b>34</b>	- 10.5%
<b>Median Sales Price</b>		\$451,200	<b>\$472,750</b>	+ 4.8%	\$440,000	<b>\$450,125</b>	+ 2.3%
<b>Average Sales Price</b>		\$541,473	<b>\$529,376</b>	- 2.2%	\$503,465	<b>\$507,170</b>	+ 0.7%
<b>Percent of List Price Received</b>		102.6%	<b>101.3%</b>	- 1.3%	101.3%	<b>100.6%</b>	- 0.7%
<b>Housing Affordability Index</b>		95	<b>92</b>	- 3.2%	98	<b>96</b>	- 2.0%
<b>Inventory of Homes for Sale</b>		463	<b>618</b>	+ 33.5%	—	—	—
<b>Months Supply of Inventory</b>		2.0	<b>2.9</b>	+ 45.0%	—	—	—

# Condominium Market Overview

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

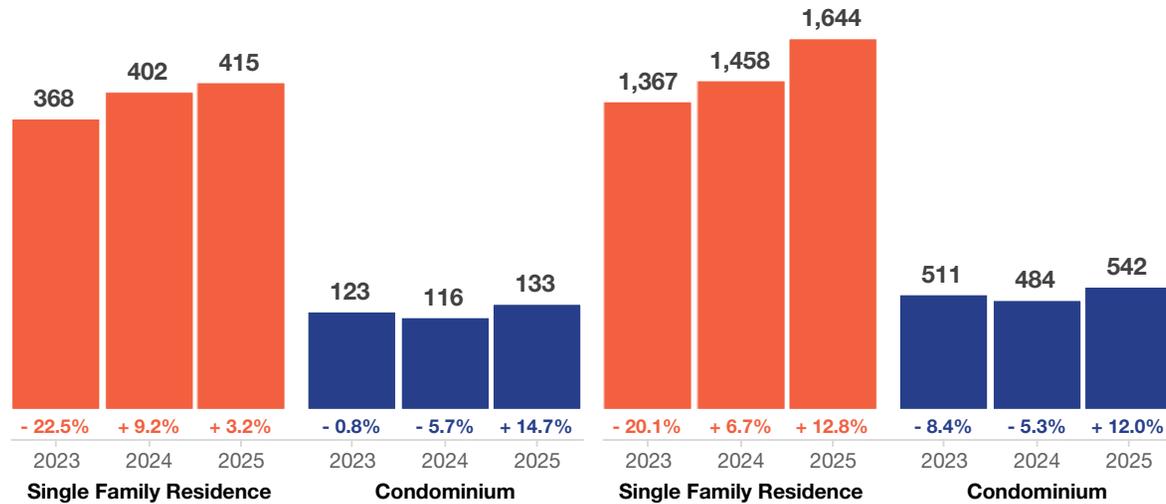


Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		116	<b>133</b>	+ 14.7%	484	<b>542</b>	+ 12.0%
<b>Pending Sales</b>		88	<b>80</b>	- 9.1%	399	<b>375</b>	- 6.0%
<b>Closed Sales</b>		114	<b>105</b>	- 7.9%	365	<b>352</b>	- 3.6%
<b>Days on Market Until Sale</b>		32	<b>26</b>	- 18.8%	38	<b>35</b>	- 7.9%
<b>Median Sales Price</b>		\$361,000	<b>\$335,000</b>	- 7.2%	\$323,500	<b>\$316,500</b>	- 2.2%
<b>Average Sales Price</b>		\$403,507	<b>\$400,676</b>	- 0.7%	\$387,339	<b>\$386,719</b>	- 0.2%
<b>Percent of List Price Received</b>		102.3%	<b>99.8%</b>	- 2.4%	100.9%	<b>100.0%</b>	- 0.9%
<b>Housing Affordability Index</b>		119	<b>130</b>	+ 9.2%	133	<b>137</b>	+ 3.0%
<b>Inventory of Homes for Sale</b>		170	<b>244</b>	+ 43.5%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>3.4</b>	+ 47.8%	—	—	—

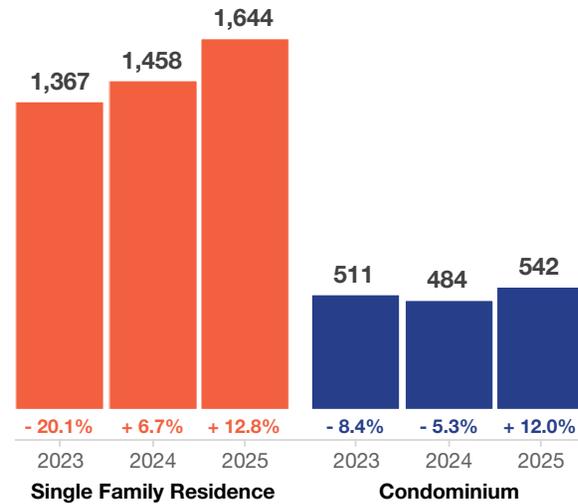
# New Listings

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

## May

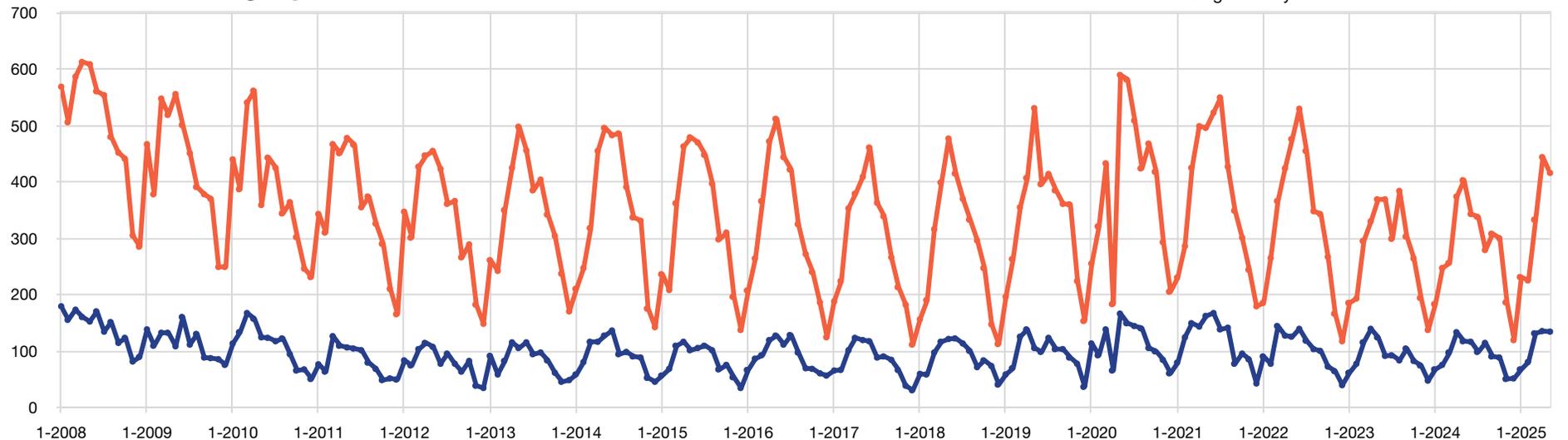


## Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	342	- 7.1%	115	+ 27.8%
Jul-2024	337	+ 13.1%	97	+ 6.6%
Aug-2024	278	- 27.4%	113	+ 37.8%
Sep-2024	307	+ 1.7%	89	- 13.6%
Oct-2024	299	+ 13.7%	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	224	- 8.9%	79	+ 6.8%
Mar-2025	332	+ 30.2%	130	+ 35.4%
Apr-2025	443	+ 18.8%	134	+ 1.5%
<b>May-2025</b>	<b>415</b>	<b>+ 3.2%</b>	<b>133</b>	<b>+ 14.7%</b>
12-Month Avg	293	+ 3.5%	95	+ 8.0%

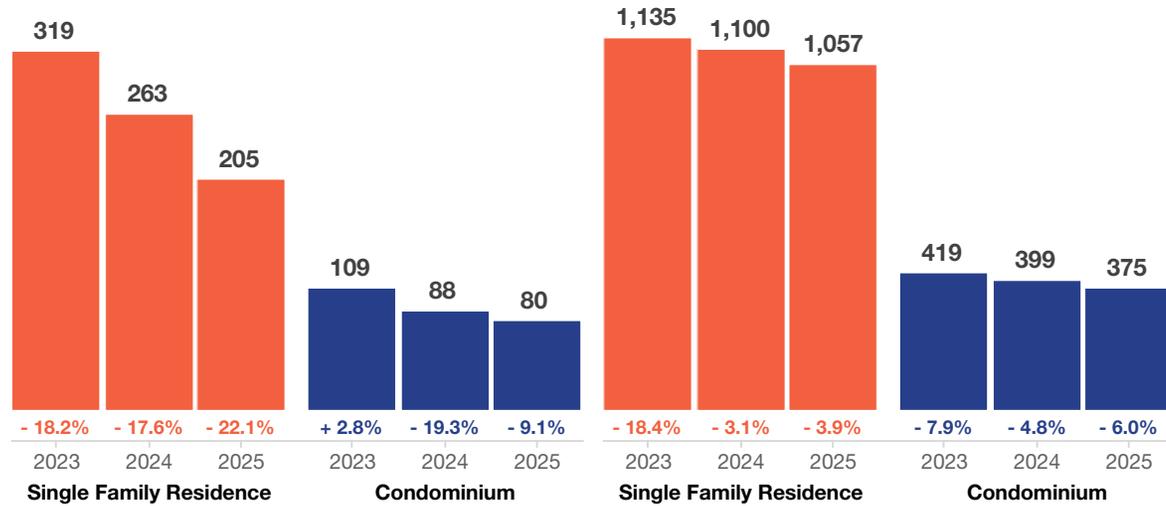
## Historical New Listings by Month



# Pending Sales

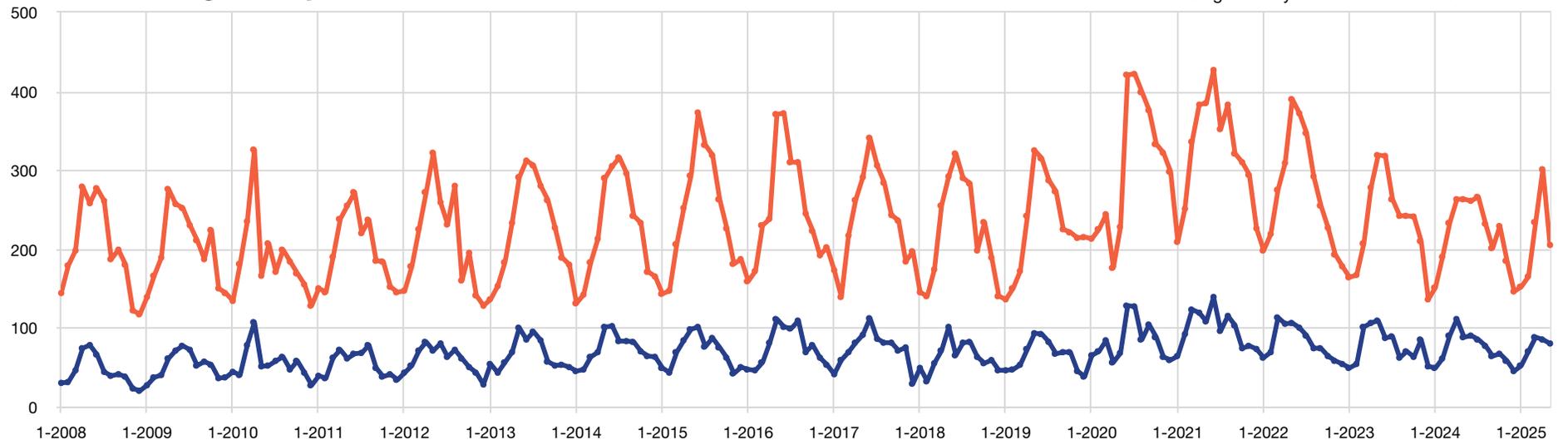
A count of the properties on which offers have been accepted in a given month.

## May



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	261	- 17.9%	90	+ 3.4%
Jul-2024	266	+ 1.1%	85	- 4.5%
Aug-2024	232	- 4.1%	77	+ 24.2%
Sep-2024	201	- 16.9%	64	- 8.6%
Oct-2024	229	- 5.0%	67	+ 6.3%
Nov-2024	185	- 11.9%	58	- 31.8%
Dec-2024	146	+ 7.4%	45	- 11.8%
Jan-2025	152	+ 0.7%	52	+ 6.1%
Feb-2025	165	- 13.2%	70	+ 14.8%
Mar-2025	234	+ 0.4%	88	- 2.2%
Apr-2025	301	+ 14.4%	85	- 23.4%
<b>May-2025</b>	<b>205</b>	<b>- 22.1%</b>	<b>80</b>	<b>- 9.1%</b>
12-Month Avg	215	- 6.1%	72	- 5.3%

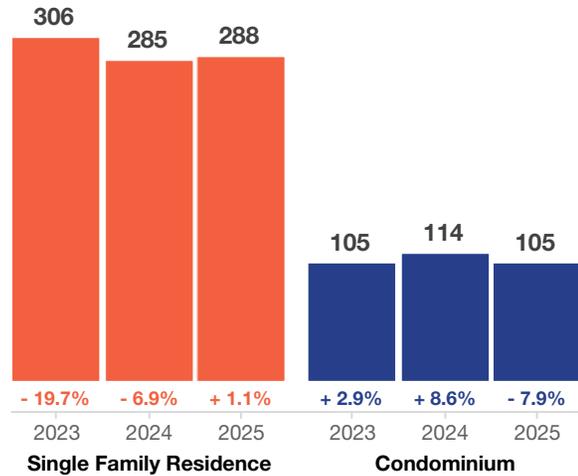
## Historical Pending Sales by Month



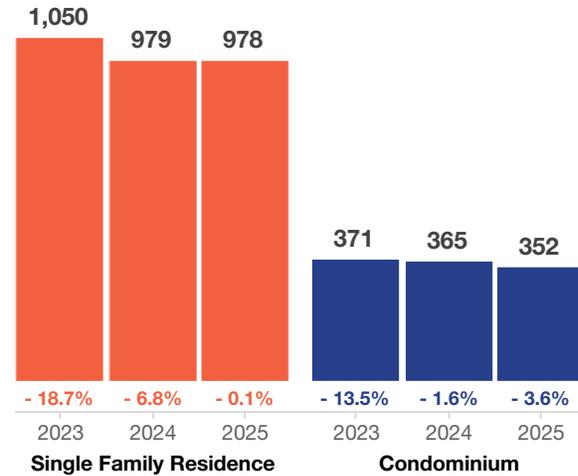
# Closed Sales

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

## May

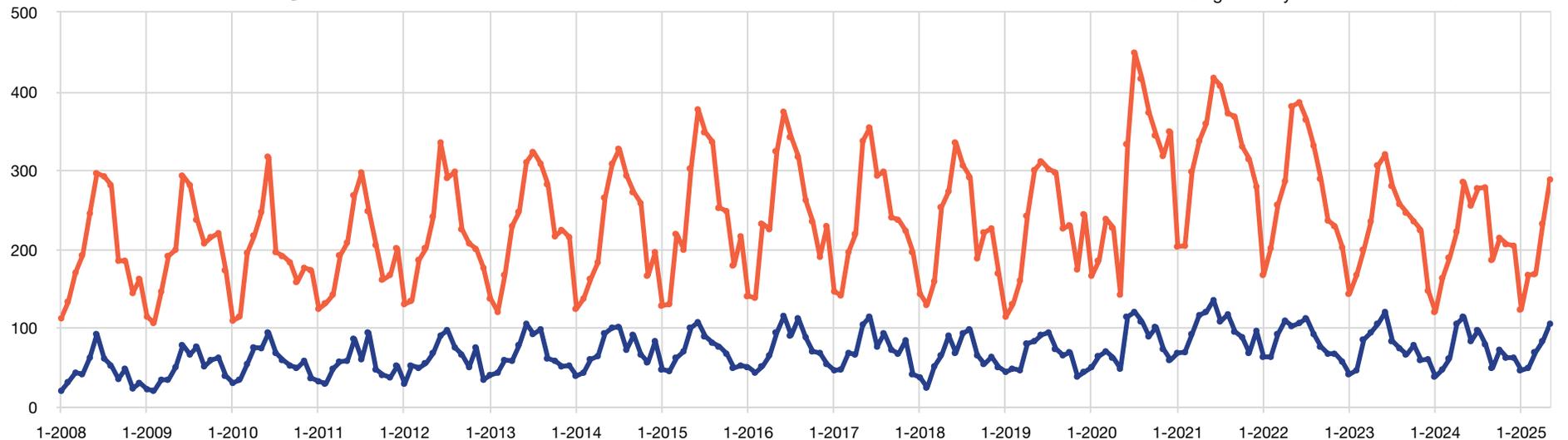


## Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	255	-20.3%	83	-30.8%
Jul-2024	277	-1.1%	97	+16.9%
Aug-2024	278	+8.2%	79	+6.8%
Sep-2024	186	-24.4%	49	-25.8%
Oct-2024	214	-8.9%	72	-7.7%
Nov-2024	206	-8.0%	62	+5.1%
Dec-2024	204	+38.8%	62	+3.3%
Jan-2025	123	+2.5%	46	+21.1%
Feb-2025	167	+2.5%	49	+4.3%
Mar-2025	168	-11.1%	69	+13.1%
Apr-2025	232	+4.5%	83	-21.0%
<b>May-2025</b>	<b>288</b>	<b>+1.1%</b>	<b>105</b>	<b>-7.9%</b>
12-Month Avg	217	-3.1%	71	-5.3%

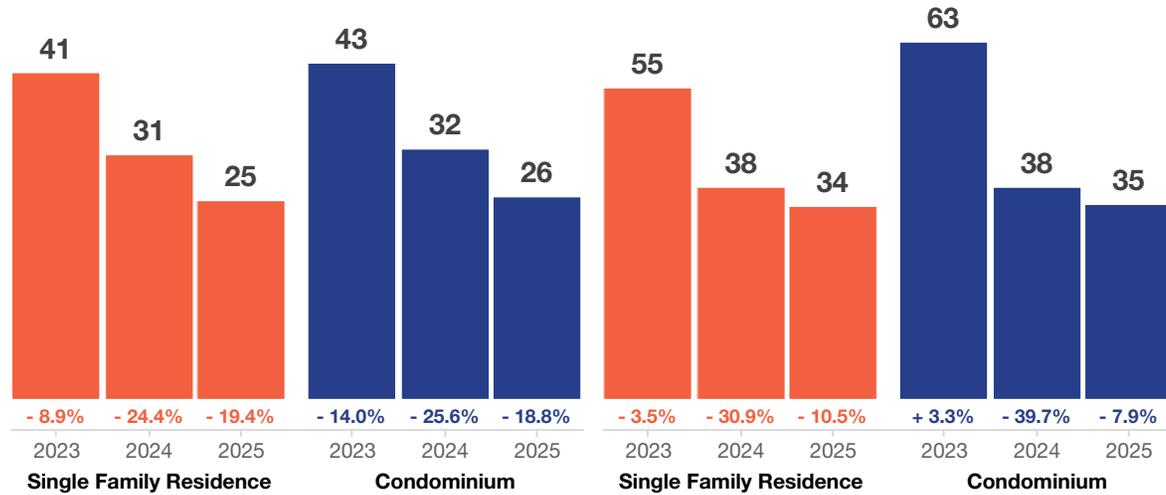
## Historical Closed Sales by Month



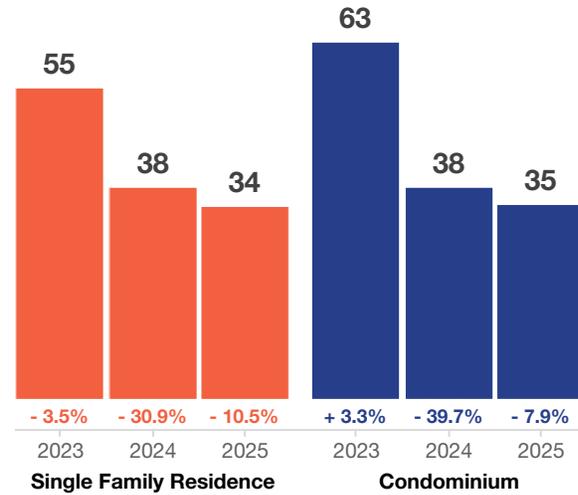
# Days on Market Until Sale

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

## May



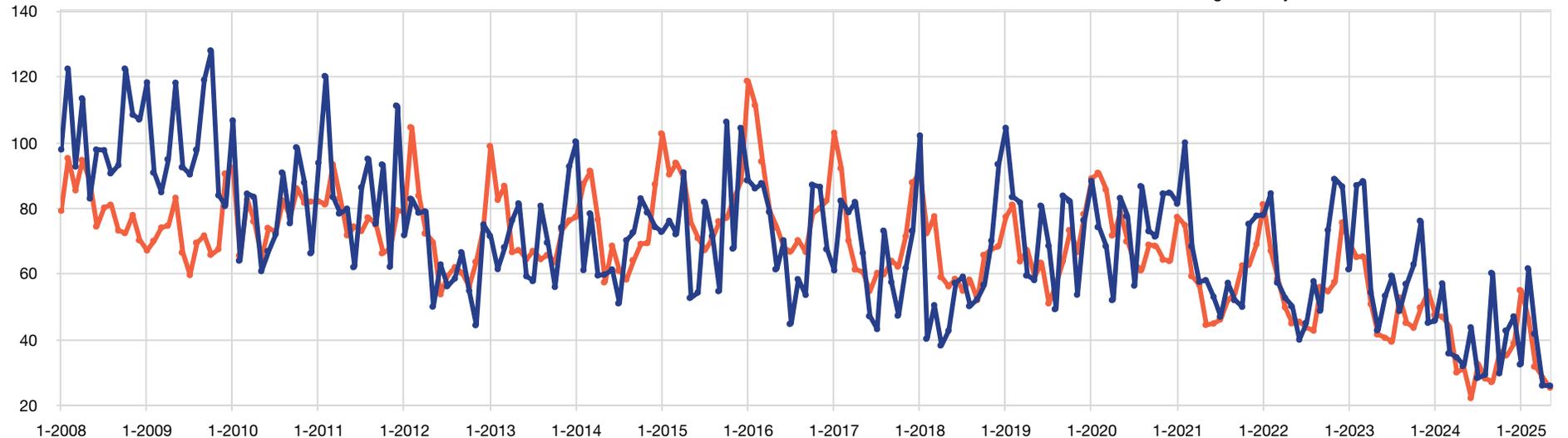
## Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	22	- 45.0%	44	- 17.0%
Jul-2024	32	- 17.9%	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%	62	+ 8.8%
Mar-2025	32	- 27.3%	42	+ 16.7%
Apr-2025	28	- 6.7%	26	- 23.5%
<b>May-2025</b>	<b>25</b>	<b>- 19.4%</b>	<b>26</b>	<b>- 18.8%</b>
12-Month Avg*	32	- 24.5%	37	- 25.3%

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

## Historical Days on Market Until Sale by Month

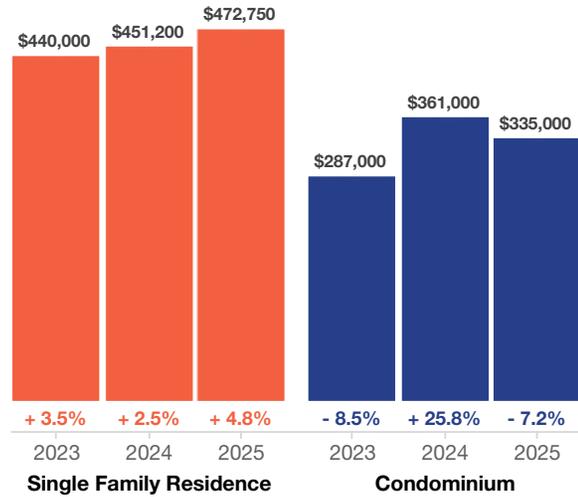


# Median Sales Price

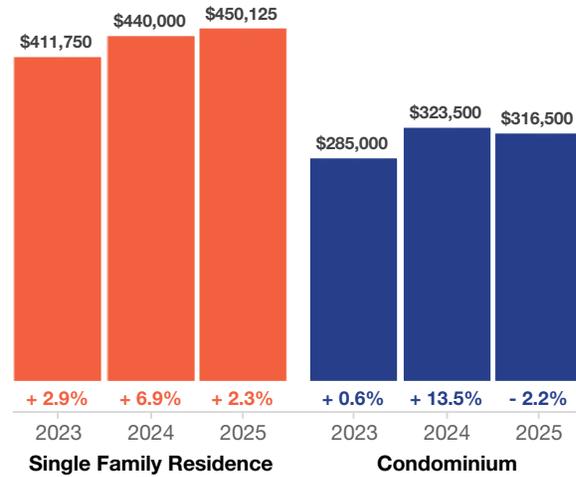
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



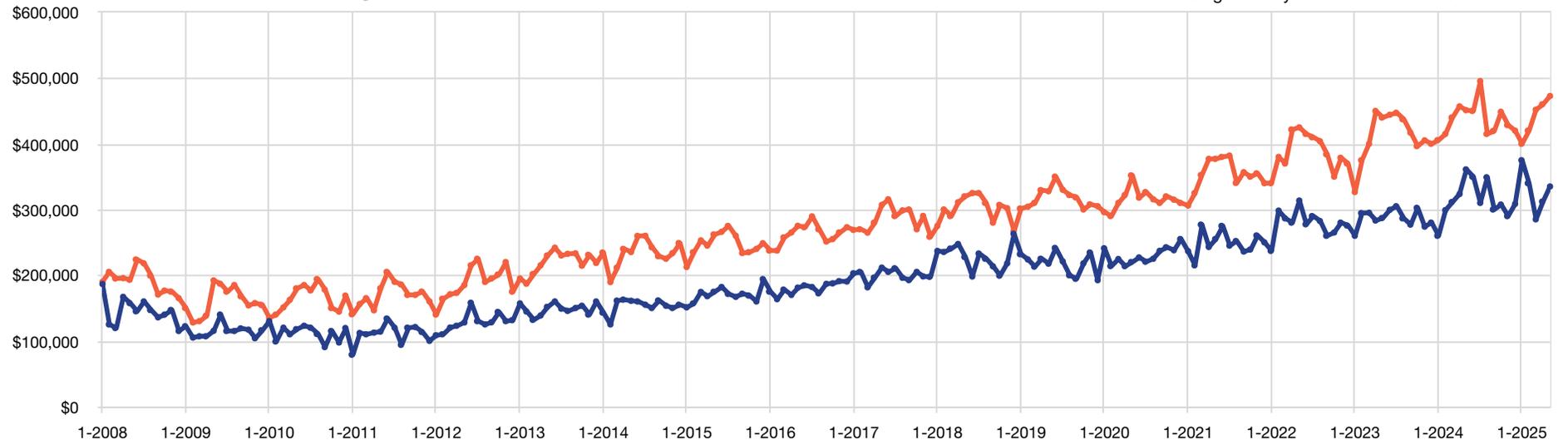
## Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	\$450,000	+ 1.3%	\$349,900	+ 16.8%
Jul-2024	\$495,500	+ 10.8%	\$310,000	+ 1.6%
Aug-2024	\$415,000	- 5.1%	\$349,000	+ 21.8%
Sep-2024	\$419,470	+ 0.6%	\$300,000	+ 8.3%
Oct-2024	\$448,750	+ 13.2%	\$307,500	+ 1.7%
Nov-2024	\$428,540	+ 5.7%	\$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%	\$340,000	+ 13.7%
Mar-2025	\$451,900	+ 2.7%	\$285,000	- 8.5%
Apr-2025	\$460,080	+ 0.7%	\$312,000	- 3.6%
<b>May-2025</b>	<b>\$472,750</b>	<b>+ 4.8%</b>	<b>\$335,000</b>	<b>- 7.2%</b>
12-Month Avg*	\$445,000	+ 3.5%	\$315,000	+ 3.6%

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

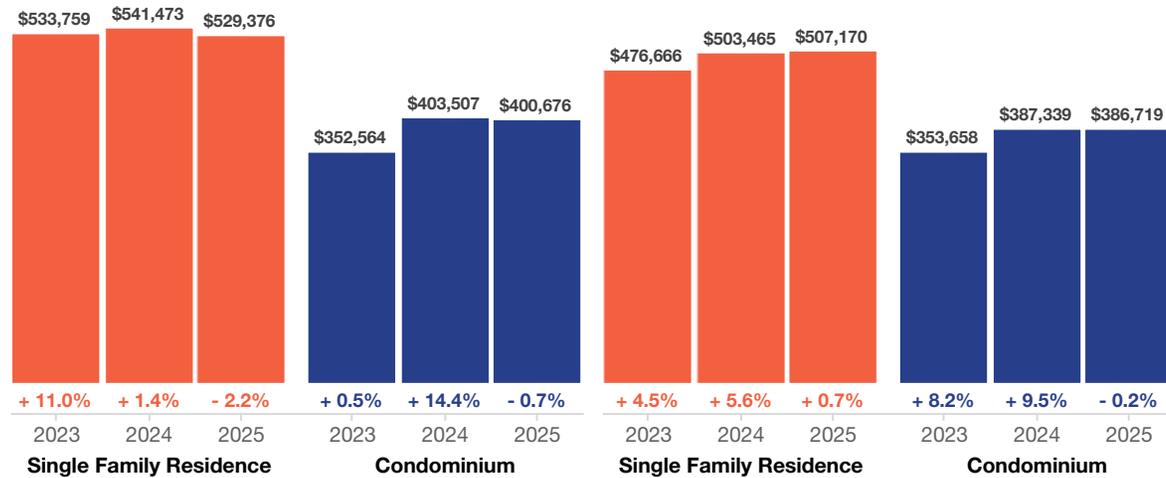
## Historical Median Sales Price by Month



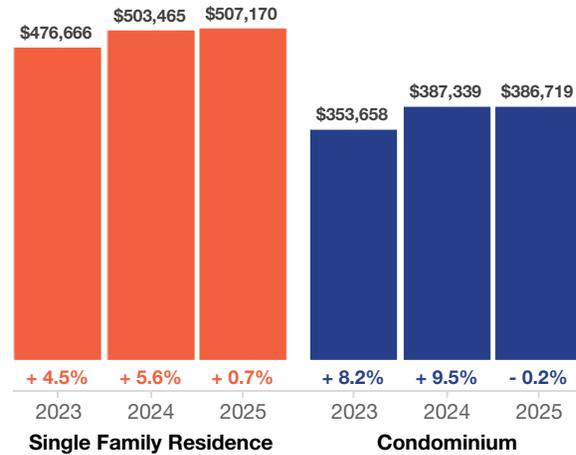
# Average Sales Price

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

## May



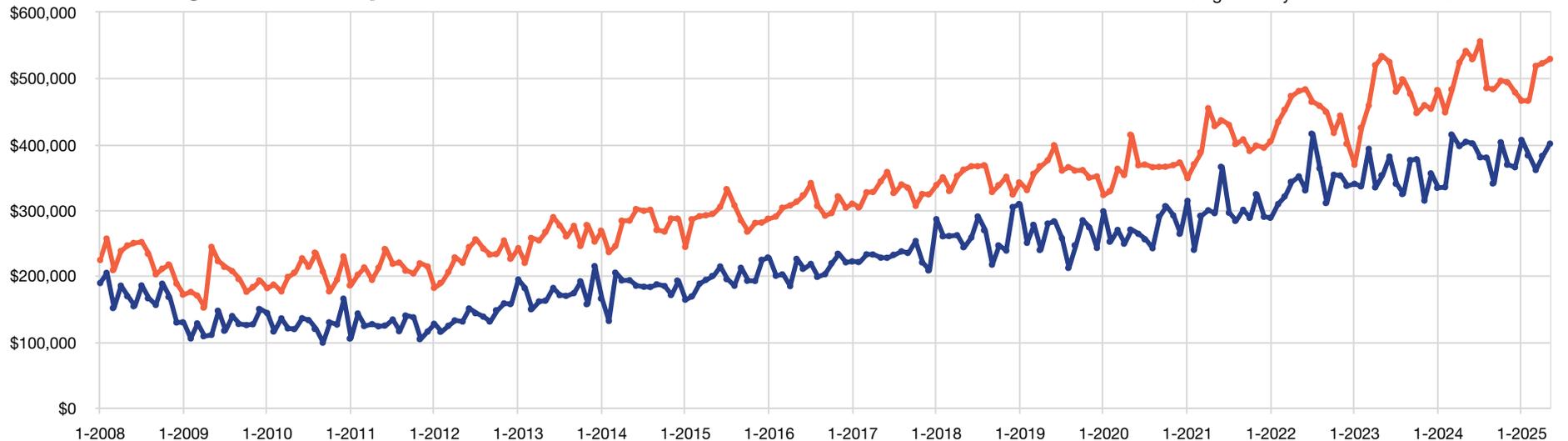
## Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	\$529,099	+ 0.8%	\$401,228	+ 5.3%
Jul-2024	\$556,184	+ 15.9%	\$380,039	+ 11.8%
Aug-2024	\$485,169	- 2.7%	\$379,436	+ 17.0%
Sep-2024	\$483,570	+ 1.4%	\$340,307	- 9.4%
Oct-2024	\$496,291	+ 11.0%	\$402,817	+ 6.9%
Nov-2024	\$493,994	+ 7.6%	\$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%	\$382,985	+ 14.5%
Mar-2025	\$518,828	+ 7.4%	\$360,690	- 13.0%
Apr-2025	\$522,858	- 0.2%	\$382,042	- 3.8%
<b>May-2025</b>	<b>\$529,376</b>	<b>- 2.2%</b>	<b>\$400,676</b>	<b>- 0.7%</b>
12-Month Avg*	\$506,331	+ 3.5%	\$382,516	+ 3.8%

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

## Historical Average Sales Price by Month



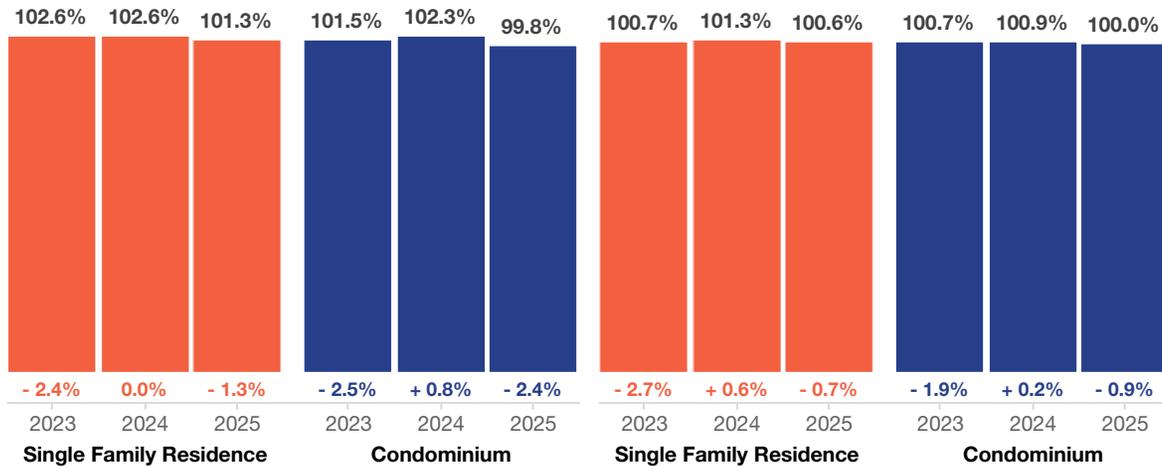
# Percent of List Price Received

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.



## May

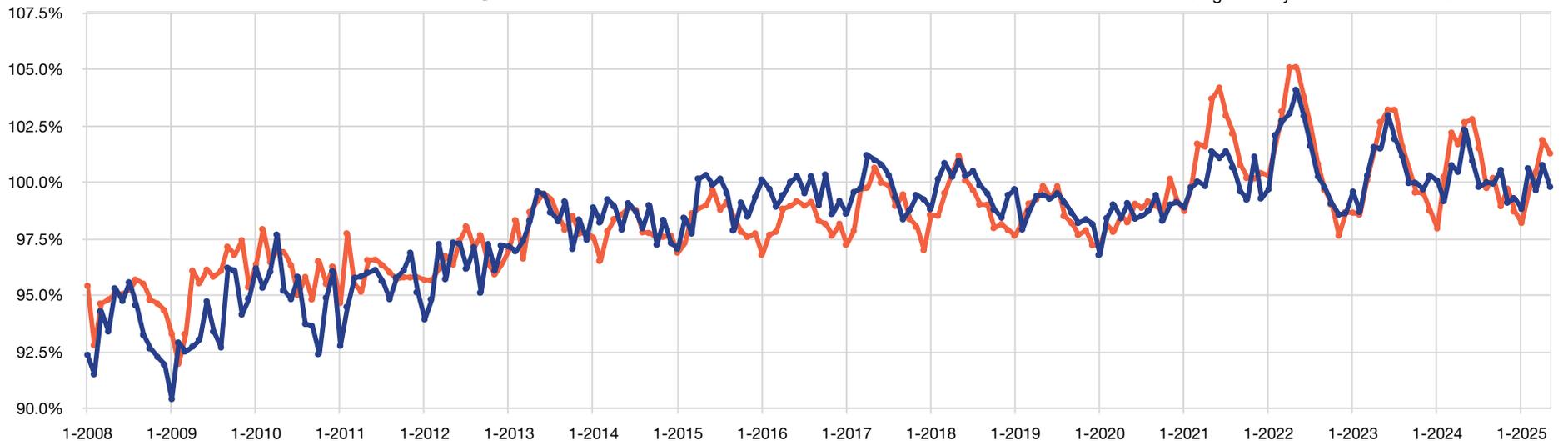
## Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	102.8%	- 0.4%	100.9%	- 1.9%
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%	100.6%	+ 1.5%
Mar-2025	100.4%	- 1.8%	99.6%	- 1.1%
Apr-2025	101.8%	+ 0.1%	100.7%	+ 0.3%
<b>May-2025</b>	<b>101.3%</b>	<b>- 1.3%</b>	<b>99.8%</b>	<b>- 2.4%</b>
12-Month Avg*	100.4%	- 0.8%	100.0%	- 1.0%

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

## Historical Percent of List Price Received by Month



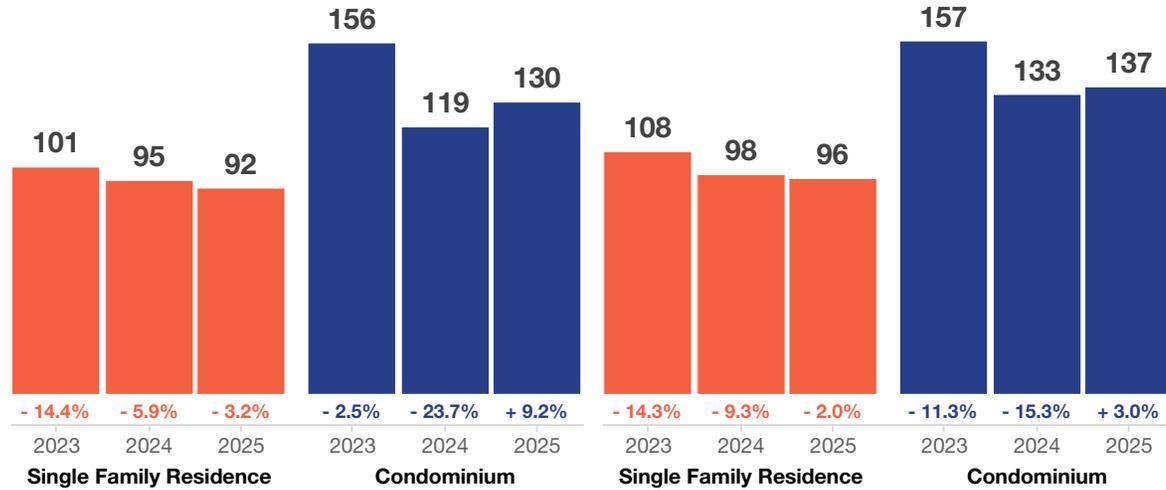
# Housing Affordability Index

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.



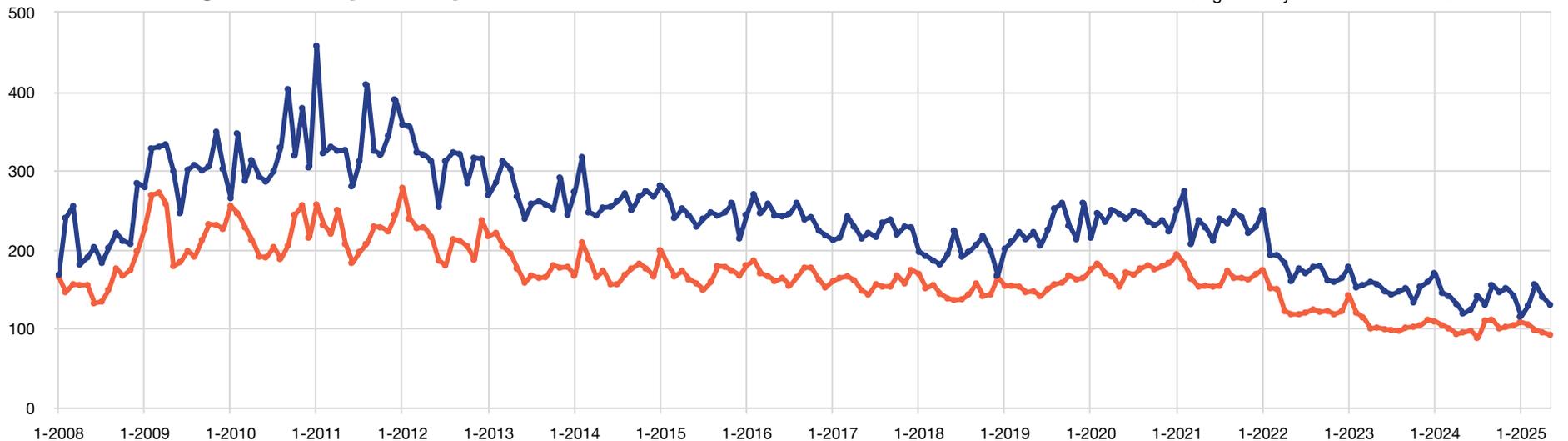
## May

## Year to Date



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	97	-2.0%	124	-15.6%
Jul-2024	88	-10.2%	141	-1.4%
Aug-2024	110	+13.4%	130	-11.6%
Sep-2024	111	+9.9%	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%	129	-11.0%
Mar-2025	98	-2.0%	156	+10.6%
Apr-2025	95	+2.2%	140	+6.9%
<b>May-2025</b>	<b>92</b>	<b>-3.2%</b>	<b>130</b>	<b>+9.2%</b>
12-Month Avg	101	0.0%	138	-4.8%

## Historical Housing Affordability Index by Month

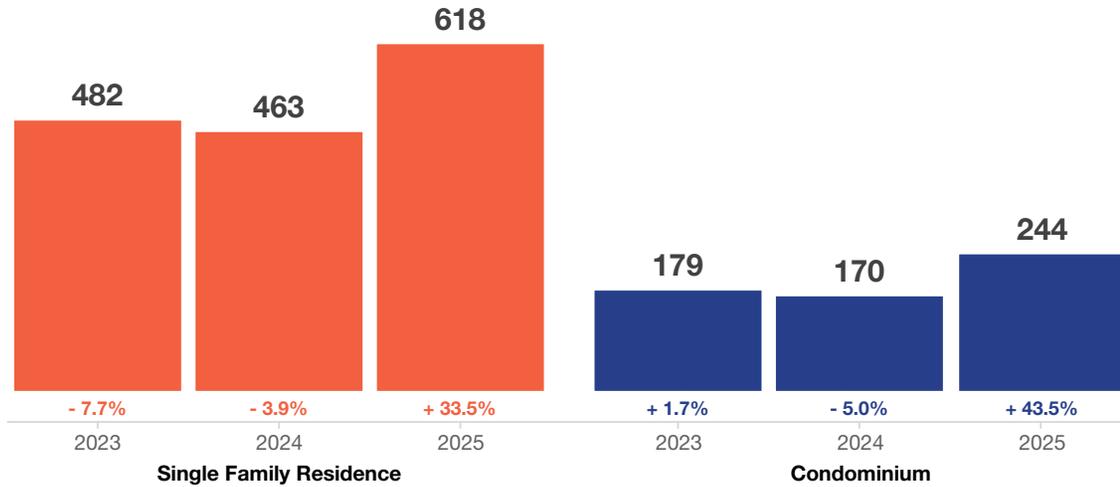


# Inventory of Homes for Sale

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

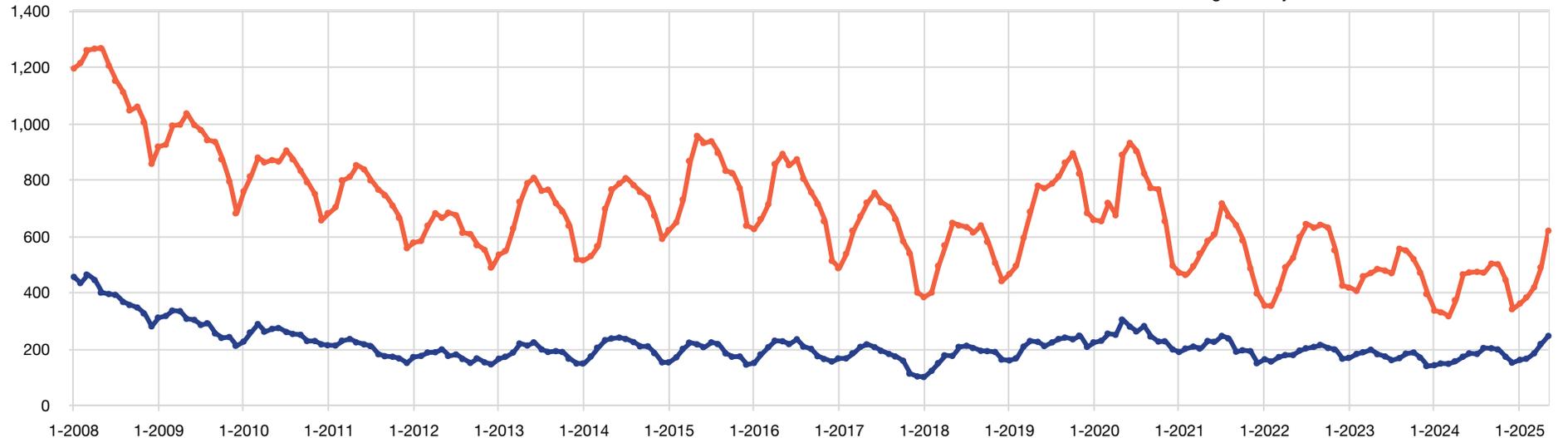


## May



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	470	- 1.3%	182	+ 6.4%
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	499	- 3.5%	196	+ 5.9%
Nov-2024	443	- 5.5%	170	+ 1.8%
Dec-2024	339	- 13.7%	149	+ 8.8%
Jan-2025	359	+ 7.5%	159	+ 13.6%
Feb-2025	381	+ 16.2%	163	+ 11.6%
Mar-2025	417	+ 32.8%	182	+ 25.5%
Apr-2025	488	+ 31.5%	215	+ 39.6%
<b>May-2025</b>	<b>618</b>	<b>+ 33.5%</b>	<b>244</b>	<b>+ 43.5%</b>
12-Month Avg	455	+ 4.4%	187	+ 16.9%

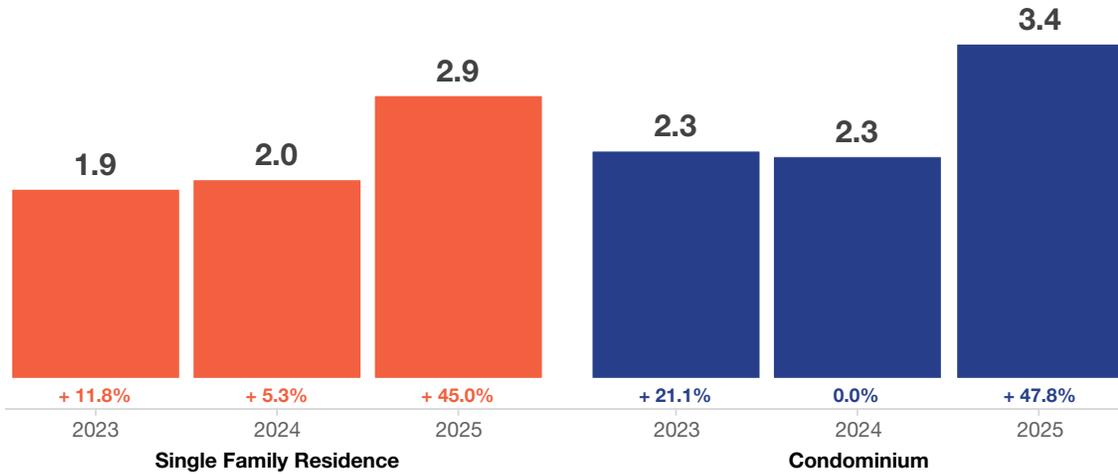
## Historical Inventory of Homes for Sale by Month



# 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.

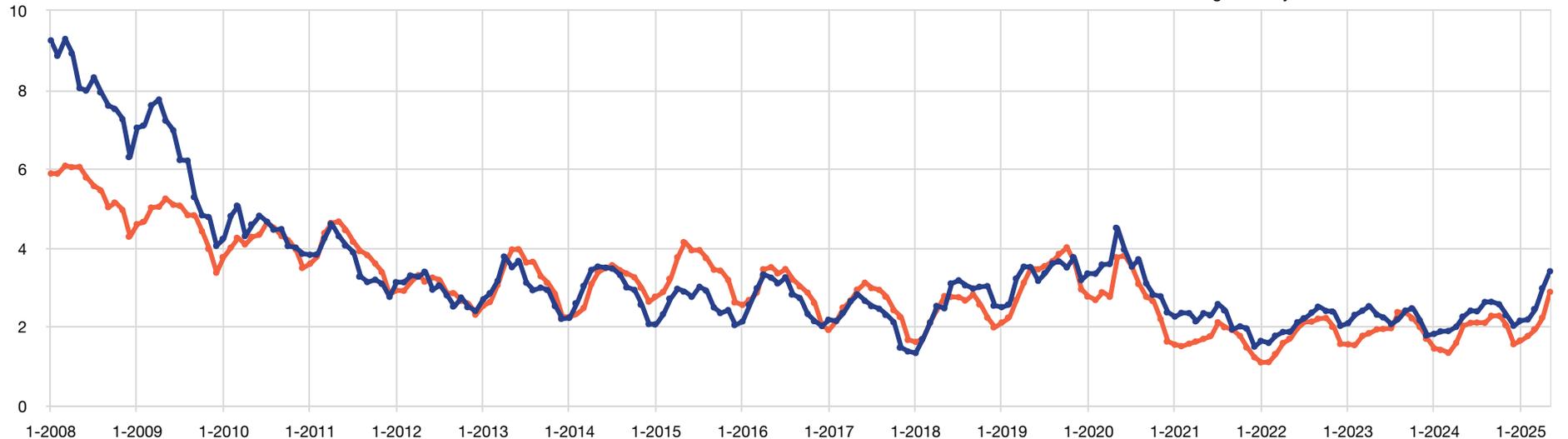
## May



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jun-2024	2.1	+ 10.5%	2.4	+ 9.1%
Jul-2024	2.1	+ 5.0%	2.4	+ 14.3%
Aug-2024	2.1	- 12.5%	2.6	+ 18.2%
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	1.6	+ 14.3%	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%	3.0	+ 50.0%
<b>May-2025</b>	<b>2.9</b>	<b>+ 45.0%</b>	<b>3.4</b>	<b>+ 47.8%</b>
12-Month Avg*	2.1	+ 11.5%	2.5	+ 19.7%

\* Months Supply for all properties from June 2024 through May 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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		518	<b>548</b>	+ 5.8%	1,942	<b>2,186</b>	+ 12.6%
<b>Pending Sales</b>		351	<b>285</b>	- 18.8%	1,499	<b>1,432</b>	- 4.5%
<b>Closed Sales</b>		399	<b>393</b>	- 1.5%	1,344	<b>1,330</b>	- 1.0%
<b>Days on Market Until Sale</b>		31	<b>25</b>	- 19.4%	38	<b>34</b>	- 10.5%
<b>Median Sales Price</b>		\$429,900	<b>\$425,000</b>	- 1.1%	\$405,000	<b>\$411,950</b>	+ 1.7%
<b>Average Sales Price</b>		\$502,055	<b>\$494,990</b>	- 1.4%	\$471,928	<b>\$475,243</b>	+ 0.7%
<b>Percent of List Price Received</b>		102.5%	<b>100.9%</b>	- 1.6%	101.2%	<b>100.4%</b>	- 0.8%
<b>Housing Affordability Index</b>		100	<b>102</b>	+ 2.0%	106	<b>105</b>	- 0.9%
<b>Inventory of Homes for Sale</b>		633	<b>862</b>	+ 36.2%	—	—	—
<b>Months Supply of Inventory</b>		2.1	<b>3.0</b>	+ 42.9%	—	—	—