

# Monthly Indicators



## November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings decreased 15.0 percent for Single Family Residence homes but increased 100.0 percent for Condominium homes. Pending Sales decreased 25.7 percent for Single Family Residence homes and 33.3 percent for Condominium homes. Inventory increased 8.9 percent for Single Family Residence homes and 80.6 percent for Condominium homes.

Median Sales Price increased 6.5 percent to \$245,000 for Single Family Residence homes and 13.9 percent to \$235,000 for Condominium homes. Days on Market increased 26.9 percent for Single Family Residence homes and 48.4 percent for Condominium homes. Months Supply of Inventory increased 43.5 percent for Single Family Residence homes and 146.2 percent for Condominium homes.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Quick Facts

- 22.2%	+ 8.6%	+ 15.6%
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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		341	290	- 15.0%	4,730	3,738	- 21.0%
Pending Sales		230	171	- 25.7%	3,253	2,436	- 25.1%
Closed Sales		228	171	- 25.0%	3,086	2,343	- 24.1%
Days on Market Until Sale		26	33	+ 26.9%	21	30	+ 42.9%
Median Sales Price		\$230,000	\$245,000	+ 6.5%	\$250,000	\$255,000	+ 2.0%
Average Sales Price		\$287,041	\$282,643	- 1.5%	\$307,200	\$309,260	+ 0.7%
Percent of List Price Received		98.2%	98.0%	- 0.2%	99.7%	98.7%	- 1.0%
Housing Affordability Index		151	149	- 1.3%	139	143	+ 2.9%
Inventory of Homes for Sale		651	709	+ 8.9%	—	—	—
Months Supply of Inventory		2.3	3.3	+ 43.5%	—	—	—

# Condominium Market Overview

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



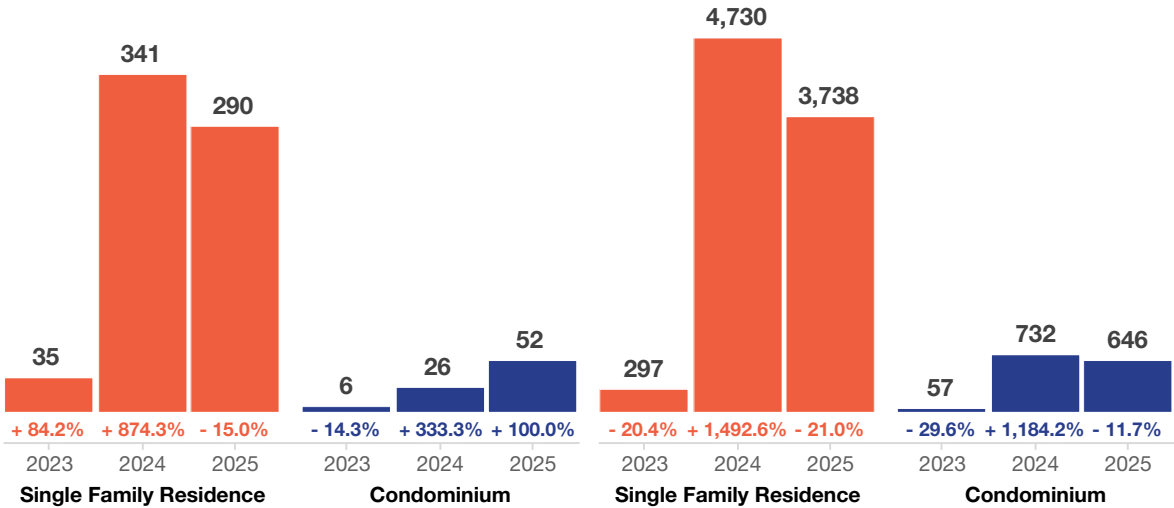
Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		26	52	+ 100.0%	732	646	- 11.7%
Pending Sales		36	24	- 33.3%	590	428	- 27.5%
Closed Sales		38	36	- 5.3%	574	417	- 27.4%
Days on Market Until Sale		31	46	+ 48.4%	21	30	+ 42.9%
Median Sales Price		\$206,250	\$235,000	+ 13.9%	\$250,000	\$249,000	- 0.4%
Average Sales Price		\$241,050	\$273,593	+ 13.5%	\$281,929	\$280,464	- 0.5%
Percent of List Price Received		98.8%	99.6%	+ 0.8%	99.7%	99.1%	- 0.6%
Housing Affordability Index		168	155	- 7.7%	139	146	+ 5.0%
Inventory of Homes for Sale		67	121	+ 80.6%	—	—	—
Months Supply of Inventory		1.3	3.2	+ 146.2%	—	—	—

# New Listings

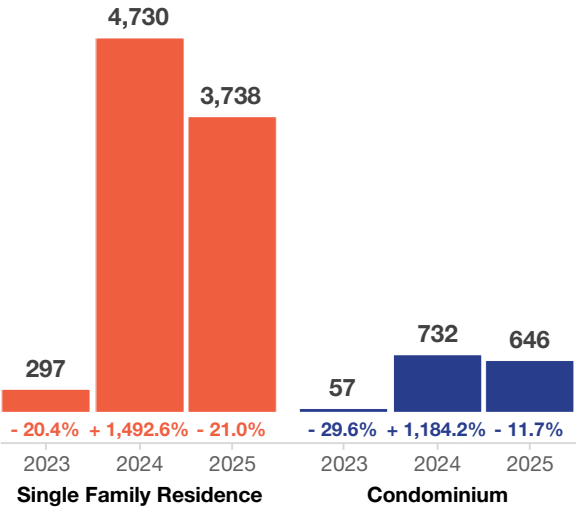
A count of the properties that have been newly listed on the market in a given month.



## November

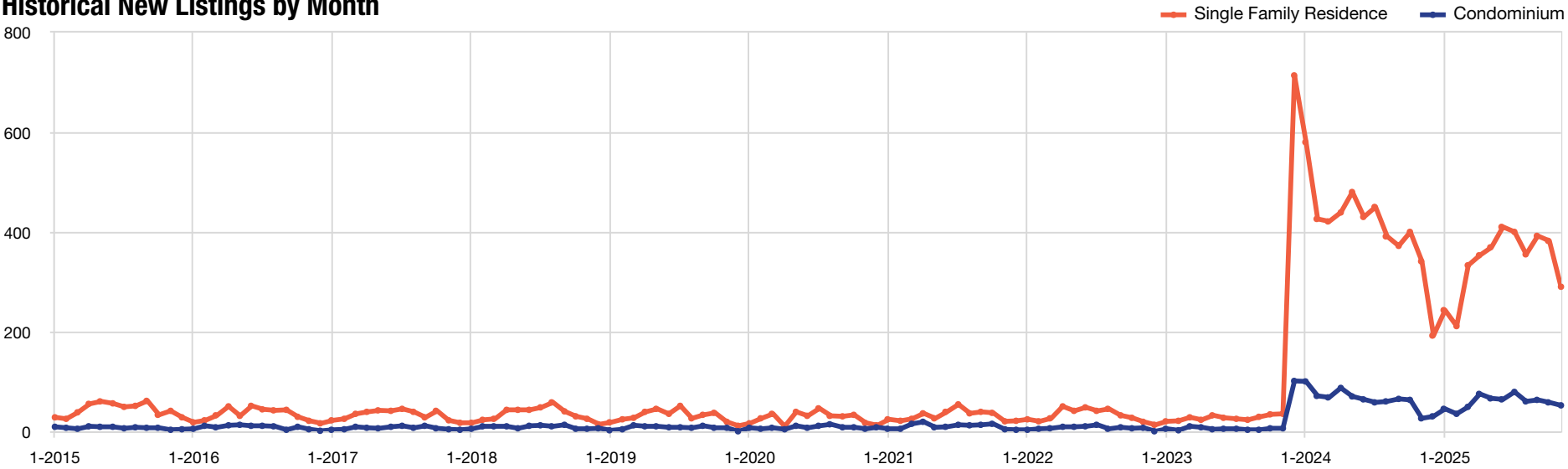


## Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	192	- 73.1%	30	- 70.3%
Jan-2025	243	- 58.1%	45	- 55.0%
Feb-2025	211	- 50.5%	35	- 50.7%
Mar-2025	333	- 20.9%	49	- 27.9%
Apr-2025	353	- 19.6%	75	- 13.8%
May-2025	369	- 23.1%	66	- 5.7%
Jun-2025	410	- 4.7%	64	0.0%
Jul-2025	400	- 11.1%	79	+ 36.2%
Aug-2025	355	- 9.2%	60	0.0%
Sep-2025	392	+ 5.4%	63	- 3.1%
Oct-2025	382	- 4.5%	58	- 7.9%
<b>Nov-2025</b>	<b>290</b>	<b>- 15.0%</b>	<b>52</b>	<b>+ 100.0%</b>
12-Month Avg	328	- 27.8%	56	- 18.8%

## Historical New Listings by Month

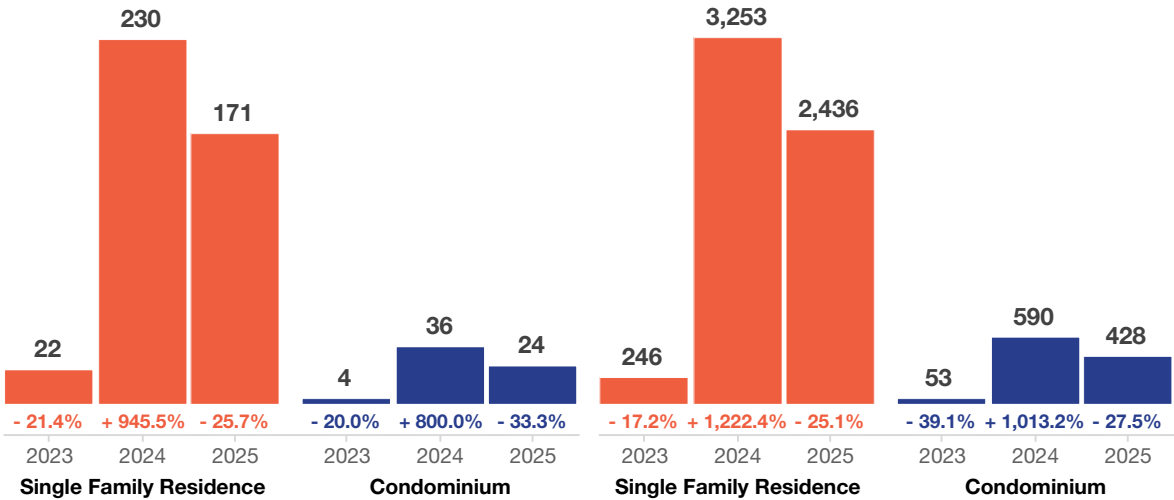


# Pending Sales

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

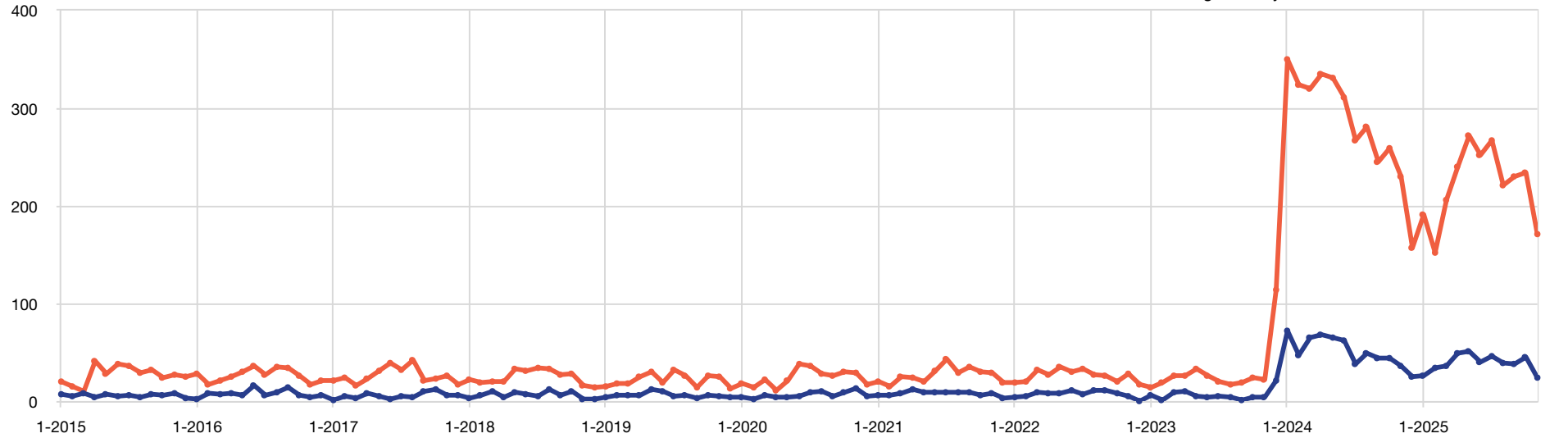


## November



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	157	+ 37.7%	25	+ 19.0%
Jan-2025	191	- 45.4%	26	- 63.9%
Feb-2025	152	- 53.1%	34	- 27.7%
Mar-2025	206	- 35.6%	36	- 44.6%
Apr-2025	240	- 28.4%	49	- 27.9%
May-2025	272	- 17.8%	51	- 21.5%
Jun-2025	252	- 19.0%	40	- 35.5%
Jul-2025	267	0.0%	46	+ 21.1%
Aug-2025	221	- 21.4%	39	- 20.4%
Sep-2025	230	- 6.1%	38	- 13.6%
Oct-2025	234	- 9.7%	45	+ 2.3%
Nov-2025	171	- 25.7%	24	- 33.3%
12-Month Avg	216	- 23.1%	38	- 25.5%

## Historical Pending Sales by Month

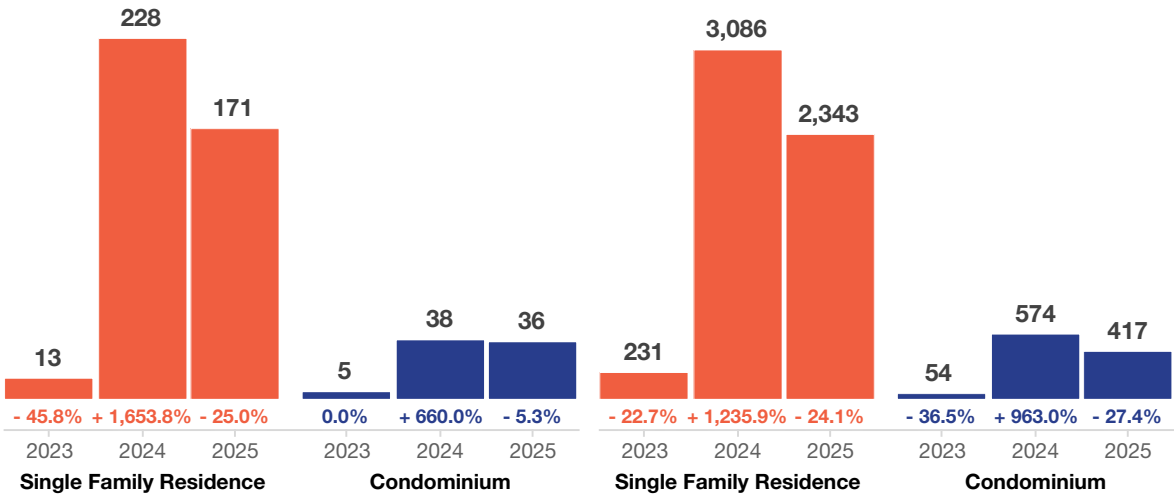


# Closed Sales

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

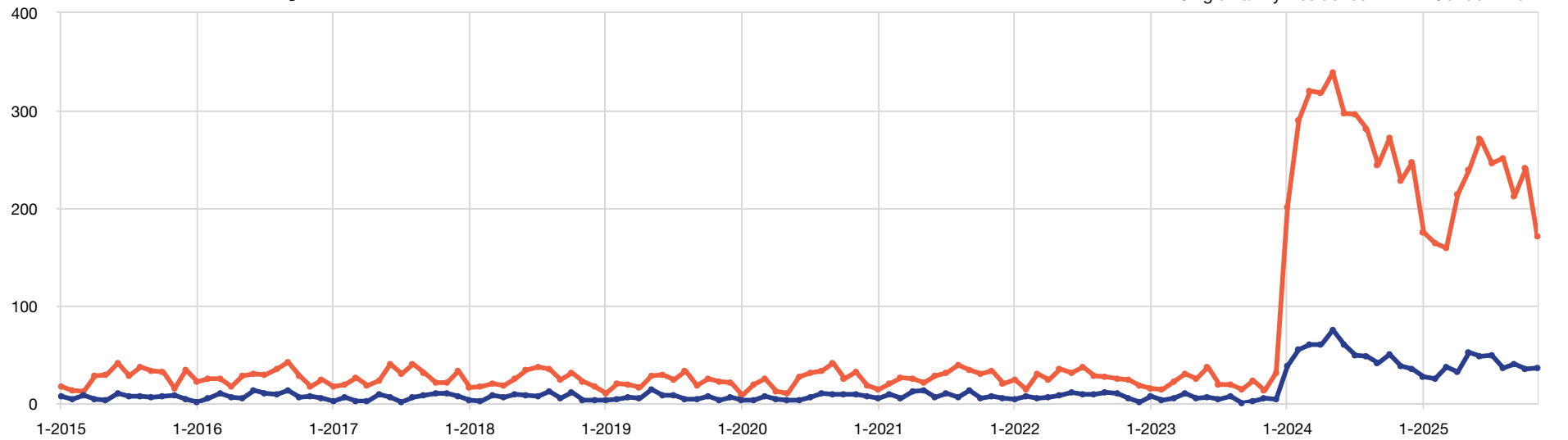


## November



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	247	+ 696.8%	35	+ 775.0%
Jan-2025	175	- 12.9%	27	- 28.9%
Feb-2025	164	- 43.4%	25	- 54.5%
Mar-2025	159	- 50.3%	37	- 38.3%
Apr-2025	214	- 32.7%	32	- 46.7%
May-2025	239	- 29.5%	52	- 30.7%
Jun-2025	271	- 8.8%	48	- 20.0%
Jul-2025	246	- 16.9%	49	0.0%
Aug-2025	251	- 10.7%	36	- 25.0%
Sep-2025	212	- 13.1%	40	- 2.4%
Oct-2025	241	- 11.4%	35	- 30.0%
Nov-2025	171	- 25.0%	36	- 5.3%
12-Month Avg	216	- 16.9%	38	- 20.8%

## Historical Closed Sales by Month

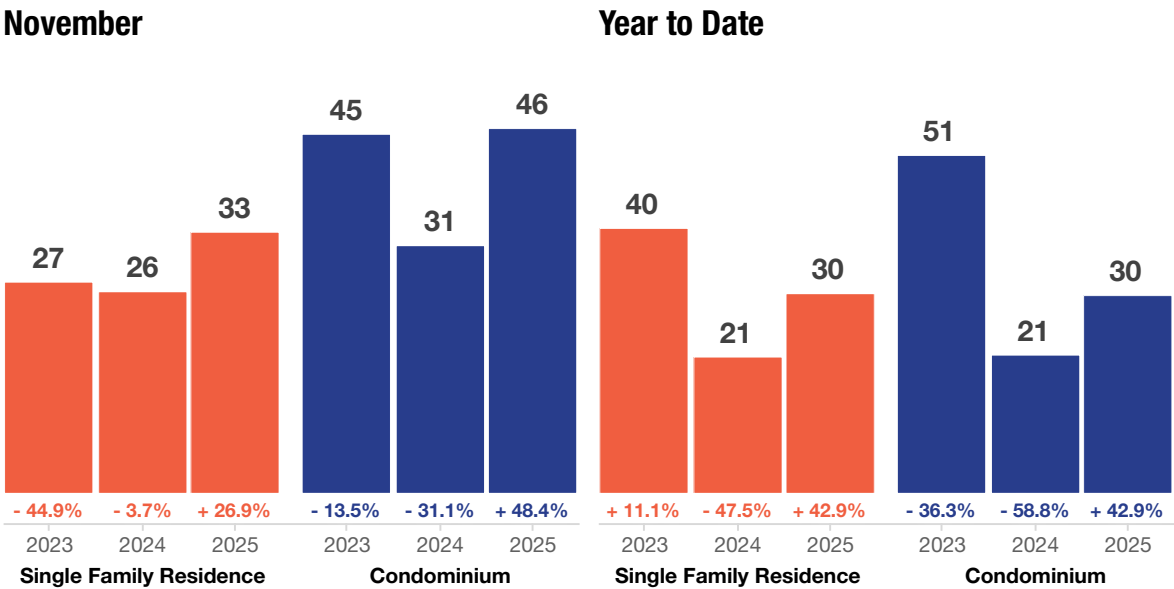


# Days on Market Until Sale

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



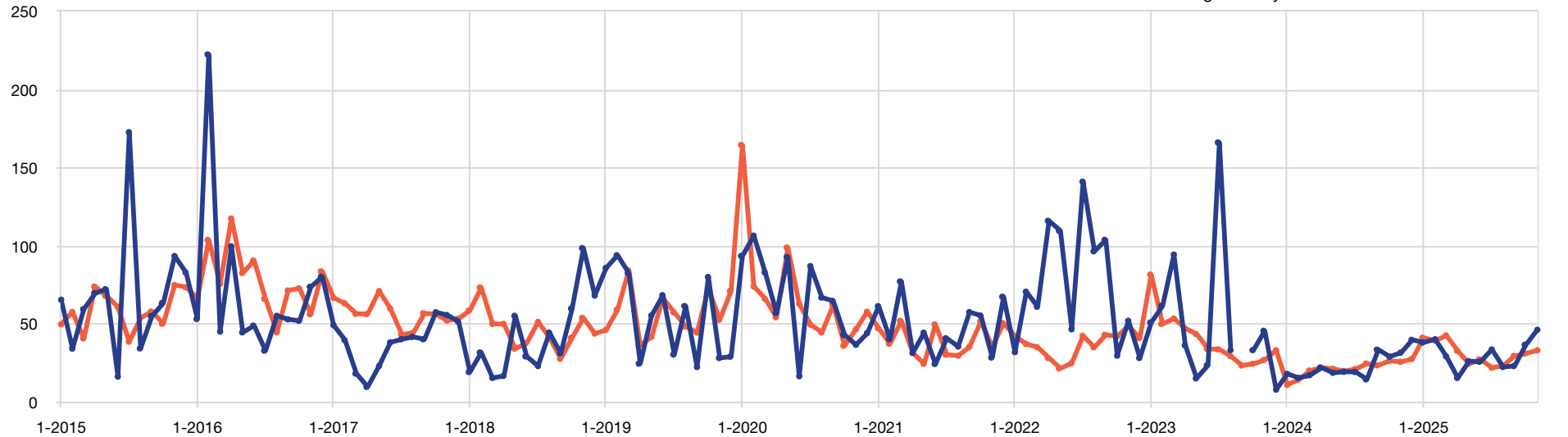
## November



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	27	- 18.2%	40	+ 400.0%
Jan-2025	41	+ 272.7%	38	+ 111.1%
Feb-2025	39	+ 178.6%	40	+ 166.7%
Mar-2025	42	+ 110.0%	29	+ 70.6%
Apr-2025	33	+ 50.0%	15	- 31.8%
May-2025	24	+ 14.3%	26	+ 36.8%
Jun-2025	27	+ 35.0%	26	+ 36.8%
Jul-2025	22	+ 4.8%	33	+ 73.7%
Aug-2025	23	- 4.2%	22	+ 57.1%
Sep-2025	29	+ 26.1%	23	- 30.3%
Oct-2025	31	+ 19.2%	36	+ 24.1%
<b>Nov-2025</b>	<b>33</b>	<b>+ 26.9%</b>	<b>46</b>	<b>+ 48.4%</b>
12-Month Avg*	30	+ 43.1%	31	+ 47.0%

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

## Historical Days on Market Until Sale by Month

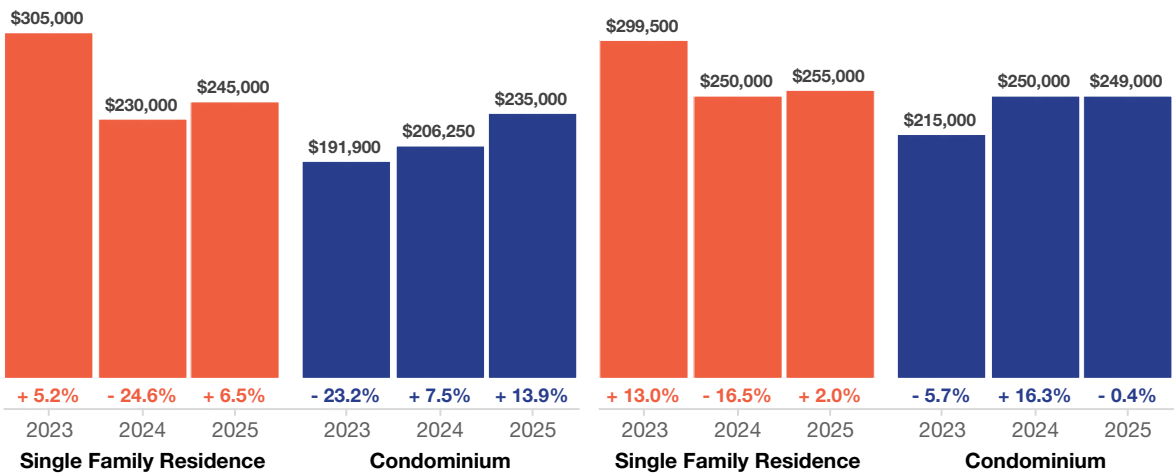


# Median Sales Price

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



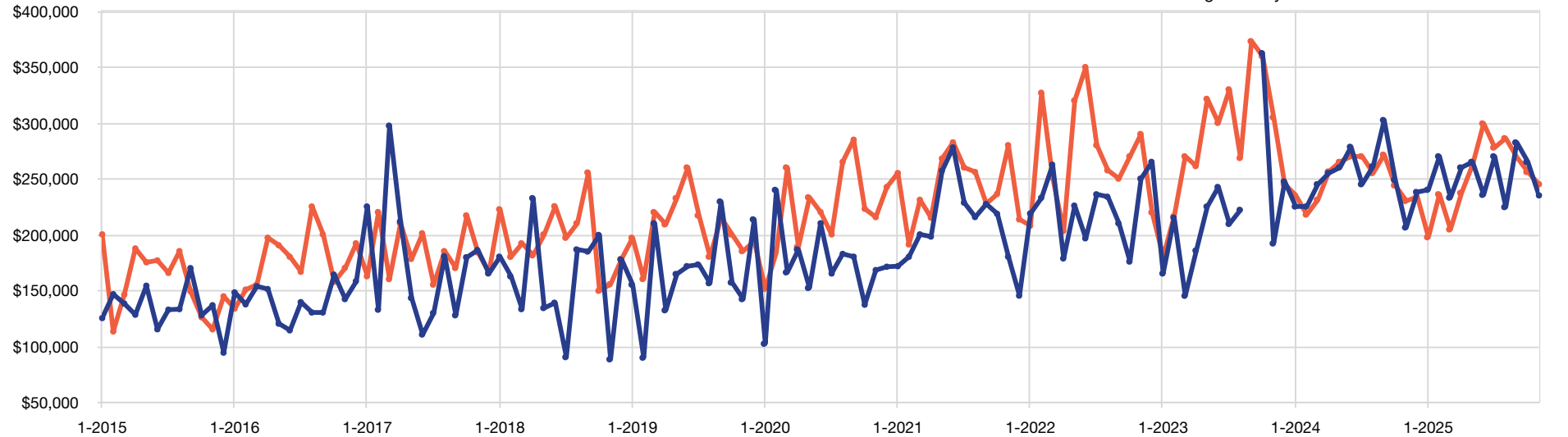
## November



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	\$233,700	- 4.6%	\$238,000	- 3.8%
Jan-2025	\$197,500	- 16.0%	\$240,000	+ 6.7%
Feb-2025	\$236,000	+ 8.4%	\$270,000	+ 20.0%
Mar-2025	\$204,500	- 11.5%	\$233,000	- 4.9%
Apr-2025	\$237,200	- 7.5%	\$260,000	+ 2.0%
May-2025	\$262,500	- 0.9%	\$265,000	+ 1.9%
Jun-2025	\$299,450	+ 10.9%	\$235,500	- 15.4%
Jul-2025	\$277,875	+ 2.9%	\$270,000	+ 10.2%
Aug-2025	\$286,250	+ 12.3%	\$224,500	- 14.0%
Sep-2025	\$269,250	- 0.8%	\$282,450	- 6.6%
Oct-2025	\$256,000	+ 4.9%	\$265,000	+ 6.4%
<b>Nov-2025</b>	<b>\$245,000</b>	<b>+ 6.5%</b>	<b>\$235,000</b>	<b>+ 13.9%</b>
12-Month Avg*	\$254,000	+ 1.6%	\$248,250	- 0.7%

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

## Historical Median Sales Price by Month



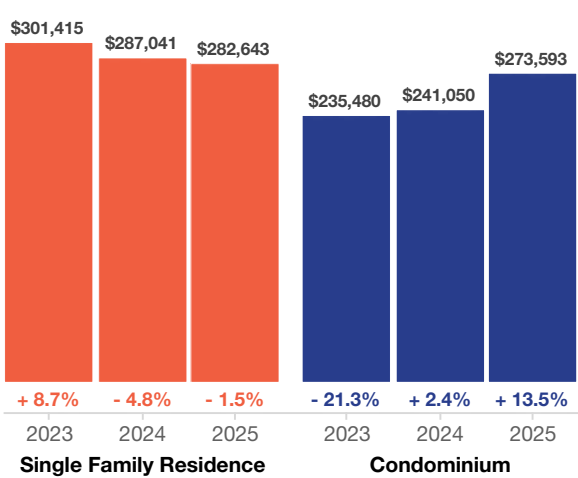


# Average Sales Price

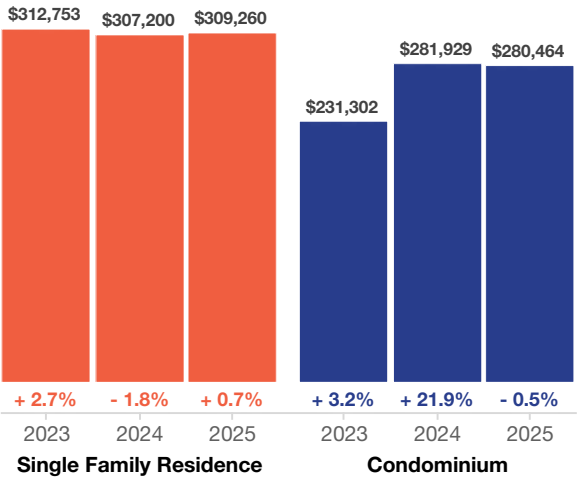
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## November



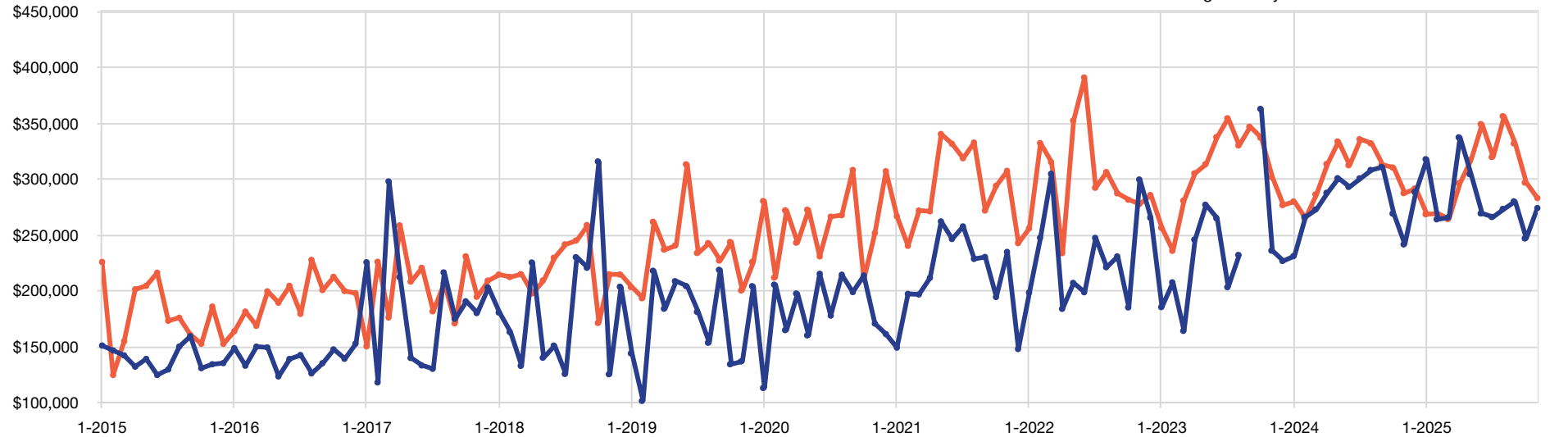
## Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	\$291,085	+ 5.4%	\$288,094	+ 27.3%
Jan-2025	\$268,093	- 4.1%	\$317,398	+ 37.7%
Feb-2025	\$268,708	+ 1.6%	\$263,556	- 0.7%
Mar-2025	\$263,815	- 7.7%	\$265,076	- 2.7%
Apr-2025	\$295,880	- 5.5%	\$336,994	+ 17.3%
May-2025	\$316,718	- 5.0%	\$303,988	+ 1.2%
Jun-2025	\$348,851	+ 11.8%	\$268,809	- 8.1%
Jul-2025	\$319,366	- 4.8%	\$265,598	- 11.5%
Aug-2025	\$355,959	+ 7.3%	\$272,836	- 11.3%
Sep-2025	\$331,591	+ 6.2%	\$279,585	- 9.9%
Oct-2025	\$296,500	- 4.3%	\$246,394	- 8.3%
<b>Nov-2025</b>	<b>\$282,643</b>	<b>- 1.5%</b>	<b>\$273,593</b>	<b>+ 13.5%</b>
12-Month Avg*	\$307,525	+ 0.2%	\$281,055	- 0.2%

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

## Historical Average Sales Price by Month



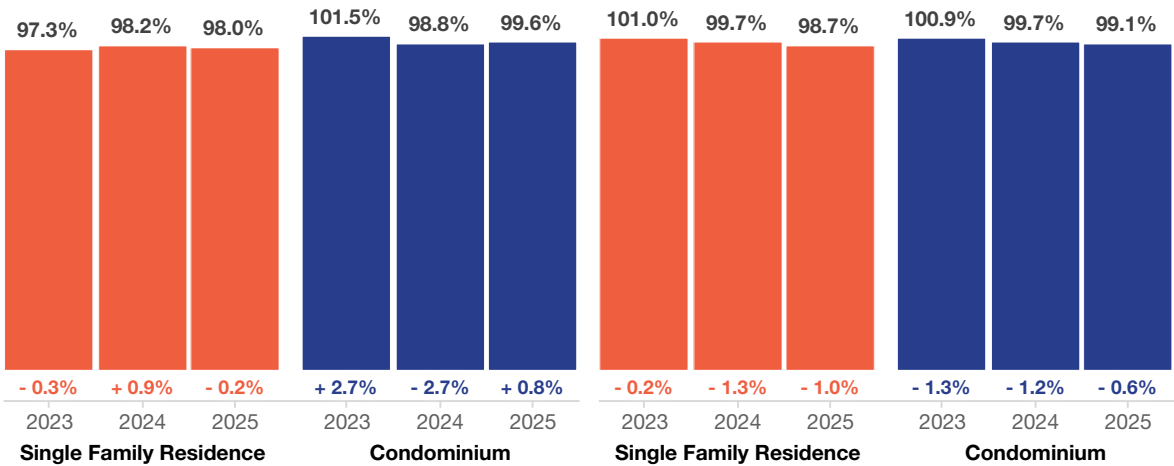
# Percent of List Price Received

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.



## November

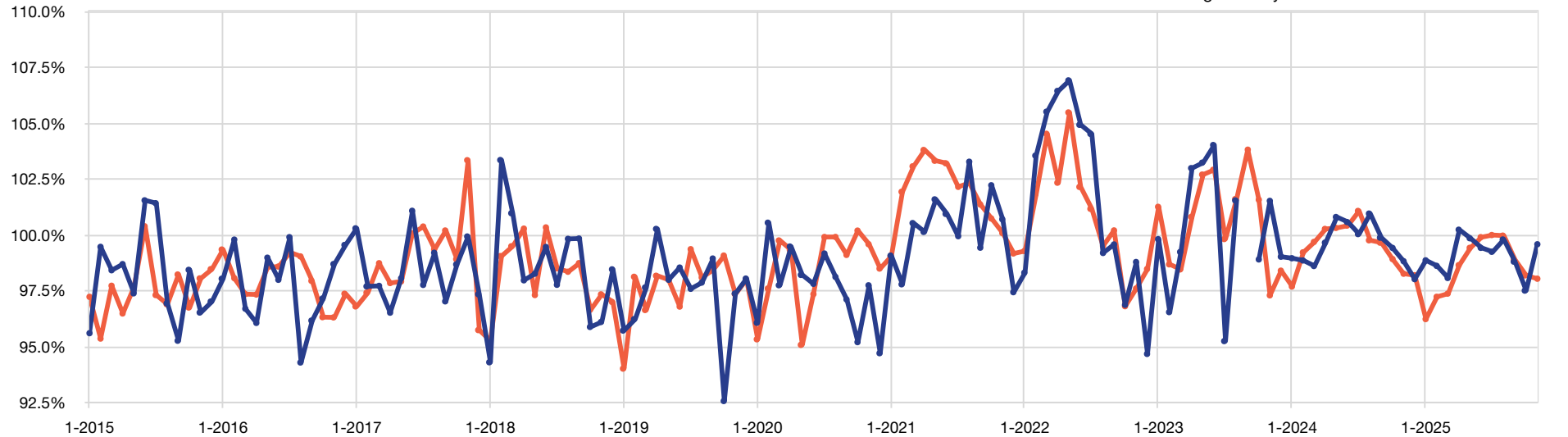
## Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	98.2%	- 0.2%	98.0%	- 1.0%
Jan-2025	96.2%	- 1.5%	98.8%	- 0.1%
Feb-2025	97.2%	- 2.0%	98.6%	- 0.2%
Mar-2025	97.3%	- 2.4%	98.0%	- 0.6%
Apr-2025	98.6%	- 1.6%	100.2%	+ 0.6%
May-2025	99.4%	- 0.9%	99.8%	- 1.0%
Jun-2025	99.9%	- 0.5%	99.4%	- 1.2%
Jul-2025	100.0%	- 1.1%	99.2%	- 0.8%
Aug-2025	99.9%	+ 0.2%	99.8%	- 1.1%
Sep-2025	98.9%	- 0.7%	98.8%	- 1.1%
Oct-2025	98.2%	- 0.7%	97.5%	- 1.9%
Nov-2025	98.0%	- 0.2%	99.6%	+ 0.8%
12-Month Avg*	98.6%	- 1.0%	99.0%	- 0.7%

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

## Historical Percent of List Price Received by Month

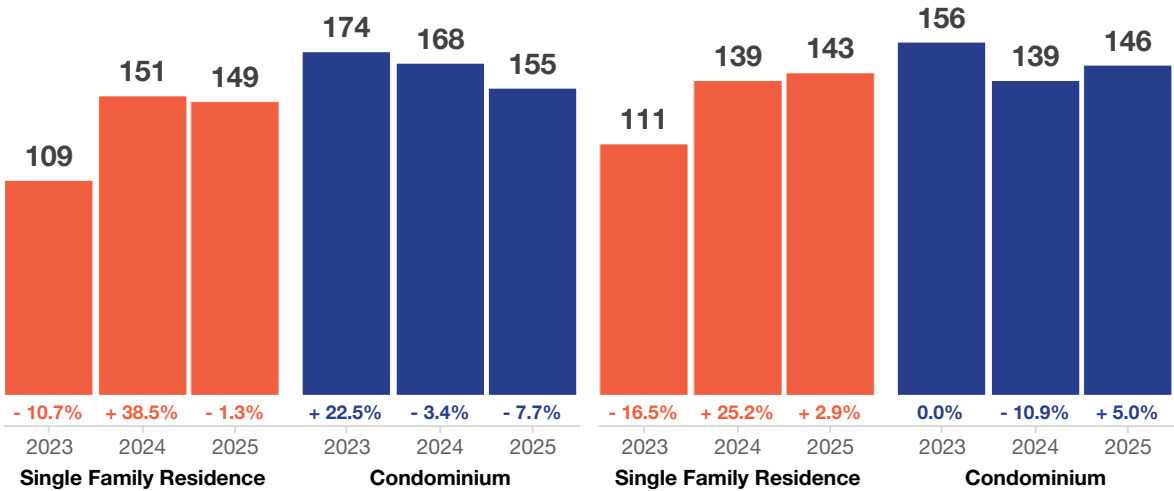


# Housing Affordability Index

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.

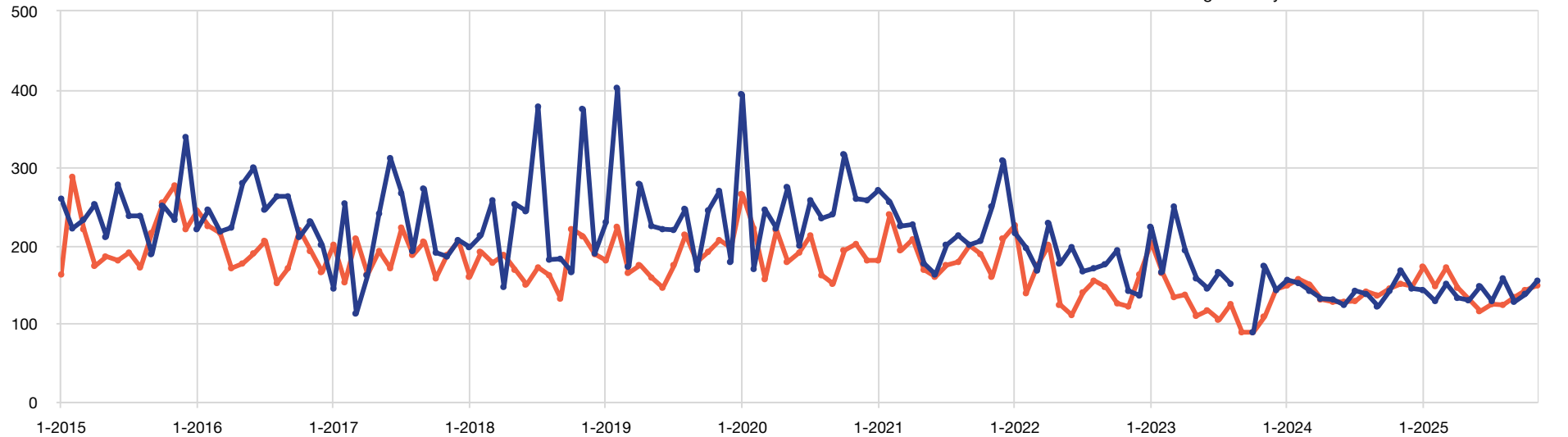


## November



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	148	+ 2.8%	145	+ 1.4%
Jan-2025	173	+ 16.1%	143	- 8.3%
Feb-2025	148	- 5.7%	129	- 15.1%
Mar-2025	172	+ 14.7%	151	+ 6.3%
Apr-2025	146	+ 11.5%	133	+ 0.8%
May-2025	131	+ 2.3%	130	- 0.8%
Jun-2025	116	- 9.4%	148	+ 19.4%
Jul-2025	125	- 3.1%	129	- 9.2%
Aug-2025	124	- 12.1%	158	+ 14.5%
Sep-2025	134	- 1.5%	128	+ 4.9%
Oct-2025	143	- 1.4%	138	- 2.8%
<b>Nov-2025</b>	<b>149</b>	<b>- 1.3%</b>	<b>155</b>	<b>- 7.7%</b>
12-Month Avg	142	+ 0.7%	141	0.0%

## Historical Housing Affordability Index by Month

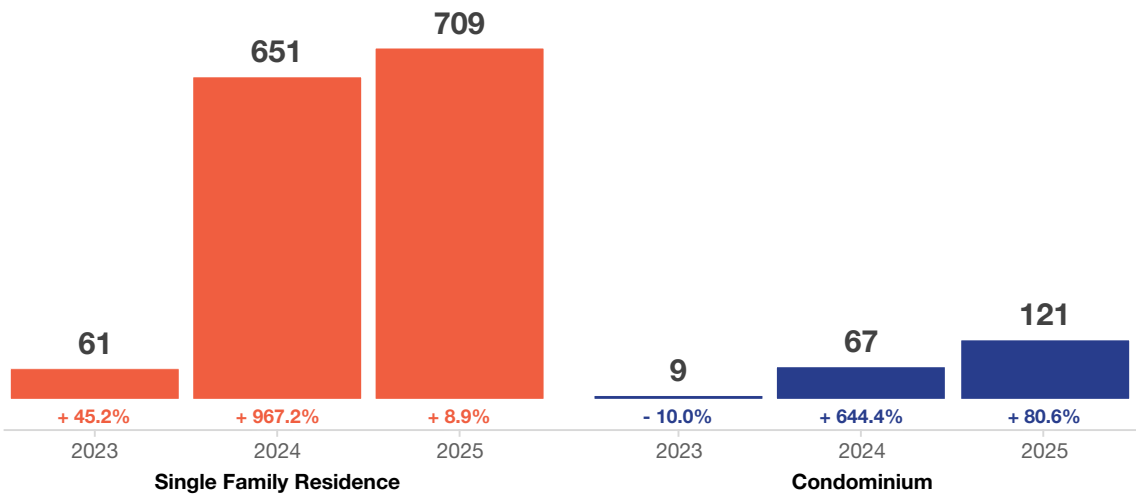


# Inventory of Homes for Sale

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

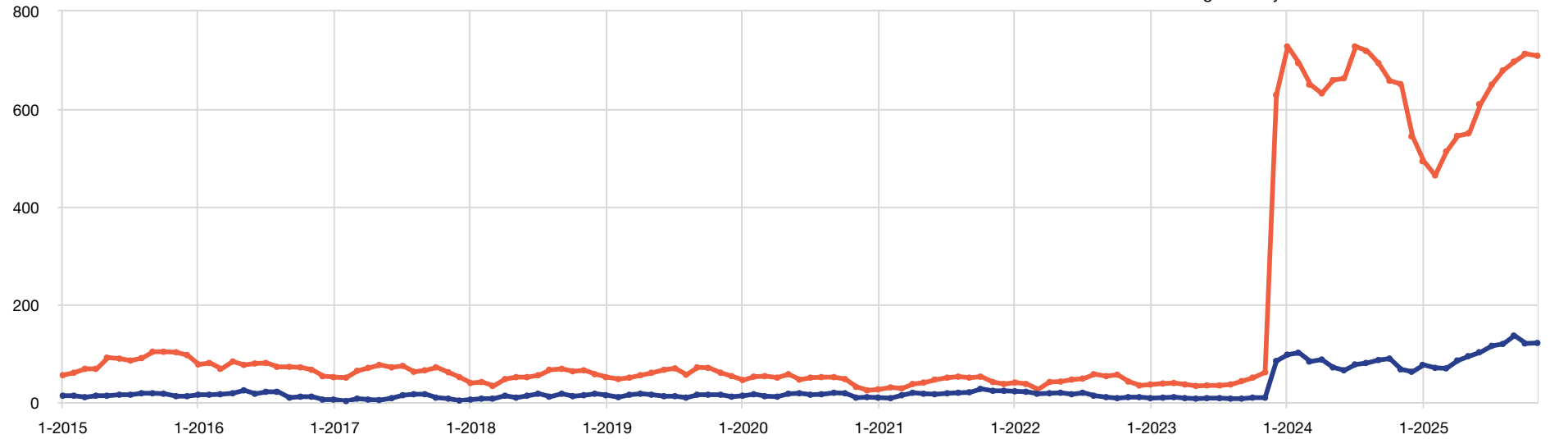


## November



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	544	- 13.5%	62	- 26.2%
Jan-2025	493	- 32.3%	76	- 21.6%
Feb-2025	464	- 33.1%	70	- 30.7%
Mar-2025	513	- 21.1%	69	- 16.9%
Apr-2025	545	- 13.8%	85	- 2.3%
May-2025	550	- 16.5%	94	+ 32.4%
Jun-2025	610	- 8.0%	102	+ 56.9%
Jul-2025	650	- 10.7%	115	+ 49.4%
Aug-2025	679	- 5.6%	119	+ 48.8%
Sep-2025	697	+ 0.4%	136	+ 58.1%
Oct-2025	713	+ 8.4%	120	+ 34.8%
Nov-2025	709	+ 8.9%	121	+ 80.6%
12-Month Avg	597	- 11.6%	97	+ 18.3%

## Historical Inventory of Homes for Sale by Month

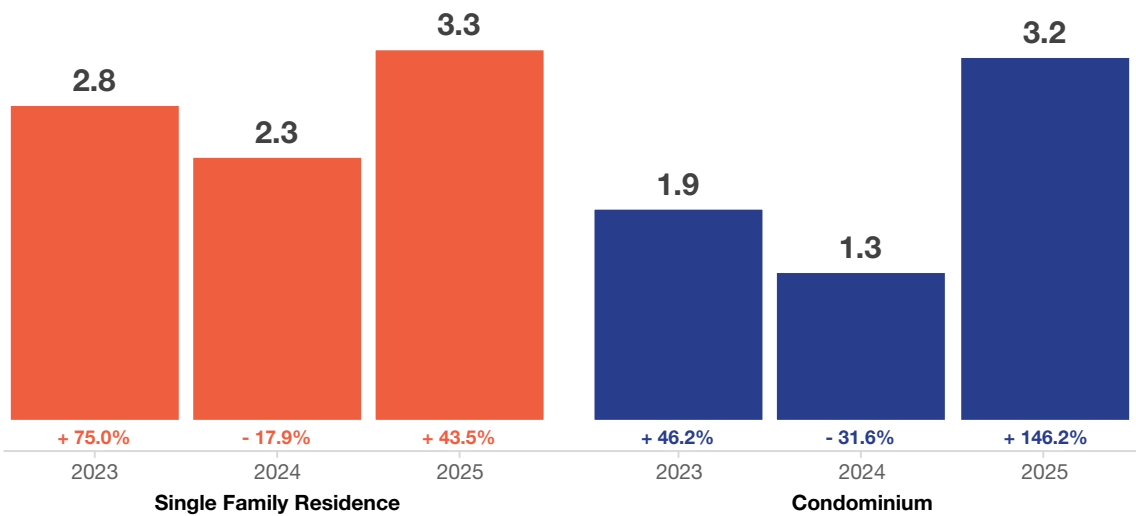


# Months Supply of Inventory

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.



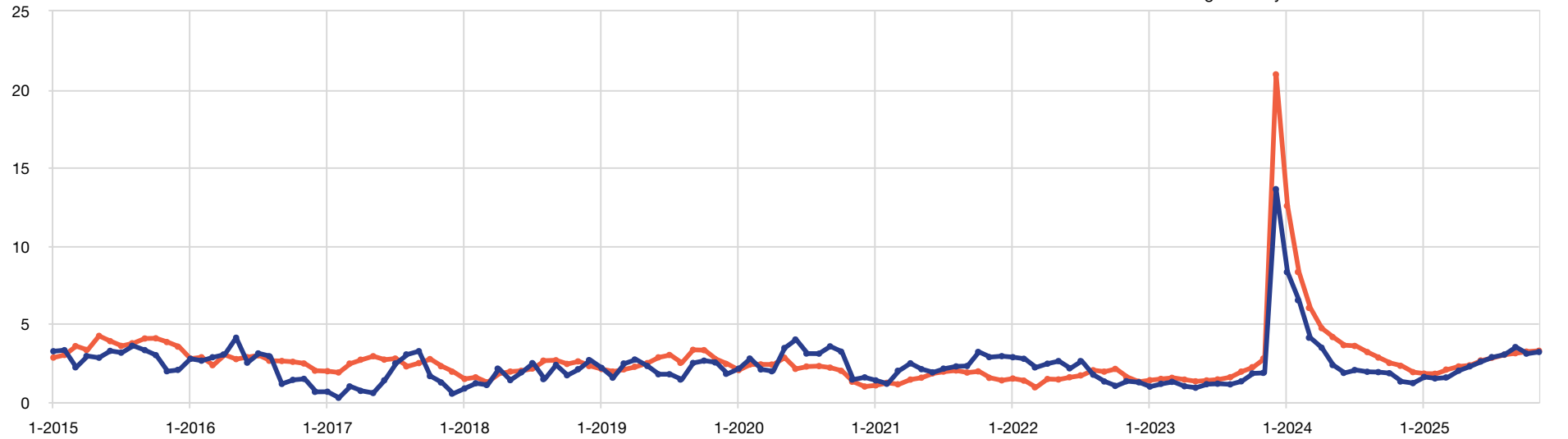
## November



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	1.9	- 91.0%	1.2	- 91.2%
Jan-2025	1.8	- 85.7%	1.6	- 80.7%
Feb-2025	1.8	- 78.3%	1.5	- 76.9%
Mar-2025	2.1	- 65.0%	1.6	- 61.0%
Apr-2025	2.3	- 51.1%	2.0	- 42.9%
May-2025	2.3	- 45.2%	2.3	- 4.2%
Jun-2025	2.7	- 25.0%	2.6	+ 36.8%
Jul-2025	2.8	- 22.2%	2.9	+ 45.0%
Aug-2025	3.0	- 6.3%	3.0	+ 57.9%
Sep-2025	3.1	+ 10.7%	3.5	+ 84.2%
Oct-2025	3.2	+ 28.0%	3.1	+ 72.2%
Nov-2025	3.3	+ 43.5%	3.2	+ 146.2%
12-Month Avg*	2.5	- 59.4%	2.4	- 42.2%

\* Months Supply for all properties from December 2024 through November 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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		367	342	- 6.8%	5,462	4,384	- 19.7%
Pending Sales		266	195	- 26.7%	3,843	2,864	- 25.5%
Closed Sales		266	207	- 22.2%	3,660	2,760	- 24.6%
Days on Market Until Sale		26	35	+ 34.6%	21	30	+ 42.9%
Median Sales Price		\$225,500	\$245,000	+ 8.6%	\$250,000	\$255,000	+ 2.0%
Average Sales Price		\$280,471	\$281,054	+ 0.2%	\$303,233	\$304,890	+ 0.5%
Percent of List Price Received		98.3%	98.3%	0.0%	99.7%	98.8%	- 0.9%
Housing Affordability Index		154	149	- 3.2%	139	143	+ 2.9%
Inventory of Homes for Sale		718	830	+ 15.6%	—	—	—
Months Supply of Inventory		2.2	3.3	+ 50.0%	—	—	—

# Monthly Indicators

## November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings decreased 9.7 percent for Single Family Residence homes but increased 57.1 percent for Condominium homes. Pending Sales decreased 21.0 percent for Single Family Residence homes and 31.0 percent for Condominium homes. Inventory increased 14.3 percent for Single Family Residence homes and 47.6 percent for Condominium homes.

Median Sales Price decreased 2.2 percent to \$422,500 for Single Family Residence homes but increased 14.7 percent to \$332,500 for Condominium homes. Days on Market decreased 2.9 percent for Single Family Residence homes but remained flat for Condominium homes. Months Supply of Inventory increased 9.5 percent for Single Family Residence homes and 56.5 percent for Condominium homes.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Quick Facts

- 16.7%	+ 1.6%	+ 23.4%
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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		185	167	- 9.7%	3,203	3,613	+ 12.8%
Pending Sales		186	147	- 21.0%	2,471	2,558	+ 3.5%
Closed Sales		207	178	- 14.0%	2,394	2,502	+ 4.5%
Days on Market Until Sale		35	34	- 2.9%	30	31	+ 3.3%
Median Sales Price		\$432,000	\$422,500	- 2.2%	\$440,000	\$450,000	+ 2.3%
Average Sales Price		\$495,543	\$502,095	+ 1.3%	\$507,906	\$519,002	+ 2.2%
Percent of List Price Received		99.6%	98.8%	- 0.8%	100.9%	100.2%	- 0.7%
Housing Affordability Index		101	109	+ 7.9%	99	102	+ 3.0%
Inventory of Homes for Sale		449	513	+ 14.3%	—	—	—
Months Supply of Inventory		2.1	2.3	+ 9.5%	—	—	—



# Condominium Market Overview

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

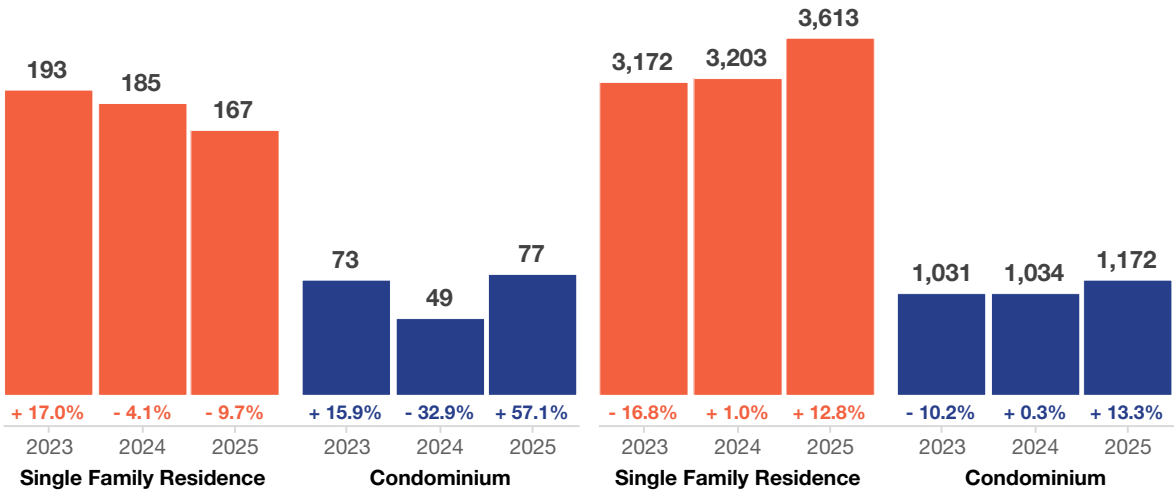


Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		49	77	+ 57.1%	1,034	1,172	+ 13.3%
Pending Sales		58	40	- 31.0%	840	782	- 6.9%
Closed Sales		62	46	- 25.8%	807	780	- 3.3%
Days on Market Until Sale		43	43	0.0%	34	35	+ 2.9%
Median Sales Price		\$289,950	\$332,500	+ 14.7%	\$317,000	\$340,000	+ 7.3%
Average Sales Price		\$368,811	\$369,972	+ 0.3%	\$384,218	\$391,802	+ 2.0%
Percent of List Price Received		99.1%	98.0%	- 1.1%	100.4%	99.5%	- 0.9%
Housing Affordability Index		151	138	- 8.6%	138	135	- 2.2%
Inventory of Homes for Sale		170	251	+ 47.6%	—	—	—
Months Supply of Inventory		2.3	3.6	+ 56.5%	—	—	—

# New Listings

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

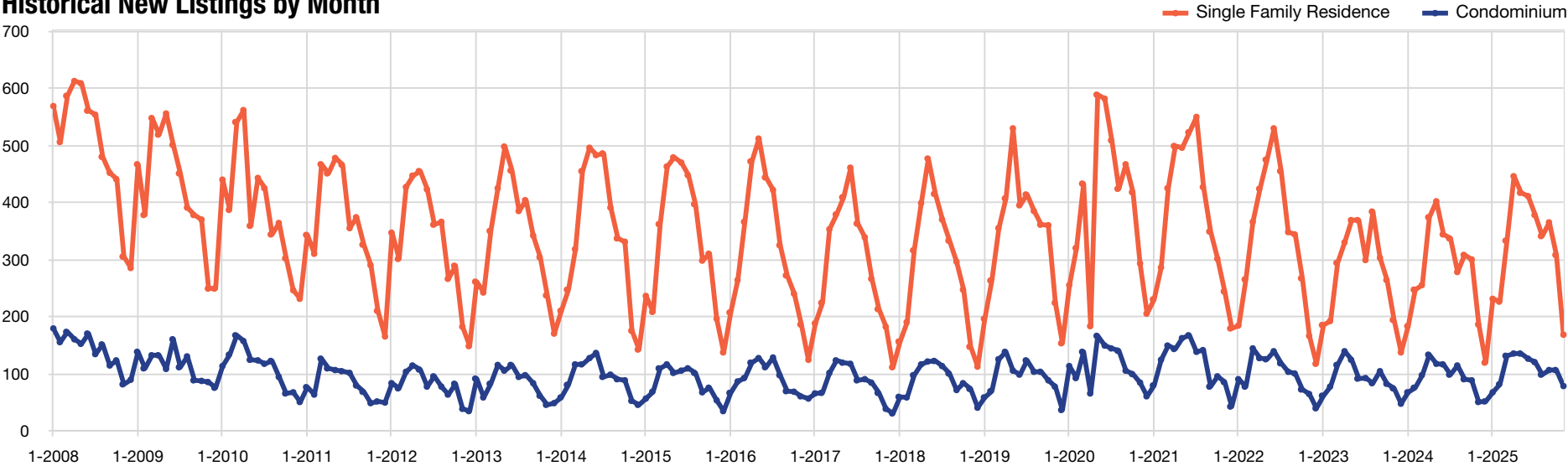
## November



## Year to Date

New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	+ 30.7%	130	+ 35.4%
Apr-2025	445	+ 19.3%	134	+ 1.5%
May-2025	416	+ 3.7%	134	+ 15.5%
Jun-2025	410	+ 19.5%	125	+ 8.7%
Jul-2025	377	+ 12.2%	119	+ 22.7%
Aug-2025	340	+ 22.7%	97	- 14.2%
Sep-2025	364	+ 18.6%	105	+ 18.0%
Oct-2025	307	+ 2.7%	105	+ 20.7%
<b>Nov-2025</b>	<b>167</b>	<b>- 9.7%</b>	<b>77</b>	<b>+ 57.1%</b>
12-Month Avg	311	+ 11.9%	102	+ 13.3%

## Historical New Listings by Month

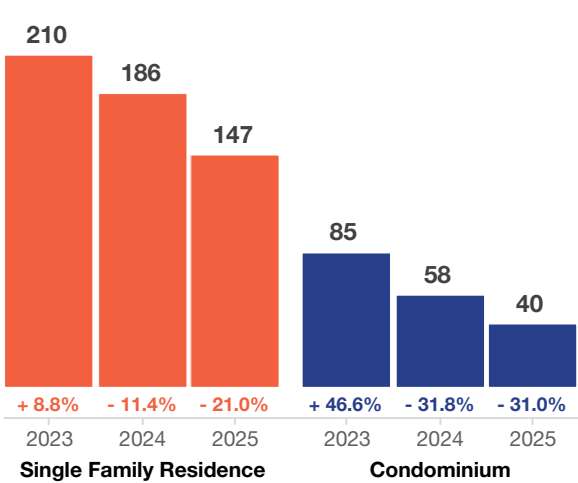


# Pending Sales

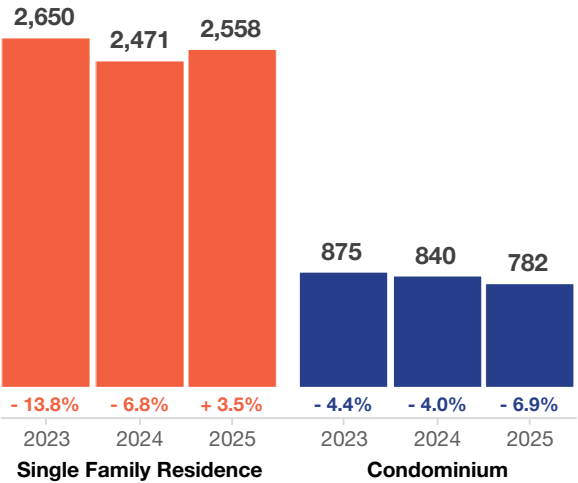
A count of the properties on which offers have been accepted in a given month.



## November

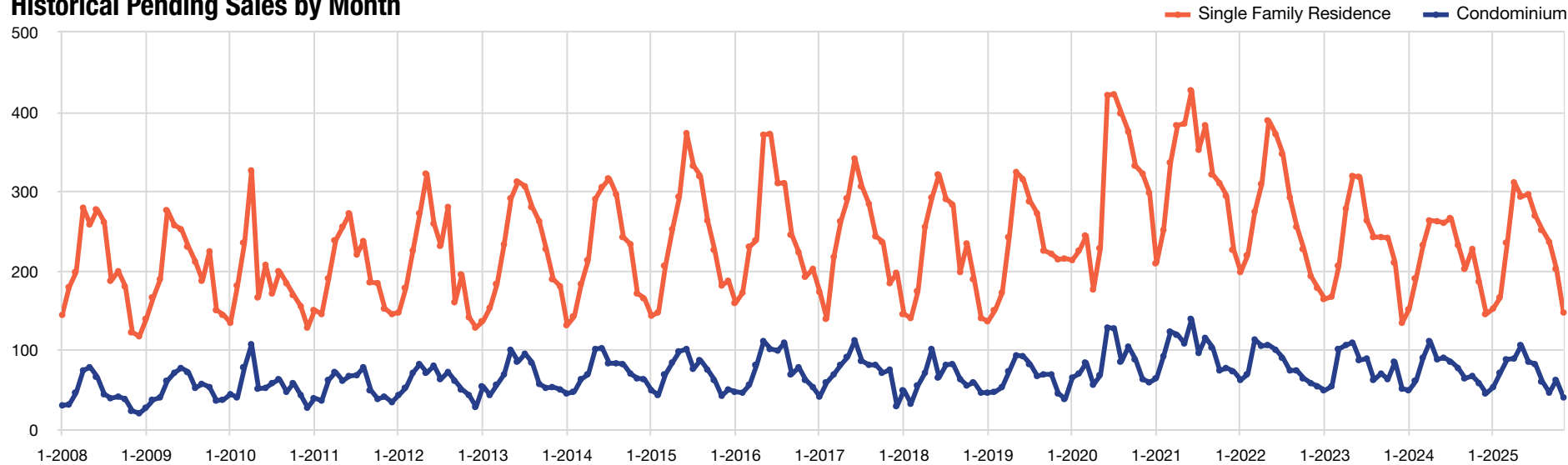


## Year to Date



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	145	+ 8.2%	45	- 11.8%
Jan-2025	152	+ 0.7%	53	+ 8.2%
Feb-2025	166	- 12.6%	71	+ 16.4%
Mar-2025	235	+ 1.3%	88	- 2.2%
Apr-2025	311	+ 18.3%	89	- 19.8%
May-2025	293	+ 11.8%	106	+ 20.5%
Jun-2025	296	+ 13.8%	85	- 5.6%
Jul-2025	269	+ 1.1%	82	- 3.5%
Aug-2025	251	+ 8.2%	60	- 22.1%
Sep-2025	236	+ 16.8%	46	- 28.1%
Oct-2025	202	- 11.0%	62	- 7.5%
<b>Nov-2025</b>	<b>147</b>	<b>- 21.0%</b>	<b>40</b>	<b>- 31.0%</b>
12-Month Avg	225	+ 3.7%	69	- 6.8%

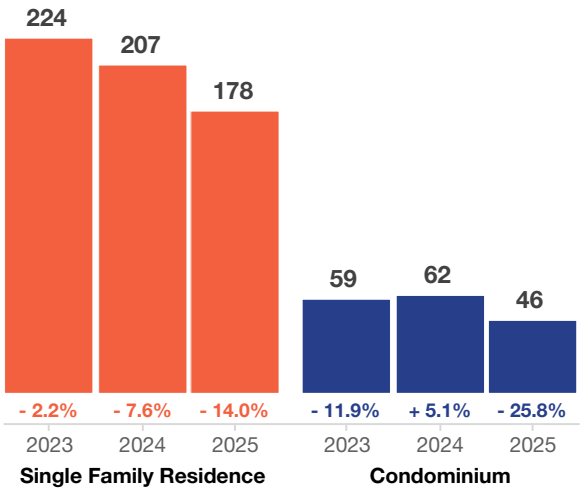
## Historical Pending Sales by Month



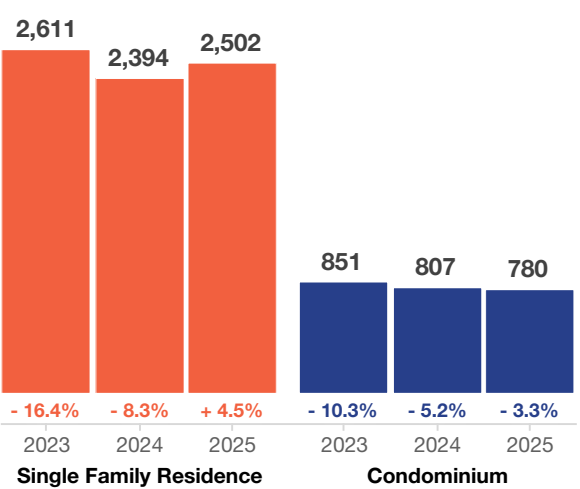
# Closed Sales

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

## November

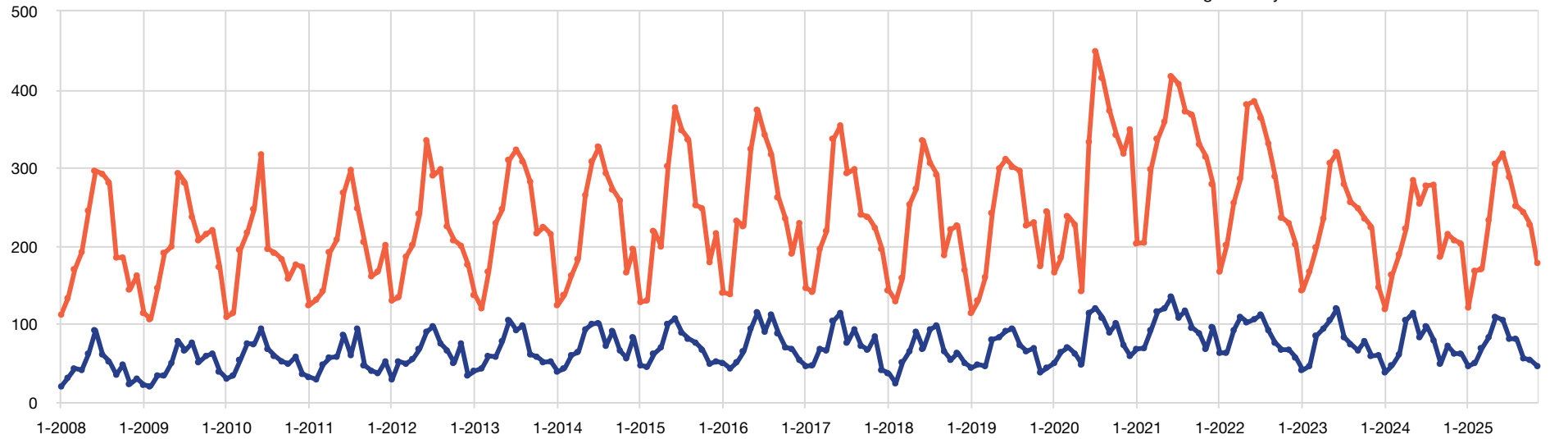


## Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	203	+ 38.1%	62	+ 3.3%
Jan-2025	121	+ 1.7%	46	+ 21.1%
Feb-2025	168	+ 3.1%	50	+ 6.4%
Mar-2025	170	- 10.1%	69	+ 13.1%
Apr-2025	233	+ 5.0%	83	- 21.0%
May-2025	305	+ 7.4%	109	- 4.4%
Jun-2025	318	+ 25.2%	105	+ 26.5%
Jul-2025	288	+ 4.0%	81	- 16.5%
Aug-2025	251	- 9.7%	81	+ 2.5%
Sep-2025	243	+ 30.6%	56	+ 14.3%
Oct-2025	227	+ 5.6%	54	- 25.0%
Nov-2025	178	- 14.0%	46	- 25.8%
12-Month Avg	225	+ 6.1%	70	- 2.8%

## Historical Closed Sales by Month

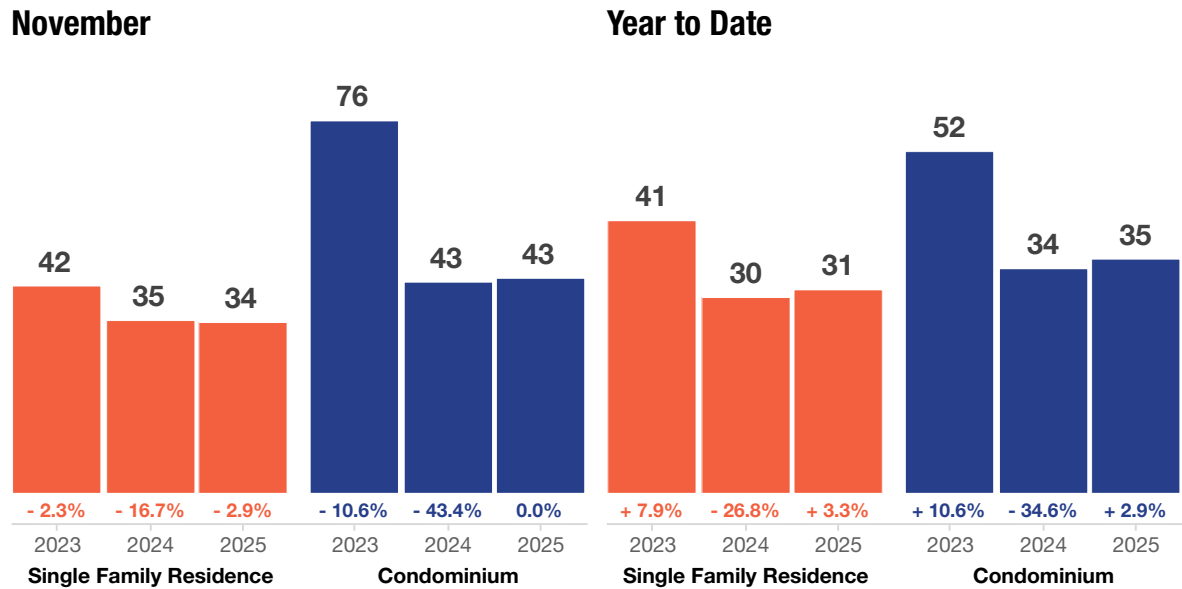


# Days on Market Until Sale

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



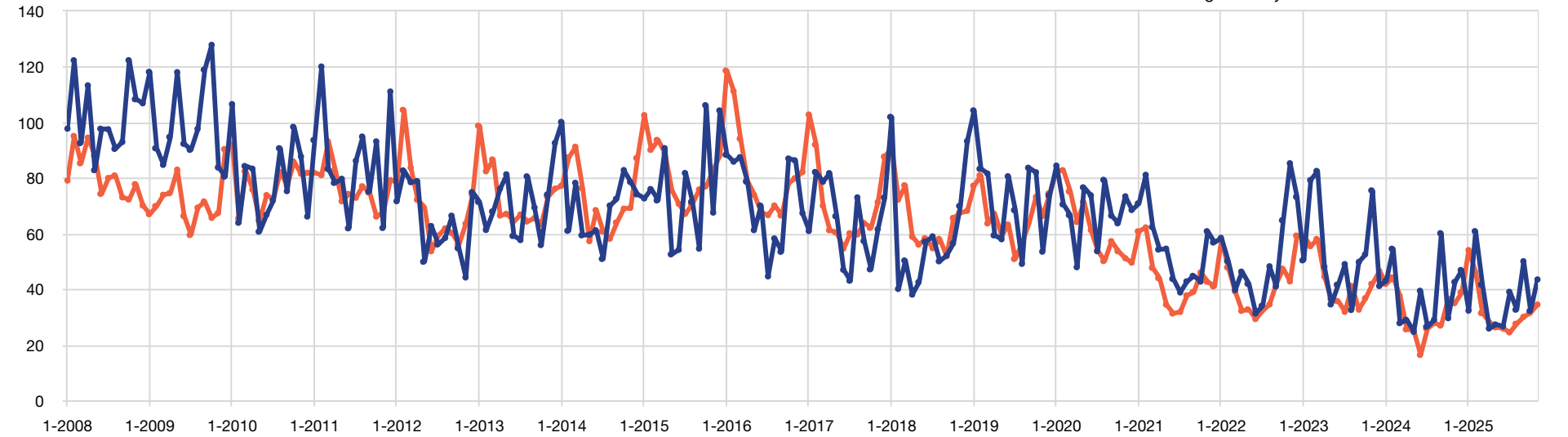
## November



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	39	- 17.0%	47	+ 14.6%
Jan-2025	54	+ 28.6%	32	- 25.6%
Feb-2025	46	+ 4.5%	61	+ 10.9%
Mar-2025	31	- 18.4%	42	+ 50.0%
Apr-2025	28	+ 7.7%	26	- 10.3%
May-2025	26	+ 4.0%	27	+ 8.0%
Jun-2025	26	+ 62.5%	27	- 30.8%
Jul-2025	24	- 7.7%	39	+ 50.0%
Aug-2025	28	0.0%	33	+ 13.8%
Sep-2025	30	+ 11.1%	50	- 16.7%
Oct-2025	31	- 13.9%	32	+ 6.7%
<b>Nov-2025</b>	<b>34</b>	<b>- 2.9%</b>	<b>43</b>	<b>0.0%</b>
12-Month Avg*	31	+ 2.1%	36	+ 4.7%

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

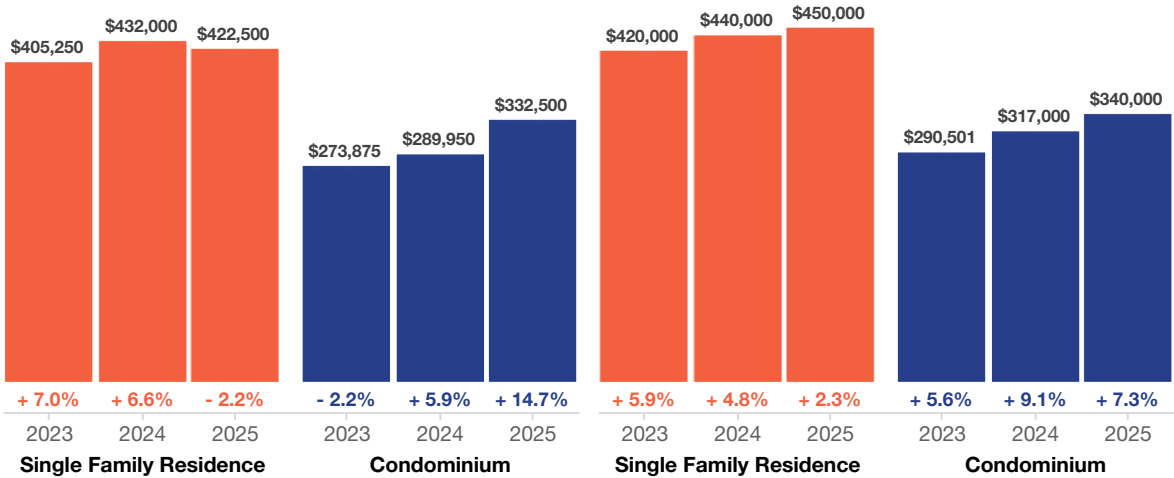
## Historical Days on Market Until Sale by Month



# 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.

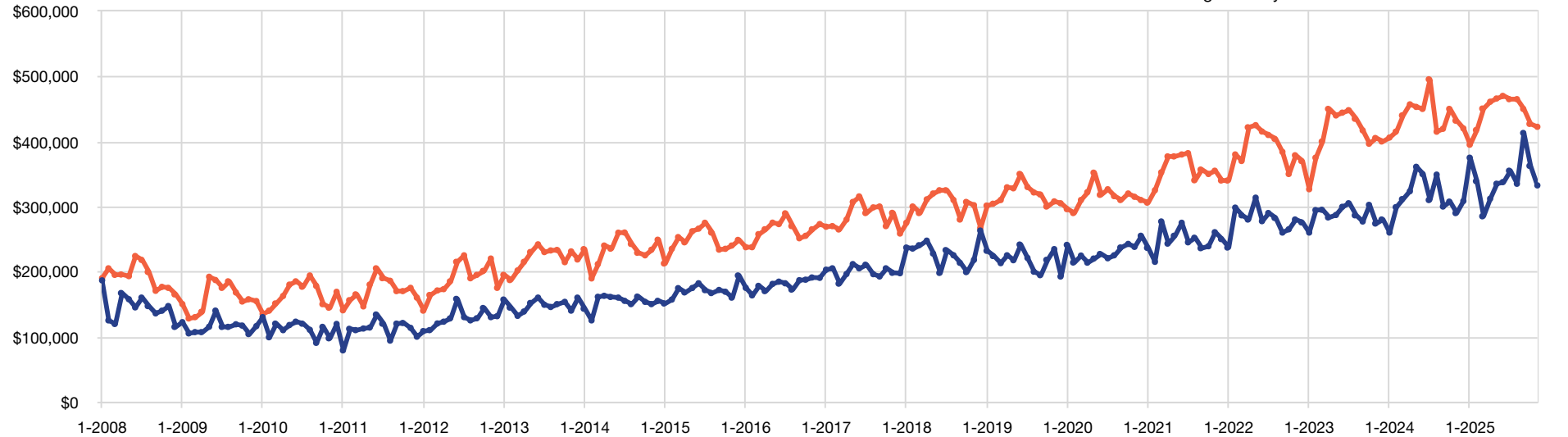
## November



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	\$420,000	+ 5.0%	\$308,500	+ 10.2%
Jan-2025	\$395,000	- 2.7%	\$375,000	+ 44.2%
Feb-2025	\$417,500	+ 0.6%	\$339,000	+ 13.4%
Mar-2025	\$450,500	+ 2.4%	\$285,000	- 8.5%
Apr-2025	\$461,040	+ 0.9%	\$312,000	- 3.6%
May-2025	\$466,000	+ 2.8%	\$335,000	- 7.2%
Jun-2025	\$470,000	+ 4.4%	\$337,500	- 3.5%
Jul-2025	\$465,000	- 6.2%	\$355,000	+ 14.5%
Aug-2025	\$465,000	+ 12.0%	\$335,000	- 4.0%
Sep-2025	\$450,000	+ 7.3%	\$412,995	+ 37.7%
Oct-2025	\$427,000	- 5.1%	\$362,500	+ 17.9%
<b>Nov-2025</b>	<b>\$422,500</b>	<b>- 2.2%</b>	<b>\$332,500</b>	<b>+ 14.7%</b>
12-Month Avg*	\$450,000	+ 2.3%	\$337,250	+ 7.2%

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

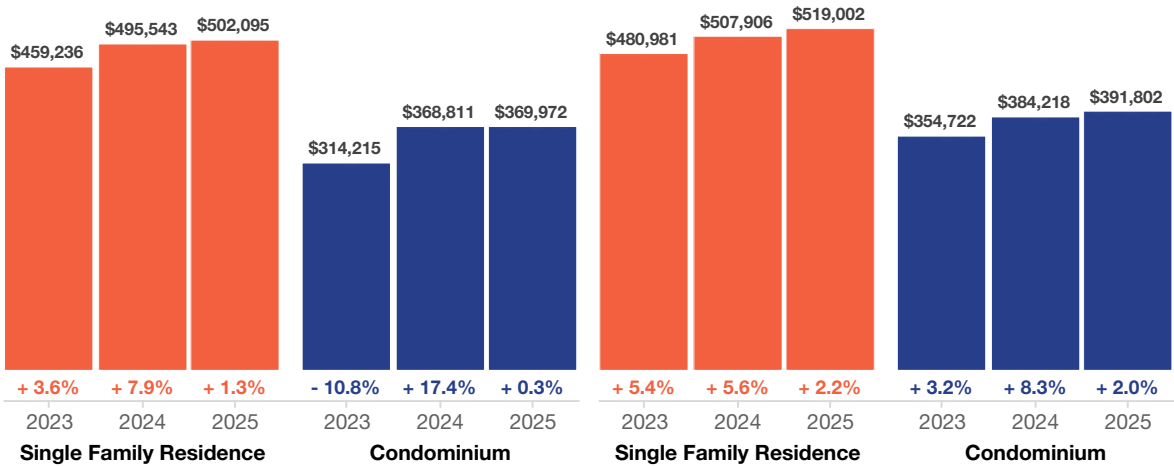
## Historical Median Sales Price by Month



# Average Sales Price

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

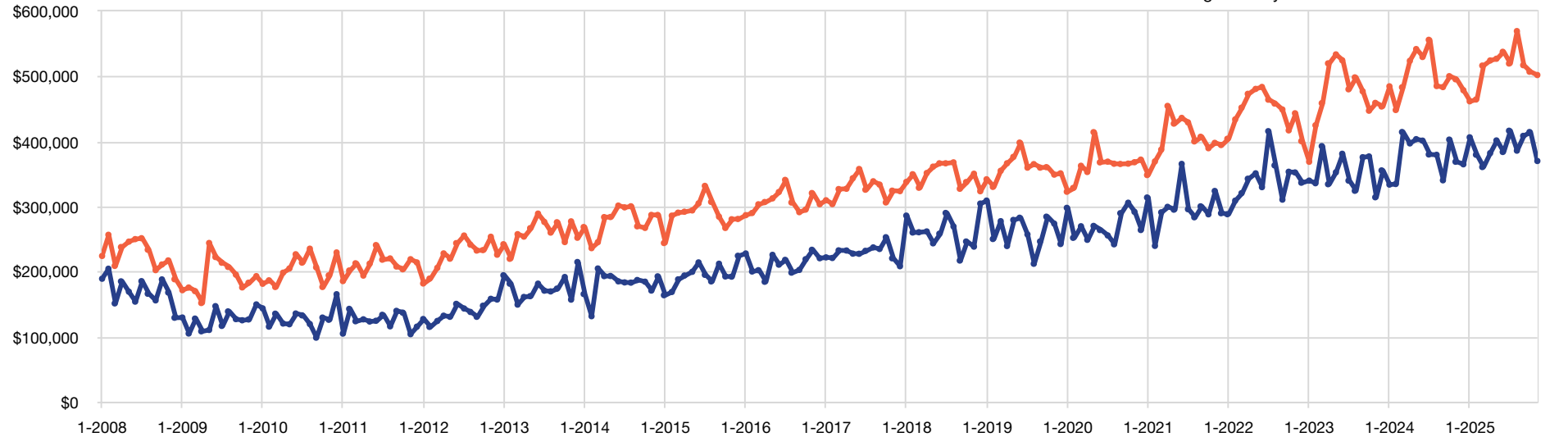
## November



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	\$478,701	+ 5.5%	\$364,896	+ 2.7%
Jan-2025	\$461,724	- 4.7%	\$406,322	+ 21.8%
Feb-2025	\$464,456	+ 3.6%	\$379,625	+ 13.4%
Mar-2025	\$516,556	+ 6.9%	\$360,690	- 13.0%
Apr-2025	\$524,423	+ 0.1%	\$382,042	- 3.8%
May-2025	\$527,103	- 2.7%	\$401,522	- 0.5%
Jun-2025	\$537,753	+ 1.5%	\$383,855	- 4.3%
Jul-2025	\$519,786	- 6.5%	\$416,443	+ 9.6%
Aug-2025	\$569,608	+ 17.4%	\$385,882	+ 1.7%
Sep-2025	\$517,238	+ 7.0%	\$408,536	+ 20.0%
Oct-2025	\$507,180	+ 1.4%	\$414,453	+ 2.9%
<b>Nov-2025</b>	<b>\$502,095</b>	<b>+ 1.3%</b>	<b>\$369,972</b>	<b>+ 0.3%</b>
12-Month Avg*	\$515,973	+ 2.2%	\$389,820	+ 2.0%

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

## Historical Average Sales Price by Month

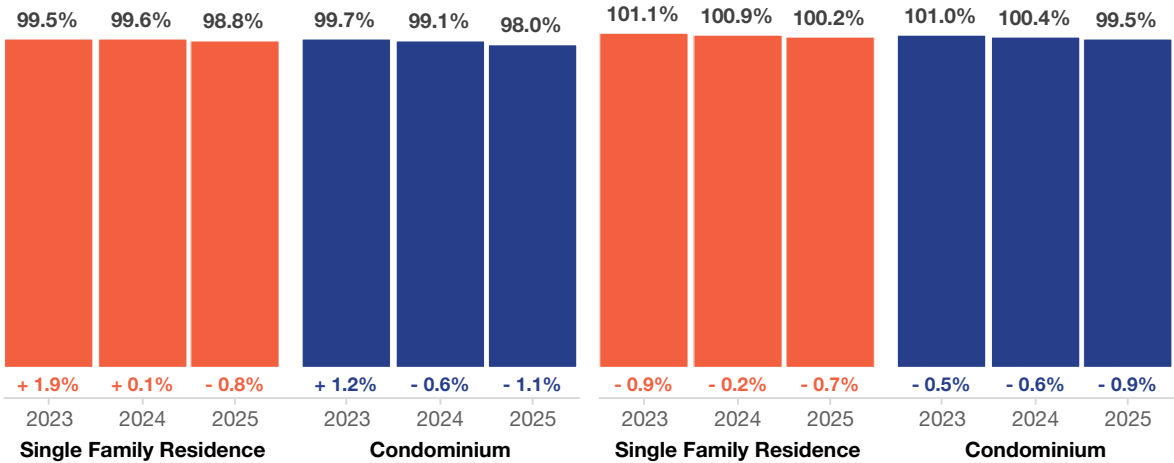


# Percent of List Price Received

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.

## November

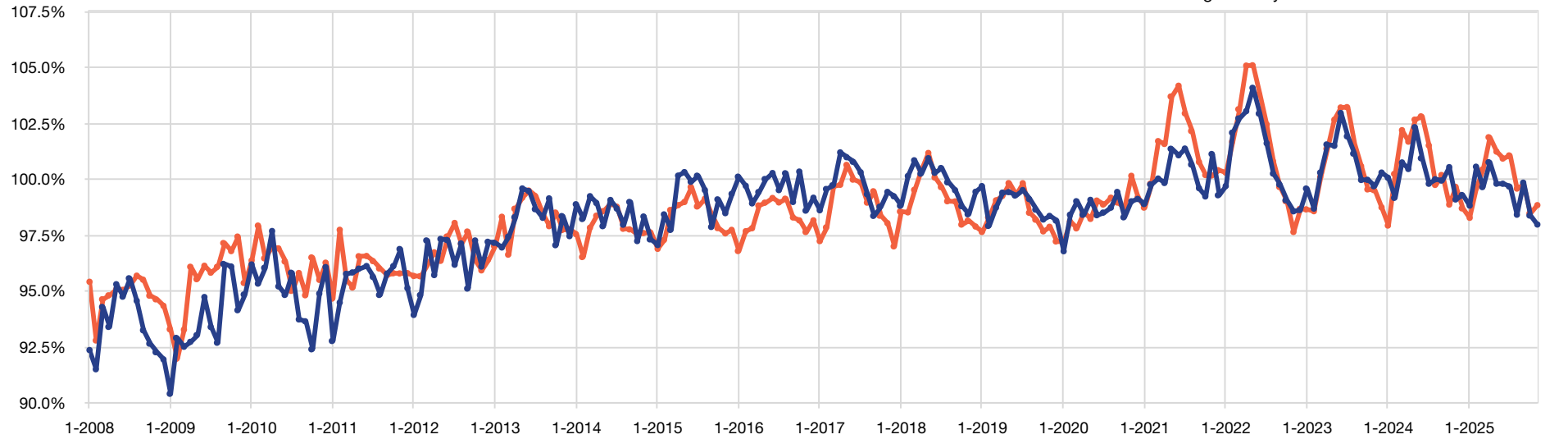
## Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	98.7%	0.0%	99.3%	- 1.0%
Jan-2025	98.3%	+ 0.4%	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	101.0%	- 0.5%	99.7%	- 0.1%
Aug-2025	99.6%	- 0.1%	98.4%	- 1.6%
Sep-2025	99.7%	- 0.5%	99.8%	- 0.1%
Oct-2025	98.4%	- 0.4%	98.4%	- 2.1%
Nov-2025	98.8%	- 0.8%	98.0%	- 1.1%
12-Month Avg*	100.1%	- 0.7%	99.5%	- 0.9%

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

## Historical Percent of List Price Received by Month



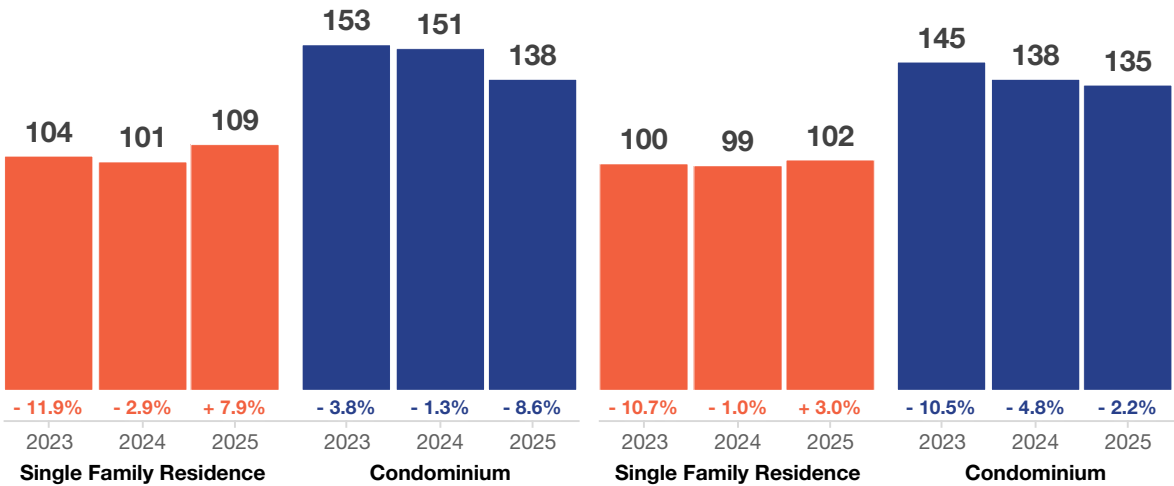


# Housing Affordability Index

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.

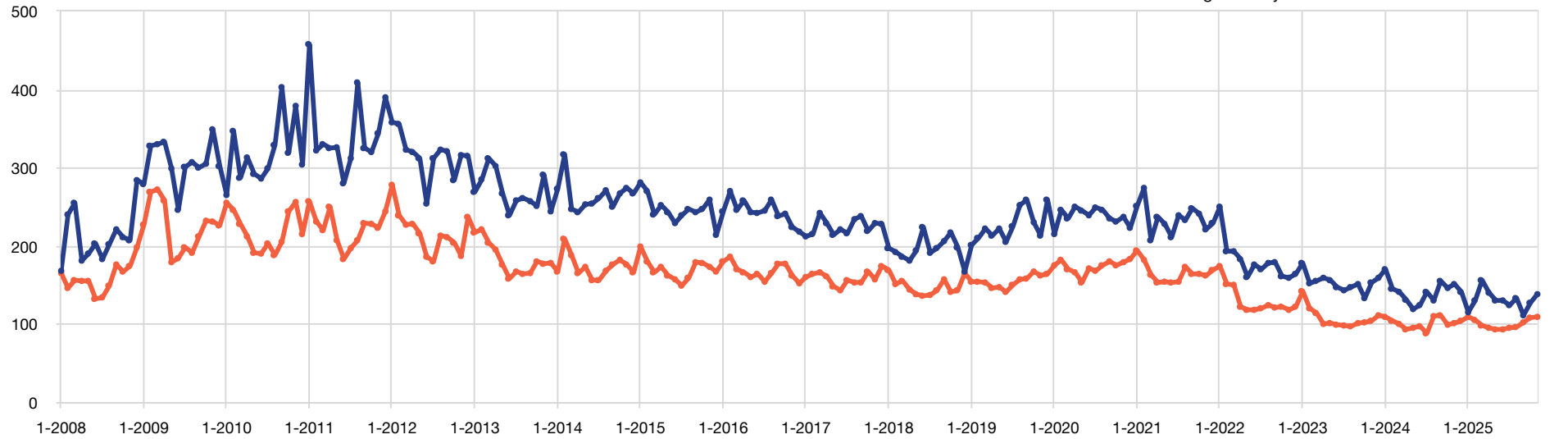


## November



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	104	- 6.3%	141	- 11.3%
Jan-2025	109	0.0%	115	- 32.4%
Feb-2025	105	+ 1.0%	130	- 10.3%
Mar-2025	98	- 2.0%	156	+ 10.6%
Apr-2025	95	+ 2.2%	140	+ 6.9%
May-2025	93	- 2.1%	130	+ 9.2%
Jun-2025	93	- 4.1%	130	+ 4.8%
Jul-2025	95	+ 8.0%	124	- 12.1%
Aug-2025	96	- 12.7%	133	+ 2.3%
Sep-2025	102	- 8.1%	111	- 28.4%
Oct-2025	108	+ 9.1%	127	- 13.0%
Nov-2025	109	+ 7.9%	138	- 8.6%
12-Month Avg	101	- 1.0%	131	- 8.4%

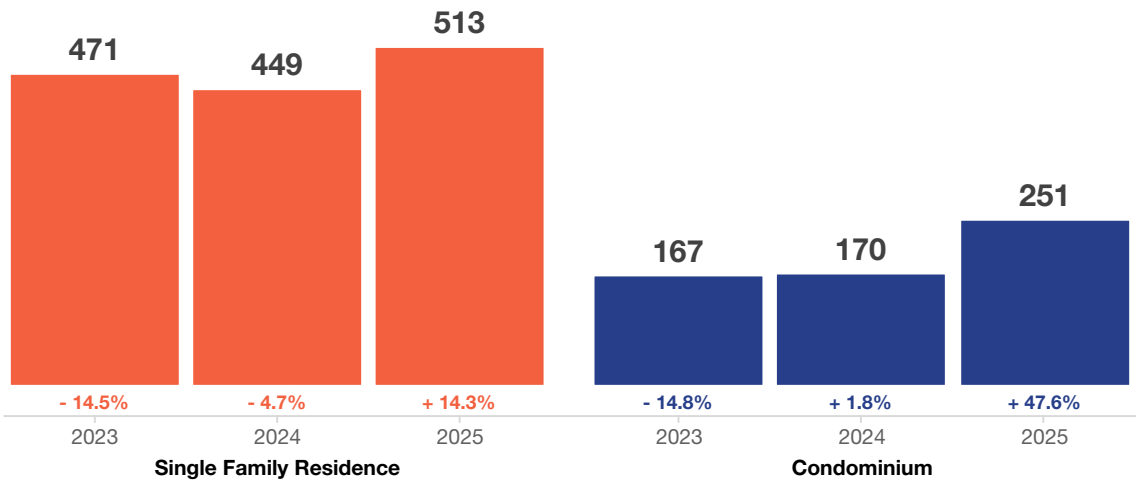
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

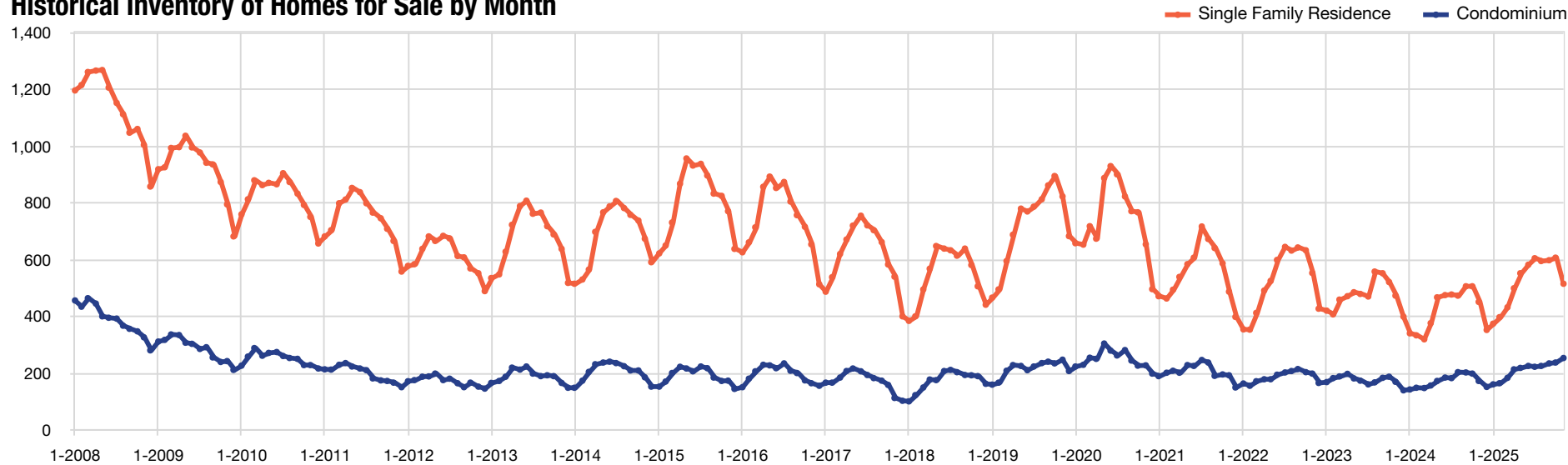
The number of properties available for sale in active status at the end of a given month.

## November



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	350	- 11.8%	149	+ 8.8%
Jan-2025	372	+ 10.1%	158	+ 12.9%
Feb-2025	395	+ 19.3%	162	+ 11.0%
Mar-2025	430	+ 35.6%	181	+ 24.8%
Apr-2025	497	+ 32.9%	211	+ 37.0%
May-2025	550	+ 18.3%	216	+ 27.1%
Jun-2025	580	+ 22.6%	223	+ 22.5%
Jul-2025	603	+ 26.9%	220	+ 22.2%
Aug-2025	593	+ 25.9%	223	+ 10.9%
Sep-2025	596	+ 18.3%	232	+ 16.0%
Oct-2025	605	+ 20.0%	235	+ 19.9%
Nov-2025	513	+ 14.3%	251	+ 47.6%
12-Month Avg	507	+ 19.3%	205	+ 22.0%

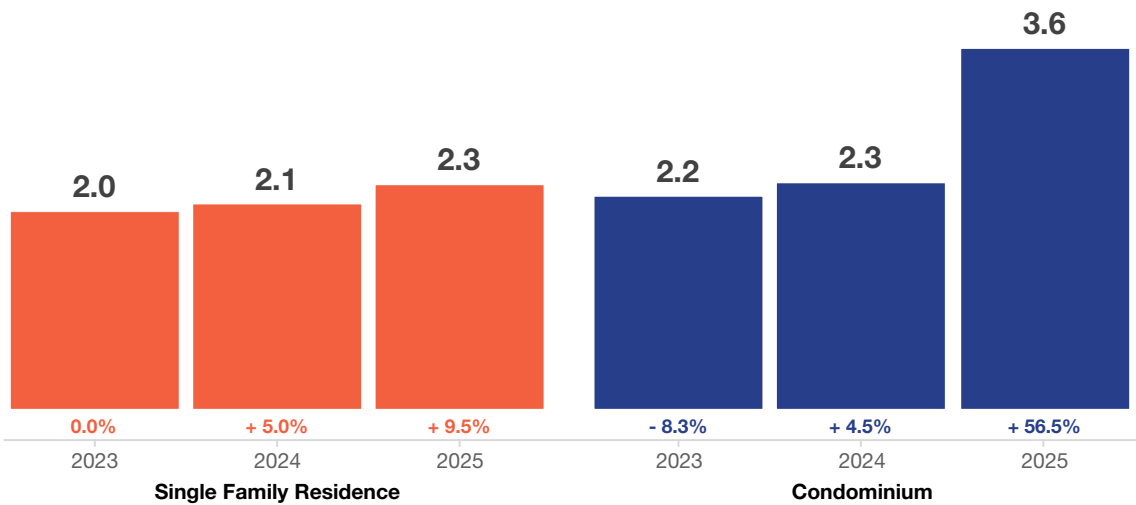
## Historical Inventory of Homes for Sale by Month



# 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.

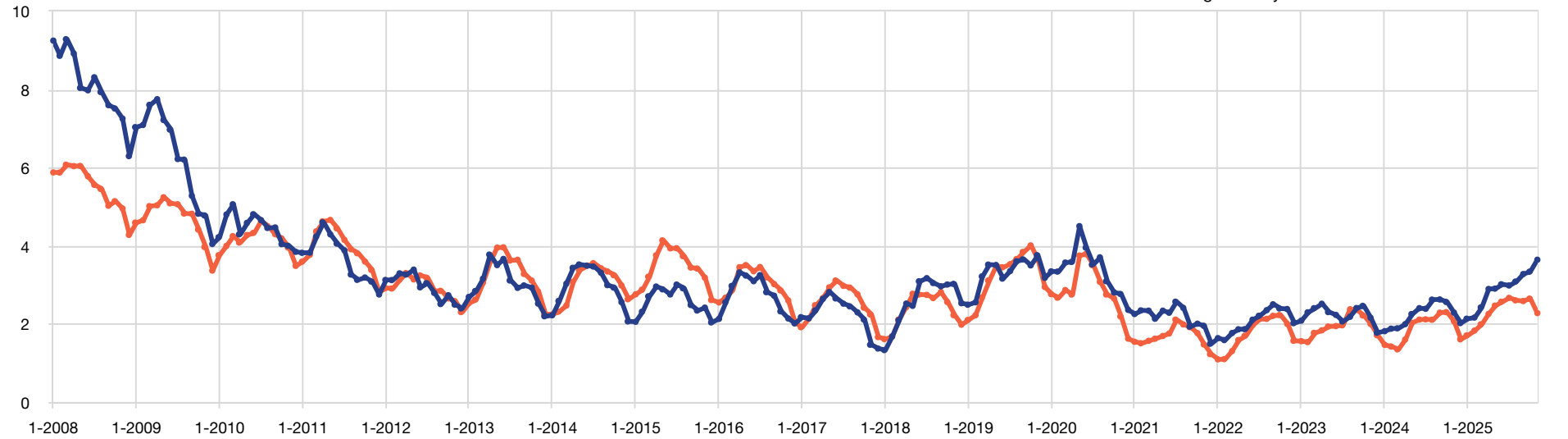
## November



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
Dec-2024	1.6	- 5.9%	2.0	+ 11.1%
Jan-2025	1.7	+ 13.3%	2.1	+ 16.7%
Feb-2025	1.8	+ 28.6%	2.2	+ 15.8%
Mar-2025	2.0	+ 53.8%	2.4	+ 26.3%
Apr-2025	2.3	+ 43.8%	2.9	+ 45.0%
May-2025	2.5	+ 25.0%	2.9	+ 26.1%
Jun-2025	2.6	+ 23.8%	3.0	+ 25.0%
Jul-2025	2.7	+ 28.6%	3.0	+ 25.0%
Aug-2025	2.6	+ 23.8%	3.1	+ 19.2%
Sep-2025	2.6	+ 13.0%	3.3	+ 26.9%
Oct-2025	2.6	+ 13.0%	3.3	+ 26.9%
<b>Nov-2025</b>	<b>2.3</b>	<b>+ 9.5%</b>	<b>3.6</b>	<b>+ 56.5%</b>
12-Month Avg*	2.3	+ 20.5%	2.8	+ 27.9%

\* Months Supply for all properties from December 2024 through November 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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		234	244	+ 4.3%	4,237	4,785	+ 12.9%
Pending Sales		244	187	- 23.4%	3,311	3,340	+ 0.9%
Closed Sales		269	224	- 16.7%	3,201	3,282	+ 2.5%
Days on Market Until Sale		37	36	- 2.7%	31	32	+ 3.2%
Median Sales Price		\$400,000	\$406,500	+ 1.6%	\$410,000	\$423,703	+ 3.3%
Average Sales Price		\$466,334	\$474,962	+ 1.9%	\$476,723	\$488,735	+ 2.5%
Percent of List Price Received		99.5%	98.6%	- 0.9%	100.8%	100.0%	- 0.8%
Housing Affordability Index		109	113	+ 3.7%	107	108	+ 0.9%
Inventory of Homes for Sale		619	764	+ 23.4%	—	—	—
Months Supply of Inventory		2.1	2.6	+ 23.8%	—	—	—