

Monthly Indicators

December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

- Detached Single Family Closed Sales were up 24.0 percent to 372.
- Townhouse/Condo Closed Sales were down 1.0 percent to 103.
- Mobile/Manufactured Closed Sales were up 0.0 percent to 31.
- Detached Single Family Median Sales Price increased 4.9 percent to \$346,870.
- Townhouse/Condo Median Sales Price decreased 9.3 percent to \$335,000.
- Mobile/Manufactured Median Sales Price increased 3.9 percent to \$172,500.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Quick Facts

+ 16.3%	+ 2.0%	- 9.5%
One-Year Change in Closed Sales All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Homes for Sale All Properties

Residential real estate activity in the CPAOR service area comprised of detached single family, townhouse/condo, and mobile/manufactured properties. Percent changes are calculated using rounded figures.

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Detached Single Family Market Overview

Key metrics for **Detached Single Family Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		373	318	- 14.7%	6,093	6,308	+ 3.5%
Pending Sales		242	270	+ 11.6%	3,958	4,141	+ 4.6%
Closed Sales		300	372	+ 24.0%	4,002	4,094	+ 2.3%
Days on Market		82	98	+ 19.5%	74	83	+ 12.2%
Median Sales Price		\$330,650	\$346,870	+ 4.9%	\$347,350	\$350,200	+ 0.8%
Avg. Sales Price		\$406,240	\$479,936	+ 18.1%	\$445,040	\$438,983	- 1.4%
Pct. of List Price Received		95.7%	96.7%	+ 1.0%	96.9%	96.8%	- 0.1%
Affordability Index		90	93	+ 3.3%	86	92	+ 7.0%
Homes for Sale		1,823	1,660	- 8.9%	--	--	--
Months Supply		5.5	4.9	- 10.9%	--	--	--

Townhouse/Condo Market Overview

Key metrics for **Townhome and Condominium Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		192	145	- 24.5%	3,161	2,893	- 8.5%
Pending Sales		63	92	+ 46.0%	1,310	1,367	+ 4.4%
Closed Sales		104	103	- 1.0%	1,321	1,344	+ 1.7%
Days on Market		120	109	- 9.2%	95	122	+ 28.4%
Median Sales Price		\$369,500	\$335,000	- 9.3%	\$360,000	\$332,050	- 7.8%
Avg. Sales Price		\$425,492	\$402,064	- 5.5%	\$423,614	\$399,392	- 5.7%
Pct. of List Price Received		95.9%	95.1%	- 0.8%	95.4%	95.3%	- 0.1%
Affordability Index		86	100	+ 16.3%	88	101	+ 14.8%
Homes for Sale		1,405	1,225	- 12.8%	--	--	--
Months Supply		12.8	10.9	- 14.8%	--	--	--

Mobile/Manufactured Market Overview

Key metrics for **Mobile and Manufactured Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.

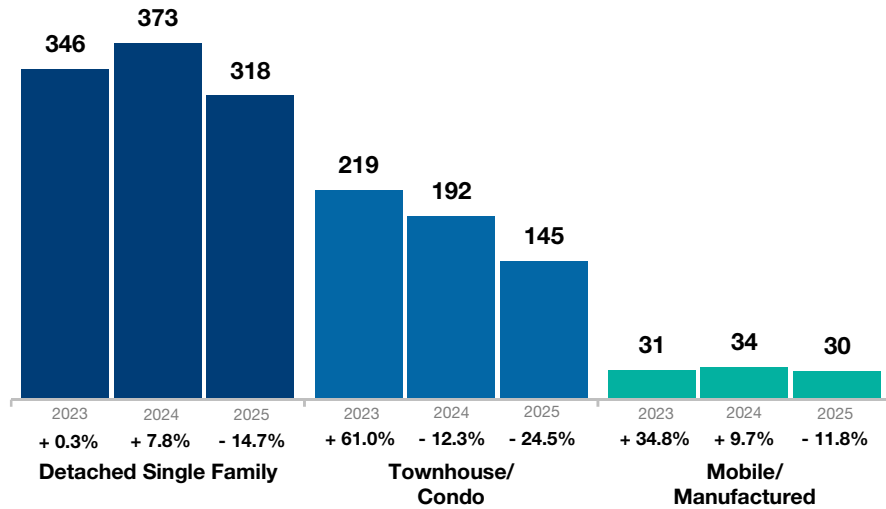


Key Metrics	Historical Sparklines	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		34	30	- 11.8%	637	699	+ 9.7%
Pending Sales		20	31	+ 55.0%	386	439	+ 13.7%
Closed Sales		31	31	0.0%	395	426	+ 7.8%
Days on Market		110	68	- 38.2%	74	76	+ 2.7%
Median Sales Price		\$166,000	\$172,500	+ 3.9%	\$170,000	\$175,000	+ 2.9%
Avg. Sales Price		\$179,355	\$167,405	- 6.7%	\$178,084	\$177,558	- 0.3%
Pct. of List Price Received		94.2%	96.4%	+ 2.3%	94.7%	94.6%	- 0.1%
Affordability Index		166	170	+ 2.4%	162	167	+ 3.1%
Homes for Sale		186	206	+ 10.8%	--	--	--
Months Supply		5.7	5.8	+ 1.8%	--	--	--

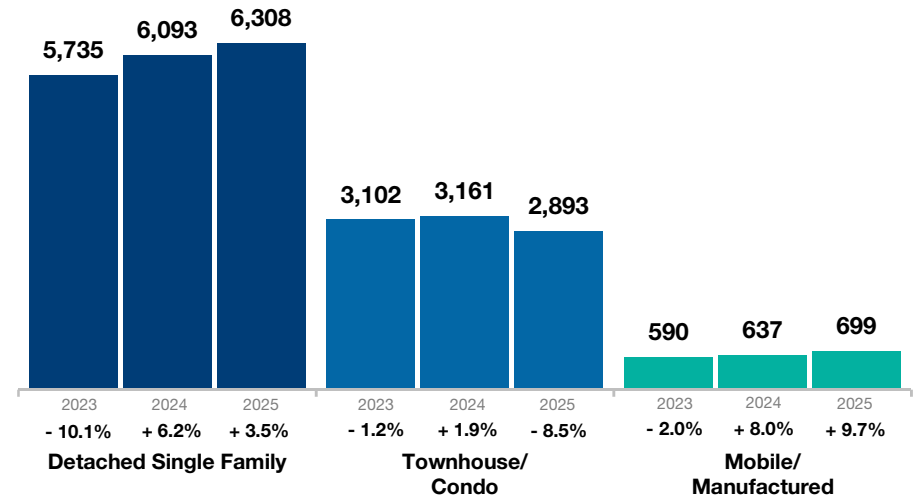
New Listings

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

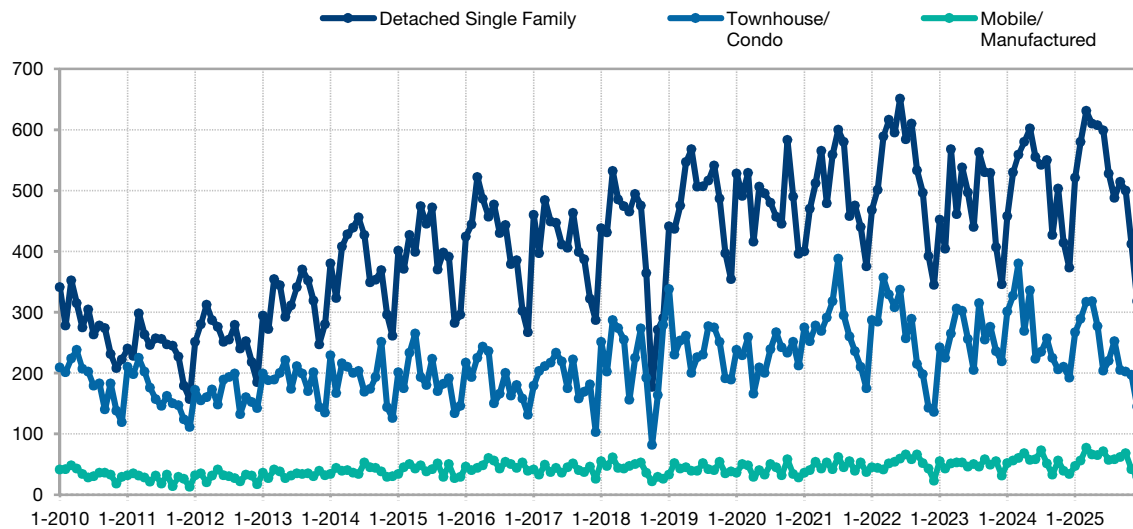
December



Year to Date



Historical New Listings by Month



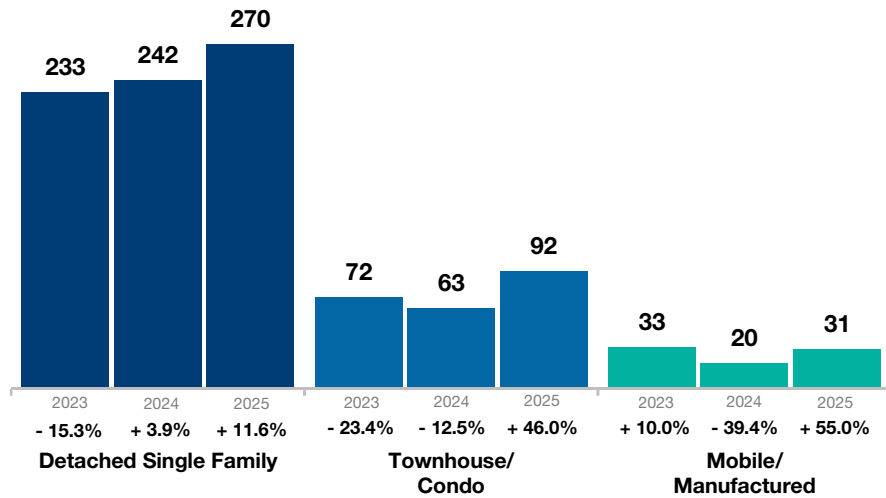
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2025	521	267	47
February 2025	580	289	56
March 2025	631	317	77
April 2025	610	318	66
May 2025	607	277	65
June 2025	599	204	71
July 2025	528	220	57
August 2025	488	252	58
September 2025	514	205	62
October 2025	500	202	68
November 2025	412	197	42
December 2025	318	145	30
12-Month Avg.	526	241	58

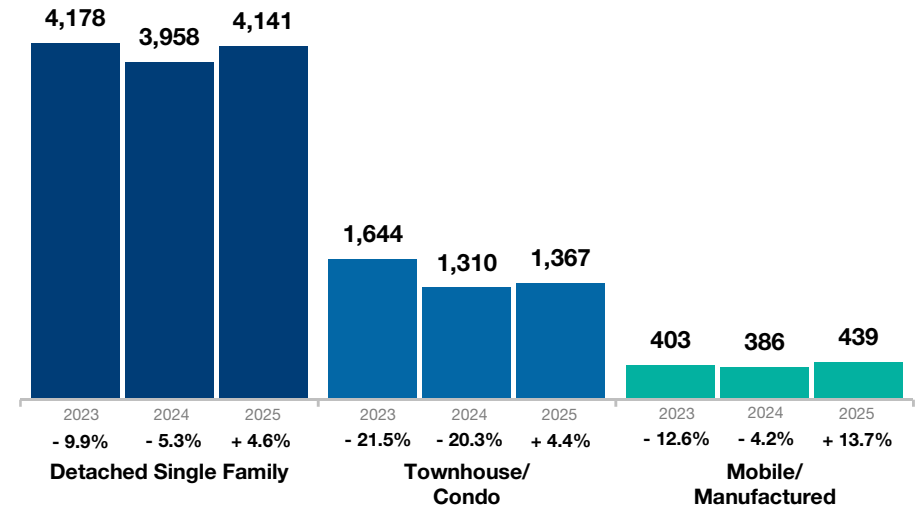
Pending Sales

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

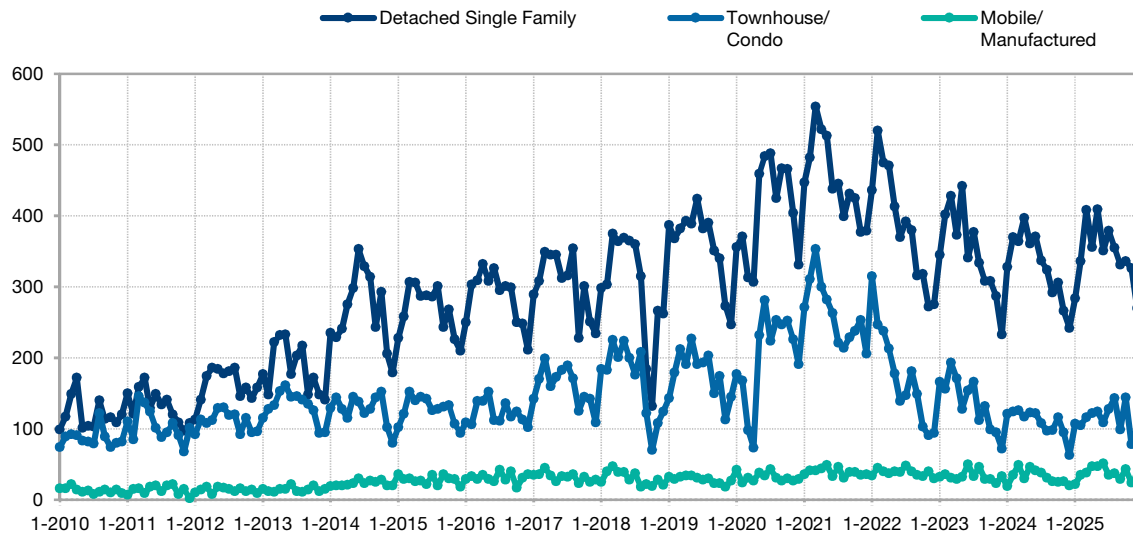
December



Year to Date



Historical Pending Sales by Month



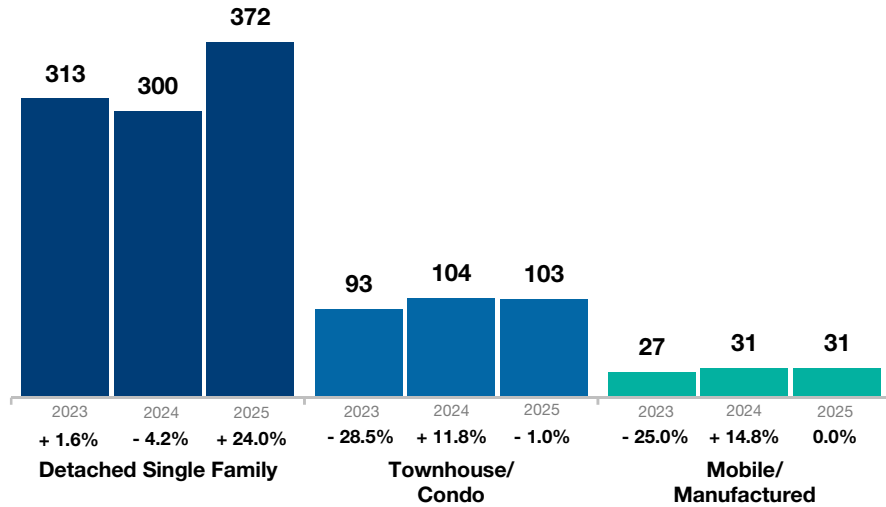
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2025	284	107	22
February 2025	336	105	35
March 2025	408	116	38
April 2025	356	122	47
May 2025	409	124	47
June 2025	351	109	51
July 2025	379	128	35
August 2025	355	143	37
September 2025	331	99	29
October 2025	336	144	43
November 2025	326	78	24
December 2025	270	92	31
12-Month Avg.	345	114	37

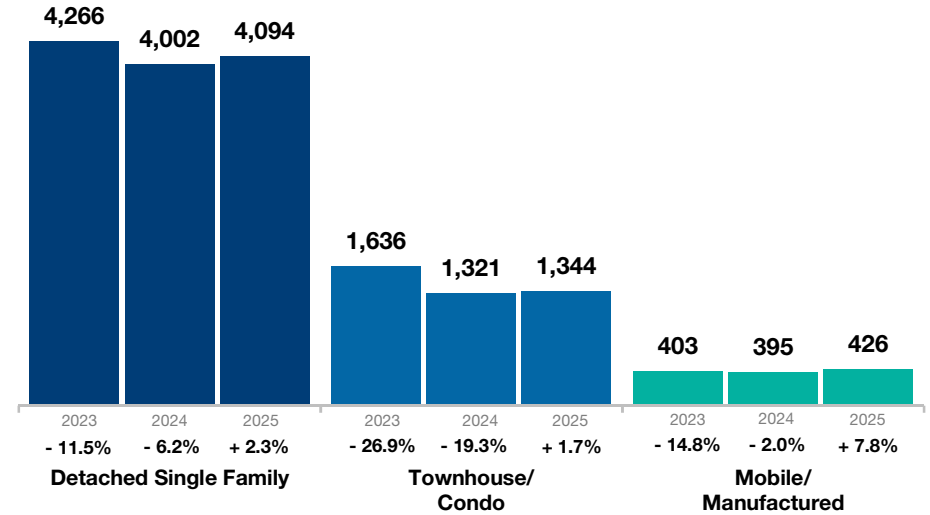
Closed Sales

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

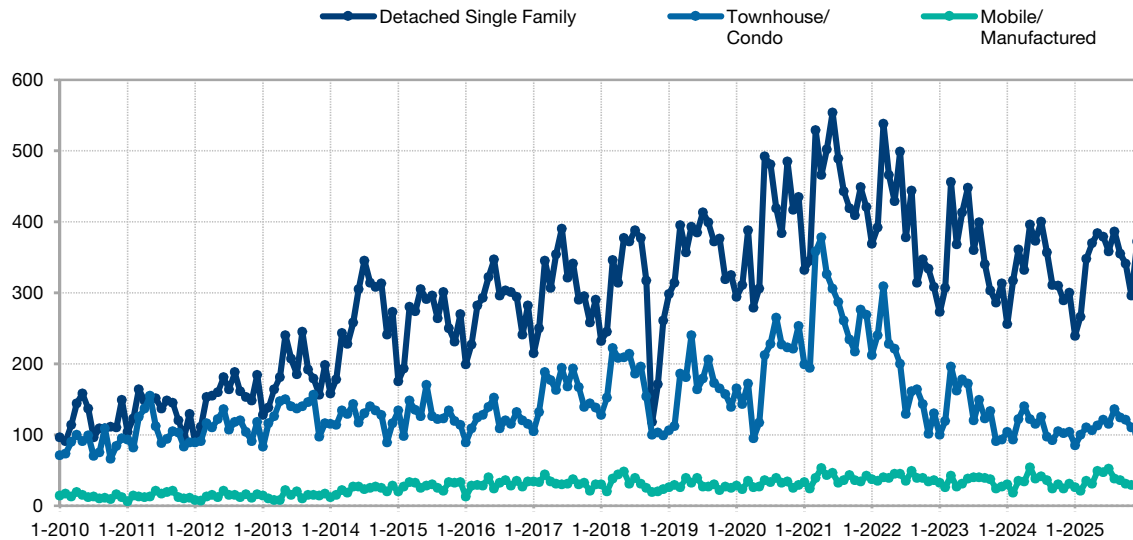
December



Year to Date



Historical Closed Sales by Month



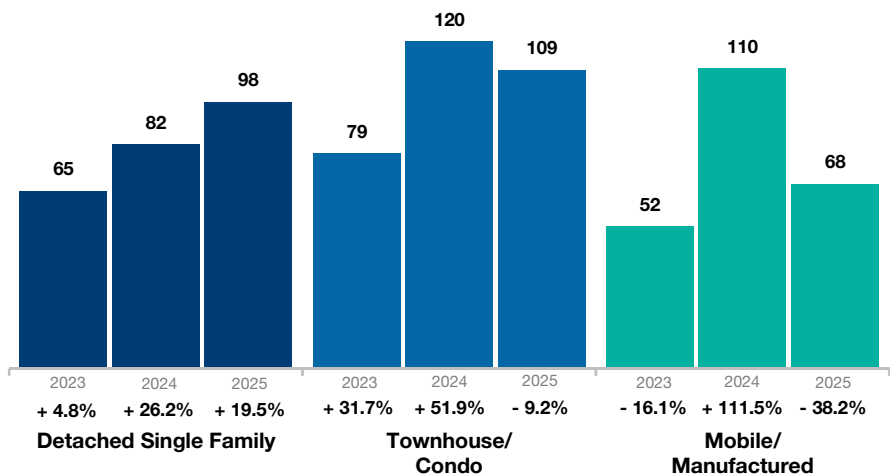
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2025	239	85	26
February 2025	266	100	21
March 2025	348	110	35
April 2025	370	106	31
May 2025	384	113	49
June 2025	379	121	47
July 2025	358	115	52
August 2025	386	136	38
September 2025	355	124	36
October 2025	341	121	31
November 2025	296	110	29
December 2025	372	103	31
12-Month Avg.	341	112	36

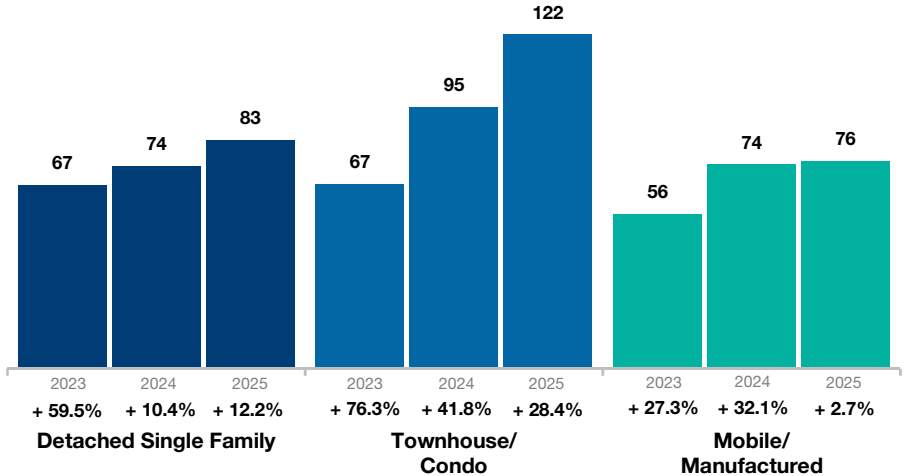
Days on Market Until Sale

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

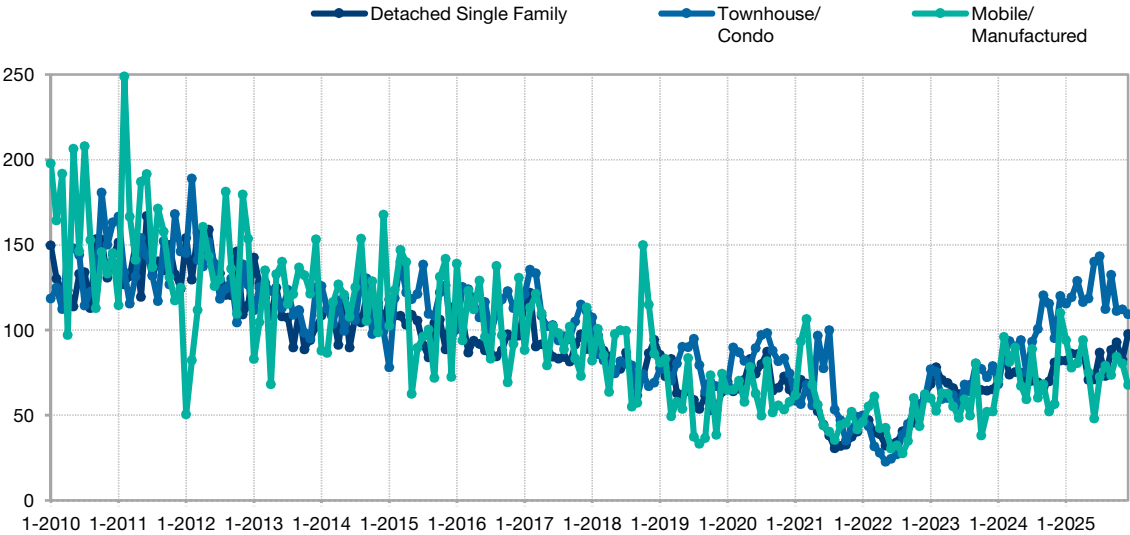
December



Year to Date



Historical Days on Market Until Sale by Month



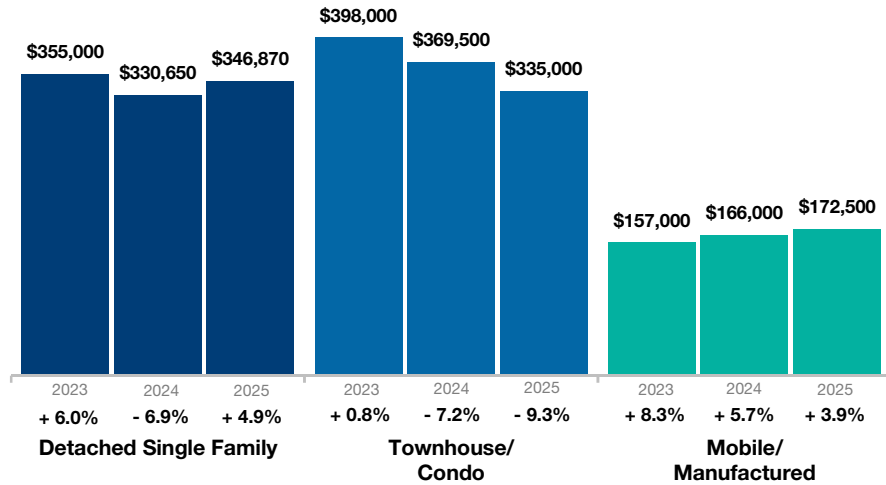
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2025	82	115	94
February 2025	86	119	78
March 2025	86	129	80
April 2025	87	116	94
May 2025	71	119	75
June 2025	71	140	48
July 2025	87	143	72
August 2025	73	112	79
September 2025	88	132	74
October 2025	93	111	84
November 2025	82	112	80
December 2025	98	109	68
12-Month Avg.*	83	122	76

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

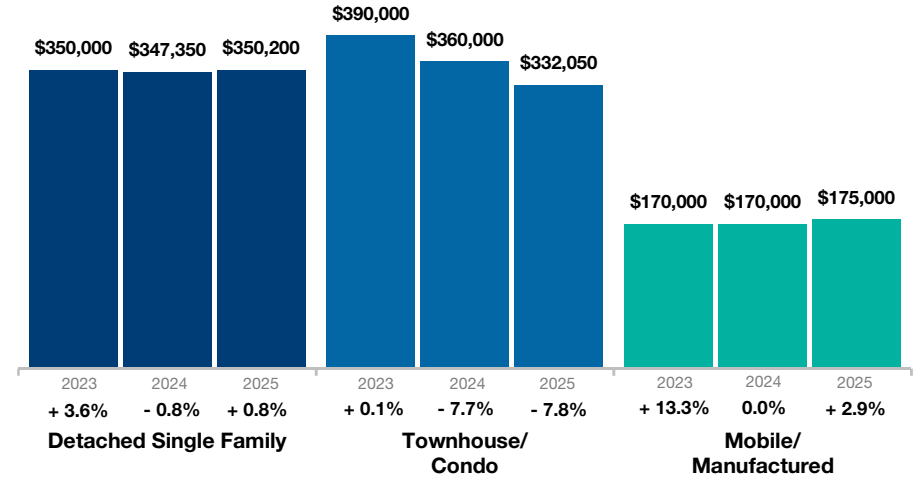
Median Sales Price

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

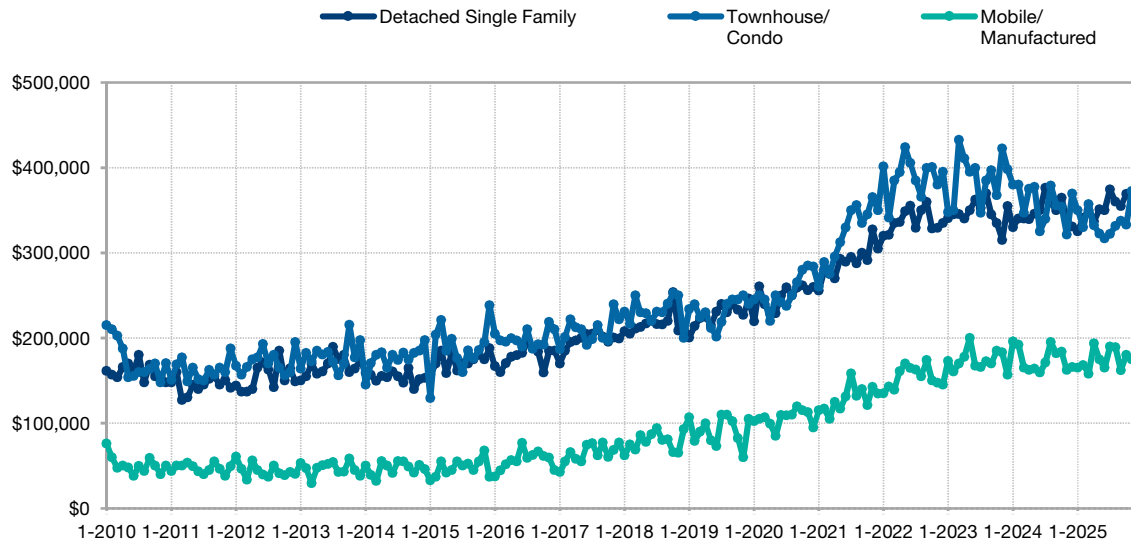
December



Year to Date



Historical Median Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

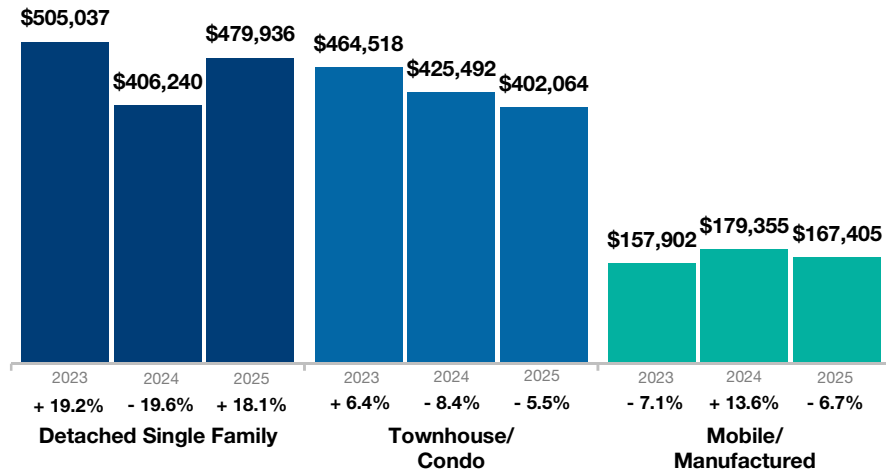
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2025	\$325,000	\$350,000	\$165,180
February 2025	\$340,900	\$330,000	\$168,000
March 2025	\$350,000	\$357,000	\$158,000
April 2025	\$336,988	\$332,400	\$193,750
May 2025	\$351,096	\$322,700	\$175,000
June 2025	\$350,000	\$316,900	\$165,100
July 2025	\$374,500	\$322,075	\$190,000
August 2025	\$360,000	\$331,450	\$189,000
September 2025	\$355,000	\$337,450	\$162,250
October 2025	\$369,000	\$333,000	\$180,000
November 2025	\$365,000	\$372,500	\$175,000
December 2025	\$346,870	\$335,000	\$172,500
12-Month Med.*	\$350,200	\$332,050	\$175,000

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

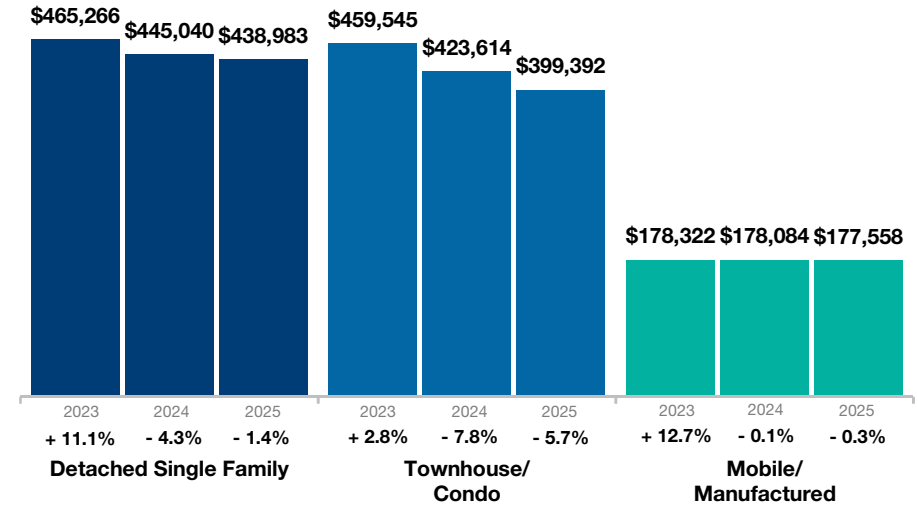
Average Sales Price

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

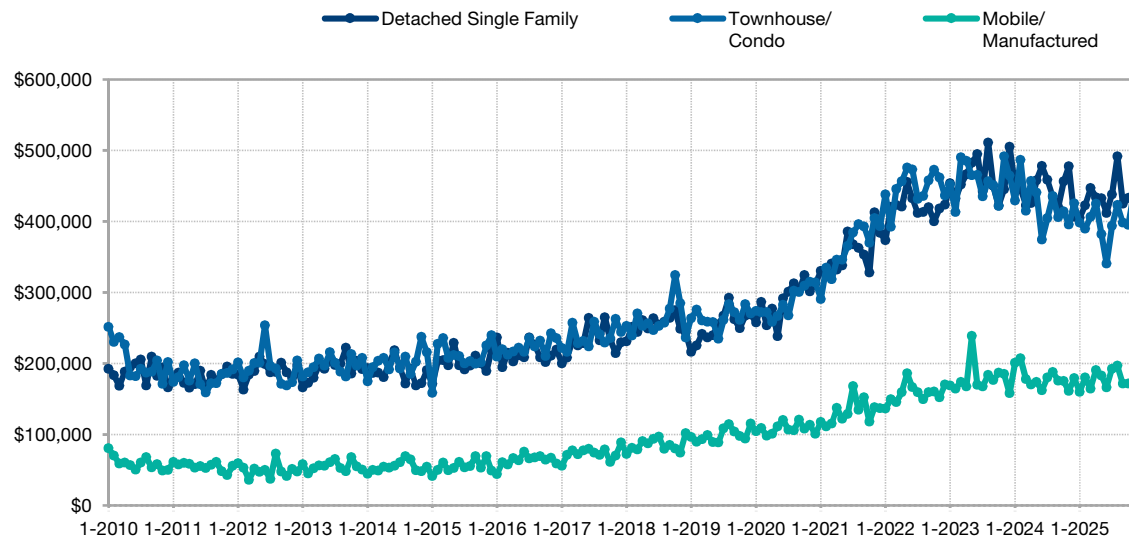
December



Year to Date



Historical Average Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

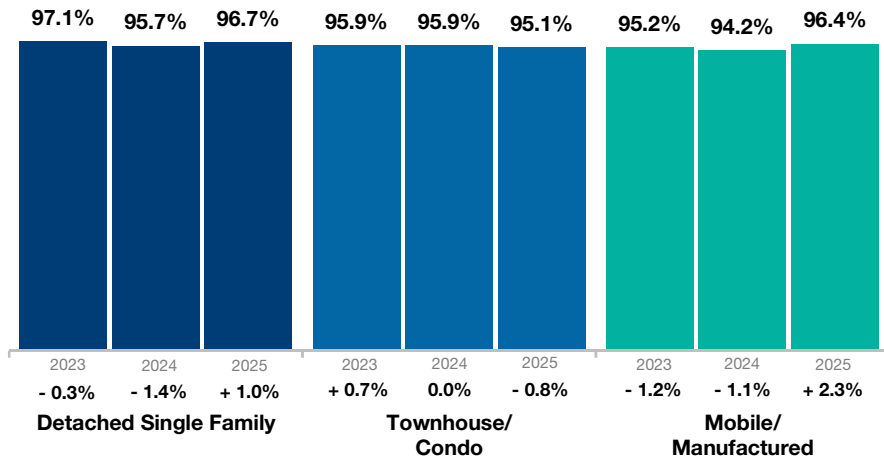
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2025	\$405,226	\$398,359	\$159,968
February 2025	\$422,773	\$389,724	\$180,071
March 2025	\$447,082	\$406,503	\$164,507
April 2025	\$433,732	\$424,706	\$190,663
May 2025	\$432,360	\$381,883	\$182,654
June 2025	\$411,866	\$340,417	\$166,277
July 2025	\$438,203	\$393,809	\$192,187
August 2025	\$491,846	\$423,294	\$196,575
September 2025	\$424,948	\$398,281	\$171,723
October 2025	\$432,815	\$395,309	\$171,703
November 2025	\$425,499	\$439,859	\$176,539
December 2025	\$479,936	\$402,064	\$167,405
12-Month Avg.*	\$438,983	\$399,392	\$177,558

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

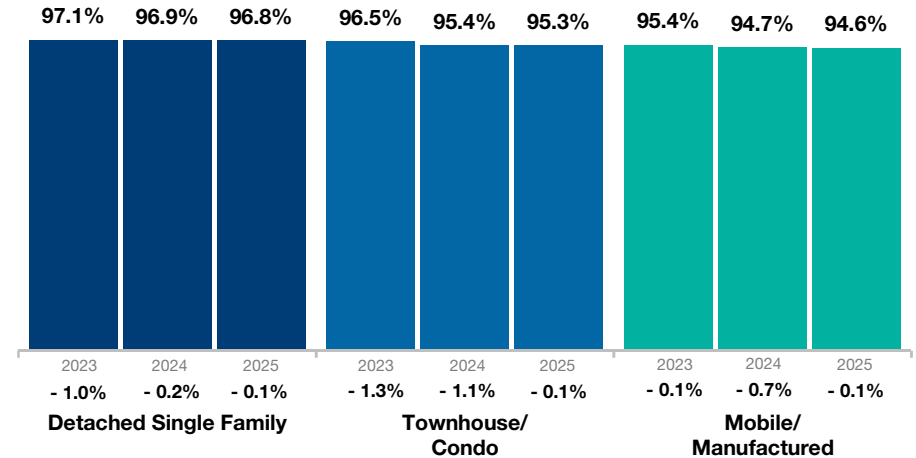
Percent of List Price Received

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.

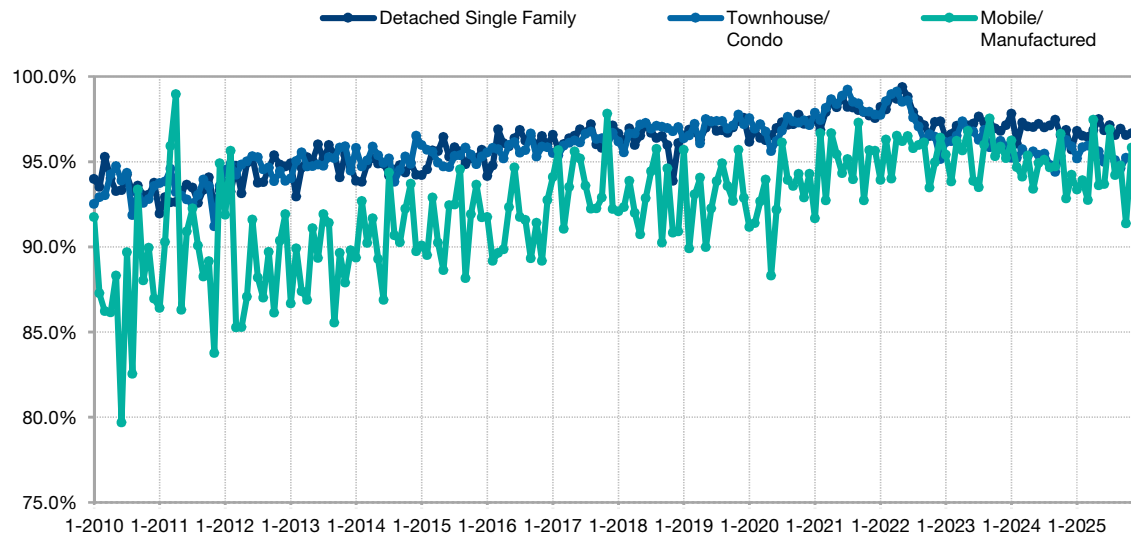
December



Year to Date



Historical Percent of List Price Received by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

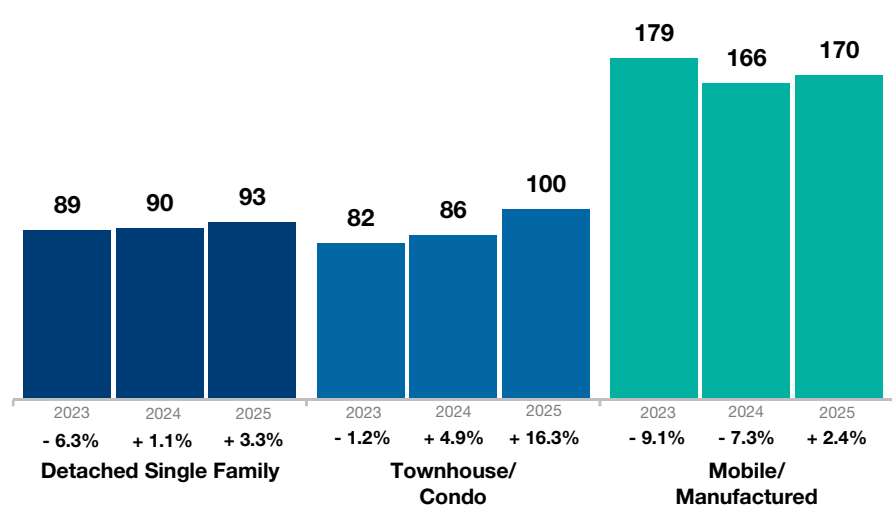
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2025	96.8%	95.2%	93.4%
February 2025	96.5%	95.8%	93.9%
March 2025	96.4%	95.9%	92.7%
April 2025	96.8%	95.8%	97.5%
May 2025	97.5%	95.6%	93.6%
June 2025	96.8%	95.0%	93.7%
July 2025	97.1%	95.5%	96.9%
August 2025	96.6%	95.1%	94.2%
September 2025	96.9%	94.6%	94.8%
October 2025	96.6%	95.2%	91.4%
November 2025	96.7%	95.2%	95.8%
December 2025	96.7%	95.1%	96.4%
12-Month Avg.*	96.8%	95.3%	94.6%

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

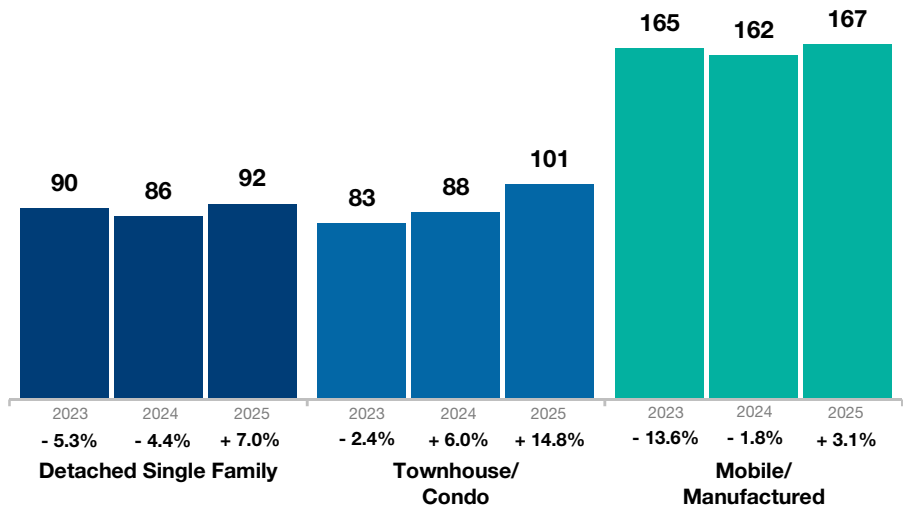
Housing Affordability Index

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.

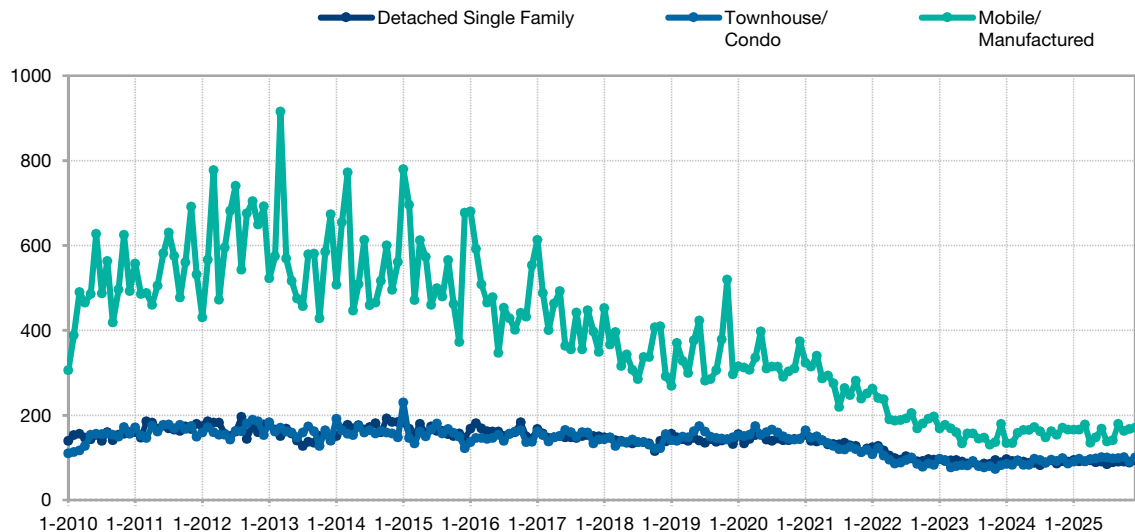
December



Year to Date



Historical Housing Affordability Index by Month



	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2025	94	90	166
February 2025	91	97	166
March 2025	91	91	178
April 2025	93	96	135
May 2025	89	98	148
June 2025	90	101	168
July 2025	84	100	138
August 2025	89	98	141
September 2025	90	99	179
October 2025	90	101	163
November 2025	88	90	167
December 2025	93	100	170
12-Month Avg.*	90	97	160

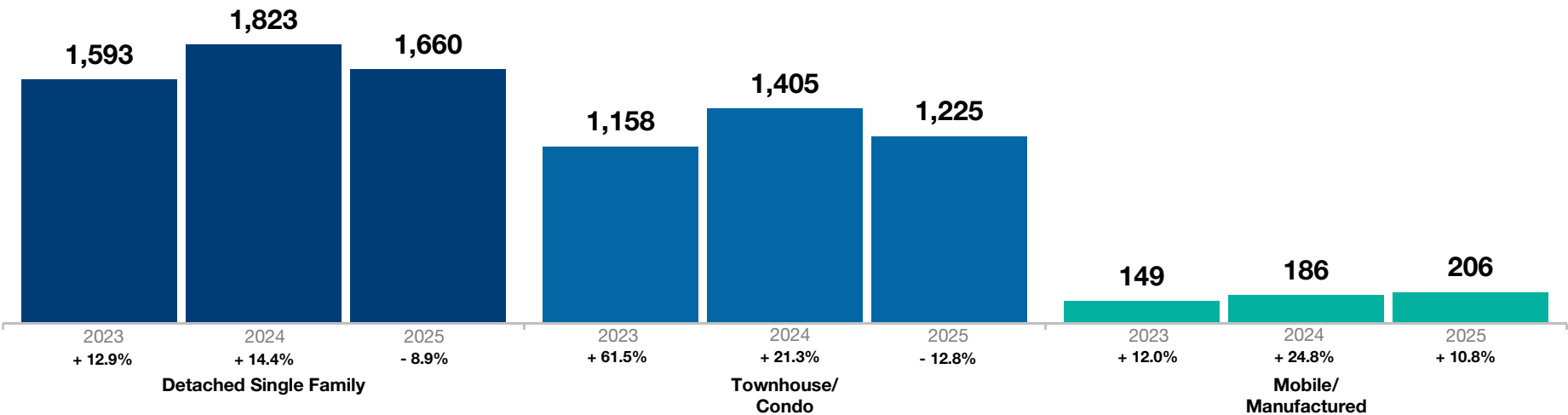
* Affordability Index for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

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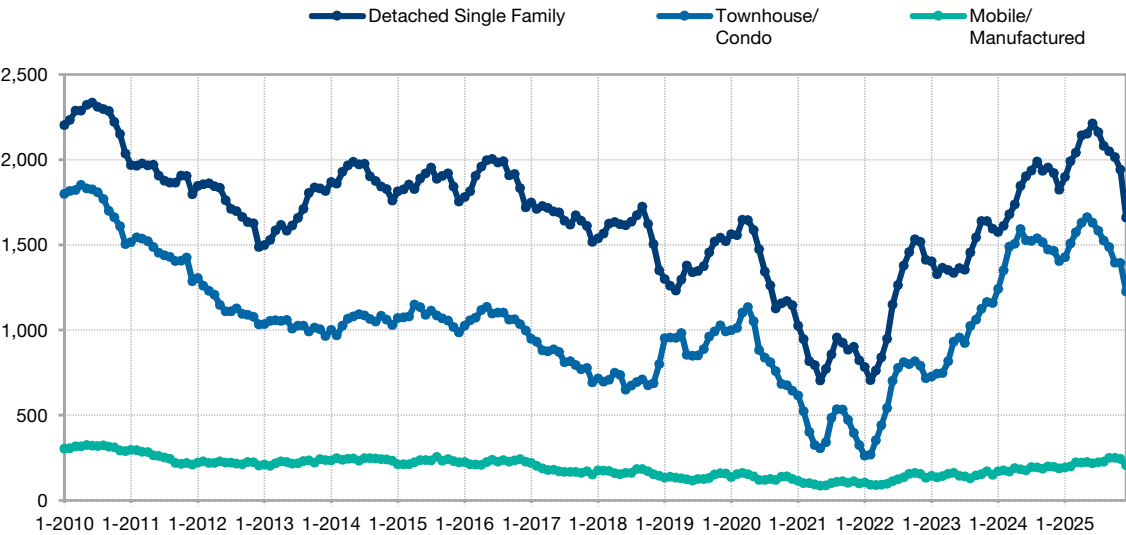
Inventory of Homes for Sale

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

December



Historical Inventory of Homes for Sale by Month

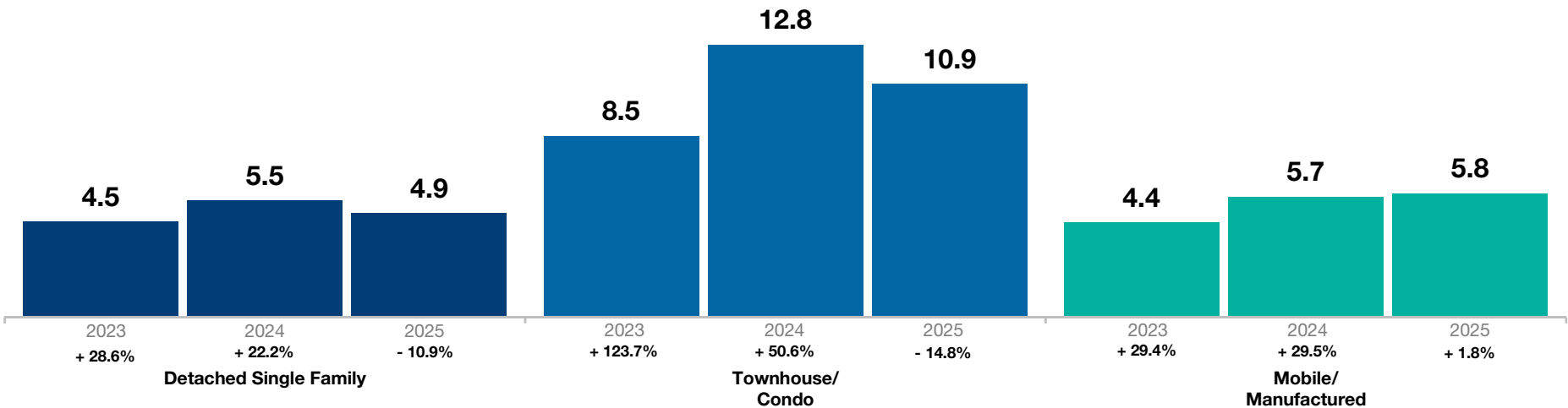


	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2025	1,899	1,426	192
February 2025	1,991	1,507	198
March 2025	2,041	1,573	223
April 2025	2,142	1,629	220
May 2025	2,151	1,661	225
June 2025	2,211	1,630	217
July 2025	2,161	1,582	223
August 2025	2,080	1,524	227
September 2025	2,048	1,487	249
October 2025	2,015	1,394	249
November 2025	1,941	1,393	244
December 2025	1,660	1,225	206
12-Month Avg.	2,028	1,503	223

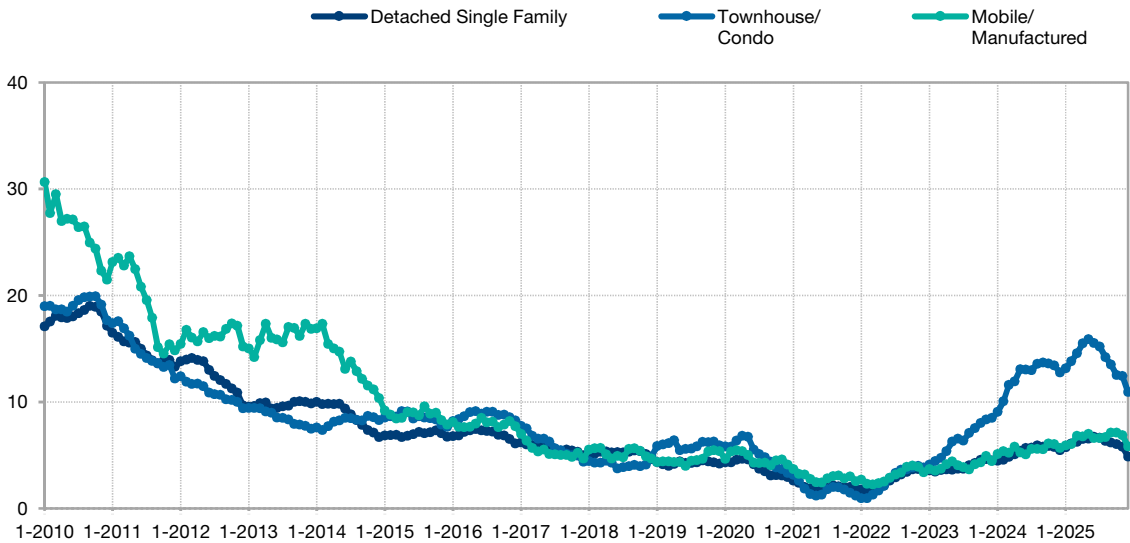
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.

December



Historical Months Supply of Inventory by Month



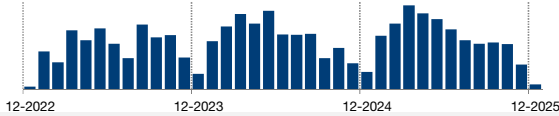
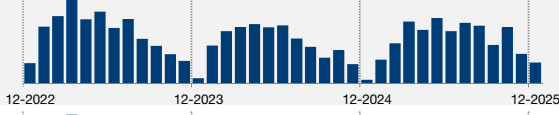
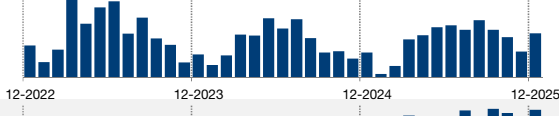
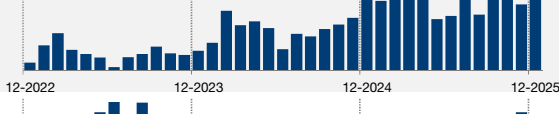
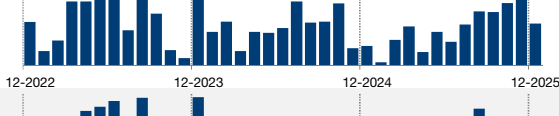



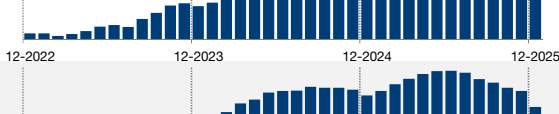

Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2025	5.7	13.1	5.9
February 2025	6.1	13.8	6.0
March 2025	6.2	14.6	6.8
April 2025	6.5	15.5	6.8
May 2025	6.5	15.9	7.0
June 2025	6.7	15.5	6.6
July 2025	6.6	15.2	6.6
August 2025	6.3	14.2	6.7
September 2025	6.2	13.5	7.1
October 2025	6.0	12.5	7.1
November 2025	5.8	12.4	6.9
December 2025	4.9	10.9	5.8
12-Month Avg.*	6.1	13.9	6.6

* Months Supply for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

All Residential Properties Overview

Key metrics for single-family properties, townhouses, condominiums, manufactured, and mobile properties combined for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		599	493	- 17.7%	9,891	9,900	+ 0.1%
Pending Sales		325	393	+ 20.9%	5,654	5,947	+ 5.2%
Closed Sales		435	506	+ 16.3%	5,718	5,864	+ 2.6%
Days on Market		93	98	+ 5.4%	79	92	+ 16.5%
Median Sales Price		\$328,400	\$335,000	+ 2.0%	\$335,000	\$335,000	0.0%
Avg. Sales Price		\$394,674	\$444,937	+ 12.7%	\$421,641	\$410,988	- 2.5%
Pct. of List Price Received		95.6%	96.4%	+ 0.8%	96.4%	96.3%	- 0.1%
Affordability Index		93	96	+ 3.2%	91	96	+ 5.5%
Homes for Sale		3,414	3,091	- 9.5%	--	--	--
Months Supply		7.2	6.3	- 12.5%	--	--	--