

Monthly Indicators

May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

- Detached Single Family Closed Sales were up 6.8 percent to 410.
- Townhouse/Condo Closed Sales were up 7.1 percent to 121.
- Mobile/Manufactured Closed Sales were down 18.4 percent to 40.

- Detached Single Family Median Sales Price decreased 3.4 percent to \$339,100.
- Townhouse/Condo Median Sales Price increased 11.2 percent to \$359,000.
- Mobile/Manufactured Median Sales Price increased 5.7 percent to \$185,000.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

+ 4.6%	- 1.1%	- 11.2%
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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		608	598	- 1.6%	2,954	3,133	+ 6.1%
Pending Sales		409	459	+ 12.2%	1,793	1,994	+ 11.2%
Closed Sales		384	410	+ 6.8%	1,607	1,720	+ 7.0%
Days on Market		71	79	+ 11.3%	82	86	+ 4.9%
Median Sales Price		\$351,096	\$339,100	- 3.4%	\$343,800	\$340,000	- 1.1%
Avg. Sales Price		\$432,360	\$439,356	+ 1.6%	\$430,245	\$441,184	+ 2.5%
Pct. of List Price Received		97.5%	97.2%	- 0.3%	96.9%	96.9%	0.0%
Affordability Index		93	97	+ 4.3%	95	96	+ 1.1%
Homes for Sale		2,166	2,089	- 3.6%	--	--	--
Months Supply		6.6	6.0	- 9.1%	--	--	--

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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		277	210	- 24.2%	1,468	1,275	- 13.1%
Pending Sales		124	143	+ 15.3%	574	686	+ 19.5%
Closed Sales		113	121	+ 7.1%	514	599	+ 16.5%
Days on Market		119	133	+ 11.8%	120	129	+ 7.5%
Median Sales Price		\$322,700	\$359,000	+ 11.2%	\$330,000	\$345,000	+ 4.5%
Avg. Sales Price		\$381,883	\$419,370	+ 9.8%	\$400,233	\$404,603	+ 1.1%
Pct. of List Price Received		95.6%	95.7%	+ 0.1%	95.7%	95.4%	- 0.3%
Affordability Index		103	96	- 6.8%	101	99	- 2.0%
Homes for Sale		1,666	1,302	- 21.8%	--	--	--
Months Supply		15.9	10.9	- 31.4%	--	--	--

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.

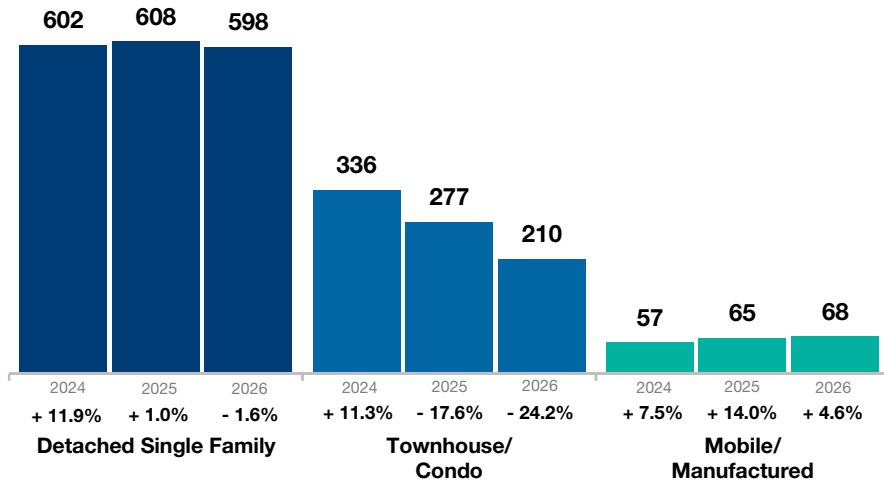


Key Metrics	Historical Sparklines	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		65	68	+ 4.6%	311	289	- 7.1%
Pending Sales		47	41	- 12.8%	189	194	+ 2.6%
Closed Sales		49	40	- 18.4%	162	181	+ 11.7%
Days on Market		75	72	- 4.0%	83	103	+ 24.1%
Median Sales Price		\$175,000	\$185,000	+ 5.7%	\$173,000	\$180,000	+ 4.0%
Avg. Sales Price		\$182,654	\$182,815	+ 0.1%	\$176,201	\$182,865	+ 3.8%
Pct. of List Price Received		93.6%	94.8%	+ 1.3%	94.1%	94.6%	+ 0.5%
Affordability Index		155	161	+ 3.9%	157	165	+ 5.1%
Homes for Sale		228	215	- 5.7%	--	--	--
Months Supply		7.1	5.8	- 18.3%	--	--	--

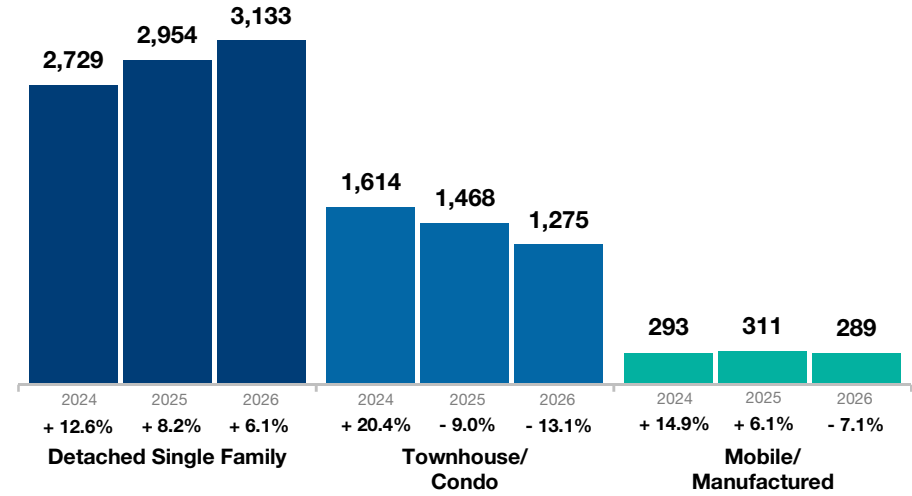
New Listings

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

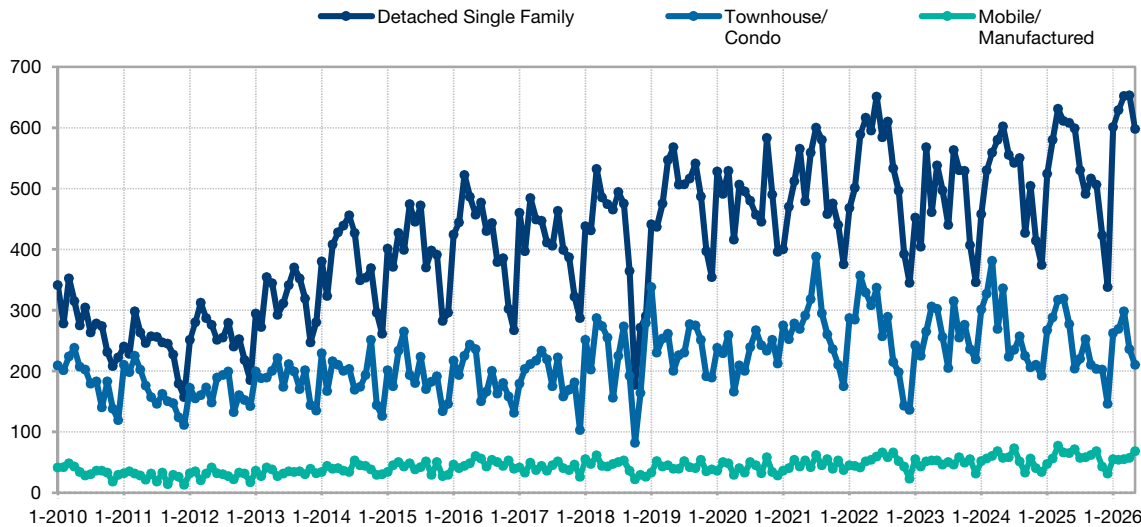
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Year to Date



Historical New Listings by Month



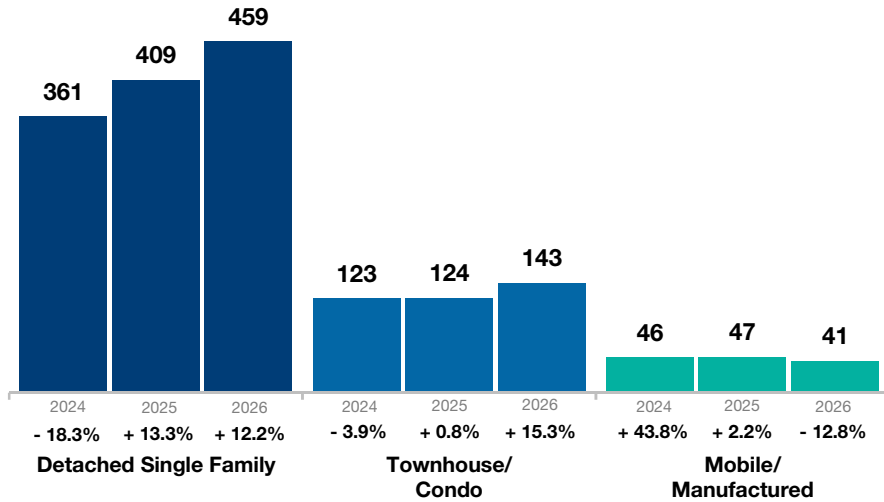
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
June 2025	599	204	71
July 2025	530	220	57
August 2025	491	252	58
September 2025	516	210	62
October 2025	506	203	68
November 2025	423	202	43
December 2025	338	146	31
January 2026	601	262	55
February 2026	629	269	54
March 2026	652	298	55
April 2026	653	236	57
May 2026	598	210	68
12-Month Avg.	545	226	57

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

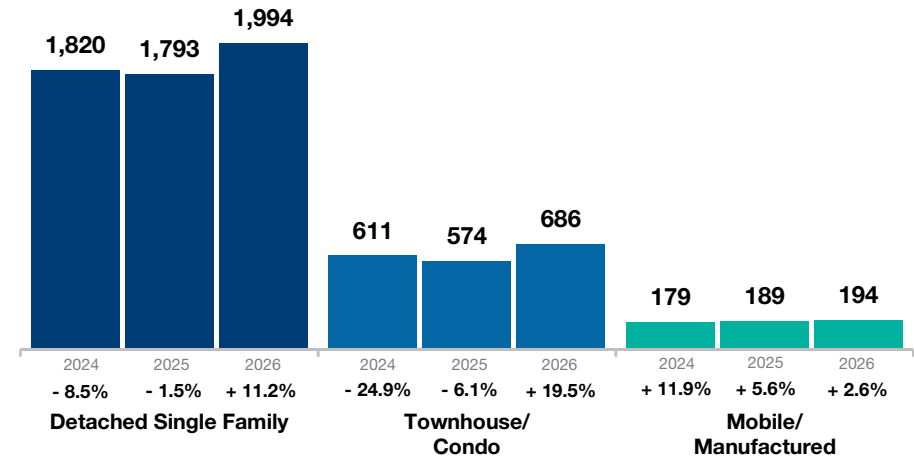
Pending Sales

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

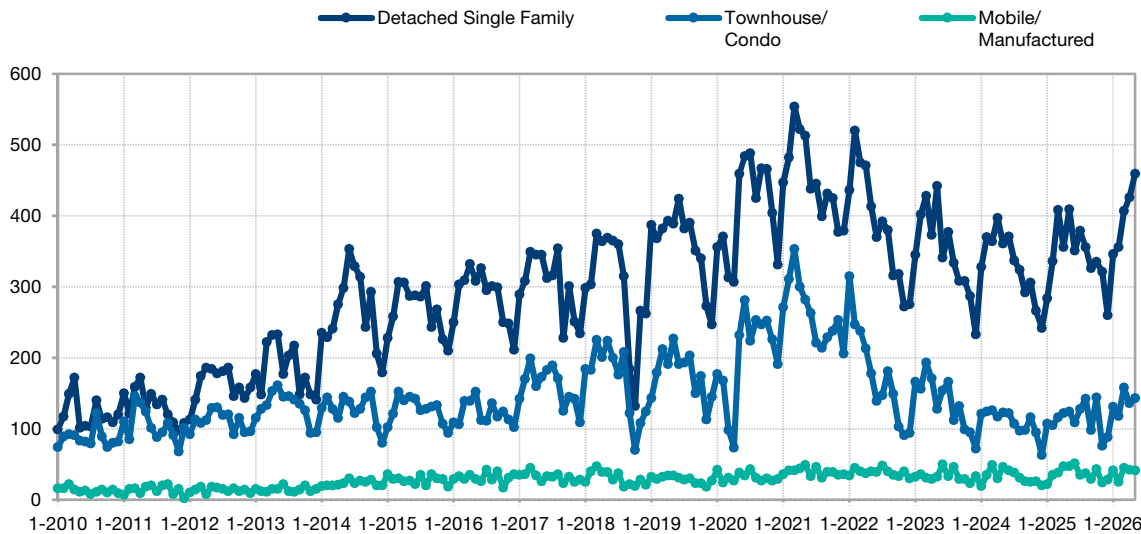
May



Year to Date



Historical Pending Sales by Month



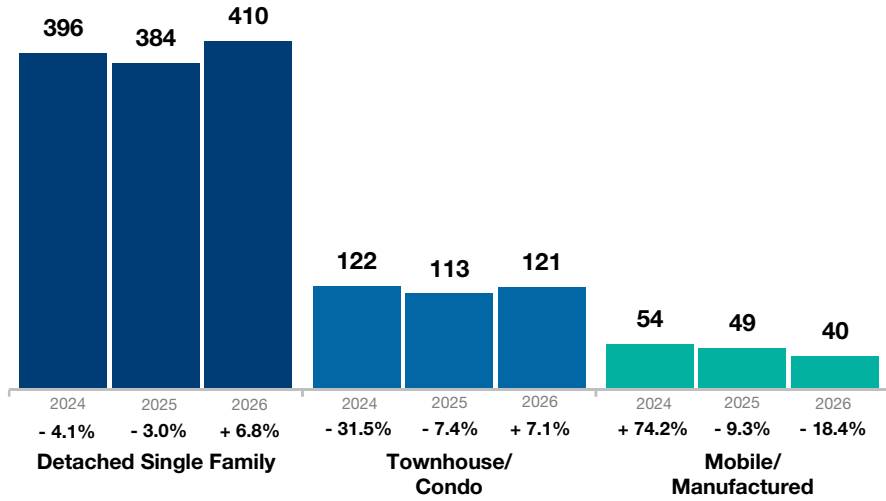
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
June 2025	351	109	51
July 2025	379	128	35
August 2025	356	142	37
September 2025	326	98	29
October 2025	335	144	43
November 2025	321	76	24
December 2025	260	88	28
January 2026	346	131	41
February 2026	356	118	25
March 2026	407	158	45
April 2026	426	136	42
May 2026	459	143	41
12-Month Avg.	360	123	37

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

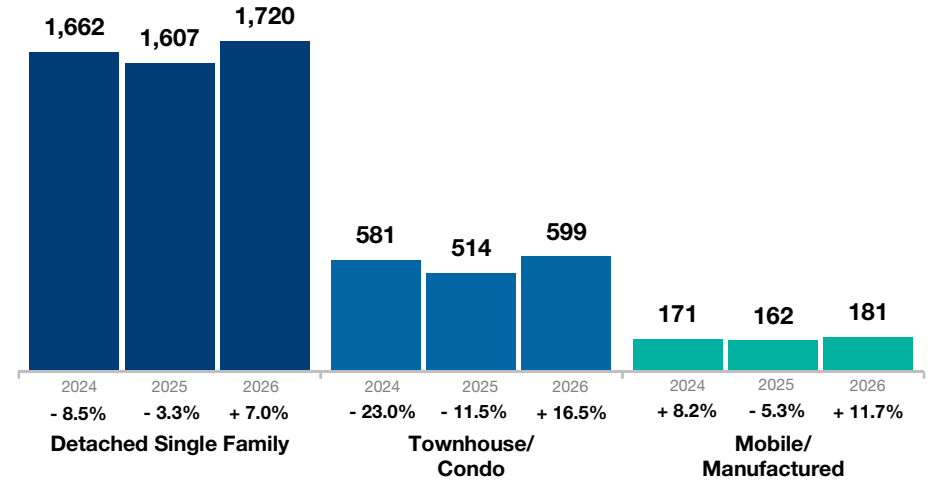
Closed Sales

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

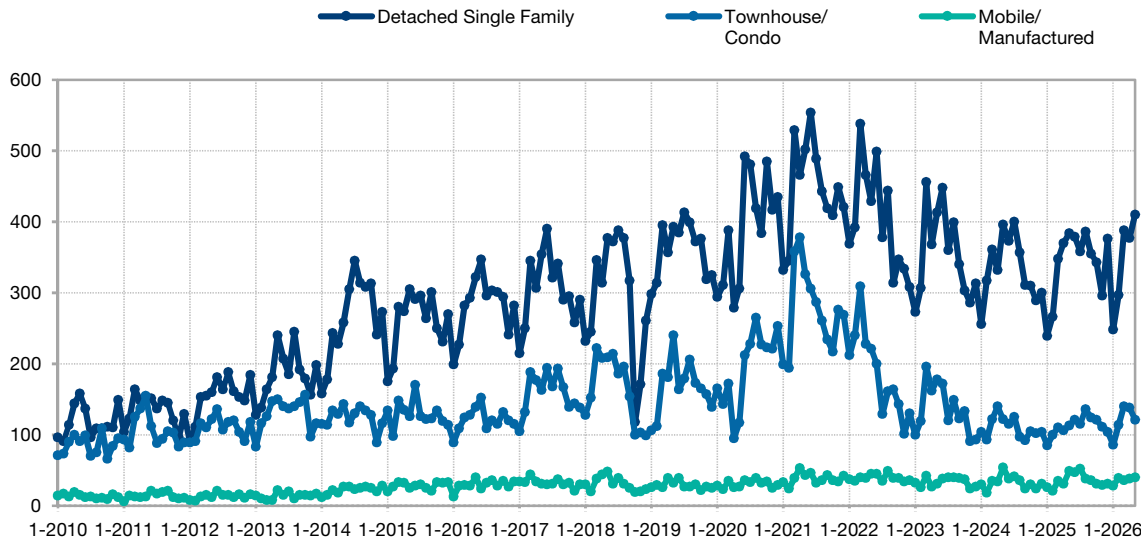
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Year to Date



Historical Closed Sales by Month



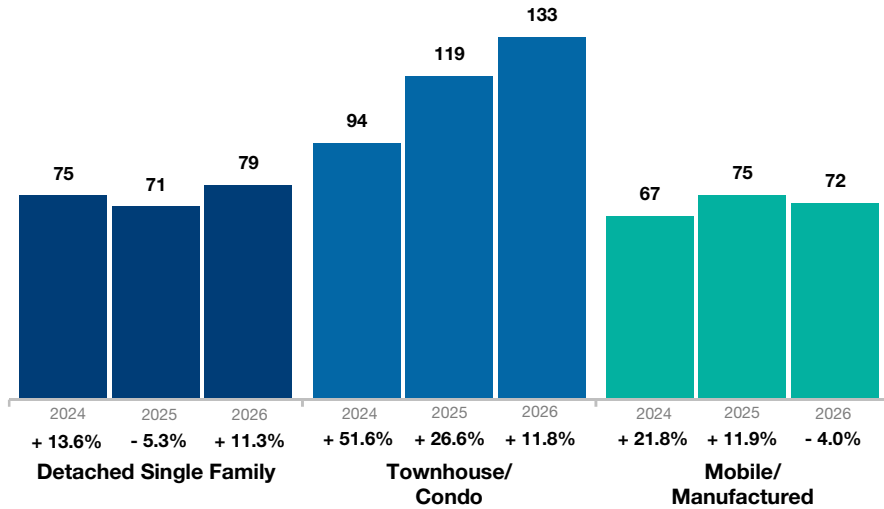
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
June 2025	379	121	47
July 2025	358	115	52
August 2025	386	136	38
September 2025	355	124	36
October 2025	343	121	31
November 2025	296	111	29
December 2025	376	104	31
January 2026	248	86	28
February 2026	297	114	39
March 2026	388	140	36
April 2026	377	138	38
May 2026	410	121	40
12-Month Avg.	351	119	37

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

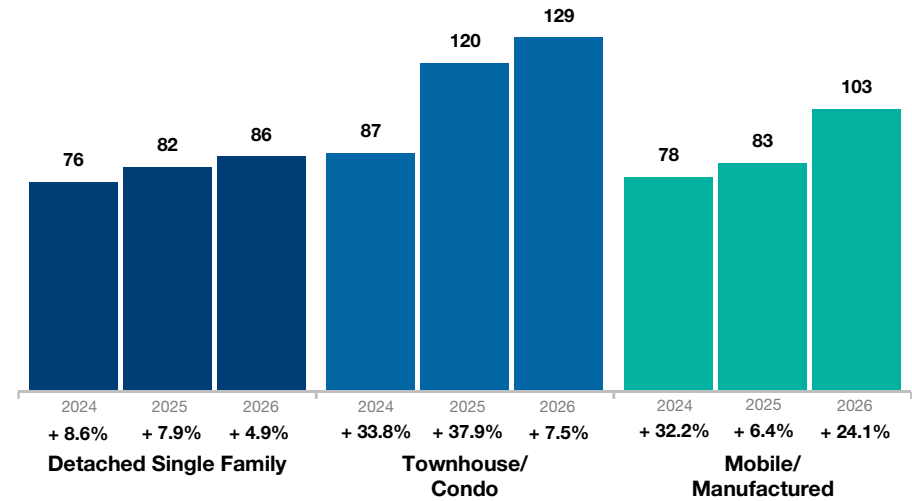
Days on Market Until Sale

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

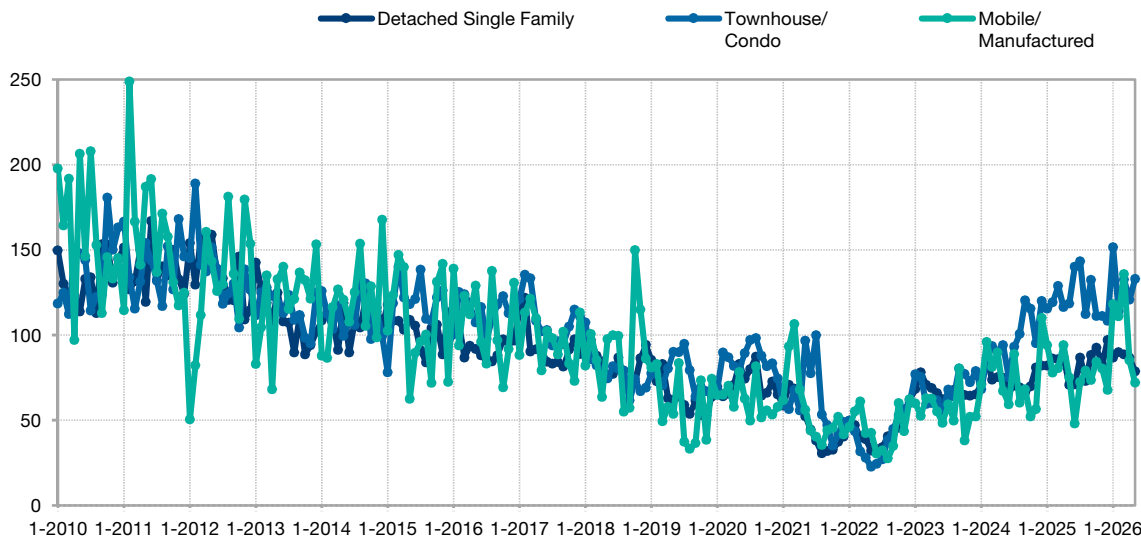
May



Year to Date



Historical Days on Market Until Sale 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.

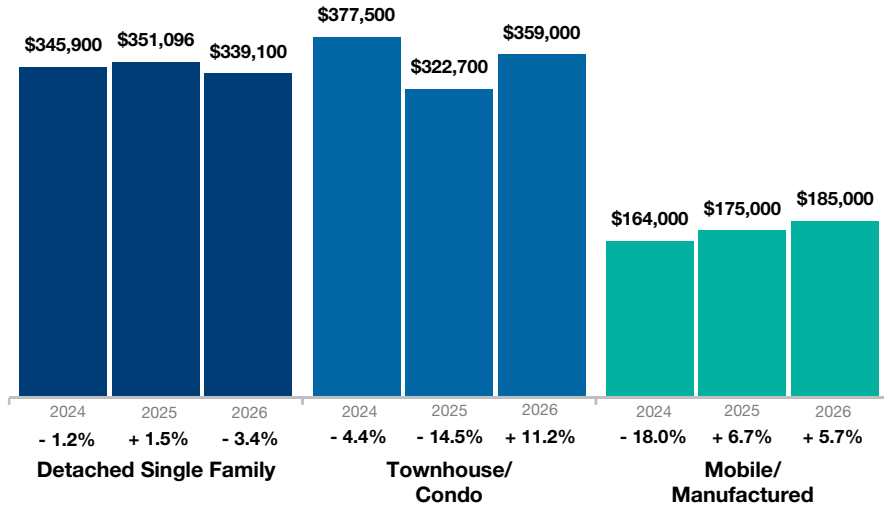
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
June 2025	71	140	48
July 2025	87	143	72
August 2025	73	112	79
September 2025	88	132	74
October 2025	92	111	84
November 2025	82	111	80
December 2025	97	108	68
January 2026	87	151	118
February 2026	90	114	111
March 2026	89	133	136
April 2026	87	121	85
May 2026	79	133	72
12-Month Avg.*	85	125	84

* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

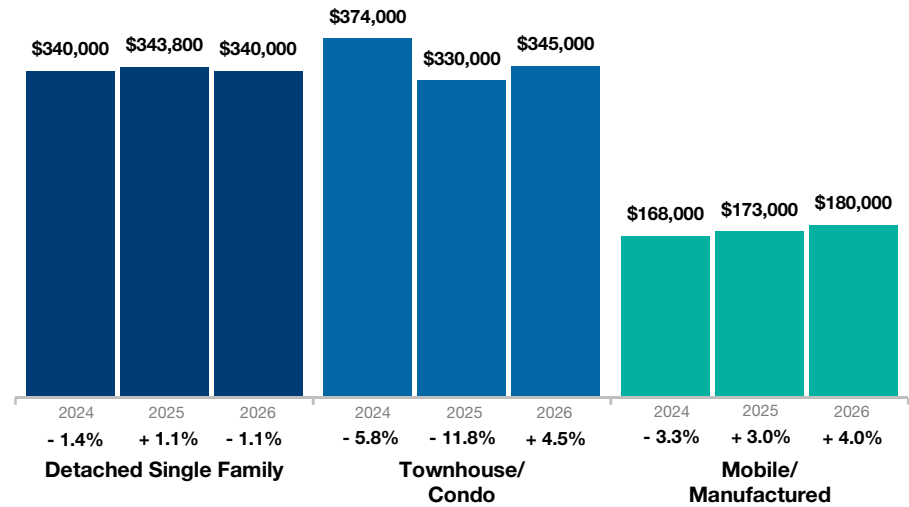
Median Sales Price

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

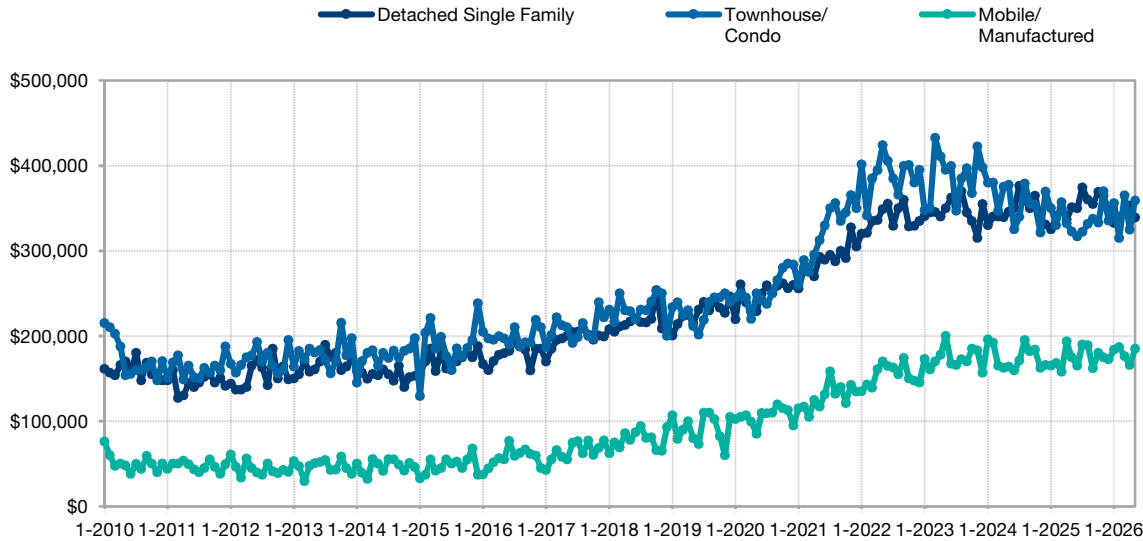
May



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.

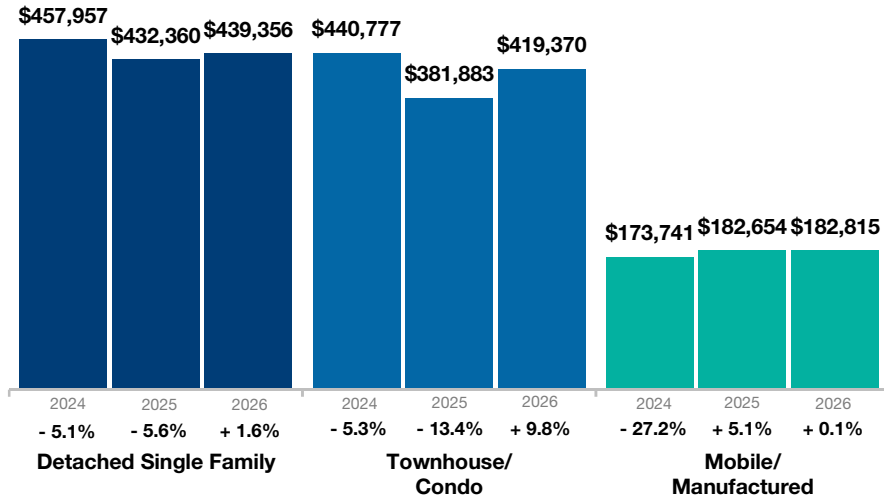
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
June 2025	\$350,000	\$316,900	\$165,100
July 2025	\$374,500	\$322,075	\$190,000
August 2025	\$360,000	\$331,450	\$189,000
September 2025	\$355,000	\$337,450	\$162,250
October 2025	\$369,000	\$333,000	\$180,000
November 2025	\$365,000	\$370,000	\$175,000
December 2025	\$346,870	\$335,263	\$172,500
January 2026	\$332,500	\$356,000	\$183,750
February 2026	\$339,900	\$315,000	\$187,000
March 2026	\$345,000	\$365,000	\$176,450
April 2026	\$353,000	\$324,950	\$166,000
May 2026	\$339,100	\$359,000	\$185,000
12-Month Med.*	\$350,900	\$335,000	\$179,000

* Median Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

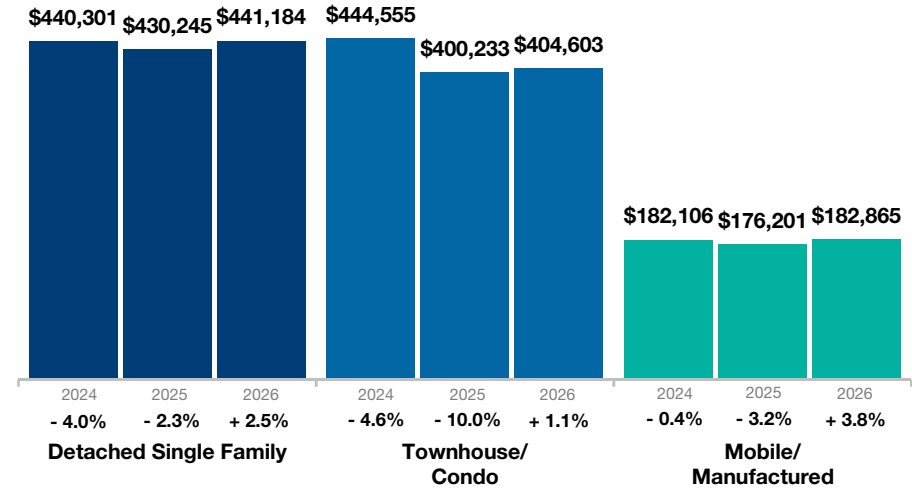
Average Sales Price

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

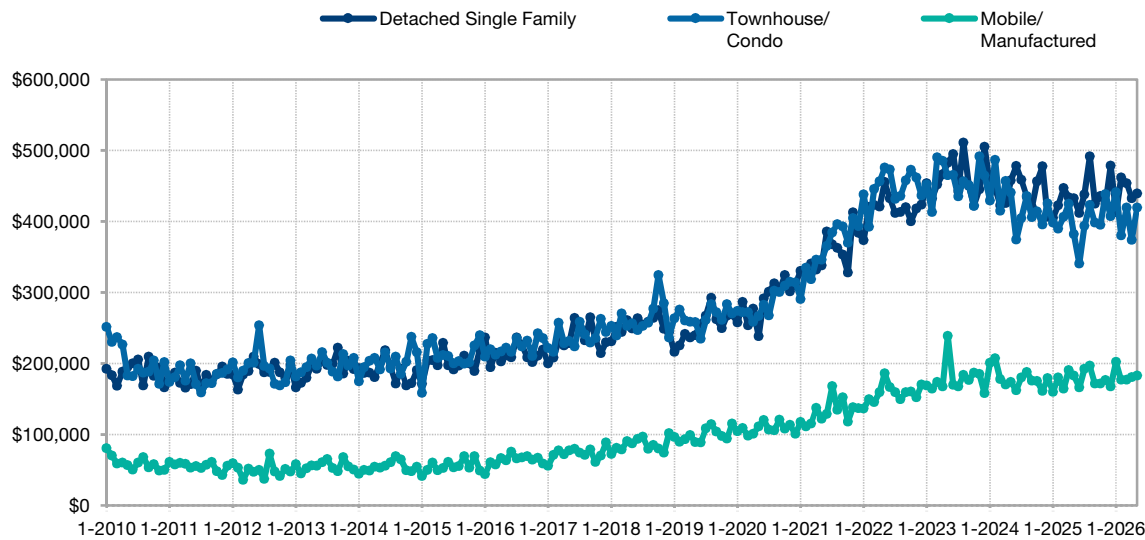
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Year to Date



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
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	\$435,679	\$395,138	\$171,703
November 2025	\$425,499	\$438,302	\$176,539
December 2025	\$478,780	\$407,408	\$167,405
January 2026	\$412,540	\$441,140	\$202,118
February 2026	\$461,735	\$380,271	\$176,824
March 2026	\$453,918	\$419,273	\$176,875
April 2026	\$432,721	\$374,103	\$180,605
May 2026	\$439,356	\$419,370	\$182,815
12-Month Avg.*	\$443,380	\$401,554	\$180,213

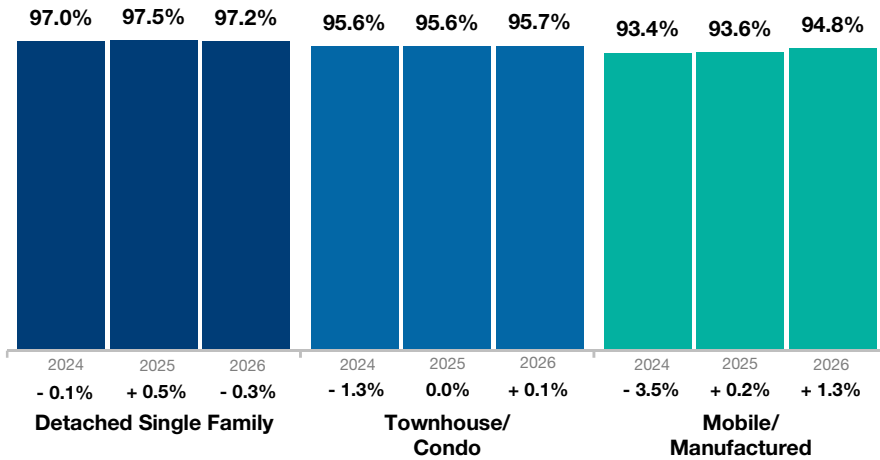
* Avg. Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Percent of List Price Received

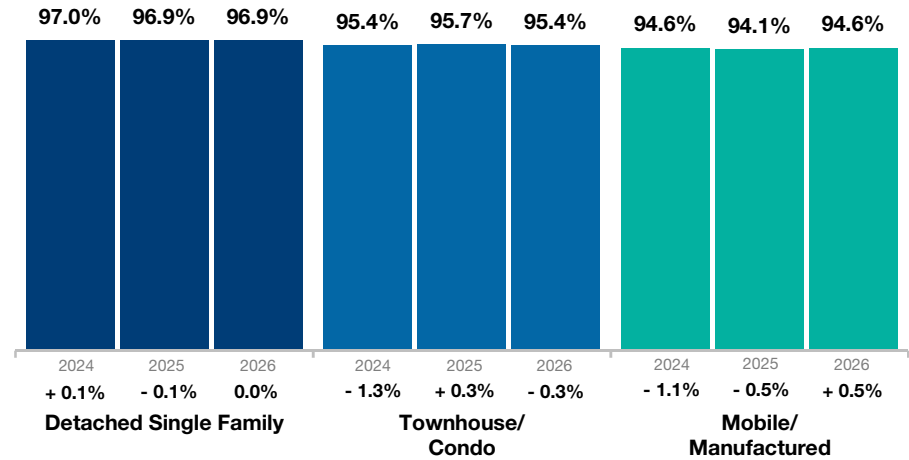
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



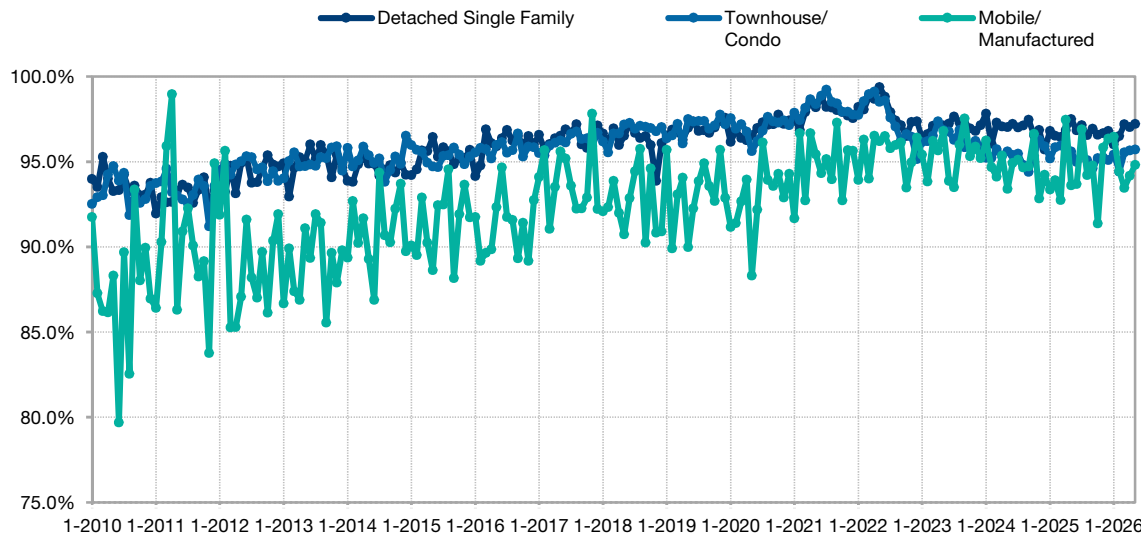
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Year to Date



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.

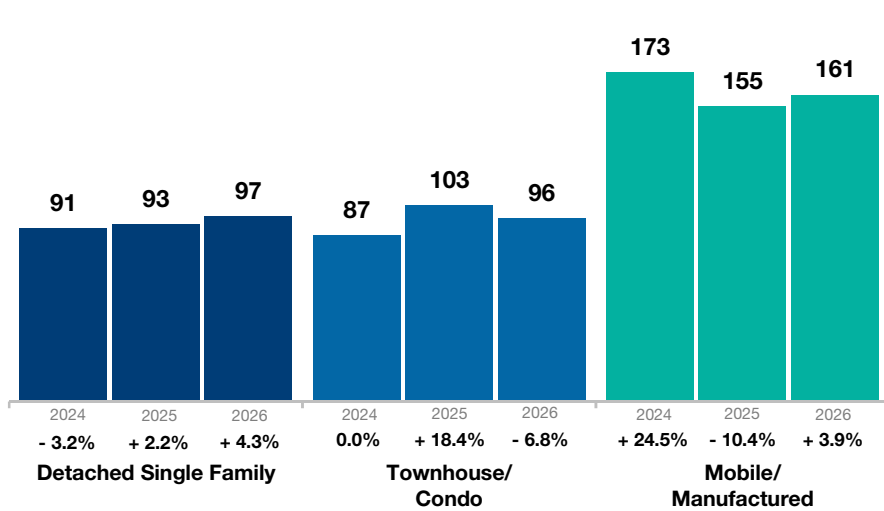
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
June 2025	96.8%	95.0%	93.7%
July 2025	97.1%	95.5%	96.9%
August 2025	96.6%	95.1%	94.2%
September 2025	96.9%	94.6%	94.8%
October 2025	96.6%	95.2%	91.4%
November 2025	96.7%	95.2%	95.8%
December 2025	96.8%	95.1%	96.4%
January 2026	96.0%	95.4%	96.5%
February 2026	96.5%	94.4%	94.4%
March 2026	97.2%	95.5%	93.5%
April 2026	97.0%	95.7%	94.2%
May 2026	97.2%	95.7%	94.8%
12-Month Avg.*	96.8%	95.2%	94.7%

* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

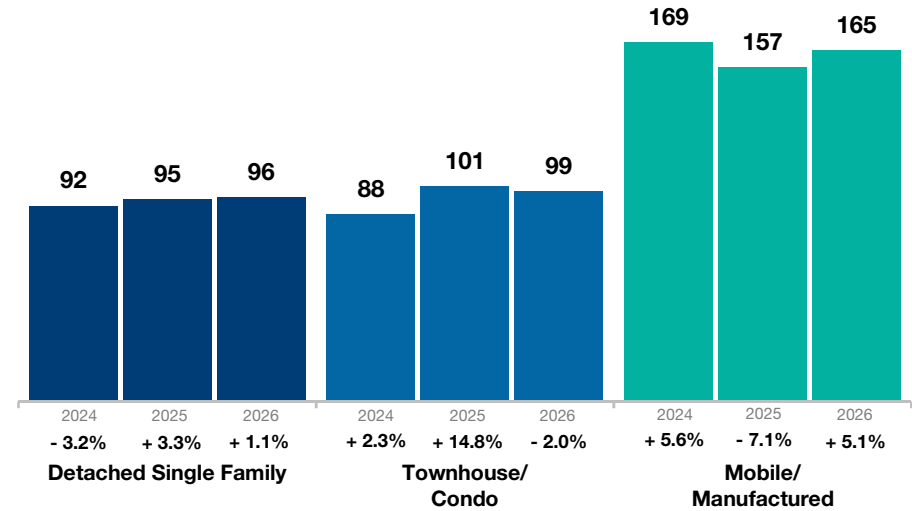
Housing Affordability Index

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.

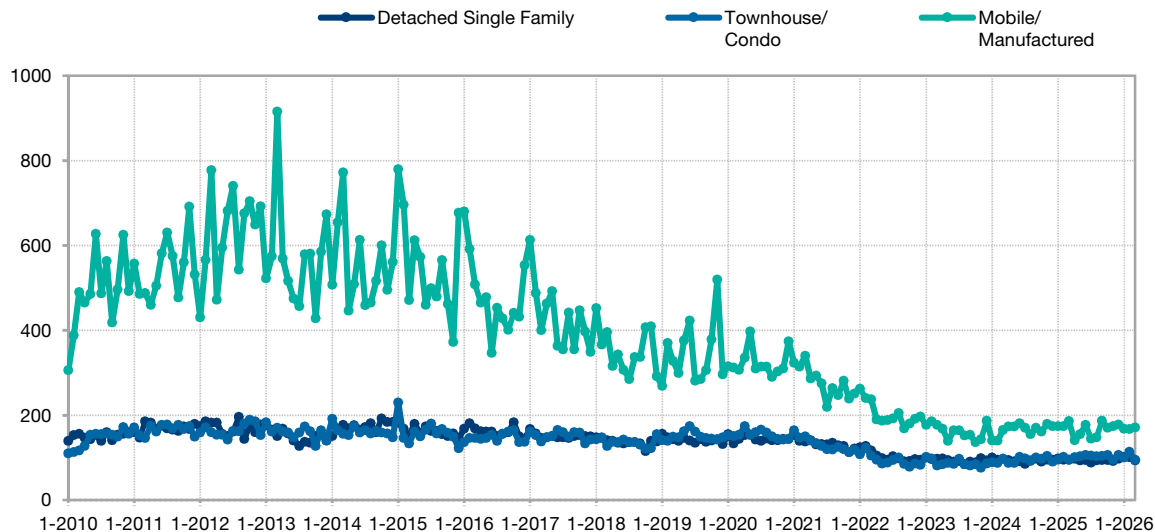
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Year to Date



Historical Housing Affordability Index 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.

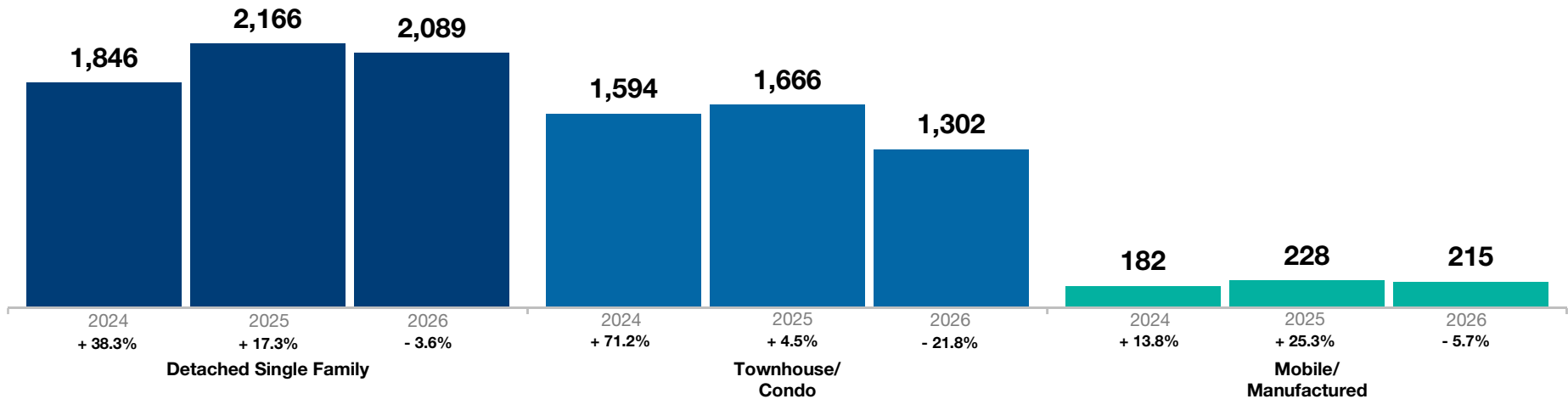
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
June 2025	94	106	177
July 2025	88	105	145
August 2025	93	103	148
September 2025	94	104	187
October 2025	94	106	170
November 2025	92	95	174
December 2025	97	106	178
January 2026	102	100	168
February 2026	101	114	167
March 2026	93	95	171
April 2026	95	108	184
May 2026	97	96	161
12-Month Avg.*	95	103	169

* Affordability Index for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

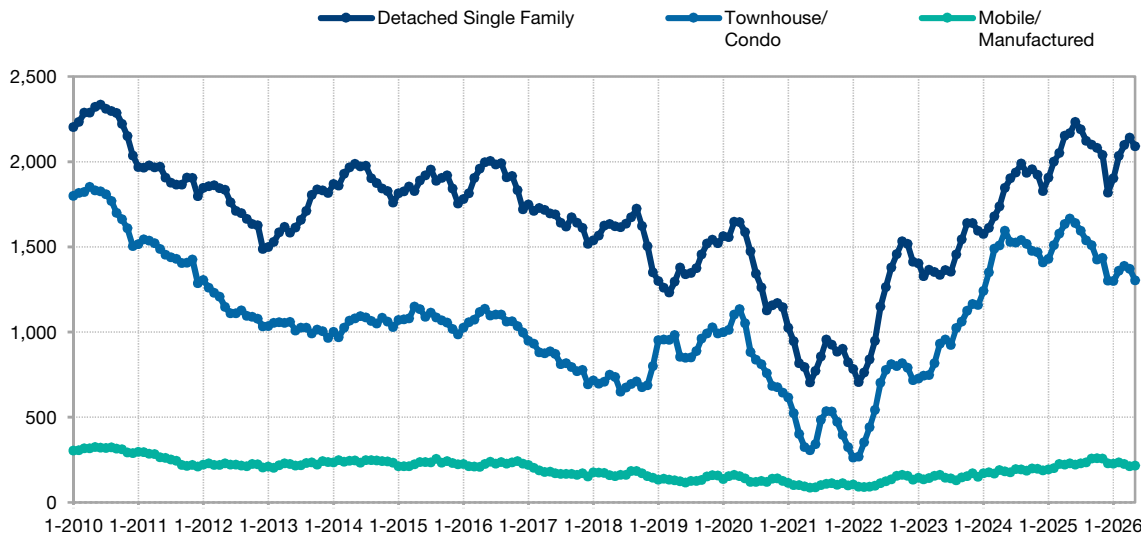
Inventory of Homes for Sale

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

May



Historical Inventory of Homes for Sale by Month



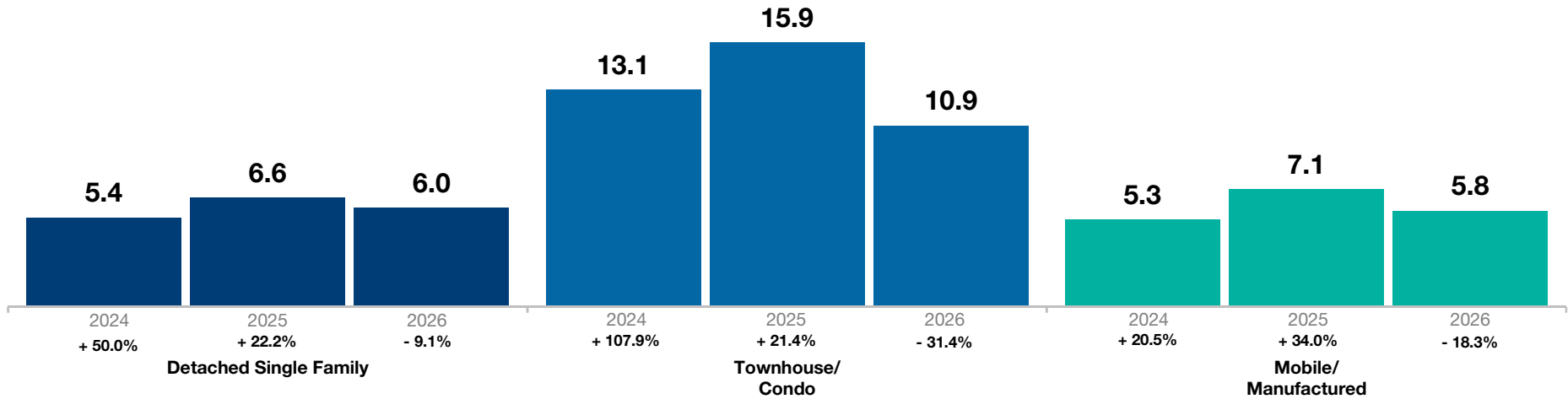
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
June 2025	2,233	1,638	221
July 2025	2,189	1,593	228
August 2025	2,121	1,537	233
September 2025	2,100	1,510	256
October 2025	2,081	1,425	258
November 2025	2,039	1,434	257
December 2025	1,817	1,301	228
January 2026	1,902	1,298	226
February 2026	2,033	1,359	234
March 2026	2,098	1,387	225
April 2026	2,141	1,371	212
May 2026	2,089	1,302	215
12-Month Avg.	2,070	1,430	233

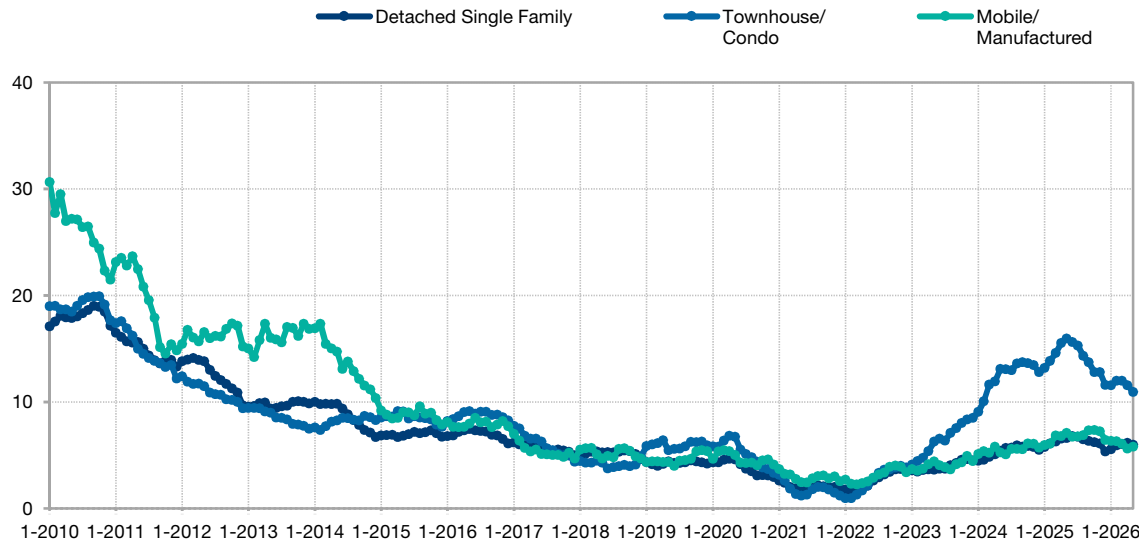
Months Supply of Inventory

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.

May



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
June 2025	6.8	15.6	6.7
July 2025	6.7	15.3	6.7
August 2025	6.5	14.3	6.9
September 2025	6.3	13.7	7.3
October 2025	6.2	12.8	7.4
November 2025	6.1	12.8	7.2
December 2025	5.3	11.6	6.4
January 2026	5.6	11.6	6.3
February 2026	5.9	12.0	6.3
March 2026	6.0	12.0	6.0
April 2026	6.1	11.6	5.6
May 2026	6.0	10.9	5.8
12-Month Avg.*	6.1	12.8	6.6

* Months Supply for all properties from June 2025 through May 2026. 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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		950	876	- 7.8%	4,733	4,697	- 0.8%
Pending Sales		580	643	+ 10.9%	2,556	2,874	+ 12.4%
Closed Sales		546	571	+ 4.6%	2,283	2,500	+ 9.5%
Days on Market		81	90	+ 11.1%	91	97	+ 6.6%
Median Sales Price		\$333,650	\$330,000	- 1.1%	\$329,900	\$330,000	+ 0.0%
Avg. Sales Price		\$399,504	\$417,150	+ 4.4%	\$405,551	\$413,717	+ 2.0%
Pct. of List Price Received		96.8%	96.7%	- 0.1%	96.4%	96.3%	- 0.1%
Affordability Index		98	99	+ 1.0%	99	99	0.0%
Homes for Sale		4,060	3,606	- 11.2%	--	--	--
Months Supply		8.7	7.1	- 18.4%	--	--	--