

NATIONAL ASSOCIATION OF REALTORS®

Existing Single Family Home Sales

Year						U.S. Northeast Midwest South West					Inventory* Mos. Supply	
2022						* * * * *					850,000 2.6	
2023						* * * * *					860,000 3.1	
2024						* * * * *					990,000 3.6	
						Seasonally Adjusted Annual Rate						
						Not Seasonally Adjusted						
2024	Mar	3,720,000	410,000	920,000	1,710,000	680,000	294,000	28,000	68,000	142,000	56,000	970,000 3.1
2024	Apr	3,680,000	400,000	920,000	1,690,000	670,000	323,000	30,000	77,000	154,000	62,000	1,040,000 3.4
2024	May	3,660,000	400,000	920,000	1,670,000	670,000	364,000	36,000	92,000	168,000	68,000	1,120,000 3.7
2024	Jun	3,550,000	400,000	880,000	1,610,000	660,000	340,000	38,000	88,000	152,000	62,000	1,160,000 3.9
2024	Jul	3,600,000	410,000	880,000	1,640,000	670,000	353,000	43,000	91,000	155,000	64,000	1,180,000 3.9
2024	Aug	3,540,000	410,000	880,000	1,590,000	660,000	342,000	43,000	89,000	149,000	61,000	1,200,000 4.1
2024	Sep	3,530,000	390,000	870,000	1,580,000	690,000	298,000	35,000	77,000	131,000	55,000	1,190,000 4.0
2024	Oct	3,640,000	390,000	910,000	1,640,000	700,000	314,000	36,000	82,000	136,000	60,000	1,190,000 3.9
2024	Nov	3,780,000	430,000	940,000	1,720,000	690,000	287,000	35,000	73,000	127,000	52,000	1,160,000 3.7
2024	Dec	3,880,000	440,000	940,000	1,770,000	730,000	299,000	36,000	71,000	137,000	55,000	990,000 3.1
2025	Jan	3,680,000	420,000	940,000	1,650,000	670,000	218,000	26,000	50,000	101,000	41,000	1,030,000 3.4
2025	Feb r	3,890,000	420,000	940,000	1,760,000	770,000	235,000	22,000	53,000	114,000	46,000	1,080,000 3.3
2025	Mar p	3,640,000	410,000	890,000	1,650,000	690,000	285,000	28,000	64,000	137,000	56,000	1,150,000 3.8
vs. last month:		-6.4%	-2.4%	-5.3%	-6.3%	-10.4%	21.3%	27.3%	20.8%	20.2%	21.7%	6.5% 15.2%
vs. last year:		-2.2%	0.0%	-3.3%	-3.5%	1.5%	-3.1%	0.0%	-5.9%	-3.5%	0.0%	18.6% 22.6%
year-to-date:							0.738	0.076	0.167	0.352	0.143	

Note: Annual inventory figures are from December of each year

Sales Price of Existing Single-Family Homes

Year		U.S. Northeast Midwest South West				
		Median				
2022		\$392,800	\$426,000	\$281,900	\$359,500	\$617,100
2023		394,100	444,400	290,800	362,000	602,600
2024		412,500	487,700	307,600	369,300	630,000
		Not Seasonally Adjusted				
2024	Mar	396,600	440,400	294,500	363,200	616,400
2024	Apr	411,100	467,000	304,600	371,700	641,100
2024	May	422,400	488,200	318,700	377,000	642,700
2024	Jun	432,900	536,000	329,800	380,400	642,800
2024	Jul	427,200	518,300	324,400	376,200	643,300
2024	Aug	419,800	517,200	319,400	370,300	633,100
2024	Sep	411,400	493,700	309,300	366,000	627,900
2024	Oct	411,700	485,300	308,100	367,400	639,300
2024	Nov	409,200	486,900	304,600	365,100	635,100
2024	Dec	408,500	491,500	299,700	367,400	626,100
2025	Jan	398,100	492,400	291,200	357,600	621,300
2025	Feb r	400,900	477,200	297,700	361,300	623,700
2025	Mar p	408,000	478,500	304,400	366,500	633,100
vs. last year:		2.9%	8.7%	3.4%	0.9%	2.7%

