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.

Closed Sales decreased 8.6 percent for Detached homes and 10.0 percent for Attached homes. Pending Sales decreased 9.7 percent for Detached homes and 12.2 percent for Attached homes.

The Median Sales Price was up 4.6 percent to \$1,250,000 for Detached homes but decreased 9.1 percent to \$750,000 for Attached homes. Days on Market increased 8.7 percent for Detached homes and 42.9 percent for Attached homes. Supply increased 10.0 percent for Detached homes and 37.5 percent for Attached 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.

Monthly Snapshot

\$1,250,000 \$750,000 \$1,050,000

Median Sales Price Detached Homes Median Sales Price Attached Homes Median Sales Price
All Properties Combined

A research tool provided by the North San Diego County REALTORS® for residential real estate activity in North San Diego County. Percent changes are calculated using rounded figures.

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Single-Family Detached Activity Overview

NORTH SAN DIEGO COUNTY REALTORS

HOMEDEX

Market Statistics

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

Key Metrics	Historical Sparkbars 05-2023	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,094	1,016	- 7.1%	4,506	5,019	+ 11.4%
Pending Sales		708	639	- 9.7%	3,087	3,044	- 1.4%
Closed Sales		711	650	- 8.6%	2,849	2,859	+ 0.4%
Days on Market		23	25	+ 8.7%	24	31	+ 29.2%
Median Sales Price		\$1,195,599	\$1,250,000	+ 4.6%	\$1,179,950	\$1,185,000	+ 0.4%
Average Sales Price		\$1,571,259	\$1,593,515	+ 1.4%	\$1,543,023	\$1,568,349	+ 1.6%
Pct. of Orig. Price Received		99.9%	98.0%	- 1.9%	99.9%	98.0%	- 1.9%
Housing Affordability Index		22	22	0.0%	23	23	0.0%
Inventory of Homes for Sale		1,667	1,920	+ 15.2%			
Months Supply of Inventory		3.0	3.3	+ 10.0%			

Single-Family Attached Activity Overview



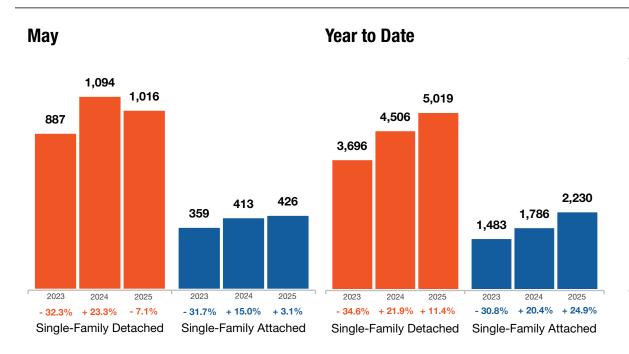
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Attached homes only.

Key Metrics	Historical Sparkbars	5-2024 05-2025	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		413	426	+ 3.1%	1,786	2,230	+ 24.9%
Pending Sales		296	260	- 12.2%	1,338	1,288	- 3.7%
Closed Sales		289	260	- 10.0%	1,294	1,223	- 5.5%
Days on Market		21	30	+ 42.9%	23	33	+ 43.5%
Median Sales Price		\$825,000	\$750,000	- 9.1%	\$749,990	\$733,000	- 2.3%
Average Sales Price		\$948,305	\$891,082	- 6.0%	\$880,173	\$855,049	- 2.9%
Pct. of Orig. Price Received		100.6%	98.0%	- 2.6%	99.7%	98.3%	- 1.4%
Housing Affordability Index		32	36	+ 12.5%	36	37	+ 2.8%
Inventory of Homes for Sale		595	811	+ 36.3%			
Months Supply of Inventory		2.4	3.3	+ 37.5%			

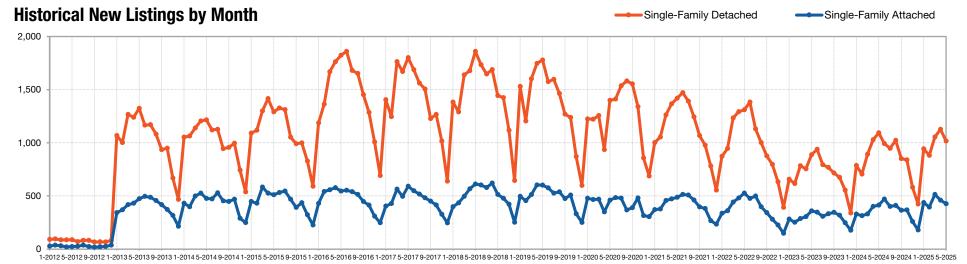
New Listings

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





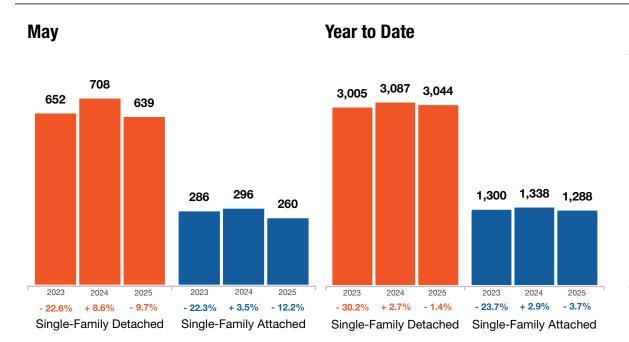
New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	993	+5.9%	470	+35.4%
Jul-2024	948	+19.5%	401	+30.6%
Aug-2024	1,022	+33.1%	410	+23.9%
Sep-2024	851	+19.0%	365	+5.8%
Oct-2024	839	+24.5%	368	+15.7%
Nov-2024	582	+5.1%	259	+4.9%
Dec-2024	423	+24.8%	180	+2.3%
Jan-2025	942	+19.8%	437	+33.2%
Feb-2025	881	+25.0%	394	+25.5%
Mar-2025	1,054	+18.2%	513	+55.5%
Apr-2025	1,126	+9.4%	460	+14.7%
May-2025	1,016	-7.1%	426	+3.1%
12-Month Avg	890	+15.0%	390	+21.4%



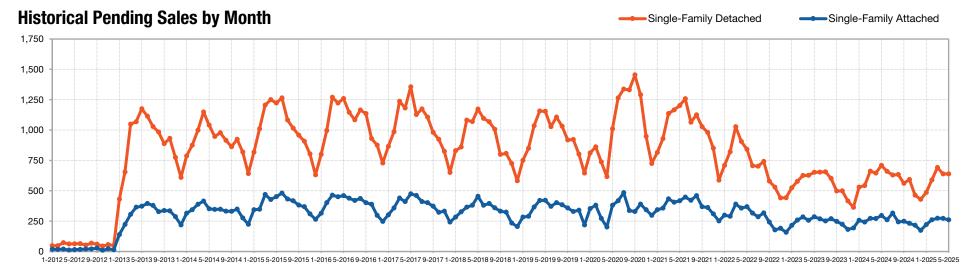
Pending Sales

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





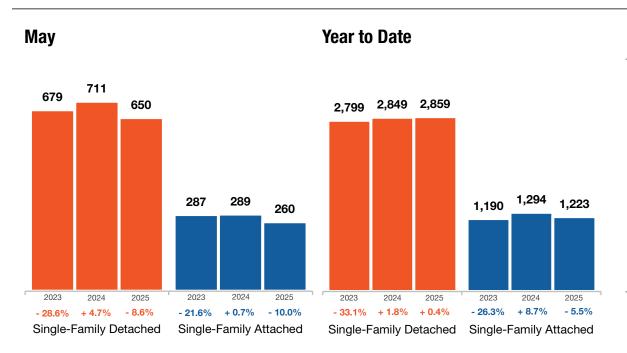
Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	660	+1.1%	260	-3.3%
Jul-2024	630	-4.0%	316	+25.9%
Aug-2024	634	+5.3%	244	-9.6%
Sep-2024	561	+12.7%	249	+0.8%
Oct-2024	593	+18.8%	232	+3.6%
Nov-2024	463	+11.3%	216	+18.7%
Dec-2024	429	+18.2%	173	-10.4%
Jan-2025	486	-8.3%	221	-14.0%
Feb-2025	589	+8.5%	260	+7.4%
Mar-2025	691	+4.5%	274	+0.7%
Apr-2025	639	-0.9%	273	+0.7%
May-2025	639	-9.7%	260	-12.2%
12-Month Avg	565	+3.5%	248	+0.1%



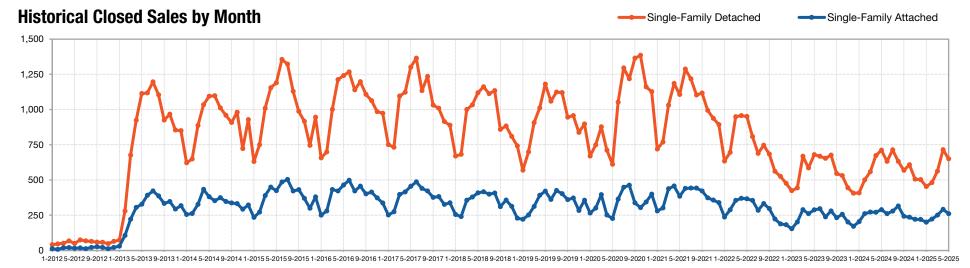
Closed Sales

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





Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	632	-5.4%	260	-11.9%
Jul-2024	713	+9.2%	278	+17.3%
Aug-2024	632	-6.5%	315	+12.5%
Sep-2024	568	+4.2%	242	+4.3%
Oct-2024	608	+14.5%	235	-8.2%
Nov-2024	506	+14.0%	220	+9.5%
Dec-2024	502	+24.0%	219	+28.8%
Jan-2025	453	+11.0%	200	-1.5%
Feb-2025	480	-4.0%	222	-14.6%
Mar-2025	562	+0.7%	250	-8.1%
Apr-2025	714	+6.3%	291	+7.8%
May-2025	650	-8.6%	260	-10.0%
12-Month Avg	564	+3.7%	247	+0.9%



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								
					30		33		31	30		33
25	23	25	20	21				24			23	
			20									
2023	2024	2025	2023	2024	2025		2023	2024	2025	2023	2024	2025
+ 127.3% Single-F		+ 8.7% etached	+ 100.0% Single-F		+ 42.9% ttached		+ 135.7% Single-F		+ 29.2% etached	+ 172.7% Single-F		

Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	22	+22.2%	23	+43.8%
Jul-2024	23	+9.5%	22	+37.5%
Aug-2024	24	+9.1%	24	+41.2%
Sep-2024	29	+16.0%	30	+100.0%
Oct-2024	30	+15.4%	32	+68.4%
Nov-2024	33	+22.2%	34	+78.9%
Dec-2024	38	+22.6%	34	+36.0%
Jan-2025	45	+36.4%	39	+50.0%
Feb-2025	34	+25.9%	35	+45.8%
Mar-2025	27	+8.0%	37	+54.2%
Apr-2025	27	+50.0%	25	+19.0%
May-2025	25	+8.7%	30	+42.9%
12-Month Avg*	24	+21.9%	20	+48.5%

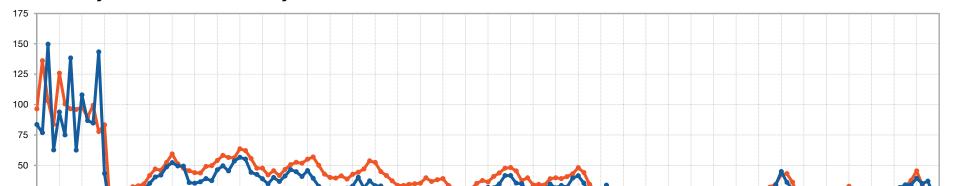
^{*} Days on Market for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Single-Family Attached

Single-Family Detached

Historical Days on Market Until Sale by Month

25



1-2012 5-2012 9-2012 1-2013 5-2013 9-2013 1-2014 5-2014 9-2014 1-2015 5-2015 9-2015 1-2016 5-2016 9-2016 1-2017 5-2017 9-2017 1-2018 5-2018 1-2019 5-2019 1-2020 5-2020 1-2021 5-2021 9-2021 1-2022 5-2022 9-2022 1-2023 9-2023 1-2024 5-2024 9-2024 1-2025 5-2025 9-2025 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2018 1-2

Median Sales Price





May	Year to Date
\$1,195,599 \$1,050,000	\$1,179,950 \$1,185,000 \$1,000,000 \$1,000,000 \$750,000 \$750,000 \$685,000 \$749,990 \$733,000
2023 2024 2025	2023 2024 2025 2023 2024 2025 2023 2024 2025
- 4.5% + 13.9% + 4.6%	- 2.1% + 20.4% - 9.1% - 4.8% + 18.0% + 0.4% 0.0% + 9.5% - 2.3%
Single-Family Detached	Single-Family Attached Single-Family Detached Single-Family Attached

Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	\$1,230,000	+12.1%	\$765,000	+7.7%
Jul-2024	\$1,155,000	+2.7%	\$759,500	+8.2%
Aug-2024	\$1,155,000	+2.5%	\$721,000	-0.4%
Sep-2024	\$1,200,000	+7.8%	\$750,000	+5.3%
Oct-2024	\$1,150,000	0.0%	\$770,000	+5.8%
Nov-2024	\$1,080,000	-0.4%	\$746,875	-0.7%
Dec-2024	\$1,135,125	+14.2%	\$704,000	-2.4%
Jan-2025	\$1,155,000	+5.0%	\$723,250	+5.6%
Feb-2025	\$1,129,000	+1.1%	\$734,500	-0.7%
Mar-2025	\$1,164,000	+0.0%	\$720,000	-4.0%
Apr-2025	\$1,200,000	-4.0%	\$735,000	-0.7%
May-2025	\$1,250,000	+4.6%	\$750,000	-9.1%
12-Month Avg*	\$1,135,000	+3.1%	\$730,000	+1.4%

^{*} 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 Single-Family Detached Single-Family Attached \$1,400,000 \$1,200,000 \$1,000,000 \$800,000 \$600,000 \$400,000 -1-20125-20129-20121-20135-20139-20131-20145-20149-20141-20155-20159-20159-20169-20169-20169-20169-20171-20185-20189-20181-20199-20191-20205-20209-20201-20215-20219-20211-20225-20229-20221-20235-20239-20231-20245-20249-20241-20255-2025

Average Sales Price

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



May	Year to Date				
\$1,514,538 \$1,514,538 \$1,514,538	\$1,543,023 \$1,568,349 \$1,412,607 \$1,412,607 \$8891,082 \$8891,082 \$785,122				
2023 2024 2025	2023 2024 2025 2023 2024 2025 2023 2024 2025				
+ 1.1% + 3.7% + 1.4%	- 3.8% + 16.9% - 6.0% - 1.8% + 9.2% + 1.6% - 1.9% + 12.1% - 2.9%				
Single-Family Detached	Single-Family Attached Single-Family Detached Single-Family Attached				

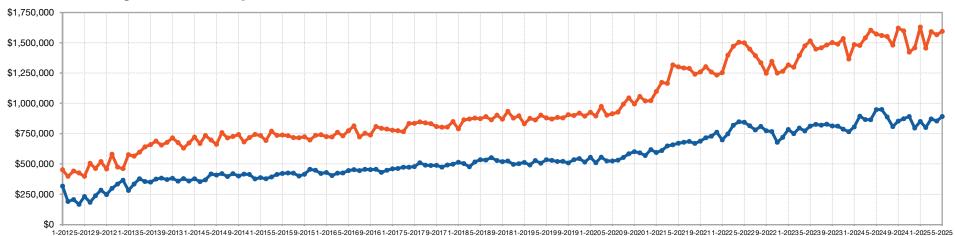
Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	\$1,558,544	+7.7%	\$948,587	+14.9%
Jul-2024	\$1,550,757	+6.4%	\$886,954	+8.2%
Aug-2024	\$1,479,433	-0.1%	\$807,383	-2.5%
Sep-2024	\$1,619,408	+7.9%	\$852,586	+4.9%
Oct-2024	\$1,596,588	+7.4%	\$872,774	+7.5%
Nov-2024	\$1,422,003	-7.2%	\$891,534	+13.3%
Dec-2024	\$1,457,768	+6.8%	\$795,898	+4.0%
Jan-2025	\$1,629,003	+9.8%	\$849,772	+5.5%
Feb-2025	\$1,454,962	-1.4%	\$800,458	-10.4%
Mar-2025	\$1,590,078	+3.3%	\$870,737	+0.6%
Apr-2025	\$1,565,952	-2.2%	\$854,775	-1.2%
May-2025	\$1,593,515	+1.4%	\$891,082	-6.0%
12-Month Avg*	\$1,543,168	+3.1%	\$860,212	+2.3%

^{*} 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 Original List Price Received



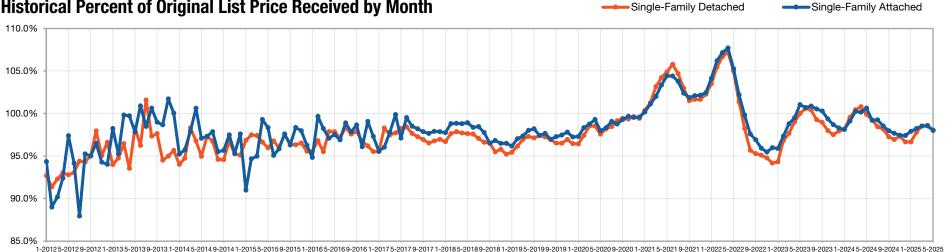
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Year to Date					
101.0% 100.6% 98.0%	97.9% 99.9% 98.0%	98.9% 99.7% 98.3%			
2023 2024 2025 - 4.0% - 0.4% - 2.6%	2023 2024 2025 -7.4% +2.0% -1.9%	2023 2024 2025 - 6.9% + 0.8% - 1.4% Single-Family Attached			
	2023 2024 2025 - 4.0% - 0.4% - 2.6%	101.0% 100.6% 98.0% 97.9% 99.9% 98.0% 2023 2024 2025 - 4.0% - 0.4% - 2.6% - 7.4% + 2.0% - 1.9%			

Pct. of Orig. Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	99.2%	-1.4%	99.2%	-1.5%
Jul-2024	98.4%	-2.0%	99.2%	-1.7%
Aug-2024	98.1%	-1.2%	98.5%	-2.0%
Sep-2024	97.2%	-1.7%	98.0%	-2.3%
Oct-2024	96.9%	-1.1%	97.7%	-1.7%
Nov-2024	97.3%	-0.2%	97.4%	-1.3%
Dec-2024	96.7%	-1.2%	97.4%	-0.9%
Jan-2025	96.6%	-1.5%	97.9%	-0.2%
Feb-2025	97.8%	-1.7%	98.2%	-0.9%
Mar-2025	98.5%	-1.9%	98.5%	-1.7%
Apr-2025	98.6%	-2.2%	98.5%	-1.6%
May-2025	98.0%	-1.9%	98.0%	-2.6%
12-Month Avg*	97.8%	-1.6%	98.2%	-1.6%

^{*} Pct. of Orig. Price Received for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month 110.0%



Housing Affordability Index



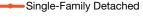
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May		Year to Date	
	41		41
	36	ı	36 37
26		28	
22 22		23 23	
2023 2024 2025	2023 2024 2025	2023 2024 2025	2023 2024 2025
- 7.1% - 15.4% 0.0%	- 6.8% - 22.0% + 12.5%		- 8.9% - 12.2% + 2.8%
Single-Family Detached	Single-Family Attached	Single-Family Detached	Single-Family Attached

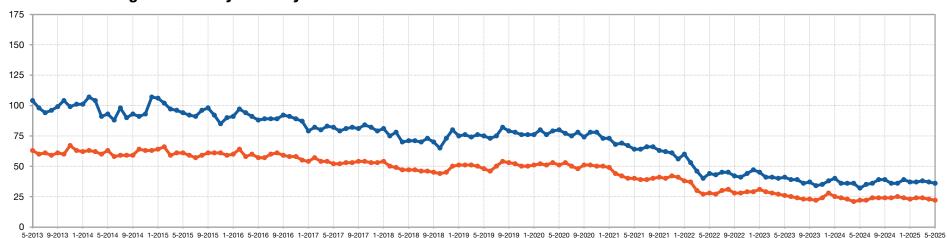
Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	22	-12.0%	35	-10.3%
Jul-2024	24	0.0%	36	-7.7%
Aug-2024	24	+4.3%	39	+8.3%
Sep-2024	24	+4.3%	39	+5.4%
Oct-2024	24	+9.1%	36	+5.9%
Nov-2024	25	+4.2%	36	+2.9%
Dec-2024	24	-14.3%	39	+2.6%
Jan-2025	23	-8.0%	37	-7.5%
Feb-2025	24	0.0%	37	+2.8%
Mar-2025	24	+4.3%	38	+5.6%
Apr-2025	23	+9.5%	37	+2.8%
May-2025	22	0.0%	36	+12.5%
12-Month Avg*	24	-2.8%	37	0.0%

^{*} Affordability Index for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Historical Housing Affordability Index by Month



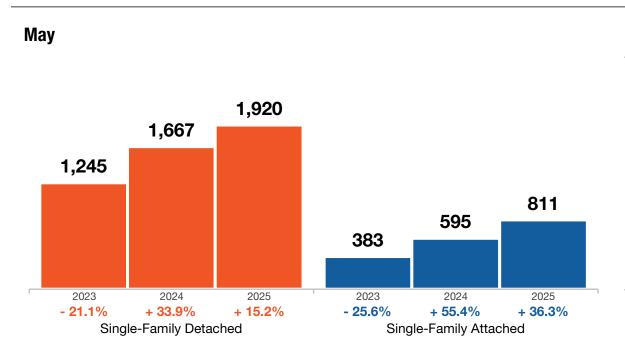




Inventory of Homes for Sale

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





Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	1,777	+31.6%	729	+71.9%
Jul-2024	1,822	+36.7%	725	+70.2%
Aug-2024	1,922	+46.6%	783	+85.1%
Sep-2024	1,930	+43.2%	778	+65.5%
Oct-2024	1,843	+37.3%	794	+61.4%
Nov-2024	1,685	+30.1%	717	+42.8%
Dec-2024	1,305	+26.1%	568	+36.2%
Jan-2025	1,526	+34.3%	669	+53.4%
Feb-2025	1,601	+36.5%	701	+52.1%
Mar-2025	1,706	+34.9%	807	+71.0%
Apr-2025	1,896	+28.1%	840	+53.3%
May-2025	1,920	+15.2%	811	+36.3%
12-Month Avg	1,311	+33.0%	472	+57.5%

Historical Inventory of Homes for Sale by Month Single-Family Detached Single-Family Attached 5,000 4,000 3,000 2,000 1,000 -1-2012 5-2012 9-2012 1-2013 5-2013 9-2013 1-2014 5-2014 9-2014 1-2015 5-2015 9-2015 1-2016 5-2016 9-2016 1-2017 5-2017 9-2017 1-2018 5-2018 9-2018 1-2019 5-2019 9-2019 1-2020 5-2020 9-2020 1-2021 5-2021 9-2021 1-2022 5-2022 9-2022 1-2023 9-2023 1-2024 5-2024 9-2024 1-2025 5-2025 9-2020 1-2021 5-2019 9-2019 1-2020 5-2020 9-2020 1-2021 5-2021 1-2021 5-2021 9-2021 1-2023 5-2023 9-2023 1-2024 5-2024 9-2024 1-2025 5-2025 9-2020 1-2021 5-2021 9-2021 1-2021 5-2021 9-2021 1-2023 5-2023 9-2023 1-2024 5-2024 9-2024 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2021 1-2025 5-2025 9-2025 9-2025 9-2025 1-2025 5-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9-2025 9

Months Supply of Inventory





Ma	ay						
		2.0	3.3				3.3
		3.0					
						2.4	
	2.1						
					1.5		
	2023	2024	2025	'	2023	2024	2025
	+ 23.5%	+ 42.9%	+ 10.0%		+ 7.1%	+ 60.0%	+ 37.5%
Single-Family Detached					Sing	le-Family Attac	ched

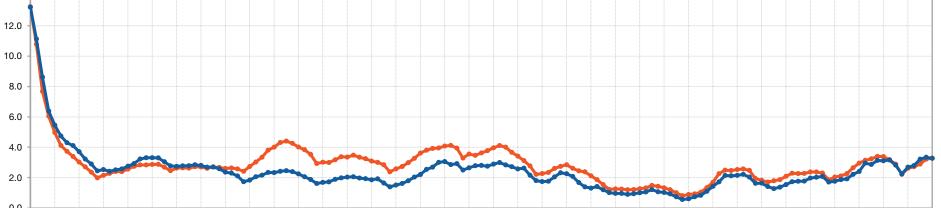
Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	3.1	+34.8%	3.0	+76.5%
Jul-2024	3.2	+39.1%	2.9	+61.1%
Aug-2024	3.4	+47.8%	3.1	+72.2%
Sep-2024	3.4	+41.7%	3.1	+55.0%
Oct-2024	3.2	+33.3%	3.2	+60.0%
Nov-2024	2.9	+26.1%	2.8	+33.3%
Dec-2024	2.2	+15.8%	2.3	+35.3%
Jan-2025	2.6	+30.0%	2.7	+50.0%
Feb-2025	2.7	+28.6%	2.8	+47.4%
Mar-2025	2.9	+26.1%	3.2	+68.4%
Apr-2025	3.2	+23.1%	3.3	+50.0%
May-2025	3.3	+10.0%	3.3	+37.5%
12-Month Avg*	2.3	+30.5%	1.9	+53.4%

^{*} 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

14.0





All Properties Combined

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



Key Metrics	Historical Sparkbars 05-2023 05-2024 05-2026	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings	um. udilim.uli	1,512	1,445	- 4.4%	6,313	7,272	+ 15.2%
Pending Sales		1,004	899	- 10.5%	4,441	4,338	- 2.3%
Closed Sales		1,006	910	- 9.5%	4,160	4,092	- 1.6%
Days on Market		23	27	+ 17.4%	24	31	+ 29.2%
Median Sales Price		\$1,067,500	\$1,050,000	- 1.6%	\$995,000	\$1,000,000	+ 0.5%
Average Sales Price		\$1,389,070	\$1,393,372	+ 0.3%	\$1,335,503	\$1,354,189	+ 1.4%
Pct. of Orig. Price Received		100.1%	98.0%	- 2.1%	99.8%	98.1%	- 1.7%
Housing Affordability Index		25	26	+ 4.0%	27	27	0.0%
Inventory of Homes for Sale		2,273	2,748	+ 20.9%			
Months Supply of Inventory		2.8	3.3	+ 17.9%			