

# NATIONAL ASSOCIATION OF REALTORS®

## Existing Single Family Home Sales

Year	Seasonally Adjusted Annual Rate					Not Seasonally Adjusted					Inventory*	Mos. Supply	
	U.S.	Northeast	Midwest	South	West	U.S.	Northeast	Midwest	South	West			
2021	5,413,000	633,000	1,313,000	2,358,000	1,109,000	*	*	*	*	*	760,000	2.2	
2022	4,480,000	521,000	1,119,000	1,997,000	843,000	*	*	*	*	*	850,000	2.6	
2023	3,659,000	409,000	917,000	1,680,000	653,000	*	*	*	*	*	860,000	3.1	
2023	May	3,790,000	420,000	930,000	1,760,000	680,000	364,000	36,000	89,000	171,000	68,000	950,000	3.0
2023	Jun	3,680,000	420,000	920,000	1,690,000	650,000	389,000	44,000	103,000	174,000	68,000	950,000	3.1
2023	Jul	3,620,000	400,000	910,000	1,660,000	650,000	333,000	39,000	88,000	148,000	58,000	980,000	3.2
2023	Aug	3,600,000	400,000	910,000	1,640,000	650,000	358,000	43,000	95,000	158,000	62,000	970,000	3.2
2023	Sep	3,550,000	410,000	890,000	1,620,000	630,000	310,000	37,000	82,000	138,000	53,000	990,000	3.3
2023	Oct	3,440,000	390,000	890,000	1,540,000	620,000	296,000	36,000	79,000	129,000	52,000	1,010,000	3.5
2023	Nov	3,500,000	400,000	900,000	1,610,000	590,000	270,000	33,000	71,000	121,000	45,000	1,000,000	3.4
2023	Dec	3,480,000	400,000	870,000	1,590,000	620,000	267,000	33,000	65,000	123,000	46,000	860,000	3.0
2024	Jan	3,600,000	400,000	900,000	1,660,000	640,000	212,000	25,000	48,000	100,000	39,000	890,000	3.0
2024	Feb	3,970,000	400,000	970,000	1,840,000	760,000	245,000	22,000	54,000	121,000	48,000	930,000	2.8
2024	Mar	3,820,000	420,000	950,000	1,750,000	700,000	294,000	28,000	68,000	142,000	56,000	970,000	3.0
2024	Apr	3,740,000	400,000	940,000	1,720,000	680,000	323,000	30,000	77,000	154,000	62,000	1,040,000	3.3
2024	May p	3,710,000	400,000	940,000	1,690,000	680,000	364,000	36,000	92,000	168,000	68,000	1,120,000	3.6
	<b>vs. last month:</b>	<b>-0.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-1.7%</b>	<b>0.0%</b>	<b>12.7%</b>	<b>20.0%</b>	<b>19.5%</b>	<b>9.1%</b>	<b>9.7%</b>	<b>7.7%</b>	<b>9.1%</b>
	<b>vs. last year:</b>	<b>-2.1%</b>	<b>-4.8%</b>	<b>1.1%</b>	<b>-4.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>3.4%</b>	<b>-1.8%</b>	<b>0.0%</b>	<b>17.9%</b>	<b>20.0%</b>
	<b>year-to-date:</b>						<b>1.438</b>	<b>0.141</b>	<b>0.339</b>	<b>0.685</b>	<b>0.273</b>		

Note: Annual inventory figures are from December of each year

## Sales Price of Existing Single-Family Homes

Year	Median					
	U.S.	Northeast	Midwest	South	West	
2021	\$357,100	\$394,100	\$263,300	\$317,500	\$558,800	
2022	392,800	426,000	281,900	359,500	617,100	
2023	394,100	444,400	290,800	362,000	602,600	
Not Seasonally Adjusted						
2023	May	401,500	445,200	301,200	368,700	614,300
2023	Jun	415,700	484,300	313,700	374,200	624,300
2023	Jul	411,200	473,500	311,200	372,100	625,900
2023	Aug	410,200	480,300	307,500	368,900	623,200
2023	Sep	397,400	449,300	295,100	362,800	620,600
2023	Oct	396,000	447,500	286,700	364,200	616,700
2023	Nov	392,200	439,300	283,800	358,300	618,500
2023	Dec	385,800	436,100	276,400	355,700	592,700
2024	Jan	382,900	443,500	273,000	350,000	585,200
2024	Feb	388,000	428,800	281,400	357,700	602,300
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 p	424,500	488,300	320,000	380,400	645,000
	<b>vs. last year:</b>	<b>5.7%</b>	<b>9.7%</b>	<b>6.2%</b>	<b>3.2%</b>	<b>5.0%</b>