

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 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	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
2024 Jun r	3,520,000	390,000	870,000	1,600,000	660,000	340,000	38,000	88,000	152,000	62,000	1,160,000	4.0
2024 Jul p	3,570,000	410,000	870,000	1,620,000	670,000	352,000	43,000	91,000	154,000	64,000	1,170,000	3.9
vs. last month:	1.4%	5.1%	0.0%	1.3%	1.5%	3.5%	13.2%	3.4%	1.3%	3.2%	0.9%	-2.5%
vs. last year:	-1.4%	2.5%	-4.4%	-2.4%	3.1%	5.7%	10.3%	3.4%	4.1%	10.3%	19.4%	21.9%
year-to-date:						2.130	0.222	0.518	0.991	0.399		

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					
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 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	422,400	488,200	318,700	377,000	642,700
2024 Jun r	432,900	536,000	329,800	380,400	642,800
2024 Jul p	428,500	518,300	324,400	379,400	643,300
vs. last year:	4.2%	9.5%	4.2%	2.0%	2.8%