

# Single-Family Attached & Detached

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



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		403	<b>435</b>	+ 7.9%	805	<b>808</b>	+ 0.4%
<b>Pending Sales</b>		356	<b>447</b>	+ 25.6%	724	<b>831</b>	+ 14.8%
<b>Closed Sales</b>		322	<b>352</b>	+ 9.3%	605	<b>661</b>	+ 9.3%
<b>Cumulative Days on Market Until Sale</b>		45	<b>55</b>	+ 22.2%	43	<b>50</b>	+ 16.3%
<b>Median Sales Price</b>		\$142,450	<b>\$152,850</b>	+ 7.3%	\$146,000	<b>\$160,000</b>	+ 9.6%
<b>Average Sales Price</b>		\$163,702	<b>\$178,480</b>	+ 9.0%	\$173,002	<b>\$187,151</b>	+ 8.2%
<b>Percent of Original List Price Received</b>		93.3%	<b>94.1%</b>	+ 0.9%	93.4%	<b>93.3%</b>	- 0.1%
<b>Housing Affordability Index</b>		245	<b>243</b>	- 0.8%	239	<b>232</b>	- 2.9%
<b>Inventory of Homes for Sale</b>		651	<b>772</b>	+ 18.6%	—	—	—
<b>Months Supply of Inventory</b>		1.5	<b>1.7</b>	+ 13.3%	—	—	—