

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 1.6 percent for Residential homes but increased 5.4 percent for Townhouse/Condo homes. Pending Sales decreased 7.5 percent for Residential homes and 9.1 percent for Townhouse/Condo homes. Inventory decreased 3.8 percent for Residential homes but increased 7.0 percent for Townhouse/Condo homes.

Median Sales Price increased 8.6 percent to \$289,950 for Residential homes and 9.1 percent to \$240,000 for Townhouse/Condo homes. Days on Market increased 5.1 percent for Residential homes and 12.7 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 4.8 percent for Residential homes but increased 7.4 percent for Townhouse/Condo homes.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 1.2%

Change in
Closed Sales
All Properties

+ 8.3%

Change in
Median Sales Price
All Properties

- 1.7%

Change in
Homes for Sale
All Properties

This report provided by MARIS covers residential real estate activity in the St. Louis REALTORS® service area. Percent changes are calculated using rounded figures.

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Residential Market Overview

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



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,374	1,352	- 1.6%	2,647	2,562	- 3.2%
Pending Sales		1,084	1,003	- 7.5%	2,044	1,969	- 3.7%
Closed Sales		914	905	- 1.0%	1,834	1,788	- 2.5%
Days on Market Until Sale		39	41	+ 5.1%	41	44	+ 7.3%
Median Sales Price		\$266,963	\$289,950	+ 8.6%	\$268,000	\$280,000	+ 4.5%
Average Sales Price		\$318,484	\$367,337	+ 15.3%	\$323,916	\$354,554	+ 9.5%
Percent of List Price Received		99.0%	99.2%	+ 0.2%	98.8%	98.6%	- 0.2%
Housing Affordability Index		127	125	- 1.6%	127	129	+ 1.6%
Inventory of Homes for Sale		2,795	2,689	- 3.8%	—	—	—
Months Supply of Inventory		2.1	2.0	- 4.8%	—	—	—

Townhouse/Condo Market Overview

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



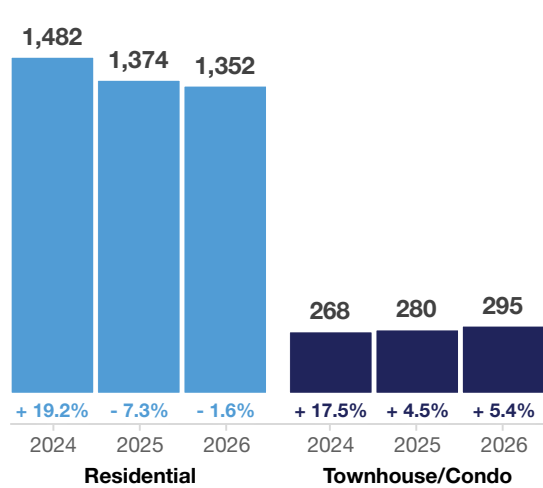
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		280	295	+ 5.4%	560	555	- 0.9%
Pending Sales		209	190	- 9.1%	382	360	- 5.8%
Closed Sales		179	172	- 3.9%	303	311	+ 2.6%
Days on Market Until Sale		55	62	+ 12.7%	52	58	+ 11.5%
Median Sales Price		\$220,000	\$240,000	+ 9.1%	\$220,000	\$230,000	+ 4.5%
Average Sales Price		\$252,770	\$293,497	+ 16.1%	\$258,717	\$289,731	+ 12.0%
Percent of List Price Received		98.1%	97.7%	- 0.4%	97.7%	97.4%	- 0.3%
Housing Affordability Index		152	149	- 2.0%	152	155	+ 2.0%
Inventory of Homes for Sale		613	656	+ 7.0%	—	—	—
Months Supply of Inventory		2.7	2.9	+ 7.4%	—	—	—

New Listings

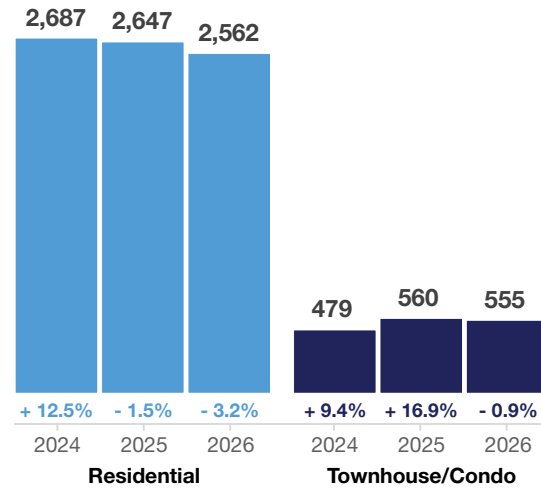
A count of the properties that have been newly listed on the market in a given month.



February

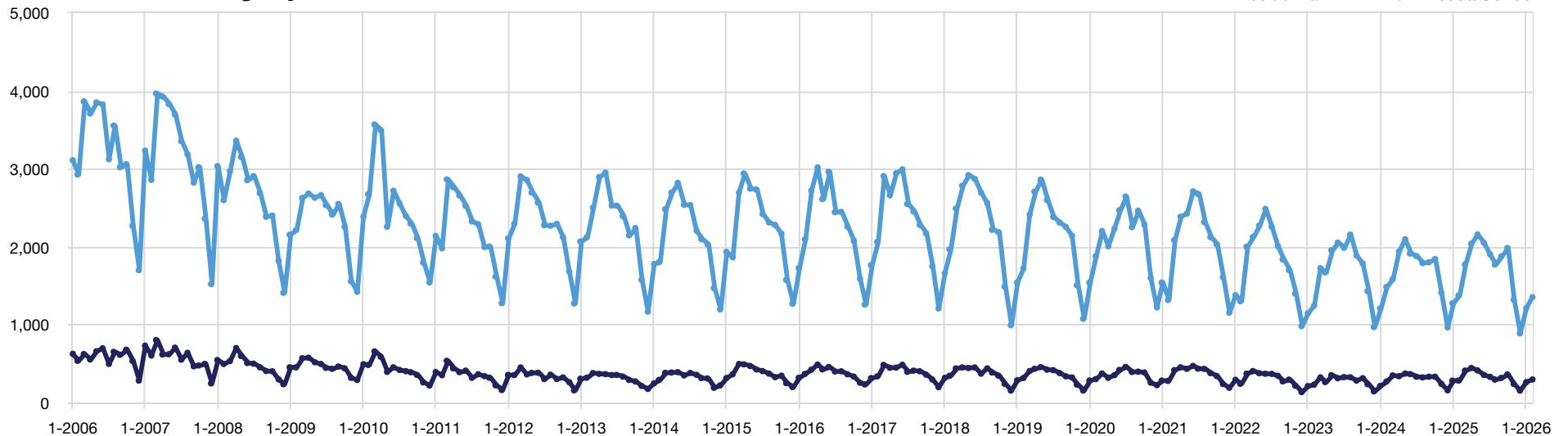


Year to Date



New Listings	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	1,773	+ 12.1%	408	+ 17.6%
Apr-2025	2,039	+ 5.3%	442	+ 31.5%
May-2025	2,157	+ 3.0%	411	+ 10.8%
Jun-2025	2,051	+ 7.3%	354	- 2.7%
Jul-2025	1,902	+ 1.2%	328	- 0.6%
Aug-2025	1,771	- 1.0%	293	- 8.7%
Sep-2025	1,874	+ 4.2%	314	- 4.8%
Oct-2025	1,982	+ 7.7%	360	+ 9.1%
Nov-2025	1,318	- 6.3%	238	0.0%
Dec-2025	887	- 7.9%	151	- 2.6%
Jan-2026	1,210	- 4.9%	260	- 7.1%
Feb-2026	1,352	- 1.6%	295	+ 5.4%
12-Month Avg	1,693	+ 2.4%	321	+ 4.6%

Historical New Listings by Month

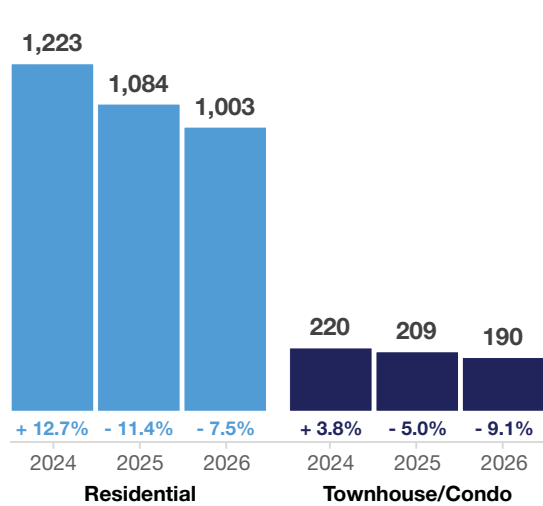


Pending Sales

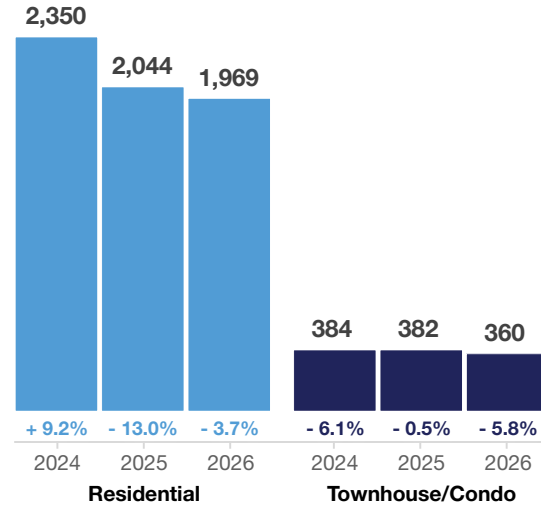
A count of the properties on which offers have been accepted in a given month.



February

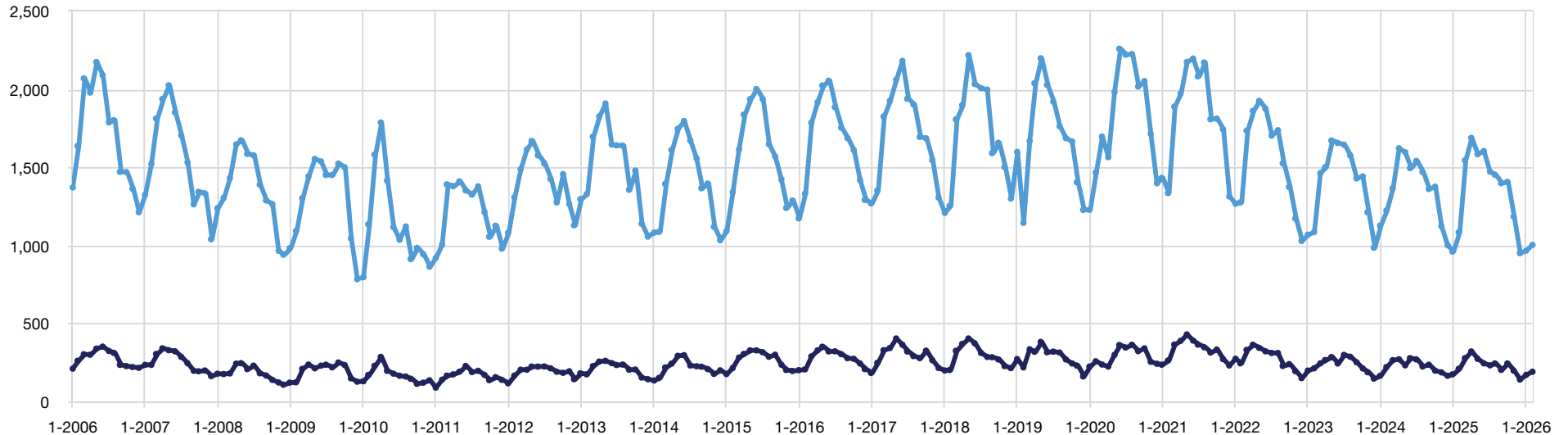


Year to Date



Pending Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	1,545	+ 13.1%	277	+ 4.9%
Apr-2025	1,689	+ 4.1%	320	+ 18.5%
May-2025	1,584	- 0.8%	273	+ 18.2%
Jun-2025	1,605	+ 7.4%	244	- 11.9%
Jul-2025	1,472	- 4.5%	231	- 14.1%
Aug-2025	1,452	- 1.2%	243	+ 8.5%
Sep-2025	1,398	+ 2.7%	202	- 14.0%
Oct-2025	1,407	+ 2.3%	243	+ 23.4%
Nov-2025	1,184	+ 5.4%	197	+ 5.9%
Dec-2025	950	- 5.1%	140	- 14.6%
Jan-2026	966	+ 0.6%	170	- 1.7%
Feb-2026	1,003	- 7.5%	190	- 9.1%
12-Month Avg	1,355	+ 1.7%	228	+ 1.3%

Historical Pending Sales by Month

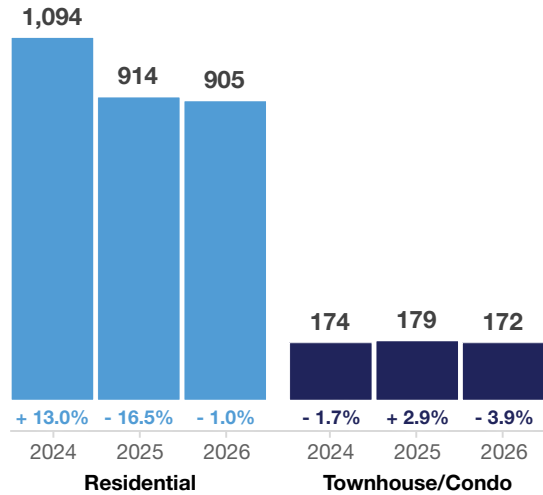


Closed Sales

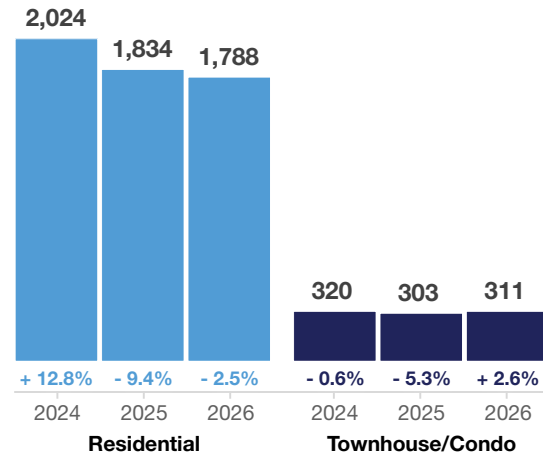
A count of the actual sales that closed in a given month.



February

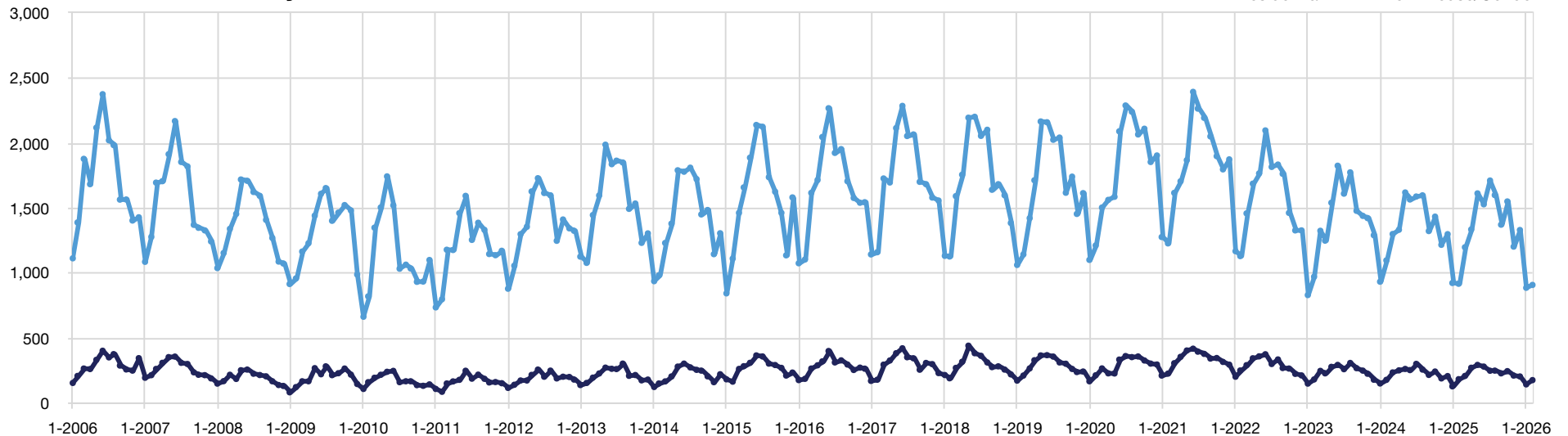


Year to Date



Closed Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	1,195	- 7.9%	204	- 11.7%
Apr-2025	1,332	+ 0.2%	267	+ 8.1%
May-2025	1,610	- 0.4%	289	+ 12.0%
Jun-2025	1,526	- 2.4%	276	+ 10.8%
Jul-2025	1,709	+ 7.8%	244	- 17.8%
Aug-2025	1,597	+ 0.1%	245	- 3.2%
Sep-2025	1,369	+ 3.7%	224	+ 5.7%
Oct-2025	1,548	+ 8.2%	241	+ 1.3%
Nov-2025	1,200	- 1.2%	207	+ 11.9%
Dec-2025	1,328	+ 2.5%	200	- 1.5%
Jan-2026	883	- 4.0%	139	+ 12.1%
Feb-2026	905	- 1.0%	172	- 3.9%
12-Month Avg	1,350	+ 0.7%	226	+ 1.3%

Historical Closed Sales by Month

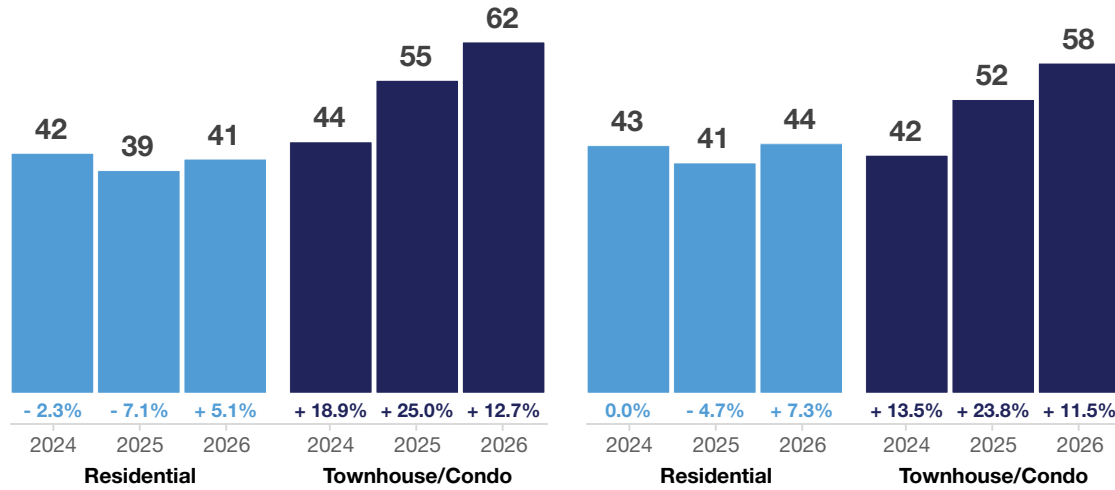


Days on Market Until Sale

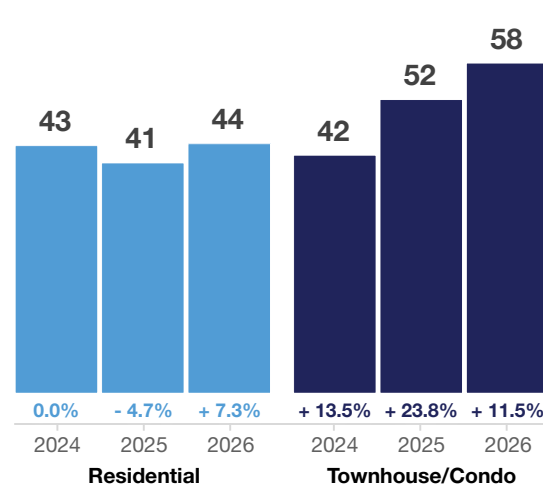
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



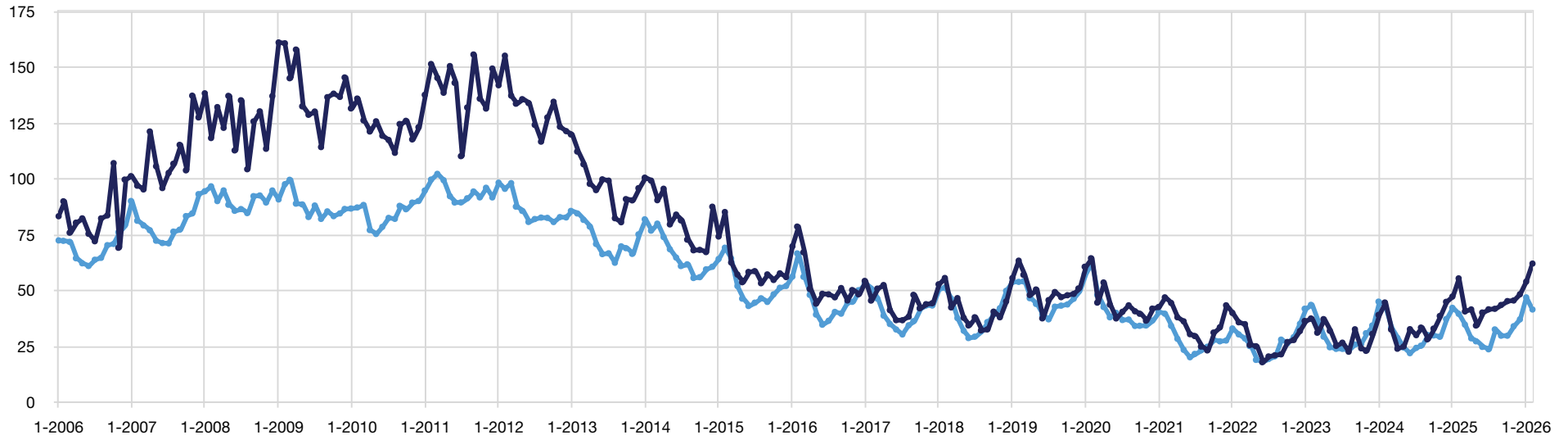
Year to Date



Days on Market	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	34	+ 3.0%	40	+ 25.0%
Apr-2025	28	0.0%	41	+ 70.8%
May-2025	27	+ 12.5%	34	+ 36.0%
Jun-2025	24	+ 9.1%	40	+ 25.0%
Jul-2025	23	- 4.2%	41	+ 36.7%
Aug-2025	32	+ 28.0%	42	+ 27.3%
Sep-2025	29	- 3.3%	43	+ 53.6%
Oct-2025	29	- 3.3%	45	+ 36.4%
Nov-2025	34	+ 17.2%	45	+ 18.4%
Dec-2025	37	0.0%	48	+ 6.7%
Jan-2026	47	+ 11.9%	54	+ 14.9%
Feb-2026	41	+ 5.1%	62	+ 12.7%
12-Month Avg*	31	+ 6.5%	44	+ 29.0%

* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

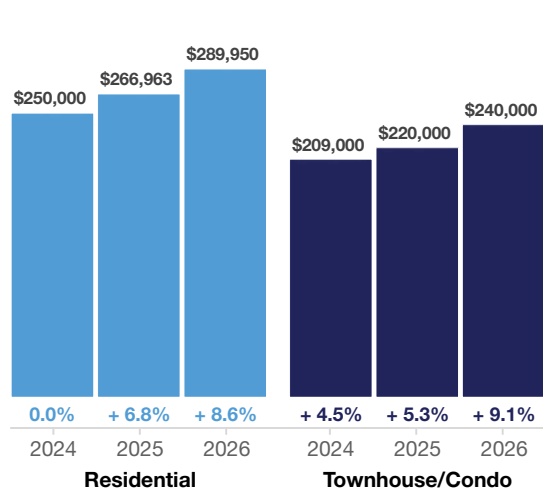


Median Sales Price

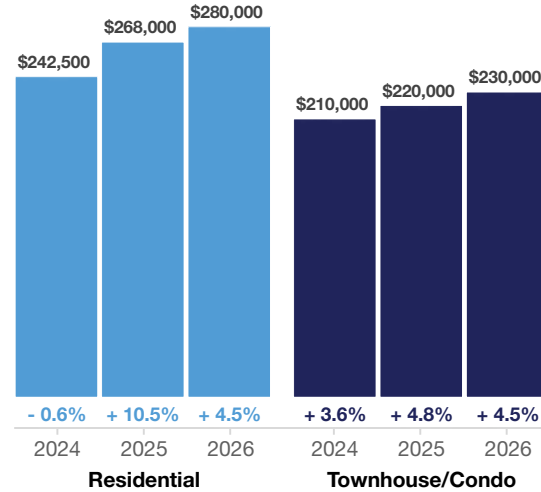
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



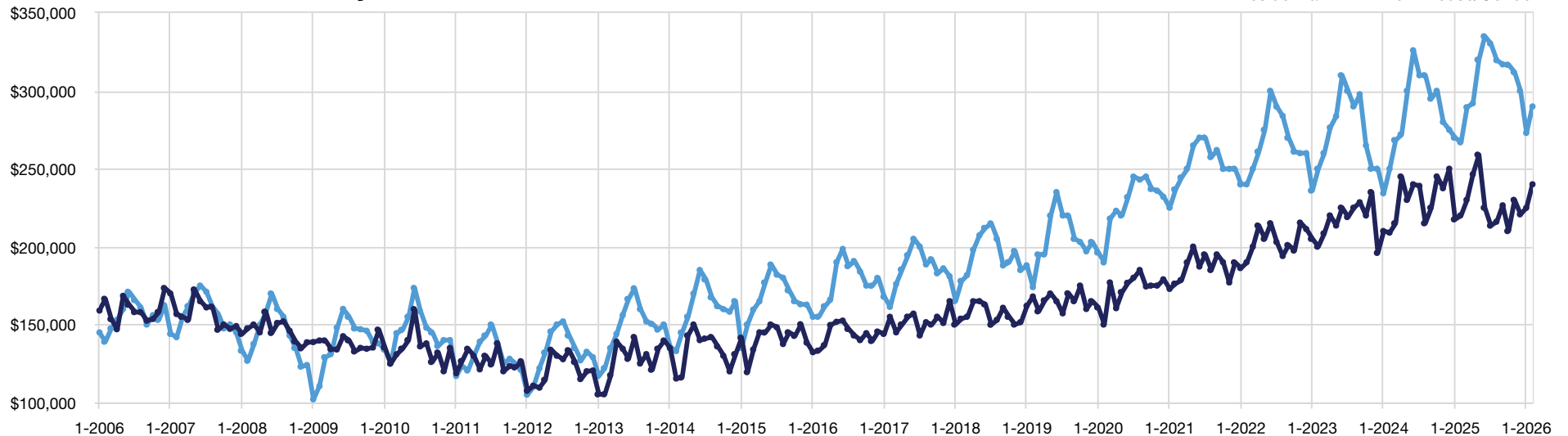
Year to Date



Median Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$289,450	+ 7.9%	\$230,000	+ 7.0%
Apr-2025	\$292,000	+ 7.4%	\$246,500	+ 0.6%
May-2025	\$320,000	+ 6.7%	\$259,000	+ 12.6%
Jun-2025	\$335,000	+ 2.8%	\$225,000	- 6.3%
Jul-2025	\$330,400	+ 6.6%	\$213,500	- 10.7%
Aug-2025	\$319,690	+ 3.1%	\$216,000	+ 0.5%
Sep-2025	\$317,000	+ 7.5%	\$226,500	+ 0.7%
Oct-2025	\$316,750	+ 5.6%	\$210,000	- 14.3%
Nov-2025	\$312,000	+ 11.4%	\$230,000	- 3.2%
Dec-2025	\$300,000	+ 9.1%	\$220,750	- 11.7%
Jan-2026	\$273,000	+ 1.1%	\$224,900	+ 3.4%
Feb-2026	\$289,950	+ 8.6%	\$240,000	+ 9.1%
12-Month Avg*	\$310,000	+ 6.9%	\$228,500	- 1.1%

* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

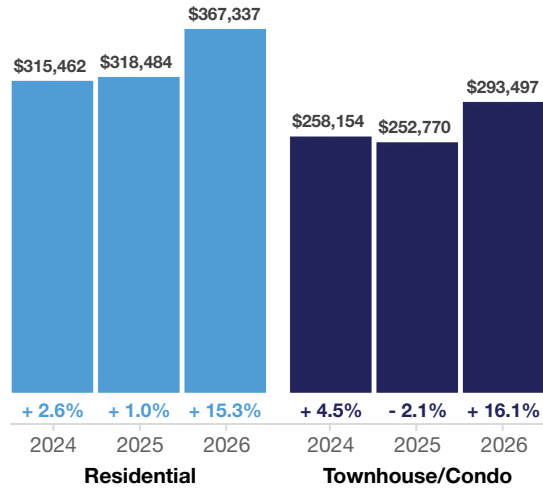


Average Sales Price

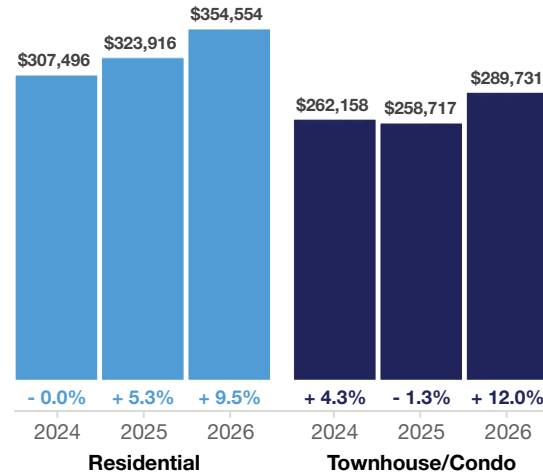
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



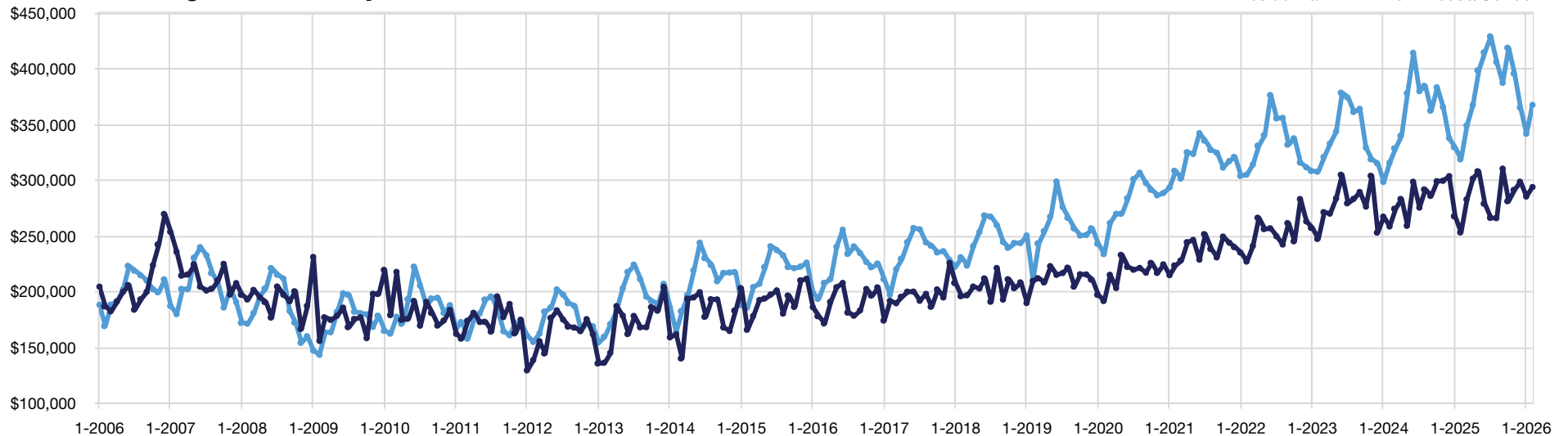
Year to Date



Avg. Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$348,838	+ 6.2%	\$282,408	+ 3.1%
Apr-2025	\$367,342	+ 8.2%	\$301,129	+ 6.5%
May-2025	\$398,452	+ 5.4%	\$307,704	+ 18.9%
Jun-2025	\$414,471	+ 0.1%	\$278,631	- 6.6%
Jul-2025	\$428,935	+ 13.0%	\$265,896	- 3.3%
Aug-2025	\$405,806	+ 5.6%	\$265,619	- 8.8%
Sep-2025	\$387,182	+ 6.9%	\$310,061	+ 8.6%
Oct-2025	\$418,683	+ 9.3%	\$280,837	- 6.0%
Nov-2025	\$395,536	+ 8.2%	\$290,918	- 2.8%
Dec-2025	\$364,947	+ 8.2%	\$298,307	- 1.6%
Jan-2026	\$341,436	+ 3.7%	\$285,072	+ 6.6%
Feb-2026	\$367,337	+ 15.3%	\$293,497	+ 16.1%
12-Month Avg*	\$390,868	+ 7.4%	\$288,373	+ 2.0%

* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

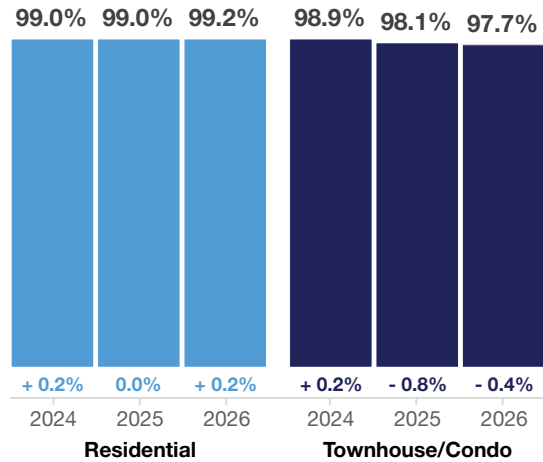


Percent of List Price Received

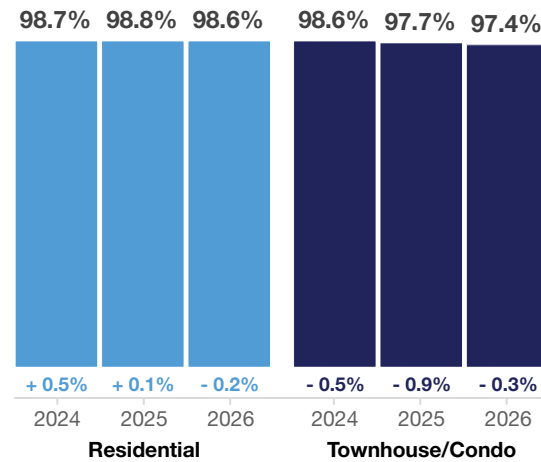


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February



Year to Date



Pct. of List Price Received	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	99.7%	- 1.2%	98.5%	- 1.1%
Apr-2025	100.9%	- 0.7%	99.2%	- 1.2%
May-2025	101.2%	- 0.8%	98.6%	- 1.5%
Jun-2025	101.3%	- 1.0%	98.3%	- 1.2%
Jul-2025	101.0%	- 0.7%	98.5%	- 1.2%
Aug-2025	100.5%	- 0.6%	97.7%	- 1.6%
Sep-2025	100.2%	+ 0.2%	97.4%	- 1.6%
Oct-2025	100.0%	- 0.1%	97.4%	- 1.8%
Nov-2025	99.7%	+ 0.3%	98.7%	+ 0.2%
Dec-2025	98.9%	+ 0.1%	97.4%	- 0.7%
Jan-2026	98.0%	- 0.5%	97.2%	0.0%
Feb-2026	99.2%	+ 0.2%	97.7%	- 0.4%
12-Month Avg*	100.2%	- 0.4%	98.1%	- 1.1%

* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

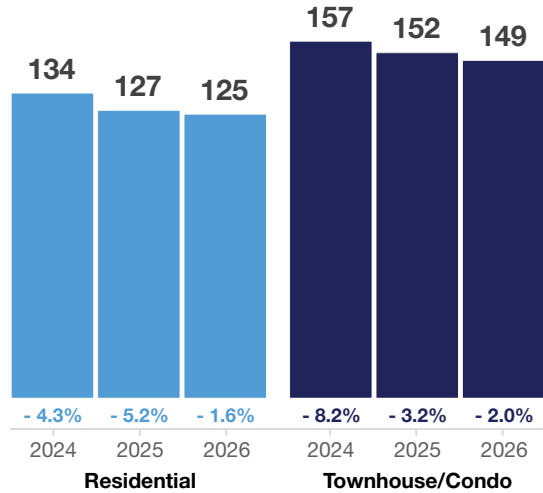


Housing Affordability Index

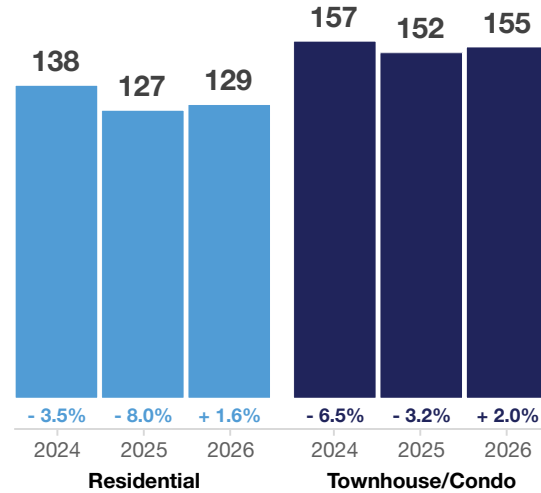


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

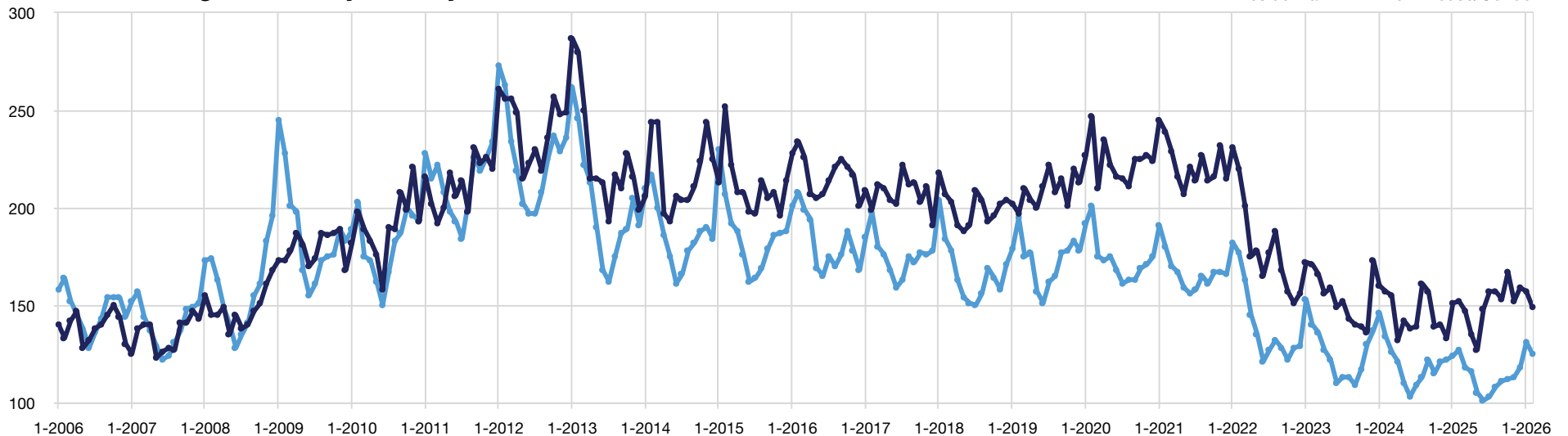


Year to Date



Affordability Index	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	118	-6.3%	147	-5.2%
Apr-2025	116	-4.1%	135	+2.3%
May-2025	105	-4.5%	127	-10.6%
Jun-2025	101	-1.9%	148	+7.2%
Jul-2025	103	-5.5%	157	+12.9%
Aug-2025	108	-4.4%	157	-2.5%
Sep-2025	111	-9.0%	153	-2.5%
Oct-2025	112	-2.6%	167	+20.1%
Nov-2025	113	-6.6%	152	+8.6%
Dec-2025	118	-3.3%	159	+19.5%
Jan-2026	131	+5.6%	157	+4.0%
Feb-2026	125	-1.6%	149	-2.0%
12-Month Avg	113	-4.2%	151	+4.1%

Historical Housing Affordability Index by Month

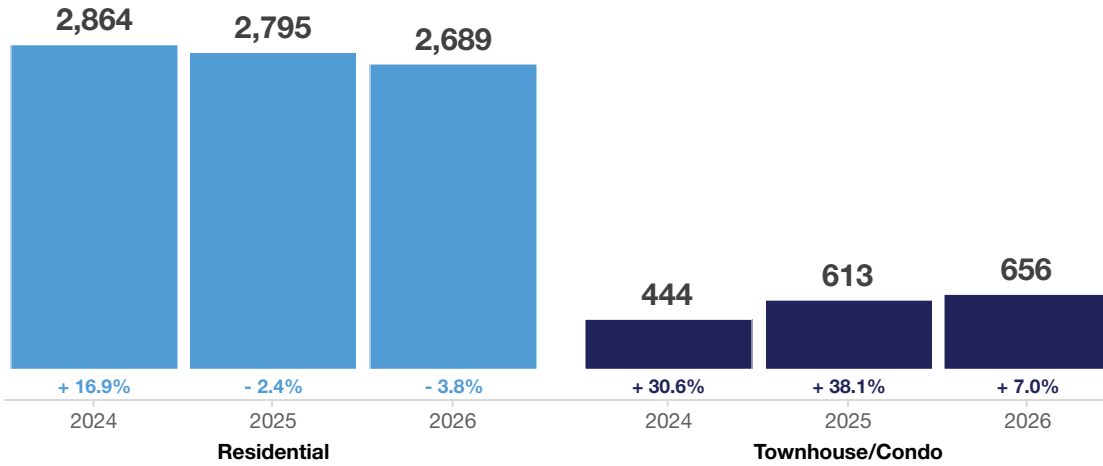


Inventory of Homes for Sale

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

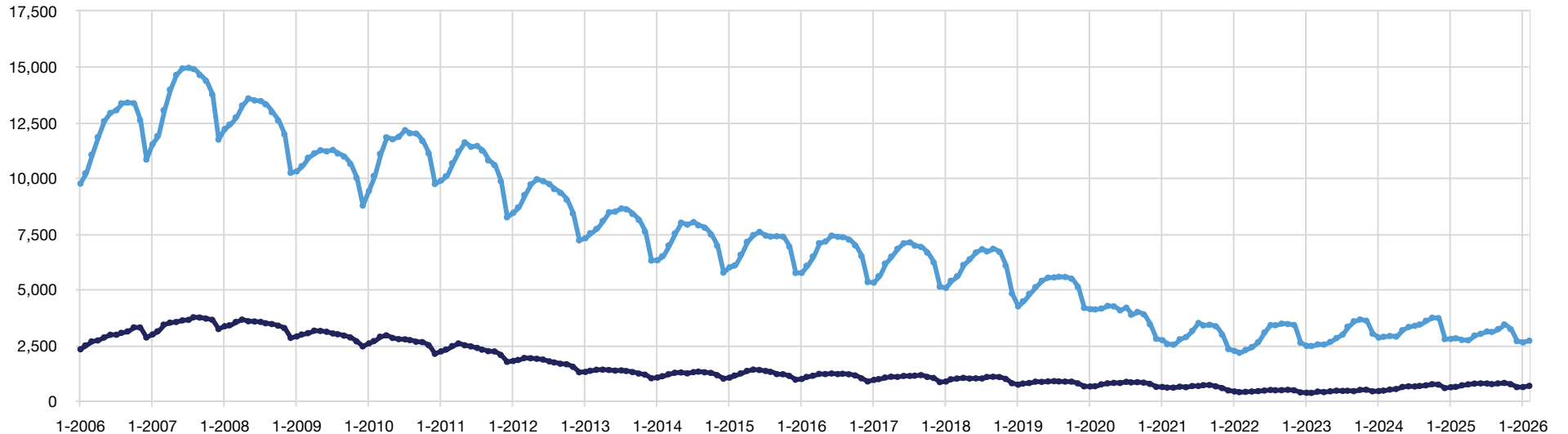


February



Homes for Sale	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	2,720	- 6.1%	682	+ 39.2%
Apr-2025	2,707	- 5.6%	725	+ 40.8%
May-2025	2,920	- 7.7%	758	+ 24.7%
Jun-2025	2,998	- 9.3%	766	+ 20.4%
Jul-2025	3,100	- 7.7%	763	+ 21.3%
Aug-2025	3,082	- 9.8%	735	+ 12.6%
Sep-2025	3,209	- 10.4%	767	+ 12.6%
Oct-2025	3,418	- 8.1%	788	+ 7.7%
Nov-2025	3,211	- 13.3%	732	+ 3.0%
Dec-2025	2,670	- 3.2%	600	+ 7.5%
Jan-2026	2,609	- 5.8%	603	+ 1.5%
Feb-2026	2,689	- 3.8%	656	+ 7.0%
12-Month Avg	2,944	- 7.9%	715	+ 15.7%

Historical Inventory of Homes for Sale by Month

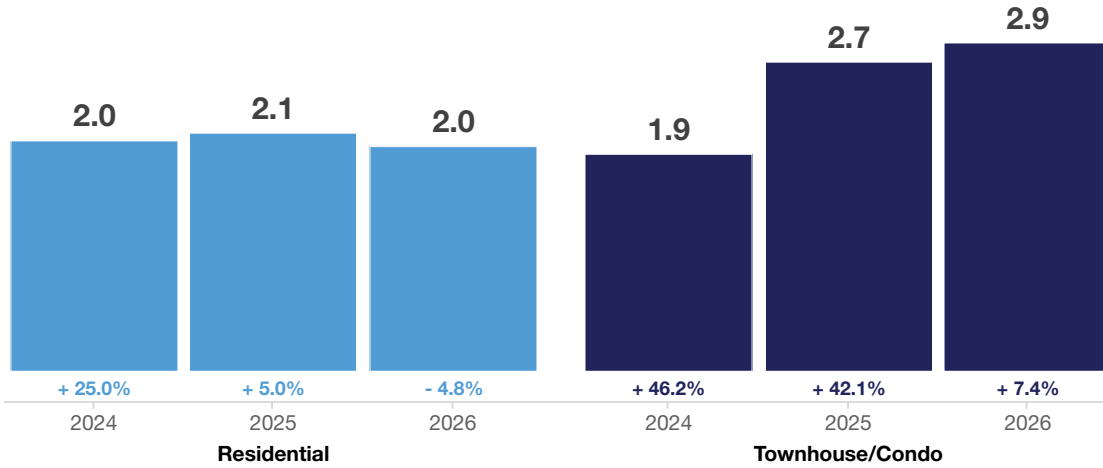


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



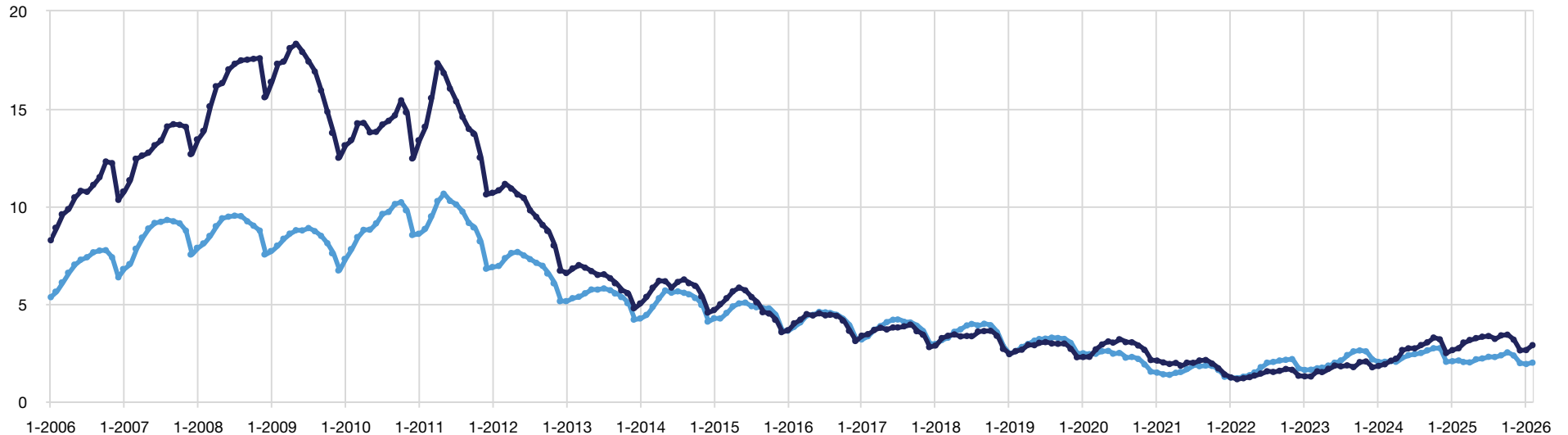
February



Months Supply	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	2.0	- 4.8%	3.0	+ 42.9%
Apr-2025	2.0	0.0%	3.1	+ 40.9%
May-2025	2.2	0.0%	3.2	+ 23.1%
Jun-2025	2.2	- 8.3%	3.3	+ 22.2%
Jul-2025	2.3	- 4.2%	3.4	+ 25.9%
Aug-2025	2.3	- 8.0%	3.2	+ 10.3%
Sep-2025	2.4	- 7.7%	3.4	+ 13.3%
Oct-2025	2.5	- 7.4%	3.4	+ 3.0%
Nov-2025	2.4	- 11.1%	3.2	0.0%
Dec-2025	2.0	0.0%	2.6	+ 4.0%
Jan-2026	1.9	- 9.5%	2.6	0.0%
Feb-2026	2.0	- 4.8%	2.9	+ 7.4%
12-Month Avg*	2.2	- 6.6%	3.1	+ 14.9%

* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

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
New Listings		1,662	1,652	- 0.6%	3,218	3,133	- 2.6%
Pending Sales		1,297	1,200	- 7.5%	2,435	2,346	- 3.7%
Closed Sales		1,099	1,086	- 1.2%	2,147	2,116	- 1.4%
Days on Market Until Sale		42	45	+ 7.1%	42	46	+ 9.5%
Median Sales Price		\$256,000	\$277,300	+ 8.3%	\$259,900	\$274,900	+ 5.8%
Average Sales Price		\$307,006	\$354,146	+ 15.4%	\$314,029	\$343,438	+ 9.4%
Percent of List Price Received		98.9%	98.9%	0.0%	98.6%	98.4%	- 0.2%
Housing Affordability Index		132	130	- 1.5%	130	132	+ 1.5%
Inventory of Homes for Sale		3,430	3,372	- 1.7%	—	—	—
Months Supply of Inventory		2.2	2.1	- 4.5%	—	—	—