

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings decreased 3.7 percent for Residential homes and 13.1 percent for Townhouse/Condo homes. Pending Sales decreased 0.8 percent for Residential homes and 7.7 percent for Townhouse/Condo homes. Inventory increased 8.7 percent for Residential homes and 7.6 percent for Townhouse/Condo homes.

Median Sales Price increased 7.4 percent to \$343,750 for Residential homes but decreased 6.1 percent to \$243,200 for Townhouse/Condo homes. Days on Market decreased 3.7 percent for Residential homes but increased 5.9 percent for Townhouse/Condo homes. Months Supply of Inventory increased 9.1 percent for Residential homes and 15.6 percent for Townhouse/Condo homes.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 11.7%

Change in
Closed Sales
All Properties

+ 4.8%

Change in
Median Sales Price
All Properties

+ 7.9%

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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,157	2,077	- 3.7%	8,615	8,535	- 0.9%
Pending Sales		1,584	1,571	- 0.8%	6,851	6,640	- 3.1%
Closed Sales		1,610	1,446	- 10.2%	5,971	5,805	- 2.8%
Days on Market Until Sale		27	26	- 3.7%	33	35	+ 6.1%
Median Sales Price		\$320,000	\$343,750	+ 7.4%	\$292,450	\$311,555	+ 6.5%
Average Sales Price		\$398,452	\$430,183	+ 8.0%	\$358,725	\$393,149	+ 9.6%
Percent of List Price Received		101.2%	101.2%	0.0%	100.1%	100.0%	- 0.1%
Housing Affordability Index		105	100	- 4.8%	115	111	- 3.5%
Inventory of Homes for Sale		2,917	3,171	+ 8.7%	—	—	—
Months Supply of Inventory		2.2	2.4	+ 9.1%	—	—	—

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.



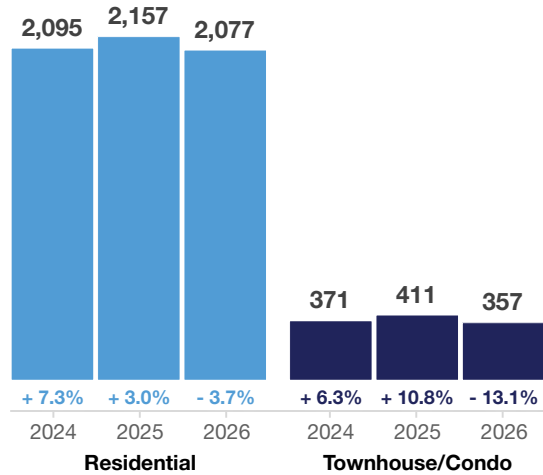
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		411	357	- 13.1%	1,818	1,657	- 8.9%
Pending Sales		273	252	- 7.7%	1,252	1,145	- 8.5%
Closed Sales		289	234	- 19.0%	1,063	1,040	- 2.2%
Days on Market Until Sale		34	36	+ 5.9%	42	49	+ 16.7%
Median Sales Price		\$259,000	\$243,200	- 6.1%	\$235,000	\$230,000	- 2.1%
Average Sales Price		\$307,704	\$290,223	- 5.7%	\$287,222	\$290,750	+ 1.2%
Percent of List Price Received		98.6%	98.8%	+ 0.2%	98.5%	98.0%	- 0.5%
Housing Affordability Index		127	140	+ 10.2%	141	148	+ 5.0%
Inventory of Homes for Sale		754	811	+ 7.6%	—	—	—
Months Supply of Inventory		3.2	3.7	+ 15.6%	—	—	—

New Listings

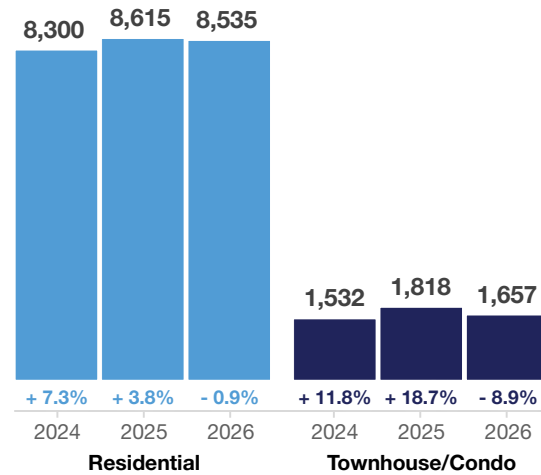
A count of the properties that have been newly listed on the market in a given month.



May

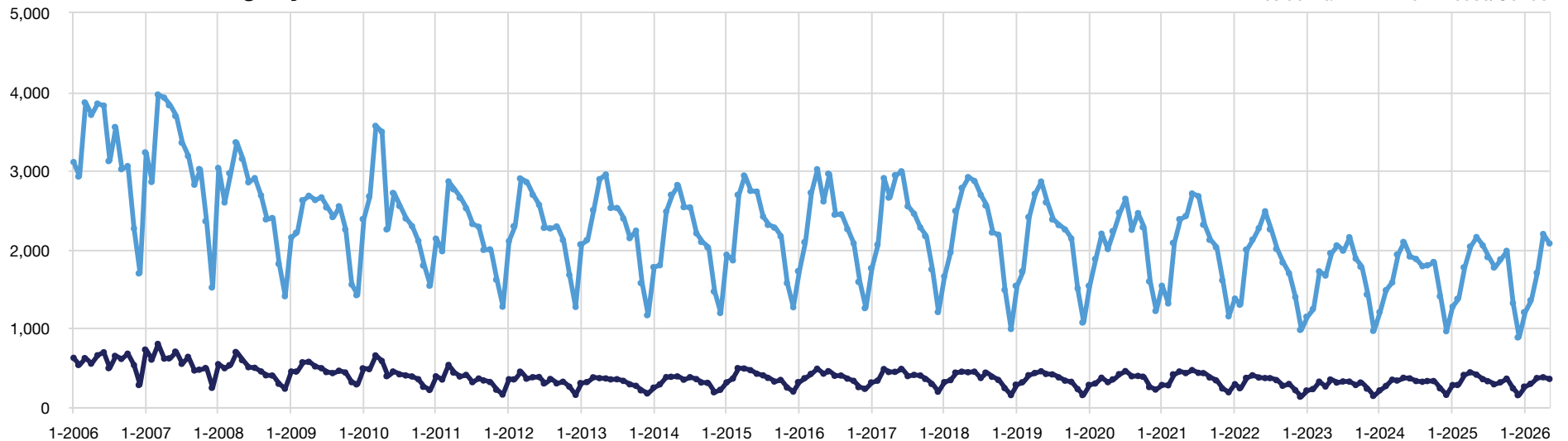


Year to Date



New Listings	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	2,051	+ 7.3%	354	- 2.7%
Jul-2025	1,903	+ 1.3%	328	- 0.6%
Aug-2025	1,771	- 1.0%	289	- 10.0%
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	884	- 8.2%	151	- 2.6%
Jan-2026	1,204	- 5.5%	259	- 7.2%
Feb-2026	1,354	- 1.5%	295	+ 5.4%
Mar-2026	1,704	- 3.9%	368	- 9.6%
Apr-2026	2,196	+ 7.8%	378	- 14.3%
May-2026	2,077	- 3.7%	357	- 13.1%
12-Month Avg	1,693	+ 0.5%	308	- 4.9%

Historical New Listings by Month

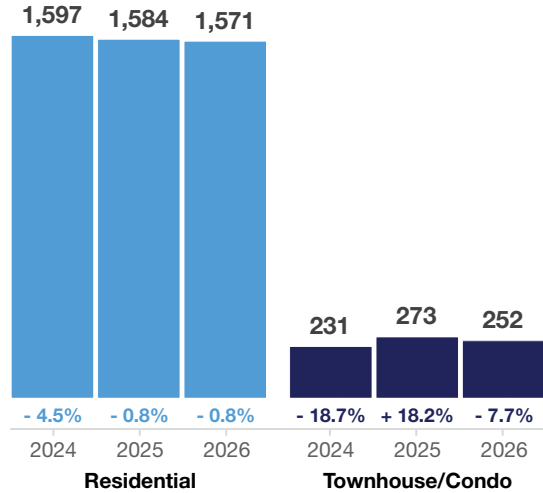


Pending Sales

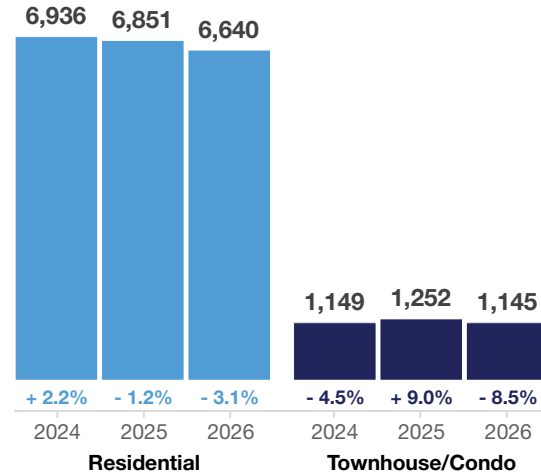
A count of the properties on which offers have been accepted in a given month.



May

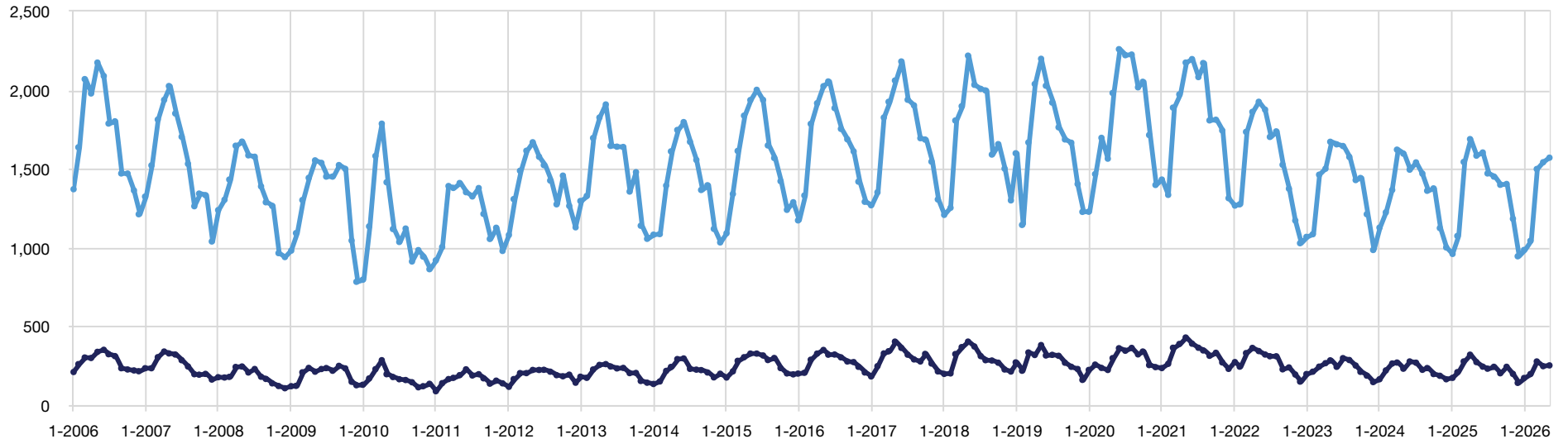


Year to Date



Pending Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	1,604	+ 7.3%	244	- 11.9%
Jul-2025	1,471	- 4.5%	231	- 14.1%
Aug-2025	1,451	- 1.3%	243	+ 8.5%
Sep-2025	1,399	+ 2.8%	202	- 14.0%
Oct-2025	1,404	+ 2.0%	243	+ 23.4%
Nov-2025	1,183	+ 5.2%	198	+ 6.5%
Dec-2025	945	- 5.6%	141	- 14.0%
Jan-2026	985	+ 2.6%	172	- 0.6%
Feb-2026	1,043	- 2.9%	197	- 5.7%
Mar-2026	1,499	- 2.9%	277	0.0%
Apr-2026	1,542	- 8.7%	247	- 22.8%
May-2026	1,571	- 0.8%	252	- 7.7%
12-Month Avg	1,341	- 0.8%	221	- 5.6%

Historical Pending Sales by Month

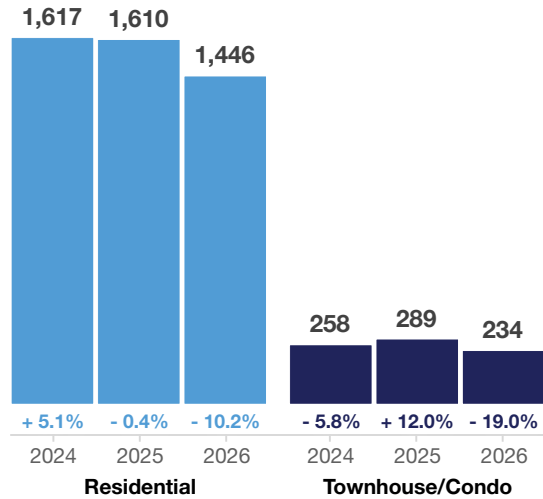


Closed Sales

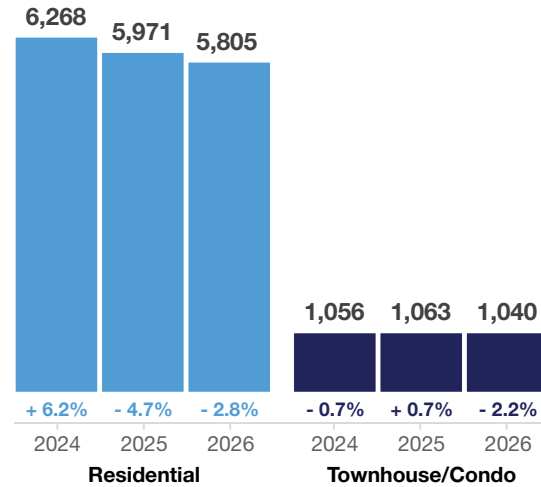
A count of the actual sales that closed in a given month.



May

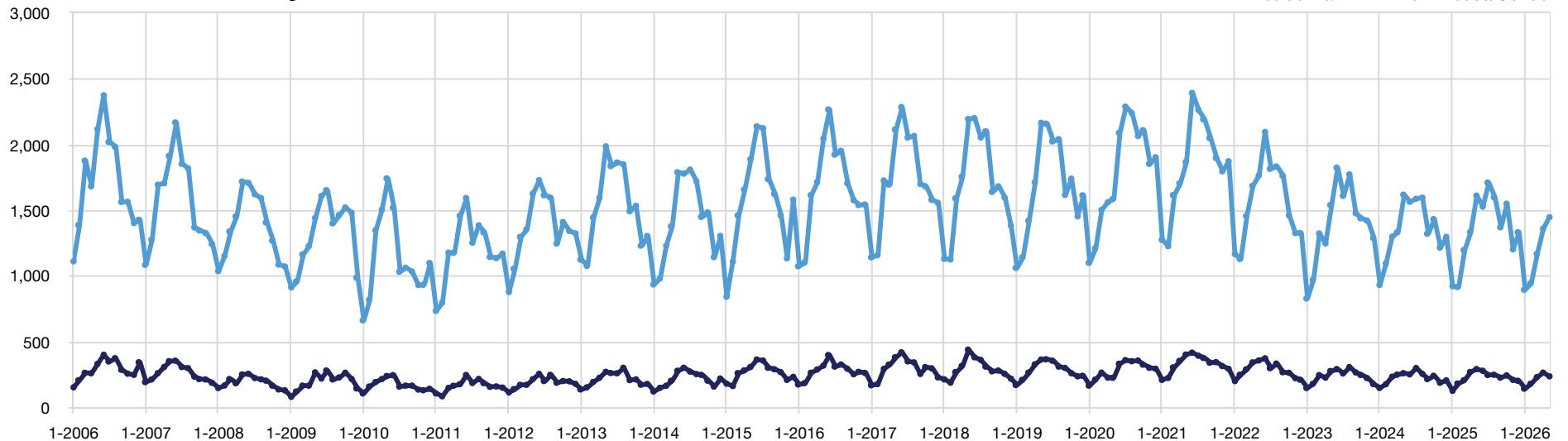


Year to Date



Closed Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	1,526	-2.4%	276	+10.8%
Jul-2025	1,709	+7.8%	244	-17.8%
Aug-2025	1,597	+0.1%	246	-2.8%
Sep-2025	1,369	+3.7%	224	+5.2%
Oct-2025	1,548	+8.2%	241	+1.3%
Nov-2025	1,201	-1.1%	207	+11.9%
Dec-2025	1,331	+2.7%	200	-1.5%
Jan-2026	893	-2.9%	140	+12.9%
Feb-2026	942	+3.1%	177	-1.1%
Mar-2026	1,166	-2.4%	227	+11.3%
Apr-2026	1,358	+2.0%	262	-1.9%
May-2026	1,446	-10.2%	234	-19.0%
12-Month Avg	1,341	+0.8%	223	-0.9%

Historical Closed Sales by Month

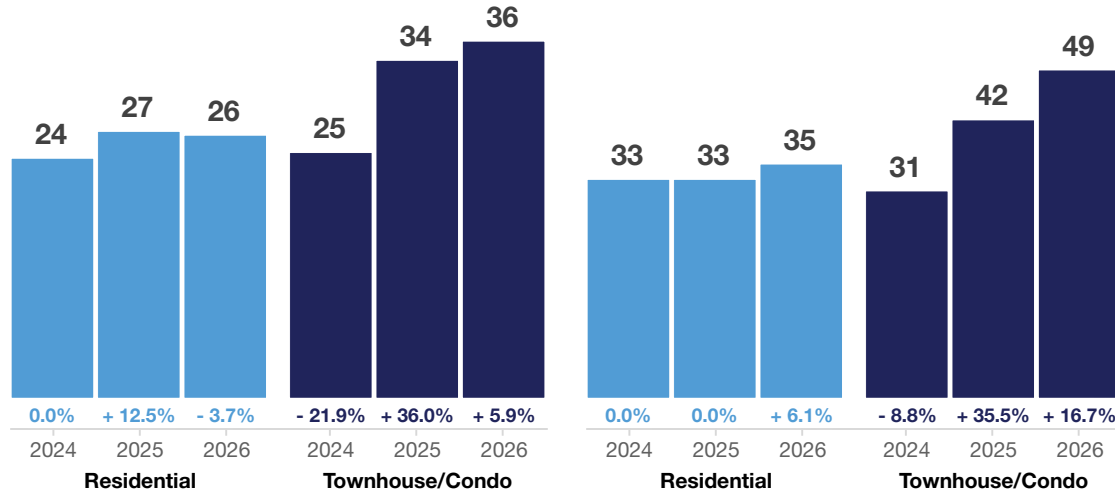


Days on Market Until Sale

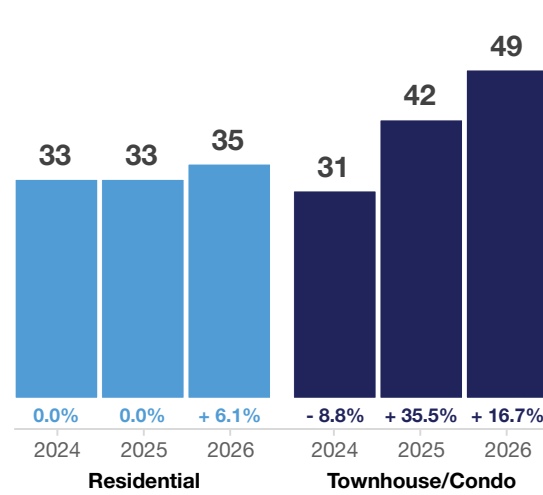
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



Year to Date



Days on Market	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	42	+ 7.7%	61	+ 10.9%
Mar-2026	38	+ 11.8%	51	+ 27.5%
Apr-2026	30	+ 7.1%	51	+ 24.4%
May-2026	26	- 3.7%	36	+ 5.9%
12-Month Avg*	32	+ 7.1%	46	+ 23.5%

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

Historical Days on Market Until Sale by Month

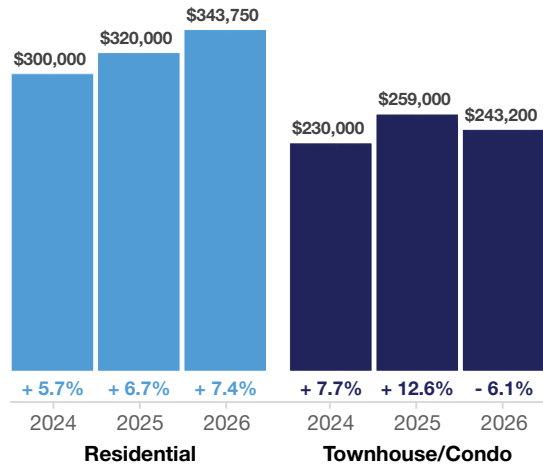


Median Sales Price

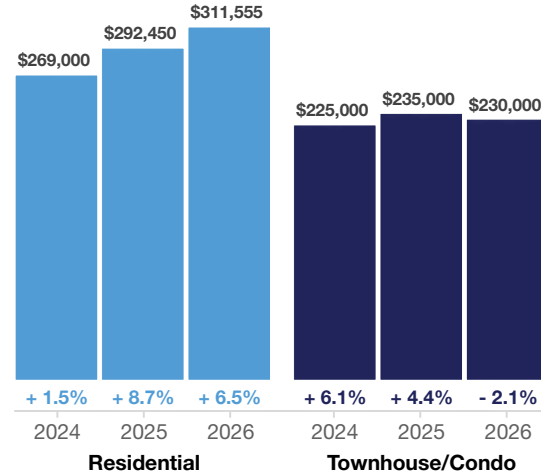
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



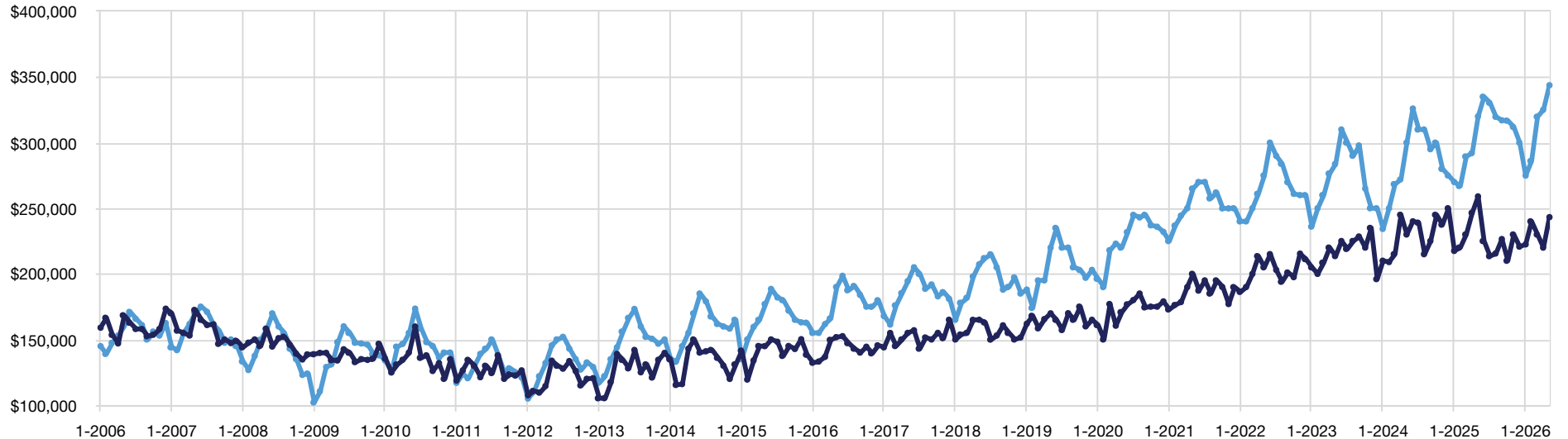
Year to Date



Median Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	\$215,500	+ 0.2%
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	\$274,900	+ 1.8%	\$222,450	+ 2.3%
Feb-2026	\$286,000	+ 7.1%	\$240,000	+ 9.1%
Mar-2026	\$319,750	+ 10.5%	\$230,000	0.0%
Apr-2026	\$325,000	+ 11.3%	\$220,000	- 10.8%
May-2026	\$343,750	+ 7.4%	\$243,200	- 6.1%
12-Month Avg*	\$315,000	+ 5.4%	\$225,000	- 4.3%

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

Historical Median Sales Price by Month

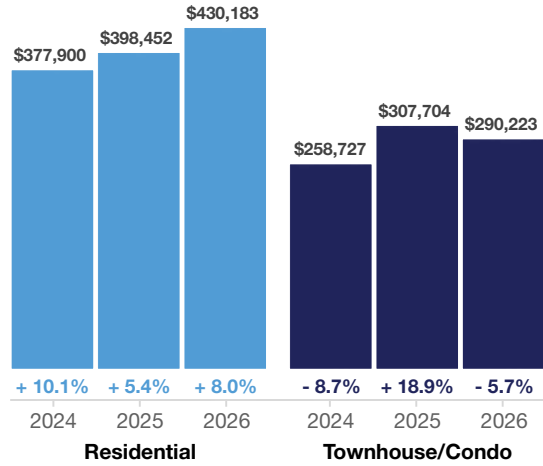


Average Sales Price

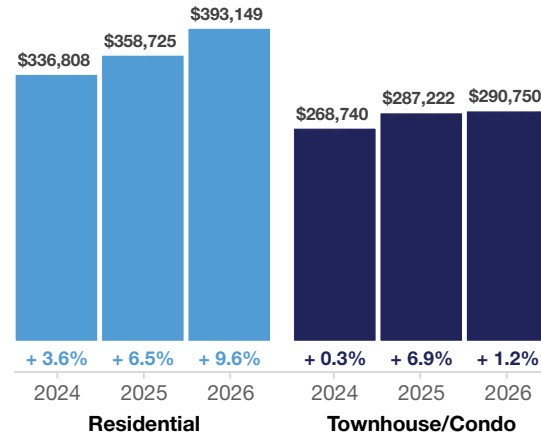
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



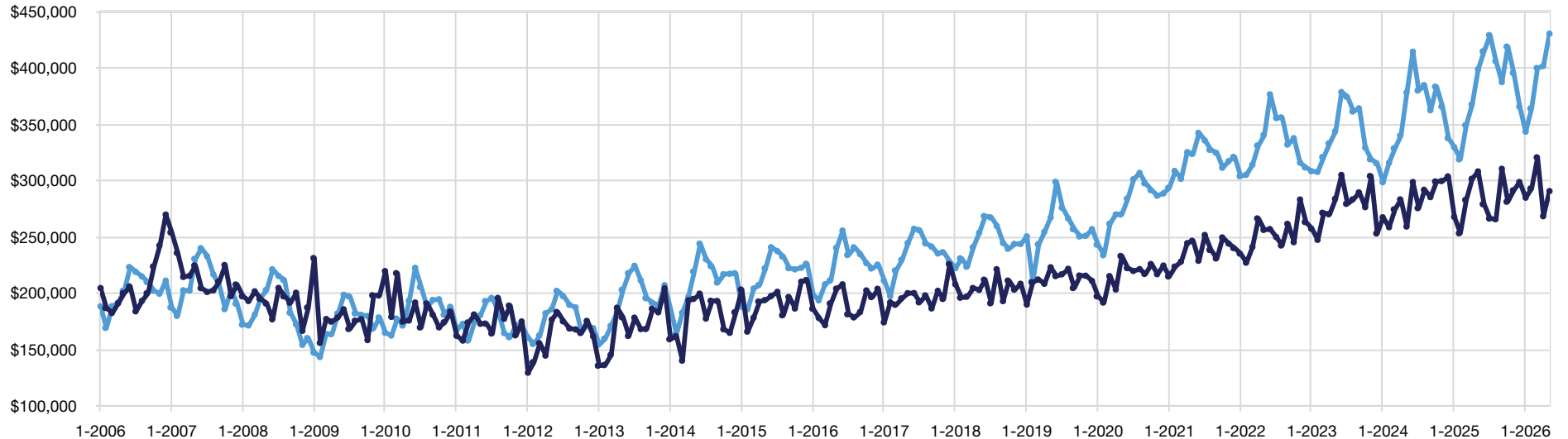
Year to Date



Avg. Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	\$265,250	- 9.0%
Sep-2025	\$387,182	+ 6.9%	\$310,061	+ 8.8%
Oct-2025	\$418,683	+ 9.3%	\$280,837	- 6.0%
Nov-2025	\$395,333	+ 8.2%	\$290,918	- 2.8%
Dec-2025	\$365,314	+ 8.3%	\$298,307	- 1.6%
Jan-2026	\$343,068	+ 4.2%	\$284,428	+ 6.4%
Feb-2026	\$363,685	+ 14.2%	\$292,451	+ 15.7%
Mar-2026	\$399,662	+ 14.6%	\$320,227	+ 13.4%
Apr-2026	\$401,443	+ 9.3%	\$267,911	- 11.0%
May-2026	\$430,183	+ 8.0%	\$290,223	- 5.7%
12-Month Avg*	\$400,045	+ 8.1%	\$286,197	- 1.4%

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

Historical Average Sales Price by Month

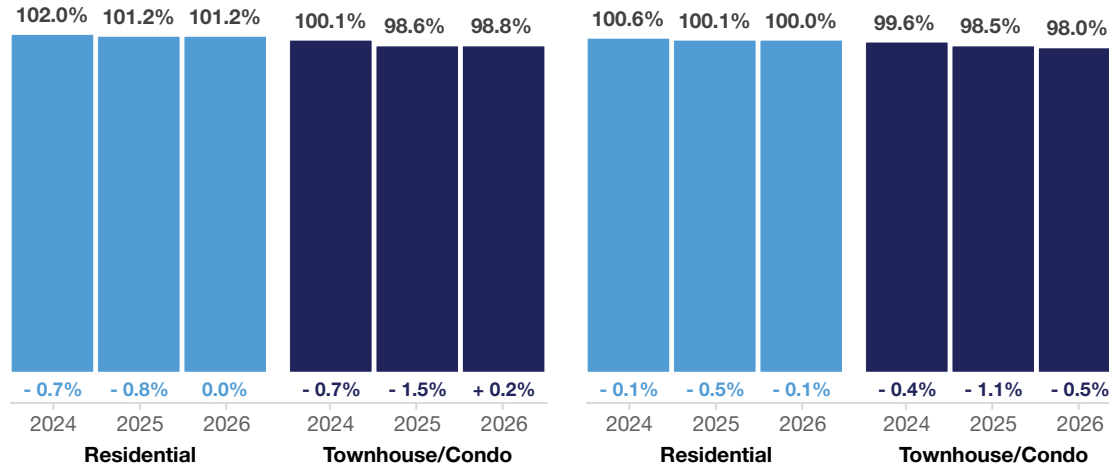


Percent of List Price Received

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.



May



Year to Date

Pct. of List Price Received	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	97.1%	- 0.1%
Feb-2026	99.2%	+ 0.2%	97.6%	- 0.5%
Mar-2026	100.0%	+ 0.3%	97.7%	- 0.8%
Apr-2026	100.8%	- 0.1%	98.3%	- 0.9%
May-2026	101.2%	0.0%	98.8%	+ 0.2%
12-Month Avg*	100.2%	- 0.2%	98.0%	- 0.9%

Historical Percent of List Price Received by Month



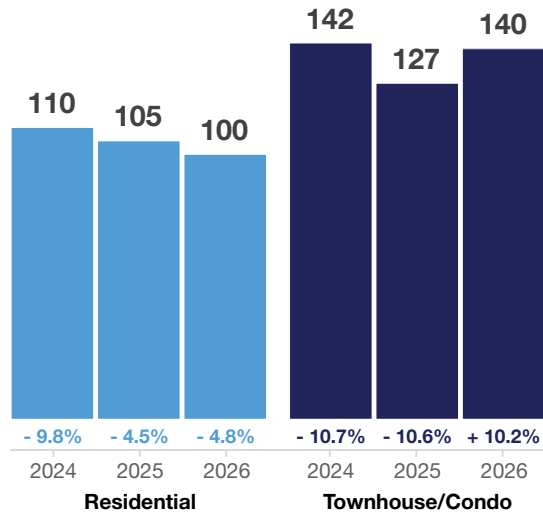
* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Housing Affordability Index

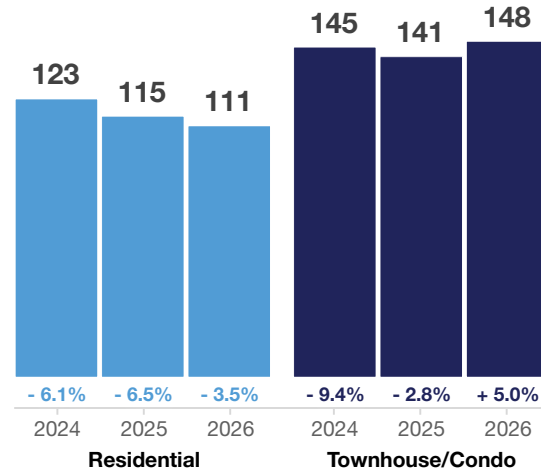


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May

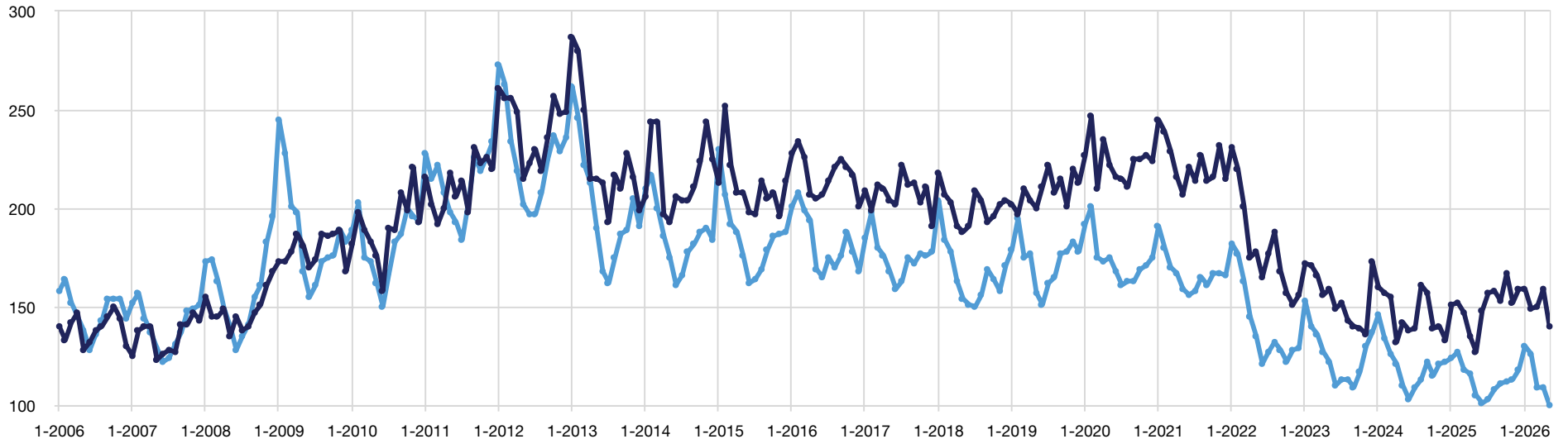


Year to Date



Affordability Index	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	101	- 1.9%	148	+ 7.2%
Jul-2025	103	- 5.5%	157	+ 12.9%
Aug-2025	108	- 4.4%	158	- 1.9%
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	130	+ 4.8%	159	+ 5.3%
Feb-2026	126	- 0.8%	149	- 2.0%
Mar-2026	109	- 7.6%	150	+ 2.0%
Apr-2026	109	- 6.0%	159	+ 17.8%
May-2026	100	- 4.8%	140	+ 10.2%
12-Month Avg	112	- 3.4%	154	+ 7.7%

Historical Housing Affordability Index by Month

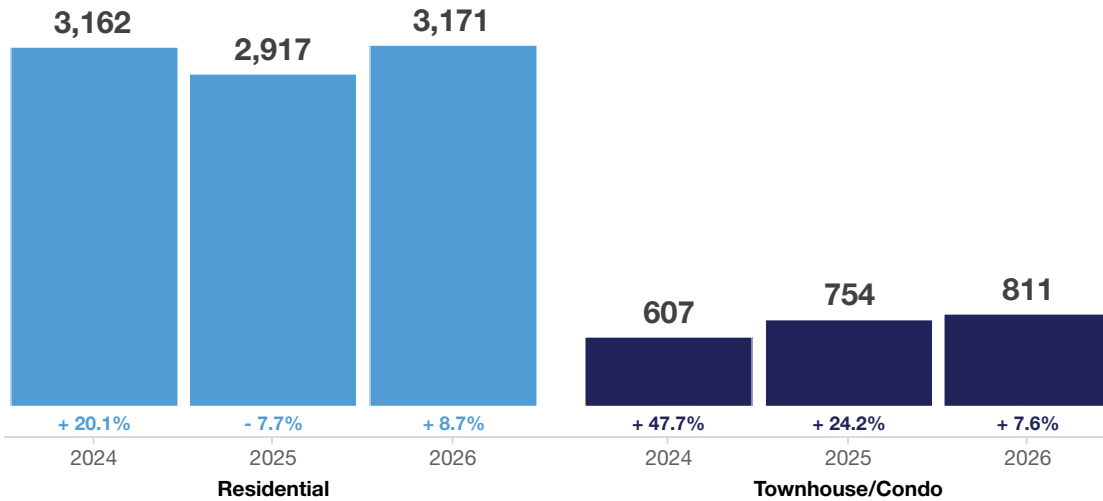


Inventory of Homes for Sale

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

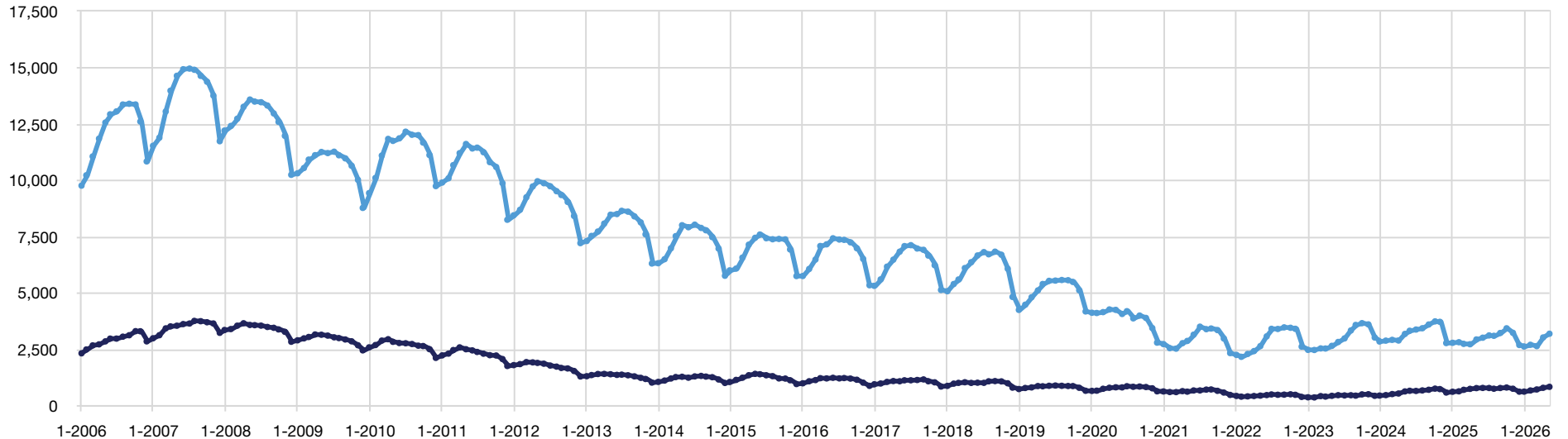


May



Homes for Sale	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	2,995	-9.4%	762	+20.0%
Jul-2025	3,097	-7.8%	759	+20.9%
Aug-2025	3,079	-9.9%	727	+11.5%
Sep-2025	3,204	-10.6%	759	+11.6%
Oct-2025	3,413	-8.3%	780	+6.7%
Nov-2025	3,211	-13.2%	726	+2.3%
Dec-2025	2,670	-3.1%	596	+7.0%
Jan-2026	2,604	-5.9%	598	+1.0%
Feb-2026	2,680	-4.1%	650	+6.4%
Mar-2026	2,621	-3.6%	695	+2.4%
Apr-2026	3,005	+11.1%	768	+6.5%
May-2026	3,171	+8.7%	811	+7.6%
12-Month Avg	2,979	-5.3%	719	+8.4%

Historical Inventory of Homes for Sale by Month

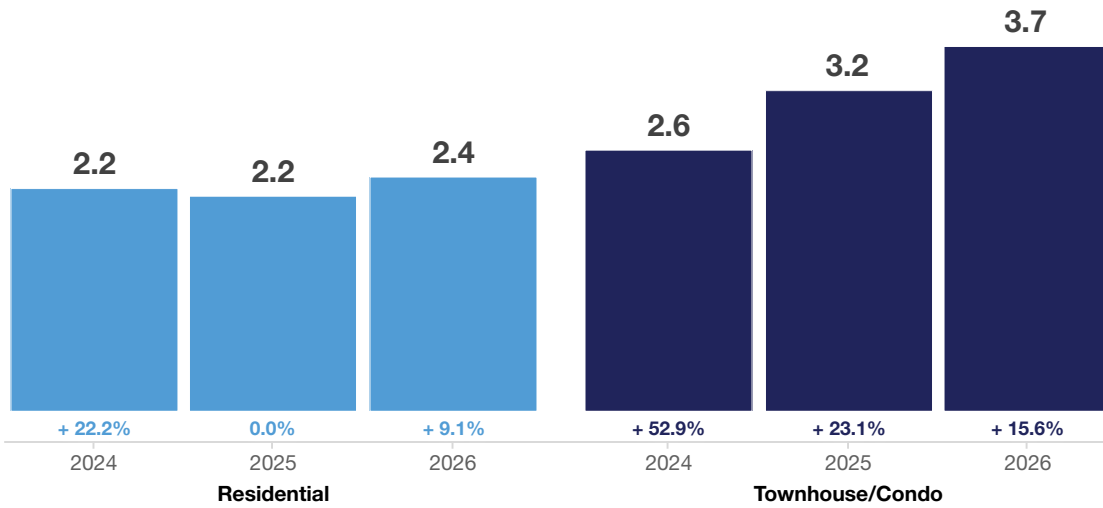


Months Supply of Inventory

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.



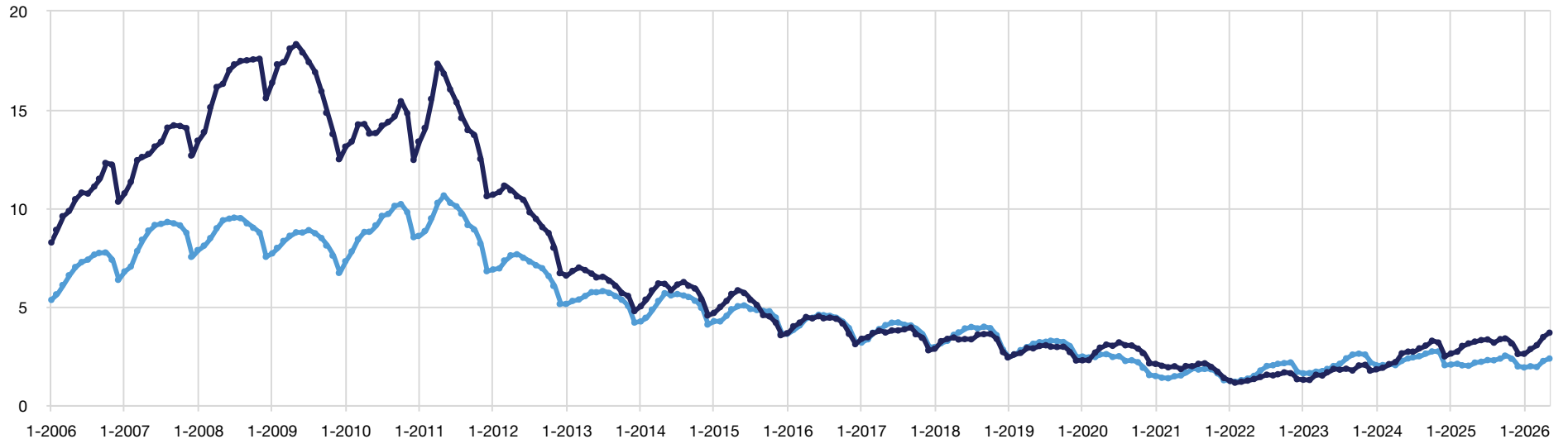
May



Months Supply	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	2.2	- 8.3%	3.3	+ 22.2%
Jul-2025	2.3	- 4.2%	3.3	+ 22.2%
Aug-2025	2.3	- 8.0%	3.2	+ 10.3%
Sep-2025	2.4	- 7.7%	3.3	+ 10.0%
Oct-2025	2.5	- 7.4%	3.4	+ 3.0%
Nov-2025	2.4	- 11.1%	3.1	- 3.1%
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%	2.8	+ 3.7%
Mar-2026	1.9	- 5.0%	3.0	0.0%
Apr-2026	2.2	+ 10.0%	3.5	+ 12.9%
May-2026	2.4	+ 9.1%	3.7	+ 15.6%
12-Month Avg*	2.2	- 4.8%	3.2	+ 8.4%

* Months Supply for all properties from June 2025 through May 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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,585	2,444	- 5.5%	10,493	10,240	- 2.4%
Pending Sales		1,867	1,837	- 1.6%	8,142	7,836	- 3.8%
Closed Sales		1,911	1,688	- 11.7%	7,067	6,890	- 2.5%
Days on Market Until Sale		28	28	0.0%	34	38	+ 11.8%
Median Sales Price		\$310,000	\$325,000	+ 4.8%	\$280,000	\$297,000	+ 6.1%
Average Sales Price		\$383,457	\$409,552	+ 6.8%	\$347,098	\$376,152	+ 8.4%
Percent of List Price Received		100.7%	100.9%	+ 0.2%	99.8%	99.7%	- 0.1%
Housing Affordability Index		108	106	- 1.9%	120	116	- 3.3%
Inventory of Homes for Sale		3,703	3,997	+ 7.9%	—	—	—
Months Supply of Inventory		2.3	2.5	+ 8.7%	—	—	—