

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 8.0 percent for Residential homes but decreased 1.4 percent for Townhouse/Condo homes. Pending Sales increased 3.6 percent for Residential homes but decreased 2.5 percent for Townhouse/Condo homes. Inventory increased 10.5 percent for Residential homes and 4.6 percent for Townhouse/Condo homes.

Median Sales Price increased 4.5 percent to \$350,000 for Residential homes and 4.4 percent to \$234,900 for Townhouse/Condo homes. Days on Market increased 8.3 percent for Residential homes and 12.5 percent for Townhouse/Condo homes. Months Supply of Inventory increased 9.1 percent for Residential homes and 9.1 percent for Townhouse/Condo homes.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 8.8%	+ 6.3%	+ 8.5%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,051	2,215	+ 8.0%	10,663	10,758	+ 0.9%
Pending Sales		1,604	1,662	+ 3.6%	8,453	8,383	- 0.8%
Closed Sales		1,526	1,683	+ 10.3%	7,496	7,537	+ 0.5%
Days on Market Until Sale		24	26	+ 8.3%	31	33	+ 6.5%
Median Sales Price		\$335,000	\$350,000	+ 4.5%	\$300,000	\$321,000	+ 7.0%
Average Sales Price		\$414,471	\$454,348	+ 9.6%	\$370,072	\$406,326	+ 9.8%
Percent of List Price Received		101.3%	101.5%	+ 0.2%	100.3%	100.4%	+ 0.1%
Housing Affordability Index		101	99	- 2.0%	113	108	- 4.4%
Inventory of Homes for Sale		2,992	3,305	+ 10.5%	—	—	—
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.



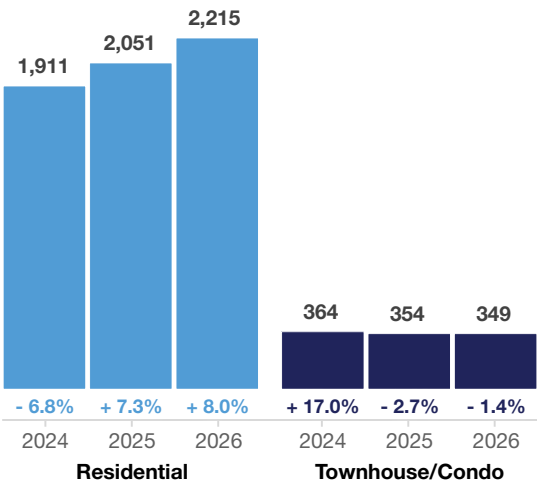
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		354	349	- 1.4%	2,173	2,005	- 7.7%
Pending Sales		244	238	- 2.5%	1,497	1,409	- 5.9%
Closed Sales		276	281	+ 1.8%	1,340	1,330	- 0.7%
Days on Market Until Sale		40	45	+ 12.5%	42	49	+ 16.7%
Median Sales Price		\$225,000	\$234,900	+ 4.4%	\$235,000	\$230,000	- 2.1%
Average Sales Price		\$278,631	\$301,500	+ 8.2%	\$285,559	\$295,614	+ 3.5%
Percent of List Price Received		98.3%	99.0%	+ 0.7%	98.4%	98.2%	- 0.2%
Housing Affordability Index		148	145	- 2.0%	142	149	+ 4.9%
Inventory of Homes for Sale		763	798	+ 4.6%	—	—	—
Months Supply of Inventory		3.3	3.6	+ 9.1%	—	—	—

New Listings

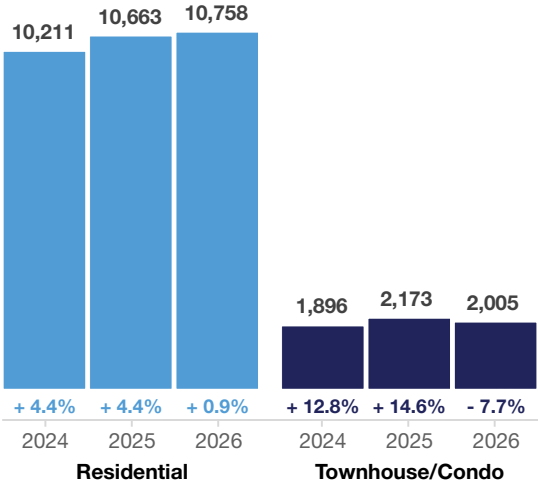
A count of the properties that have been newly listed on the market in a given month.



June

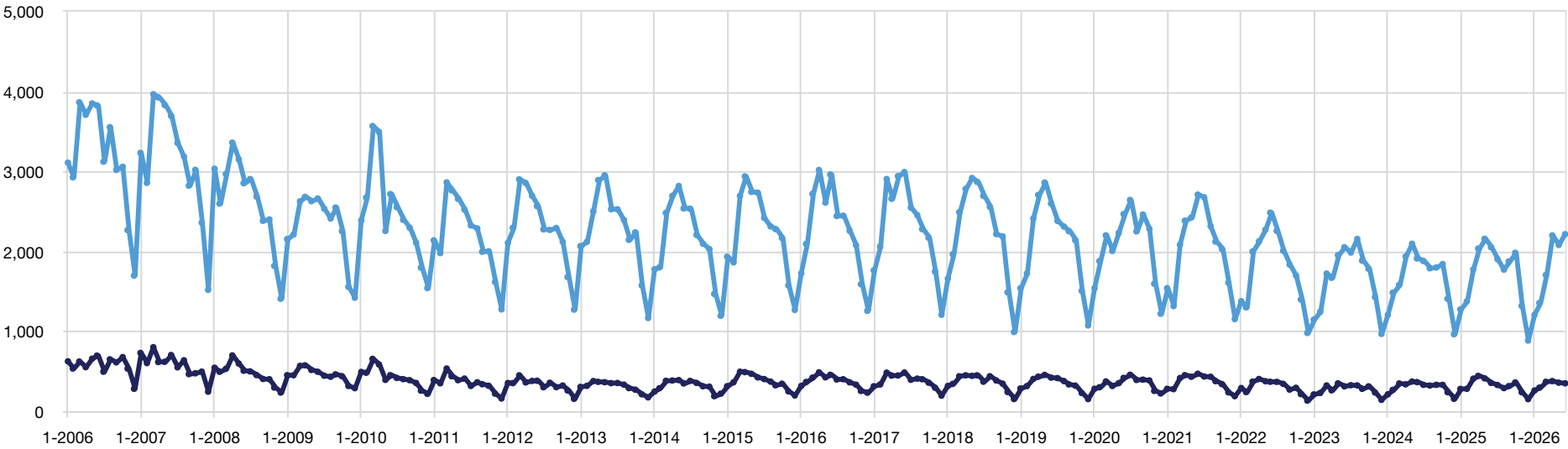


Year to Date



New Listings	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	1,902	+ 1.2%	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	1,205	- 5.4%	259	- 7.2%
Feb-2026	1,354	- 1.5%	295	+ 5.4%
Mar-2026	1,704	- 3.9%	368	- 9.6%
Apr-2026	2,200	+ 8.2%	377	- 14.7%
May-2026	2,080	- 3.6%	357	- 13.1%
Jun-2026	2,215	+ 8.0%	349	- 1.4%
12-Month Avg	1,707	+ 0.7%	307	- 5.0%

Historical New Listings by Month

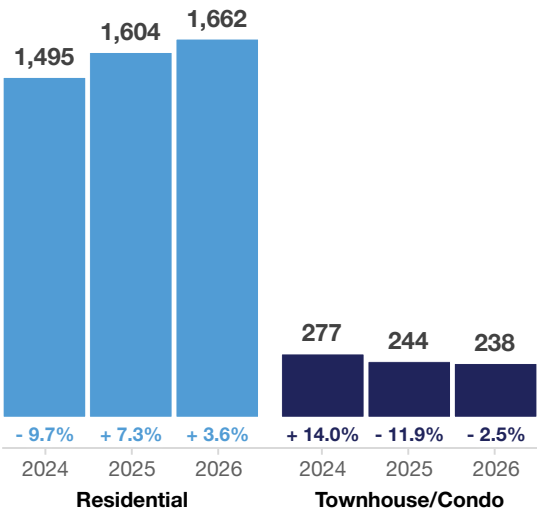


Pending Sales

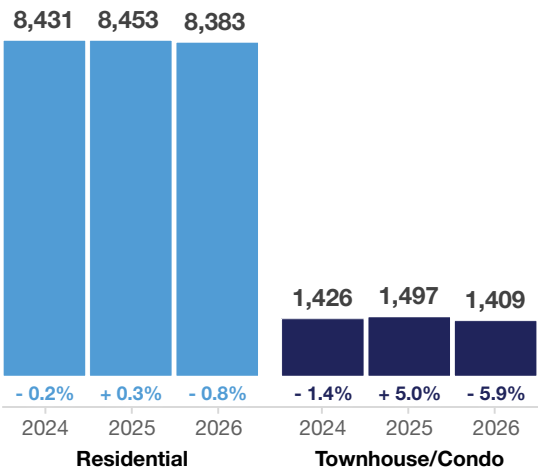
A count of the properties on which offers have been accepted in a given month.



June

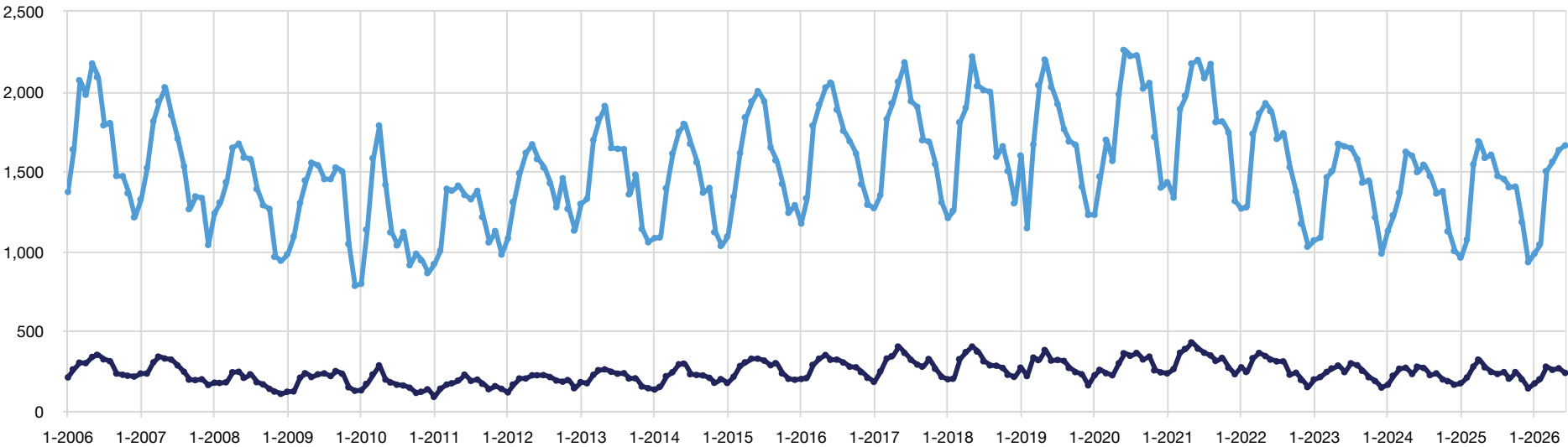


Year to Date



Pending Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	1,471	- 4.5%	231	- 14.1%
Aug-2025	1,451	- 1.3%	243	+ 8.5%
Sep-2025	1,400	+ 2.9%	202	- 14.0%
Oct-2025	1,404	+ 2.0%	243	+ 23.4%
Nov-2025	1,183	+ 5.2%	198	+ 6.5%
Dec-2025	931	- 7.0%	141	- 14.0%
Jan-2026	985	+ 2.6%	172	- 0.6%
Feb-2026	1,042	- 2.9%	198	- 5.3%
Mar-2026	1,501	- 2.8%	277	0.0%
Apr-2026	1,560	- 7.6%	257	- 19.9%
May-2026	1,633	+ 3.1%	267	- 2.2%
Jun-2026	1,662	+ 3.6%	238	- 2.5%
12-Month Avg	1,352	- 0.7%	222	- 3.9%

Historical Pending Sales by Month

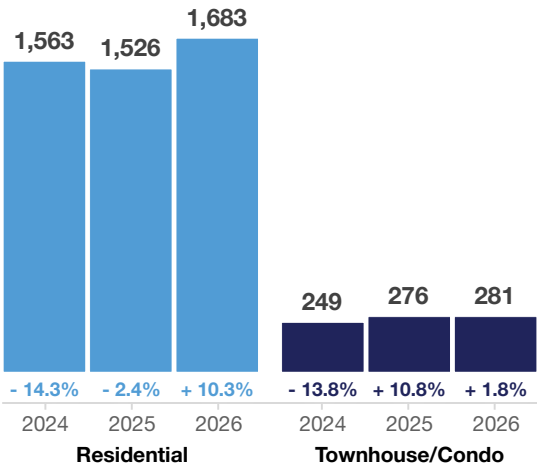


Closed Sales

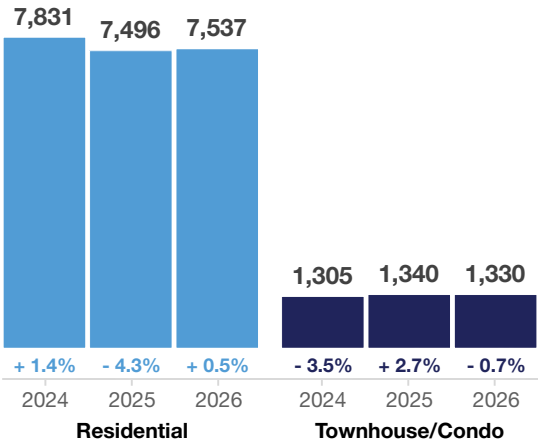
A count of the actual sales that closed in a given month.



June

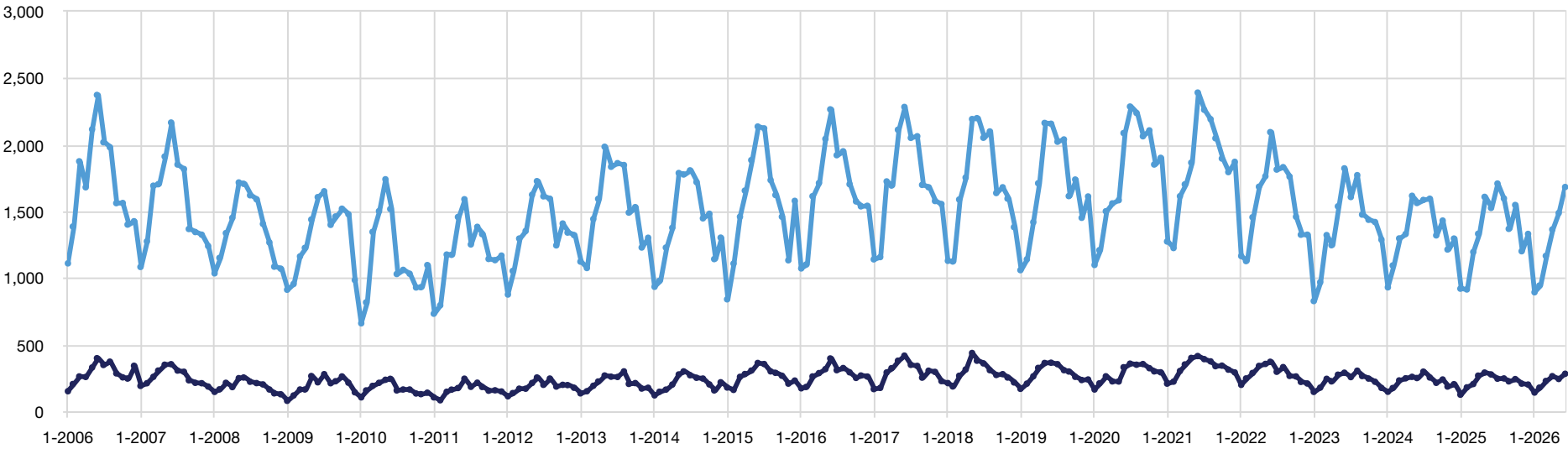


Year to Date



Closed Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	943	+ 3.2%	177	- 1.1%
Mar-2026	1,166	- 2.4%	227	+ 11.3%
Apr-2026	1,364	+ 2.4%	263	- 1.5%
May-2026	1,488	- 7.5%	242	- 16.6%
Jun-2026	1,683	+ 10.3%	281	+ 1.8%
12-Month Avg	1,358	+ 2.3%	224	- 1.3%

Historical Closed Sales by Month

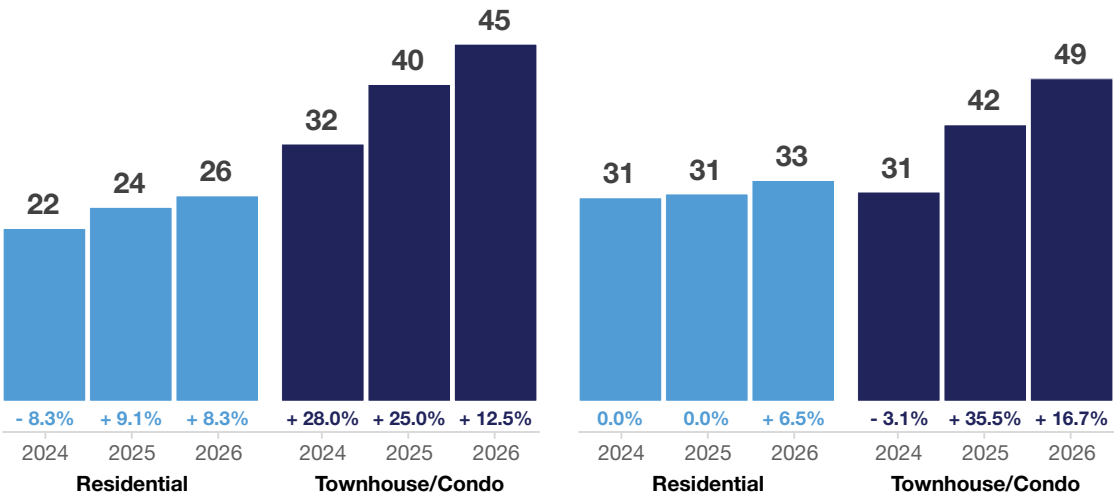


Days on Market Until Sale

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



June



Days on Market	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	31	+ 10.7%	50	+ 22.0%
May-2026	26	- 3.7%	37	+ 8.8%
Jun-2026	26	+ 8.3%	45	+ 12.5%
12-Month Avg*	32	+ 6.3%	46	+ 22.8%

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

Historical Days on Market Until Sale by Month

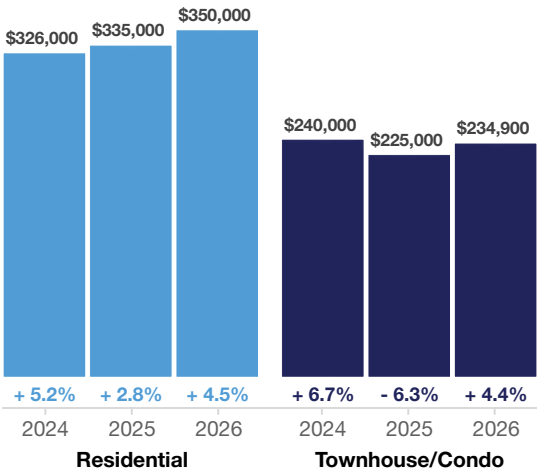


Median Sales Price

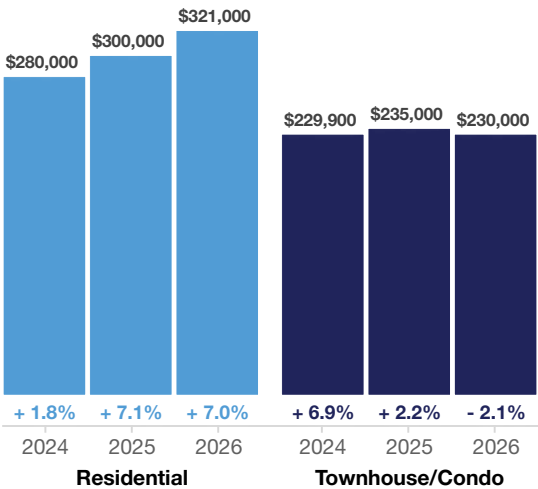
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



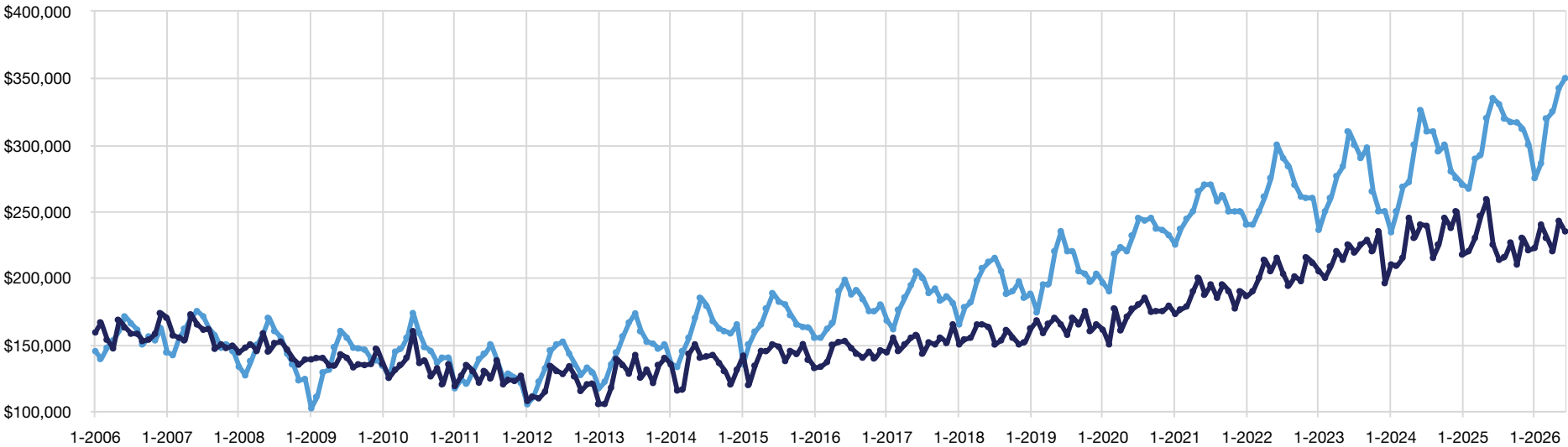
Year to Date



Median Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$342,500	+ 7.0%	\$242,750	- 6.3%
Jun-2026	\$350,000	+ 4.5%	\$234,900	+ 4.4%
12-Month Avg*	\$320,000	+ 6.7%	\$225,000	- 4.3%

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

Historical Median Sales Price by Month

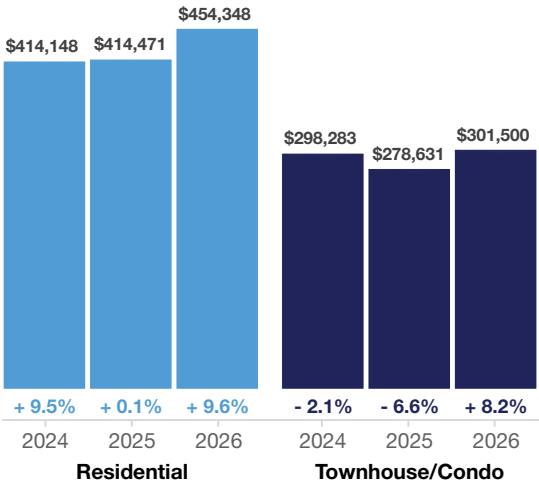


Average Sales Price

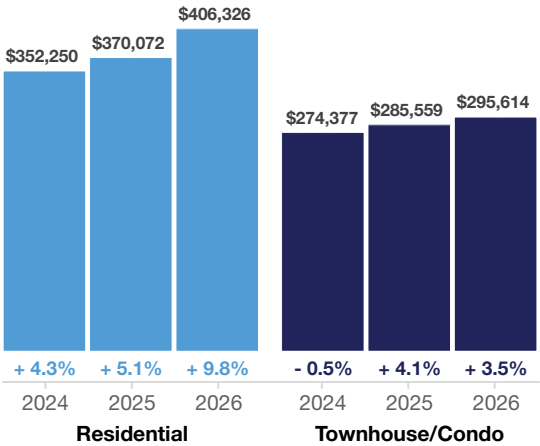
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



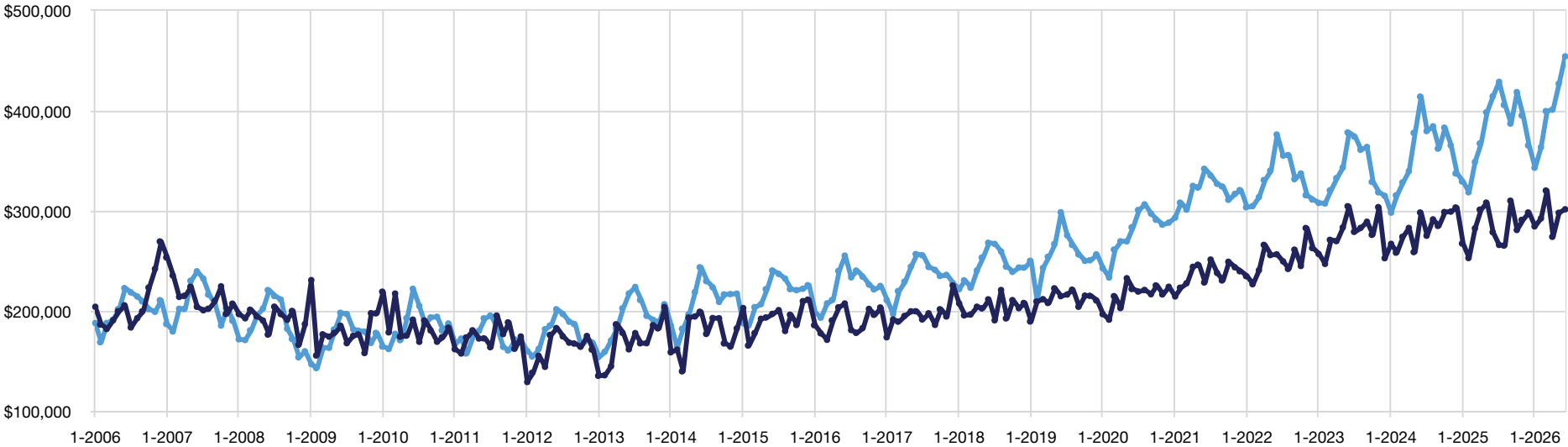
Year to Date



Avg. Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$363,581	+ 14.2%	\$292,451	+ 15.7%
Mar-2026	\$399,662	+ 14.6%	\$320,227	+ 13.4%
Apr-2026	\$401,097	+ 9.2%	\$273,986	- 9.0%
May-2026	\$427,069	+ 7.2%	\$297,982	- 3.3%
Jun-2026	\$454,348	+ 9.6%	\$301,500	+ 8.2%
12-Month Avg*	\$404,056	+ 9.2%	\$289,867	+ 0.5%

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

Historical Average Sales Price by Month

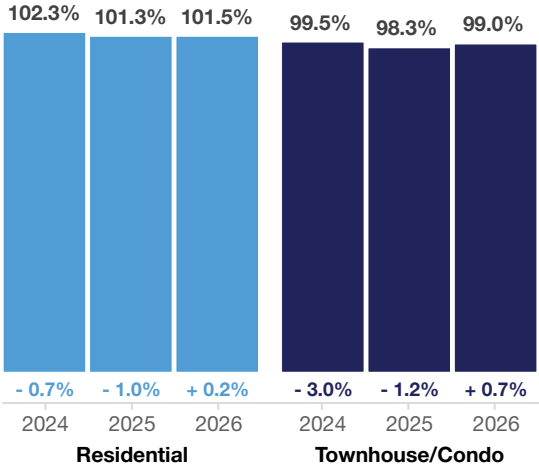


Percent of List Price Received

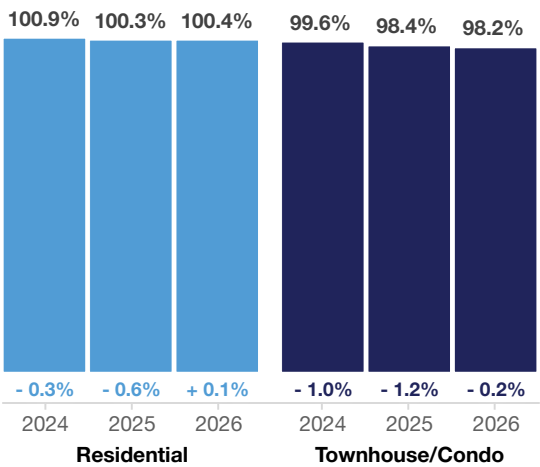
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



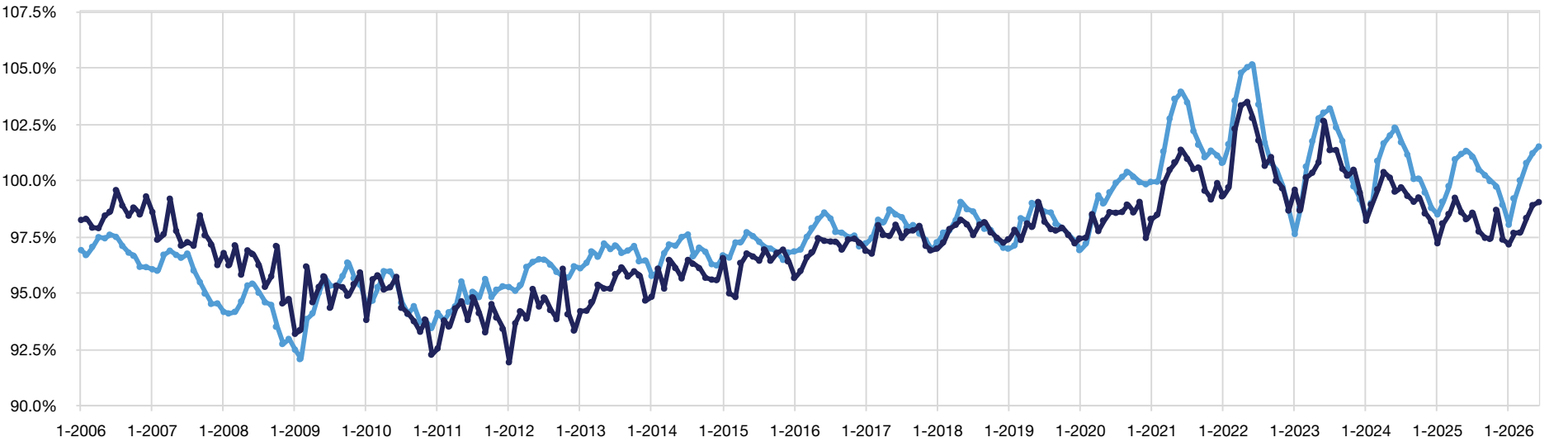
Year to Date



Pct. of List Price Received	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	98.9%	+ 0.3%
Jun-2026	101.5%	+ 0.2%	99.0%	+ 0.7%
12-Month Avg*	100.2%	- 0.1%	98.0%	- 0.7%

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

Historical Percent of List Price Received by Month

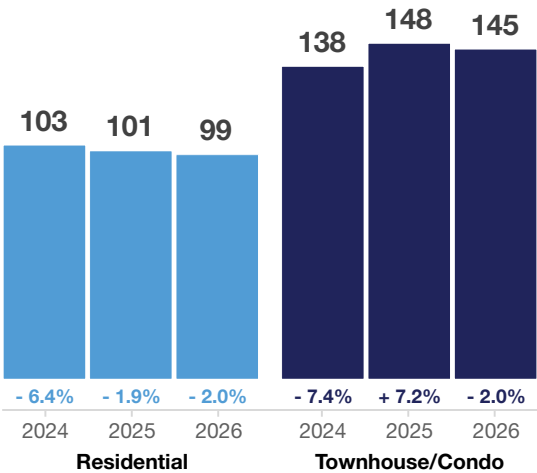


Housing Affordability Index

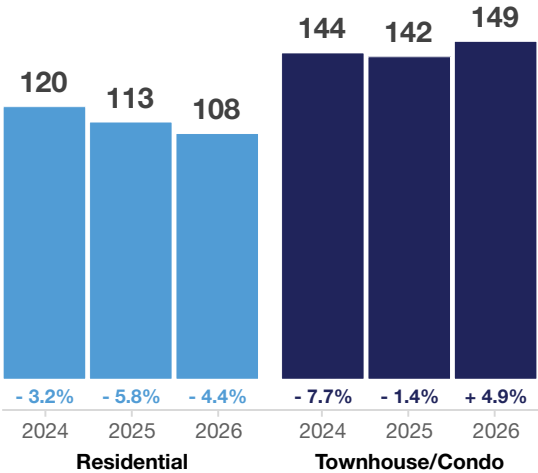
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



June

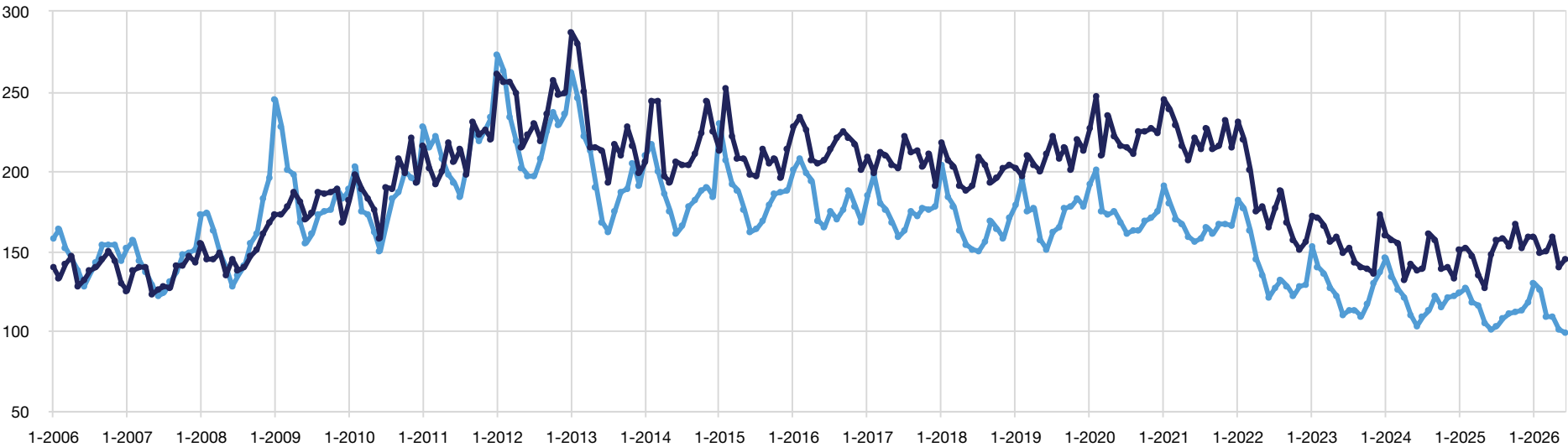


Year to Date



Affordability Index	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	101	- 3.8%	140	+ 10.2%
Jun-2026	99	- 2.0%	145	- 2.0%
12-Month Avg	112	- 3.4%	154	+ 6.9%

Historical Housing Affordability Index by Month

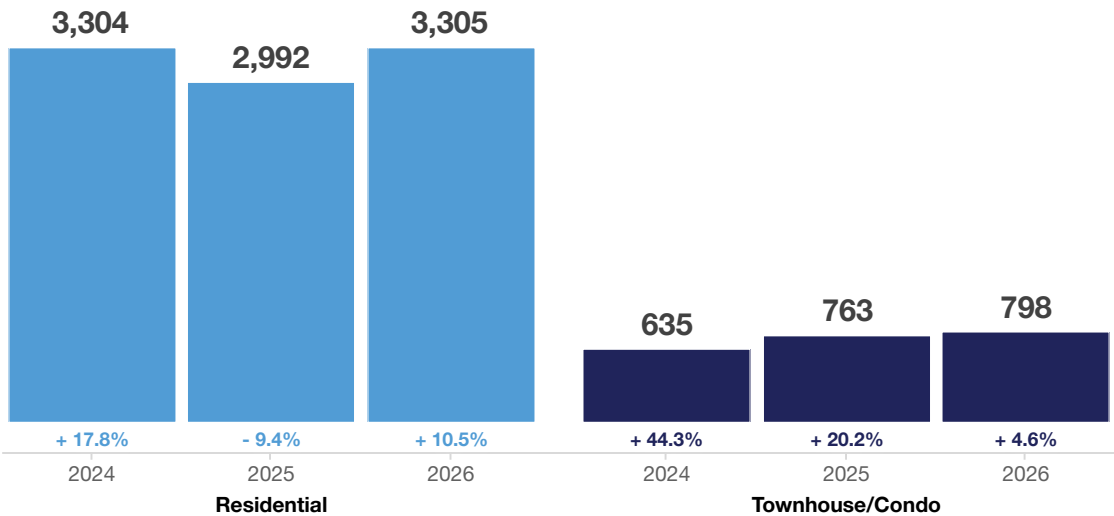


Inventory of Homes for Sale

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

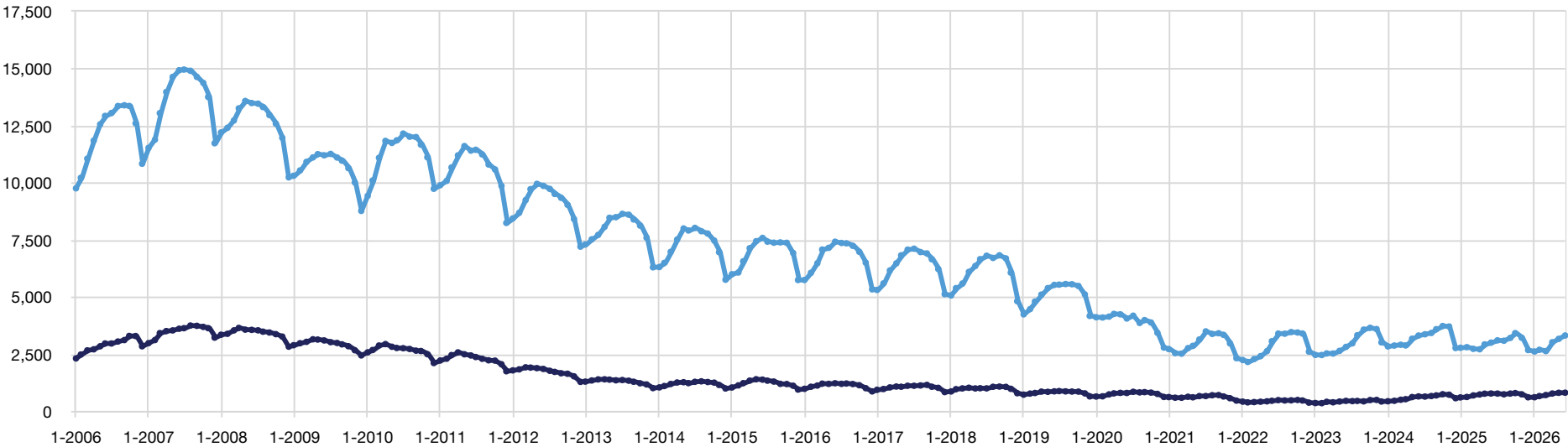


June



Homes for Sale	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	3,093	- 7.9%	760	+ 21.0%
Aug-2025	3,075	- 10.0%	728	+ 11.7%
Sep-2025	3,200	- 10.6%	760	+ 11.8%
Oct-2025	3,409	- 8.4%	781	+ 6.8%
Nov-2025	3,207	- 13.3%	727	+ 2.4%
Dec-2025	2,667	- 3.2%	597	+ 7.2%
Jan-2026	2,603	- 5.9%	599	+ 1.2%
Feb-2026	2,679	- 4.1%	651	+ 6.5%
Mar-2026	2,621	- 3.6%	696	+ 2.5%
Apr-2026	3,008	+ 11.4%	762	+ 5.7%
May-2026	3,157	+ 8.3%	794	+ 5.2%
Jun-2026	3,305	+ 10.5%	798	+ 4.6%
12-Month Avg	3,002	- 3.7%	721	+ 7.1%

Historical Inventory of Homes for Sale by Month

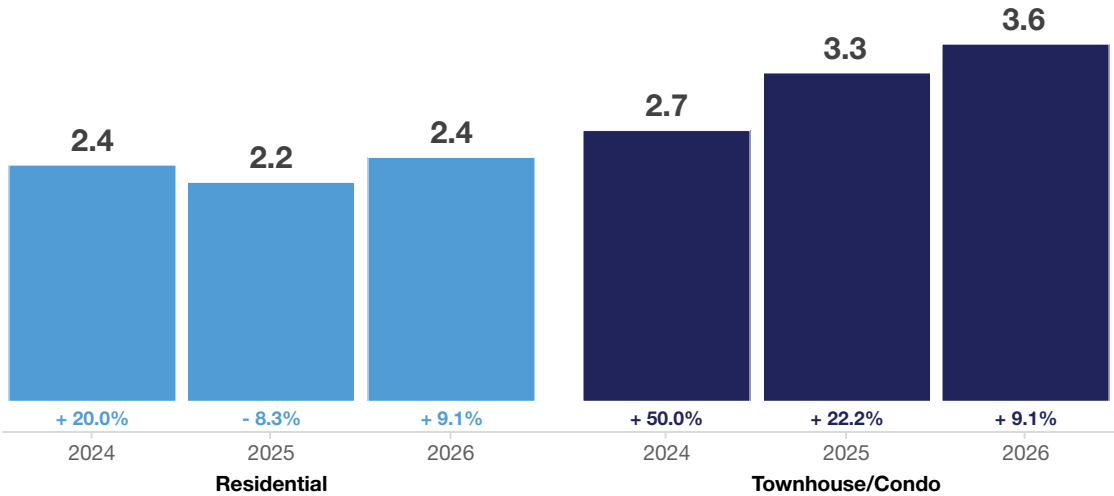


Months Supply of Inventory

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.



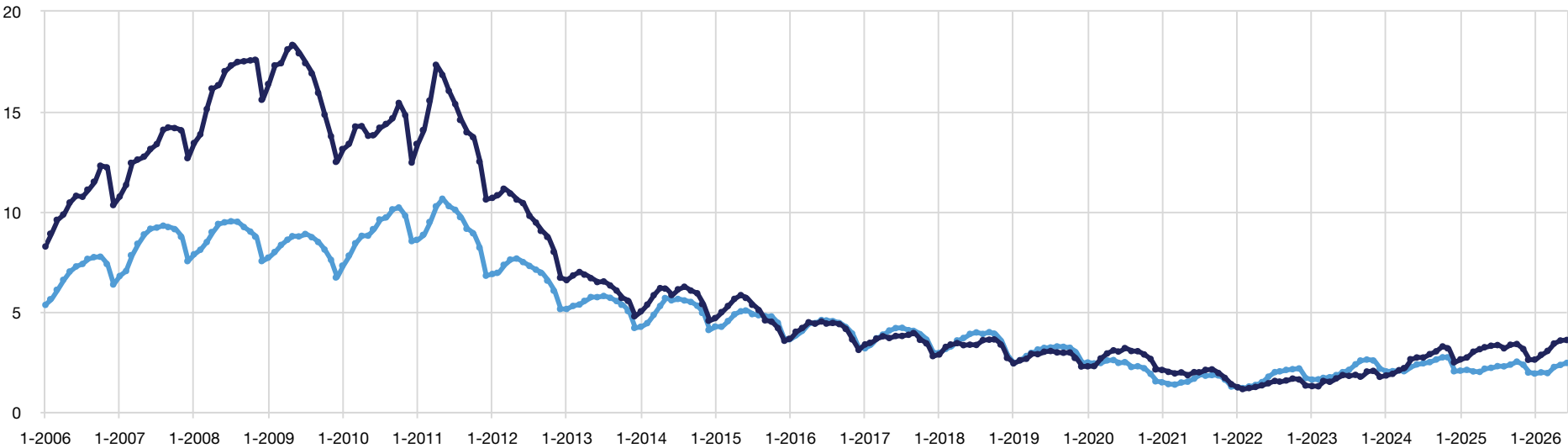
June



Months Supply	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	3.4	+ 13.3%
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%	3.4	+ 9.7%
May-2026	2.3	+ 4.5%	3.6	+ 12.5%
Jun-2026	2.4	+ 9.1%	3.6	+ 9.1%
12-Month Avg*	2.2	- 3.4%	3.2	+ 7.1%

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,425	2,575	+ 6.2%	12,916	12,821	- 0.7%
Pending Sales		1,857	1,907	+ 2.7%	9,998	9,847	- 1.5%
Closed Sales		1,814	1,973	+ 8.8%	8,881	8,921	+ 0.5%
Days on Market Until Sale		27	29	+ 7.4%	33	36	+ 9.1%
Median Sales Price		\$315,000	\$335,000	+ 6.3%	\$288,000	\$305,000	+ 5.9%
Average Sales Price		\$392,353	\$431,590	+ 10.0%	\$356,350	\$388,393	+ 9.0%
Percent of List Price Received		100.8%	101.1%	+ 0.3%	100.0%	100.0%	0.0%
Housing Affordability Index		107	103	- 3.7%	118	113	- 4.2%
Inventory of Homes for Sale		3,796	4,120	+ 8.5%	—	—	—
Months Supply of Inventory		2.4	2.6	+ 8.3%	—	—	—