

Monthly Indicators



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings decreased 3.5 percent for Residential homes but increased 3.5 percent for Townhouse/Condo homes. Pending Sales decreased 16.1 percent for Residential homes and 11.4 percent for Townhouse/Condo homes. Inventory increased 15.4 percent for Residential homes and 10.8 percent for Townhouse/Condo homes.

Median Sales Price increased 7.3 percent to \$340,000 for Residential homes but decreased 4.0 percent to \$217,500 for Townhouse/Condo homes. Days on Market increased 6.9 percent for Residential homes and 39.5 percent for Townhouse/Condo homes. Months Supply of Inventory increased 16.7 percent for Residential homes and 11.8 percent for Townhouse/Condo homes.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

- 5.5%	+ 6.2%	+ 14.1%
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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,874	1,809	- 3.5%	16,209	16,448	+ 1.5%
Pending Sales		1,401	1,176	- 16.1%	12,776	12,534	- 1.9%
Closed Sales		1,369	1,302	- 4.9%	12,173	12,149	- 0.2%
Days on Market Until Sale		29	31	+ 6.9%	30	31	+ 3.3%
Median Sales Price		\$317,000	\$340,000	+ 7.3%	\$309,900	\$330,000	+ 6.5%
Average Sales Price		\$387,182	\$440,277	+ 13.7%	\$384,919	\$419,892	+ 9.1%
Percent of List Price Received		100.2%	100.0%	- 0.2%	100.4%	100.5%	+ 0.1%
Housing Affordability Index		111	97	- 12.6%	114	100	- 12.3%
Inventory of Homes for Sale		3,198	3,692	+ 15.4%	—	—	—
Months Supply of Inventory		2.4	2.8	+ 16.7%	—	—	—

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.



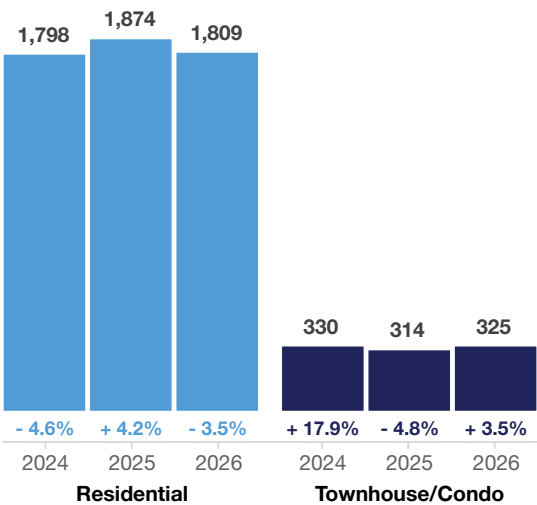
Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		314	325	+ 3.5%	3,104	3,008	- 3.1%
Pending Sales		202	179	- 11.4%	2,173	2,071	- 4.7%
Closed Sales		224	208	- 7.1%	2,054	2,022	- 1.6%
Days on Market Until Sale		43	60	+ 39.5%	42	50	+ 19.0%
Median Sales Price		\$226,500	\$217,500	- 4.0%	\$230,000	\$229,900	- 0.0%
Average Sales Price		\$310,061	\$279,744	- 9.8%	\$283,462	\$291,508	+ 2.8%
Percent of List Price Received		97.4%	97.4%	0.0%	98.2%	98.1%	- 0.1%
Housing Affordability Index		153	150	- 2.0%	151	142	- 6.0%
Inventory of Homes for Sale		760	842	+ 10.8%	—	—	—
Months Supply of Inventory		3.4	3.8	+ 11.8%	—	—	—

New Listings

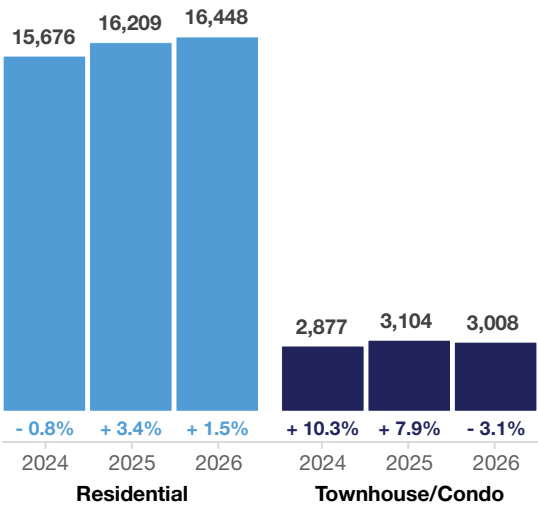
A count of the properties that have been newly listed on the market in a given month.



September

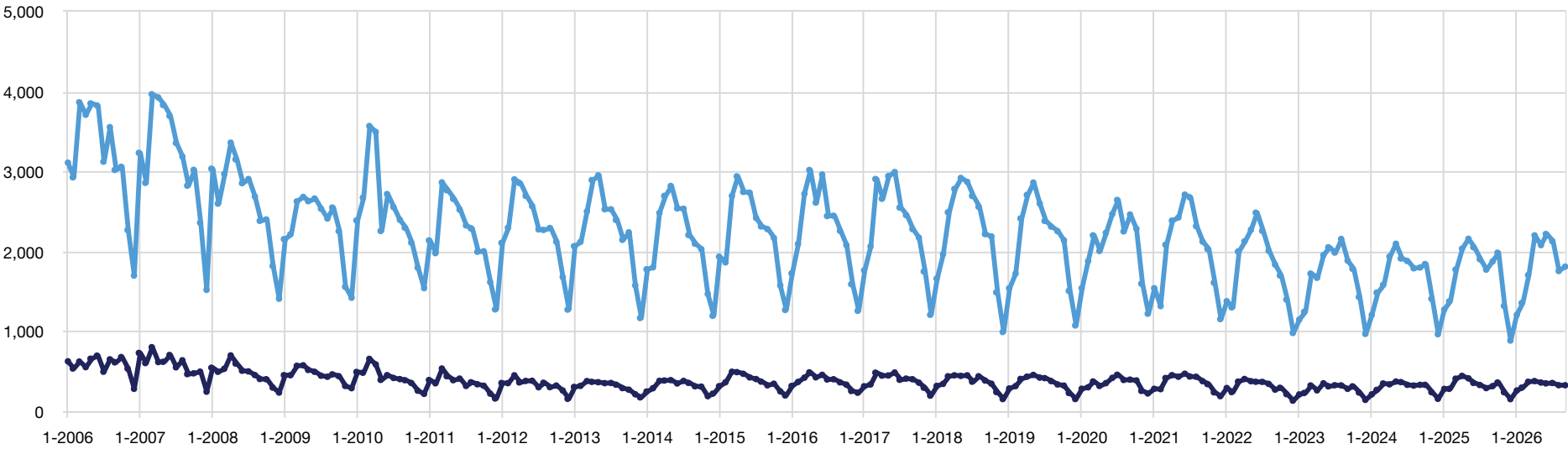


Year to Date



New Listings	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	1,983	+ 7.7%	359	+ 8.8%
Nov-2025	1,318	- 6.3%	238	0.0%
Dec-2025	884	- 8.2%	151	- 2.6%
Jan-2026	1,205	- 5.3%	259	- 7.2%
Feb-2026	1,354	- 1.5%	295	+ 5.4%
Mar-2026	1,703	- 3.9%	368	- 9.6%
Apr-2026	2,200	+ 8.2%	377	- 14.7%
May-2026	2,078	- 3.7%	358	- 12.9%
Jun-2026	2,217	+ 8.1%	348	- 1.7%
Jul-2026	2,128	+ 11.9%	353	+ 7.6%
Aug-2026	1,754	- 1.0%	325	+ 12.5%
Sep-2026	1,809	- 3.5%	325	+ 3.5%
12-Month Avg	1,719	+ 1.0%	313	- 1.9%

Historical New Listings by Month

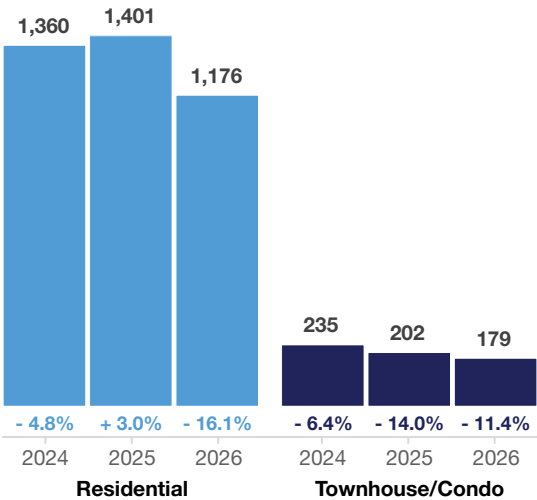


Pending Sales

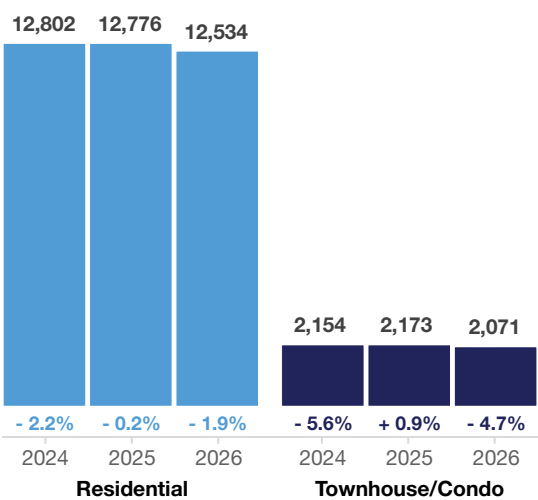
A count of the properties on which offers have been accepted in a given month.



September

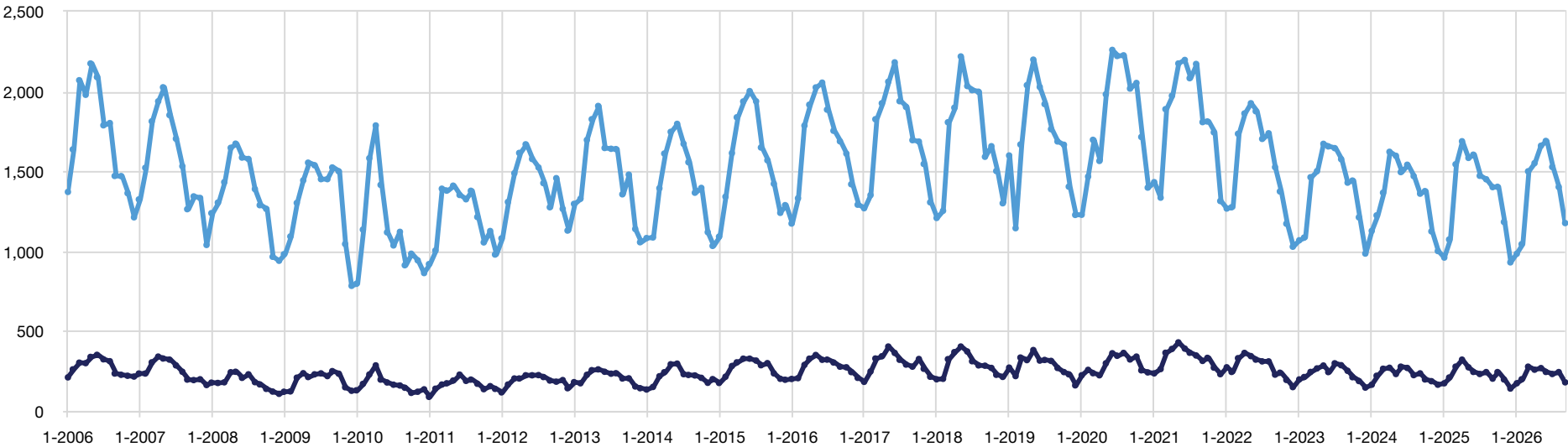


Year to Date



Pending Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	1,403	+ 2.0%	243	+ 23.4%
Nov-2025	1,183	+ 5.2%	197	+ 5.9%
Dec-2025	930	- 7.1%	140	- 14.6%
Jan-2026	984	+ 2.5%	173	0.0%
Feb-2026	1,044	- 2.7%	198	- 5.3%
Mar-2026	1,500	- 2.8%	277	0.0%
Apr-2026	1,551	- 8.1%	258	- 19.6%
May-2026	1,660	+ 4.8%	268	- 1.8%
Jun-2026	1,690	+ 5.4%	244	0.0%
Jul-2026	1,527	+ 3.7%	231	0.0%
Aug-2026	1,402	- 3.3%	243	0.0%
Sep-2026	1,176	- 16.1%	179	- 11.4%
12-Month Avg	1,338	- 1.3%	221	- 2.6%

Historical Pending Sales by Month

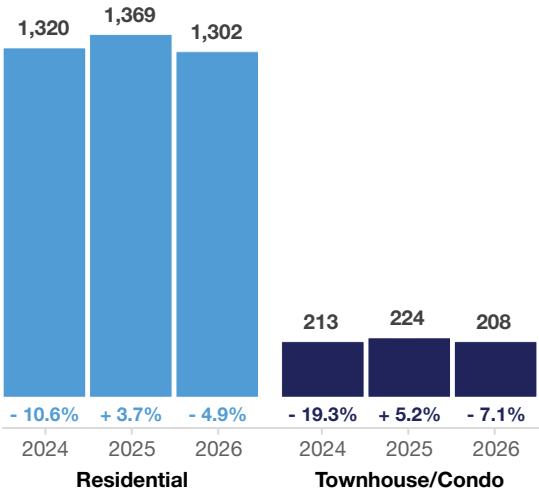


Closed Sales

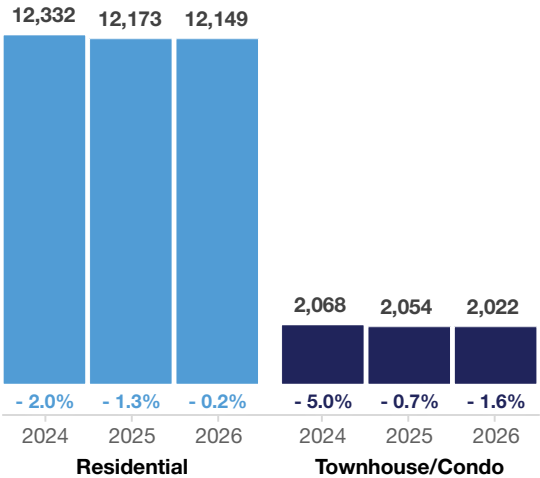
A count of the actual sales that closed in a given month.



September

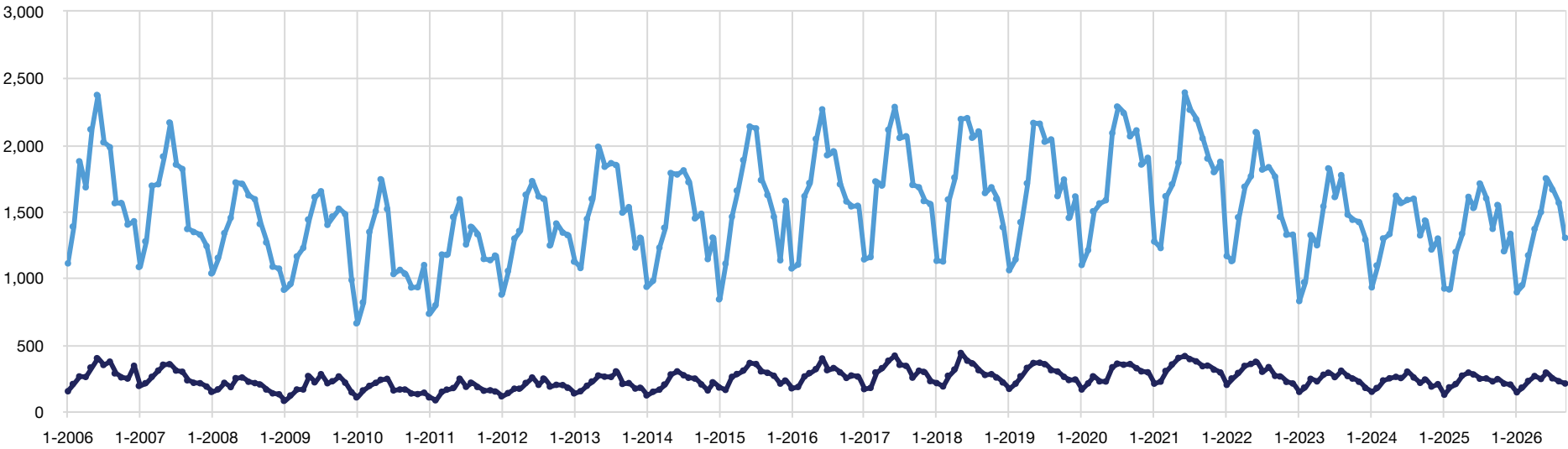


Year to Date



Closed Sales	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	- 3.0%	142	+ 14.5%
Feb-2026	944	+ 3.3%	177	- 1.1%
Mar-2026	1,170	- 2.1%	227	+ 11.3%
Apr-2026	1,368	+ 2.7%	264	- 1.1%
May-2026	1,495	- 7.1%	242	- 16.6%
Jun-2026	1,748	+ 14.5%	290	+ 5.1%
Jul-2026	1,664	- 2.6%	247	+ 1.2%
Aug-2026	1,565	- 2.1%	225	- 8.5%
Sep-2026	1,302	- 4.9%	208	- 7.1%
12-Month Avg	1,352	+ 0.7%	223	0.0%

Historical Closed Sales by Month



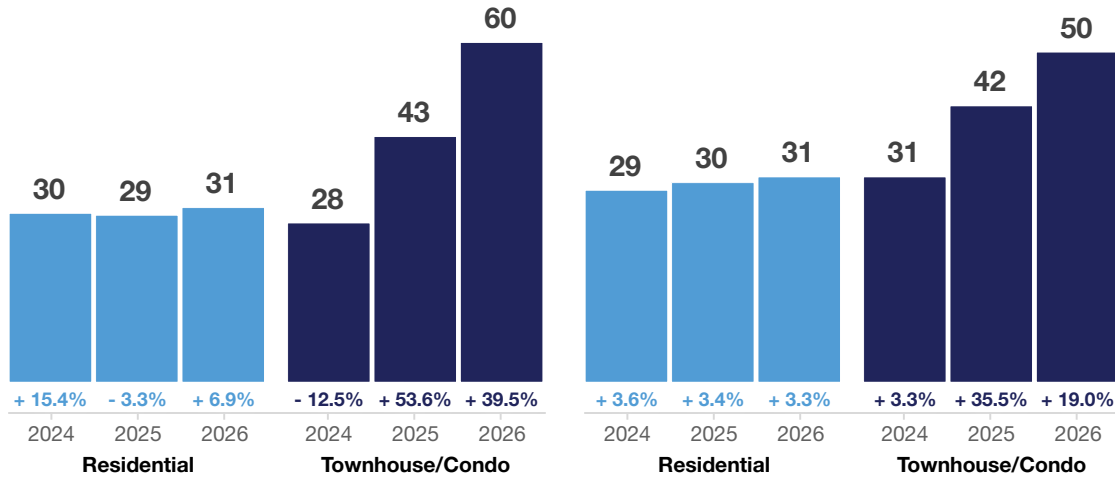
Days on Market Until Sale

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



September

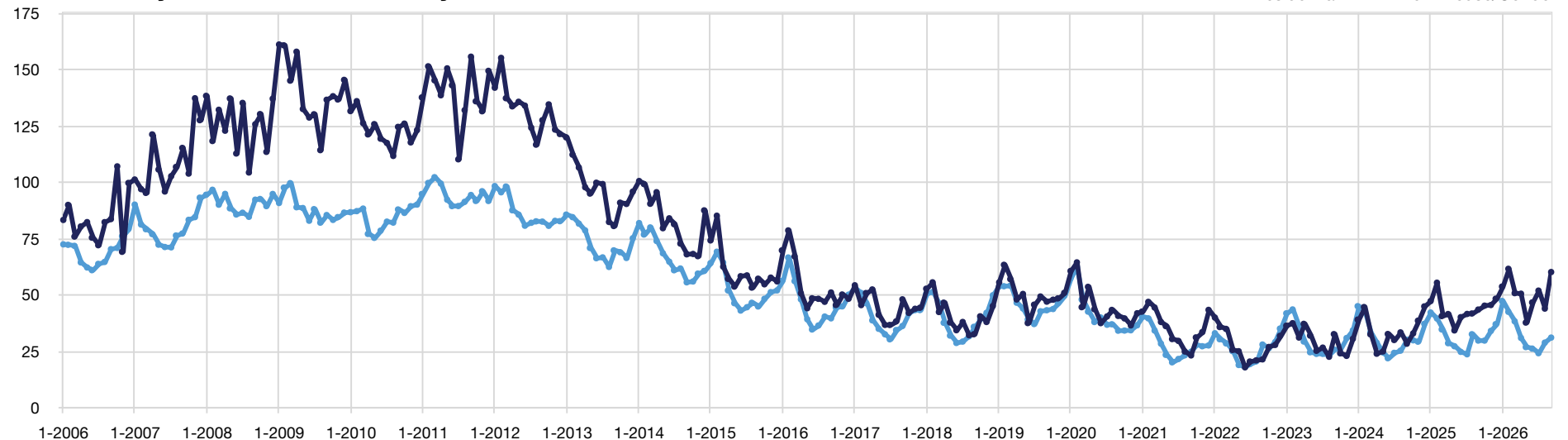
Year to Date



Days on Market	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	53	+ 12.8%
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	27	0.0%	37	+ 8.8%
Jun-2026	26	+ 8.3%	46	+ 15.0%
Jul-2026	24	+ 4.3%	52	+ 26.8%
Aug-2026	29	- 9.4%	44	+ 4.8%
Sep-2026	31	+ 6.9%	60	+ 39.5%
12-Month Avg*	32	+ 3.7%	49	+ 19.5%

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

Historical Days on Market Until Sale by Month

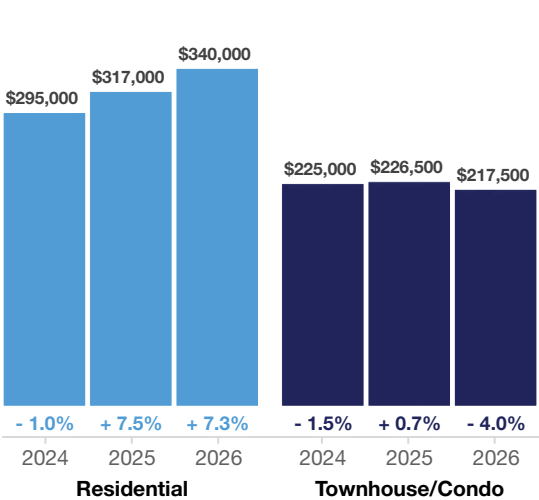


Median Sales Price

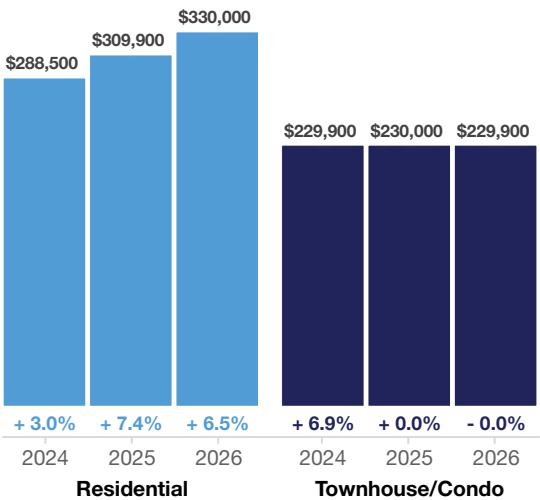
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



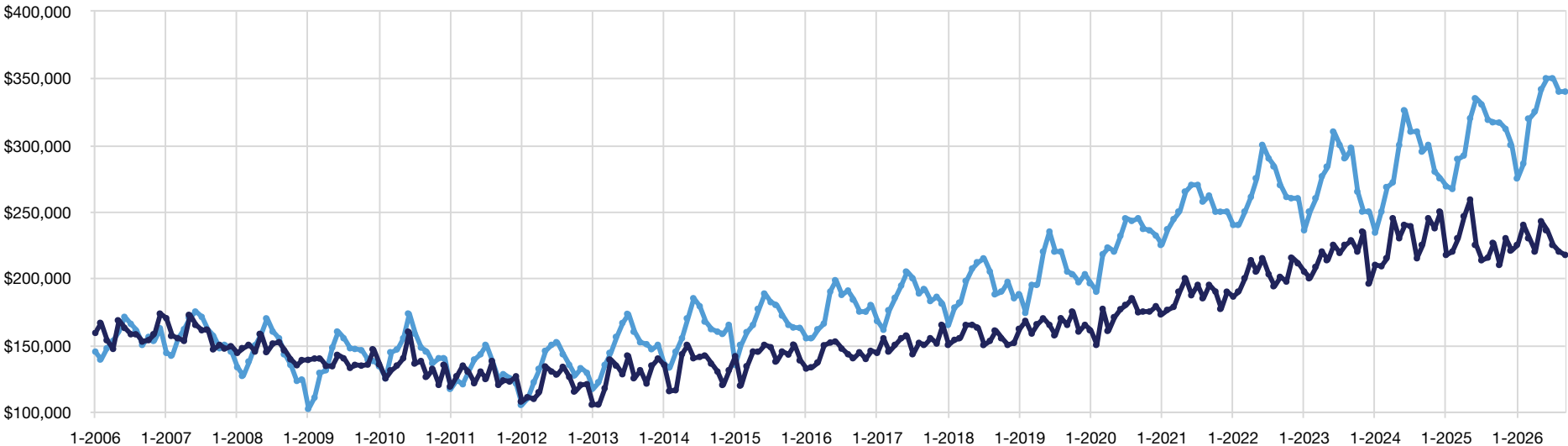
Year to Date



Median Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	+ 2.2%	\$224,950	+ 3.4%
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	\$341,751	+ 6.8%	\$242,750	- 6.3%
Jun-2026	\$350,000	+ 4.5%	\$236,000	+ 4.9%
Jul-2026	\$350,000	+ 5.9%	\$225,000	+ 5.4%
Aug-2026	\$340,000	+ 6.6%	\$220,000	+ 2.1%
Sep-2026	\$340,000	+ 7.3%	\$217,500	- 4.0%
12-Month Avg*	\$325,000	+ 7.4%	\$225,500	- 2.0%

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

Historical Median Sales Price by Month

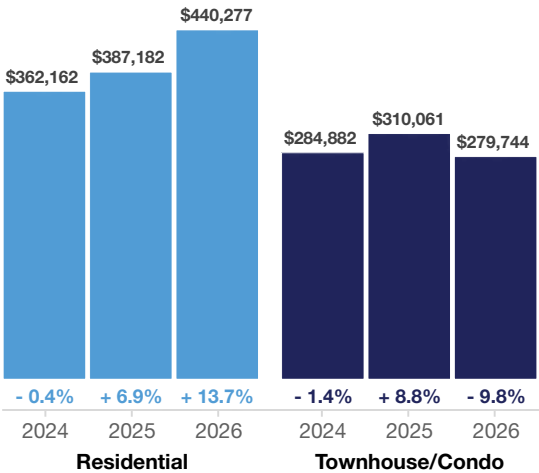


Average Sales Price

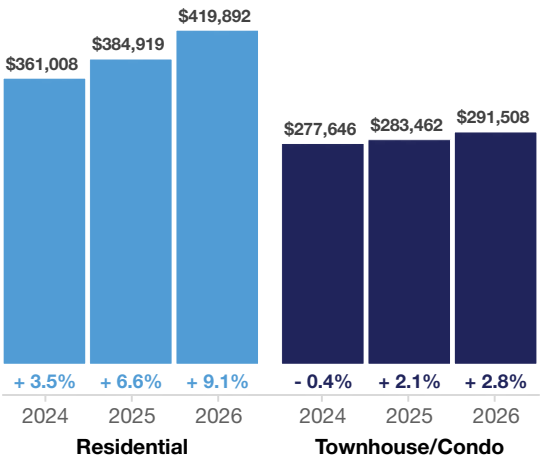
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



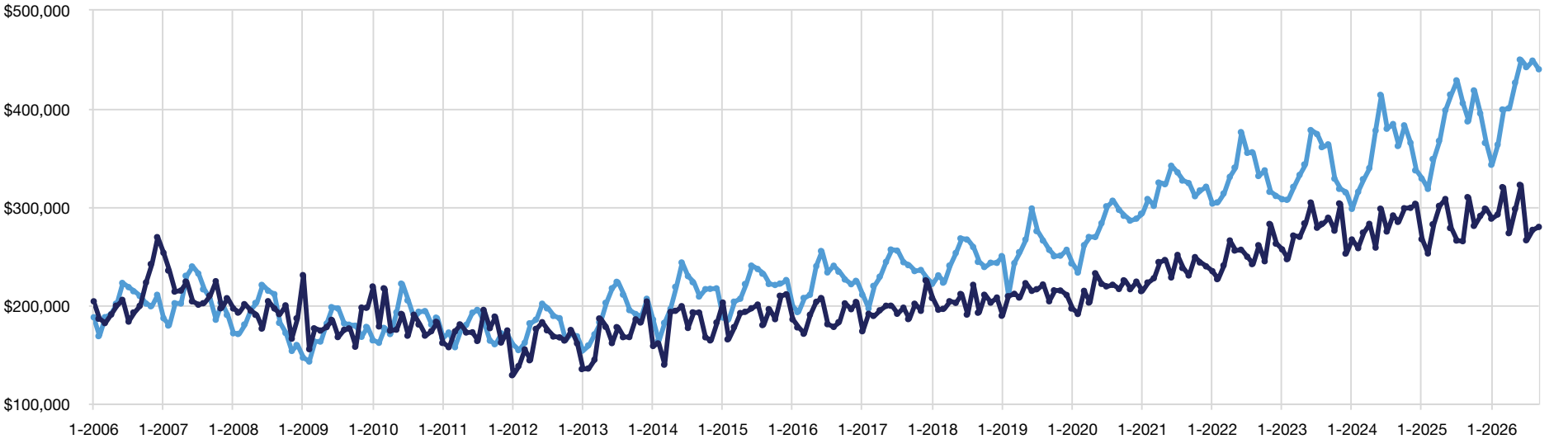
Year to Date



Avg. Sales Price	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	+ 4.3%	\$288,204	+ 7.8%
Feb-2026	\$363,513	+ 14.1%	\$292,451	+ 15.7%
Mar-2026	\$399,271	+ 14.5%	\$320,227	+ 13.4%
Apr-2026	\$400,572	+ 9.0%	\$273,426	- 9.2%
May-2026	\$426,568	+ 7.1%	\$297,982	- 3.3%
Jun-2026	\$450,067	+ 8.6%	\$322,545	+ 15.8%
Jul-2026	\$442,443	+ 3.1%	\$266,222	+ 0.1%
Aug-2026	\$449,021	+ 10.7%	\$276,706	+ 4.3%
Sep-2026	\$440,277	+ 13.7%	\$279,744	- 9.8%
12-Month Avg*	\$413,489	+ 9.0%	\$291,012	+ 1.3%

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

Historical Average Sales Price by Month

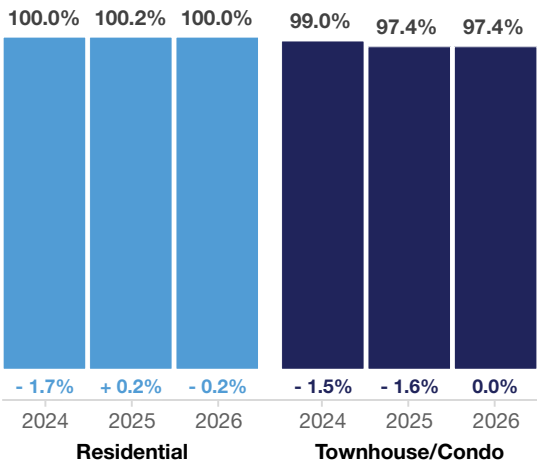


Percent of List Price Received

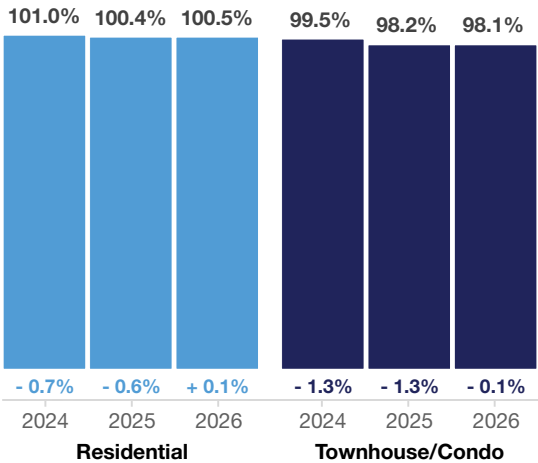
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



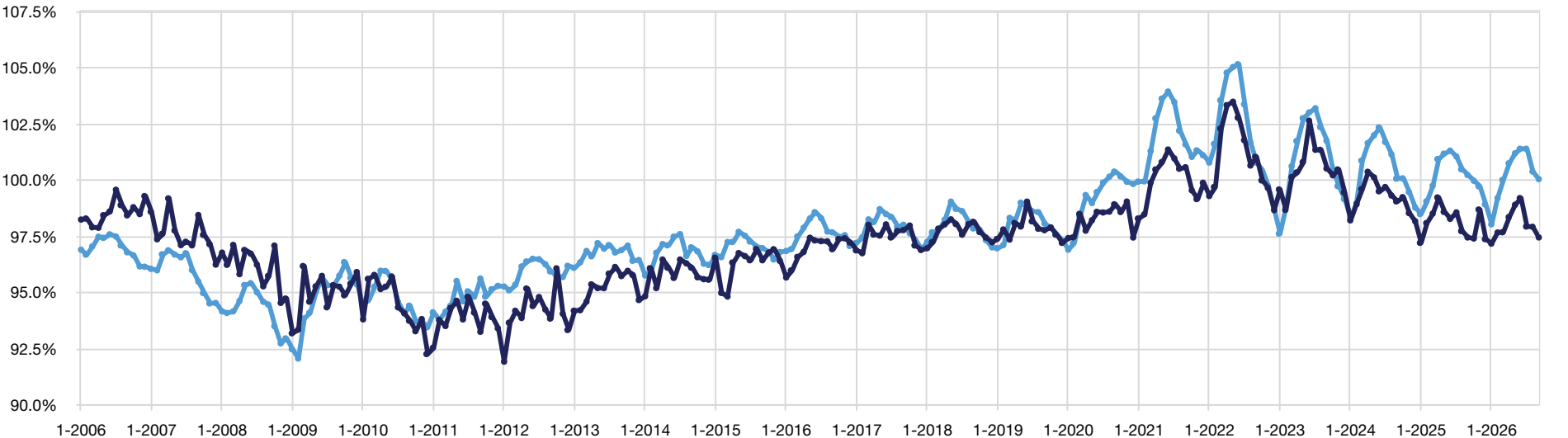
Year to Date



Pct. of List Price Received	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	97.6%	- 0.5%
Mar-2026	100.0%	+ 0.3%	97.7%	- 0.8%
Apr-2026	100.7%	- 0.2%	98.3%	- 0.9%
May-2026	101.2%	0.0%	98.9%	+ 0.3%
Jun-2026	101.4%	+ 0.1%	99.2%	+ 0.9%
Jul-2026	101.4%	+ 0.4%	97.9%	- 0.6%
Aug-2026	100.4%	- 0.1%	97.9%	+ 0.2%
Sep-2026	100.0%	- 0.2%	97.4%	0.0%
12-Month Avg*	100.2%	+ 0.0%	98.0%	- 0.3%

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

Historical Percent of List Price Received by Month

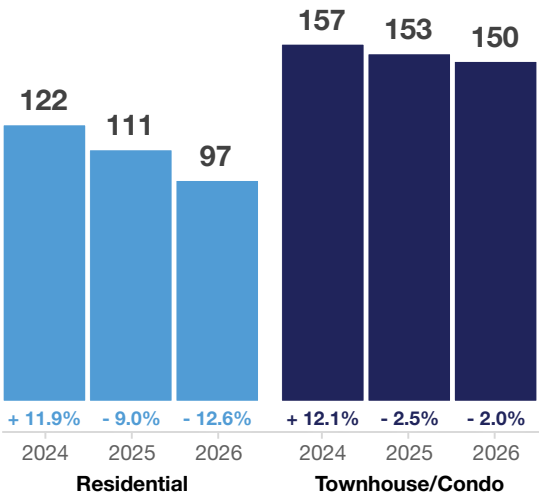


Housing Affordability Index

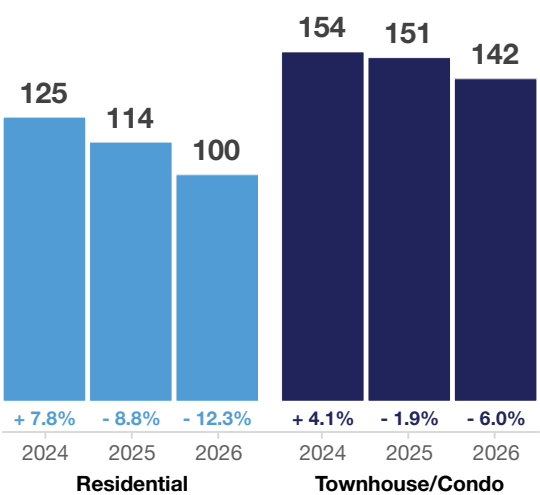
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

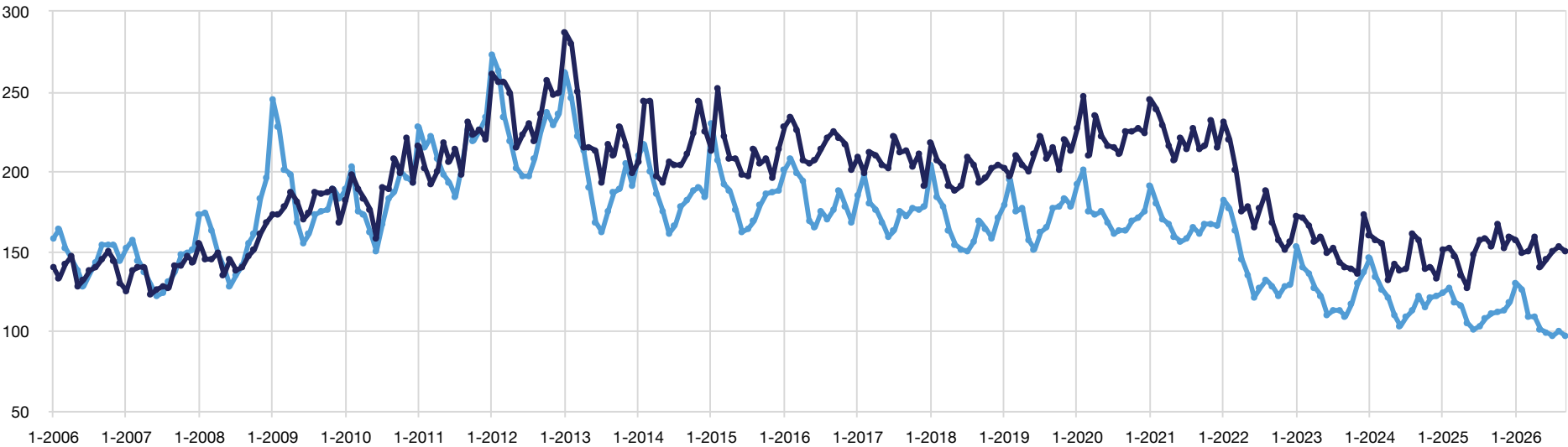


Year to Date



Affordability Index	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	157	+ 4.0%
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%
Jul-2026	97	- 5.8%	150	- 4.5%
Aug-2026	100	- 7.4%	153	- 3.2%
Sep-2026	97	- 12.6%	150	- 2.0%
12-Month Avg	109	- 4.4%	153	+ 5.5%

Historical Housing Affordability Index by Month

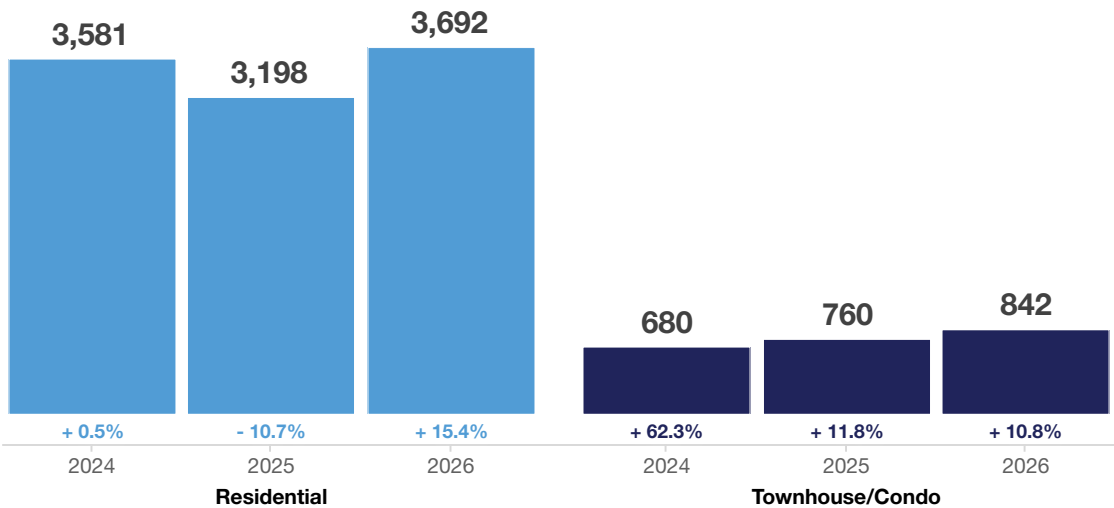


Inventory of Homes for Sale

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

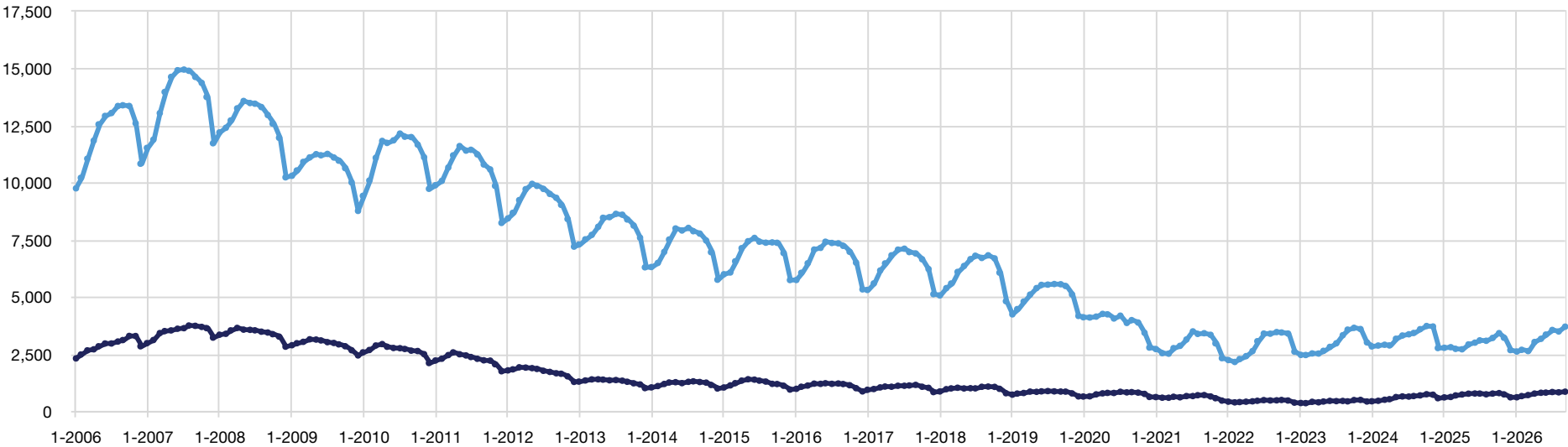


September



Homes for Sale	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	3,408	- 8.4%	780	+ 6.7%
Nov-2025	3,206	- 13.3%	725	+ 2.1%
Dec-2025	2,666	- 3.2%	596	+ 7.0%
Jan-2026	2,603	- 5.9%	598	+ 1.0%
Feb-2026	2,678	- 4.1%	650	+ 6.4%
Mar-2026	2,622	- 3.5%	695	+ 2.4%
Apr-2026	3,020	+ 11.9%	760	+ 5.4%
May-2026	3,159	+ 8.4%	795	+ 5.3%
Jun-2026	3,345	+ 11.8%	802	+ 5.1%
Jul-2026	3,547	+ 14.8%	827	+ 8.8%
Aug-2026	3,481	+ 13.3%	814	+ 11.8%
Sep-2026	3,692	+ 15.4%	842	+ 10.8%
12-Month Avg	3,119	+ 2.8%	740	+ 6.2%

Historical Inventory of Homes for Sale by Month

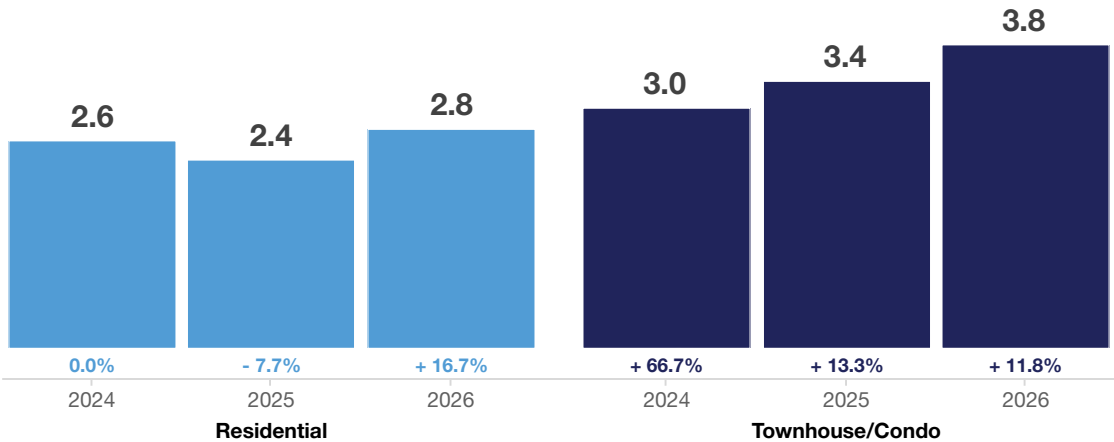


Months Supply of Inventory

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.



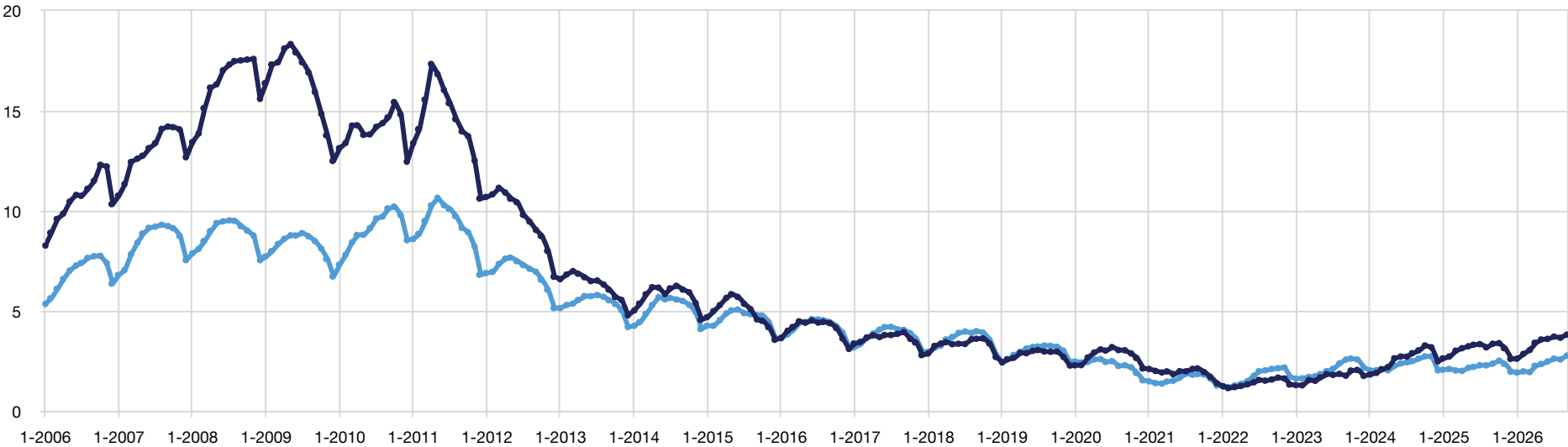
September



Months Supply	Residential	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	2.3	+ 15.0%	3.4	+ 9.7%
May-2026	2.3	+ 4.5%	3.6	+ 12.5%
Jun-2026	2.5	+ 13.6%	3.6	+ 9.1%
Jul-2026	2.6	+ 13.0%	3.7	+ 12.1%
Aug-2026	2.6	+ 13.0%	3.7	+ 15.6%
Sep-2026	2.8	+ 16.7%	3.8	+ 11.8%
12-Month Avg*	2.3	+ 2.7%	3.3	+ 7.0%

* Months Supply for all properties from October 2025 through September 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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,200	2,140	- 2.7%	19,437	19,550	+ 0.6%
Pending Sales		1,613	1,361	- 15.6%	15,032	14,686	- 2.3%
Closed Sales		1,602	1,514	- 5.5%	14,306	14,249	- 0.4%
Days on Market Until Sale		31	35	+ 12.9%	32	34	+ 6.3%
Median Sales Price		\$306,000	\$325,000	+ 6.2%	\$295,000	\$315,000	+ 6.8%
Average Sales Price		\$375,145	\$417,559	+ 11.3%	\$369,157	\$400,278	+ 8.4%
Percent of List Price Received		99.8%	99.7%	- 0.1%	100.1%	100.1%	0.0%
Housing Affordability Index		115	102	- 11.3%	119	105	- 11.8%
Inventory of Homes for Sale		3,993	4,556	+ 14.1%	—	—	—
Months Supply of Inventory		2.5	2.9	+ 16.0%	—	—	—