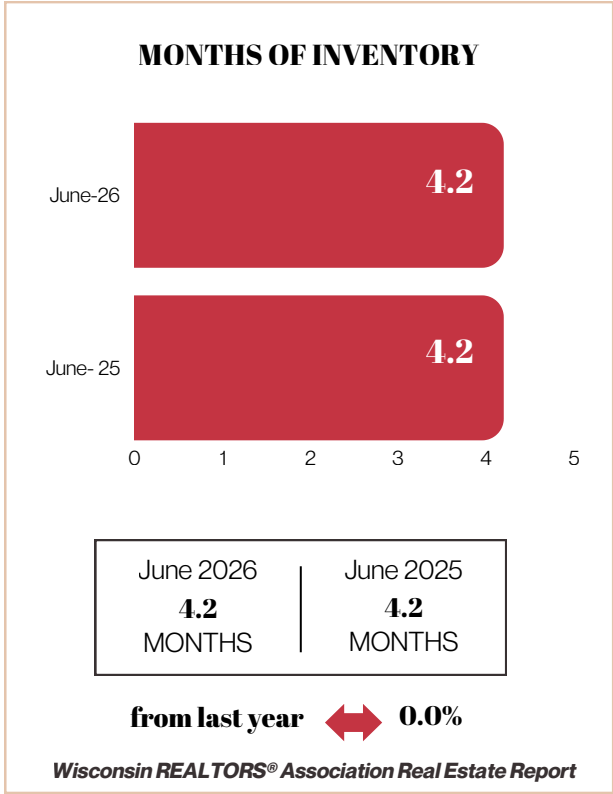
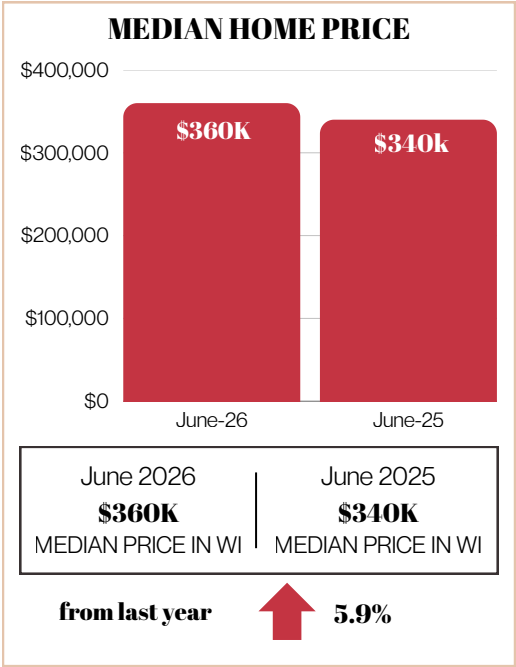
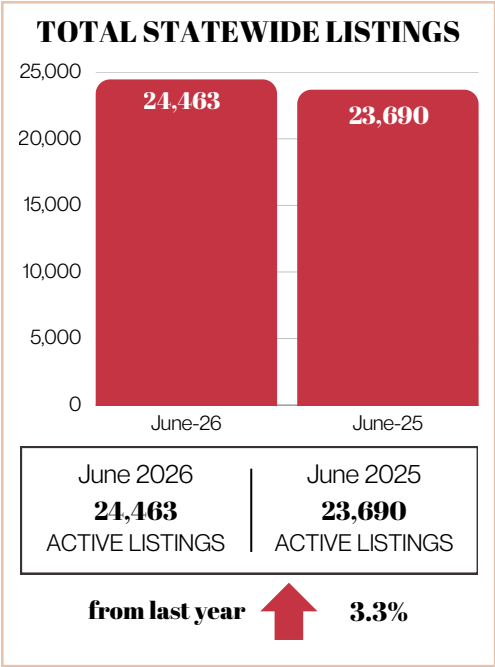
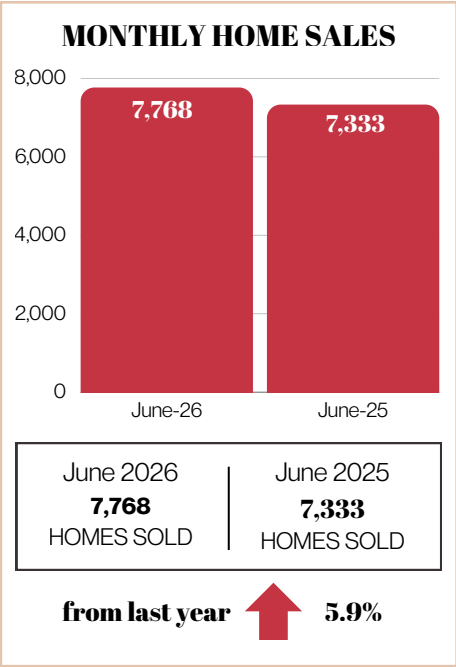


June 2026 Stats



BOTH HOME SALES AND PRICES INCREASE AT MIDPOINT OF 2026

Halfway through 2026, both existing home sales and median prices are up for the month of June as well as year to date. June home sales rose 5.9% compared to June 2025, and the statewide median price was also up 5.9% over that same 12-month period, rising to \$360,000. Year-to-date home sales rose 3.7%, and the median price increased 6.3% to \$340,000 relative to the first six months of 2025.

While months of inventory were unchanged from June 2025 at 4.2 months, which is below the six-month point that signals a balanced existing home market, listings were up. Specifically, new listings rose 4.8%, and total listings were 3.3% over the last 12 months.

Housing affordability fell 1.7% over the last year, as rising home prices offset the modest reduction in mortgage rates and very weak growth in median family income.

This continues to be a challenging market for first-time buyers. A review of listings by price range over the past five years reveals that the share of listed homes available for under \$350,000 fell from 68.9% of all listings in June 2021 to just 46.2% in June 2025. When considering the percentage of listings under \$200,000, the share fell from 36.1% in June 2021 to just 16.4% in June 2026.

Homes sold faster in June 2026 than they did in June 2025, with the statewide average days on the market falling to just 66 days, a 4.3% decrease from a year earlier. Except for the Central region, which was unchanged from last year, all other regions saw a reduction in days-on-the-market. Most reductions were in the range of 1.5% to 3.9%, but the West region declined 10.5% over the last 12 months.

Although the 30-year fixed mortgage rate has trended upward since February, rising just under a half percent, it was still 33 basis points lower than this time last year.