



Detailed Market Overview

New construction homes are in high demand with closed sales reaching 567 in the year ending January 2026. Listings under \$250K are outpacing those over \$250K, with 4,529 new listings compared to 5,077 above that price.

Supply

New Listings by Price

12-month rolling total



All properties, February 2026

9,606

+6%

Under \$250K

4,529

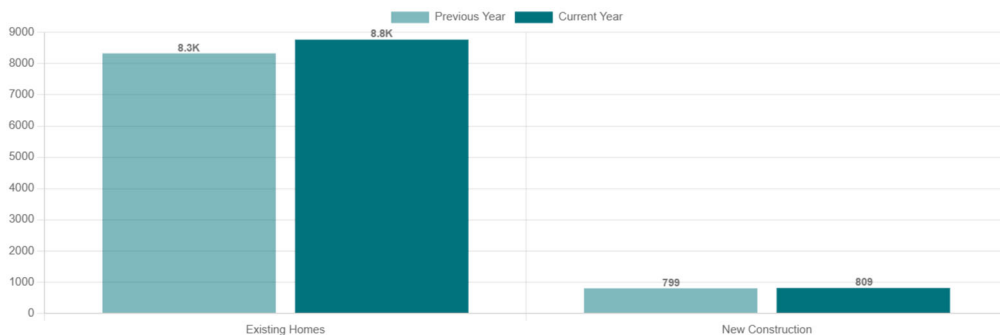
-0%

At Least \$250K

5,077

New Listings by Construction

12-month rolling total



All properties, February 2026

9,580

+5%

New Construction

809

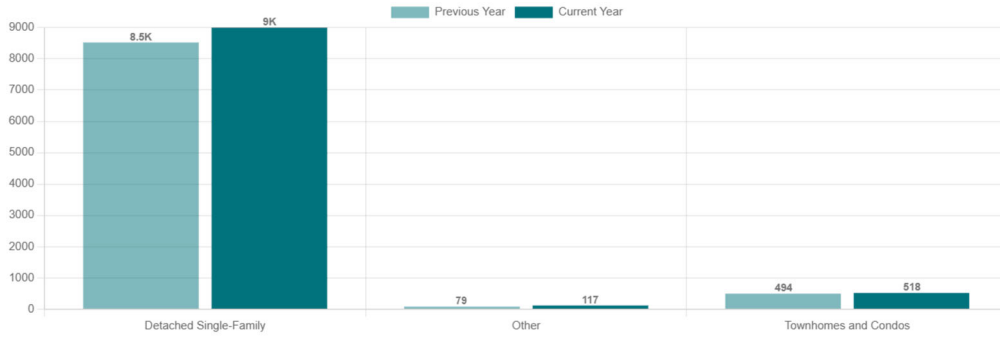
+1%

Existing Homes

8,771

New Listings by Property Type

12-month rolling total



All properties, February 2026

9,631

+6%

Detached Single-Family

8,996

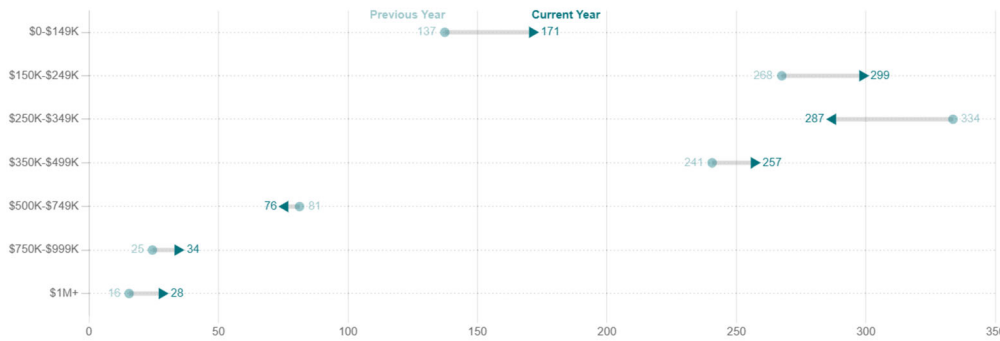
+6%

Townhomes and Condos

518

Inventory by Price

Average daily inventory in latest month



All properties, February 2026

1,152

+5%

Under \$250K

470

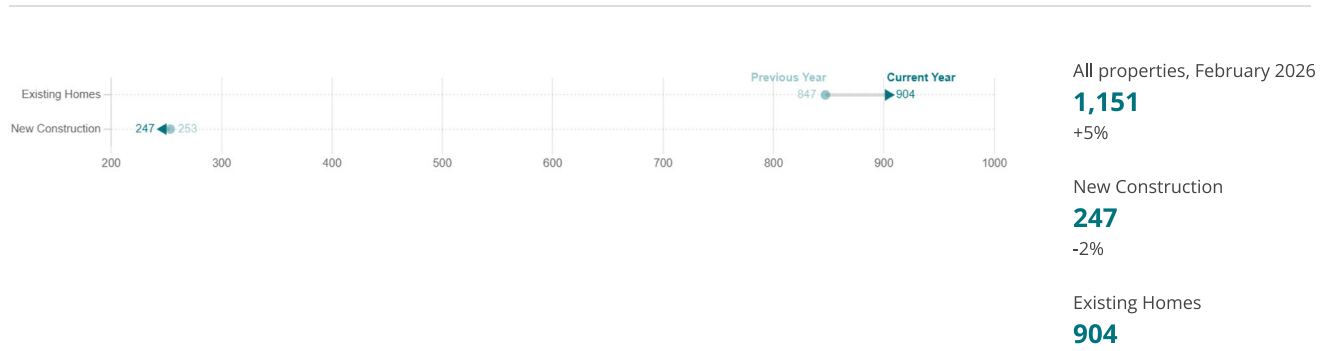
+16%

At Least \$250K

682

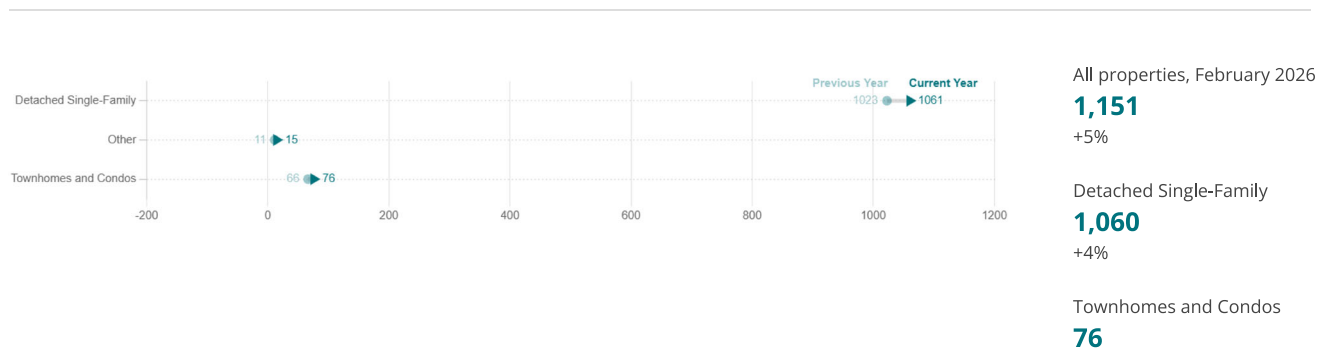
Inventory by Construction

Average daily inventory in latest month



Inventory by Property Type

Average daily inventory in latest month



Sales

Closed Sales by Price

12-month rolling total



All properties, February 2026

7,600

+1%

Under \$250K

3,850

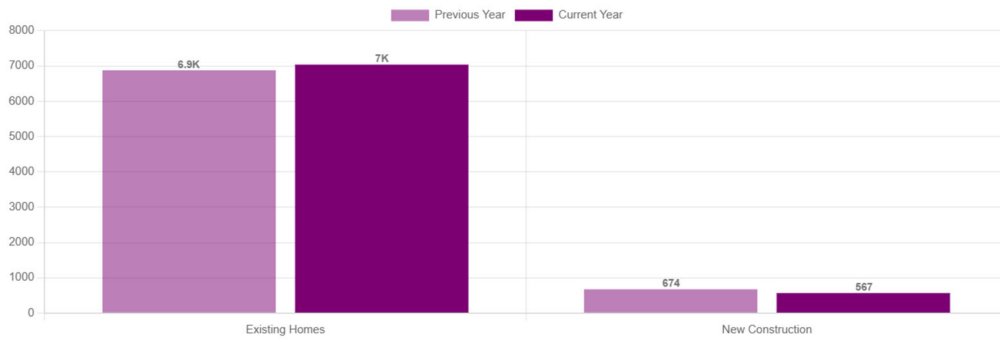
-4%

At Least \$250K

3,750

Closed Sales by Construction

12-month rolling total



All properties, February 2026

7,605

+1%

New Construction

567

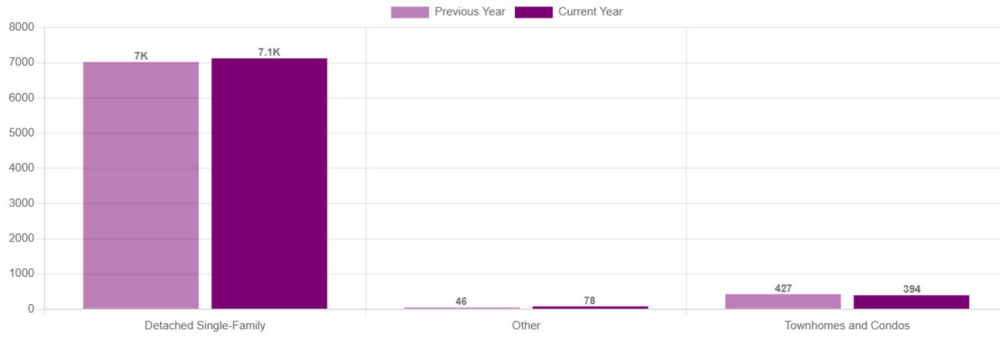
-16%

Existing Homes

7,038

Closed Sales by Property Type

12-month rolling total



All properties, February 2026

7,597

+1%

Detached Single-Family

7,125

+1%

Townhomes and Condos

394

Pending Sales by Price

12-month rolling total



All properties, February 2026

7,773

+4%

Under \$250K

3,786

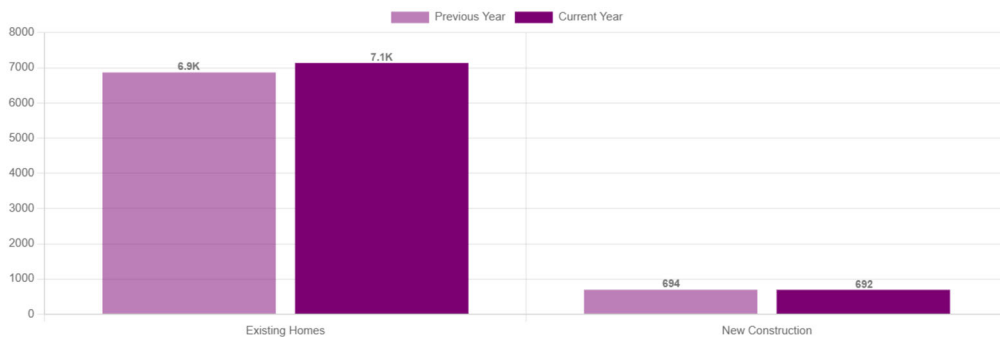
-5%

At Least \$250K

3,987

Pending Sales by Construction

12-month rolling total



All properties, February 2026

7,828

+4%

New Construction

692

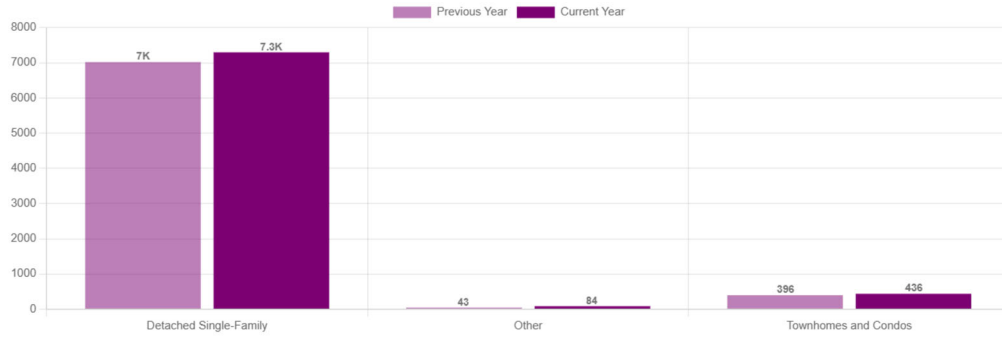
-0%

Existing Homes

7,136

Pending Sales by Property Type

12-month rolling total



All properties, February 2026

7,816

+5%

Detached Single-Family

7,296

+4%

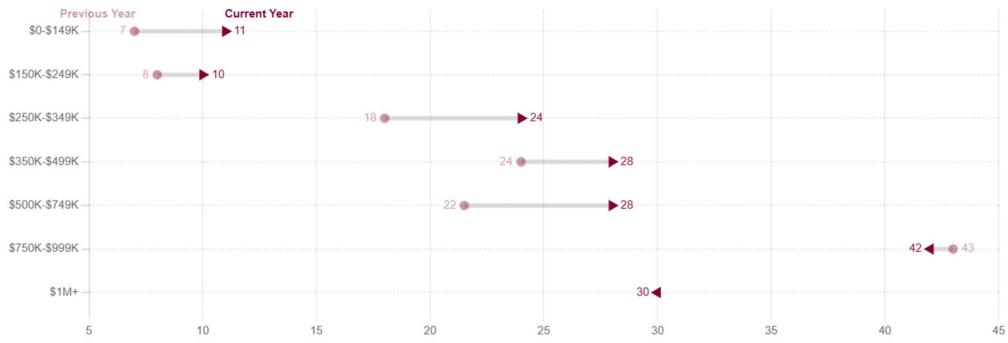
Townhomes and Condos

436

Market Momentum

Days on Market by Price

12-month rolling median



All properties, March 2026

17

+31%

Under \$250K

11

+38%

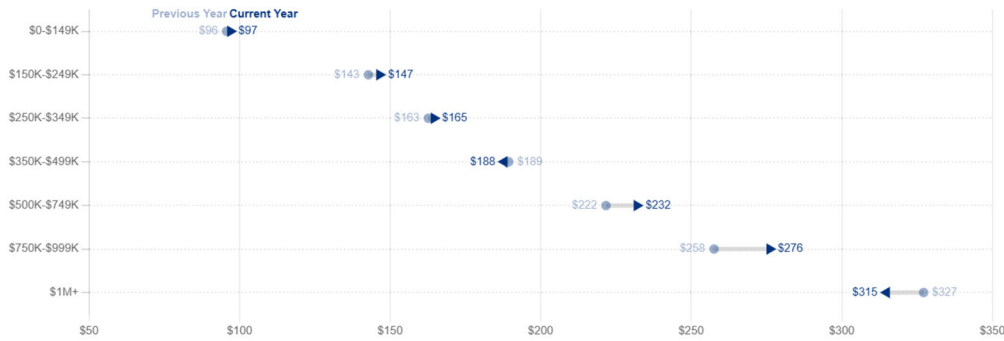
At Least \$250K

26

Price

Price per Square Foot by Price

12-month rolling median



All properties, March 2026

\$157

+2%

Under \$250K

\$137

+3%

At Least \$250K

\$179

Price per Square Foot by Construction

12-month rolling median



All properties, March 2026

\$158

+2%

New Construction

\$186

-2%

Existing Homes

\$155

Price per Square Foot by Property Type

12-month rolling median



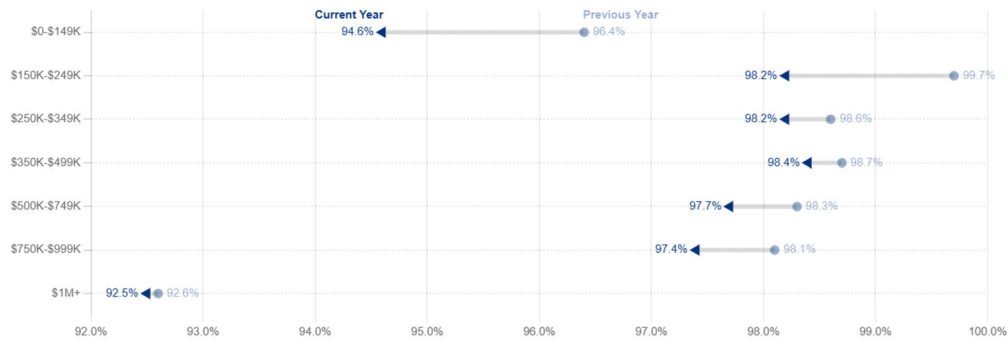
All properties, March 2026
\$158
 +2%

Detached Single-Family
\$157
 +2%

Townhomes and Condos
\$169

Percent of Asking Price by Price

12-month rolling median



All properties, March 2026
98.0%
 -1%

Under \$250K
97.7%
 -1%

At Least \$250K
98.2%

Percent of Asking Price by Construction

12-month rolling median



All properties, March 2026

98.0%

-1%

New Construction

98.9%

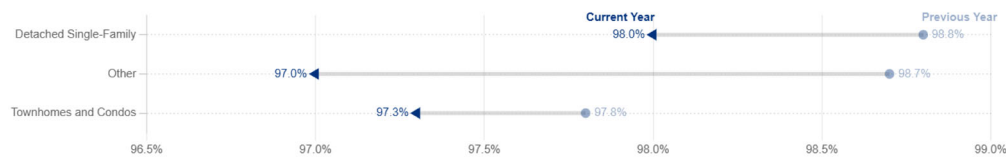
-1%

Existing Homes

97.9%

Percent of Asking Price by Property Type

12-month rolling median



All properties, March 2026

98.0%

-1%

Detached Single-Family

98.0%

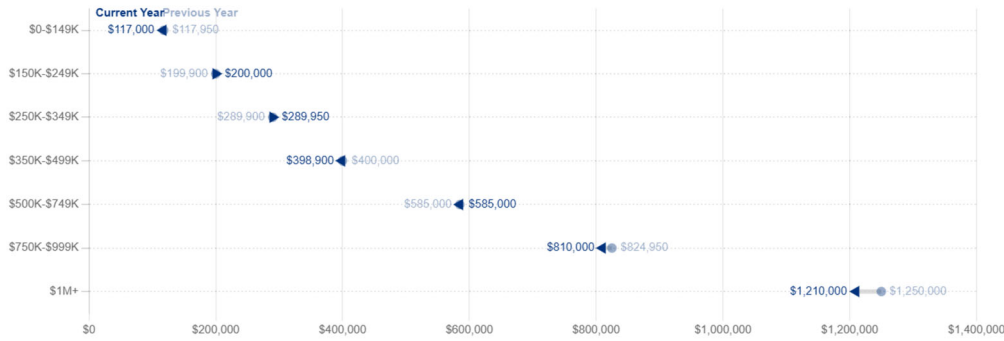
-1%

Townhomes and Condos

97.3%

Median Price by Price

12-month rolling median



All properties, March 2026

\$249,900

+3%

Under \$250K

\$183,000

+2%

At Least \$250K

\$334,960

Median Price by Construction

12-month rolling median



All properties, March 2026

\$249,900

+3%

New Construction

\$339,692

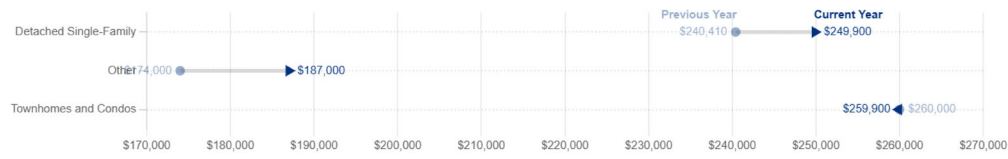
-2%

Existing Homes

\$240,000

Median Price by Property Type

12-month rolling median



All properties, March 2026

\$249,900

+3%

Detached Single-Family

\$249,900

+3%

Townhomes and Condos

\$259,411