



## Modest Recovery Keeps Existing Home Sales in The Same Old Range

Existing-home sales rebounded modestly in February, recovering some ground after January's sharp pullback, while improving affordability and slowly expanding inventory helped support buyer activity. Sales rose **1.7%** to a seasonally adjusted annual rate of **4.09 million**.



**Paul E Smith**

Owner, Main Street Mortgage Company

[www.texasmainstreet.com](http://www.texasmainstreet.com)

**P:** (713) 528-1245

**M:** (713) 480-7385

3100 Richmond Ave  
Houston TX 77098

MSMC NMLS 296814

Paul E Smith NMLS 193580



"Housing affordability is improving, and consumers are responding," said NAR Chief Economist Lawrence Yun. The group's Housing Affordability Index rose to **117.6** in February, the highest reading since March 2022 and the eighth consecutive monthly improvement. Yun noted that wage growth is now outpacing home-price growth by nearly four percentage points, while mortgage rates are also lower than a year ago.

Inventory continued to expand, though at a measured pace. Total housing inventory increased to **1.29 million units**, up 2.4% from January and 4.9% higher than a year earlier. That equates to a **3.8-month supply** of homes at the current sales pace.

Price growth remained subdued but positive. The median existing-home price for all housing types rose to **\$398,000**, a modest **0.3% increase** from a year ago and the **32nd consecutive month** of annual gains.

### Regional Breakdown (Sales and Prices, February 2026)

| Region    | Sales (annual rate) | MoM Change | Median Price | YoY Change |
|-----------|---------------------|------------|--------------|------------|
| Northeast | 470k                | -6.0%      | \$479,800    | +3.3%      |

| Region  | Sales (annual rate) | MoM Change | Median Price | YoY Change |
|---------|---------------------|------------|--------------|------------|
| Midwest | 940k                | +1.1%      | \$302,100    | +2.3%      |
| South   | 1.89m               | +1.6%      | \$356,800    | +0.2%      |
| West    | 790k                | +8.2%      | \$603,100    | -1.9%      |

#### National Market Stats

- Total Housing Inventory: 1.29 million units (up 2.4% from January; up 4.9% YoY)
- Unsold Inventory Supply: 3.8 months (unchanged from last month; up from 3.6 one year ago)
- Median Existing-Home Price: \$398,000 (up 0.3% YoY; 32nd consecutive yearly increase)
- Single-Family Median Price: \$401,800 (up 0.2% YoY)
- Condo/Co-op Median Price: \$358,100 (up 0.9% YoY)
- Single-Family Sales: 3.73 million (up 2.5% MoM; down 1.1% YoY)
- Condo/Co-op Sales: 360k (down 5.3% MoM; down 5.3% YoY)