



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 Young

Loan Officer, Swift Mortgage

<https://myswift.mortgage/>
M: (480) 772-3054

1528 E Williams Field Rd
Gilbert AZ 85295
NMLS 2090333
Company NMLS 1925754

"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)