HOUSING CONNECTION
Mortgage and Real Estate News That Matters

Modest Recovery Keeps Existing Home Sales in The Same Old Range

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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**.

"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%

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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)

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