

Affordability also improved year-over-year, with the Housing Affordability Index rising to **105.6** from 97.5 a year earlier. Yun said income gains are still outpacing home-price growth in most parts of the country, helping keep buyers in the market despite rates ticking up from earlier this year.



Yun also pointed to the market's healthy financial footing, saying only **1%** of sales involved either a foreclosure or an underwater situation. He added that stronger sales activity tends to ripple through the broader economy, supporting everything from moving services and furniture sales to mortgage originations and lawn care.



Regional Breakdown (Sales and Prices, May 2026)

Region	Sales (annual rate)	MoM Change	Median Price	YoY Change
Northeast	460k	+2.2%	\$534,900	+4.2%
Midwest	1.00m	+6.4%	\$336,300	+2.8%
South	1.96m	+3.2%	\$373,100	+1.1%
West	750k	0.0%	\$625,900	-0.7%

National Market Stats

- Total Housing Inventory: 1.55 million units (up 3.3% from April; up 0.6% YoY)
- Unsold Inventory Supply: 4.5 months (unchanged from April; down from 4.6 one year ago)
- Median Existing-Home Price: \$429,300 (up 1.3% YoY; 35th consecutive yearly increase)
- Housing Affordability Index: 105.6 (up from 97.5 one year ago)
- Single-Family Sales: 3.8 million (up 3.5% MoM; up 3.3% YoY)
- Single-Family Median Price: \$434,300 (up 1.3% YoY)
- Condo/Co-op Sales: 370k (unchanged MoM; up 2.8% YoY)