

September 3, 2026

US Housing Market – National Report 91

Single-Family Detached Market in Balance

Continued Inventory Growth, Steady Demand, and Moderate Price Growth Support a Balanced Market Environment

HouseCanary's August 2026 Market Pulse Report reflects a single-family detached housing market in balance. Inventory levels are slightly up relative to last year, buyer demand remains consistent with contract volume holding steady, and prices continue to increase at a moderate rate.

According to the latest data, total inventory is up 9.0% year-over-year, continuing the return to average historical levels even as net new listings decline compared to 2025. Months of inventory stands at 5.1 months, indicating a neutral environment. Median days on market declined modestly to 51 days, down from 52 days one year ago.

Buyer activity moderately slipped, but remains robust through August. 291,365 properties went under contract, representing a 3.5% decrease year-over-year, while net new listings fell 8.7% from August 2025 due to both lower new listing volume and elevated removals.

Home prices exhibited stability. The median listing price was \$453,576, down 0.8% year-over-year, while the median closed price rose 5.2% to \$443,702. Month-over-month, the median listing price decreased 1.5%, reflecting typical seasonality. Price cuts increased 3.4% year-over-year, remaining near the multi-year high observed in 2025.

In the single-family rental market, inventory contracted 18.3% year-over-year, while the median listed rent declined 0.7% to \$2,483. Month-over-month rents are down 1.4%.

As the U.S. housing market moves into Fall 2026, supply improvements, steady buyer activity, and balanced pricing trends continue to contribute to a sustainable market environment.

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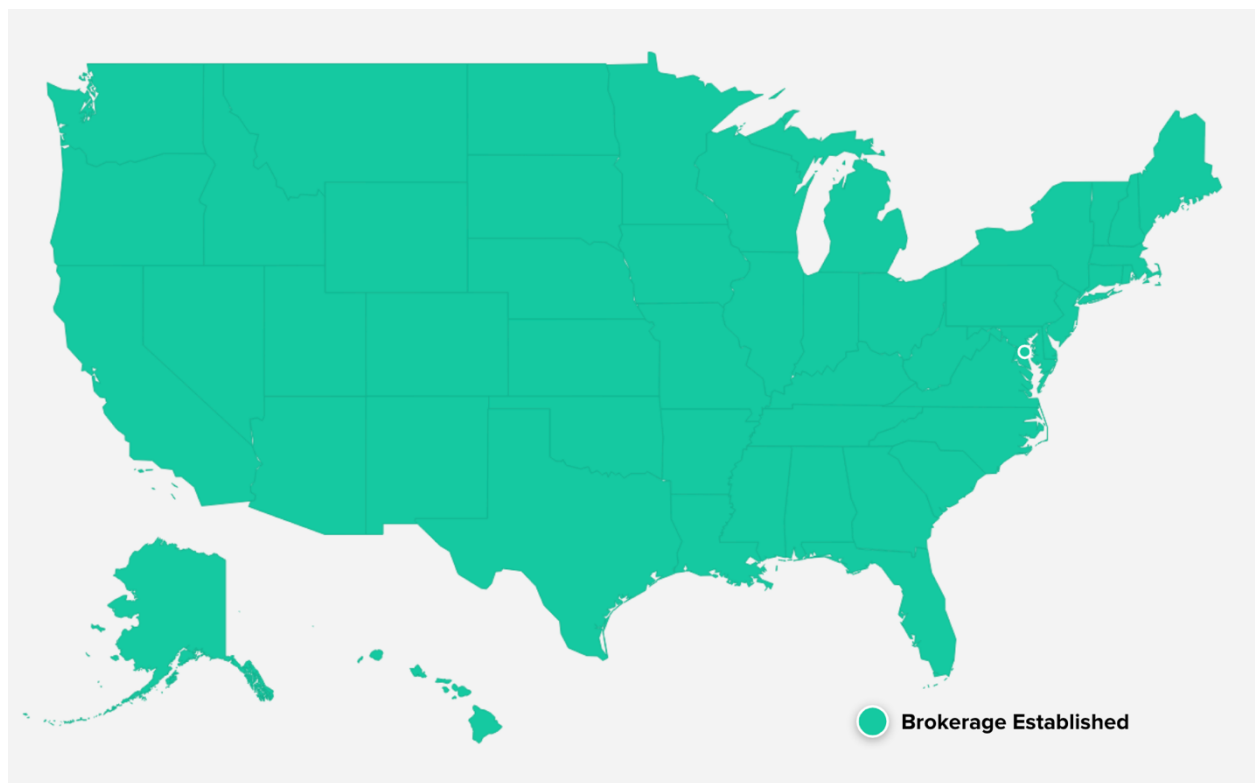
For important disclosures, refer to the Disclosure Section, located at the end of this report.

Coverage and Methodology

The core data used by HouseCanary to generate real estate analytics comes from public records, such as county tax assessors and recording offices, and from various multiple listings services. Public records typically record transactions on a time lag ranging from several days to several months, whereas data from various multiple listings services are updated as fast as every 15 minutes.

As a nationwide brokerage, HouseCanary's participation in a majority of multiple listing services (MLS) across the United States make it uniquely positioned to provide a timely and comprehensive Single Family Home property analysis based only on information from various multiple listings services. On a weekly basis, HouseCanary aggregates and analyzes 22 key metrics for all single-family detached homes observed on HouseCanary's home search platform as part of this Market Pulse.

Figure 1: HouseCanary nationwide brokerage coverage map.



Source: HouseCanary

US Single-Family Detached Report - Week Ending August 28, 2026

Single-Family Detached Contract Volume and Net New Listing Volume:

- Over the last 52 weeks, 2,867,790 net new listings were placed on the market, and 2,912,067 properties went under contract. This represents a decrease of 3.4% and 0.2%, respectively.
- For the month of August 2026, 262,677 net new listings were placed on the market, and 291,365 properties went under contract. This represents a decrease of 8.7% and 3.5%, respectively, versus August 2025.
- The decrease in net new listings was driven by a 3.0% decrease in new listing volume, combined with a 18.0% increase in removals, compared to August 2025.

Figure 1: Annual Contracts and Net New Listings

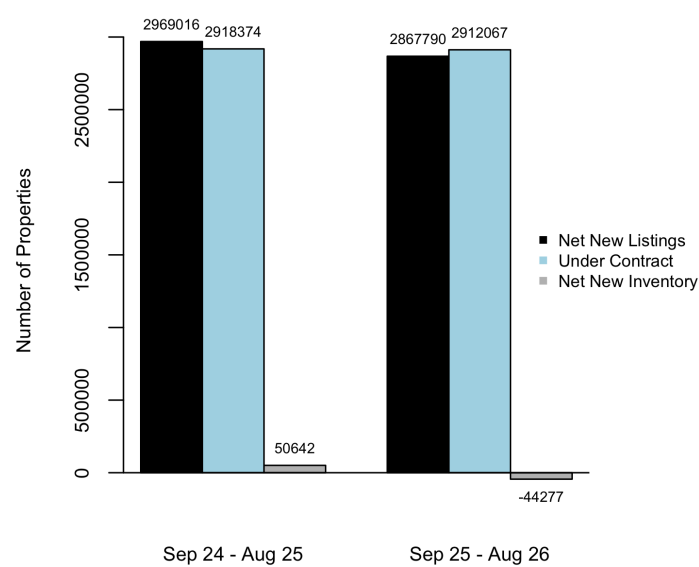
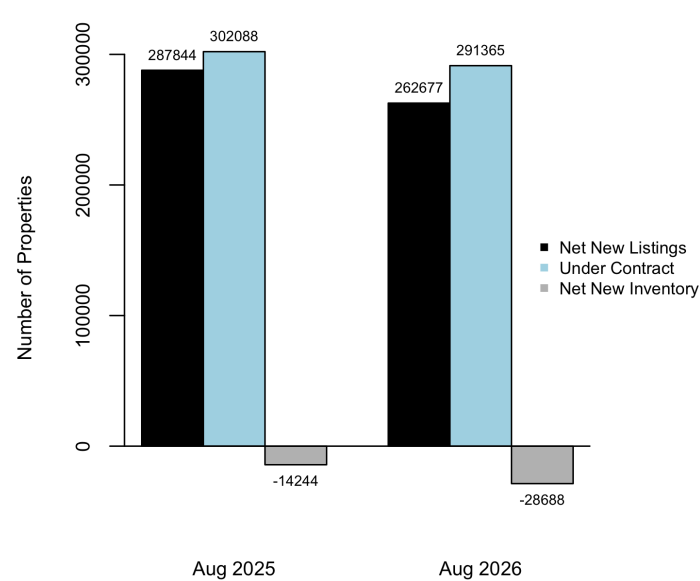


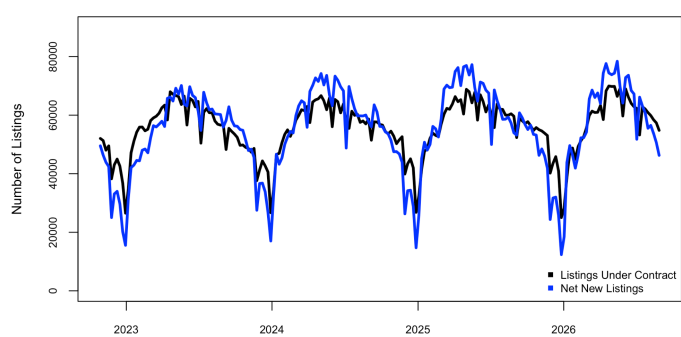
Figure 2: Monthly Contracts and Net New Listings



Source: HouseCanary analysis derived from various MLS data sources

- Total inventory is up 9.0% from the same period in 2025, and up 23.0% from 2024.

Figure 3: Contract versus Net New Listing Volume



Source: HouseCanary analysis derived from various MLS data sources

Figure 4: Total Inventory



- Median days on market stands at 51 days. This is down 1.9% from where it was one year prior at 52 days on market.
- Months of inventory currently stands at 5.11 months. The current value implies a neutral market environment that is trending toward buyer's market territory.

Figure 5: Days on Market

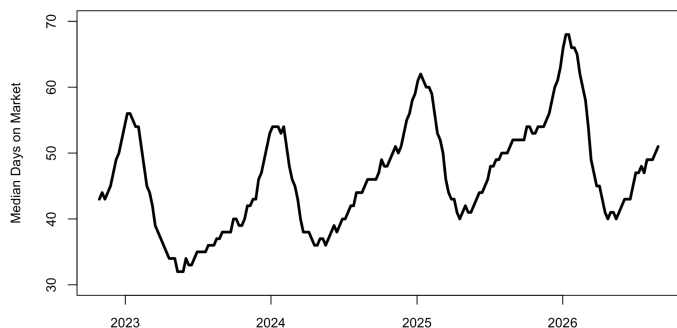
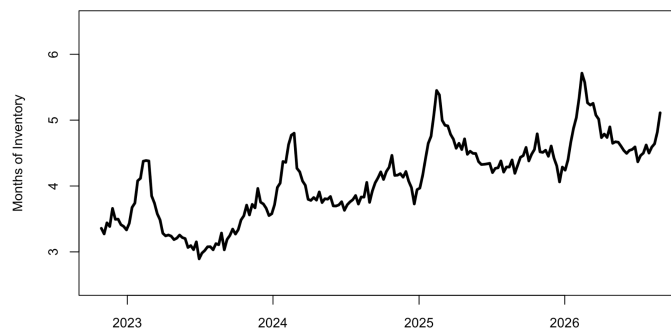


Figure 6: Months of Inventory



Source: HouseCanary analysis derived from various MLS data sources

Single-Family Detached Price Activity:

- The median price of all single-family detached listings in the US was \$453,576 and the median closed price was \$443,702. On a year-over-year basis, the median price of all single-family detached listings is down 0.8% and the median price of closed listings is up 5.2%. Month-over-month, the median price of single-family detached listings is down 1.5% and the median price of closed listings is up 0.7%.
- The median price-per-sqft of all listed single-family detached homes in the US sits at \$236.8 and the median closed price-per-sqft was \$241.7. On a year-over-year basis, the median price-per-sqft of all listed single-family detached homes is down 1.5% and the median price-per-sqft of closed listings is up 2.7%. Month-over-month, the median price-per-sqft of all listed single-family detached homes is down 1.0% and the median price-per-sqft of closed listings is flat.

Figure 7: Median Listed and Closed Price

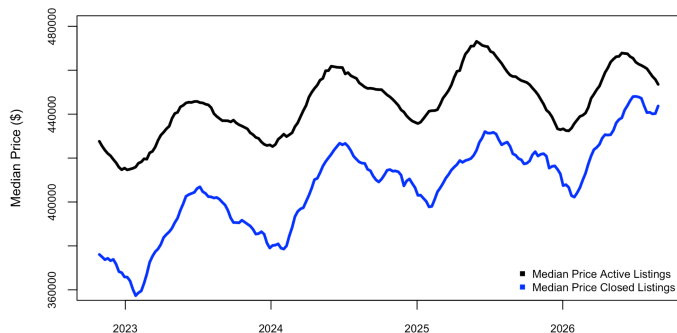
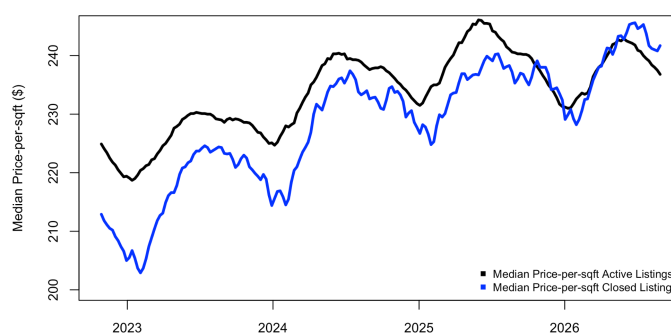


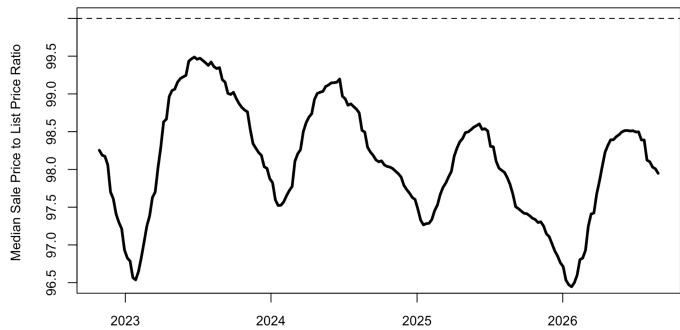
Figure 8: Median Listed and Closed Price-per-sqft



Source: HouseCanary analysis derived from various MLS data sources

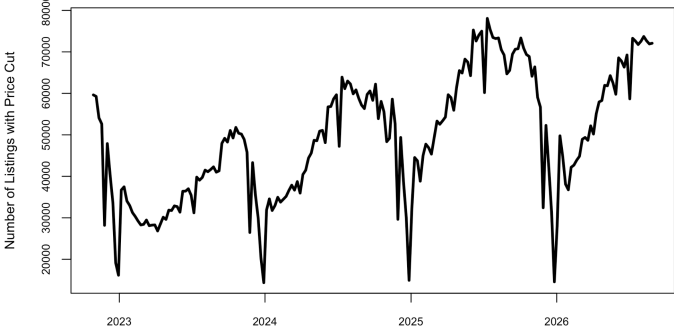
- The sale-to-list-price ratio for single-family detached homes stands at 97.9%.
- Single-family detached price cuts are up 3.4% compared to the same time last year

Figure 9: Median Sale-to-List Price Ratio



Source: HouseCanary analysis derived from various MLS data sources

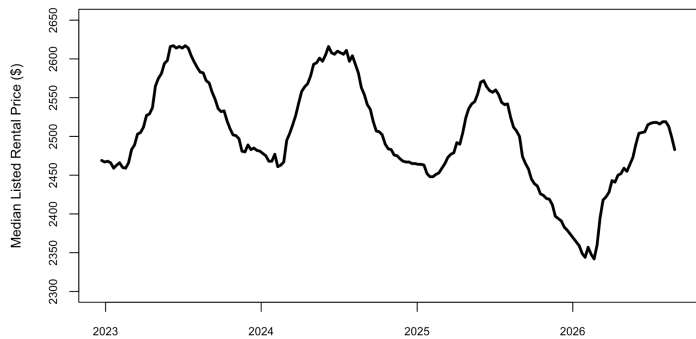
Figure 10: Number of Price Cuts



Single-Family Detached Rental Summary:

- The median price of all single-family detached rental listings in the US was \$2,483. On a year-over-year basis, the median price of all single-family detached rental listings is down 0.7%. Month-over-month, the median price of single-family rental listings is down 1.4%.
- Total single-family detached rental inventory is down 18.3% from the same period in 2025, and down 7.1% from 2024.

Figure 11: Median Listed Monthly Rental Price



Source: HouseCanary analysis derived from various MLS data sources

Figure 12: Rental Inventory



US Condo Report - Week Ending August 28, 2026

Condo Contract Volume and Net New Listing Volume:

- Over the last 52 weeks, 646,155 net new condo listings were placed on the market, and 626,071 condos went under contract. This represents a decrease of 3.8% and an increase of 0.2%, respectively.
- For the month of August 2026, 52,090 net new condo listings were placed on the market, and 58,674 condos went under contract. This represents a decrease of 11.6% and 8.2%, respectively, versus August 2025.
- The decrease in net new condos listings was driven by a 3.6% increase in new condo listing volume, combined with a 15.9% increase in condo removals, compared to August 2025.

Figure 13: Annual Contracts and Net New Listings

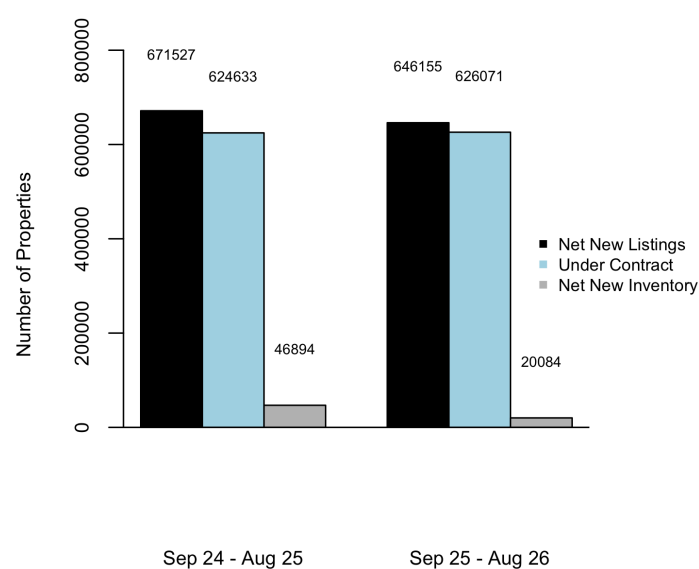
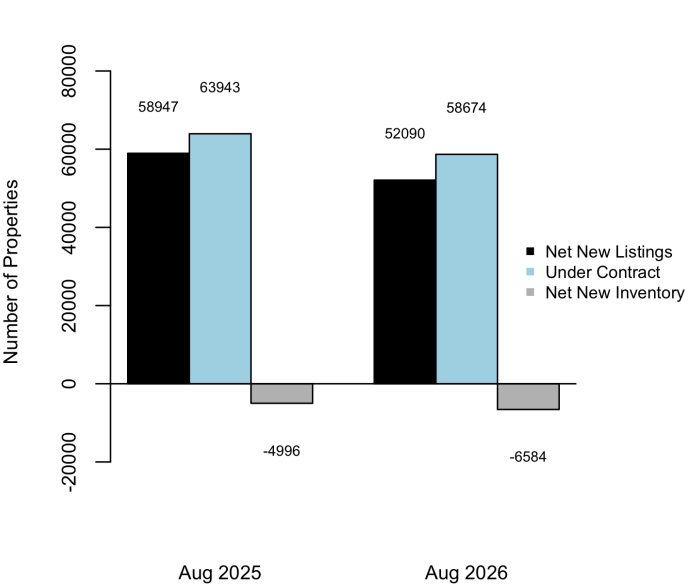


Figure 14: Monthly Contracts and Net New Listings



Source: HouseCanary analysis derived from various MLS data sources

- Total condo inventory is up 10.0% from the same period in 2025, and up 27.7% from 2024.

Figure 15: Contract versus Net New Listing Volume

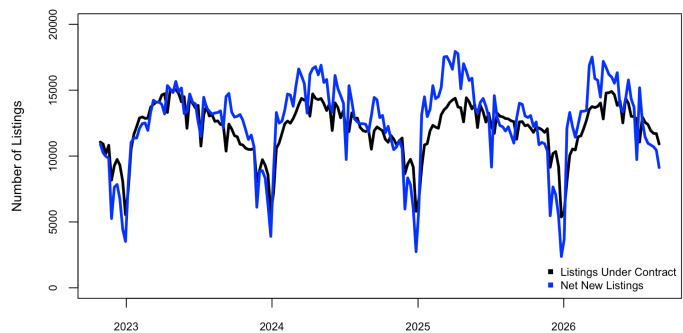


Figure 16: Total Inventory



Source: HouseCanary analysis derived from various MLS data sources

**Condo data includes townhomes, rowhomes, and other similar single-family attached units*

- Median days on market stands at 64 days. This is down 3.0% from where it was one year prior at 66 days on market.
- Months of inventory currently stands at 6.55 months. The current value implies a buyer's market environment for condos.

Figure 17: Days on Market

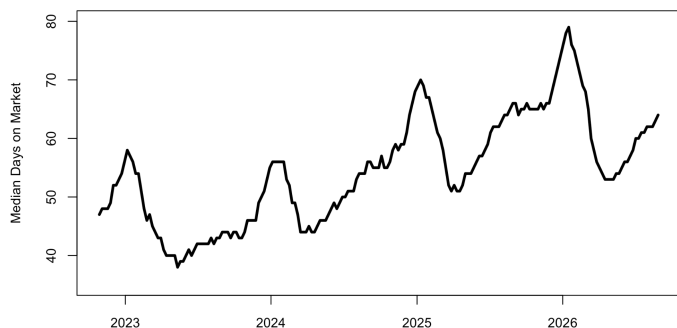


Figure 18: Months of Inventory



Source: HouseCanary analysis derived from various MLS data sources

Condo Price Activity:

- The median price of all condo listings in the US was \$389,683 and the median closed price was \$394,405. On a year-over-year basis, the median price of all condo listings is down 3.4% and the median price of closed listings is up 1.8%. Month-over-month, the median price of condo listings is down 1.4% and the median price of closed listings is up 0.3%.
- The median price-per-sqft of all listed condos in the US sits at \$304.0 and the median closed price-per-sqft was \$289.4. On a year-over-year basis, the median price-per-sqft of all listed condos is down 1.6% and the median price-per-sqft of closed listings is up 0.5%. Month-over-month, the median price-per-sqft of all listed condos is down 2.1% and the median price-per-sqft of closed listings is down 0.5%.

Figure 19: Median Listed and Closed Price

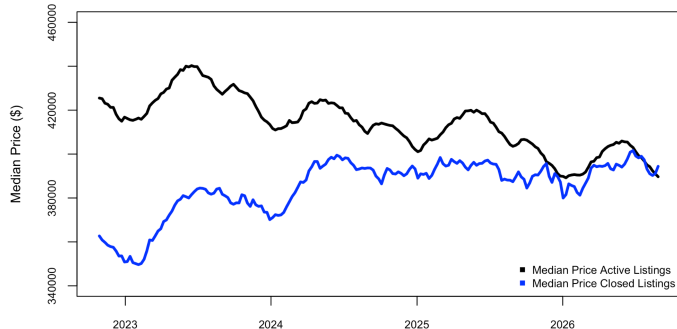


Figure 20: Median Listed and Closed Price-per-sqft

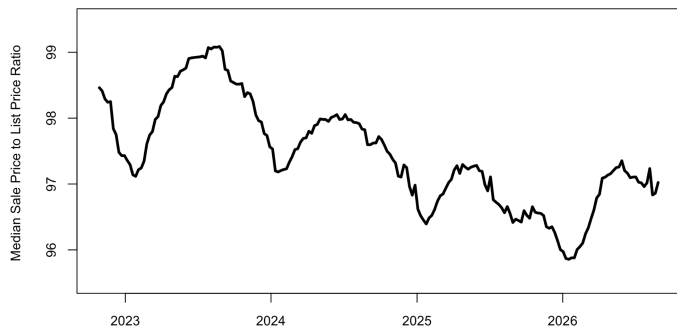


Source: HouseCanary analysis derived from various MLS data sources

**Condo data includes townhomes, rowhomes, and other similar single-family attached units*

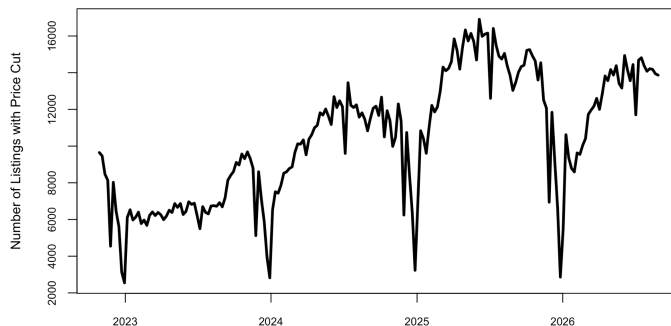
- The sale-to-list-price ratio for condos stands at 97.0%
- Condo price cuts are down 1.1% compared to the same time last year

Figure 21: Median Sale-to-List Price Ratio



Source: HouseCanary analysis derived from various MLS data sources

Figure 22: Number of Price Cuts



Condo Rental Summary:

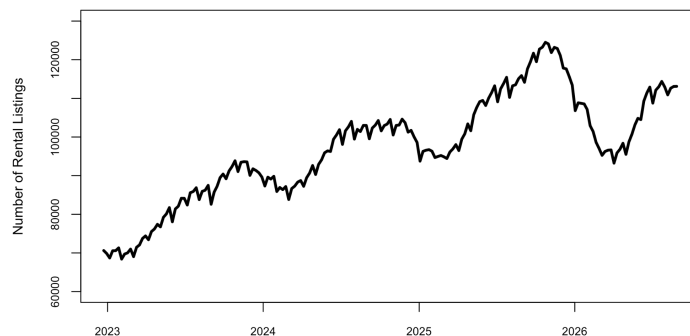
- The median price of all condo rental listings in the US was \$2,332. On a year-over-year basis, the median price of all condo rental listings is down 1.9%. Month-over-month, the median price of condo rental listings is down 0.4%.
- Total condo rental inventory is down 2.4% from the same period in 2025, and up 9.8% from 2024.

Figure 23: Median Listed Monthly Rental Price



Source: HouseCanary analysis derived from various MLS data sources

Figure 24: Rental Inventory



**Condo data includes townhomes, rowhomes, and other similar single-family attached units*

Disclosures Section

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