

October 8, 2026

US Housing Market – National Report 92

Single-Family Detached Market Under Pressure from Recent Interest Rate Increases

Contract Volume and Net New Listings Experience Double Digit Joint Declines For the First Time Since 2025

HouseCanary's September 2026 Market Pulse Report reflects a single-family detached housing market in balance, but also one showing initial signs of stress under the backdrop of rapidly increasing interest rates and near record high home prices. Inventory levels continue to increase, while buyer and seller activity experienced their sharpest joint declines in over a year.

According to the latest data, total inventory is up 10.6% year-over-year, continuing the return to average historical levels even as net new listings decline compared to 2025. Months of inventory stands at 5.5 months, indicating a neutral environment. Median days on market increased modestly to 55 days, up from 54 days one year ago.

Buyer and seller activity slipped by double digits in September. Contract volume decreased by 10.8% compared to September 2025, while net new listings fell 15.2% over the same period due to both lower new listing volume and elevated removals.

Home prices exhibited stability. The median listing price was \$450,653, down 0.7% year-over-year, while the median closed price rose 3.9% to \$433,765. Month-over-month, the median listing price decreased 0.7%, reflecting typical seasonality. Price cuts increased 5.3% year-over-year, remaining near multi-year highs.

In the single-family rental market, inventory contracted 18.1% year-over-year, while the median listed rent increased 0.9% to \$2,457. Month-over-month rents are down 1.3%.

The U.S. housing market is currently experiencing a rapid increase in rates. Should rates remain elevated over the coming months, we expect a reversal of the positive trends observed throughout much of 2026, namely; supply improvements, steady buyer activity, and steady price growth.

Chris Rediger
CHIEF EXECUTIVE OFFICER
crediger@housecanary.com

Chris Stroud
CHIEF OF RESEARCH
cstroud@housecanary.com

Xiaobin Yang
DIRECTOR OF VALUATION
RESEARCH
xyang@housecanary.com

MEDIA INQUIRIES
marketing@housecanary.com

To get real-time access to this type of data on an MSA and zipcode level, please sign up for an account on [our website](#).

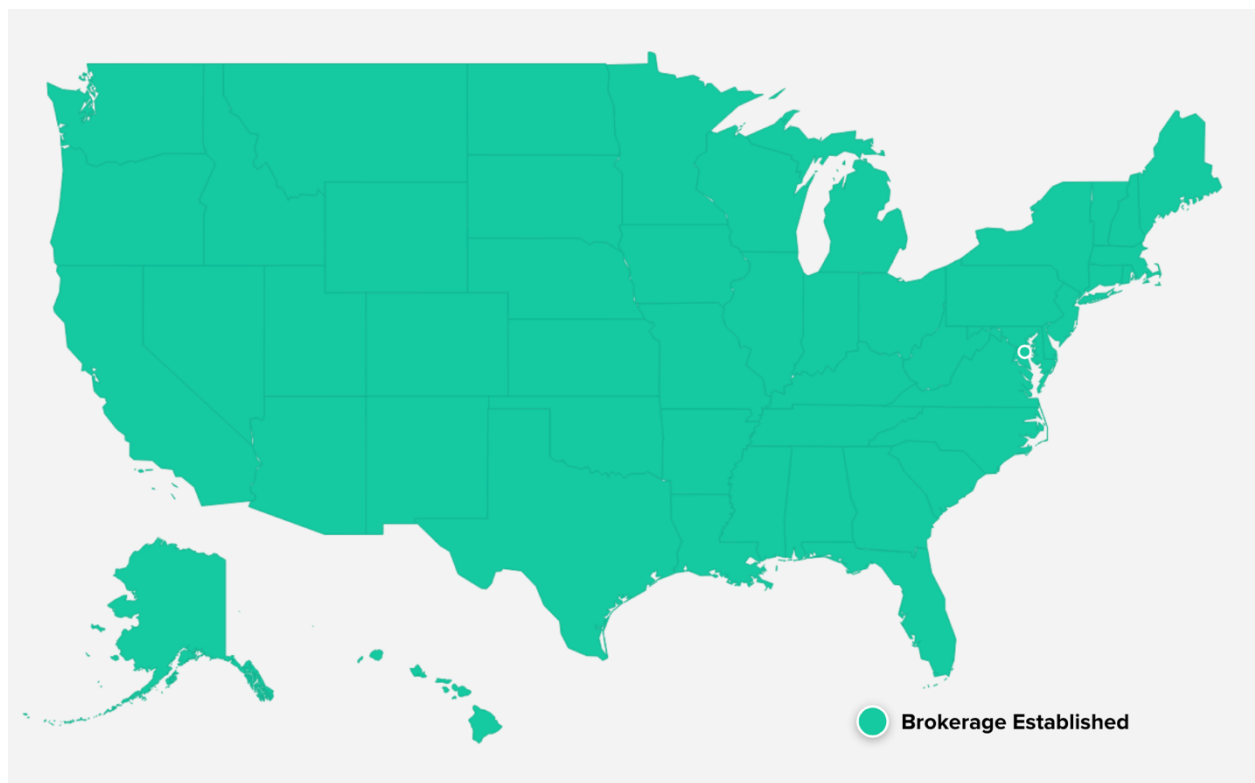
For important disclosures, refer to the Disclosure Section, located at the end of this report.

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 October 02, 2026

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

- Over the last 52 weeks, 2,878,708 net new listings were placed on the market, and 2,887,658 properties went under contract. This represents a decrease of 2.9% and 1.2%, respectively.
- For the month of September 2026, 241,970 net new listings were placed on the market, and 253,751 properties went under contract. This represents a decrease of 15.2% and 10.8%, respectively, versus September 2025.
- The decrease in net new listings was driven by a 7.5% decrease in new listing volume, combined with a 20.5% increase in removals, compared to September 2025.

Figure 1: Annual Contracts and Net New Listings

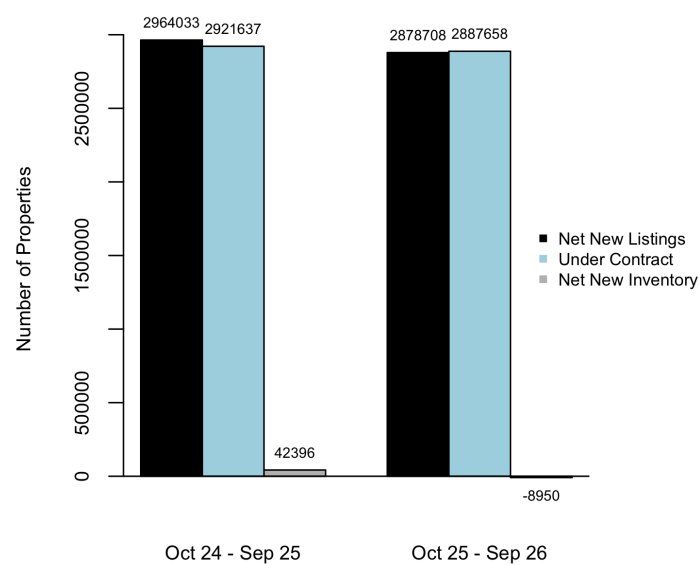
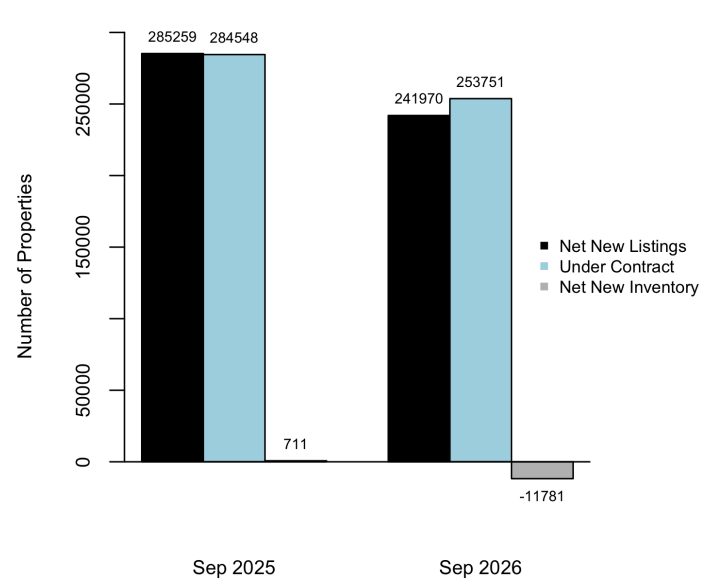


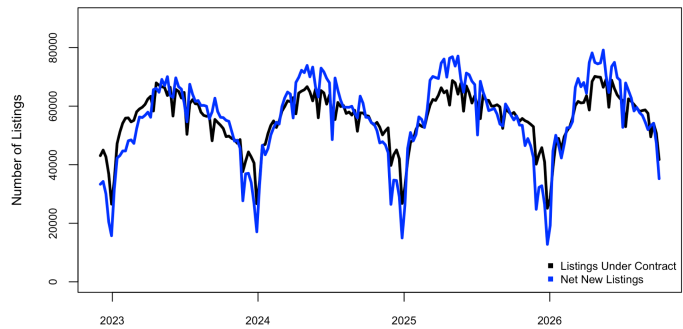
Figure 2: Monthly Contracts and Net New Listings



Source: HouseCanary analysis derived from various MLS data sources

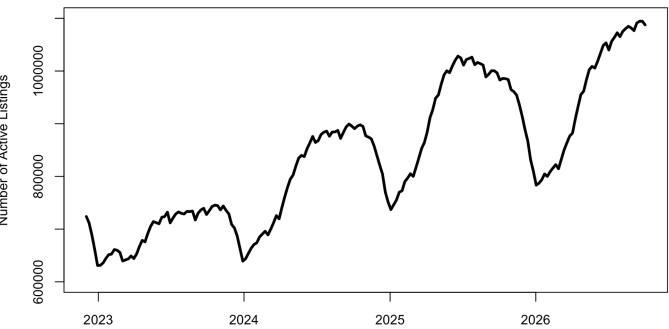
- Total inventory is up 10.6% from the same period in 2025, and up 22.1% from 2024.

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 55 days. This is up 1.9% from where it was one year prior at 54 days on market.
- Months of inventory currently stands at 5.46 months. The current value implies a neutral market environment that is trending toward buyer's market territory.

Figure 5: Days on Market

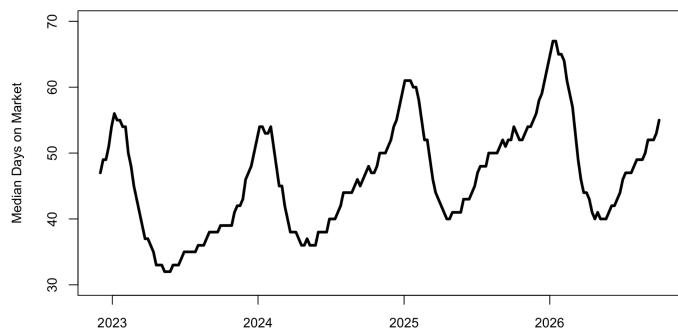
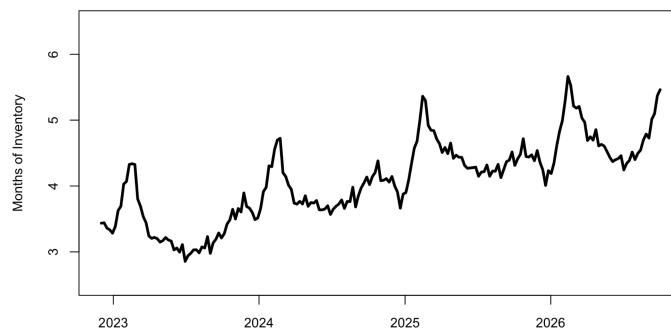


Figure 6: Months of Inventory



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 \$450,653 and the median closed price was \$433,765. On a year-over-year basis, the median price of all single-family detached listings is down 0.7% and the median price of closed listings is up 3.9%. Month-over-month, the median price of single-family detached listings is down 0.7% and the median price of closed listings is up 0.3%.
- The median price-per-sqft of all listed single-family detached homes in the US sits at \$237.7 and the median closed price-per-sqft was \$240.2. On a year-over-year basis, the median price-per-sqft of all listed single-family detached homes is down 0.8% and the median price-per-sqft of closed listings is up 2.3%. Month-over-month, the median price-per-sqft of all listed single-family detached homes is down 0.4% and the median price-per-sqft of closed listings is flat.

Figure 7: Median Listed and Closed Price

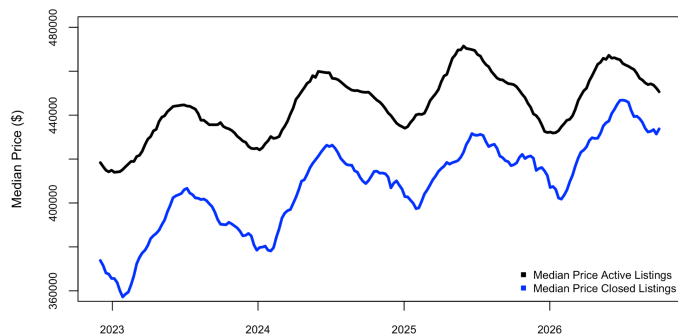
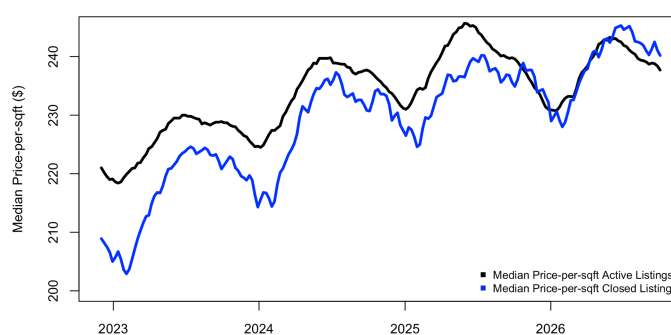


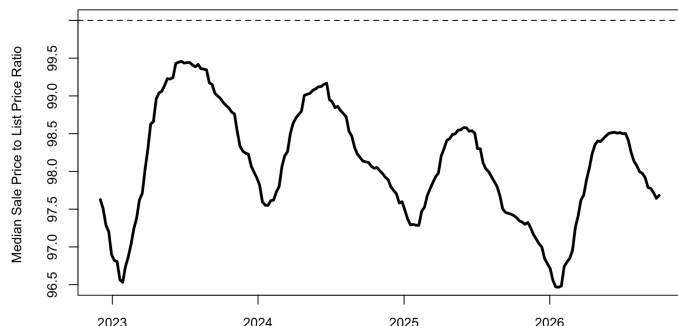
Figure 8: Median Listed and Closed Price-per-sqft



Source: HouseCanary analysis derived from various MLS data sources

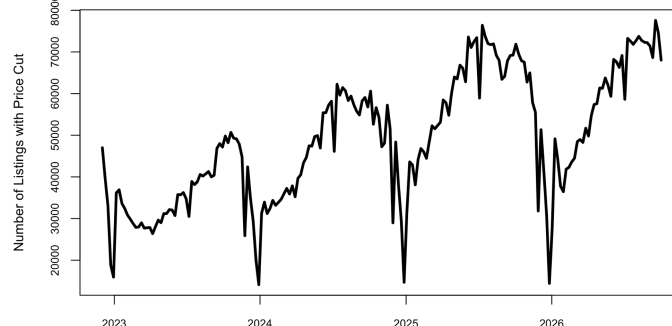
- The sale-to-list-price ratio for single-family detached homes stands at 97.7%.
- Single-family detached price cuts are up 5.3% compared to the same time last year

Figure 9: Median Sale-to-List Price Ratio



Source: HouseCanary analysis derived from various MLS data sources

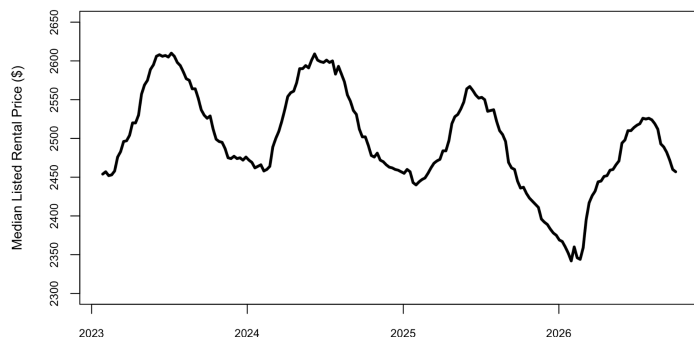
Figure 10: Number of Price Cuts



Single-Family Detached Rental Summary:

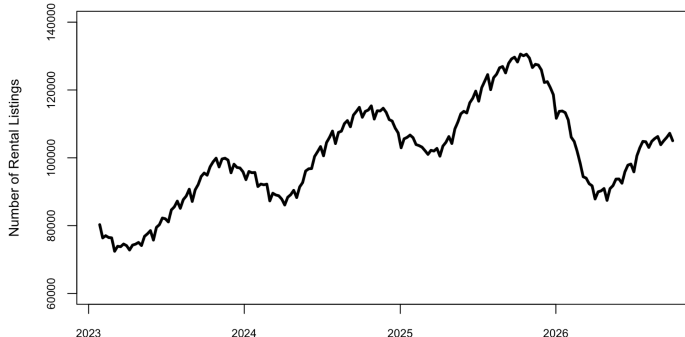
- The median price of all single-family detached rental listings in the US was \$2,457. On a year-over-year basis, the median price of all single-family detached rental listings is up 0.9%. Month-over-month, the median price of single-family rental listings is down 1.3%.
- Total single-family detached rental inventory is down 18.1% from the same period in 2025, and down 6.2% 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 October 02, 2026

Condo Contract Volume and Net New Listing Volume:

- Over the last 52 weeks, 647,527 net new condo listings were placed on the market, and 618,398 condos went under contract. This represents a decrease of 3.4% and 1.4%, respectively.
- For the month of September 2026, 53,474 net new condo listings were placed on the market, and 51,065 condos went under contract. This represents a decrease of 20.0% and 16.3%, respectively, versus September 2025.
- The decrease in net new condos listings was driven by a 8.3% decrease in new condo listing volume, combined with a 26.1% increase in condo removals, compared to September 2025.

Figure 13: Annual Contracts and Net New Listings

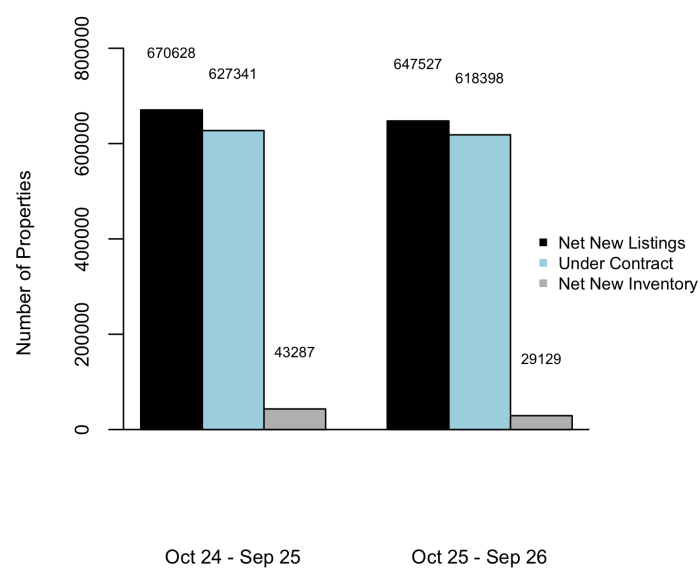
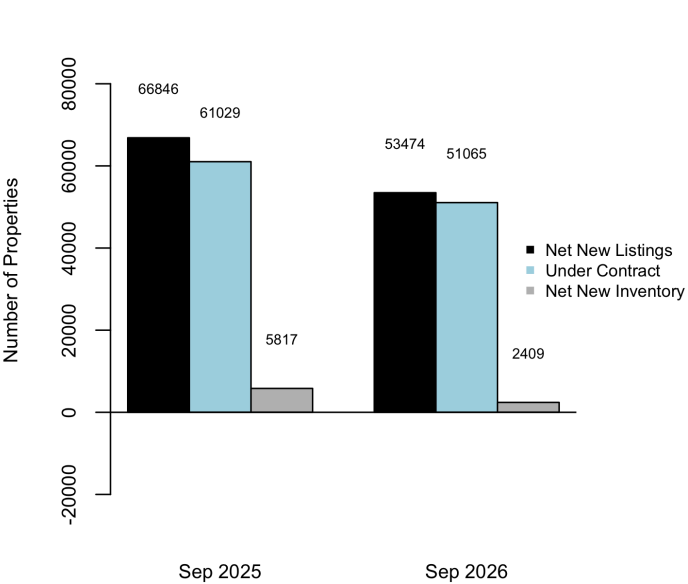


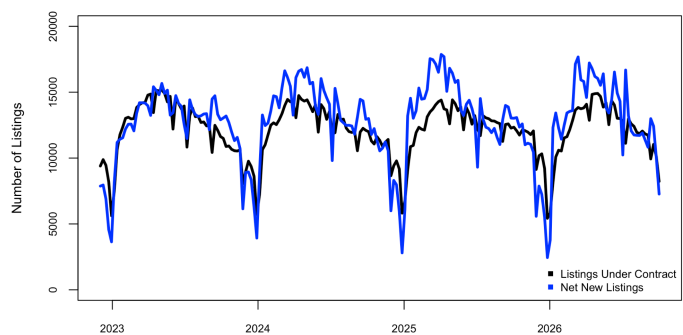
Figure 14: Monthly Contracts and Net New Listings



Source: HouseCanary analysis derived from various MLS data sources

- Total condo inventory is up 12.6% from the same period in 2025, and up 26.2% from 2024.

Figure 15: Contract versus Net New Listing Volume



Source: HouseCanary analysis derived from various MLS data sources

Figure 16: Total Inventory



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

- Median days on market stands at 66 days. This is the same from where it was one year prior at 66 days on market.
- Months of inventory currently stands at 7.06 months. The current value implies a buyer's market environment for condos.

Figure 17: Days on Market

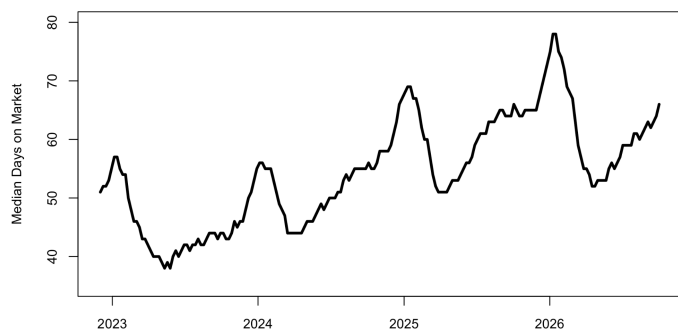
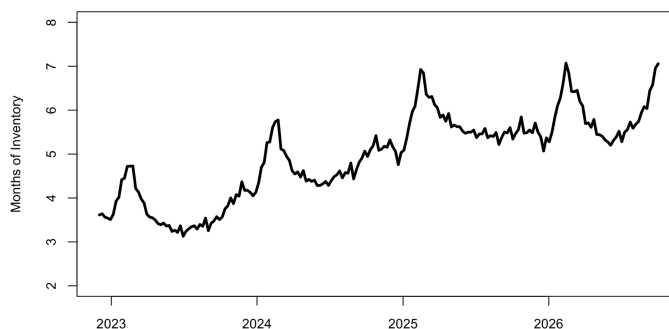


Figure 18: Months of Inventory



Source: HouseCanary analysis derived from various MLS data sources

Condo Price Activity:

- The median price of all condo listings in the US was \$391,371 and the median closed price was \$383,320. On a year-over-year basis, the median price of all condo listings is down 3.7% and the median price of closed listings is down 0.4%. Month-over-month, the median price of condo listings is up 0.6% and the median price of closed listings is down 1.7%.
- The median price-per-sqft of all listed condos in the US sits at \$307.8 and the median closed price-per-sqft was \$283.8. On a year-over-year basis, the median price-per-sqft of all listed condos is down 1.1% and the median price-per-sqft of closed listings is down 0.3%. Month-over-month, the median price-per-sqft of all listed condos is up 1.4% and the median price-per-sqft of closed listings is down 1.3%.

Figure 19: Median Listed and Closed Price

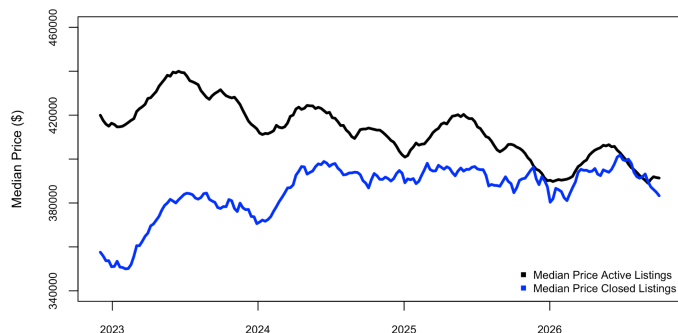
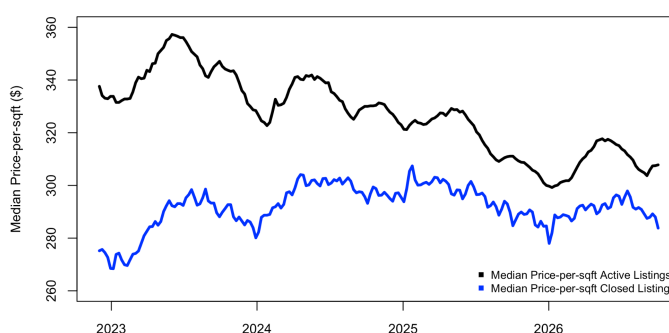


Figure 20: Median Listed and Closed Price-per-sqft



Source: HouseCanary analysis derived from various MLS data sources

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

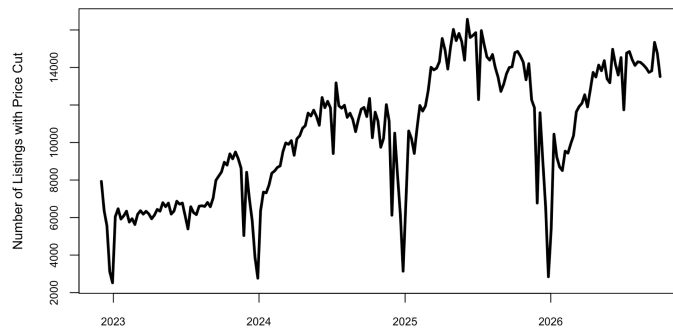
- The sale-to-list-price ratio for condos stands at 96.7%
- Condo price cuts are up 2.3% compared to the same time last year

Figure 21: Median Sale-to-List Price Ratio



Source: HouseCanary analysis derived from various MLS data sources

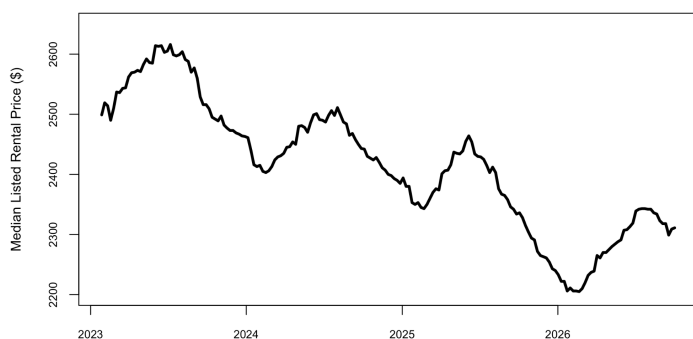
Figure 22: Number of Price Cuts



Condo Rental Summary:

- The median price of all condo rental listings in the US was \$2,311. On a year-over-year basis, the median price of all condo rental listings is down 1.1%. Month-over-month, the median price of condo rental listings is down 0.3%.
- Total condo rental inventory is down 5.8% from the same period in 2025, and up 11.9% 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

The information provided in this HouseCanary Market Pulse was prepared by HouseCanary, Inc. (HouseCanary).

This Market Pulse is provided solely for general information purposes. No advisory, fiduciary, brokerage, or other relationship is created by any acceptance or use of this Market Pulse. The market, valuation and financial information, conclusions and other information contained in this Market Pulse are not definitive forecasts, appraisals, or opinions of valuations. All such information and conclusions are stated based on probabilities and HouseCanary's analysis of market factors and information submitted to HouseCanary. Such information and conclusions are not guaranteed by HouseCanary and should not be construed as a certified appraisal or valuation, or investment advice, and should not be solely relied upon for financial decision making.

HouseCanary uses or has used public and/or confidential data and assumptions provided to HouseCanary by third parties, and HouseCanary has not independently verified the data and assumptions used in these analyses or data sets. Changes in the underlying data or operating assumptions or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this Market Pulse.

HouseCanary expressly disclaims any liability for the use of any information contained in this Market Pulse. Neither HouseCanary, nor any of its third-party data providers, make any warranties or representations as to the accuracy, completeness or timeliness of the information provided in this Market Pulse. HouseCanary shall not have liability for any damages relating to such information. This Market Pulse was developed by and is the exclusive property of HouseCanary, with all right, title and interest therein. This Market Pulse may not be reprinted, copied, sold, licensed, retransmitted, or redistributed without the prior written consent of HouseCanary.

The trademarks, service marks and logos contained in this Market Pulse are the property of HouseCanary, with all right, title and interest therein.

© 2026 HouseCanary, Inc.