November 5, 2026

US Housing Market – National Report 93

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

Contract Volume and Net New Listings Crater Further in October

HouseCanary's October 2026 Market Pulse Report reflects a single-family detached housing market in balance, but also one showing 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 since late 2023.

According to the latest data, total inventory is up 12.6% year-over-year, continuing the return to average historical levels. Months of inventory stands at 5.85 months, indicating a neutral environment bordering on a buyer's market. Median days on market increased modestly to 55 days, up from 53 days one year ago.

Buyer and seller activity slipped by double digits again in October, after experiencing double digit declines in September. Contract volume decreased by 15.5% compared to October 2025, while net new listings fell 17.1% over the same period due to both lower new listing volume and elevated removals.

Home prices exhibited stability. The median listing price was $444,296, down 0.9% year-over-year, while the median closed price rose 2.2% to $428,636. Month-over-month, the median listing price decreased 1.5%, reflecting typical seasonality. Price cuts increased 7.9% year-over-year, setting a new multi-year high.

In the single-family rental market, inventory contracted 14.2% year-over-year, while the median listed rent increased 1.0% to $2,444. Month-over-month rents are down 0.6%.

The U.S. housing market is currently experiencing a shock from the recent rate spike occurring in September and October. 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

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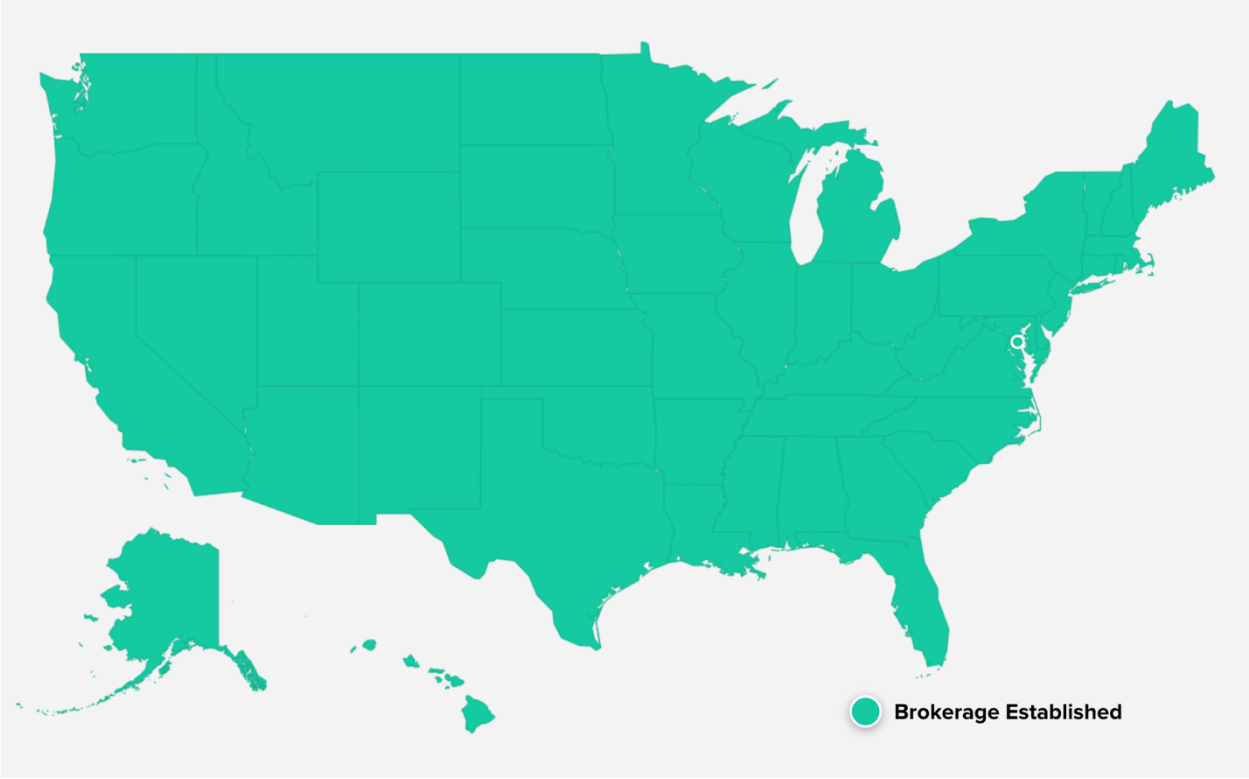
For important disclosures, refer to the Disclosure Section, located at the end of this report.

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 Oct 30, 2026

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

- Over the last 52 weeks, 2,892,384 net new listings were placed on the market, and 2,864,373 properties went under contract. This represents a decrease of 2.8% and 2.3%, respectively.
- For the month of October 2026, 220,614 net new listings were placed on the market, and 237,058 properties went under contract. This represents a decrease of 17.1% and 15.5%, respectively, versus October 2025.
- The decrease in net new listings was driven by a 7.3% decrease in new listing volume, combined with a 28.0% increase in removals, compared to October 2025.

Figure 1: Annual Contracts and Net New Listings

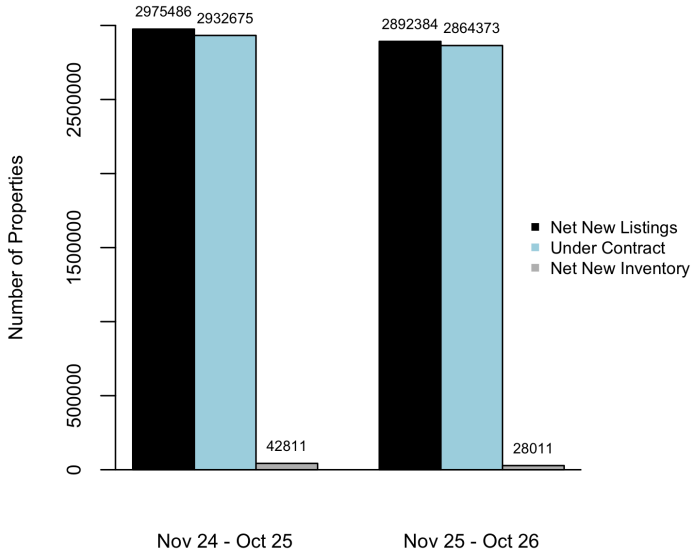
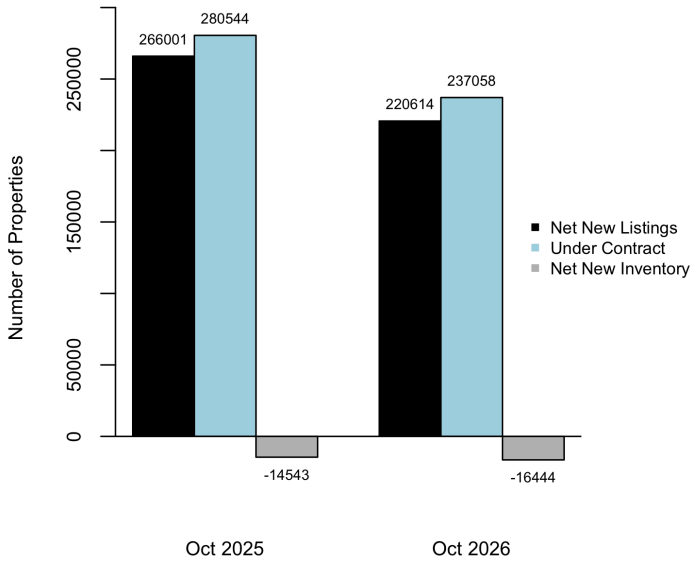


Figure 2: Monthly Contracts and Net New Listings



Source: HouseCanary analysis derived from various MLS data sources

- Total inventory is up 12.6% from the same period in 2025, and up 24.2% from 2024.

Figure 3: Contract versus Net New Listing Volume

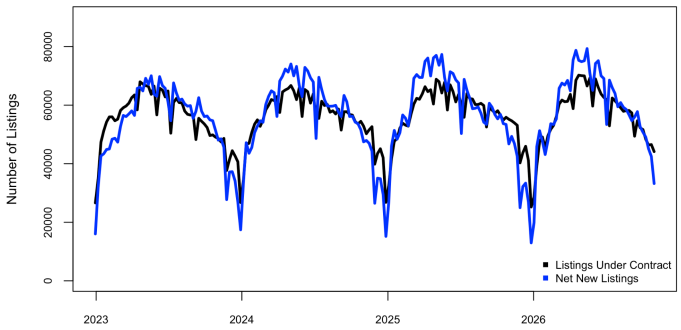
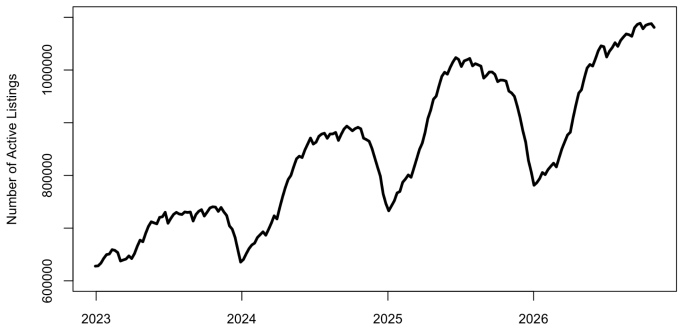


Figure 4: Total Inventory



Source: HouseCanary analysis derived from various MLS data sources

- Median days on market stands at 55 days. This is up 3.8% from where it was one year prior at 53 days on market.
- Months of inventory currently stands at 5.85 months. The current value implies a neutral market environment that is bordering on buyer's market territory.

Figure 5: Days on Market

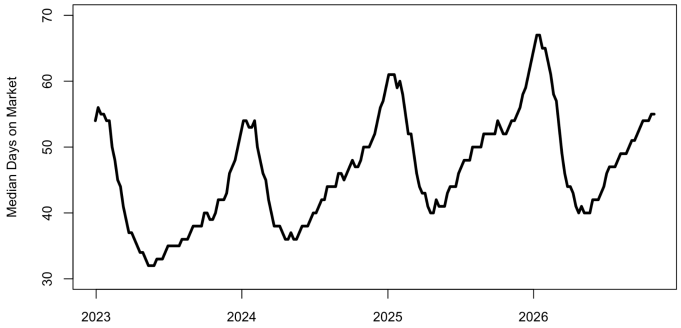
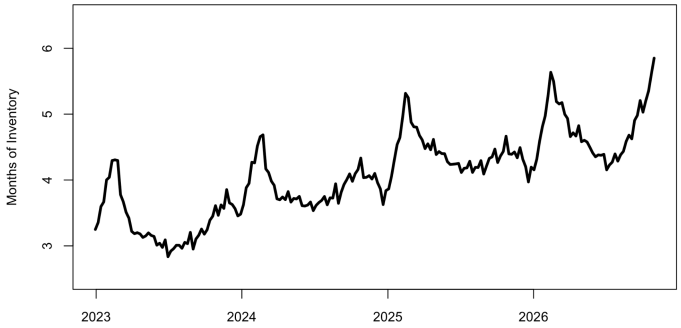


Figure 6: Months of Inventory



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 $444,296 and the median closed price was $428,636. On a year-over-year basis, the median price of all single-family detached listings is down 0.9% and the median price of closed listings is up 2.2%. Month-over-month, the median price of single-family detached listings is down 1.5% and the median price of closed listings is up 1.0%.
- The median price-per-sqft of all listed single-family detached homes in the US sits at $233.1 and the median closed price-per-sqft was $236.1. On a year-over-year basis, the median price-per-sqft of all listed single-family detached homes is down 1.2% and the median price-per-sqft of closed listings is up 0.2%. Month-over-month, the median price-per-sqft of all listed single-family detached homes is down 1.2% and the median price-per-sqft of closed listings is up 0.6%.

Figure 7: Median Listed and Closed Price

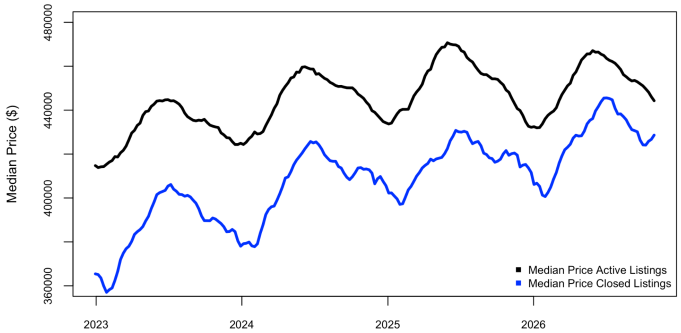
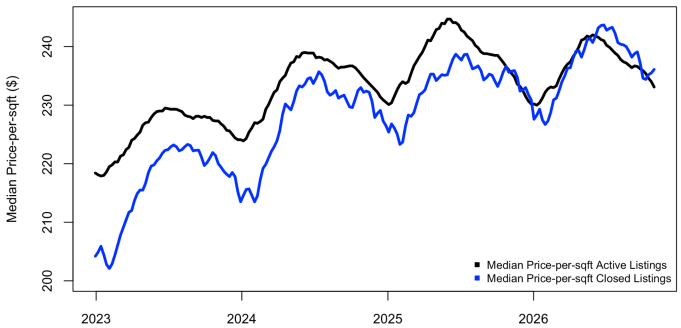


Figure 8: Median Listed and Closed Price-per-sqft



Source: HouseCanary analysis derived from various MLS data sources

- The sale-to-list-price ratio for single-family detached homes stands at 97.3%.
- Single-family detached price cuts are up 7.9% compared to the same time last year

Figure 9: Median Sale-to-List Price Ratio

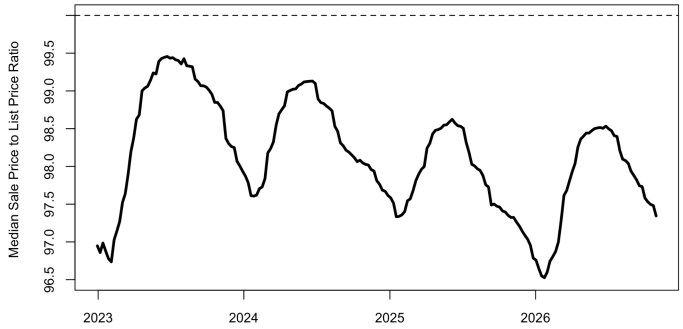
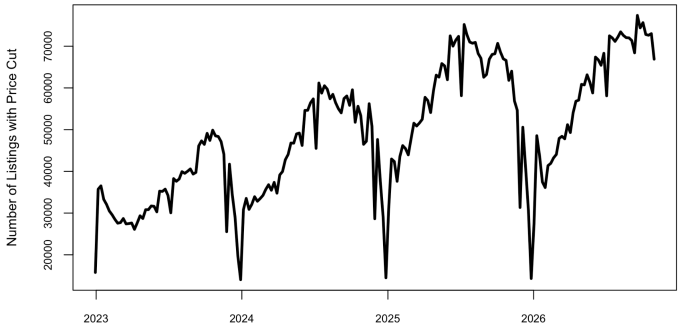


Figure 10: Number of Price Cuts



Source: HouseCanary analysis derived from various MLS data sources

Single-Family Detached Rental Summary:

- The median price of all single-family detached rental listings in the US was $2,444. On a year-over-year basis, the median price of all single-family detached rental listings is up 1.0%. Month-over-month, the median price of single-family rental listings is down 0.6%.
- Total single-family detached rental inventory is down 14.2% from the same period in 2025, and down 0.3% from 2024.

Figure 11: Median Listed Monthly Rental Price

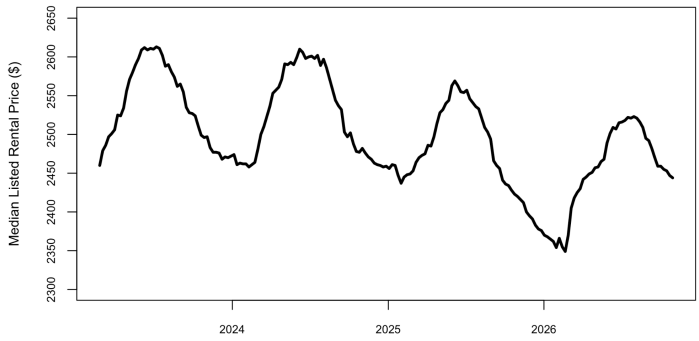
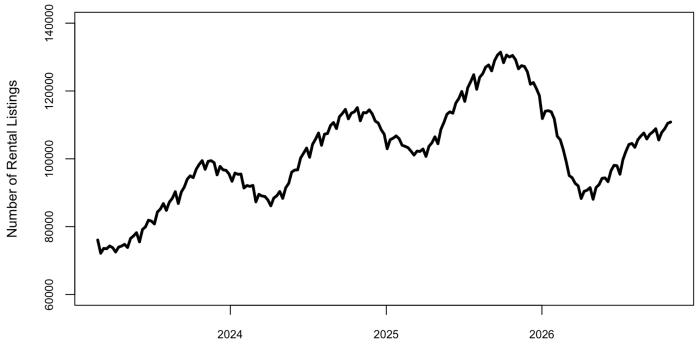


Figure 12: Rental Inventory



Source: HouseCanary analysis derived from various MLS data sources

US Condo Report - Week Ending Oct 30, 2026

Condo Contract Volume and Net New Listing Volume:

- Over the last 52 weeks, 646,286 net new condo listings were placed on the market, and 611,332 condos went under contract. This represents a decrease of 4.1% and 2.8%, respectively.
- For the month of October 2026, 45,566 net new condo listings were placed on the market, and 47,683 condos went under contract. This represents a decrease of 26.5% and 20.9%, respectively, versus October 2025.
- The decrease in net new condos listings was driven by a 10.3% decrease in new condo listing volume, combined with a 37.7% increase in condo removals, compared to October 2025.

Figure 13: Annual Contracts and Net New Listings

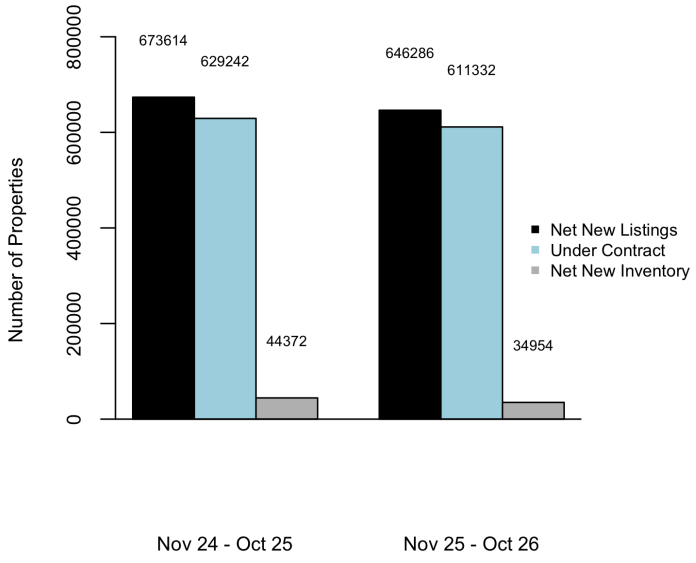
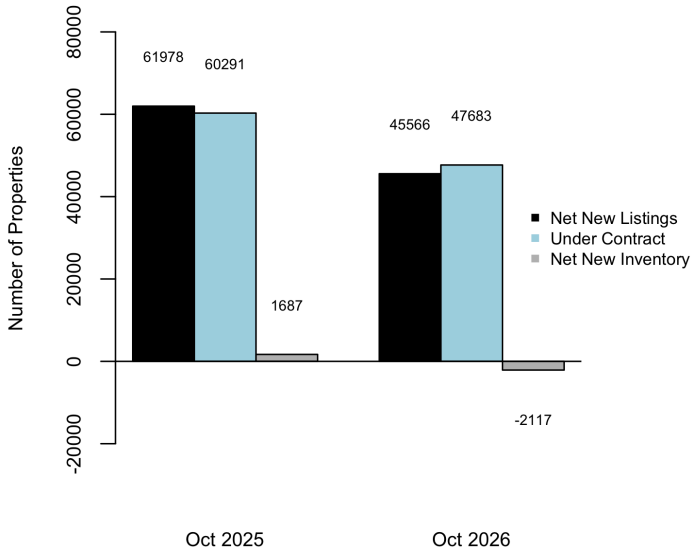


Figure 14: Monthly Contracts and Net New Listings



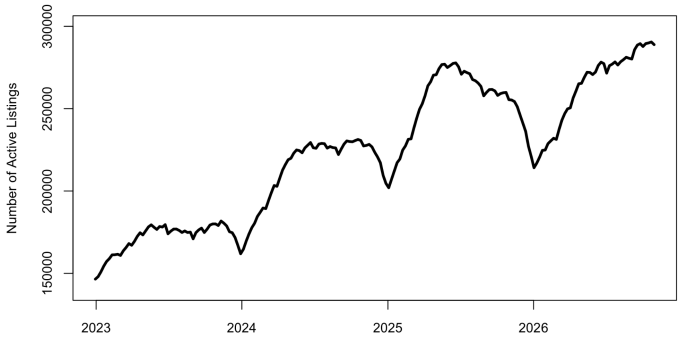
Source: HouseCanary analysis derived from various MLS data sources

- Total condo inventory is up 13.1% from the same period in 2025, and up 27.1% 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 66 days. This is up 1.5% from where it was one year prior at 65 days on market.
- Months of inventory currently stands at 7.48 months. The current value implies a buyer's market environment for condos.

Figure 17: Days on Market

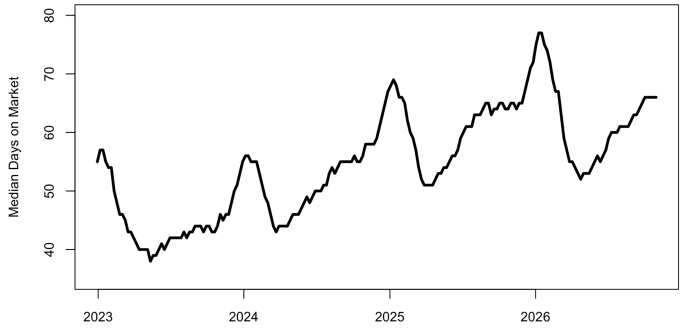
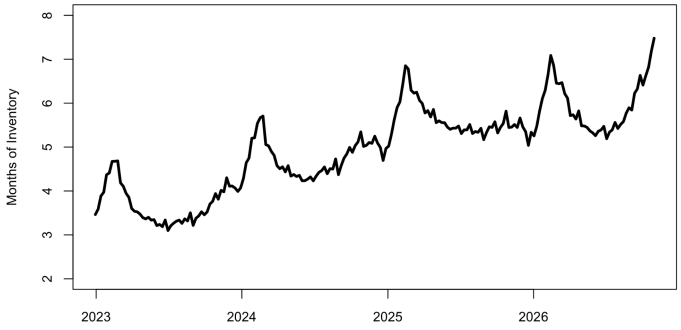


Figure 18: Months of Inventory



Source: HouseCanary analysis derived from various MLS data sources

Condo Price Activity:

- The median price of all condo listings in the US was $388,926 and the median closed price was $382,795. 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 down 2.3%. Month-over-month, the median price of condo listings is down 0.8% and the median price of closed listings is down 0.1%.
- The median price-per-sqft of all listed condos in the US sits at $304.3 and the median closed price-per-sqft was $283.0. On a year-over-year basis, the median price-per-sqft of all listed condos is down 1.4% and the median price-per-sqft of closed listings is down 2.1%. Month-over-month, the median price-per-sqft of all listed condos is down 0.5% and the median price-per-sqft of closed listings is up 0.2%.

Figure 19: Median Listed and Closed Price

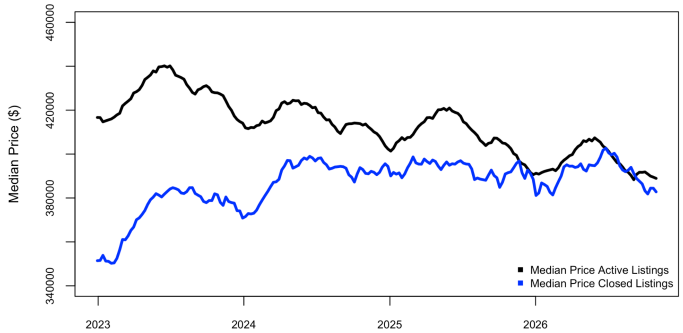
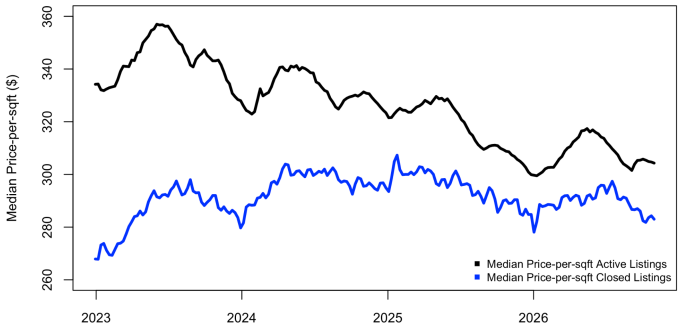


Figure 20: Median Listed and Closed Price-per-sqft



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 96.4%
- Condo price cuts are up 0.8% compared to the same time last year

Figure 21: Median Sale-to-List Price Ratio

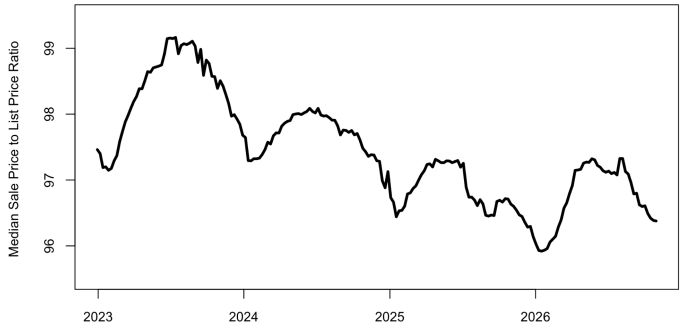
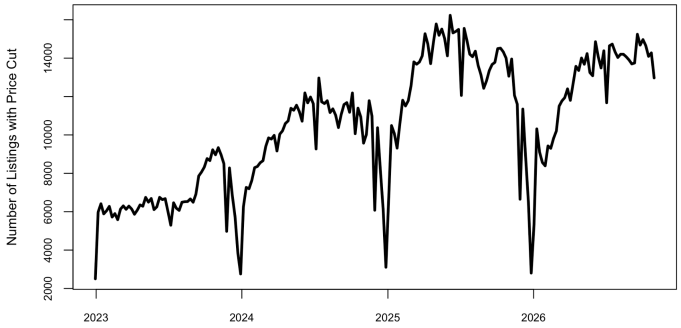


Figure 22: Number of Price Cuts



Source: HouseCanary analysis derived from various MLS data sources

Condo Rental Summary:

- The median price of all condo rental listings in the US was $2,286. On a year-over-year basis, the median price of all condo rental listings is down 0.4%. Month-over-month, the median price of condo rental listings is down 0.2%.
- Total condo rental inventory is down 5.7% from the same period in 2025, and up 17.4% from 2024.

Figure 23: Median Listed Monthly Rental Price

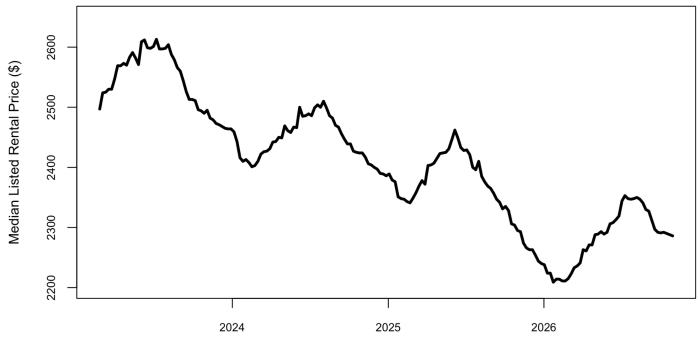
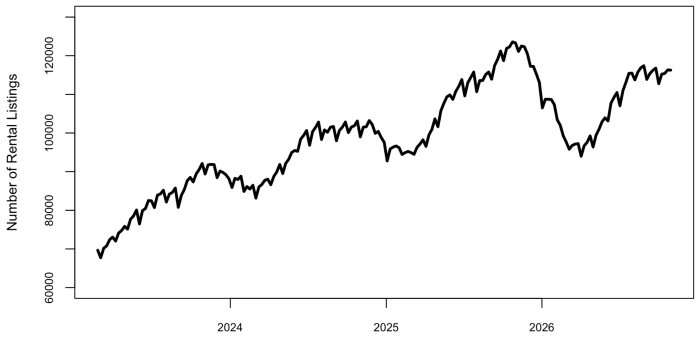


Figure 24: Rental Inventory



Source: HouseCanary analysis derived from various MLS data sources

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

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