



Market Report National, USA

REPORT FOR 6/11/2026
Single-Family Homes

ALTOS

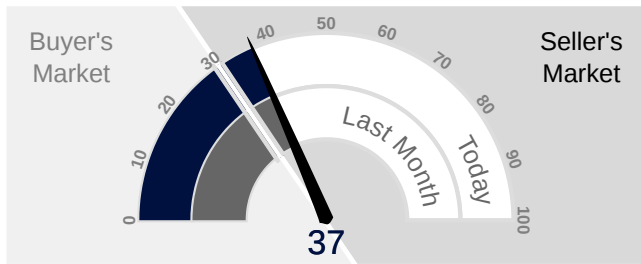
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This week the median list price for National, USA is \$450,000 with the market action index hovering around 37. This is about the same as last month's market action index of 37. Inventory has increased to 806,198.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

MARKET NARRATIVE

The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,150,000	3,196	0.25 - 0.5 acre	4	3.5	24	17,374	16,968	56
\$565,000	2,352	0.25 - 0.5 acre	4	2.5	22	19,437	21,024	49
\$375,000	1,880	8,000 - 10,000 sqft	3	2	23	20,223	22,913	49
\$223,900	1,404	8,000 - 10,000 sqft	3	2	57	19,732	25,832	56

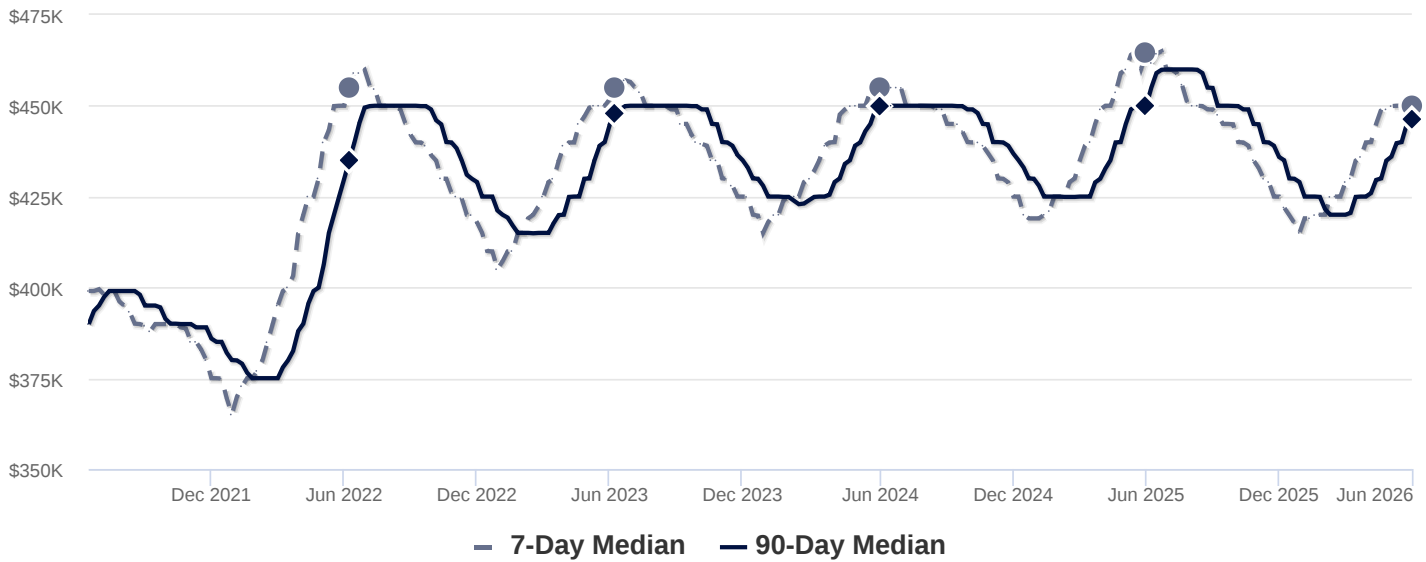
REAL-TIME MARKET PROFILE

Median List Price		\$450,000
Median Price of New Listings		\$440,000
Per Square Foot		\$218
Average Days on Market		110
Median Days on Market		56
Price Decreased		38%
Price Increased		2%
Relisted		9%
Inventory		806,198
Median Rent		\$2,250
Market Action		37

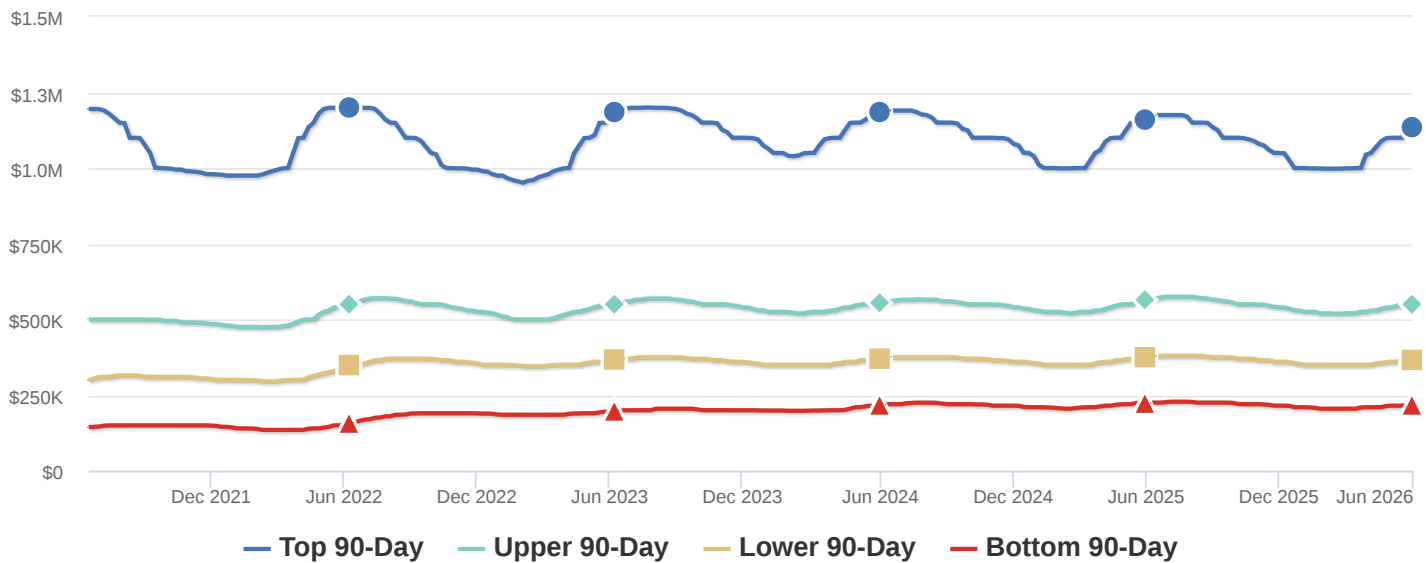
Slight Seller's Advantage

MEDIAN LIST PRICE

Prices appear to be hovering around their high point. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

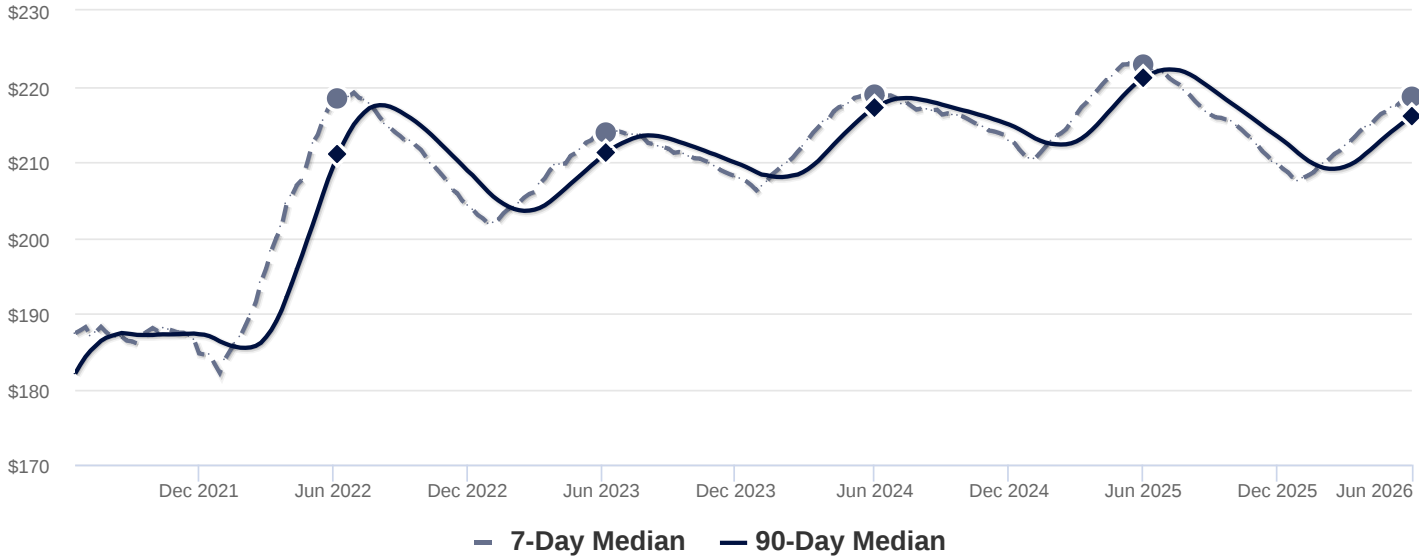


SEGMENTS



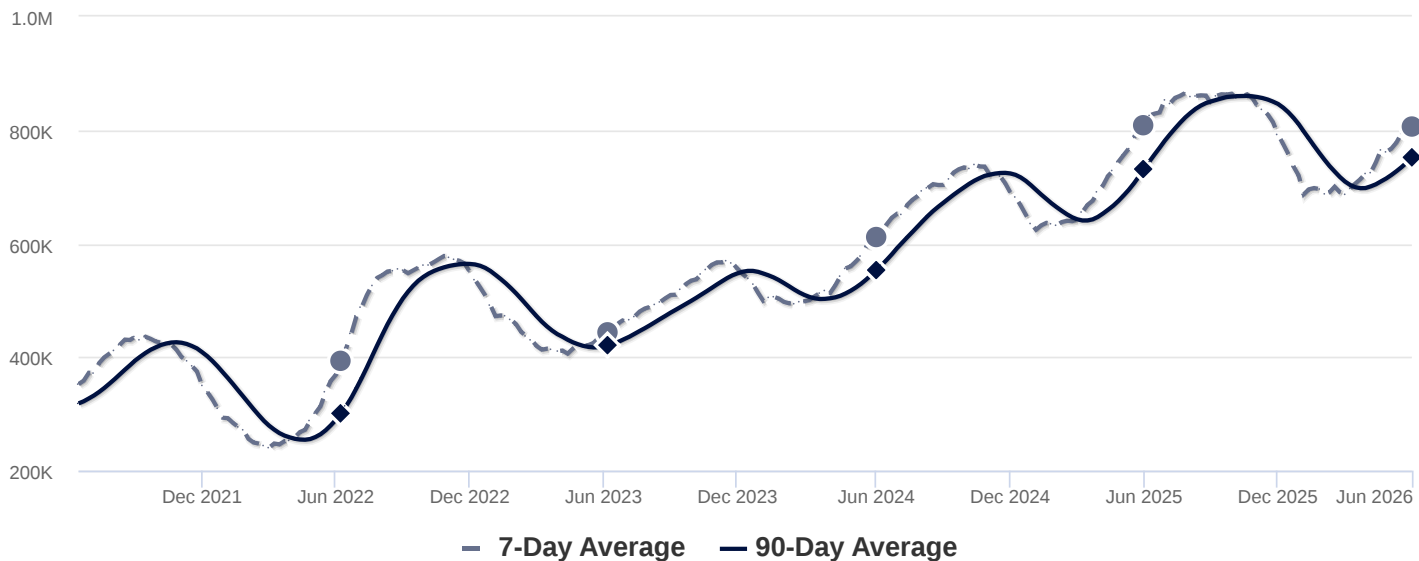
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



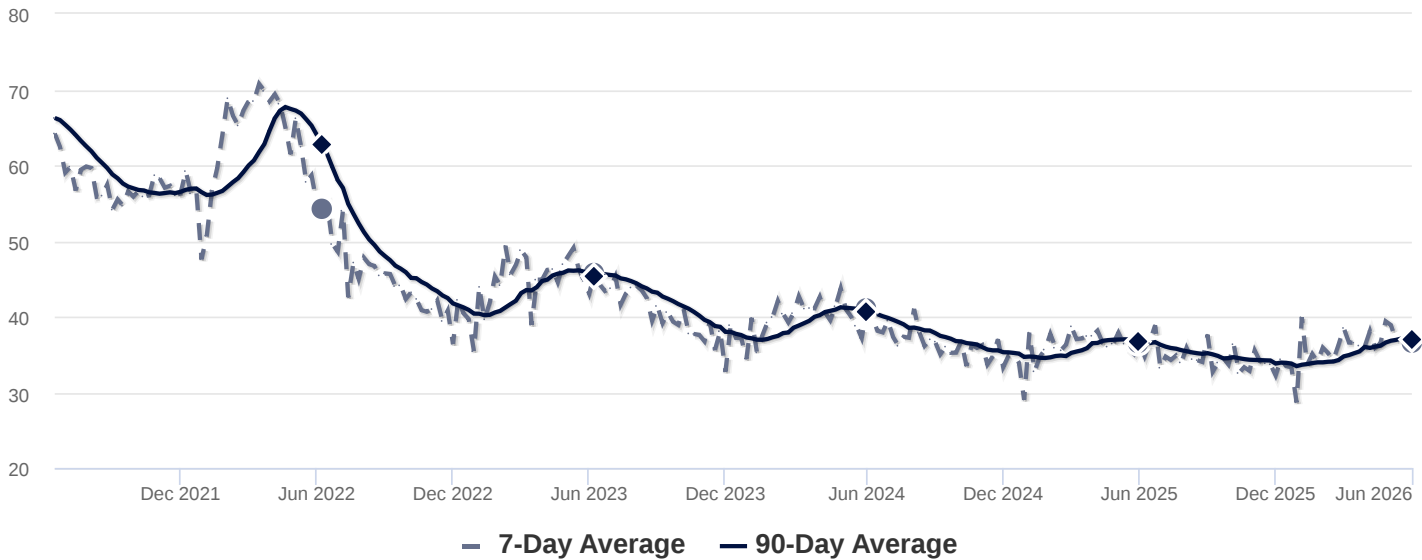
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



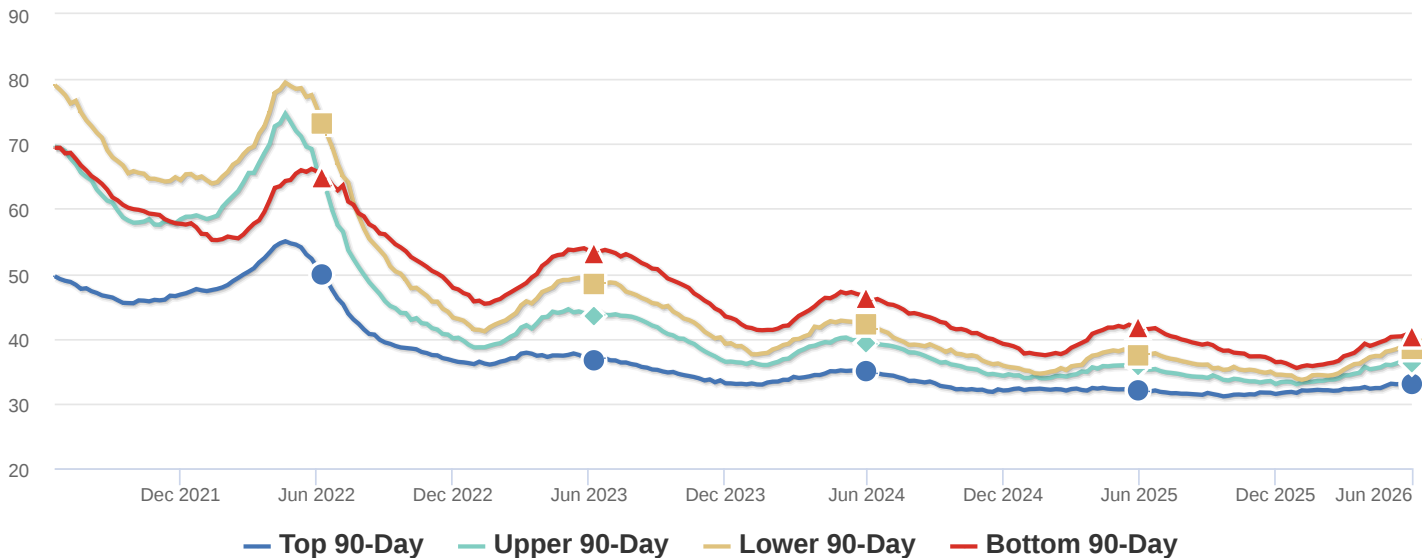
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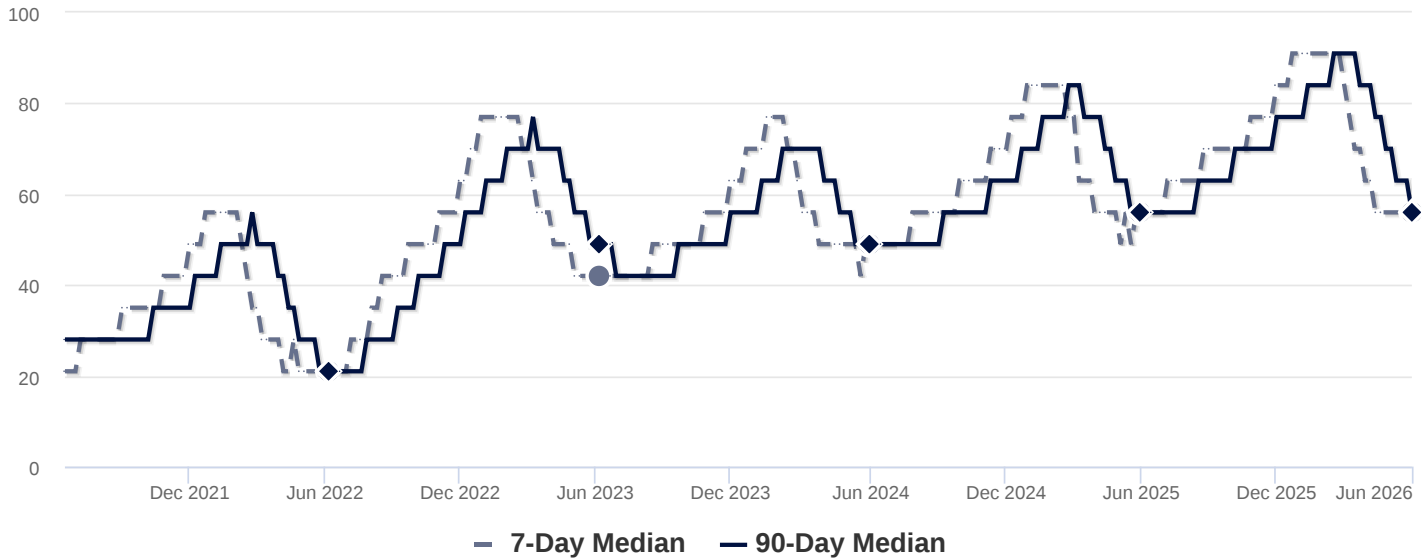
MARKET ACTION SEGMENTS

Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 110 days. Half of the listings have come newly on the market in the past 56 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

