Homes.com Report: U.S. Home Prices Edge Higher in June as Supply and Demand Trends Remain in Balance

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National price growth remained modest as rising sales and inventory point to a more balanced housing market despite differing conditions across local markets.

ARLINGTON, Va.--(BUSINESS WIRE)--Jul. 14, 2026-- Homes.com, a CoStar Group (NASDAQ: CSGP) leading online residential marketplace, released its June 2026 housing market report showing that the national median sale price rose to $401,000, up 1.5% from a year earlier. Home sales increased 6.1% year over year, while active listings were 4.2% higher than a year ago, indicating that both demand and supply continued to expand at a measured pace.

This press release features multimedia. View the full release here: https://www.businesswire.com/news/home/20260714498421/en/

United States Sale Prices Key Indicators June

Taken together, these trends point to a housing market that is more balanced than in recent years, with neither buyers nor sellers dominating at the national level. Price growth remained modest even as sales activity improved and inventory levels increased, reinforcing the sense of equilibrium across the broader market.

Market conditions vary across major metros and property types

Even with steady national signals, conditions differed across major housing markets. Some large metros, such as Chicago and Jacksonville, posted solid year-over-year price gains, while others showed flat or declining prices—with San Jose and Seattle posting the largest price drops of 4.6% and 3.1% respectively. Of the 933 markets nationwide tracked by Homes.com, 64% showed year-over-year gains in median sale price while 36% showed price declines. Inventory trends also diverged, with some markets experiencing notable increases in listings while others remained relatively constrained.

Differences were also evident across property types. Prices for single-family homes rose more quicker than the overall market, while townhomes and condos saw more modest gains. Inventory increases were generally stronger for single-family homes than for other segments, suggesting that conditions can vary not only by location, but also by property type within the same broader market.

“The June data indicate that the housing market is operating on a more even footing overall,” said Brad Case, Homes.com Chief Residential Economist. “While national trends suggest a balance between buyers and sellers, local conditions vary widely, with some markets tilting toward tighter supply and others offering more negotiating room.”

Overall, June 2026 reflected a housing market defined by steady national performance and a growing range of local outcomes, as both supply and demand continued to adjust and align more closely.

Additional market insights and reports are available at https://www.homes.com/reports/.

About Homes.com

The Homes.com Network is the fastest-growing residential real estate marketplace and the second largest in the United States. Homes.com is a brand of CoStar Group (NASDAQ: CSGP), a global leader in commercial real estate information, analytics, and online marketplaces, which acquired the platform in 2021.

Homes.com is the first major U.S. real estate portal to focus first on helping homeowners and their agents leverage the marketing power of the internet to bring more potential buyers to their listings. Homes.com’s unparalleled content and search capabilities bring millions of buyers and sellers to the site where they can seamlessly connect with agents. On average, Homes.com’s Members gain $36,400 in commission in their first year* because they offer the home sellers a real estate portal that works for them not against them.

The Homes.com Network reached an audience of 108 million average monthly unique visitors in 2025** and organic traffic to Homes.com was up more than 100% year-over-year every month of the first quarter of 2026. For more information, visit Homes.com.

*Based on an internal analysis of approximately 11,000 Member agents, which showed an average annual commission increase of $36,400. This figure represents an average and is not a guarantee of future performance. Individual results may vary based on market conditions, agent activity, and other factors.

** The Homes.com Network (which includes Homes.com, the Apartments Network, and the Land Network) average monthly unique visitors (108 million) for the year ended December 31, 2025, according to Google Analytics.

About CoStar Group

CoStar Group (NASDAQ: CSGP), an S&P 500 company, is a global leader in commercial real estate information, analytics, online marketplaces, and 3D digital twin technology. Founded in 1986, CoStar Group is dedicated to digitizing the world’s real estate, empowering all people to discover properties, insights, and connections that improve their businesses and lives.

CoStar Group’s major brands include CoStar, a leading global provider of commercial real estate data, analytics, and news; LoopNet, the most trafficked commercial real estate marketplace; Apartments.com, the leading platform for apartment rentals; Homes.com, the fastest-growing residential real estate marketplace; and Domain, one of Australia’s leading property marketplaces. CoStar Group’s industry-leading brands also include Matterport, a leading spatial data company whose platform turns buildings into data to make every space more valuable and accessible, STR, a global leader in hospitality data and benchmarking; Ten-X, an online platform for commercial real estate auctions and negotiated bids; and

OnTheMarket, a leading residential property portal in the United Kingdom.

CoStar Group's websites attracted 131 million average monthly unique visitors in the first quarter of 2026, serving clients around the world. Headquartered in Arlington, Virginia, CoStar Group is committed to transforming the real estate industry through innovative technology and comprehensive market intelligence. From time to time, we plan to utilize our corporate website as a channel of distribution for material company information. For more information, visit CoStarGroup.com.

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