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Homes.com Report: Home Prices Hold Steady as Sales Drop Sharply and Inventory Expands

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 October’s median home price was little changed from a year earlier, but an 11.7% decline in sales alongside 4.8% more inventory suggests buyers have more choices and are becoming more selective about which homes they purchase.   <location value="LU/us.va.arlton" idsrc="xmltag.org">ARLINGTON, Va.</location>--(BUSINESS WIRE)--Nov. 18, 2026-- <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org>, a <org value="NASDAQ-NMS:CSGP" idsrc="xmltag.org">CoStar Group</org> (NASDAQ: CSGP) leading online residential marketplace, released its October housing market analysis today. The national median sale price was <money>$383,598</money>, down 0.4% from <chron>October 2025</chron>. Home sales declined 11.7% year over year, while inventory increased 4.8%. This press release features multimedia. View the full release here: https://www.businesswire.com/news/home/20261118695042/en/ <img src="https://mms.businesswire.com/media/20261118695042/en/2974887/4/Screenshot_2026-11-17_at_4.42.22%E2%80%AFPM.jpg" alt="U.S. Sale Prices Key Indicators"> <location value="LC/us" idsrc="xmltag.org">U.S</location>. Sale Prices Key Indicators   Prices hold near year-ago levels even as fewer homes sell   The combination of falling sales and expanding inventory would ordinarily be expected to put more pressure on prices. Instead, the national median price was essentially unchanged from a year ago. That suggests demand remains sufficient to support prices for the homes that are selling, though with mortgage rates above 7% buyers are evaluating their options carefully. Increased inventory gives buyers more choices, while sellers face more competition for the smaller group of buyers ready to sign contracts.   The national picture masks substantial differences among markets. The median sale price increased by 2% or more in 10 of the 40 largest markets. <location value="LU/us.ca.sanfrn" idsrc="xmltag.org">San Francisco</location> saw a 17.7% surge from a year earlier even as sales declined 13%, while <location value="LU/us.tx.jckvil" idsrc="xmltag.org">Jacksonville</location> recorded a notable 6.1% price increase despite a 14.4% sales decline. By contrast, 9 of the largest markets saw year-over-year price declines of 2% or more, led by <location value="LU/us.tx.austin" idsrc="xmltag.org">Austin</location> at 9.7% and <location value="LU/us.tn.nashvl" idsrc="xmltag.org">Nashville</location> at 4.1%. Inventory conditions also varied considerably: <location value="LU/us.wa.seatle" idsrc="xmltag.org">Seattle</location> had 22.8% more homes for sale than a year ago, while <location value="LU/us.tx.jckvil" idsrc="xmltag.org">Jacksonville</location> had 9.8% fewer.   Single-family homes showed the greatest price resilience nationally, with their median price down just 0.3% from a year earlier while townhome and condominium prices each declined 1.4%. Sales weakness was broad but greatest among condos, where sales fell 15.1%, compared with declines of 13.5% for townhomes and 11.2% for single-family homes. Inventory increased across all three categories, rising 5.3% for townhomes, 5.0% for single-family homes and 3.6% for condos.   “October’s results tell a more nuanced story than the nearly flat national price number alone would suggest. Sales were down substantially from a year ago even as buyers had more homes to choose from, yet prices barely moved. That suggests demand remains strong, but buyers appear increasingly selective about which homes they choose to purchase,” said <person>Brad Case</person>, <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org> Chief Residential Economist. “October’s wide variation across markets also suggests that local supply and

demand conditions will remain particularly important as buyers, sellers and agents evaluate market opportunities in the months ahead.”   Additional market insights and reports are available at www.homes.com/reports/.   About <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org>   <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org> is the fastest-growing residential real estate marketplace and a leading destination for homebuyers, sellers, and real estate professionals. A brand of <org value="NASDAQ-NMS:CSGP" idsrc="xmltag.org">CoStar Group</org> (NASDAQ: CSGP), <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org> is redefining online real estate by putting agents and homeowners first through a more transparent, agent-friendly marketplace.   Unlike traditional real estate portals, <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org> is built around a simple principle: Your Listing, Your Lead™. By connecting consumers directly with the listing agent, <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org> helps agents win more listings, generate more leads and deliver greater value to their clients. Millions of buyers use <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org>’s powerful search tools, rich property content, and AI-driven experiences to discover homes and connect with local real estate experts.   Backed by the largest marketing investment in residential real estate, <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org> has invested <money>$1.25 billion</money> to build nationwide brand awareness, generating more than 100 billion impressions and establishing <a rel="nofollow" href="https://cts.businesswire.com

/ct/CT?id=smartlink&url=http%3A%2F%2Fhomes.com%2F&esheet=54643171&newsitemid=20261118695042&lan=en-US&anchor=Homes.com&index=9&md5=df8db4c3f6f659cbe097696543d4b03a" shape="rect"><org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org> as a household name among consumers. The platform continues to experience rapid growth, with 83 million average monthly unique visitors*, 115% year-over-year growth in organic search traffic, and more than 36,000 Member Agents joining in just two years.   <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org> Membership gives agents exclusive marketing advantages and unmatched exposure to help grow their businesses. Based on an internal analysis of approximately 11,000 Member Agents, Members earned an average of <money>$36,400</money> more in commission during their first year of membership. Members win 60% more listings and received five times more leads than non-member agents**.   For more information, visit <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org>.   *The <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org> Network, which includes <org value="ACORN:3330121816" idsrc="xmltag.org">Homes.com</org>, the Apartments Network, and the Land Network, averaged 83 million monthly unique visitors through <chron>July 2026</chron>, according to Google Analytics.   ** This figure represents an average of 11,000 agents who completed one full year of membership and is not a guarantee of future results. Individual results may vary based on market conditions, geographic location, agent activity, and other factors.   About CoStar Group   CoStar Group (NASDAQ: CSGP) 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; Zonda, a leading provider of data, analytics, software, and marketplace solutions for the residential construction industry; 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 over 118 million average monthly unique visitors in the second 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. <img alt="" src="https://cts.businesswire.com/ct/CT?id=bwnews&sty=20261118695042r1&sid=acqr8&distro=nx&lang=en" style="width:0;height:0"> View source version on businesswire.com: https://www.businesswire.com/news/home/20261118695042/en/ Media Contact:
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