



Homes.com Report: Home Prices Rise Modestly as Inventory Expands

May 19, 2026

National median home sale price increased modestly in April, while differences across large housing markets became more pronounced

ARLINGTON, Va.--(BUSINESS WIRE)--May 19, 2026-- Homes.com, a CoStar Group (NASDAQ: CSGP) leading online residential marketplace, released its April 2026 housing market report, showing that national home prices continued to rise modestly compared with a year earlier, even as conditions varied widely across major metropolitan areas. The national median home sale price in April was \$390,000, up 1.7% from April 2025. Active listings rose 6.3% year-over-year, marking a continued expansion in inventory that is increasingly shaping local market outcomes. Home sales were also slightly higher than a year ago, increasing 0.6% year-over-year, even as affordability constraints continued to weigh on sales activity.

This press release features multimedia. View the full release here: <https://www.businesswire.com/news/home/20260519862264/en/>



Market-level differences become more visible

April data highlighted sharp contrasts across large markets that reflected differences in supply-and-demand conditions. In San Francisco, persistently

US Sale Prices Key Indicators

tight supply and robust demand were reflected in home prices that grew 7.6% year-over-year as sales increased while inventory contracted. Just south of San Francisco, San Jose followed a markedly different path with prices falling 2.6% from a year earlier and sales declining 1.9% while inventory expanded by 8.4%. The growing divergence between neighboring Northern California markets illustrates how metros that are so closely linked can move in vastly different directions as local conditions evolve.

Outside the West Coast, several Midwest markets continued to post relatively strong price growth. Median home prices increased by more than 7% in Cleveland, Kansas City, and Pittsburgh, and grew strongly in several other markets, even as each experienced year-over-year growth in the number of homes available for purchase. These patterns suggested that inventory expansion alone has not been sufficient to restrain price growth in markets where demand has remained resilient.

"These differences reflect how national price growth is increasingly shaped by local supply conditions," said Brad Case, Homes.com Chief Residential Economist. "Markets where inventory remains tight are still seeing prices hold up or rise, while prices are showing clearer signs of softening in other markets—even very nearby ones—with more inventory or greater sensitivity to demand shifts."

Overall, April data at the national level pointed to a housing market that gradually continues to normalize. However, expanded inventory, modest price growth, and slightly higher sales at the national level have masked substantial variation in price, sales, and supply conditions across regions and large metropolitan markets.

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

About Homes.com

The [Homes.com](https://www.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](https://www.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](https://www.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.

View source version on businesswire.com: <https://www.businesswire.com/news/home/20260519862264/en/>

Media Contact:

Matthew Blocher

CoStar Group

(202) 346-6775

mblocher@costar.com

Source: CoStar Group