

The National Association of REALTORS® Existing Home Sales (EHS)

U.S. & Regional Median and Average Price Revisions

Economics & Research Division

When NAR releases March existing-home sales (EHS) data April 25, it will revise national and regional median existing-home prices back to 1989. The fixed reporting sample of representative multiple listing services has been updated to reflect geographic changes over time so that the monthly samples for regional price measurements are as accurate as possible. In addition, the regional weights have been updated and aligned to the 2000 Census. The changes in price patterns are consistent with previously reported data.

Below is a brief description of the changes:

- Every 10 years, in accordance with the release of the Decennial Census data, NAR revises both its existing home sales volume series and its home price series. In 2004, NAR rebenchmarked its volume series, followed by the price revisions released in 2006.¹
- The revisions occurred for the following two reasons: 1) A few MLSs were added to the fixed sample to better capture the geographic changes that have occurred over the last ten years; 2) Regional weights were updated and aligned to the 2000 Census data. The previous weights were based on the 1990 Census data.
- Both Existing Single-family and Condominium/Cooperative prices were revised for the Nation and the four Census regions. The series was revised back to 1989.²
- The revisions affect only the U.S. and four Census regions. NAR's Quarterly Metro Home Price figures are not affected by this revision as they are derived from a separate sample.
- Although the price levels did change, the overall characterization of the resale market in terms of historic comparisons and relative changes are consistent with previously reported data.
- The next historical revision to NAR's price figures will be scheduled after the release of Decennial 2010 Census data.
- NAR therefore believes it has the most reliable possible estimates of existing home sales and prices for the Nation and the four Census regions.

¹ Unlike NAR's EHS volume which is benchmarked to Census, NAR's price series is calculated directly from its sample of MLSs; therefore, more time was needed to gather additional data before price revisions could be reported.

² Due to the revisions, there will be a break in the series between 1988 and 1989. The figures in 1988 and prior are based on different weights and a slightly different sample and are therefore not directly comparable with the figures in 1989 to the present