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Redfin Reports Monthly Payments Tick Up For First Time in 8 Months As Home Prices Hit Record High

Pending home sales increased 0.4% week over week

SEATTLE — July 2, 2026 — The median U.S. housing payment posted its first year-over-year increase since October during the four weeks ending June 28 as home prices and mortgage rates rose. That’s according to a new [report](#) from [Redfin](#), the real estate brokerage powered by Rocket. Redfin’s analysis is condensed this week due to the July 4th holiday.

Leading indicators

Indicators of homebuying demand and activity				
	Value (if applicable)	Recent change	Year-over-year change	Source
Daily average 30-year fixed mortgage rate	6.54% (June 30)	Down from 6.65% one week earlier	Down from 6.86%	Mortgage News Daily
Weekly average 30-year fixed mortgage rate	6.49% (week ending June 25)	Up slightly from 6.47% one week earlier	Down from 6.77%	Freddie Mac
Mortgage-purchase applications (seasonally adjusted)		Up 1% from a week earlier (as of week ending June 26)	Up 3%	Mortgage Bankers Association
Google searches of “homes for sale”		Up about 8% from a month earlier (as of June 29)	Up 8%	Google Trends
Touring activity		Up 18% from the start of the year (as of June 29)	At this time last year, it was up 32% from the start of 2025	ShowingTime

Key housing-market data

U.S. highlights: Four weeks ending June 28, 2026				
<i>Redfin’s national metrics include data from 900+ U.S. metro areas and are based on homes listed and/or sold during the period. Weekly housing-market data goes back through 2021. Subject to revision.</i>				
	Four weeks ending June 28, 2026	Year-over-year change	Week-over-week change (where applicable)	Notes
Median sale price	\$408,838	2.5%		Record high

Median asking price (seasonally adjusted)	\$404,414	3.7%		
Median monthly mortgage payment (seasonally adjusted)	\$2,633 at a 6.49% mortgage rate	1.4%		
Pending sales (seasonally adjusted)	324,251	2%	0.4%	
New listings (seasonally adjusted)	358,736	1.7%	1.1%	
Active listings (seasonally adjusted)	1,476,146	-0.1%	-0.1%	
Months of supply	3.5	-0.2 pts.		4 to 5 months of supply is considered balanced, with a lower number indicating seller's market conditions
Share of homes off market in two weeks	35.8%	Essentially unchanged		
Median days on market	39	+1 day		
Share of home listings with price drops	20.2%	Down from about 21%		
Share of homes sold above list price	28.8%	Essentially unchanged		
Average sale-to-list price ratio	99.1%	Essentially unchanged		

Metro-level highlights: Four weeks ending June 28, 2026			
<i>Redfin's metro-level data includes the 50 most populous U.S. metros. Select metros may be excluded from time to time to ensure data accuracy.</i>			
	Metros with biggest year-over-year increases	Metros with biggest year-over-year decreases	Notes
Median sale price	San Francisco (10.8%) West Palm Beach, FL (10.6%) Pittsburgh (9.1%) Philadelphia (8.7%) Detroit (8.2%)	Seattle (-5.3%) San Jose, CA (-4%) Riverside, CA (-1.8%) Portland, OR (-1%) Dallas (-0.6%)	Declined in 8 metros
Pending sales	San Francisco (17%) Austin, TX (14.2%) West Palm Beach, FL (10.9%) Milwaukee (10.8%) Cincinnati (9.5%)	Seattle (-14.7%) Houston (-14%) Detroit (-11.3%) Warren, MI (-8.6%) Atlanta (-5.3%)	
New listings	Philadelphia (15.7%) Anaheim, CA (15.2%) St. Louis (12.4%) Pittsburgh (11.9%) Boston (11.4%)	Dallas (-11.8%) Fort Worth, TX (-8.2%) Jacksonville, FL (-7.3%) Atlanta (-5%) San Jose, CA (-4.2%)	

To view the full report, including charts, please visit:

<https://www.redfin.com/news/housing-market-update-payments-rise-prices-record-high>

About Redfin

Redfin is a technology-driven real estate company with the country's most-visited real estate brokerage website. As part of Rocket Companies (NYSE: RKT), Redfin is creating an integrated homeownership platform from search to close to make the dream of homeownership more affordable and accessible for everyone. Redfin's clients can see homes first with on-demand tours, easily apply for a home loan with Rocket Mortgage, and save thousands in fees while working with a top local agent.

You can find more information about Redfin and get the latest housing market data and research at <https://www.redfin.com/news>. For more information about Rocket Companies, visit <https://www.rocketcompanies.com>.

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