

**FOR RELEASE JANUARY 29, 2026 5:00 A.M. PACIFIC TIME**

## **New Listings Rise For First Time in 2 Months As Lower Mortgage Rates Perk Up Homebuyers**

*Redfin reports new listings and pending home sales are improving. But the homes that do go under contract are taking a long time to do so.*

SEATTLE — Jan. 29, 2026 — New listings of U.S. homes for sale rose about 1% from a year earlier during the four weeks ending January 25, the first increase in more than two months. That’s according to a new [report](#) from [Redfin](#), the real estate brokerage powered by Rocket.

### **There are a few key reasons new listings are starting to improve:**

- **Homebuying demand is improving, too.** U.S. pending home sales fell 1.6% year over year, the smallest decline in nearly two months, and mortgage-purchase applications are sitting near their highest level in three years. Some house hunters are coming out of the woodwork because housing costs are declining—the median monthly housing payment is down 6.6% from a year ago—and sellers are taking notice of the uptick in demand.
- **Lower mortgage rates.** The weekly average mortgage rate is 6.09%, up slightly from last week but still near the lowest level in three years. In addition to attracting some house hunters, lower rates are [easing the mortgage rate lock-in effect](#) and motivating some homeowners to sell.

While slightly more sellers and buyers are coming off the sidelines, homes are still taking a long time to sell. The typical home that sold in January took 63 days to go under contract—a week longer than last year and the longest span in six years. House hunters are able to take their time because it’s a buyer’s market, with hundreds of thousands [more home sellers](#) than buyers.

“Buyers are more serious than they were a few months ago; they’re looking at every listing and meticulously comparing the pros and cons of each one,” said [Connie Durnal](#), a Redfin [Premier agent](#) in [Dallas](#). “Buyers are able to take their time and be picky because there are a lot of listings; bidding wars are few and far between. Sellers who need to move know they need to be realistic; some are willing to negotiate prices down and make concessions like repairs, especially because they’re competing with builders of new construction.”

For Redfin economists’ takes on the housing market, please visit Redfin’s [“From Our Economists”](#) page.

### **Leading indicators**

<b>Indicators of homebuying demand and activity</b>				
	<b>Value (if applicable)</b>	<b>Recent change</b>	<b>Year-over-year change</b>	<b>Source</b>

<b>Daily average 30-year fixed mortgage rate</b>	6.16% (Jan. 28)	Up from 3-year low roughly 3 weeks ago	Down from 7.12%	Mortgage News Daily
<b>Weekly average 30-year fixed mortgage rate</b>	6.09% (week ending Jan. 22)	Up from 6.06% a week earlier, but still near lowest level in 3 years	Down from 6.96%	Freddie Mac
<b>Mortgage-purchase applications (seasonally adjusted)</b>		Down 0.4% from a week earlier (as of week ending Jan. 23)	Up 18%	Mortgage Bankers Association
<b>Redfin Homebuyer Demand Index (seasonally adjusted)</b>		Down about 9% from a month earlier (as of week ending Jan. 25)	Down 17%	A measure of tours and other homebuying services from Redfin agents
<b>Google searches of "homes for sale"</b>		Up about 10% from a month earlier (as of Jan. 26)	Up about 4%	Google Trends

### Key housing-market data

<b>U.S. highlights: Four weeks ending Jan. 25, 2025</b>			
<i>Redfin's national metrics include data from 400+ U.S. metro areas and are based on homes listed and/or sold during the period. Weekly housing-market data goes back through 2015. Subject to revision.</i>			
	<b>Four weeks ending Jan. 25, 2025</b>	<b>Year-over-year change</b>	<b>Notes</b>
<b>Median sale price</b>	\$378,750	0.8%	
<b>Median asking price</b>	\$396,101	0.1%	
<b>Median monthly mortgage payment</b>	\$2,496 at a 6.09% mortgage rate	-6.6%	
<b>Pending sales</b>	60,572	-1.6%	Smallest decline since 4 weeks ending Dec. 7
<b>New listings</b>	69,655	0.8	First increase since 4 weeks ending Nov. 16
<b>Active listings</b>	985,883	0.6%	Smallest increase in over 2 years
<b>Months of supply</b>	5.5	+0.1 pts.	4 to 5 <a href="#">months of supply</a> is considered balanced, with a lower number indicating seller's market conditions
<b>Share of homes off market in two weeks</b>	23.8%	Down from 25%	
<b>Median days on market</b>	63	+7 days	Longest in at least 3 years

<b>Share of homes sold above list price</b>	19.2%	Down from 21%	
<b>Average sale-to-list price ratio</b>	97.7%	Down from 98%	

**Metro-level highlights: Four weeks ending Jan. 25, 2025**

*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.*

	<b>Metros with biggest year-over-year increases</b>	<b>Metros with biggest year-over-year decreases</b>	<b>Notes</b>
<b>Median sale price</b>	Milwaukee (14.1%) Cleveland (11%) Philadelphia (10.2%) Detroit (8.7%) Nassau County, NY (7.1%)	San Jose, CA (-9%) Portland, OR (-3.2%) Jacksonville, FL (-3%) Dallas (-2.7%) Fort Lauderdale, FL (-2.4%)	Declined in 16 metros
<b>Pending sales</b>	Columbus, OH (13.4%) West Palm Beach, FL (8.7%) Nashville, TN (6.5%) Washington, D.C. (5%) Baltimore (4.4%)	San Jose, CA (-25.9%) Oakland, CA (-25.9%) San Francisco (-24.9%) Minneapolis (-19.2%) Seattle (-19%)	
<b>New listings</b>	Baltimore (18.3%) San Jose, CA (15.4%) Cincinnati (15.2%) Pittsburgh (11.5%) Washington, D.C. (7.1%)	Jacksonville, FL (-16.1%) Fort Lauderdale, FL (-15.6%) San Francisco (-14.5%) Oakland, CA (-13.5%) San Diego (-13.4%)	

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

<https://www.redfin.com/news/housing-market-update-new-listings-increase-january>

**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>.

**Contact Redfin Journalist Services:**

Tana Kelley  
[press@redfin.com](mailto:press@redfin.com)

###