

Redfin Reports Home Prices Posted the Biggest Increase in Over a Year in April

SEATTLE — May 12, 2026 — The median U.S. home sale price rose 2.4% year over year—the biggest increase since March 2025—as house hunters came off the sidelines amid a stabilizing job market. That’s according to a new report from Redfin, the real estate brokerage powered by Rocket.

The April jobs report showed stronger-than-expected hiring, reducing recession risk. This likely helped fuel a pop in housing demand. Pending home sales hit the highest level since February 2023 last month, rising 2% from the month before—the largest increase since March 2025.

Existing home sales climbed to a seasonally adjusted annual rate of 4.33 million—the highest level since February 2023. Note, all figures in the report are seasonally adjusted, with the exception of median sale price data and mortgage rate data.

“Homebuyer demand increased significantly at the end of March following a relatively quiet period in January and February. This is the first time post pandemic I’ve felt the frenzy and comeback of a true spring market,” said Dawn Kane, a Redfin Premier real estate agent who splits her time between Maryland and Pennsylvania. “Still, sellers must maintain realistic pricing strategies. Market data and buyer activity indicate that over-priced homes remain on the market longer, while competitively priced properties sell more quickly and efficiently, often receiving multiple offers.”

Please note that April marks the first release under Redfin’s updated monthly housing data methodology. Previously, national counts such as active listings were based on a sample of representative counties scaled upward to approximate the total size of the U.S. housing market. Redfin has since removed that scaling in favor of direct aggregation across 3,000+ counties. See Redfin’s new and improved Data Center for a more detailed methodology. Moving forward, monthly data will now be published roughly a week earlier than before.

