

## Realtors: Valley home prices softened in May

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Written by Business Journal staff

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New numbers from the California Association of Realtors showed Central Valley home prices and sales softened a bit in May, but activity was mostly positive year-over-year.

The median price of a Fresno County home in May was \$216,110, down 0.6 percent compared to April but up 8.3 percent year-over-year. Single-family home sales in May were also up 6.4 percent month-over-month and 12.4 percent year-over-year.

Fresno County's unsold inventory index for May stood at 4.3 compared to 4.5 in April and 4.4 in May 2014.

The index indicates the number of months needed to sell the supply of homes on the market at the current sales rate.

In Fresno County in May the median time a home was on the market was 25.6 days, down from 28.1 days in April and 26.1 days in May 2014.

In May, the median price of a Kings County home was \$183,330, up 6.1 percent month-over-month and 6.8 percent year-over-year. Sales were down 16.5 percent month-over-month and down 2.6 percent year-over-year.

The Kings County unsold inventory index for May was 4.5, up from 3.8 in April and 3.3 in May 2014. The median time a Kings County home was in the market in May was 27.9 days, down from 28.5 days in April and 48.8 days in May 2014.

The median home price in Madera County in May was \$222,060, down 0.2 percent month-over-month and down 0.5 percent year-over-year. May sales were down 15.4 percent month-over-month and unchanged year-over-year.

Madera County's unsold inventory index that month was 7.9, up from 6.4 in April and up from 3.9 in May 2014. The median time a home was on the market in May was 42.9 days, down from 68.3 days in April and 45.5 days in May 2014.

Tulare County's median home price in May was \$188,790, up 0.2 percent month-over-month and up 6.6 percent year-over-year. Tulare County sales were down 1.1 percent in May month-over-month and down 4 percent year-over-year.

Tulare County's unsold inventory index for the month was 4.3, up from 4.2 in April and 3.8 in May 2014. The median time a Tulare County home was on the market in May was 25.9 days, down from 37.3 days in April and 29.8 days in May 2014.

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