

A person's hands are shown holding a tablet computer. The screen displays a software interface titled "MarketMonitor 4". The interface includes several filter panels on the left and top, such as "Price Range" with options like "\$175,000 or Less", "\$175,000 to \$199,999", "\$200,000 to \$299,999", and "\$300,000 or More". There are also panels for "Property Type", "Construction Type", and "Features". The main area of the screen is dominated by a line graph with three data series: a blue line, a red line, and a brown line. All three lines show an overall upward trend over time, with the blue line being the highest and the red line the lowest. The background of the image is a blurred outdoor setting.

ShowingTime[®] Showing Index[®]
February 2026

About

ShowingTime

ShowingTime is the leading market stats and showing management technology provider to the residential real estate industry. Its MarketStats division provides interactive tools and easy-to-read market reports for MLSs, associations, brokers and other real estate companies. Its showing products and services take the inefficiencies out of the appointment scheduling process for real estate professionals, buyers and sellers, resulting in more showings, more feedback and quicker sales. The ShowingTime mobile app equips users to schedule showings, review appointments, generate reports and more. ShowingTime products are used by 190+ MLSs and associations representing more than 900,000 real estate professionals across the U.S. and Canada.

For more information, visit www.showingtime.com.

ShowingTime Showing Index®

The ShowingTime Showing Index® tracks the average number of buyer showings on active residential properties on a monthly basis. Our national and regional indices are computed based on approximately 110,000 listings from 25 local markets across the U.S. Our methodology focuses on properties listed by agents subscribing to ShowingTime's full appointment management solutions at the agent and office levels. It includes all buyer showing appointments requested or logged across all ShowingTime systems, including ShowingTime for the MLS, ShowingTime Front Desk and ShowingTime Appointment Center.

For inquiries, contact research@showingtime.com.

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ShowingTime Research Team



Daniil Cherkasskiy

Director, Analytics, ShowingTime

Daniil manages the company's data products, data warehousing and internal analytics systems. Prior to joining ShowingTime, Daniil worked as a quantitative analyst designing trading strategies for the derivative markets. Daniil graduated summa cum laude from the University of Illinois at Chicago and holds a master's degree in data science from Northwestern University.



Michael Lane

VP and GM, ShowingTime

Michael leads sales and marketing at ShowingTime. A founding management team member, he works directly with many of ShowingTime's 190+ MLS customers and many of the largest real estate companies throughout North America. Previously he served as a management consultant with A.T. Kearney and as a naval officer aboard nuclear submarines. Michael has an MBA from the Kellogg Graduate School of Management, earned a Master of Engineering Management from Northwestern University and is a distinguished graduate of the U.S. Naval Academy.

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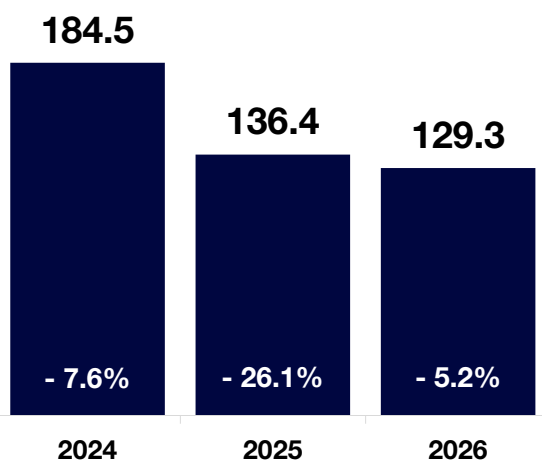
ShowingTime Showing Index®

United States Report

Methodology: The ShowingTime Showing Index® measures showing traffic per residential property for sale by agents and brokers utilizing ShowingTime solutions for property-access management. A higher number means that an average home receives more buyer visits in a given month. All index values are scaled relative to initial index value set to 100 for January 2014.

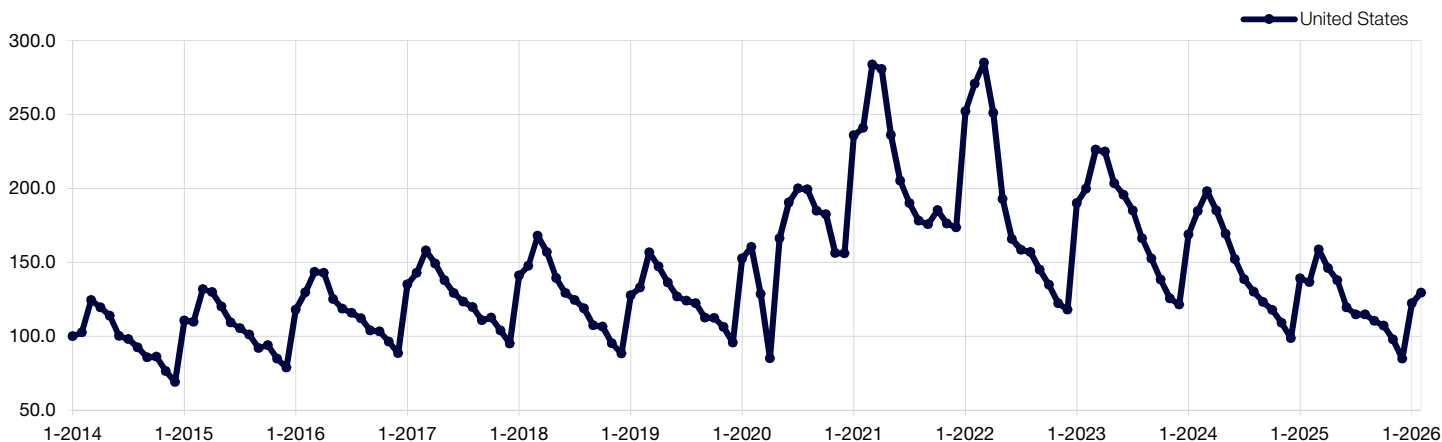
Summary	February 2026	January 2026	February 2025	Percent Change
U.S. buyer showings fell 5.2% year-over-year, as gains in the West and South were offset by declines in the Northeast and Midwest.	129.3	122.2	136.4	-5.2%

February



ShowingTime Showing Index	Prior Year	Percent Change
March 2025	198.0	-19.8%
April 2025	185.0	-21.0%
May 2025	169.2	-18.6%
June 2025	152.2	-21.6%
July 2025	138.3	-17.1%
August 2025	130.0	-11.8%
September 2025	123.1	-10.5%
October 2025	117.6	-8.9%
November 2025	109.0	-10.4%
December 2025	98.6	-14.0%
January 2026	139.1	-12.1%
February 2026	136.4	-5.2%
12-Month Average	141.4	-15.0%

National Historical ShowingTime Showing Index by Month



National ShowingTime Showing Index

129.3
United States



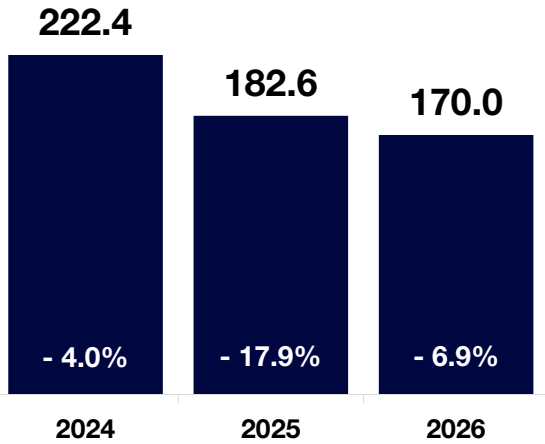
ShowingTime Showing Index®

Northeast Region Report

Methodology: The ShowingTime Showing Index® measures showing traffic per residential property for sale by agents and brokers utilizing ShowingTime solutions for property-access management. A higher number means that an average home receives more buyer visits in a given month. All index values are scaled relative to initial index value set to 100 for January 2014.

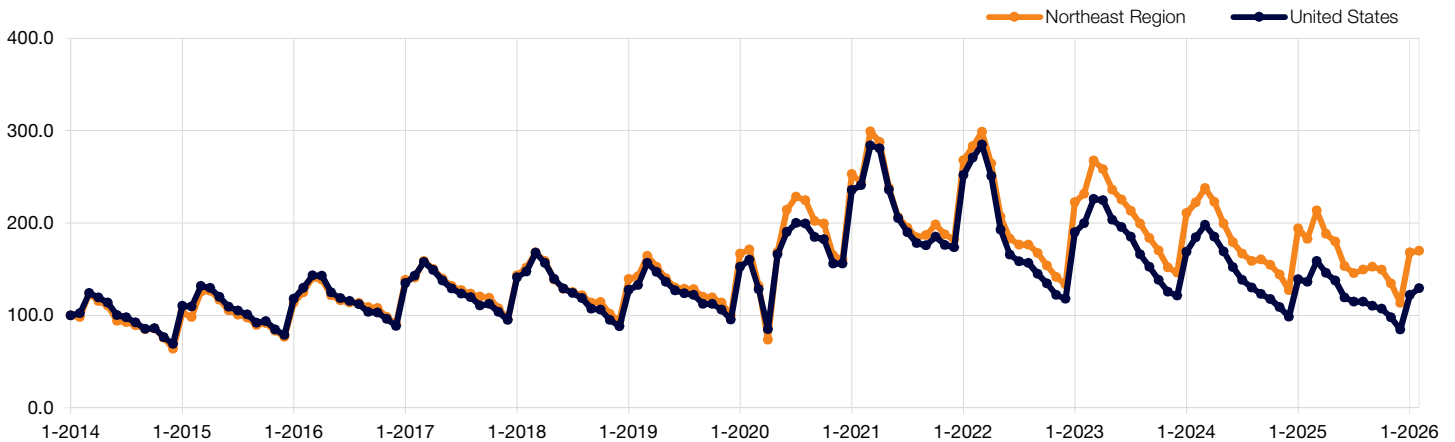
Summary	February 2026	January 2026	February 2025	Percent Change
The Showing Index in the Northeast Region was down 6.9% year-over-year to 170.	170.0	168.2	182.6	-6.9%

February



ShowingTime Showing Index	Prior Year	Percent Change	
March 2025	213.5	237.9	-10.3%
April 2025	188.3	222.9	-15.5%
May 2025	179.9	199.3	-9.7%
June 2025	153.3	179.3	-14.5%
July 2025	145.5	166.8	-12.8%
August 2025	149.4	158.8	-5.9%
September 2025	152.7	160.6	-4.9%
October 2025	149.4	154.5	-3.3%
November 2025	134.7	144.4	-6.7%
December 2025	113.3	127.2	-10.9%
January 2026	168.2	194.3	-13.4%
February 2026	170.0	182.6	-6.9%
12-Month Average	159.9	177.4	-9.9%

Regional Historical ShowingTime Showing Index by Month



Regional ShowingTime Showing Index

170.0
Northeast Region



National ShowingTime Showing Index

129.3
United States



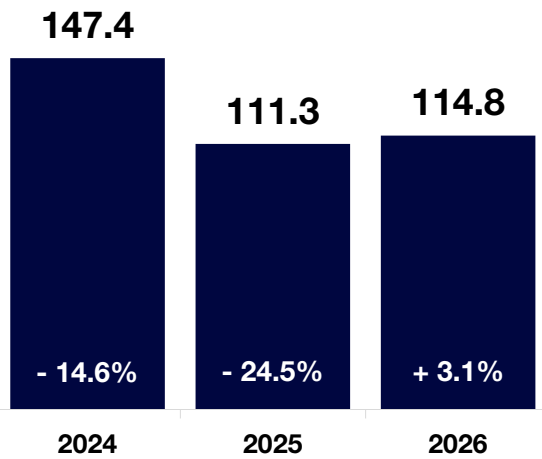
ShowingTime Showing Index®

South Region Report

Methodology: The ShowingTime Showing Index® measures showing traffic per residential property for sale by agents and brokers utilizing ShowingTime solutions for property-access management. A higher number means that an average home receives more buyer visits in a given month. All index values are scaled relative to initial index value set to 100 for January 2014.

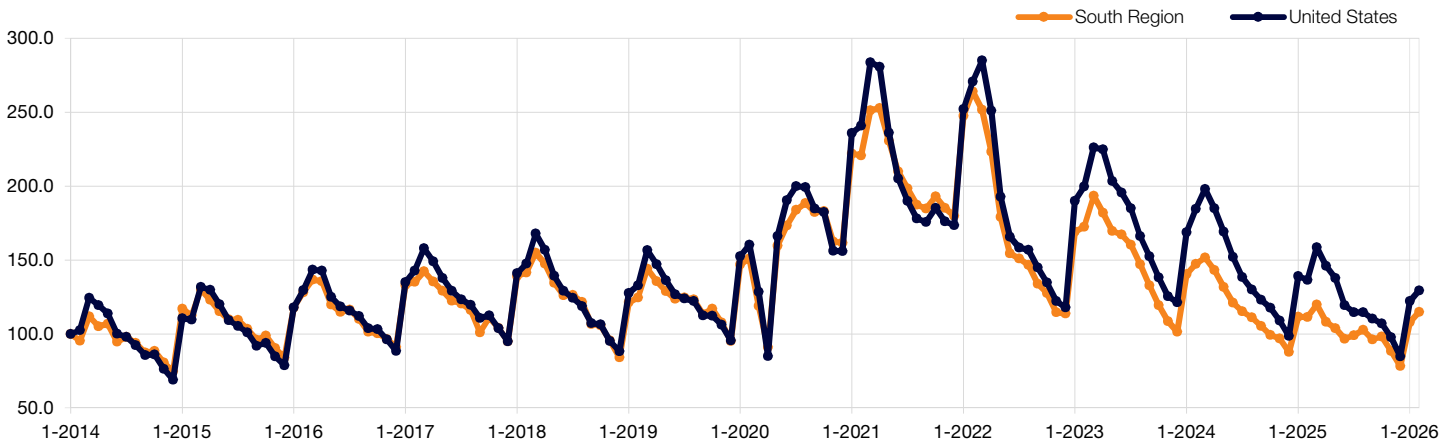
Summary	February 2026	January 2026	February 2025	Percent Change
The South Region's Showing Index rose to 114.8 in February, a 3.1% increase over last year.	114.8	107.9	111.3	+3.1%

February



ShowingTime Showing Index	Prior Year	Percent Change
March 2025	119.8	-21.0%
April 2025	108.0	-24.5%
May 2025	103.8	-21.2%
June 2025	96.7	-20.1%
July 2025	99.0	-14.1%
August 2025	102.7	-7.6%
September 2025	96.1	-8.7%
October 2025	98.1	-1.0%
November 2025	88.4	-8.8%
December 2025	78.2	-10.8%
January 2026	107.9	-3.3%
February 2026	114.8	+3.1%
12-Month Average	101.1	-12.5%

Regional Historical ShowingTime Showing Index by Month



Regional ShowingTime Showing Index

114.8
South Region



National ShowingTime Showing Index

129.3
United States



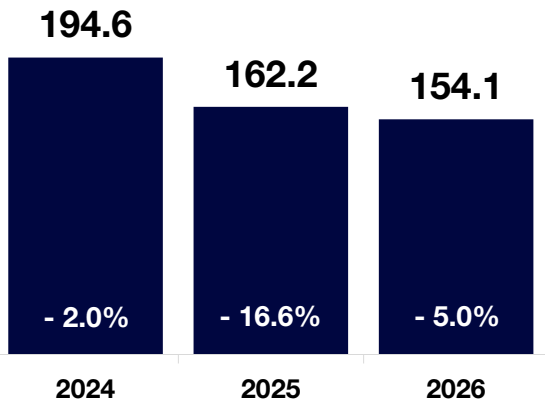
ShowingTime Showing Index®

Midwest Region Report

Methodology: The ShowingTime Showing Index® measures showing traffic per residential property for sale by agents and brokers utilizing ShowingTime solutions for property-access management. A higher number means that an average home receives more buyer visits in a given month. All index values are scaled relative to initial index value set to 100 for January 2014.

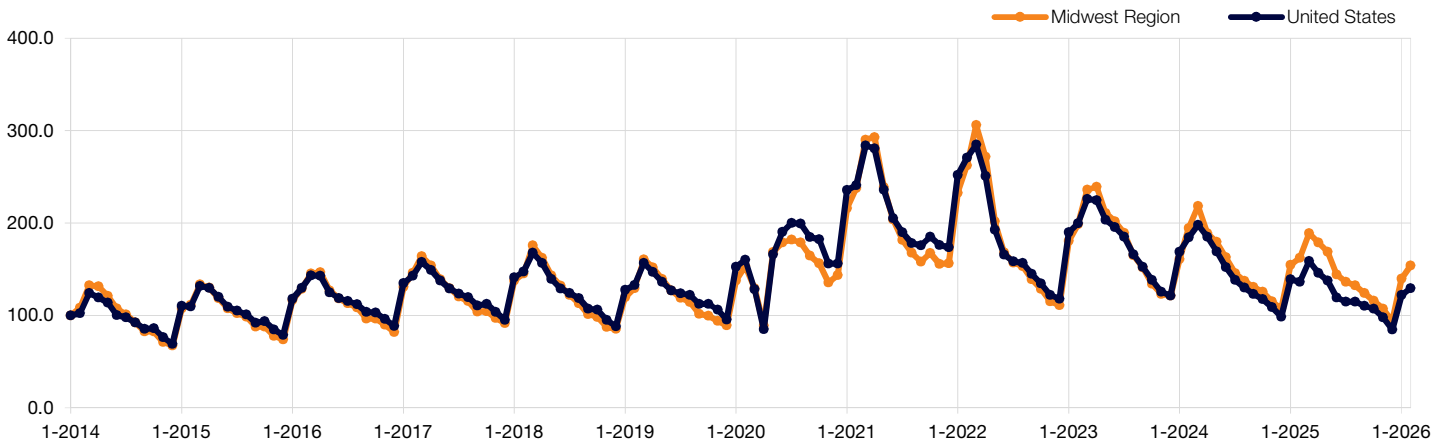
Summary	February 2026	January 2026	February 2025	Percent Change
In February, the Showing Index hit 154.1, a 5.0% dip year-over-year.	154.1	139.6	162.2	-5.0%

February



ShowingTime Showing Index	Prior Year	Percent Change
March 2025	218.5	-13.5%
April 2025	189.0	-5.3%
May 2025	179.6	-6.0%
June 2025	162.9	-11.4%
July 2025	145.8	-6.4%
August 2025	137.2	-3.4%
September 2025	130.7	-5.0%
October 2025	125.7	-7.9%
November 2025	115.1	-6.8%
December 2025	107.1	-12.4%
January 2026	154.5	-9.6%
February 2026	162.2	-5.0%
12-Month Average	152.4	-7.9%

Regional Historical ShowingTime Showing Index by Month



Regional ShowingTime Showing Index

154.1
Midwest Region



National ShowingTime Showing Index

129.3
United States



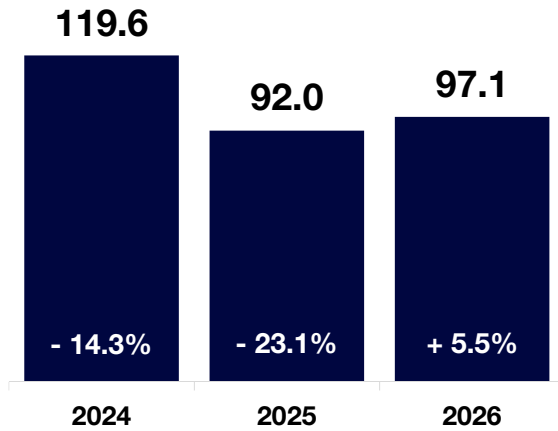
ShowingTime Showing Index®

West Region Report

Methodology: The ShowingTime Showing Index® measures showing traffic per residential property for sale by agents and brokers utilizing ShowingTime solutions for property-access management. A higher number means that an average home receives more buyer visits in a given month. All index values are scaled relative to initial index value set to 100 for January 2014.

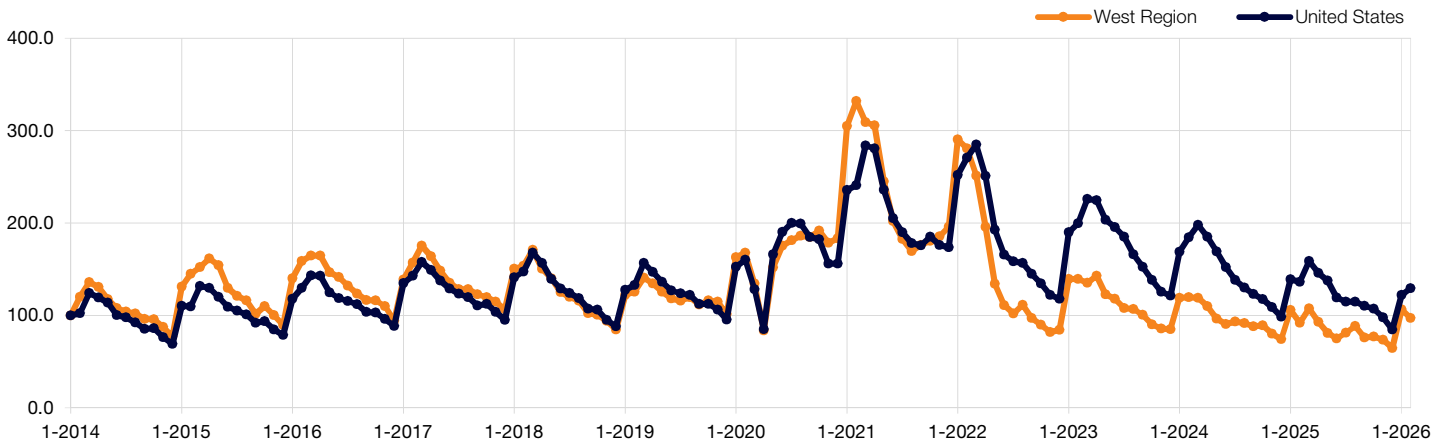
Summary	February 2026	January 2026	February 2025	Percent Change
The Showing Index in the West Region increased 5.5% from this time last year.	97.1	106.5	92.0	+5.5%

February



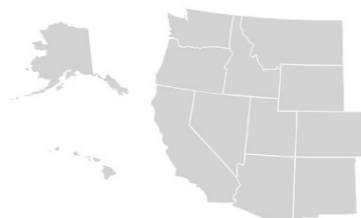
ShowingTime Showing Index	Prior Year	Percent Change	
March 2025	107.6	118.9	-9.5%
April 2025	92.9	110.0	-15.5%
May 2025	80.8	96.5	-16.3%
June 2025	74.9	90.7	-17.4%
July 2025	81.3	93.2	-12.8%
August 2025	88.6	91.6	-3.3%
September 2025	76.2	88.2	-13.6%
October 2025	77.2	89.2	-13.5%
November 2025	73.5	80.2	-8.4%
December 2025	64.6	74.4	-13.2%
January 2026	106.5	105.9	+0.6%
February 2026	97.1	92.0	+5.5%
12-Month Average	85.1	94.2	-9.7%

Regional Historical ShowingTime Showing Index by Month



Regional ShowingTime Showing Index

97.1
West Region



National ShowingTime Showing Index

129.3
United States

