

A person's hands are shown holding a tablet computer. The screen displays a real estate market monitoring application. The interface includes a top navigation bar with the text 'MarketMonitor' and several filter tabs. Below the navigation, there are several panels for filtering search results, including 'Price Range' (with options like '\$100,000 or Less', '\$100,000 to \$150,000', '\$150,000 to \$200,000', '\$200,000 or More'), 'Property Type', 'Construction Type', and 'Features'. A large line chart occupies the bottom half of the screen, showing three data series: a brown line at the top, a blue line in the middle, and a red line at the bottom. All three lines show an overall upward trend over time. The background of the image is a blurred outdoor setting.

**ShowingTime<sup>®</sup> Showing Index<sup>®</sup>  
January 2025**

# 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](http://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](mailto:research@showingtime.com).

The ShowingTime Showing Index® tracks the average number of buyer showings on active residential properties on a monthly basis.

# 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.

---

# Table of Contents

**United States Showing Index.....5**

**Northeast Region Report.....6**

**South Region Report.....7**

**Midwest Region Report.....8**

**West Region Report.....9**

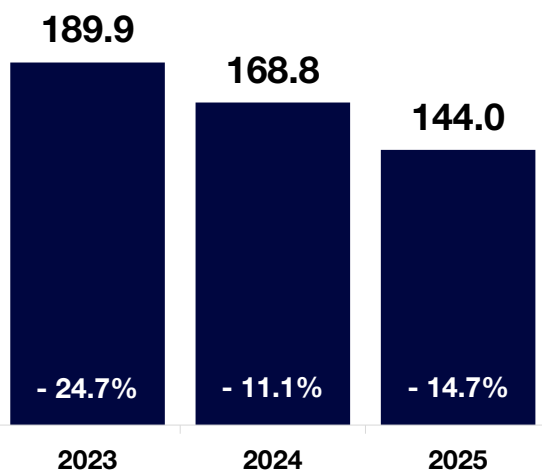
# ShowingTime Showing Index®

## 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.

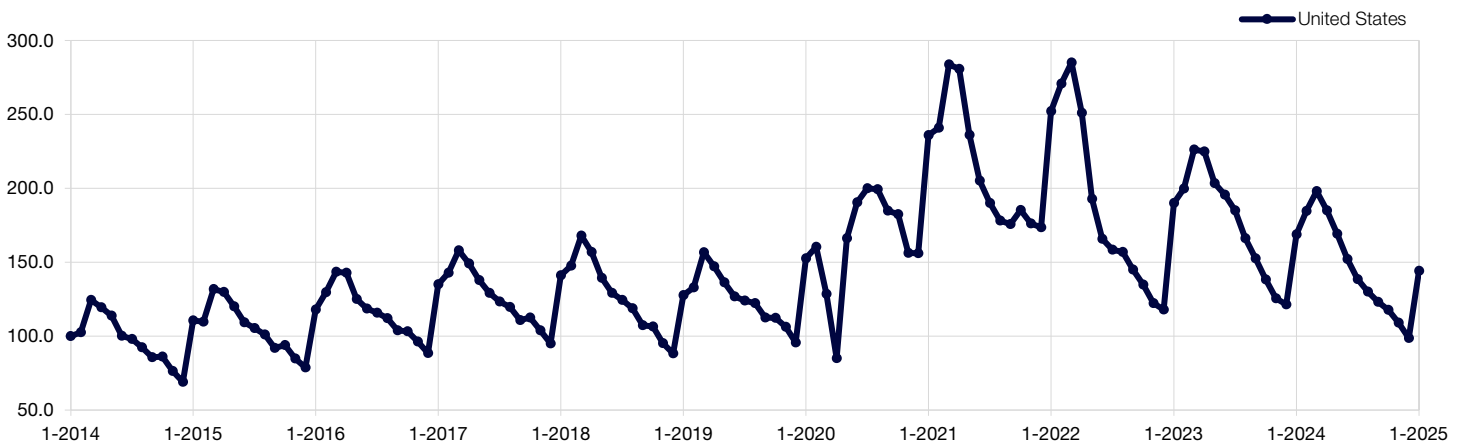
Summary	January 2025	December 2024	January 2024	Percent Change
The Showing Index improved in January compared to the previous month; however, it was down by 14.7 percent compared to the same period last year.	<b>144.0</b>	<b>98.6</b>	<b>168.8</b>	<b>-14.7%</b>

### January



ShowingTime Showing Index	Prior Year	Percent Change	
February 2024	184.5	199.6	-7.6%
March 2024	198.0	226.0	-12.4%
April 2024	185.0	224.8	-17.7%
May 2024	169.2	203.4	-16.8%
June 2024	152.2	195.7	-22.2%
July 2024	138.3	185.0	-25.2%
August 2024	130.0	166.1	-21.7%
September 2024	123.1	152.6	-19.3%
October 2024	117.6	138.2	-14.9%
November 2024	109.0	125.4	-13.1%
December 2024	98.6	121.4	-18.8%
<b>January 2025</b>	<b>144.0</b>	<b>168.8</b>	<b>-14.7%</b>
12-Month Average	145.8	175.6	-17.0%

### National Historical ShowingTime Showing Index by Month



### National ShowingTime Showing Index

**144.0**  
United States



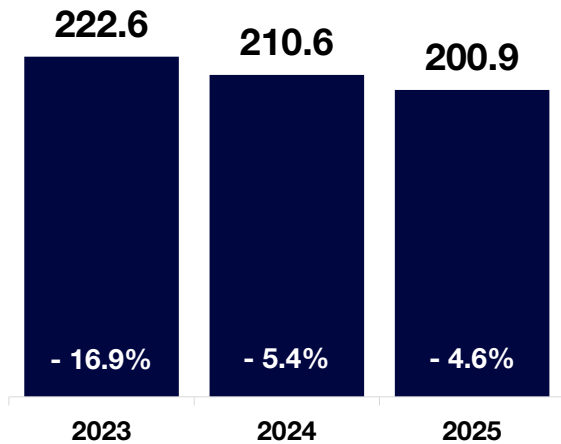
# ShowingTime Showing Index®

## 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.

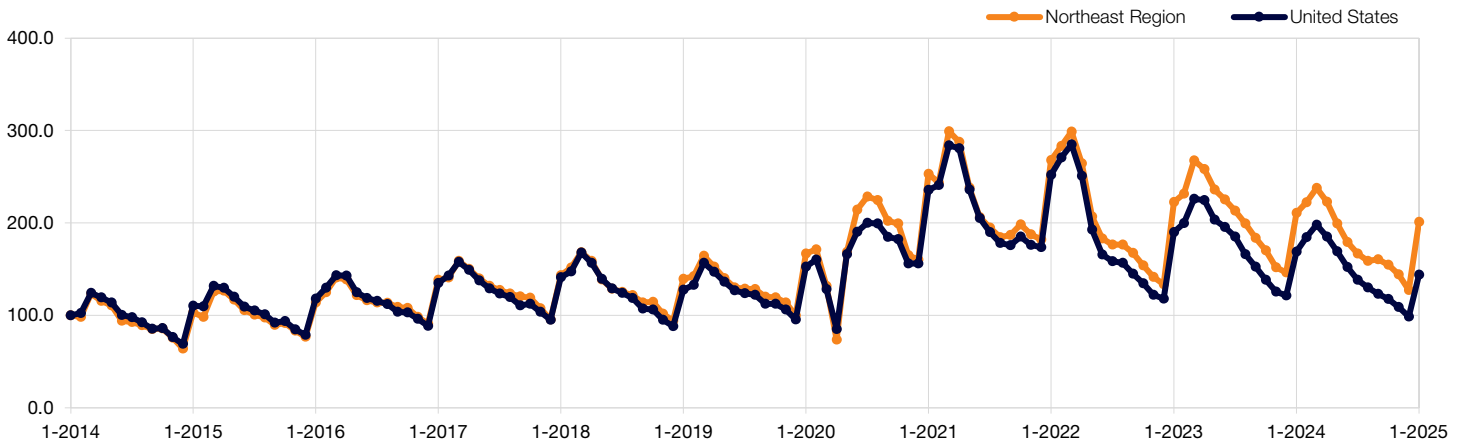
Summary	January 2025	December 2024	January 2024	Percent Change
The Showing Index in the Northeast Region was down 4.6 percent year-over-year to 200.9.	<b>200.9</b>	<b>127.2</b>	<b>210.6</b>	<b>-4.6%</b>

### January



ShowingTime Showing Index	Prior Year	Percent Change	
February 2024	222.4	231.6	-4.0%
March 2024	237.9	267.7	-11.1%
April 2024	222.9	258.2	-13.7%
May 2024	199.3	236.1	-15.6%
June 2024	179.3	225.3	-20.4%
July 2024	166.8	213.4	-21.8%
August 2024	158.8	199.4	-20.4%
September 2024	160.6	183.9	-12.7%
October 2024	154.5	170.3	-9.3%
November 2024	144.4	151.8	-4.9%
December 2024	127.2	146.3	-13.1%
<b>January 2025</b>	<b>200.9</b>	<b>210.6</b>	<b>-4.6%</b>
12-Month Average	181.2	207.9	-12.8%

### Regional Historical ShowingTime Showing Index by Month



### Regional ShowingTime Showing Index

**200.9**  
Northeast Region



### National ShowingTime Showing Index

**144.0**  
United States



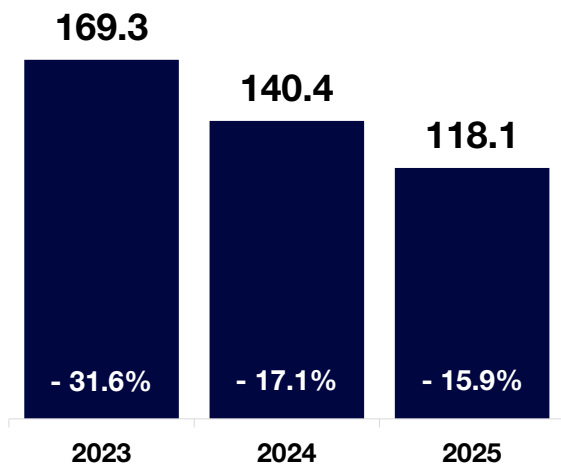
# ShowingTime Showing Index®

## 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.

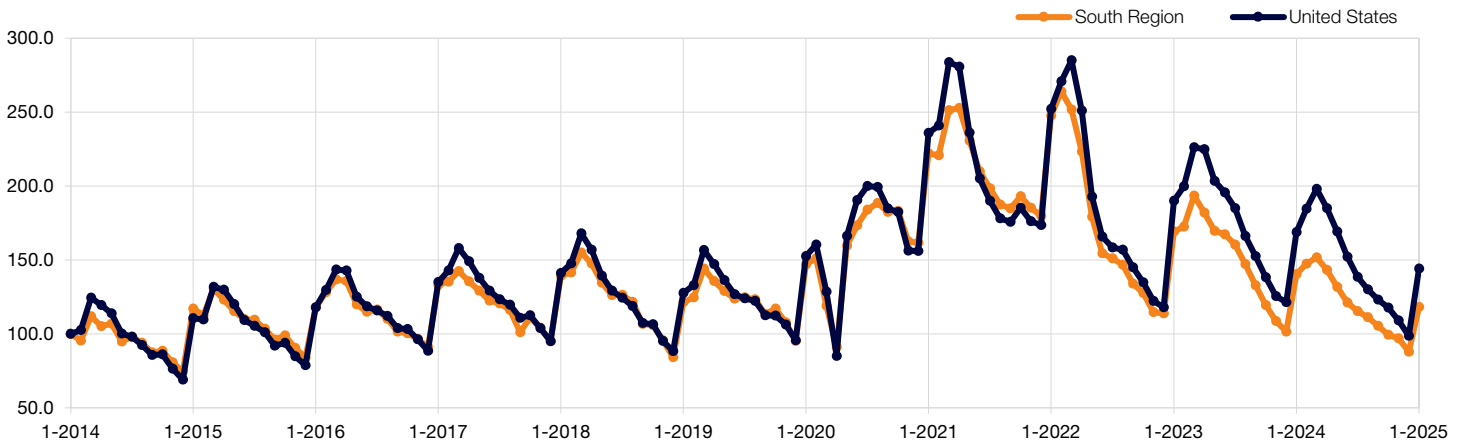
Summary	January 2025	December 2024	January 2024	Percent Change
The Showing Index in the South Region was 118.1 in January. This was a decrease of 15.9 percent when compared to January 2024.	<b>118.1</b>	<b>87.7</b>	<b>140.4</b>	<b>-15.9%</b>

### January



ShowingTime Showing Index	Prior Year	Percent Change	
February 2024	147.4	172.5	-14.6%
March 2024	151.7	193.5	-21.6%
April 2024	143.1	181.9	-21.3%
May 2024	131.8	169.7	-22.3%
June 2024	121.1	167.3	-27.6%
July 2024	115.2	160.2	-28.1%
August 2024	111.2	147.2	-24.5%
September 2024	105.3	132.8	-20.7%
October 2024	99.1	119.5	-17.1%
November 2024	96.9	108.5	-10.7%
December 2024	87.7	101.4	-13.5%
<b>January 2025</b>	<b>118.1</b>	<b>140.4</b>	<b>-15.9%</b>
12-Month Average	119.1	149.6	-20.4%

### Regional Historical ShowingTime Showing Index by Month



### Regional ShowingTime Showing Index

**118.1**  
South Region



### National ShowingTime Showing Index

**144.0**  
United States



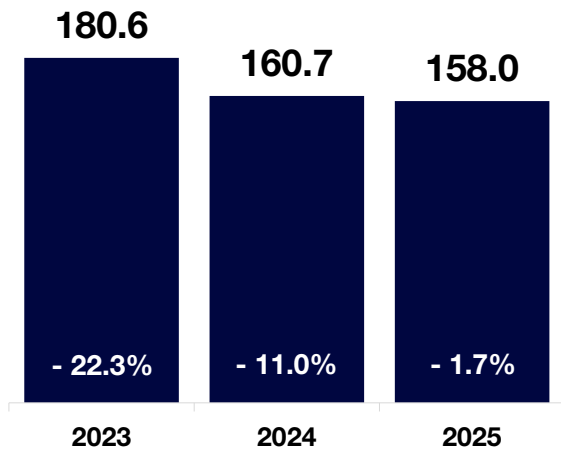
# ShowingTime Showing Index®

## 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.

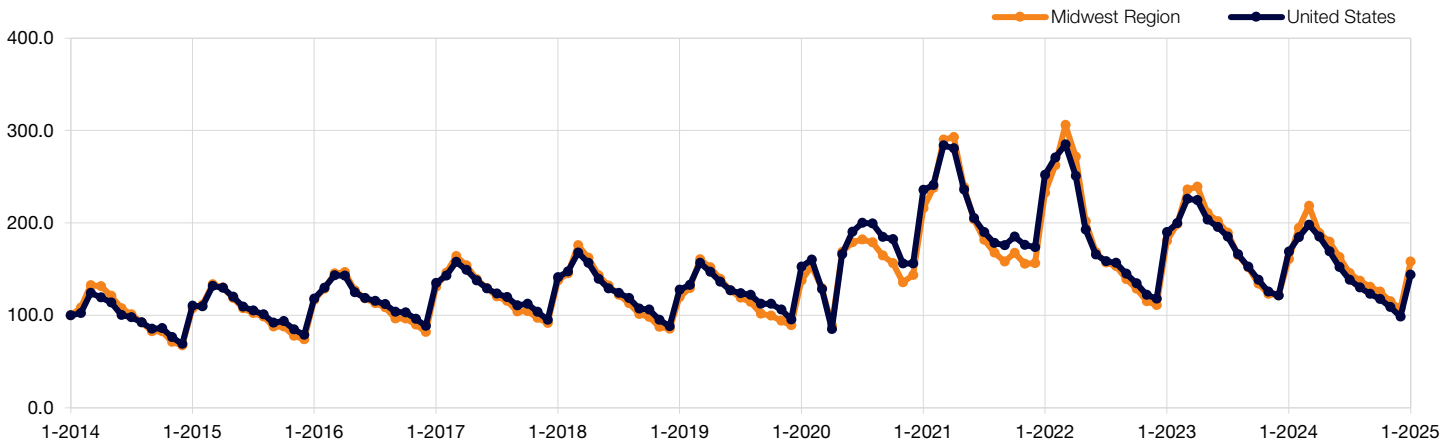
Summary	January 2025	December 2024	January 2024	Percent Change
The Showing Index in the Midwest Region was 158.0 for January. This was a year-over-year decrease of 1.7 percent.	<b>158.0</b>	<b>107.1</b>	<b>160.7</b>	<b>-1.7%</b>

### January



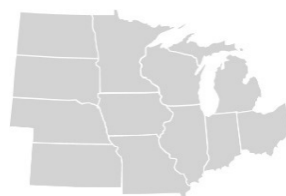
ShowingTime Showing Index	Prior Year	Percent Change	
February 2024	194.6	198.5	-2.0%
March 2024	218.5	236.1	-7.5%
April 2024	189.0	239.0	-20.9%
May 2024	179.6	210.9	-14.8%
June 2024	162.9	201.9	-19.3%
July 2024	145.8	189.4	-23.0%
August 2024	137.2	165.1	-16.9%
September 2024	130.7	151.9	-14.0%
October 2024	125.7	134.1	-6.3%
November 2024	115.1	123.3	-6.7%
December 2024	107.1	121.5	-11.9%
<b>January 2025</b>	<b>158.0</b>	<b>160.7</b>	<b>-1.7%</b>
12-Month Average	155.3	177.7	-12.6%

### Regional Historical ShowingTime Showing Index by Month



### Regional ShowingTime Showing Index

**158.0**  
Midwest Region



### National ShowingTime Showing Index

**144.0**  
United States





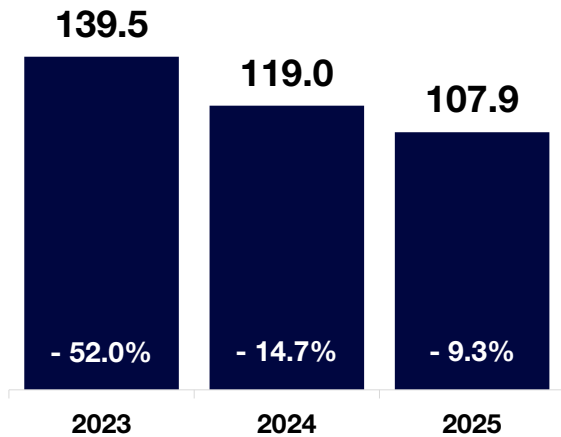
# ShowingTime Showing Index®

## 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.

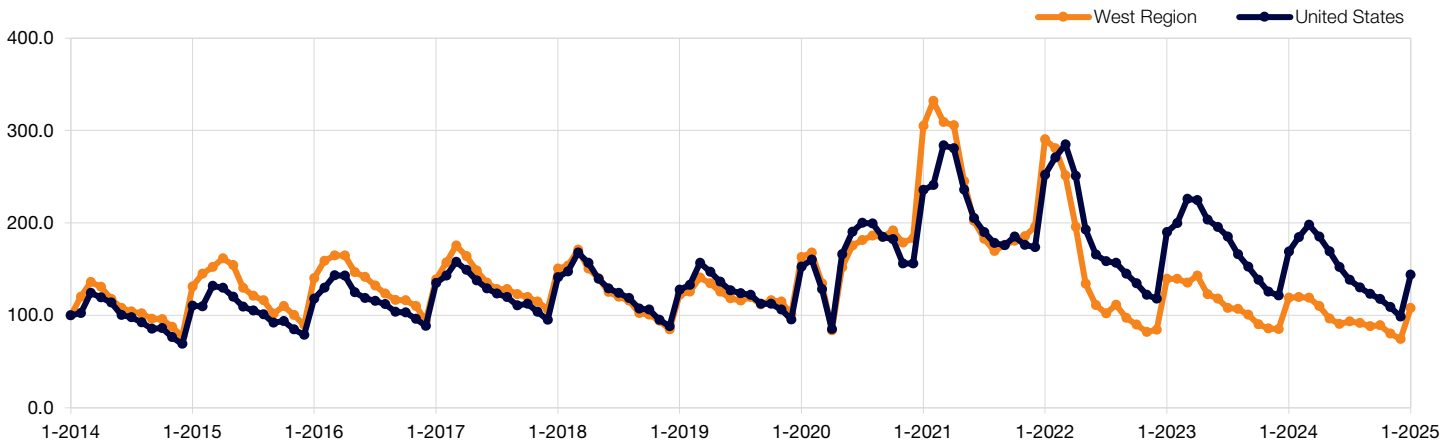
Summary	January 2025	December 2024	January 2024	Percent Change
The Showing Index in the West Region decreased by 9.3 percent from this time last year, reaching a value of 107.9.	<b>107.9</b>	<b>74.4</b>	<b>119.0</b>	<b>-9.3%</b>

### January



ShowingTime Showing Index	Prior Year	Percent Change	
February 2024	119.6	139.5	-14.3%
March 2024	118.9	135.4	-12.2%
April 2024	110.0	142.9	-23.0%
May 2024	96.5	122.8	-21.4%
June 2024	90.7	117.9	-23.1%
July 2024	93.2	107.9	-13.6%
August 2024	91.6	107.0	-14.4%
September 2024	88.2	100.6	-12.3%
October 2024	89.2	90.4	-1.3%
November 2024	80.2	85.6	-6.3%
December 2024	74.4	85.2	-12.7%
<b>January 2025</b>	<b>107.9</b>	<b>119.0</b>	<b>-9.3%</b>
12-Month Average	96.7	112.8	-14.3%

### Regional Historical ShowingTime Showing Index by Month



### Regional ShowingTime Showing Index

**107.9**  
West Region



### National ShowingTime Showing Index

**144.0**  
United States

