


Real Estate Investor Insider

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Mid-April Emerges as Prime Window for Home Listings

As reported by www.keepingcurrentmatters.com

Timing remains a critical lever in residential real estate, and new data suggests a narrow window this spring could offer sellers a measurable advantage. According to analysis from Realtor.com, the week of April 12-18 stands out as the most favorable period to list a home in 2026.



For a growing share, those costs are substantial. About 15% of HOA-paying homeowners spend more than \$500 per month, or at least \$6,000 annually. Rising fees are becoming more common, with 82% of surveyed homeowners reporting increases over the past three years, many describing them as significant.

"When you're paying \$500 or more a month, that's a really big deal, especially when you consider how tight many Americans' budgets are," said Matt Schulz.

These charges typically cover maintenance, repairs, and shared amenities, but in some markets they are being driven higher by structural factors. In cities like New York and Miami, aging buildings, stricter regulations, and rising insurance costs are contributing to sustained increases.

The impact on buyer behavior is becoming more pronounced. Monthly fees are now a central consideration in purchasing decisions, particularly in higher-cost markets where they can rival or exceed other housing expenses.

Despite the financial pressure, most homeowners continue to view HOAs as a necessary trade-off, especially when fees support property maintenance and long-term value.

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