

Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®



December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Pending Sales in the Longleaf Pine REALTORS® region fell 3.7 percent overall. The price range with the largest pending sales gain was the \$350,000 or More range, where sales were up 8.8 percent.

The overall Median Sales Price went up 5.3 percent to \$298,000. The property type with the largest gain was the Single Family segment, where prices increased 4.9 percent to \$300,000. The price range that tended to sell the quickest was the \$150,000 to \$249,999 range at 38 days. The price range that tended to sell the slowest was the \$350,000 or More range at 72 days.

Market-wide, inventory levels improved 9.4 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale increased 10.1 percent. That amounts to 3.5 months of inventory for Single Family homes and 4.6 months of inventory for Townhouse/Condo homes.

Quick Facts

+ 8.8%

Price Range with
Strongest Sales:
\$350,000 or More

+ 9.5%

Construction Status with
Strongest Sales:
New Construction

+ 10.6%

Property Type With
Strongest Sales:
Townhouse/Condo

Residential activity composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7



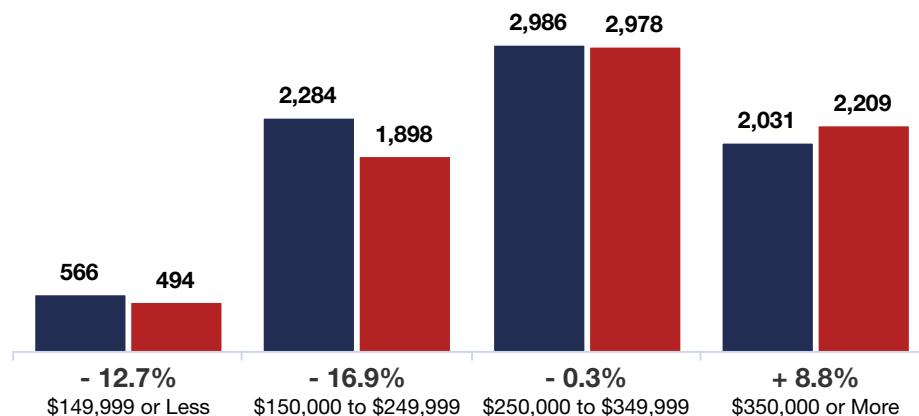
Pending Sales



A count of properties on which offers have been accepted. **Based on a rolling 12-month average.**

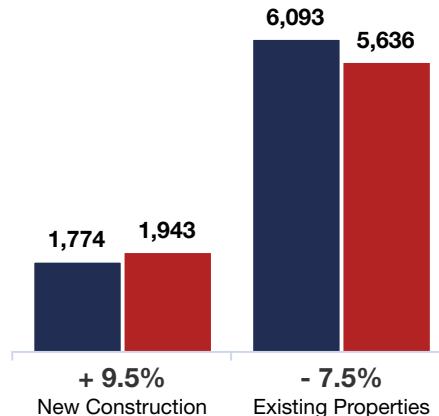
By Price Range

■ 12-2024 ■ 12-2025



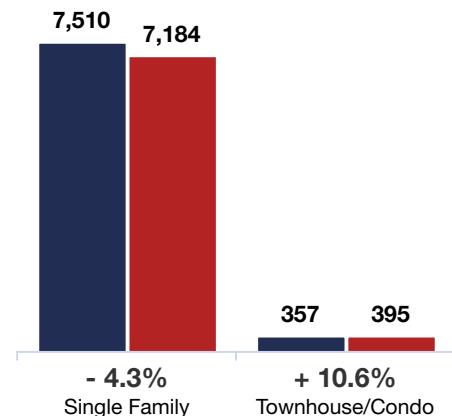
By Construction Status

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$149,999 or Less	566	494	- 12.7%
\$150,000 to \$249,999	2,284	1,898	- 16.9%
\$250,000 to \$349,999	2,986	2,978	- 0.3%
\$350,000 or More	2,031	2,209	+ 8.8%
All Price Ranges	7,867	7,579	- 3.7%

Single Family

By Construction Status

	12-2024	12-2025	Change
New Construction	1,774	1,943	+ 9.5%
Existing Properties	6,093	5,636	- 7.5%
All Construction Types	7,867	7,579	- 3.7%

Townhouse/Condo

	12-2024	12-2025	Change
New Construction	1,774	1,943	+ 9.5%
Existing Properties	6,093	5,636	- 7.5%
All Construction Types	7,867	7,579	- 3.7%

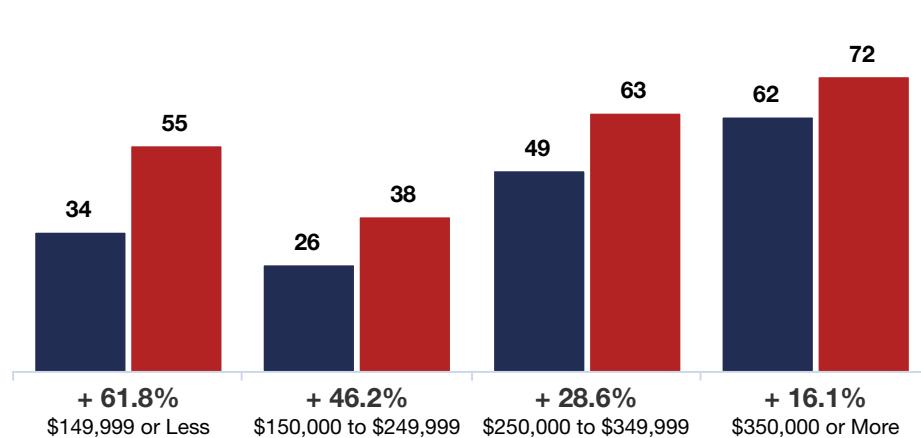
Days on Market Until Sale



Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**

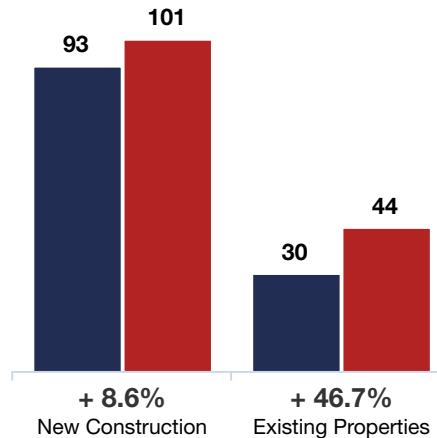
By Price Range

■ 12-2024 ■ 12-2025



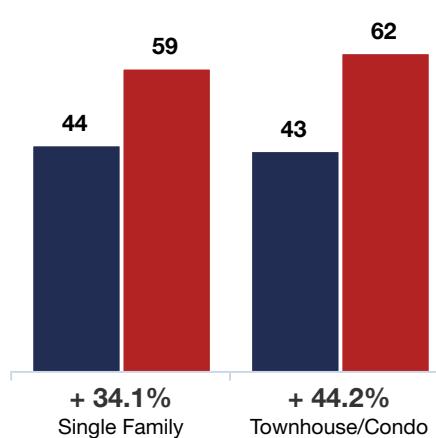
By Construction Status

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$149,999 or Less	34	55	+ 61.8%
\$150,000 to \$249,999	26	38	+ 46.2%
\$250,000 to \$349,999	49	63	+ 28.6%
\$350,000 or More	62	72	+ 16.1%
All Price Ranges	44	59	+ 34.1%

Single Family

By Construction Status

	12-2024	12-2025	Change
New Construction	93	101	+ 8.6%
Existing Properties	30	44	+ 46.7%
All Construction Types	44	59	+ 34.1%

Townhouse/Condo

	12-2024	12-2025	Change
New Construction	93	102	+ 9.7%
Existing Properties	30	43	+ 43.3%
All Construction Types	44	59	+ 34.1%

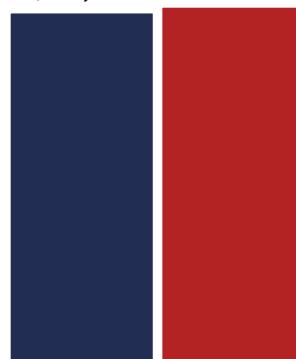
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

By Construction Status

■ 12-2024 ■ 12-2025

\$339,950 \$345,000



+ 1.5%
New Construction

\$255,000 \$268,500

+ 5.3%
Existing Properties

By Property Type

■ 12-2024 ■ 12-2025

\$283,000 \$298,000

+ 5.3%
All Residential Properties

\$286,000 \$300,000

+ 4.9%
Single Family

\$174,000 \$180,000

+ 3.4%
Townhouse/Condo

All Properties

Single Family

Townhouse/Condo

By Construction Status

	12-2024	12-2025	Change
New Construction	\$339,950	\$345,000	+ 1.5%
Existing Properties	\$255,000	\$268,500	+ 5.3%
All Construction Types	\$283,000	\$298,000	+ 5.3%

	12-2024	12-2025	Change
New Construction	\$339,950	\$348,000	+ 2.4%
Existing Properties	\$260,000	\$274,000	+ 5.4%

	12-2024	12-2025	Change
New Construction	\$326,900	\$269,900	- 17.4%
Existing Properties	\$165,500	\$165,000	- 0.3%

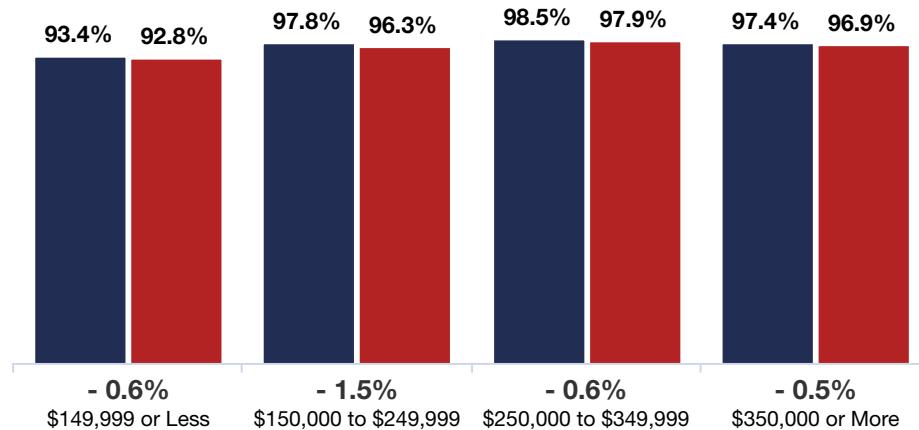
Percent of Original List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

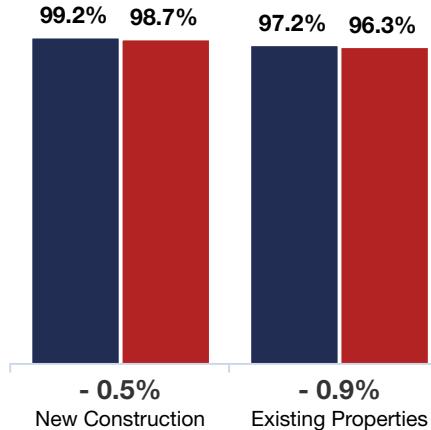
By Price Range

■ 12-2024 ■ 12-2025



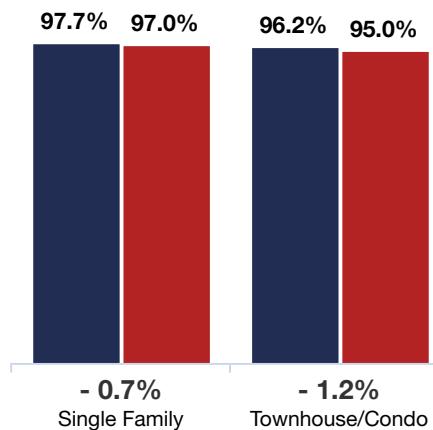
By Construction Status

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$149,999 or Less	93.4%	92.8%	- 0.6%
\$150,000 to \$249,999	97.8%	96.3%	- 1.5%
\$250,000 to \$349,999	98.5%	97.9%	- 0.6%
\$350,000 or More	97.4%	96.9%	- 0.5%

All Price Ranges

	12-2024	12-2025	Change
All Price Ranges	97.7%	96.9%	- 0.8%

Single Family

By Construction Status

	12-2024	12-2025	Change
New Construction	99.2%	98.7%	- 0.5%
Existing Properties	97.2%	96.3%	- 0.9%

All Construction Types

	12-2024	12-2025	Change
All Construction Types	97.7%	96.9%	- 0.8%

Single Family

	12-2024	12-2025	Change
New Construction	93.3%	93.1%	- 0.2%
Existing Properties	97.8%	96.4%	- 1.4%

Townhouse/Condo

	12-2024	12-2025	Change
New Construction	97.1%	95.9%	- 1.2%
Existing Properties	97.3%	96.4%	- 0.9%

	12-2024	12-2025	Change
All Construction Types	96.2%	95.0%	- 1.2%

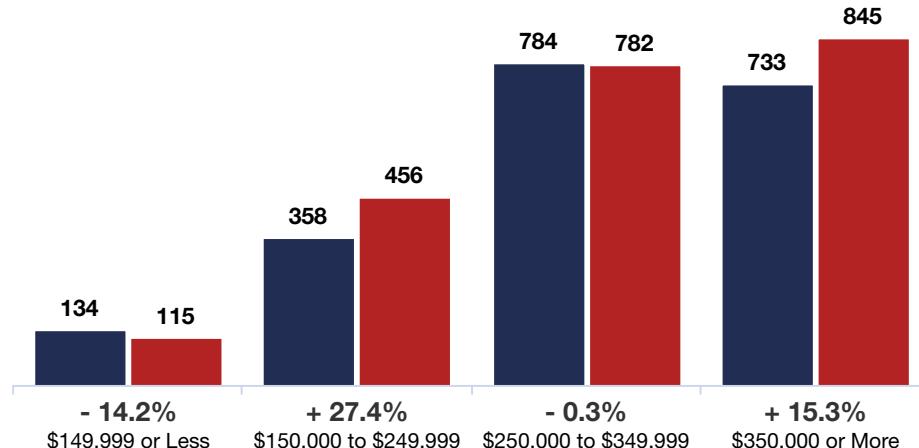
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of a given month. **Based on one month of activity.**

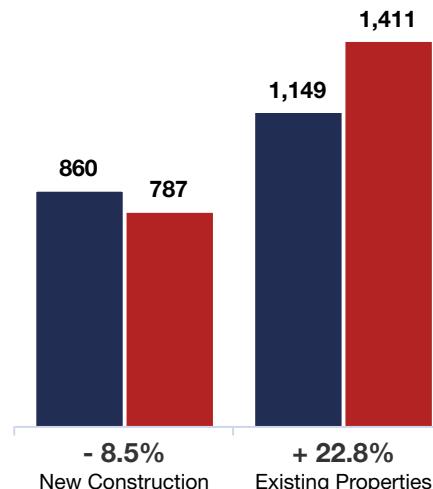
By Price Range

■ 12-2024 ■ 12-2025



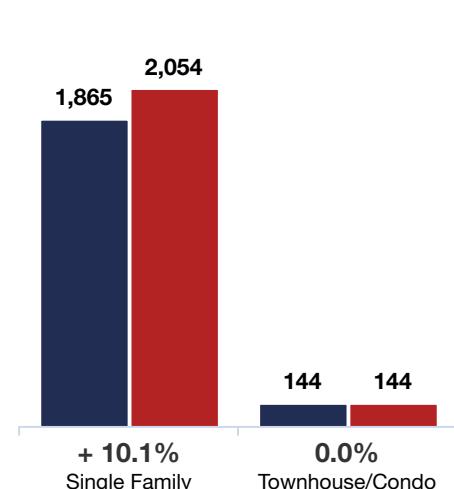
By Construction Status

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$149,999 or Less	134	115	- 14.2%
\$150,000 to \$249,999	358	456	+ 27.4%
\$250,000 to \$349,999	784	782	- 0.3%
\$350,000 or More	733	845	+ 15.3%
All Price Ranges	2,009	2,198	+ 9.4%

Single Family

By Construction Status

	12-2024	12-2025	Change
New Construction	860	787	- 8.5%
Existing Properties	1,149	1,411	+ 22.8%
All Construction Types	1,865	2,054	+ 10.1%

Townhouse/Condo

	12-2024	12-2025	Change
New Construction	42	43	+ 2.4%
Existing Properties	102	101	- 1.0%

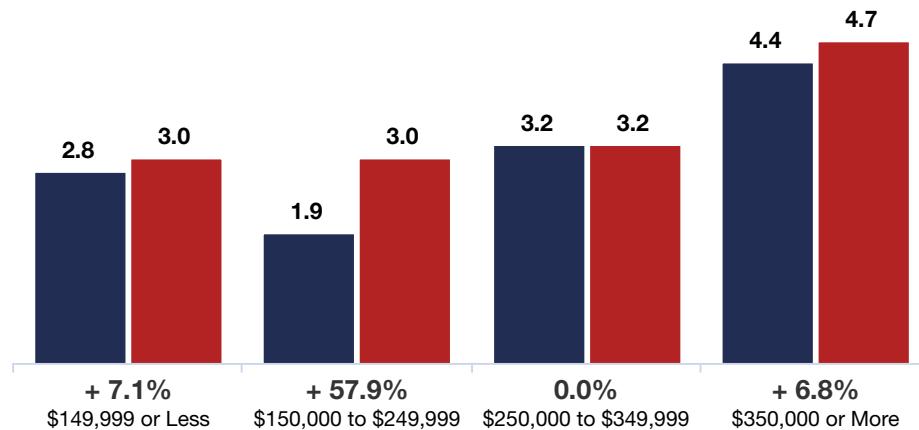
Months Supply of Inventory



The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months. **Based on one month of activity.**

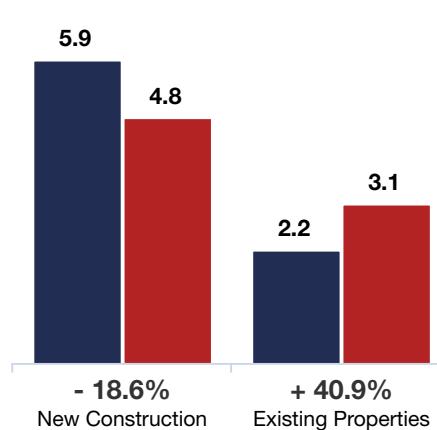
By Price Range

■ 12-2024 ■ 12-2025



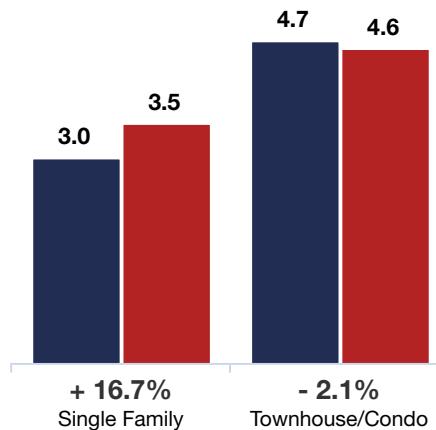
By Construction Status

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$149,999 or Less	2.8	3.0	+ 7.1%
\$150,000 to \$249,999	1.9	3.0	+ 57.9%
\$250,000 to \$349,999	3.2	3.2	0.0%
\$350,000 or More	4.4	4.7	+ 6.8%

All Price Ranges

	12-2024	12-2025	Change
All Price Ranges	3.1	3.6	+ 16.1%

By Construction Status

	12-2024	12-2025	Change
New Construction	5.9	4.8	- 18.6%
Existing Properties	2.2	3.1	+ 40.9%

All Construction Types

	12-2024	12-2025	Change
All Construction Types	3.1	3.6	+ 16.1%

Single Family

	12-2024	12-2025	Change
New Construction	2.3	2.7	+ 17.4%
Existing Properties	1.8	3.0	+ 66.7%
All Price Ranges	3.0	3.0	0.0%

Townhouse/Condo

	12-2024	12-2025	Change
New Construction	4.8	3.8	- 20.8%
Existing Properties	2.7	3.2	+ 18.5%

	12-2024	12-2025	Change
New Construction	11.8	8.3	- 29.7%
Existing Properties	3.7	3.9	+ 5.4%

	12-2024	12-2025	Change
All Construction Types	4.7	4.6	- 2.1%