

Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®



April 2026

Nationally, pending home sales rose 1.5% month-over-month, exceeding economists' expectations and marking the second consecutive monthly increase, according to the National Association of REALTORS®. Contract signings advanced in the South and Northeast but declined in the Midwest and West. Year-over-year, pending home sales were higher in the South but lower in the Northeast, Midwest, and West. For the 12-month period spanning May 2025 through April 2026, Pending Sales in the \$149,999 or Less price range were down 6.1 percent overall. The price range with the largest pending sales gain was the \$350,000 or More range, where sales went up 7.6 percent.

The overall Median Sales Price were up 3.1 percent to \$299,000. The property type with the largest gain was the Townhouse/Condo segment, where prices rose 11.0 percent to \$188,750. The price range that tended to sell the quickest was the \$150,000 to \$249,999 range at 41 days. The price range that tended to sell the slowest was the \$350,000 or More range at 74 days.

Market-wide, inventory levels increased 14.7 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale increased 15.3 percent. That amounts to 3.7 months of inventory for Single Family homes and 5.5 months of inventory for Townhouse/Condo homes.

Quick Facts

+ 7.6%

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

+ 6.9%

Construction Status with
Strongest Sales:
New Construction

+ 4.0%

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



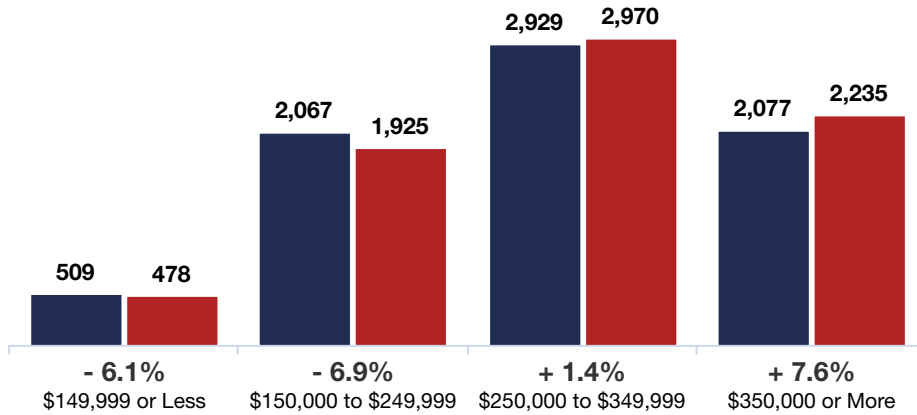
Pending Sales



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

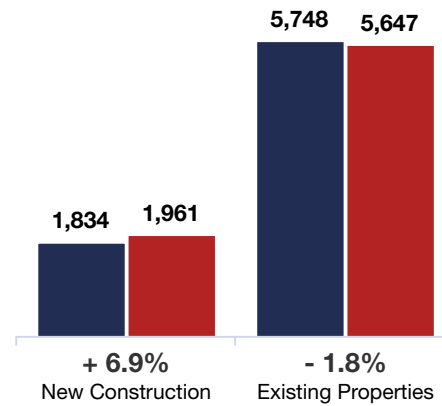
By Price Range

■ 4-2025 ■ 4-2026



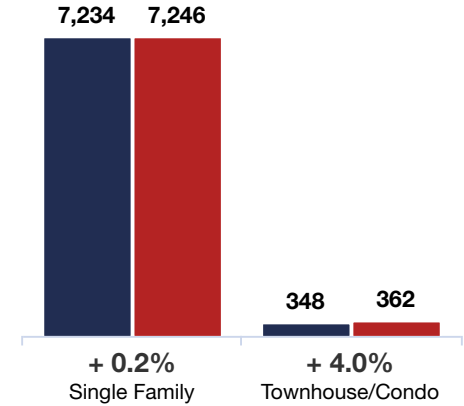
By Construction Status

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$149,999 or Less	509	478	- 6.1%
\$150,000 to \$249,999	2,067	1,925	- 6.9%
\$250,000 to \$349,999	2,929	2,970	+ 1.4%
\$350,000 or More	2,077	2,235	+ 7.6%
All Price Ranges	7,582	7,608	+ 0.3%

Single Family

4-2025	4-2026	Change
401	378	- 5.7%
1,914	1,795	- 6.2%
2,856	2,850	- 0.2%
2,063	2,223	+ 7.8%
7,234	7,246	+ 0.2%

Townhouse/Condo

4-2025	4-2026	Change
108	100	- 7.4%
153	130	- 15.0%
73	120	+ 64.4%
14	12	- 14.3%
348	362	+ 4.0%

By Construction Status

4-2025	4-2026	Change
1,834	1,961	+ 6.9%
5,748	5,647	- 1.8%
7,582	7,608	+ 0.3%

Single Family

4-2025	4-2026	Change
1,809	1,884	+ 4.1%
5,425	5,362	- 1.2%
7,234	7,246	+ 0.2%

Townhouse/Condo

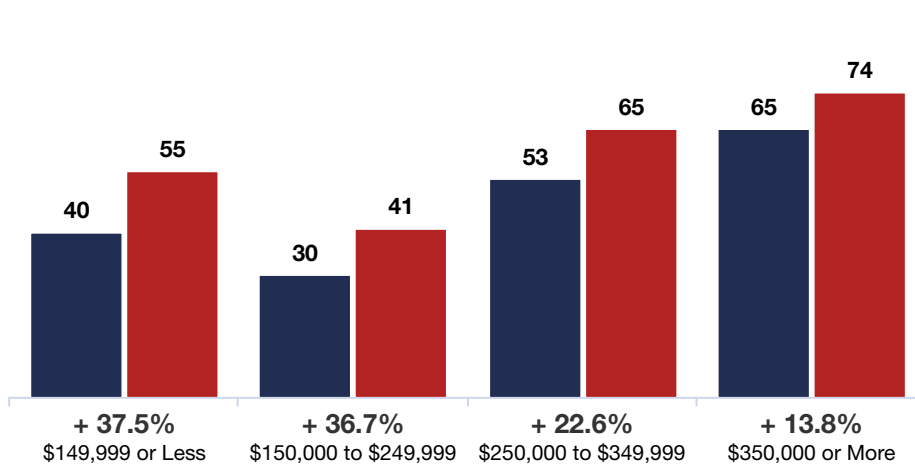
4-2025	4-2026	Change
25	77	+ 208.0%
323	285	- 11.8%
348	362	+ 4.0%

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.**

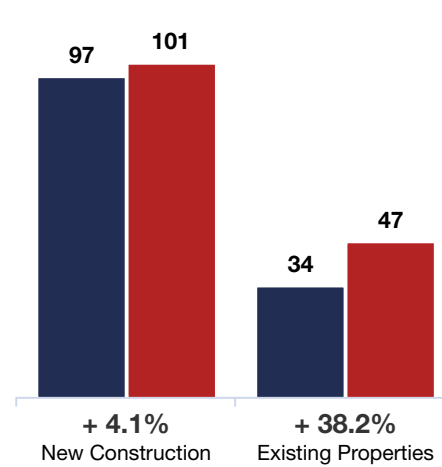
By Price Range

■ 4-2025 ■ 4-2026



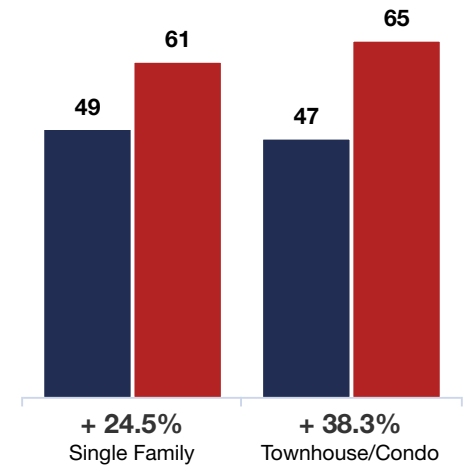
By Construction Status

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$149,999 or Less	40	55	+ 37.5%
\$150,000 to \$249,999	30	41	+ 36.7%
\$250,000 to \$349,999	53	65	+ 22.6%
\$350,000 or More	65	74	+ 13.8%
All Price Ranges	49	61	+ 24.5%

Single Family

4-2025	4-2026	Change
37	50	+ 35.1%
29	40	+ 37.9%
53	65	+ 22.6%
65	74	+ 13.8%
49	61	+ 24.5%

Townhouse/Condo

4-2025	4-2026	Change
51	72	+ 41.2%
37	49	+ 32.4%
69	80	+ 15.9%
28	61	+ 117.9%
47	65	+ 38.3%

By Construction Status

4-2025	4-2026	Change
97	101	+ 4.1%
34	47	+ 38.2%
49	61	+ 24.5%

By Property Type

4-2025	4-2026	Change
97	102	+ 5.2%
33	46	+ 39.4%
49	61	+ 24.5%

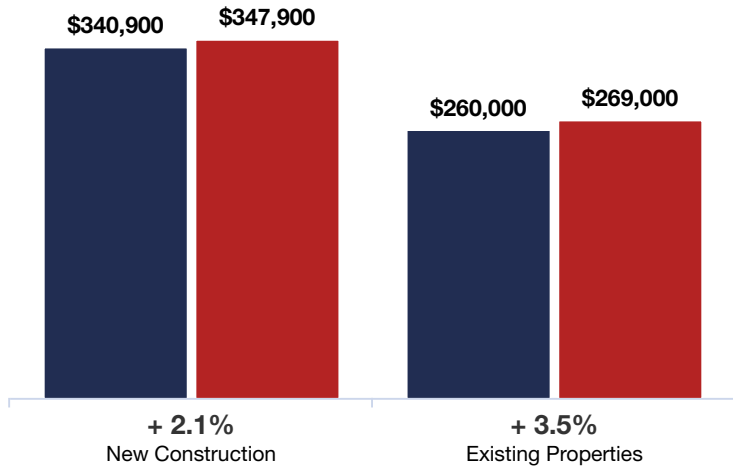
Median Sales Price



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

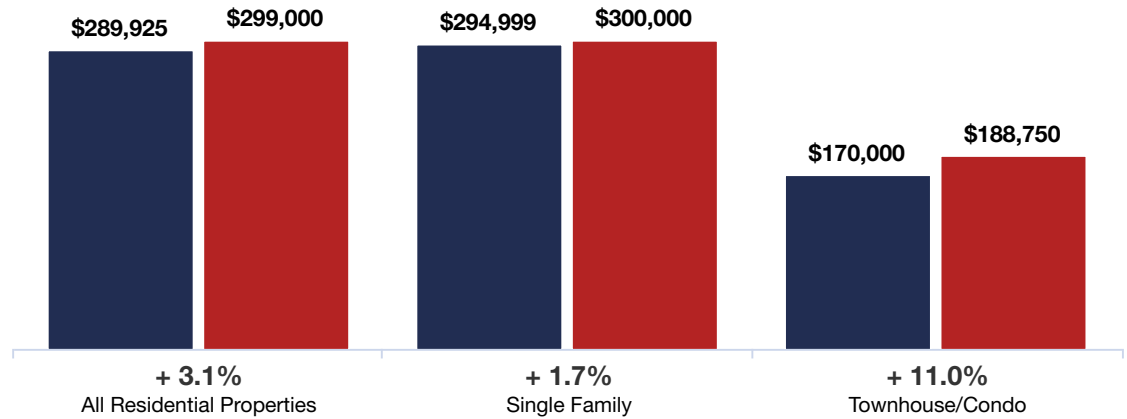
By Construction Status

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



By Construction Status	All Properties			Single Family			Townhouse/Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
New Construction	\$340,900	\$347,900	+ 2.1%	\$342,500	\$349,900	+ 2.2%	\$299,999	\$269,900	- 10.0%
Existing Properties	\$260,000	\$269,000	+ 3.5%	\$265,000	\$274,000	+ 3.4%	\$164,450	\$165,500	+ 0.6%
All Construction Types	\$289,925	\$299,000	+ 3.1%	\$294,999	\$300,000	+ 1.7%	\$170,000	\$188,750	+ 11.0%

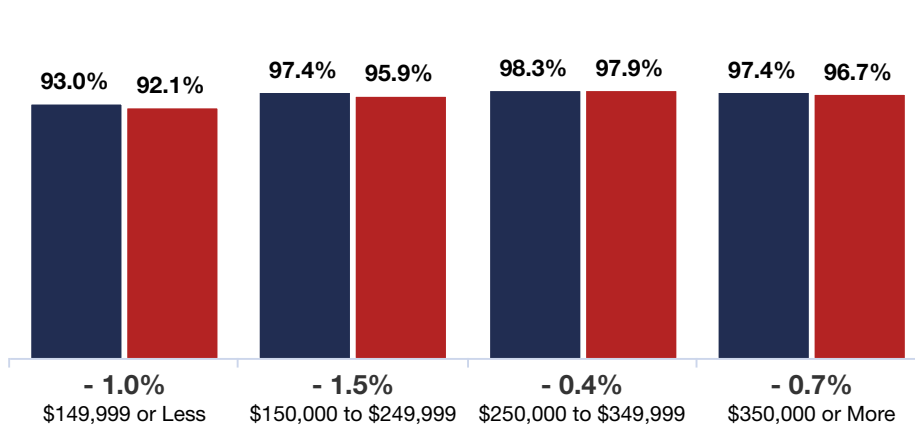
Percent of Original List Price Received



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.**

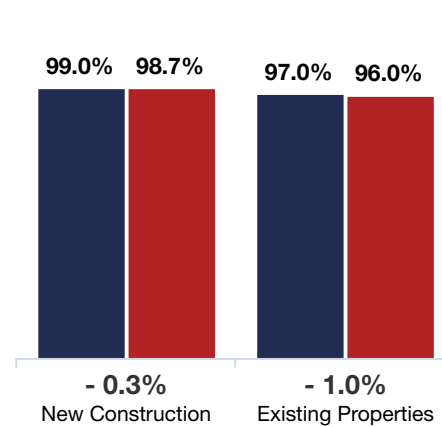
By Price Range

■ 4-2025 ■ 4-2026



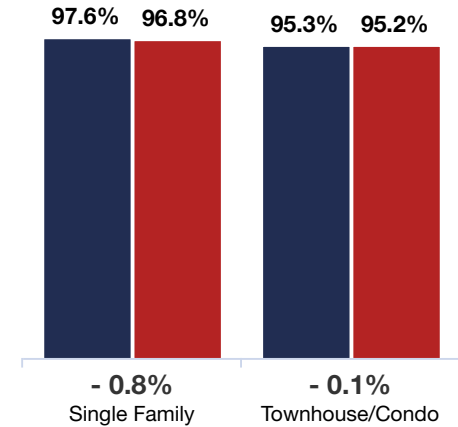
By Construction Status

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$149,999 or Less	93.0%	92.1%	- 1.0%
\$150,000 to \$249,999	97.4%	95.9%	- 1.5%
\$250,000 to \$349,999	98.3%	97.9%	- 0.4%
\$350,000 or More	97.4%	96.7%	- 0.7%
All Price Ranges	97.5%	96.7%	- 0.8%

Single Family

4-2025	4-2026	Change
93.3%	92.1%	- 1.3%
97.4%	95.9%	- 1.5%
98.3%	97.9%	- 0.4%
97.4%	96.7%	- 0.7%
97.6%	96.8%	- 0.8%

Townhouse/Condo

4-2025	4-2026	Change
91.8%	92.3%	+ 0.5%
96.6%	95.9%	- 0.7%
96.7%	97.1%	+ 0.4%
97.0%	94.7%	- 2.4%
95.3%	95.2%	- 0.1%

By Construction Status

4-2025	4-2026	Change
99.0%	98.7%	- 0.3%
97.0%	96.0%	- 1.0%
97.5%	96.7%	- 0.8%

Single Family

4-2025	4-2026	Change
99.0%	98.8%	- 0.2%
97.1%	96.1%	- 1.0%
97.6%	96.8%	- 0.8%

Townhouse/Condo

4-2025	4-2026	Change
99.1%	98.1%	- 1.0%
94.9%	94.5%	- 0.4%
95.3%	95.2%	- 0.1%

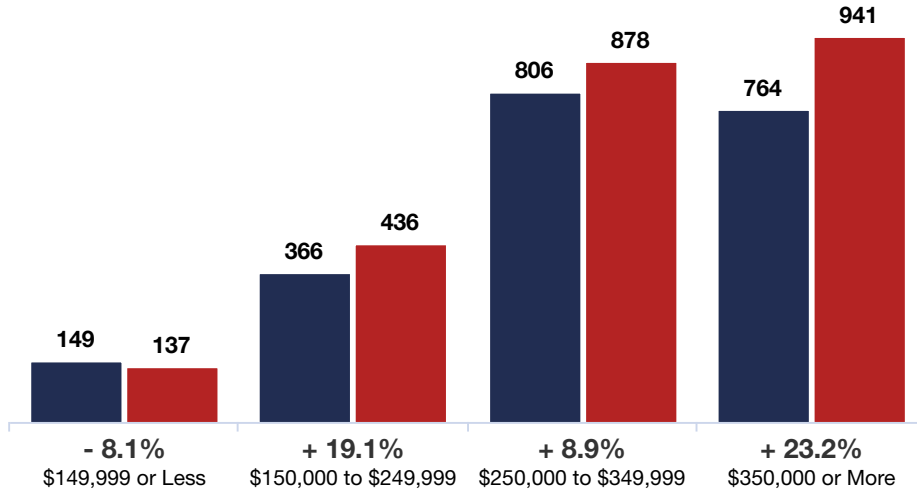
Inventory of Homes for Sale



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

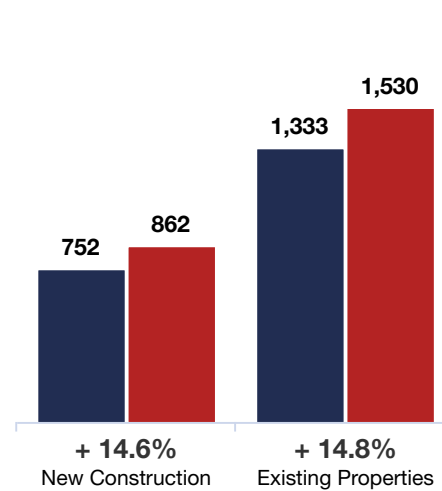
By Price Range

■ 4-2025 ■ 4-2026



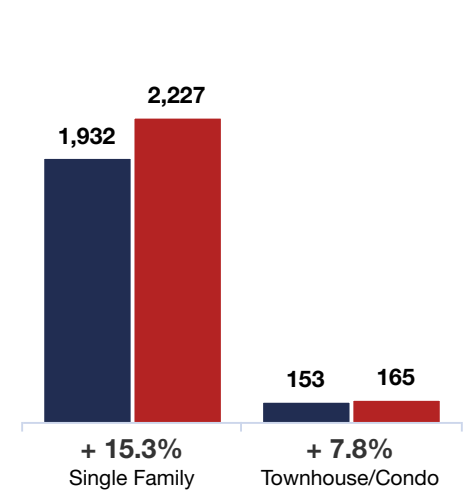
By Construction Status

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$149,999 or Less	149	137	- 8.1%
\$150,000 to \$249,999	366	436	+ 19.1%
\$250,000 to \$349,999	806	878	+ 8.9%
\$350,000 or More	764	941	+ 23.2%

All Price Ranges **2,085** **2,392** **+ 14.7%**

By Construction Status	4-2025	4-2026	Change
New Construction	752	862	+ 14.6%
Existing Properties	1,333	1,530	+ 14.8%

All Construction Types **2,085** **2,392** **+ 14.7%**

Single Family

4-2025	4-2026	Change
98	92	- 6.1%
335	390	+ 16.4%
746	819	+ 9.8%
753	926	+ 23.0%

1,932 **2,227** **+ 15.3%**

Townhouse/Condo

4-2025	4-2026	Change
51	45	- 11.8%
31	46	+ 48.4%
60	59	- 1.7%
11	15	+ 36.4%

153 **165** **+ 7.8%**

4-2025	4-2026	Change	4-2025	4-2026	Change
708	823	+ 16.2%	44	39	- 11.4%
1,224	1,404	+ 14.7%	109	126	+ 15.6%

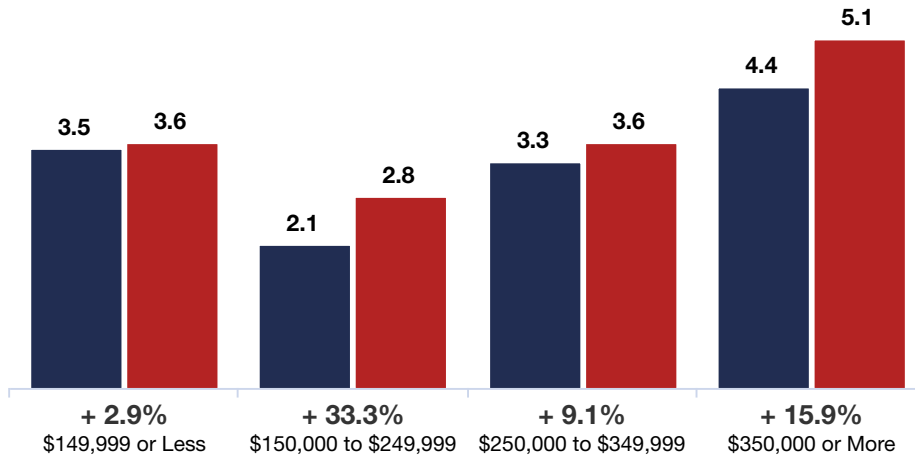
1,932 **2,227** **+ 15.3%** **153** **165** **+ 7.8%**

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.**

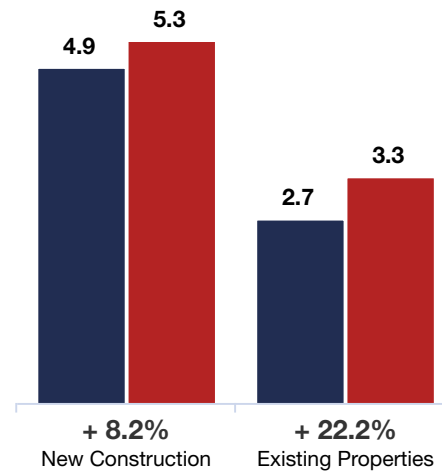
By Price Range

■ 4-2025 ■ 4-2026



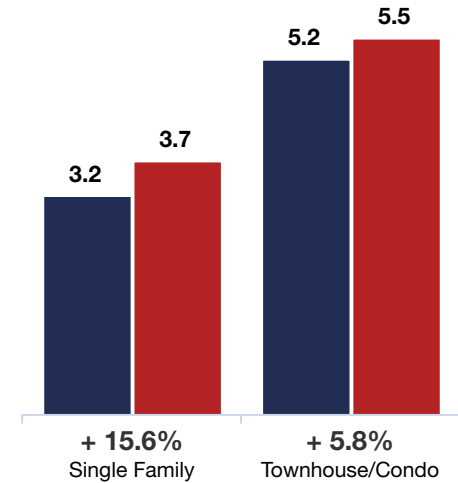
By Construction Status

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$149,999 or Less	3.5	3.6	+ 2.9%
\$150,000 to \$249,999	2.1	2.8	+ 33.3%
\$250,000 to \$349,999	3.3	3.6	+ 9.1%
\$350,000 or More	4.4	5.1	+ 15.9%
All Price Ranges	3.3	3.8	+ 15.2%

Single Family

4-2025	4-2026	Change
2.9	3.1	+ 6.9%
2.0	2.7	+ 35.0%
3.1	3.5	+ 12.9%
4.4	5.0	+ 13.6%
3.2	3.7	+ 15.6%

Townhouse/Condo

4-2025	4-2026	Change
5.6	5.0	- 10.7%
2.4	4.3	+ 79.2%
9.5	6.2	- 34.7%
6.6	11.2	+ 69.7%
5.2	5.5	+ 5.8%

By Construction Status

4-2025	4-2026	Change
4.9	5.3	+ 8.2%
2.7	3.3	+ 22.2%
3.3	3.8	+ 15.2%

Single Family

4-2025	4-2026	Change
4.7	5.2	+ 10.6%
2.7	3.2	+ 18.5%
3.2	3.7	+ 15.6%

Townhouse/Condo

4-2025	4-2026	Change
17.0	6.8	- 60.0%
4.0	5.2	+ 30.0%
5.2	5.5	+ 5.8%