

# Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®



## May 2026

U.S. pending home sales increased for the third straight month, rising 1.4%, according to the National Association of REALTORS®, led by gains in the Northeast, Midwest, and West. On a year-over-year basis, pending sales were up 3.2%, with contract activity increasing in the Midwest, South, and West. For the 12-month period spanning June 2025 through May 2026, Pending Sales in the All Price Ranges price range increased 0.2 percent overall. The price range with the largest pending sales gain was the \$350,000 or More range, where sales were up 7.2 percent.

The overall Median Sales Price rose 3.1 percent to \$299,000. The property type with the largest gain was the Townhouse/Condo segment, where prices went up 12.1 percent to \$190,500. The price range that tended to sell the quickest was the \$150,000 to \$249,999 range at 42 days. The price range that tended to sell the slowest was the \$350,000 or More range at 73 days.

Market-wide, inventory levels was up 14.1 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale improved 14.7 percent. That amounts to 4.0 months of inventory for Single Family homes and 5.6 months of inventory for Townhouse/Condo homes.

## Quick Facts

**+ 7.2%**

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

**+ 5.5%**

Construction Status with  
Strongest Sales:  
**New Construction**

**+ 7.2%**

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



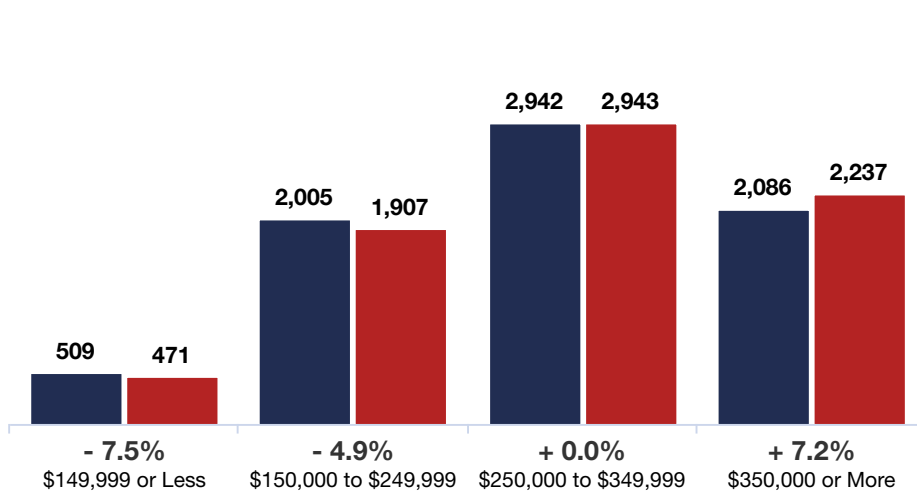
# Pending Sales



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

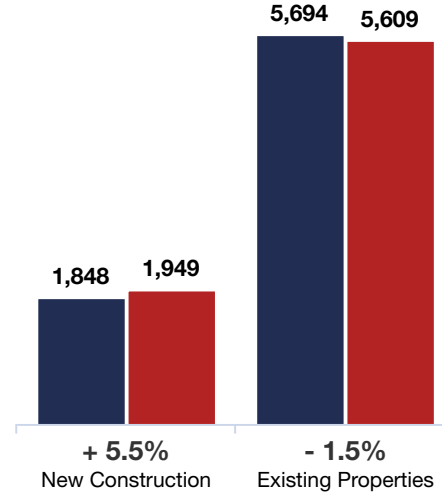
## By Price Range

■ 5-2025 ■ 5-2026



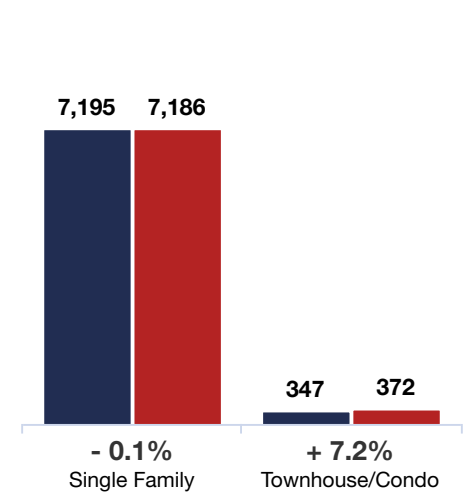
## By Construction Status

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



### All Properties

#### By Price Range

	5-2025	5-2026	Change
\$149,999 or Less	509	471	- 7.5%
\$150,000 to \$249,999	2,005	1,907	- 4.9%
\$250,000 to \$349,999	2,942	2,943	+ 0.0%
\$350,000 or More	2,086	2,237	+ 7.2%

#### All Price Ranges

**7,542**   **7,558**   **+ 0.2%**

#### By Construction Status

	5-2025	5-2026	Change
New Construction	1,848	1,949	+ 5.5%
Existing Properties	5,694	5,609	- 1.5%

#### All Construction Types

**7,542**   **7,558**   **+ 0.2%**

### Single Family

	5-2025	5-2026	Change
New Construction	399	368	- 7.8%
Existing Properties	1,858	1,776	- 4.4%
Total	2,867	2,815	- 1.8%

#### All Single Family

**7,195**   **7,186**   **- 0.1%**

### Townhouse/Condo

	5-2025	5-2026	Change
New Construction	28	84	+ 200.0%
Existing Properties	319	288	- 9.7%
Total	347	372	+ 7.2%

#### All Townhouse/Condo

**347**   **372**   **+ 7.2%**

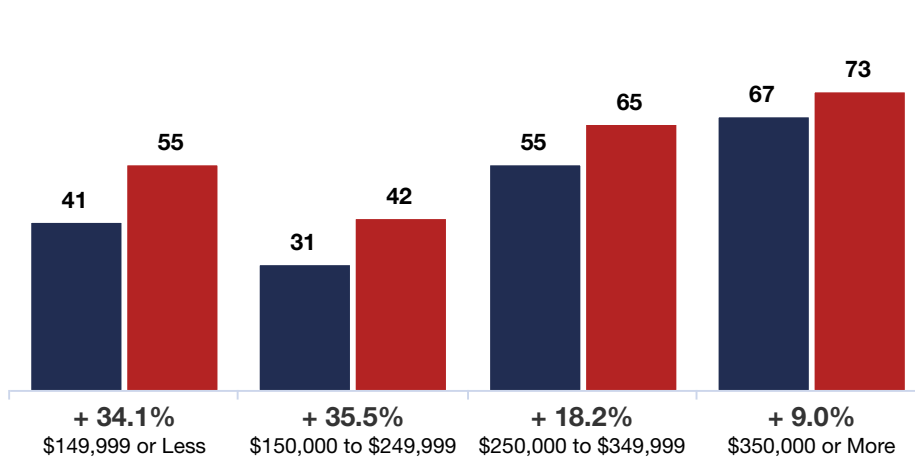
# Days on Market Until Sale



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

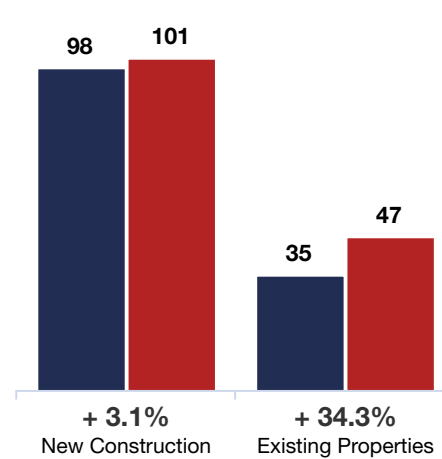
## By Price Range

■ 5-2025 ■ 5-2026



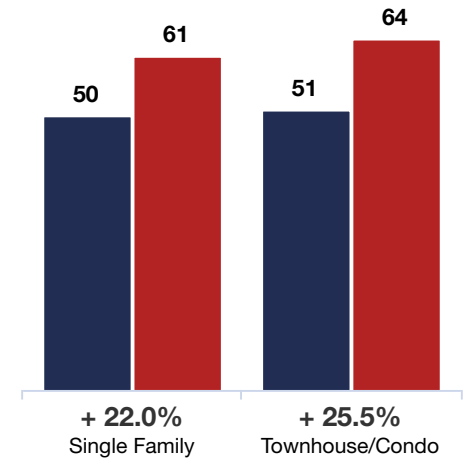
## By Construction Status

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



### All Properties

By Price Range	5-2025	5-2026	Change
\$149,999 or Less	41	55	+ 34.1%
\$150,000 to \$249,999	31	42	+ 35.5%
\$250,000 to \$349,999	55	65	+ 18.2%
\$350,000 or More	67	73	+ 9.0%
<b>All Price Ranges</b>	<b>51</b>	<b>61</b>	<b>+ 19.6%</b>

### Single Family

5-2025	5-2026	Change
37	51	+ 37.8%
30	42	+ 40.0%
54	65	+ 20.4%
67	73	+ 9.0%
<b>50</b>	<b>61</b>	<b>+ 22.0%</b>

### Townhouse/Condo

5-2025	5-2026	Change
58	72	+ 24.1%
38	50	+ 31.6%
72	77	+ 6.9%
32	48	+ 50.0%
<b>51</b>	<b>64</b>	<b>+ 25.5%</b>

### By Construction Status

5-2025	5-2026	Change
98	101	+ 3.1%
35	47	+ 34.3%
<b>51</b>	<b>61</b>	<b>+ 19.6%</b>

### Single Family

5-2025	5-2026	Change
98	101	+ 3.1%
34	47	+ 38.2%
<b>50</b>	<b>61</b>	<b>+ 22.0%</b>

### Townhouse/Condo

5-2025	5-2026	Change
103	78	- 24.3%
47	60	+ 27.7%
<b>51</b>	<b>64</b>	<b>+ 25.5%</b>

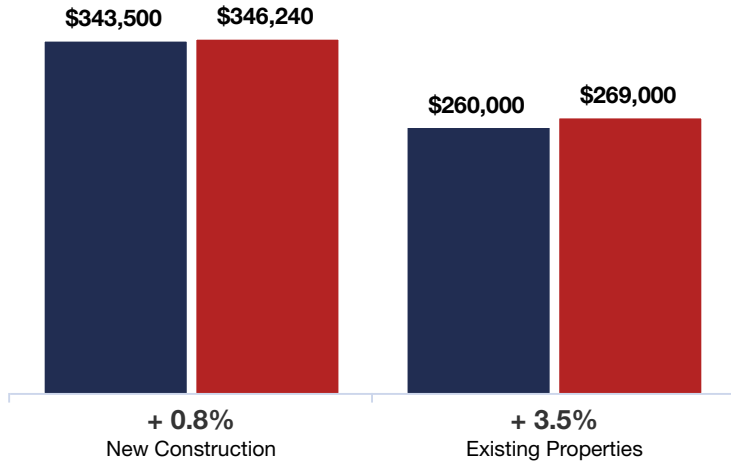
# Median Sales Price



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

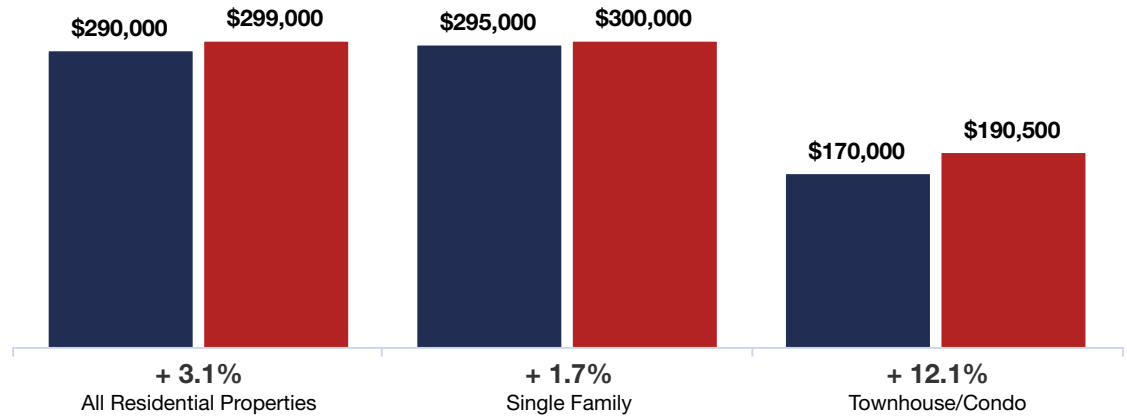
## By Construction Status

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



By Construction Status	All Properties			Single Family			Townhouse/Condo		
	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
New Construction	\$343,500	\$346,240	+ 0.8%	\$344,900	\$349,500	+ 1.3%	\$297,450	\$268,200	- 9.8%
Existing Properties	\$260,000	\$269,000	+ 3.5%	\$265,000	\$273,000	+ 3.0%	\$164,950	\$168,000	+ 1.8%
<b>All Construction Types</b>	<b>\$290,000</b>	<b>\$299,000</b>	<b>+ 3.1%</b>	<b>\$295,000</b>	<b>\$300,000</b>	<b>+ 1.7%</b>	<b>\$170,000</b>	<b>\$190,500</b>	<b>+ 12.1%</b>

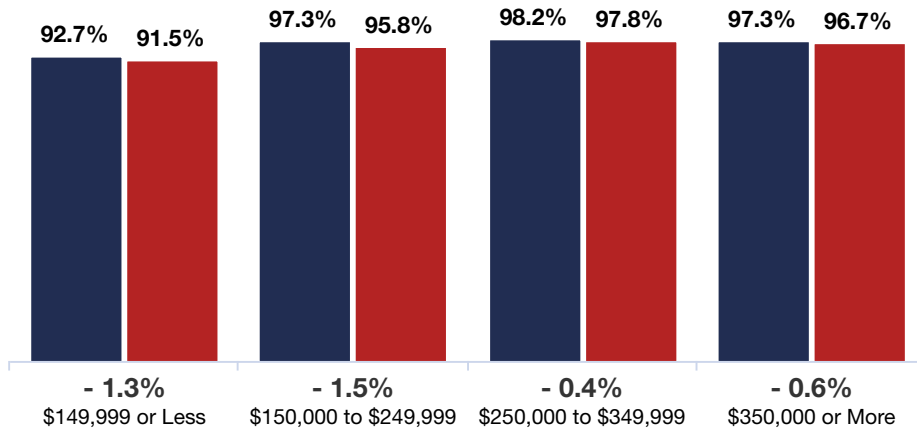
# Percent of Original List Price Received



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.**

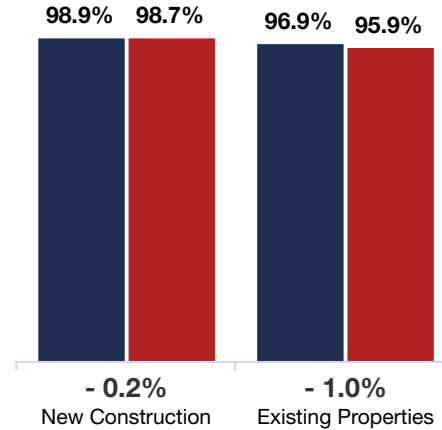
## By Price Range

■ 5-2025 ■ 5-2026



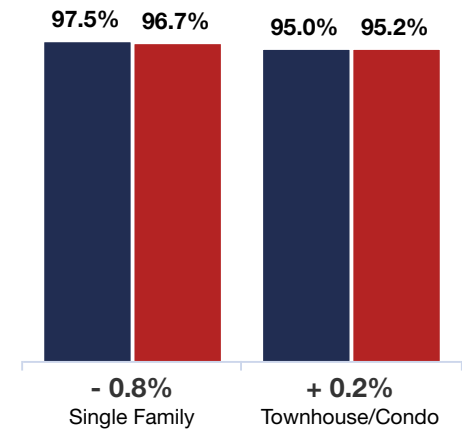
## By Construction Status

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



### All Properties

By Price Range	5-2025	5-2026	Change
\$149,999 or Less	92.7%	91.5%	- 1.3%
\$150,000 to \$249,999	97.3%	95.8%	- 1.5%
\$250,000 to \$349,999	98.2%	97.8%	- 0.4%
\$350,000 or More	97.3%	96.7%	- 0.6%
<b>All Price Ranges</b>	<b>97.4%</b>	<b>96.7%</b>	<b>- 0.7%</b>

### Single Family

5-2025	5-2026	Change
93.0%	91.4%	- 1.7%
97.4%	95.8%	- 1.6%
98.2%	97.9%	- 0.3%
97.3%	96.7%	- 0.6%
<b>97.5%</b>	<b>96.7%</b>	<b>- 0.8%</b>

### Townhouse/Condo

5-2025	5-2026	Change
91.7%	92.1%	+ 0.4%
96.2%	96.2%	0.0%
96.6%	96.8%	+ 0.2%
96.4%	94.4%	- 2.1%
<b>95.0%</b>	<b>95.2%</b>	<b>+ 0.2%</b>

## By Construction Status

5-2025	5-2026	Change
98.9%	98.7%	- 0.2%
96.9%	95.9%	- 1.0%
<b>97.4%</b>	<b>96.7%</b>	<b>- 0.7%</b>

### Single Family

5-2025	5-2026	Change
98.9%	98.8%	- 0.1%
97.0%	96.0%	- 1.0%
<b>97.5%</b>	<b>96.7%</b>	<b>- 0.8%</b>

### Townhouse/Condo

5-2025	5-2026	Change
98.3%	98.2%	- 0.1%
94.7%	94.5%	- 0.2%
<b>95.0%</b>	<b>95.2%</b>	<b>+ 0.2%</b>

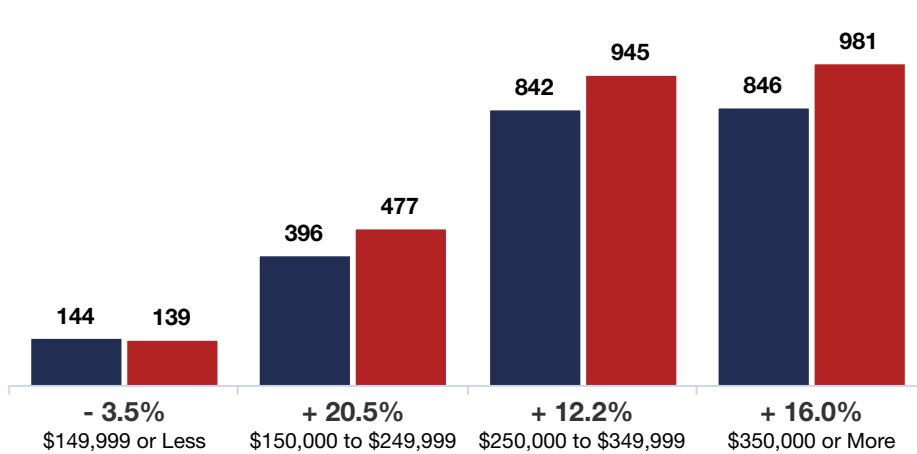
# Inventory of Homes for Sale



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

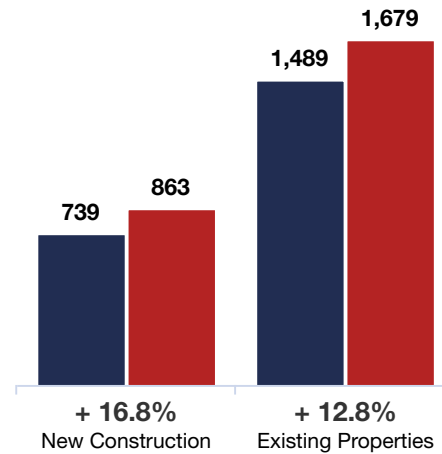
## By Price Range

■ 5-2025 ■ 5-2026



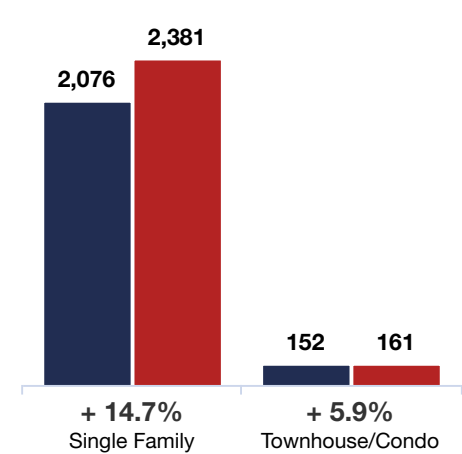
## By Construction Status

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



### All Properties

By Price Range	5-2025	5-2026	Change
\$149,999 or Less	144	139	- 3.5%
\$150,000 to \$249,999	396	477	+ 20.5%
\$250,000 to \$349,999	842	945	+ 12.2%
\$350,000 or More	846	981	+ 16.0%
<b>All Price Ranges</b>	<b>2,228</b>	<b>2,542</b>	<b>+ 14.1%</b>

### Single Family

5-2025	5-2026	Change
90	95	+ 5.6%
354	430	+ 21.5%
798	894	+ 12.0%
834	962	+ 15.3%
<b>2,076</b>	<b>2,381</b>	<b>+ 14.7%</b>

### Townhouse/Condo

5-2025	5-2026	Change
54	44	- 18.5%
42	47	+ 11.9%
44	51	+ 15.9%
12	19	+ 58.3%
<b>152</b>	<b>161</b>	<b>+ 5.9%</b>

By Construction Status	5-2025	5-2026	Change
New Construction	739	863	+ 16.8%
Existing Properties	1,489	1,679	+ 12.8%
<b>All Construction Types</b>	<b>2,228</b>	<b>2,542</b>	<b>+ 14.1%</b>

5-2025	5-2026	Change
711	828	+ 16.5%
1,365	1,553	+ 13.8%
<b>2,076</b>	<b>2,381</b>	<b>+ 14.7%</b>

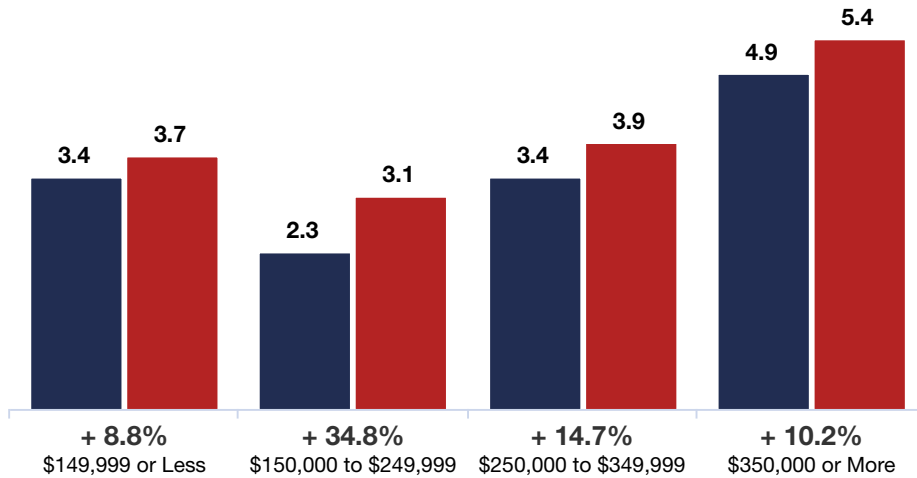
# Months Supply of Inventory



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.**

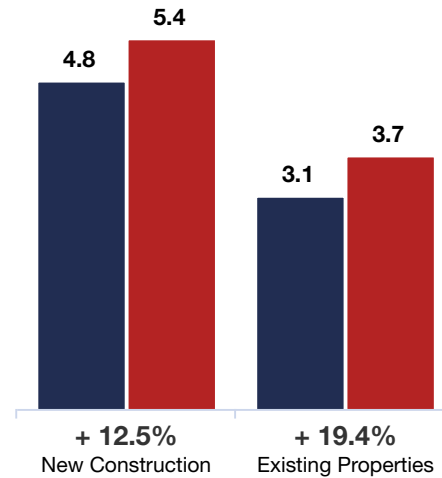
## By Price Range

■ 5-2025 ■ 5-2026



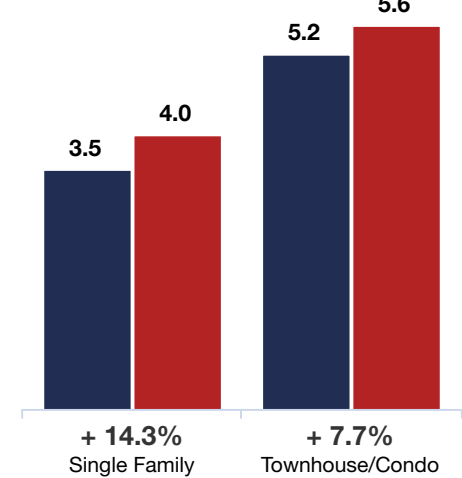
## By Construction Status

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



### All Properties

By Price Range	5-2025	5-2026	Change
\$149,999 or Less	3.4	3.7	+ 8.8%
\$150,000 to \$249,999	2.3	3.1	+ 34.8%
\$250,000 to \$349,999	3.4	3.9	+ 14.7%
\$350,000 or More	4.9	5.4	+ 10.2%
<b>All Price Ranges</b>	<b>3.5</b>	<b>4.1</b>	<b>+ 17.1%</b>

### Single Family

5-2025	5-2026	Change
2.7	3.3	+ 22.2%
2.2	3.0	+ 36.4%
3.4	3.8	+ 11.8%
4.8	5.3	+ 10.4%
<b>3.5</b>	<b>4.0</b>	<b>+ 14.3%</b>

### Townhouse/Condo

5-2025	5-2026	Change
6.1	5.4	- 11.5%
3.4	4.6	+ 35.3%
6.8	5.6	- 17.6%
8.3	14.2	+ 71.1%
<b>5.2</b>	<b>5.6</b>	<b>+ 7.7%</b>

### By Construction Status

5-2025	5-2026	Change
4.8	5.4	+ 12.5%
3.1	3.7	+ 19.4%
<b>3.5</b>	<b>4.1</b>	<b>+ 17.1%</b>

### Single Family

5-2025	5-2026	Change
4.7	5.3	+ 12.8%
3.0	3.6	+ 20.0%
<b>3.5</b>	<b>4.0</b>	<b>+ 14.3%</b>

### Townhouse/Condo

5-2025	5-2026	Change
12.0	6.1	- 49.2%
4.6	5.5	+ 19.6%
<b>5.2</b>	<b>5.6</b>	<b>+ 7.7%</b>