

Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®



August 2026

Pending home sales fell 2.2% year-over-year in July, declining to the lowest level since January 2026, according to the National Association of REALTORS®. Contract signings remain about 30% below their pre-pandemic 2019 level even as payroll employment is 5% above, pointing to sizable pent-up demand. Elevated mortgage rates and record-high home prices continued to weigh on buyer activity, with signings down across all four major U.S. regions compared to a year ago. For the 12-month period spanning September 2025 through August 2026, Pending Sales in the All Price Ranges price range decreased 0.5 percent overall. The price range with the largest pending sales gain was the \$350,000 or More range, where sales went up 6.6 percent.

The overall Median Sales Price increased 1.4 percent to \$299,000. The property type with the largest gain was the Townhouse/Condo segment, where prices rose 21.2 percent to \$209,950. The price range that tended to sell the quickest was the \$150,000 to \$249,999 range at 46 days. The price range that tended to sell the slowest was the \$350,000 or More range at 75 days.

Market-wide, inventory levels rose 13.8 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale increased 15.1 percent. That amounts to 4.3 months of inventory for Single Family homes and 5.5 months of inventory for Townhouse/Condo homes.

Quick Facts

+ 6.6%	+ 0.8%	+ 0.8%
Price Range with Strongest Sales: \$350,000 or More	Construction Status with Strongest Sales: New Construction	Property Type With Strongest Sales: Townhouse/Condo

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

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Median Sales Price	4
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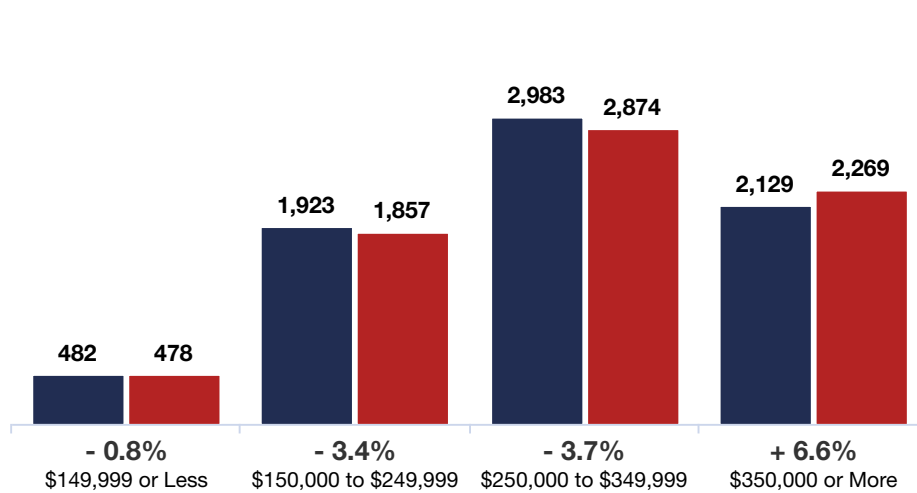
Pending Sales



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

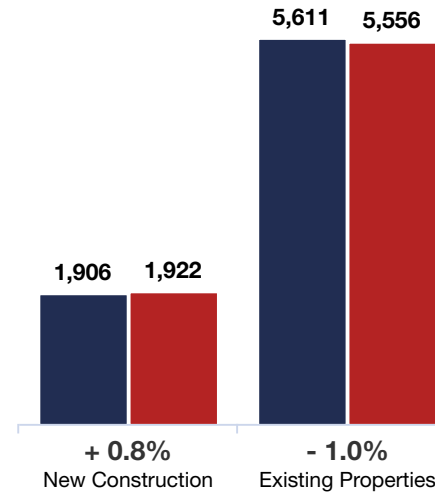
By Price Range

■ 8-2025 ■ 8-2026



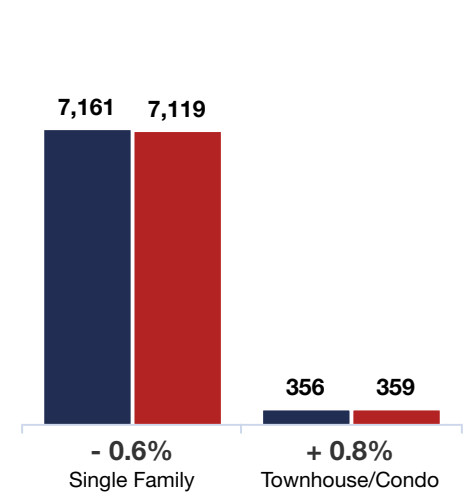
By Construction Status

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$149,999 or Less	482	478	- 0.8%
\$150,000 to \$249,999	1,923	1,857	- 3.4%
\$250,000 to \$349,999	2,983	2,874	- 3.7%
\$350,000 or More	2,129	2,269	+ 6.6%

All Price Ranges

7,517 7,478 - 0.5%

By Construction Status

	8-2025	8-2026	Change
New Construction	1,906	1,922	+ 0.8%
Existing Properties	5,611	5,556	- 1.0%

All Construction Types

7,517 7,478 - 0.5%

Single Family

	8-2025	8-2026	Change
\$149,999 or Less	368	381	+ 3.5%
\$150,000 to \$249,999	1,777	1,729	- 2.7%
\$250,000 to \$349,999	2,903	2,752	- 5.2%
\$350,000 or More	2,113	2,257	+ 6.8%

All Price Ranges

7,161 7,119 - 0.6%

	8-2025	8-2026	Change
New Construction	1,871	1,835	- 1.9%
Existing Properties	5,290	5,284	- 0.1%

All Construction Types

7,161 7,119 - 0.6%

Townhouse/Condo

	8-2025	8-2026	Change
\$149,999 or Less	114	97	- 14.9%
\$150,000 to \$249,999	146	128	- 12.3%
\$250,000 to \$349,999	80	122	+ 52.5%
\$350,000 or More	16	12	- 25.0%

All Price Ranges

356 359 + 0.8%

	8-2025	8-2026	Change
New Construction	35	87	+ 148.6%
Existing Properties	321	272	- 15.3%

All Construction Types

356 359 + 0.8%

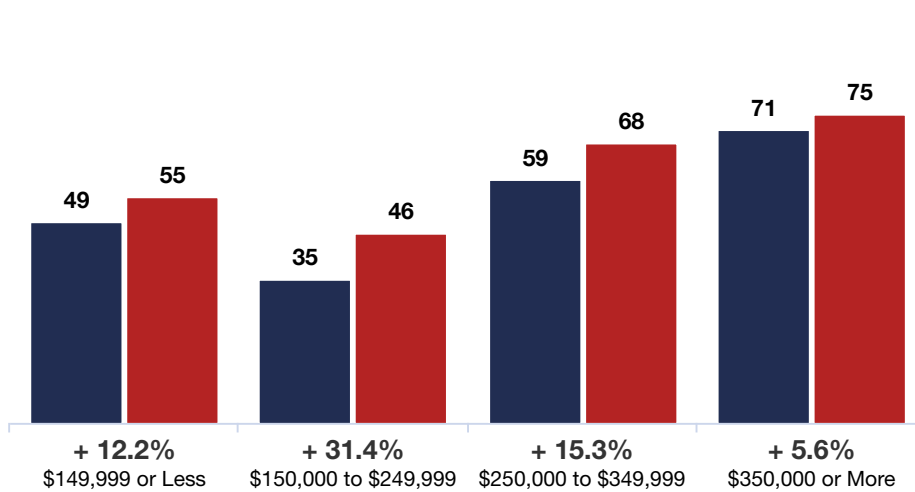
Days on Market Until Sale



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

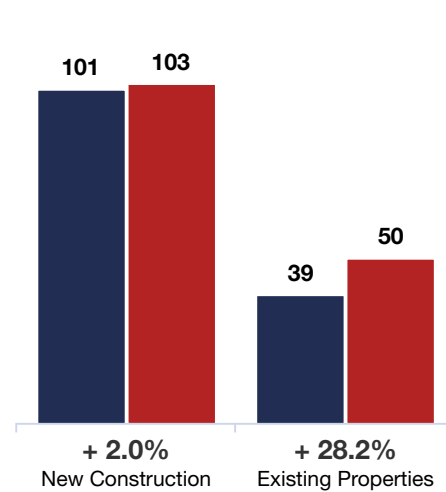
By Price Range

■ 8-2025 ■ 8-2026



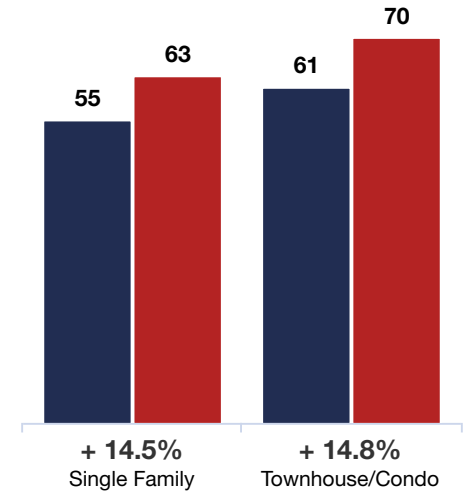
By Construction Status

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$149,999 or Less	49	55	+ 12.2%
\$150,000 to \$249,999	35	46	+ 31.4%
\$250,000 to \$349,999	59	68	+ 15.3%
\$350,000 or More	71	75	+ 5.6%
All Price Ranges	55	64	+ 16.4%
By Construction Status	8-2025	8-2026	Change
New Construction	101	103	+ 2.0%
Existing Properties	39	50	+ 28.2%
All Construction Types	55	64	+ 16.4%

Single Family

8-2025	8-2026	Change
44	52	+ 18.2%
34	45	+ 32.4%
58	67	+ 15.5%
71	75	+ 5.6%
55	63	+ 14.5%
8-2025	8-2026	Change
101	104	+ 3.0%
38	49	+ 28.9%
55	63	+ 14.5%

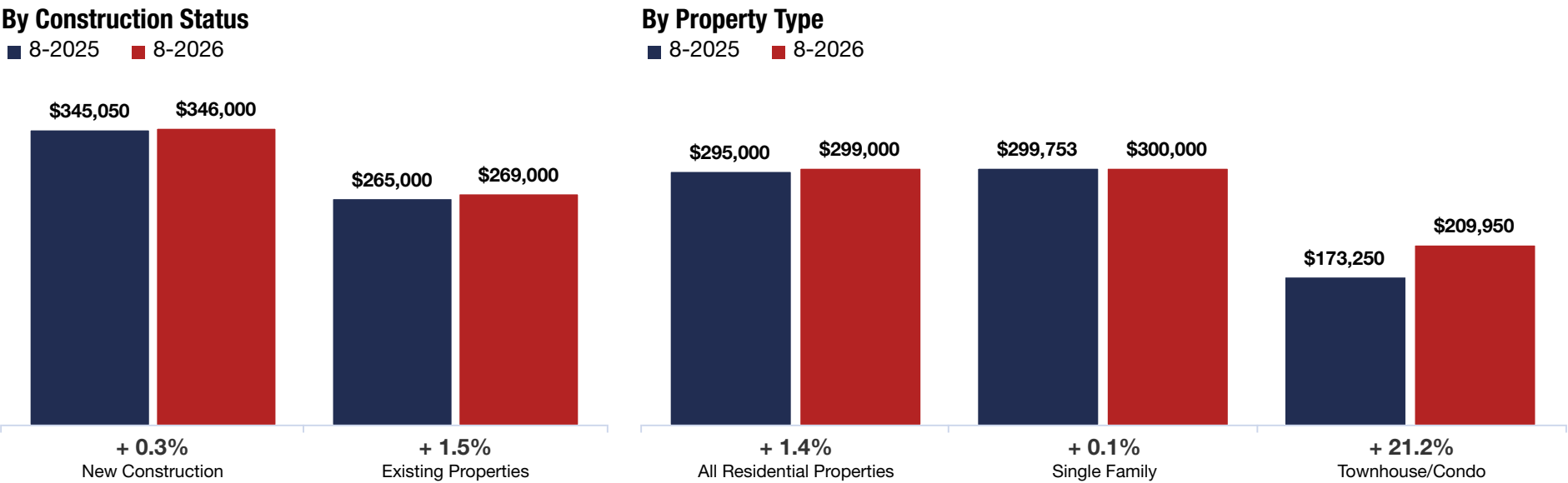
Townhouse/Condo

8-2025	8-2026	Change
65	71	+ 9.2%
45	60	+ 33.3%
95	81	- 14.7%
36	69	+ 91.7%
61	70	+ 14.8%
8-2025	8-2026	Change
131	89	- 32.1%
54	64	+ 18.5%
61	70	+ 14.8%

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	All Properties			Single Family			Townhouse/Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
New Construction	\$345,050	\$346,000	+ 0.3%	\$347,900	\$349,753	+ 0.5%	\$284,900	\$259,900	- 8.8%
Existing Properties	\$265,000	\$269,000	+ 1.5%	\$270,000	\$272,000	+ 0.7%	\$165,000	\$175,000	+ 6.1%
All Construction Types	\$295,000	\$299,000	+ 1.4%	\$299,753	\$300,000	+ 0.1%	\$173,250	\$209,950	+ 21.2%

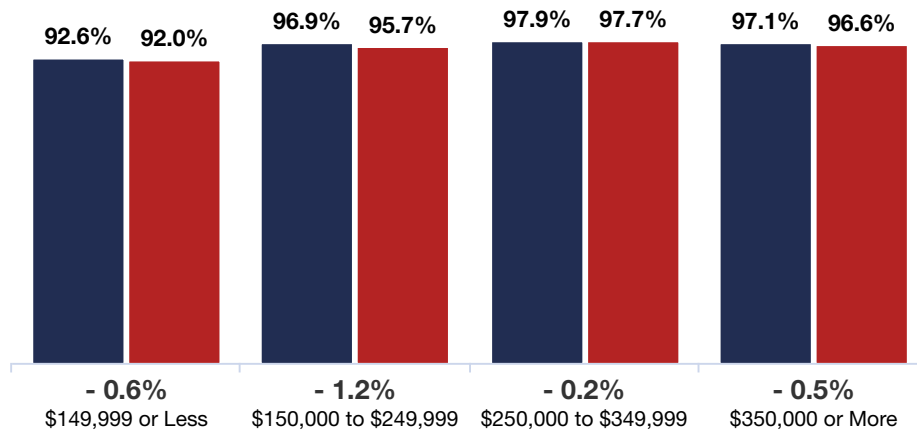
Percent of Original List Price Received



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.**

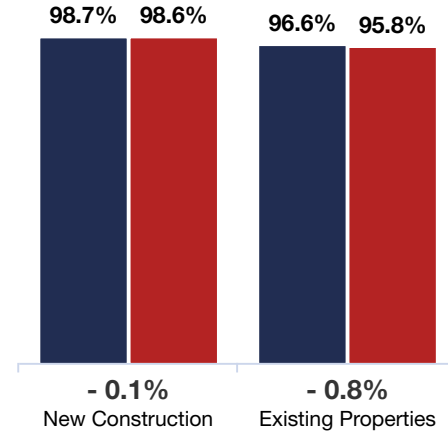
By Price Range

■ 8-2025 ■ 8-2026



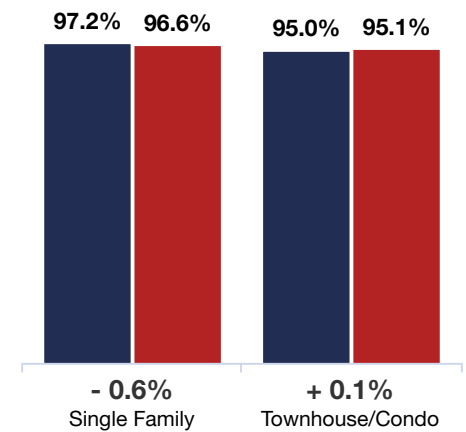
By Construction Status

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$149,999 or Less	92.6%	92.0%	- 0.6%
\$150,000 to \$249,999	96.9%	95.7%	- 1.2%
\$250,000 to \$349,999	97.9%	97.7%	- 0.2%
\$350,000 or More	97.1%	96.6%	- 0.5%
All Price Ranges	97.1%	96.6%	- 0.5%
By Construction Status	8-2025	8-2026	Change
New Construction	98.7%	98.6%	- 0.1%
Existing Properties	96.6%	95.8%	- 0.8%
All Construction Types	97.1%	96.6%	- 0.5%

Single Family

8-2025	8-2026	Change
92.7%	91.9%	- 0.9%
97.0%	95.6%	- 1.4%
98.0%	97.7%	- 0.3%
97.1%	96.7%	- 0.4%
97.2%	96.6%	- 0.6%
8-2025	8-2026	Change
98.7%	98.7%	0.0%
96.7%	95.9%	- 0.8%
97.2%	96.6%	- 0.6%

Townhouse/Condo

8-2025	8-2026	Change
92.5%	92.1%	- 0.4%
96.0%	96.4%	+ 0.4%
96.3%	96.3%	0.0%
95.7%	92.3%	- 3.6%
95.0%	95.1%	+ 0.1%
8-2025	8-2026	Change
98.4%	97.3%	- 1.1%
94.7%	94.3%	- 0.4%
95.0%	95.1%	+ 0.1%

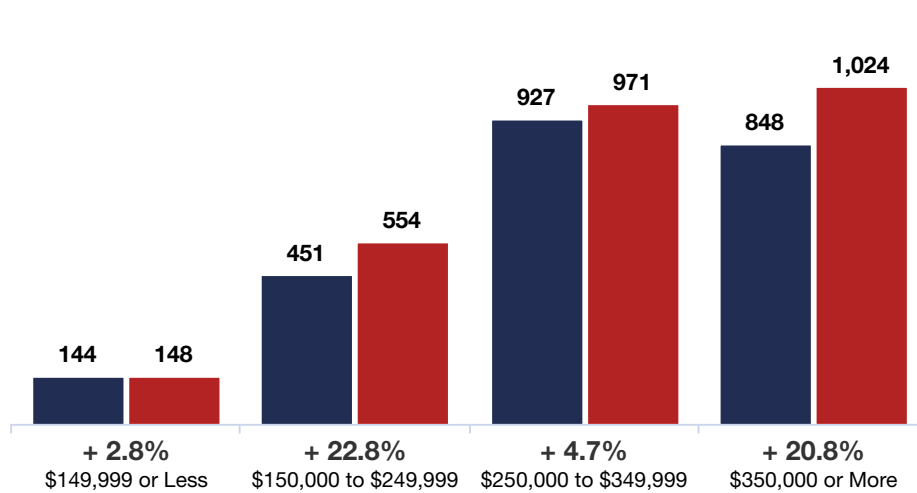
Inventory of Homes for Sale



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

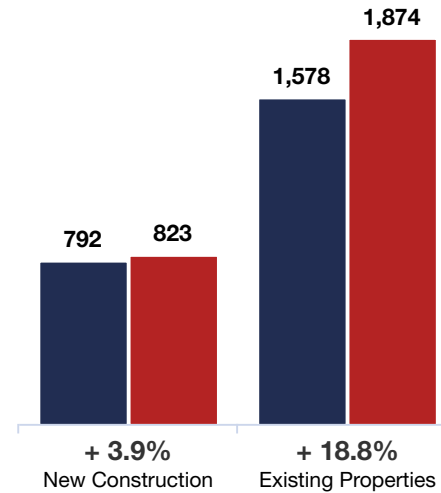
By Price Range

■ 8-2025 ■ 8-2026



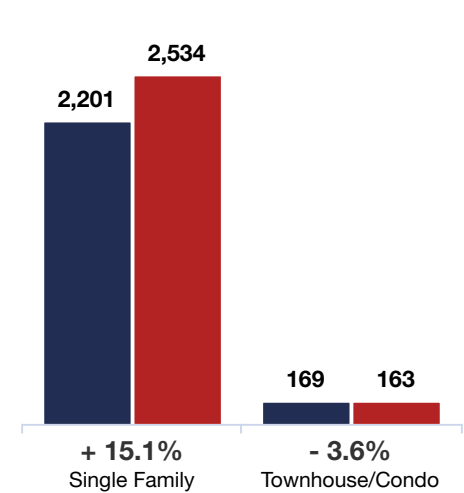
By Construction Status

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$149,999 or Less	144	148	+ 2.8%
\$150,000 to \$249,999	451	554	+ 22.8%
\$250,000 to \$349,999	927	971	+ 4.7%
\$350,000 or More	848	1,024	+ 20.8%

All Price Ranges

2,370 2,697 + 13.8%

By Construction Status

	8-2025	8-2026	Change
New Construction	792	823	+ 3.9%
Existing Properties	1,578	1,874	+ 18.8%

All Construction Types

2,370 2,697 + 13.8%

Single Family

	8-2025	8-2026	Change
	98	98	0.0%
	414	506	+ 22.2%
	851	923	+ 8.5%
	838	1,007	+ 20.2%

2,201 2,534 + 15.1%

Townhouse/Condo

	8-2025	8-2026	Change
	46	50	+ 8.7%
	37	48	+ 29.7%
	76	48	- 36.8%
	10	17	+ 70.0%

169 163 - 3.6%

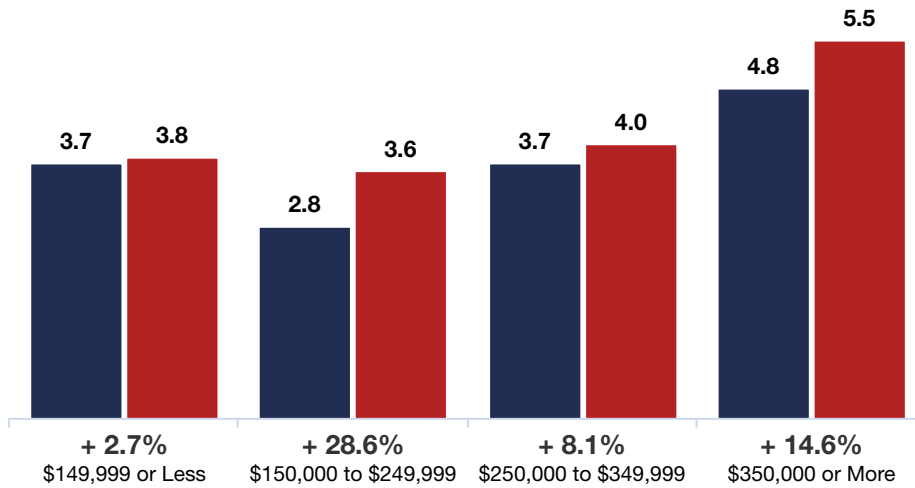
Months Supply of Inventory



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.**

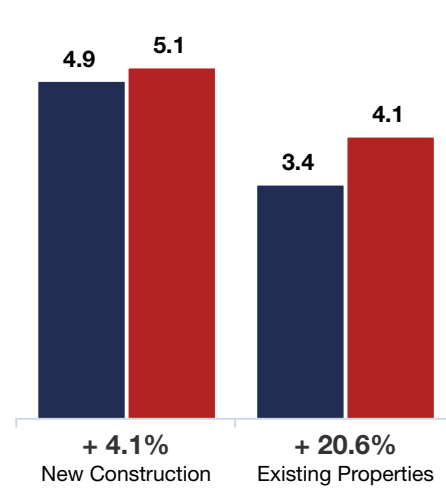
By Price Range

■ 8-2025 ■ 8-2026



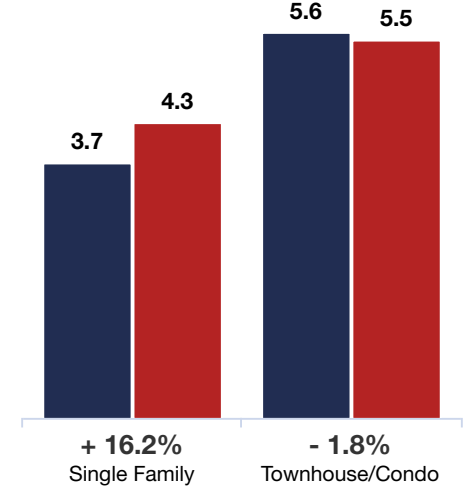
By Construction Status

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$149,999 or Less	3.7	3.8	+ 2.7%
\$150,000 to \$249,999	2.8	3.6	+ 28.6%
\$250,000 to \$349,999	3.7	4.0	+ 8.1%
\$350,000 or More	4.8	5.5	+ 14.6%

All Price Ranges

3.8 4.4 + 15.8%

By Construction Status

	8-2025	8-2026	Change
New Construction	4.9	5.1	+ 4.1%
Existing Properties	3.4	4.1	+ 20.6%

All Construction Types

3.8 4.4 + 15.8%

Single Family

	8-2025	8-2026	Change
	3.2	3.2	0.0%
	2.8	3.5	+ 25.0%
	3.5	4.0	+ 14.3%
	4.8	5.5	+ 14.6%

3.7 4.3 + 16.2%

Townhouse/Condo

	8-2025	8-2026	Change
	5.0	6.2	+ 24.0%
	2.9	4.6	+ 58.6%
	11.3	4.8	- 57.5%
	6.5	11.3	+ 73.8%

5.6 5.5 - 1.8%

	8-2025	8-2026	Change
	4.7	5.2	+ 10.6%
	3.4	4.0	+ 17.6%

3.7 4.3 + 16.2%

	8-2025	8-2026	Change
	18.5	3.0	- 83.8%
	4.2	6.3	+ 50.0%

5.6 5.5 - 1.8%