

# Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®



## February 2026

U.S. pending home sales dipped 0.8% month-over-month and 0.4% year-over-year, according to the National Association of REALTORS®, with the decline attributed to low housing inventory. Regionally, monthly contract signings rose in the Midwest and West but fell in the South and Northeast. On a year-over-year basis, contracts increased in the South and West but declined in the Northeast and Midwest. For the 12-month period spanning March 2025 through February 2026, Pending Sales in the \$149,999 or Less price range softened 6.9 percent overall. The price range with the largest pending sales gain was the \$350,000 or More range, where sales increased 11.0 percent.

The overall Median Sales Price increased 4.6 percent to \$298,100. The property type with the largest gain was the Townhouse/Condo segment, where prices increased 5.7 percent to \$185,000. The price range that tended to sell the quickest was the \$150,000 to \$249,999 range at 40 days. The price range that tended to sell the slowest was the \$350,000 or More range at 72 days.

Market-wide, inventory levels increased 4.4 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale went up 5.8 percent. That amounts to 3.4 months of inventory for Single Family homes and 4.8 months of inventory for Townhouse/Condo homes.

## Quick Facts

<b>+ 11.0%</b>	<b>- 3.7%</b>	<b>+ 14.3%</b>
Price Range with Strongest Sales: <b>\$350,000 or More</b>	Construction Status with Strongest Sales: <b>Existing Properties</b>	Property Type With Strongest Sales: <b>Townhouse/Condo</b>

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>



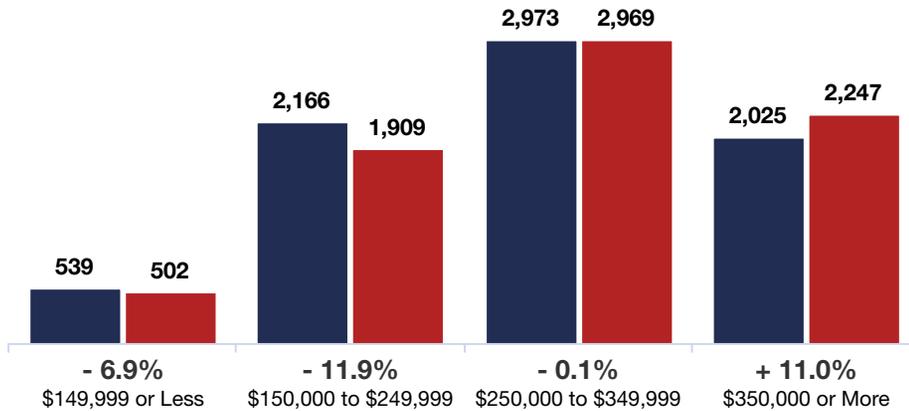
# Pending Sales



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

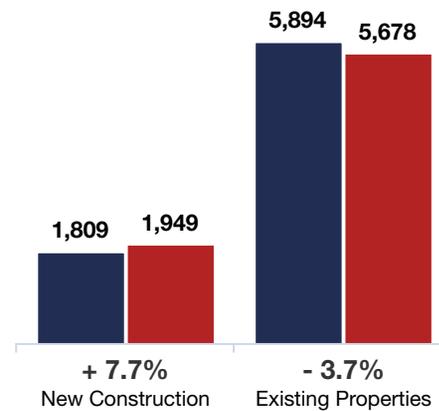
## By Price Range

■ 2-2025 ■ 2-2026



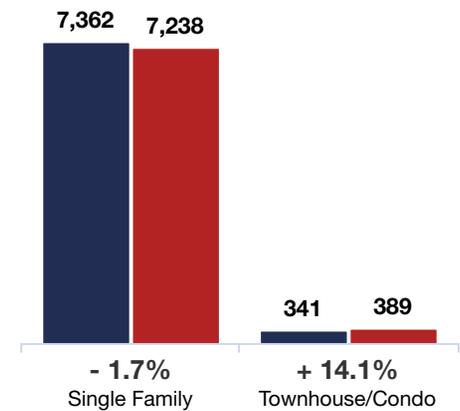
## By Construction Status

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$149,999 or Less	539	502	- 6.9%
\$150,000 to \$249,999	2,166	1,909	- 11.9%
\$250,000 to \$349,999	2,973	2,969	- 0.1%
\$350,000 or More	2,025	2,247	+ 11.0%
<b>All Price Ranges</b>	<b>7,703</b>	<b>7,627</b>	<b>- 1.0%</b>
By Construction Status	2-2025	2-2026	Change
New Construction	1,809	1,949	+ 7.7%
Existing Properties	5,894	5,678	- 3.7%
<b>All Construction Types</b>	<b>7,703</b>	<b>7,627</b>	<b>- 1.0%</b>

### Single Family

2-2025	2-2026	Change
434	382	- 12.0%
2,020	1,771	- 12.3%
2,896	2,852	- 1.5%
2,012	2,233	+ 11.0%
<b>7,362</b>	<b>7,238</b>	<b>- 1.7%</b>
2-2025	2-2026	Change
1,777	1,881	+ 5.9%
5,585	5,357	- 4.1%
<b>7,362</b>	<b>7,238</b>	<b>- 1.7%</b>

### Townhouse/Condo

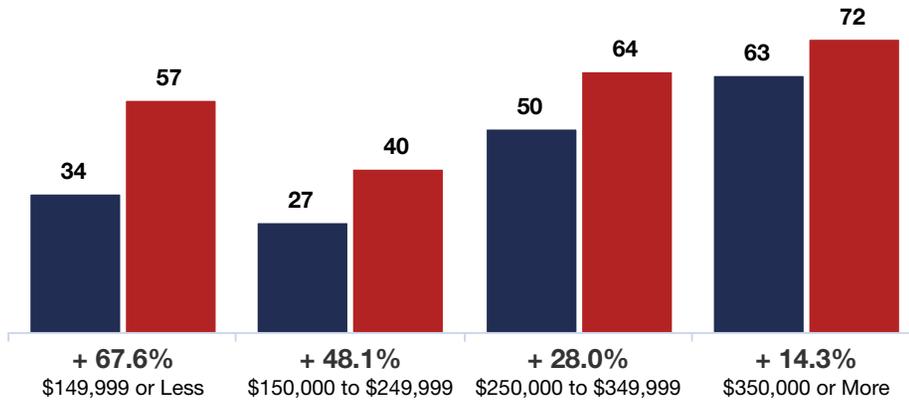
2-2025	2-2026	Change
105	120	+ 14.3%
146	138	- 5.5%
77	117	+ 51.9%
13	14	+ 7.7%
<b>341</b>	<b>389</b>	<b>+ 14.1%</b>
2-2025	2-2026	Change
32	68	+ 112.5%
309	321	+ 3.9%
<b>341</b>	<b>389</b>	<b>+ 14.1%</b>

# 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.**

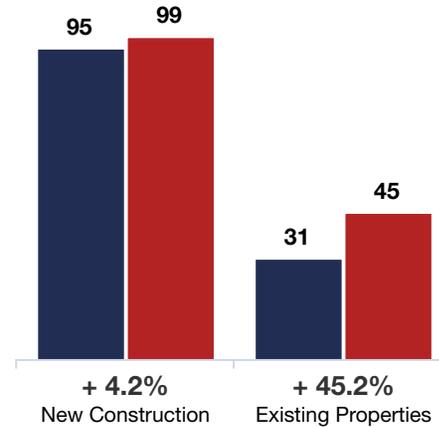
## By Price Range

■ 2-2025 ■ 2-2026



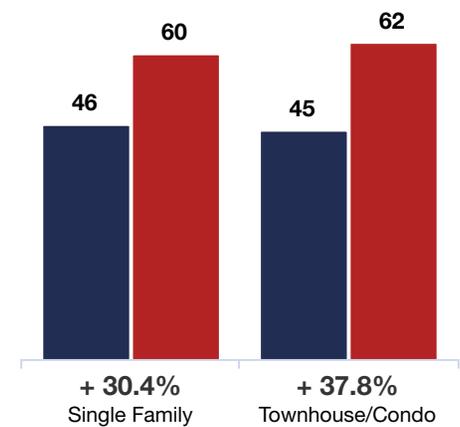
## By Construction Status

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$149,999 or Less	34	57	+ 67.6%
\$150,000 to \$249,999	27	40	+ 48.1%
\$250,000 to \$349,999	50	64	+ 28.0%
\$350,000 or More	63	72	+ 14.3%
<b>All Price Ranges</b>	<b>46</b>	<b>60</b>	<b>+ 30.4%</b>

### Single Family

By Price Range	2-2025	2-2026	Change
\$149,999 or Less	33	52	+ 57.6%
\$150,000 to \$249,999	27	39	+ 44.4%
\$250,000 to \$349,999	50	63	+ 26.0%
\$350,000 or More	63	72	+ 14.3%
<b>All Price Ranges</b>	<b>46</b>	<b>60</b>	<b>+ 30.4%</b>

### Townhouse/Condo

By Construction Status	2-2025	2-2026	Change
New Construction	95	100	+ 5.3%
Existing Properties	31	44	+ 41.9%
<b>All Construction Types</b>	<b>46</b>	<b>60</b>	<b>+ 30.4%</b>

By Construction Status	2-2025	2-2026	Change
New Construction	95	99	+ 4.2%
Existing Properties	31	45	+ 45.2%
<b>All Construction Types</b>	<b>46</b>	<b>60</b>	<b>+ 30.4%</b>

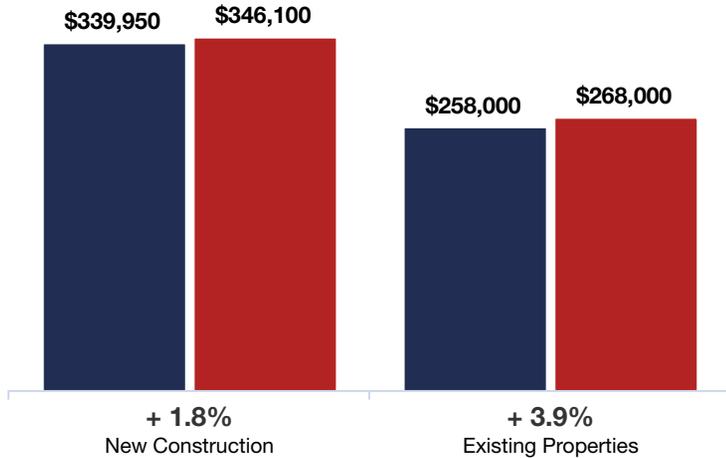
# Median Sales Price



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

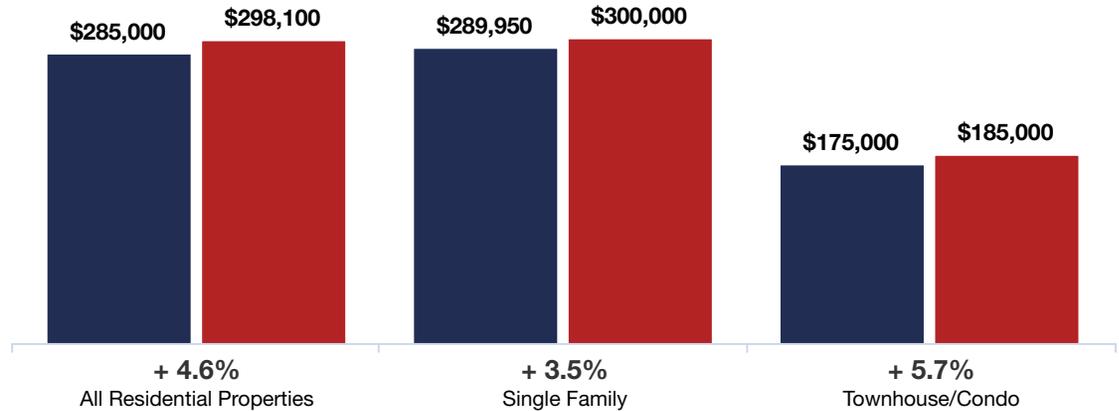
## By Construction Status

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



By Construction Status	All Properties			Single Family			Townhouse/Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
New Construction	\$339,950	\$346,100	+ 1.8%	\$339,950	\$348,945	+ 2.6%	\$320,950	\$269,900	- 15.9%
Existing Properties	\$258,000	\$268,000	+ 3.9%	\$262,000	\$273,000	+ 4.2%	\$165,000	\$165,000	0.0%
<b>All Construction Types</b>	<b>\$285,000</b>	<b>\$298,100</b>	<b>+ 4.6%</b>	<b>\$289,950</b>	<b>\$300,000</b>	<b>+ 3.5%</b>	<b>\$175,000</b>	<b>\$185,000</b>	<b>+ 5.7%</b>

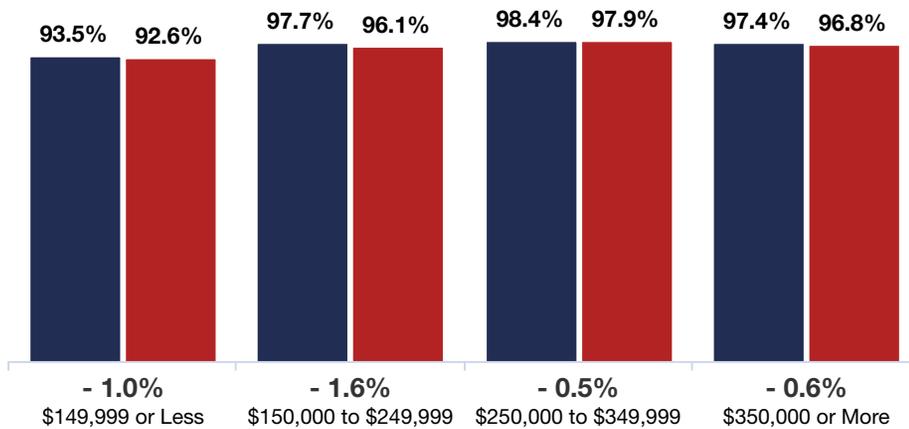
# Percent of Original List Price Received



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.**

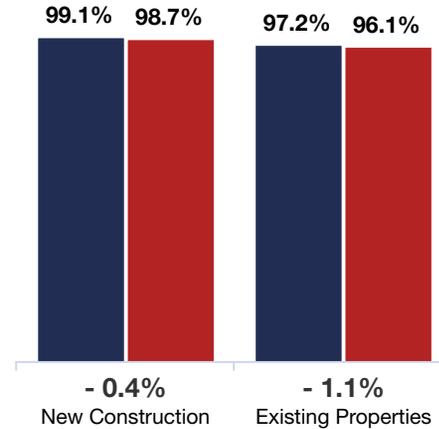
## By Price Range

■ 2-2025 ■ 2-2026



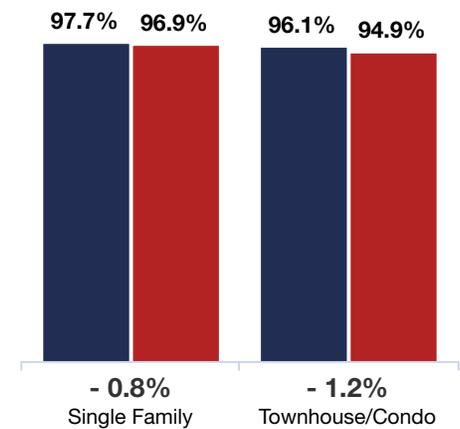
## By Construction Status

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$149,999 or Less	93.5%	92.6%	- 1.0%
\$150,000 to \$249,999	97.7%	96.1%	- 1.6%
\$250,000 to \$349,999	98.4%	97.9%	- 0.5%
\$350,000 or More	97.4%	96.8%	- 0.6%

<b>All Price Ranges</b>	<b>97.6%</b>	<b>96.8%</b>	<b>- 0.8%</b>
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By Construction Status	2-2025	2-2026	Change
New Construction	99.1%	98.7%	- 0.4%
Existing Properties	97.2%	96.1%	- 1.1%

<b>All Construction Types</b>	<b>97.6%</b>	<b>96.8%</b>	<b>- 0.8%</b>
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### Single Family

2-2025	2-2026	Change
93.6%	92.9%	- 0.7%
97.8%	96.1%	- 1.7%
98.4%	97.9%	- 0.5%
97.4%	96.8%	- 0.6%

<b>97.7%</b>	<b>96.9%</b>	<b>- 0.8%</b>
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2-2025	2-2026	Change
99.0%	98.7%	- 0.3%
97.3%	96.2%	- 1.1%

<b>97.7%</b>	<b>96.9%</b>	<b>- 0.8%</b>
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### Townhouse/Condo

2-2025	2-2026	Change
93.4%	91.9%	- 1.6%
97.0%	95.8%	- 1.2%
97.4%	96.7%	- 0.7%
97.3%	94.9%	- 2.5%

<b>96.1%</b>	<b>94.9%</b>	<b>- 1.2%</b>
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2-2025	2-2026	Change
100.4%	97.5%	- 2.9%
95.6%	94.4%	- 1.3%

<b>96.1%</b>	<b>94.9%</b>	<b>- 1.2%</b>
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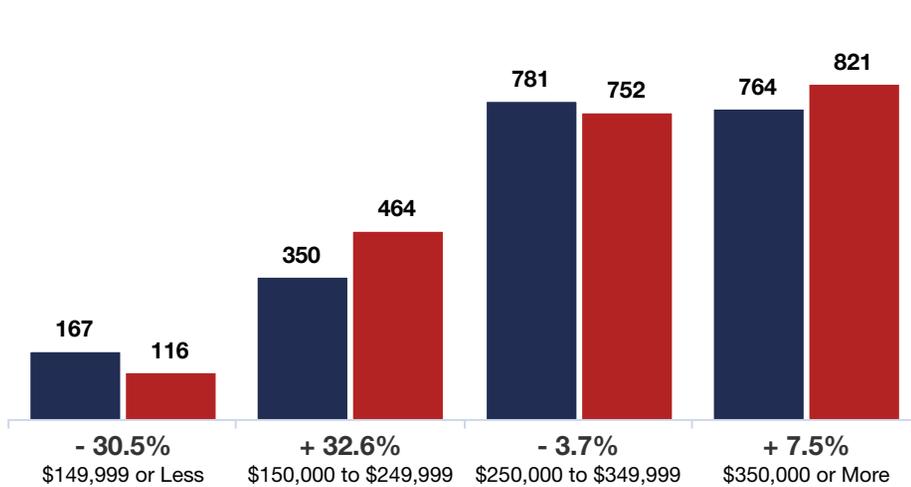
# Inventory of Homes for Sale



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

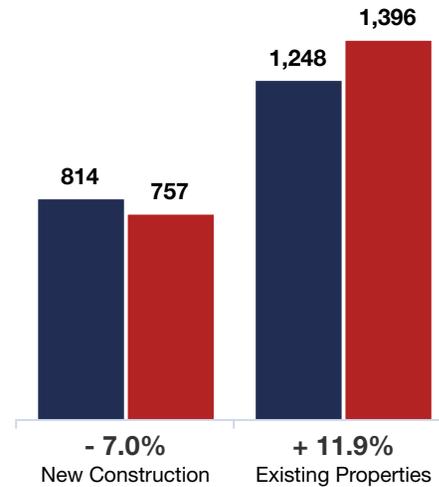
## By Price Range

■ 2-2025 ■ 2-2026



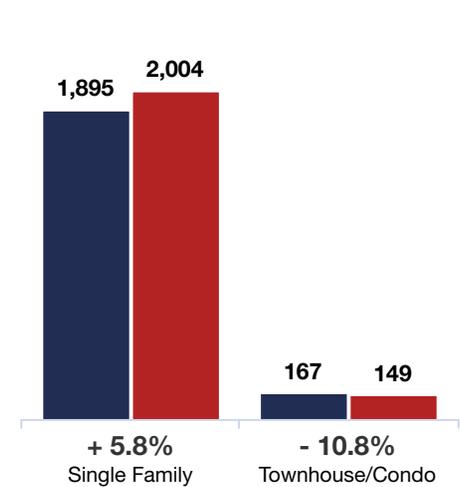
## By Construction Status

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

#### By Price Range

	2-2025	2-2026	Change
\$149,999 or Less	167	116	- 30.5%
\$150,000 to \$249,999	350	464	+ 32.6%
\$250,000 to \$349,999	781	752	- 3.7%
\$350,000 or More	764	821	+ 7.5%

#### All Price Ranges

**2,062**   **2,153**   **+ 4.4%**

#### By Construction Status

	2-2025	2-2026	Change
New Construction	814	757	- 7.0%
Existing Properties	1,248	1,396	+ 11.9%

#### All Construction Types

**2,062**   **2,153**   **+ 4.4%**

### Single Family

	2-2025	2-2026	Change
Single Family	1,895	2,004	+ 5.8%

**1,895**   **2,004**   **+ 5.8%**

### Townhouse/Condo

	2-2025	2-2026	Change
Townhouse/Condo	167	149	- 10.8%

**167**   **149**   **- 10.8%**

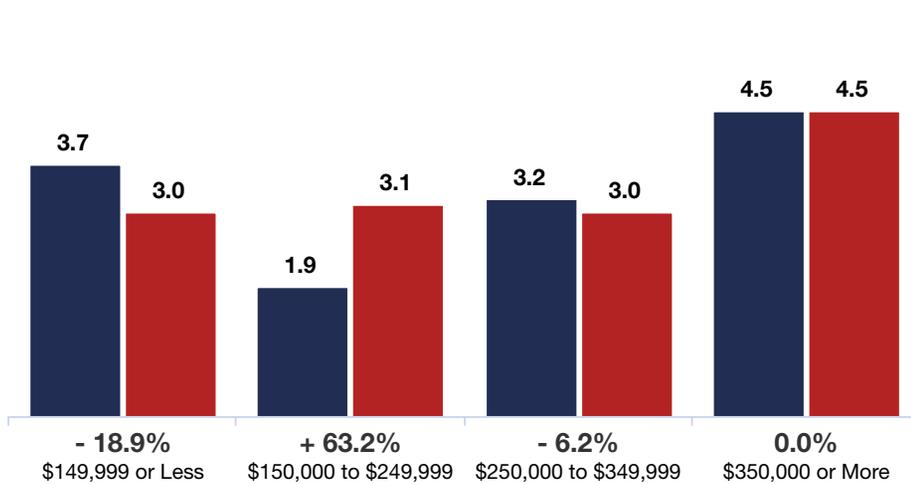
# Months Supply of Inventory



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.**

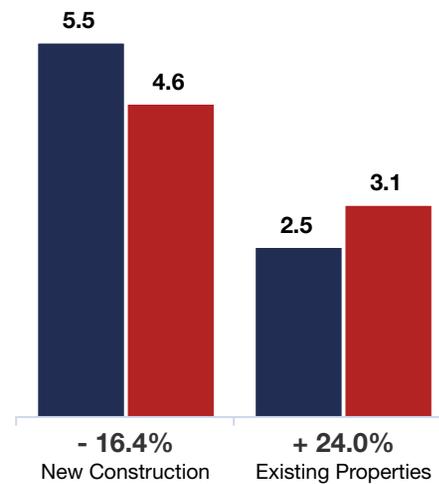
## By Price Range

■ 2-2025 ■ 2-2026



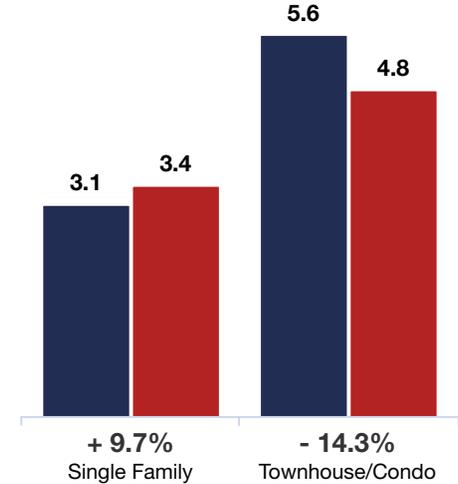
## By Construction Status

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$149,999 or Less	3.7	3.0	- 18.9%
\$150,000 to \$249,999	1.9	3.1	+ 63.2%
\$250,000 to \$349,999	3.2	3.0	- 6.2%
\$350,000 or More	4.5	4.5	0.0%

<b>All Price Ranges</b>	<b>3.2</b>	<b>3.5</b>	<b>+ 9.4%</b>
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By Construction Status	2-2025	2-2026	Change
New Construction	5.5	4.6	- 16.4%
Existing Properties	2.5	3.1	+ 24.0%

<b>All Construction Types</b>	<b>3.2</b>	<b>3.5</b>	<b>+ 9.4%</b>
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### Single Family

2-2025	2-2026	Change
2.8	2.9	+ 3.6%
1.8	3.0	+ 66.7%
3.0	2.9	- 3.3%
4.5	4.5	0.0%

<b>3.1</b>	<b>3.4</b>	<b>+ 9.7%</b>
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### Townhouse/Condo

2-2025	2-2026	Change
7.1	3.3	- 53.5%
3.0	3.6	+ 20.0%
8.2	7.3	- 11.0%
6.5	7.1	+ 9.2%

<b>5.6</b>	<b>4.8</b>	<b>- 14.3%</b>
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2-2025	2-2026	Change	2-2025	2-2026	Change
5.4	4.4	- 18.5%	11.4	9.1	- 20.2%
2.4	3.0	+ 25.0%	5.0	3.9	- 22.0%

<b>3.1</b>	<b>3.4</b>	<b>+ 9.7%</b>	<b>5.6</b>	<b>4.8</b>	<b>- 14.3%</b>
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