

Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®



July 2026

Nationally, pending home sales decreased 5.4% month-over-month and 0.3% year-over-year, according to the National Association of REALTORS®, as elevated mortgage rates and record-high home prices affected buyer activity. Contract signings declined in all four regions month-over-month. Year-over-year, pending home sales rose in the Northeast and Midwest but fell in the South and West. For the 12-month period spanning August 2025 through July 2026, Pending Sales in the All Price Ranges price range rose 0.9 percent overall. The price range with the largest pending sales gain was the \$350,000 or More range, where sales rose 5.9 percent.

The overall Median Sales Price rose 1.4 percent to \$299,000. The property type with the largest gain was the Townhouse/Condo segment, where prices went up 21.8 percent to \$207,000. The price range that tended to sell the quickest was the \$150,000 to \$249,999 range at 45 days. The price range that tended to sell the slowest was the \$350,000 or More range at 75 days.

Market-wide, inventory levels was up 13.1 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale were up 14.2 percent. That amounts to 4.2 months of inventory for Single Family homes and 5.3 months of inventory for Townhouse/Condo homes.

Quick Facts

+ 5.9%	+ 2.4%	+ 1.0%
Price Range with Strongest Sales: \$350,000 or More	Construction Status with Strongest Sales: New Construction	Property Type With Strongest Sales: Single Family

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

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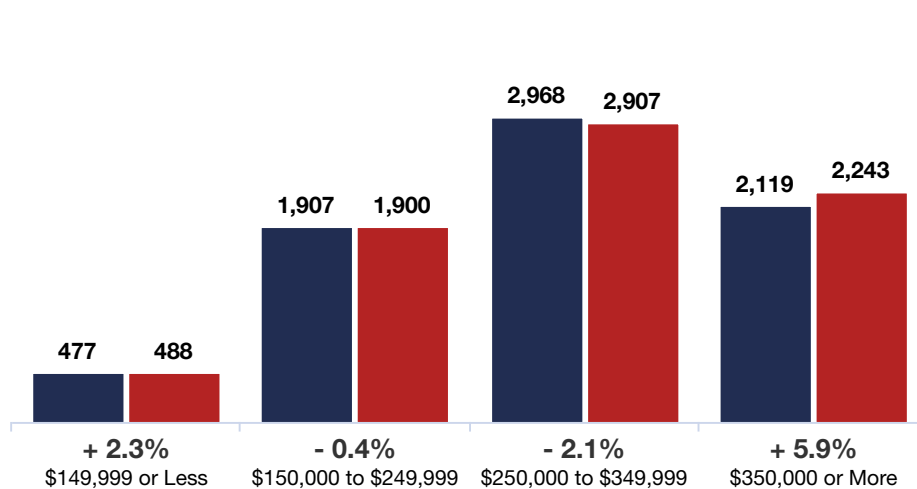
Pending Sales



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

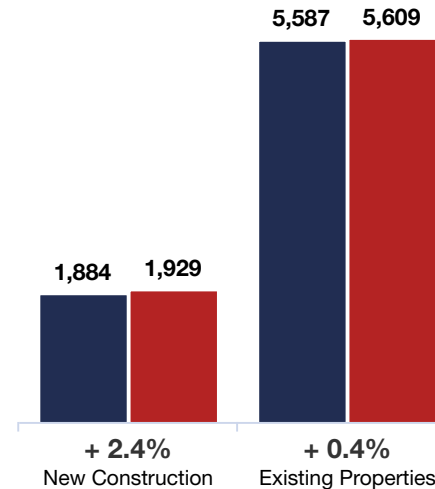
By Price Range

■ 7-2025 ■ 7-2026



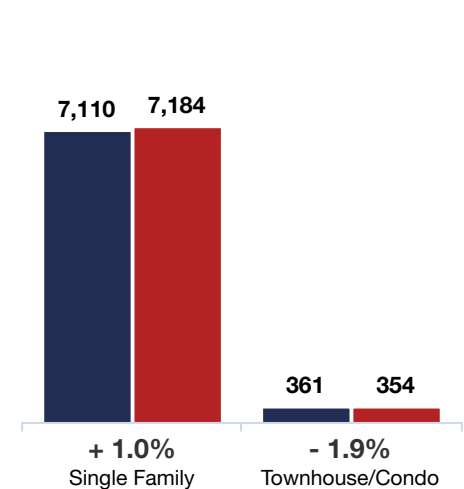
By Construction Status

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



All Properties

By Price Range

	7-2025	7-2026	Change
\$149,999 or Less	477	488	+ 2.3%
\$150,000 to \$249,999	1,907	1,900	- 0.4%
\$250,000 to \$349,999	2,968	2,907	- 2.1%
\$350,000 or More	2,119	2,243	+ 5.9%

All Price Ranges

7,471 7,538 + 0.9%

By Construction Status

	7-2025	7-2026	Change
New Construction	1,884	1,929	+ 2.4%
Existing Properties	5,587	5,609	+ 0.4%

All Construction Types

7,471 7,538 + 0.9%

Single Family

	7-2025	7-2026	Change
	367	386	+ 5.2%
	1,756	1,781	+ 1.4%
	2,885	2,786	- 3.4%
	2,102	2,231	+ 6.1%

7,110 7,184 + 1.0%

Townhouse/Condo

	7-2025	7-2026	Change
	110	102	- 7.3%
	151	119	- 21.2%
	83	121	+ 45.8%
	17	12	- 29.4%

361 354 - 1.9%

	7-2025	7-2026	Change
	1,847	1,842	- 0.3%
	5,263	5,342	+ 1.5%

7,110 7,184 + 1.0%

361 354 - 1.9%

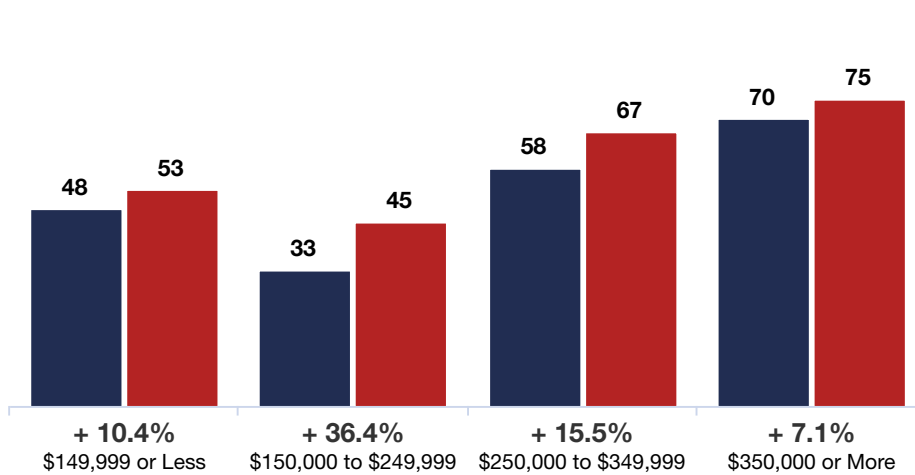
Days on Market Until Sale



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

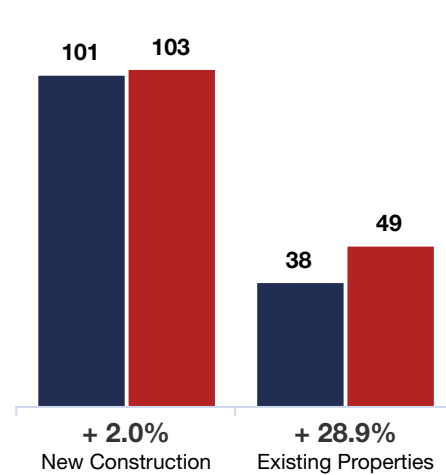
By Price Range

■ 7-2025 ■ 7-2026



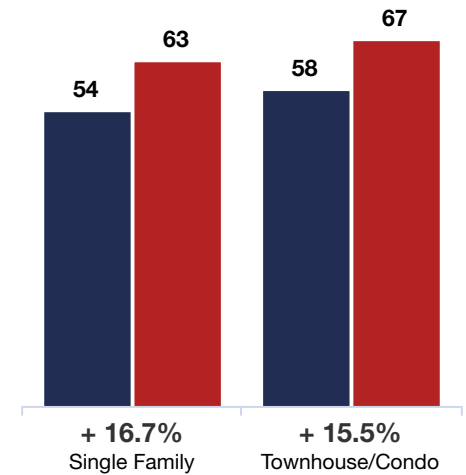
By Construction Status

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



All Properties

By Price Range	7-2025	7-2026	Change
\$149,999 or Less	48	53	+ 10.4%
\$150,000 to \$249,999	33	45	+ 36.4%
\$250,000 to \$349,999	58	67	+ 15.5%
\$350,000 or More	70	75	+ 7.1%
All Price Ranges	54	63	+ 16.7%
By Construction Status	7-2025	7-2026	Change
New Construction	101	103	+ 2.0%
Existing Properties	38	49	+ 28.9%
All Construction Types	54	63	+ 16.7%

Single Family

7-2025	7-2026	Change
44	49	+ 11.4%
32	44	+ 37.5%
57	67	+ 17.5%
70	75	+ 7.1%
54	63	+ 16.7%
7-2025	7-2026	Change
100	104	+ 4.0%
37	48	+ 29.7%
54	63	+ 16.7%

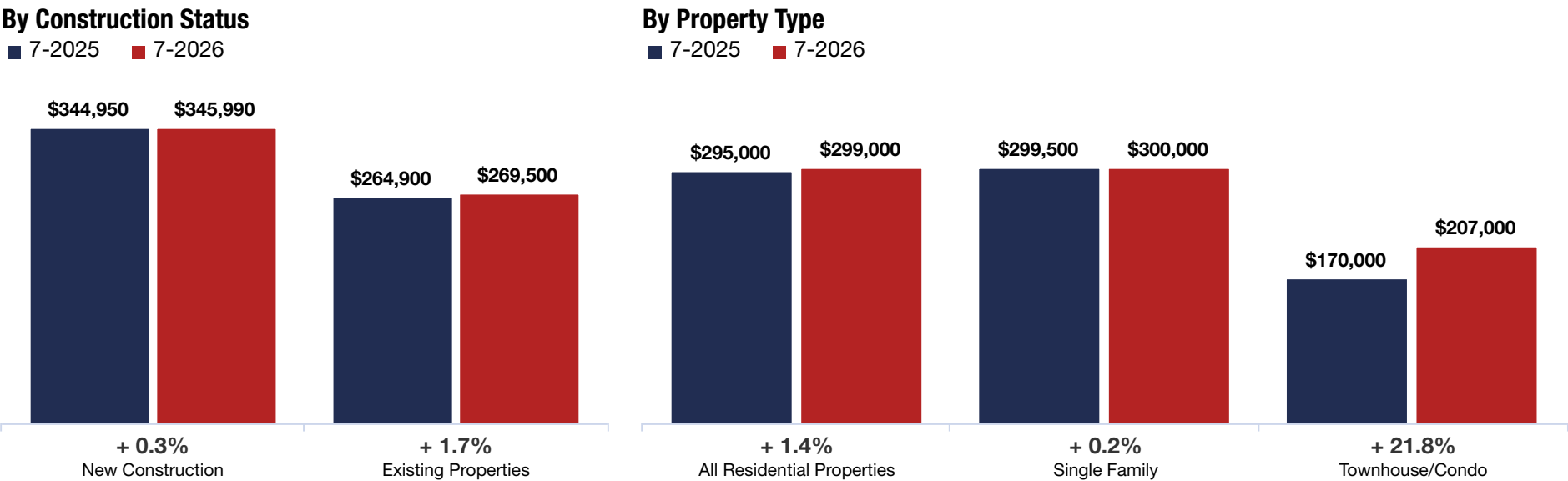
Townhouse/Condo

7-2025	7-2026	Change
66	70	+ 6.1%
42	60	+ 42.9%
85	76	- 10.6%
38	46	+ 21.1%
58	67	+ 15.5%
7-2025	7-2026	Change
133	81	- 39.1%
51	63	+ 23.5%
58	67	+ 15.5%

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	All Properties			Single Family			Townhouse/Condo		
	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
New Construction	\$344,950	\$345,990	+ 0.3%	\$345,000	\$349,500	+ 1.3%	\$294,900	\$260,000	- 11.8%
Existing Properties	\$264,900	\$269,500	+ 1.7%	\$269,900	\$273,000	+ 1.1%	\$165,000	\$174,750	+ 5.9%
All Construction Types	\$295,000	\$299,000	+ 1.4%	\$299,500	\$300,000	+ 0.2%	\$170,000	\$207,000	+ 21.8%

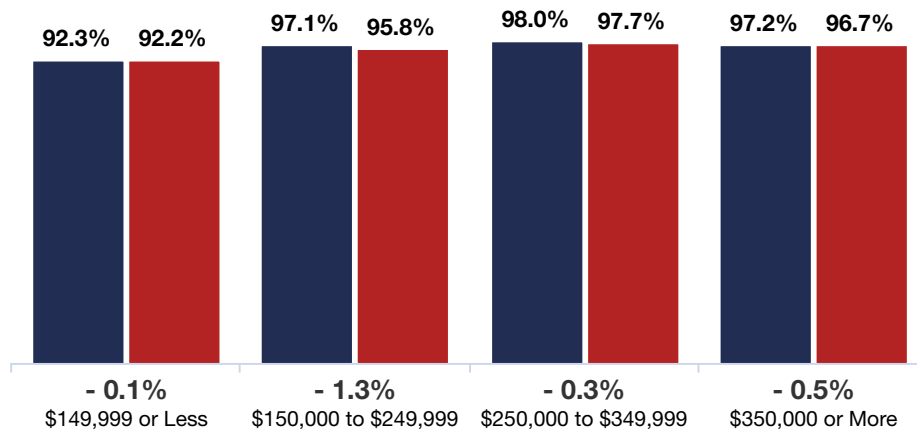
Percent of Original List Price Received



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.**

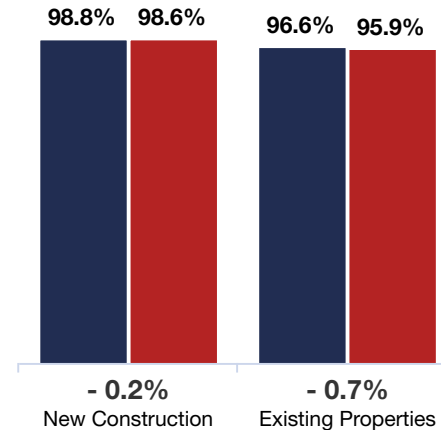
By Price Range

■ 7-2025 ■ 7-2026



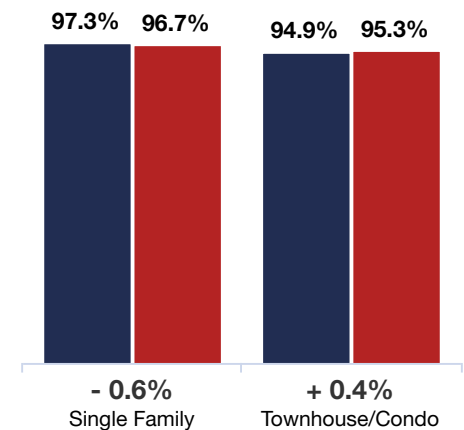
By Construction Status

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



All Properties

By Price Range	7-2025	7-2026	Change
\$149,999 or Less	92.3%	92.2%	- 0.1%
\$150,000 to \$249,999	97.1%	95.8%	- 1.3%
\$250,000 to \$349,999	98.0%	97.7%	- 0.3%
\$350,000 or More	97.2%	96.7%	- 0.5%
All Price Ranges	97.2%	96.6%	- 0.6%
By Construction Status	7-2025	7-2026	Change
New Construction	98.8%	98.6%	- 0.2%
Existing Properties	96.6%	95.9%	- 0.7%
All Construction Types	97.2%	96.6%	- 0.6%

Single Family

7-2025	7-2026	Change
92.5%	92.0%	- 0.5%
97.2%	95.8%	- 1.4%
98.1%	97.8%	- 0.3%
97.2%	96.7%	- 0.5%
97.3%	96.7%	- 0.6%
7-2025	7-2026	Change
98.8%	98.7%	- 0.1%
96.8%	96.0%	- 0.8%
97.3%	96.7%	- 0.6%

Townhouse/Condo

7-2025	7-2026	Change
91.7%	92.7%	+ 1.1%
96.1%	96.2%	+ 0.1%
96.4%	96.5%	+ 0.1%
95.3%	92.4%	- 3.0%
94.9%	95.3%	+ 0.4%
7-2025	7-2026	Change
98.1%	97.7%	- 0.4%
94.6%	94.5%	- 0.1%
94.9%	95.3%	+ 0.4%

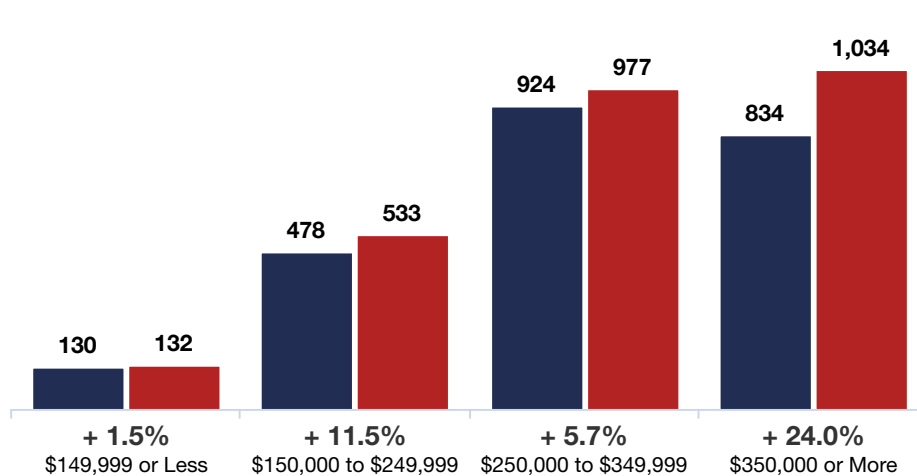
Inventory of Homes for Sale



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

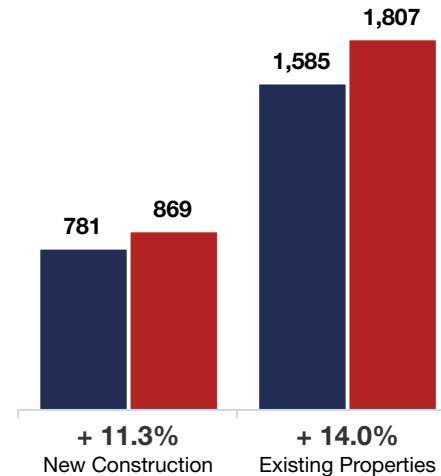
By Price Range

■ 7-2025 ■ 7-2026



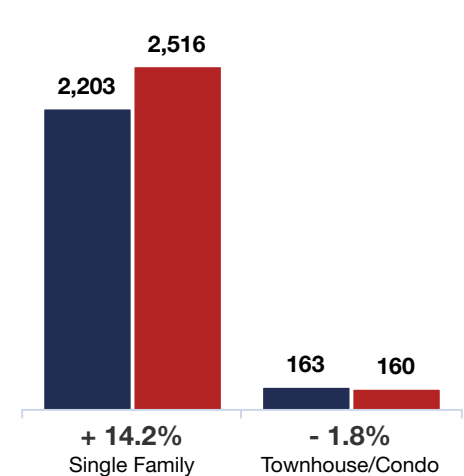
By Construction Status

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



All Properties

By Price Range	7-2025	7-2026	Change
\$149,999 or Less	130	132	+ 1.5%
\$150,000 to \$249,999	478	533	+ 11.5%
\$250,000 to \$349,999	924	977	+ 5.7%
\$350,000 or More	834	1,034	+ 24.0%
All Price Ranges	2,366	2,676	+ 13.1%
By Construction Status	7-2025	7-2026	Change
New Construction	781	869	+ 11.3%
Existing Properties	1,585	1,807	+ 14.0%
All Construction Types	2,366	2,676	+ 13.1%

Single Family

7-2025	7-2026	Change
87	91	+ 4.6%
436	484	+ 11.0%
856	923	+ 7.8%
824	1,018	+ 23.5%
2,203	2,516	+ 14.2%
7-2025	7-2026	Change
735	843	+ 14.7%
1,468	1,673	+ 14.0%
2,203	2,516	+ 14.2%

Townhouse/Condo

7-2025	7-2026	Change
43	41	- 4.7%
42	49	+ 16.7%
68	54	- 20.6%
10	16	+ 60.0%
163	160	- 1.8%
7-2025	7-2026	Change
46	26	- 43.5%
117	134	+ 14.5%
163	160	- 1.8%

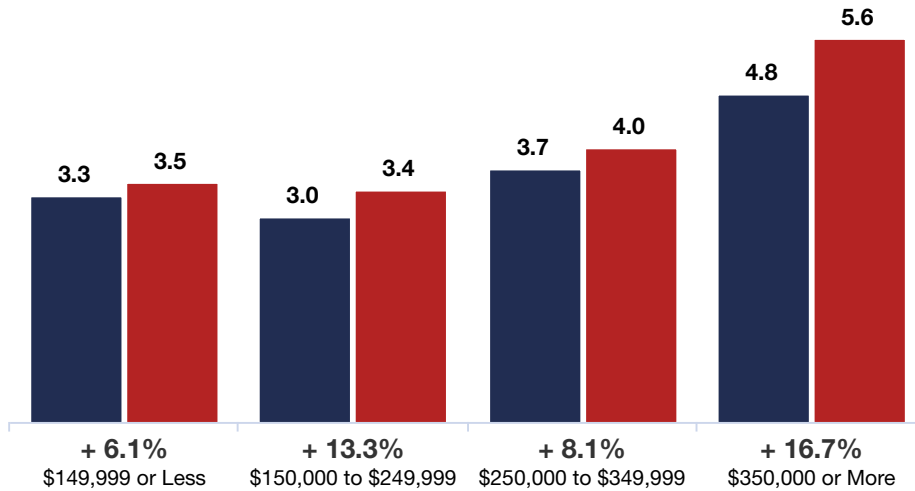
Months Supply of Inventory



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.**

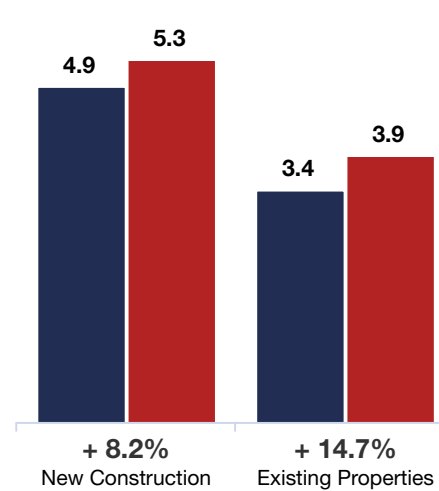
By Price Range

■ 7-2025 ■ 7-2026



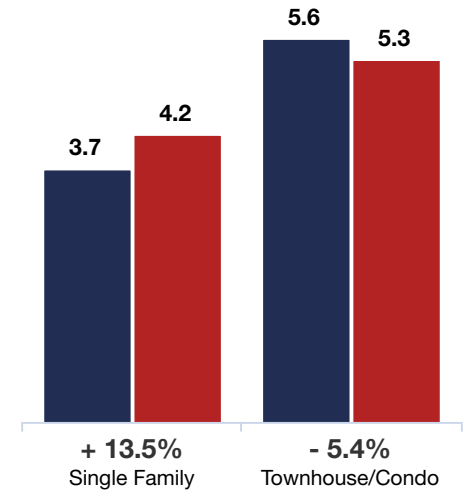
By Construction Status

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



All Properties

By Price Range	7-2025	7-2026	Change
\$149,999 or Less	3.3	3.5	+ 6.1%
\$150,000 to \$249,999	3.0	3.4	+ 13.3%
\$250,000 to \$349,999	3.7	4.0	+ 8.1%
\$350,000 or More	4.8	5.6	+ 16.7%
All Price Ranges	3.8	4.3	+ 13.2%
By Construction Status	7-2025	7-2026	Change
New Construction	4.9	5.3	+ 8.2%
Existing Properties	3.4	3.9	+ 14.7%
All Construction Types	3.8	4.3	+ 13.2%

Single Family

7-2025	7-2026	Change
2.8	3.1	+ 10.7%
3.0	3.3	+ 10.0%
3.6	3.9	+ 8.3%
4.7	5.5	+ 17.0%
3.7	4.2	+ 13.5%
7-2025	7-2026	Change
4.7	5.4	+ 14.9%
3.4	3.8	+ 11.8%
3.7	4.2	+ 13.5%

Townhouse/Condo

7-2025	7-2026	Change
4.9	4.9	0.0%
3.3	4.8	+ 45.5%
10.6	5.1	- 51.9%
6.7	12.8	+ 91.0%
5.6	5.3	- 5.4%
7-2025	7-2026	Change
19.0	3.6	- 81.1%
4.4	5.9	+ 34.1%
5.6	5.3	- 5.4%