

Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®



March 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Pending Sales in the \$149,999 or Less price range were down 6.9 percent overall. The price range with the largest pending sales gain was the \$350,000 or More range, where sales increased 6.5 percent.

The overall Median Sales Price increased 4.0 percent to \$298,900. The property type with the largest gain was the Townhouse/Condo segment, where prices went up 11.3 percent to \$189,250. 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 73 days.

Market-wide, inventory levels increased 9.2 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale went up 9.7 percent. That amounts to 3.4 months of inventory for Single Family homes and 5.0 months of inventory for Townhouse/Condo homes.

Quick Facts

+ 6.5%

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

+ 4.3%

Construction Status with
Strongest Sales:
New Construction

+ 3.6%

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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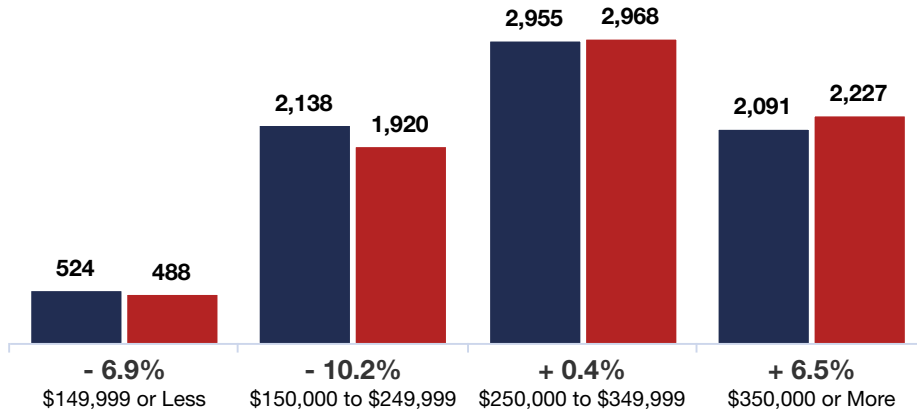
Pending Sales



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

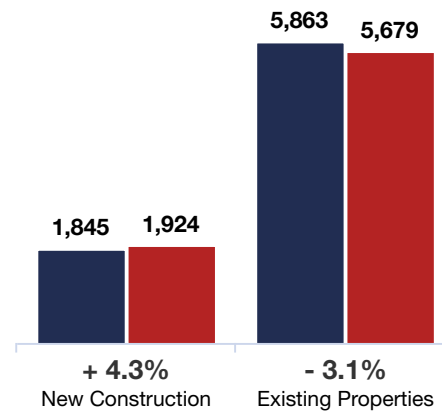
By Price Range

■ 3-2025 ■ 3-2026



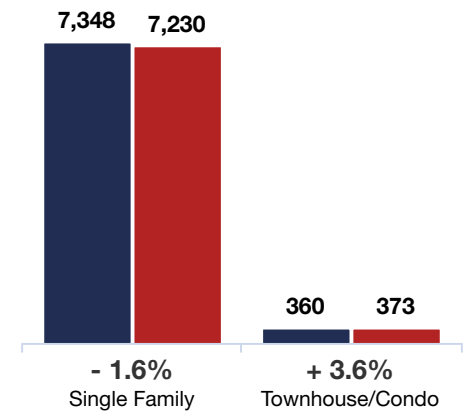
By Construction Status

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range

	3-2025	3-2026	Change
\$149,999 or Less	524	488	- 6.9%
\$150,000 to \$249,999	2,138	1,920	- 10.2%
\$250,000 to \$349,999	2,955	2,968	+ 0.4%
\$350,000 or More	2,091	2,227	+ 6.5%

All Price Ranges

7,708 **7,603** **- 1.4%**

By Construction Status

	3-2025	3-2026	Change
New Construction	1,845	1,924	+ 4.3%
Existing Properties	5,863	5,679	- 3.1%

All Construction Types

7,708 **7,603** **- 1.4%**

Single Family

	3-2025	3-2026	Change
Single Family	415	373	- 10.1%
Single Family	1,982	1,790	- 9.7%
Single Family	2,875	2,851	- 0.8%
Single Family	2,076	2,216	+ 6.7%

All Single Family

7,348 **7,230** **- 1.6%**

Townhouse/Condo

	3-2025	3-2026	Change
Townhouse/Condo	109	115	+ 5.5%
Townhouse/Condo	156	130	- 16.7%
Townhouse/Condo	80	117	+ 46.2%
Townhouse/Condo	15	11	- 26.7%

All Townhouse/Condo

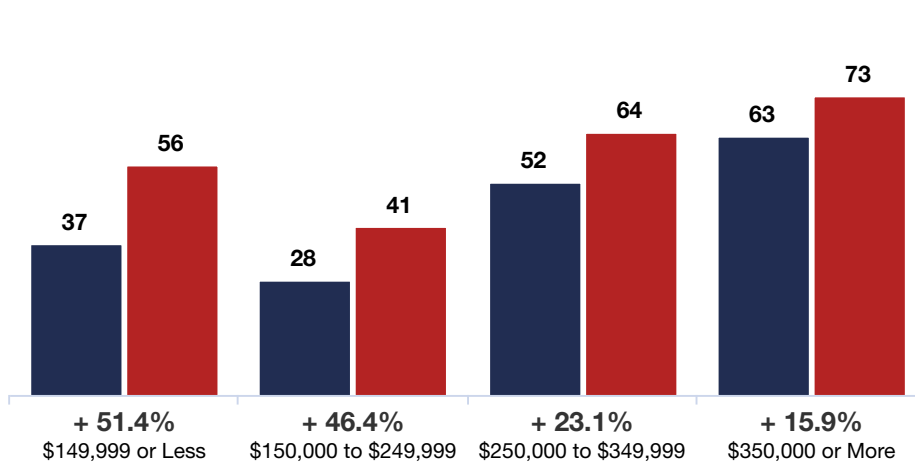
360 **373** **+ 3.6%**

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.**

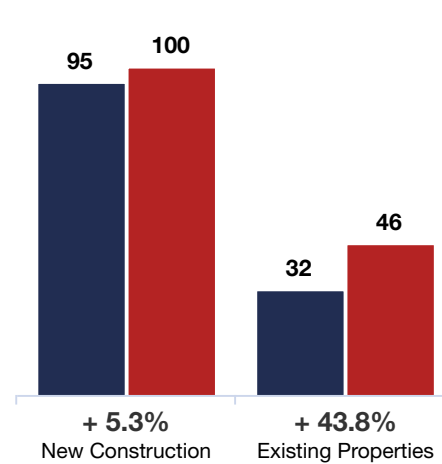
By Price Range

■ 3-2025 ■ 3-2026



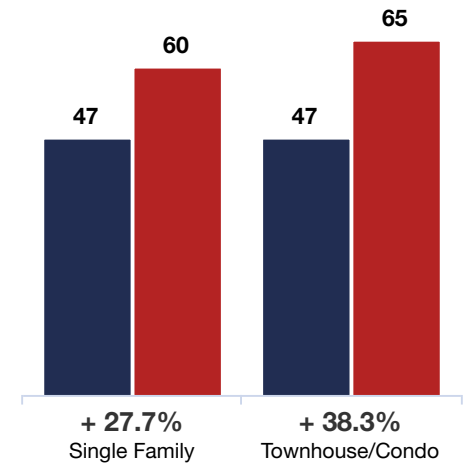
By Construction Status

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$149,999 or Less	37	56	+ 51.4%
\$150,000 to \$249,999	28	41	+ 46.4%
\$250,000 to \$349,999	52	64	+ 23.1%
\$350,000 or More	63	73	+ 15.9%
All Price Ranges	47	61	+ 29.8%

Single Family

3-2025	3-2026	Change
35	51	+ 45.7%
28	40	+ 42.9%
51	64	+ 25.5%
64	73	+ 14.1%
47	60	+ 27.7%

Townhouse/Condo

3-2025	3-2026	Change
45	72	+ 60.0%
35	50	+ 42.9%
74	80	+ 8.1%
41	59	+ 43.9%
47	65	+ 38.3%

By Construction Status	3-2025	3-2026	Change
New Construction	95	100	+ 5.3%
Existing Properties	32	46	+ 43.8%
All Construction Types	47	61	+ 29.8%

3-2025	3-2026	Change	3-2025	3-2026	Change
95	101	+ 6.3%	100	81	- 19.0%
32	45	+ 40.6%	41	62	+ 51.2%
47	60	+ 27.7%	47	65	+ 38.3%

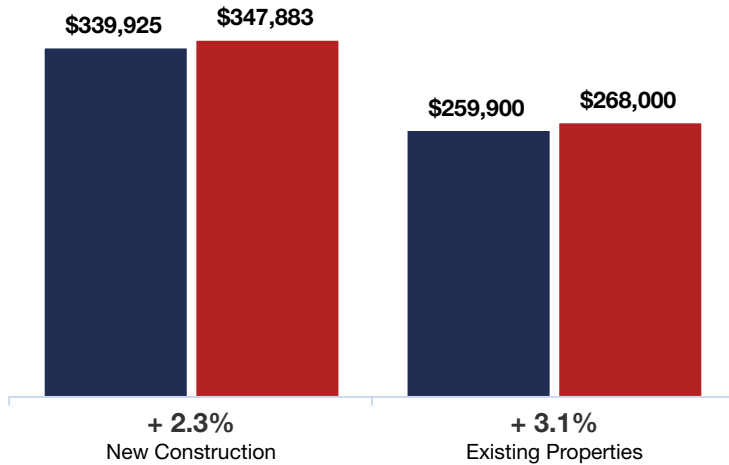
Median Sales Price



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

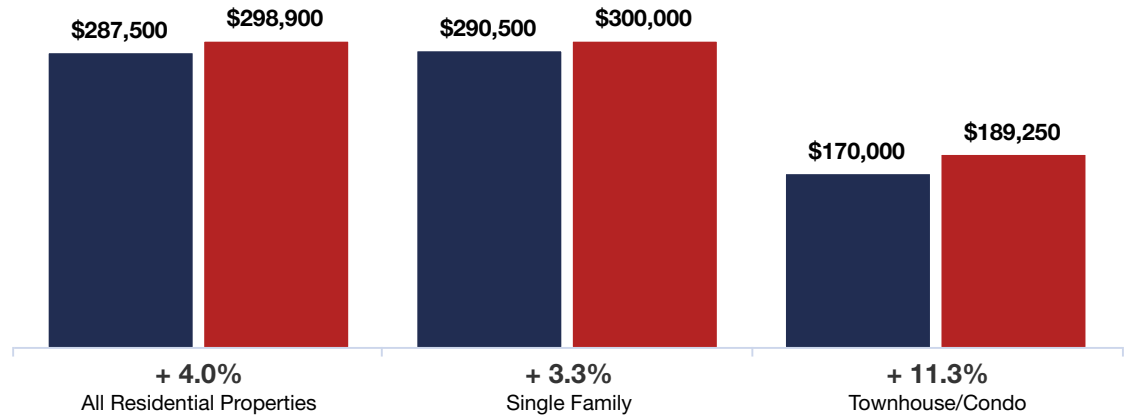
By Construction Status

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



By Construction Status	All Properties			Single Family			Townhouse/Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change	3-2025	3-2026	Change
New Construction	\$339,925	\$347,883	+ 2.3%	\$339,950	\$349,698	+ 2.9%	\$317,000	\$269,900	- 14.9%
Existing Properties	\$259,900	\$268,000	+ 3.1%	\$264,000	\$273,000	+ 3.4%	\$162,500	\$168,750	+ 3.8%
All Construction Types	\$287,500	\$298,900	+ 4.0%	\$290,500	\$300,000	+ 3.3%	\$170,000	\$189,250	+ 11.3%

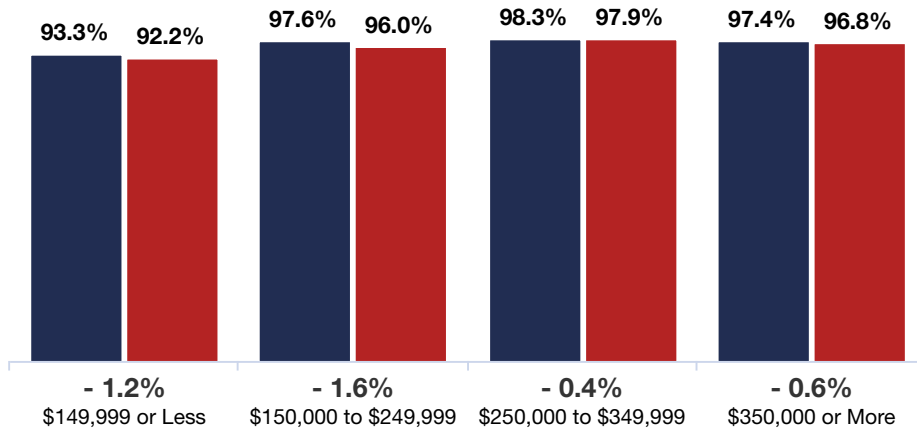
Percent of Original List Price Received



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.**

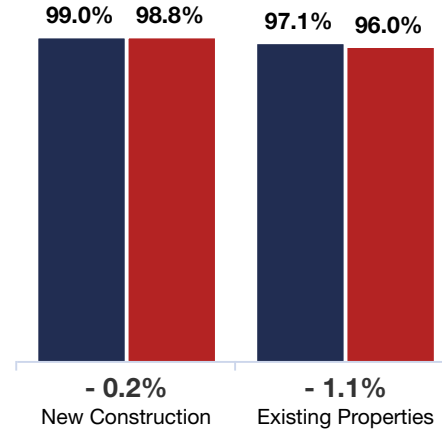
By Price Range

■ 3-2025 ■ 3-2026



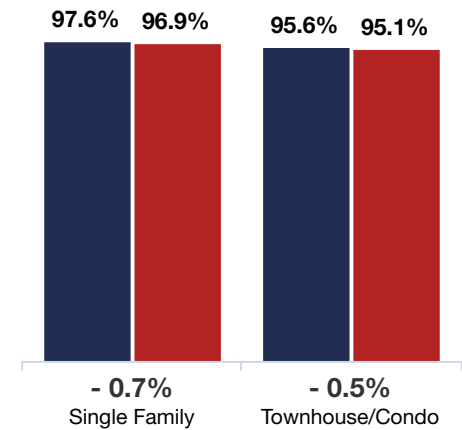
By Construction Status

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$149,999 or Less	93.3%	92.2%	- 1.2%
\$150,000 to \$249,999	97.6%	96.0%	- 1.6%
\$250,000 to \$349,999	98.3%	97.9%	- 0.4%
\$350,000 or More	97.4%	96.8%	- 0.6%
All Price Ranges	97.6%	96.8%	- 0.8%

Single Family

3-2025	3-2026	Change
93.5%	92.2%	- 1.4%
97.6%	96.0%	- 1.6%
98.4%	97.9%	- 0.5%
97.4%	96.8%	- 0.6%
97.6%	96.9%	- 0.7%

Townhouse/Condo

3-2025	3-2026	Change
92.3%	92.3%	0.0%
96.9%	95.7%	- 1.2%
97.3%	96.8%	- 0.5%
97.0%	94.7%	- 2.4%
95.6%	95.1%	- 0.5%

By Construction Status

3-2025	3-2026	Change
99.0%	98.8%	- 0.2%
97.1%	96.0%	- 1.1%
97.6%	96.8%	- 0.8%

By Property Type

3-2025	3-2026	Change
99.0%	98.8%	- 0.2%
97.2%	96.1%	- 1.1%
97.6%	96.9%	- 0.7%

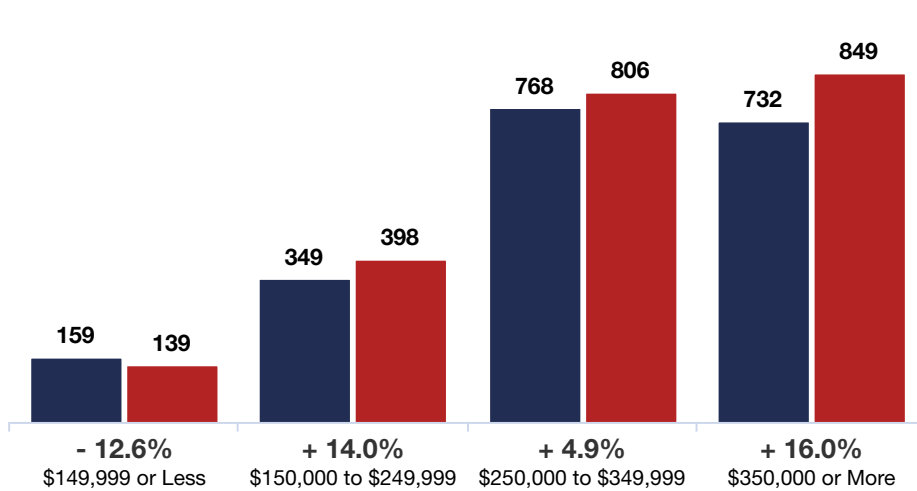
Inventory of Homes for Sale



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

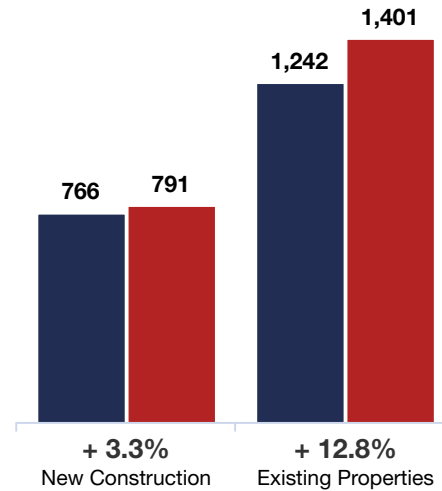
By Price Range

■ 3-2025 ■ 3-2026



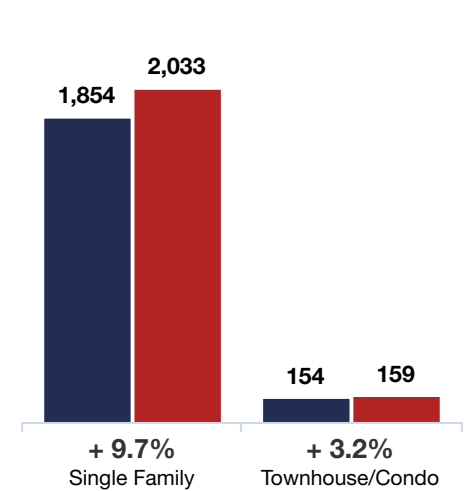
By Construction Status

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$149,999 or Less	159	139	- 12.6%
\$150,000 to \$249,999	349	398	+ 14.0%
\$250,000 to \$349,999	768	806	+ 4.9%
\$350,000 or More	732	849	+ 16.0%

All Price Ranges	2,008	2,192	+ 9.2%
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By Construction Status	3-2025	3-2026	Change
New Construction	766	791	+ 3.3%
Existing Properties	1,242	1,401	+ 12.8%

All Construction Types	2,008	2,192	+ 9.2%
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Single Family

3-2025	3-2026	Change
102	98	- 3.9%
317	357	+ 12.6%
713	744	+ 4.3%
722	834	+ 15.5%

1,854	2,033	+ 9.7%
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Townhouse/Condo

3-2025	3-2026	Change
57	41	- 28.1%
32	41	+ 28.1%
55	62	+ 12.7%
10	15	+ 50.0%

154	159	+ 3.2%
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3-2025	3-2026	Change	3-2025	3-2026	Change
727	749	+ 3.0%	39	42	+ 7.7%
1,127	1,284	+ 13.9%	115	117	+ 1.7%

1,854	2,033	+ 9.7%	154	159	+ 3.2%
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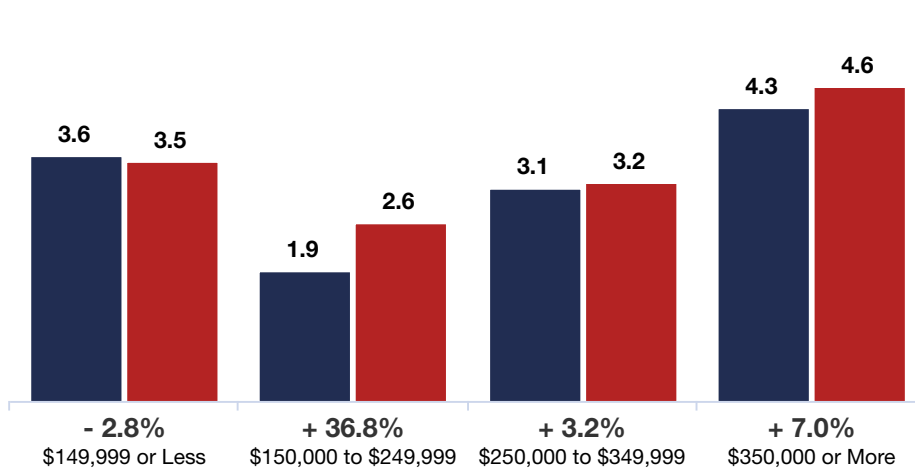
Months Supply of Inventory



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.**

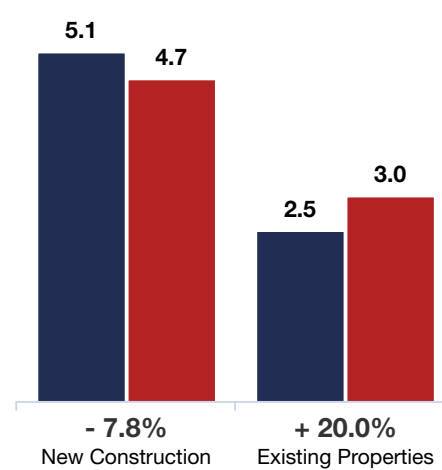
By Price Range

■ 3-2025 ■ 3-2026



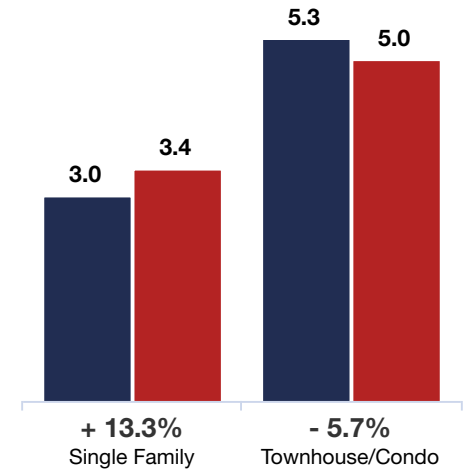
By Construction Status

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$149,999 or Less	3.6	3.5	- 2.8%
\$150,000 to \$249,999	1.9	2.6	+ 36.8%
\$250,000 to \$349,999	3.1	3.2	+ 3.2%
\$350,000 or More	4.3	4.6	+ 7.0%
All Price Ranges	3.1	3.5	+ 12.9%

Single Family

3-2025	3-2026	Change
2.9	3.3	+ 13.8%
1.9	2.5	+ 31.6%
3.0	3.1	+ 3.3%
4.3	4.5	+ 4.7%
3.0	3.4	+ 13.3%

Townhouse/Condo

3-2025	3-2026	Change
6.2	4.4	- 29.0%
2.7	3.6	+ 33.3%
8.8	6.2	- 29.5%
5.0	11.5	+ 130.0%
5.3	5.0	- 5.7%

By Construction Status	3-2025	3-2026	Change
New Construction	5.1	4.7	- 7.8%
Existing Properties	2.5	3.0	+ 20.0%
All Construction Types	3.1	3.5	+ 12.9%

3-2025	3-2026	Change
4.9	4.6	- 6.1%
2.4	3.0	+ 25.0%
3.0	3.4	+ 13.3%