Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®

October 2026

Pending home sales fell 11.3 percent from a year earlier in September and 7.3 percent from August, with declines in all four regions, according to the National Association of REALTORS®. The West had the largest decreases, down 15.0 percent from a year earlier and 9.2 percent from August. For the 12-month period spanning November 2025 through October 2026, Pending Sales in the $149,999 or Less price range were down 3.3 percent overall. The price range with the largest pending sales gain was the $350,000 or More range, where sales went up 1.8 percent.

The overall Median Sales Price were up 20.0 percent to $210,875. The property type with the largest gain was the Townhouse/Condo segment, where prices were up 5.6 percent to $174,250. The price range that tended to sell the quickest was the $150,000 to $249,999 range at 48 days. The price range that tended to sell the slowest was the $350,000 or More range at 76 days.

Market-wide, inventory levels went up 19.9 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale went up 21.0 percent. That amounts to 5.0 months of inventory for Single Family homes and 6.7 months of inventory for Townhouse/Condo homes.

Quick Facts

+ 1.8%	- 3.2%	- 2.8%
Price Range with Strongest Sales: **$350,000 or More**	Construction Status with Strongest Sales: **Existing Properties**	Property Type With Strongest Sales: **Single Family**

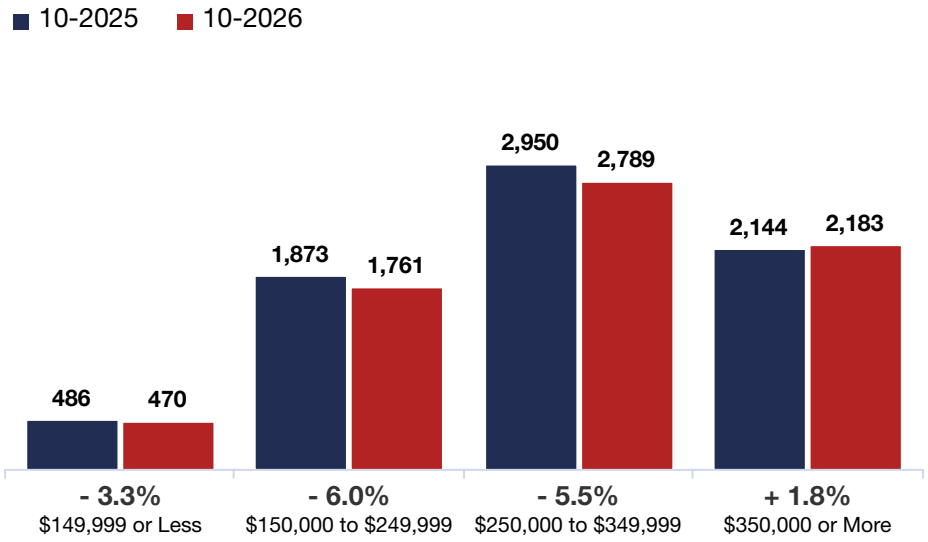
Residential activity composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
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Months Supply of Inventory	7

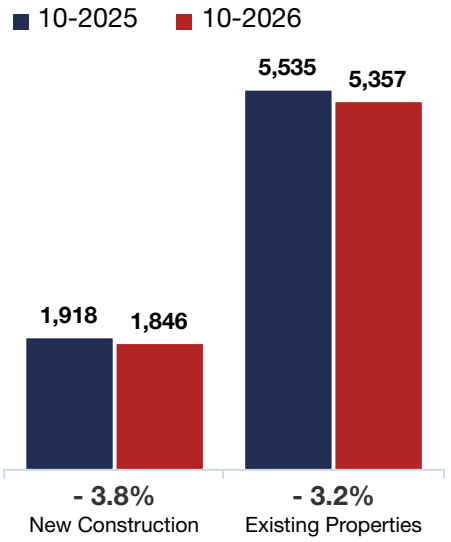
Pending Sales

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

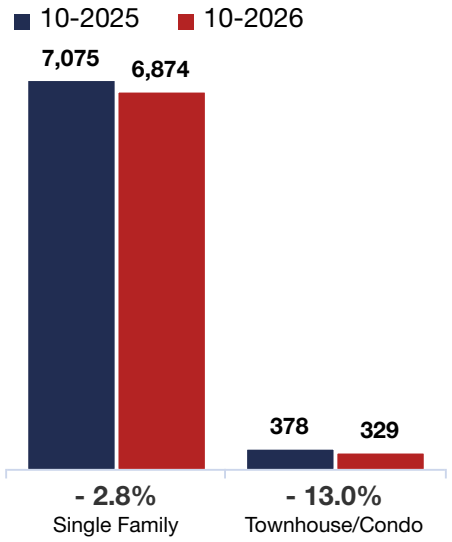
By Price Range



By Construction Status



By Property Type

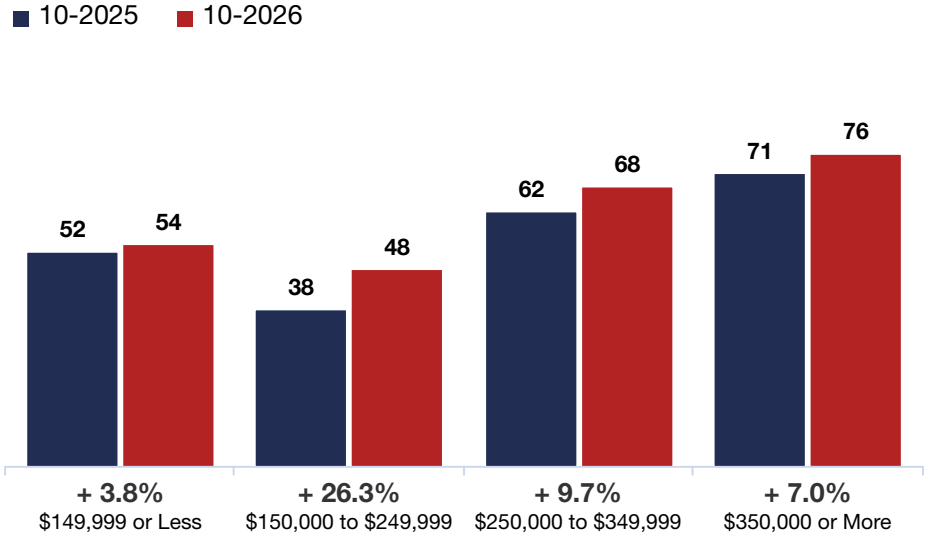


	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$149,999 or Less	486	470	- 3.3%	372	366	- 1.6%	114	104	- 8.8%
$150,000 to $249,999	1,873	1,761	- 6.0%	1,724	1,647	- 4.5%	149	114	- 23.5%
$250,000 to $349,999	2,950	2,789	- 5.5%	2,848	2,688	- 5.6%	102	101	- 1.0%
$350,000 or More	2,144	2,183	+ 1.8%	2,131	2,173	+ 2.0%	13	10	- 23.1%
All Price Ranges	**7,453**	**7,203**	**- 3.4%**	**7,075**	**6,874**	**- 2.8%**	**378**	**329**	**- 13.0%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	1,918	1,846	- 3.8%	1,864	1,778	- 4.6%	54	68	+ 25.9%
Existing Properties	5,535	5,357	- 3.2%	5,211	5,096	- 2.2%	324	261	- 19.4%
All Construction Types	**7,453**	**7,203**	**- 3.4%**	**7,075**	**6,874**	**- 2.8%**	**378**	**329**	**- 13.0%**

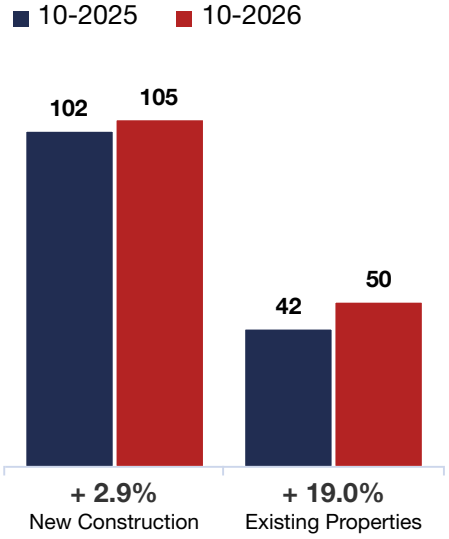
Days on Market Until Sale

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

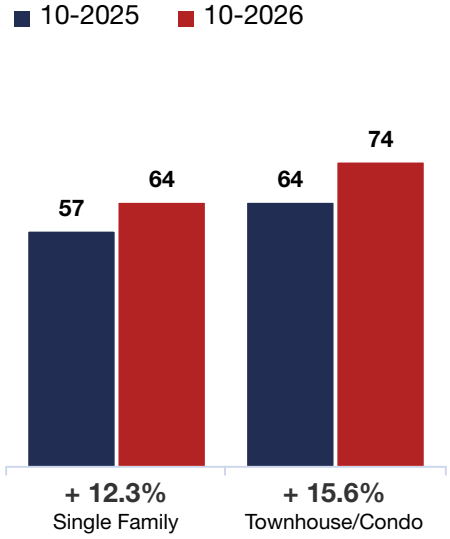
By Price Range



By Construction Status



By Property Type

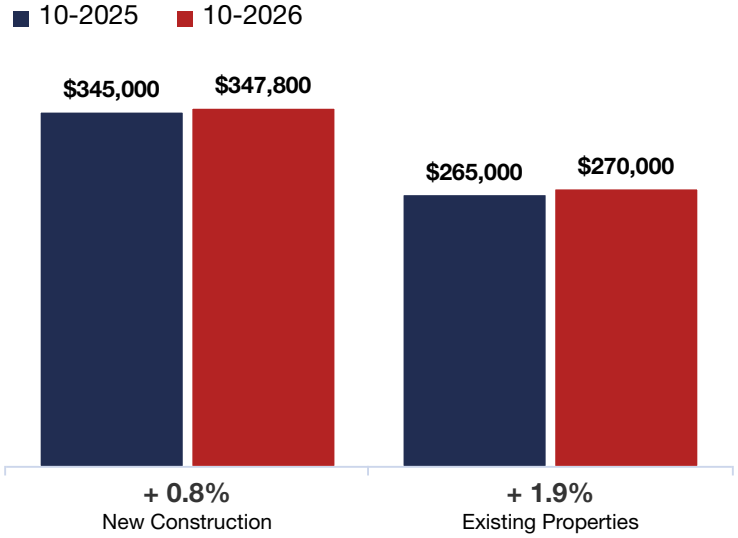


	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$149,999 or Less	52	54	+ 3.8%	46	51	+ 10.9%	71	66	- 7.0%
$150,000 to $249,999	38	48	+ 26.3%	37	46	+ 24.3%	47	65	+ 38.3%
$250,000 to $349,999	62	68	+ 9.7%	61	67	+ 9.8%	89	90	+ 1.1%
$350,000 or More	71	76	+ 7.0%	71	76	+ 7.0%	43	80	+ 86.0%
All Price Ranges	**58**	**64**	**+ 10.3%**	**57**	**64**	**+ 12.3%**	**64**	**74**	**+ 15.6%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	102	105	+ 2.9%	102	104	+ 2.0%	99	108	+ 9.1%
Existing Properties	42	50	+ 19.0%	41	50	+ 22.0%	59	63	+ 6.8%
All Construction Types	**58**	**64**	**+ 10.3%**	**57**	**64**	**+ 12.3%**	**64**	**74**	**+ 15.6%**

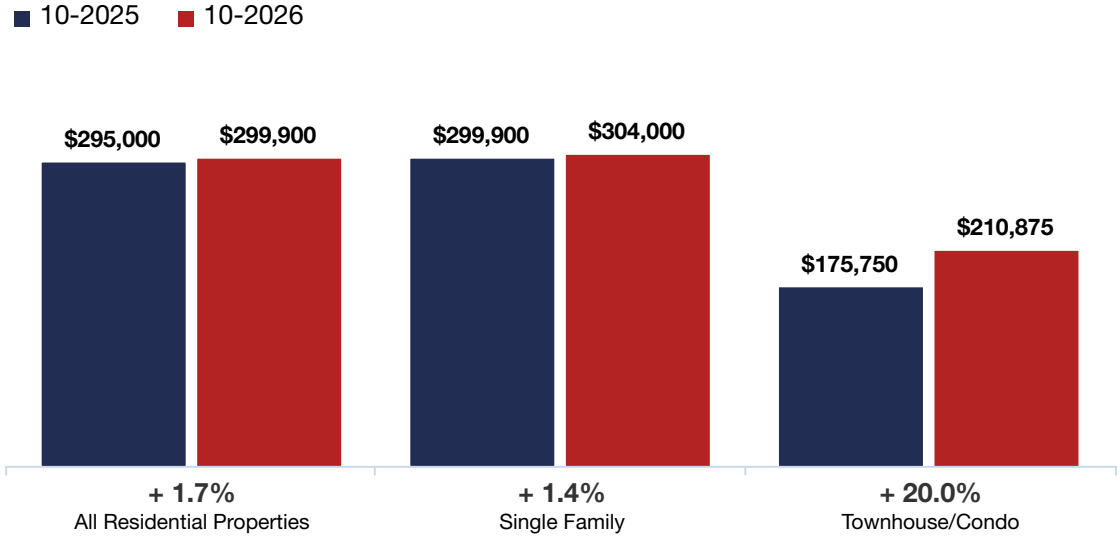
Median Sales Price

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

By Construction Status



By Property Type

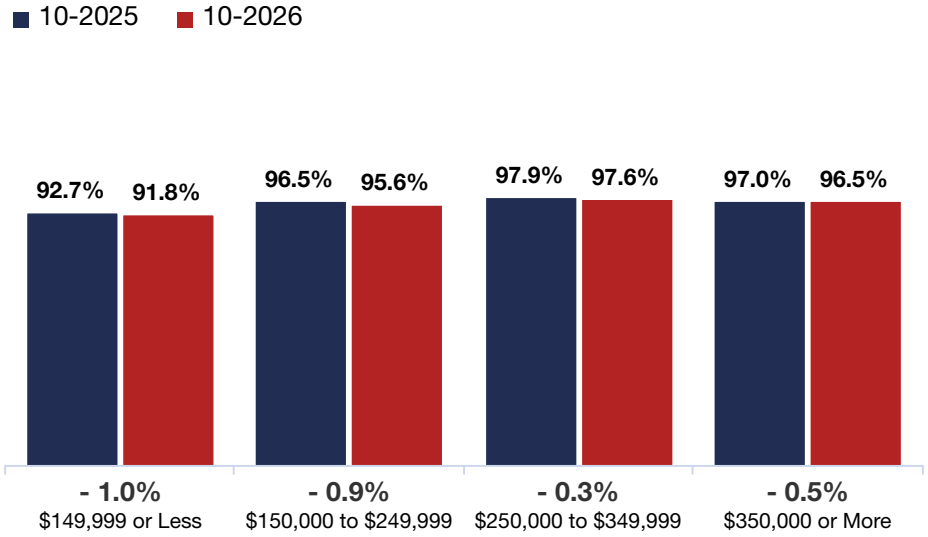


	All Properties			Single Family			Townhouse/Condo		
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	$345,000	$347,800	+ 0.8%	$347,900	$349,900	+ 0.6%	$274,900	$259,925	- 5.4%
Existing Properties	$265,000	$270,000	+ 1.9%	$270,000	$275,000	+ 1.9%	$165,000	$174,250	+ 5.6%
All Construction Types	**$295,000**	**$299,900**	**+ 1.7%**	**$299,900**	**$304,000**	**+ 1.4%**	**$175,750**	**$210,875**	**+ 20.0%**

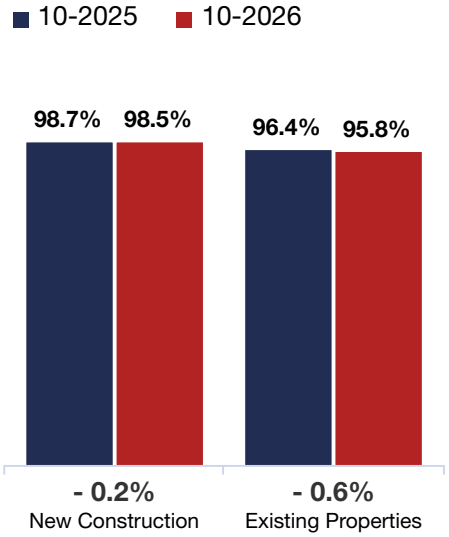
Percent of Original List Price Received

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.**

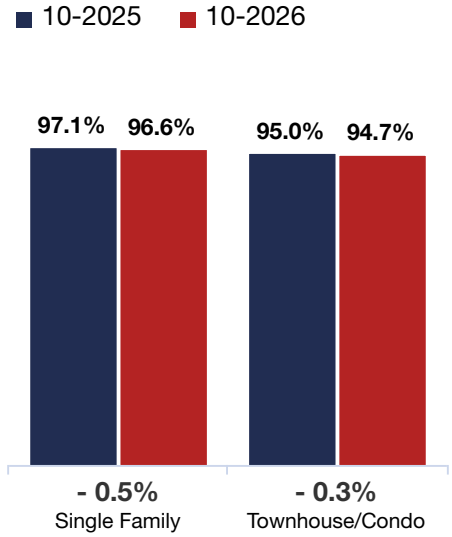
By Price Range



By Construction Status



By Property Type

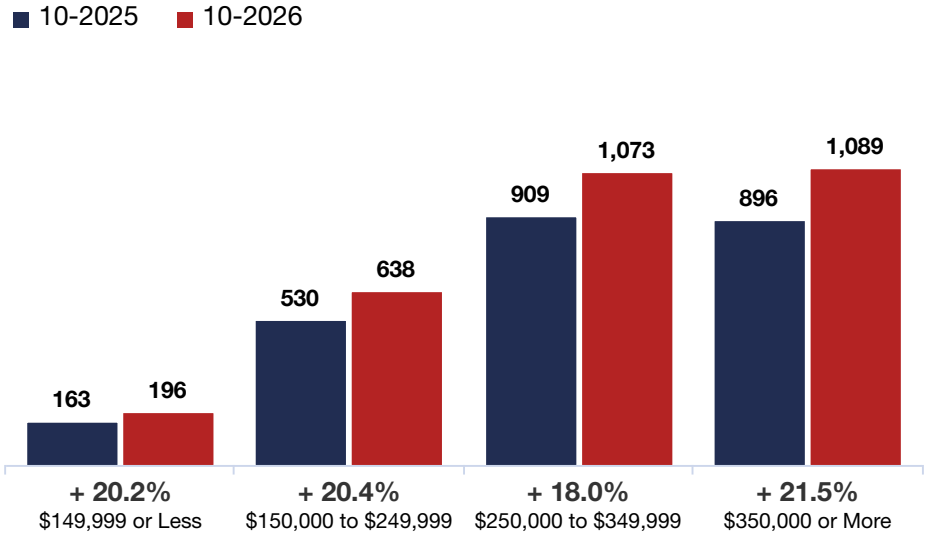


	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$149,999 or Less	92.7%	91.8%	- 1.0%	92.9%	91.7%	- 1.3%	92.1%	92.3%	+ 0.2%
$150,000 to $249,999	96.5%	95.6%	- 0.9%	96.5%	95.6%	- 0.9%	96.0%	96.0%	0.0%
$250,000 to $349,999	97.9%	97.6%	- 0.3%	98.0%	97.7%	- 0.3%	96.8%	95.5%	- 1.3%
$350,000 or More	97.0%	96.5%	- 0.5%	97.0%	96.6%	- 0.4%	94.9%	91.8%	- 3.3%
All Price Ranges	**97.0%**	**96.5%**	**- 0.5%**	**97.1%**	**96.6%**	**- 0.5%**	**95.0%**	**94.7%**	**- 0.3%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	98.7%	98.5%	- 0.2%	98.7%	98.6%	- 0.1%	98.7%	96.9%	- 1.8%
Existing Properties	96.4%	95.8%	- 0.6%	96.5%	95.9%	- 0.6%	94.5%	94.0%	- 0.5%
All Construction Types	**97.0%**	**96.5%**	**- 0.5%**	**97.1%**	**96.6%**	**- 0.5%**	**95.0%**	**94.7%**	**- 0.3%**

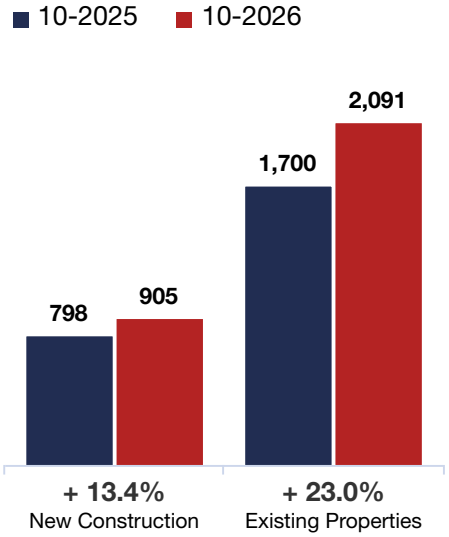
Inventory of Homes for Sale

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

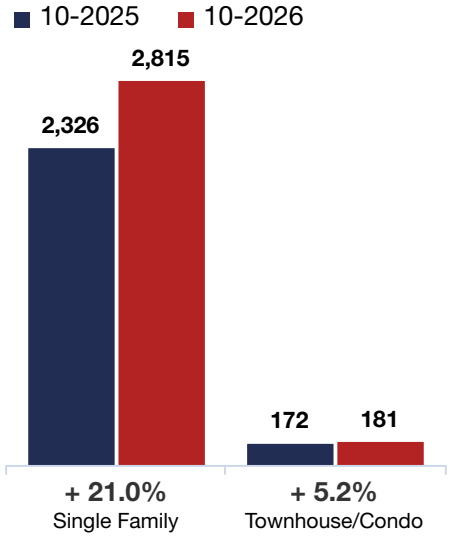
By Price Range



By Construction Status



By Property Type

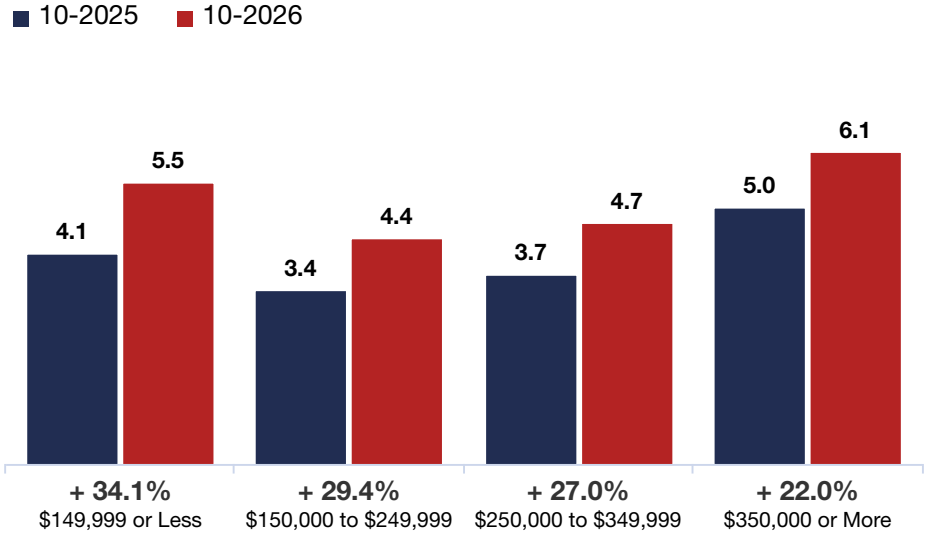


	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$149,999 or Less	163	196	+ 20.2%	112	133	+ 18.8%	51	63	+ 23.5%
$150,000 to $249,999	530	638	+ 20.4%	492	588	+ 19.5%	38	50	+ 31.6%
$250,000 to $349,999	909	1,073	+ 18.0%	843	1,020	+ 21.0%	66	53	- 19.7%
$350,000 or More	896	1,089	+ 21.5%	879	1,074	+ 22.2%	17	15	- 11.8%
All Price Ranges	**2,498**	**2,996**	**+ 19.9%**	**2,326**	**2,815**	**+ 21.0%**	**172**	**181**	**+ 5.2%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	798	905	+ 13.4%	756	878	+ 16.1%	42	27	- 35.7%
Existing Properties	1,700	2,091	+ 23.0%	1,570	1,937	+ 23.4%	130	154	+ 18.5%
All Construction Types	**2,498**	**2,996**	**+ 19.9%**	**2,326**	**2,815**	**+ 21.0%**	**172**	**181**	**+ 5.2%**

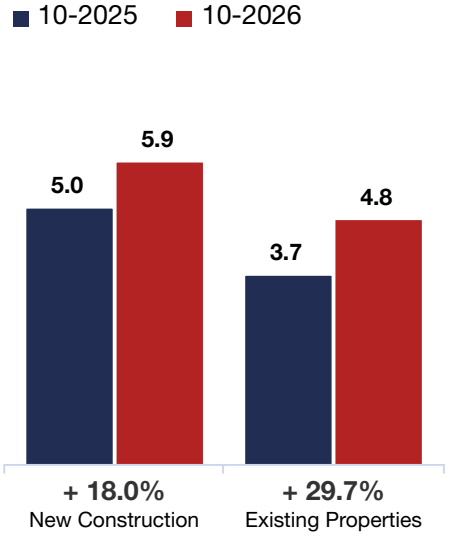
Months Supply of Inventory

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.**

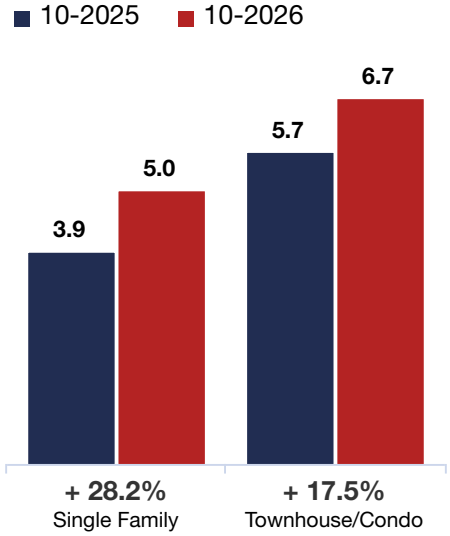
By Price Range



By Construction Status



By Property Type



	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$149,999 or Less	4.1	5.5	+ 34.1%	3.7	4.7	+ 27.0%	5.2	8.7	+ 67.3%
$150,000 to $249,999	3.4	4.4	+ 29.4%	3.4	4.3	+ 26.5%	3.2	5.2	+ 62.5%
$250,000 to $349,999	3.7	4.7	+ 27.0%	3.5	4.6	+ 31.4%	9.0	5.8	- 35.6%
$350,000 or More	5.0	6.1	+ 22.0%	4.9	6.0	+ 22.4%	12.5	10.5	- 16.0%
All Price Ranges	**4.0**	**5.1**	**+ 27.5%**	**3.9**	**5.0**	**+ 28.2%**	**5.7**	**6.7**	**+ 17.5%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	5.0	5.9	+ 18.0%	4.8	6.0	+ 25.0%	11.5	4.3	- 62.6%
Existing Properties	3.7	4.8	+ 29.7%	3.6	4.7	+ 30.6%	4.9	7.5	+ 53.1%
All Construction Types	**4.0**	**5.1**	**+ 27.5%**	**3.9**	**5.0**	**+ 28.2%**	**5.7**	**6.7**	**+ 17.5%**