

Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®



September 2026

Pending home sales fell 4.7% from a year earlier, with contract signings down in all four regions, according to the National Association of REALTORS®. Contract signings edged up 0.3% from the previous month. They are running roughly 30% below where they were in the years leading up to the pandemic, according to NAR Chief Economist Lawrence Yun. The 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac. For the 12-month period spanning October 2025 through September 2026, Pending Sales in the All Price Ranges price range softened 1.3 percent overall. The price range with the largest pending sales gain was the \$350,000 or More range, where sales went up 4.5 percent.

The overall Median Sales Price increased 1.7 percent to \$299,900. The property type with the largest gain was the Townhouse/Condo segment, where prices increased 20.2 percent to \$210,950. The price range that tended to sell the quickest was the \$150,000 to \$249,999 range at 47 days. The price range that tended to sell the slowest was the \$350,000 or More range at 76 days.

Market-wide, inventory levels was up 11.6 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale were up 13.3 percent. That amounts to 4.3 months of inventory for Single Family homes and 5.6 months of inventory for Townhouse/Condo homes.

Quick Facts

+ 4.5%	- 1.1%	- 1.1%
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
Inventory of Homes for Sale	6
Months Supply of Inventory	7

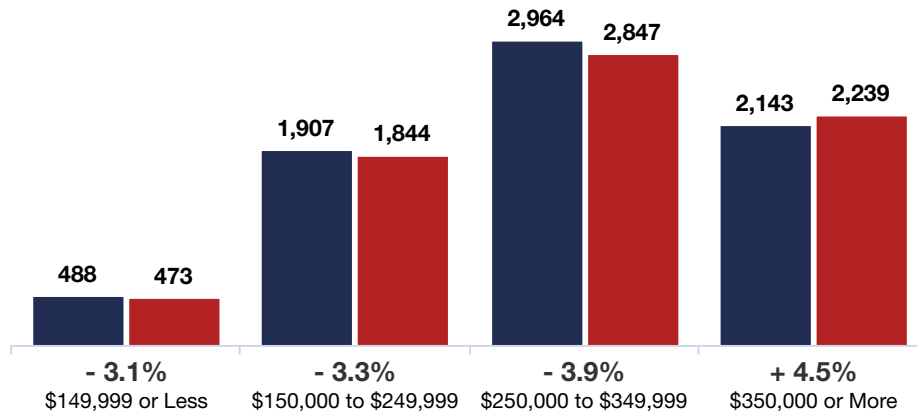


Pending Sales

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

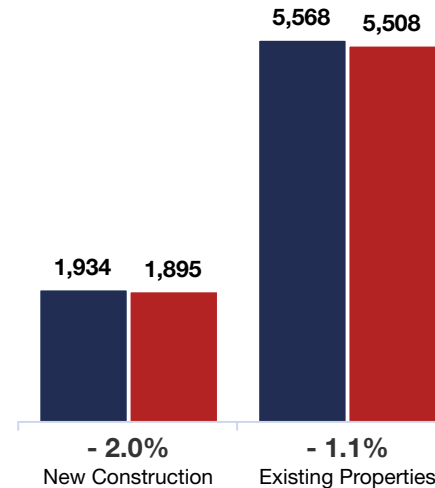
By Price Range

■ 9-2025 ■ 9-2026



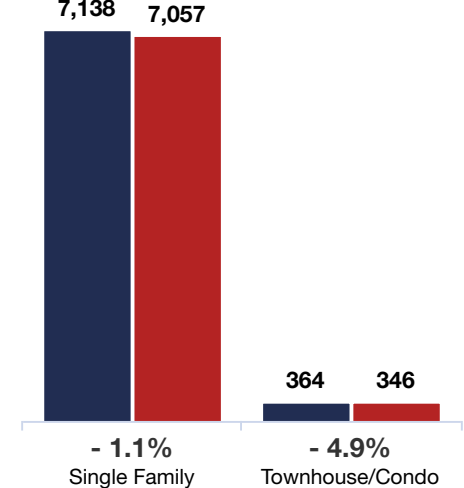
By Construction Status

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties

By Price Range

	9-2025	9-2026	Change
\$149,999 or Less	488	473	- 3.1%
\$150,000 to \$249,999	1,907	1,844	- 3.3%
\$250,000 to \$349,999	2,964	2,847	- 3.9%
\$350,000 or More	2,143	2,239	+ 4.5%

All Price Ranges

7,502 7,403 - 1.3%

By Construction Status

	9-2025	9-2026	Change
New Construction	1,934	1,895	- 2.0%
Existing Properties	5,568	5,508	- 1.1%

All Construction Types

7,502 7,403 - 1.3%

Single Family

	9-2025	9-2026	Change
	375	369	- 1.6%
	1,764	1,723	- 2.3%
	2,871	2,736	- 4.7%
	2,128	2,229	+ 4.7%

7,138 7,057 - 1.1%

Townhouse/Condo

	9-2025	9-2026	Change
	113	104	- 8.0%
	143	121	- 15.4%
	93	111	+ 19.4%
	15	10	- 33.3%

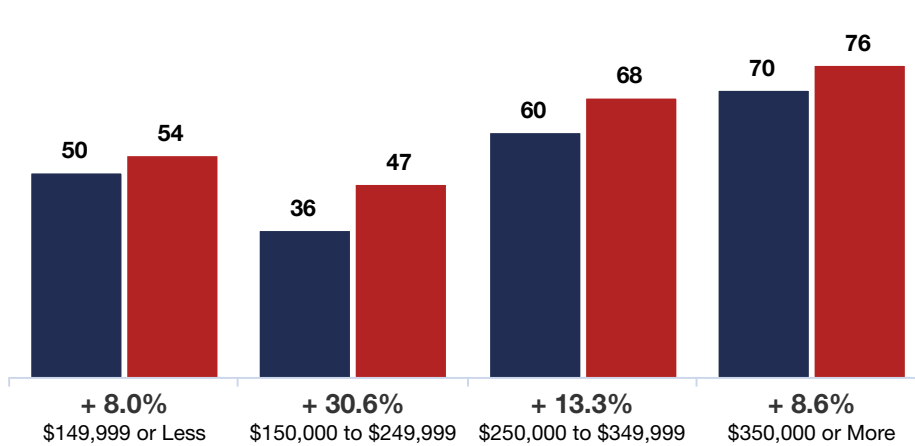
364 346 - 4.9%

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.**

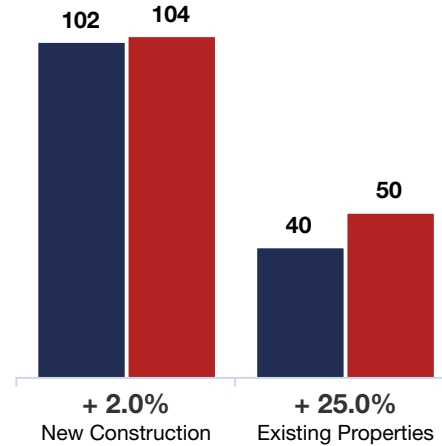
By Price Range

■ 9-2025 ■ 9-2026



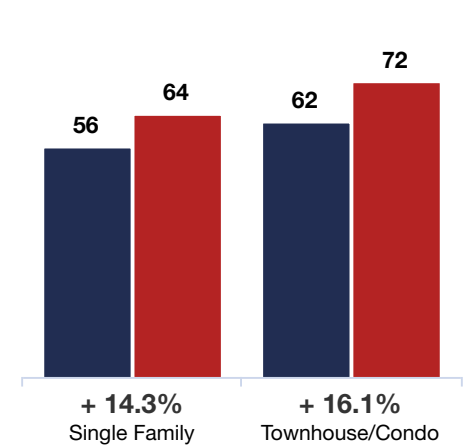
By Construction Status

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties

By Price Range

	9-2025	9-2026	Change
\$149,999 or Less	50	54	+ 8.0%
\$150,000 to \$249,999	36	47	+ 30.6%
\$250,000 to \$349,999	60	68	+ 13.3%
\$350,000 or More	70	76	+ 8.6%

All Price Ranges

56 64 + 14.3%

By Construction Status

	9-2025	9-2026	Change
New Construction	102	104	+ 2.0%
Existing Properties	40	50	+ 25.0%

All Construction Types

56 64 + 14.3%

Single Family

	9-2025	9-2026	Change
	45	51	+ 13.3%
	35	46	+ 31.4%
	59	67	+ 13.6%
	71	76	+ 7.0%

56 64 + 14.3%

Townhouse/Condo

	9-2025	9-2026	Change
	68	69	+ 1.5%
	45	63	+ 40.0%
	92	86	- 6.5%
	38	80	+ 110.5%

62 72 + 16.1%

	9-2025	9-2026	Change
	102	104	+ 2.0%
	39	50	+ 28.2%

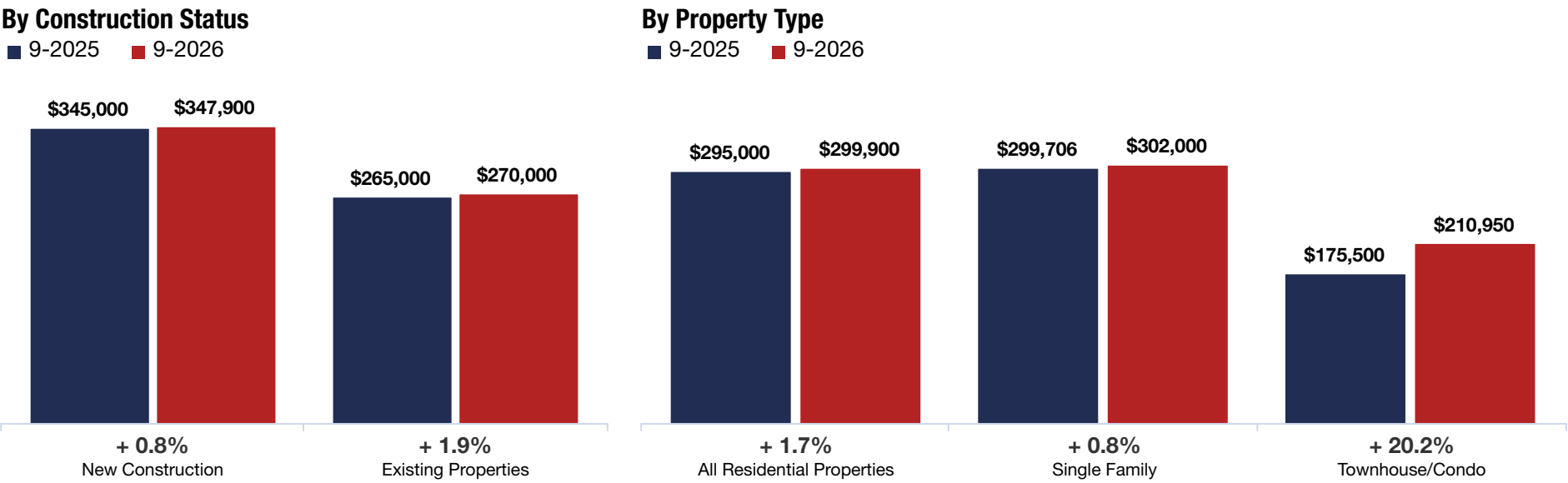
56 64 + 14.3%

62 72 + 16.1%

Median Sales Price



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



	All Properties			Single Family			Townhouse/Condo		
By Construction Status	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
New Construction	\$345,000	\$347,900	+ 0.8%	\$347,885	\$349,910	+ 0.6%	\$280,000	\$259,900	- 7.2%
Existing Properties	\$265,000	\$270,000	+ 1.9%	\$270,000	\$274,800	+ 1.8%	\$165,000	\$170,000	+ 3.0%
All Construction Types	\$295,000	\$299,900	+ 1.7%	\$299,706	\$302,000	+ 0.8%	\$175,500	\$210,950	+ 20.2%

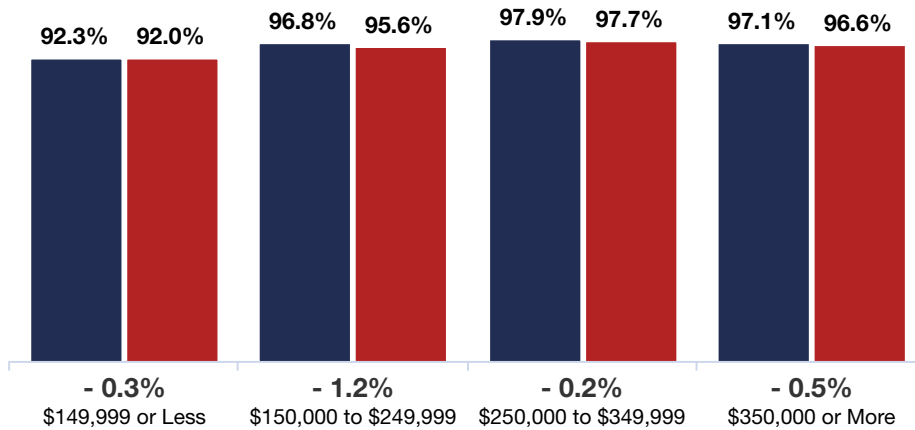
Percent of Original List Price Received



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.**

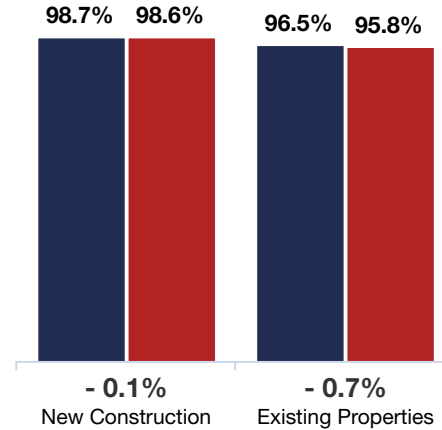
By Price Range

■ 9-2025 ■ 9-2026



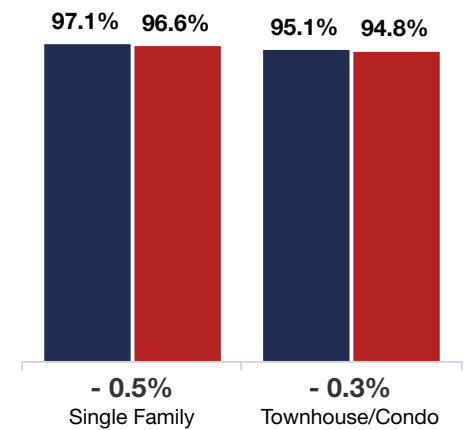
By Construction Status

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties

By Price Range	9-2025	9-2026	Change
\$149,999 or Less	92.3%	92.0%	- 0.3%
\$150,000 to \$249,999	96.8%	95.6%	- 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	97.0%	96.5%	- 0.5%
By Construction Status	9-2025	9-2026	Change
New Construction	98.7%	98.6%	- 0.1%
Existing Properties	96.5%	95.8%	- 0.7%
All Construction Types	97.0%	96.5%	- 0.5%

Single Family

9-2025	9-2026	Change
92.3%	91.9%	- 0.4%
96.8%	95.6%	- 1.2%
97.9%	97.8%	- 0.1%
97.1%	96.6%	- 0.5%
97.1%	96.6%	- 0.5%
9-2025	9-2026	Change
98.7%	98.6%	- 0.1%
96.6%	95.9%	- 0.7%
97.1%	96.6%	- 0.5%

Townhouse/Condo

9-2025	9-2026	Change
92.4%	92.2%	- 0.2%
96.2%	96.1%	- 0.1%
96.5%	95.8%	- 0.7%
95.4%	92.4%	- 3.1%
95.1%	94.8%	- 0.3%
9-2025	9-2026	Change
98.7%	97.2%	- 1.5%
94.7%	94.0%	- 0.7%
95.1%	94.8%	- 0.3%

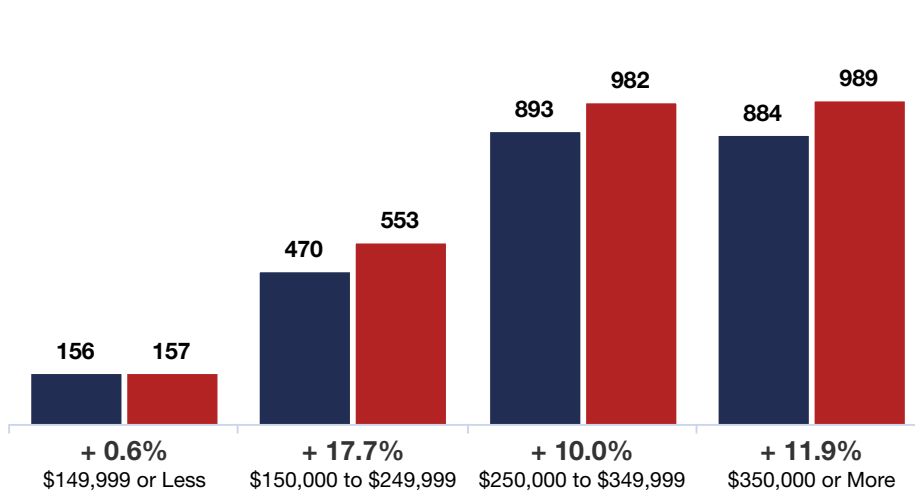
Inventory of Homes for Sale



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

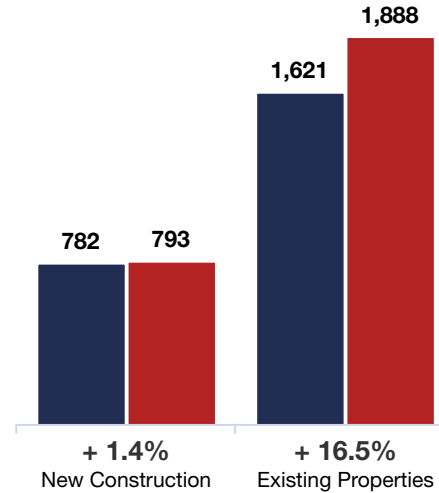
By Price Range

■ 9-2025 ■ 9-2026



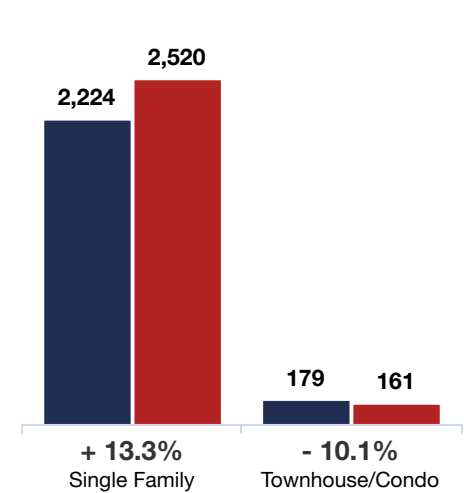
By Construction Status

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties

By Price Range

	9-2025	9-2026	Change
\$149,999 or Less	156	157	+ 0.6%
\$150,000 to \$249,999	470	553	+ 17.7%
\$250,000 to \$349,999	893	982	+ 10.0%
\$350,000 or More	884	989	+ 11.9%

All Price Ranges

2,403 2,681 + 11.6%

By Construction Status

	9-2025	9-2026	Change
New Construction	782	793	+ 1.4%
Existing Properties	1,621	1,888	+ 16.5%

All Construction Types

2,403 2,681 + 11.6%

Single Family

	9-2025	9-2026	Change
Single Family	108	104	- 3.7%
Single Family	429	506	+ 17.9%
Single Family	814	935	+ 14.9%
Single Family	873	975	+ 11.7%

2,224 2,520 + 13.3%

Townhouse/Condo

	9-2025	9-2026	Change
Townhouse/Condo	48	53	+ 10.4%
Townhouse/Condo	41	47	+ 14.6%
Townhouse/Condo	79	47	- 40.5%
Townhouse/Condo	11	14	+ 27.3%

179 161 - 10.1%

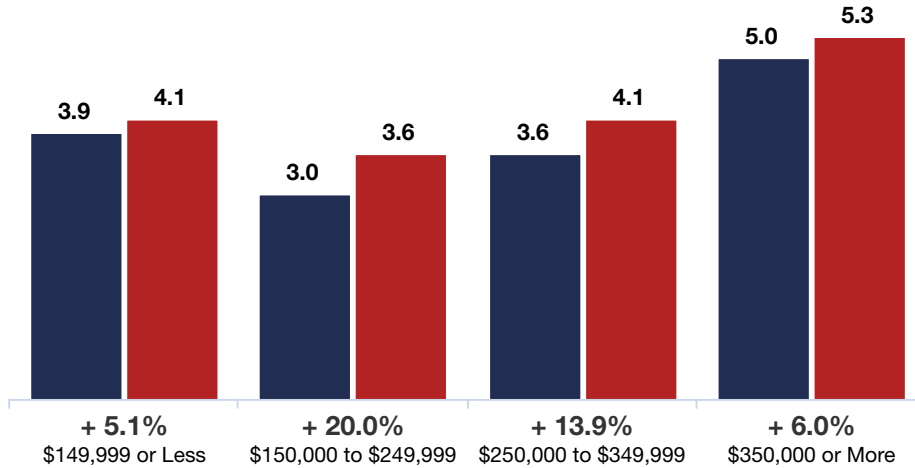
Months Supply of Inventory



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.**

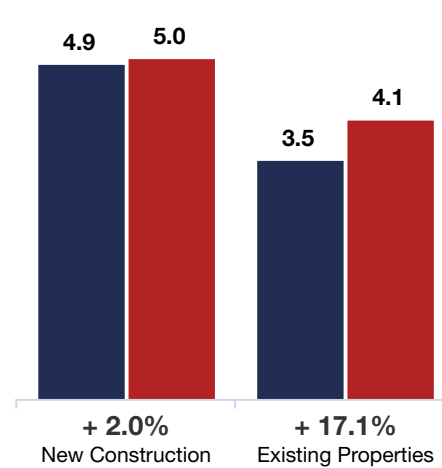
By Price Range

■ 9-2025 ■ 9-2026



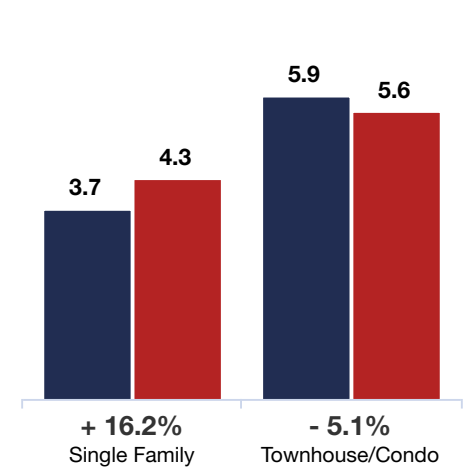
By Construction Status

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties

By Price Range

	9-2025	9-2026	Change
\$149,999 or Less	3.9	4.1	+ 5.1%
\$150,000 to \$249,999	3.0	3.6	+ 20.0%
\$250,000 to \$349,999	3.6	4.1	+ 13.9%
\$350,000 or More	5.0	5.3	+ 6.0%
All Price Ranges	3.8	4.3	+ 13.2%

By Construction Status

	9-2025	9-2026	Change
New Construction	4.9	5.0	+ 2.0%
Existing Properties	3.5	4.1	+ 17.1%
All Construction Types	3.8	4.3	+ 13.2%

Single Family

	9-2025	9-2026	Change
	3.5	3.4	- 2.9%
	2.9	3.5	+ 20.7%
	3.4	4.1	+ 20.6%
	5.0	5.2	+ 4.0%
All Single Family	3.7	4.3	+ 16.2%

Townhouse/Condo

	9-2025	9-2026	Change
	5.0	6.8	+ 36.0%
	3.2	4.8	+ 50.0%
	11.9	4.7	- 60.5%
	7.1	9.8	+ 38.0%
All Townhouse/Condo	5.9	5.6	- 5.1%