

Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®



January 2026

U.S. pending home sales fell 9.3% from the previous month, according to the National Association of REALTORS®. The drop in contract signings was broad-based, with all four regions reporting declines. On a year-over-year basis, pending home sales were down 3.0%, with the South recording a modest gain while the Northeast, West, and Midwest posted declines. For the 12-month period spanning February 2025 through January 2026, Pending Sales in the Longleaf Pine REALTORS® region fell 2.5 percent overall. The price range with the largest pending sales gain was the \$350,000 or More range, where sales rose 8.7 percent.

The overall Median Sales Price increased 4.5 percent to \$297,776. The property type with the largest gain was the Single Family segment, where prices increased 4.5 percent to \$300,000. The price range that tended to sell the quickest was the \$150,000 to \$249,999 range at 39 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 7.3 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale went up 7.3 percent. That amounts to 3.5 months of inventory for Single Family homes and 5.2 months of inventory for Townhouse/Condo homes.

Quick Facts

+ 8.7%

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

+ 8.4%

Construction Status with
Strongest Sales:
New Construction

+ 8.2%

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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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



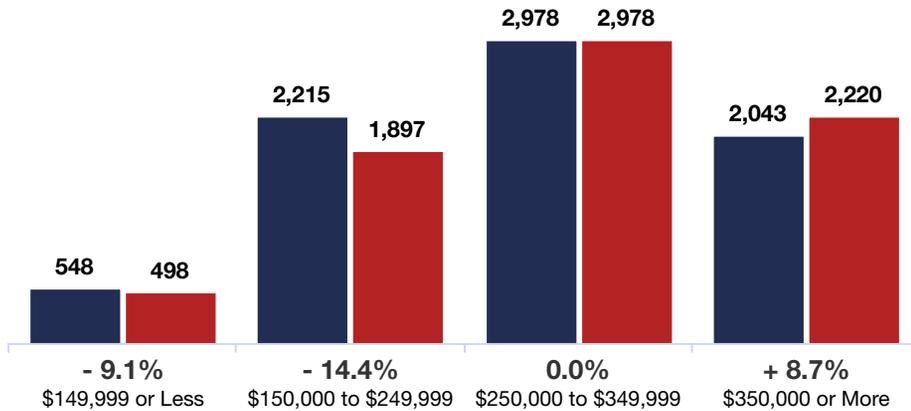
Pending Sales



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

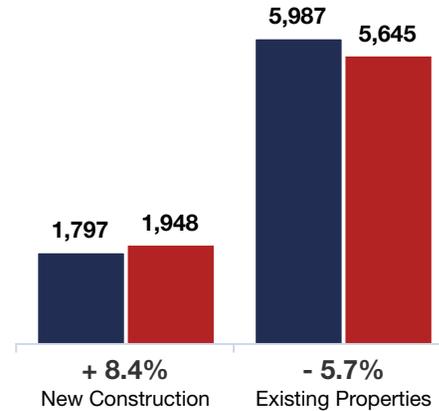
By Price Range

■ 1-2025 ■ 1-2026



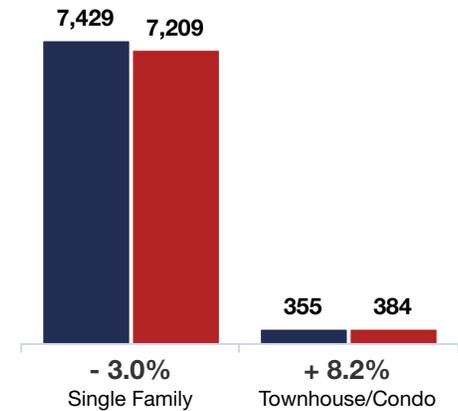
By Construction Status

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$149,999 or Less	548	498	- 9.1%
\$150,000 to \$249,999	2,215	1,897	- 14.4%
\$250,000 to \$349,999	2,978	2,978	0.0%
\$350,000 or More	2,043	2,220	+ 8.7%
All Price Ranges	7,784	7,593	- 2.5%

Single Family

1-2025	1-2026	Change
445	380	- 14.6%
2,063	1,759	- 14.7%
2,894	2,864	- 1.0%
2,027	2,206	+ 8.8%
7,429	7,209	- 3.0%

Townhouse/Condo

1-2025	1-2026	Change
103	118	+ 14.6%
152	138	- 9.2%
84	114	+ 35.7%
16	14	- 12.5%
355	384	+ 8.2%

By Construction Status

1-2025	1-2026	Change
1,797	1,948	+ 8.4%
5,987	5,645	- 5.7%
7,784	7,593	- 2.5%

Single Family

1-2025	1-2026	Change
1,760	1,882	+ 6.9%
5,669	5,327	- 6.0%
7,429	7,209	- 3.0%

Townhouse/Condo

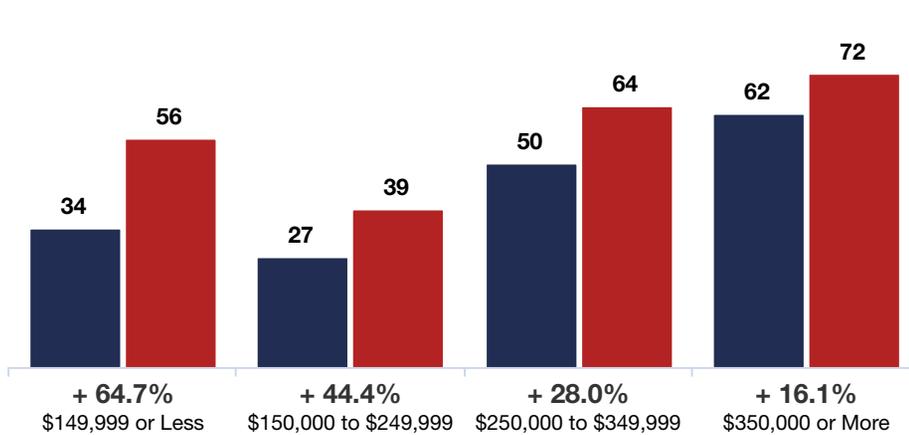
1-2025	1-2026	Change
37	66	+ 78.4%
318	318	0.0%
355	384	+ 8.2%

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.**

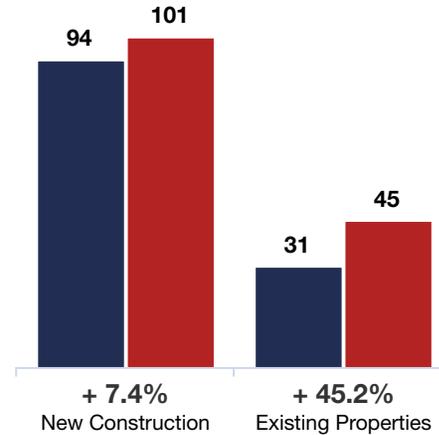
By Price Range

■ 1-2025 ■ 1-2026



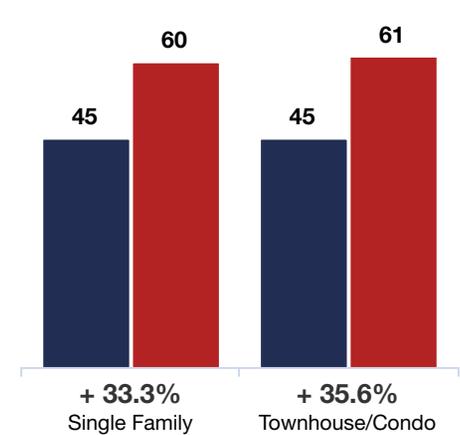
By Construction Status

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$149,999 or Less	34	56	+ 64.7%
\$150,000 to \$249,999	27	39	+ 44.4%
\$250,000 to \$349,999	50	64	+ 28.0%
\$350,000 or More	62	72	+ 16.1%
All Price Ranges	45	60	+ 33.3%

Single Family

1-2025	1-2026	Change
33	52	+ 57.6%
26	39	+ 50.0%
49	63	+ 28.6%
62	72	+ 16.1%
45	60	+ 33.3%

Townhouse/Condo

1-2025	1-2026	Change
39	71	+ 82.1%
34	46	+ 35.3%
77	74	- 3.9%
45	45	0.0%
45	61	+ 35.6%

By Construction Status

1-2025	1-2026	Change
94	101	+ 7.4%
31	45	+ 45.2%
45	60	+ 33.3%

By Property Type

1-2025	1-2026	Change
94	102	+ 8.5%
30	44	+ 46.7%
45	60	+ 33.3%

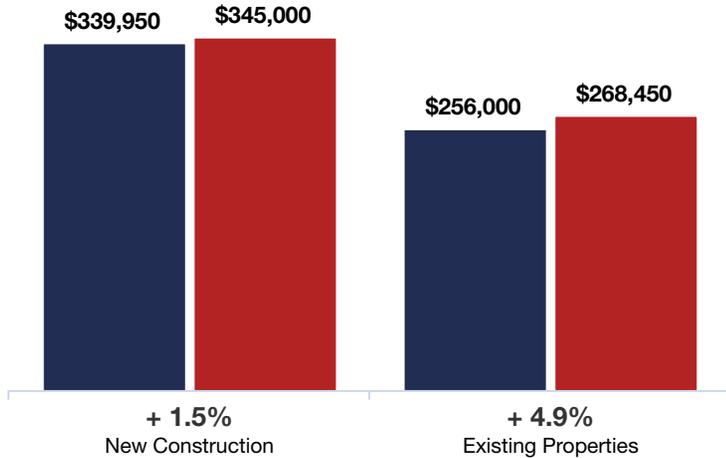
Median Sales Price



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

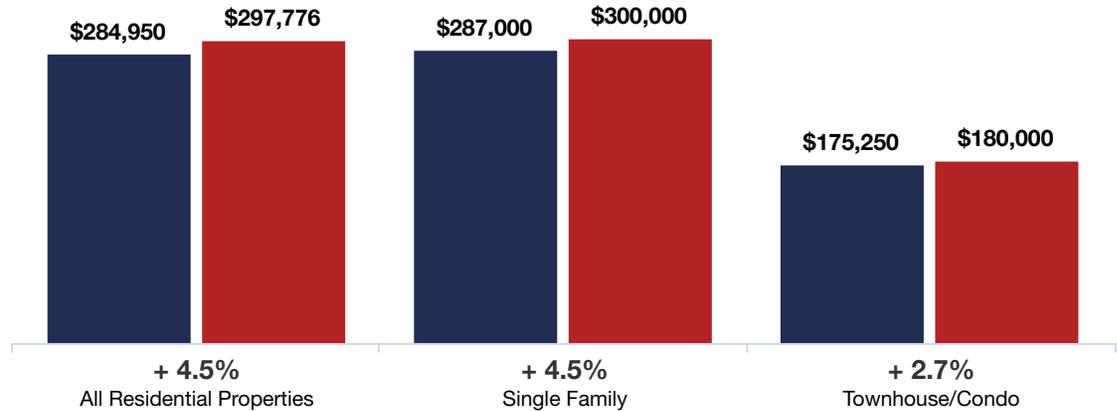
By Construction Status

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



By Construction Status	All Properties			Single Family			Townhouse/Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
New Construction	\$339,950	\$345,000	+ 1.5%	\$339,950	\$347,998	+ 2.4%	\$328,400	\$269,900	- 17.8%
Existing Properties	\$256,000	\$268,450	+ 4.9%	\$260,000	\$274,000	+ 5.4%	\$165,250	\$165,000	- 0.2%
All Construction Types	\$284,950	\$297,776	+ 4.5%	\$287,000	\$300,000	+ 4.5%	\$175,250	\$180,000	+ 2.7%

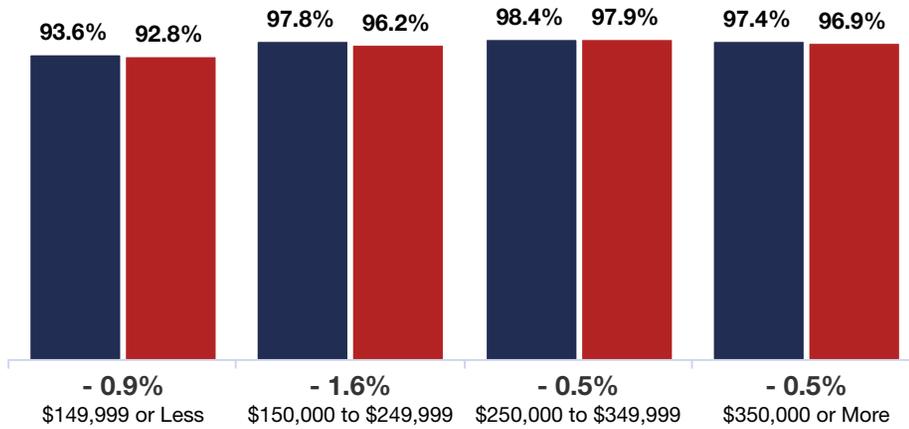
Percent of Original List Price Received



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.**

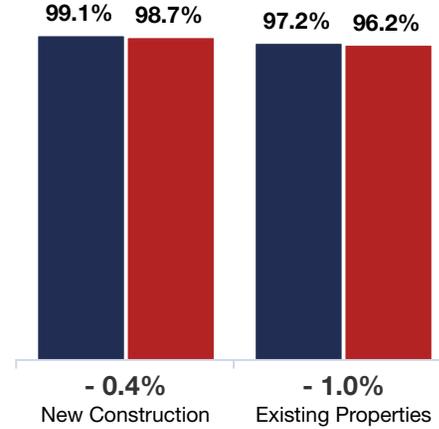
By Price Range

■ 1-2025 ■ 1-2026



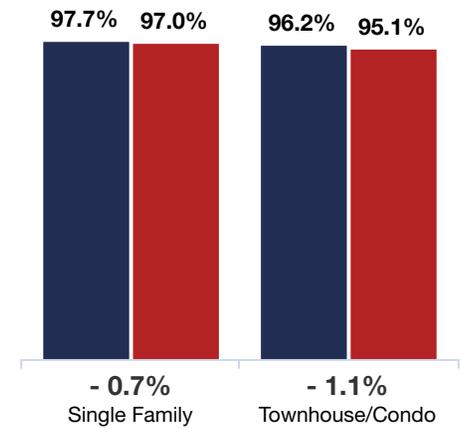
By Construction Status

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$149,999 or Less	93.6%	92.8%	- 0.9%
\$150,000 to \$249,999	97.8%	96.2%	- 1.6%
\$250,000 to \$349,999	98.4%	97.9%	- 0.5%
\$350,000 or More	97.4%	96.9%	- 0.5%
All Price Ranges	97.6%	96.9%	- 0.7%

Single Family

1-2025	1-2026	Change
93.6%	92.9%	- 0.7%
97.8%	96.2%	- 1.6%
98.4%	97.9%	- 0.5%
97.4%	96.9%	- 0.5%
97.7%	97.0%	- 0.7%

Townhouse/Condo

1-2025	1-2026	Change
93.4%	92.3%	- 1.2%
97.1%	95.9%	- 1.2%
97.4%	96.8%	- 0.6%
97.8%	94.9%	- 3.0%
96.2%	95.1%	- 1.1%

By Construction Status

1-2025	1-2026	Change
99.1%	98.7%	- 0.4%
97.2%	96.2%	- 1.0%
97.6%	96.9%	- 0.7%

Single Family

1-2025	1-2026	Change
99.1%	98.8%	- 0.3%
97.3%	96.3%	- 1.0%
97.7%	97.0%	- 0.7%

Townhouse/Condo

1-2025	1-2026	Change
100.2%	97.7%	- 2.5%
95.7%	94.6%	- 1.1%
96.2%	95.1%	- 1.1%

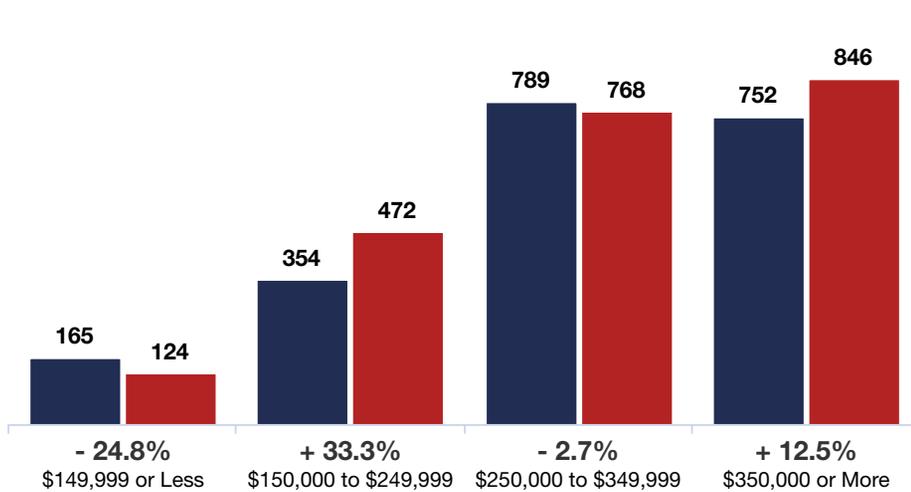
Inventory of Homes for Sale



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

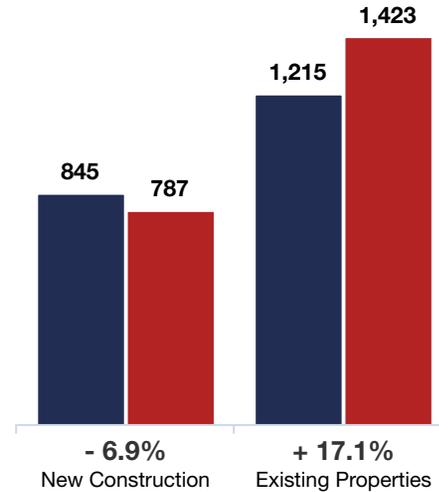
By Price Range

■ 1-2025 ■ 1-2026



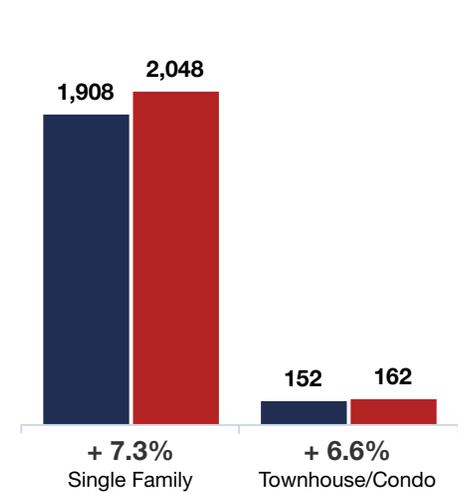
By Construction Status

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$149,999 or Less	165	124	- 24.8%
\$150,000 to \$249,999	354	472	+ 33.3%
\$250,000 to \$349,999	789	768	- 2.7%
\$350,000 or More	752	846	+ 12.5%
All Price Ranges	2,060	2,210	+ 7.3%

Single Family

1-2025	1-2026	Change
111	84	- 24.3%
319	431	+ 35.1%
735	700	- 4.8%
743	833	+ 12.1%
1,908	2,048	+ 7.3%

Townhouse/Condo

1-2025	1-2026	Change
54	40	- 25.9%
35	41	+ 17.1%
54	68	+ 25.9%
9	13	+ 44.4%
152	162	+ 6.6%

By Construction Status

1-2025	1-2026	Change
845	787	- 6.9%
1,215	1,423	+ 17.1%
2,060	2,210	+ 7.3%

Single Family

1-2025	1-2026	Change
806	735	- 8.8%
1,102	1,313	+ 19.1%
1,908	2,048	+ 7.3%

Townhouse/Condo

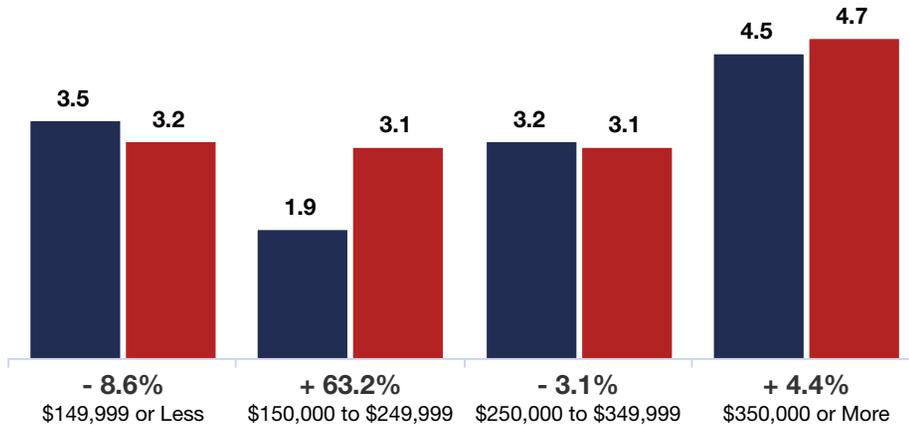
1-2025	1-2026	Change
39	52	+ 33.3%
113	110	- 2.7%
152	162	+ 6.6%

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.**

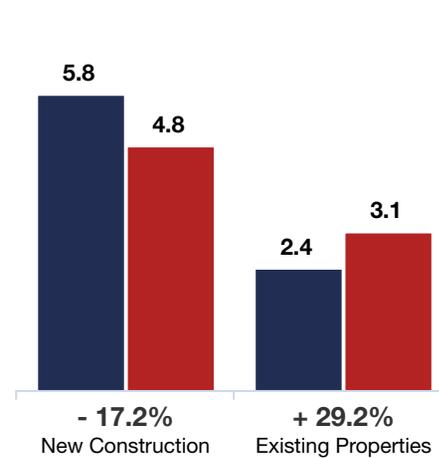
By Price Range

■ 1-2025 ■ 1-2026



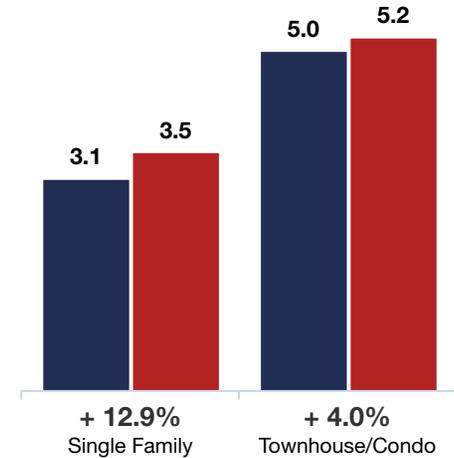
By Construction Status

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$149,999 or Less	3.5	3.2	- 8.6%
\$150,000 to \$249,999	1.9	3.1	+ 63.2%
\$250,000 to \$349,999	3.2	3.1	- 3.1%
\$350,000 or More	4.5	4.7	+ 4.4%
All Price Ranges	3.2	3.6	+ 12.5%

Single Family

1-2025	1-2026	Change
2.9	2.9	0.0%
1.8	3.1	+ 72.2%
3.0	2.9	- 3.3%
4.5	4.7	+ 4.4%
3.1	3.5	+ 12.9%

Townhouse/Condo

1-2025	1-2026	Change
6.1	4.2	- 31.1%
2.7	3.6	+ 33.3%
8.2	7.4	- 9.8%
4.1	9.3	+ 126.8%
5.0	5.2	+ 4.0%

By Construction Status

1-2025	1-2026	Change
5.8	4.8	- 17.2%
2.4	3.1	+ 29.2%
3.2	3.6	+ 12.5%

By Property Type

1-2025	1-2026	Change
5.6	4.6	- 17.9%
2.3	3.1	+ 34.8%
3.1	3.5	+ 12.9%