

Housing Supply Overview

A Research Tool Provided By Longleaf Pine REALTORS®



June 2026

U.S. pending home sales increased for the fourth consecutive month, rising 3.8%, according to the National Association of REALTORS®. Contract signings were up 4.8% from a year earlier. Sales advanced across all four regions month-over-month and year-over-year, reflecting continued buyer activity as consumers adjust to elevated mortgage rates. For the 12-month period spanning July 2025 through June 2026, Pending Sales in the All Price Ranges price range increased 1.0 percent overall. The price range with the largest pending sales gain was the \$350,000 or More range, where sales rose 6.5 percent.

The overall Median Sales Price rose 2.7 percent to \$299,000. The property type with the largest gain was the Townhouse/Condo segment, where prices rose 16.8 percent to \$198,000. The price range that tended to sell the quickest was the \$150,000 to \$249,999 range at 44 days. The price range that tended to sell the slowest was the \$350,000 or More range at 74 days.

Market-wide, inventory levels was up 10.5 percent. The property type with the largest gain was the Townhouse/Condo segment, where the number of properties for sale went up 11.1 percent. That amounts to 4.0 months of inventory for Single Family homes and 5.4 months of inventory for Townhouse/Condo homes.

Quick Facts

+ 6.5%	+ 3.1%	+ 1.2%
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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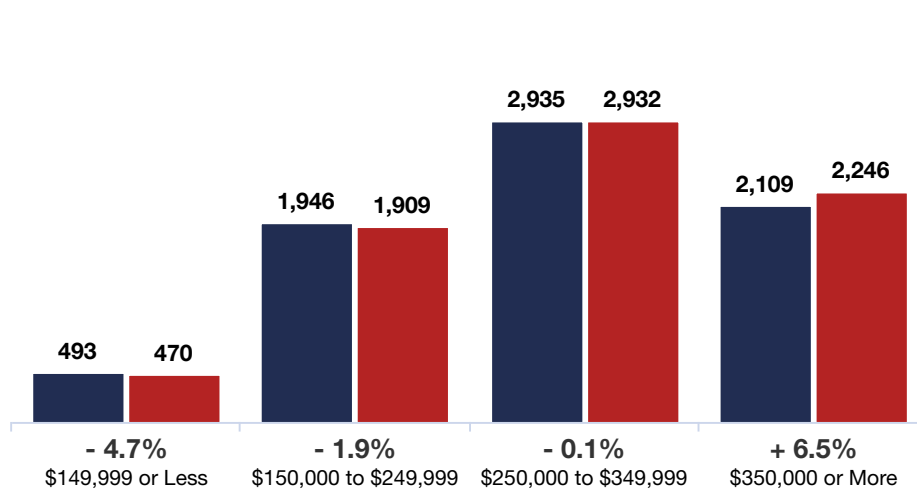
Pending Sales



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

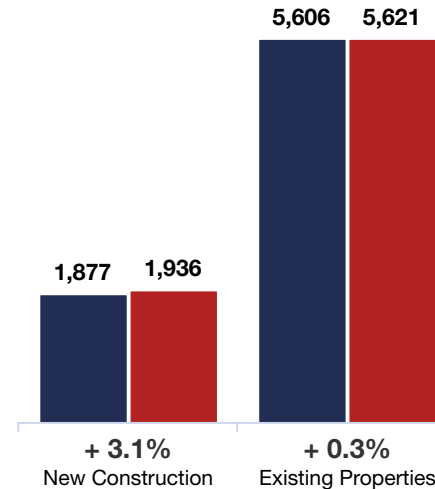
By Price Range

■ 6-2025 ■ 6-2026



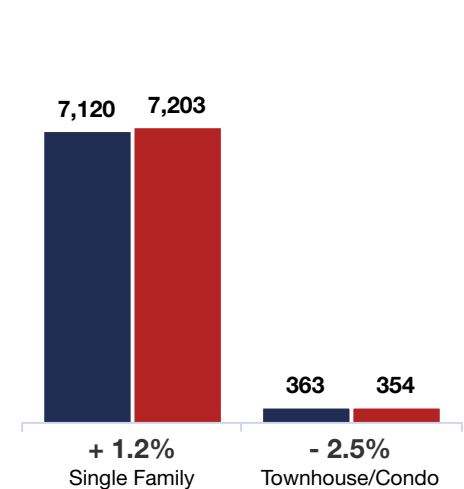
By Construction Status

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$149,999 or Less	493	470	- 4.7%
\$150,000 to \$249,999	1,946	1,909	- 1.9%
\$250,000 to \$349,999	2,935	2,932	- 0.1%
\$350,000 or More	2,109	2,246	+ 6.5%

All Price Ranges

7,483 7,557 + 1.0%

By Construction Status

	6-2025	6-2026	Change
New Construction	1,877	1,936	+ 3.1%
Existing Properties	5,606	5,621	+ 0.3%

All Construction Types

7,483 7,557 + 1.0%

Single Family

	6-2025	6-2026	Change
	380	373	- 1.8%
	1,789	1,789	0.0%
	2,858	2,806	- 1.8%
	2,093	2,235	+ 6.8%

7,120 7,203 + 1.2%

Townhouse/Condo

	6-2025	6-2026	Change
	113	97	- 14.2%
	157	120	- 23.6%
	77	126	+ 63.6%
	16	11	- 31.2%

363 354 - 2.5%

	6-2025	6-2026	Change
	1,846	1,851	+ 0.3%
	5,274	5,352	+ 1.5%

7,120 7,203 + 1.2%

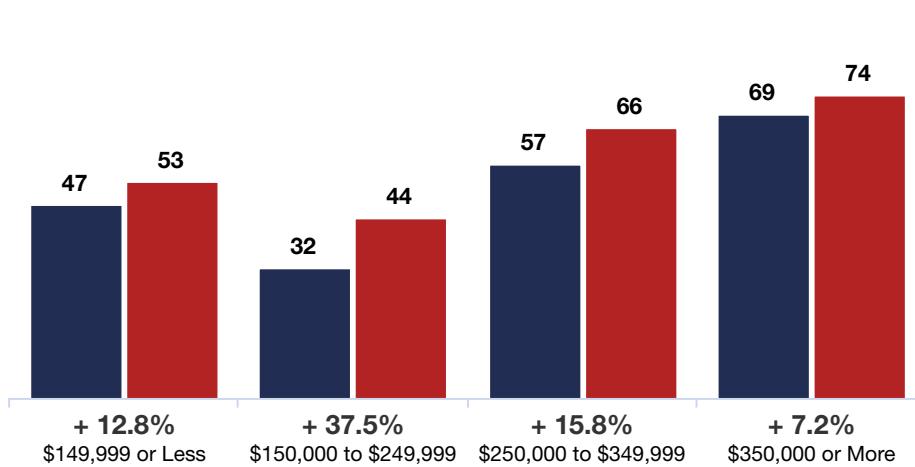
Days on Market Until Sale



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

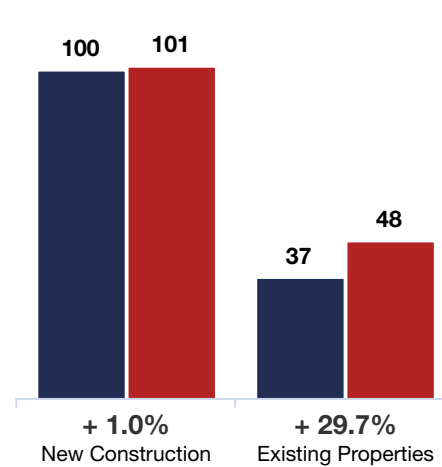
By Price Range

■ 6-2025 ■ 6-2026



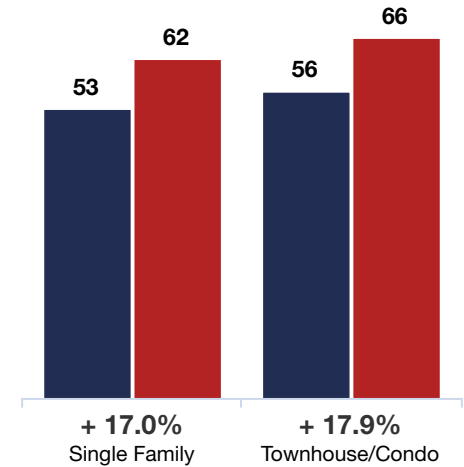
By Construction Status

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$149,999 or Less	47	53	+ 12.8%
\$150,000 to \$249,999	32	44	+ 37.5%
\$250,000 to \$349,999	57	66	+ 15.8%
\$350,000 or More	69	74	+ 7.2%
All Price Ranges	53	62	+ 17.0%

By Construction Status

	6-2025	6-2026	Change
New Construction	100	101	+ 1.0%
Existing Properties	37	48	+ 29.7%
All Construction Types	53	62	+ 17.0%

Single Family

	6-2025	6-2026	Change
	41	50	+ 22.0%
	31	43	+ 38.7%
	56	65	+ 16.1%
	69	75	+ 8.7%
All Single Family	53	62	+ 17.0%

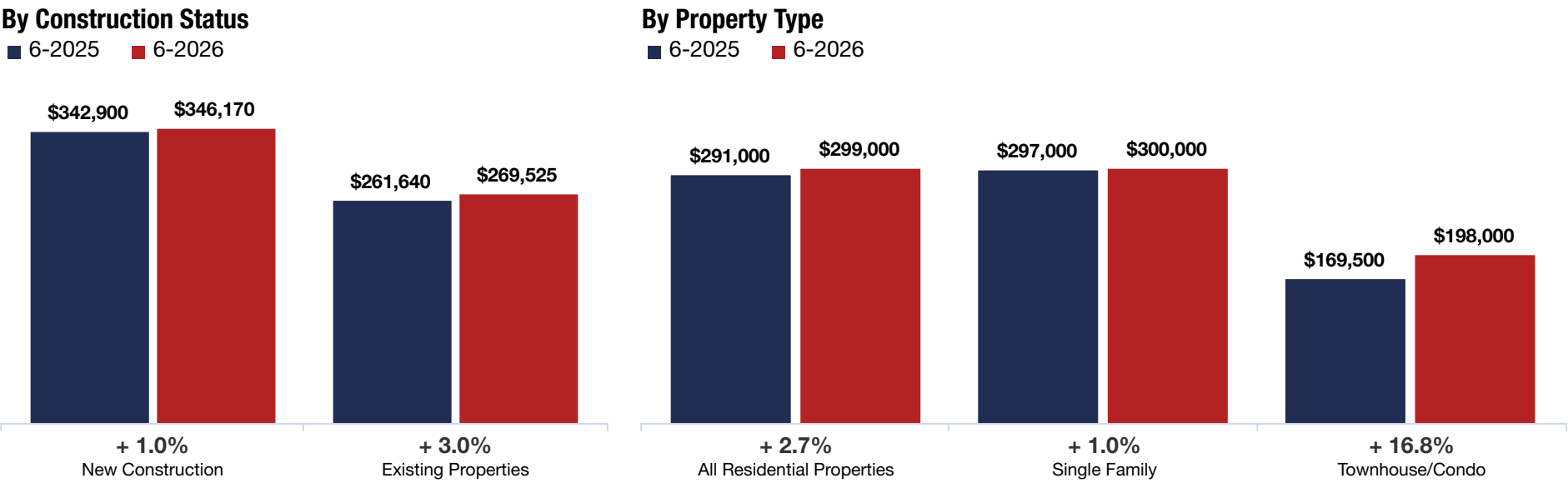
Townhouse/Condo

	6-2025	6-2026	Change
	66	65	- 1.5%
	39	53	+ 35.9%
	79	83	+ 5.1%
	39	44	+ 12.8%
All Townhouse/Condo	56	66	+ 17.9%

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		
	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
New Construction	\$342,900	\$346,170	+ 1.0%	\$344,895	\$349,500	+ 1.3%	\$297,450	\$265,908	- 10.6%
Existing Properties	\$261,640	\$269,525	+ 3.0%	\$266,500	\$274,000	+ 2.8%	\$162,500	\$172,000	+ 5.8%
All Construction Types	\$291,000	\$299,000	+ 2.7%	\$297,000	\$300,000	+ 1.0%	\$169,500	\$198,000	+ 16.8%

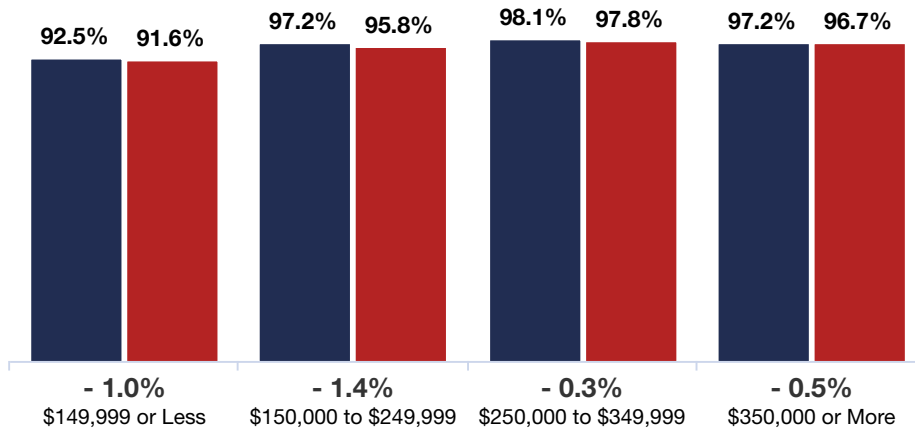
Percent of Original List Price Received



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.**

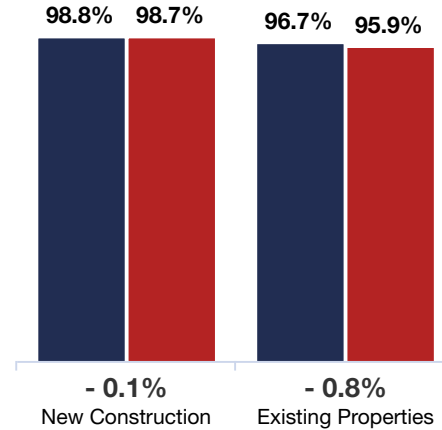
By Price Range

■ 6-2025 ■ 6-2026



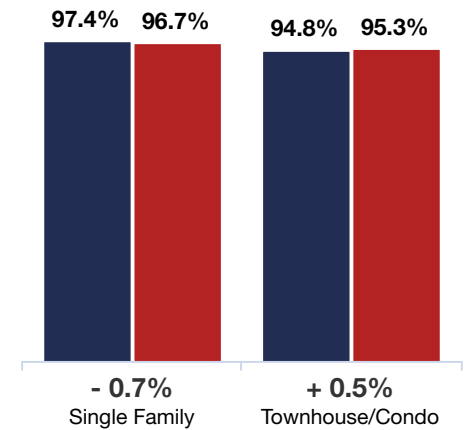
By Construction Status

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range	6-2025	6-2026	Change
\$149,999 or Less	92.5%	91.6%	- 1.0%
\$150,000 to \$249,999	97.2%	95.8%	- 1.4%
\$250,000 to \$349,999	98.1%	97.8%	- 0.3%
\$350,000 or More	97.2%	96.7%	- 0.5%
All Price Ranges	97.3%	96.6%	- 0.7%
By Construction Status	6-2025	6-2026	Change
New Construction	98.8%	98.7%	- 0.1%
Existing Properties	96.7%	95.9%	- 0.8%
All Construction Types	97.3%	96.6%	- 0.7%

Single Family

6-2025	6-2026	Change
92.8%	91.3%	- 1.6%
97.3%	95.8%	- 1.5%
98.1%	97.8%	- 0.3%
97.2%	96.7%	- 0.5%
97.4%	96.7%	- 0.7%
6-2025	6-2026	Change
98.8%	98.7%	- 0.1%
96.9%	96.0%	- 0.9%
97.4%	96.7%	- 0.7%

Townhouse/Condo

6-2025	6-2026	Change
91.4%	92.4%	+ 1.1%
96.2%	96.2%	0.0%
96.4%	96.7%	+ 0.3%
95.3%	93.0%	- 2.4%
94.8%	95.3%	+ 0.5%
6-2025	6-2026	Change
98.1%	97.9%	- 0.2%
94.5%	94.5%	0.0%
94.8%	95.3%	+ 0.5%

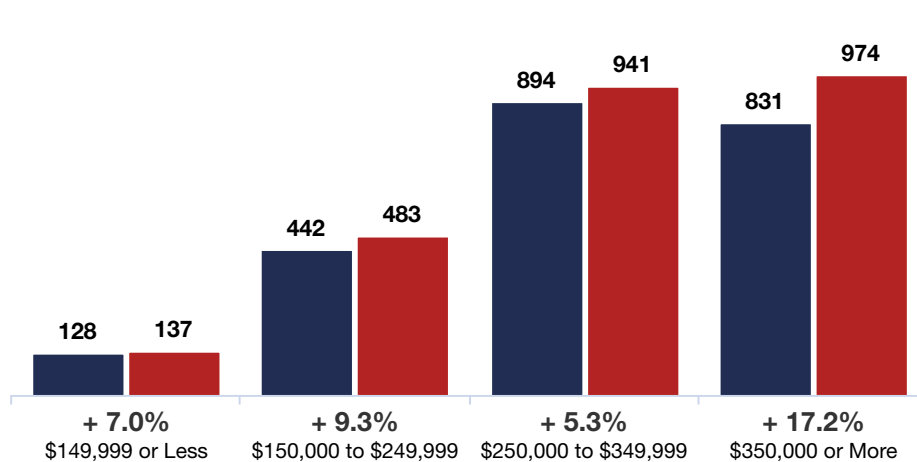
Inventory of Homes for Sale



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

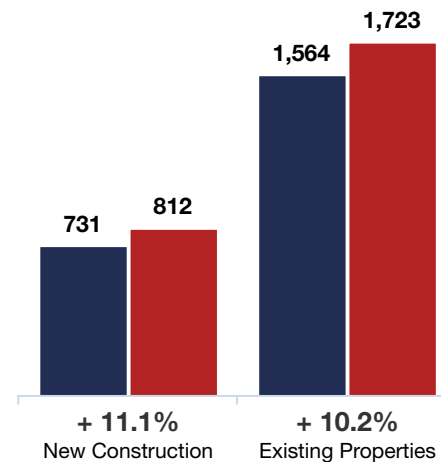
By Price Range

■ 6-2025 ■ 6-2026



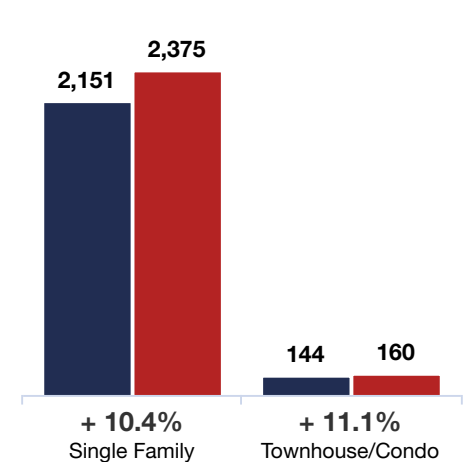
By Construction Status

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range	6-2025	6-2026	Change
\$149,999 or Less	128	137	+ 7.0%
\$150,000 to \$249,999	442	483	+ 9.3%
\$250,000 to \$349,999	894	941	+ 5.3%
\$350,000 or More	831	974	+ 17.2%
All Price Ranges	2,295	2,535	+ 10.5%
By Construction Status	6-2025	6-2026	Change
New Construction	731	812	+ 11.1%
Existing Properties	1,564	1,723	+ 10.2%
All Construction Types	2,295	2,535	+ 10.5%

Single Family

6-2025	6-2026	Change
85	93	+ 9.4%
404	436	+ 7.9%
842	888	+ 5.5%
820	958	+ 16.8%
2,151	2,375	+ 10.4%
6-2025	6-2026	Change
701	780	+ 11.3%
1,450	1,595	+ 10.0%
2,151	2,375	+ 10.4%

Townhouse/Condo

6-2025	6-2026	Change
43	44	+ 2.3%
38	47	+ 23.7%
52	53	+ 1.9%
11	16	+ 45.5%
144	160	+ 11.1%
6-2025	6-2026	Change
30	32	+ 6.7%
114	128	+ 12.3%
144	160	+ 11.1%

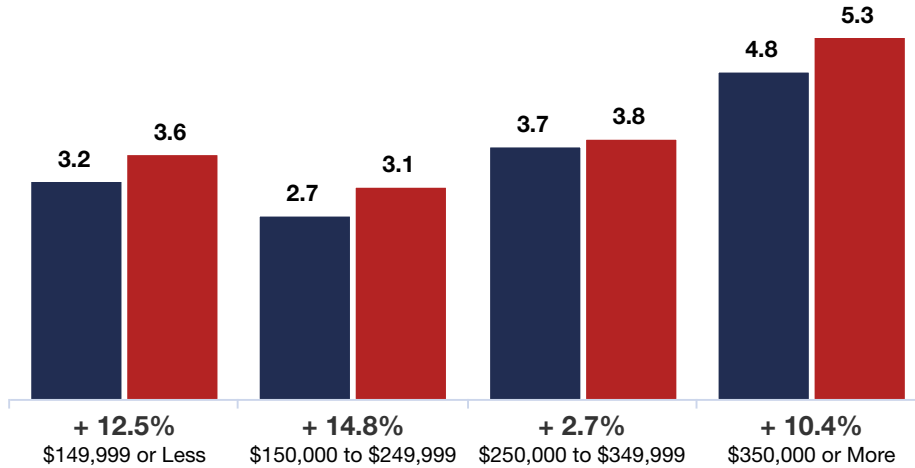
Months Supply of Inventory



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.**

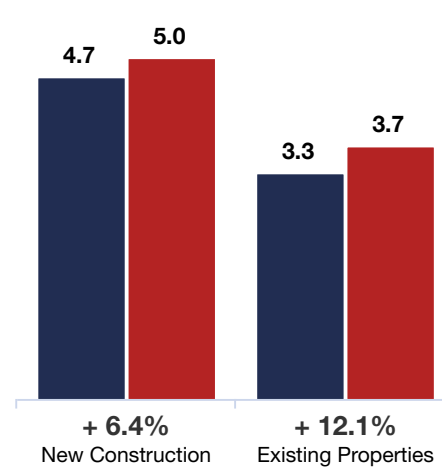
By Price Range

■ 6-2025 ■ 6-2026



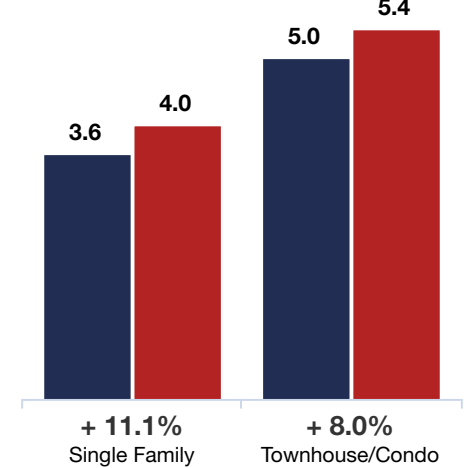
By Construction Status

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range	6-2025	6-2026	Change
\$149,999 or Less	3.2	3.6	+ 12.5%
\$150,000 to \$249,999	2.7	3.1	+ 14.8%
\$250,000 to \$349,999	3.7	3.8	+ 2.7%
\$350,000 or More	4.8	5.3	+ 10.4%
All Price Ranges	3.7	4.1	+ 10.8%
By Construction Status	6-2025	6-2026	Change
New Construction	4.7	5.0	+ 6.4%
Existing Properties	3.3	3.7	+ 12.1%
All Construction Types	3.7	4.1	+ 10.8%

Single Family

6-2025	6-2026	Change
2.7	3.1	+ 14.8%
2.6	3.0	+ 15.4%
3.5	3.8	+ 8.6%
4.8	5.2	+ 8.3%
3.6	4.0	+ 11.1%
6-2025	6-2026	Change
4.6	5.0	+ 8.7%
3.3	3.6	+ 9.1%
3.6	4.0	+ 11.1%

Townhouse/Condo

6-2025	6-2026	Change
4.7	5.4	+ 14.9%
3.1	4.6	+ 48.4%
8.2	5.2	- 36.6%
7.1	13.1	+ 84.5%
5.0	5.4	+ 8.0%
6-2025	6-2026	Change
13.8	5.1	- 63.0%
4.2	5.5	+ 31.0%
5.0	5.4	+ 8.0%