

# Monthly Indicators



## April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

- Single Family - Existing Homes Closed Sales were down 0.2 percent to 454.
- Single Family - New Construction Closed Sales were down 21.6 percent to 152.
- Townhouse/Condo Closed Sales were down 50.0 percent to 20.
- Single Family - Existing Homes Median Sales Price increased 2.3 percent to \$274,500.
- Single Family - New Construction Median Sales Price increased 0.8 percent to \$352,430.
- Townhouse/Condo Median Sales Price decreased 13.4 percent to \$154,500.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

## Quick Facts

**- 9.1%**      **+ 1.8%**      **+ 14.7%**

One-Year Change in Closed Sales All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Homes for Sale All Properties
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Residential real estate activity in the Longleaf Pine service area only comprised of single family properties, townhouses and condominiums combined. Percent changes are calculated using rounded figures.

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# Single Family - Existing Market Overview



Key metrics for **Single Family - Existing Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		758	<b>771</b>	+ 1.7%	2,538	<b>2,639</b>	+ 4.0%
<b>Pending Sales</b>		517	<b>549</b>	+ 6.2%	1,800	<b>1,926</b>	+ 7.0%
<b>Closed Sales</b>		455	<b>454</b>	- 0.2%	1,491	<b>1,567</b>	+ 5.1%
<b>Days on Market</b>		46	<b>54</b>	+ 17.4%	45	<b>55</b>	+ 22.2%
<b>Median Sales Price</b>		\$268,200	<b>\$274,500</b>	+ 2.3%	\$265,000	<b>\$265,000</b>	0.0%
<b>Avg. Sales Price</b>		\$283,264	<b>\$299,696</b>	+ 5.8%	\$285,621	<b>\$289,280</b>	+ 1.3%
<b>Pct. of List Price Received</b>		98.3%	<b>98.1%</b>	- 0.2%	98.1%	<b>97.8%</b>	- 0.3%
<b>Affordability Index</b>		138	<b>145</b>	+ 5.1%	139	<b>150</b>	+ 7.9%
<b>Homes for Sale</b>		1,224	<b>1,404</b>	+ 14.7%	--	<b>--</b>	--
<b>Months Supply</b>		2.7	<b>3.2</b>	+ 18.5%	--	<b>--</b>	--

# Single Family - New Construction Market Overview



Key metrics for **Single Family - New Construction Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		201	<b>282</b>	+ 40.3%	919	<b>955</b>	+ 3.9%
<b>Pending Sales</b>		164	<b>207</b>	+ 26.2%	750	<b>770</b>	+ 2.7%
<b>Closed Sales</b>		194	<b>152</b>	- 21.6%	621	<b>607</b>	- 2.3%
<b>Days on Market</b>		98	<b>110</b>	+ 12.2%	105	<b>106</b>	+ 1.0%
<b>Median Sales Price</b>		\$349,548	<b>\$352,430</b>	+ 0.8%	\$342,950	<b>\$349,950</b>	+ 2.0%
<b>Avg. Sales Price</b>		\$357,964	<b>\$367,155</b>	+ 2.6%	\$355,851	<b>\$367,730</b>	+ 3.3%
<b>Pct. of List Price Received</b>		100.0%	<b>100.0%</b>	0.0%	99.8%	<b>100.0%</b>	+ 0.2%
<b>Affordability Index</b>		82	<b>87</b>	+ 6.1%	84	<b>87</b>	+ 3.6%
<b>Homes for Sale</b>		708	<b>823</b>	+ 16.2%	--	<b>--</b>	--
<b>Months Supply</b>		4.7	<b>5.2</b>	+ 10.6%	--	<b>--</b>	--

# Townhouse/Condo Market Overview



Key metrics for **Townhouse/Condo Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.

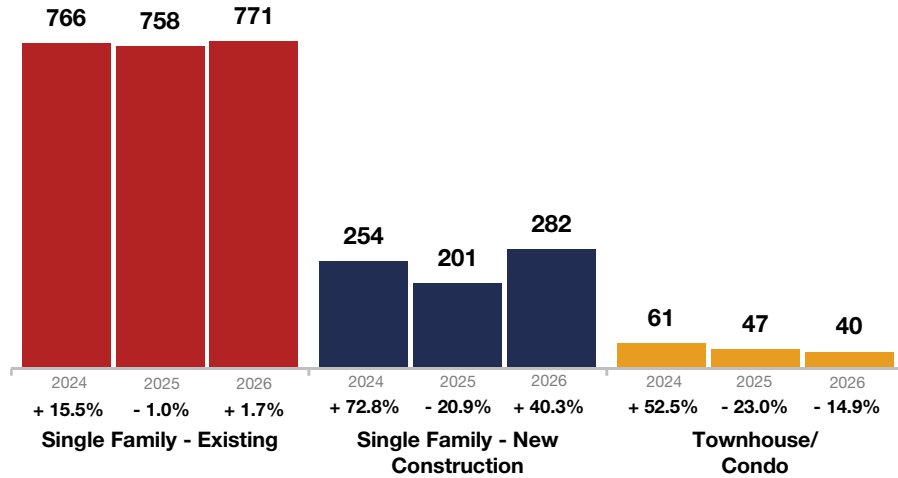
Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		47	40	- 14.9%	194	189	- 2.6%
<b>Pending Sales</b>		35	27	- 22.9%	130	101	- 22.3%
<b>Closed Sales</b>		40	20	- 50.0%	108	92	- 14.8%
<b>Days on Market</b>		62	65	+ 4.8%	59	65	+ 10.2%
<b>Median Sales Price</b>		\$178,500	\$154,500	- 13.4%	\$165,000	\$176,850	+ 7.2%
<b>Avg. Sales Price</b>		\$194,340	\$162,910	- 16.2%	\$183,715	\$188,826	+ 2.8%
<b>Pct. of List Price Received</b>		97.3%	97.7%	+ 0.4%	96.7%	97.0%	+ 0.3%
<b>Affordability Index</b>		221	272	+ 23.1%	239	238	- 0.4%
<b>Homes for Sale</b>		153	165	+ 7.8%	--	--	--
<b>Months Supply</b>		5.2	5.5	+ 5.8%	--	--	--

# New Listings

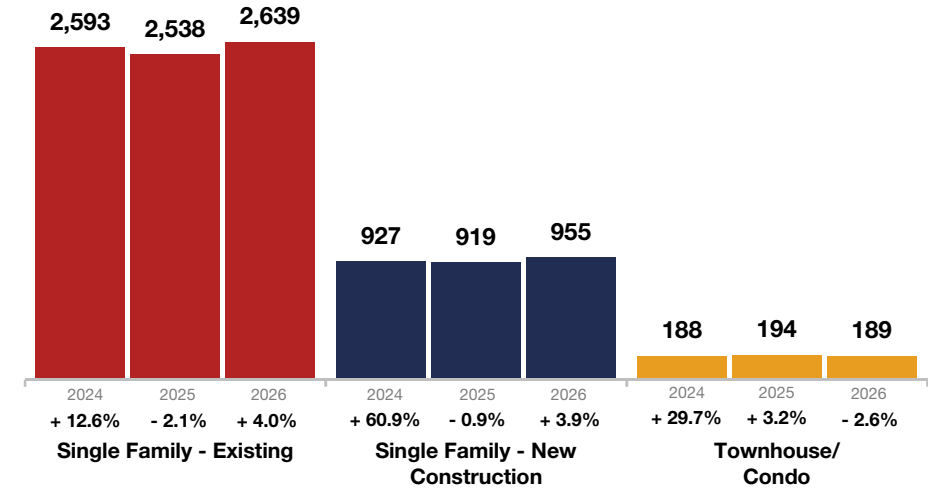
A count of the properties that have been newly listed on the market in a given month.



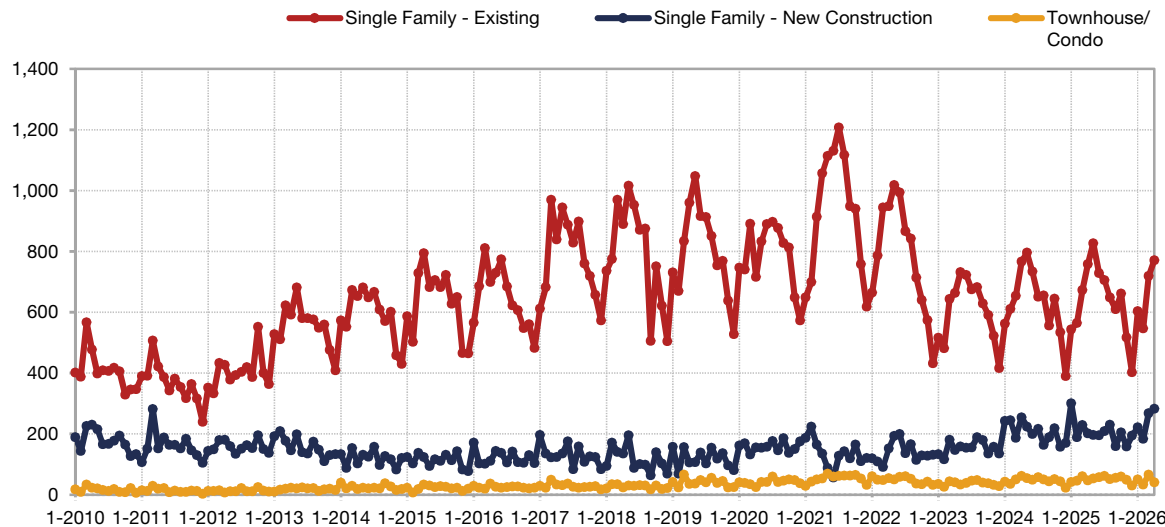
## April



## Year to Date



## Historical New Listings by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
May 2025	826	196	53
June 2025	728	195	57
July 2025	705	209	61
August 2025	648	230	51
September 2025	610	159	55
October 2025	661	205	59
November 2025	517	158	49
December 2025	402	194	30
January 2026	603	221	50
February 2026	546	184	33
March 2026	719	268	66
<b>April 2026</b>	<b>771</b>	<b>282</b>	<b>40</b>
12-Month Avg.	645	208	50

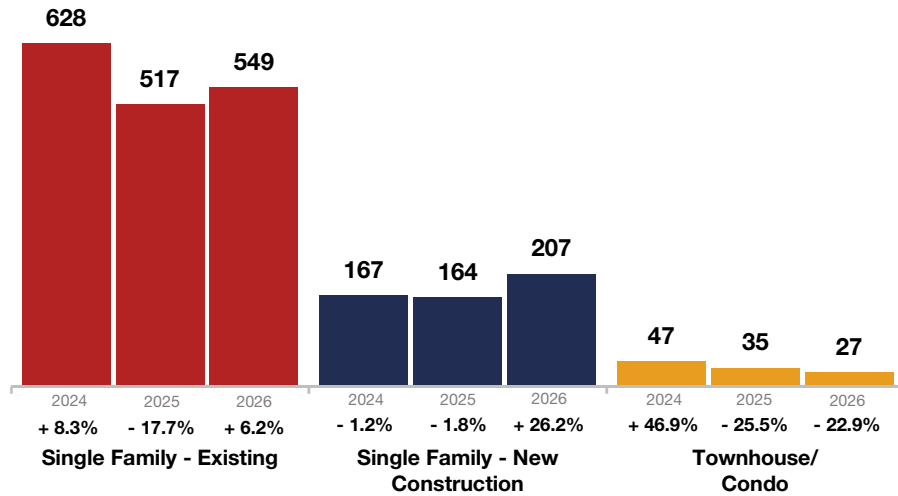
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

# Pending Sales

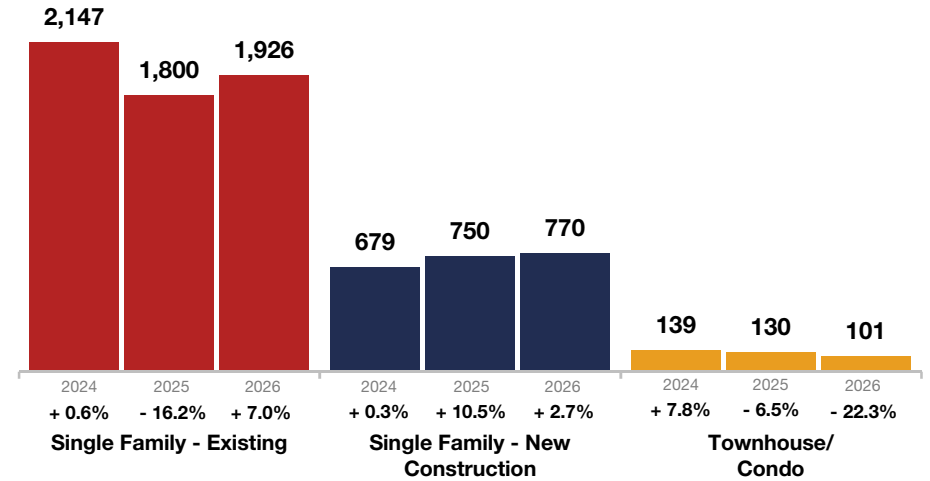
A count of the properties on which offers have been accepted in a given month.



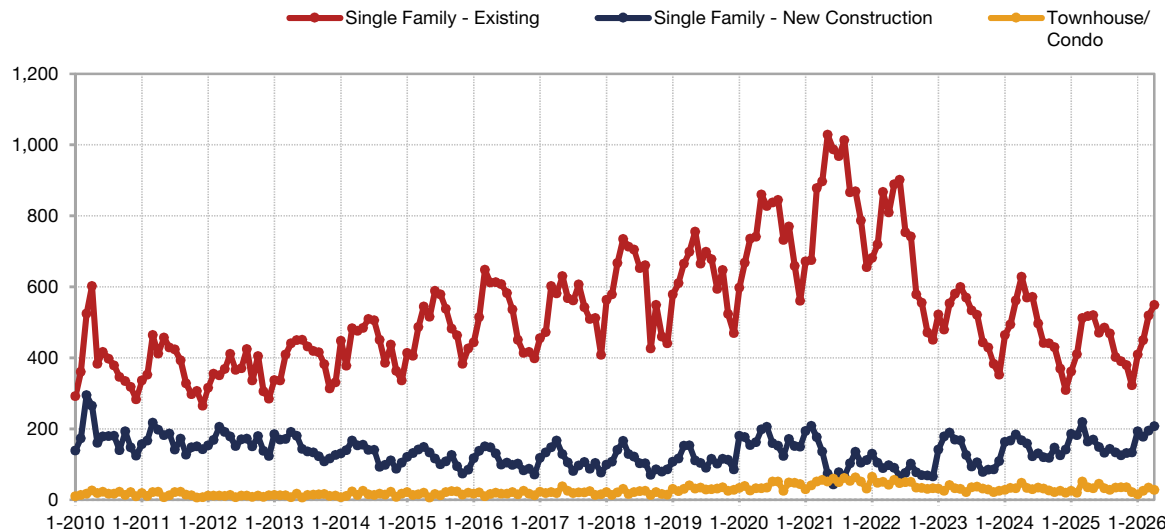
## April



## Year to Date



## Historical Pending Sales by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
May 2025	520	169	32
June 2025	470	148	45
July 2025	485	132	32
August 2025	468	143	27
September 2025	402	133	34
October 2025	390	125	35
November 2025	379	131	35
December 2025	322	133	21
January 2026	409	192	15
February 2026	449	177	25
March 2026	519	194	34
<b>April 2026</b>	<b>549</b>	<b>207</b>	<b>27</b>
12-Month Avg.	447	157	30

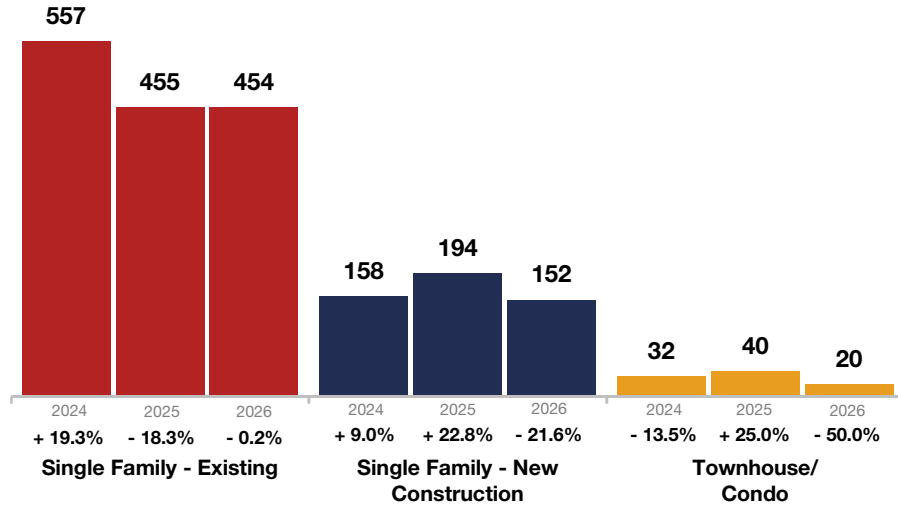
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

# Closed Sales

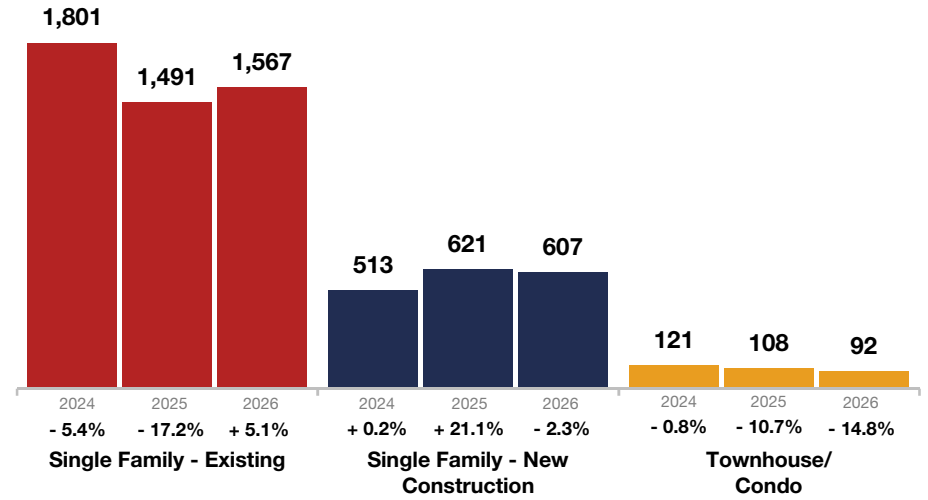
A count of the actual sales that closed in a given month.



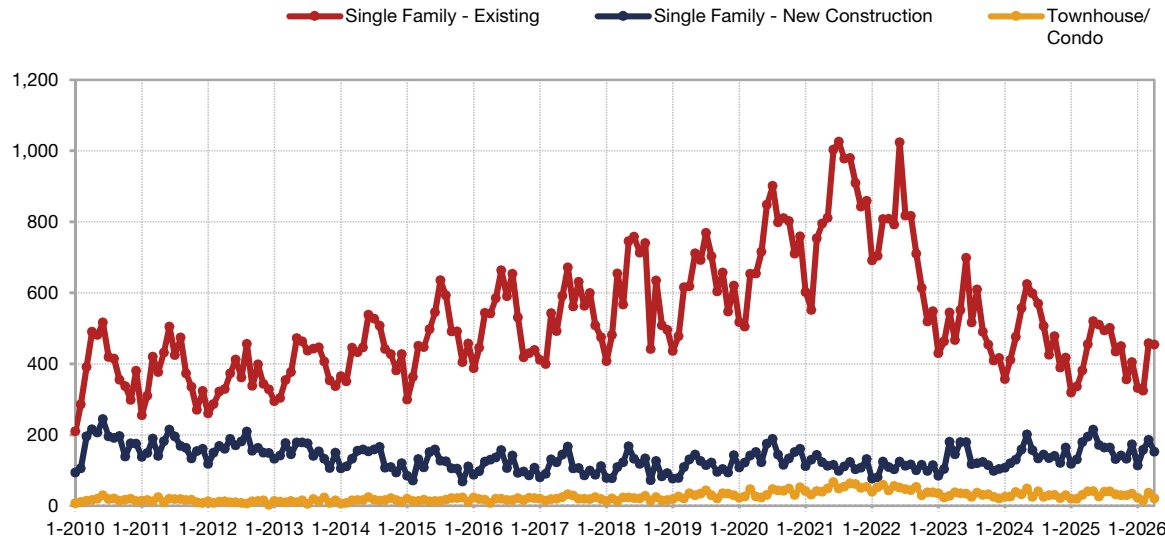
## April



## Year to Date



## Historical Closed Sales by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

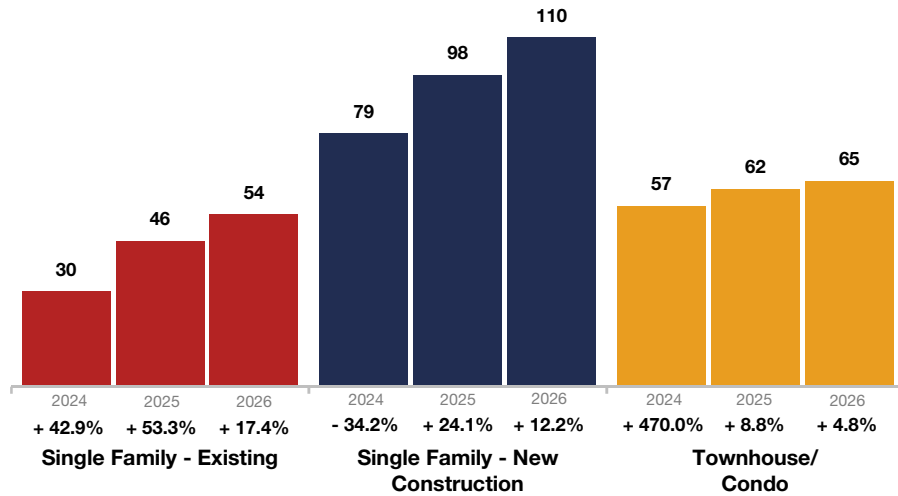
	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
May 2025	520	214	41
June 2025	510	171	26
July 2025	494	164	39
August 2025	501	164	40
September 2025	434	131	32
October 2025	449	141	29
November 2025	356	132	29
December 2025	404	173	34
January 2026	331	113	22
February 2026	324	157	14
March 2026	458	185	36
<b>April 2026</b>	<b>454</b>	<b>152</b>	<b>20</b>
12-Month Avg.	436	158	30

# Days on Market Until Sale

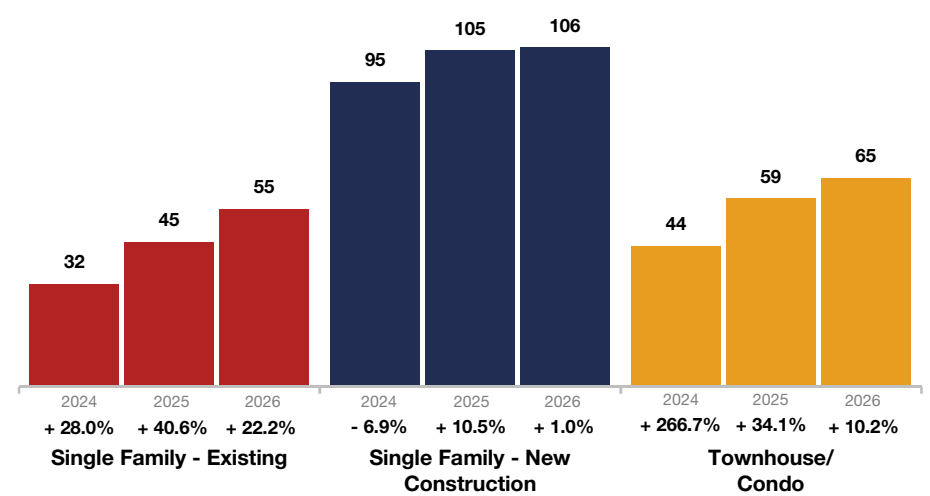
Average number of days between when a property is listed and when an offer is accepted in a given month.



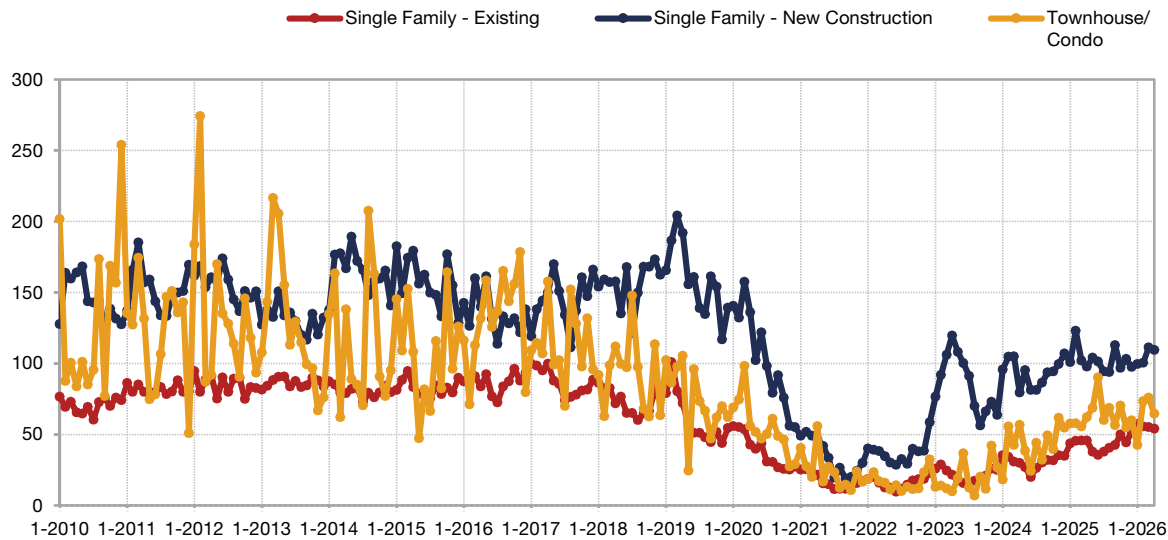
## April



## Year to Date



## Historical Days on Market Until Sale by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
May 2025	38	104	69
June 2025	36	101	90
July 2025	38	94	60
August 2025	40	94	69
September 2025	42	113	56
October 2025	50	97	70
November 2025	44	103	55
December 2025	52	98	60
January 2026	57	100	42
February 2026	56	100	73
March 2026	55	111	76
<b>April 2026</b>	<b>54</b>	<b>110</b>	<b>65</b>
12-Month Avg.*	47	102	65

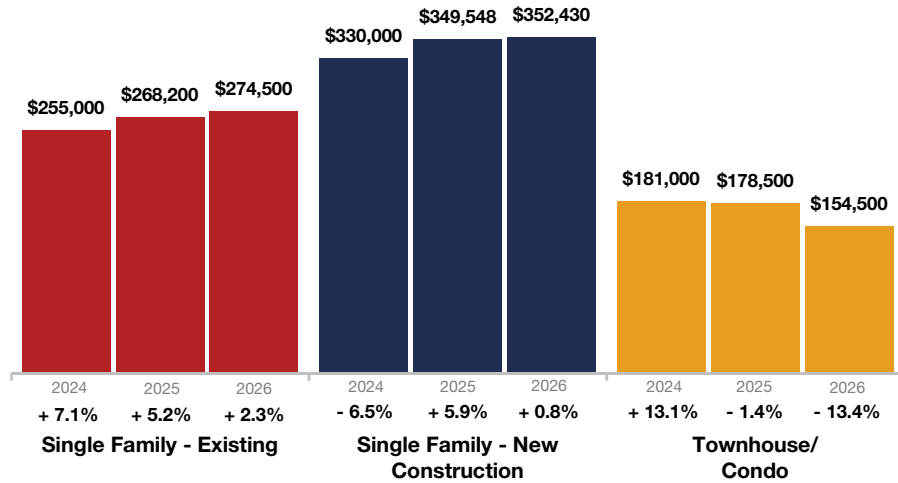
\* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

# Median Sales Price

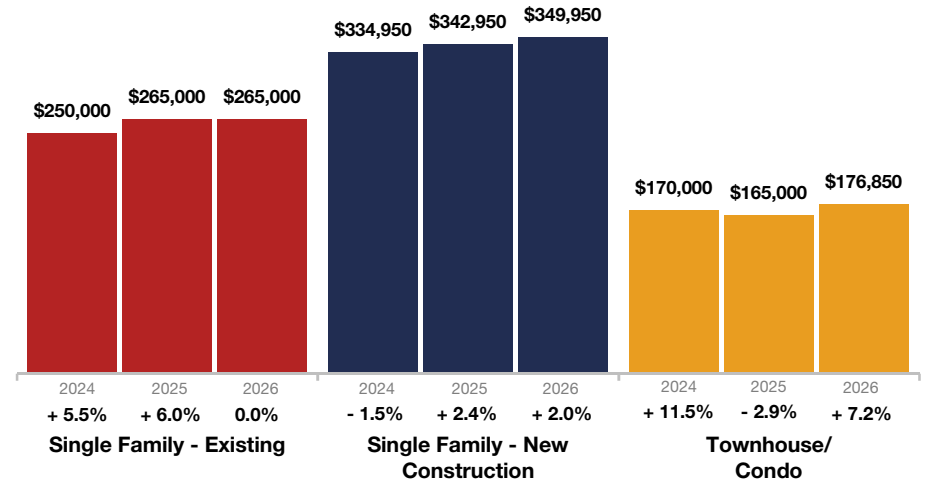
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



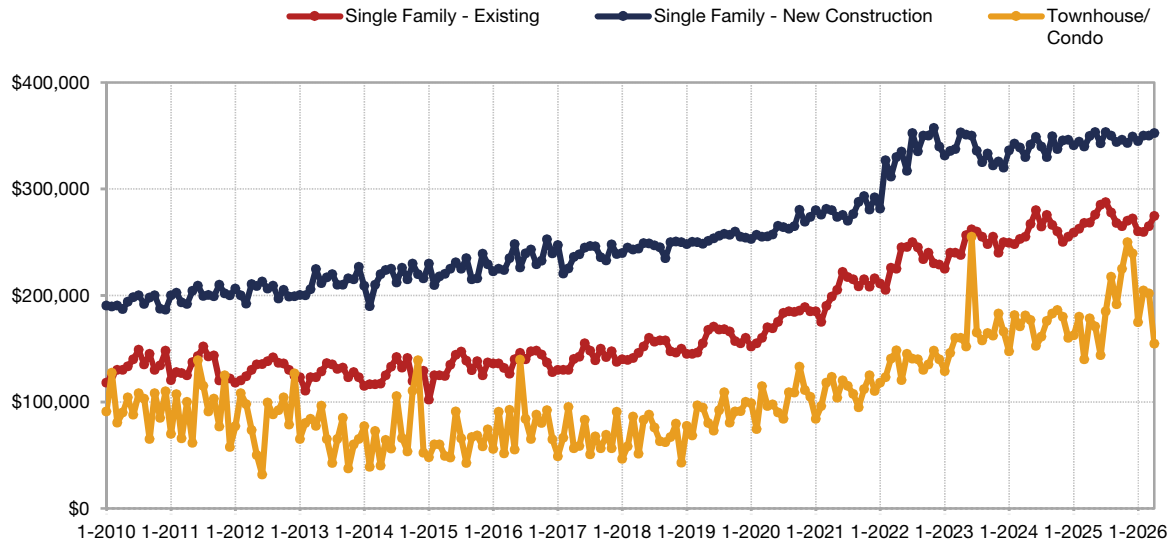
## April



## Year to Date



## Historical Median Sales Price by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
May 2025	\$275,900	\$353,400	\$171,000
June 2025	\$285,000	\$342,900	\$143,750
July 2025	\$287,500	\$353,377	\$185,000
August 2025	\$277,800	\$349,950	\$217,500
September 2025	\$268,000	\$344,100	\$191,500
October 2025	\$264,900	\$346,100	\$225,000
November 2025	\$270,000	\$343,208	\$250,000
December 2025	\$272,000	\$349,100	\$239,250
January 2026	\$260,000	\$344,900	\$174,750
February 2026	\$259,450	\$349,900	\$204,500
March 2026	\$265,000	\$349,999	\$201,950
<b>April 2026</b>	<b>\$274,500</b>	<b>\$352,430</b>	<b>\$154,500</b>
12-Month Med.*	\$271,671	\$348,280	\$196,558

Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

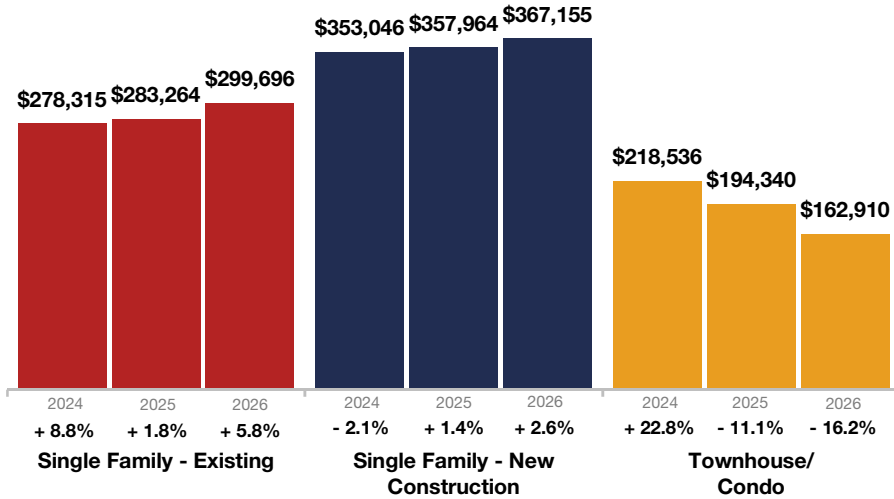
\* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

# Average Sales Price

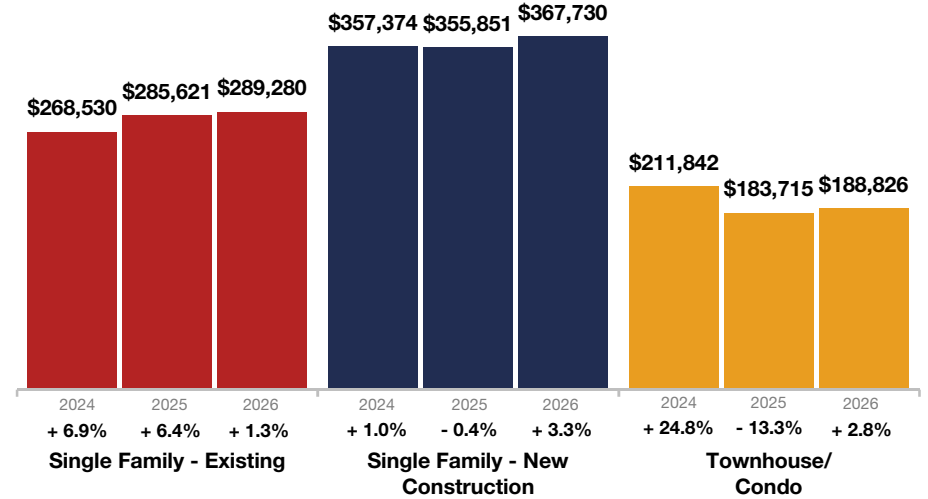
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



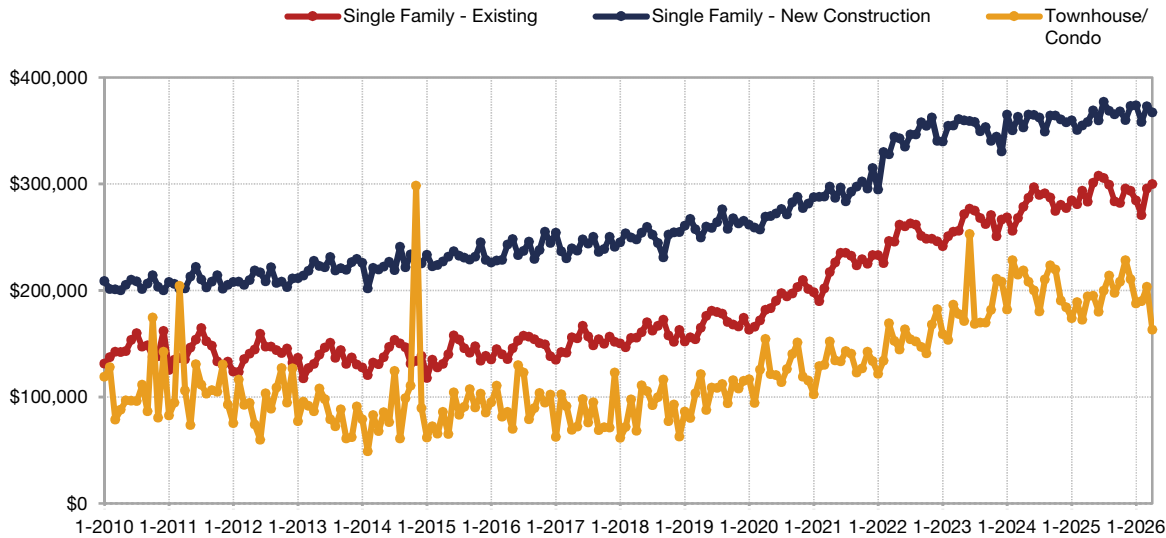
## April



## Year to Date



## Historical Average Sales Price by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
May 2025	\$300,868	\$369,055	\$194,866
June 2025	\$307,635	\$359,713	\$179,935
July 2025	\$305,645	\$376,909	\$199,708
August 2025	\$299,192	\$368,625	\$213,805
September 2025	\$283,478	\$365,452	\$197,736
October 2025	\$282,145	\$368,148	\$208,169
November 2025	\$295,497	\$359,883	\$228,390
December 2025	\$293,491	\$373,001	\$210,596
January 2026	\$284,446	\$373,816	\$187,814
February 2026	\$270,676	\$357,995	\$189,871
March 2026	\$295,588	\$372,746	\$203,435
<b>April 2026</b>	<b>\$299,696</b>	<b>\$367,155</b>	<b>\$162,910</b>
12-Month Avg.*	\$293,197	\$367,708	\$198,103

\* Avg. Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

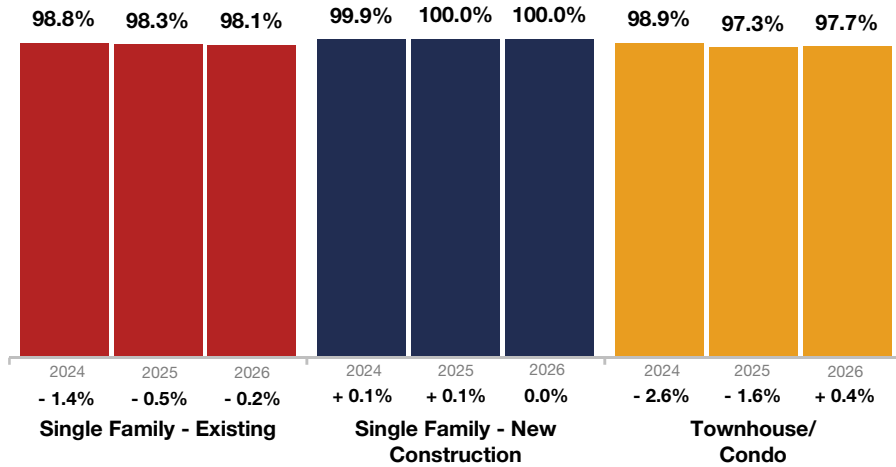
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

# Percent of List Price Received

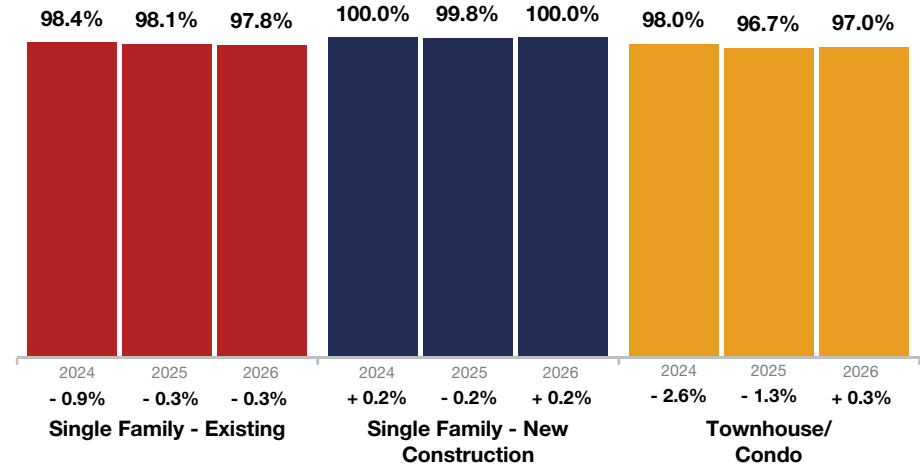


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

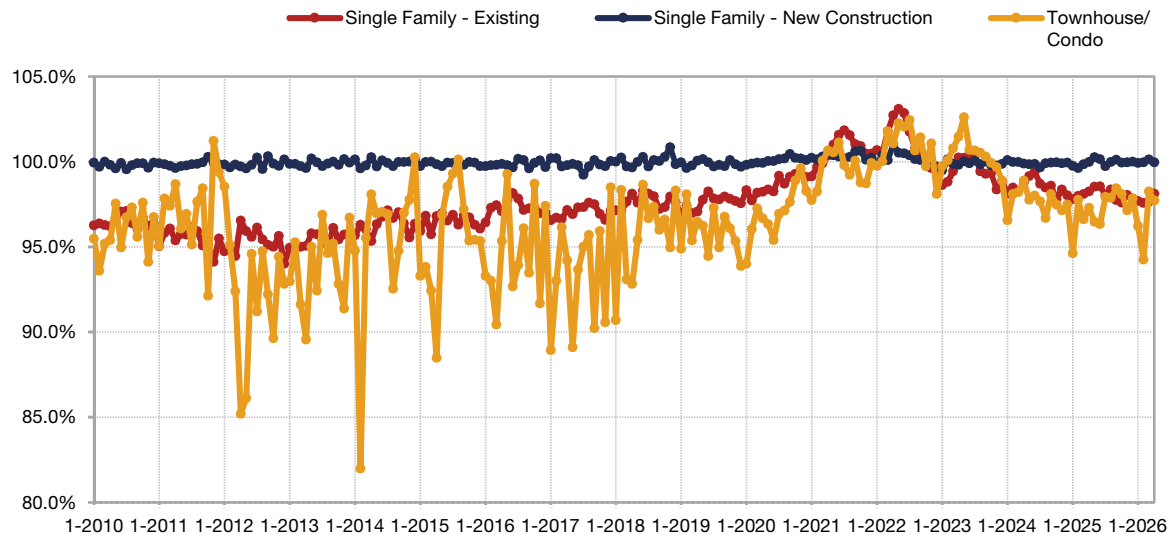
## April



## Year to Date



## Historical Percent of List Price Received by Month



Month	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
May 2025	98.5%	100.3%	96.5%
June 2025	98.6%	100.1%	96.3%
July 2025	98.0%	99.7%	97.9%
August 2025	98.4%	100.0%	97.9%
September 2025	97.7%	100.1%	98.4%
October 2025	97.6%	99.9%	98.1%
November 2025	98.0%	100.0%	97.1%
December 2025	97.8%	100.0%	97.8%
January 2026	97.7%	99.9%	96.2%
February 2026	97.6%	100.0%	94.3%
March 2026	97.6%	100.1%	98.2%
<b>April 2026</b>	<b>98.1%</b>	<b>100.0%</b>	<b>97.7%</b>
12-Month Avg.*	98.0%	100.0%	97.2%

Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

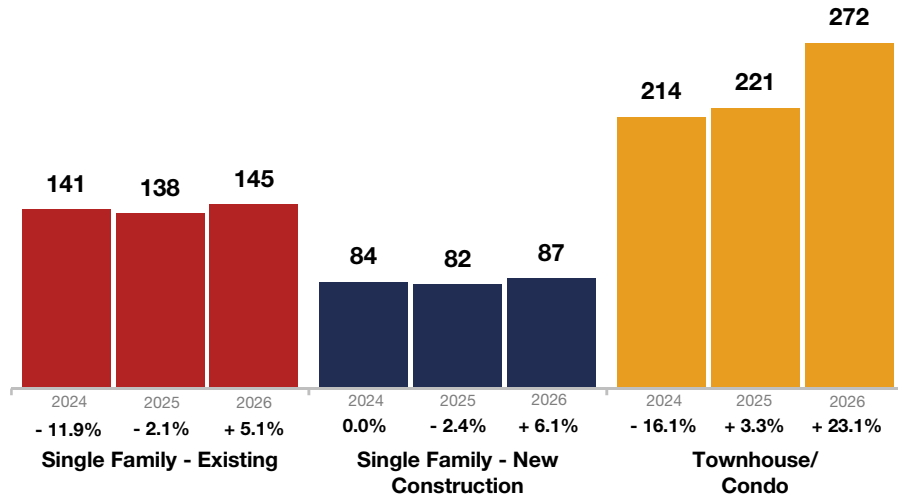
\* Pct. of List Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

# Housing Affordability Index

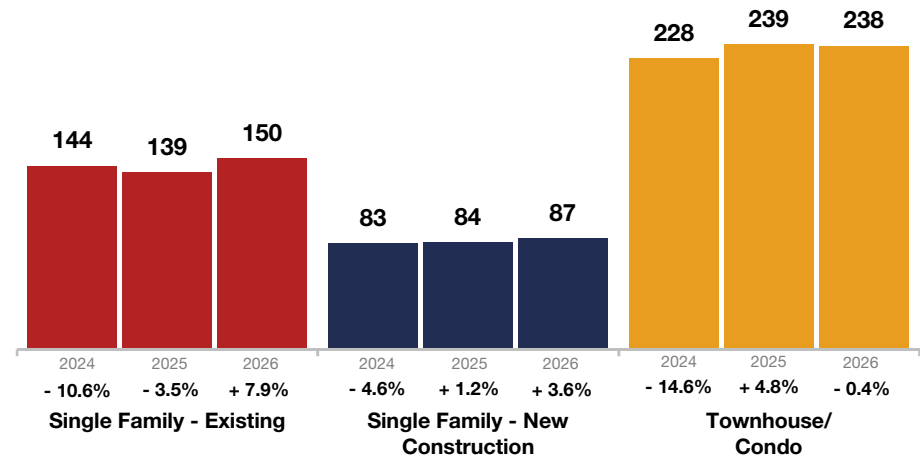


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

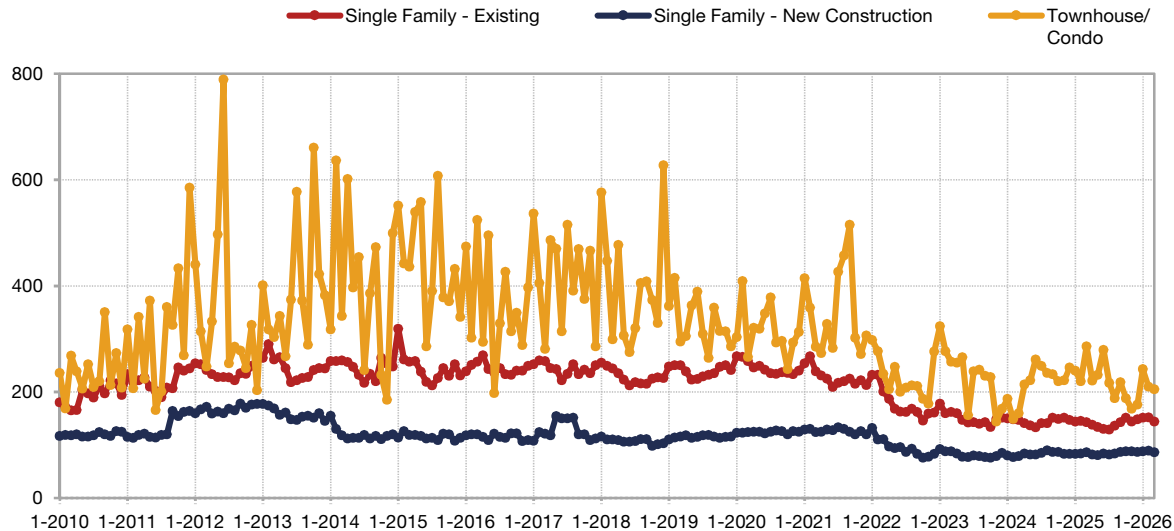
## April



## Year to Date



## Historical Housing Affordability Index by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
May 2025	134	81	232
June 2025	130	84	279
July 2025	129	82	217
August 2025	136	84	188
September 2025	143	87	218
October 2025	151	88	188
November 2025	144	88	168
December 2025	148	87	176
January 2026	151	88	243
February 2026	152	89	210
March 2026	144	86	205
<b>April 2026</b>	<b>145</b>	<b>87</b>	<b>272</b>
12-Month Avg.*	142	86	216

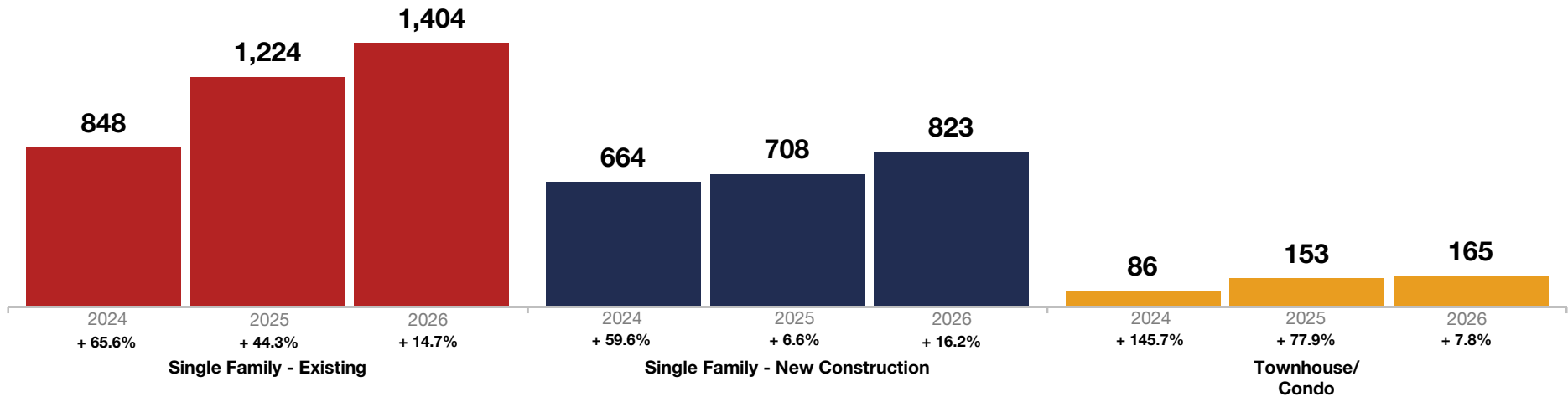
\* Affordability Index for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

# Inventory of Homes for Sale

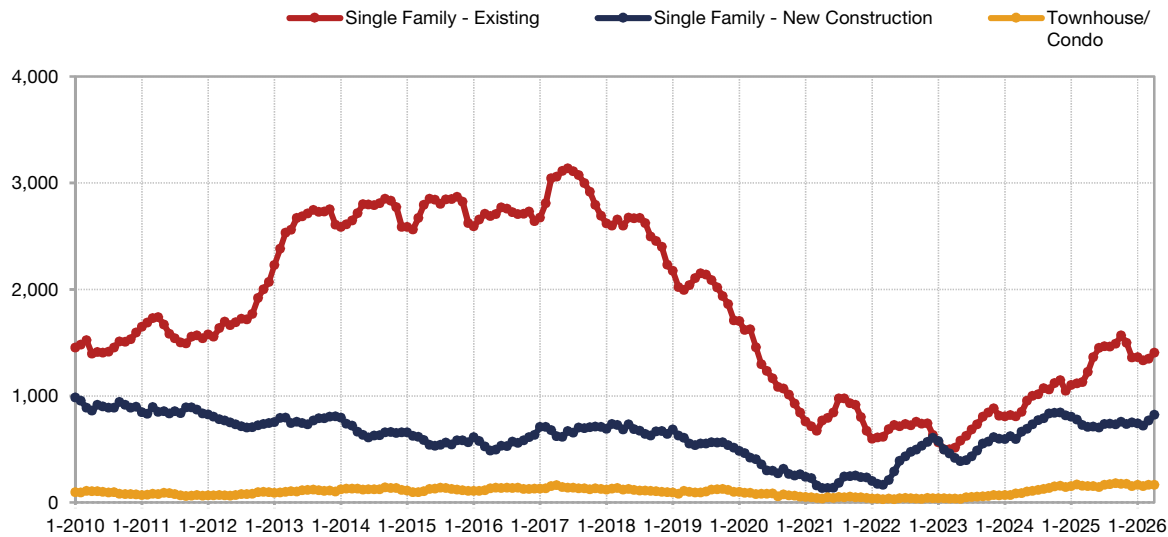
The number of properties available for sale in active status at the end of a given month.



## April



## Historical Inventory of Homes for Sale by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

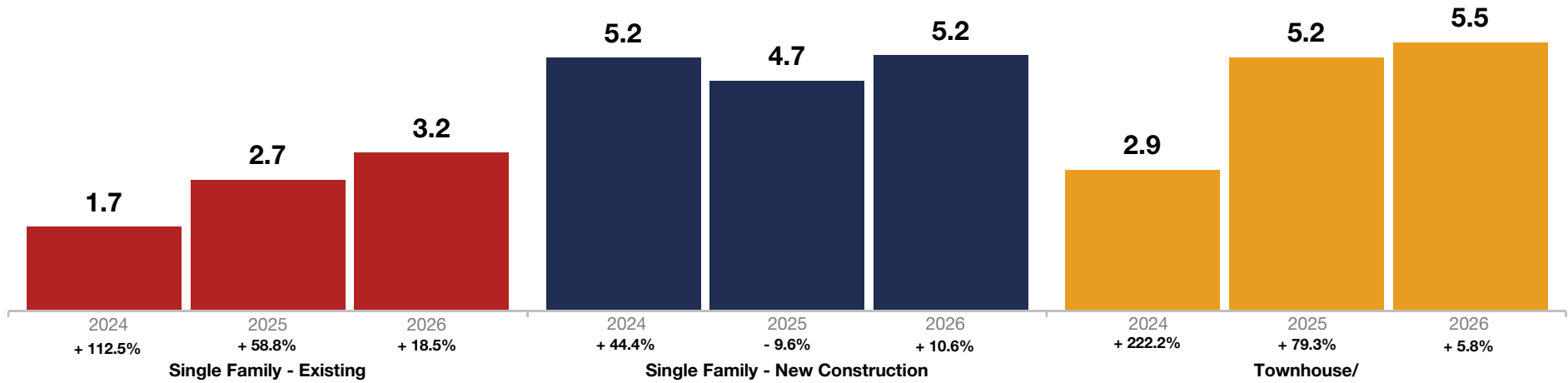
	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
May 2025	1,364	711	152
June 2025	1,449	701	144
July 2025	1,466	735	163
August 2025	1,461	738	169
September 2025	1,489	731	179
October 2025	1,567	756	172
November 2025	1,498	736	174
December 2025	1,360	749	151
January 2026	1,364	741	165
February 2026	1,334	719	152
March 2026	1,347	768	165
<b>April 2026</b>	<b>1,404</b>	<b>823</b>	<b>165</b>
12-Month Avg.	1,425	742	163

# Months Supply of Inventory

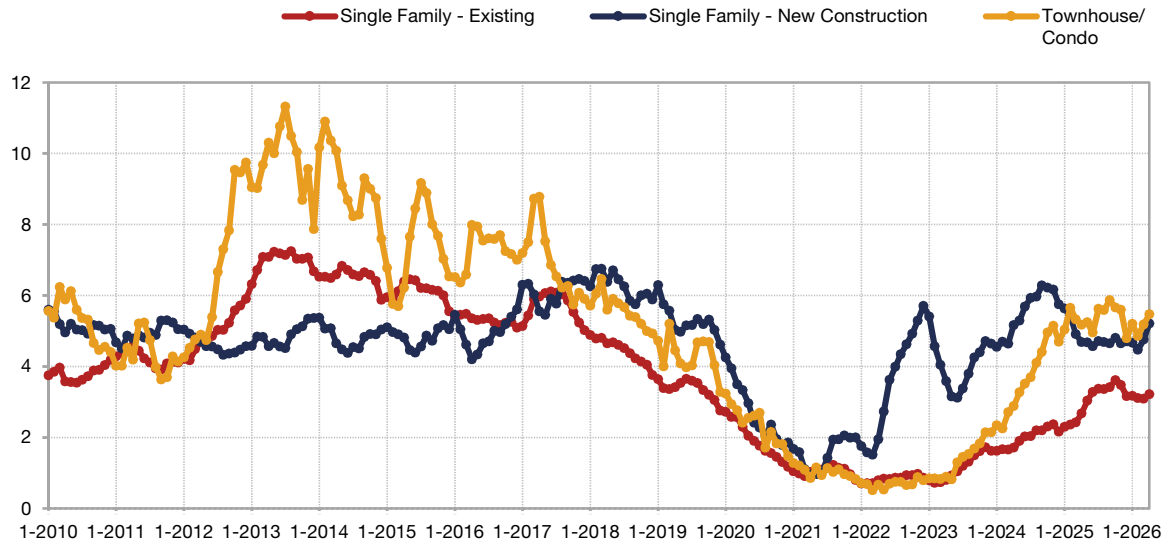
The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



## April



## Historical Months Supply of Inventory by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
May 2025	3.0	4.7	5.2
June 2025	3.3	4.6	5.0
July 2025	3.4	4.7	5.6
August 2025	3.4	4.7	5.6
September 2025	3.4	4.6	5.9
October 2025	3.6	4.8	5.7
November 2025	3.5	4.6	5.6
December 2025	3.2	4.7	4.8
January 2026	3.2	4.7	5.2
February 2026	3.1	4.5	4.9
March 2026	3.1	4.8	5.2
<b>April 2026</b>	<b>3.2</b>	<b>5.2</b>	<b>5.5</b>
12-Month Avg.*	3.3	4.7	5.3

\* Months Supply for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

# All Residential Properties Overview



Key metrics for single-family properties, townhouses, and condominiums combined, for all construction statuses, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		1,006	<b>1,093</b>	+ 8.6%	3,651	<b>3,783</b>	+ 3.6%
<b>Pending Sales</b>		716	<b>783</b>	+ 9.4%	2,680	<b>2,797</b>	+ 4.4%
<b>Closed Sales</b>		689	<b>626</b>	- 9.1%	2,220	<b>2,266</b>	+ 2.1%
<b>Days on Market</b>		61	<b>68</b>	+ 11.5%	63	<b>69</b>	+ 9.5%
<b>Median Sales Price</b>		\$294,500	<b>\$299,803</b>	+ 1.8%	\$293,438	<b>\$295,000</b>	+ 0.5%
<b>Avg. Sales Price</b>		\$299,135	<b>\$311,744</b>	+ 4.2%	\$300,309	<b>\$306,254</b>	+ 2.0%
<b>Pct. of List Price Received</b>		98.7%	<b>98.6%</b>	- 0.1%	98.5%	<b>98.3%</b>	- 0.2%
<b>Affordability Index</b>		124	<b>131</b>	+ 5.6%	124	<b>134</b>	+ 8.1%
<b>Homes for Sale</b>		2,085	<b>2,392</b>	+ 14.7%	--	--	--
<b>Months Supply</b>		3.3	<b>3.8</b>	+ 15.2%	--	--	--