

Monthly Indicators



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

- Single Family - Existing Homes Closed Sales were down 12.5 percent to 439.
- Single Family - New Construction Closed Sales were down 18.9 percent to 133.
- Townhouse/Condo Closed Sales were down 25.6 percent to 29.

- Single Family - Existing Homes Median Sales Price decreased 0.2 percent to \$277,450.
- Single Family - New Construction Median Sales Price increased 1.7 percent to \$355,900.
- Townhouse/Condo Median Sales Price increased 9.5 percent to \$241,000.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

- 14.8%	+ 1.4%	+ 13.8%
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

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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		647	653	+ 0.9%	5,444	5,568	+ 2.3%
Pending Sales		468	450	- 3.8%	3,742	3,815	+ 2.0%
Closed Sales		502	439	- 12.5%	3,521	3,585	+ 1.8%
Days on Market		40	49	+ 22.5%	41	50	+ 22.0%
Median Sales Price		\$277,900	\$277,450	- 0.2%	\$275,000	\$275,000	0.0%
Avg. Sales Price		\$299,430	\$304,312	+ 1.6%	\$295,930	\$297,607	+ 0.6%
Pct. of List Price Received		98.4%	98.5%	+ 0.1%	98.2%	98.1%	- 0.1%
Affordability Index		136	136	0.0%	137	137	0.0%
Homes for Sale		1,463	1,733	+ 18.5%	--	--	--
Months Supply		3.4	4.0	+ 17.6%	--	--	--

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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		230	175	- 23.9%	1,749	1,636	- 6.5%
Pending Sales		143	143	0.0%	1,341	1,315	- 1.9%
Closed Sales		164	133	- 18.9%	1,334	1,265	- 5.2%
Days on Market		94	95	+ 1.1%	102	105	+ 2.9%
Median Sales Price		\$349,950	\$355,900	+ 1.7%	\$349,000	\$349,950	+ 0.3%
Avg. Sales Price		\$368,625	\$373,729	+ 1.4%	\$362,619	\$368,935	+ 1.7%
Pct. of List Price Received		100.0%	99.9%	- 0.1%	99.9%	99.9%	0.0%
Affordability Index		84	82	- 2.4%	84	83	- 1.2%
Homes for Sale		738	801	+ 8.5%	--	--	--
Months Supply		4.7	5.2	+ 10.6%	--	--	--

Townhouse/Condo Market Overview

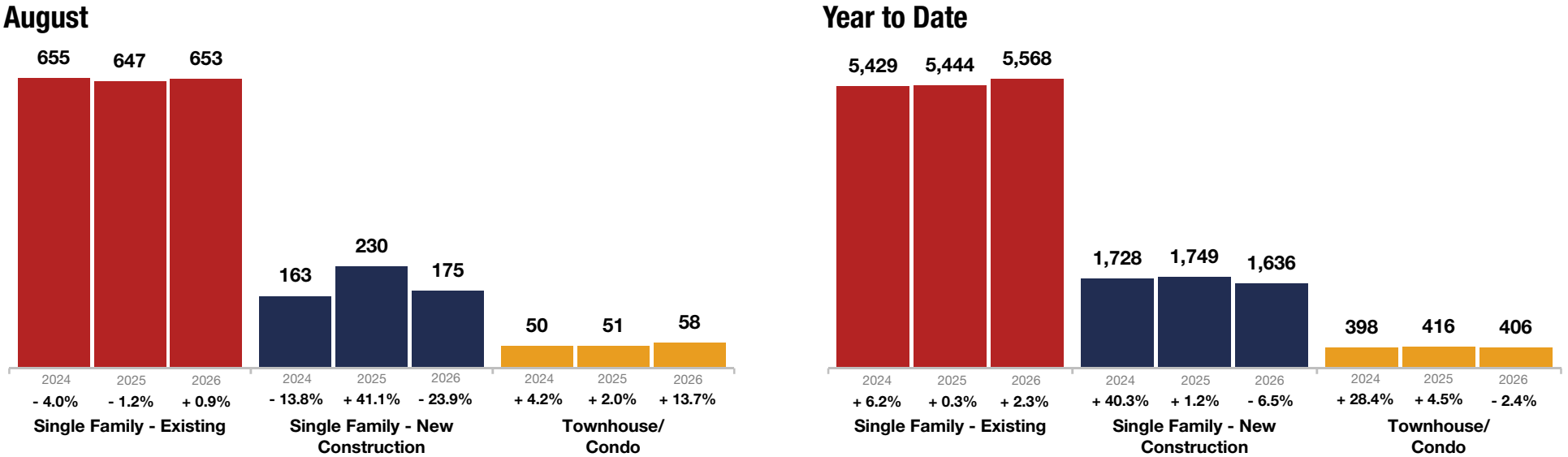
Key metrics for **Townhouse/Condo Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.



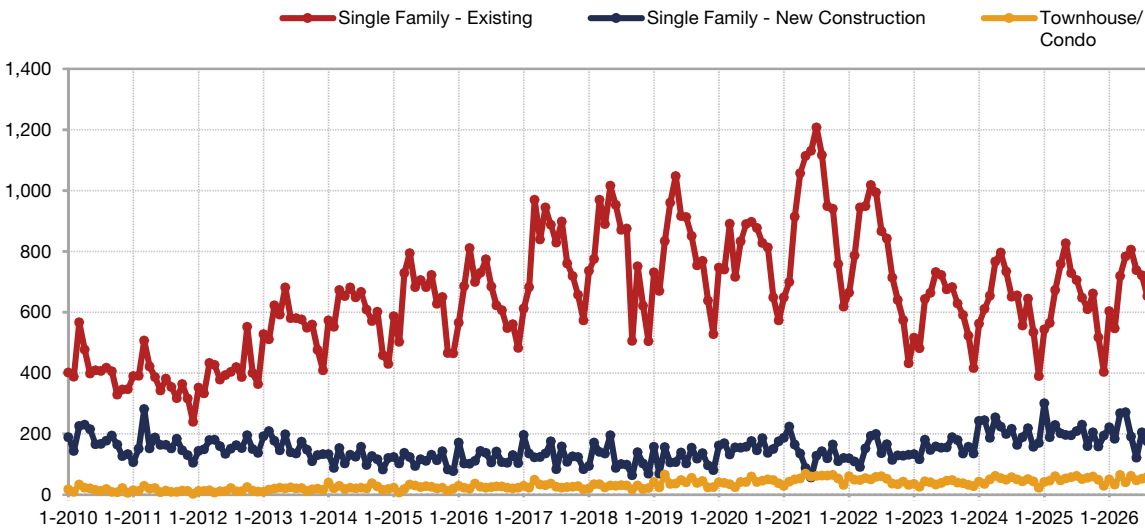
Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		51	58	+ 13.7%	416	406	- 2.4%
Pending Sales		26	29	+ 11.5%	265	235	- 11.3%
Closed Sales		39	29	- 25.6%	253	230	- 9.1%
Days on Market		70	86	+ 22.9%	66	76	+ 15.2%
Median Sales Price		\$220,000	\$241,000	+ 9.5%	\$170,000	\$207,500	+ 22.1%
Avg. Sales Price		\$215,056	\$271,744	+ 26.4%	\$192,430	\$207,867	+ 8.0%
Pct. of List Price Received		97.9%	97.7%	- 0.2%	97.0%	97.3%	+ 0.3%
Affordability Index		186	168	- 9.7%	240	195	- 18.8%
Homes for Sale		169	163	- 3.6%	--	--	--
Months Supply		5.6	5.5	- 1.8%	--	--	--

New Listings

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



Historical New Listings by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
September 2025	610	159	55
October 2025	661	205	59
November 2025	517	158	49
December 2025	403	194	29
January 2026	603	221	50
February 2026	546	184	33
March 2026	719	268	65
April 2026	783	271	40
May 2026	805	191	61
June 2026	738	121	47
July 2026	721	205	52
August 2026	653	175	58
12-Month Avg.	647	196	50

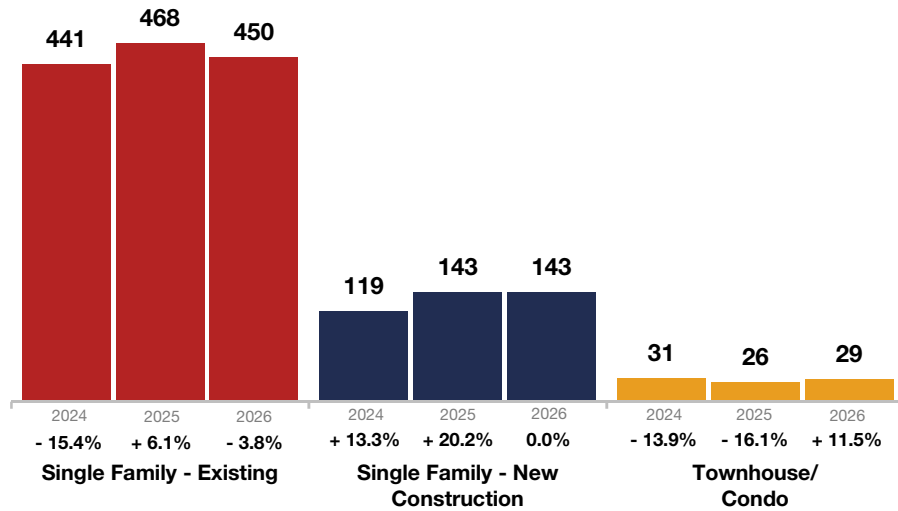
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Pending Sales

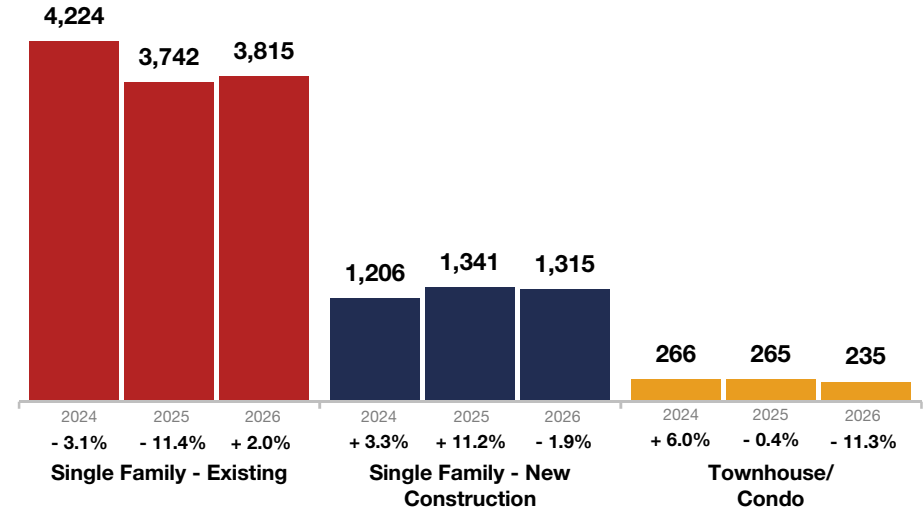
A count of the properties on which offers have been accepted in a given month.



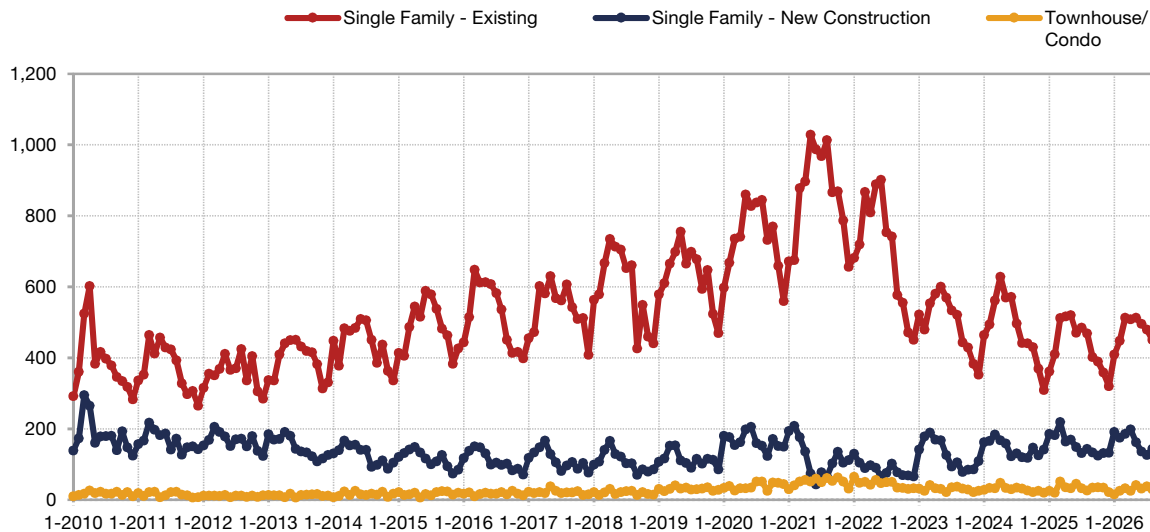
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Historical Pending Sales by Month



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

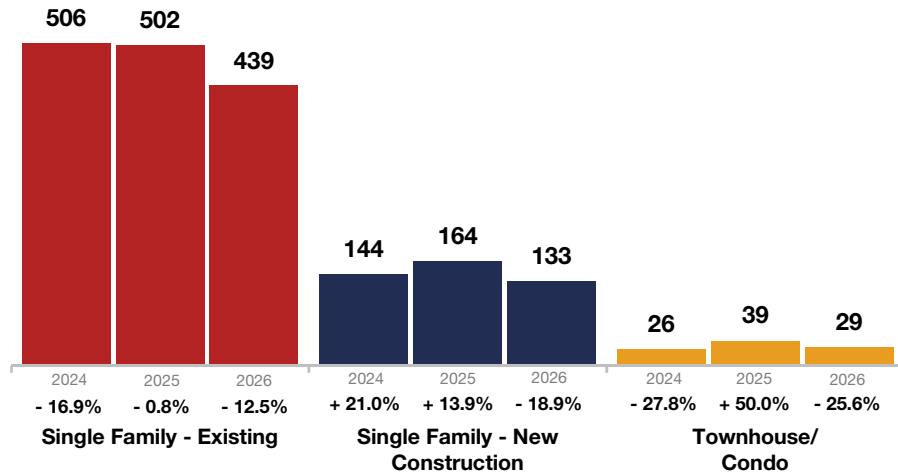
	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
September 2025	402	133	34
October 2025	389	124	35
November 2025	358	131	34
December 2025	320	132	21
January 2026	409	191	15
February 2026	448	174	25
March 2026	513	185	32
April 2026	508	198	25
May 2026	513	162	41
June 2026	495	136	31
July 2026	479	126	37
August 2026	450	143	29
12-Month Avg.	440	153	30

Closed Sales

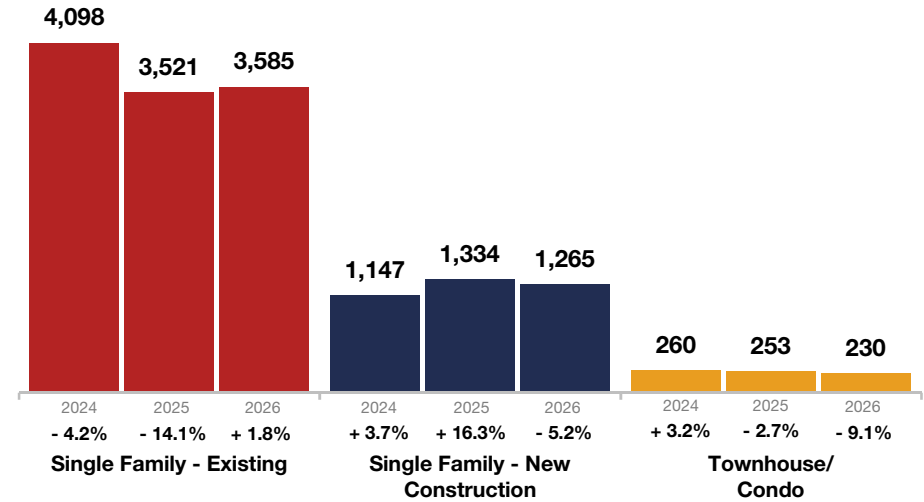
A count of the actual sales that closed in a given month.



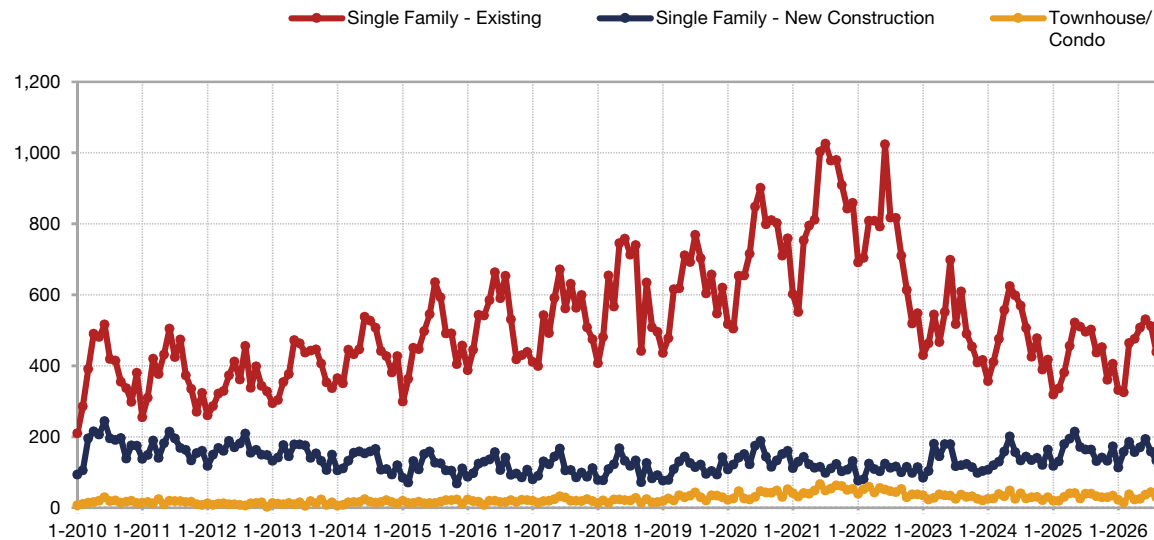
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Historical Closed Sales by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
September 2025	437	131	32
October 2025	452	141	29
November 2025	360	132	29
December 2025	405	173	34
January 2026	331	113	22
February 2026	325	157	14
March 2026	464	185	37
April 2026	476	156	23
May 2026	507	170	25
June 2026	531	193	36
July 2026	512	158	44
August 2026	439	133	29
12-Month Avg.	437	154	30

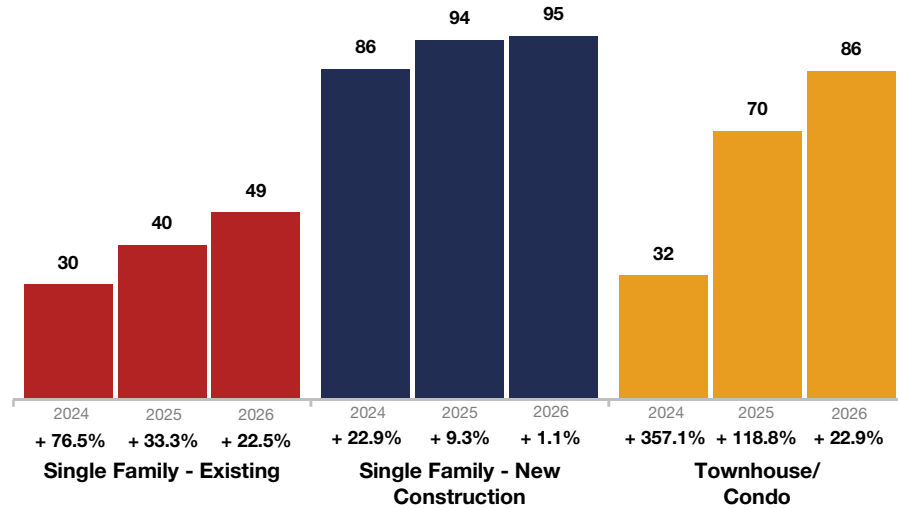
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Days on Market Until Sale

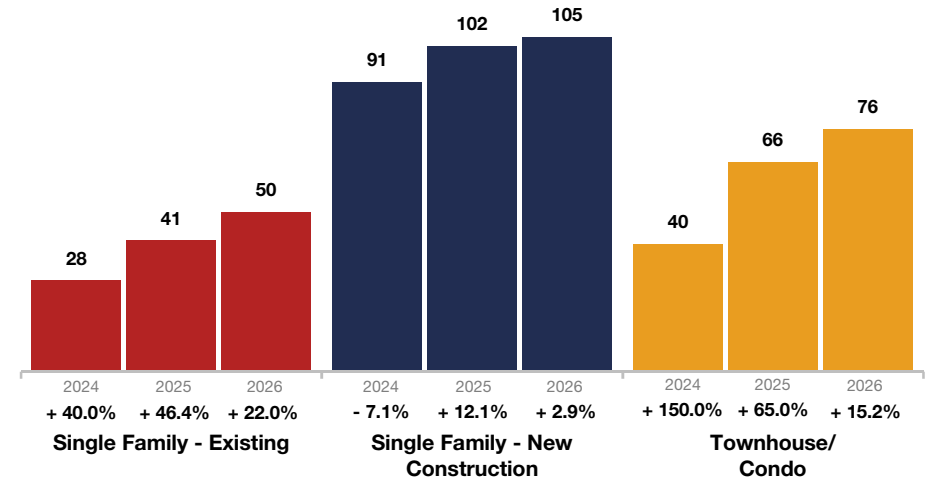
Average number of days between when a property is listed and when an offer is accepted in a given month.



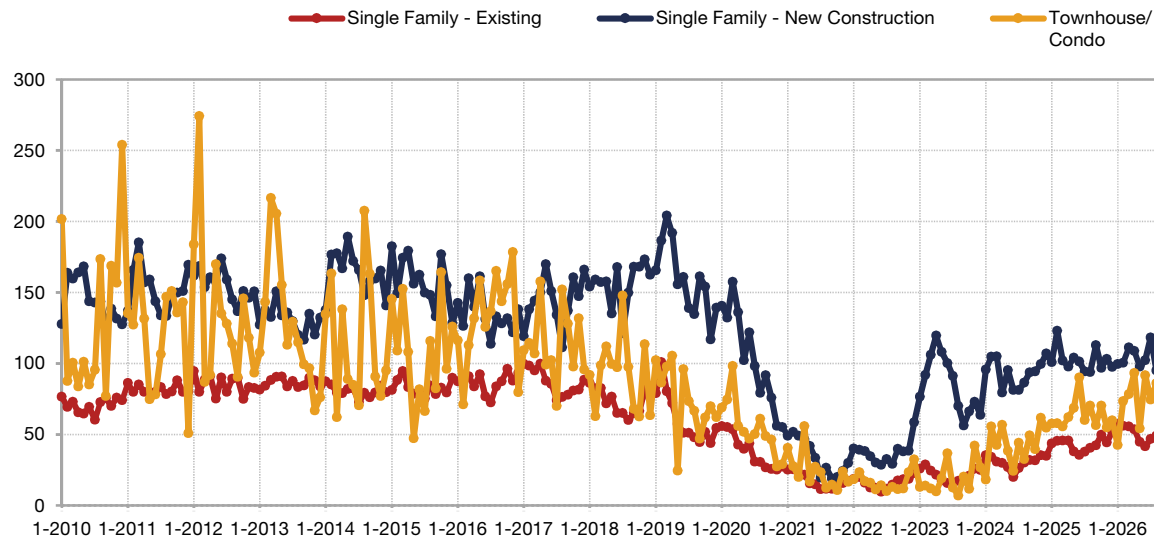
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Historical Days on Market Until Sale by Month



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
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	78
April 2026	54	109	93
May 2026	45	98	54
June 2026	42	102	92
July 2026	47	118	74
August 2026	49	95	86
12-Month Avg.*	49	104	70

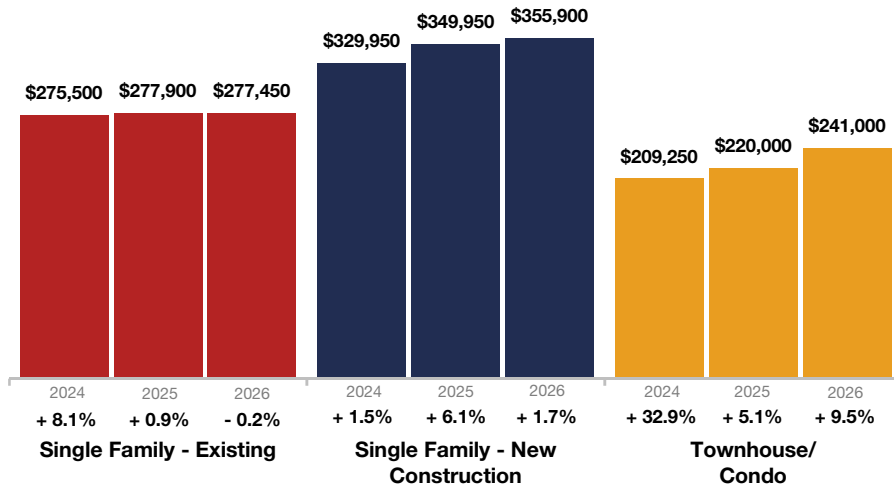
* Days on Market for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Median Sales Price

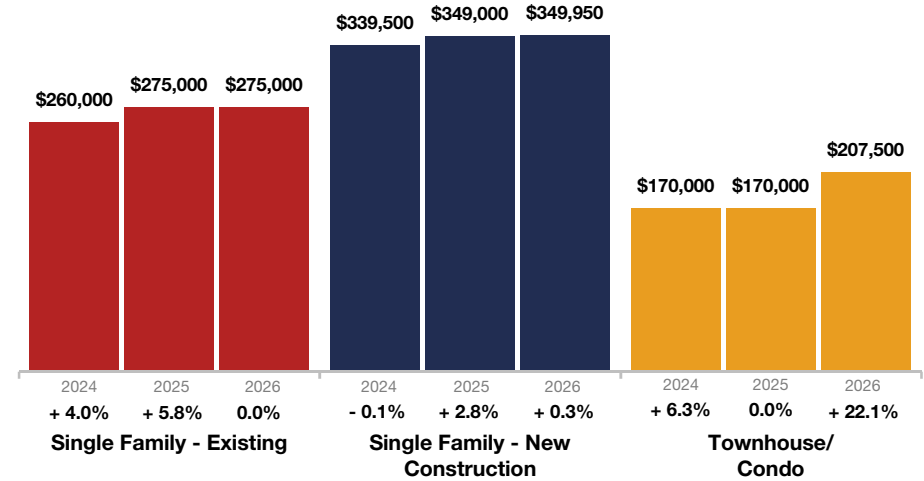
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



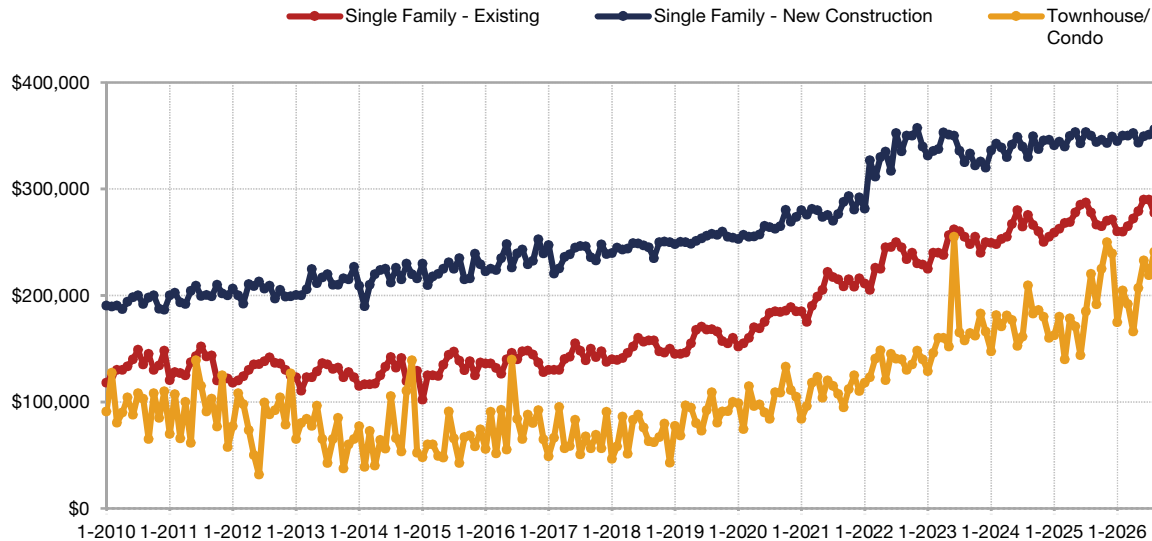
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Historical Median Sales Price by Month



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
September 2025	\$266,500	\$344,100	\$191,500
October 2025	\$264,900	\$346,100	\$225,000
November 2025	\$269,900	\$343,208	\$250,000
December 2025	\$271,250	\$349,100	\$239,250
January 2026	\$260,000	\$344,900	\$174,750
February 2026	\$259,900	\$349,900	\$204,500
March 2026	\$265,000	\$349,999	\$192,000
April 2026	\$272,000	\$352,430	\$165,900
May 2026	\$279,000	\$343,440	\$207,000
June 2026	\$290,000	\$349,348	\$232,700
July 2026	\$289,950	\$351,047	\$219,000
August 2026	\$277,450	\$355,900	\$241,000
12-Month Med.*	\$272,154	\$348,289	\$211,883

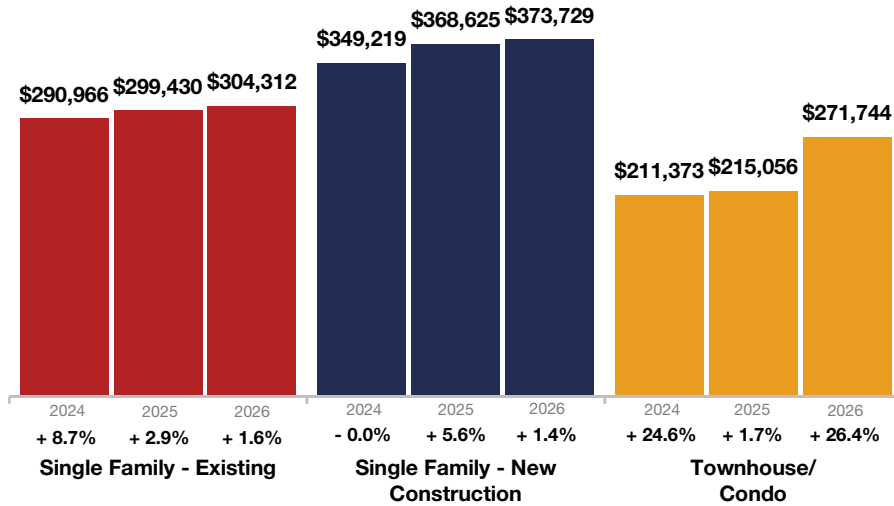
* Median Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Average Sales Price

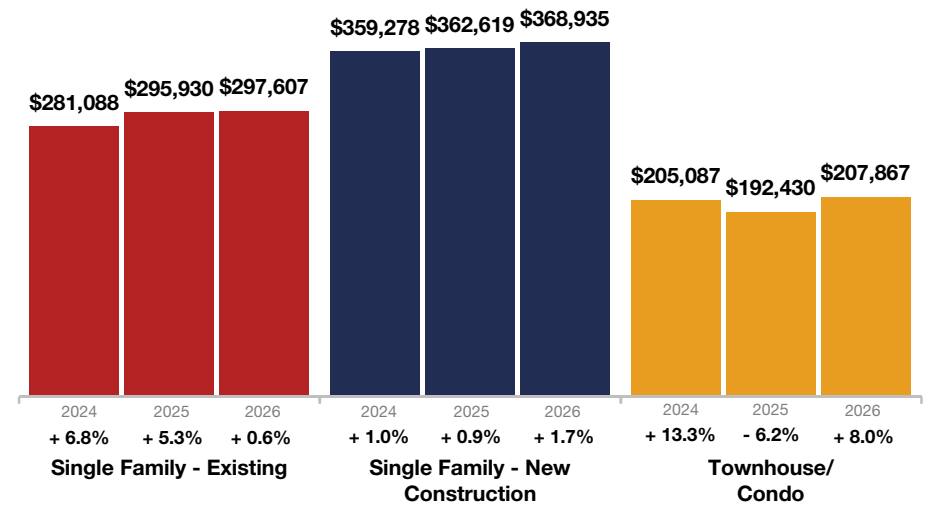
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



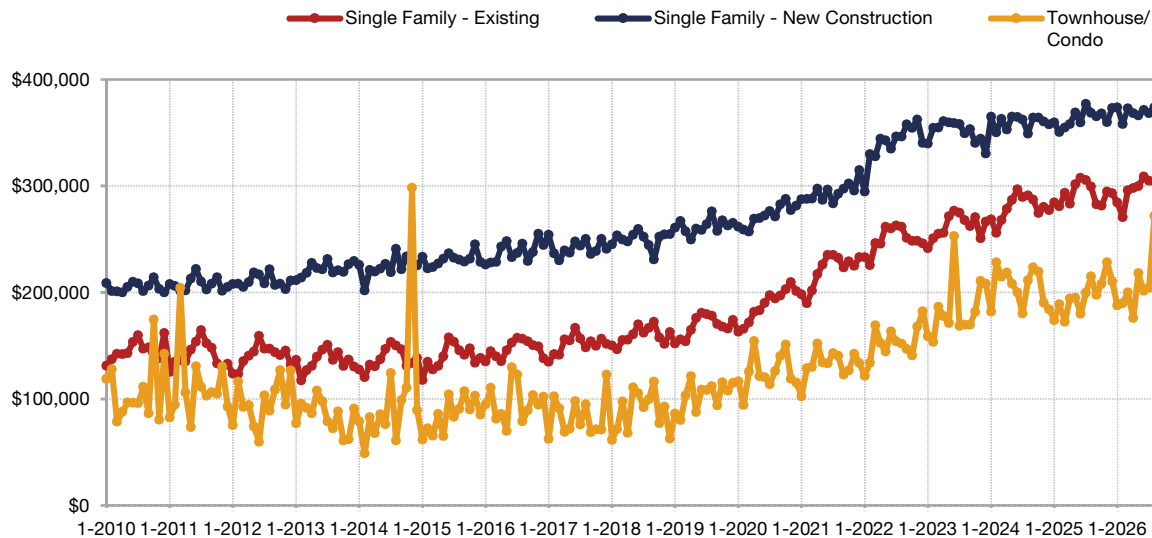
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Historical Average Sales Price by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
September 2025	\$282,666	\$365,452	\$197,736
October 2025	\$281,502	\$368,148	\$208,169
November 2025	\$294,677	\$359,883	\$228,390
December 2025	\$293,260	\$373,001	\$210,596
January 2026	\$284,446	\$373,816	\$187,814
February 2026	\$270,720	\$357,995	\$189,871
March 2026	\$295,913	\$372,746	\$200,099
April 2026	\$297,914	\$368,192	\$175,852
May 2026	\$299,712	\$366,302	\$217,950
June 2026	\$308,893	\$371,360	\$201,521
July 2026	\$304,843	\$368,418	\$204,248
August 2026	\$304,312	\$373,729	\$271,744
12-Month Avg.*	\$293,238	\$368,254	\$207,832

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

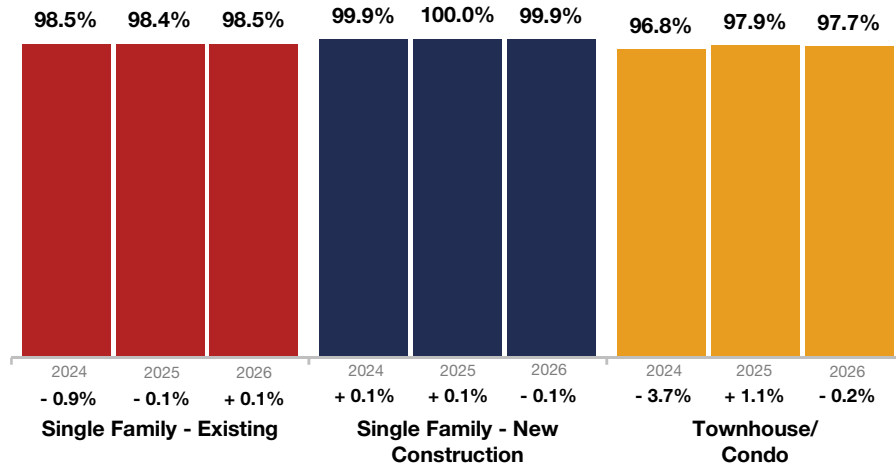
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Percent of List Price Received

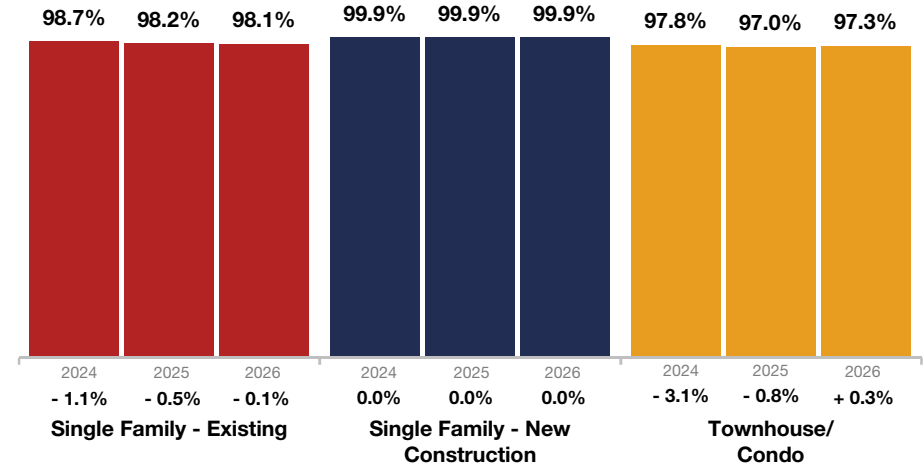
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



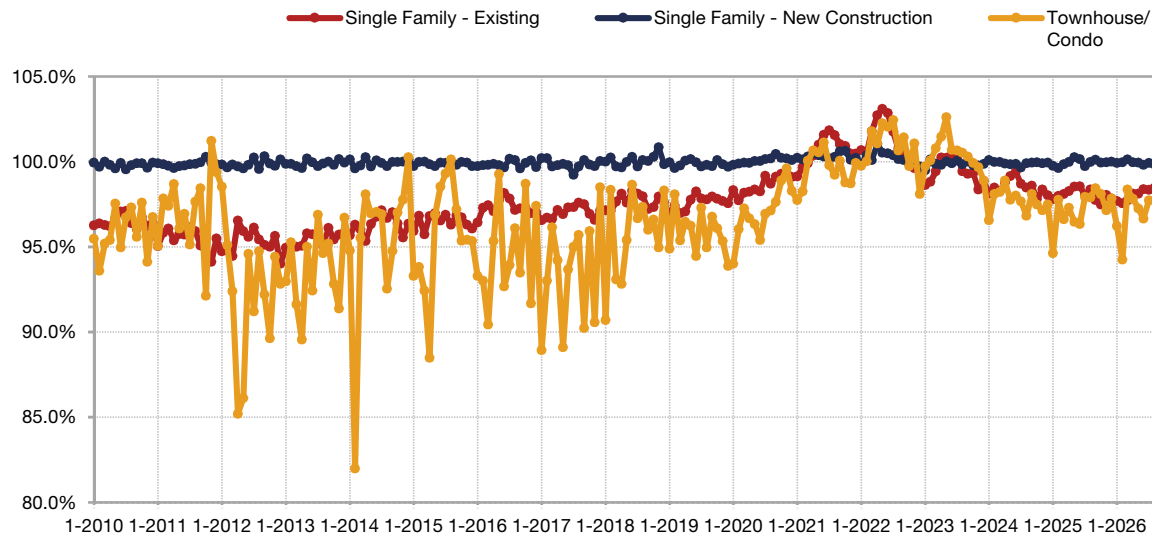
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Historical Percent of List Price Received by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
September 2025	97.7%	100.1%	98.4%
October 2025	97.5%	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	97.7%	100.1%	98.4%
April 2026	98.1%	100.0%	97.8%
May 2026	98.1%	99.9%	97.3%
June 2026	98.4%	99.8%	96.6%
July 2026	98.3%	99.9%	97.7%
August 2026	98.5%	99.9%	97.7%
12-Month Avg.*	98.0%	100.0%	97.3%

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

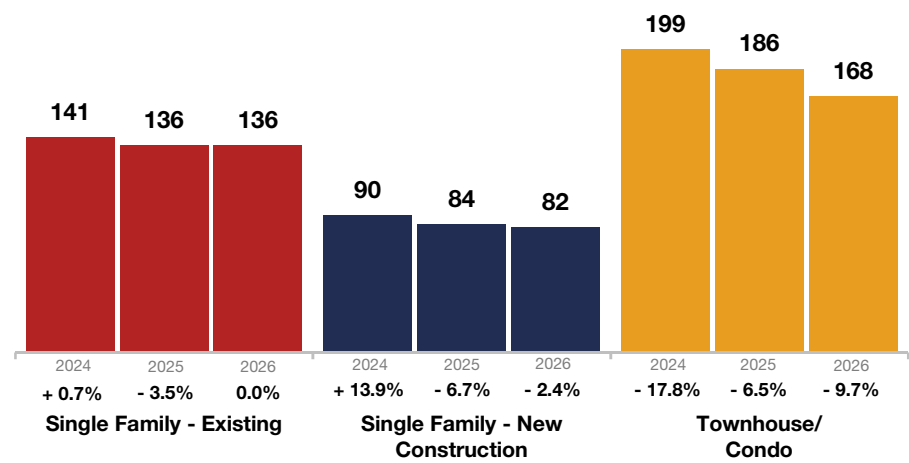
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Housing Affordability Index

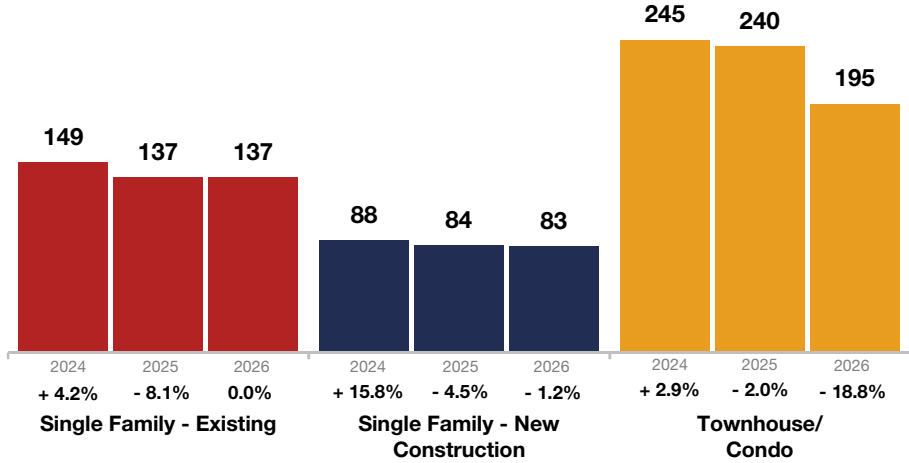
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



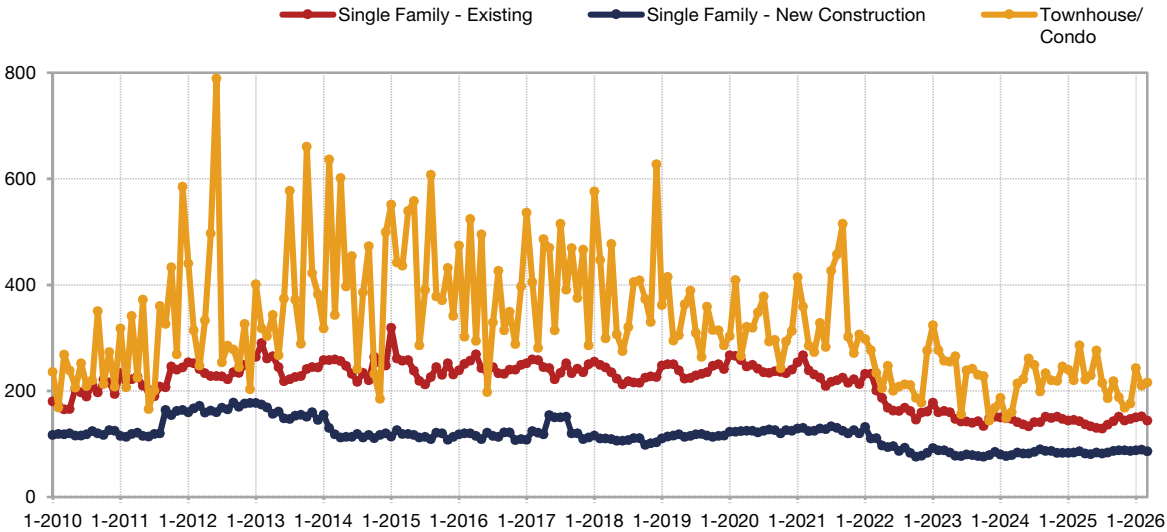
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Historical Housing Affordability Index by Month



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
September 2025	143	87	218
October 2025	151	88	188
November 2025	144	88	168
December 2025	147	87	176
January 2026	150	88	243
February 2026	152	89	210
March 2026	144	86	216
April 2026	146	87	253
May 2026	139	87	198
June 2026	134	85	177
July 2026	132	83	126
August 2026	136	82	168
12-Month Avg.*	143	86	195

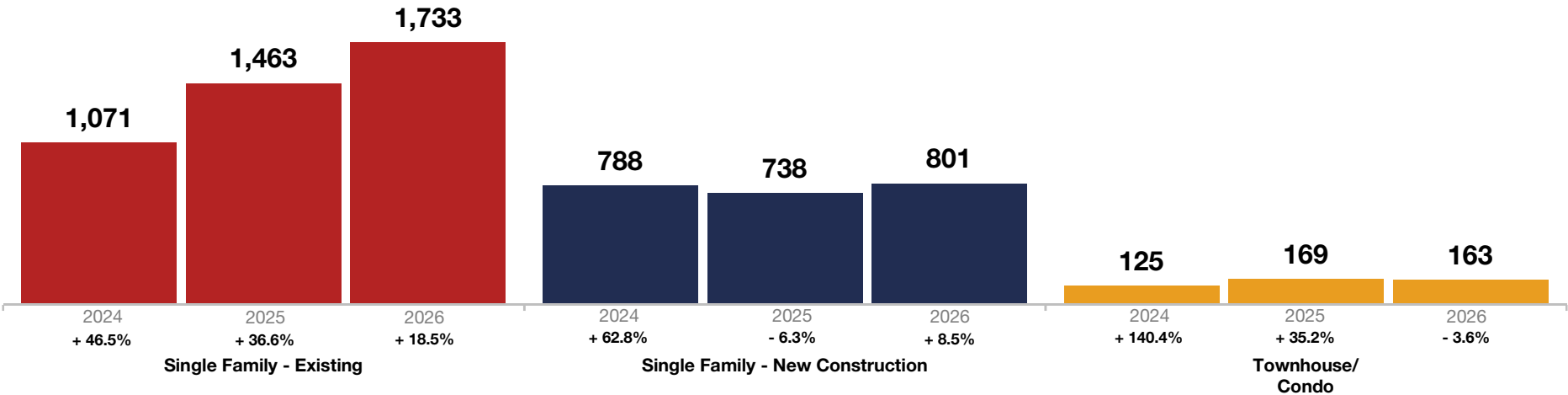
* Affordability Index for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

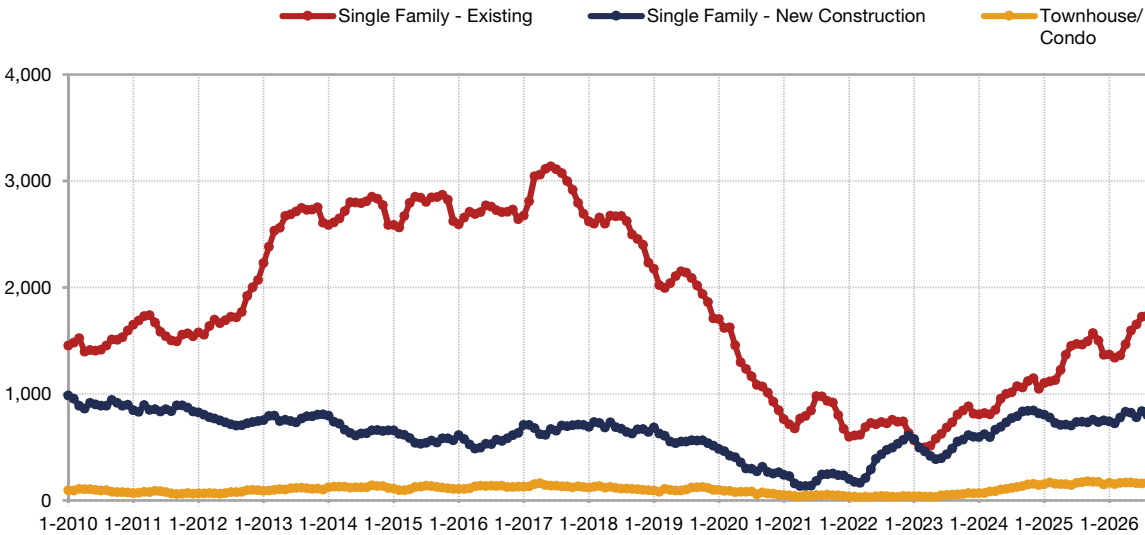
The number of properties available for sale in active status at the end of a given month.



August



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.

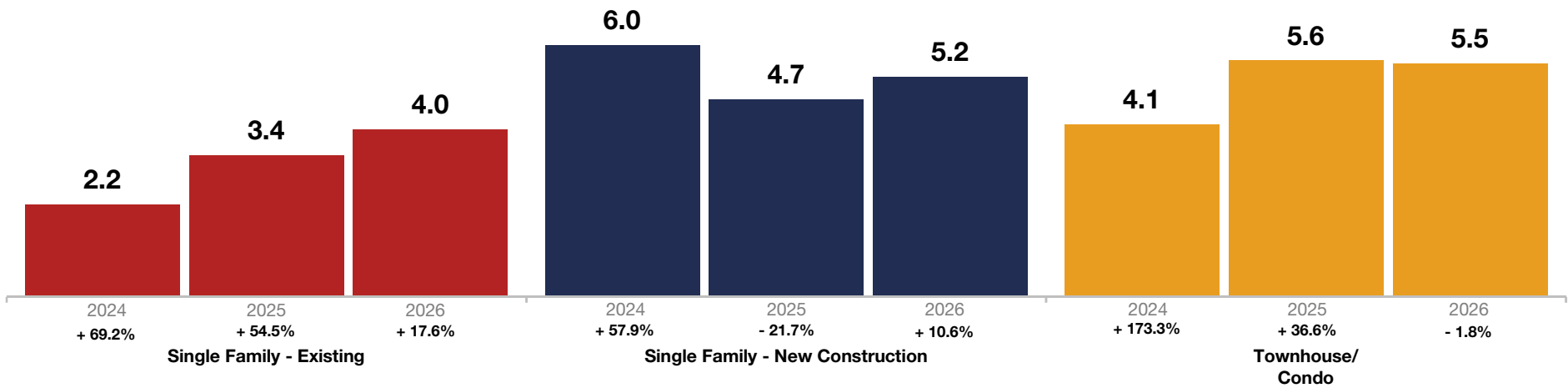
	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
September 2025	1,492	731	179
October 2025	1,570	756	172
November 2025	1,501	736	174
December 2025	1,365	749	150
January 2026	1,369	742	164
February 2026	1,340	722	151
March 2026	1,359	778	165
April 2026	1,466	832	166
May 2026	1,593	821	167
June 2026	1,651	779	162
July 2026	1,723	836	158
August 2026	1,733	801	163
12-Month Avg.	1,514	774	164

Months Supply of Inventory

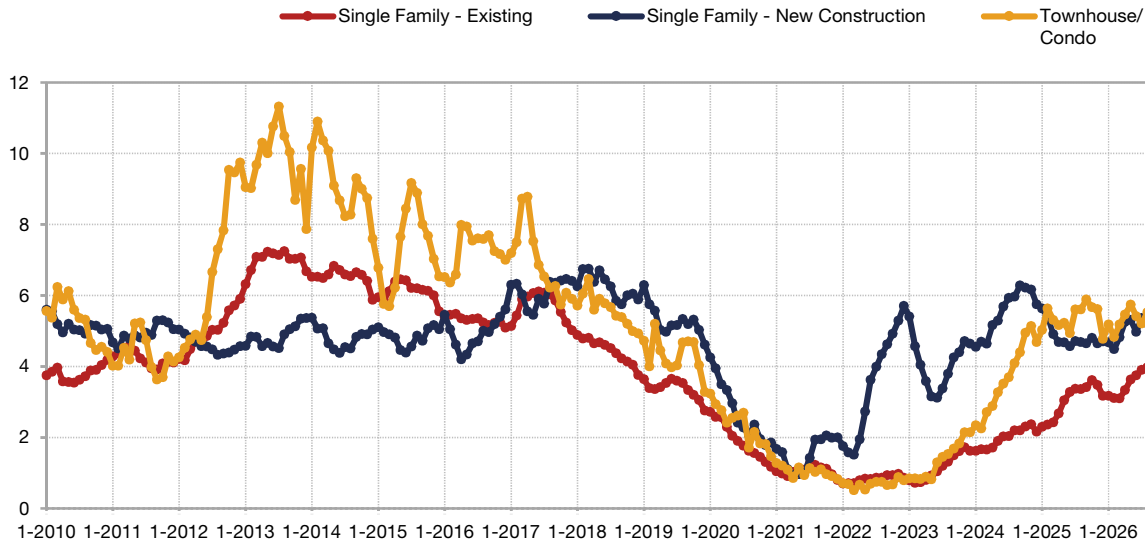
The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



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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
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	4.8
March 2026	3.1	4.8	5.2
April 2026	3.3	5.3	5.5
May 2026	3.6	5.3	5.7
June 2026	3.7	5.0	5.4
July 2026	3.9	5.4	5.2
August 2026	4.0	5.2	5.5
12-Month Avg.*	3.5	4.9	5.4

* Months Supply for all properties from September 2025 through August 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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		928	886	- 4.5%	7,609	7,610	+ 0.0%
Pending Sales		637	622	- 2.4%	5,348	5,365	+ 0.3%
Closed Sales		705	601	- 14.8%	5,108	5,080	- 0.5%
Days on Market		55	61	+ 10.9%	58	65	+ 12.1%
Median Sales Price		\$295,000	\$299,000	+ 1.4%	\$299,603	\$299,900	+ 0.1%
Avg. Sales Price		\$310,809	\$318,125	+ 2.4%	\$308,227	\$311,305	+ 1.0%
Pct. of List Price Received		98.7%	98.7%	0.0%	98.6%	98.5%	- 0.1%
Affordability Index		126	126	0.0%	124	125	+ 0.8%
Homes for Sale		2,370	2,697	+ 13.8%	--	--	--
Months Supply		3.8	4.4	+ 15.8%	--	--	--