

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

- Single Family - Existing Homes Closed Sales were down 6.3 percent to 315.
- Single Family - New Construction Closed Sales were up 18.5 percent to 154.
- Townhouse/Condo Closed Sales were down 26.3 percent to 14.
- Single Family - Existing Homes Median Sales Price decreased 1.0 percent to \$259,900.
- Single Family - New Construction Median Sales Price increased 1.6 percent to \$349,900.
- Townhouse/Condo Median Sales Price increased 13.6 percent to \$204,500.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 0.4% **+ 2.8%** **+ 4.4%**

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		564	541	- 4.1%	1,107	1,144	+ 3.3%
Pending Sales		410	473	+ 15.4%	771	888	+ 15.2%
Closed Sales		336	315	- 6.3%	655	643	- 1.8%
Days on Market		45	56	+ 24.4%	45	56	+ 24.4%
Median Sales Price		\$262,500	\$259,900	- 1.0%	\$260,000	\$260,000	0.0%
Avg. Sales Price		\$280,973	\$271,974	- 3.2%	\$282,735	\$277,651	- 1.8%
Pct. of List Price Received		98.0%	97.7%	- 0.3%	97.9%	97.7%	- 0.2%
Affordability Index		145	152	+ 4.8%	146	152	+ 4.1%
Homes for Sale		1,117	1,295	+ 15.9%	--	--	--
Months Supply		2.4	3.0	+ 25.0%	--	--	--

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		189	183	- 3.2%	489	404	- 17.4%
Pending Sales		183	184	+ 0.5%	368	380	+ 3.3%
Closed Sales		130	154	+ 18.5%	248	266	+ 7.3%
Days on Market		123	101	- 17.9%	112	101	- 9.8%
Median Sales Price		\$344,270	\$349,900	+ 1.6%	\$342,873	\$347,900	+ 1.5%
Avg. Sales Price		\$350,626	\$358,963	+ 2.4%	\$354,933	\$365,269	+ 2.9%
Pct. of List Price Received		99.6%	99.9%	+ 0.3%	99.7%	99.9%	+ 0.2%
Affordability Index		84	89	+ 6.0%	84	90	+ 7.1%
Homes for Sale		778	709	- 8.9%	--	--	--
Months Supply		5.4	4.4	- 18.5%	--	--	--

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.

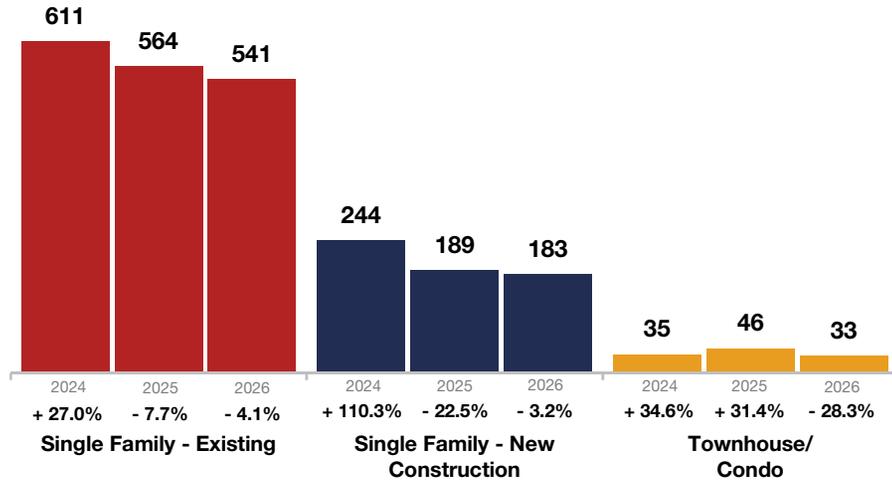
Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		46	33	- 28.3%	87	83	- 4.6%
Pending Sales		19	27	+ 42.1%	44	42	- 4.5%
Closed Sales		19	14	- 26.3%	38	35	- 7.9%
Days on Market		58	73	+ 25.9%	58	54	- 6.9%
Median Sales Price		\$180,000	\$204,500	+ 13.6%	\$165,000	\$175,000	+ 6.1%
Avg. Sales Price		\$189,011	\$189,871	+ 0.5%	\$181,404	\$185,003	+ 2.0%
Pct. of List Price Received		97.8%	94.3%	- 3.6%	96.2%	95.3%	- 0.9%
Affordability Index		220	210	- 4.5%	240	245	+ 2.1%
Homes for Sale		167	149	- 10.8%	--	--	--
Months Supply		5.6	4.8	- 14.3%	--	--	--

New Listings

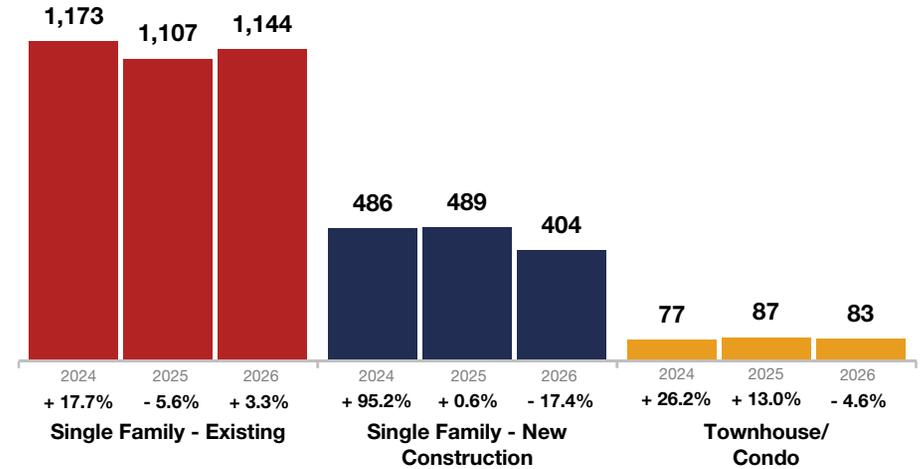
A count of the properties that have been newly listed on the market in a given month.



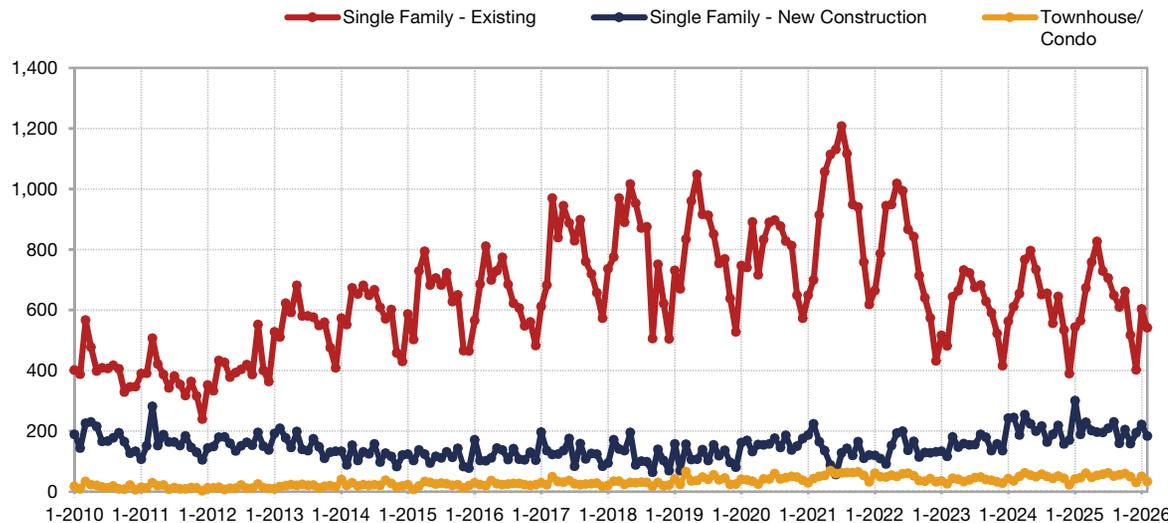
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Historical New Listings by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
March 2025	673	229	60
April 2025	758	201	47
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	541	183	33
12-Month Avg.	639	198	50

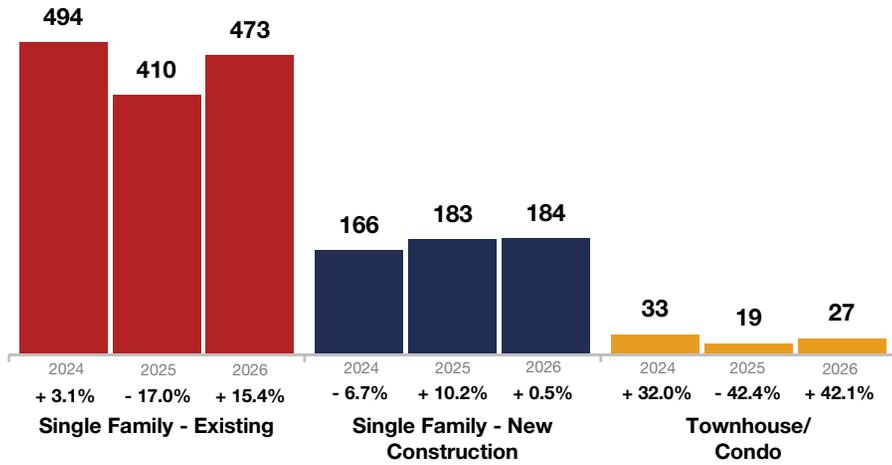
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Pending Sales

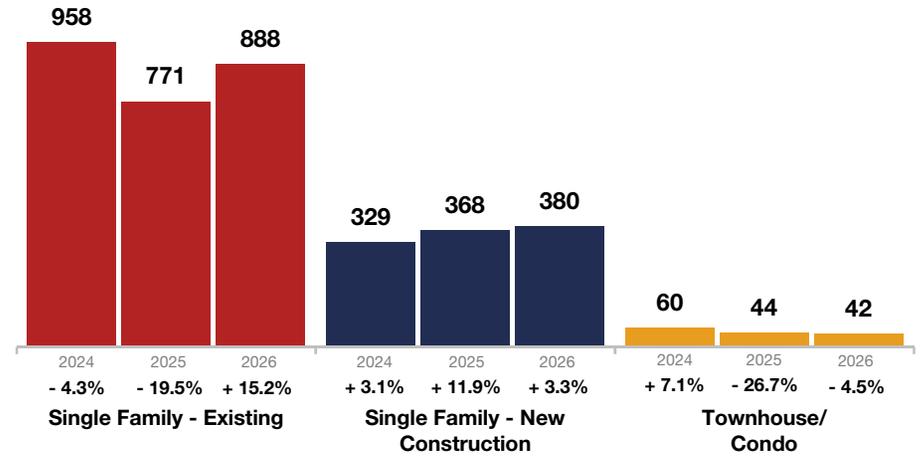
A count of the properties on which offers have been accepted in a given month.



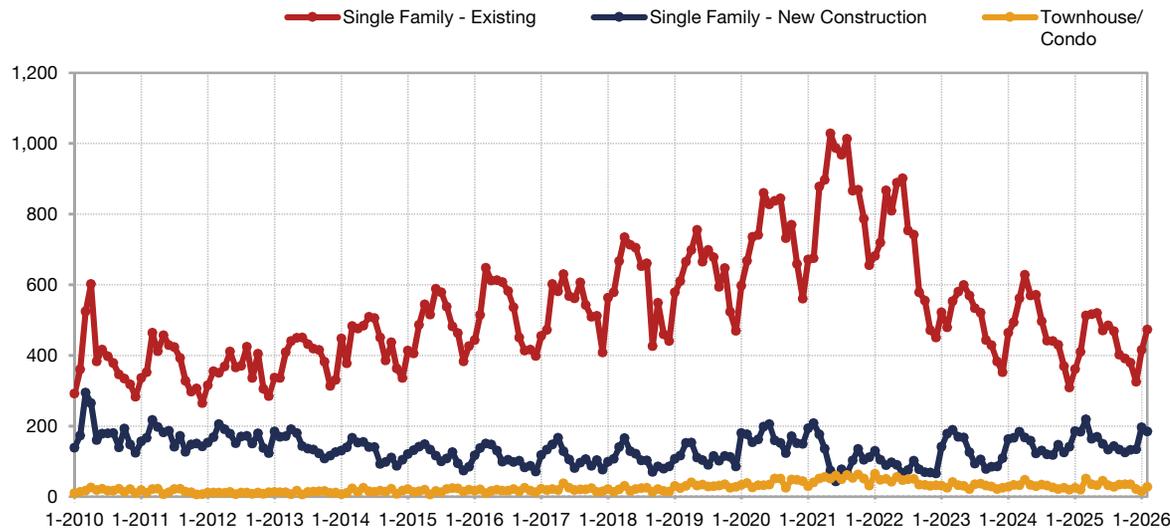
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Historical Pending Sales by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
March 2025	513	219	51
April 2025	516	164	35
May 2025	520	169	32
June 2025	470	149	45
July 2025	485	133	32
August 2025	468	143	27
September 2025	402	133	34
October 2025	391	125	35
November 2025	379	132	35
December 2025	325	134	21
January 2026	415	196	15
February 2026	473	184	27
12-Month Avg.	446	157	32

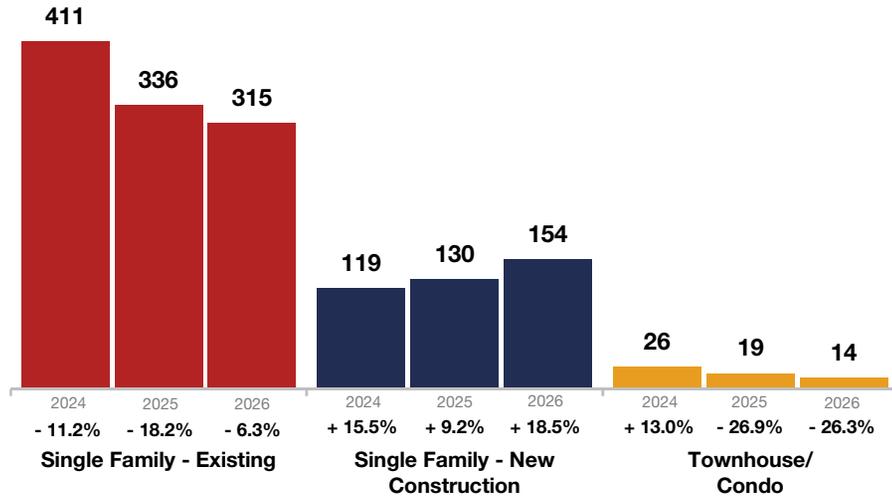
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Closed Sales

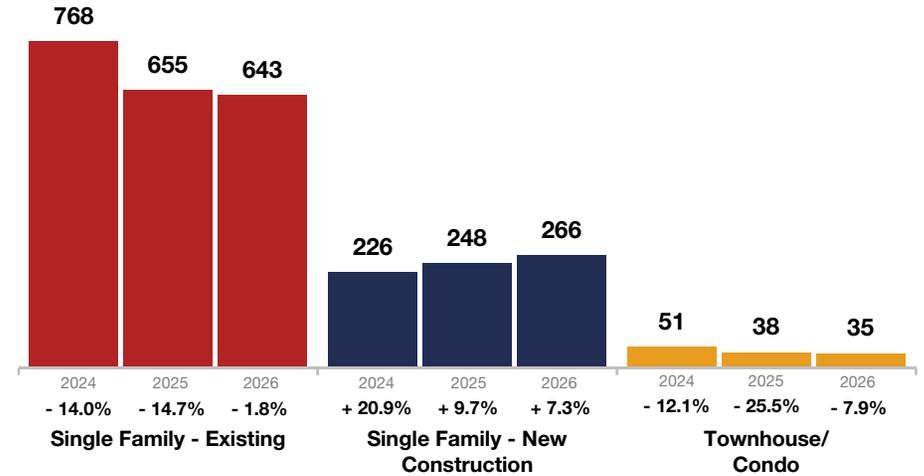
A count of the actual sales that closed in a given month.



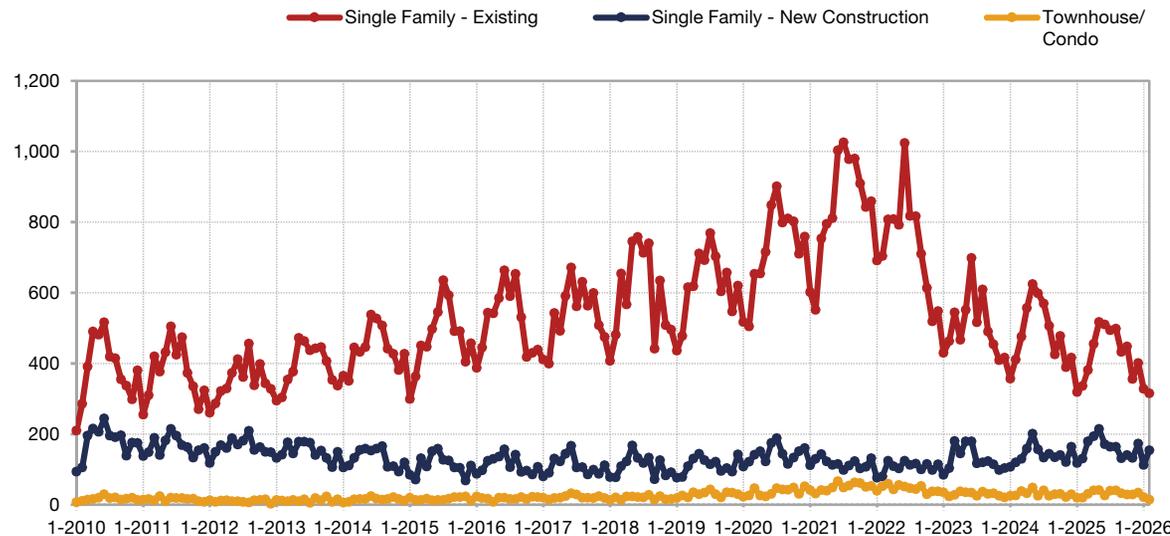
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Historical Closed Sales by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
March 2025	381	179	30
April 2025	455	193	40
May 2025	517	214	41
June 2025	510	171	26
July 2025	494	164	39
August 2025	498	164	40
September 2025	432	131	32
October 2025	448	140	28
November 2025	356	132	28
December 2025	401	173	34
January 2026	328	112	21
February 2026	315	154	14
12-Month Avg.	428	161	31

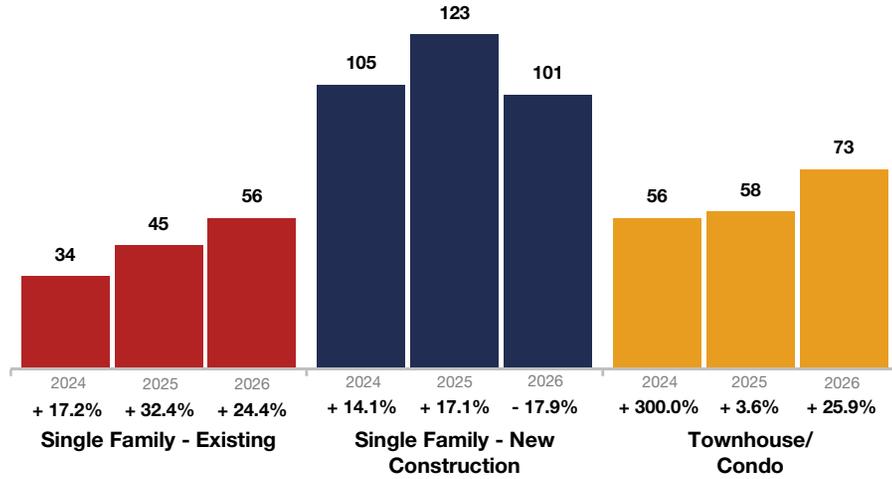
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Days on Market Until Sale

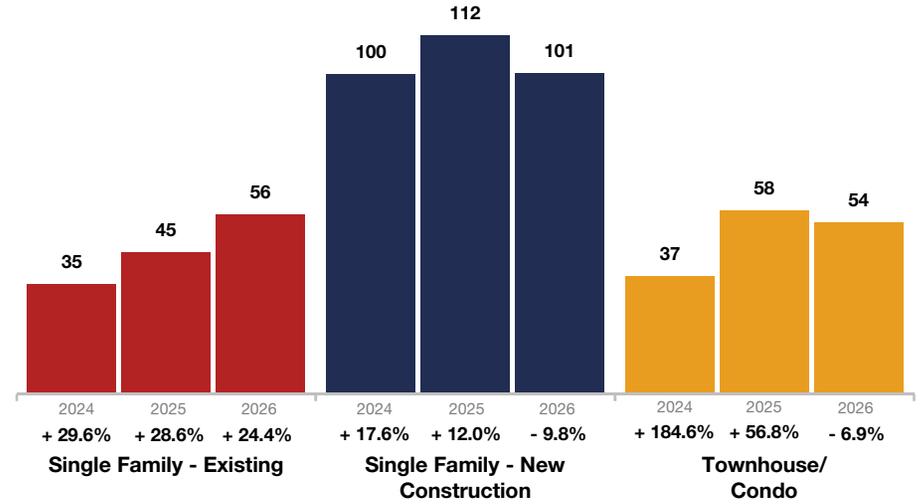
Average number of days between when a property is listed and when an offer is accepted in a given month.



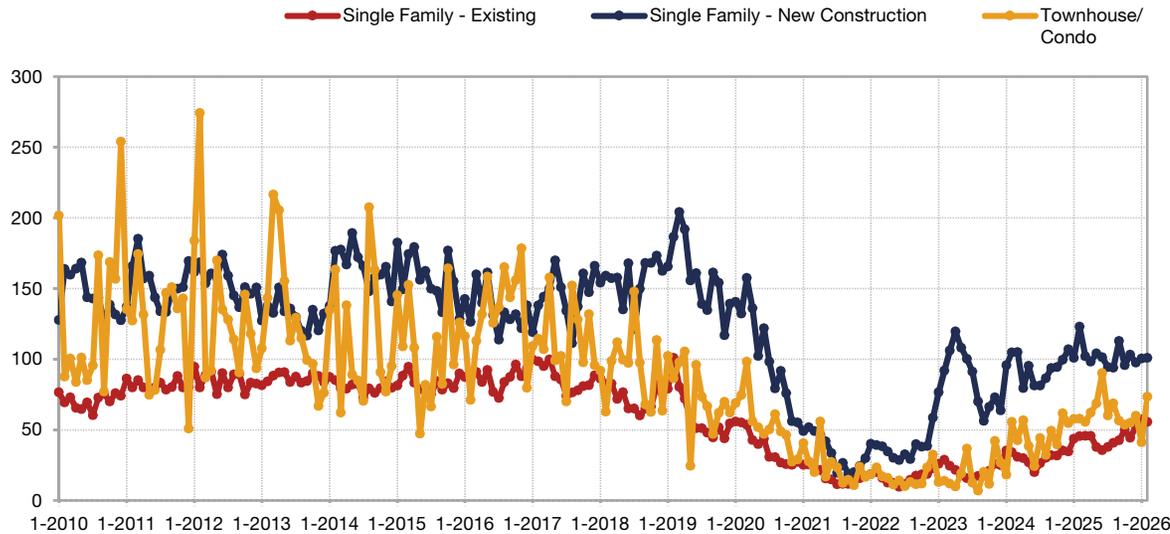
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Historical Days on Market Until Sale by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
March 2025	46	102	56
April 2025	46	98	62
May 2025	38	104	69
June 2025	36	101	90
July 2025	38	94	60
August 2025	41	94	69
September 2025	43	113	56
October 2025	50	96	54
November 2025	44	103	55
December 2025	52	98	60
January 2026	57	100	41
February 2026	56	101	73
12-Month Avg.*	45	100	62

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

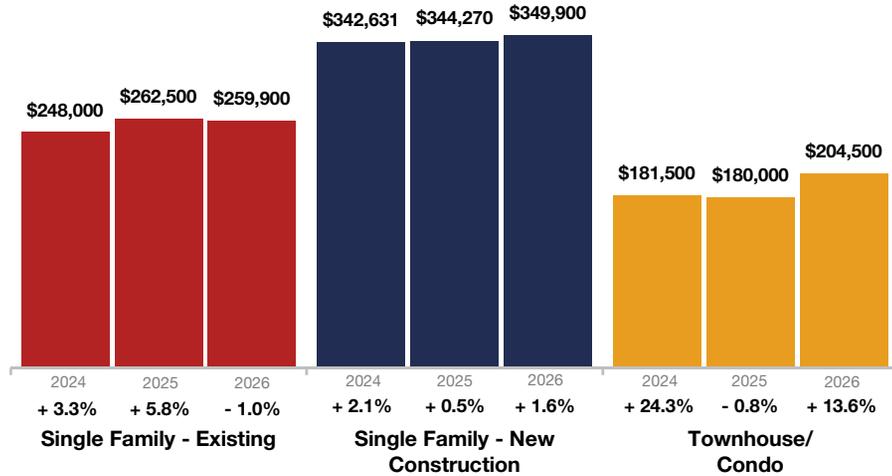
* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Median Sales Price

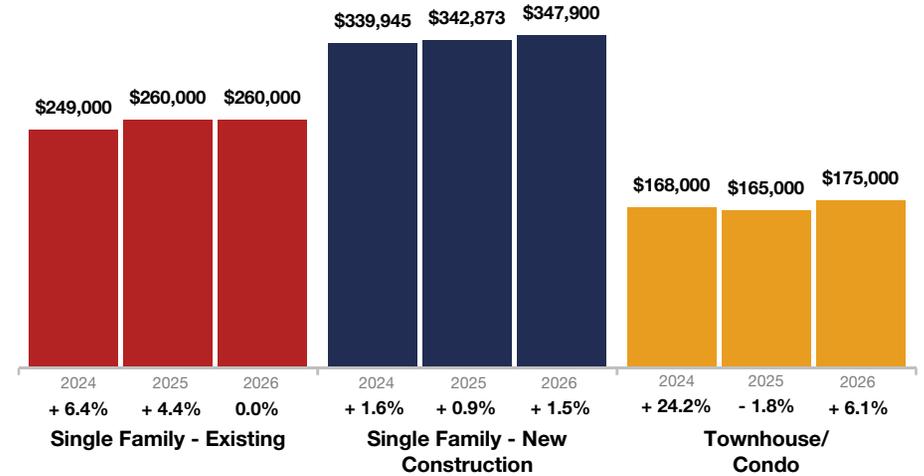
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



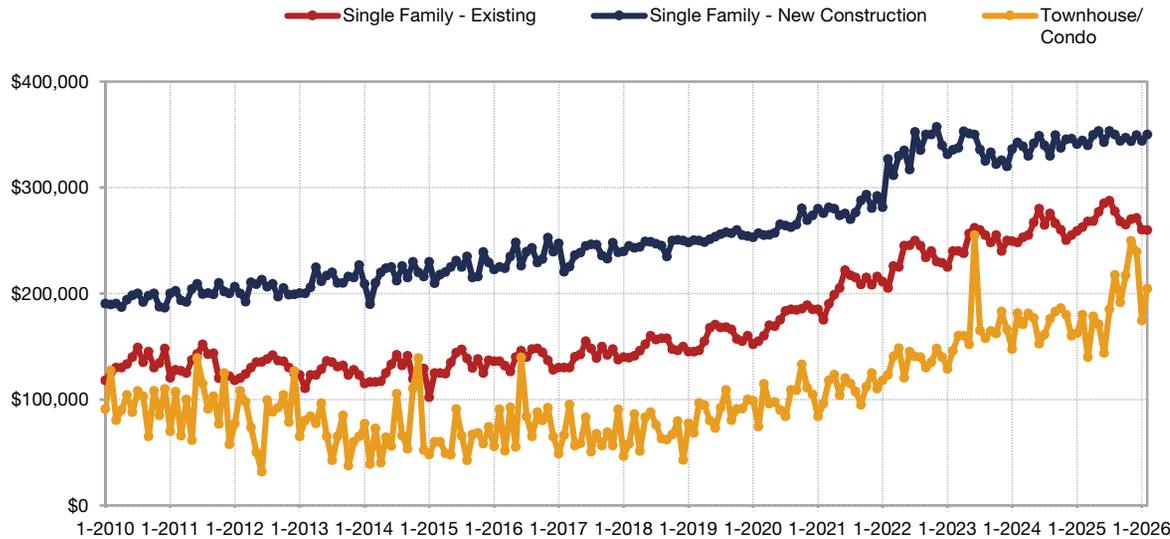
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Historical Median Sales Price by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
March 2025	\$268,000	\$339,900	\$140,000
April 2025	\$268,200	\$349,595	\$178,500
May 2025	\$276,950	\$353,400	\$171,000
June 2025	\$285,000	\$342,900	\$143,750
July 2025	\$287,500	\$353,377	\$185,000
August 2025	\$277,650	\$349,950	\$217,500
September 2025	\$268,000	\$344,100	\$191,500
October 2025	\$264,950	\$346,900	\$217,000
November 2025	\$270,000	\$343,758	\$249,500
December 2025	\$271,250	\$349,500	\$239,250
January 2026	\$260,000	\$344,000	\$174,500
February 2026	\$259,900	\$349,900	\$204,500
12-Month Med.*	\$271,450	\$347,273	\$192,667

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

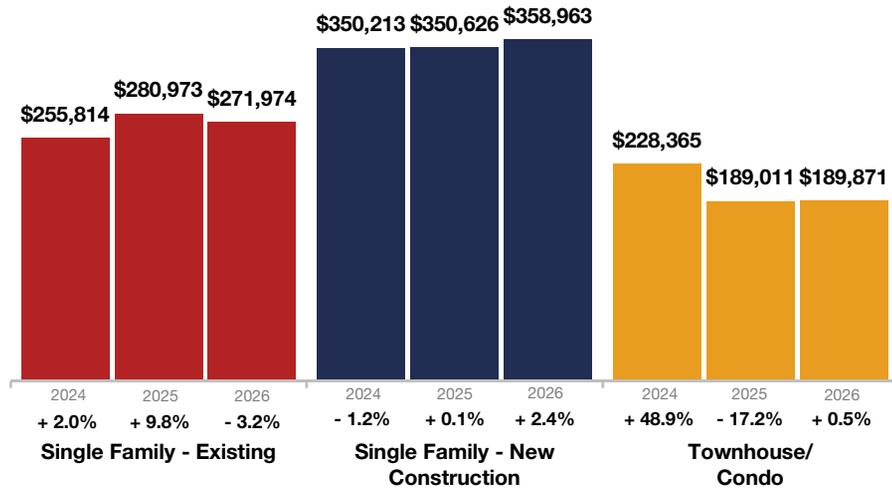
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Average Sales Price

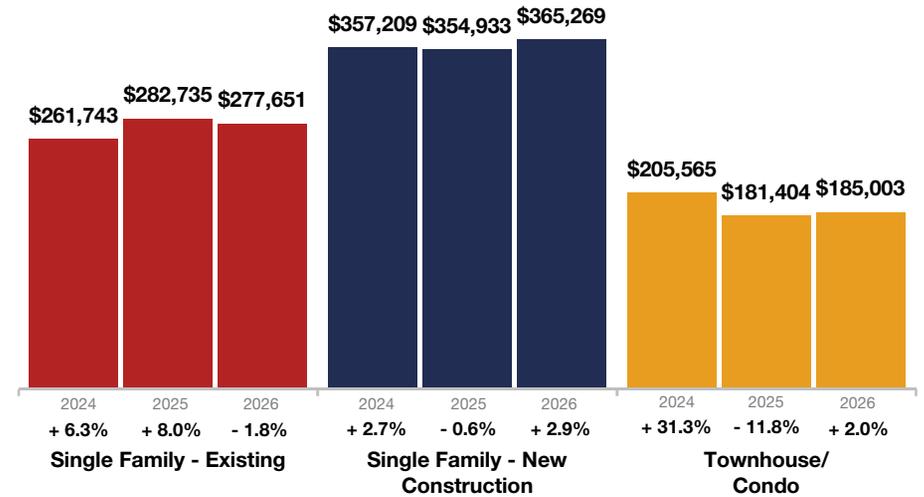
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



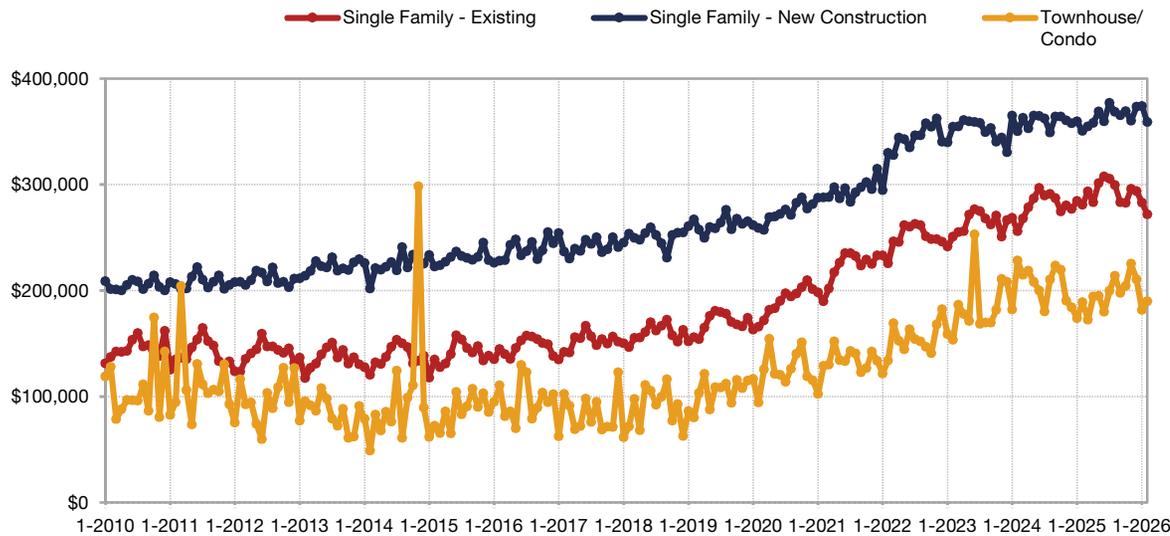
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Historical Average Sales Price by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
March 2025	\$293,397	\$354,834	\$172,477
April 2025	\$283,264	\$358,024	\$194,340
May 2025	\$301,181	\$369,055	\$194,866
June 2025	\$307,635	\$359,713	\$179,935
July 2025	\$305,645	\$376,909	\$199,708
August 2025	\$299,415	\$368,625	\$213,805
September 2025	\$283,388	\$365,452	\$197,736
October 2025	\$282,576	\$369,313	\$204,175
November 2025	\$295,824	\$360,338	\$225,296
December 2025	\$293,711	\$373,361	\$210,596
January 2026	\$283,069	\$373,940	\$181,757
February 2026	\$271,974	\$358,963	\$189,871
12-Month Avg.*	\$291,757	\$365,711	\$197,047

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

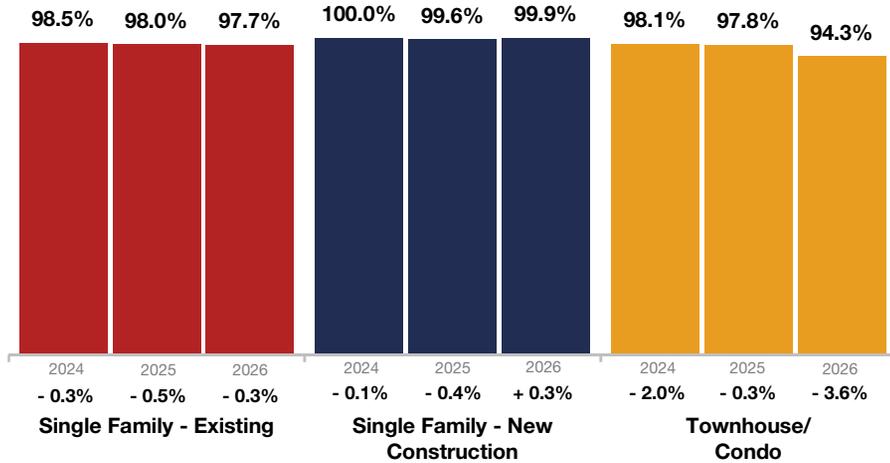
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Percent of List Price Received

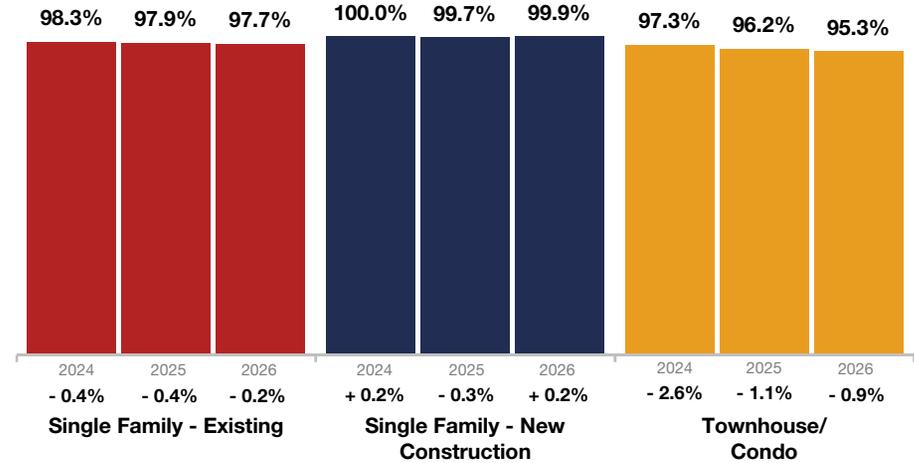


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

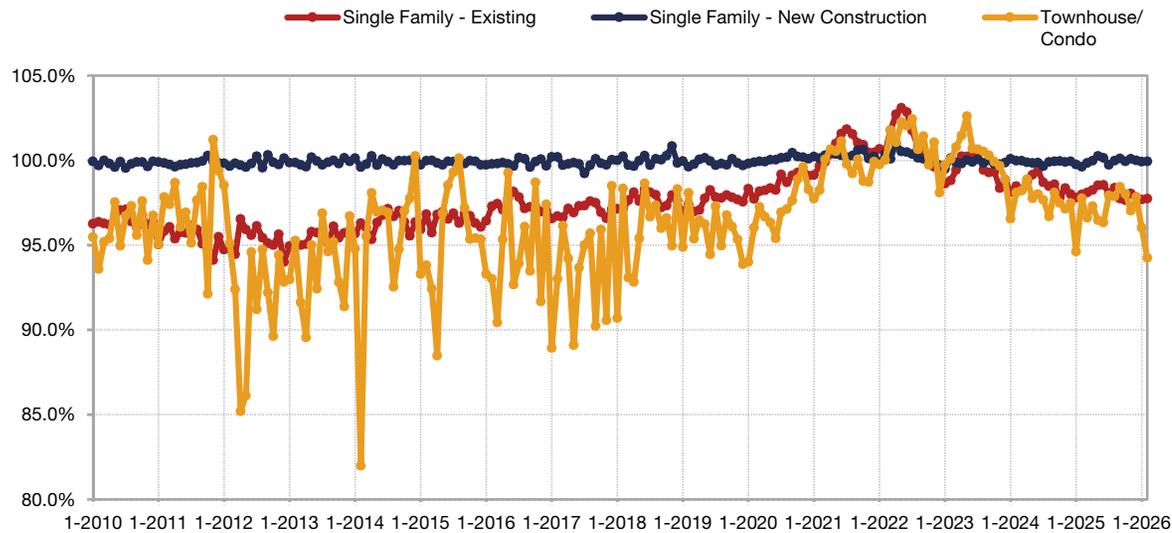
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Historical Percent of List Price Received by Month



Month	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
March 2025	98.1%	99.8%	96.6%
April 2025	98.3%	100.0%	97.3%
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	97.8%	100.1%	98.4%
October 2025	97.6%	99.9%	98.0%
November 2025	98.0%	100.1%	97.0%
December 2025	97.8%	100.0%	97.8%
January 2026	97.7%	99.9%	96.0%
February 2026	97.7%	99.9%	94.3%
12-Month Avg.*	98.0%	100.0%	97.0%

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

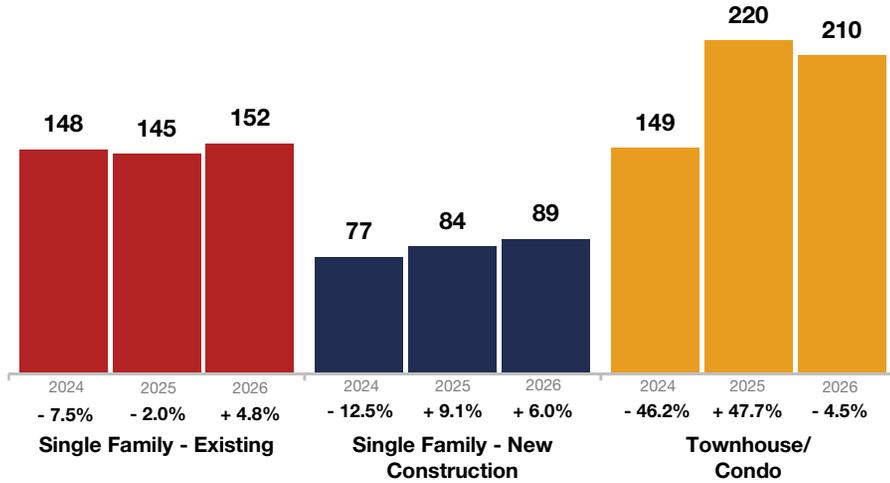
* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Housing Affordability Index

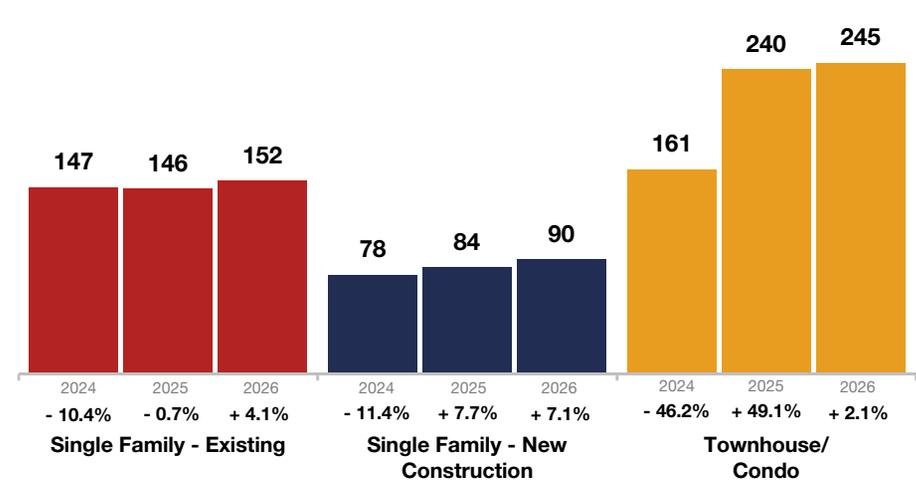


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

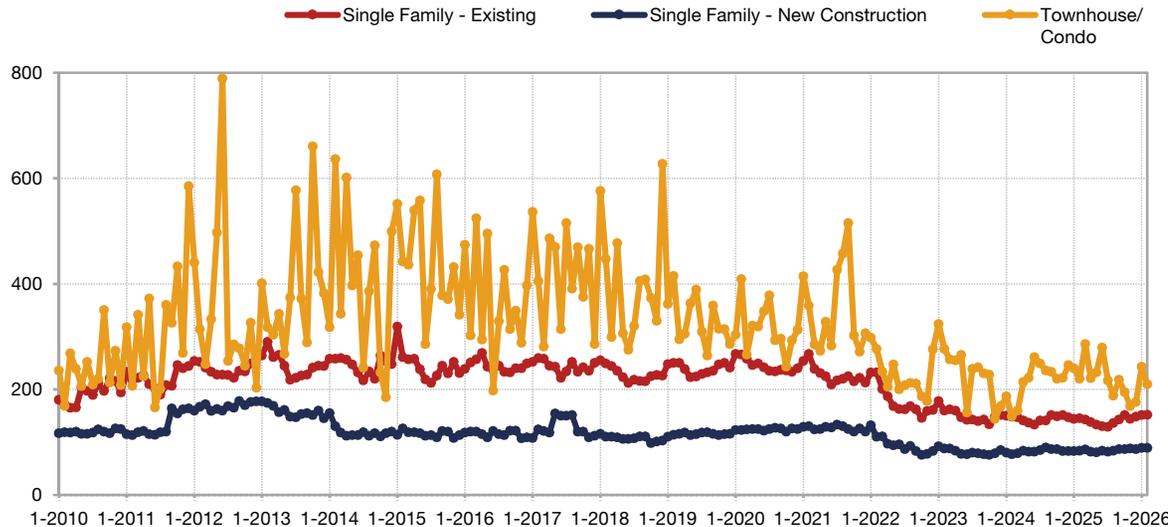
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Historical Housing Affordability Index by Month



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
March 2025	143	86	286
April 2025	138	82	221
May 2025	133	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	87	195
November 2025	144	88	168
December 2025	148	87	176
January 2026	151	89	243
February 2026	152	89	210
12-Month Avg.*	142	86	219

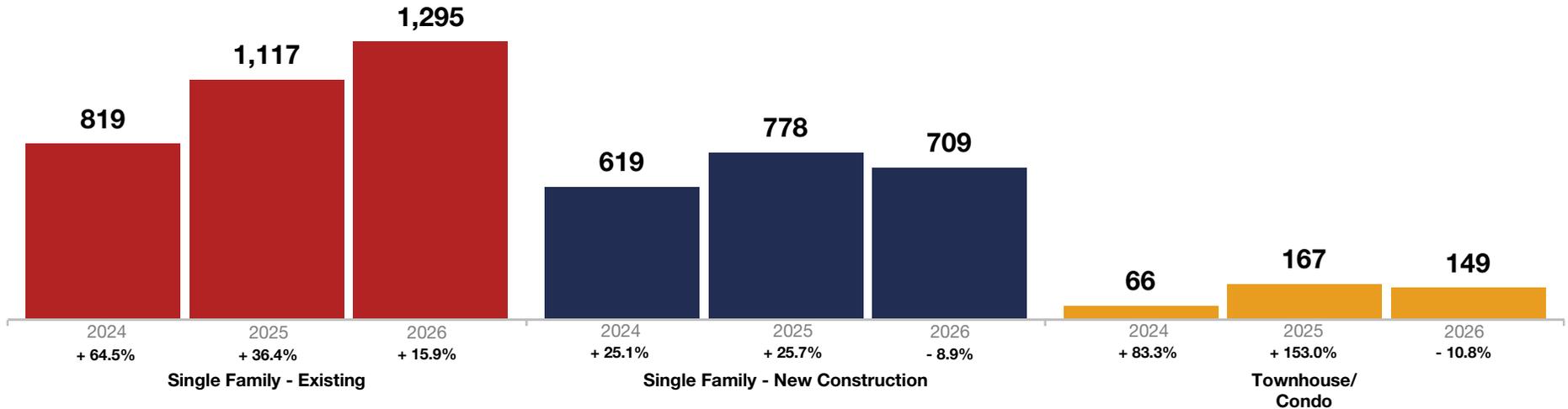
* Affordability Index for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

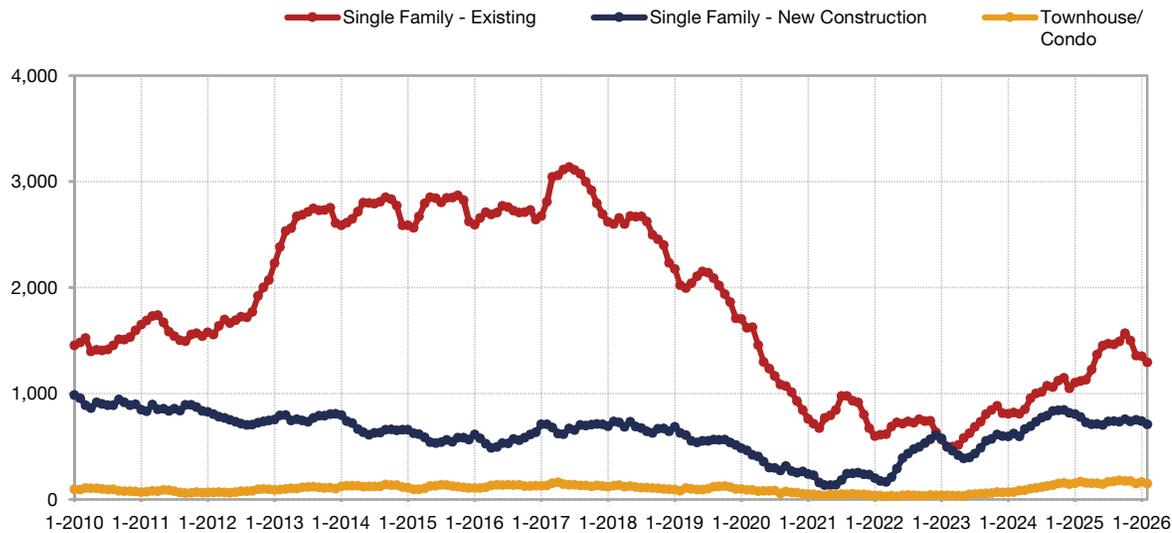
The number of properties available for sale in active status at the end of a given month.



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Historical Inventory of Homes for Sale by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
March 2025	1,127	727	154
April 2025	1,225	708	153
May 2025	1,365	711	152
June 2025	1,450	701	144
July 2025	1,467	735	163
August 2025	1,462	738	169
September 2025	1,489	731	179
October 2025	1,567	756	172
November 2025	1,497	736	174
December 2025	1,357	749	150
January 2026	1,350	737	164
February 2026	1,295	709	149
12-Month Avg.	1,388	728	160

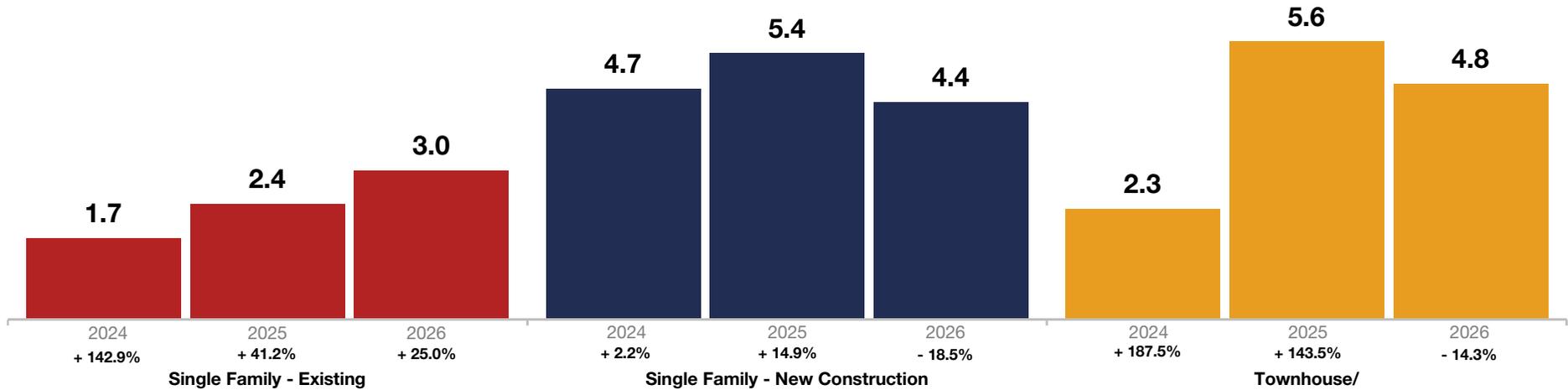
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

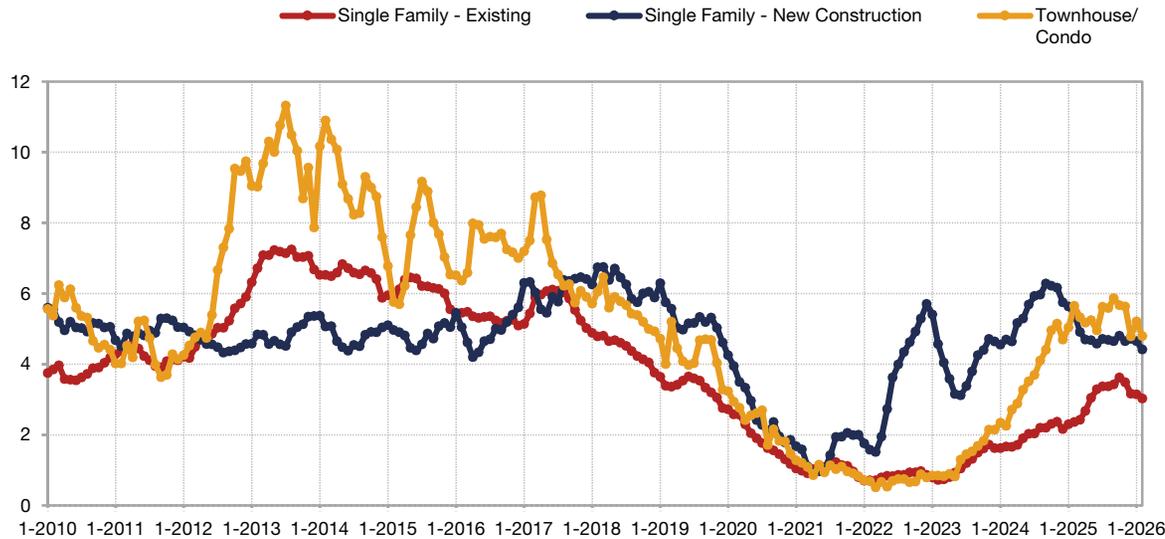


The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.

February



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
March 2025	2.4	4.9	5.3
April 2025	2.7	4.7	5.2
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	3.1	4.6	5.2
February 2026	3.0	4.4	4.8
12-Month Avg.*	3.2	4.7	5.3

* Months Supply for all properties from March 2025 through February 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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		799	757	- 5.3%	1,683	1,631	- 3.1%
Pending Sales		612	684	+ 11.8%	1,183	1,310	+ 10.7%
Closed Sales		485	483	- 0.4%	941	944	+ 0.3%
Days on Market		67	70	+ 4.5%	63	69	+ 9.5%
Median Sales Price		\$289,900	\$297,990	+ 2.8%	\$287,900	\$290,000	+ 0.7%
Avg. Sales Price		\$296,040	\$297,436	+ 0.5%	\$297,670	\$298,950	+ 0.4%
Pct. of List Price Received		98.4%	98.3%	- 0.1%	98.3%	98.3%	0.0%
Affordability Index		129	132	+ 2.3%	130	135	+ 3.8%
Homes for Sale		2,062	2,153	+ 4.4%	--	--	--
Months Supply		3.2	3.5	+ 9.4%	--	--	--