

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

- Single Family - Existing Homes Closed Sales were down 6.2 percent to 488.
- Single Family - New Construction Closed Sales were down 20.6 percent to 170.
- Townhouse/Condo Closed Sales were down 46.3 percent to 22.

- Single Family - Existing Homes Median Sales Price increased 0.6 percent to \$277,450.
- Single Family - New Construction Median Sales Price decreased 2.8 percent to \$343,440.
- Townhouse/Condo Median Sales Price increased 20.8 percent to \$206,500.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 12.3%	- 0.3%	+ 14.1%
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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		826	799	- 3.3%	3,364	3,449	+ 2.5%
Pending Sales		520	546	+ 5.0%	2,319	2,427	+ 4.7%
Closed Sales		520	488	- 6.2%	2,011	2,077	+ 3.3%
Days on Market		38	44	+ 15.8%	43	53	+ 23.3%
Median Sales Price		\$275,900	\$277,450	+ 0.6%	\$269,500	\$269,000	- 0.2%
Avg. Sales Price		\$300,868	\$299,430	- 0.5%	\$289,558	\$291,574	+ 0.7%
Pct. of List Price Received		98.5%	98.1%	- 0.4%	98.2%	97.9%	- 0.3%
Affordability Index		134	139	+ 3.7%	137	144	+ 5.1%
Homes for Sale		1,365	1,553	+ 13.8%	--	--	--
Months Supply		3.0	3.6	+ 20.0%	--	--	--

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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		196	195	- 0.5%	1,115	1,151	+ 3.2%
Pending Sales		169	167	- 1.2%	919	921	+ 0.2%
Closed Sales		214	170	- 20.6%	835	782	- 6.3%
Days on Market		104	98	- 5.8%	105	104	- 1.0%
Median Sales Price		\$353,400	\$343,440	- 2.8%	\$346,500	\$349,900	+ 1.0%
Avg. Sales Price		\$369,055	\$366,361	- 0.7%	\$359,235	\$367,622	+ 2.3%
Pct. of List Price Received		100.3%	99.9%	- 0.4%	99.9%	100.0%	+ 0.1%
Affordability Index		81	87	+ 7.4%	82	85	+ 3.7%
Homes for Sale		711	828	+ 16.5%	--	--	--
Months Supply		4.7	5.3	+ 12.8%	--	--	--

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.

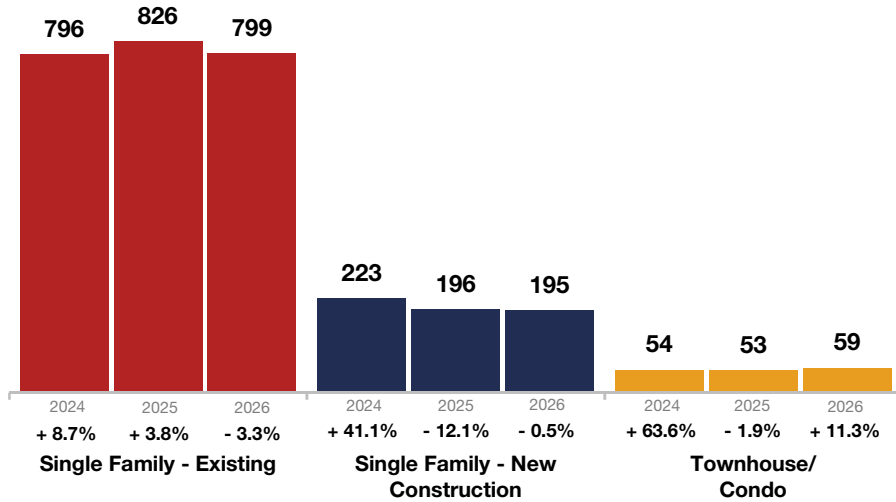
Key Metrics	Historical Sparklines	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		53	59	+ 11.3%	247	247	0.0%
Pending Sales		32	47	+ 46.9%	162	145	- 10.5%
Closed Sales		41	22	- 46.3%	149	114	- 23.5%
Days on Market		69	48	- 30.4%	61	62	+ 1.6%
Median Sales Price		\$171,000	\$206,500	+ 20.8%	\$166,000	\$181,000	+ 9.0%
Avg. Sales Price		\$194,866	\$218,398	+ 12.1%	\$186,784	\$194,532	+ 4.1%
Pct. of List Price Received		96.5%	97.3%	+ 0.8%	96.6%	97.1%	+ 0.5%
Affordability Index		232	198	- 14.7%	239	226	- 5.4%
Homes for Sale		152	161	+ 5.9%	--	--	--
Months Supply		5.2	5.6	+ 7.7%	--	--	--

New Listings

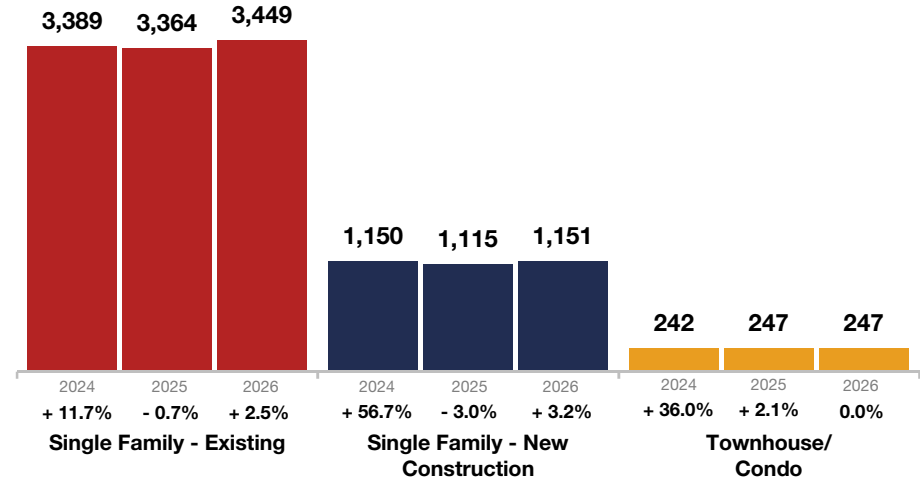
A count of the properties that have been newly listed on the market in a given month.



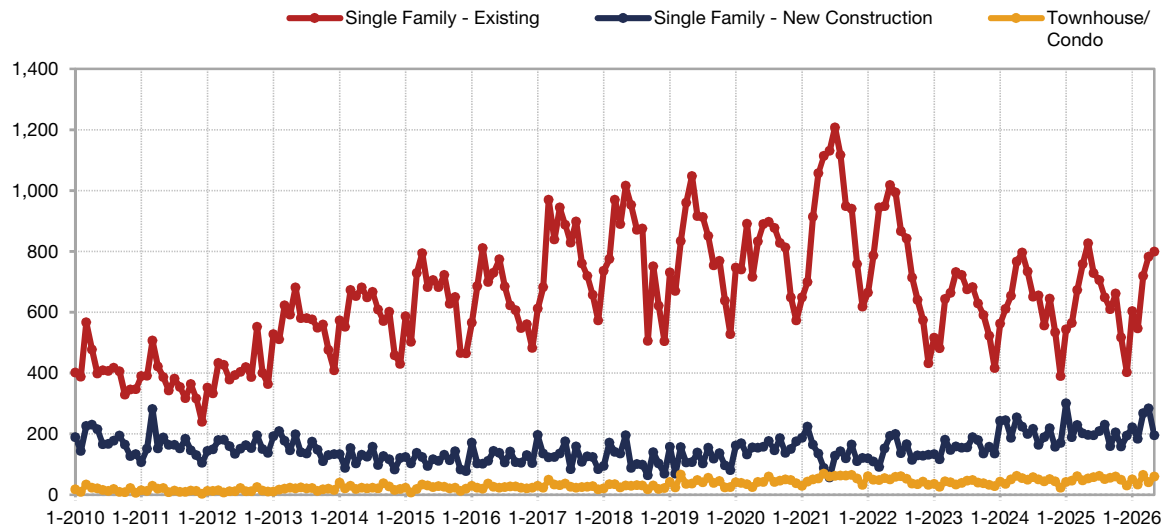
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Year to Date



Historical New Listings by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
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	65
April 2026	782	283	40
May 2026	799	195	59
12-Month Avg.	643	208	51

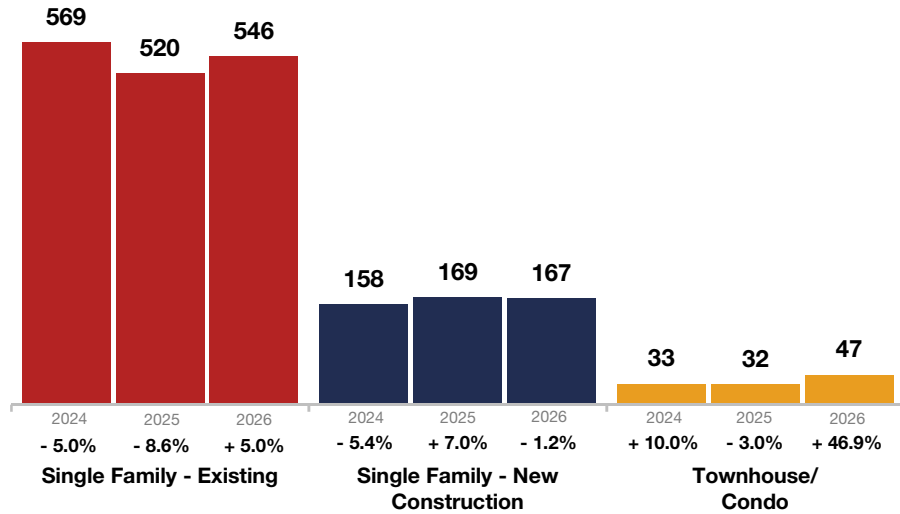
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Pending Sales

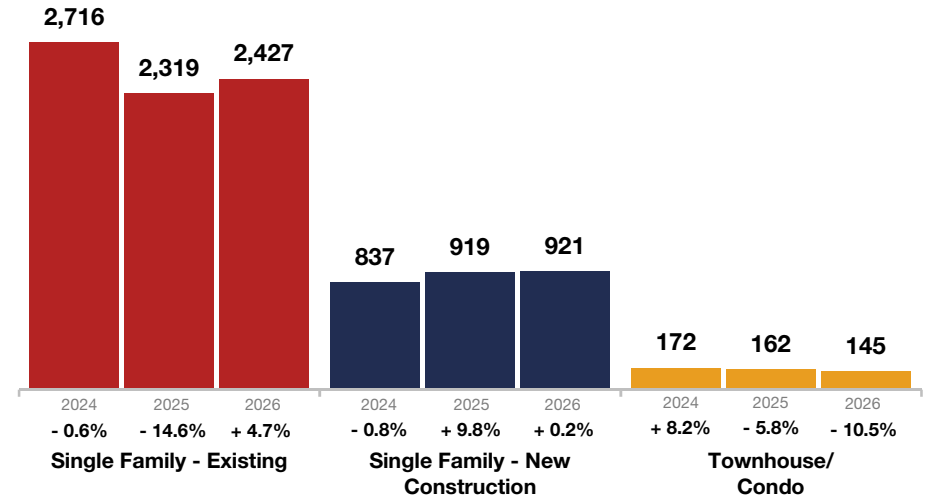
A count of the properties on which offers have been accepted in a given month.



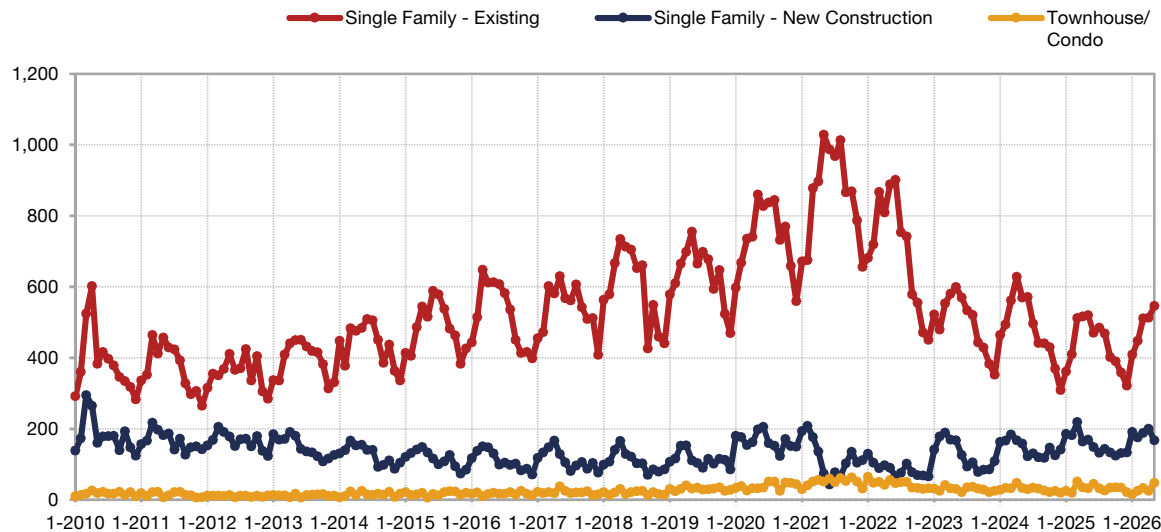
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Historical Pending Sales by Month



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

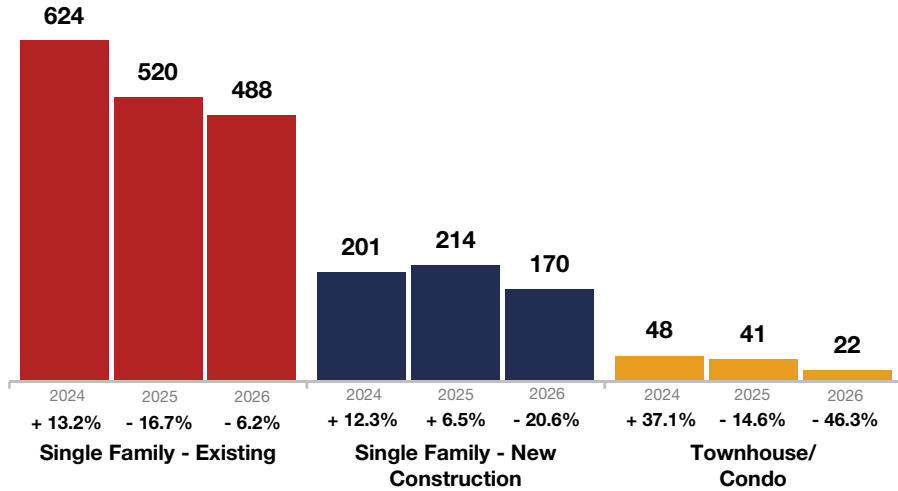
	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
June 2025	470	148	45
July 2025	485	132	32
August 2025	468	143	26
September 2025	402	133	34
October 2025	390	124	35
November 2025	358	131	34
December 2025	321	133	21
January 2026	409	191	15
February 2026	448	175	25
March 2026	511	188	33
April 2026	513	200	25
May 2026	546	167	47
12-Month Avg.	443	155	31

Closed Sales

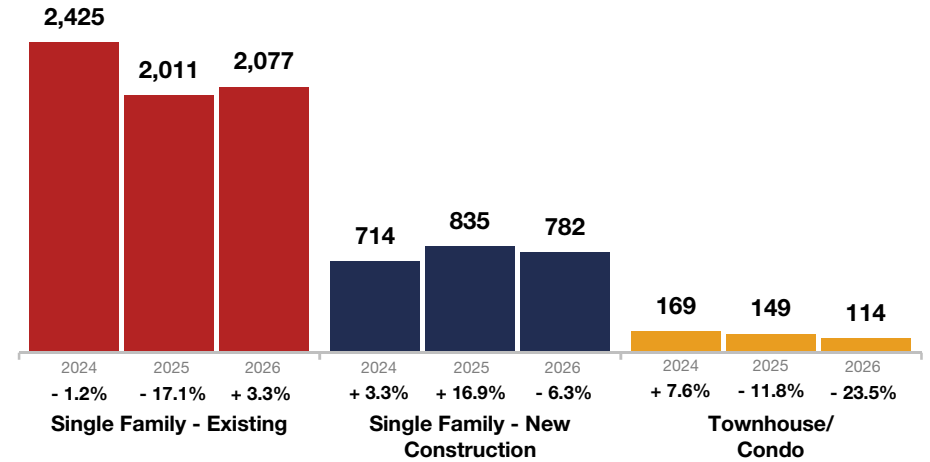
A count of the actual sales that closed in a given month.



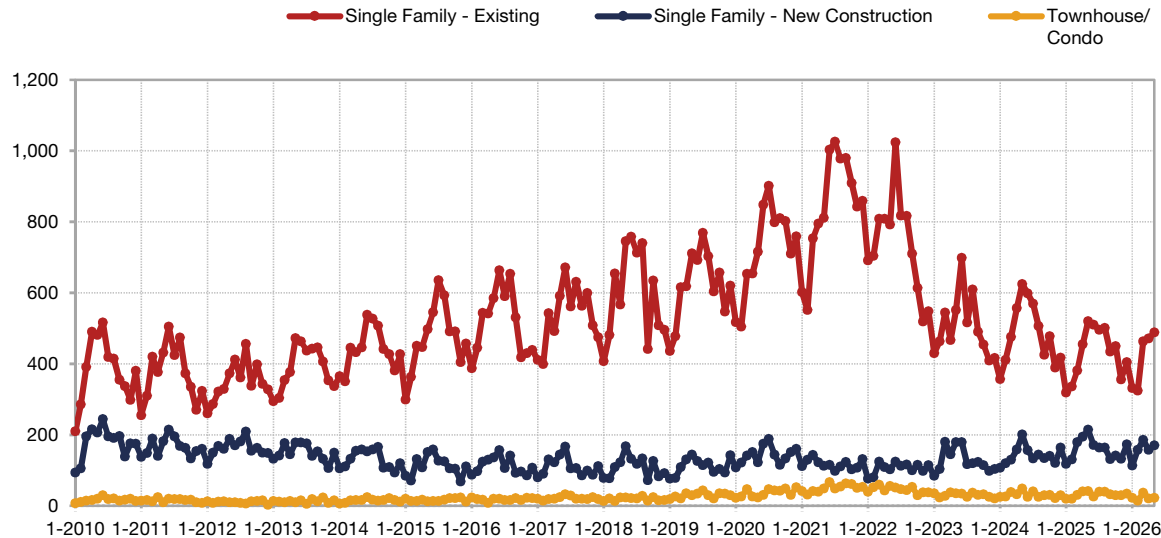
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Year to Date



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.

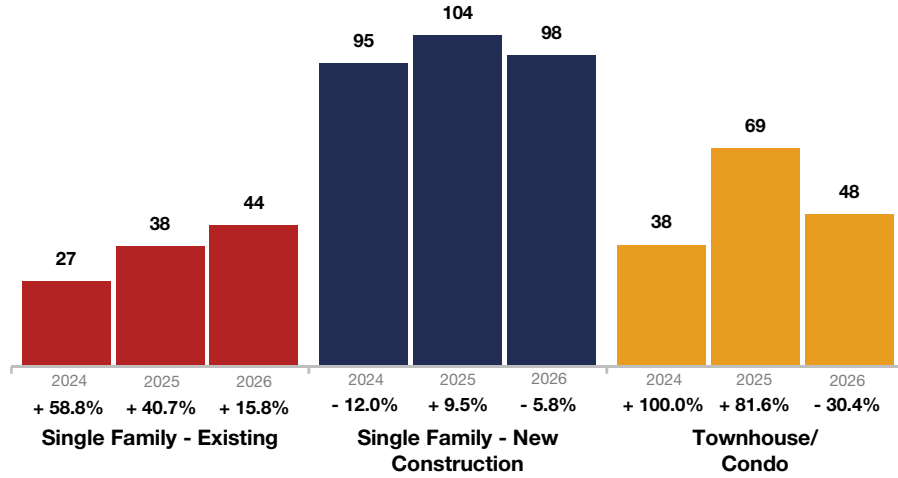
	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
June 2025	510	171	26
July 2025	495	164	39
August 2025	501	164	39
September 2025	434	131	32
October 2025	449	141	29
November 2025	356	132	29
December 2025	404	173	34
January 2026	331	113	22
February 2026	324	157	14
March 2026	463	185	36
April 2026	471	157	20
May 2026	488	170	22
12-Month Avg.	436	155	29

Days on Market Until Sale

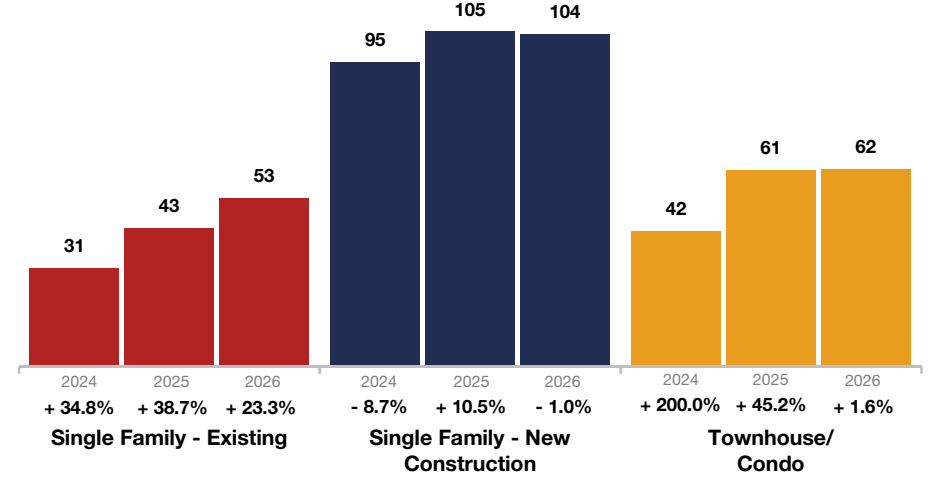
Average number of days between when a property is listed and when an offer is accepted in a given month.



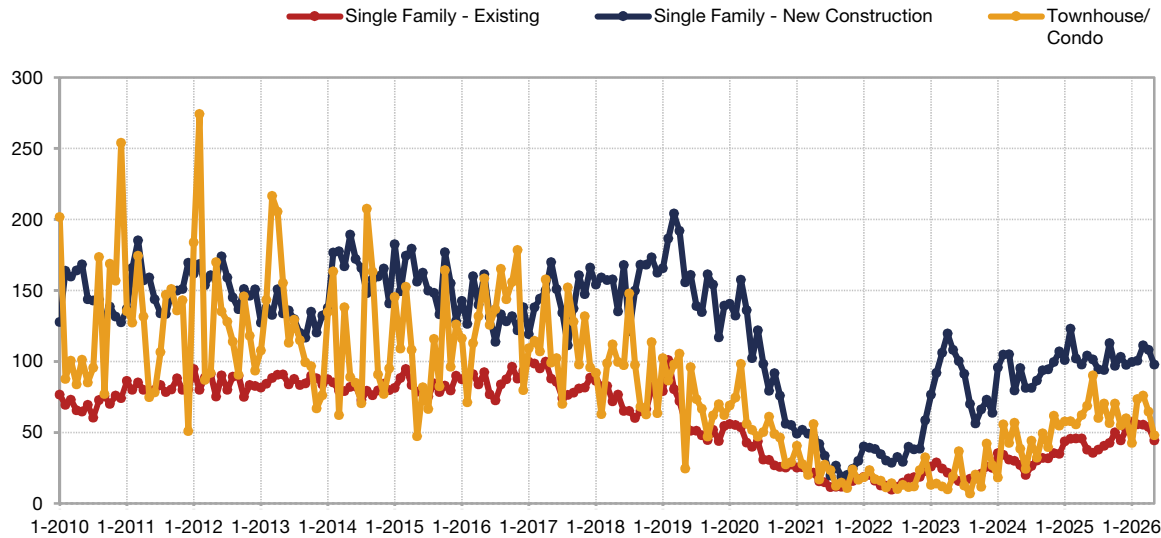
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Year to Date



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.

Month	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
June 2025	36	101	90
July 2025	38	94	60
August 2025	40	94	70
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
April 2026	54	108	65
May 2026	44	98	48
12-Month Avg.*	47	101	64

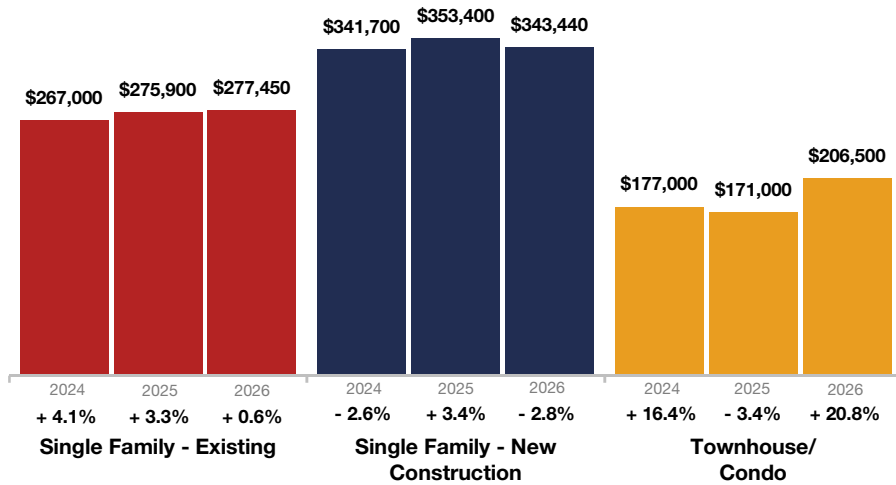
* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Median Sales Price

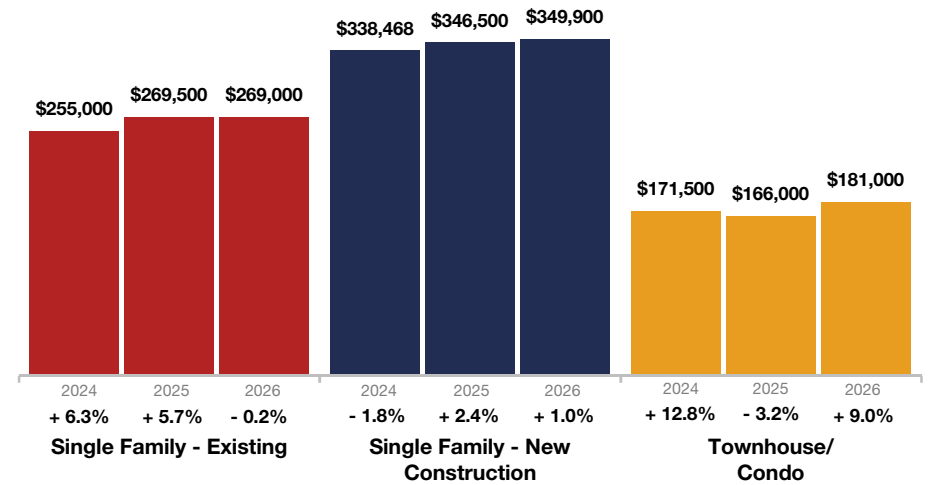
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



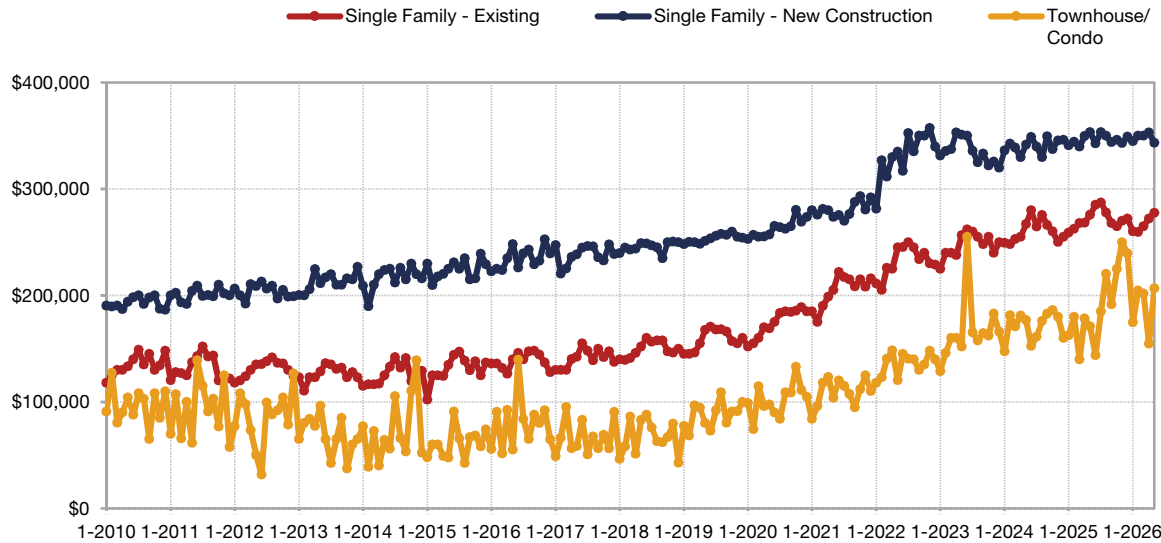
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Historical Median Sales Price by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
June 2025	\$285,000	\$342,900	\$143,750
July 2025	\$287,250	\$353,377	\$185,000
August 2025	\$277,800	\$349,950	\$220,000
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
April 2026	\$272,000	\$352,860	\$154,500
May 2026	\$277,450	\$343,440	\$206,500
12-Month Med.*	\$271,571	\$347,486	\$199,725

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

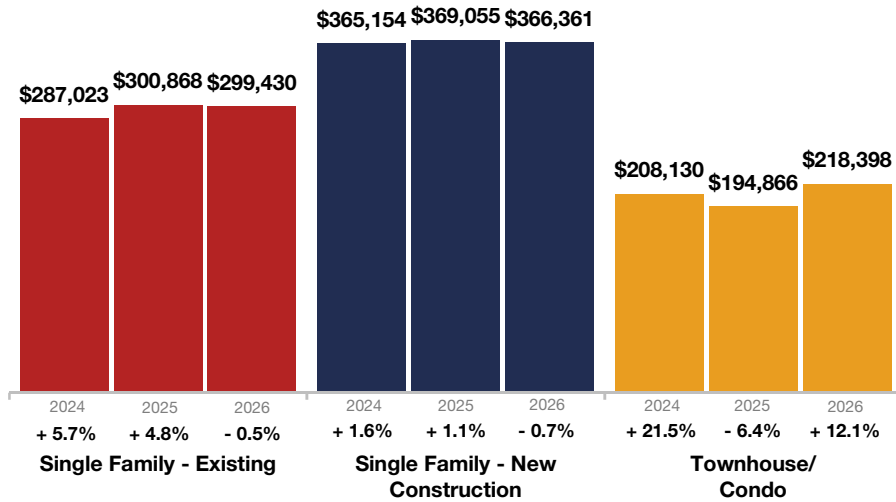
* Median Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Average Sales Price

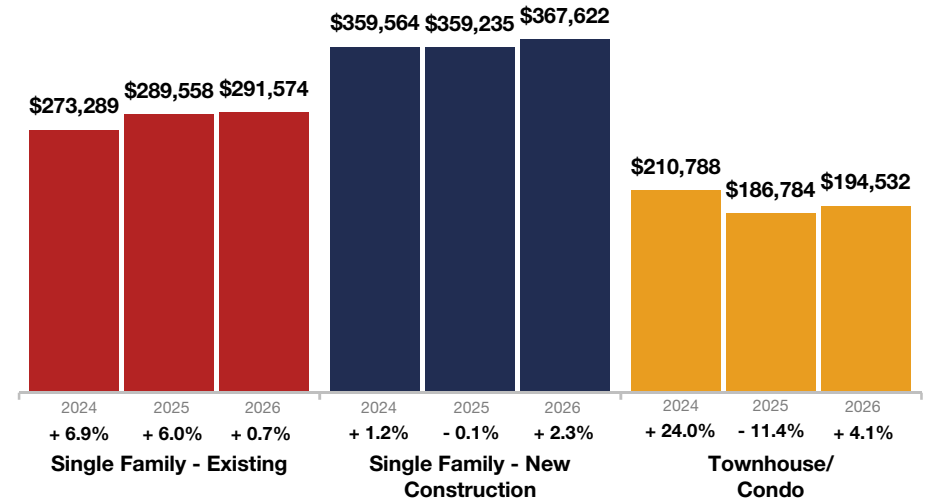
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



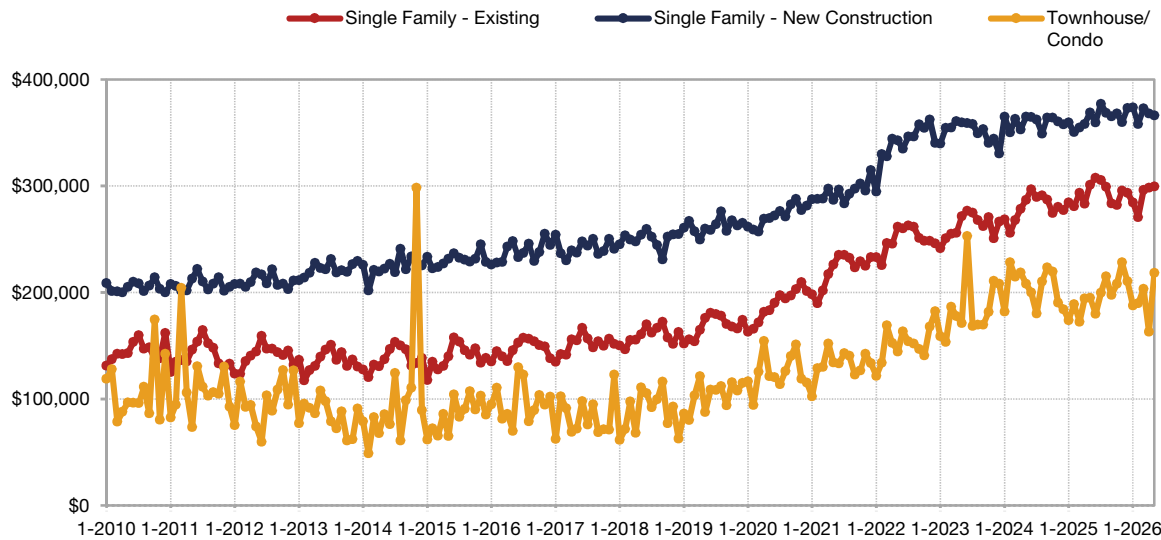
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Year to Date



Historical Average Sales Price by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
June 2025	\$307,635	\$359,713	\$179,935
July 2025	\$305,451	\$376,909	\$199,708
August 2025	\$299,192	\$368,625	\$215,056
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	\$296,190	\$372,746	\$203,435
April 2026	\$298,231	\$368,108	\$162,910
May 2026	\$299,430	\$366,361	\$218,398
12-Month Avg.*	\$292,989	\$367,563	\$200,168

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

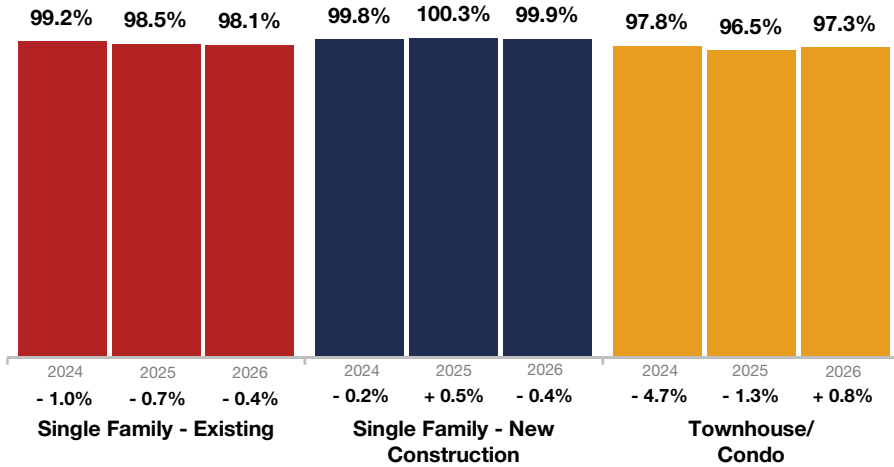
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Percent of List Price Received

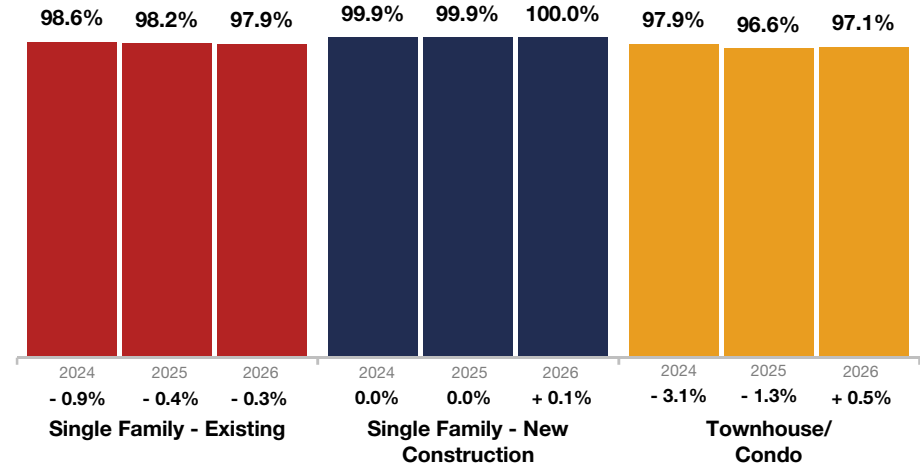


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

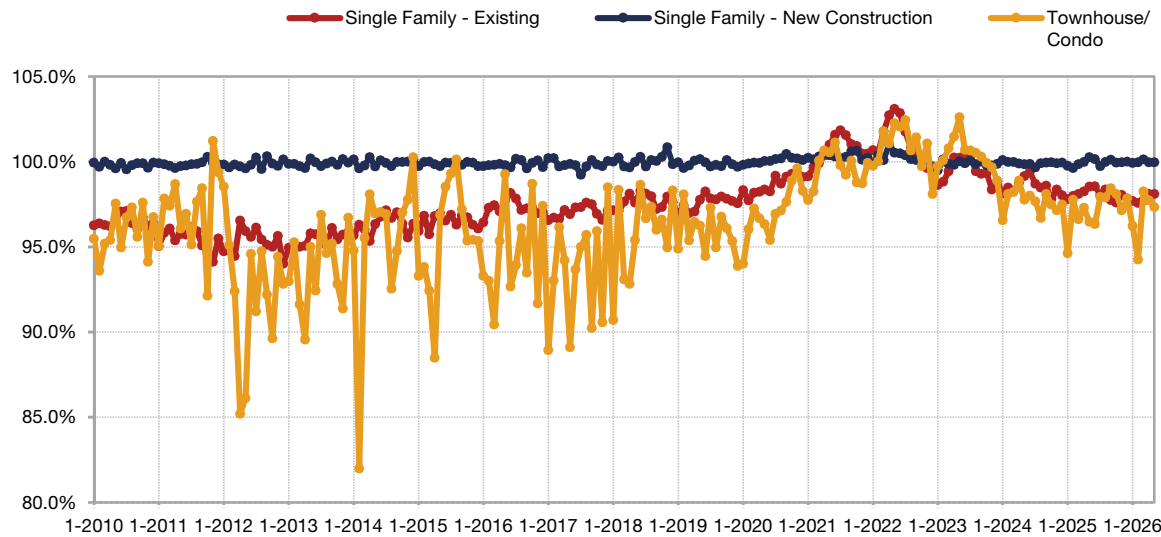
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Year to Date



Historical Percent of List Price Received by Month



Month	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
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	97.7%	100.1%	98.2%
April 2026	98.1%	100.0%	97.7%
May 2026	98.1%	99.9%	97.3%
12-Month Avg.*	97.9%	100.0%	97.3%

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

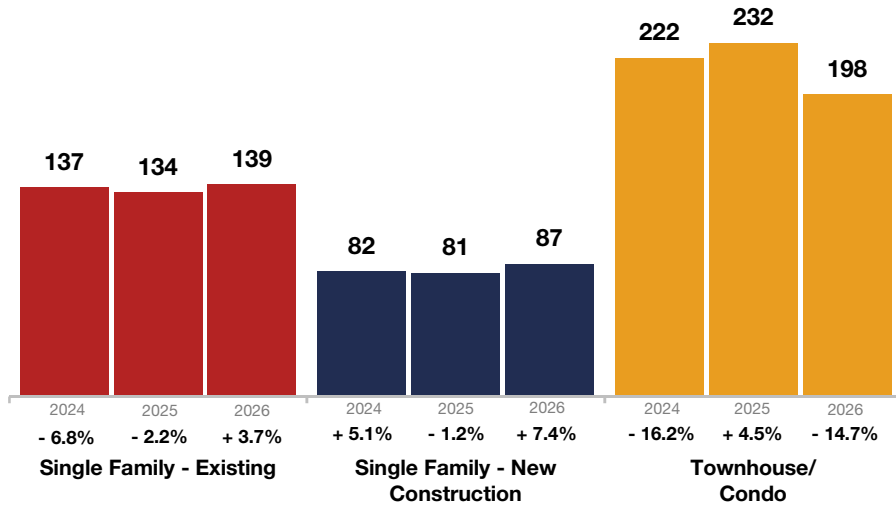
* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Housing Affordability Index

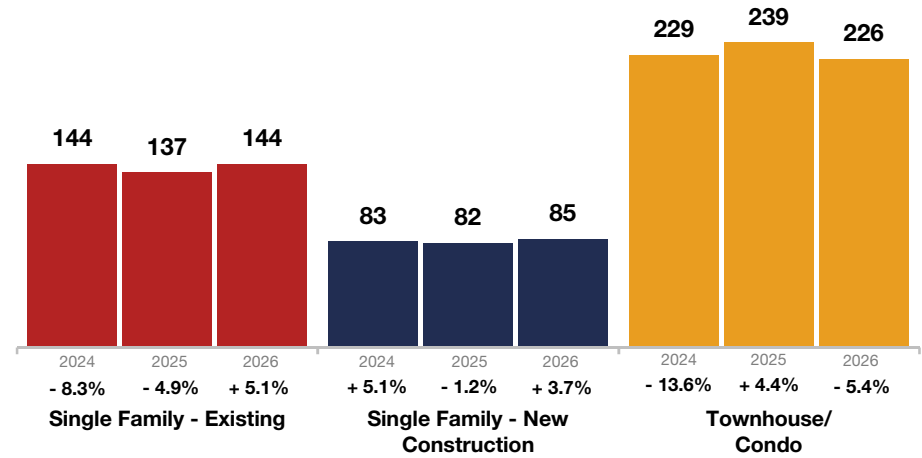


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

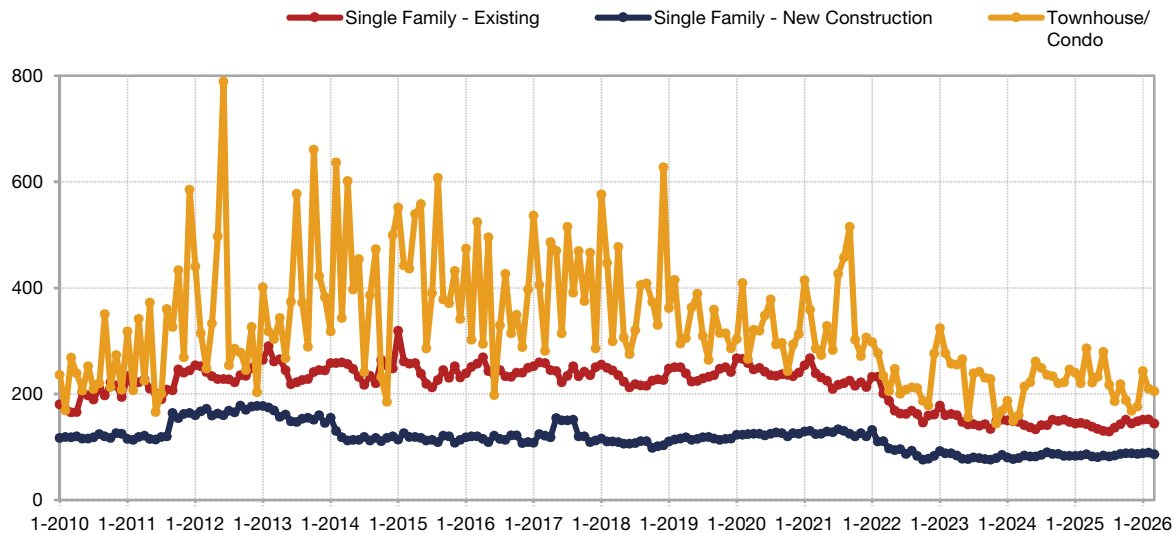
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Year to Date



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
June 2025	130	84	279
July 2025	129	82	217
August 2025	136	84	186
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
April 2026	146	87	272
May 2026	139	87	198
12-Month Avg.*	143	86	213

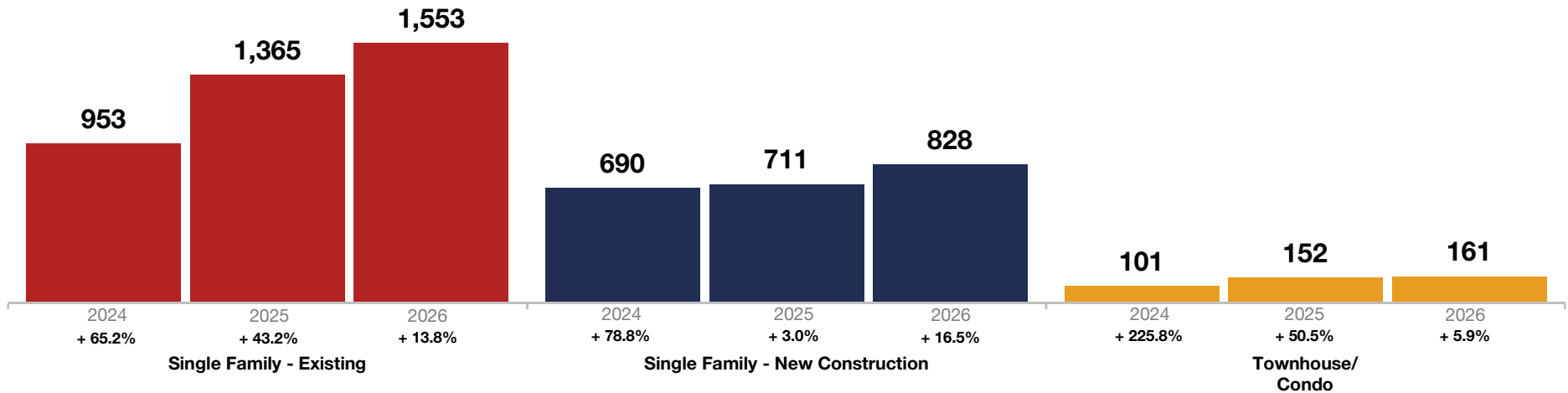
* Affordability Index for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

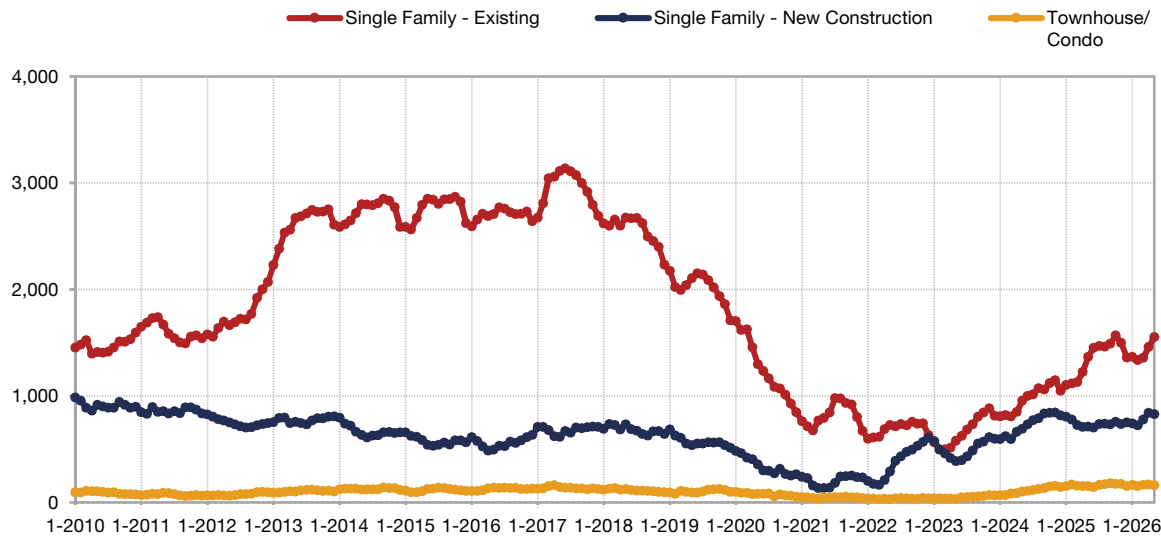
The number of properties available for sale in active status at the end of a given month.



May



Historical Inventory of Homes for Sale by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
June 2025	1,450	701	144
July 2025	1,467	735	163
August 2025	1,462	738	169
September 2025	1,490	731	179
October 2025	1,568	756	172
November 2025	1,499	736	174
December 2025	1,361	749	151
January 2026	1,365	742	165
February 2026	1,335	722	152
March 2026	1,356	776	165
April 2026	1,459	840	166
May 2026	1,553	828	161
12-Month Avg.	1,447	755	163

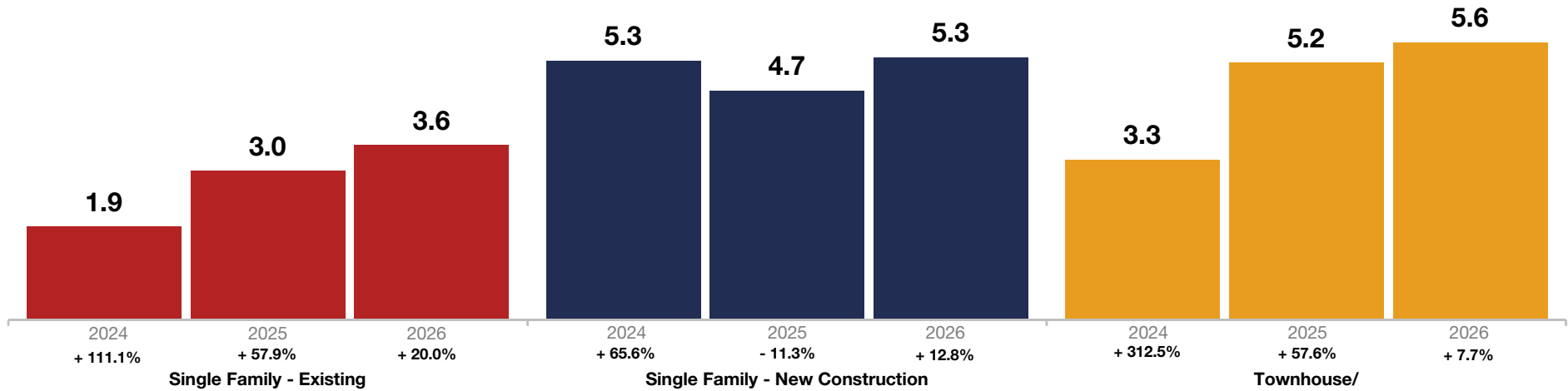
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

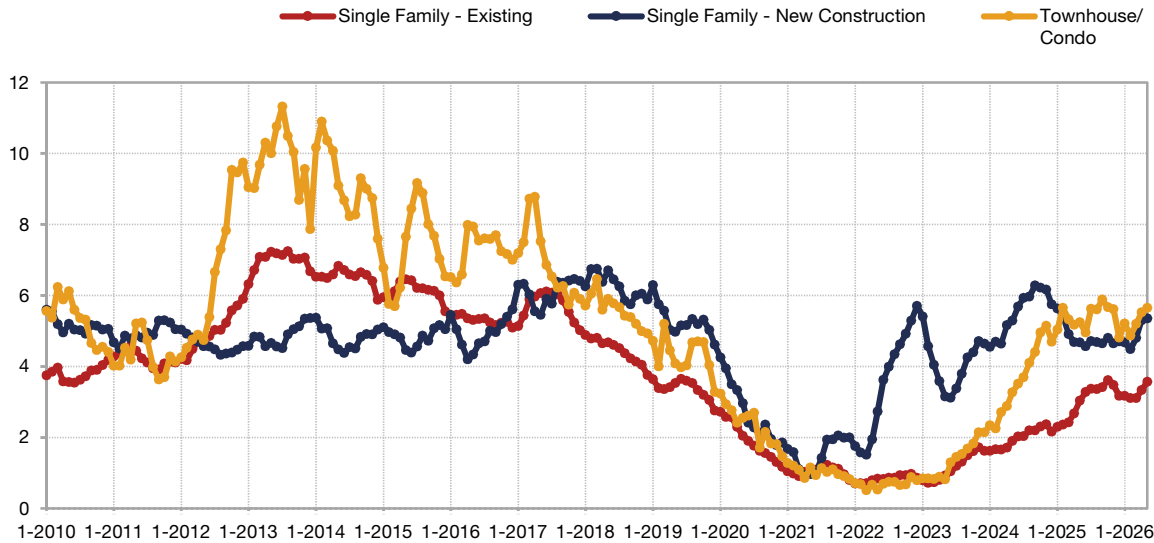
The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



May



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
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
April 2026	3.3	5.3	5.5
May 2026	3.6	5.3	5.6
12-Month Avg.*	3.3	4.8	5.4

* Months Supply for all properties from June 2025 through May 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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,075	1,053	- 2.0%	4,726	4,847	+ 2.6%
Pending Sales		721	760	+ 5.4%	3,400	3,493	+ 2.7%
Closed Sales		775	680	- 12.3%	2,995	2,973	- 0.7%
Days on Market		58	58	0.0%	61	67	+ 9.8%
Median Sales Price		\$304,975	\$304,000	- 0.3%	\$295,000	\$298,990	+ 1.4%
Avg. Sales Price		\$314,106	\$313,464	- 0.2%	\$303,875	\$307,863	+ 1.3%
Pct. of List Price Received		98.9%	98.5%	- 0.4%	98.6%	98.4%	- 0.2%
Affordability Index		120	125	+ 4.2%	124	127	+ 2.4%
Homes for Sale		2,228	2,542	+ 14.1%	--	--	--
Months Supply		3.5	4.1	+ 17.1%	--	--	--