

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

- Single Family - Existing Homes Closed Sales were up 0.2 percent to 511.
- Single Family - New Construction Closed Sales were up 9.4 percent to 187.
- Townhouse/Condo Closed Sales were up 38.5 percent to 36.

- Single Family - Existing Homes Median Sales Price increased 1.8 percent to \$290,000.
- Single Family - New Construction Median Sales Price increased 1.6 percent to \$348,323.
- Townhouse/Condo Median Sales Price increased 68.3 percent to \$242,000.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 3.8% **+ 2.1%** **+ 10.5%**

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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		728	733	+ 0.7%	4,092	4,188	+ 2.3%
Pending Sales		470	532	+ 13.2%	2,789	2,930	+ 5.1%
Closed Sales		510	511	+ 0.2%	2,524	2,603	+ 3.1%
Days on Market		36	42	+ 16.7%	42	51	+ 21.4%
Median Sales Price		\$285,000	\$290,000	+ 1.8%	\$271,050	\$271,000	- 0.0%
Avg. Sales Price		\$307,635	\$309,738	+ 0.7%	\$293,379	\$295,305	+ 0.7%
Pct. of List Price Received		98.6%	98.4%	- 0.2%	98.3%	98.0%	- 0.3%
Affordability Index		130	134	+ 3.1%	137	143	+ 4.4%
Homes for Sale		1,450	1,595	+ 10.0%	--	--	--
Months Supply		3.3	3.6	+ 9.1%	--	--	--

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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		195	120	- 38.5%	1,310	1,271	- 3.0%
Pending Sales		148	142	- 4.1%	1,067	1,056	- 1.0%
Closed Sales		171	187	+ 9.4%	1,006	968	- 3.8%
Days on Market		101	104	+ 3.0%	104	104	0.0%
Median Sales Price		\$342,900	\$348,323	+ 1.6%	\$346,300	\$349,900	+ 1.0%
Avg. Sales Price		\$359,713	\$369,093	+ 2.6%	\$359,317	\$367,918	+ 2.4%
Pct. of List Price Received		100.1%	99.8%	- 0.3%	100.0%	100.0%	0.0%
Affordability Index		84	85	+ 1.2%	83	85	+ 2.4%
Homes for Sale		701	780	+ 11.3%	--	--	--
Months Supply		4.6	5.0	+ 8.7%	--	--	--

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.



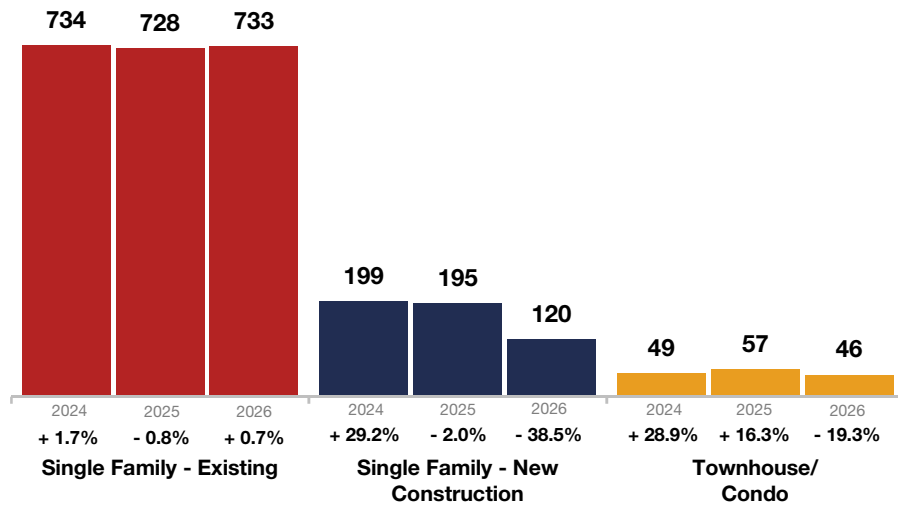
Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		57	46	- 19.3%	304	295	- 3.0%
Pending Sales		45	33	- 26.7%	207	172	- 16.9%
Closed Sales		26	36	+ 38.5%	175	151	- 13.7%
Days on Market		90	99	+ 10.0%	66	70	+ 6.1%
Median Sales Price		\$143,750	\$242,000	+ 68.3%	\$165,000	\$186,500	+ 13.0%
Avg. Sales Price		\$179,935	\$206,050	+ 14.5%	\$185,766	\$196,523	+ 5.8%
Pct. of List Price Received		96.3%	96.9%	+ 0.6%	96.6%	97.0%	+ 0.4%
Affordability Index		279	170	- 39.1%	243	220	- 9.5%
Homes for Sale		144	160	+ 11.1%	--	--	--
Months Supply		5.0	5.4	+ 8.0%	--	--	--

New Listings

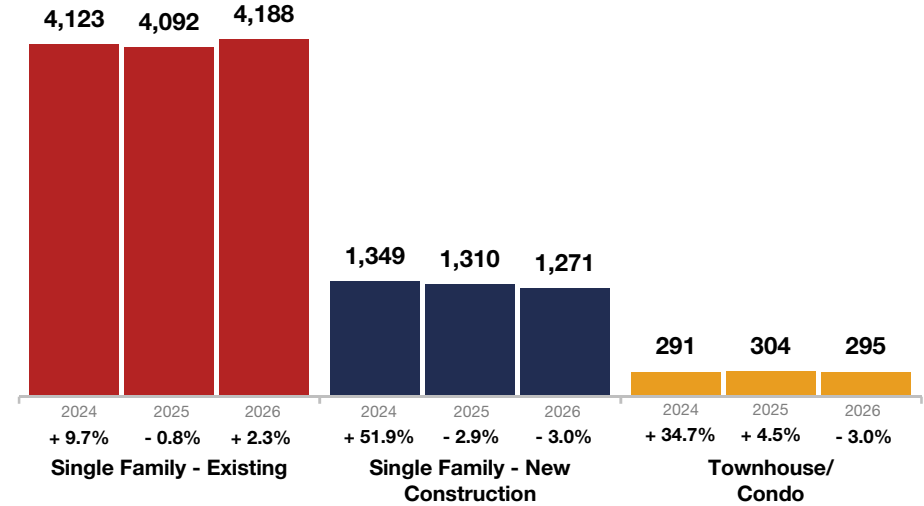
A count of the properties that have been newly listed on the market in a given month.



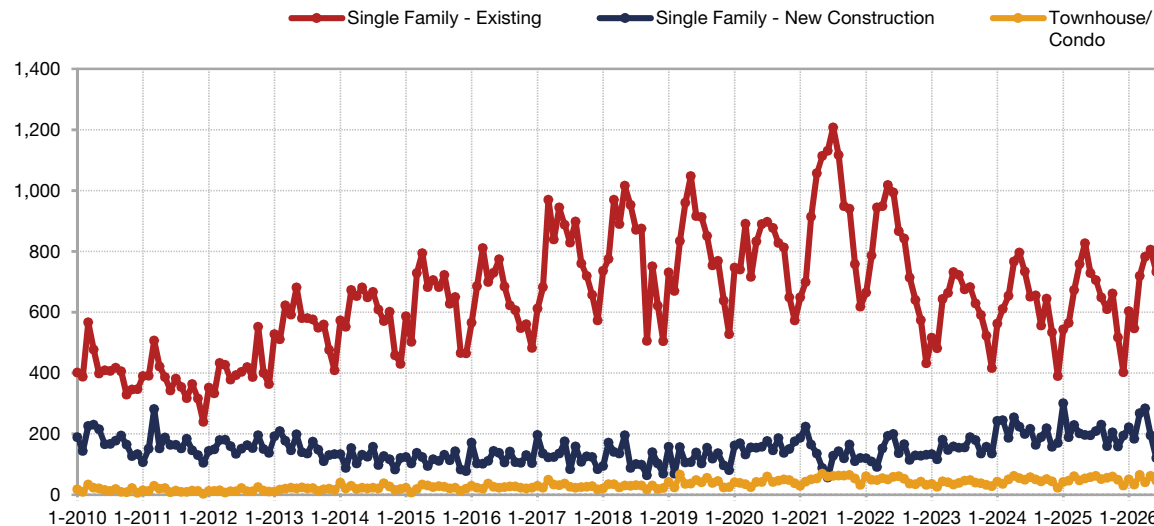
June



Year to Date



Historical New Listings 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.

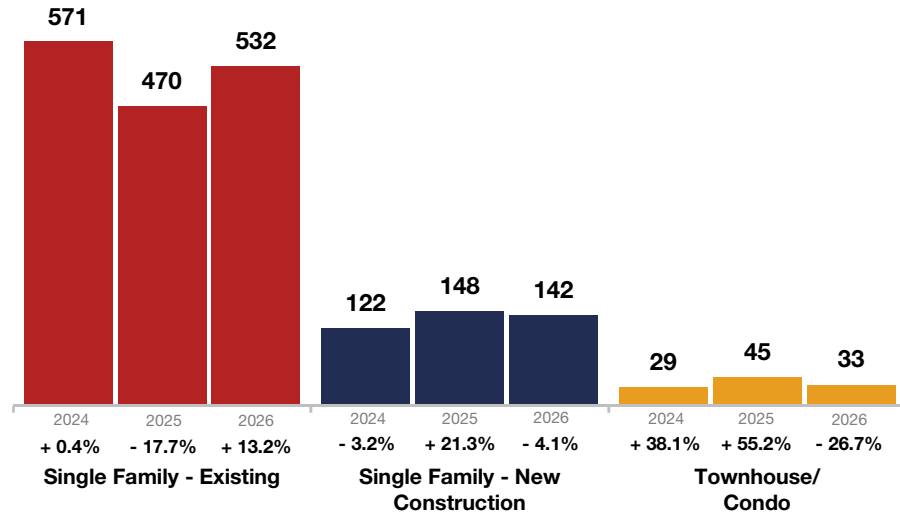
	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
July 2025	705	209	61
August 2025	648	230	51
September 2025	610	159	55
October 2025	661	205	59
November 2025	517	158	49
December 2025	402	194	30
January 2026	603	221	50
February 2026	546	184	33
March 2026	719	268	65
April 2026	782	283	40
May 2026	805	195	61
June 2026	733	120	46
12-Month Avg.	644	202	50

Pending Sales

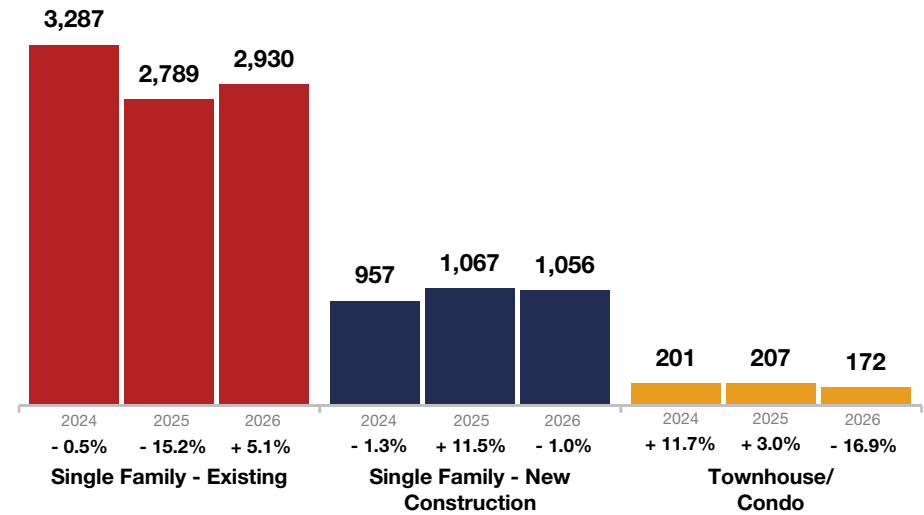
A count of the properties on which offers have been accepted in a given month.



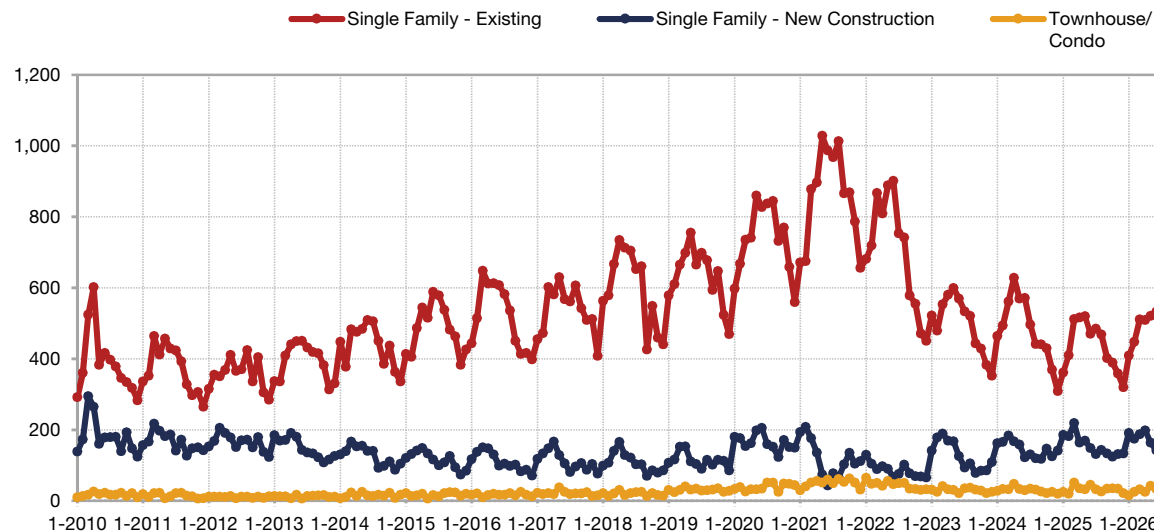
June



Year to Date



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.

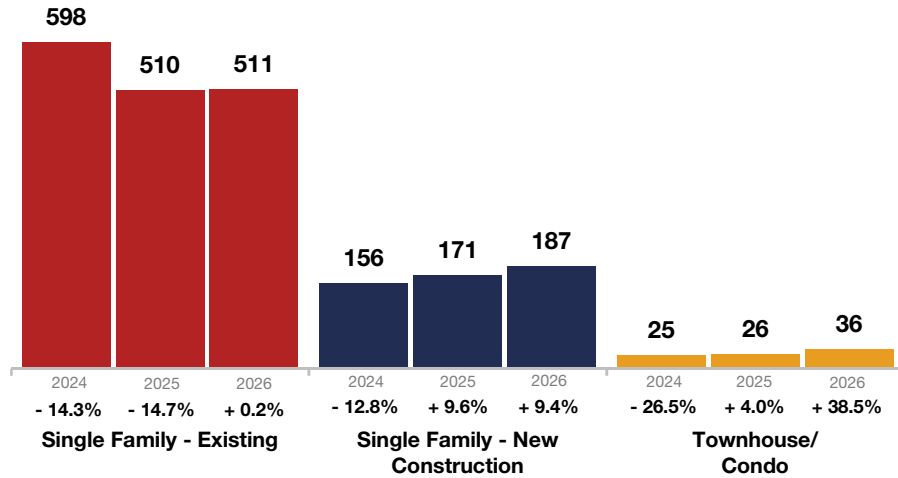
	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
July 2025	485	131	32
August 2025	468	143	26
September 2025	402	133	34
October 2025	389	124	35
November 2025	358	131	34
December 2025	320	133	21
January 2026	409	191	15
February 2026	448	174	25
March 2026	511	187	32
April 2026	509	198	25
May 2026	521	164	42
June 2026	532	142	33
12-Month Avg.	446	154	30

Closed Sales

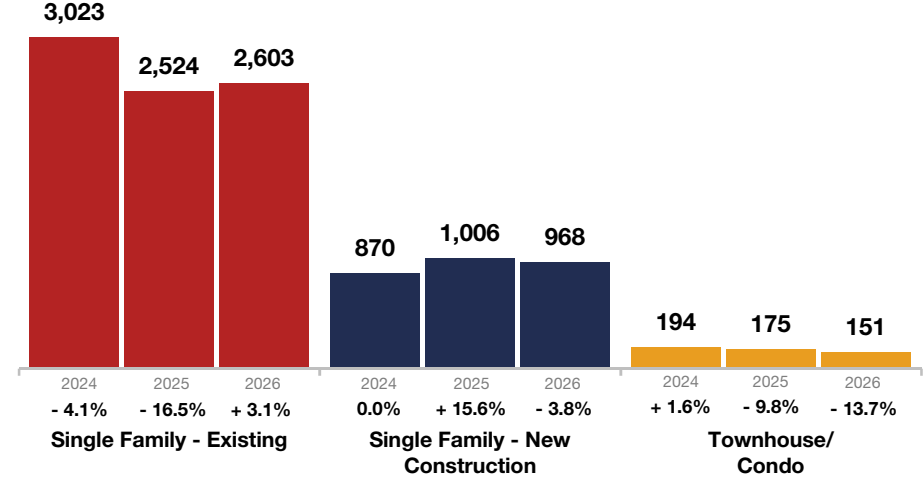
A count of the actual sales that closed in a given month.



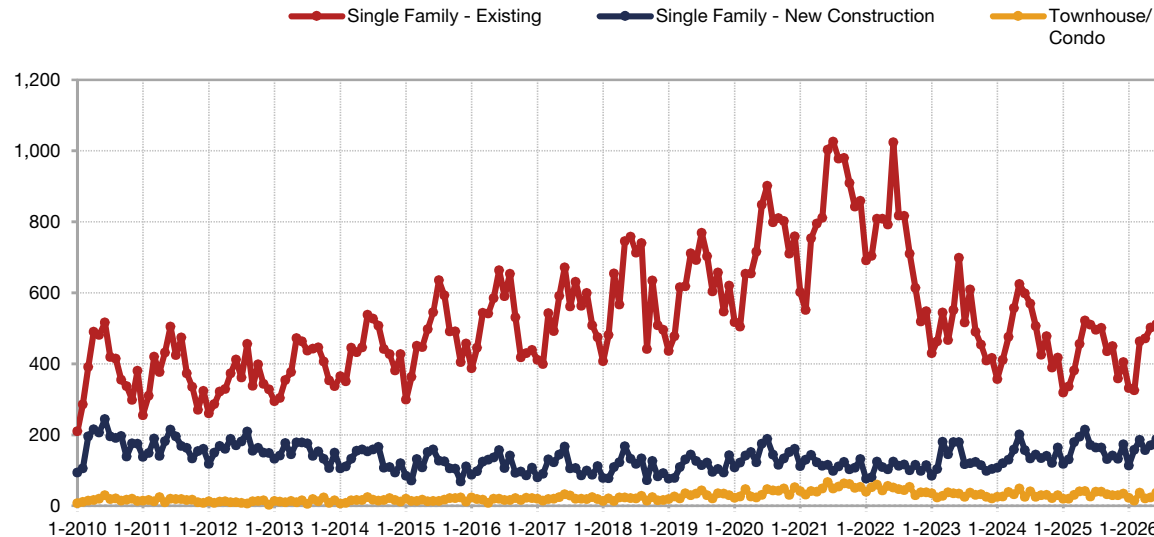
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Year to Date



Historical Closed Sales by Month



	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
July 2025	495	164	39
August 2025	501	164	39
September 2025	435	131	32
October 2025	449	141	29
November 2025	358	132	29
December 2025	404	173	34
January 2026	331	113	22
February 2026	325	157	14
March 2026	463	185	36
April 2026	471	156	20
May 2026	502	170	23
June 2026	511	187	36
12-Month Avg.	437	156	29

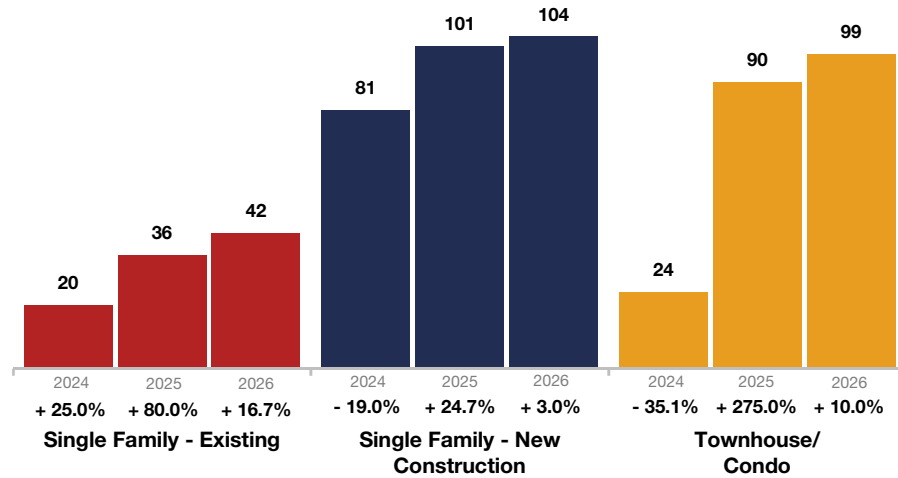
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Days on Market Until Sale

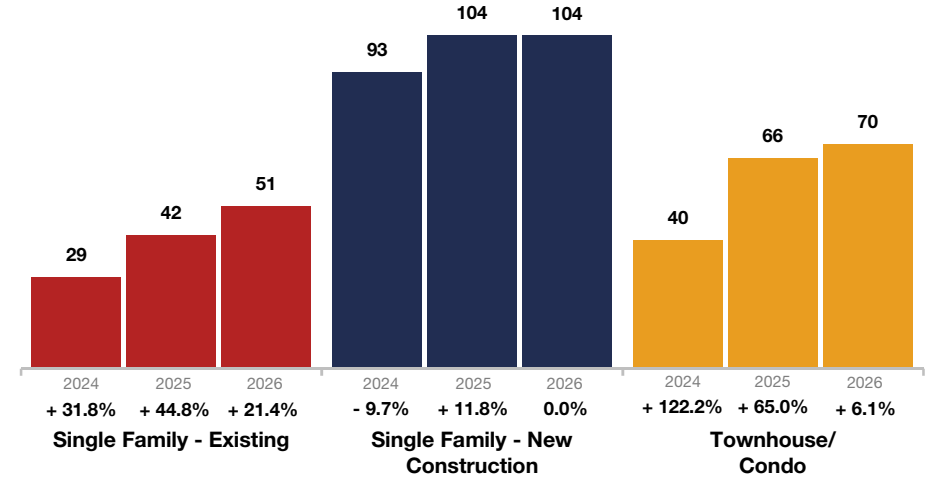
Average number of days between when a property is listed and when an offer is accepted in a given month.



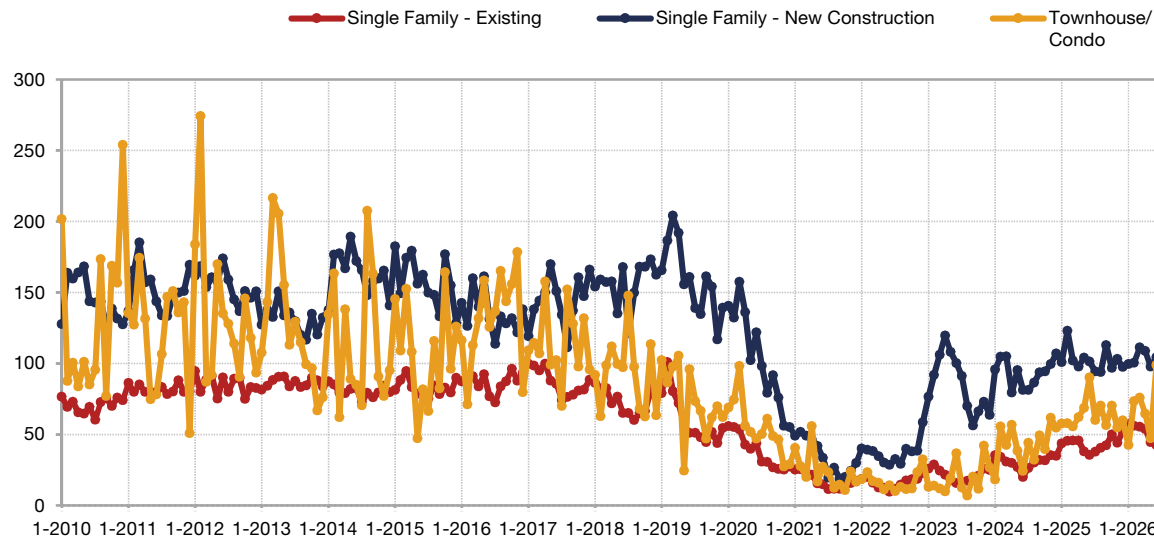
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Year to Date



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
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	109	65
May 2026	45	98	47
June 2026	42	104	99
12-Month Avg.*	48	102	64

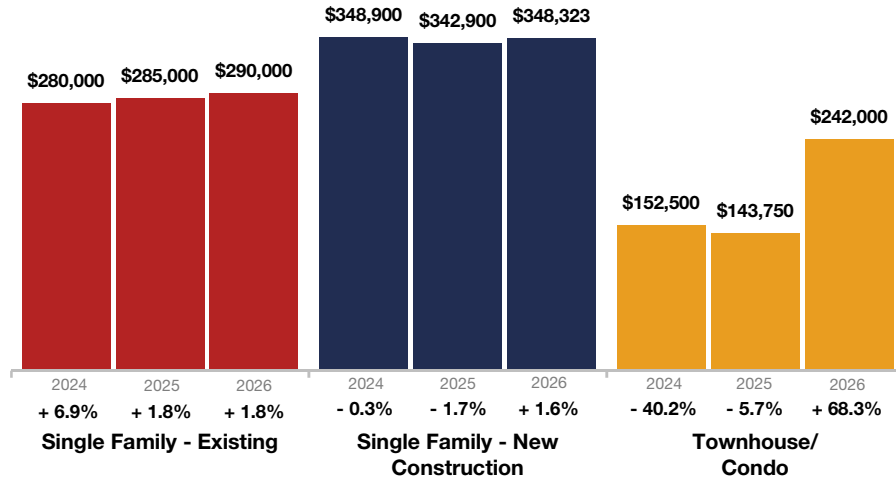
* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Median Sales Price

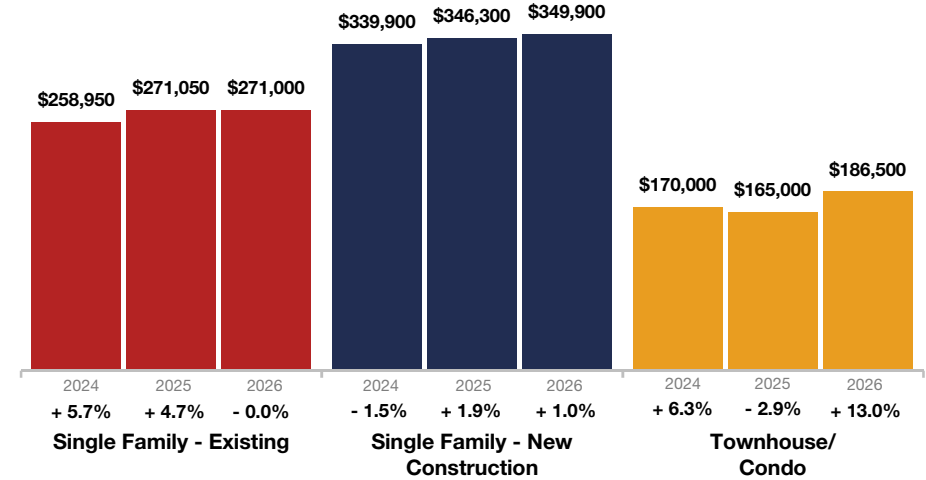
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



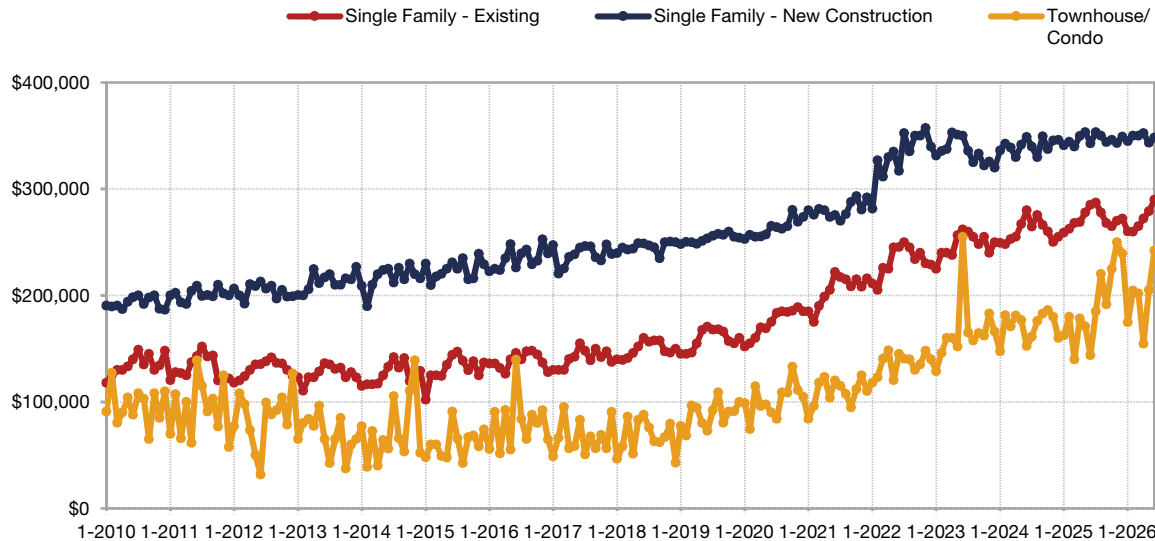
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Year to Date



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
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	\$269,900	\$343,208	\$250,000
December 2025	\$272,000	\$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	\$201,950
April 2026	\$272,000	\$352,430	\$154,500
May 2026	\$279,000	\$343,440	\$205,000
June 2026	\$290,000	\$348,323	\$242,000
12-Month Med.*	\$272,146	\$347,902	\$207,788

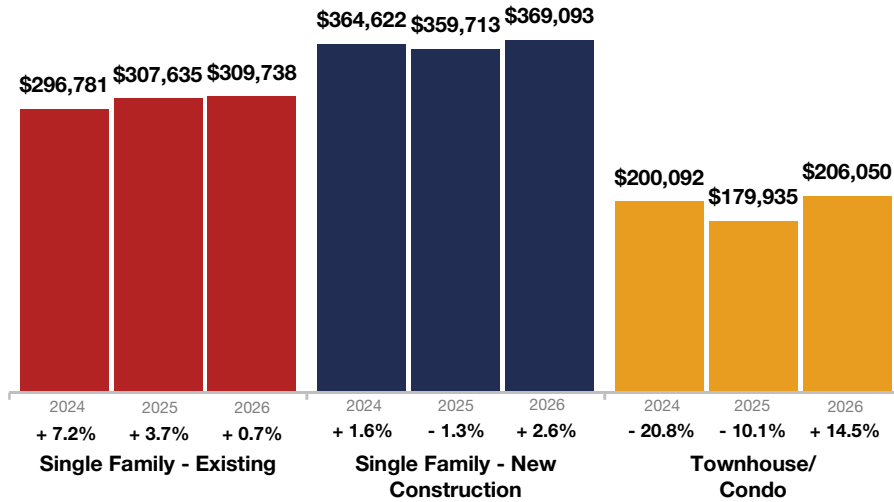
* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Average Sales Price

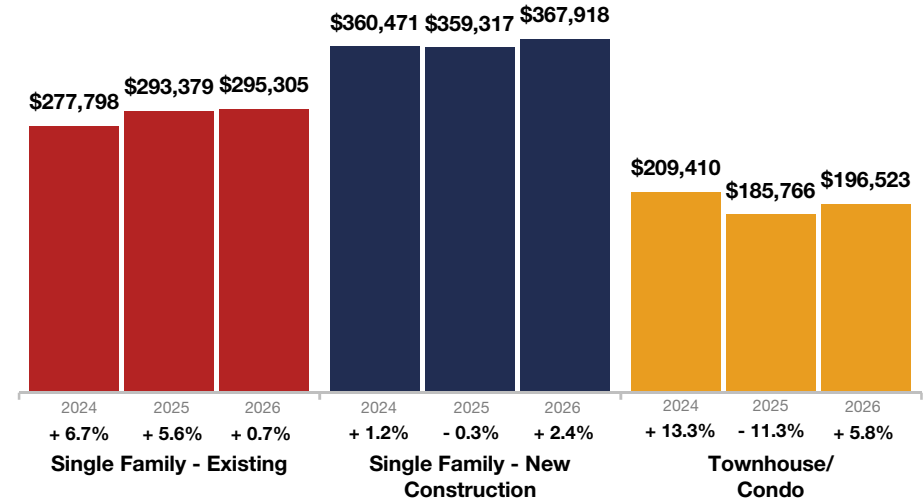
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



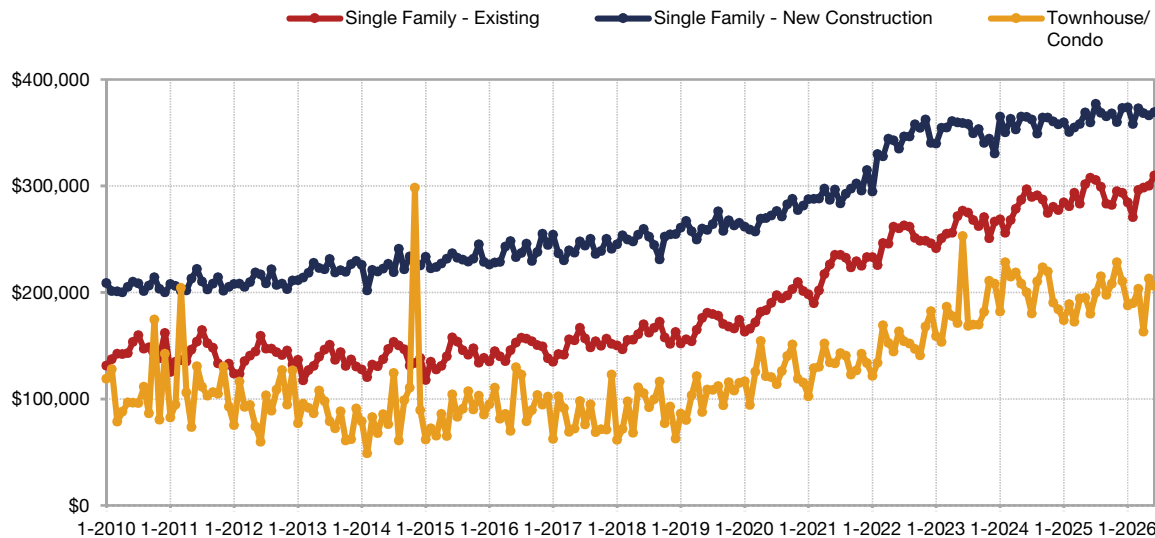
June



Year to Date



Historical Average 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
July 2025	\$305,451	\$376,909	\$199,708
August 2025	\$299,192	\$368,625	\$215,056
September 2025	\$283,171	\$365,452	\$197,736
October 2025	\$282,145	\$368,148	\$208,169
November 2025	\$294,864	\$359,883	\$228,390
December 2025	\$293,491	\$373,001	\$210,596
January 2026	\$284,446	\$373,816	\$187,814
February 2026	\$270,720	\$357,995	\$189,871
March 2026	\$296,190	\$372,746	\$203,435
April 2026	\$298,231	\$368,192	\$162,910
May 2026	\$300,139	\$366,361	\$212,815
June 2026	\$309,738	\$369,093	\$206,050
12-Month Avg.*	\$293,148	\$368,352	\$201,879

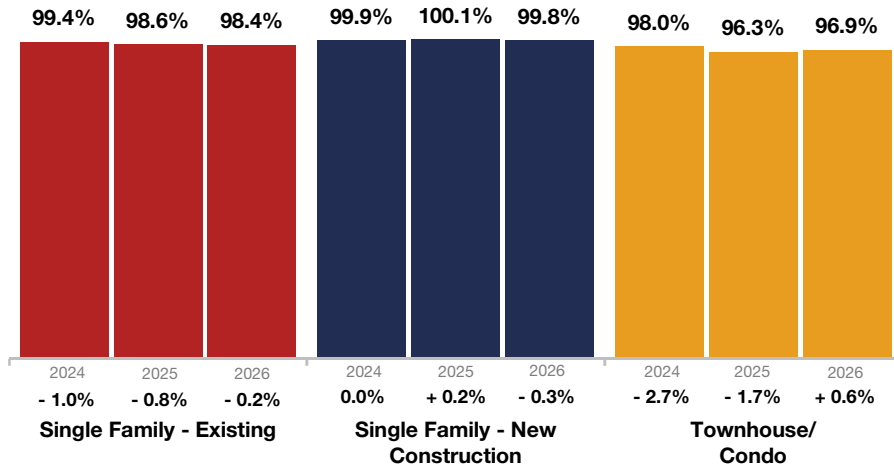
* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Percent of List Price Received

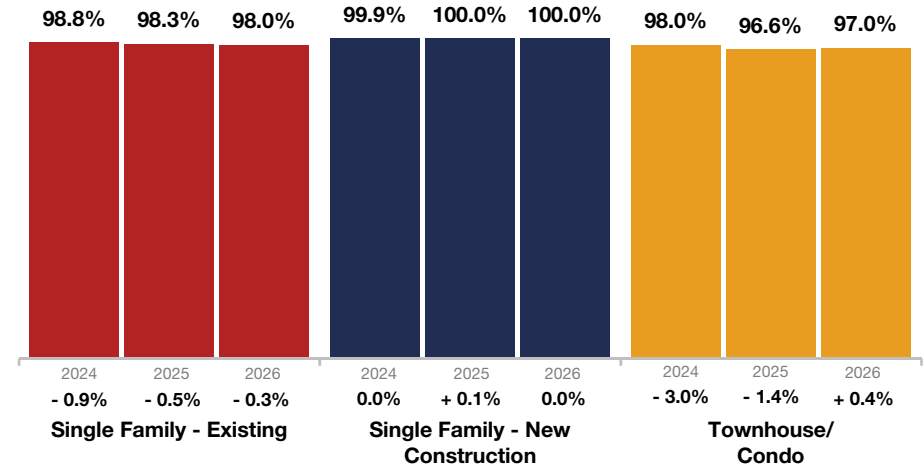
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



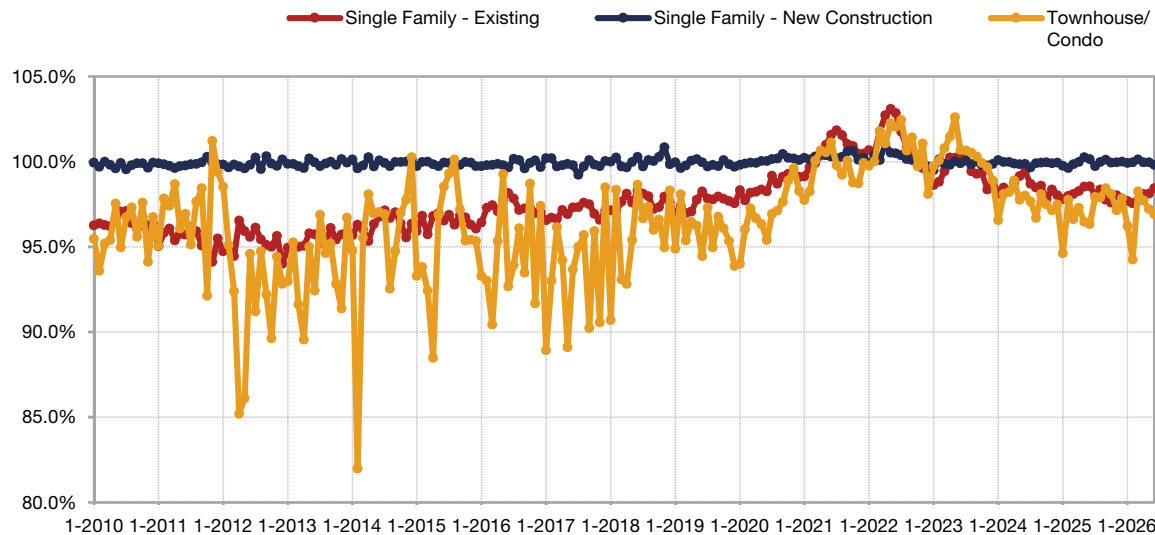
June



Year to Date



Historical Percent of List Price Received 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
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%	98.1%
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%	97.2%
June 2026	98.4%	99.8%	96.9%
12-Month Avg.*	97.9%	100.0%	97.3%

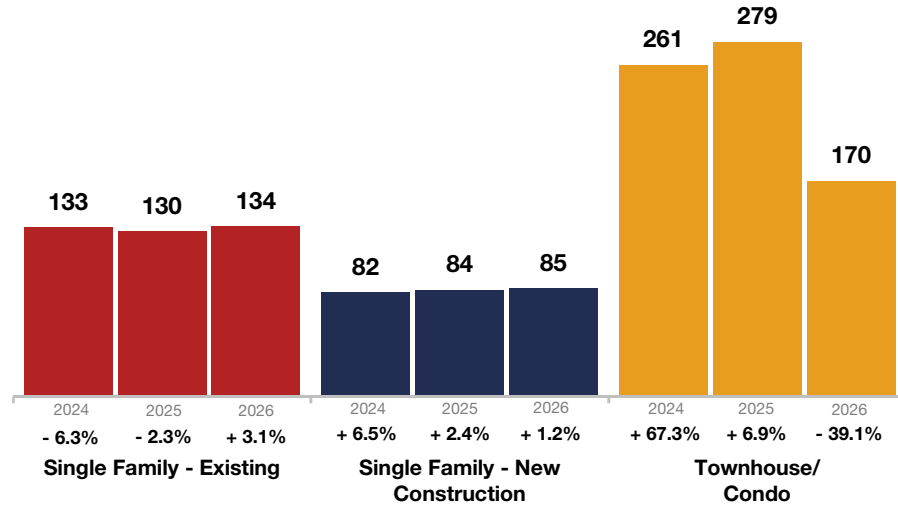
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Housing Affordability Index

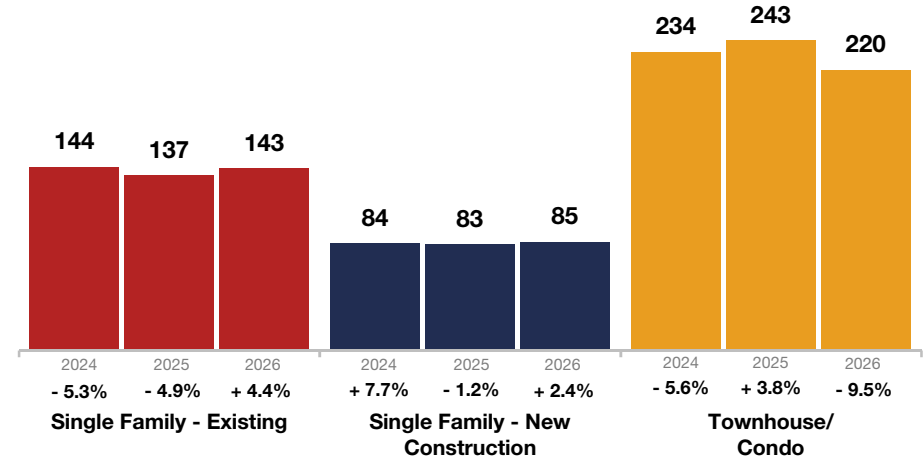
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



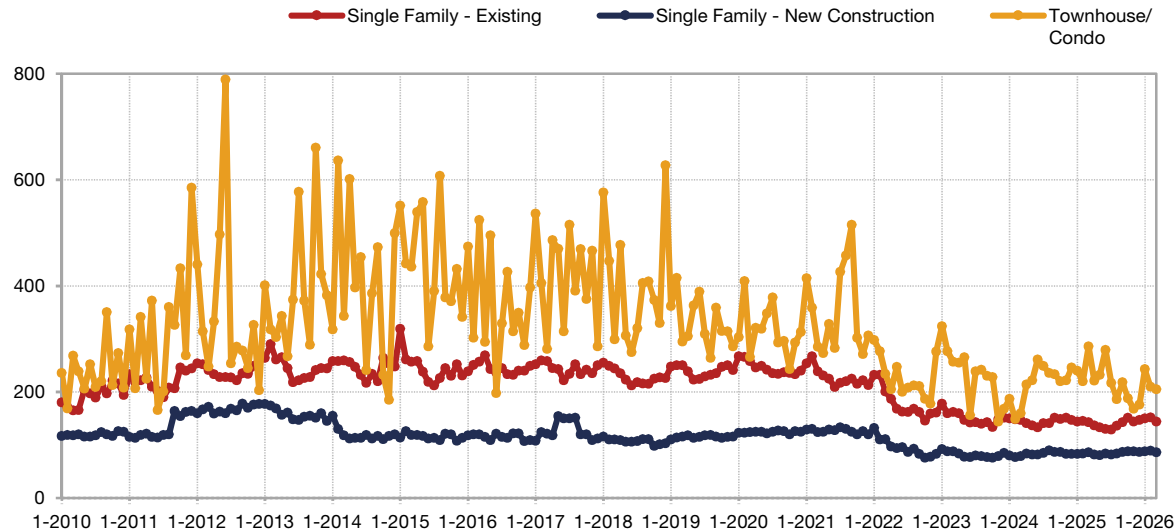
June



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
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	147	87	176
January 2026	150	88	243
February 2026	152	89	210
March 2026	144	86	205
April 2026	146	87	272
May 2026	139	87	200
June 2026	134	85	170
12-Month Avg.*	143	87	204

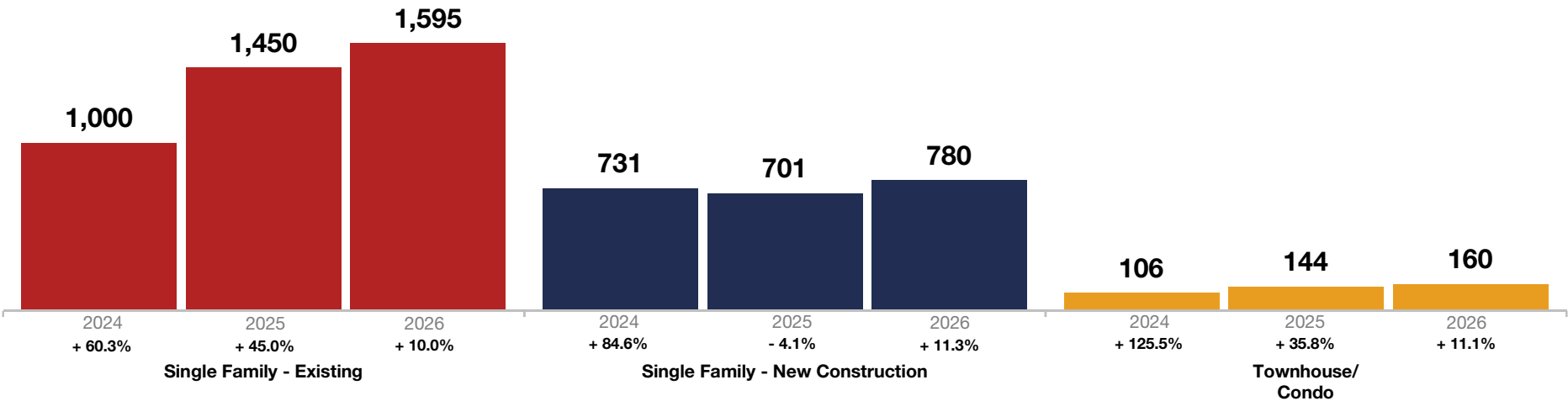
* Affordability Index for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

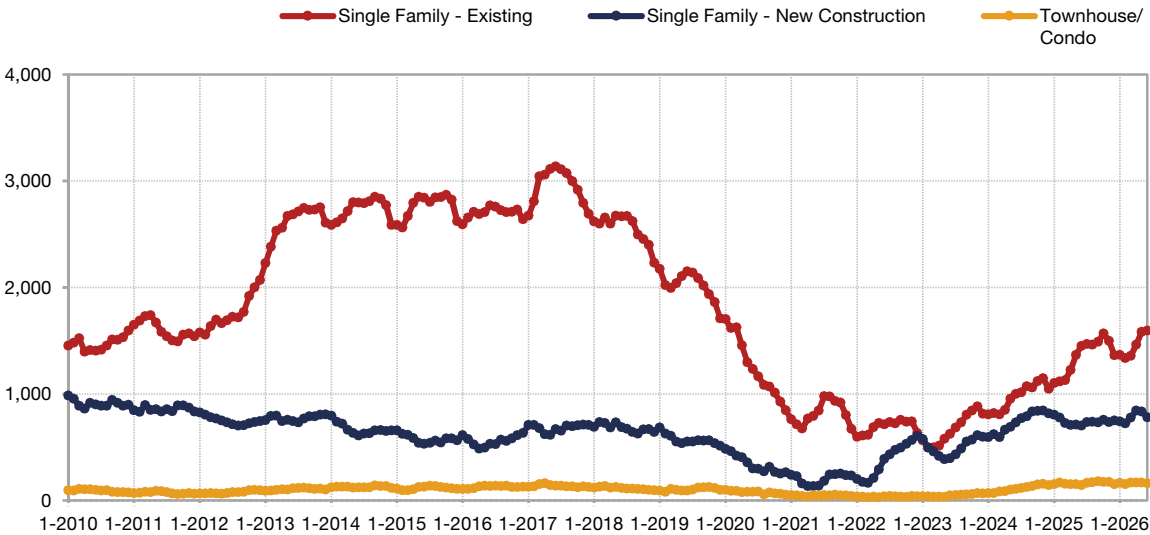
The number of properties available for sale in active status at the end of a given month.



June



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.

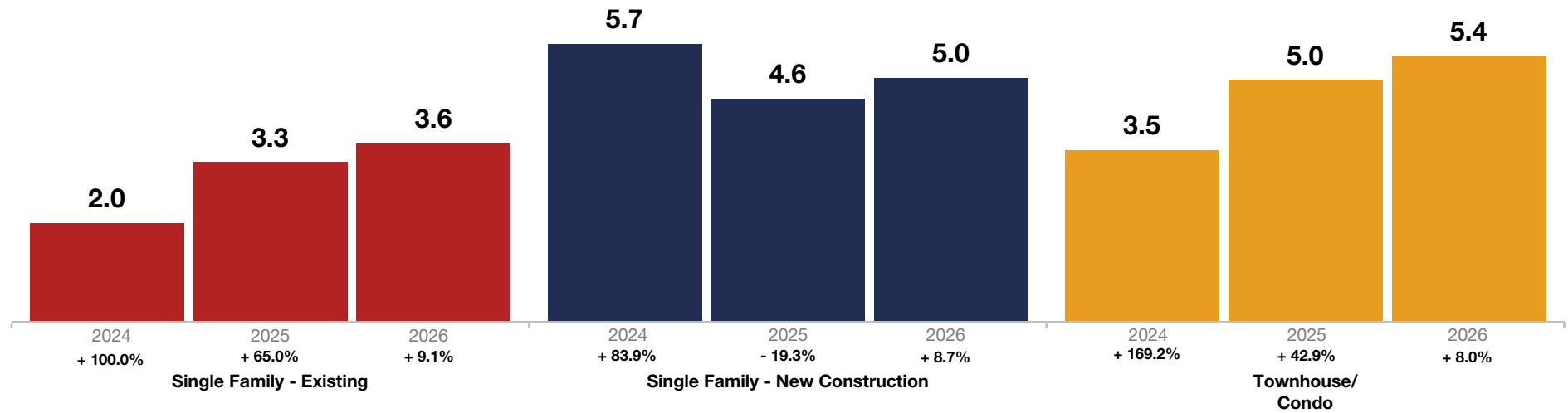
	Single Family - Existing	Single Family - New Construction	Townhouse/Condo
July 2025	1,467	735	163
August 2025	1,462	738	169
September 2025	1,490	731	179
October 2025	1,568	756	172
November 2025	1,499	736	174
December 2025	1,362	749	151
January 2026	1,366	742	165
February 2026	1,336	722	152
March 2026	1,356	777	166
April 2026	1,462	843	167
May 2026	1,582	834	168
June 2026	1,595	780	160
12-Month Avg.	1,462	762	166

Months Supply of Inventory

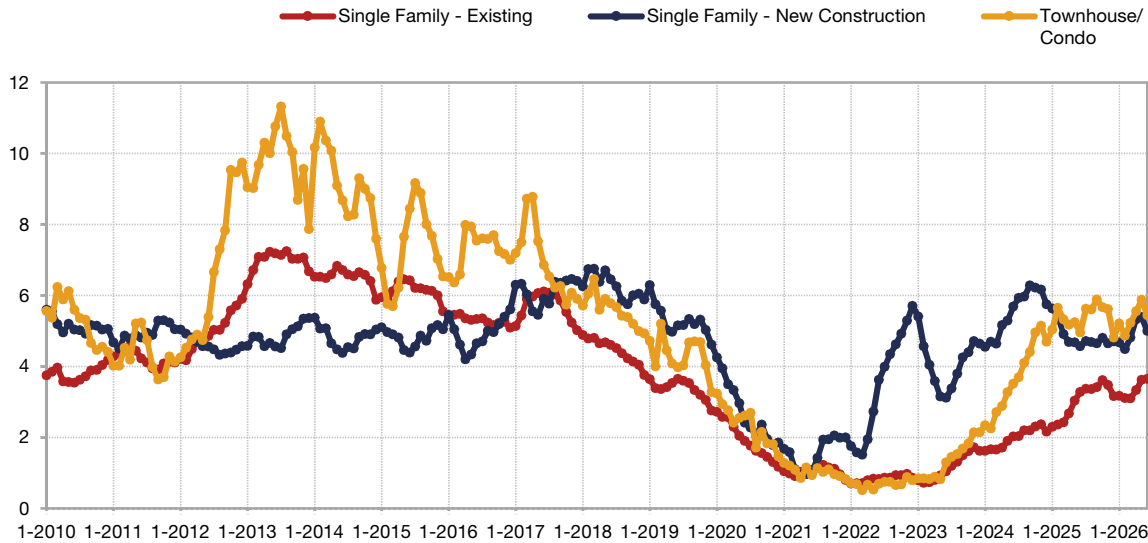
The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



June



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
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	5.6
May 2026	3.6	5.4	5.9
June 2026	3.6	5.0	5.4
12-Month Avg.*	3.4	4.8	5.4

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		980	899	- 8.3%	5,706	5,754	+ 0.8%
Pending Sales		663	707	+ 6.6%	4,063	4,158	+ 2.3%
Closed Sales		707	734	+ 3.8%	3,705	3,722	+ 0.5%
Days on Market		53	61	+ 15.1%	60	65	+ 8.3%
Median Sales Price		\$303,500	\$309,900	+ 2.1%	\$299,000	\$299,900	+ 0.3%
Avg. Sales Price		\$315,546	\$319,904	+ 1.4%	\$306,207	\$310,218	+ 1.3%
Pct. of List Price Received		98.9%	98.7%	- 0.2%	98.6%	98.5%	- 0.1%
Affordability Index		121	123	+ 1.7%	123	127	+ 3.3%
Homes for Sale		2,295	2,535	+ 10.5%	--	--	--
Months Supply		3.7	4.1	+ 10.8%	--	--	--