

# Local Market Update – March 2026

A Research Tool Provided by the Coastal Carolinas Association of REALTORS®



## Carolina Forest

Area: 10B

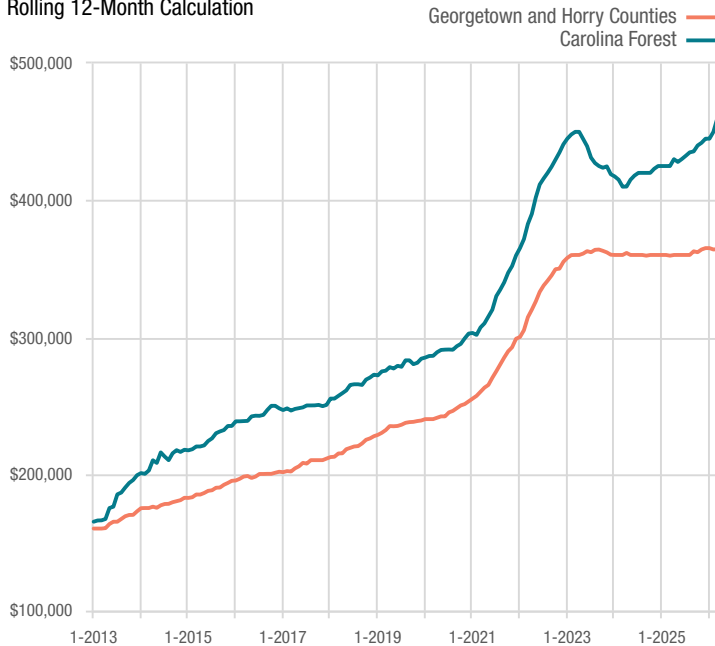
Single Family Properties	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	165	130	- 21.2%	416	329	- 20.9%
Closed Sales	97	81	- 16.5%	267	194	- 27.3%
Median Sales Price*	\$435,000	<b>\$497,900</b>	+ 14.5%	\$430,000	<b>\$475,400</b>	+ 10.6%
Percent of List Price Received*	97.6%	<b>97.7%</b>	+ 0.1%	97.4%	<b>97.3%</b>	- 0.1%
Days on Market Until Sale	130	<b>139</b>	+ 6.9%	128	<b>135</b>	+ 5.5%
Inventory of Homes for Sale	361	<b>266</b>	- 26.3%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	76	69	- 9.2%	187	179	- 4.3%
Closed Sales	31	30	- 3.2%	95	79	- 16.8%
Median Sales Price*	\$199,900	<b>\$190,000</b>	- 5.0%	\$222,000	<b>\$200,000</b>	- 9.9%
Percent of List Price Received*	97.2%	<b>96.8%</b>	- 0.4%	96.2%	<b>97.0%</b>	+ 0.8%
Days on Market Until Sale	107	<b>128</b>	+ 19.6%	106	<b>136</b>	+ 28.3%
Inventory of Homes for Sale	200	<b>215</b>	+ 7.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Median Sales Price - Single Family Properties

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation

