

Local Market Update – April 2026

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



Carolina Forest

Area: 10B

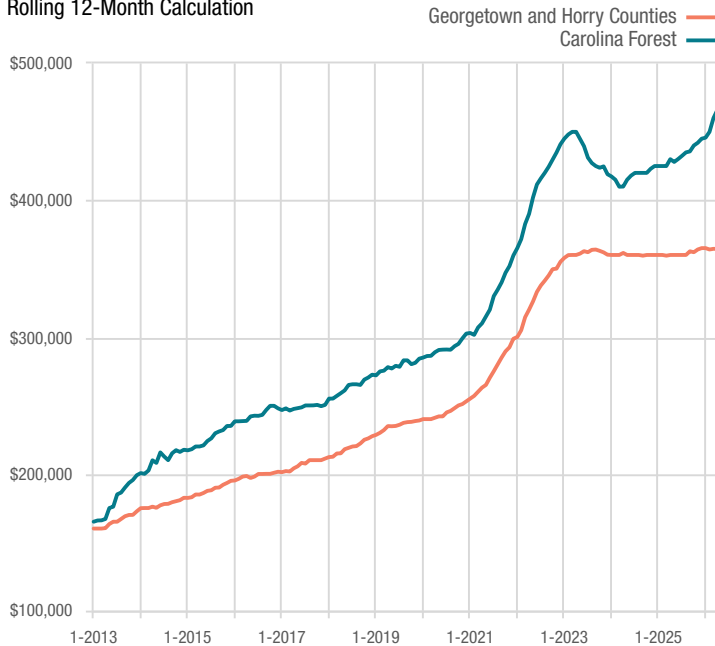
Single Family Properties	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	137	112	- 18.2%	553	442	- 20.1%
Closed Sales	122	84	- 31.1%	389	279	- 28.3%
Median Sales Price*	\$433,908	\$520,000	+ 19.8%	\$432,500	\$490,000	+ 13.3%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	97.6%	97.6%	0.0%
Days on Market Until Sale	123	129	+ 4.9%	126	133	+ 5.6%
Inventory of Homes for Sale	359	272	- 24.2%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	59	50	- 15.3%	246	230	- 6.5%
Closed Sales	30	34	+ 13.3%	125	114	- 8.8%
Median Sales Price*	\$221,000	\$178,250	- 19.3%	\$222,000	\$188,750	- 15.0%
Percent of List Price Received*	96.8%	95.6%	- 1.2%	96.4%	96.6%	+ 0.2%
Days on Market Until Sale	94	135	+ 43.6%	103	135	+ 31.1%
Inventory of Homes for Sale	211	205	- 2.8%	—	—	—

* 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

