

Monthly Indicators



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings were up 0.1 percent to 811. Pending Sales decreased 5.2 percent to 567. Inventory grew 10.4 percent to 2,813 units.

Median Sales Price was down 1.7 percent to \$285,000. Days on Market increased 2.9 percent to 71 days. Months Supply of Inventory was up 9.8 percent to 4.5 months.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

- 11.0%	- 1.7%	+ 9.8%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Greater Augusta Association of REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

Key market metrics for the current month and year-to-date figures.



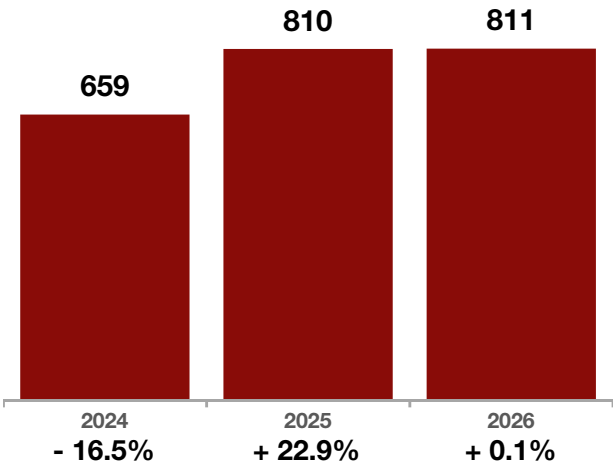
Key Metrics	Historical Sparkbars			09-2025	09-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	09-2024	09-2025	09-2026						
New Listings				810	811	+ 0.1%	7,998	8,042	+ 0.6%
Pending Sales				598	567	- 5.2%	6,018	5,913	- 1.7%
Closed Sales				664	591	- 11.0%	5,888	5,687	- 3.4%
Days on Market				69	71	+ 2.9%	65	78	+ 20.0%
Median Sales Price				\$290,000	\$285,000	- 1.7%	\$290,095	\$299,000	+ 3.1%
Average Sales Price				\$325,757	\$330,456	+ 1.4%	\$322,795	\$338,950	+ 5.0%
Pct. of List Price Received				98.1%	97.8%	- 0.3%	98.5%	98.1%	- 0.4%
Housing Affordability Index				111	101	- 9.0%	111	96	- 13.5%
Inventory of Homes for Sale				2,547	2,813	+ 10.4%	--	--	--
Months Supply of Inventory				4.1	4.5	+ 9.8%	--	--	--

New Listings

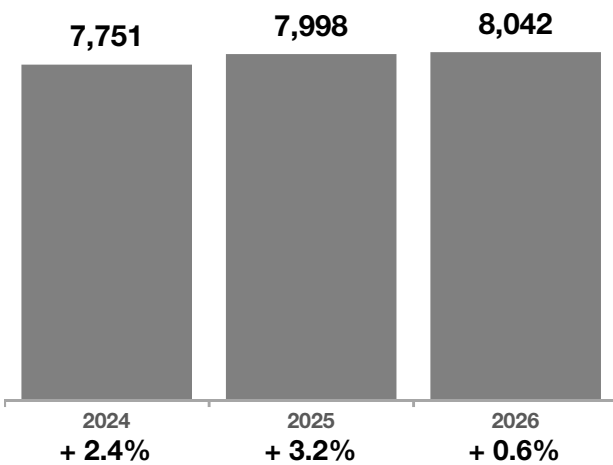
A count of the properties that have been newly listed on the market in a given month.



September

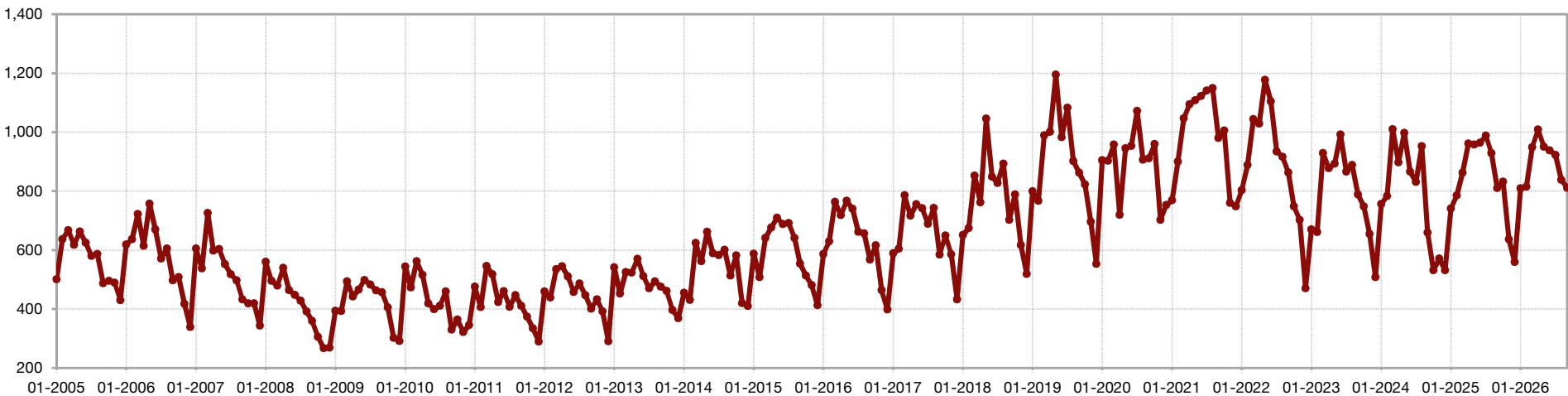


Year to Date



New Listings		Prior Year	Percent Change
October 2025	832	531	+56.7%
November 2025	637	571	+11.6%
December 2025	559	531	+5.3%
January 2026	809	741	+9.2%
February 2026	815	785	+3.8%
March 2026	949	862	+10.1%
April 2026	1,009	961	+5.0%
May 2026	950	958	-0.8%
June 2026	938	964	-2.7%
July 2026	923	988	-6.6%
August 2026	838	929	-9.8%
September 2026	811	810	+0.1%
12-Month Avg	839	803	+4.6%

Historical New Listings by Month

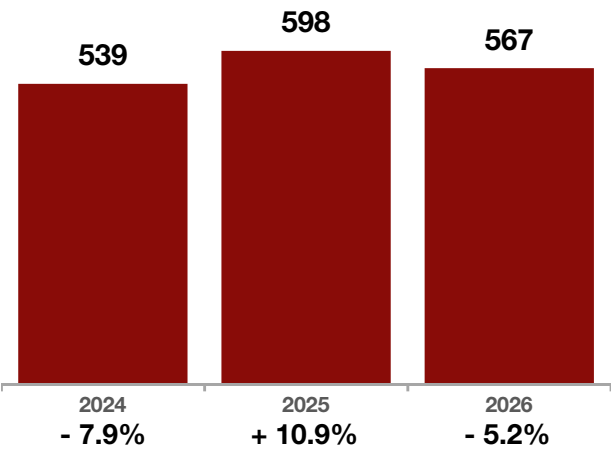


Pending Sales

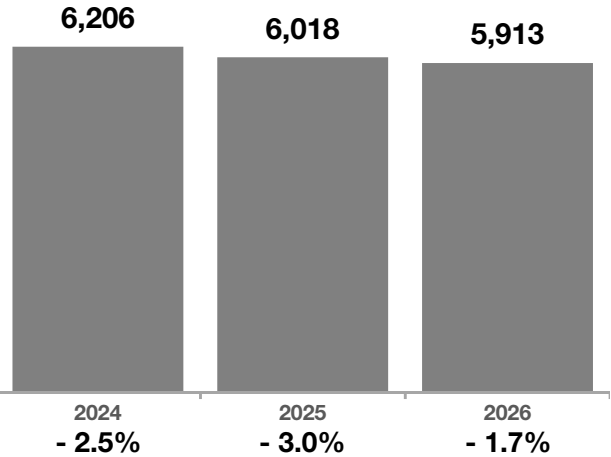
A count of the properties on which offers have been accepted in a given month.



September

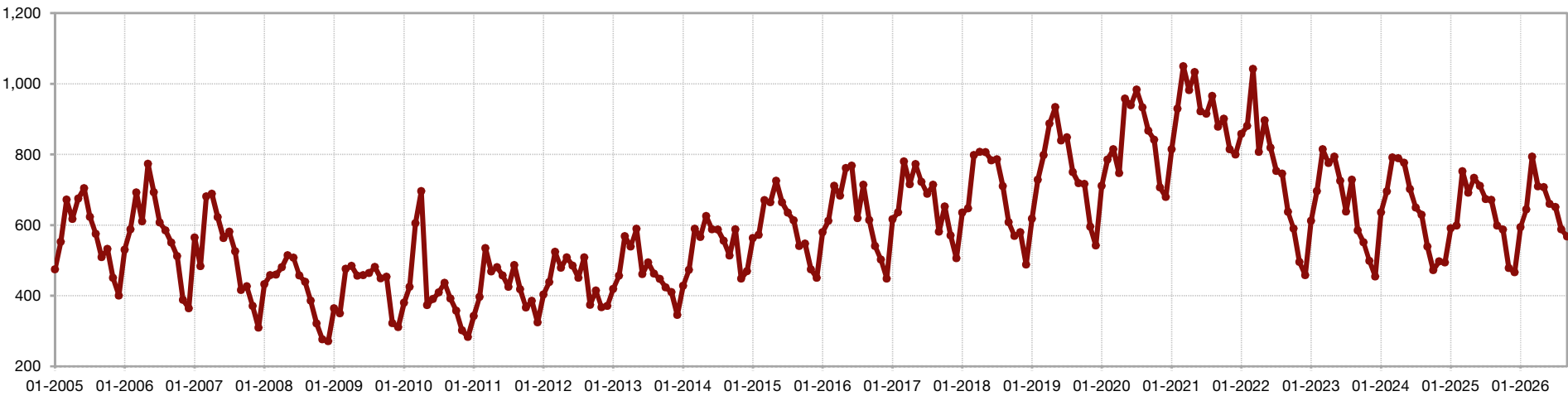


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	587	472	+24.4%
November 2025	478	497	-3.8%
December 2025	466	494	-5.7%
January 2026	594	591	+0.5%
February 2026	644	598	+7.7%
March 2026	793	752	+5.5%
April 2026	709	691	+2.6%
May 2026	707	733	-3.5%
June 2026	660	711	-7.2%
July 2026	651	673	-3.3%
August 2026	588	671	-12.4%
September 2026	567	598	-5.2%
12-Month Avg	620	623	-0.5%

Historical Pending Sales by Month

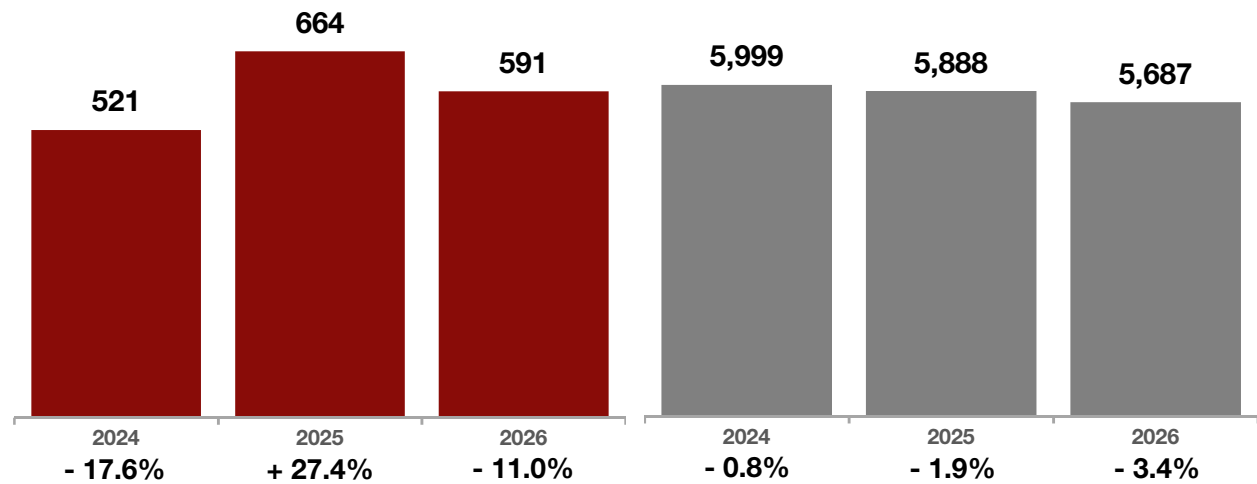


Closed Sales

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

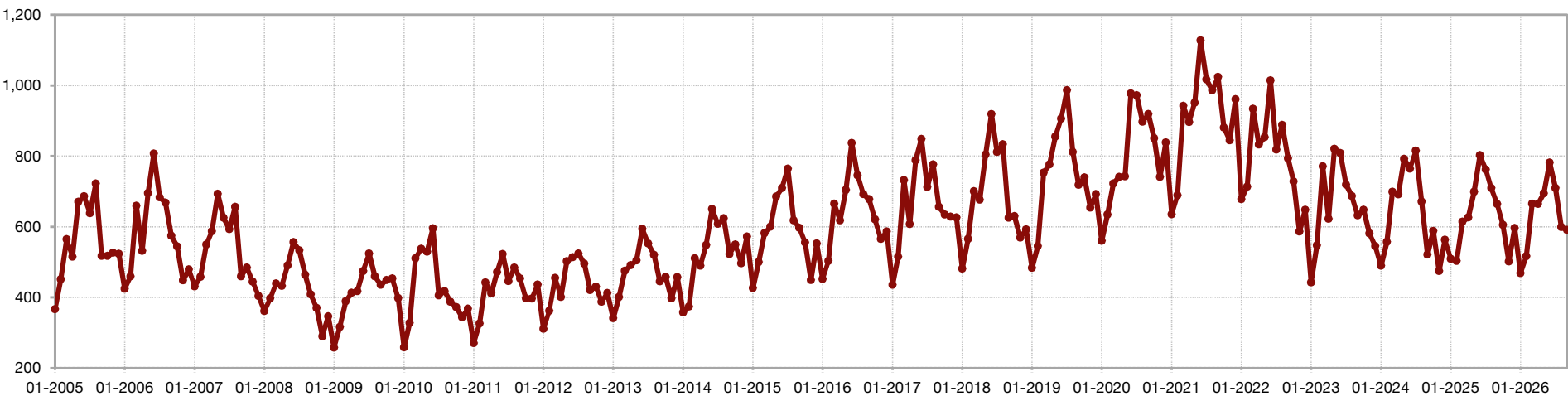


September



Closed Sales		Prior Year	Percent Change
October 2025	605	588	+2.9%
November 2025	501	474	+5.7%
December 2025	596	563	+5.9%
January 2026	468	509	-8.1%
February 2026	516	503	+2.6%
March 2026	665	614	+8.3%
April 2026	664	626	+6.1%
May 2026	694	699	-0.7%
June 2026	781	802	-2.6%
July 2026	709	762	-7.0%
August 2026	599	709	-15.5%
September 2026	591	664	-11.0%
12-Month Avg	616	626	-1.7%

Historical Closed Sales by Month

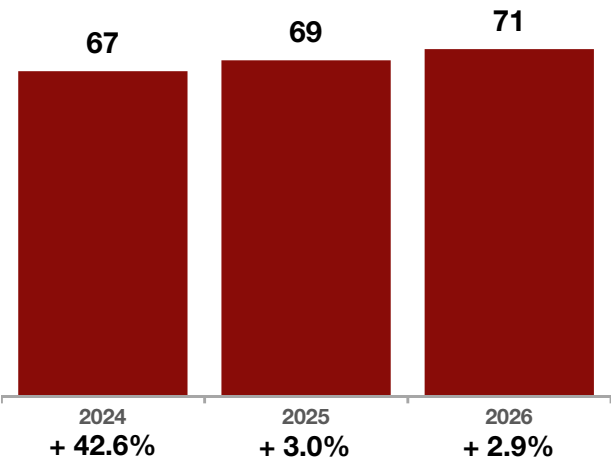


Days on Market Until Sale

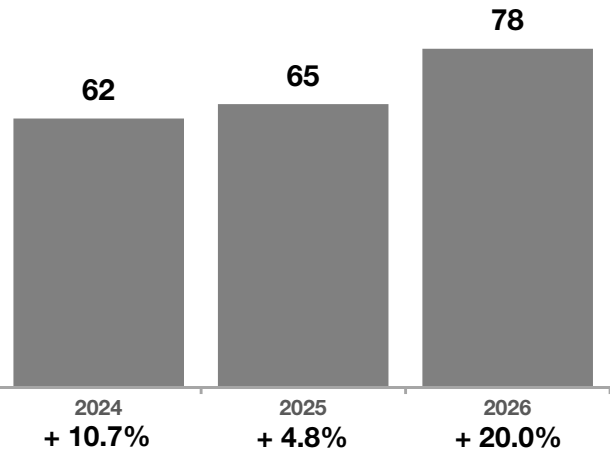
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



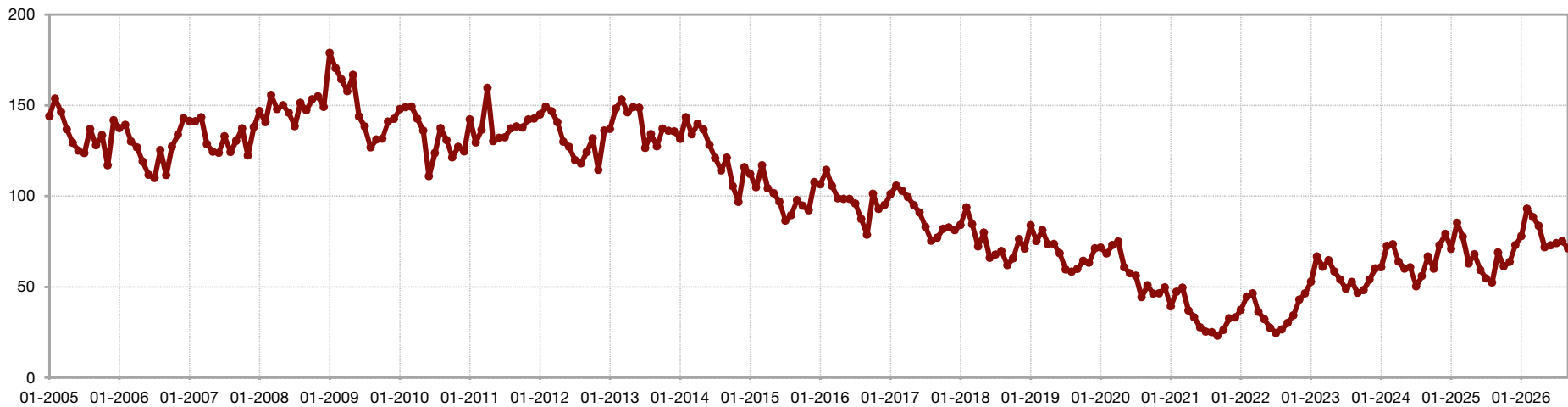
Year to Date



Days on Market		Prior Year	Percent Change
October 2025	61	60	+1.7%
November 2025	64	73	-12.3%
December 2025	73	79	-7.6%
January 2026	78	71	+9.9%
February 2026	93	85	+9.4%
March 2026	88	78	+12.8%
April 2026	84	63	+33.3%
May 2026	72	68	+5.9%
June 2026	73	59	+23.7%
July 2026	74	55	+34.5%
August 2026	75	52	+44.2%
September 2026	71	69	+2.9%
12-Month Avg*	75	66	+13.6%

* Average Days on Market of all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

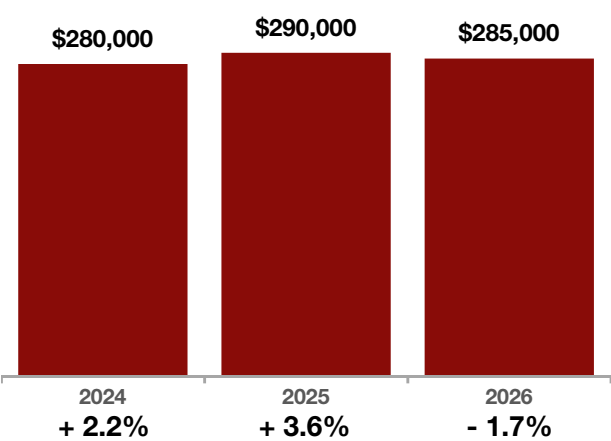


Median Sales Price

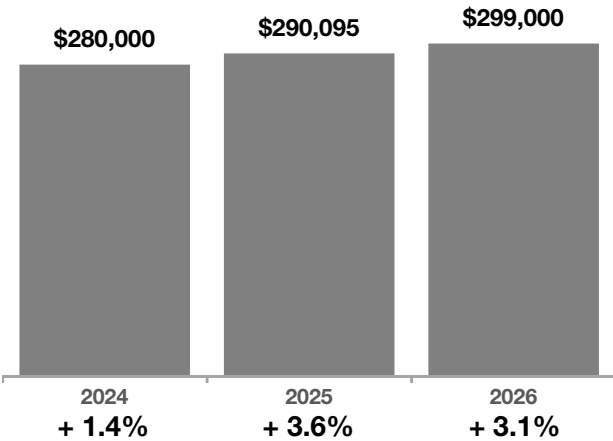
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



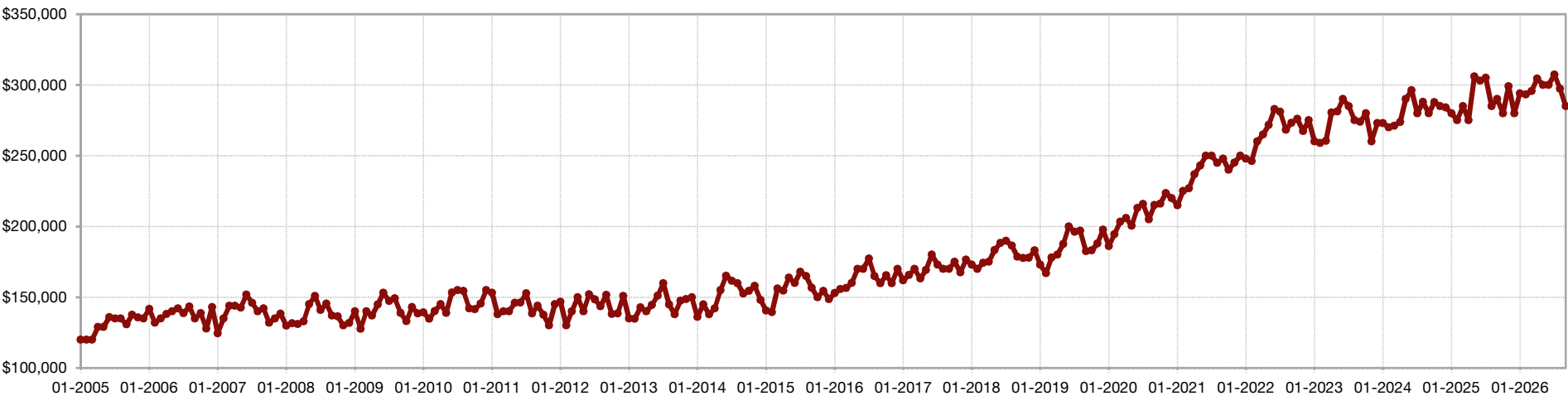
Year to Date



	Median Sales Price	Prior Year	Percent Change
October 2025	\$279,900	\$287,750	-2.7%
November 2025	\$299,000	\$285,000	+4.9%
December 2025	\$280,000	\$284,000	-1.4%
January 2026	\$294,015	\$280,000	+5.0%
February 2026	\$293,230	\$274,999	+6.6%
March 2026	\$295,700	\$284,950	+3.8%
April 2026	\$304,500	\$275,000	+10.7%
May 2026	\$300,000	\$306,088	-2.0%
June 2026	\$300,000	\$302,965	-1.0%
July 2026	\$307,400	\$305,000	+0.8%
August 2026	\$297,400	\$285,000	+4.4%
September 2026	\$285,000	\$290,000	-1.7%
12-Month Med*	\$295,000	\$290,000	+1.7%

* Median Sales Price of all properties from October 2025 through September 2026. This is not the median of the individual figures above.

Historical Median Sales Price by Month

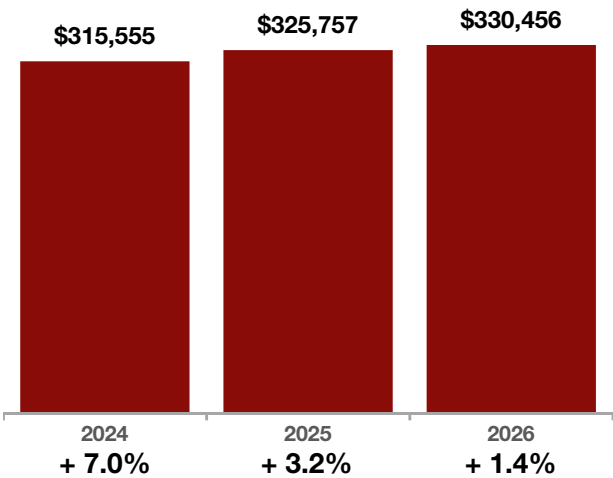


Average Sales Price

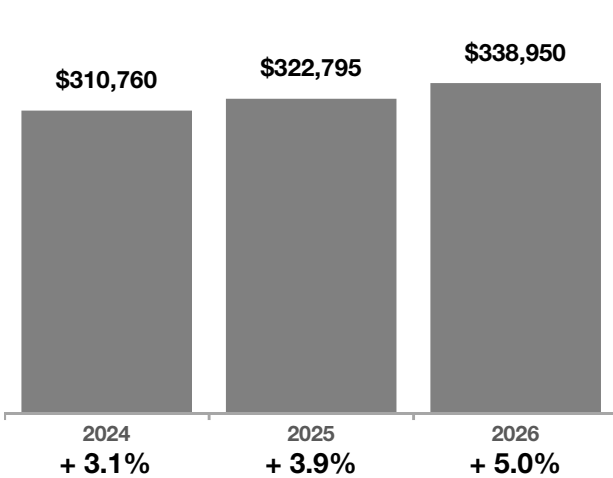
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



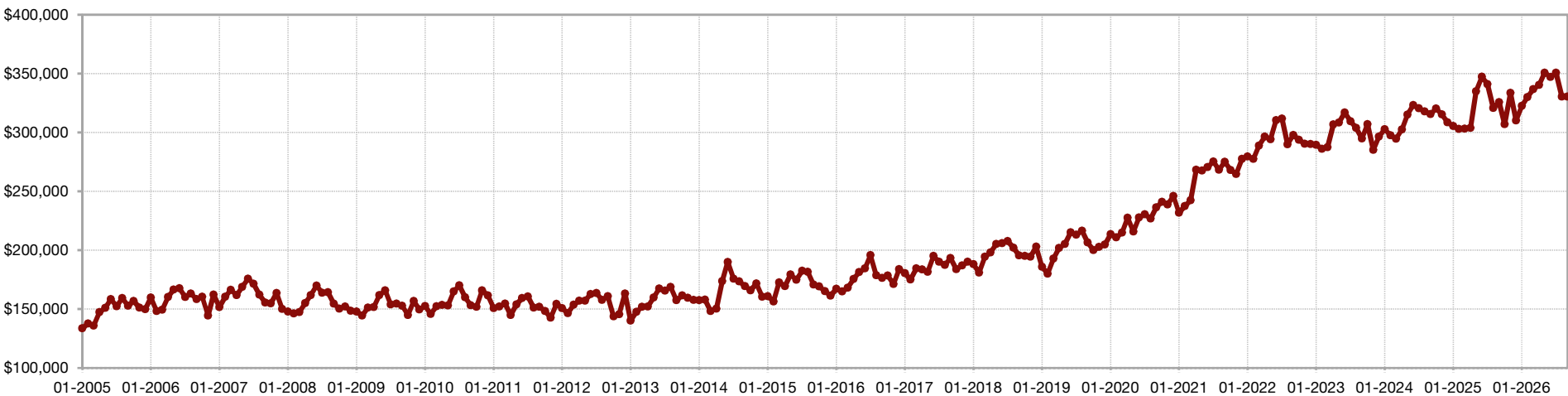
Year to Date



Avg. Sales Price		Prior Year	Percent Change
October 2025	\$306,963	\$320,345	-4.2%
November 2025	\$333,599	\$315,263	+5.8%
December 2025	\$310,132	\$308,715	+0.5%
January 2026	\$322,641	\$305,370	+5.7%
February 2026	\$329,910	\$303,007	+8.9%
March 2026	\$336,656	\$303,110	+11.1%
April 2026	\$340,415	\$303,850	+12.0%
May 2026	\$350,805	\$335,070	+4.7%
June 2026	\$347,109	\$347,406	-0.1%
July 2026	\$350,780	\$341,090	+2.8%
August 2026	\$330,384	\$320,830	+3.0%
September 2026	\$330,456	\$325,757	+1.4%
12-Month Avg*	\$332,488	\$319,151	+4.2%

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

Historical Average Sales Price by Month

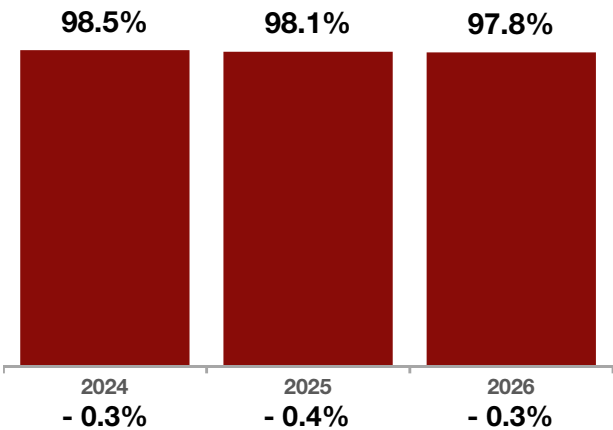


Percent of List Price Received

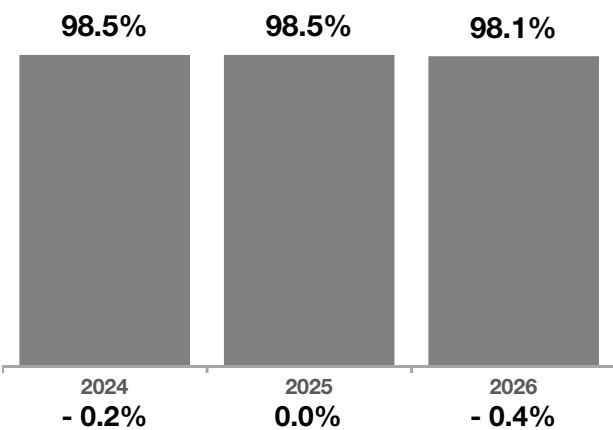
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



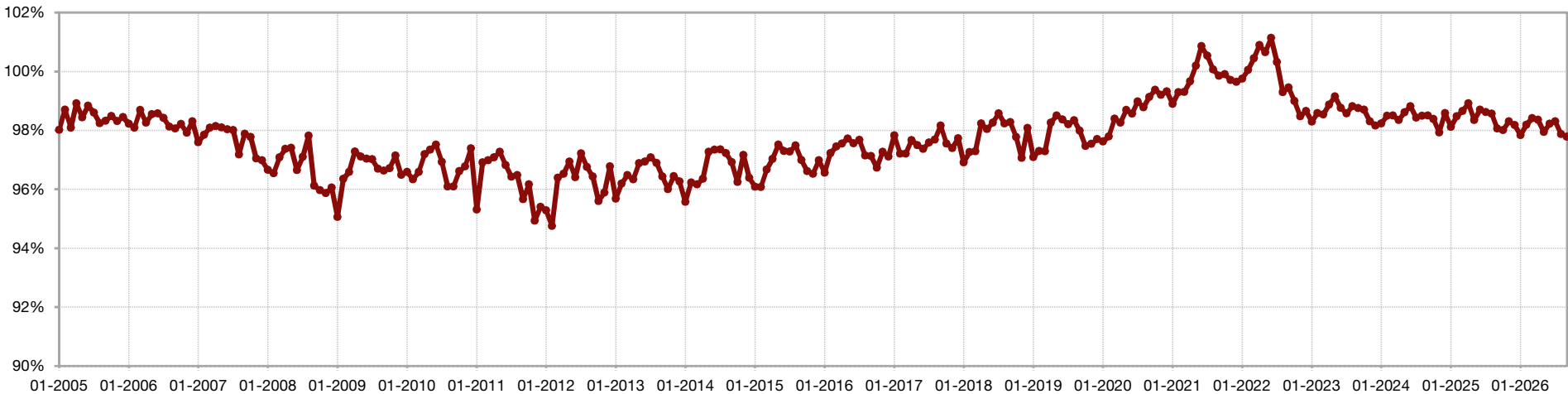
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
October 2025	98.0%	98.4%	-0.4%
November 2025	98.3%	97.9%	+0.4%
December 2025	98.2%	98.6%	-0.4%
January 2026	97.8%	98.1%	-0.3%
February 2026	98.2%	98.5%	-0.3%
March 2026	98.4%	98.7%	-0.3%
April 2026	98.4%	98.9%	-0.5%
May 2026	97.9%	98.3%	-0.4%
June 2026	98.2%	98.7%	-0.5%
July 2026	98.3%	98.6%	-0.3%
August 2026	97.9%	98.6%	-0.7%
September 2026	97.8%	98.1%	-0.3%
12-Month Avg*		98.1%	-0.4%

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

Historical Percent of List Price Received by Month

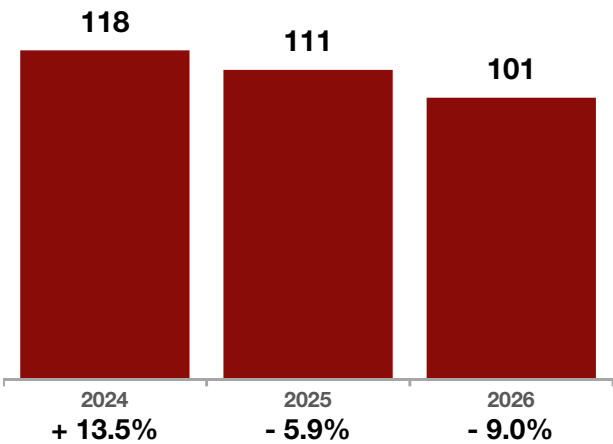


Housing Affordability Index

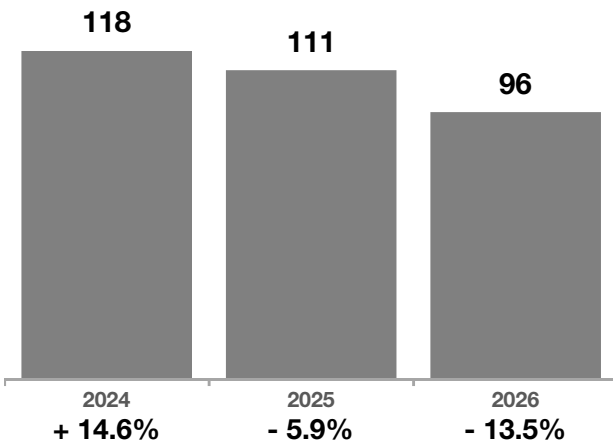
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

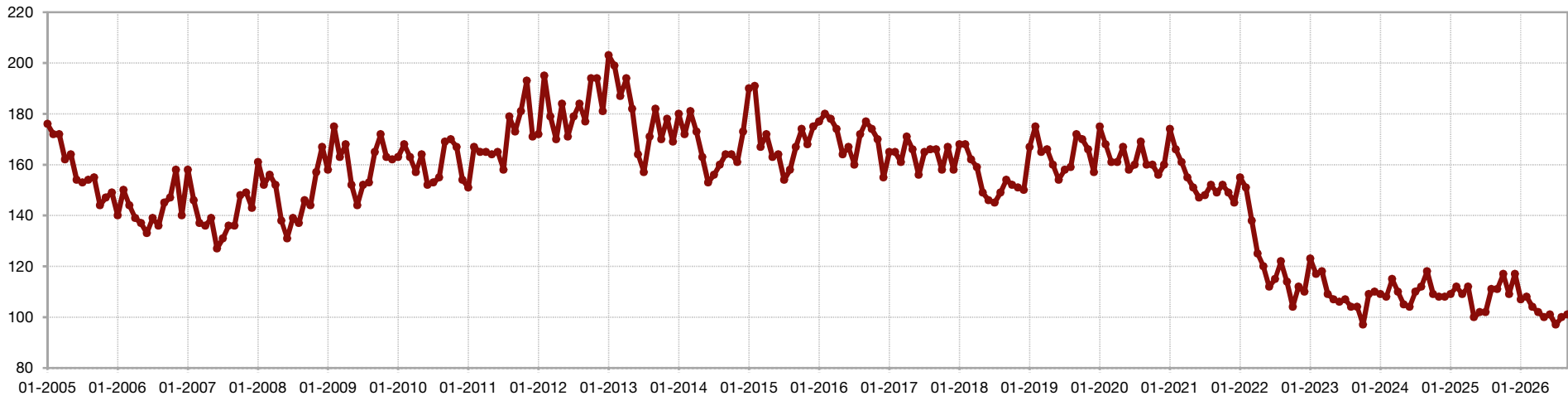


Year to Date



Affordability Index		Prior Year	Percent Change
October 2025	117	109	+7.3%
November 2025	109	108	+0.9%
December 2025	117	108	+8.3%
January 2026	107	109	-1.8%
February 2026	108	112	-3.6%
March 2026	104	109	-4.6%
April 2026	102	112	-8.9%
May 2026	100	100	0.0%
June 2026	101	102	-1.0%
July 2026	97	102	-4.9%
August 2026	100	111	-9.9%
September 2026	101	111	-9.0%
12-Month Avg	105	108	-2.3%

Historical Housing Affordability Index by Month

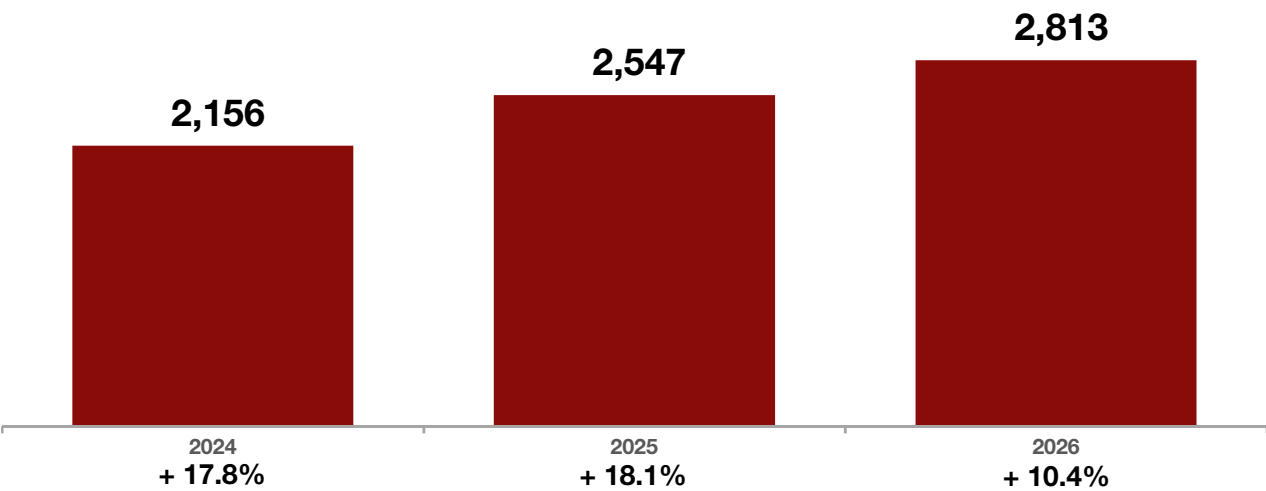


Inventory of Homes for Sale

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



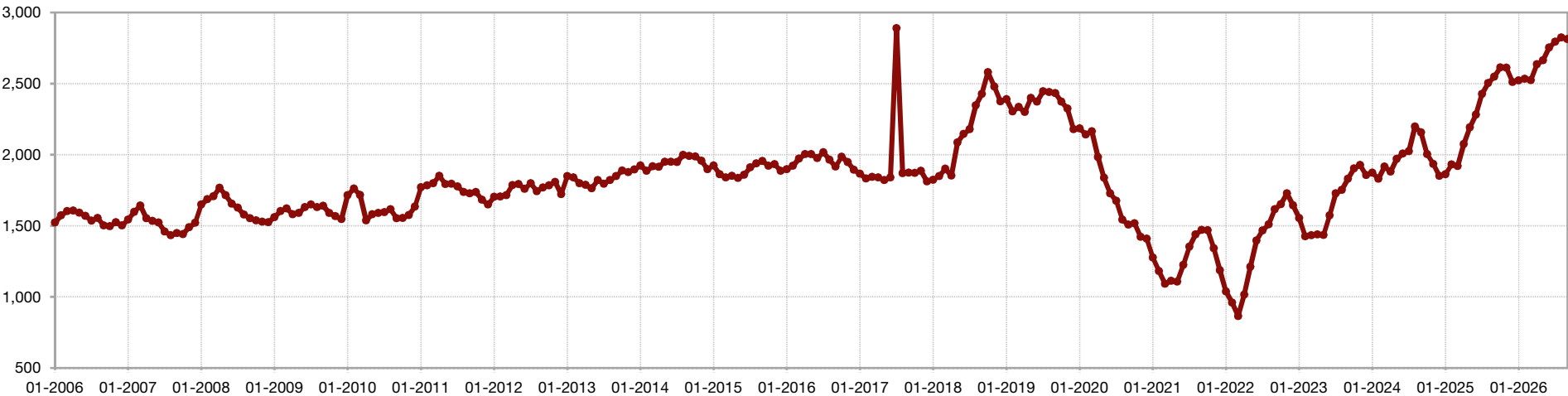
September



Homes for Sale		Prior Year	Percent Change
October 2025	2,613	2,003	+30.5%
November 2025	2,612	1,935	+35.0%
December 2025	2,510	1,851	+35.6%
January 2026	2,522	1,861	+35.5%
February 2026	2,533	1,930	+31.2%
March 2026	2,523	1,920	+31.4%
April 2026	2,636	2,074	+27.1%
May 2026	2,664	2,191	+21.6%
June 2026	2,753	2,281	+20.7%
July 2026	2,794	2,427	+15.1%
August 2026	2,823	2,503	+12.8%
September 2026	2,813	2,547	+10.4%
12-Month Avg*	2,650	2,525	+5.0%

* Homes for Sale for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

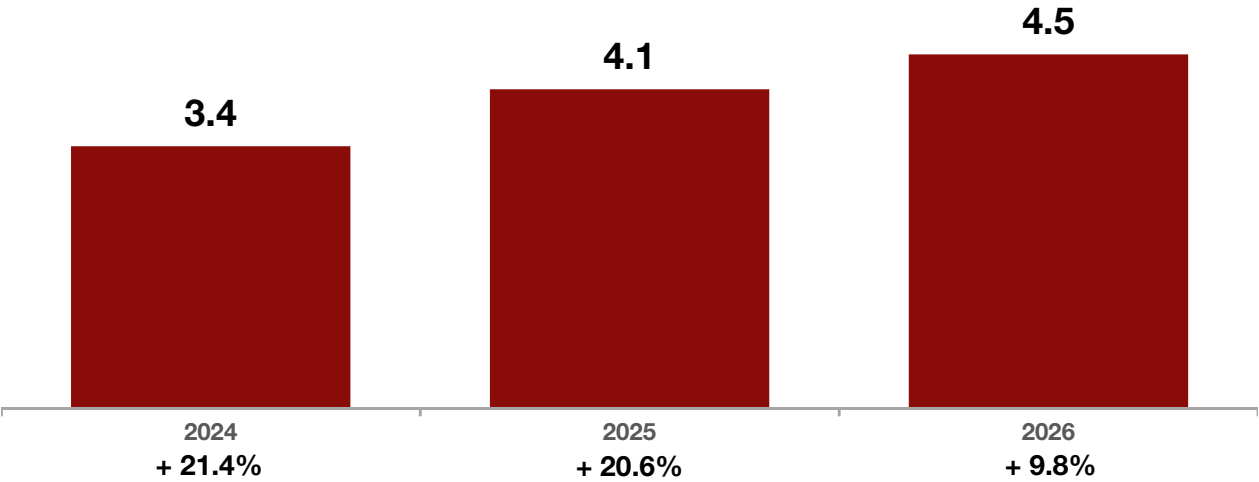


Months Supply of Inventory

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



September



Months Supply		Prior Year	Percent Change
October 2025	4.1	3.2	+28.1%
November 2025	4.1	3.0	+36.7%
December 2025	4.0	2.9	+37.9%
January 2026	4.0	2.9	+37.9%
February 2026	4.0	3.1	+29.0%
March 2026	4.0	3.1	+29.0%
April 2026	4.1	3.4	+20.6%
May 2026	4.2	3.6	+16.7%
June 2026	4.4	3.7	+18.9%
July 2026	4.4	3.9	+12.8%
August 2026	4.5	4.0	+12.5%
September 2026	4.5	4.1	+9.8%
12-Month Avg*	4.2	3.4	+23.5%

* Months Supply for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

