

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 10.7 percent to 341. Pending Sales decreased 66.8 percent to 69. Inventory grew 40.9 percent to 1,375 units.

Median Sales Price was up 2.9 percent to \$237,900. Days on Market increased 27.8 percent to 69 days. Months Supply of Inventory was up 55.6 percent to 7.0 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

+ 3.3%	+ 2.9%	+ 55.6%
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 Pee Dee REALTOR® Association. 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.



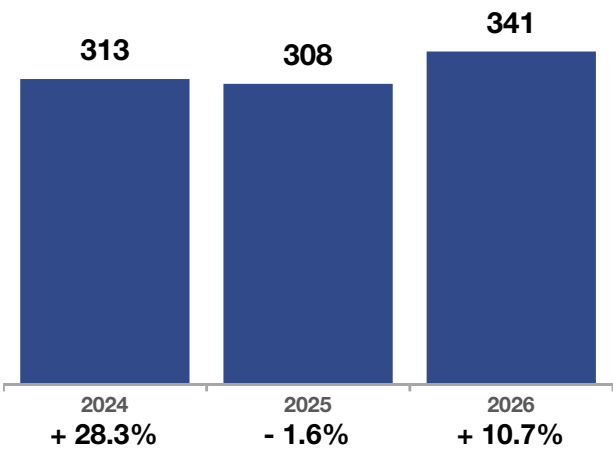
Key Metrics	Historical Sparkbars			09-2025	09-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	09-2024	09-2025	09-2026						
New Listings				308	341	+ 10.7%	2,768	3,059	+ 10.5%
Pending Sales				208	69	- 66.8%	2,061	1,840	- 10.7%
Closed Sales				210	217	+ 3.3%	1,991	1,945	- 2.3%
Days on Market				54	69	+ 27.8%	66	70	+ 6.1%
Median Sales Price				\$231,200	\$237,900	+ 2.9%	\$229,900	\$233,000	+ 1.3%
Average Sales Price				\$271,314	\$276,238	+ 1.8%	\$251,532	\$258,884	+ 2.9%
Pct. of List Price Received				97.4%	97.8%	+ 0.4%	97.1%	97.1%	0.0%
Housing Affordability Index				126	109	- 13.5%	126	111	- 11.9%
Inventory of Homes for Sale				976	1,375	+ 40.9%	--	--	--
Months Supply of Inventory				4.5	7.0	+ 55.6%	--	--	--

New Listings

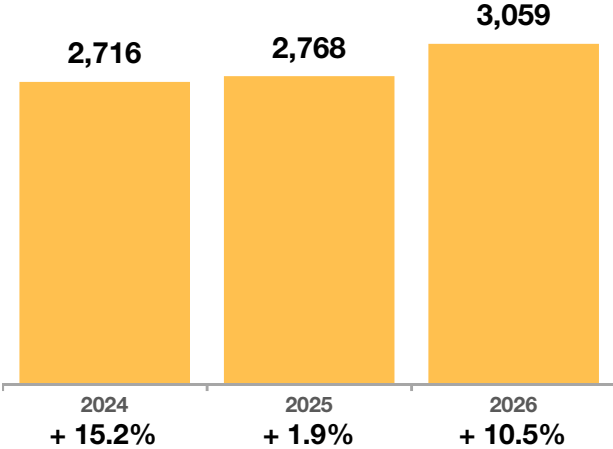
A count of the properties that have been newly listed on the market in a given month.



September

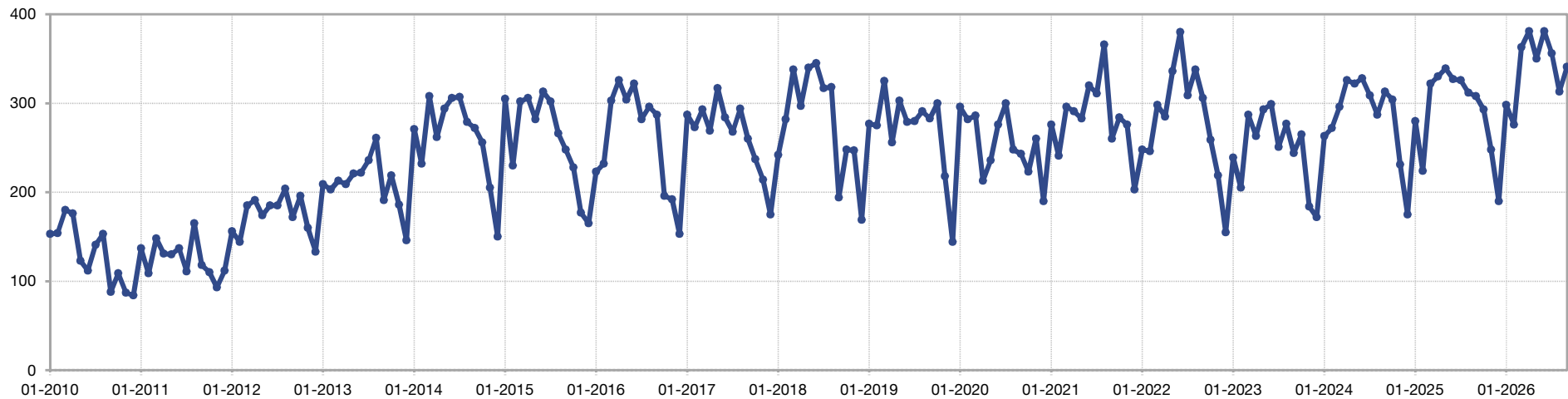


Year to Date



New Listings		Prior Year	Percent Change
October 2025	293	304	-3.6%
November 2025	248	231	+7.4%
December 2025	190	175	+8.6%
January 2026	298	280	+6.4%
February 2026	276	224	+23.2%
March 2026	363	322	+12.7%
April 2026	381	330	+15.5%
May 2026	350	339	+3.2%
June 2026	381	327	+16.5%
July 2026	356	326	+9.2%
August 2026	313	312	+0.3%
September 2026	341	308	+10.7%
12-Month Avg	316	290	+9.0%

Historical New Listings by Month

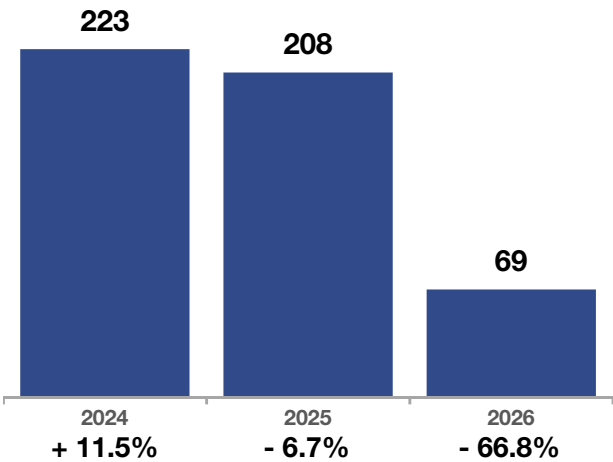


Pending Sales

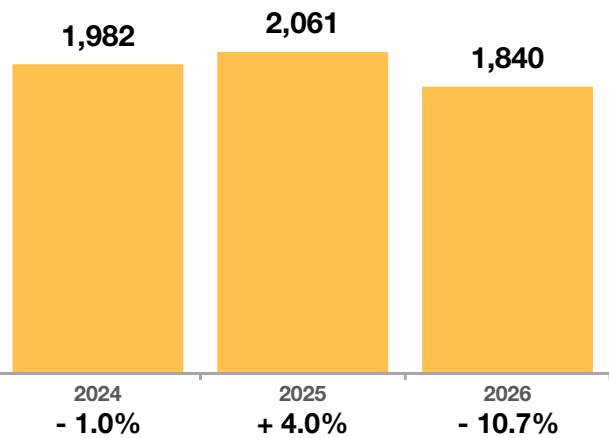
A count of the properties on which offers have been accepted in a given month.



September

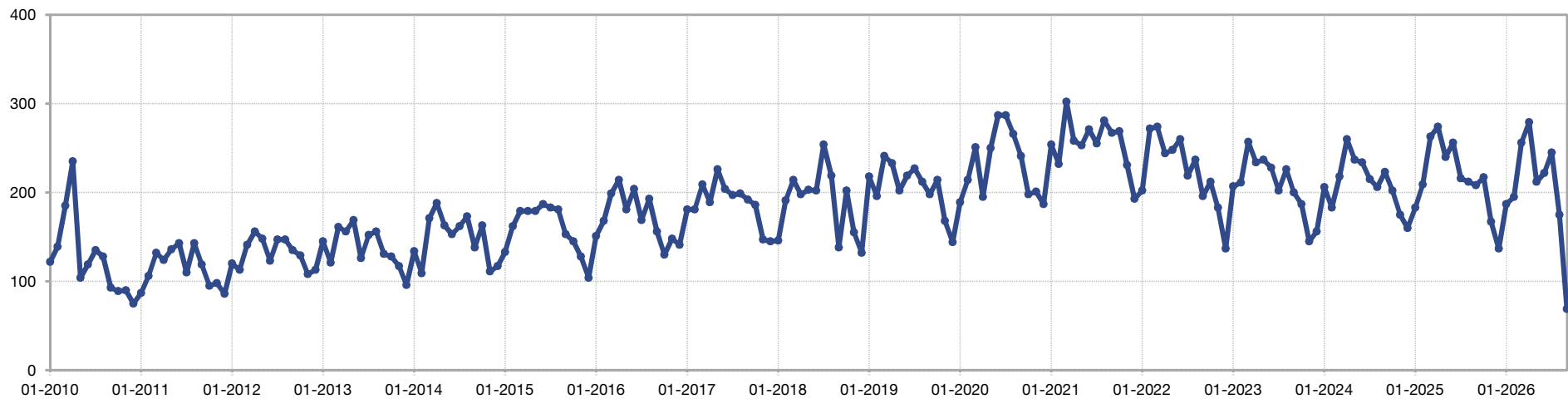


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	217	202	+7.4%
November 2025	167	175	-4.6%
December 2025	137	160	-14.4%
January 2026	187	183	+2.2%
February 2026	195	209	-6.7%
March 2026	256	263	-2.7%
April 2026	279	274	+1.8%
May 2026	212	240	-11.7%
June 2026	222	256	-13.3%
July 2026	245	216	+13.4%
August 2026	175	212	-17.5%
September 2026	69	208	-66.8%
12-Month Avg	197	217	-9.1%

Historical Pending Sales by Month

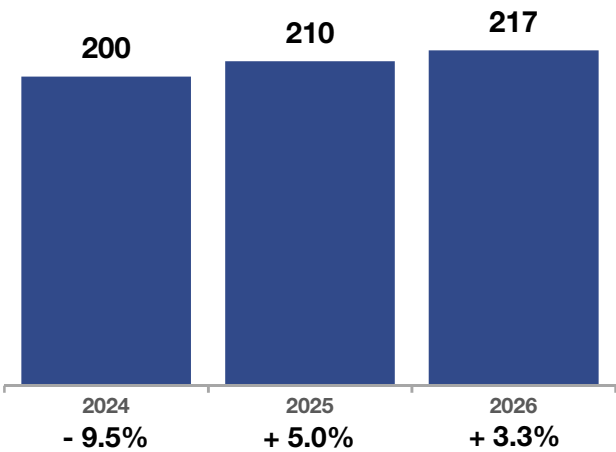


Closed Sales

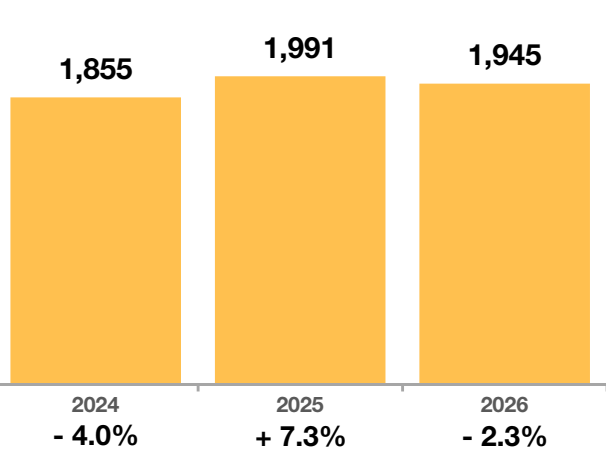
A count of the actual sales that closed in a given month.



September

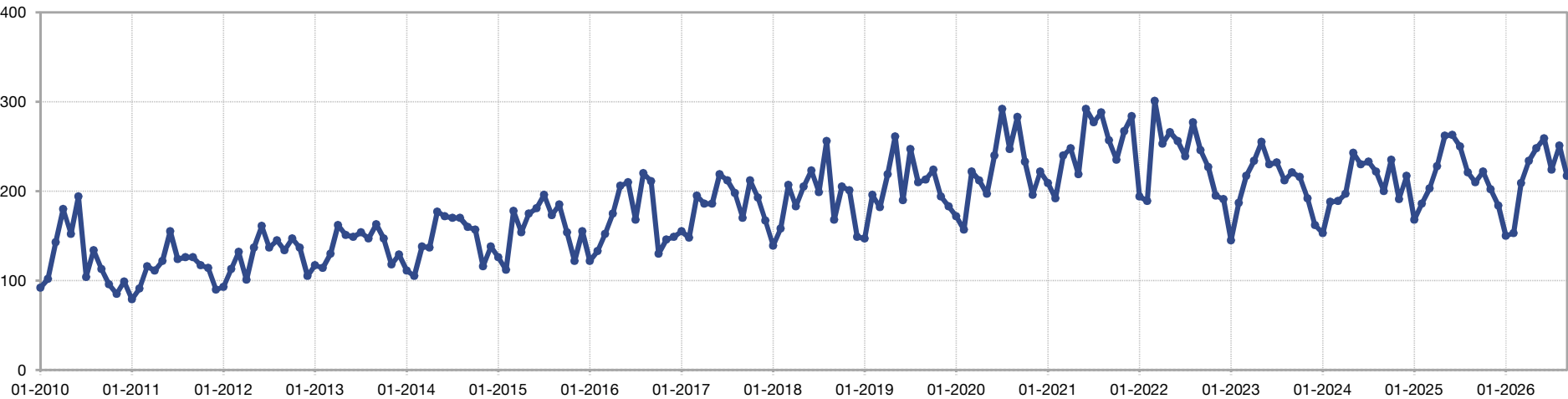


Year to Date



Closed Sales		Prior Year	Percent Change
October 2025	222	235	-5.5%
November 2025	202	191	+5.8%
December 2025	184	217	-15.2%
January 2026	150	168	-10.7%
February 2026	153	186	-17.7%
March 2026	209	203	+3.0%
April 2026	234	228	+2.6%
May 2026	248	262	-5.3%
June 2026	259	263	-1.5%
July 2026	224	250	-10.4%
August 2026	251	221	+13.6%
September 2026	217	210	+3.3%
12-Month Avg	213	220	-3.1%

Historical Closed Sales by Month

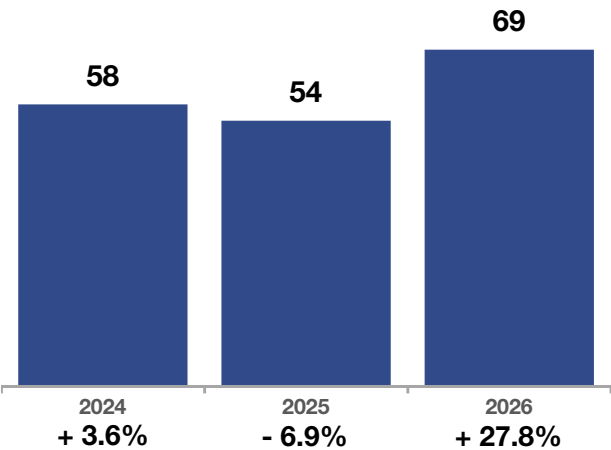


Days on Market Until Sale

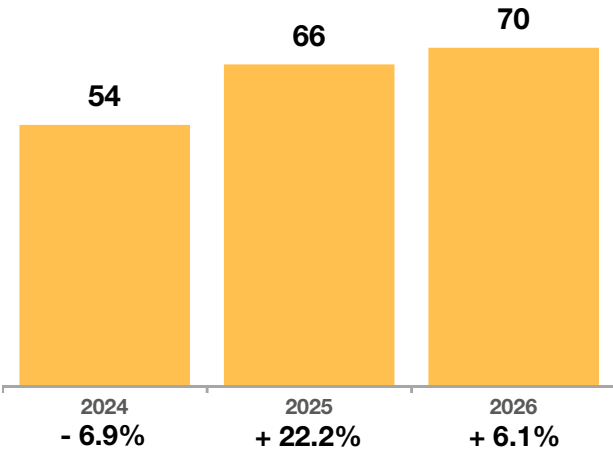
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



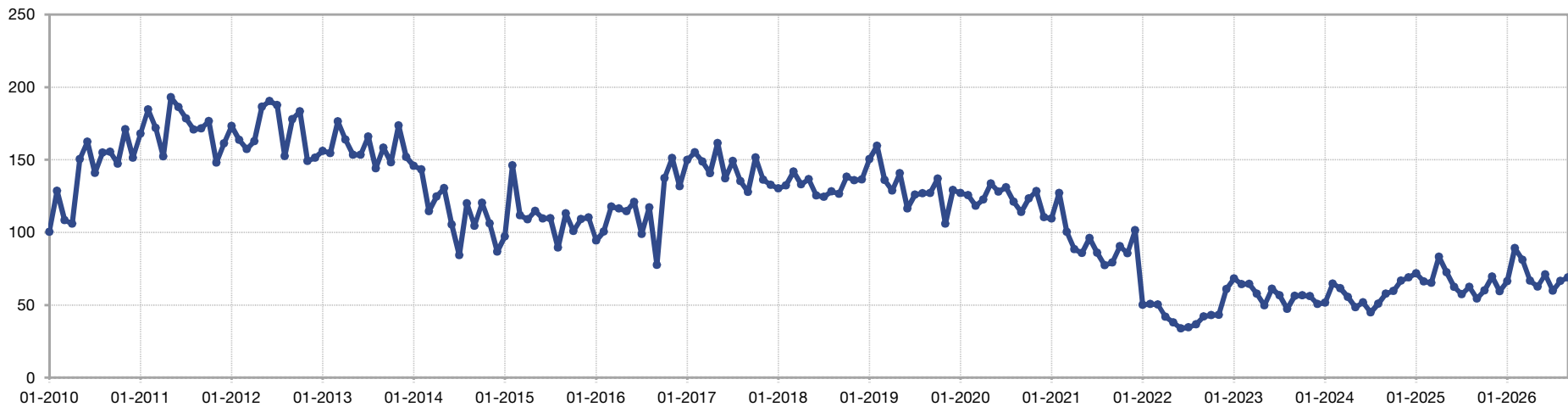
Year to Date



Days on Market		Prior Year	Percent Change
October 2025	60	60	0.0%
November 2025	70	67	+4.5%
December 2025	59	69	-14.5%
January 2026	66	72	-8.3%
February 2026	89	66	+34.8%
March 2026	81	65	+24.6%
April 2026	67	83	-19.3%
May 2026	63	72	-12.5%
June 2026	71	63	+12.7%
July 2026	60	57	+5.3%
August 2026	66	63	+4.8%
September 2026	69	54	+27.8%
12-Month Avg*	68	66	+3.0%

* 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

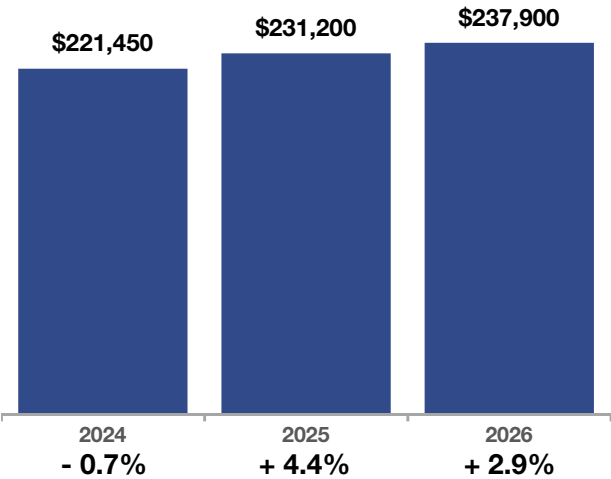


Median Sales Price

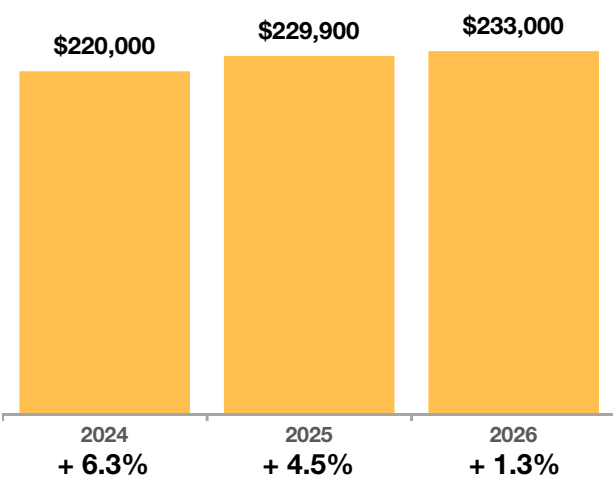
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



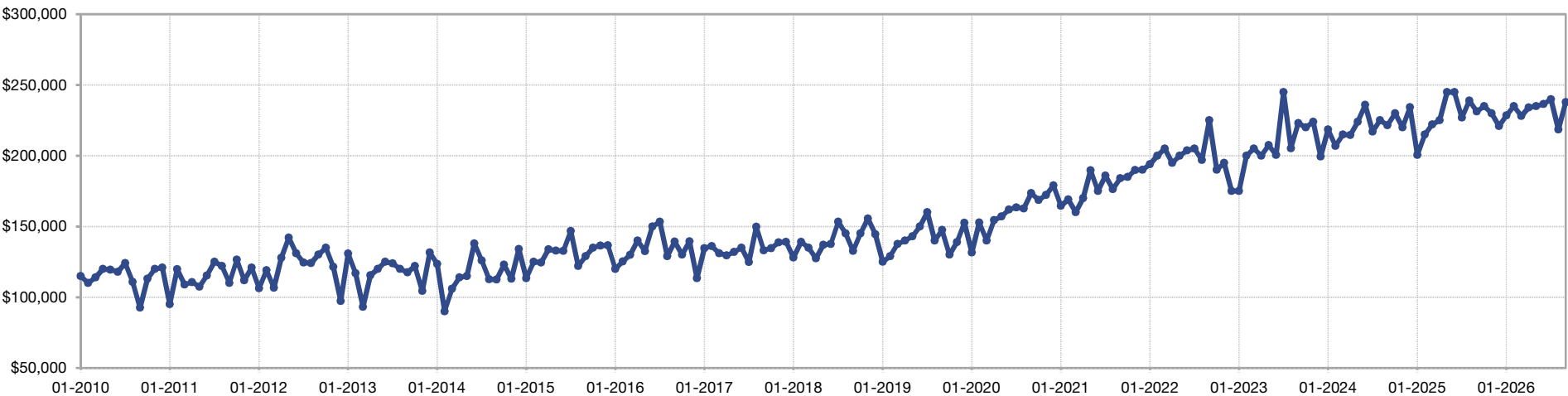
Year to Date



	Median Sales Price	Prior Year	Percent Change
October 2025	\$235,000	\$230,000	+2.2%
November 2025	\$230,000	\$220,000	+4.5%
December 2025	\$221,000	\$234,300	-5.7%
January 2026	\$228,400	\$200,500	+13.9%
February 2026	\$234,997	\$215,000	+9.3%
March 2026	\$228,000	\$222,000	+2.7%
April 2026	\$234,000	\$225,000	+4.0%
May 2026	\$235,000	\$245,000	-4.1%
June 2026	\$236,500	\$245,000	-3.5%
July 2026	\$239,900	\$227,000	+5.7%
August 2026	\$218,500	\$239,000	-8.6%
September 2026	\$237,900	\$231,200	+2.9%
12-Month Med*	\$232,000	\$229,000	+1.3%

* 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

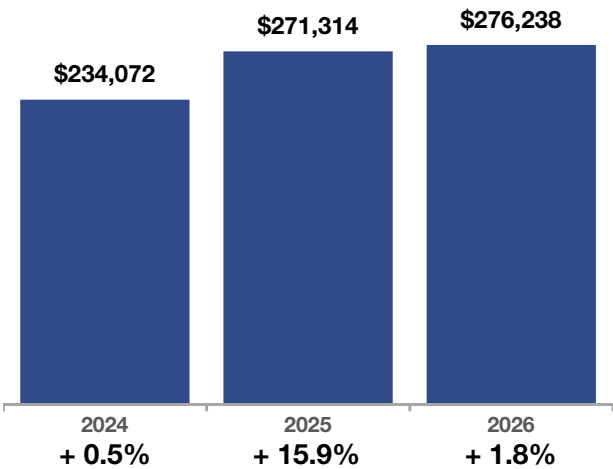


Average Sales Price

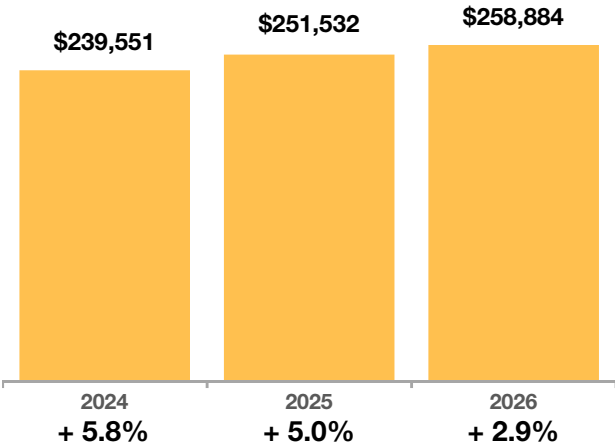
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



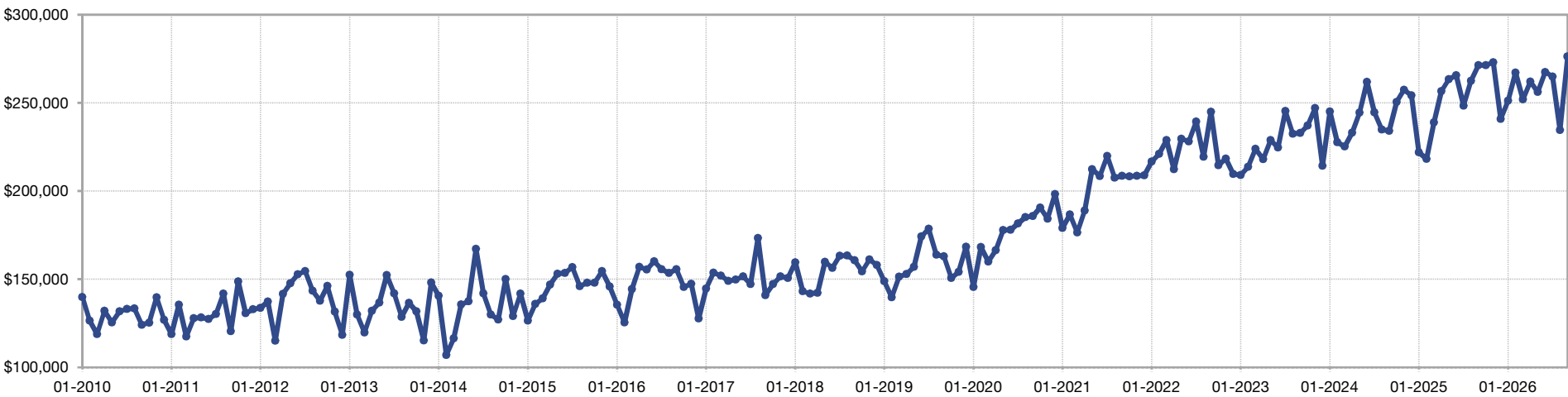
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
October 2025	\$271,302	\$250,413	+8.3%
November 2025	\$272,983	\$257,403	+6.1%
December 2025	\$240,855	\$254,272	-5.3%
January 2026	\$251,209	\$221,950	+13.2%
February 2026	\$267,113	\$218,143	+22.4%
March 2026	\$251,948	\$238,934	+5.4%
April 2026	\$262,033	\$256,570	+2.1%
May 2026	\$256,229	\$263,387	-2.7%
June 2026	\$267,422	\$265,643	+0.7%
July 2026	\$264,835	\$248,318	+6.7%
August 2026	\$234,518	\$262,432	-10.6%
September 2026	\$276,238	\$271,314	+1.8%
12-Month Avg*	\$259,724	\$250,731	+3.6%

* 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

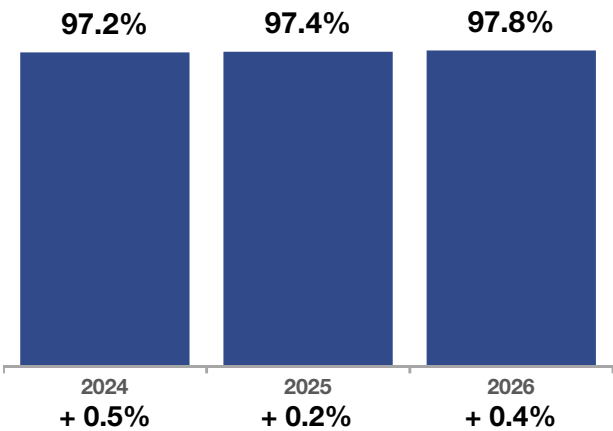


Percent of List Price Received

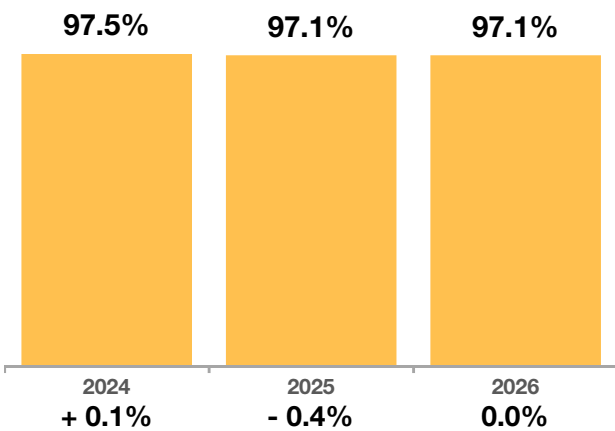
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



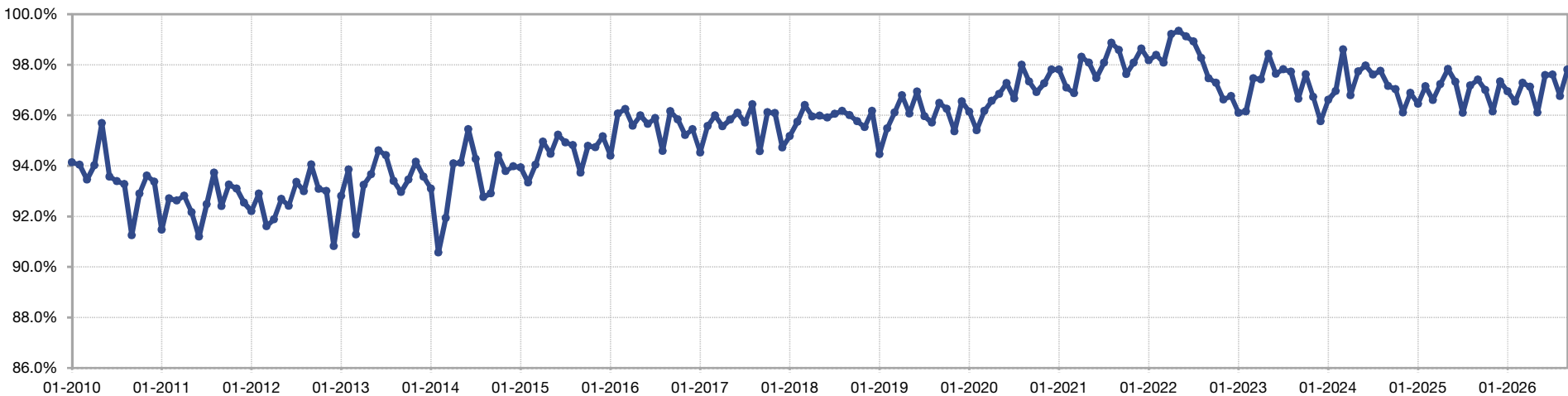
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
October 2025	97.0%	97.0%	0.0%
November 2025	96.2%	96.1%	+0.1%
December 2025	97.3%	96.9%	+0.4%
January 2026	96.9%	96.5%	+0.4%
February 2026	96.5%	97.1%	-0.6%
March 2026	97.3%	96.6%	+0.7%
April 2026	97.1%	97.2%	-0.1%
May 2026	96.1%	97.8%	-1.7%
June 2026	97.6%	97.3%	+0.3%
July 2026	97.6%	96.1%	+1.6%
August 2026	96.8%	97.2%	-0.4%
September 2026	97.8%	97.4%	+0.4%
12-Month Avg*		97.0%	0.0%

* 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

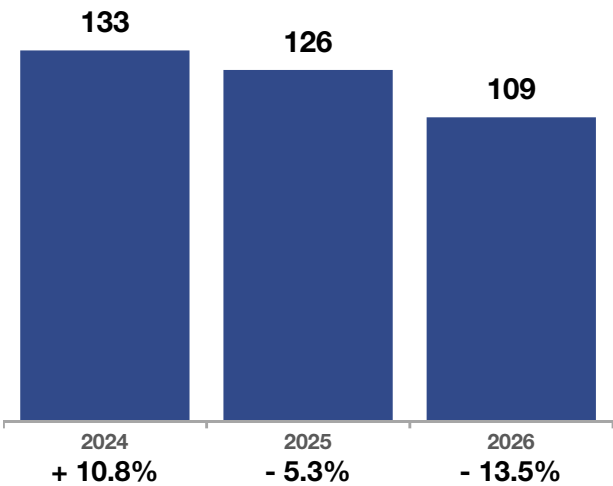


Housing Affordability Index

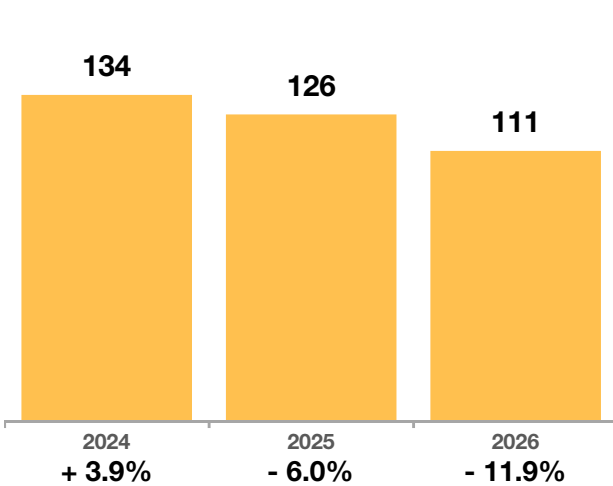
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

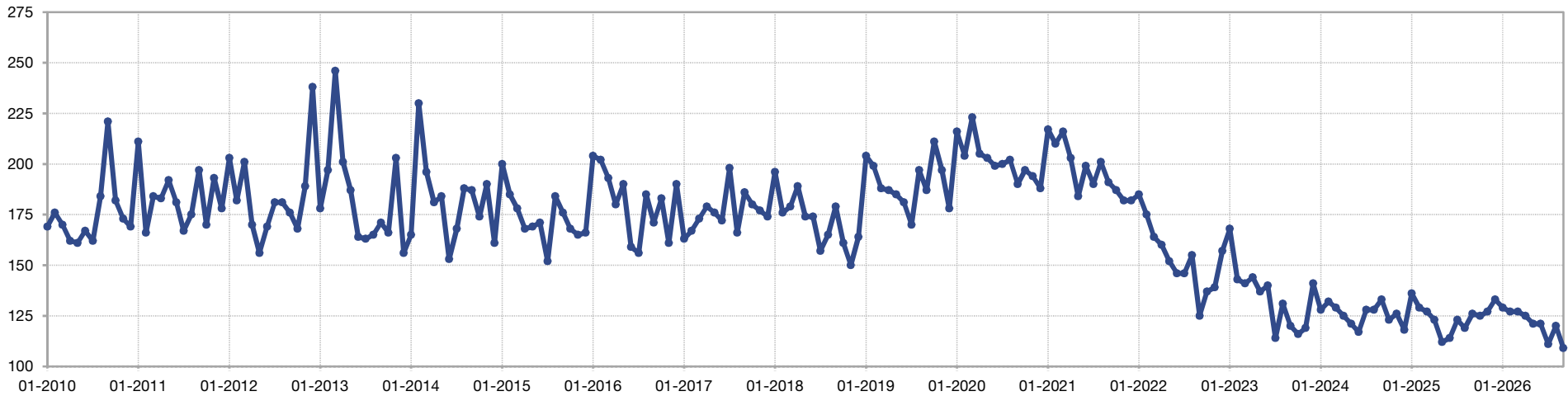


Year to Date



Affordability Index		Prior Year	Percent Change
October 2025	125	123	+1.6%
November 2025	127	126	+0.8%
December 2025	133	118	+12.7%
January 2026	129	136	-5.1%
February 2026	127	129	-1.6%
March 2026	127	127	0.0%
April 2026	125	123	+1.6%
May 2026	121	112	+8.0%
June 2026	121	114	+6.1%
July 2026	111	123	-9.8%
August 2026	120	119	+0.8%
September 2026	109	126	-13.5%
12-Month Avg	123	123	-0.1%

Historical Housing Affordability Index by Month

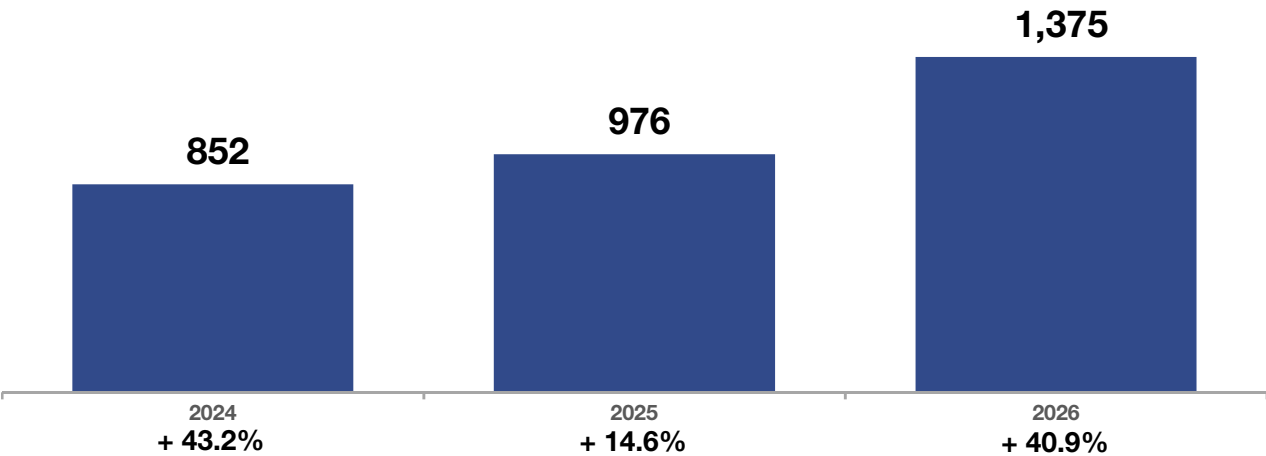


Inventory of Homes for Sale

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



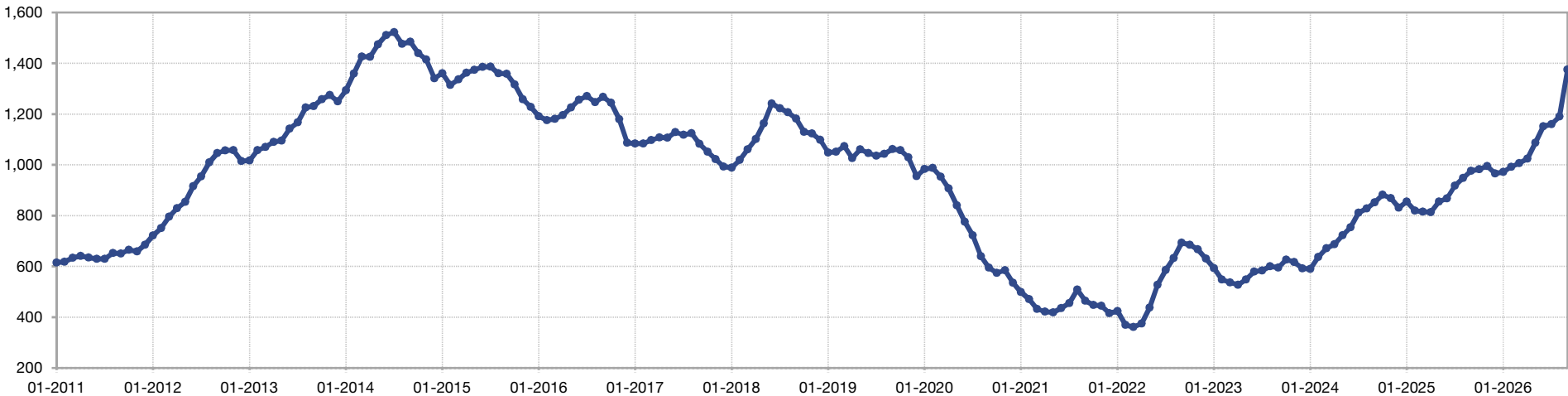
September



Homes for Sale		Prior Year	Percent Change
October 2025	982	882	+11.3%
November 2025	995	869	+14.5%
December 2025	966	831	+16.2%
January 2026	972	855	+13.7%
February 2026	992	820	+21.0%
March 2026	1,006	815	+23.4%
April 2026	1,024	813	+26.0%
May 2026	1,087	855	+27.1%
June 2026	1,151	868	+32.6%
July 2026	1,160	918	+26.4%
August 2026	1,190	948	+25.5%
September 2026	1,375	976	+40.9%
12-Month Avg*	1,075	871	+23.4%

* 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

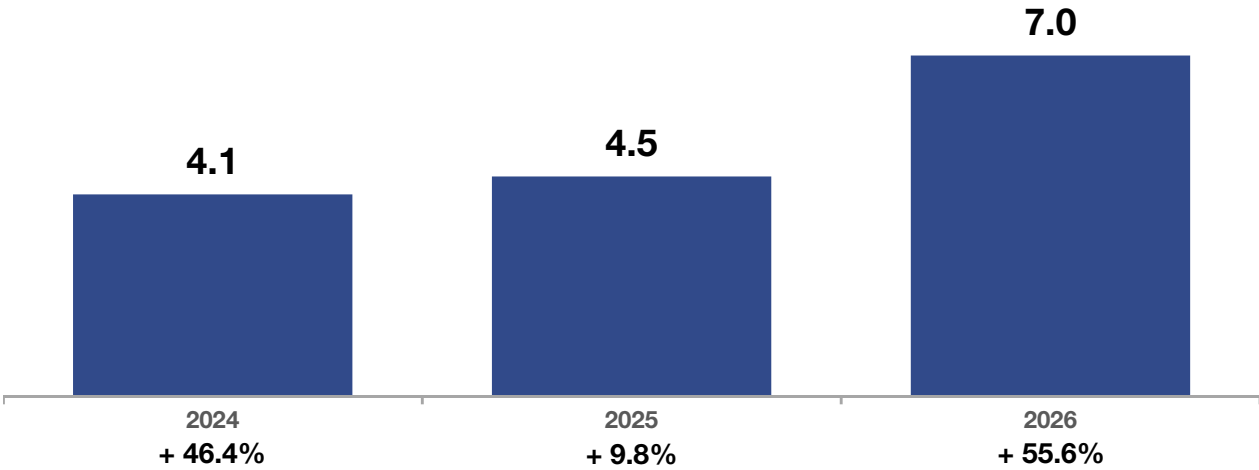


Months Supply of Inventory

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	4.5	4.3	+4.7%
November 2025	4.6	4.1	+12.2%
December 2025	4.5	4.0	+12.5%
January 2026	4.5	4.1	+9.8%
February 2026	4.6	3.9	+17.9%
March 2026	4.7	3.8	+23.7%
April 2026	4.8	3.8	+26.3%
May 2026	5.1	4.0	+27.5%
June 2026	5.5	4.0	+37.5%
July 2026	5.5	4.2	+31.0%
August 2026	5.7	4.4	+29.5%
September 2026	7.0	4.5	+55.6%
12-Month Avg*	5.1	4.1	+24.4%

* 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

