

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 down 1.7 percent to 10,790. Pending Sales decreased 6.1 percent to 6,897. Inventory grew 9.7 percent to 34,341 units.

Median Sales Price was up 1.8 percent to \$344,995. Days on Market increased 5.4 percent to 78 days. Months Supply of Inventory was up 7.3 percent to 4.4 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

- 2.1%	+ 1.8%	+ 7.3%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by South Carolina REALTORS®. Percent changes are calculated using rounded figures.

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Market Overview

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



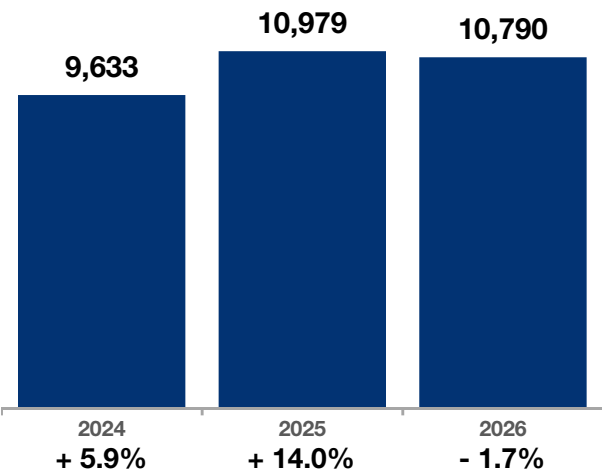
Key Metrics	Historical Sparkbars			09-2025	09-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	09-2024	09-2025	09-2026						
New Listings				10,979	10,790	- 1.7%	104,427	108,776	+ 4.2%
Pending Sales				7,345	6,897	- 6.1%	72,170	73,512	+ 1.9%
Closed Sales				7,870	7,701	- 2.1%	69,725	71,055	+ 1.9%
Days on Market				74	78	+ 5.4%	69	76	+ 10.1%
Median Sales Price				\$339,000	\$344,995	+ 1.8%	\$340,000	\$344,900	+ 1.4%
Average Sales Price				\$454,645	\$477,674	+ 5.1%	\$453,168	\$472,179	+ 4.2%
Pct. of List Price Received				97.8%	97.7%	- 0.1%	97.9%	97.8%	- 0.1%
Housing Affordability Index				97	89	- 8.2%	96	89	- 7.3%
Inventory of Homes for Sale				31,311	34,341	+ 9.7%	--	--	--
Months Supply of Inventory				4.1	4.4	+ 7.3%	--	--	--

New Listings

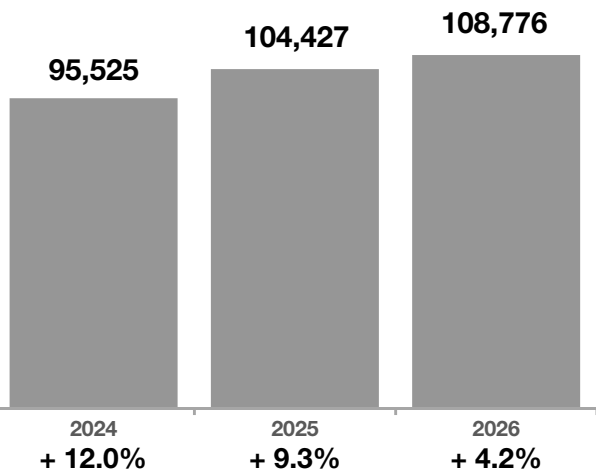
A count of the properties that have been newly listed on the market in a given month.



September

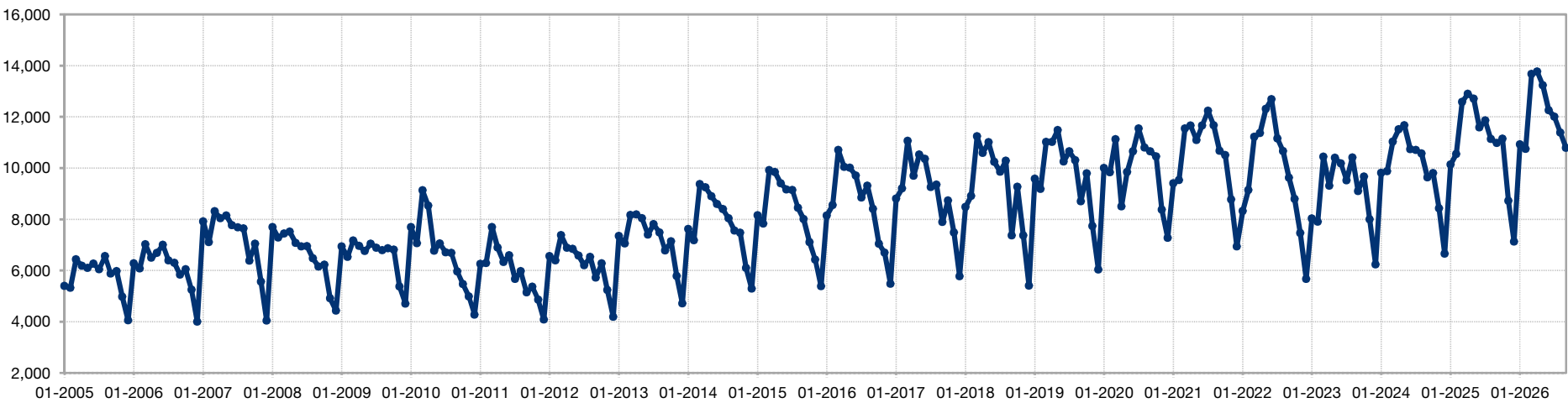


Year to Date



New Listings		Prior Year	Percent Change
October 2025	11,139	9,802	+13.6%
November 2025	8,722	8,423	+3.5%
December 2025	7,122	6,652	+7.1%
January 2026	10,928	10,139	+7.8%
February 2026	10,742	10,545	+1.9%
March 2026	13,677	12,584	+8.7%
April 2026	13,763	12,895	+6.7%
May 2026	13,230	12,711	+4.1%
June 2026	12,259	11,583	+5.8%
July 2026	12,006	11,857	+1.3%
August 2026	11,381	11,134	+2.2%
September 2026	10,790	10,979	-1.7%
12-Month Avg	11,313	10,775	+5.0%

Historical New Listings by Month

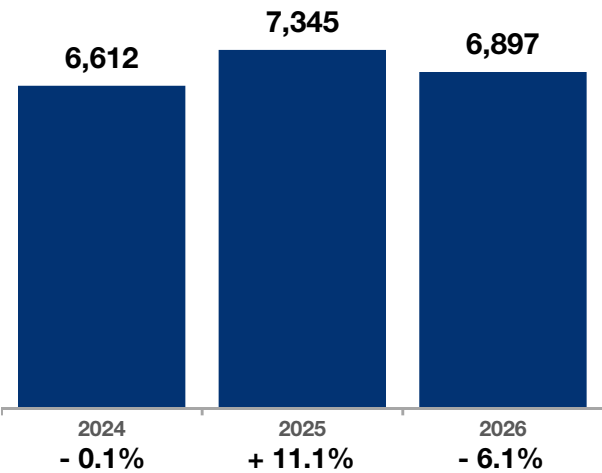


Pending Sales

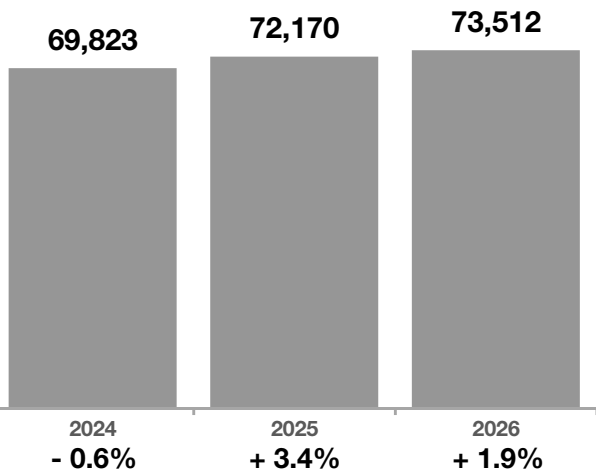
A count of the properties on which offers have been accepted in a given month.



September

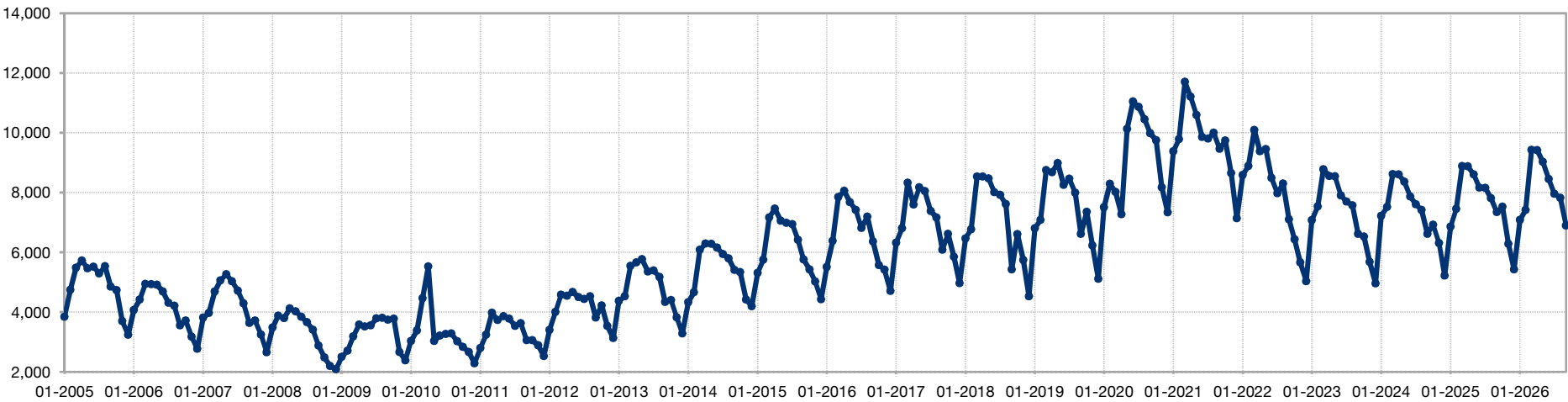


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	7,523	6,925	+8.6%
November 2025	6,282	6,312	-0.5%
December 2025	5,430	5,223	+4.0%
January 2026	7,088	6,858	+3.4%
February 2026	7,419	7,455	-0.5%
March 2026	9,429	8,889	+6.1%
April 2026	9,417	8,875	+6.1%
May 2026	9,025	8,610	+4.8%
June 2026	8,452	8,169	+3.5%
July 2026	7,958	8,155	-2.4%
August 2026	7,827	7,814	+0.2%
September 2026	6,897	7,345	-6.1%
12-Month Avg	7,729	7,553	+2.3%

Historical Pending Sales by Month

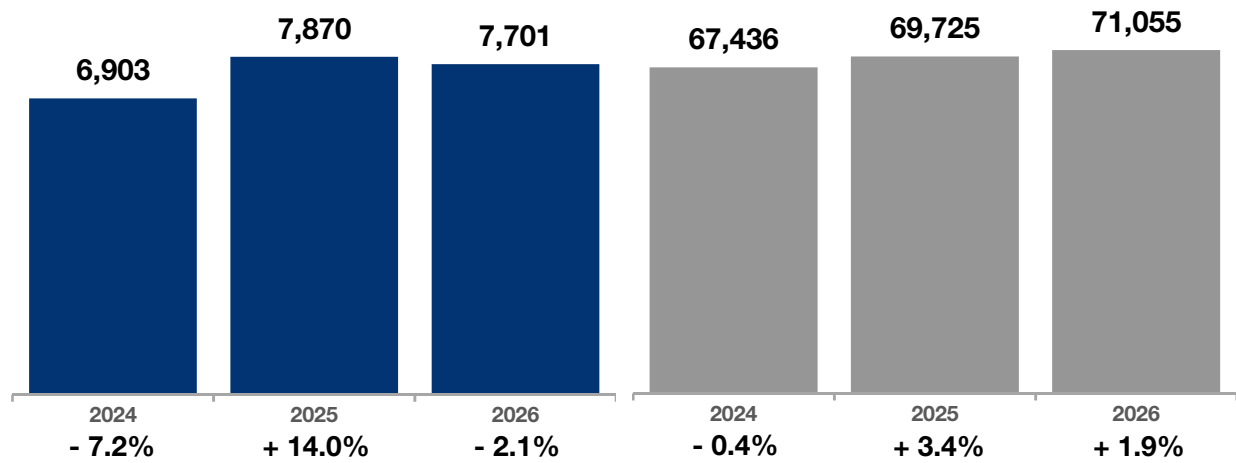


Closed Sales

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

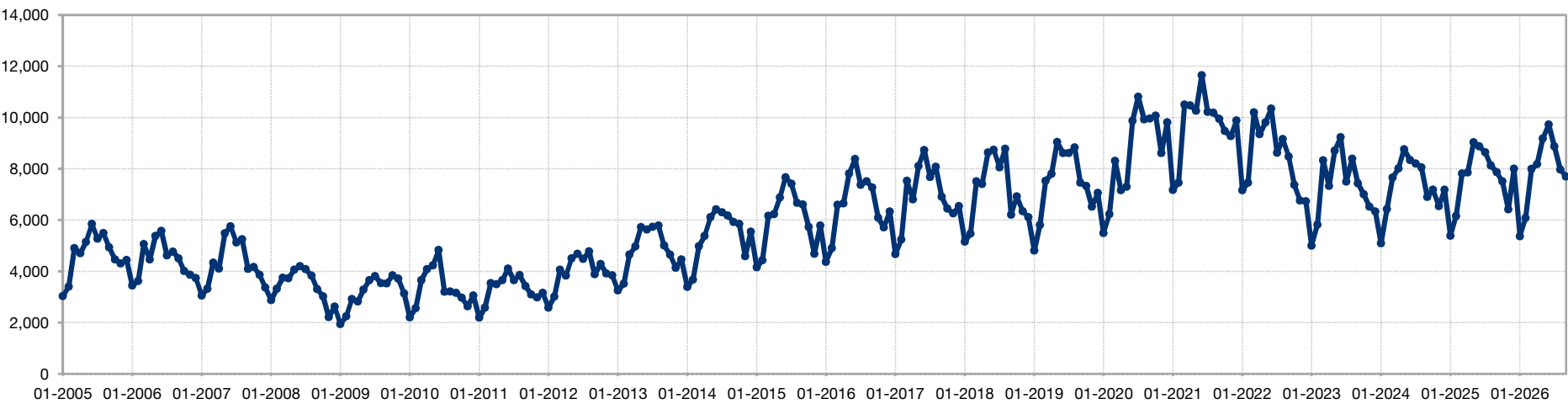


September



Closed Sales		Prior Year	Percent Change
October 2025	7,511	7,184	+4.6%
November 2025	6,411	6,538	-1.9%
December 2025	7,998	7,179	+11.4%
January 2026	5,364	5,387	-0.4%
February 2026	6,077	6,148	-1.2%
March 2026	7,989	7,808	+2.3%
April 2026	8,184	7,850	+4.3%
May 2026	9,178	9,030	+1.6%
June 2026	9,724	8,871	+9.6%
July 2026	8,869	8,638	+2.7%
August 2026	7,969	8,123	-1.9%
September 2026	7,701	7,870	-2.1%
12-Month Avg	7,748	7,552	+2.6%

Historical Closed Sales by Month

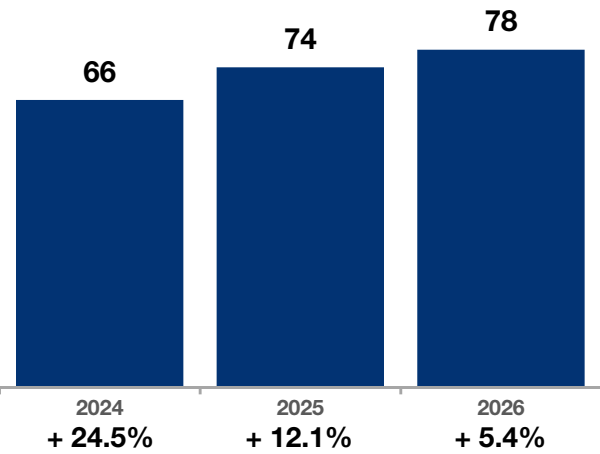


Days on Market Until Sale

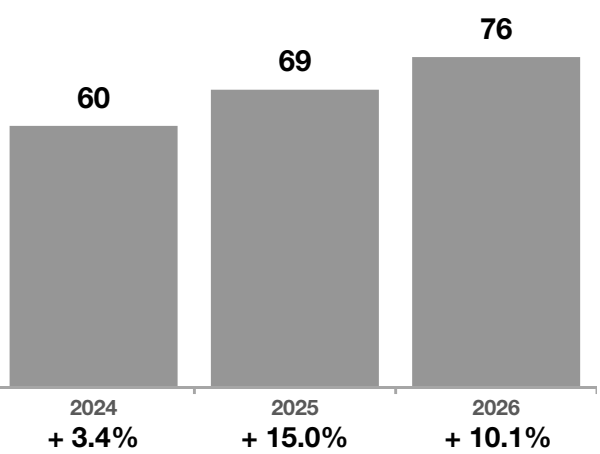
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



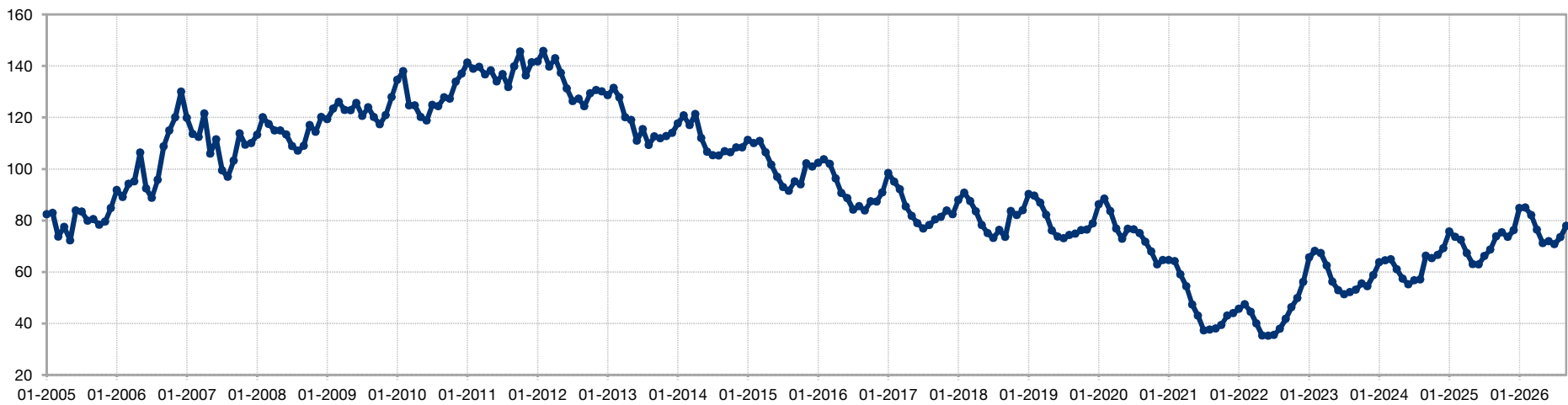
Year to Date



Days on Market		Prior Year	Percent Change
October 2025	75	65	+15.4%
November 2025	74	67	+10.4%
December 2025	76	69	+10.1%
January 2026	85	76	+11.8%
February 2026	85	74	+14.9%
March 2026	82	72	+13.9%
April 2026	76	67	+13.4%
May 2026	71	63	+12.7%
June 2026	72	63	+14.3%
July 2026	71	66	+7.6%
August 2026	73	69	+5.8%
September 2026	78	74	+5.4%
12-Month Avg*	76	68	+11.8%

* 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

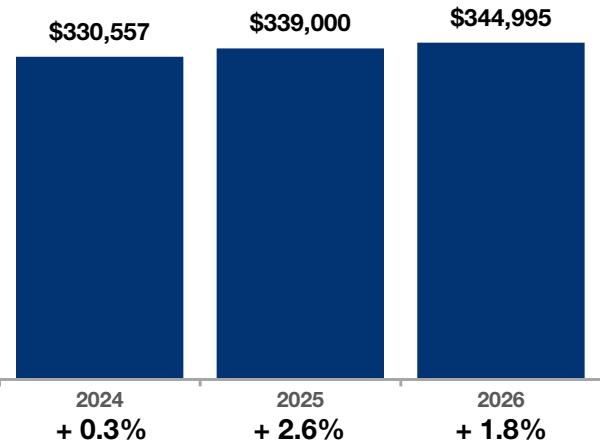


Median Sales Price

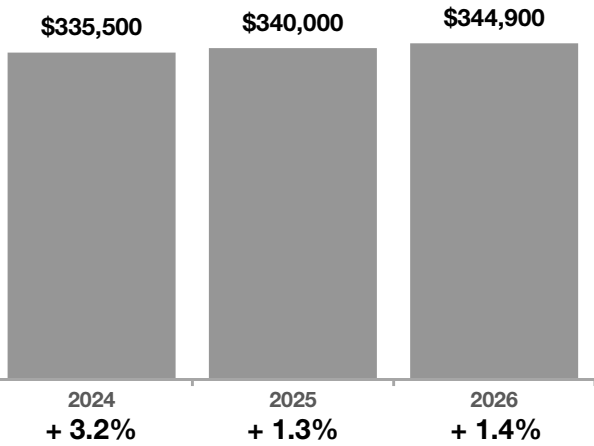
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



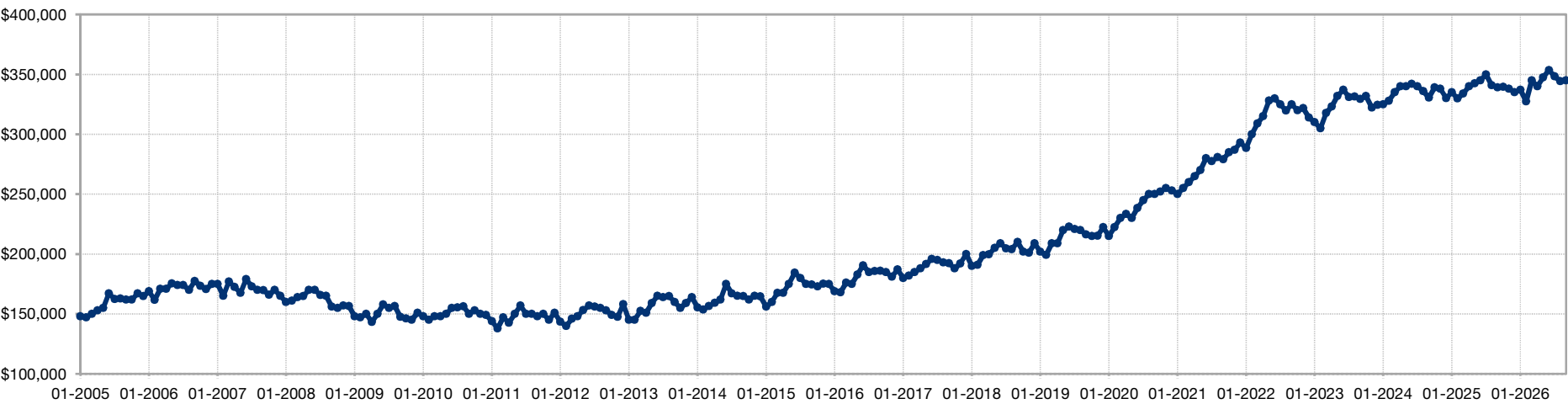
Year to Date



Median Sales Price		Prior Year	Percent Change
October 2025	\$339,644	\$339,000	+0.2%
November 2025	\$338,000	\$337,900	+0.0%
December 2025	\$335,000	\$330,000	+1.5%
January 2026	\$337,000	\$335,000	+0.6%
February 2026	\$327,500	\$329,900	-0.7%
March 2026	\$345,000	\$333,900	+3.3%
April 2026	\$340,000	\$340,000	0.0%
May 2026	\$347,495	\$342,471	+1.5%
June 2026	\$353,593	\$345,000	+2.5%
July 2026	\$348,400	\$349,900	-0.4%
August 2026	\$344,290	\$340,900	+1.0%
September 2026	\$344,995	\$339,000	+1.8%
12-Month Med*	\$341,990	\$339,685	+0.7%

* 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

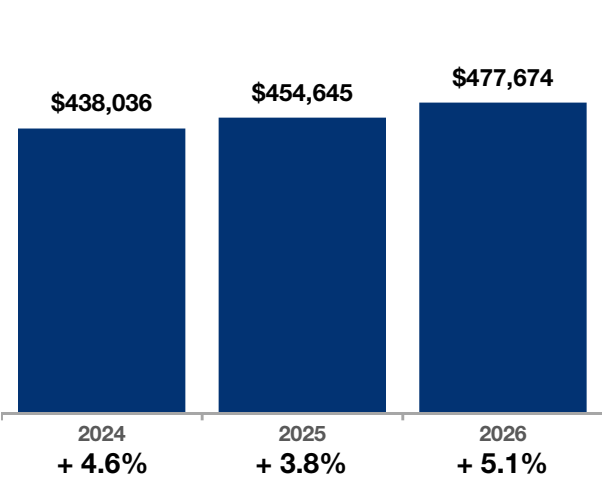


Average Sales Price

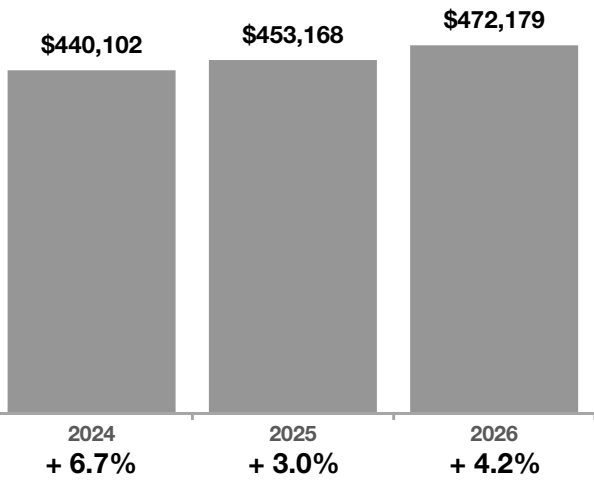
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



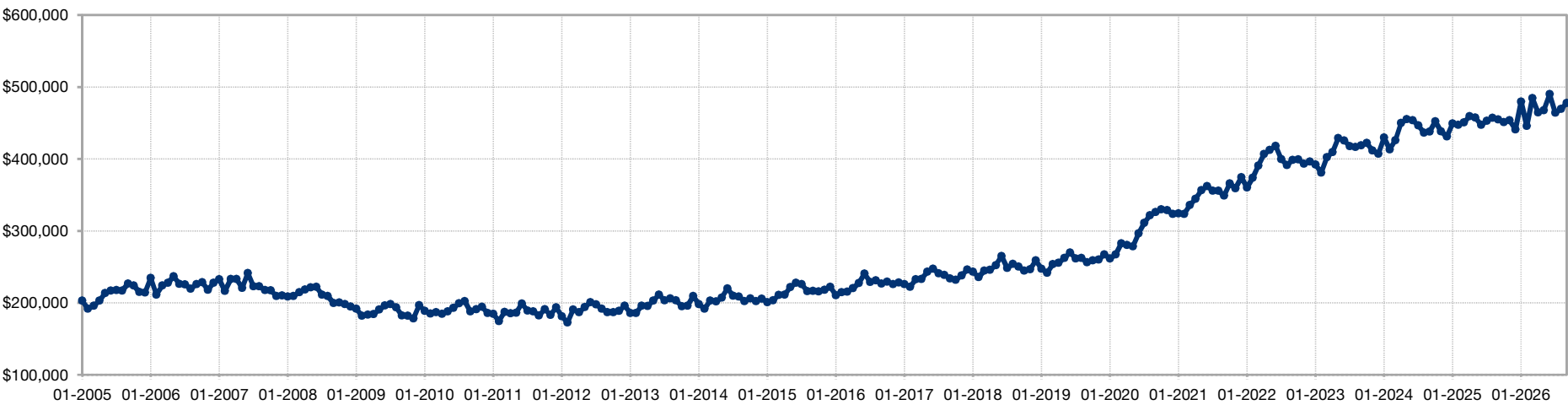
Year to Date



Avg. Sales Price	Prior Year	Percent Change
October 2025	\$450,982	\$452,289 -0.3%
November 2025	\$453,863	\$438,315 +3.5%
December 2025	\$440,888	\$431,270 +2.2%
January 2026	\$479,512	\$449,273 +6.7%
February 2026	\$445,943	\$447,246 -0.3%
March 2026	\$484,528	\$450,841 +7.5%
April 2026	\$464,432	\$459,415 +1.1%
May 2026	\$467,701	\$457,347 +2.3%
June 2026	\$490,149	\$447,168 +9.6%
July 2026	\$464,314	\$453,010 +2.5%
August 2026	\$469,485	\$457,079 +2.7%
September 2026	\$477,674	\$454,645 +5.1%
12-Month Avg*	\$465,789	\$449,825 +3.5%

* 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

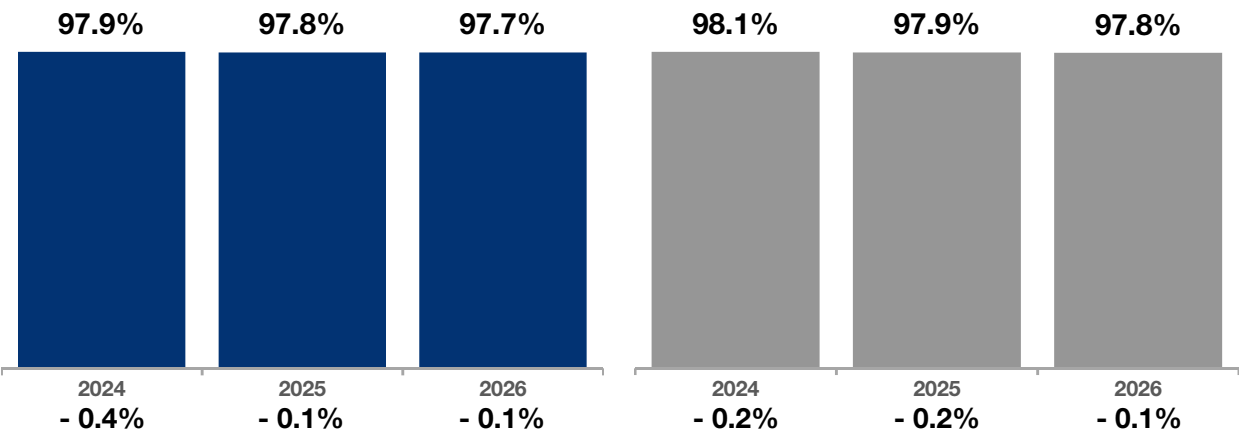


Percent of List Price Received

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.



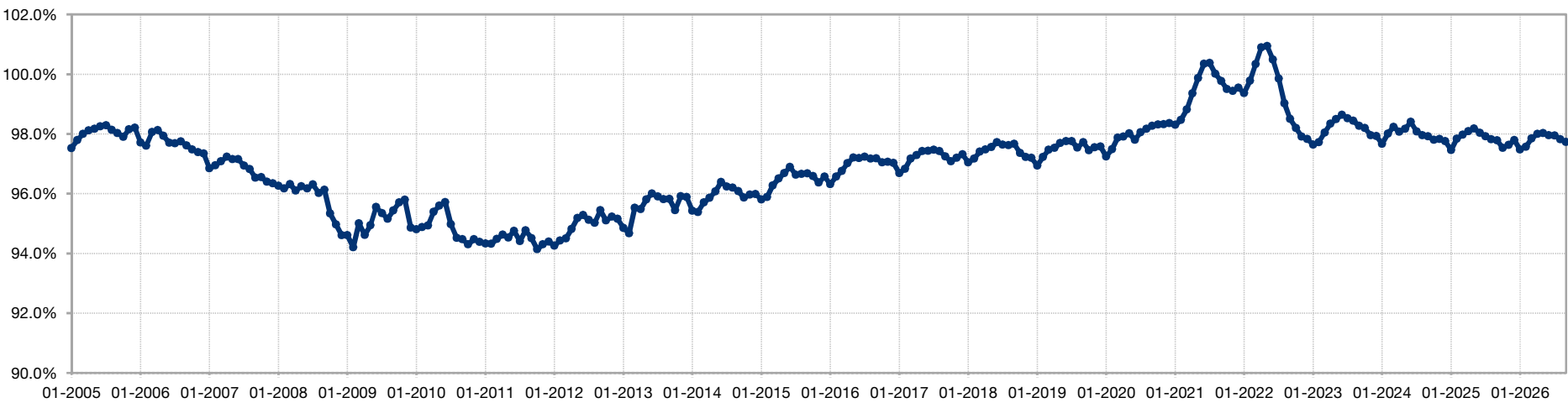
September



Pct. of List Price Received		Prior Year	Percent Change
October 2025	97.5%	97.8%	-0.3%
November 2025	97.6%	97.8%	-0.2%
December 2025	97.8%	97.8%	0.0%
January 2026	97.5%	97.5%	0.0%
February 2026	97.6%	97.8%	-0.2%
March 2026	97.8%	98.0%	-0.2%
April 2026	98.0%	98.1%	-0.1%
May 2026	98.0%	98.2%	-0.2%
June 2026	98.0%	98.0%	0.0%
July 2026	97.9%	97.9%	0.0%
August 2026	97.8%	97.8%	0.0%
September 2026	97.7%	97.8%	-0.1%
12-Month Avg*	97.8%	97.9%	-0.1%

* 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

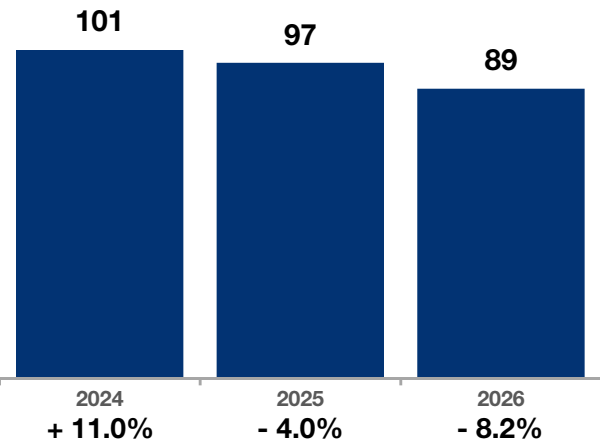


Housing Affordability Index

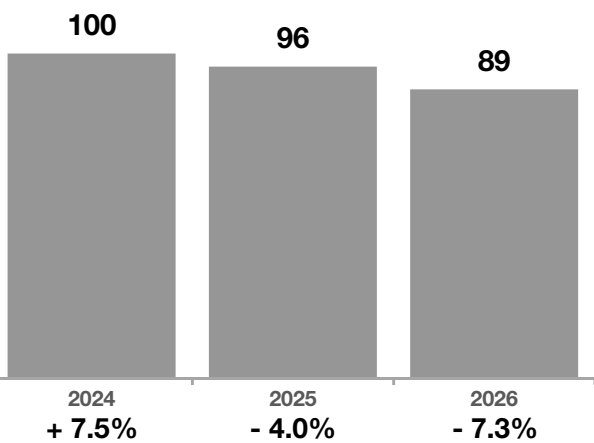
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September



Year to Date



Affordability Index		Prior Year	Percent Change
October 2025	98	95	+3.2%
November 2025	98	93	+5.4%
December 2025	99	95	+4.2%
January 2026	99	93	+6.5%
February 2026	103	96	+7.3%
March 2026	94	95	-1.1%
April 2026	97	92	+5.4%
May 2026	93	91	+2.2%
June 2026	91	91	0.0%
July 2026	91	90	+1.1%
August 2026	92	94	-2.1%
September 2026	89	97	-8.2%
12-Month Avg	95	94	+2.0%

Historical Housing Affordability Index by Month

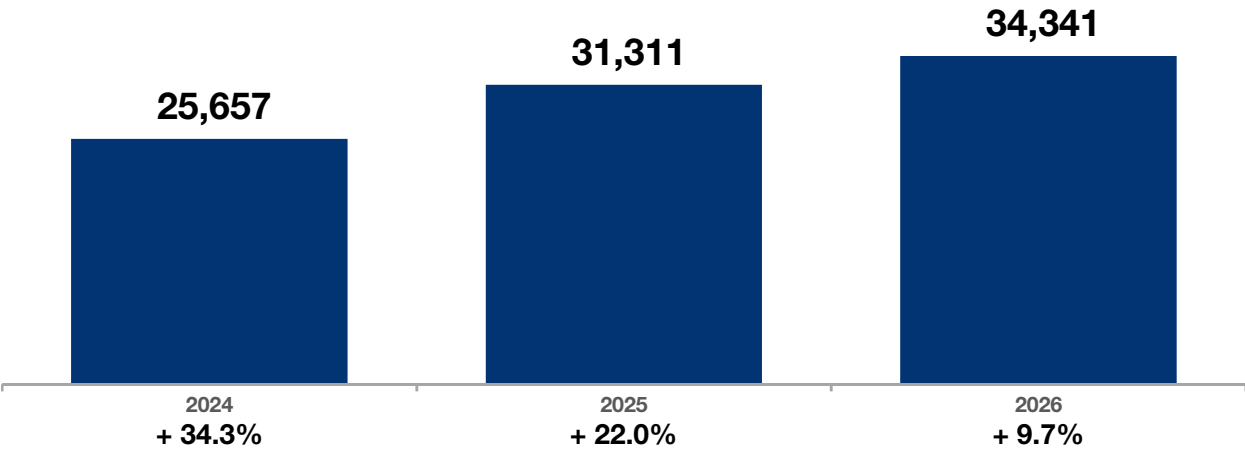


Inventory of Homes for Sale

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



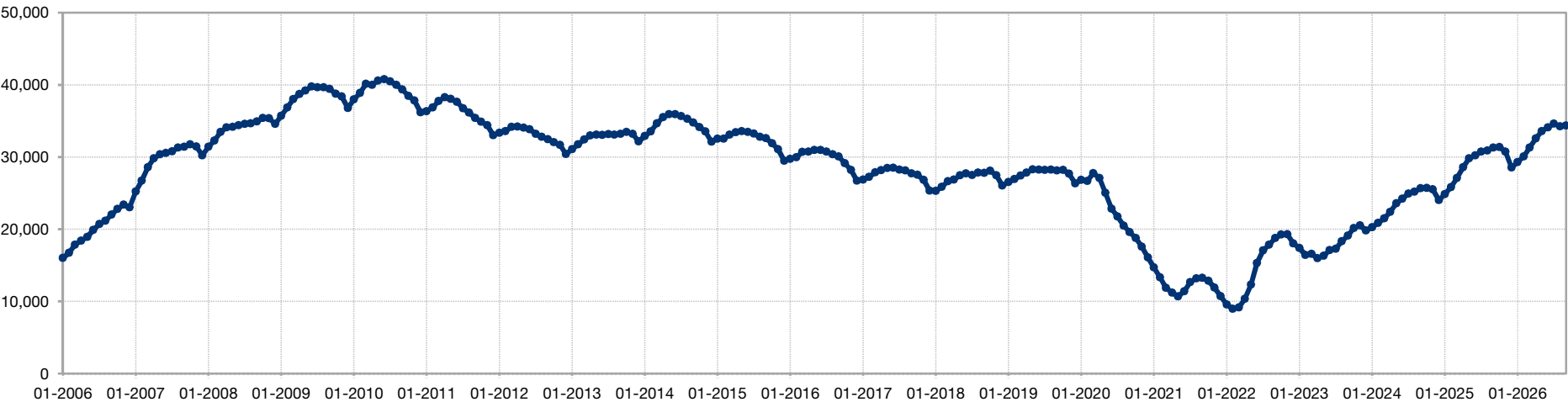
September



Homes for Sale		Prior Year	Percent Change
October 2025	31,361	25,692	+22.1%
November 2025	30,720	25,509	+20.4%
December 2025	28,532	24,028	+18.7%
January 2026	29,273	24,846	+17.8%
February 2026	30,058	25,824	+16.4%
March 2026	31,289	27,075	+15.6%
April 2026	32,564	28,581	+13.9%
May 2026	33,559	29,806	+12.6%
June 2026	34,100	30,213	+12.9%
July 2026	34,625	30,733	+12.7%
August 2026	34,256	30,895	+10.9%
September 2026	34,341	31,311	+9.7%
12-Month Avg*	32,057	27,876	+15.0%

* 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

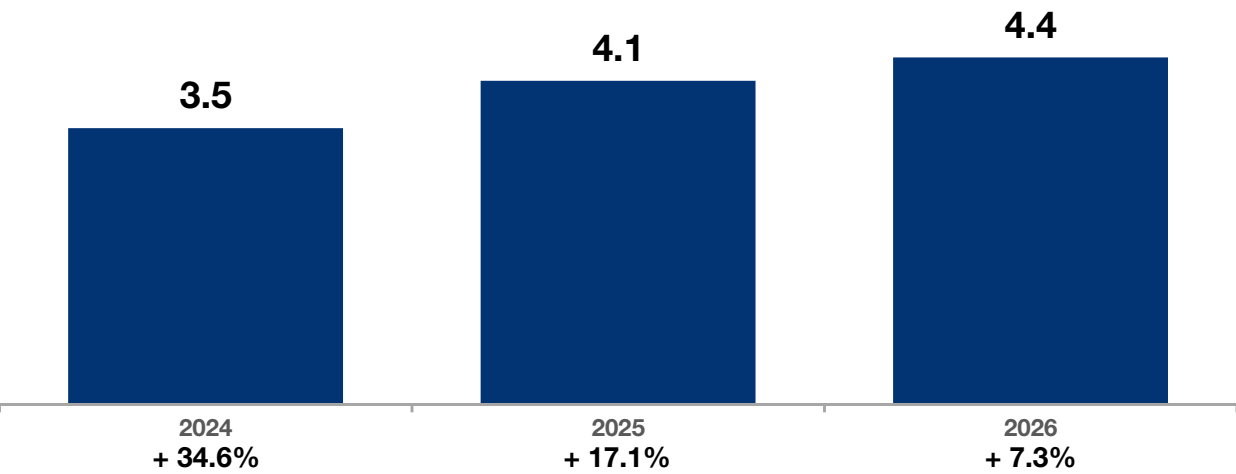


Months Supply of Inventory

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	3.5	+17.1%
November 2025	4.0	3.5	+14.3%
December 2025	3.7	3.3	+12.1%
January 2026	3.8	3.4	+11.8%
February 2026	3.9	3.5	+11.4%
March 2026	4.1	3.7	+10.8%
April 2026	4.2	3.9	+7.7%
May 2026	4.3	4.0	+7.5%
June 2026	4.4	4.1	+7.3%
July 2026	4.5	4.1	+9.8%
August 2026	4.4	4.1	+7.3%
September 2026	4.4	4.1	+7.3%
12-Month Avg*	4.2	3.8	+10.5%

* 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

