

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 2.0 percent to 197. Pending Sales increased 2.4 percent to 127. Inventory grew 3.6 percent to 638 units.

Median Sales Price was up 9.5 percent to \$273,840. Days on Market increased 10.7 percent to 62 days. Months Supply of Inventory was up 4.4 percent to 4.7 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

+ 26.1%	+ 9.5%	+ 4.4%
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 Sumter Board 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.



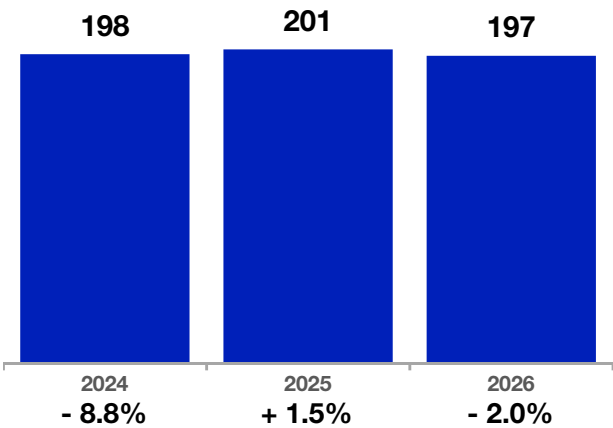
Key Metrics	Historical Sparkbars			09-2025	09-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	09-2024	09-2025	09-2026						
New Listings				201	197	- 2.0%	1,944	1,848	- 4.9%
Pending Sales				124	127	+ 2.4%	1,312	1,285	- 2.1%
Closed Sales				119	150	+ 26.1%	1,255	1,182	- 5.8%
Days on Market				56	62	+ 10.7%	61	60	- 1.6%
Median Sales Price				\$250,000	\$273,840	+ 9.5%	\$252,000	\$262,000	+ 4.0%
Average Sales Price				\$272,620	\$292,989	+ 7.5%	\$270,444	\$277,185	+ 2.5%
Pct. of List Price Received				97.4%	96.8%	- 0.6%	97.5%	97.4%	- 0.1%
Housing Affordability Index				124	106	- 14.5%	123	111	- 9.8%
Inventory of Homes for Sale				616	638	+ 3.6%	--	--	--
Months Supply of Inventory				4.5	4.7	+ 4.4%	--	--	--

New Listings

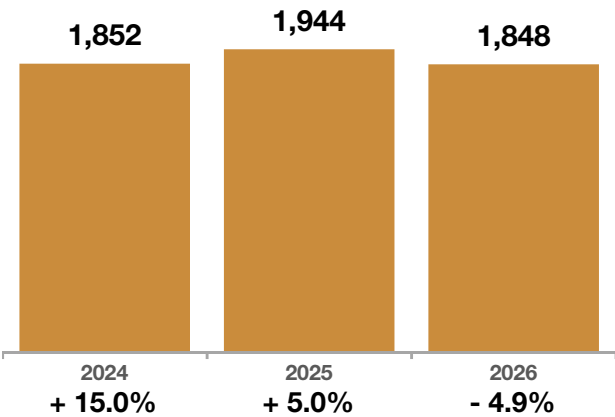
A count of the properties that have been newly listed on the market in a given month.



September

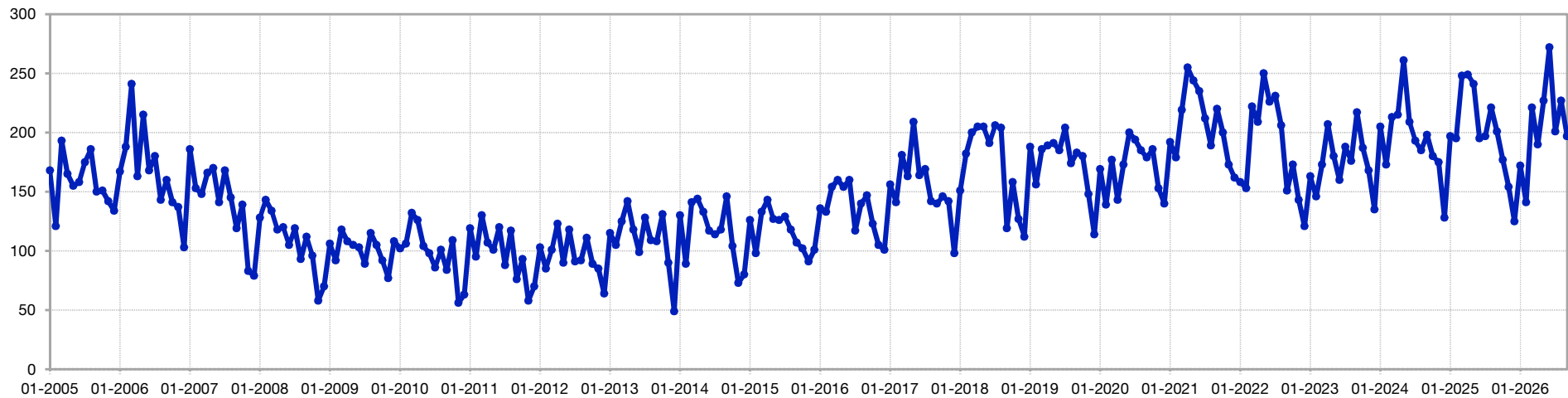


Year to Date



New Listings		Prior Year	Percent Change
October 2025	177	180	-1.7%
November 2025	154	175	-12.0%
December 2025	125	128	-2.3%
January 2026	172	197	-12.7%
February 2026	141	195	-27.7%
March 2026	221	248	-10.9%
April 2026	190	249	-23.7%
May 2026	227	241	-5.8%
June 2026	272	195	+39.5%
July 2026	201	197	+2.0%
August 2026	227	221	+2.7%
September 2026	197	201	-2.0%
12-Month Avg	192	202	-5.1%

Historical New Listings by Month

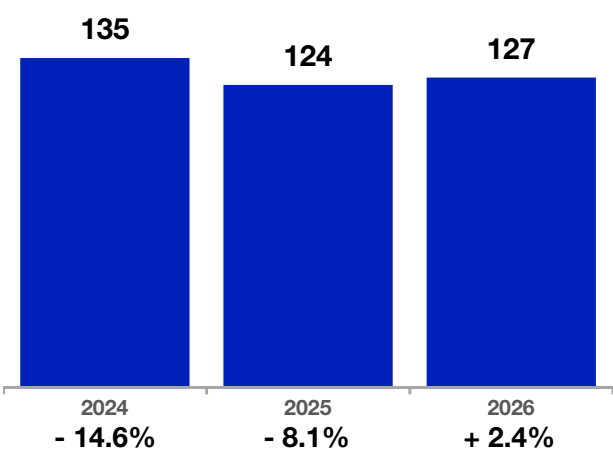


Pending Sales

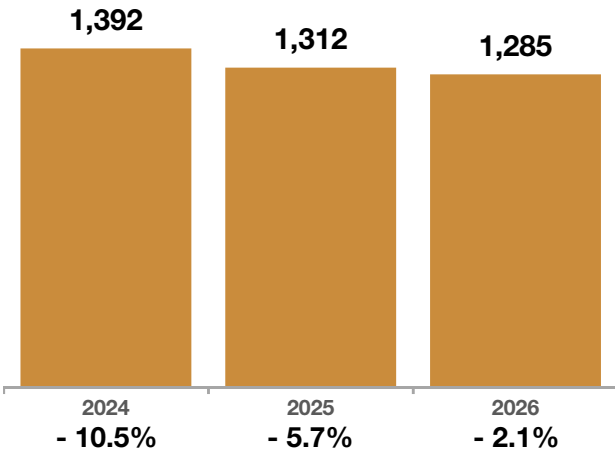
A count of the properties on which offers have been accepted in a given month.



September

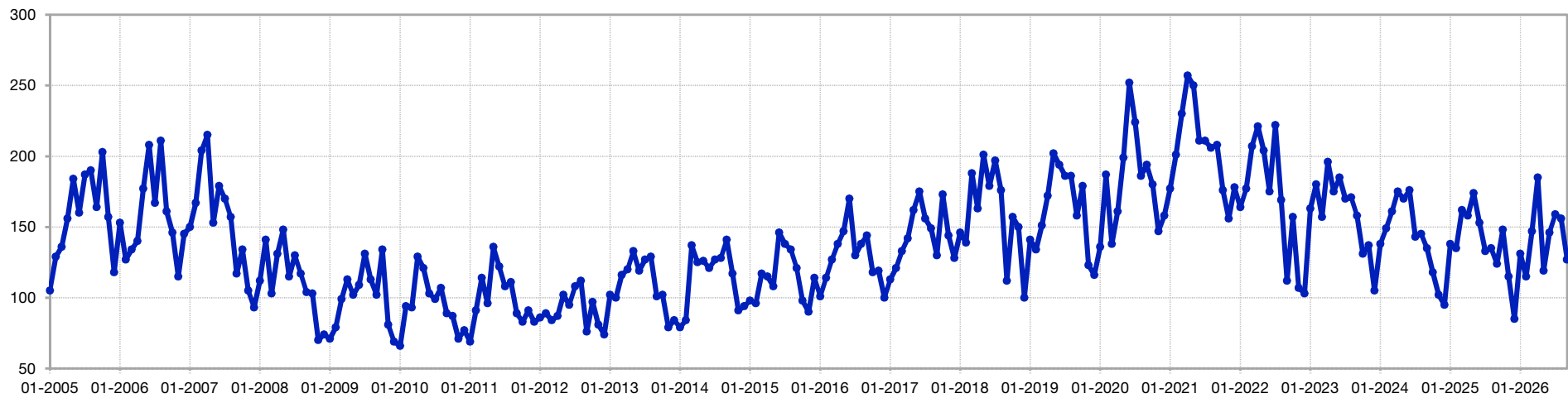


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	148	118	+25.4%
November 2025	115	102	+12.7%
December 2025	85	95	-10.5%
January 2026	131	138	-5.1%
February 2026	115	135	-14.8%
March 2026	147	162	-9.3%
April 2026	185	158	+17.1%
May 2026	119	174	-31.6%
June 2026	146	153	-4.6%
July 2026	159	133	+19.5%
August 2026	156	135	+15.6%
September 2026	127	124	+2.4%
12-Month Avg	136	136	+0.4%

Historical Pending Sales by Month

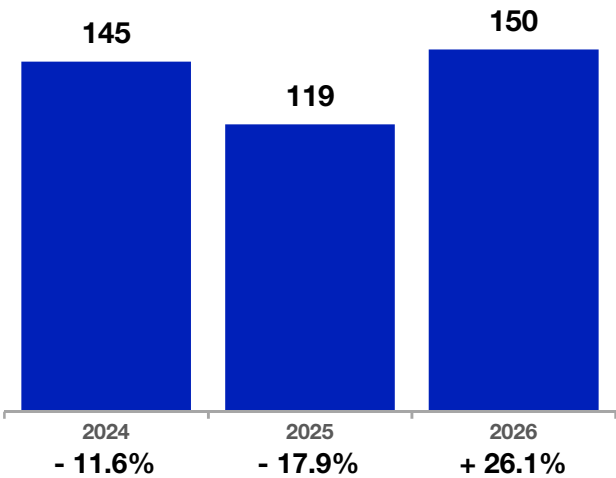


Closed Sales

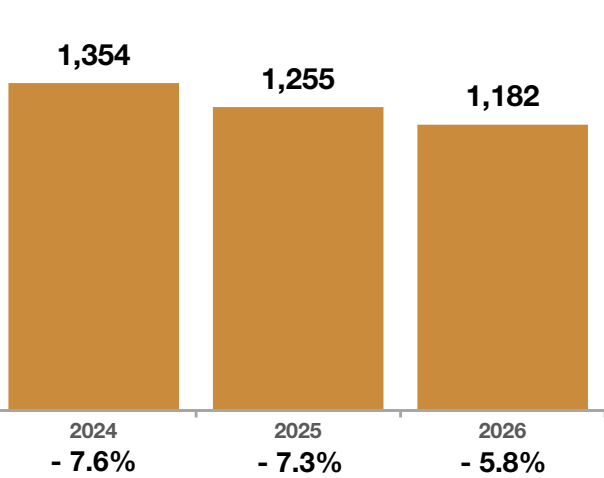
A count of the actual sales that closed in a given month.



September

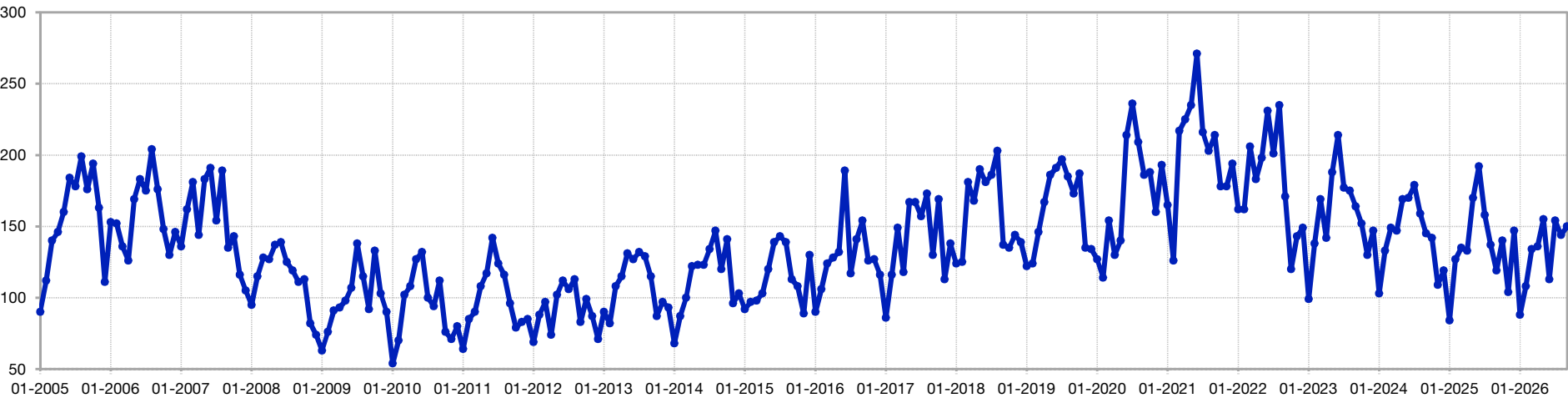


Year to Date



Closed Sales		Prior Year	Percent Change
October 2025	140	142	-1.4%
November 2025	104	109	-4.6%
December 2025	147	119	+23.5%
January 2026	88	84	+4.8%
February 2026	108	127	-15.0%
March 2026	134	135	-0.7%
April 2026	136	133	+2.3%
May 2026	155	170	-8.8%
June 2026	113	192	-41.1%
July 2026	154	158	-2.5%
August 2026	144	137	+5.1%
September 2026	150	119	+26.1%
12-Month Avg	131	135	-3.2%

Historical Closed Sales by Month

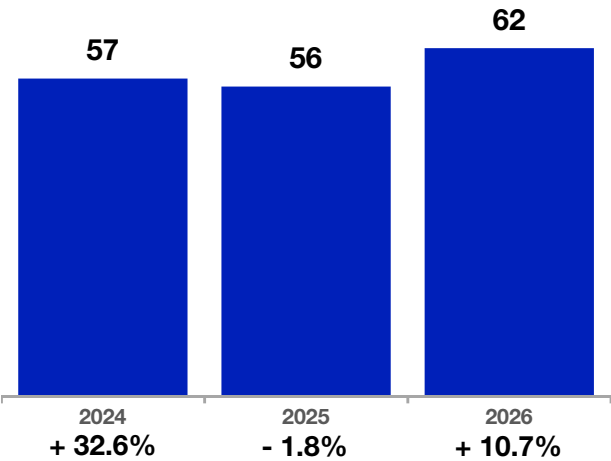


Days on Market Until Sale

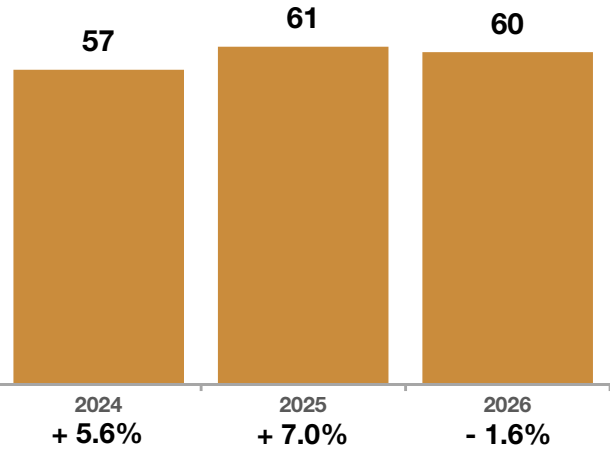
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



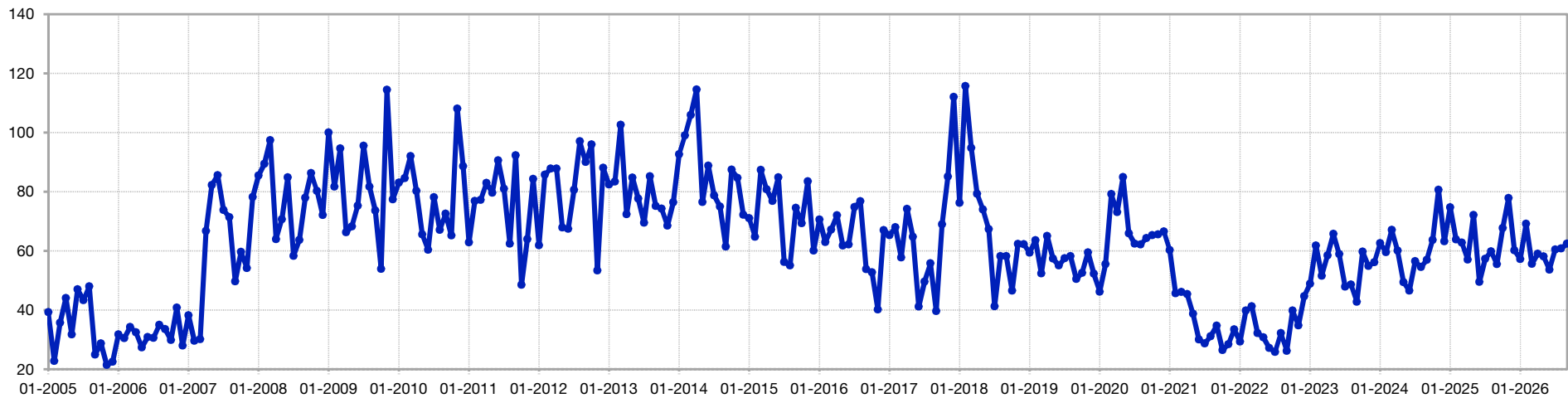
Year to Date



Days on Market		Prior Year	Percent Change
October 2025	68	64	+6.3%
November 2025	78	81	-3.7%
December 2025	60	63	-4.8%
January 2026	57	75	-24.0%
February 2026	69	64	+7.8%
March 2026	56	63	-11.1%
April 2026	59	57	+3.5%
May 2026	58	72	-19.4%
June 2026	54	50	+8.0%
July 2026	60	57	+5.3%
August 2026	61	60	+1.7%
September 2026	62	56	+10.7%
12-Month Avg*	62	62	0.0%

* 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

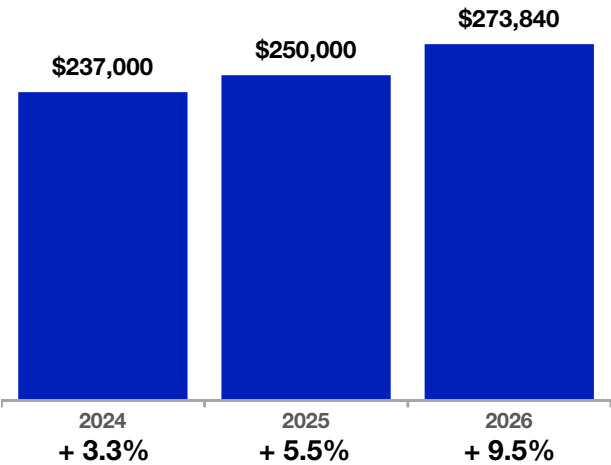


Median Sales Price

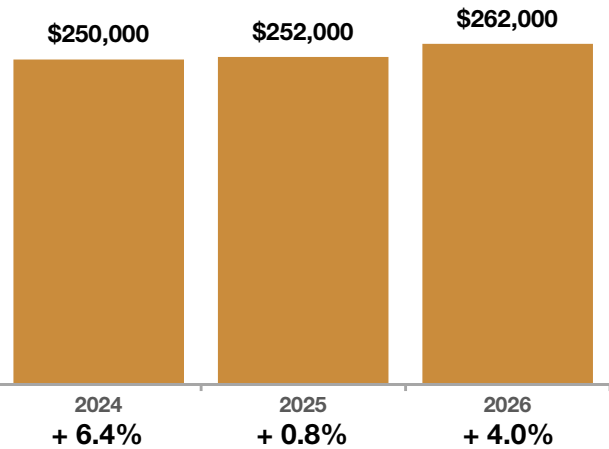
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



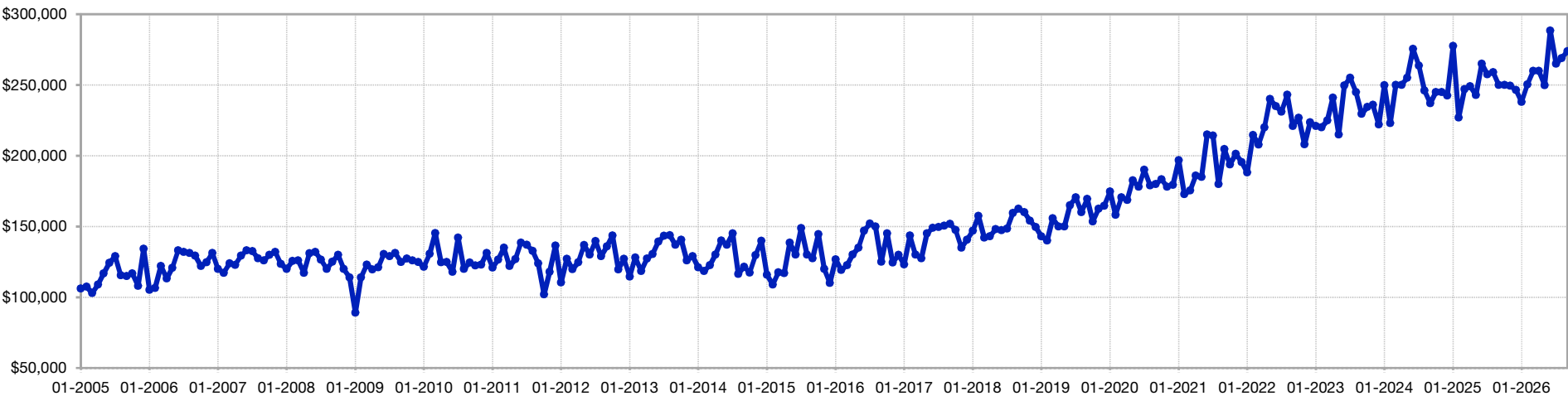
Year to Date



Median Sales Price		Prior Year	Percent Change
October 2025	\$249,995	\$245,000	+2.0%
November 2025	\$249,500	\$245,000	+1.8%
December 2025	\$246,490	\$242,500	+1.6%
January 2026	\$238,000	\$277,450	-14.2%
February 2026	\$250,450	\$227,000	+10.3%
March 2026	\$260,000	\$247,000	+5.3%
April 2026	\$260,000	\$249,000	+4.4%
May 2026	\$249,900	\$242,900	+2.9%
June 2026	\$288,495	\$265,000	+8.9%
July 2026	\$264,950	\$257,500	+2.9%
August 2026	\$269,000	\$259,000	+3.9%
September 2026	\$273,840	\$250,000	+9.5%
12-Month Med*	\$259,295	\$250,000	+3.7%

* 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

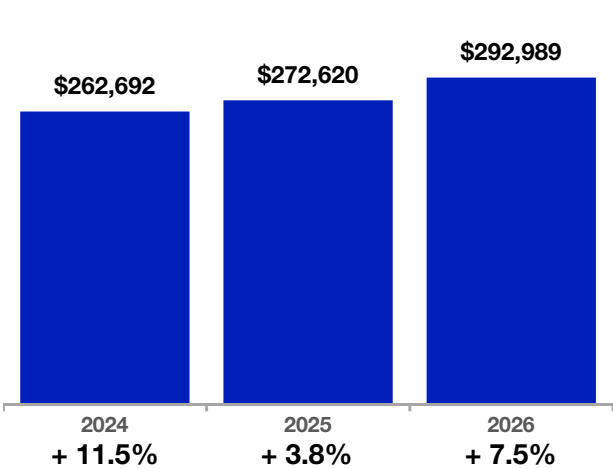


Average Sales Price

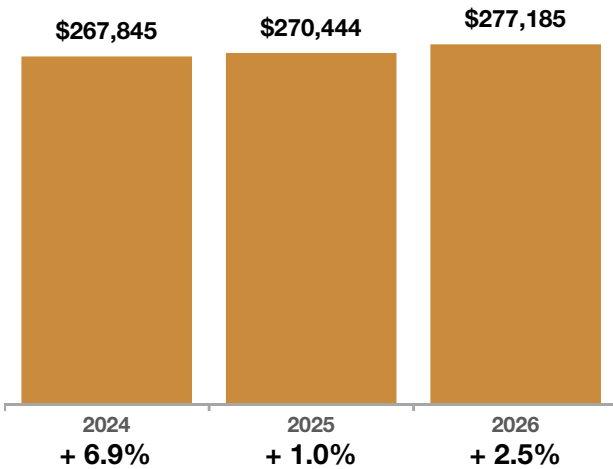
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



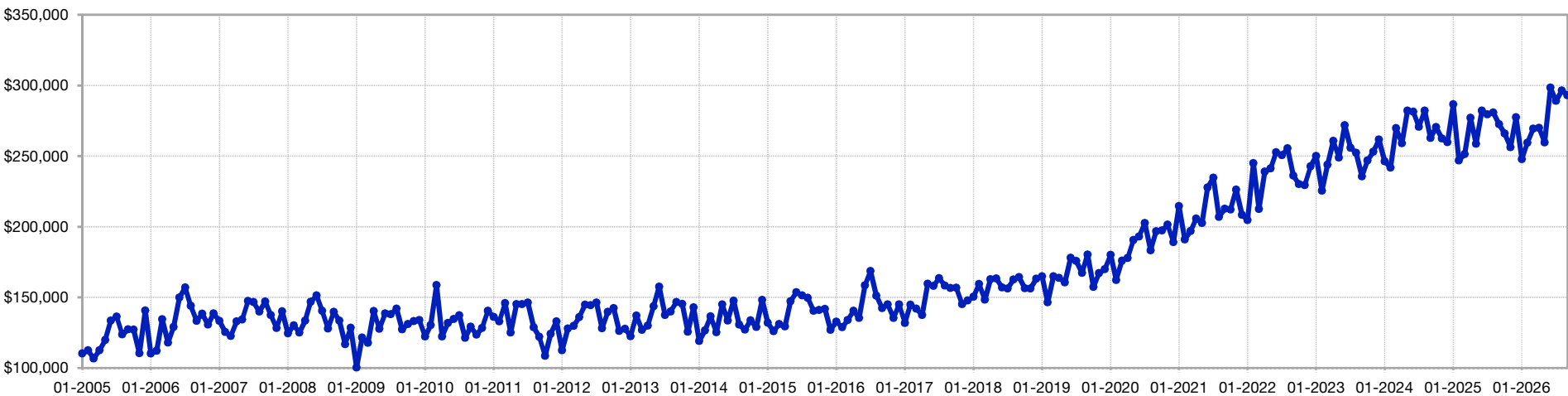
Year to Date



Avg. Sales Price		Prior Year	Percent Change
October 2025	\$266,021	\$270,492	-1.7%
November 2025	\$256,226	\$262,320	-2.3%
December 2025	\$277,438	\$259,697	+6.8%
January 2026	\$247,756	\$286,624	-13.6%
February 2026	\$259,395	\$246,762	+5.1%
March 2026	\$269,267	\$251,242	+7.2%
April 2026	\$269,854	\$276,944	-2.6%
May 2026	\$259,562	\$258,659	+0.3%
June 2026	\$298,334	\$282,123	+5.7%
July 2026	\$288,968	\$279,485	+3.4%
August 2026	\$296,343	\$280,773	+5.5%
September 2026	\$292,989	\$272,620	+7.5%
12-Month Avg*	\$273,513	\$268,978	+1.7%

* 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

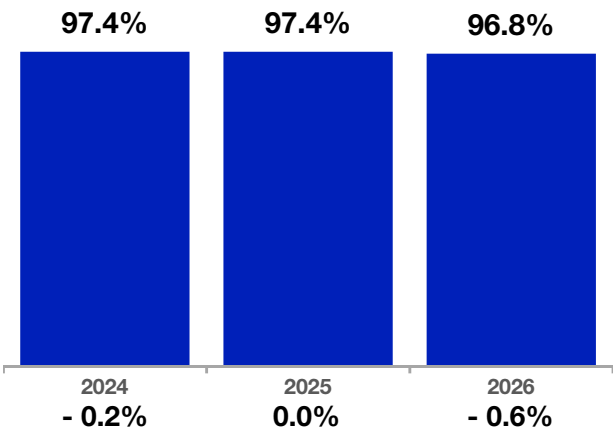


Percent of List Price Received

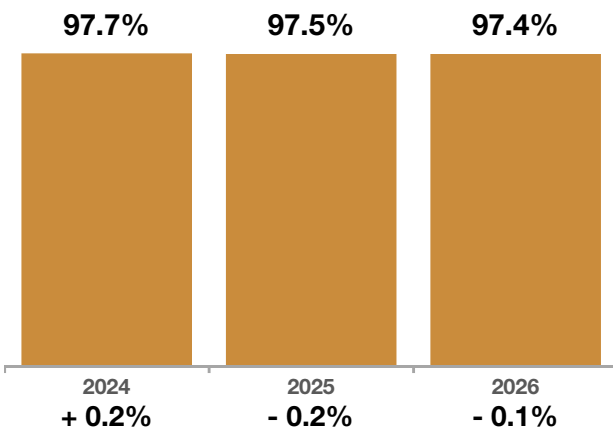
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



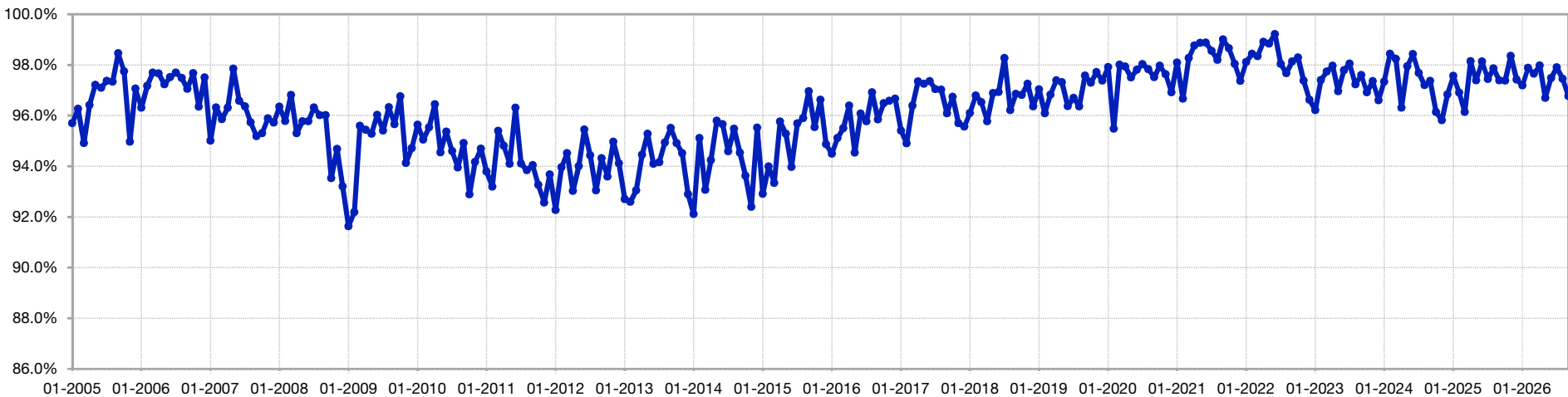
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
October 2025	97.4%	96.1%	+1.4%
November 2025	98.4%	95.8%	+2.7%
December 2025	97.4%	96.8%	+0.6%
January 2026	97.2%	97.6%	-0.4%
February 2026	97.9%	96.9%	+1.0%
March 2026	97.7%	96.1%	+1.7%
April 2026	98.0%	98.1%	-0.1%
May 2026	96.7%	97.4%	-0.7%
June 2026	97.5%	98.1%	-0.6%
July 2026	97.9%	97.4%	+0.5%
August 2026	97.5%	97.9%	-0.4%
September 2026	96.8%	97.4%	-0.6%
12-Month Avg*		97.2%	+0.3%

* 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

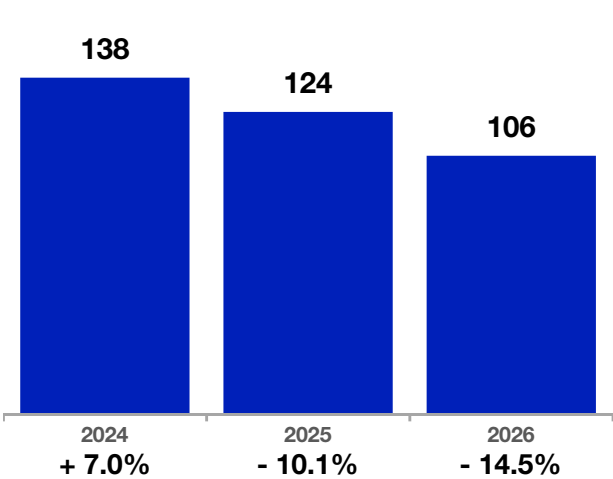


Housing Affordability Index

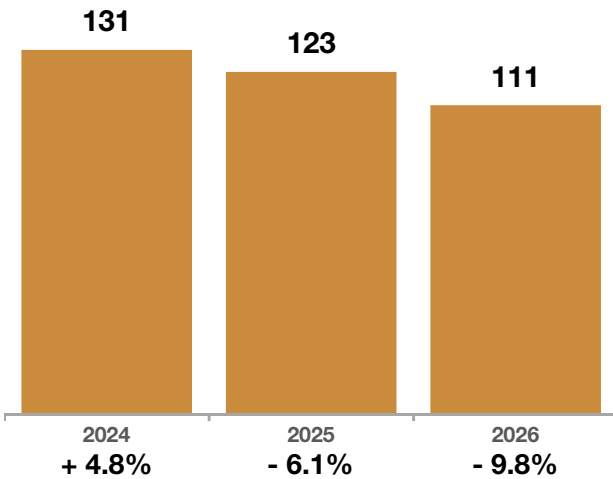
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

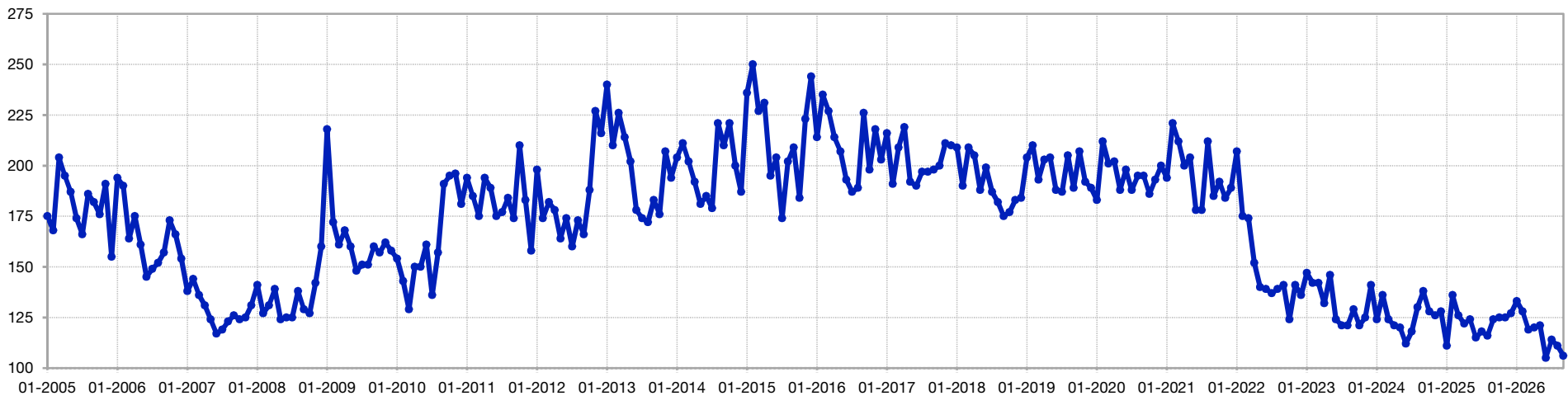


Year to Date



Affordability Index		Prior Year	Percent Change
October 2025	125	128	-2.3%
November 2025	125	126	-0.8%
December 2025	127	128	-0.8%
January 2026	133	111	+19.8%
February 2026	128	136	-5.9%
March 2026	119	126	-5.6%
April 2026	120	122	-1.6%
May 2026	121	124	-2.4%
June 2026	105	115	-8.7%
July 2026	114	118	-3.4%
August 2026	111	116	-4.3%
September 2026	106	124	-14.5%
12-Month Avg	120	123	-2.7%

Historical Housing Affordability Index by Month

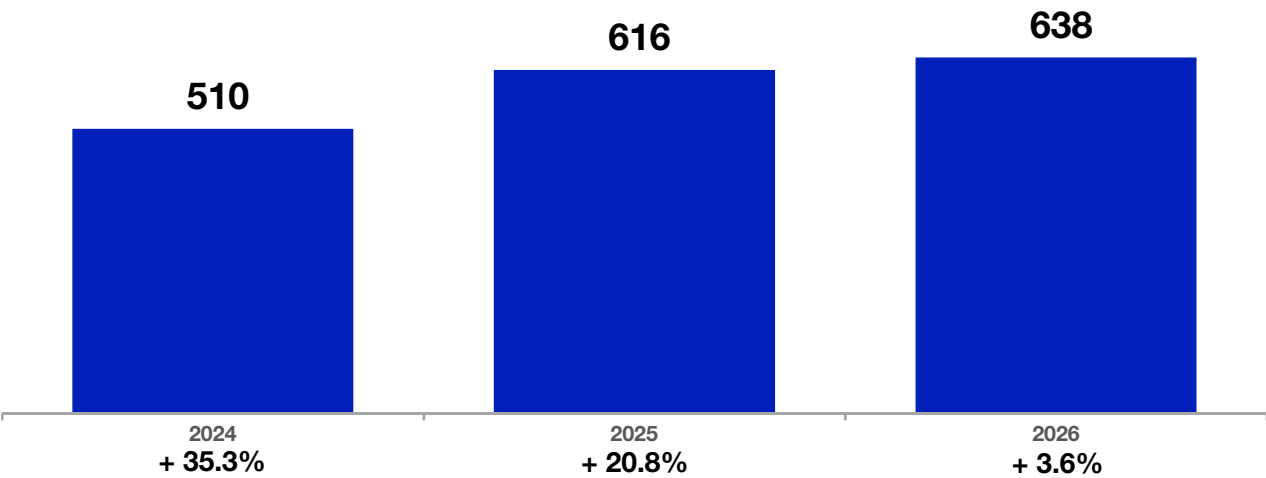


Inventory of Homes for Sale

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



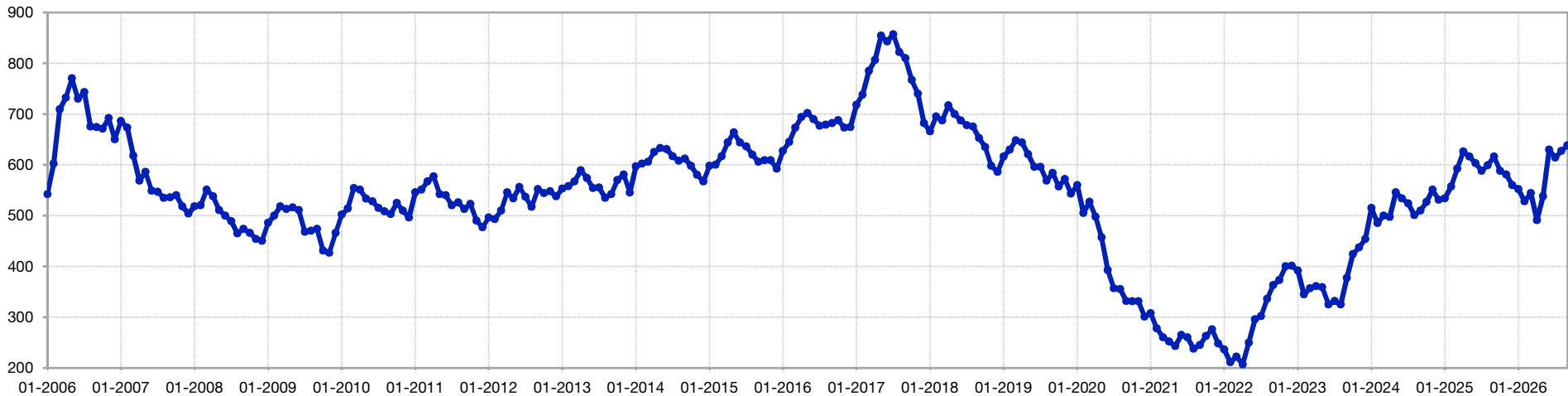
September



Homes for Sale		Prior Year	Percent Change
October 2025	588	527	+11.6%
November 2025	581	551	+5.4%
December 2025	560	531	+5.5%
January 2026	552	534	+3.4%
February 2026	528	557	-5.2%
March 2026	544	592	-8.1%
April 2026	491	626	-21.6%
May 2026	538	616	-12.7%
June 2026	630	603	+4.5%
July 2026	614	588	+4.4%
August 2026	627	599	+4.7%
September 2026	638	616	+3.6%
12-Month Avg*	574	578	-0.7%

* 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

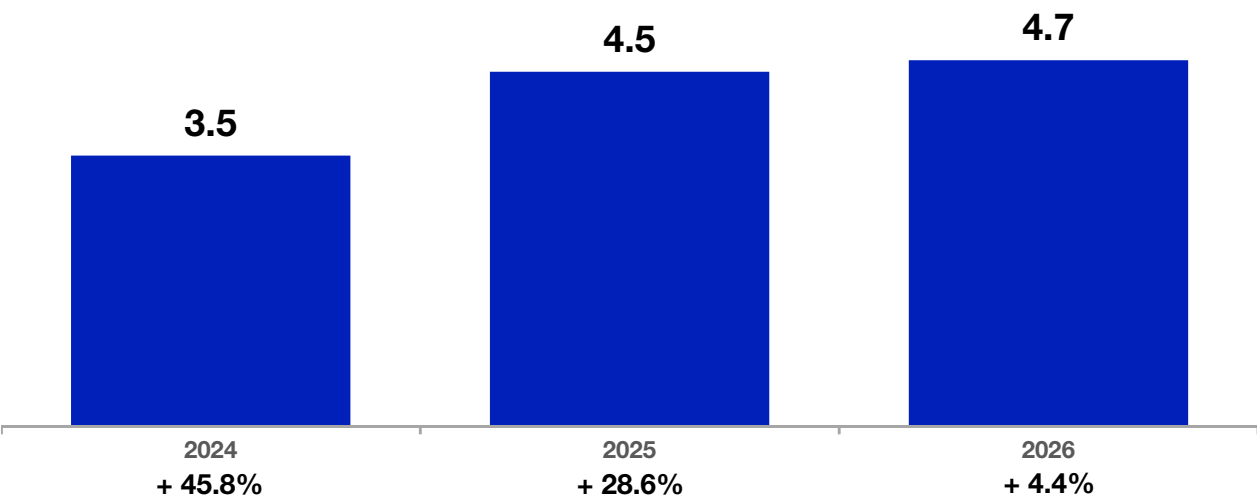


Months Supply of Inventory

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	4.3	3.6	+19.4%
November 2025	4.2	3.9	+7.7%
December 2025	4.0	3.7	+8.1%
January 2026	4.0	3.8	+5.3%
February 2026	3.9	3.9	0.0%
March 2026	4.0	4.2	-4.8%
April 2026	3.6	4.5	-20.0%
May 2026	4.1	4.4	-6.8%
June 2026	4.8	4.4	+9.1%
July 2026	4.6	4.3	+7.0%
August 2026	4.6	4.4	+4.5%
September 2026	4.7	4.5	+4.4%
12-Month Avg*	4.2	4.1	+2.4%

* 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

