

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings were up 2.1 percent to 96. Pending Sales increased 12.1 percent to 65. Inventory grew 19.0 percent to 438 units.

Median Sales Price was down 8.9 percent to \$221,035. Days on Market decreased 22.0 percent to 78 days. Months Supply of Inventory was up 10.0 percent to 6.6 months.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 12.7% **- 8.9%** **+ 10.0%**

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 Charleston Trident Association of REALTORS® covering Bamberg, Carnwell, Calhoun, Clarendon, Lexington, and Orangeburg counties. 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.

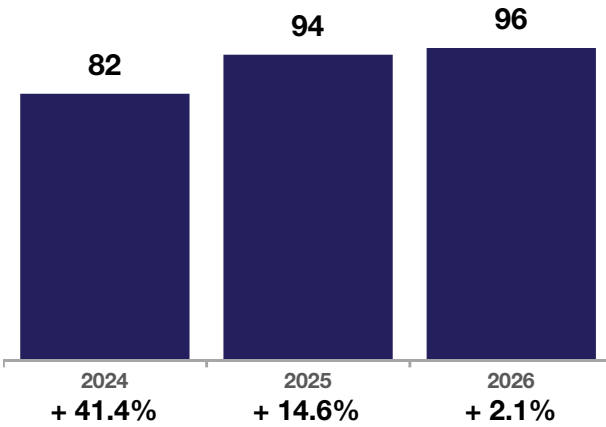


Key Metrics	Historical Sparkbars			02-2025	02-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	02-2024	02-2025	02-2026						
New Listings				94	96	+ 2.1%	204	223	+ 9.3%
Pending Sales				58	65	+ 12.1%	113	132	+ 16.8%
Closed Sales				55	48	- 12.7%	102	96	- 5.9%
Days on Market				100	78	- 22.0%	84	82	- 2.4%
Median Sales Price				\$242,500	\$221,035	- 8.9%	\$243,700	\$221,035	- 9.3%
Average Sales Price				\$249,686	\$237,126	- 5.0%	\$259,618	\$232,373	- 10.5%
Pct. of List Price Received				96.3%	96.9%	+ 0.6%	97.1%	97.0%	- 0.1%
Housing Affordability Index				124	143	+ 15.3%	123	143	+ 16.3%
Inventory of Homes for Sale				368	438	+ 19.0%	--	--	--
Months Supply of Inventory				6.0	6.6	+ 10.0%	--	--	--

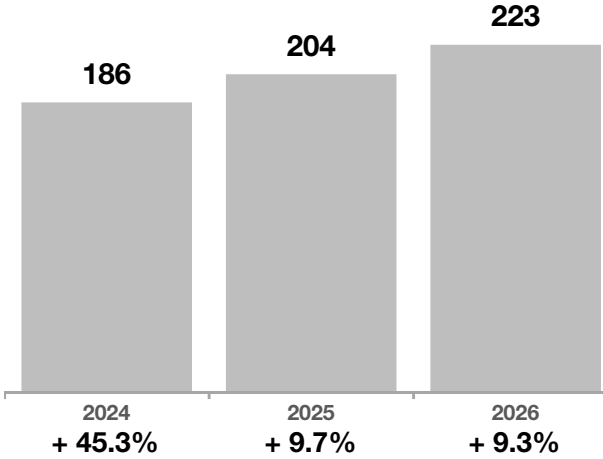
New Listings

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

February

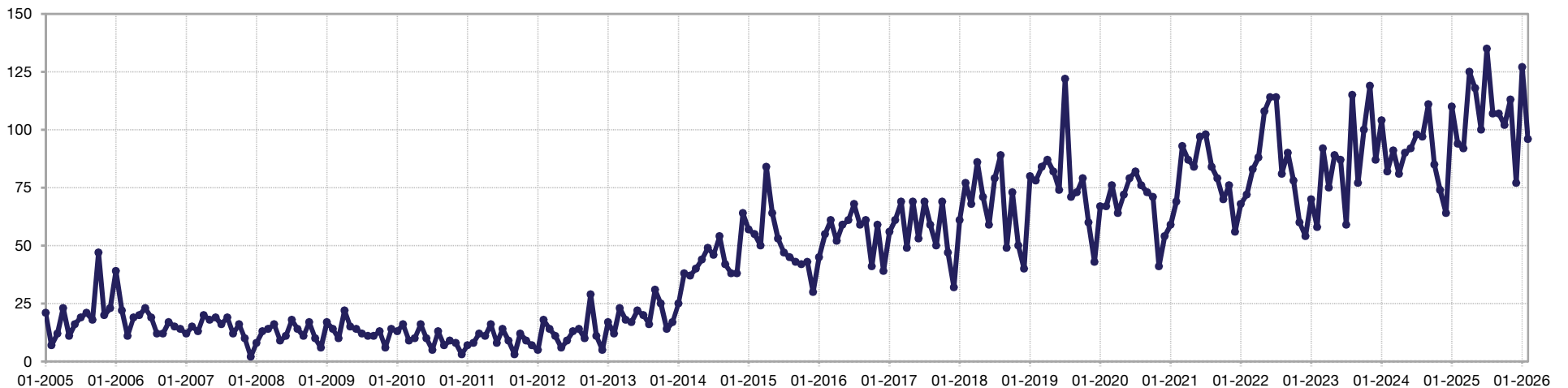


Year to Date



	New Listings	Prior Year	Percent Change
March 2025	92	91	+1.1%
April 2025	125	81	+54.3%
May 2025	118	90	+31.1%
June 2025	100	92	+8.7%
July 2025	135	98	+37.8%
August 2025	107	97	+10.3%
September 2025	107	111	-3.6%
October 2025	102	85	+20.0%
November 2025	113	74	+52.7%
December 2025	77	64	+20.3%
January 2026	127	110	+15.5%
February 2026	96	94	+2.1%
12-Month Avg	108	91	+19.5%

Historical New Listings by Month

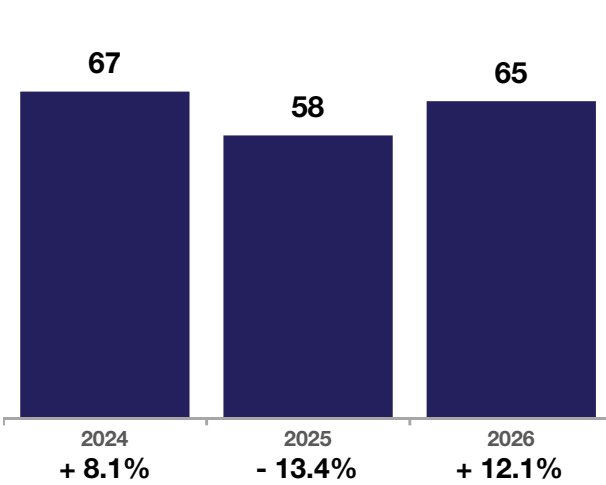


Pending Sales

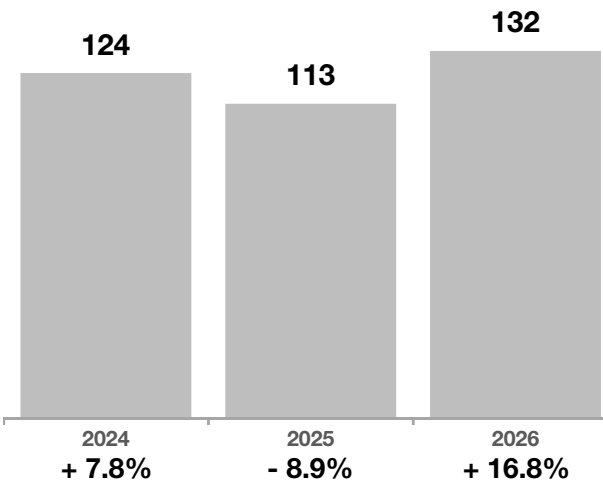
A count of the properties on which offers have been accepted in a given month.



February

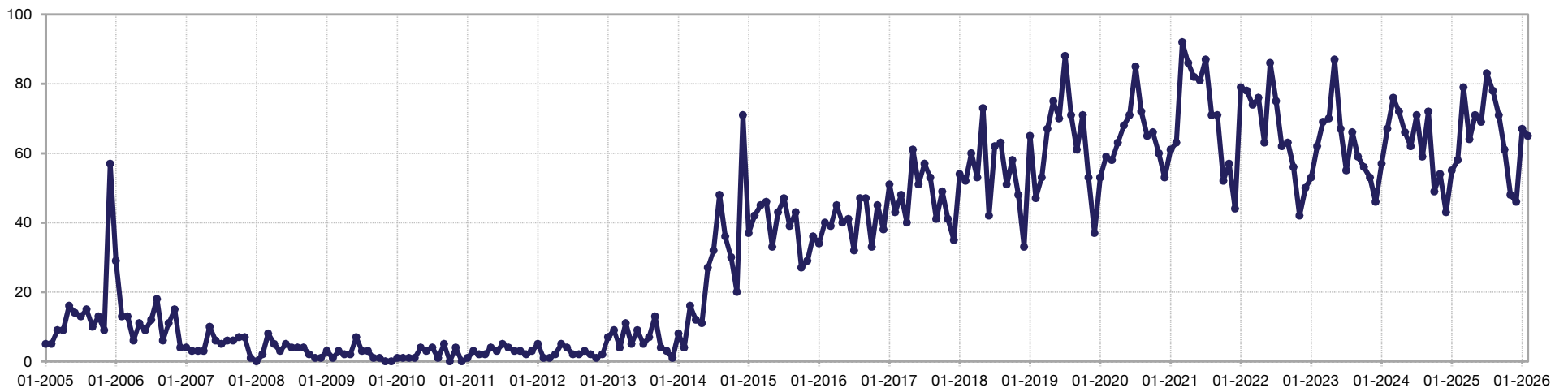


Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	79	76	+3.9%
April 2025	64	72	-11.1%
May 2025	71	66	+7.6%
June 2025	69	62	+11.3%
July 2025	83	71	+16.9%
August 2025	78	59	+32.2%
September 2025	71	72	-1.4%
October 2025	61	49	+24.5%
November 2025	48	54	-11.1%
December 2025	46	43	+7.0%
January 2026	67	55	+21.8%
February 2026	65	58	+12.1%
12-Month Avg	67	61	+8.8%

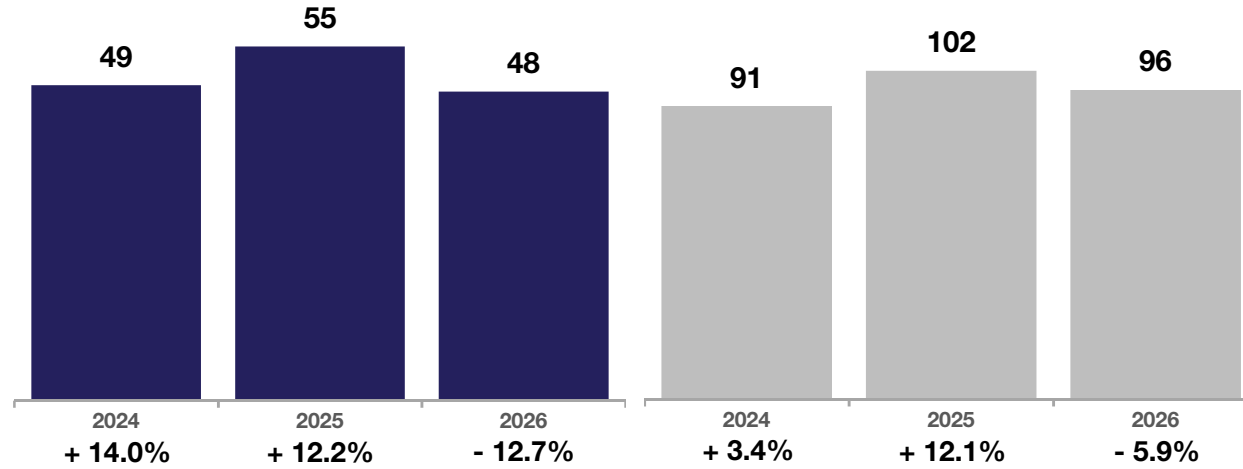
Historical Pending Sales by Month



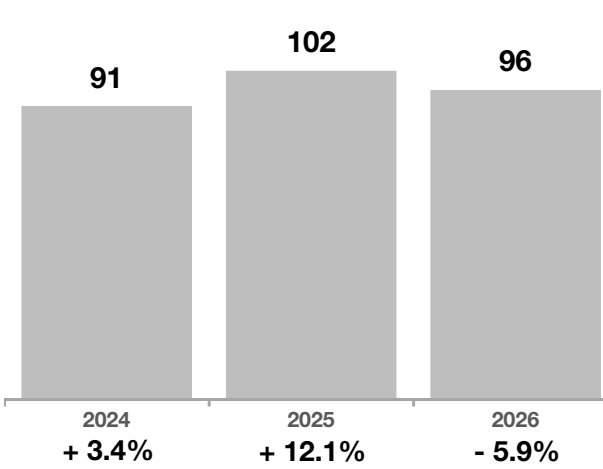
Closed Sales

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

February

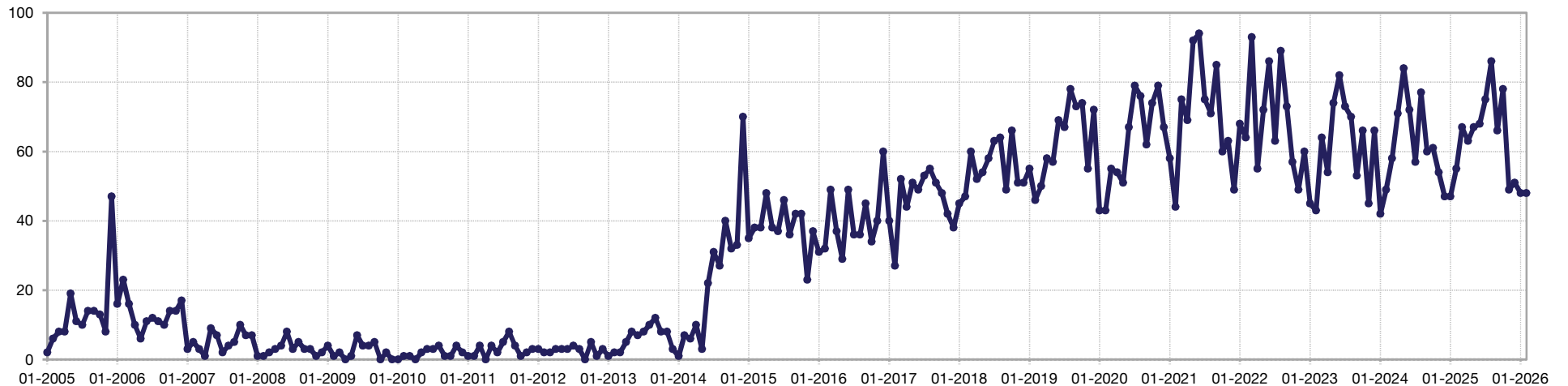


Year to Date



	Closed Sales	Prior Year	Percent Change
March 2025	67	58	+15.5%
April 2025	63	71	-11.3%
May 2025	67	84	-20.2%
June 2025	68	72	-5.6%
July 2025	75	57	+31.6%
August 2025	86	77	+11.7%
September 2025	66	60	+10.0%
October 2025	78	61	+27.9%
November 2025	49	54	-9.3%
December 2025	51	47	+8.5%
January 2026	48	47	+2.1%
February 2026	48	55	-12.7%
12-Month Avg	64	62	+3.1%

Historical Closed Sales by Month

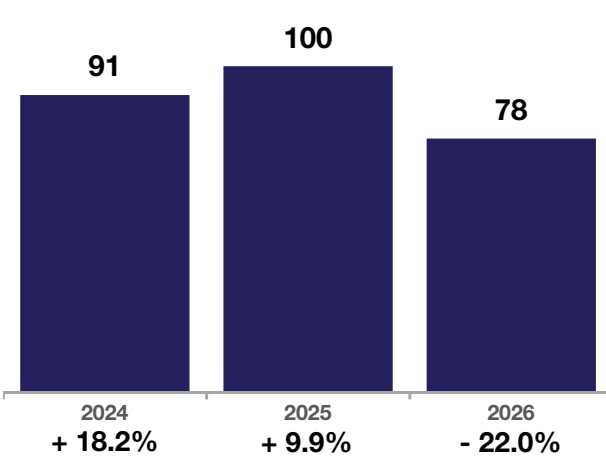


Days on Market Until Sale

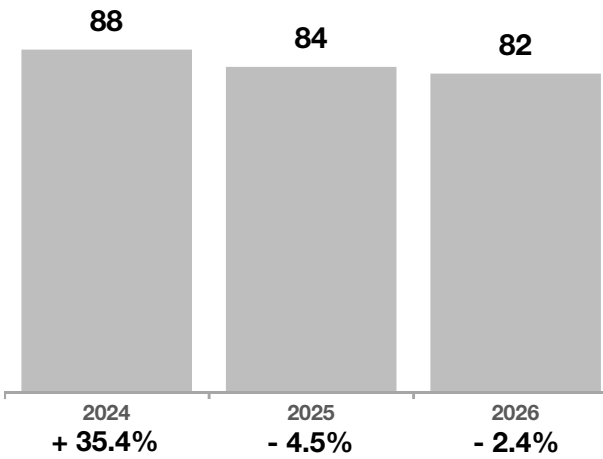
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



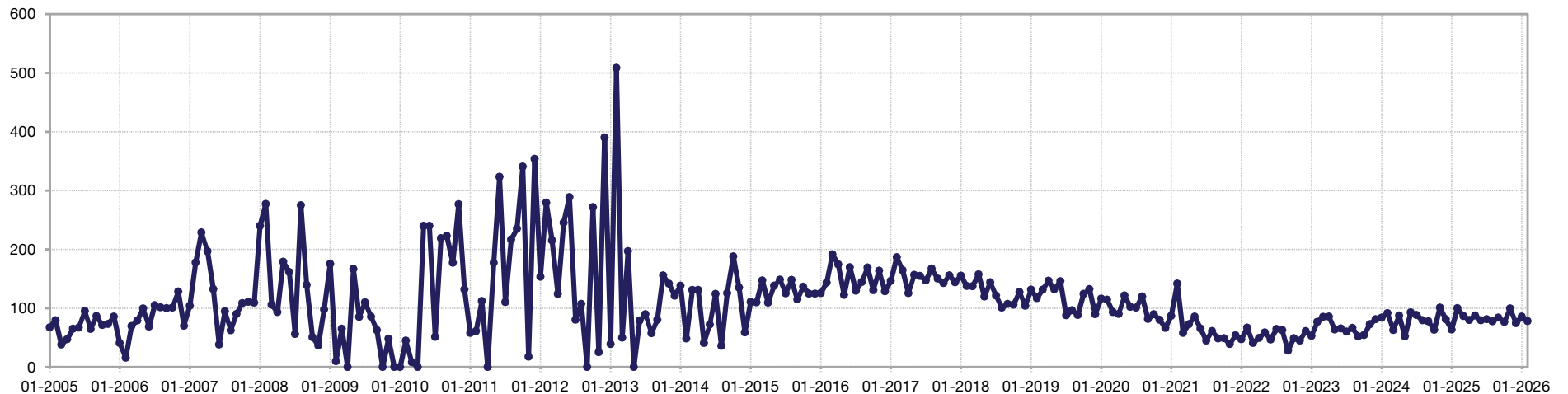
Year to Date



Days on Market	Prior Year	Percent Change	
March 2025	86	63	+36.5%
April 2025	80	87	-8.0%
May 2025	88	52	+69.2%
June 2025	79	93	-15.1%
July 2025	81	88	-8.0%
August 2025	78	80	-2.5%
September 2025	84	78	+7.7%
October 2025	77	64	+20.3%
November 2025	100	101	-1.0%
December 2025	74	81	-8.6%
January 2026	86	64	+34.4%
February 2026	78	100	-22.0%
12-Month Avg*	82	79	+3.8%

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

Historical Days on Market Until Sale by Month

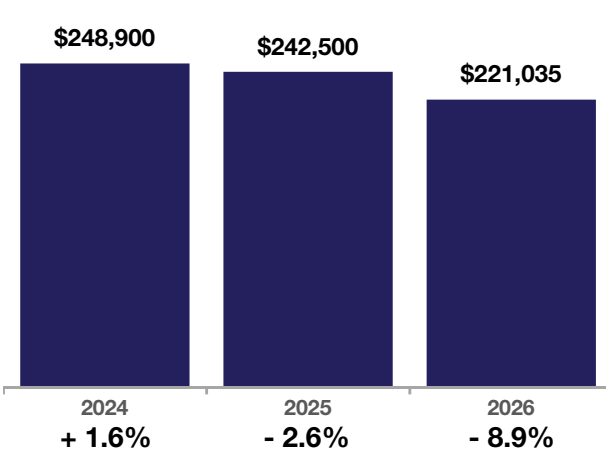


Median Sales Price

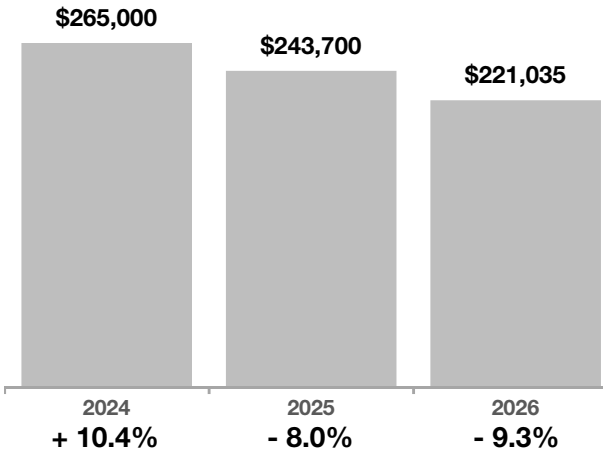
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



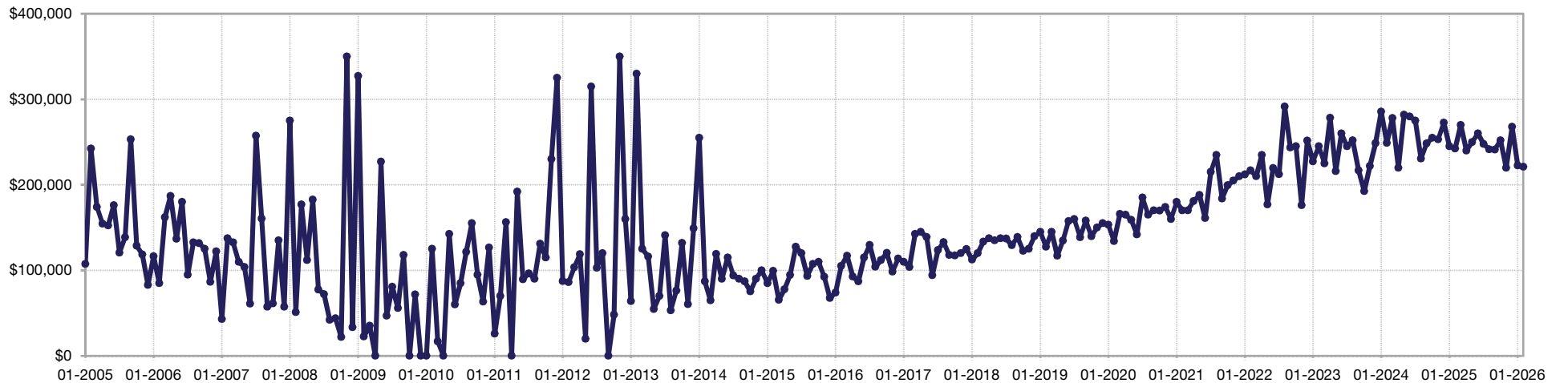
Year to Date



	Median Sales Price	Prior Year	Percent Change
March 2025	\$269,900	\$278,000	-2.9%
April 2025	\$240,000	\$220,000	+9.1%
May 2025	\$249,900	\$282,000	-11.4%
June 2025	\$260,000	\$279,900	-7.1%
July 2025	\$247,850	\$275,000	-9.9%
August 2025	\$241,425	\$230,725	+4.6%
September 2025	\$241,250	\$248,495	-2.9%
October 2025	\$252,000	\$255,000	-1.2%
November 2025	\$219,990	\$253,250	-13.1%
December 2025	\$267,900	\$272,500	-1.7%
January 2026	\$222,500	\$245,000	-9.2%
February 2026	\$221,035	\$242,500	-8.9%
12-Month Med*	\$245,000	\$258,000	-5.0%

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

Historical Median Sales Price by Month

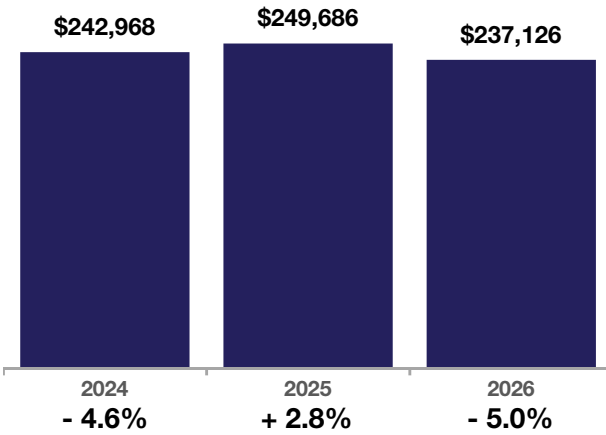


Average Sales Price

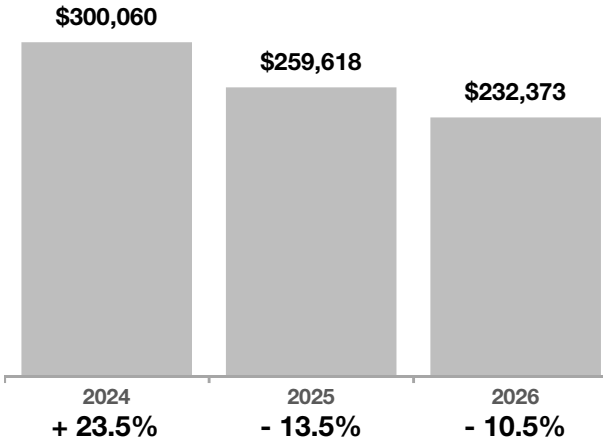
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



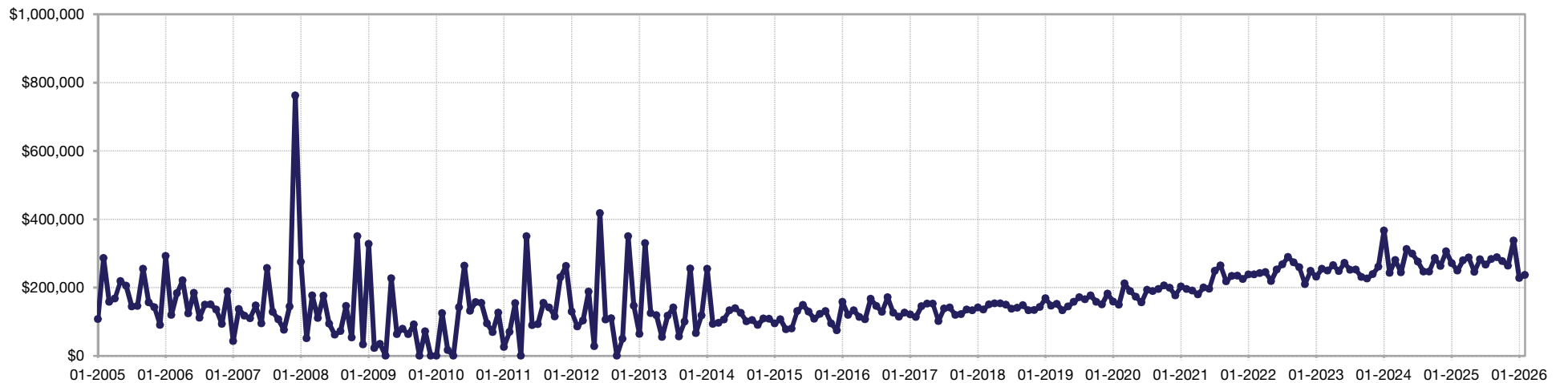
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2025	\$279,340	\$280,119	-0.3%
April 2025	\$288,169	\$244,207	+18.0%
May 2025	\$245,947	\$312,685	-21.3%
June 2025	\$282,744	\$298,887	-5.4%
July 2025	\$267,126	\$275,516	-3.0%
August 2025	\$283,217	\$246,520	+14.9%
September 2025	\$288,265	\$246,685	+16.9%
October 2025	\$276,946	\$286,476	-3.3%
November 2025	\$263,586	\$262,734	+0.3%
December 2025	\$337,282	\$305,686	+10.3%
January 2026	\$227,620	\$271,240	-16.1%
February 2026	\$237,126	\$249,686	-5.0%
12-Month Avg*	\$273,114	\$273,370	-0.1%

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

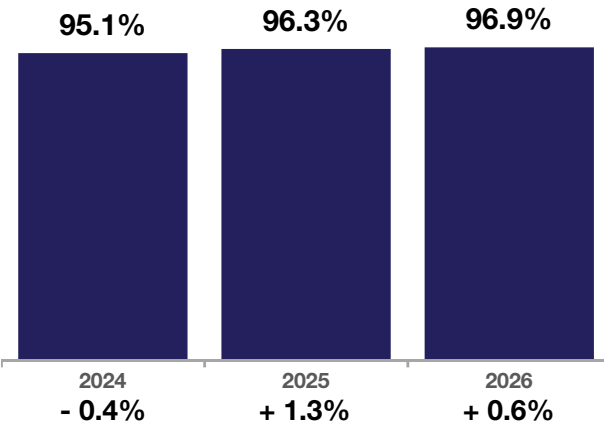
Historical Average Sales Price by Month



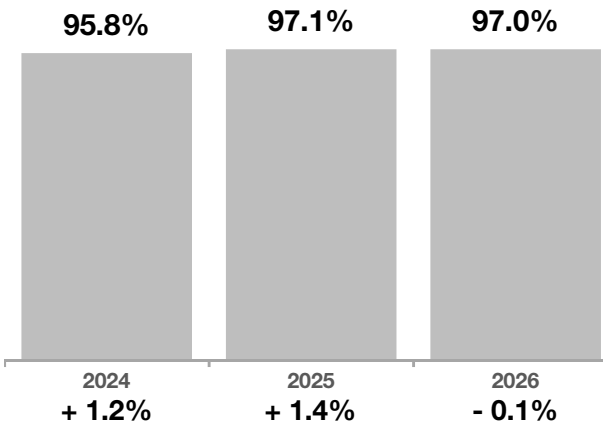
Percent of List Price Received

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.

February



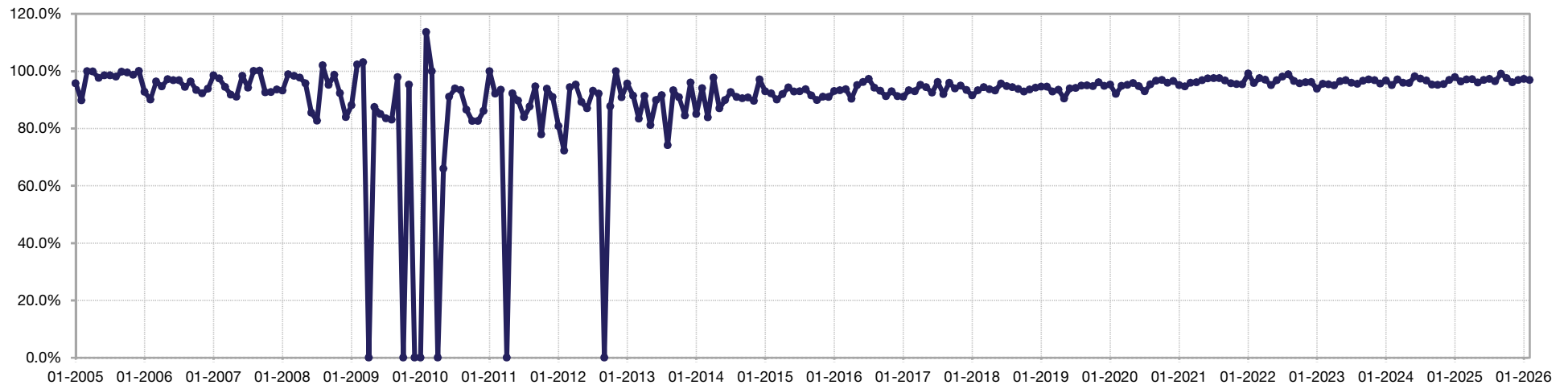
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
March 2025	97.1%	97.1%	0.0%
April 2025	97.2%	95.9%	+1.4%
May 2025	96.0%	95.8%	+0.2%
June 2025	96.9%	98.2%	-1.3%
July 2025	97.2%	97.4%	-0.2%
August 2025	96.4%	96.7%	-0.3%
September 2025	99.0%	95.3%	+3.9%
October 2025	97.5%	95.2%	+2.4%
November 2025	96.1%	95.5%	+0.6%
December 2025	96.9%	96.9%	0.0%
January 2026	97.2%	97.9%	-0.7%
February 2026	96.9%	96.3%	+0.6%
12-Month Avg*	97.1%	96.5%	+0.6%

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

Historical Percent of List Price Received by Month

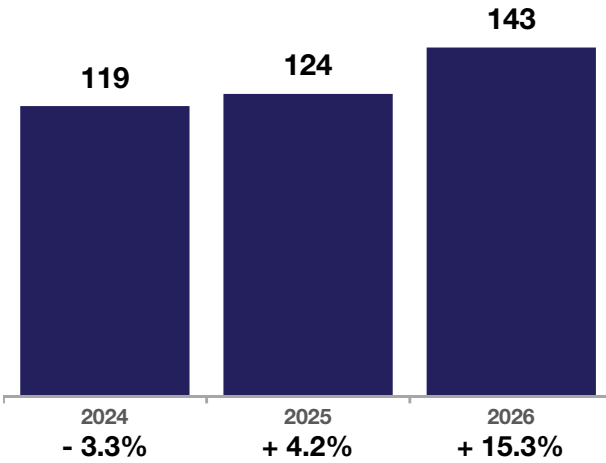


Housing Affordability Index

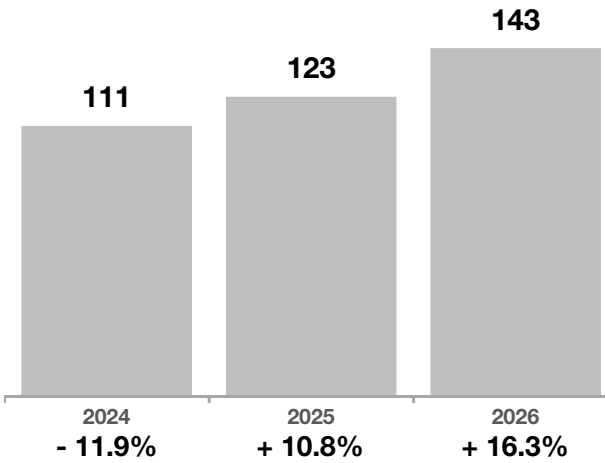
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

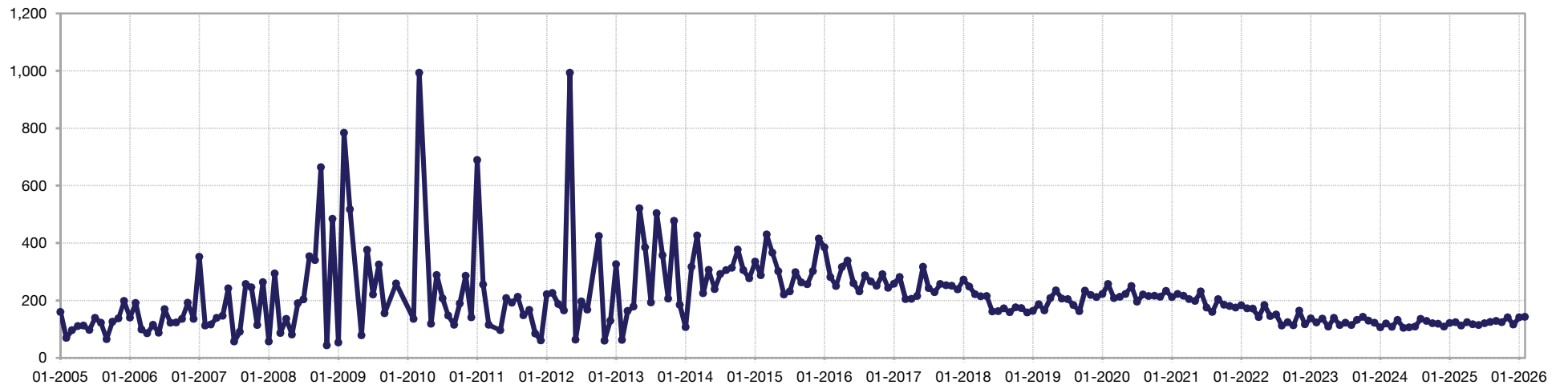


Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	112	108	+3.7%
April 2025	124	132	-6.1%
May 2025	117	104	+12.5%
June 2025	114	106	+7.5%
July 2025	120	109	+10.1%
August 2025	125	135	-7.4%
September 2025	128	128	0.0%
October 2025	124	120	+3.3%
November 2025	141	118	+19.5%
December 2025	116	109	+6.4%
January 2026	141	121	+16.5%
February 2026	143	124	+15.3%
12-Month Avg	125	118	+6.4%

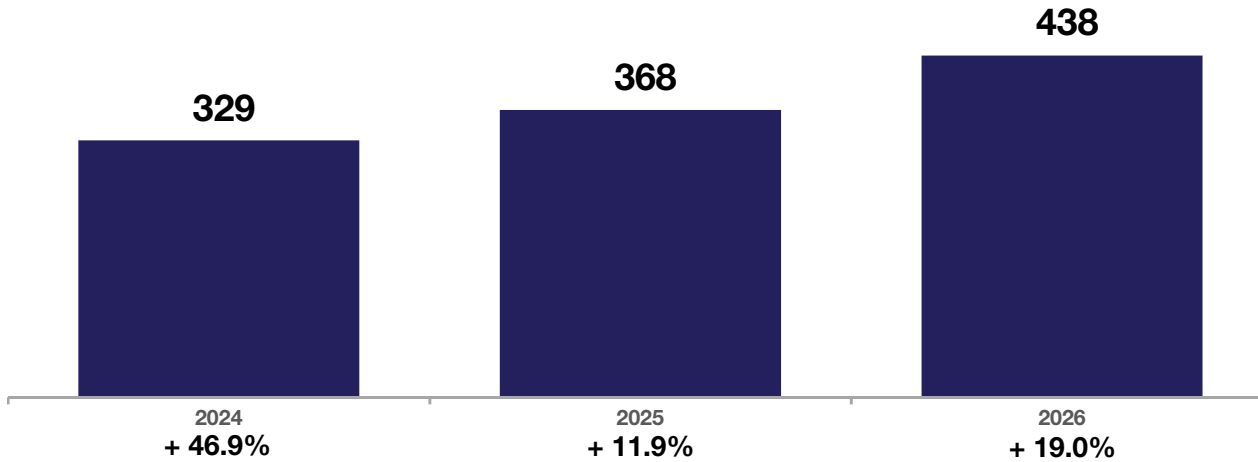
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

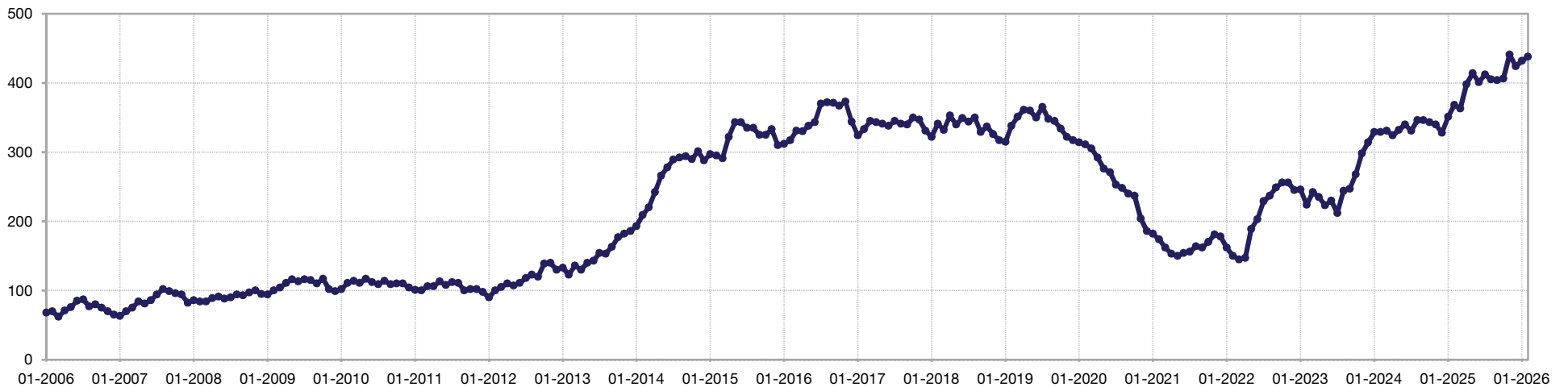
February



Homes for Sale	Prior Year	Percent Change
March 2025	331	+9.7%
April 2025	324	+22.8%
May 2025	332	+24.7%
June 2025	340	+17.9%
July 2025	331	+24.5%
August 2025	346	+17.1%
September 2025	346	+16.8%
October 2025	343	+18.4%
November 2025	340	+29.7%
December 2025	328	+29.3%
January 2026	351	+23.1%
February 2026	368	+19.0%
12-Month Avg*	412	+21.2%

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

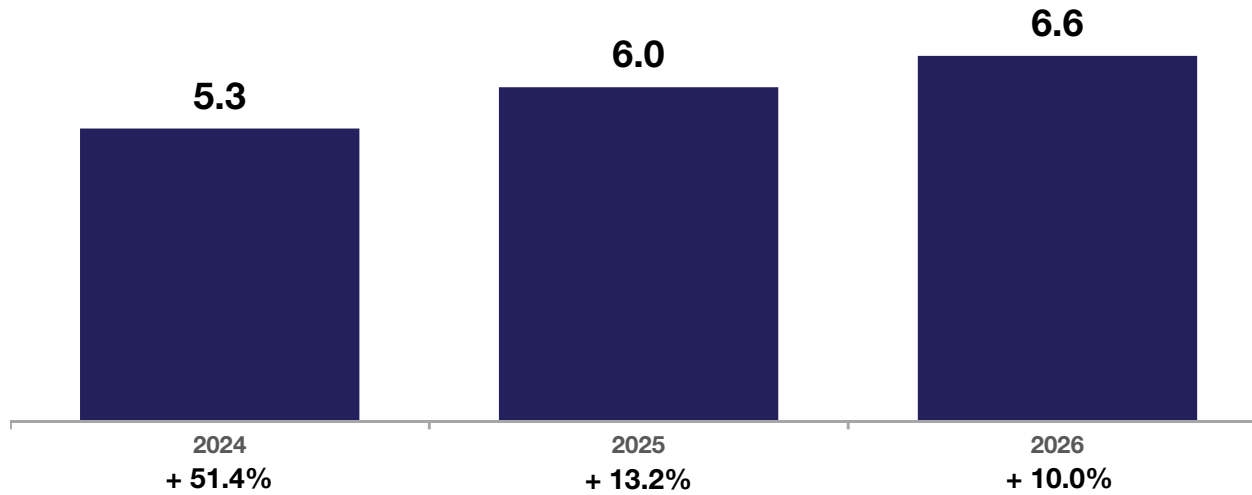
Historical Inventory of Homes for Sale by Month



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.

February



Months Supply	Prior Year	Percent Change
March 2025	5.9	+13.5%
April 2025	6.5	+27.5%
May 2025	6.7	+24.1%
June 2025	6.5	+16.1%
July 2025	6.5	+22.6%
August 2025	6.3	+12.5%
September 2025	6.3	+14.5%
October 2025	6.2	+12.7%
November 2025	6.8	+25.9%
December 2025	6.5	+22.6%
January 2026	6.5	+16.1%
February 2026	6.6	+10.0%
12-Month Avg*	6.4	+16.4%

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

Historical Months Supply of Inventory by Month

