

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings decreased 2.6 percent for Single-Family homes and 2.1 percent for Condo homes. Pending Sales increased 11.2 percent for Single-Family homes and 36.5 percent for Condo homes. Inventory decreased 1.6 percent for Single-Family homes but increased 3.5 percent for Condo homes.

Median Sales Price remained flat at \$368,000 for Single-Family homes but decreased 7.6 percent to \$231,000 for Condo properties. Days on Market increased 2.5 percent for Single-Family homes but remained flat for Condo homes. Months Supply of Inventory decreased 4.4 percent for Single-Family homes but remained flat for Condo homes.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

- 1.4%	- 1.3%	- 1.5%
Change in Closed Sales All Properties	Change in Closed Sales Single-Family Only	Change in Closed Sales Condo Only

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

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Single Family Market Overview

Key market metrics for the current month and year-to-date figures. Single-family homes only.



Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,520	1,480	- 2.6%	5,595	5,712	+ 2.1%
Pending Sales		1,062	1,181	+ 11.2%	3,834	3,961	+ 3.3%
Closed Sales		938	926	- 1.3%	3,220	3,199	- 0.7%
Days on Market Until Sale		122	125	+ 2.5%	127	130	+ 2.4%
Median Sales Price		\$367,850	\$368,000	+ 0.0%	\$360,000	\$359,888	- 0.0%
Average Sales Price		\$447,711	\$464,585	+ 3.8%	\$438,320	\$448,048	+ 2.2%
Percent of List Price Received		97.3%	97.6%	+ 0.3%	97.2%	97.2%	0.0%
Housing Affordability Index		78	82	+ 5.1%	80	84	+ 5.0%
Inventory of Homes for Sale		4,030	3,965	- 1.6%	—	—	—
Months Supply of Inventory		4.5	4.3	- 4.4%	—	—	—

Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condo properties only.



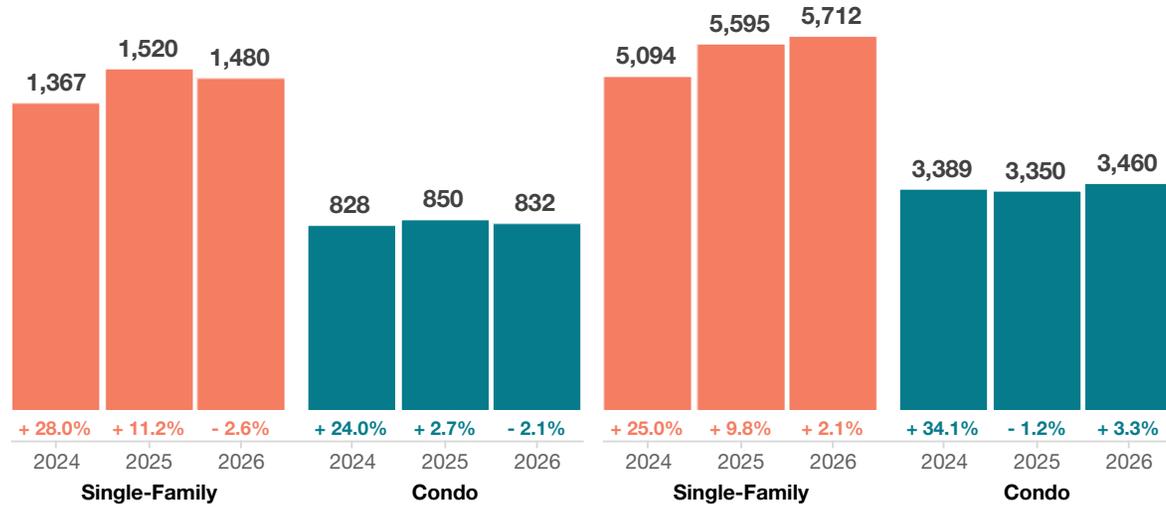
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		850	832	- 2.1%	3,350	3,460	+ 3.3%
Pending Sales		397	542	+ 36.5%	1,707	1,857	+ 8.8%
Closed Sales		453	446	- 1.5%	1,556	1,557	+ 0.1%
Days on Market Until Sale		131	131	0.0%	130	133	+ 2.3%
Median Sales Price		\$249,999	\$231,000	- 7.6%	\$239,450	\$225,525	- 5.8%
Average Sales Price		\$281,183	\$274,212	- 2.5%	\$271,210	\$267,134	- 1.5%
Percent of List Price Received		95.9%	96.0%	+ 0.1%	95.9%	95.7%	- 0.2%
Housing Affordability Index		115	131	+ 13.9%	120	134	+ 11.7%
Inventory of Homes for Sale		3,301	3,416	+ 3.5%	—	—	—
Months Supply of Inventory		8.1	8.1	0.0%	—	—	—

New Listings

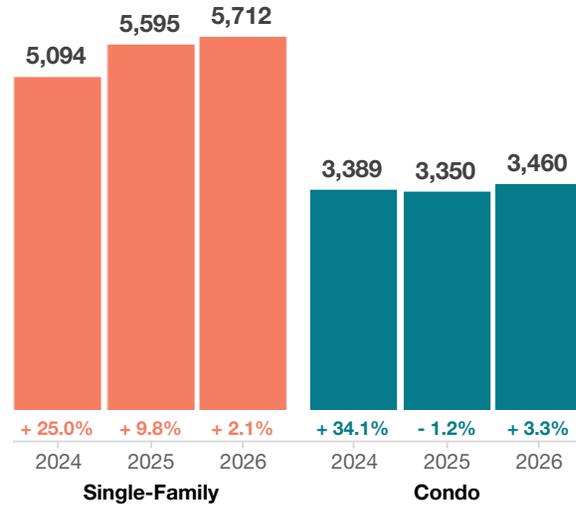
A count of the properties that have been newly listed on the market in a given month.



April

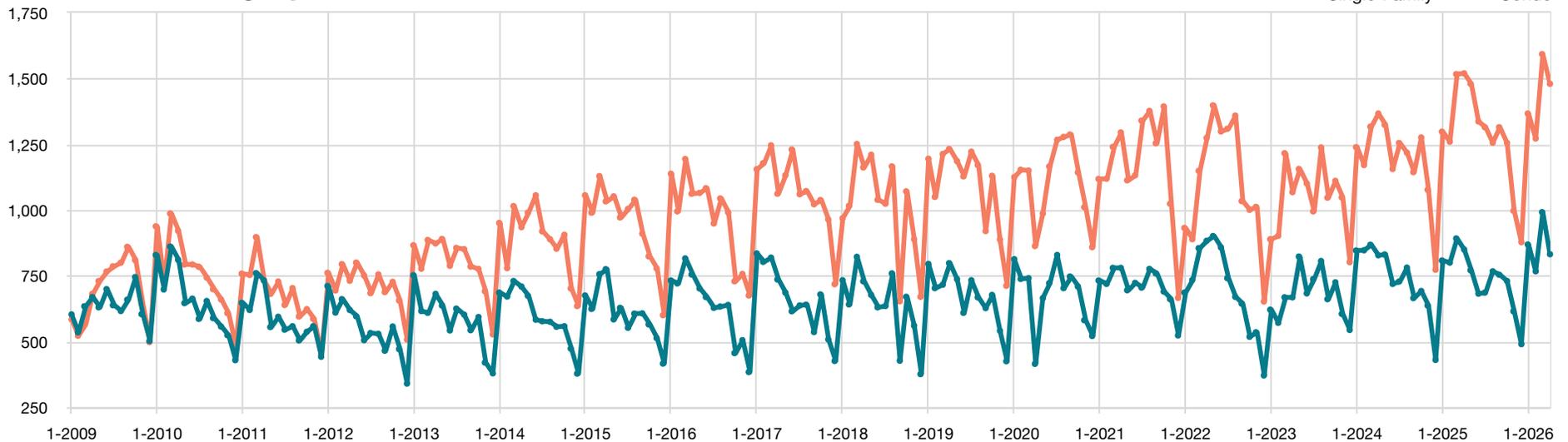


Year to Date



New Listings	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	1,480	+ 11.8%	771	- 7.2%
Jun-2025	1,337	+ 15.7%	682	- 5.1%
Jul-2025	1,315	+ 4.8%	686	- 5.8%
Aug-2025	1,256	+ 3.1%	767	- 1.8%
Sep-2025	1,315	+ 14.9%	754	+ 13.4%
Oct-2025	1,255	- 1.6%	730	+ 5.5%
Nov-2025	997	- 7.4%	615	- 3.5%
Dec-2025	878	+ 13.6%	490	+ 14.0%
Jan-2026	1,367	+ 5.3%	869	+ 7.5%
Feb-2026	1,272	+ 1.0%	767	- 4.1%
Mar-2026	1,593	+ 5.0%	992	+ 11.2%
Apr-2026	1,480	- 2.6%	832	- 2.1%
12-Month Avg	1,295	+ 4.9%	746	+ 1.4%

Historical New Listings by Month

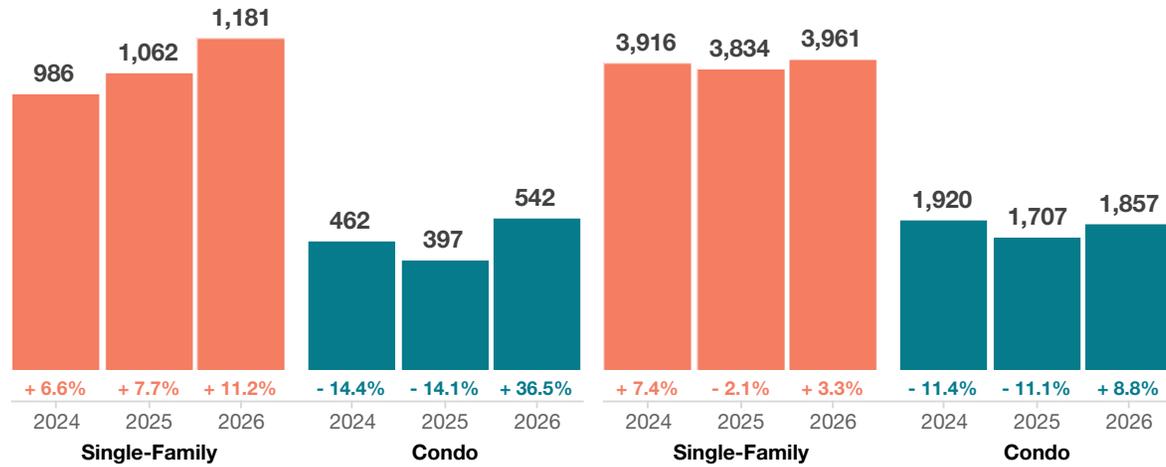


Pending Sales

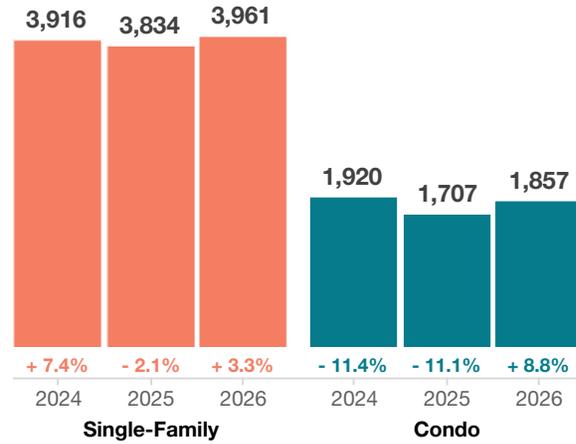
A count of the properties on which offers have been accepted in a given month.



April

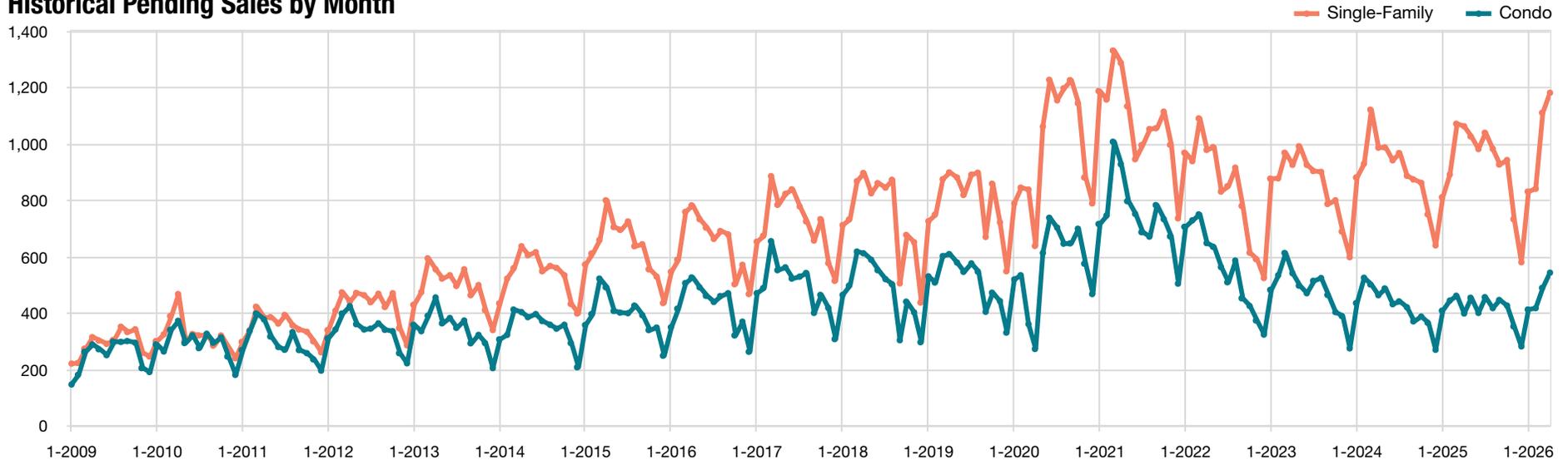


Year to Date



Pending Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	1,026	+ 4.0%	453	- 6.8%
Jun-2025	981	+ 4.3%	399	- 7.2%
Jul-2025	1,039	+ 7.4%	455	+ 3.4%
Aug-2025	982	+ 10.8%	416	- 0.7%
Sep-2025	926	+ 6.1%	445	+ 20.6%
Oct-2025	942	+ 9.4%	425	+ 10.1%
Nov-2025	732	- 2.3%	351	- 3.6%
Dec-2025	579	- 9.4%	280	+ 4.5%
Jan-2026	830	+ 2.5%	411	+ 1.0%
Feb-2026	840	- 5.7%	416	- 6.1%
Mar-2026	1,110	+ 3.6%	488	+ 6.1%
Apr-2026	1,181	+ 11.2%	542	+ 36.5%
12-Month Avg	931	+ 4.0%	423	+ 4.2%

Historical Pending Sales by Month

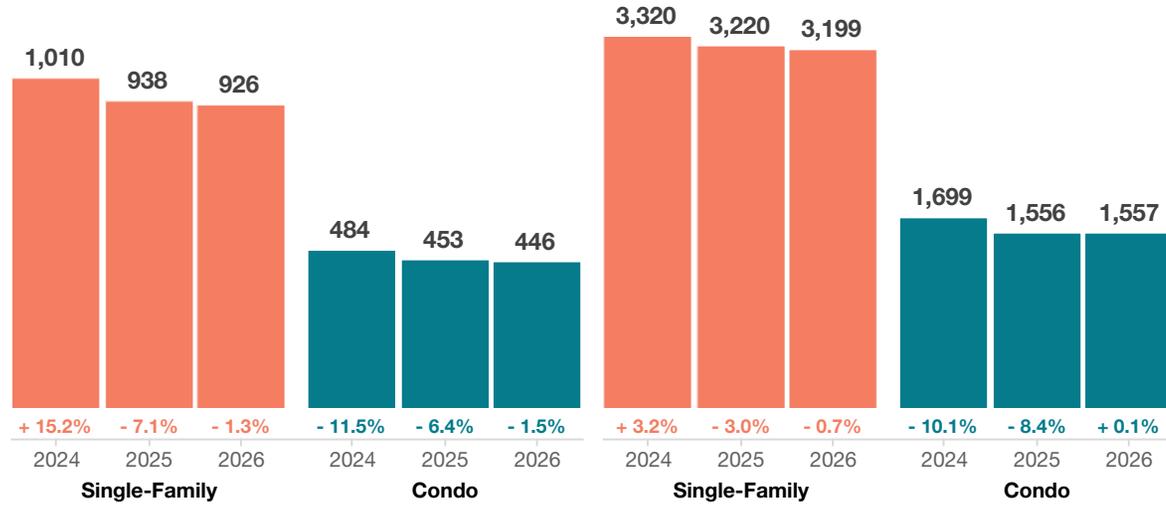


Closed Sales

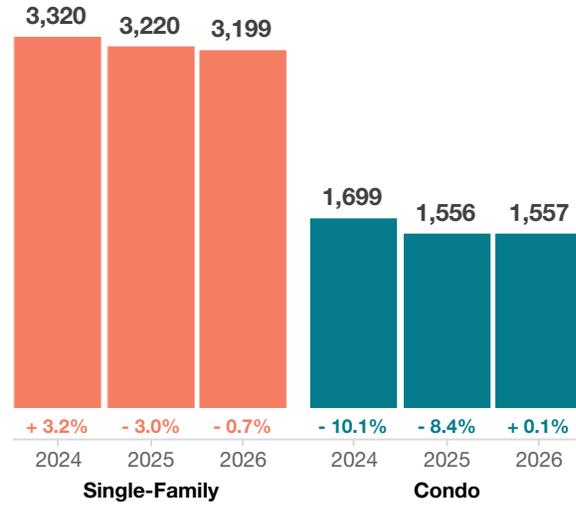
A count of the actual sales that closed in a given month.



April

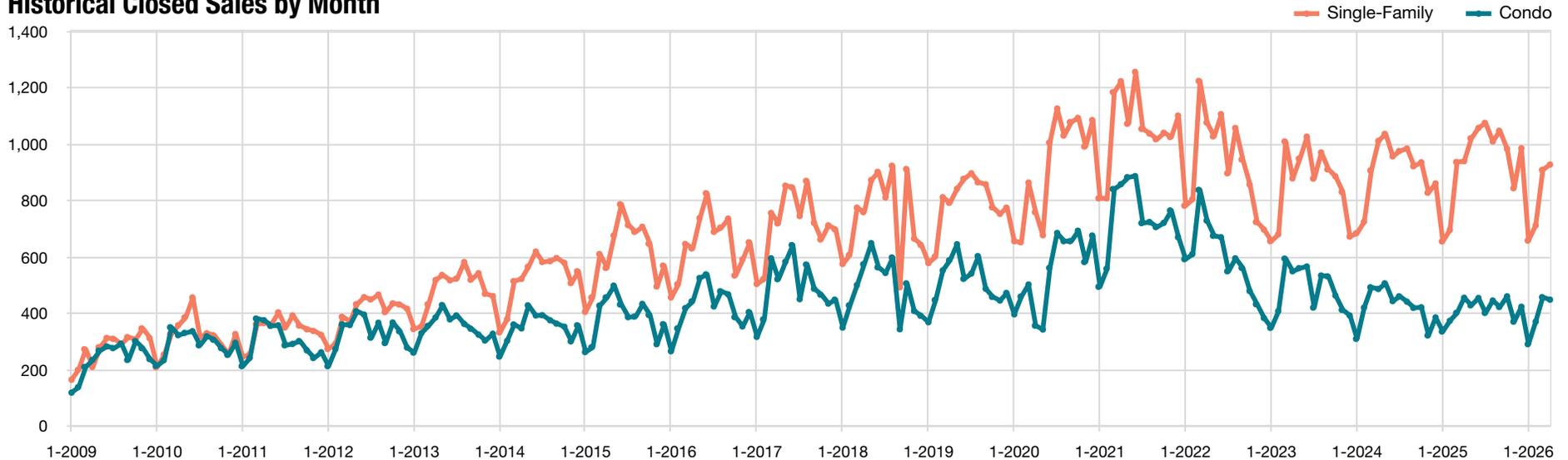


Year to Date



Closed Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	1,019	- 1.5%	426	- 15.5%
Jun-2025	1,056	+ 10.6%	452	+ 2.5%
Jul-2025	1,074	+ 10.3%	399	- 12.9%
Aug-2025	1,008	+ 2.5%	443	+ 0.9%
Sep-2025	1,046	+ 13.7%	420	+ 0.7%
Oct-2025	982	+ 5.1%	458	+ 9.3%
Nov-2025	842	+ 1.9%	368	+ 15.4%
Dec-2025	984	+ 14.6%	421	+ 9.9%
Jan-2026	656	+ 0.5%	288	- 13.5%
Feb-2026	710	+ 2.3%	368	- 0.8%
Mar-2026	907	- 3.0%	455	+ 14.0%
Apr-2026	926	- 1.3%	446	- 1.5%
12-Month Avg	934	+ 4.7%	412	+ 0.2%

Historical Closed Sales by Month

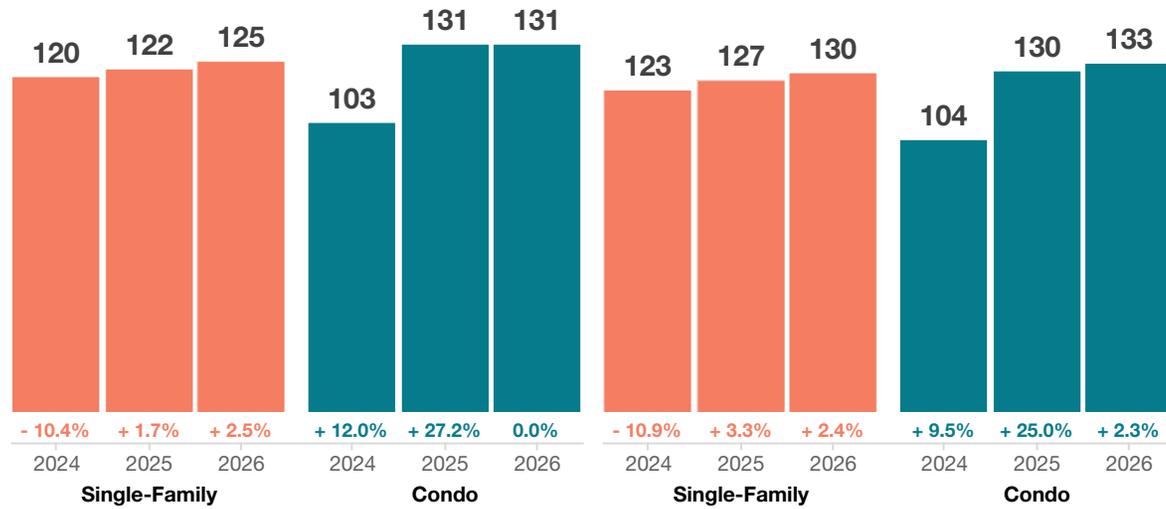


Days on Market Until Sale

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



April

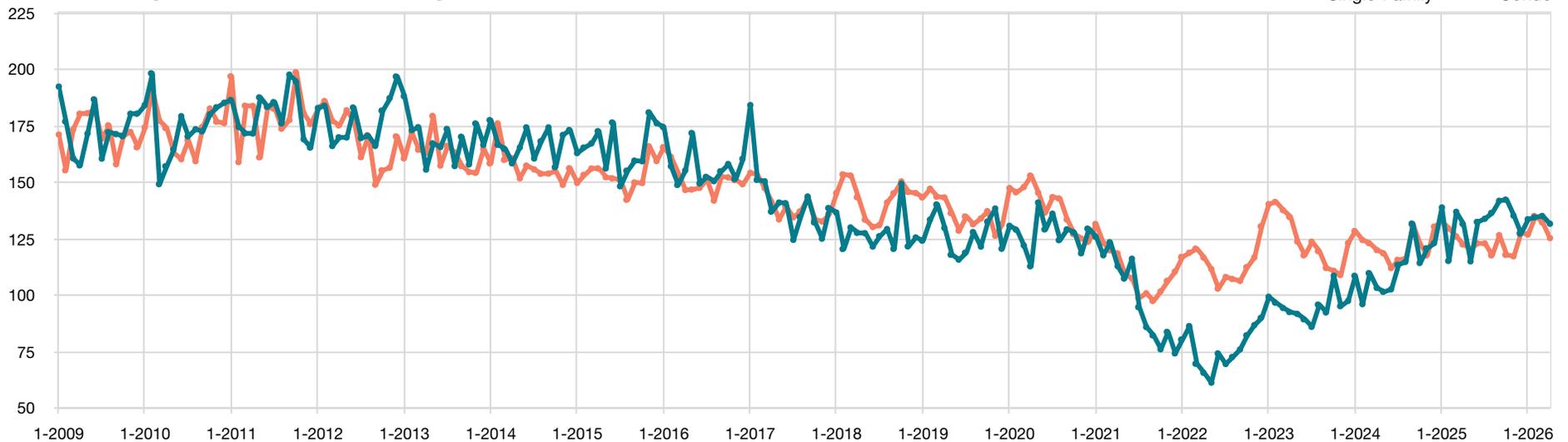


Year to Date

Days on Market	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	120	+ 1.7%	115	+ 13.9%
Jun-2025	123	+ 9.8%	132	+ 29.4%
Jul-2025	123	+ 7.0%	134	+ 18.6%
Aug-2025	117	+ 0.9%	136	+ 19.3%
Sep-2025	126	- 3.8%	142	+ 8.4%
Oct-2025	118	- 3.3%	142	+ 24.6%
Nov-2025	117	0.0%	135	+ 11.6%
Dec-2025	127	- 2.3%	127	+ 3.3%
Jan-2026	127	- 3.8%	133	- 4.3%
Feb-2026	135	+ 4.7%	134	+ 16.5%
Mar-2026	132	+ 4.8%	135	- 1.5%
Apr-2026	125	+ 2.5%	131	0.0%
12-Month Avg*	124	+ 1.4%	133	+ 11.5%

* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

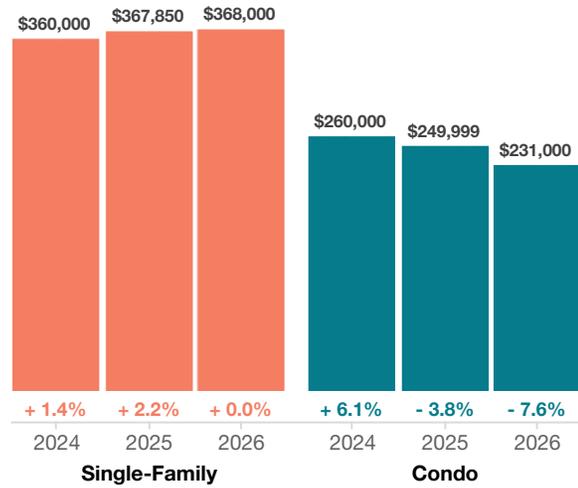


Median Sales Price

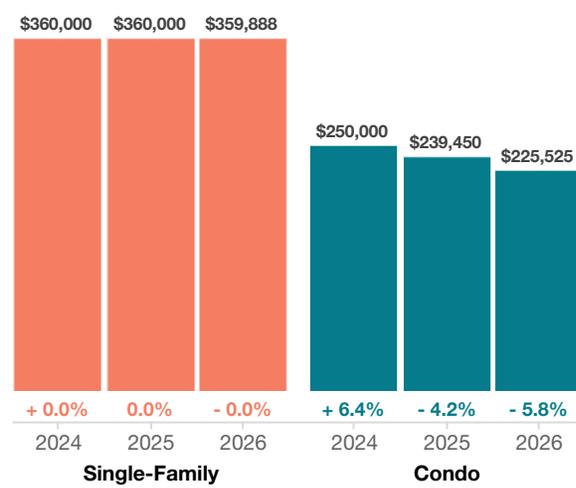
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



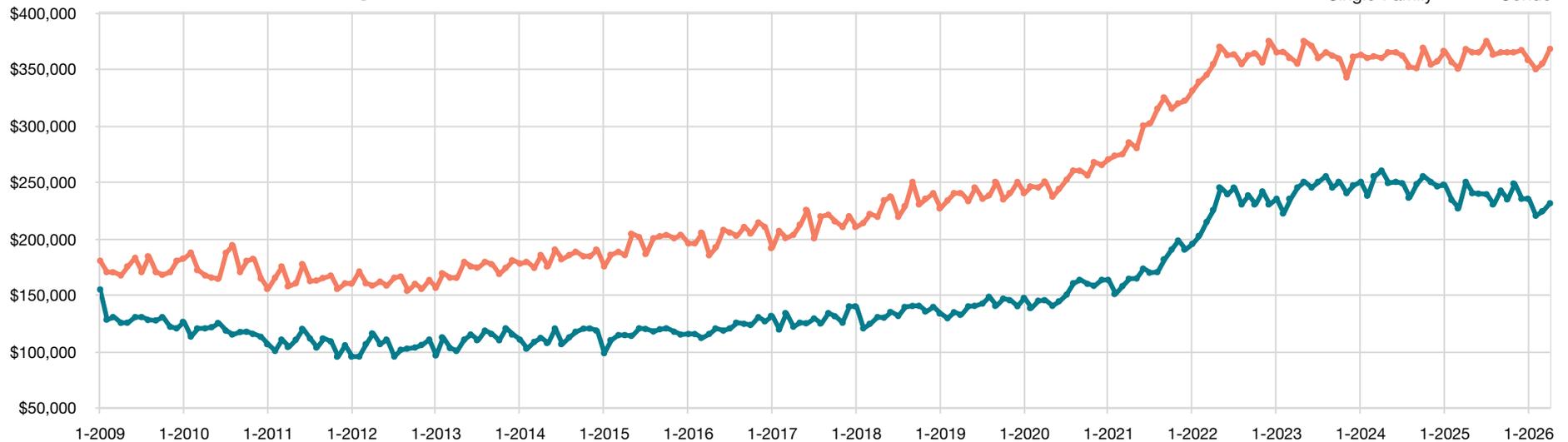
Year to Date



Median Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	\$365,000	0.0%	\$240,000	-3.6%
Jun-2025	\$365,000	0.0%	\$239,500	-4.2%
Jul-2025	\$374,995	+3.6%	\$239,000	-3.9%
Aug-2025	\$362,868	+3.1%	\$230,000	-2.5%
Sep-2025	\$365,000	+4.0%	\$242,250	-2.3%
Oct-2025	\$365,000	-1.1%	\$234,500	-8.0%
Nov-2025	\$365,000	+3.1%	\$248,500	-0.6%
Dec-2025	\$366,950	+2.8%	\$235,000	-4.5%
Jan-2026	\$358,198	-2.2%	\$235,000	-5.1%
Feb-2026	\$350,000	-1.8%	\$220,000	-6.0%
Mar-2026	\$355,000	+1.3%	\$223,900	-1.1%
Apr-2026	\$368,000	+0.0%	\$231,000	-7.6%
12-Month Avg*	\$365,000	+1.4%	\$235,000	-4.1%

* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

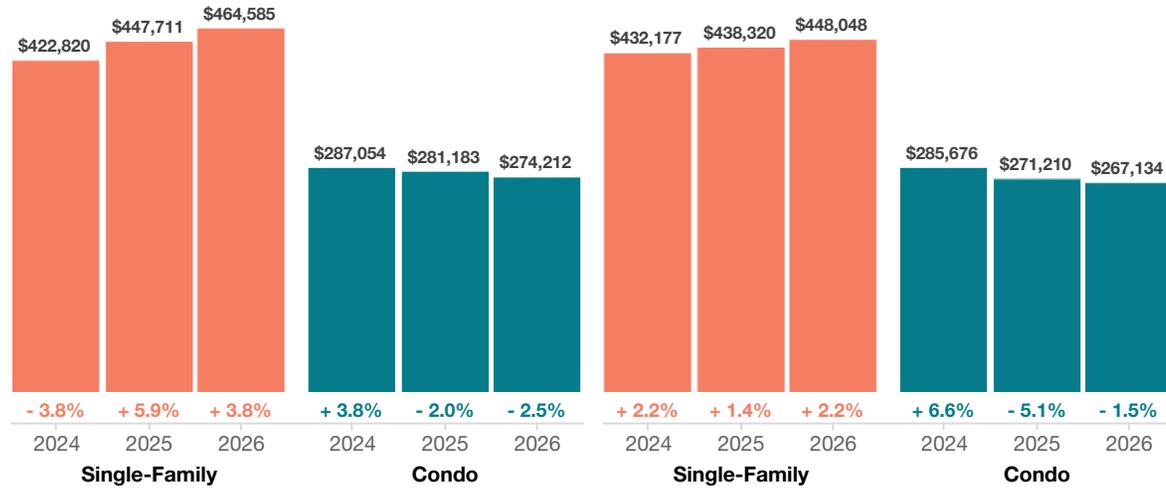


Average Sales Price

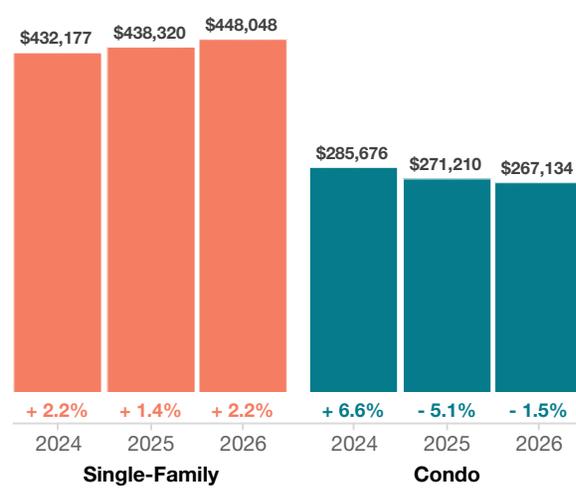
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



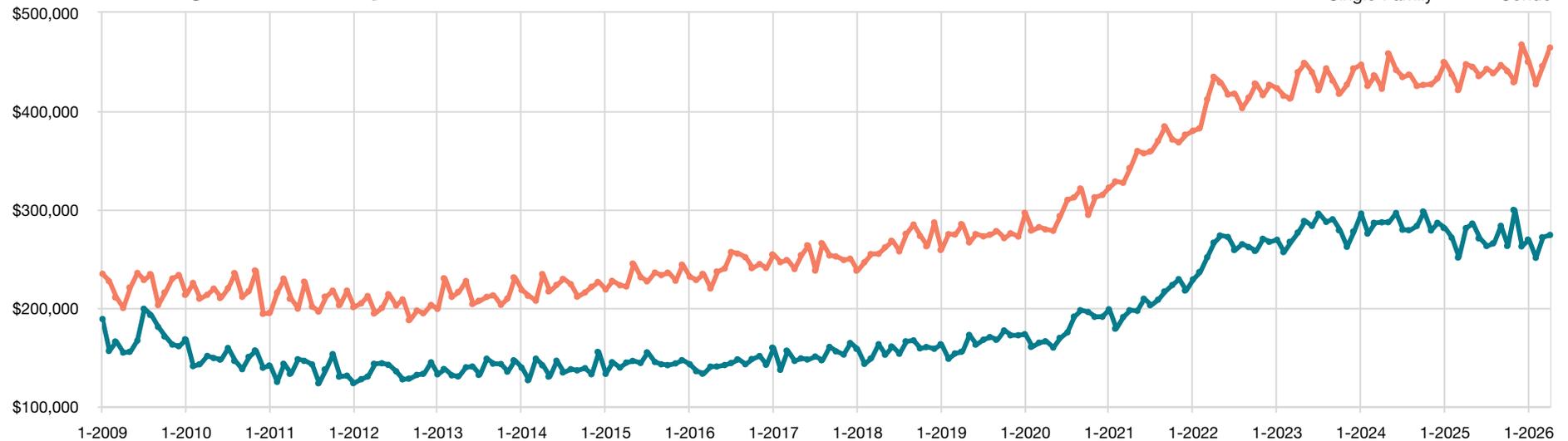
Year to Date



Avg. Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	\$445,112	-3.0%	\$285,778	-0.5%
Jun-2025	\$435,702	-1.4%	\$270,796	-8.7%
Jul-2025	\$442,950	+1.9%	\$262,958	-5.9%
Aug-2025	\$438,536	+0.3%	\$265,618	-4.8%
Sep-2025	\$446,815	+5.0%	\$283,504	+0.1%
Oct-2025	\$440,783	+3.3%	\$263,062	-11.7%
Nov-2025	\$429,530	+0.5%	\$299,657	+7.5%
Dec-2025	\$467,717	+7.9%	\$262,606	-8.3%
Jan-2026	\$450,256	+0.1%	\$269,410	-4.2%
Feb-2026	\$427,349	-2.3%	\$251,012	-7.5%
Mar-2026	\$445,748	+5.8%	\$271,799	+8.2%
Apr-2026	\$464,585	+3.8%	\$274,212	-2.5%
12-Month Avg*	\$444,858	+1.8%	\$271,652	-3.5%

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

Historical Average Sales Price by Month



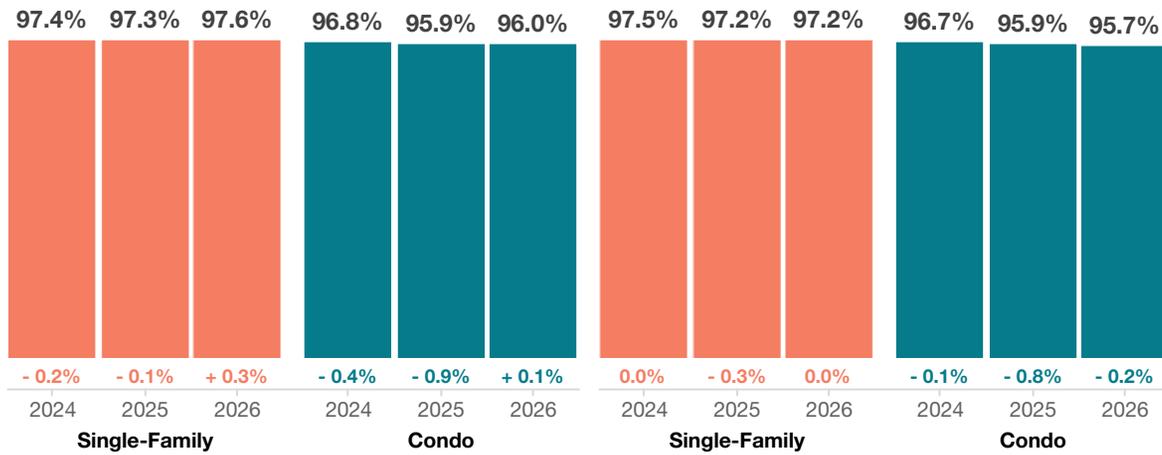
Percent of List Price Received

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.



April

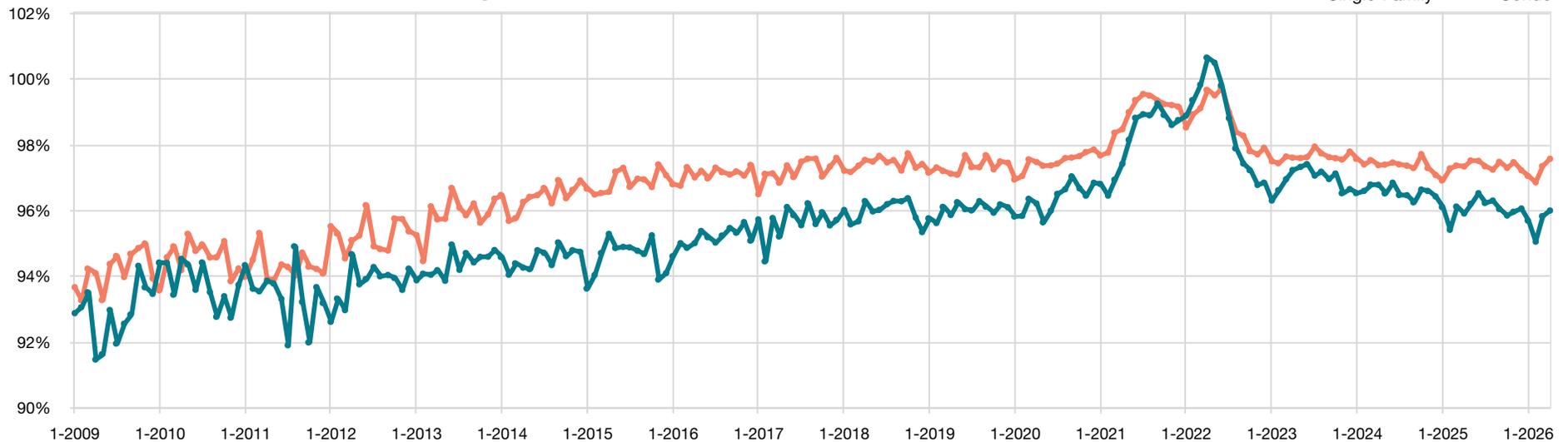
Year to Date



Pct. of List Price Received	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	97.5%	+ 0.1%	96.2%	- 0.3%
Jun-2025	97.5%	+ 0.1%	96.5%	- 0.3%
Jul-2025	97.3%	- 0.1%	96.2%	- 0.3%
Aug-2025	97.2%	- 0.1%	96.3%	- 0.1%
Sep-2025	97.5%	+ 0.2%	96.0%	- 0.2%
Oct-2025	97.3%	- 0.4%	95.8%	- 0.8%
Nov-2025	97.5%	+ 0.2%	95.9%	- 0.7%
Dec-2025	97.2%	+ 0.1%	96.0%	- 0.4%
Jan-2026	97.0%	+ 0.1%	95.7%	- 0.4%
Feb-2026	96.8%	- 0.5%	95.0%	- 0.4%
Mar-2026	97.3%	- 0.1%	95.8%	- 0.3%
Apr-2026	97.6%	+ 0.3%	96.0%	+ 0.1%
12-Month Avg*	97.3%	+ 0.0%	96.0%	- 0.3%

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

Historical Percent of List Price Received by Month



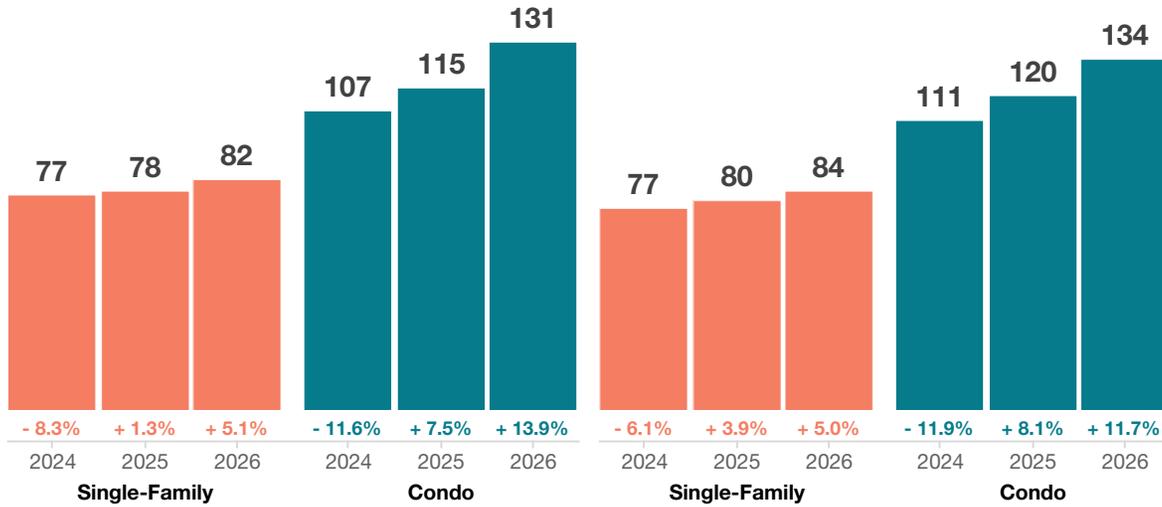
Housing Affordability Index

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.



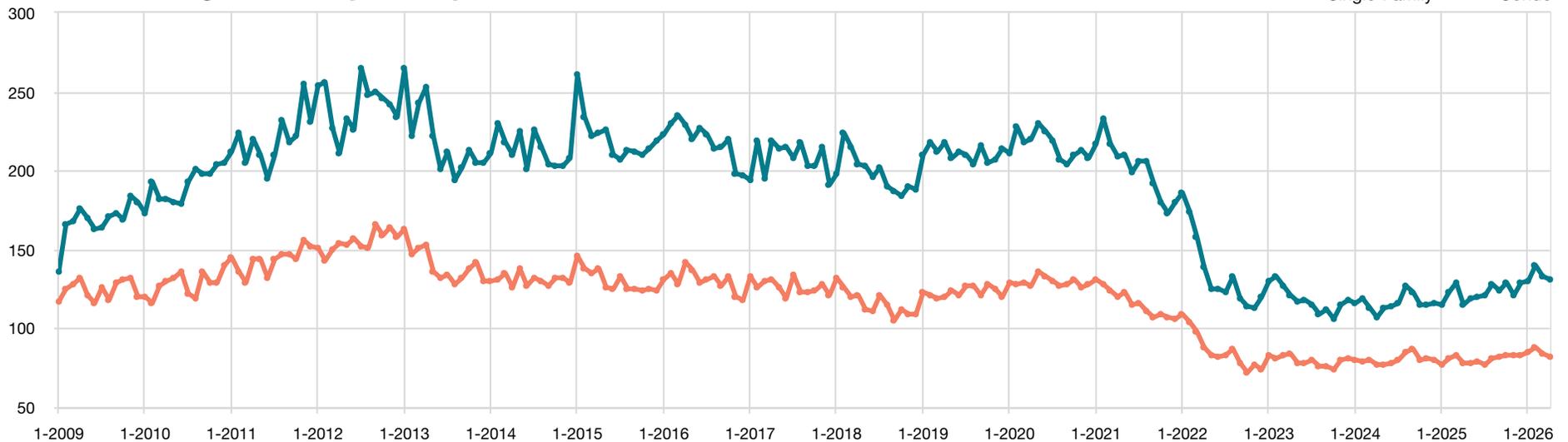
April

Year to Date



Affordability Index	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	78	+ 1.3%	119	+ 5.3%
Jun-2025	79	+ 1.3%	120	+ 5.3%
Jul-2025	77	- 3.8%	121	+ 4.3%
Aug-2025	81	- 4.7%	128	+ 0.8%
Sep-2025	82	- 5.7%	124	+ 0.8%
Oct-2025	83	+ 3.8%	129	+ 12.2%
Nov-2025	83	+ 2.5%	121	+ 5.2%
Dec-2025	83	+ 3.8%	129	+ 11.2%
Jan-2026	85	+ 10.4%	130	+ 13.0%
Feb-2026	88	+ 8.6%	140	+ 13.8%
Mar-2026	84	+ 1.2%	133	+ 3.1%
Apr-2026	82	+ 5.1%	131	+ 13.9%
12-Month Avg	82	+ 1.2%	127	+ 7.6%

Historical Housing Affordability Index by Month

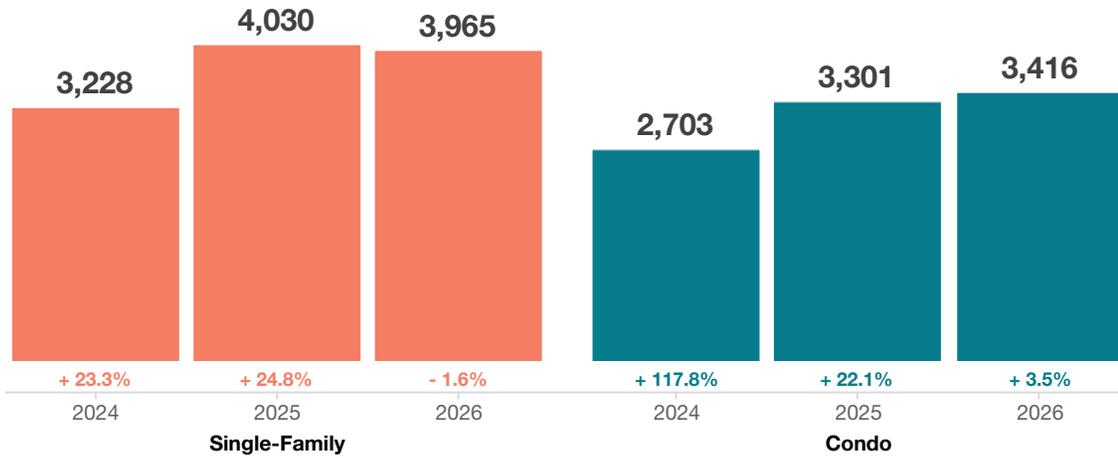


Inventory of Homes for Sale

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

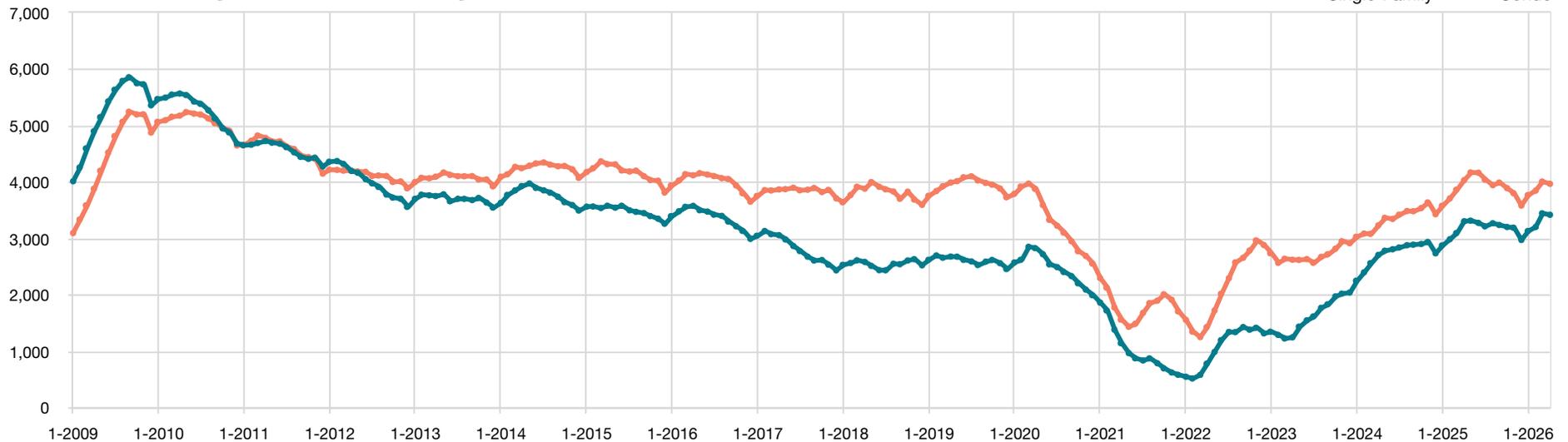


April



Homes for Sale	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	4,167	+ 23.9%	3,312	+ 19.2%
Jun-2025	4,162	+ 24.5%	3,272	+ 16.7%
Jul-2025	4,039	+ 18.2%	3,211	+ 13.3%
Aug-2025	3,941	+ 13.2%	3,266	+ 13.6%
Sep-2025	3,987	+ 14.6%	3,235	+ 12.1%
Oct-2025	3,888	+ 10.0%	3,199	+ 10.4%
Nov-2025	3,799	+ 4.5%	3,187	+ 8.7%
Dec-2025	3,579	+ 4.5%	2,969	+ 8.7%
Jan-2026	3,765	+ 5.3%	3,127	+ 8.9%
Feb-2026	3,845	+ 3.8%	3,199	+ 7.3%
Mar-2026	4,005	+ 3.8%	3,442	+ 11.4%
Apr-2026	3,965	- 1.6%	3,416	+ 3.5%
12-Month Avg	3,929	+ 10.0%	3,236	+ 11.0%

Historical Inventory of Homes for Sale by Month

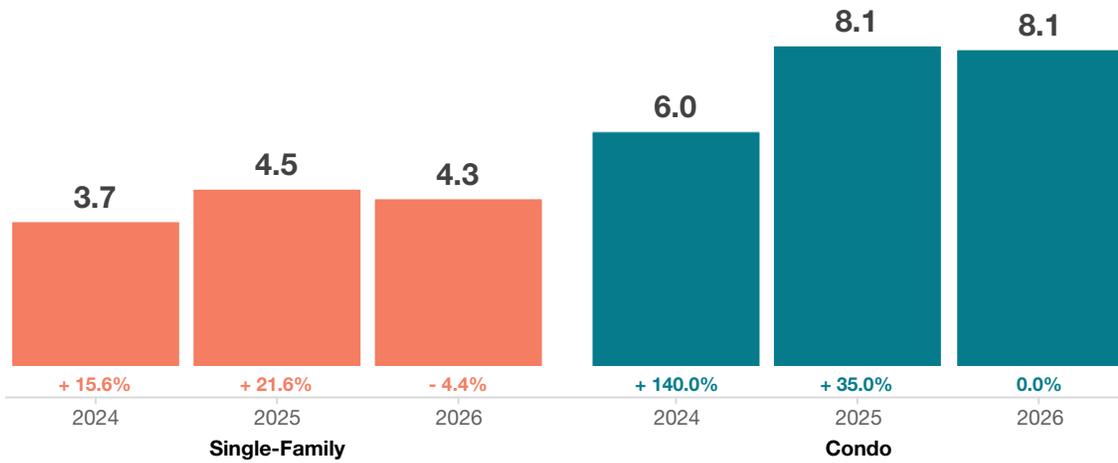


Months Supply of Inventory

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.



April



Months Supply	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	4.6	+ 21.1%	8.2	+ 34.4%
Jun-2025	4.6	+ 21.1%	8.2	+ 32.3%
Jul-2025	4.5	+ 15.4%	8.0	+ 25.0%
Aug-2025	4.3	+ 7.5%	8.1	+ 22.7%
Sep-2025	4.3	+ 10.3%	7.9	+ 16.2%
Oct-2025	4.2	+ 5.0%	7.8	+ 14.7%
Nov-2025	4.1	+ 2.5%	7.8	+ 13.0%
Dec-2025	3.9	+ 2.6%	7.2	+ 10.8%
Jan-2026	4.1	+ 2.5%	7.6	+ 11.8%
Feb-2026	4.2	0.0%	7.8	+ 8.3%
Mar-2026	4.3	0.0%	8.4	+ 12.0%
Apr-2026	4.3	- 4.4%	8.1	0.0%
12-Month Avg*	4.3	+ 6.7%	7.9	+ 16.0%

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

Historical Months Supply of Inventory by Month

