Monthly Indicators

GREATER GREENVILLE
ASSOCIATION OF REALTORS®

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings were up 4.2 percent to 2,484. Pending Sales increased 2.0 percent to 1,570. Inventory grew 8.5 percent to 6,512 units.

Median Sales Price was down 1.5 percent to $320,000. Days on Market increased 14.3 percent to 56 days. Months Supply of Inventory was up 2.4 percent to 4.2 months.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

+ 0.9%	- 1.5%	+ 2.4%
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 Greater Greenville Association of REALTORS®. Percent changes are calculated using rounded figures.

Market Overview

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

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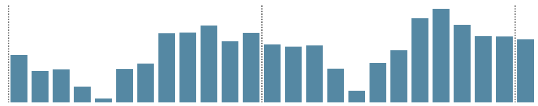
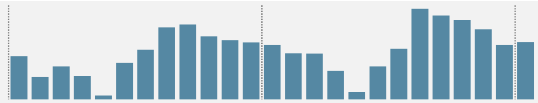
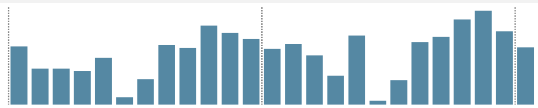
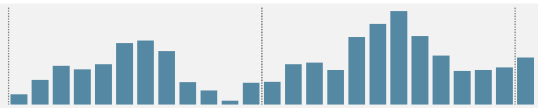
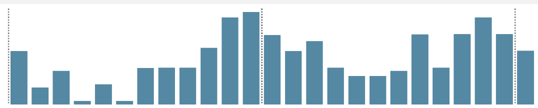
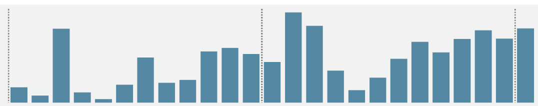
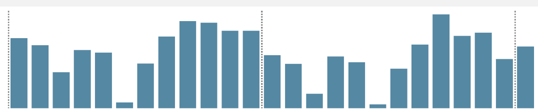
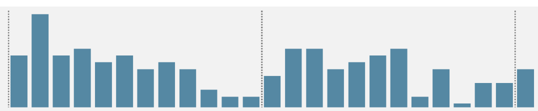
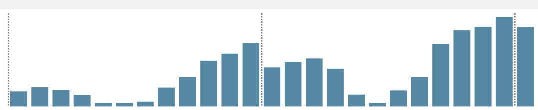
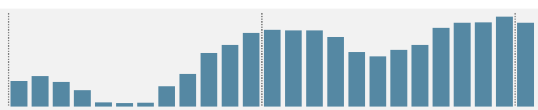
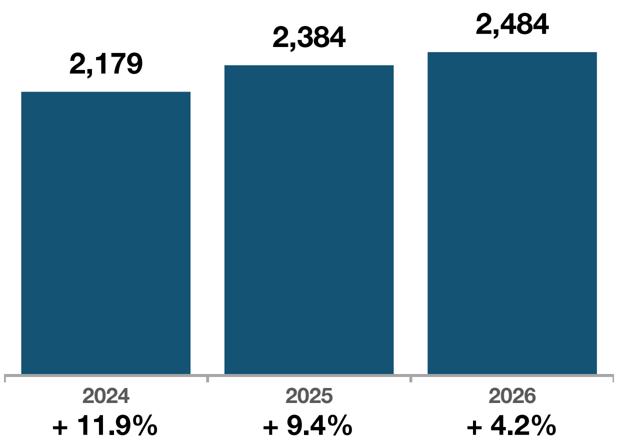
Key Metrics	Historical Sparkbars (08-2024, 08-2025, 08-2026)	08-2025	08-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,384	**2,484**	+ 4.2%	19,320	**20,585**	+ 6.5%
Pending Sales		1,539	**1,570**	+ 2.0%	12,642	**13,179**	+ 4.2%
Closed Sales		1,530	**1,544**	+ 0.9%	11,954	**12,474**	+ 4.4%
Days on Market		49	**56**	+ 14.3%	51	**58**	+ 13.7%
Median Sales Price		$324,740	**$320,000**	- 1.5%	$320,000	**$320,000**	0.0%
Average Sales Price		$396,763	**$414,737**	+ 4.5%	$395,760	**$406,775**	+ 2.8%
Pct. of List Price Received		98.2%	**98.3%**	+ 0.1%	98.4%	**98.3%**	- 0.1%
Housing Affordability Index		99	**100**	+ 1.0%	101	**100**	- 1.0%
Inventory of Homes for Sale		6,003	**6,512**	+ 8.5%	--	**--**	--
Months Supply of Inventory		4.1	**4.2**	+ 2.4%	--	**--**	--

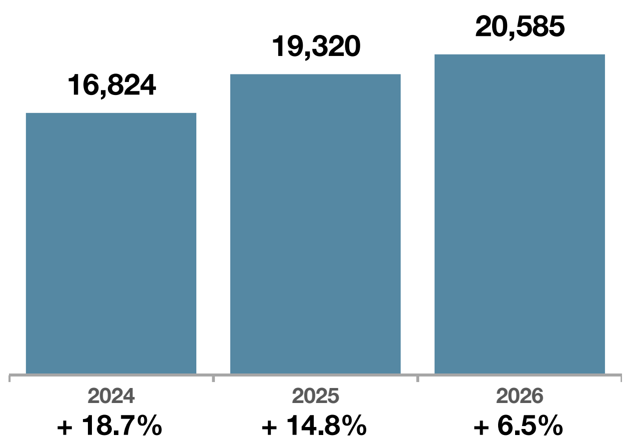
New Listings

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

August

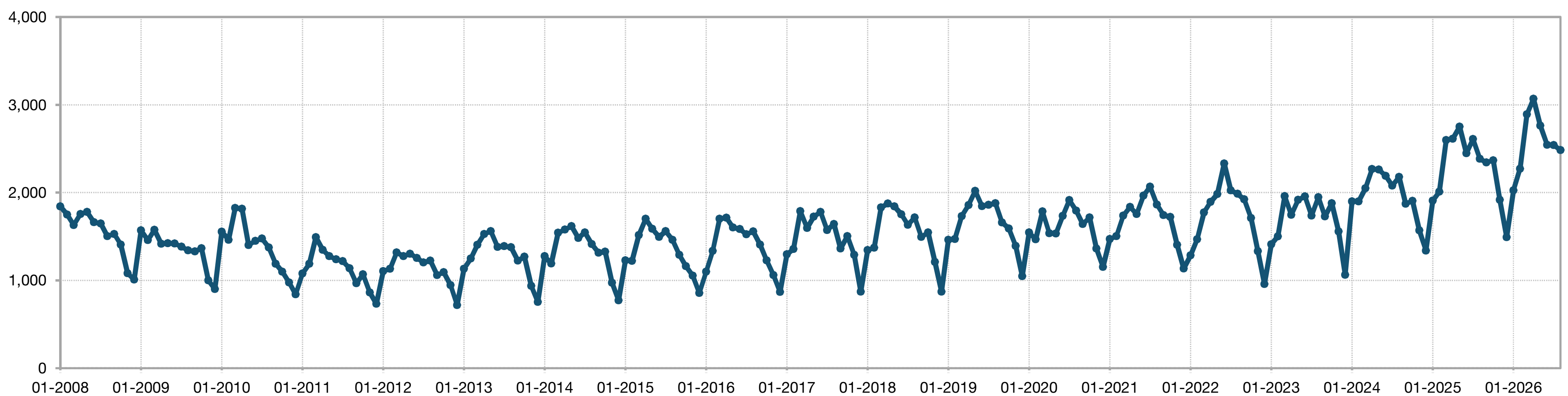


Year to Date



New Listings		Prior Year	Percent Change
September 2025	2,344	1,873	+25.1%
October 2025	2,366	1,905	+24.2%
November 2025	1,916	1,569	+22.1%
December 2025	1,491	1,339	+11.4%
January 2026	2,024	1,908	+6.1%
February 2026	2,271	2,011	+12.9%
March 2026	2,892	2,598	+11.3%
April 2026	3,069	2,612	+17.5%
May 2026	2,763	2,749	+0.5%
June 2026	2,543	2,449	+3.8%
July 2026	2,539	2,609	-2.7%
August 2026	**2,484**	**2,384**	**+4.2%**
12-Month Avg	2,392	2,167	+10.4%

Historical New Listings by Month



Pending Sales

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

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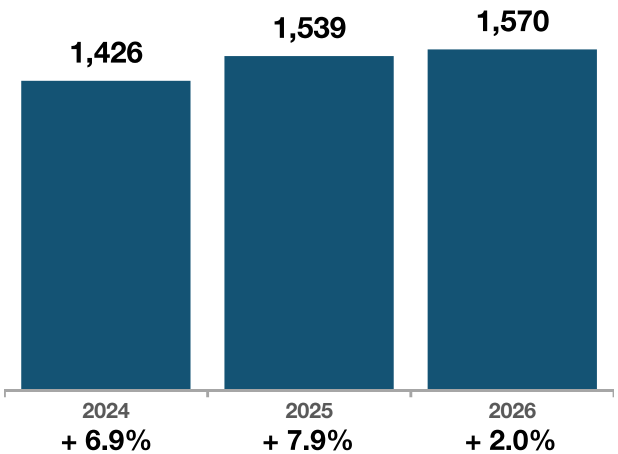
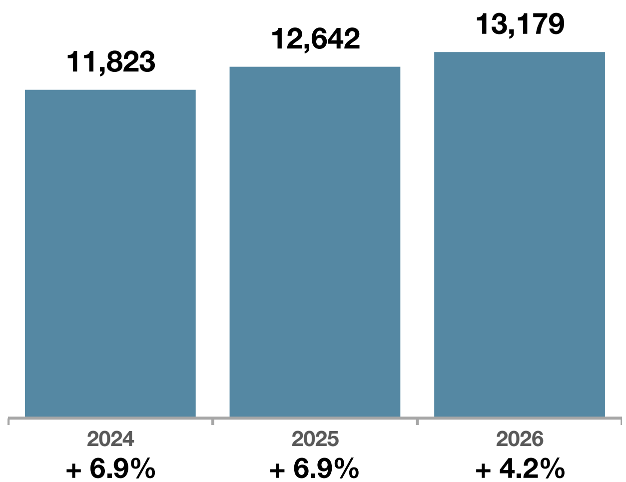
August

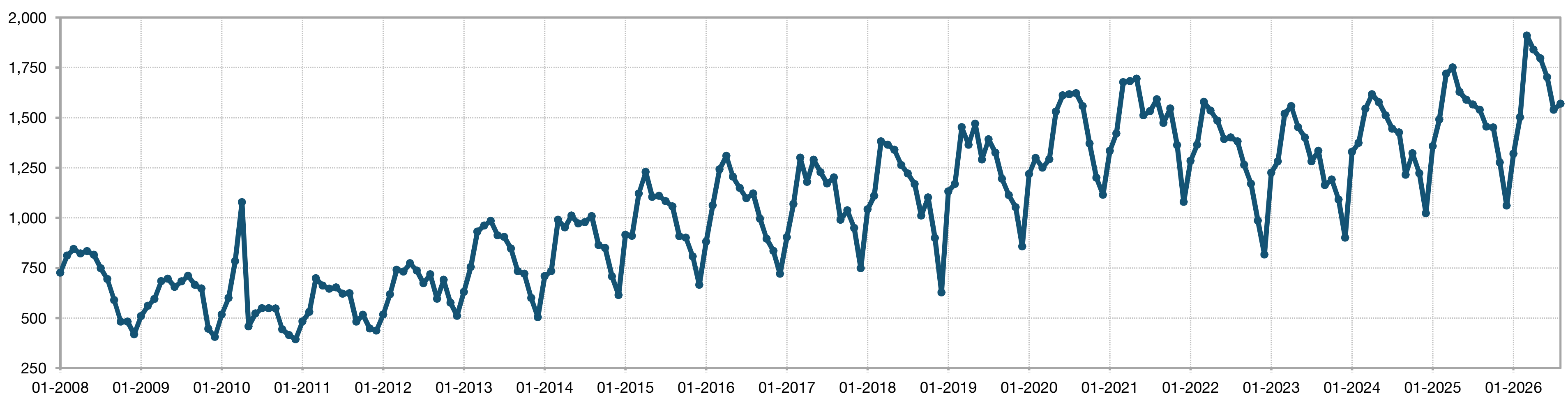


Year to Date



Pending Sales		Prior Year	Percent Change
September 2025	1,455	1,215	+19.8%
October 2025	1,451	1,323	+9.7%
November 2025	1,276	1,223	+4.3%
December 2025	1,061	1,023	+3.7%
January 2026	1,320	1,358	-2.8%
February 2026	1,502	1,491	+0.7%
March 2026	1,910	1,719	+11.1%
April 2026	1,840	1,751	+5.1%
May 2026	1,796	1,629	+10.3%
June 2026	1,702	1,589	+7.1%
July 2026	1,539	1,566	-1.7%
August 2026	**1,570**	**1,539**	**+2.0%**
12-Month Avg	1,535	1,452	+5.7%

Historical Pending Sales by Month



Closed Sales

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

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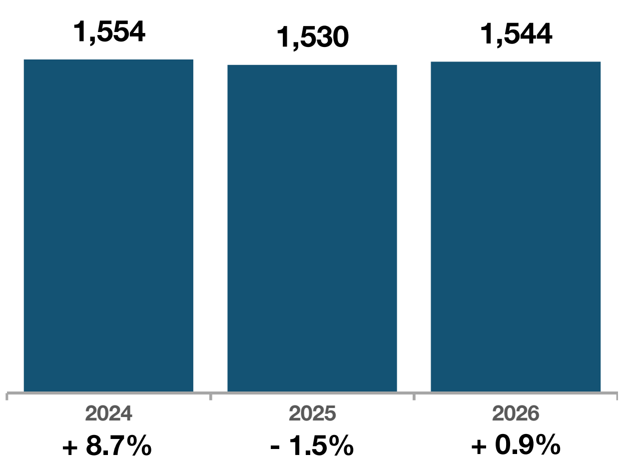
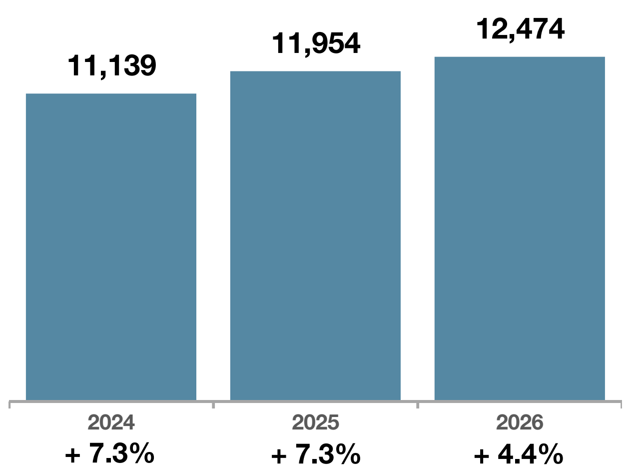
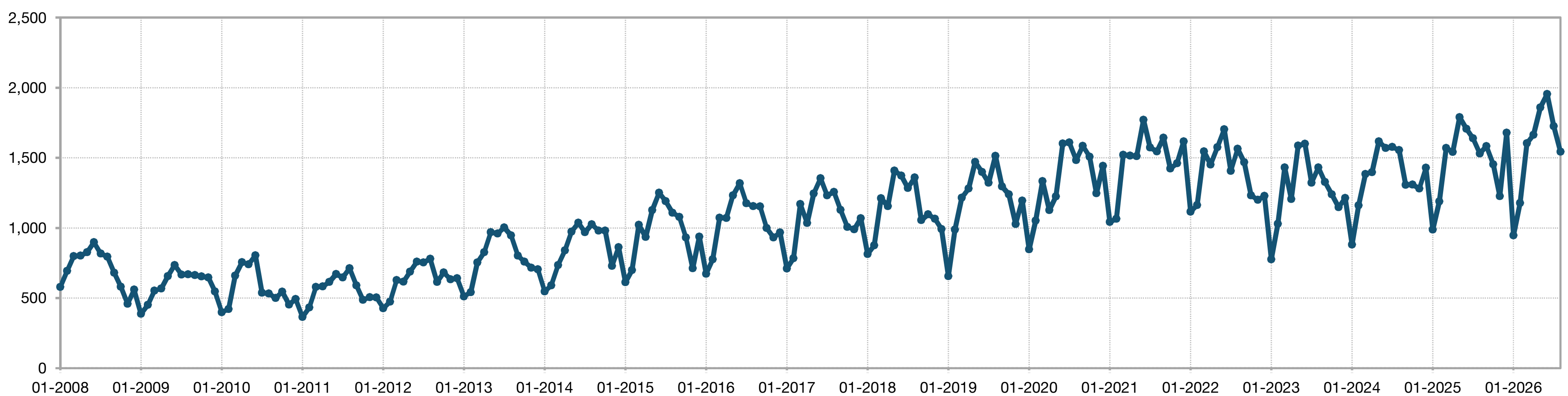


Year to Date



Closed Sales		Prior Year	Percent Change
September 2025	1,582	1,307	+21.0%
October 2025	1,454	1,308	+11.2%
November 2025	1,227	1,281	-4.2%
December 2025	1,679	1,428	+17.6%
January 2026	947	988	-4.1%
February 2026	1,178	1,189	-0.9%
March 2026	1,603	1,570	+2.1%
April 2026	1,664	1,542	+7.9%
May 2026	1,858	1,789	+3.9%
June 2026	1,954	1,707	+14.5%
July 2026	1,726	1,639	+5.3%
August 2026	**1,544**	**1,530**	**+0.9%**
12-Month Avg	1,535	1,440	+6.6%

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.

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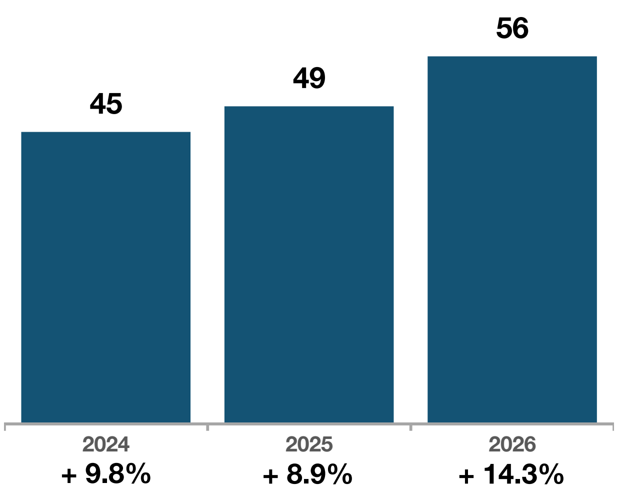
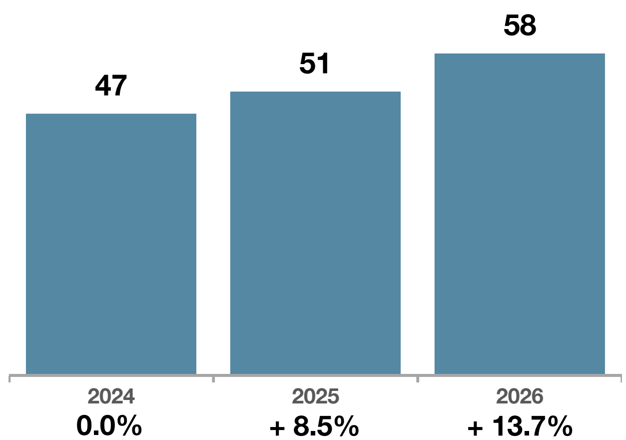


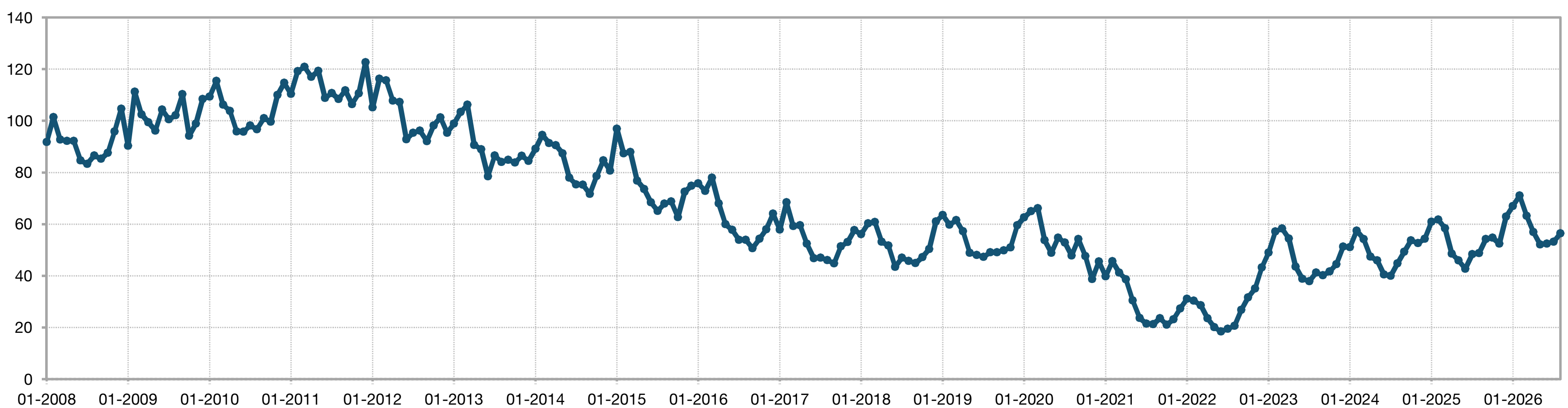
Year to Date



Days on Market		Prior Year	Percent Change
September 2025	54	49	+10.2%
October 2025	55	54	+1.9%
November 2025	52	53	-1.9%
December 2025	63	54	+16.7%
January 2026	67	61	+9.8%
February 2026	71	62	+14.5%
March 2026	63	58	+8.6%
April 2026	57	49	+16.3%
May 2026	52	46	+13.0%
June 2026	52	43	+20.9%
July 2026	53	48	+10.4%
August 2026	**56**	**49**	**+14.3%**
12-Month Avg*	57	51	+11.8%

* Average Days on Market of all properties from September 2025 through August 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.

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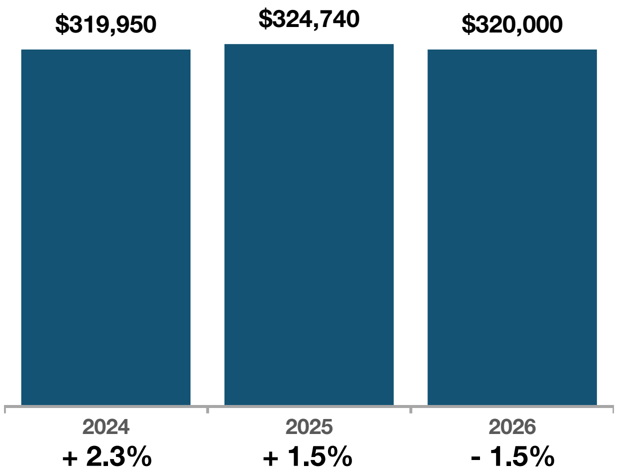
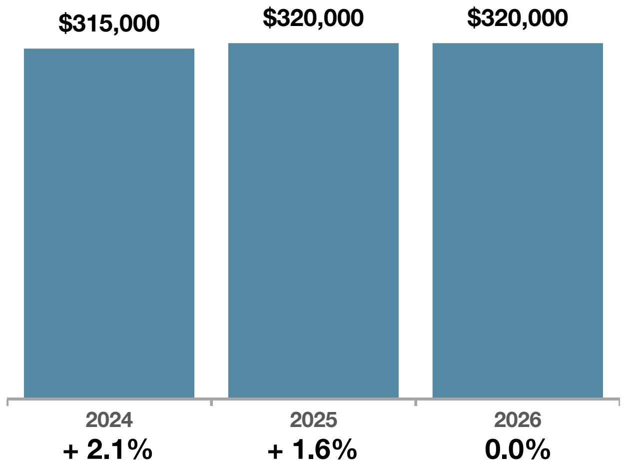


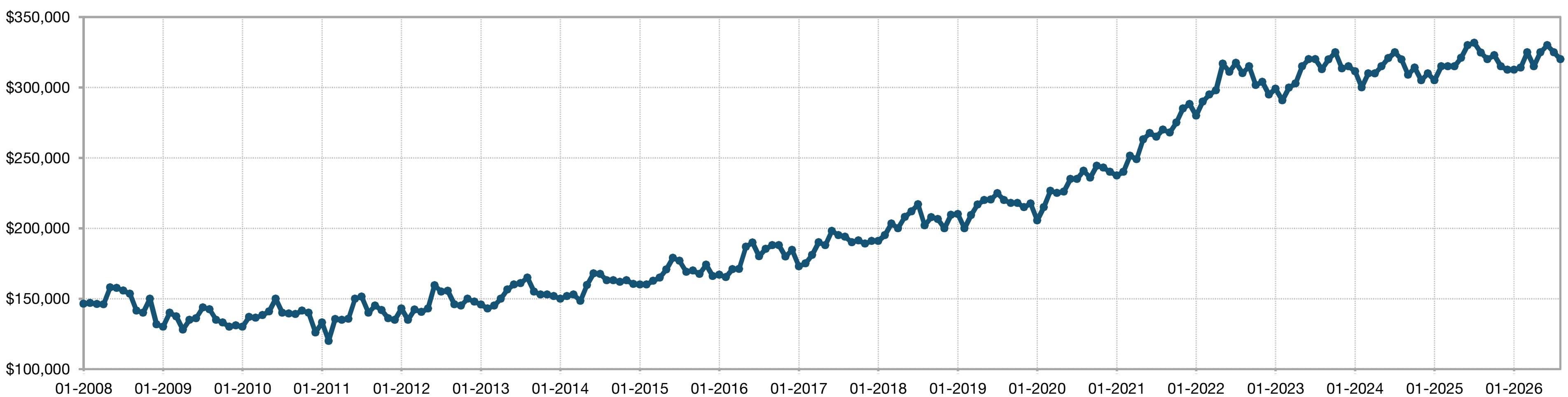
Year to Date



Median Sales Price		Prior Year	Percent Change
September 2025	$319,964	$309,000	+3.5%
October 2025	$322,950	$313,990	+2.9%
November 2025	$315,000	$305,000	+3.3%
December 2025	$312,500	$310,000	+0.8%
January 2026	$312,480	$305,000	+2.5%
February 2026	$314,025	$314,900	-0.3%
March 2026	$324,900	$315,000	+3.1%
April 2026	$315,000	$315,000	0.0%
May 2026	$325,000	$320,900	+1.3%
June 2026	$330,000	$330,000	0.0%
July 2026	$325,000	$331,644	-2.0%
August 2026	**$320,000**	**$324,740**	**-1.5%**
12-Month Med*	$320,000	$317,500	+0.8%

* Median Sales Price of all properties from September 2025 through August 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.

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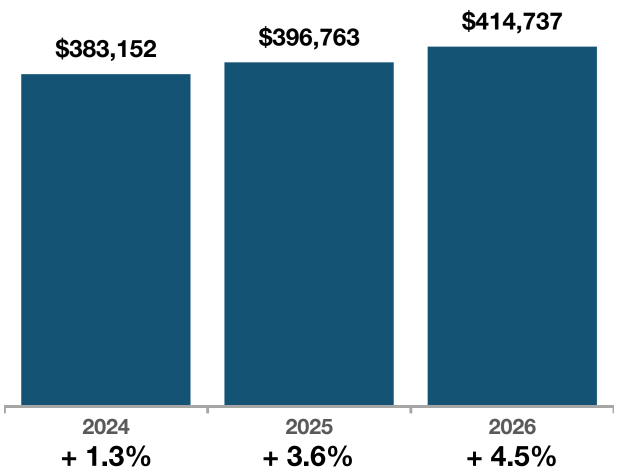
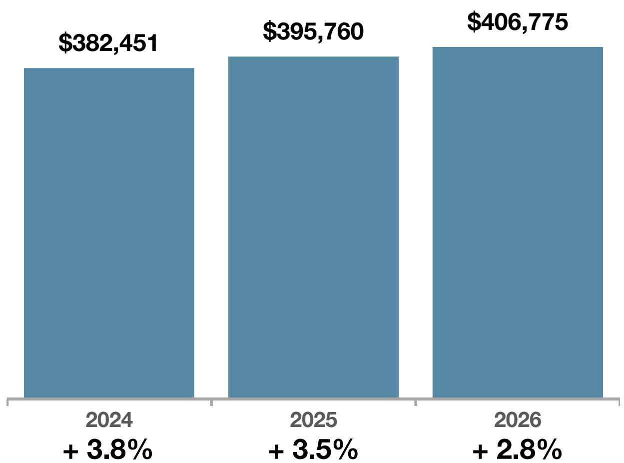


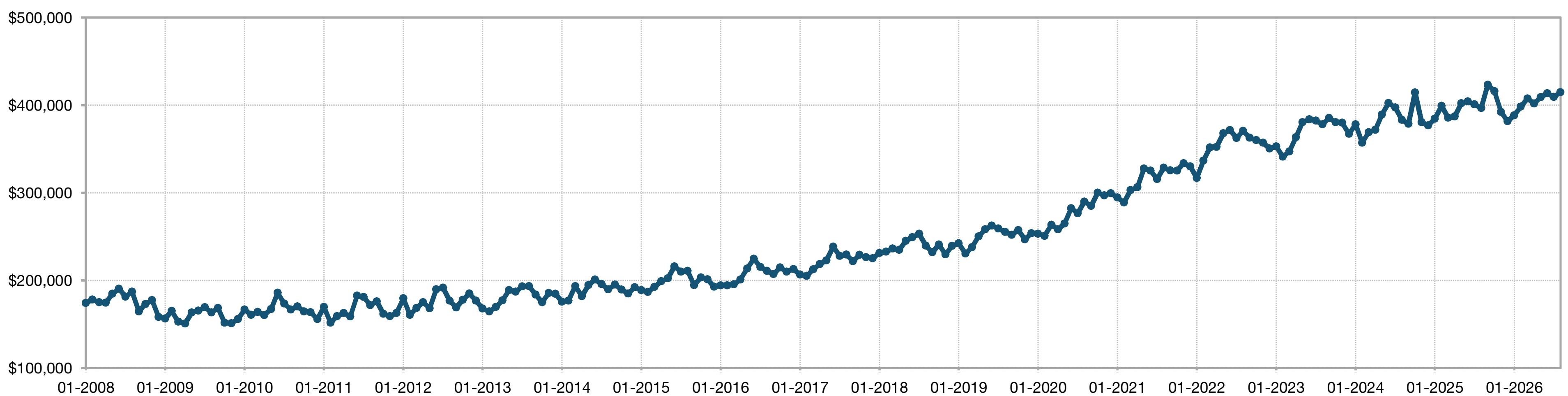
Year to Date



Avg. Sales Price		Prior Year	Percent Change
September 2025	$423,303	$378,799	+11.7%
October 2025	$416,101	$414,534	+0.4%
November 2025	$392,149	$380,444	+3.1%
December 2025	$381,638	$376,908	+1.3%
January 2026	$388,389	$384,467	+1.0%
February 2026	$398,407	$399,136	-0.2%
March 2026	$407,445	$385,515	+5.7%
April 2026	$401,884	$387,117	+3.8%
May 2026	$409,088	$402,317	+1.7%
June 2026	$413,629	$404,325	+2.3%
July 2026	$409,280	$401,043	+2.1%
August 2026	**$414,737**	**$396,763**	**+4.5%**
12-Month Avg*	$405,667	$393,203	+3.2%

* Avg. Sales Price of all properties from September 2025 through August 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.

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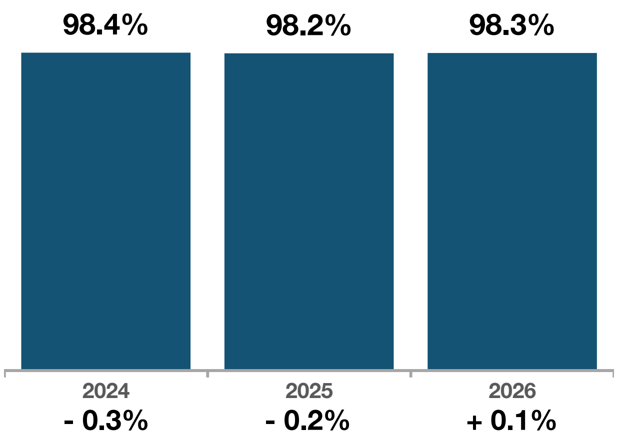
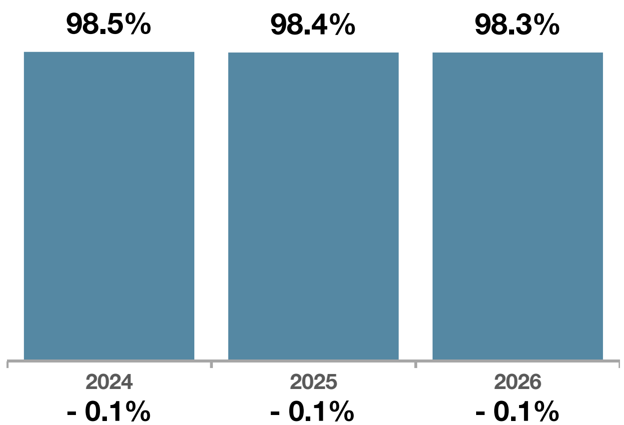


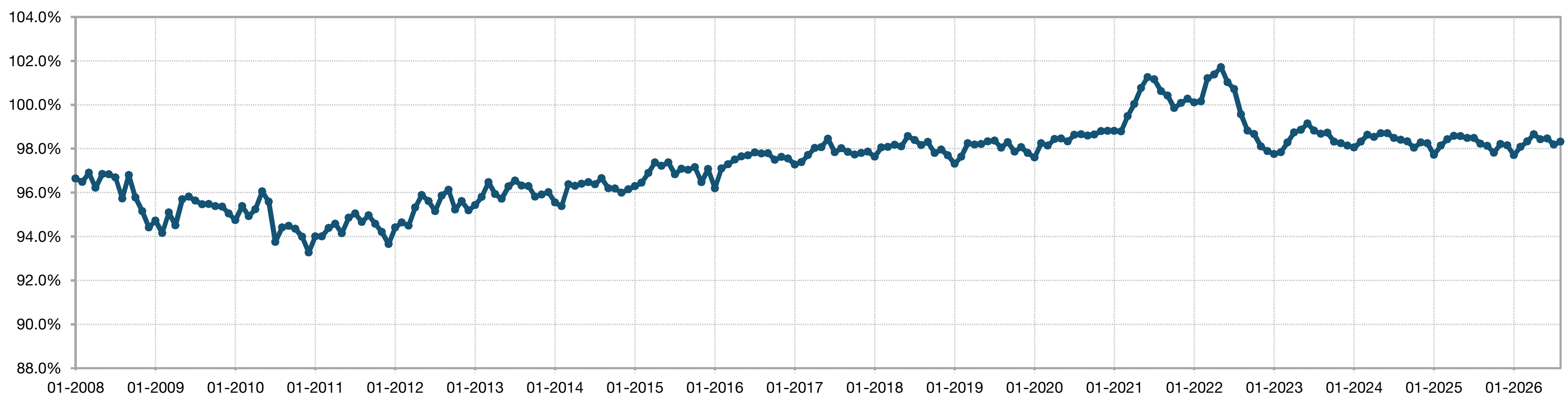
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
September 2025	98.1%	98.3%	-0.2%
October 2025	97.8%	98.0%	-0.2%
November 2025	98.2%	98.3%	-0.1%
December 2025	98.1%	98.3%	-0.2%
January 2026	97.7%	97.7%	0.0%
February 2026	98.1%	98.1%	0.0%
March 2026	98.3%	98.4%	-0.1%
April 2026	98.7%	98.6%	+0.1%
May 2026	98.4%	98.6%	-0.2%
June 2026	98.5%	98.5%	0.0%
July 2026	98.2%	98.5%	-0.3%
August 2026	**98.3%**	**98.2%**	**+0.1%**
12-Month Avg*	98.2%	98.3%	-0.1%

* Average Pct. of List Price Received for all properties from September 2025 through August 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.

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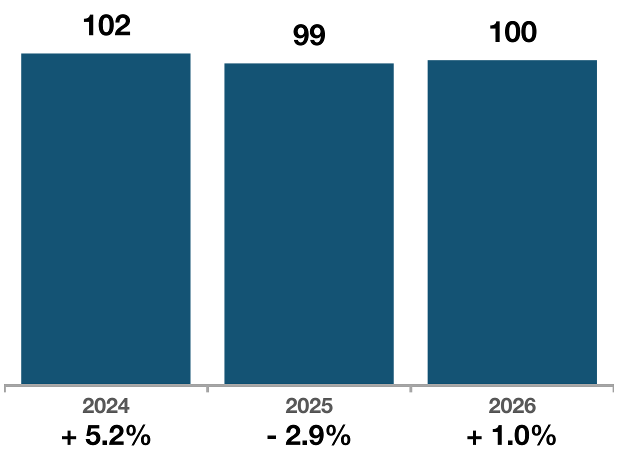
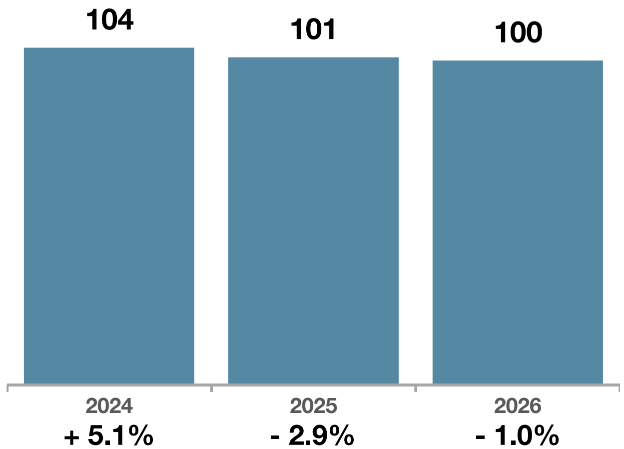
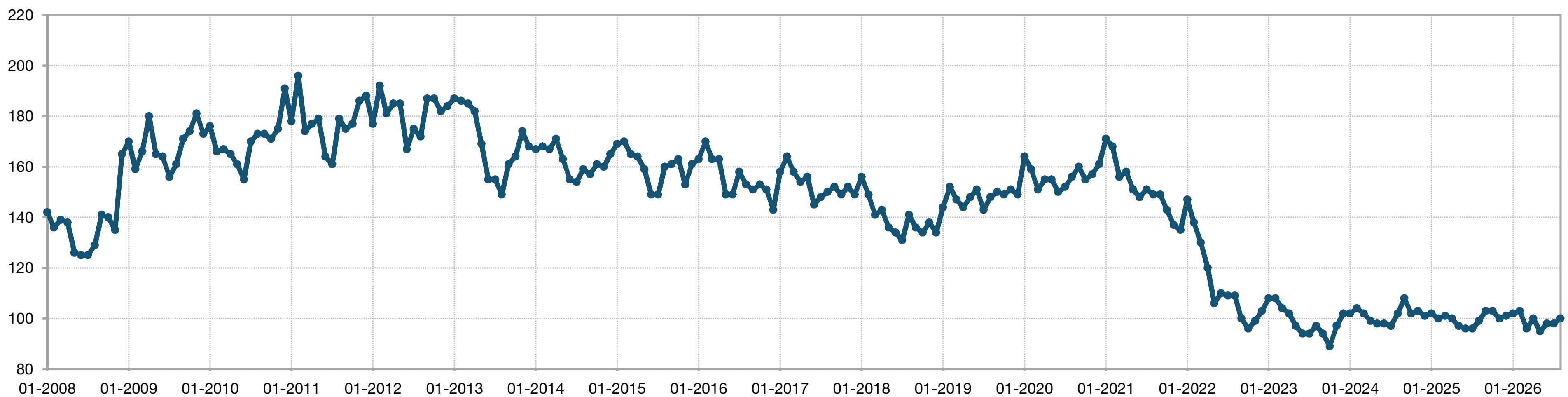


Year to Date



Affordability Index		Prior Year	Percent Change
September 2025	103	108	-4.6%
October 2025	103	102	+1.0%
November 2025	100	103	-2.9%
December 2025	101	101	0.0%
January 2026	102	102	0.0%
February 2026	103	100	+3.0%
March 2026	96	101	-5.0%
April 2026	100	100	0.0%
May 2026	95	97	-2.1%
June 2026	98	96	+2.1%
July 2026	98	96	+2.1%
August 2026	**100**	**99**	**+1.0%**
12-Month Avg	100	100	-0.5%

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.

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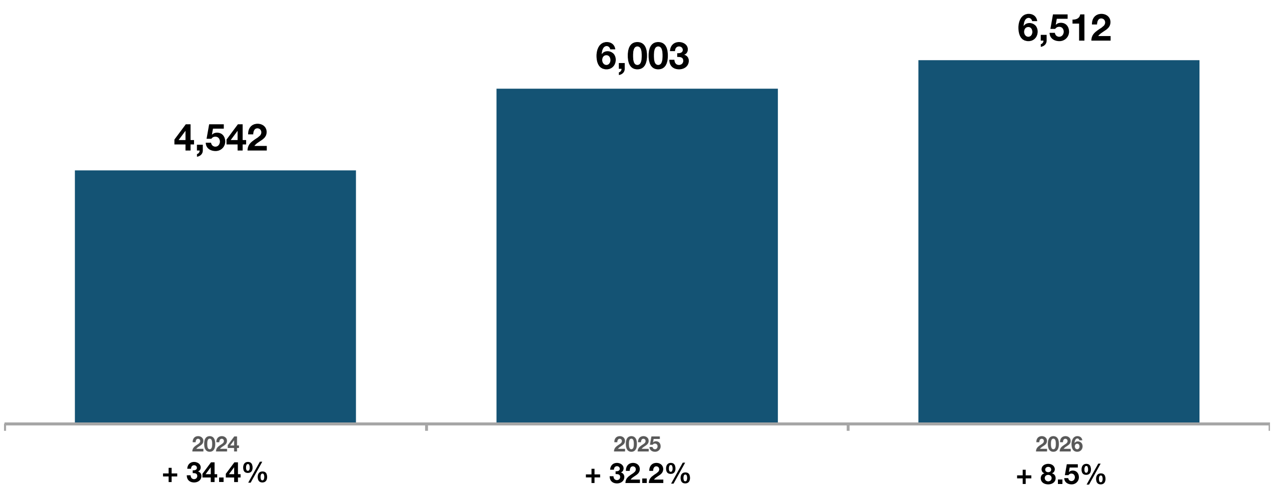
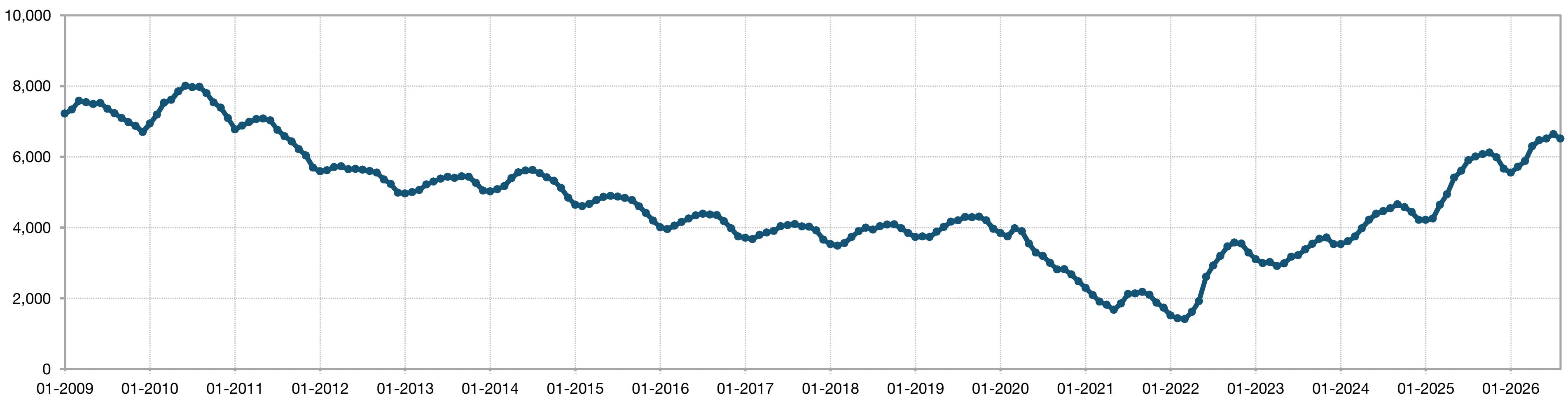
August



Homes for Sale		Prior Year	Percent Change
September 2025	6,072	4,657	+30.4%
October 2025	6,117	4,574	+33.7%
November 2025	5,986	4,439	+34.9%
December 2025	5,661	4,218	+34.2%
January 2026	5,554	4,214	+31.8%
February 2026	5,713	4,251	+34.4%
March 2026	5,882	4,644	+26.7%
April 2026	6,295	4,942	+27.4%
May 2026	6,470	5,406	+19.7%
June 2026	6,515	5,602	+16.3%
July 2026	6,641	5,899	+12.6%
August 2026	**6,512**	**6,003**	**+8.5%**
12-Month Avg*	6,118	4,904	+24.8%

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

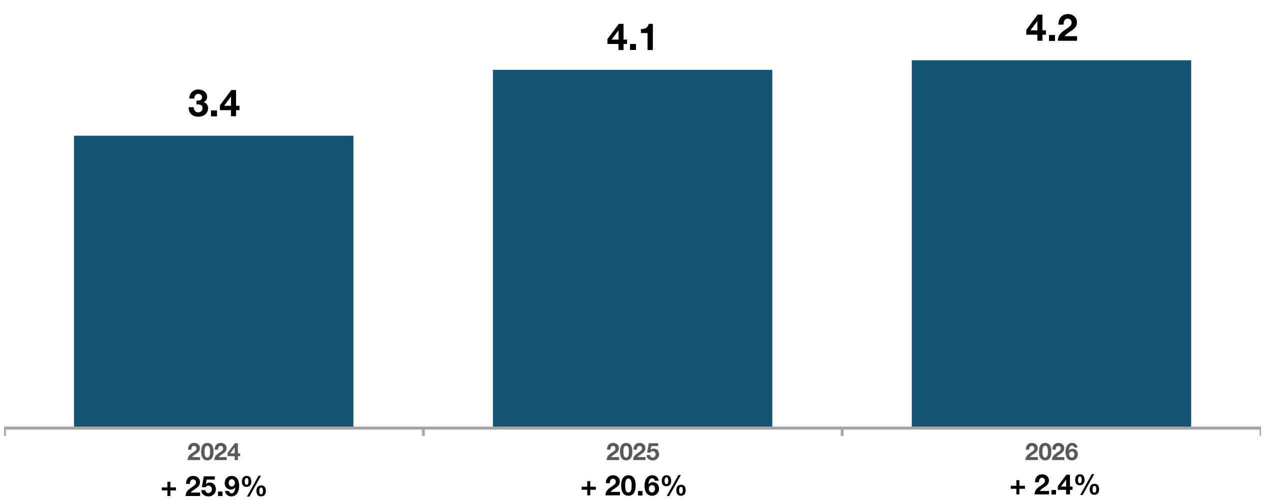
Historical Inventory of Homes for Sale by Month



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.

August



Months Supply		Prior Year	Percent Change
September 2025	4.1	3.4	+20.6%
October 2025	4.1	3.4	+20.6%
November 2025	4.0	3.2	+25.0%
December 2025	3.8	3.0	+26.7%
January 2026	3.7	3.0	+23.3%
February 2026	3.8	3.0	+26.7%
March 2026	3.9	3.3	+18.2%
April 2026	4.2	3.5	+20.0%
May 2026	4.2	3.8	+10.5%
June 2026	4.2	3.9	+7.7%
July 2026	4.3	4.1	+4.9%
August 2026	**4.2**	**4.1**	**+2.4%**
12-Month Avg*	4.1	3.5	+17.1%

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

Historical Months Supply of Inventory by Month