

Monthly Indicators



March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings were up 7.8 percent to 2,800. Pending Sales increased 13.0 percent to 1,942. Inventory grew 21.0 percent to 5,614 units.

Median Sales Price was up 2.8 percent to \$323,950. Days on Market increased 8.6 percent to 63 days. Months Supply of Inventory was up 12.1 percent to 3.7 months.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Quick Facts

- 1.1%	+ 2.8%	+ 12.1%
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.

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Market Overview

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



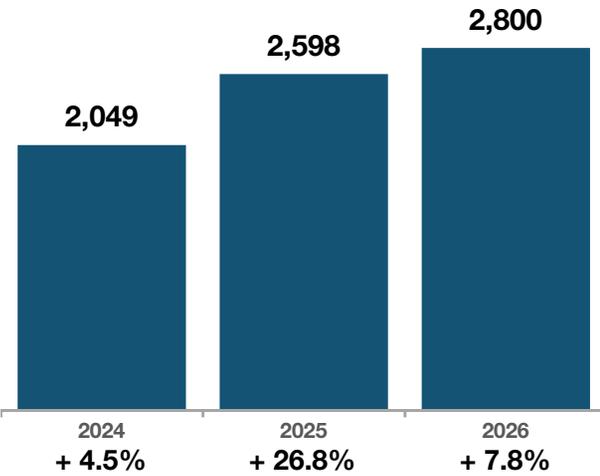
Key Metrics	Historical Sparkbars			03-2025	03-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	03-2024	03-2025	03-2026						
New Listings				2,598	2,800	+ 7.8%	6,517	7,017	+ 7.7%
Pending Sales				1,718	1,942	+ 13.0%	4,569	4,760	+ 4.2%
Closed Sales				1,570	1,552	- 1.1%	3,747	3,621	- 3.4%
Days on Market				58	63	+ 8.6%	60	67	+ 11.7%
Median Sales Price				\$315,000	\$323,950	+ 2.8%	\$312,000	\$317,900	+ 1.9%
Average Sales Price				\$385,515	\$408,361	+ 5.9%	\$389,562	\$400,741	+ 2.9%
Pct. of List Price Received				98.4%	98.3%	- 0.1%	98.1%	98.1%	0.0%
Housing Affordability Index				101	96	- 5.0%	102	98	- 3.9%
Inventory of Homes for Sale				4,641	5,614	+ 21.0%	--	--	--
Months Supply of Inventory				3.3	3.7	+ 12.1%	--	--	--

New Listings

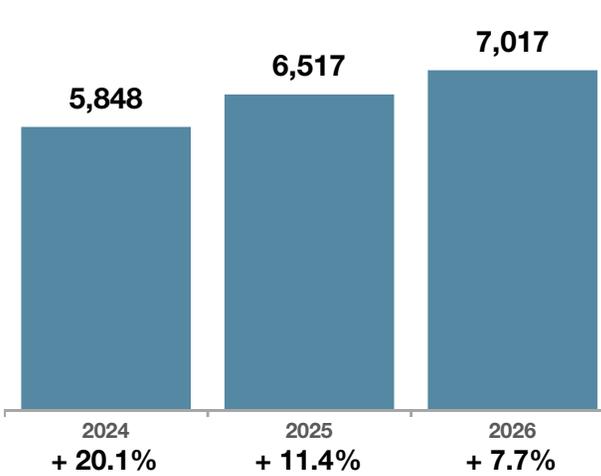
A count of the properties that have been newly listed on the market in a given month.



March

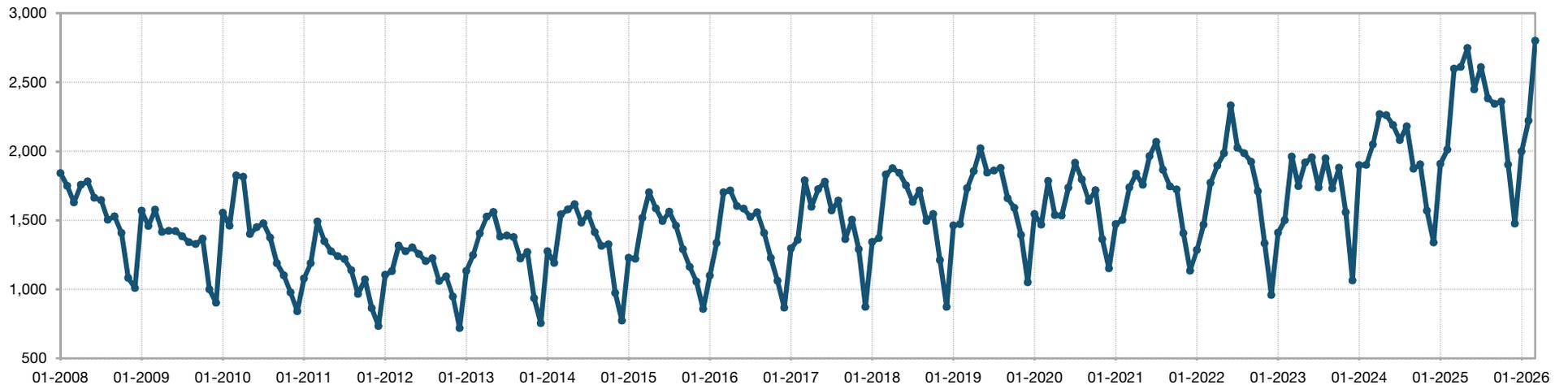


Year to Date



	New Listings	Prior Year	Percent Change
April 2025	2,610	2,267	+15.1%
May 2025	2,748	2,261	+21.5%
June 2025	2,448	2,189	+11.8%
July 2025	2,609	2,080	+25.4%
August 2025	2,382	2,179	+9.3%
September 2025	2,343	1,873	+25.1%
October 2025	2,359	1,905	+23.8%
November 2025	1,903	1,569	+21.3%
December 2025	1,475	1,339	+10.2%
January 2026	1,997	1,908	+4.7%
February 2026	2,220	2,011	+10.4%
March 2026	2,800	2,598	+7.8%
12-Month Avg	2,325	2,015	+15.4%

Historical New Listings by Month

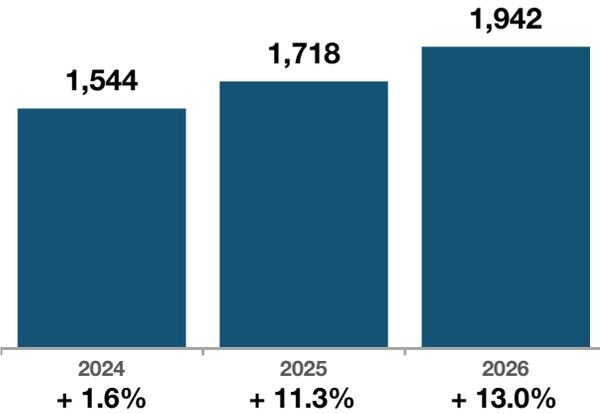


Pending Sales

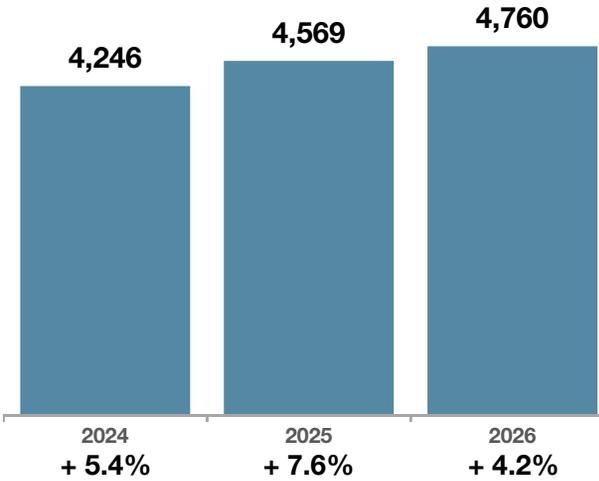
A count of the properties on which offers have been accepted in a given month.



March

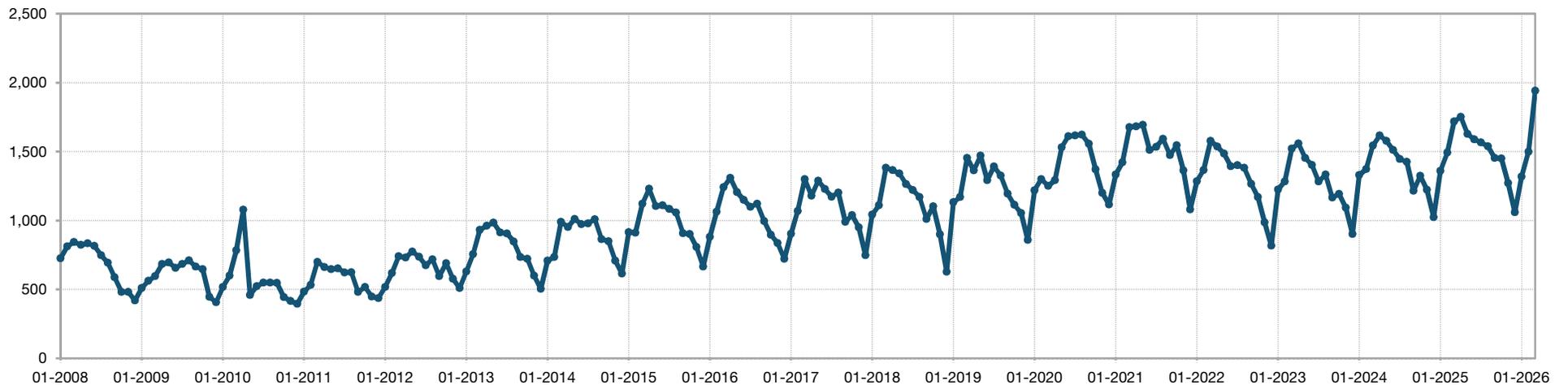


Year to Date



	Pending Sales	Prior Year	Percent Change
April 2025	1,751	1,617	+8.3%
May 2025	1,628	1,577	+3.2%
June 2025	1,588	1,512	+5.0%
July 2025	1,566	1,445	+8.4%
August 2025	1,538	1,426	+7.9%
September 2025	1,454	1,215	+19.7%
October 2025	1,449	1,323	+9.5%
November 2025	1,272	1,223	+4.0%
December 2025	1,059	1,024	+3.4%
January 2026	1,319	1,359	-2.9%
February 2026	1,499	1,492	+0.5%
March 2026	1,942	1,718	+13.0%
12-Month Avg	1,505	1,411	+6.7%

Historical Pending Sales by Month

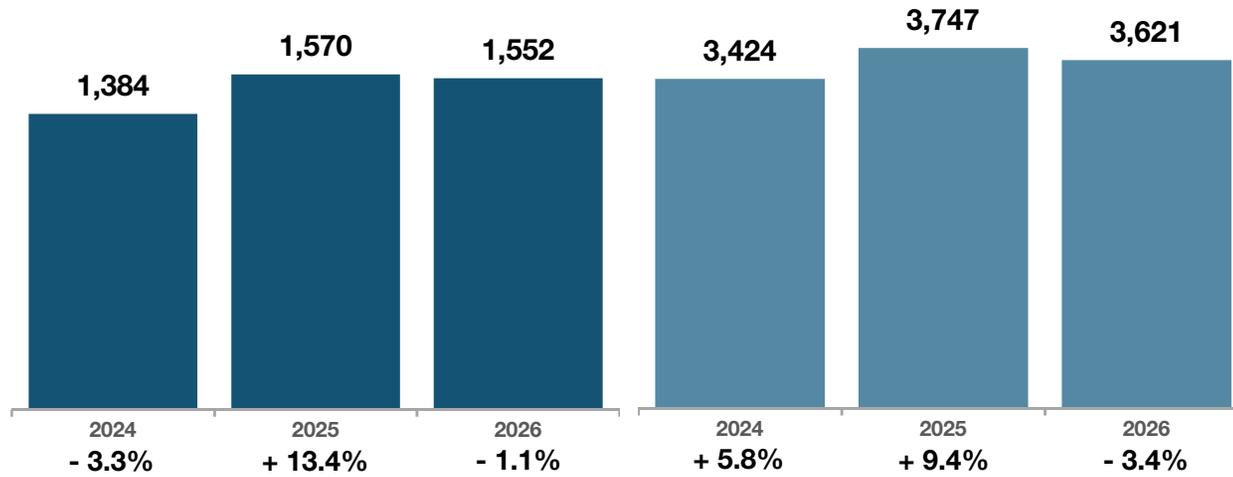


Closed Sales

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

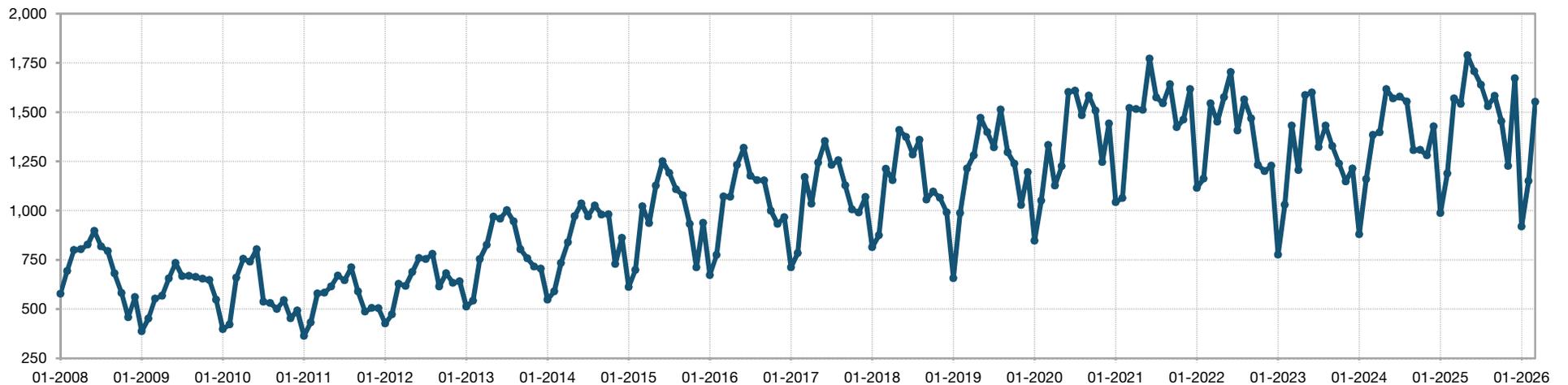


March



	Closed Sales	Prior Year	Percent Change
April 2025	1,542	1,397	+10.4%
May 2025	1,789	1,616	+10.7%
June 2025	1,707	1,570	+8.7%
July 2025	1,639	1,578	+3.9%
August 2025	1,530	1,554	-1.5%
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	1,672	1,428	+17.1%
January 2026	919	988	-7.0%
February 2026	1,150	1,189	-3.3%
March 2026	1,552	1,570	-1.1%
12-Month Avg	1,480	1,399	+5.8%

Historical Closed Sales by Month

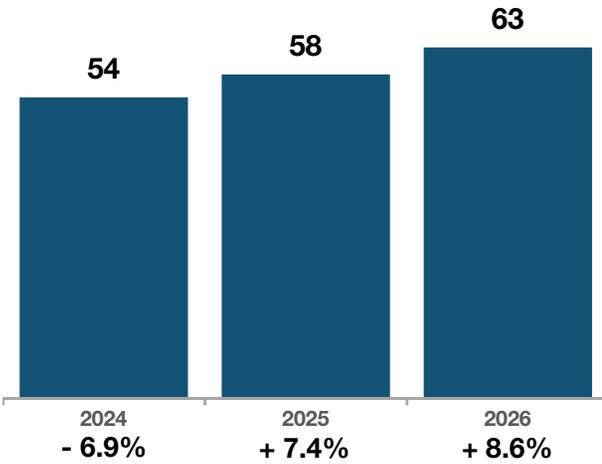


Days on Market Until Sale

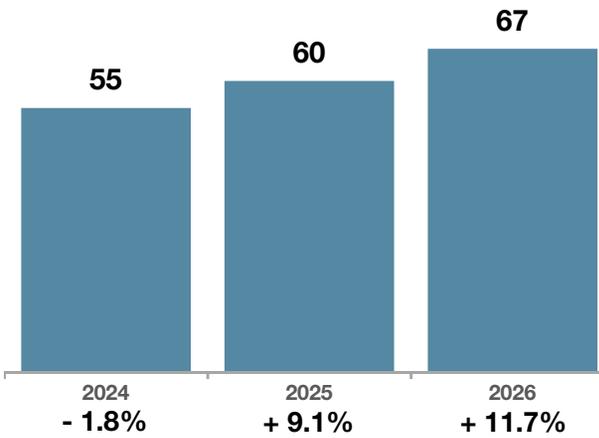
Average number of days between when a property is listed and when an offer is accepted in a given month.



March



Year to Date



Days on Market	Prior Year	Percent Change
April 2025	49	+4.3%
May 2025	46	0.0%
June 2025	43	+4.9%
July 2025	48	+20.0%
August 2025	49	+8.9%
September 2025	54	+10.2%
October 2025	55	+1.9%
November 2025	52	-1.9%
December 2025	63	+16.7%
January 2026	67	+9.8%
February 2026	71	+14.5%
March 2026	63	+8.6%
12-Month Avg*	54	+8.0%

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

Historical Days on Market Until Sale by Month

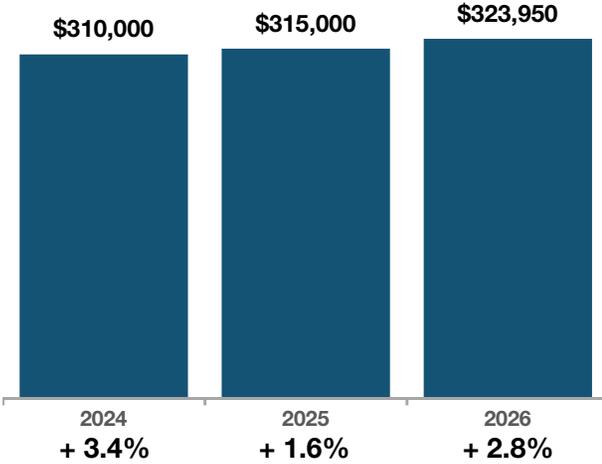


Median Sales Price

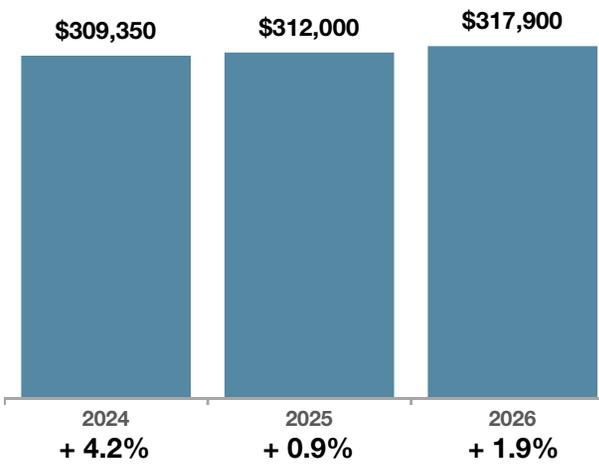
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



Year to Date



	Median Sales Price	Prior Year	Percent Change
April 2025	\$315,000	\$310,005	+1.6%
May 2025	\$320,900	\$314,900	+1.9%
June 2025	\$330,000	\$320,840	+2.9%
July 2025	\$331,644	\$324,990	+2.0%
August 2025	\$324,740	\$319,950	+1.5%
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	\$312,470	\$310,000	+0.8%
January 2026	\$313,125	\$305,000	+2.7%
February 2026	\$313,000	\$314,900	-0.6%
March 2026	\$323,950	\$315,000	+2.8%
12-Month Med*	\$320,000	\$315,000	+1.6%

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

Historical Median Sales Price by Month

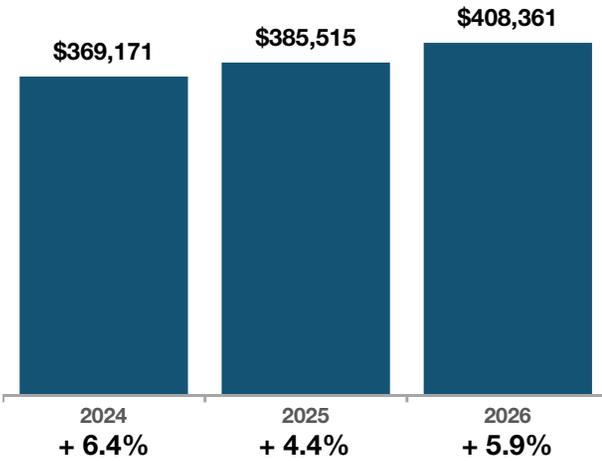


Average Sales Price

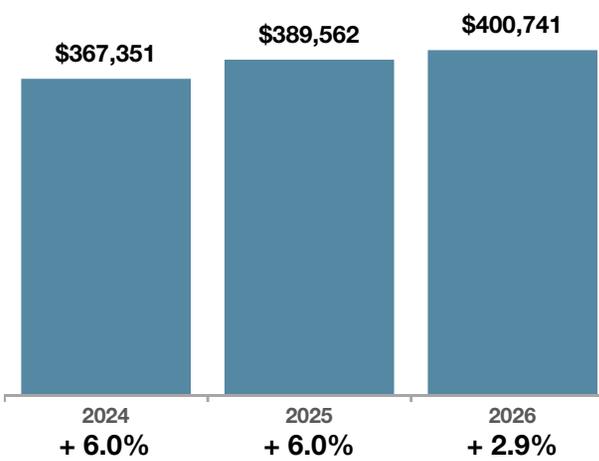
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March



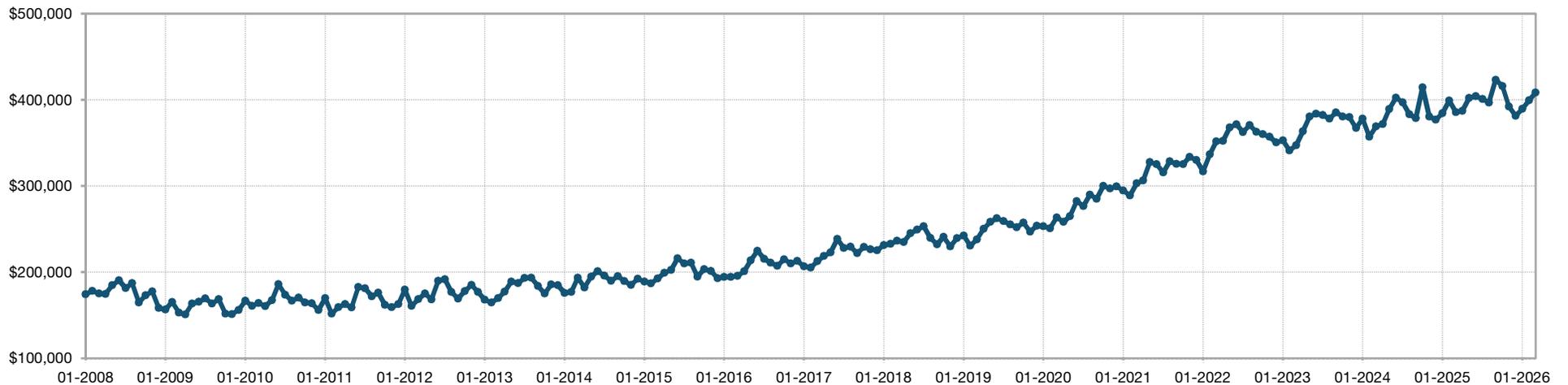
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
April 2025	\$387,117	\$371,760	+4.1%
May 2025	\$402,317	\$389,128	+3.4%
June 2025	\$404,330	\$402,424	+0.5%
July 2025	\$401,061	\$397,200	+1.0%
August 2025	\$396,763	\$383,152	+3.6%
September 2025	\$423,319	\$378,799	+11.8%
October 2025	\$416,101	\$414,534	+0.4%
November 2025	\$392,149	\$380,444	+3.1%
December 2025	\$381,564	\$376,908	+1.2%
January 2026	\$389,462	\$384,467	+1.3%
February 2026	\$399,462	\$399,136	+0.1%
March 2026	\$408,361	\$385,515	+5.9%
12-Month Avg*	\$400,620	\$388,701	+3.1%

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

Historical Average Sales Price by Month

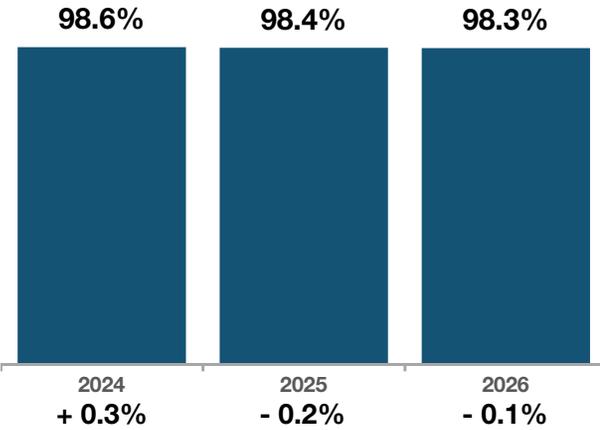


Percent of List Price Received

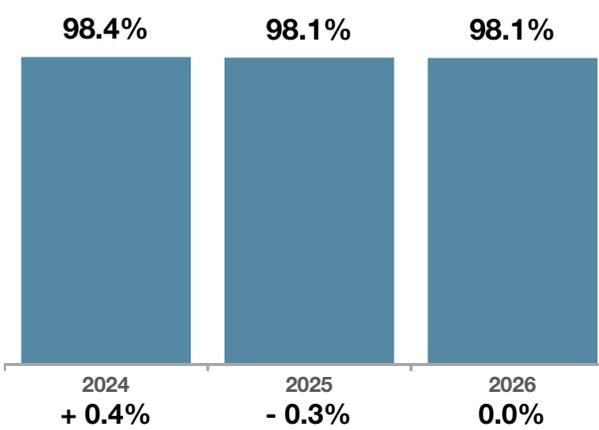
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



March



Year to Date



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

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

Historical Percent of List Price Received by Month

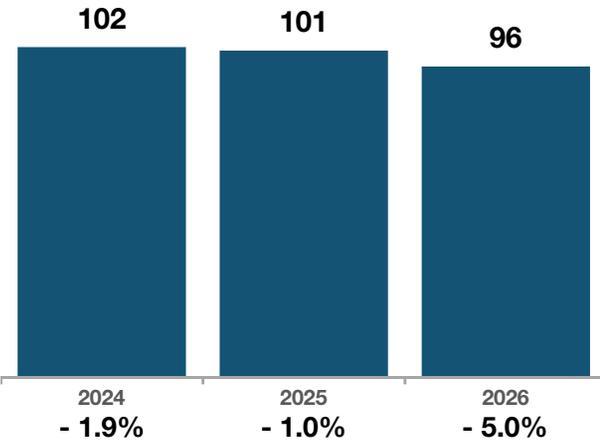


Housing Affordability Index

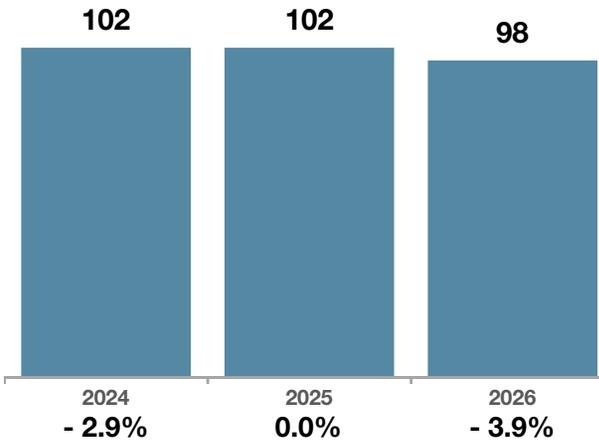


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March



Year to Date



	Affordability Index	Prior Year	Percent Change
April 2025	100	99	+1.0%
May 2025	97	98	-1.0%
June 2025	96	98	-2.0%
July 2025	96	97	-1.0%
August 2025	99	102	-2.9%
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%
12-Month Avg	100	101	-1.2%

Historical Housing Affordability Index by Month

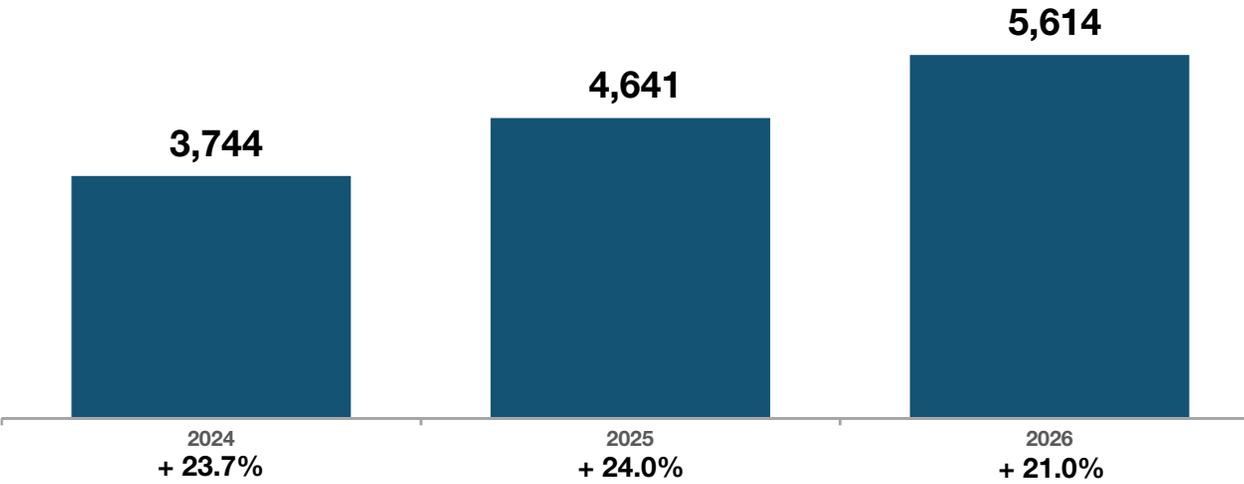


Inventory of Homes for Sale

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



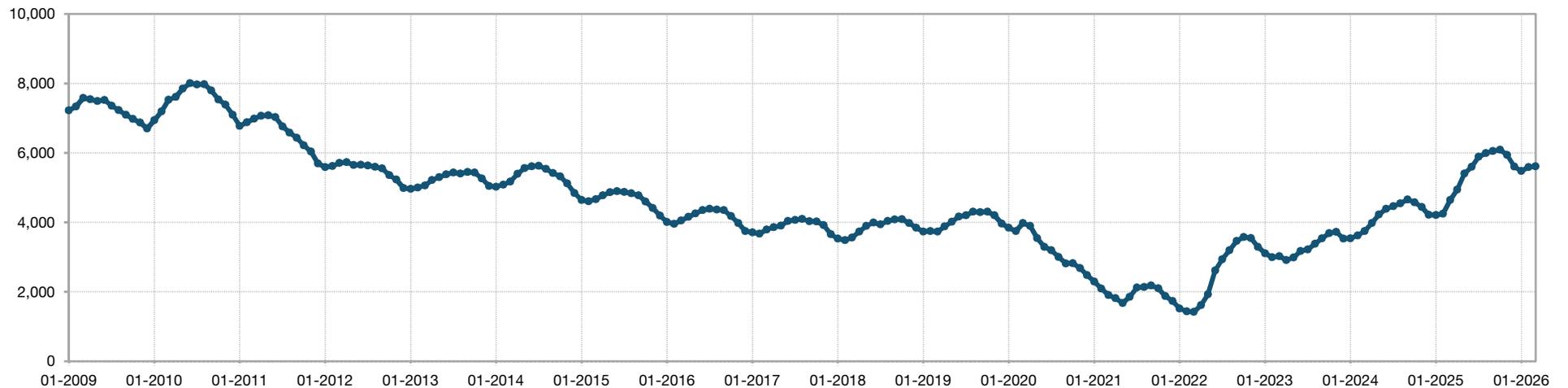
March



Homes for Sale	Prior Year	Percent Change
April 2025	3,979	+24.1%
May 2025	4,221	+27.9%
June 2025	4,390	+27.4%
July 2025	4,462	+32.0%
August 2025	4,542	+31.9%
September 2025	4,657	+30.0%
October 2025	4,573	+33.2%
November 2025	4,438	+33.8%
December 2025	4,216	+32.8%
January 2026	4,212	+30.0%
February 2026	4,248	+31.6%
March 2026	4,641	+21.0%
12-Month Avg*	5,681	+29.6%

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

Historical Inventory of Homes for Sale by Month

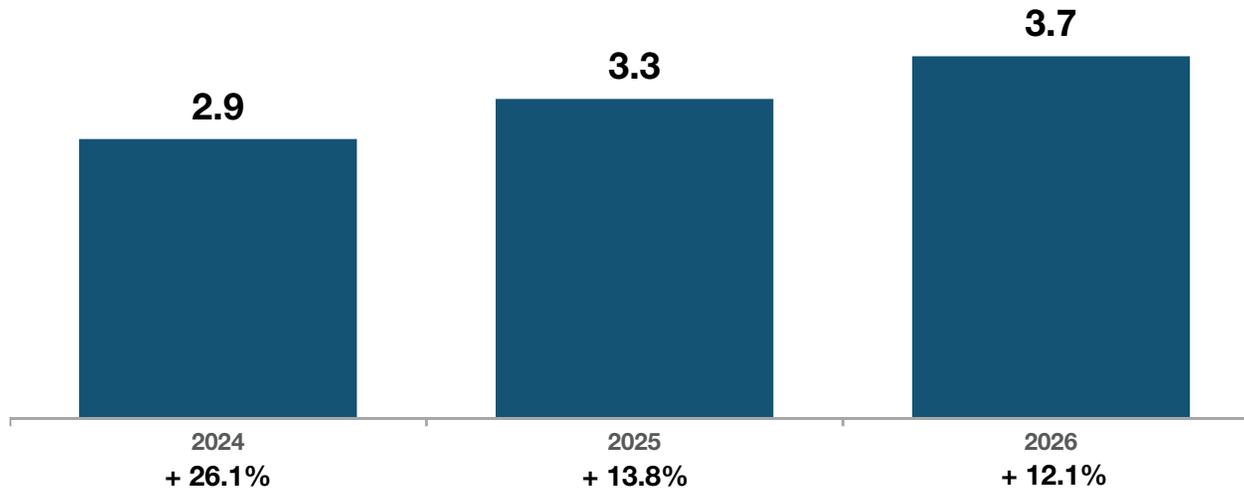


Months Supply of Inventory

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.



March



Months Supply		Prior Year	Percent Change
April 2025	3.5	3.0	+16.7%
May 2025	3.8	3.2	+18.8%
June 2025	3.9	3.3	+18.2%
July 2025	4.1	3.3	+24.2%
August 2025	4.1	3.4	+20.6%
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	3.7	3.3	+12.1%
12-Month Avg*	3.9	3.2	+21.9%

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

Historical Months Supply of Inventory by Month

