

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 were up 16.0 percent to 3,031. Pending Sales increased 9.9 percent to 1,927. Inventory grew 21.6 percent to 6,006 units.

Median Sales Price remained flat at \$315,000. Days on Market increased 16.3 percent to 57 days. Months Supply of Inventory was up 14.3 percent to 4.0 months.

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

+ 6.4%	0.0%	+ 14.3%
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.



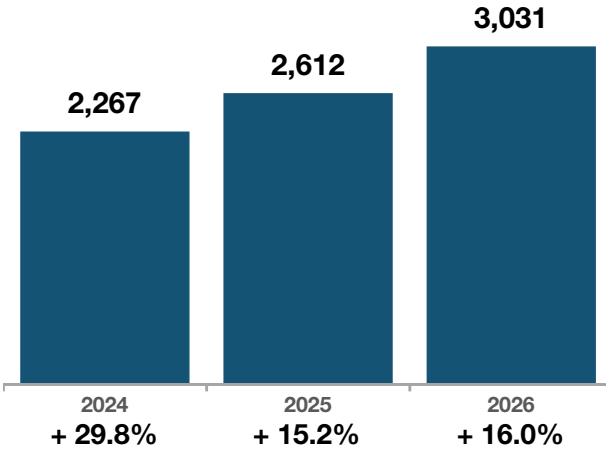
Key Metrics	Historical Sparkbars			04-2025	04-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	04-2024	04-2025	04-2026						
New Listings				2,612	3,031	+ 16.0%	9,129	10,078	+ 10.4%
Pending Sales				1,753	1,927	+ 9.9%	6,322	6,643	+ 5.1%
Closed Sales				1,542	1,640	+ 6.4%	5,289	5,275	- 0.3%
Days on Market				49	57	+ 16.3%	57	64	+ 12.3%
Median Sales Price				\$315,000	\$315,000	0.0%	\$314,000	\$317,000	+ 1.0%
Average Sales Price				\$387,117	\$401,678	+ 3.8%	\$388,848	\$401,022	+ 3.1%
Pct. of List Price Received				98.6%	98.7%	+ 0.1%	98.3%	98.3%	0.0%
Housing Affordability Index				100	100	0.0%	100	99	- 1.0%
Inventory of Homes for Sale				4,938	6,006	+ 21.6%	--	--	--
Months Supply of Inventory				3.5	4.0	+ 14.3%	--	--	--

New Listings

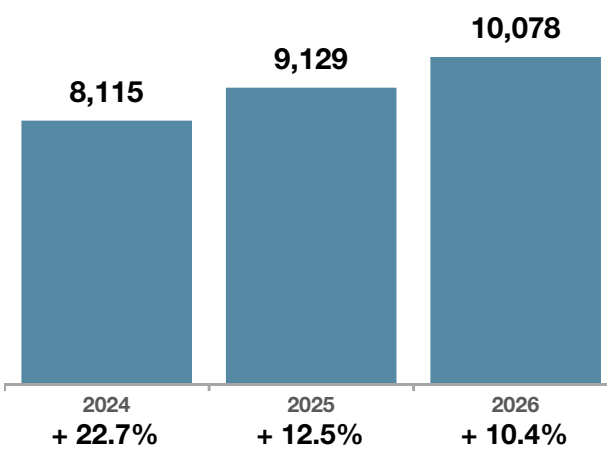
A count of the properties that have been newly listed on the market in a given month.



April

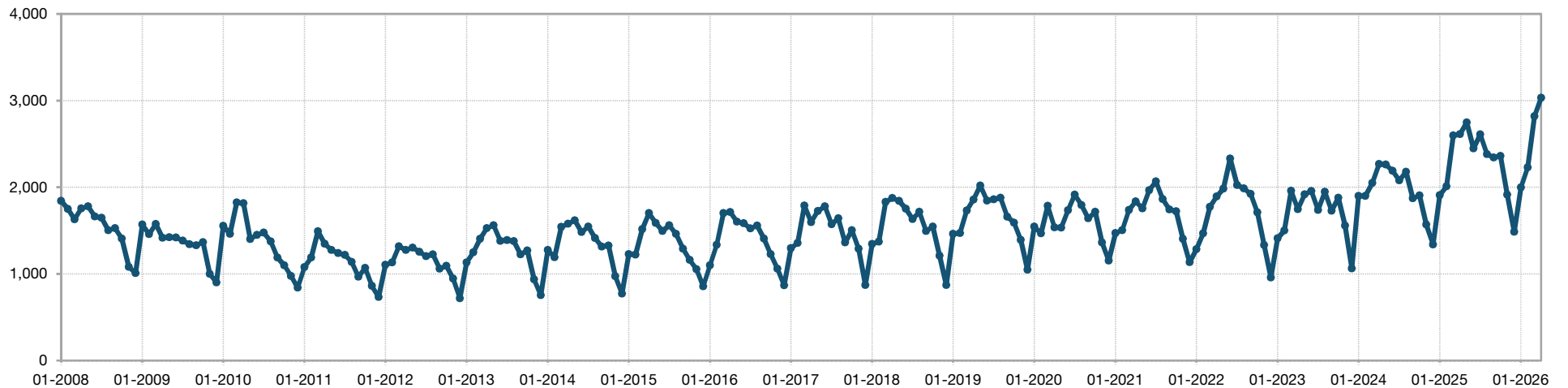


Year to Date



	New Listings	Prior Year	Percent Change
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	2,362	1,905	+24.0%
November 2025	1,913	1,569	+21.9%
December 2025	1,485	1,339	+10.9%
January 2026	1,998	1,908	+4.7%
February 2026	2,229	2,011	+10.8%
March 2026	2,820	2,598	+8.5%
April 2026	3,031	2,612	+16.0%
12-Month Avg	2,364	2,044	+15.7%

Historical New Listings by Month

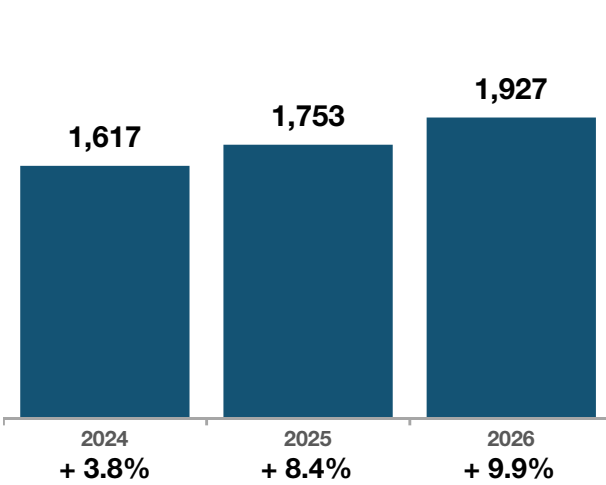


Pending Sales

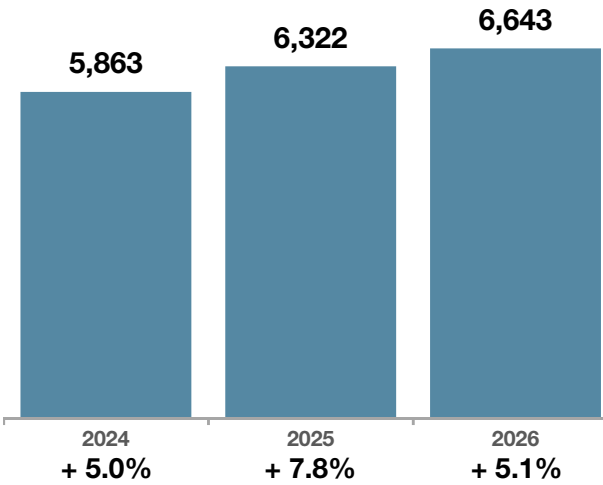
A count of the properties on which offers have been accepted in a given month.



April

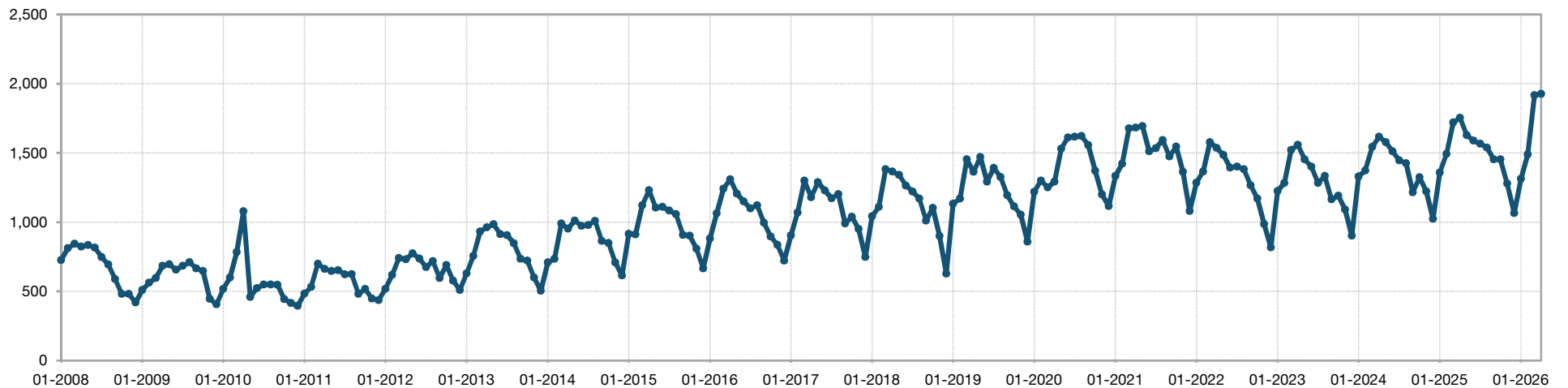


Year to Date



	Pending Sales	Prior Year	Percent Change
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	1,537	1,426	+7.8%
September 2025	1,454	1,215	+19.7%
October 2025	1,453	1,323	+9.8%
November 2025	1,278	1,223	+4.5%
December 2025	1,064	1,024	+3.9%
January 2026	1,312	1,358	-3.4%
February 2026	1,488	1,492	-0.3%
March 2026	1,916	1,719	+11.5%
April 2026	1,927	1,753	+9.9%
12-Month Avg	1,518	1,422	+6.7%

Historical Pending Sales by Month

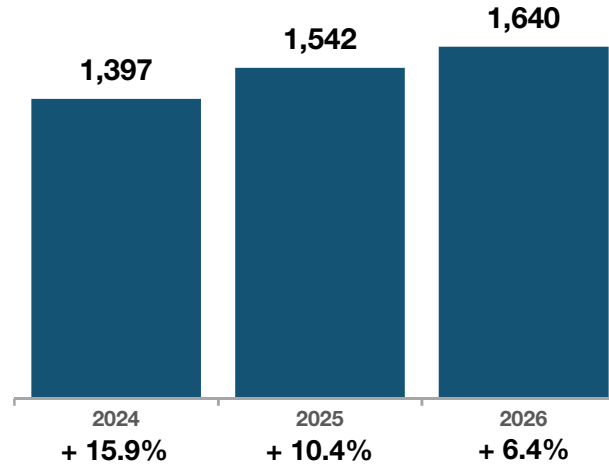


Closed Sales

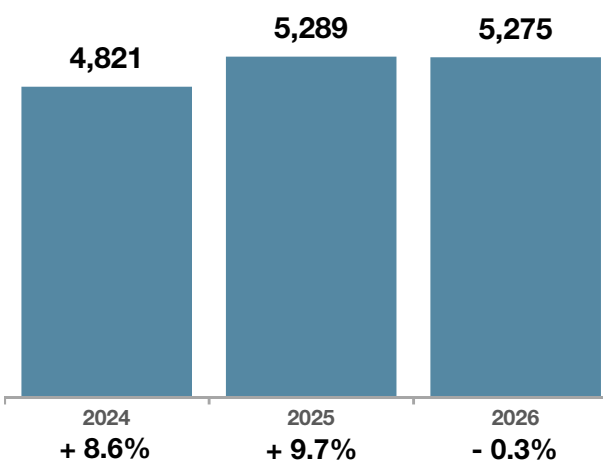
A count of the actual sales that closed in a given month.



April

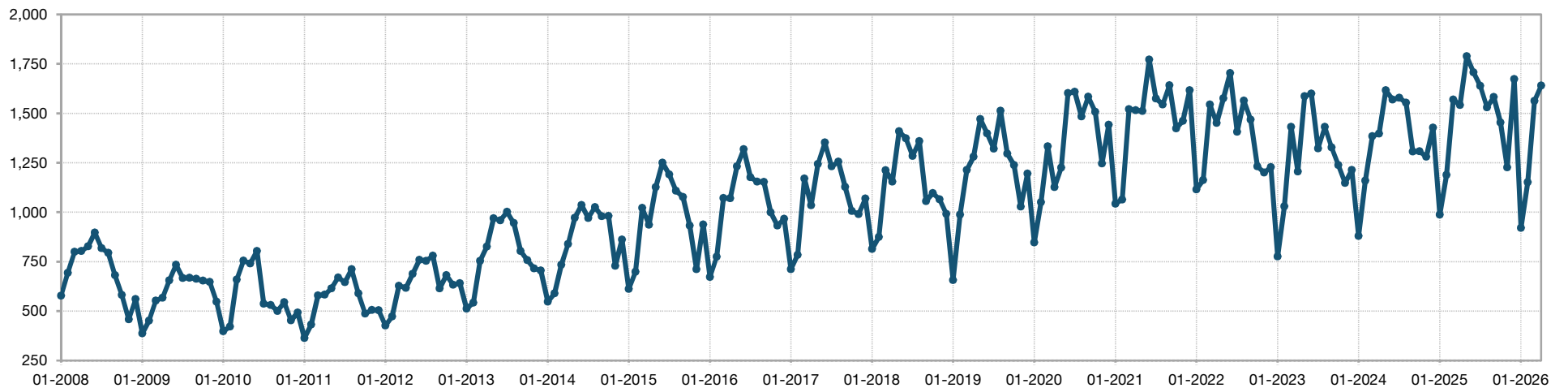


Year to Date



Closed Sales	Prior Year	Percent Change
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	1,673	1,428 +17.2%
January 2026	920	988 -6.9%
February 2026	1,152	1,189 -3.1%
March 2026	1,563	1,570 -0.4%
April 2026	1,640	1,542 +6.4%
12-Month Avg	1,490	1,411 +5.6%

Historical Closed Sales by Month

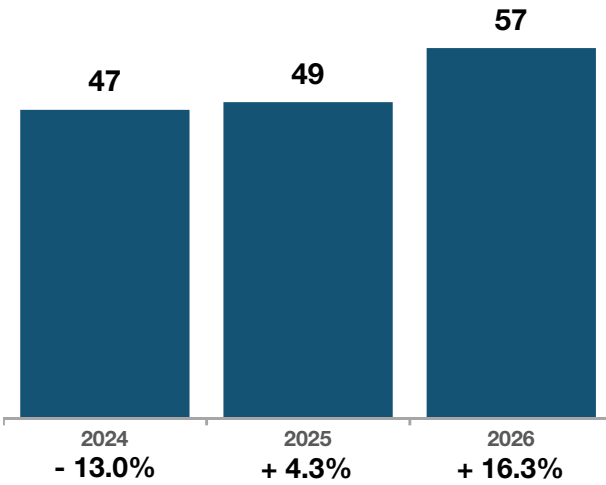


Days on Market Until Sale

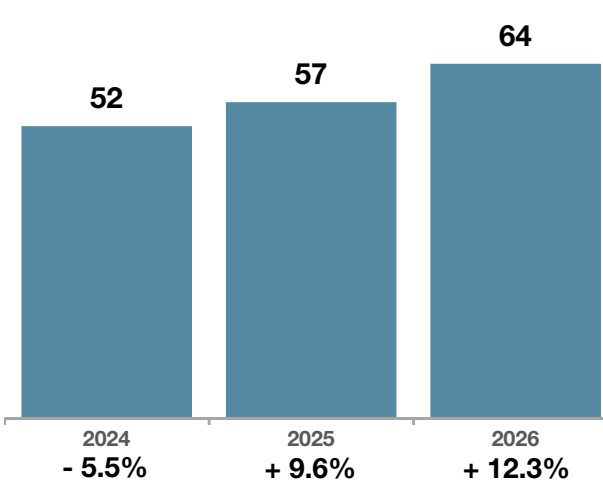
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



Year to Date



Days on Market	Prior Year	Percent Change
May 2025	46	0.0%
June 2025	41	+4.9%
July 2025	40	+20.0%
August 2025	45	+8.9%
September 2025	49	+10.2%
October 2025	54	+1.9%
November 2025	52	-1.9%
December 2025	54	+16.7%
January 2026	61	+9.8%
February 2026	62	+14.5%
March 2026	58	+8.6%
April 2026	49	+16.3%
12-Month Avg*	55	+10.0%

* Average Days on Market of 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

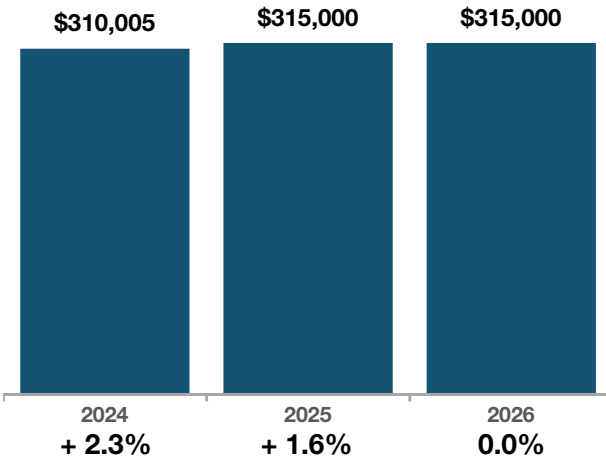


Median Sales Price

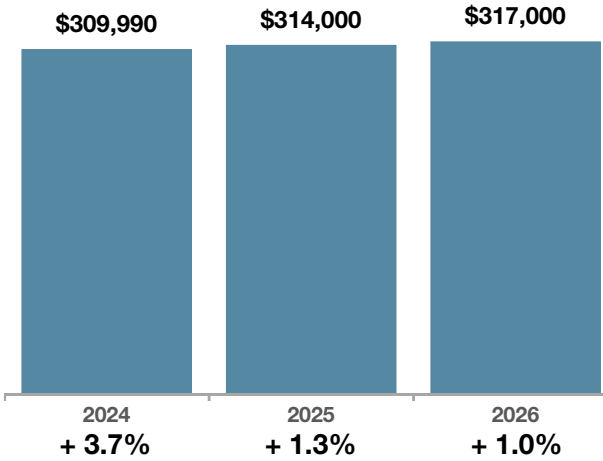
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



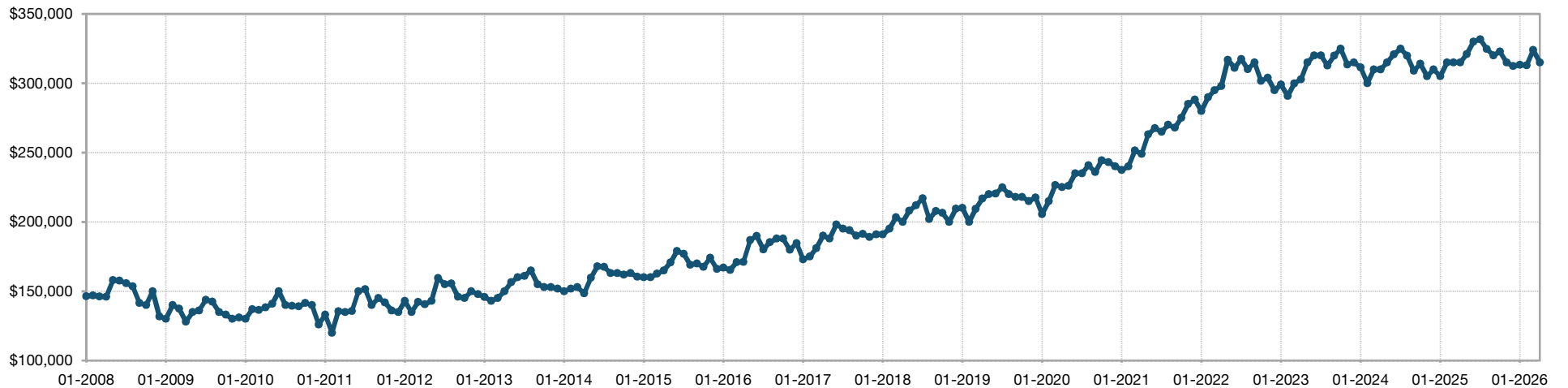
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$312,355	\$310,000	+0.8%
January 2026	\$313,250	\$305,000	+2.7%
February 2026	\$313,000	\$314,900	-0.6%
March 2026	\$324,000	\$315,000	+2.9%
April 2026	\$315,000	\$315,000	0.0%
12-Month Med*	\$320,000	\$315,000	+1.6%

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

Historical Median Sales Price by Month

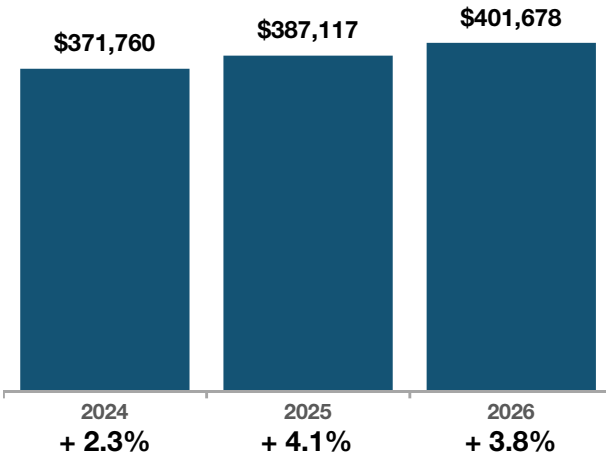


Average Sales Price

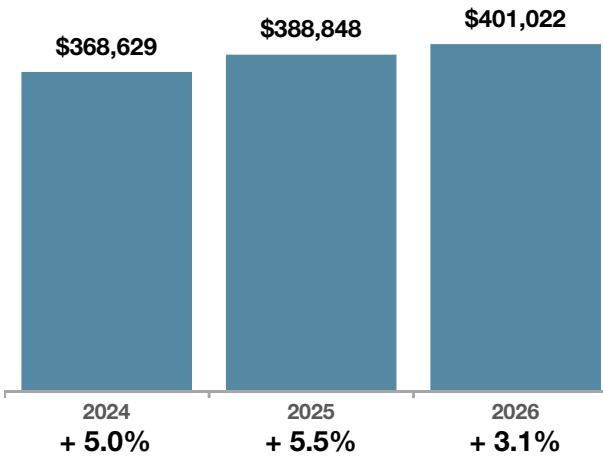
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



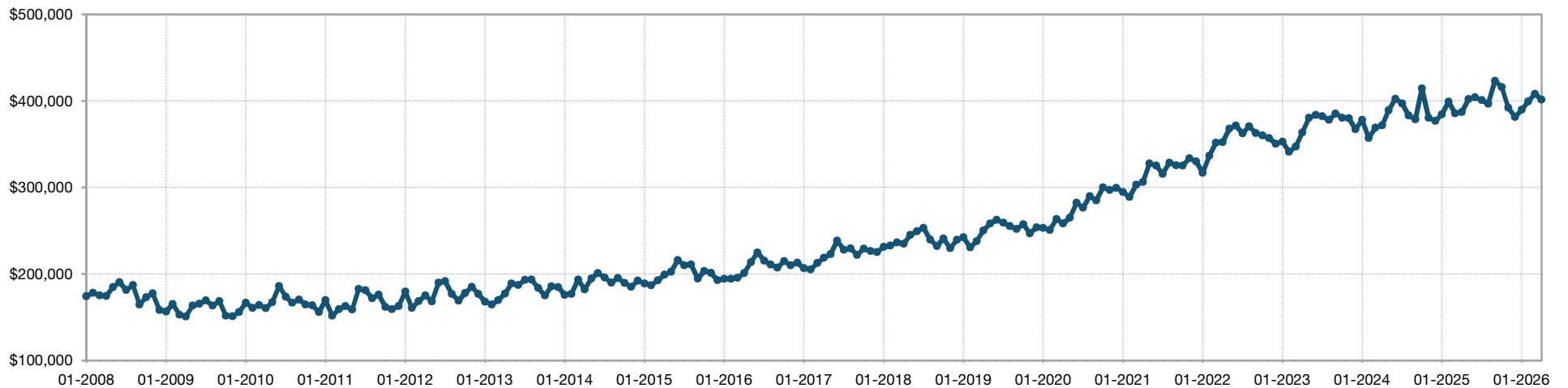
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
May 2025	\$402,317	\$389,128	+3.4%
June 2025	\$404,330	\$402,424	+0.5%
July 2025	\$401,043	\$397,200	+1.0%
August 2025	\$396,763	\$383,152	+3.6%
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	\$381,496	\$376,908	+1.2%
January 2026	\$389,898	\$384,467	+1.4%
February 2026	\$399,342	\$399,136	+0.1%
March 2026	\$408,111	\$385,515	+5.9%
April 2026	\$401,678	\$387,117	+3.8%
12-Month Avg*	\$401,869	\$389,954	+3.1%

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

Historical Average Sales Price by Month

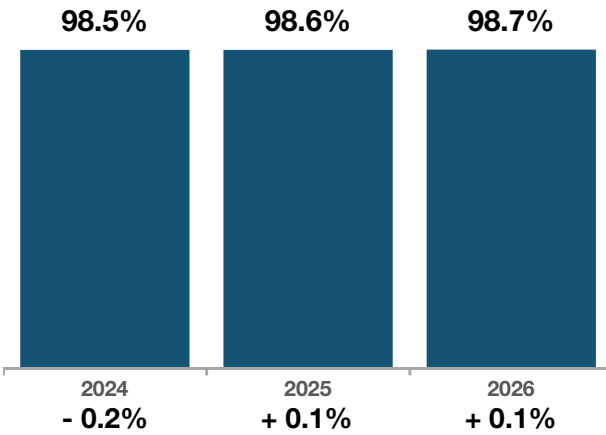


Percent of List Price Received

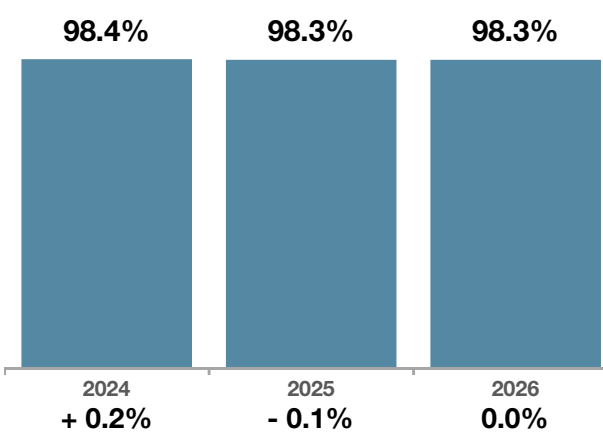
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



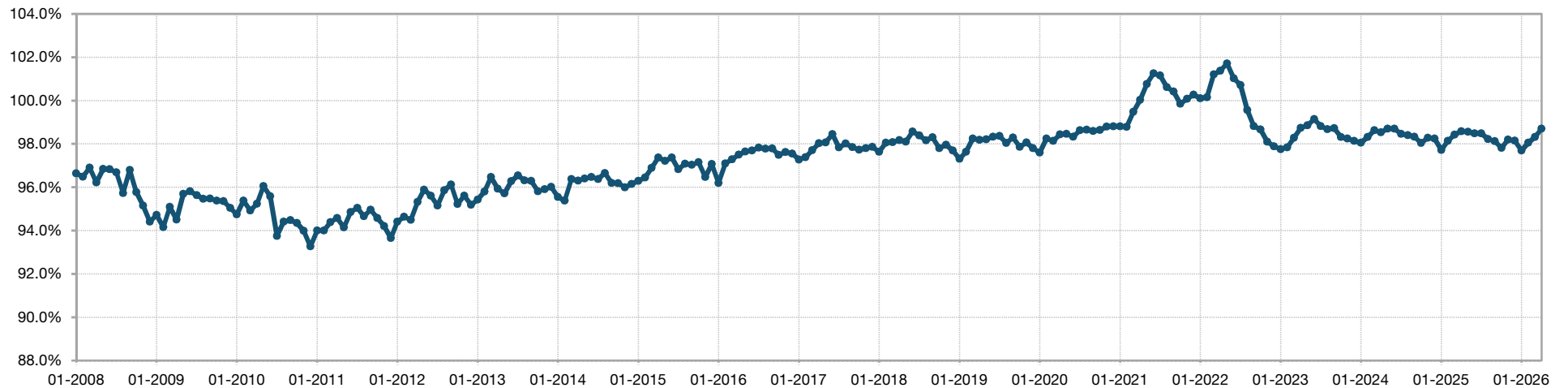
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
April 2026	98.7%	98.6%	+0.1%
12-Month Avg*	98.3%	98.4%	-0.1%

* Average 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



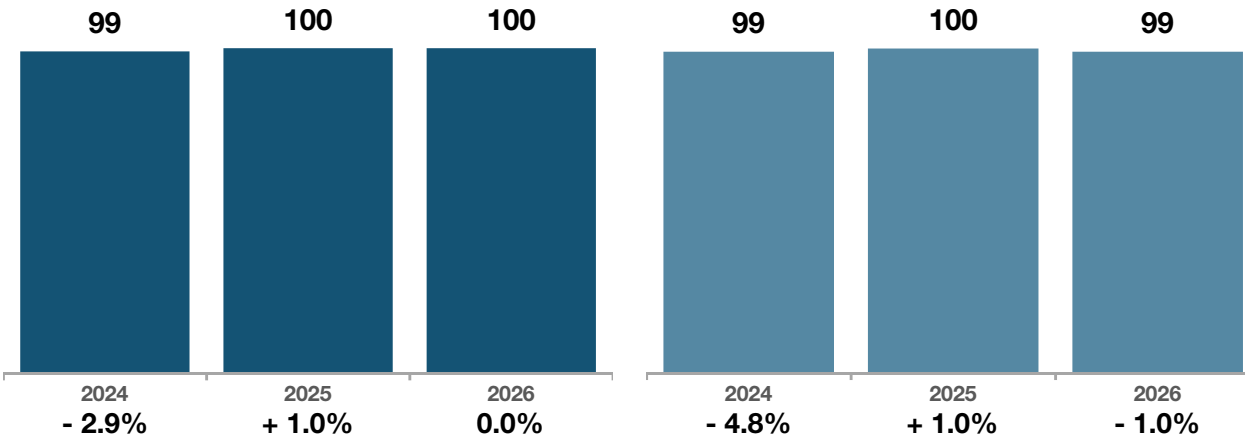
Housing Affordability Index

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.



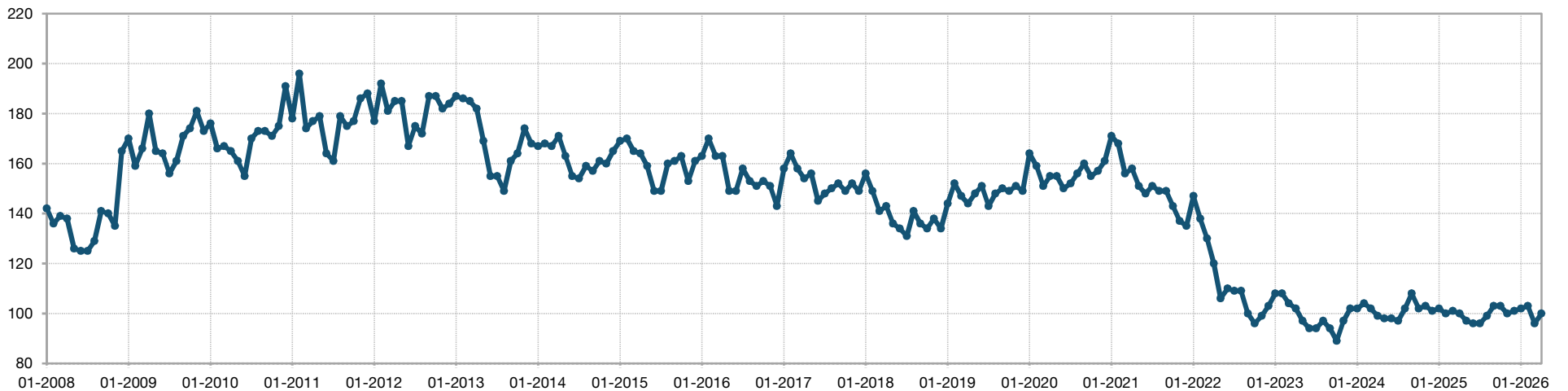
April

Year to Date



	Affordability Index	Prior Year	Percent Change
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%
April 2026	100	100	0.0%
12-Month Avg	100	101	-1.3%

Historical Housing Affordability Index by Month

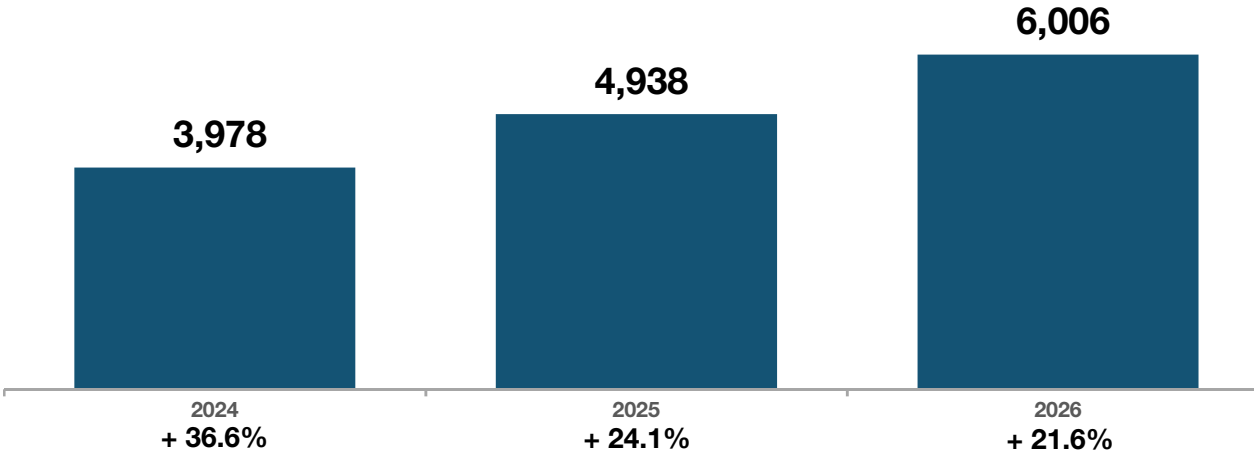


Inventory of Homes for Sale

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



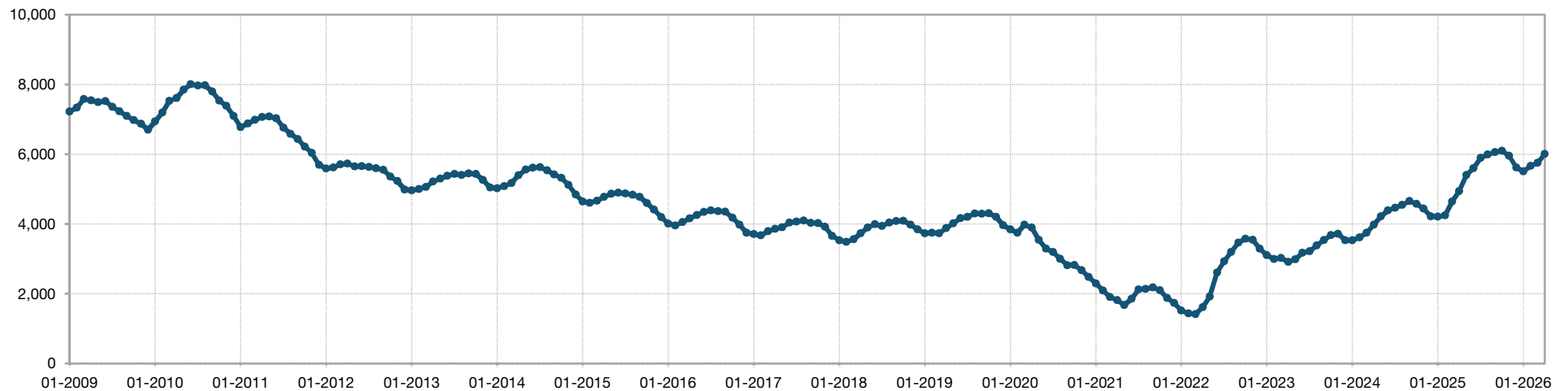
April



	Homes for Sale	Prior Year	Percent Change
May 2025	5,401	4,220	+28.0%
June 2025	5,597	4,389	+27.5%
July 2025	5,892	4,462	+32.0%
August 2025	5,994	4,542	+32.0%
September 2025	6,058	4,657	+30.1%
October 2025	6,098	4,573	+33.3%
November 2025	5,955	4,438	+34.2%
December 2025	5,621	4,216	+33.3%
January 2026	5,504	4,212	+30.7%
February 2026	5,660	4,248	+33.2%
March 2026	5,752	4,641	+23.9%
April 2026	6,006	4,938	+21.6%
12-Month Avg*	5,795	4,461	+29.9%

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

Historical Inventory of Homes for Sale by Month

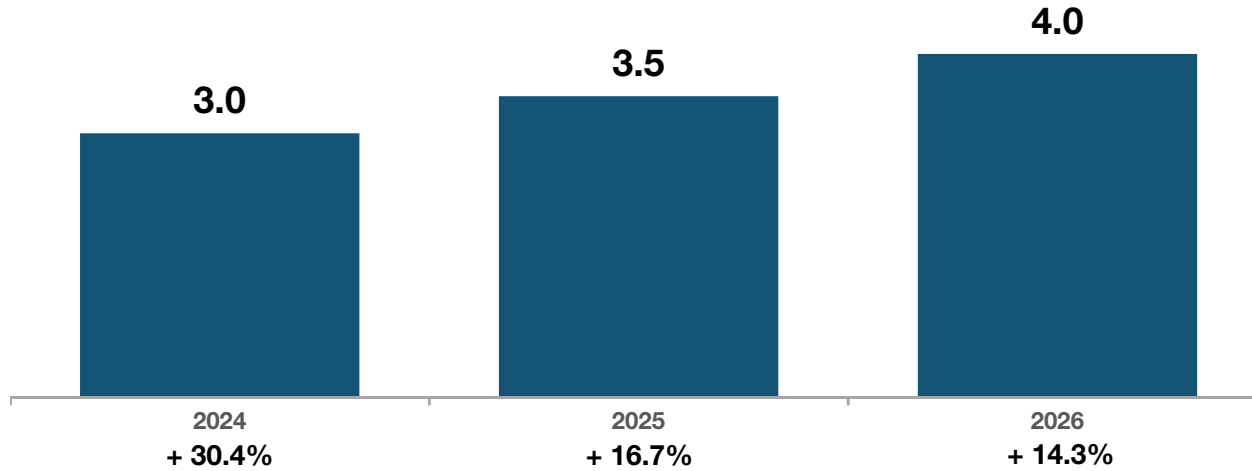


Months Supply of Inventory

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.



April



Months Supply		Prior Year	Percent Change
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	3.8	3.3	+15.2%
April 2026	4.0	3.5	+14.3%
12-Month Avg*	3.9	3.3	+18.2%

* 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

