

Monthly Indicators



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings were up 12.0 percent to 196. Pending Sales decreased 79.4 percent to 33. Inventory grew 34.6 percent to 1,117 units.

Median Sales Price was down 5.2 percent to \$222,000. Days on Market decreased 13.0 percent to 60 days. Months Supply of Inventory was up 37.5 percent to 5.5 months.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Quick Facts

- 19.4% **- 5.2%** **+ 37.5%**

One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply
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A research tool provided by the Pee Dee REALTOR® Association. 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.



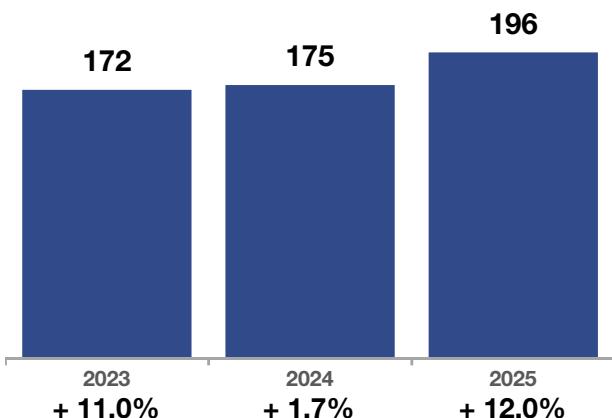
Key Metrics	Historical Sparkbars			12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	12-2023	12-2024	12-2025						
New Listings				175	196	+ 12.0%	3,425	3,494	+ 2.0%
Pending Sales				160	33	- 79.4%	2,519	2,419	- 4.0%
Closed Sales				217	175	- 19.4%	2,498	2,585	+ 3.5%
Days on Market				69	60	- 13.0%	57	66	+ 15.8%
Median Sales Price				\$234,300	\$222,000	- 5.2%	\$222,000	\$229,900	+ 3.6%
Average Sales Price				\$254,272	\$244,505	- 3.8%	\$243,221	\$254,510	+ 4.6%
Pct. of List Price Received				96.9%	97.6%	+ 0.7%	97.3%	97.0%	- 0.3%
Housing Affordability Index				113	126	+ 11.5%	119	122	+ 2.5%
Inventory of Homes for Sale				830	1,117	+ 34.6%	--	--	--
Months Supply of Inventory				4.0	5.5	+ 37.5%	--	--	--

New Listings

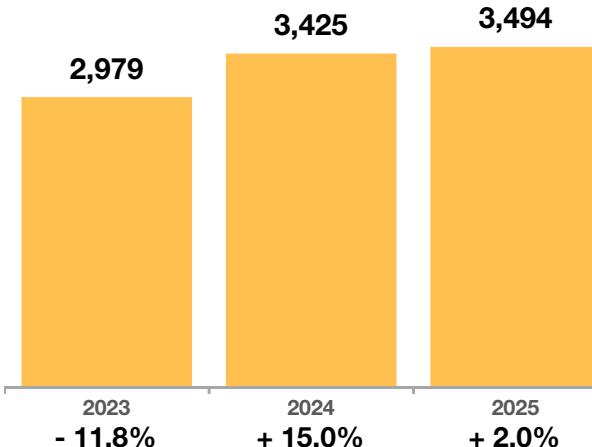
A count of the properties that have been newly listed on the market in a given month.



December



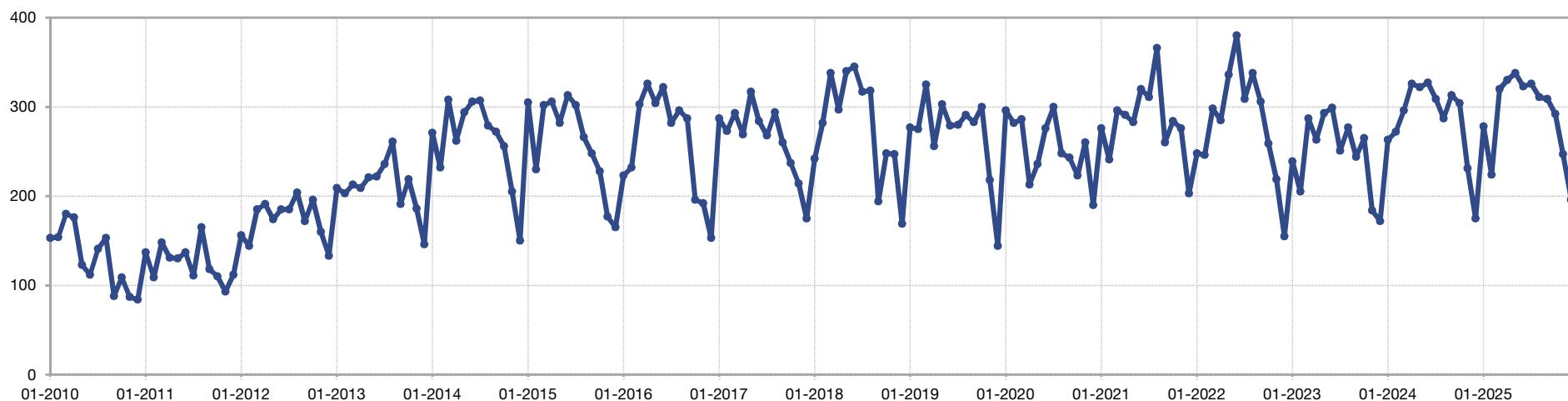
Year to Date



New Listings

	New Listings	Prior Year	Percent Change
January 2025	278	263	+5.7%
February 2025	224	272	-17.6%
March 2025	320	296	+8.1%
April 2025	330	326	+1.2%
May 2025	338	322	+5.0%
June 2025	323	327	-1.2%
July 2025	326	309	+5.5%
August 2025	311	287	+8.4%
September 2025	309	313	-1.3%
October 2025	292	304	-3.9%
November 2025	247	231	+6.9%
December 2025	196	175	+12.0%
12-Month Avg	291	285	+2.0%

Historical New Listings by Month

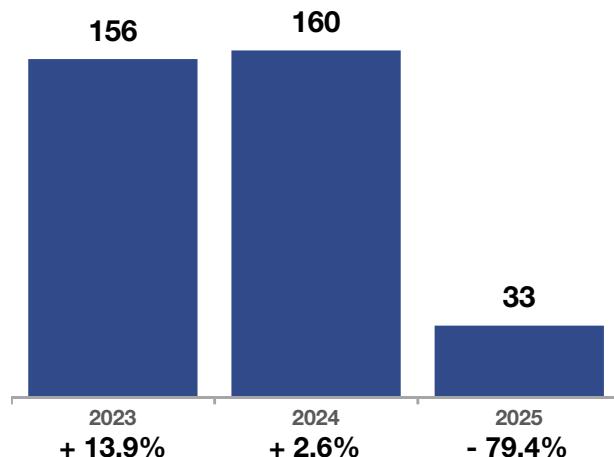


Pending Sales

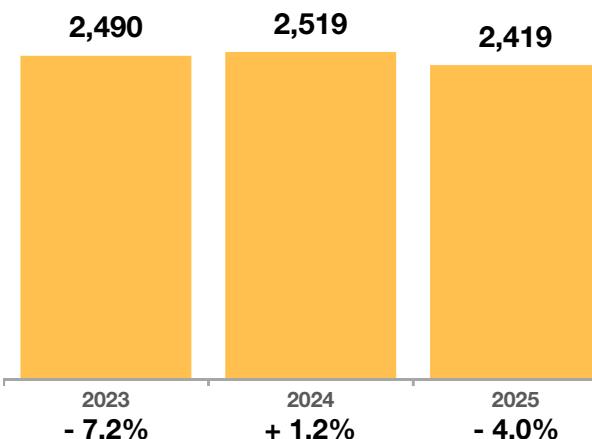
A count of the properties on which offers have been accepted in a given month.



December



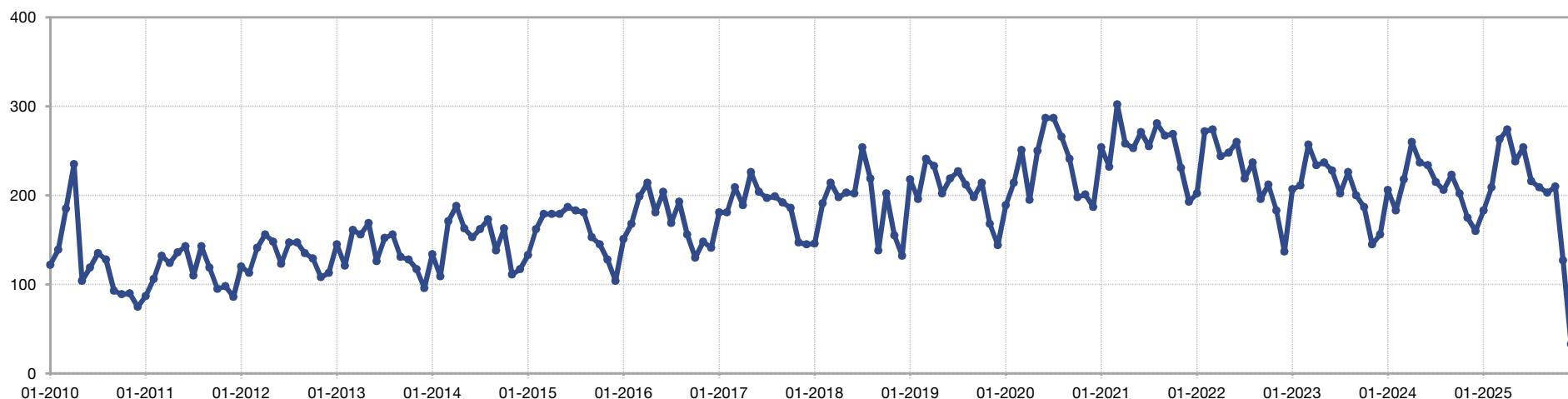
Year to Date



Pending Sales

	Pending Sales	Prior Year	Percent Change
January 2025	183	206	-11.2%
February 2025	209	183	+14.2%
March 2025	263	218	+20.6%
April 2025	274	260	+5.4%
May 2025	238	237	+0.4%
June 2025	254	234	+8.5%
July 2025	216	215	+0.5%
August 2025	209	206	+1.5%
September 2025	203	223	-9.0%
October 2025	210	202	+4.0%
November 2025	127	175	-27.4%
December 2025	33	160	-79.4%
12-Month Avg	202	210	-4.0%

Historical Pending Sales by Month

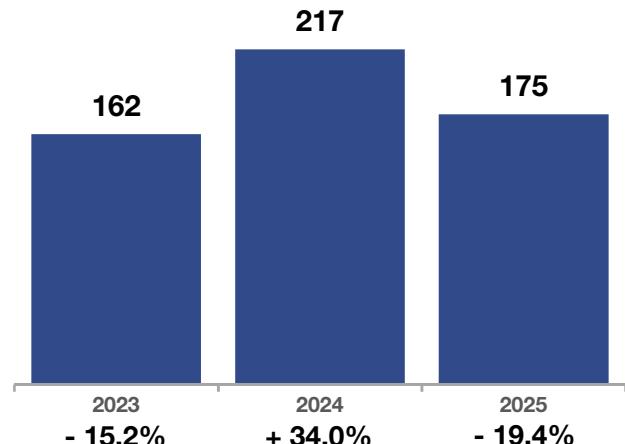


Closed Sales

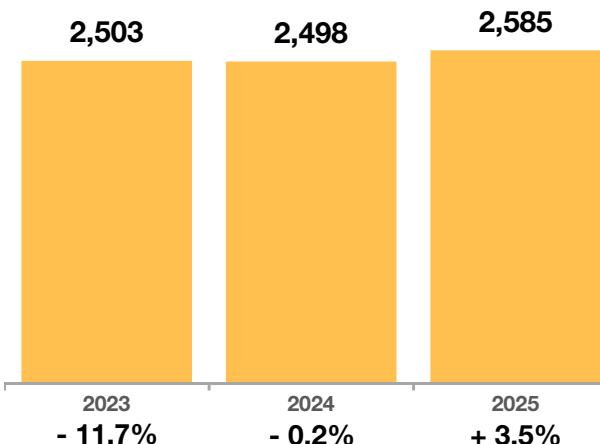
A count of the actual sales that closed in a given month.



December

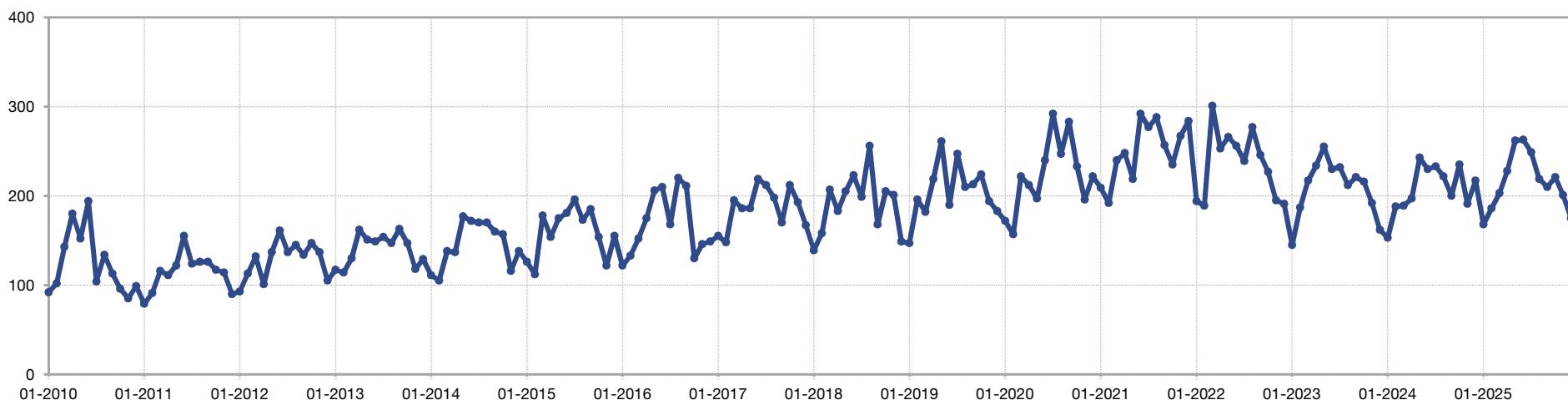


Year to Date



	Closed Sales	Prior Year	Percent Change
January 2025	168	153	+9.8%
February 2025	186	188	-1.1%
March 2025	203	189	+7.4%
April 2025	228	197	+15.7%
May 2025	262	243	+7.8%
June 2025	263	230	+14.3%
July 2025	249	233	+6.9%
August 2025	219	222	-1.4%
September 2025	210	200	+5.0%
October 2025	221	235	-6.0%
November 2025	201	191	+5.2%
December 2025	175	217	-19.4%
12-Month Avg	215	208	+3.5%

Historical Closed Sales by Month

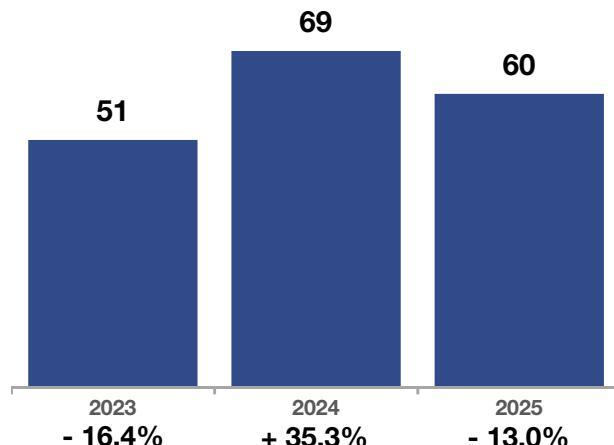


Days on Market Until Sale

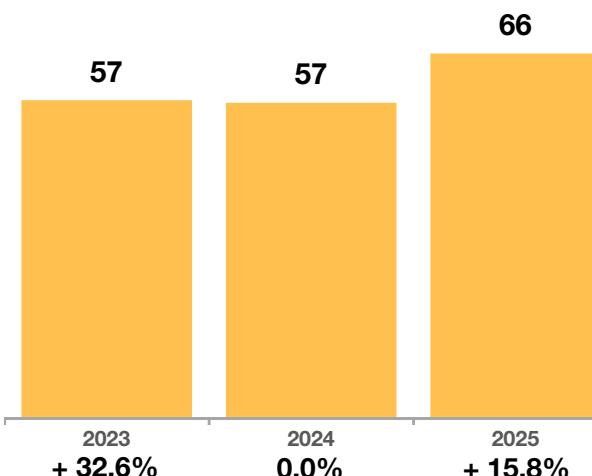
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



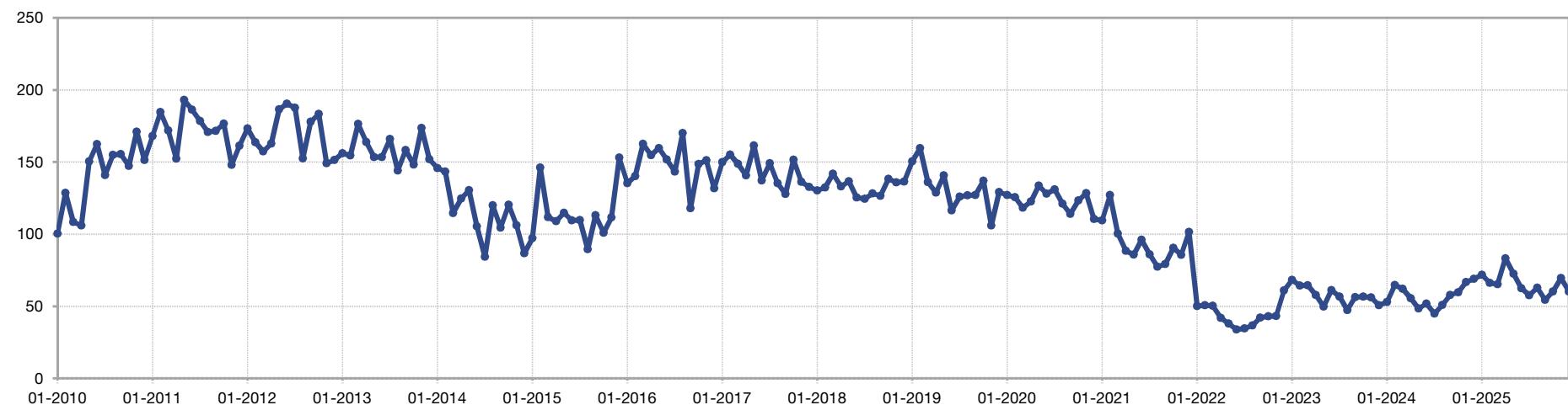
Year to Date



Days on Market	Prior Year	Percent Change
January 2025	72	53 +35.8%
February 2025	66	65 +1.5%
March 2025	65	62 +4.8%
April 2025	83	55 +50.9%
May 2025	72	48 +50.0%
June 2025	63	52 +21.2%
July 2025	58	45 +28.9%
August 2025	63	51 +23.5%
September 2025	54	58 -6.9%
October 2025	60	60 0.0%
November 2025	69	67 +3.0%
December 2025	60	69 -13.0%
12-Month Avg*	66	57 +15.8%

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

Historical Days on Market Until Sale by Month

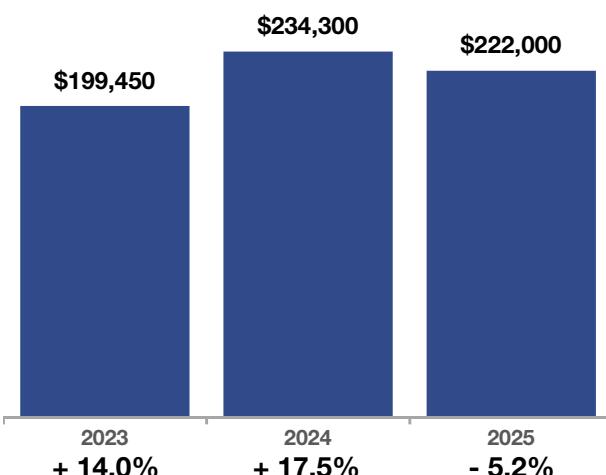


Median Sales Price

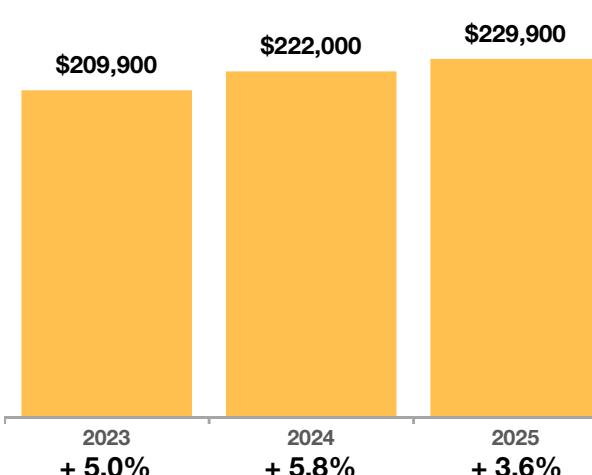
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



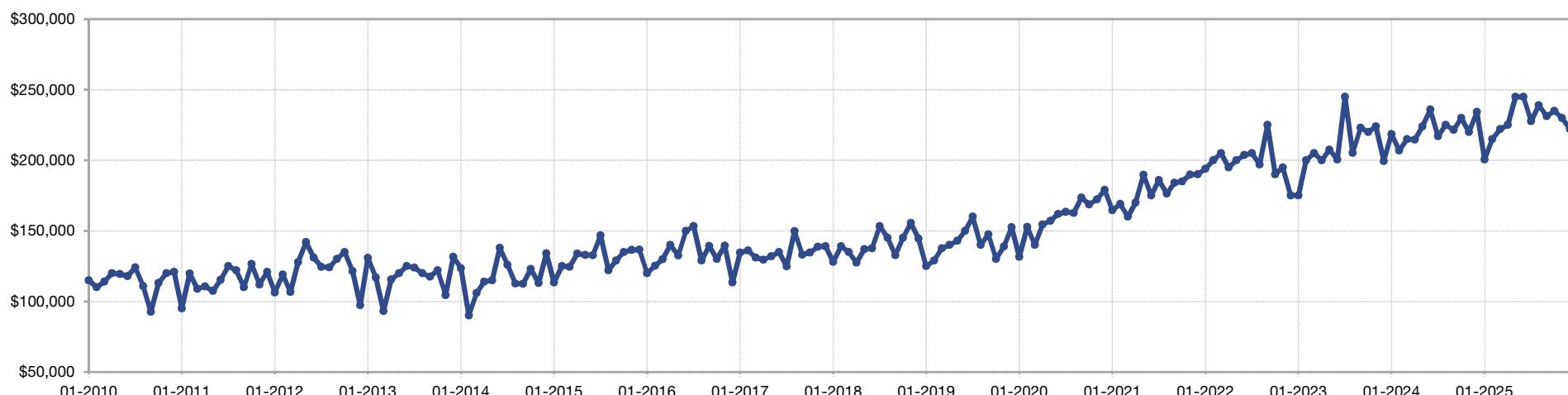
Year to Date



	Median Sales Price	Prior Year	Percent Change
January 2025	\$200,500	\$218,450	-8.2%
February 2025	\$215,000	\$206,990	+3.9%
March 2025	\$222,000	\$214,990	+3.3%
April 2025	\$225,000	\$214,495	+4.9%
May 2025	\$245,000	\$224,000	+9.4%
June 2025	\$245,000	\$236,000	+3.8%
July 2025	\$227,700	\$217,000	+4.9%
August 2025	\$239,000	\$225,000	+6.2%
September 2025	\$231,200	\$221,450	+4.4%
October 2025	\$235,000	\$230,000	+2.2%
November 2025	\$230,000	\$220,000	+4.5%
December 2025	\$222,000	\$234,300	-5.2%
12-Month Med*	\$229,900	\$222,000	+3.6%

* Median Sales Price of all properties from January 2025 through December 2025. This is not the median of the individual figures above.

Historical Median Sales Price by Month

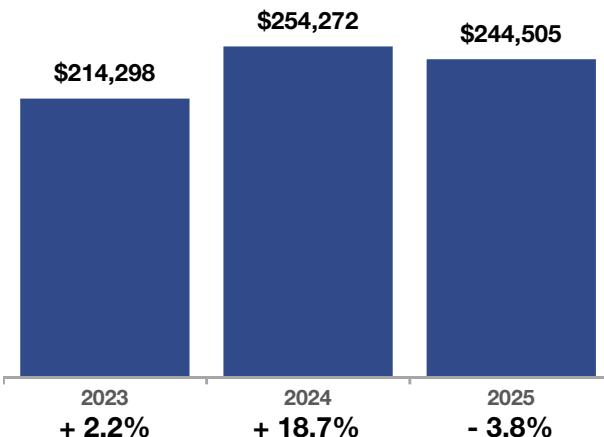


Average Sales Price

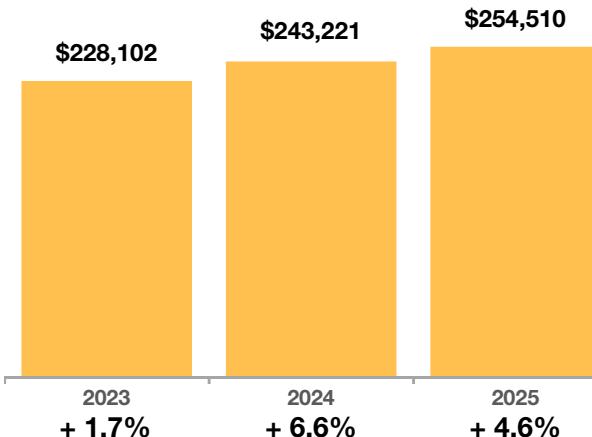
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



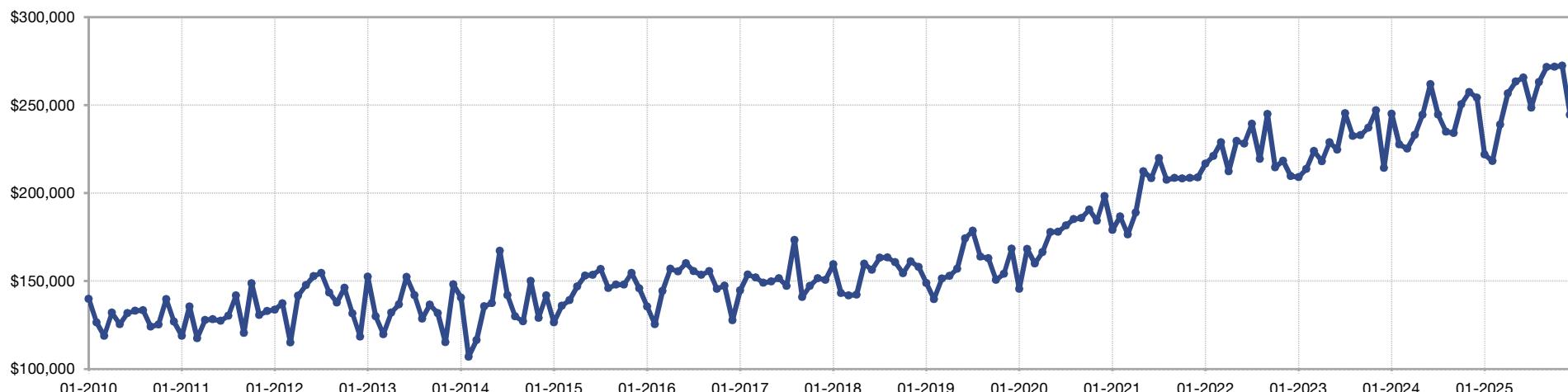
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
January 2025	\$221,950	\$245,013	-9.4%
February 2025	\$218,143	\$227,718	-4.2%
March 2025	\$238,934	\$225,203	+6.1%
April 2025	\$256,570	\$233,054	+10.1%
May 2025	\$263,387	\$244,541	+7.7%
June 2025	\$265,643	\$261,830	+1.5%
July 2025	\$248,523	\$244,688	+1.6%
August 2025	\$263,142	\$234,884	+12.0%
September 2025	\$271,628	\$234,072	+16.0%
October 2025	\$271,756	\$250,413	+8.5%
November 2025	\$272,396	\$257,403	+5.8%
December 2025	\$244,505	\$254,272	-3.8%
12-Month Avg*	\$253,048	\$242,757	+4.2%

* Avg. Sales Price of all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

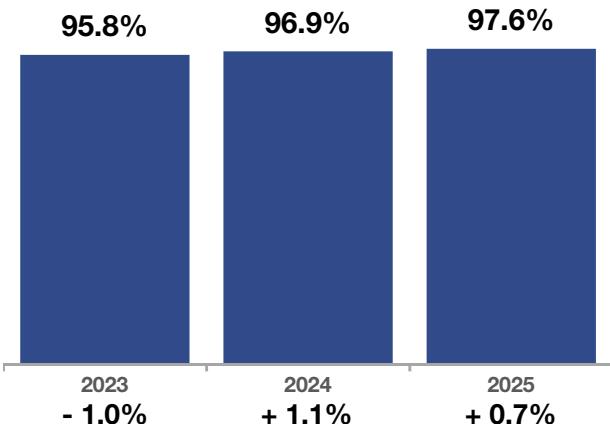


Percent of List Price Received

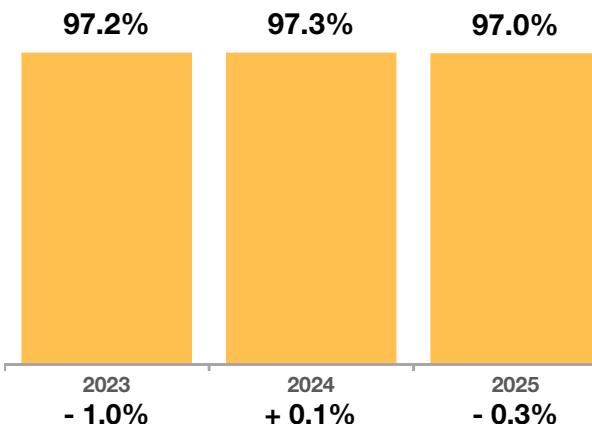
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



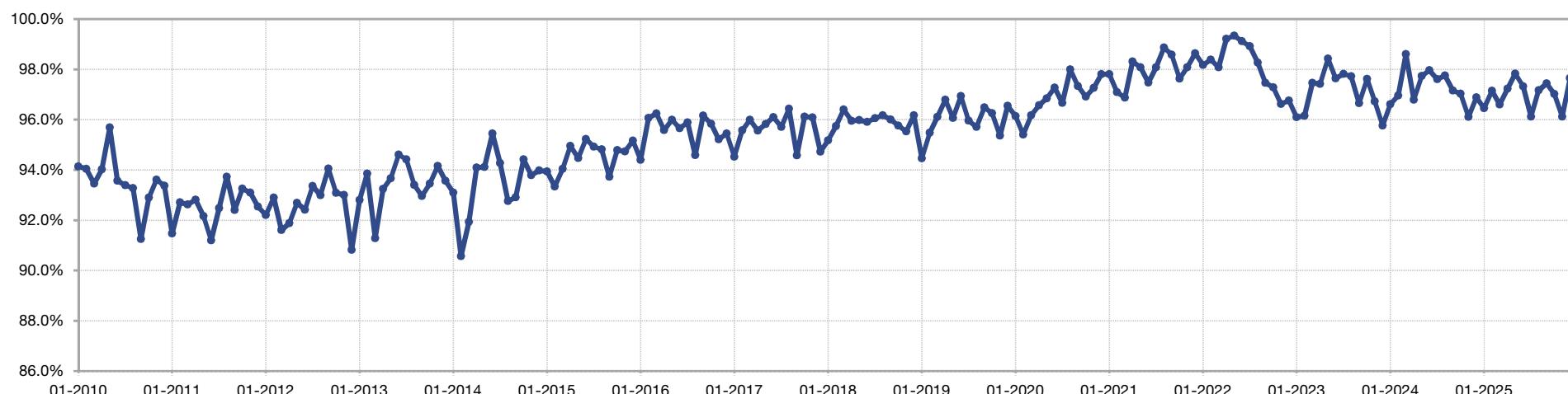
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
January 2025	96.5%	96.6%	-0.1%
February 2025	97.1%	97.0%	+0.1%
March 2025	96.6%	98.6%	-2.0%
April 2025	97.2%	96.8%	+0.4%
May 2025	97.8%	97.7%	+0.1%
June 2025	97.3%	98.0%	-0.7%
July 2025	96.1%	97.6%	-1.5%
August 2025	97.2%	97.8%	-0.6%
September 2025	97.4%	97.2%	+0.2%
October 2025	97.0%	97.0%	0.0%
November 2025	96.1%	96.1%	0.0%
December 2025	97.6%	96.9%	+0.7%
12-Month Avg*	97.0%	97.3%	-0.3%

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

Historical Percent of List Price Received by Month

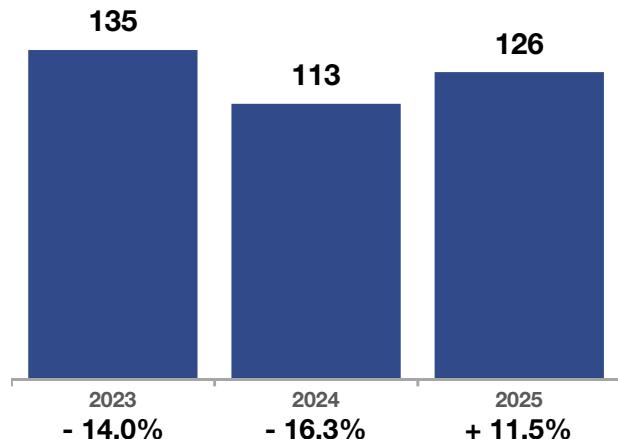


Housing Affordability Index

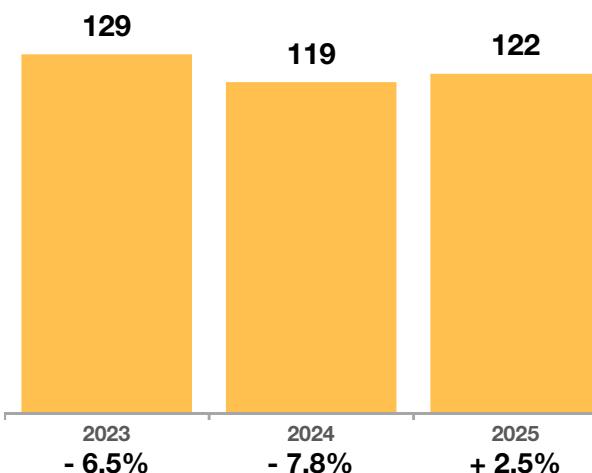
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



December



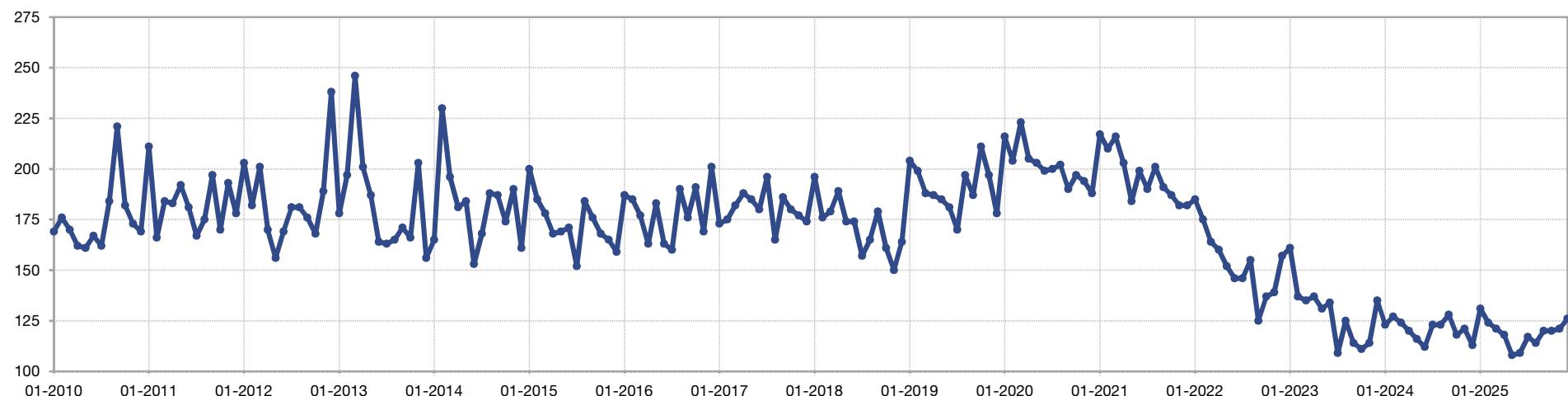
Year to Date



Affordability Index

	Prior Year	Percent Change
January 2025	131	+6.5%
February 2025	124	-2.4%
March 2025	121	-2.4%
April 2025	118	-1.7%
May 2025	108	-6.9%
June 2025	109	-1.2%
July 2025	117	-4.9%
August 2025	114	-2.7%
September 2025	120	-6.3%
October 2025	120	+1.7%
November 2025	121	0.0%
December 2025	126	+11.5%
12-Month Avg	119	-1.3%

Historical Housing Affordability Index by Month

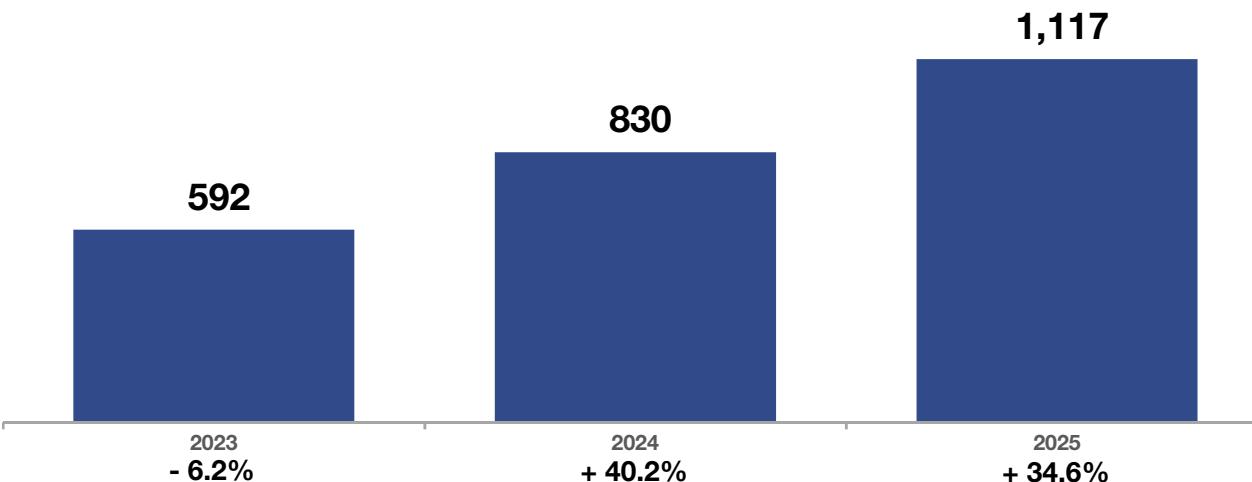


Inventory of Homes for Sale

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



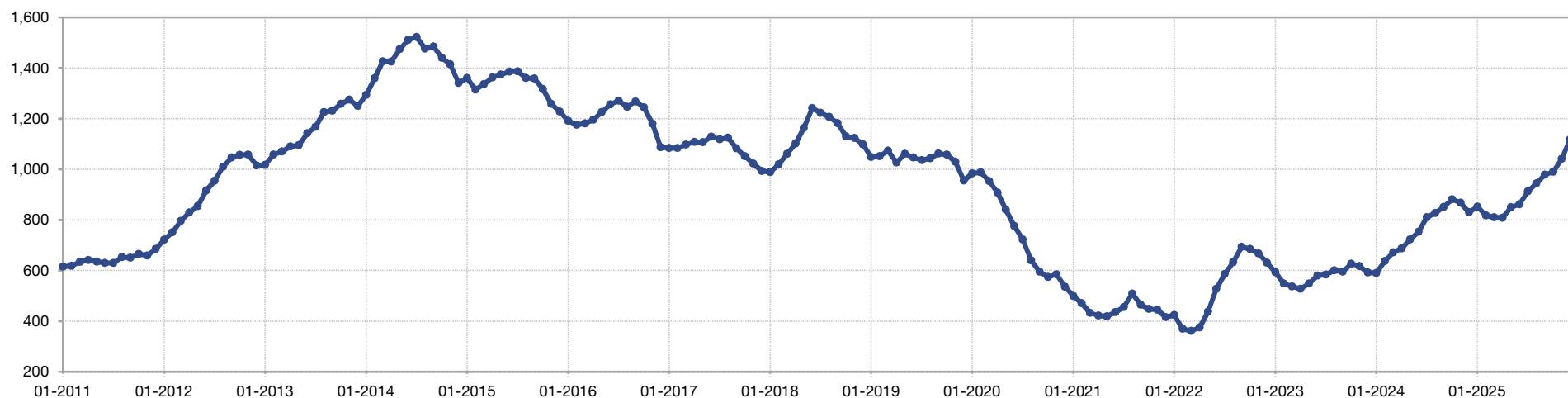
December



	Homes for Sale	Prior Year	Percent Change
January 2025	852	590	+44.4%
February 2025	817	637	+28.3%
March 2025	810	671	+20.7%
April 2025	808	687	+17.6%
May 2025	850	722	+17.7%
June 2025	861	753	+14.3%
July 2025	912	810	+12.6%
August 2025	944	827	+14.1%
September 2025	978	851	+14.9%
October 2025	990	881	+12.4%
November 2025	1,041	868	+19.9%
December 2025	1,117	830	+34.6%
12-Month Avg*	915	761	+20.2%

* Homes for Sale for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

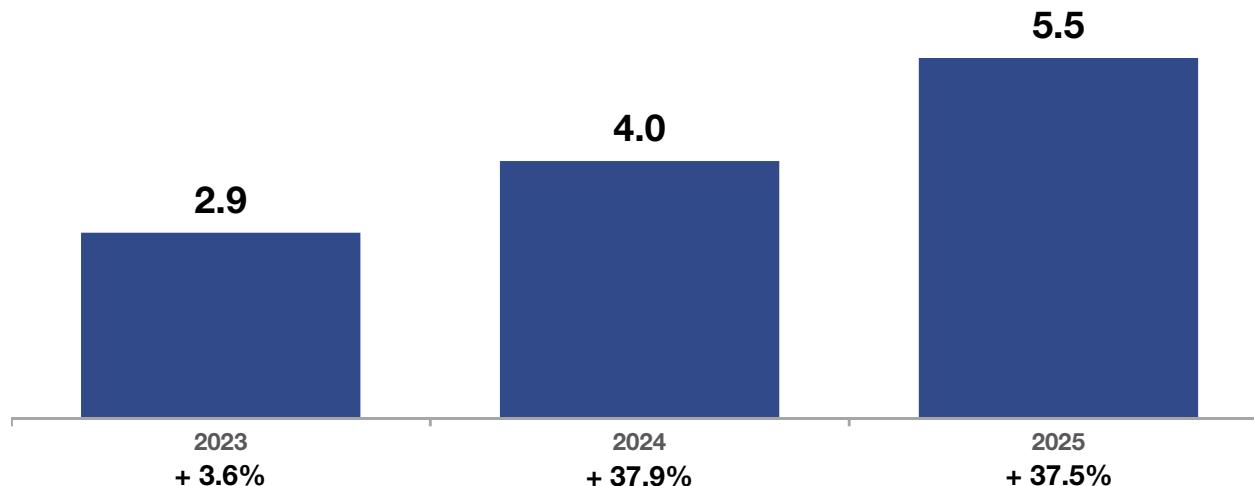


Months Supply of Inventory

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.



December



	Months Supply	Prior Year	Percent Change
January 2025	4.1	2.8	+46.4%
February 2025	3.9	3.1	+25.8%
March 2025	3.8	3.3	+15.2%
April 2025	3.8	3.4	+11.8%
May 2025	4.0	3.5	+14.3%
June 2025	4.0	3.7	+8.1%
July 2025	4.2	3.9	+7.7%
August 2025	4.3	4.1	+4.9%
September 2025	4.5	4.1	+9.8%
October 2025	4.6	4.3	+7.0%
November 2025	4.9	4.1	+19.5%
December 2025	5.5	4.0	+37.5%
12-Month Avg*	4.3	3.7	+16.2%

* Months Supply for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

