

# Monthly Indicators



## February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings were up 21.0 percent to 271. Pending Sales decreased 77.5 percent to 47. Inventory grew 45.1 percent to 1,188 units.

Median Sales Price was up 8.5 percent to \$233,249. Days on Market increased 36.4 percent to 90 days. Months Supply of Inventory was up 53.8 percent to 6.0 months.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Quick Facts

**- 18.3%**      **+ 8.5%**      **+ 53.8%**

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 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.



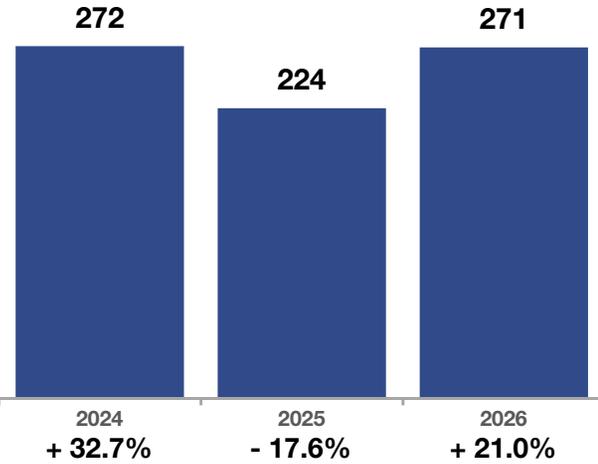
Key Metrics	Historical Sparkbars			02-2025	02-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	02-2024	02-2025	02-2026						
New Listings				224	<b>271</b>	+ 21.0%	504	<b>564</b>	+ 11.9%
Pending Sales				209	<b>47</b>	- 77.5%	392	<b>189</b>	- 51.8%
Closed Sales				186	<b>152</b>	- 18.3%	354	<b>299</b>	- 15.5%
Days on Market				66	<b>90</b>	+ 36.4%	69	<b>78</b>	+ 13.0%
Median Sales Price				\$215,000	<b>\$233,249</b>	+ 8.5%	\$205,000	<b>\$229,900</b>	+ 12.1%
Average Sales Price				\$218,143	<b>\$267,166</b>	+ 22.5%	\$219,955	<b>\$258,957</b>	+ 17.7%
Pct. of List Price Received				97.1%	<b>96.5%</b>	- 0.6%	96.8%	<b>96.7%</b>	- 0.1%
Housing Affordability Index				129	<b>128</b>	- 0.8%	136	<b>130</b>	- 4.4%
Inventory of Homes for Sale				819	<b>1,188</b>	+ 45.1%	--	<b>--</b>	--
Months Supply of Inventory				3.9	<b>6.0</b>	+ 53.8%	--	<b>--</b>	--

# New Listings

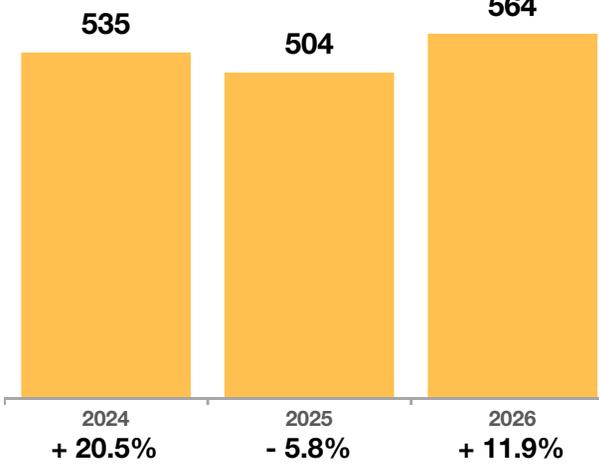
A count of the properties that have been newly listed on the market in a given month.



## February

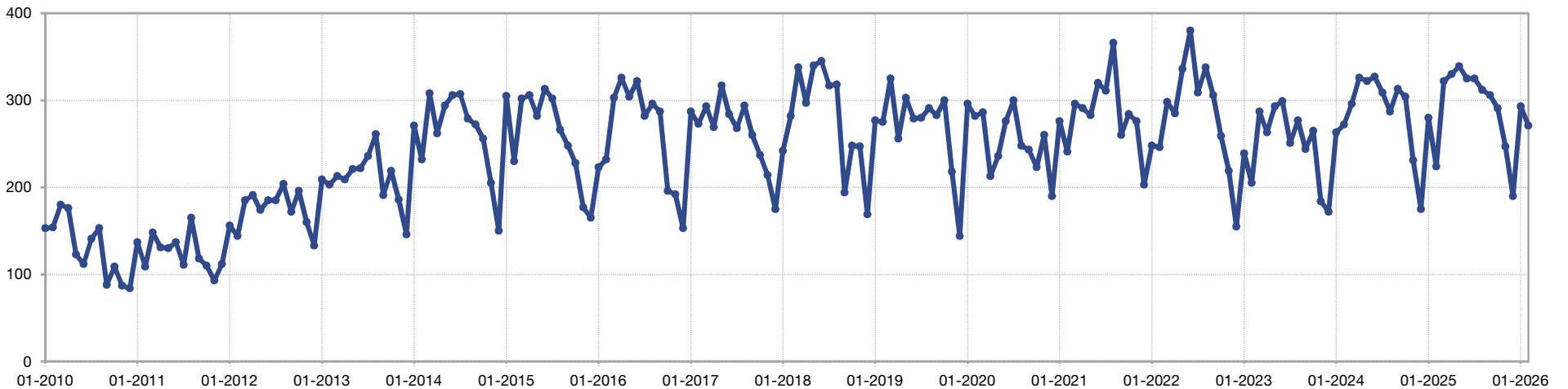


## Year to Date



	New Listings	Prior Year	Percent Change
March 2025	322	296	+8.8%
April 2025	330	326	+1.2%
May 2025	339	322	+5.3%
June 2025	325	327	-0.6%
July 2025	325	309	+5.2%
August 2025	312	287	+8.7%
September 2025	306	313	-2.2%
October 2025	291	304	-4.3%
November 2025	247	231	+6.9%
December 2025	190	175	+8.6%
January 2026	293	280	+4.6%
<b>February 2026</b>	<b>271</b>	<b>224</b>	<b>+21.0%</b>
12-Month Avg	296	283	+4.6%

## Historical New Listings by Month

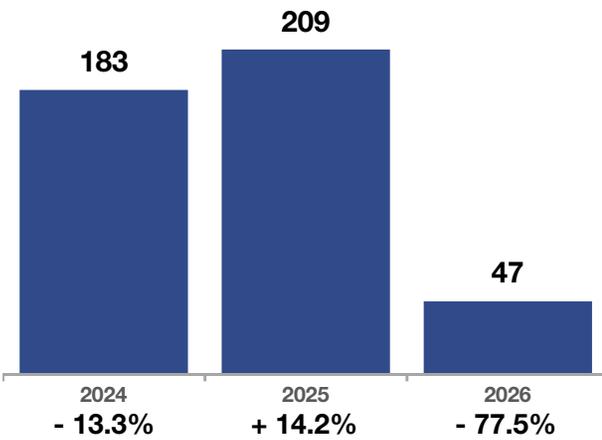


# Pending Sales

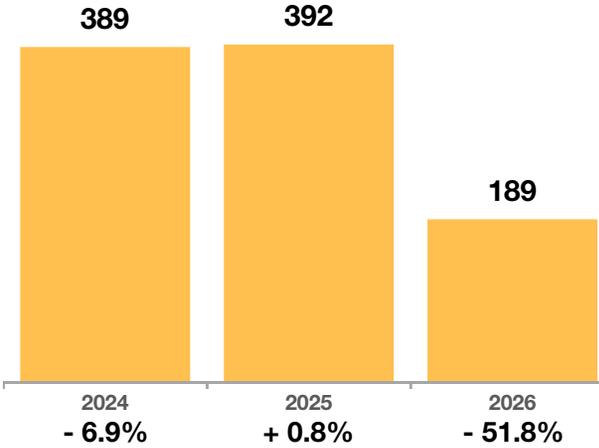
A count of the properties on which offers have been accepted in a given month.



## February

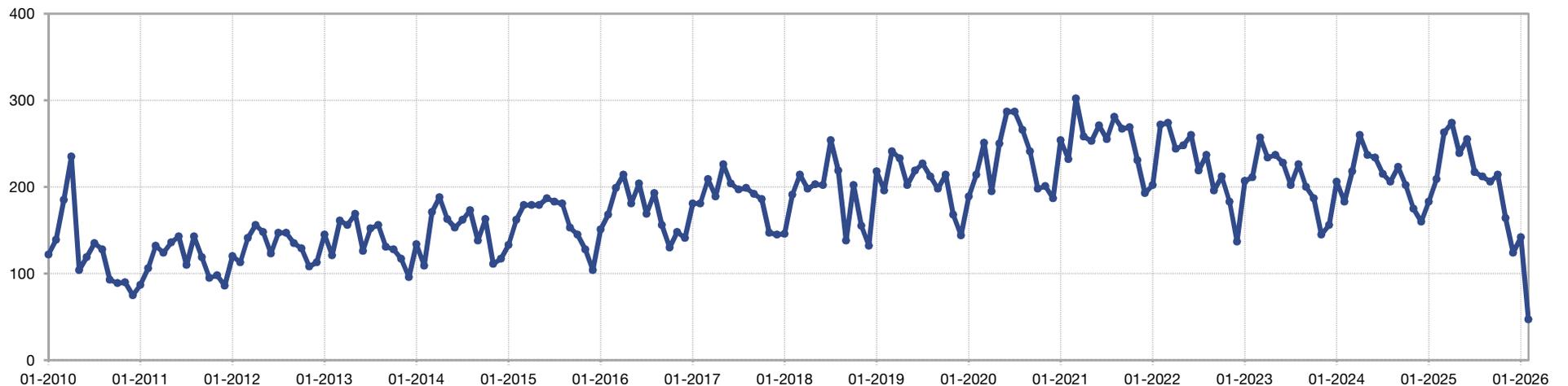


## Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	263	218	+20.6%
April 2025	274	260	+5.4%
May 2025	239	237	+0.8%
June 2025	255	234	+9.0%
July 2025	217	215	+0.9%
August 2025	212	206	+2.9%
September 2025	206	223	-7.6%
October 2025	214	202	+5.9%
November 2025	164	175	-6.3%
December 2025	124	160	-22.5%
January 2026	142	183	-22.4%
<b>February 2026</b>	<b>47</b>	<b>209</b>	<b>-77.5%</b>
12-Month Avg	196	210	-6.5%

## Historical Pending Sales by Month

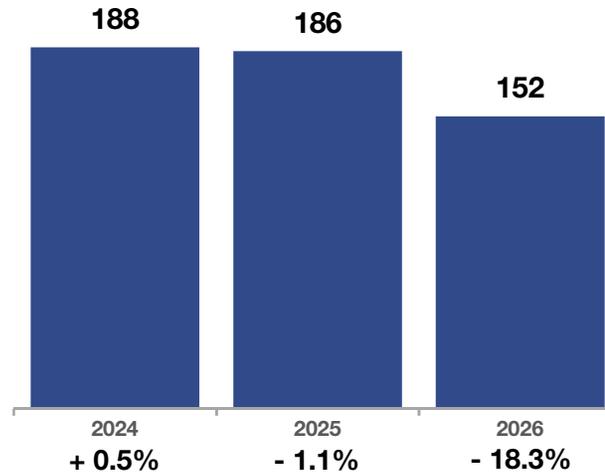


# Closed Sales

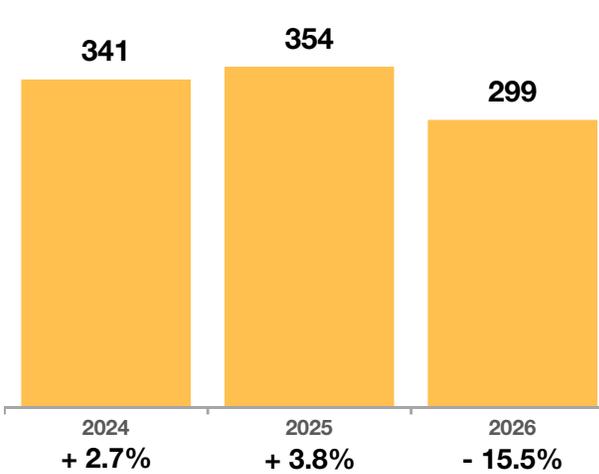
A count of the actual sales that closed in a given month.



## February

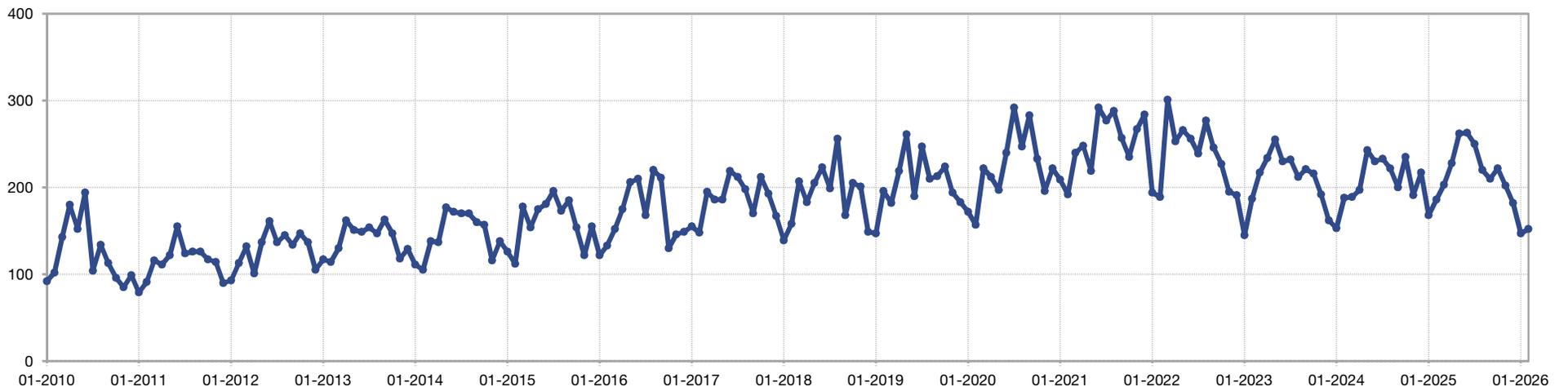


## Year to Date



	Closed Sales	Prior Year	Percent Change
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	250	233	+7.3%
August 2025	220	222	-0.9%
September 2025	210	200	+5.0%
October 2025	222	235	-5.5%
November 2025	202	191	+5.8%
December 2025	182	217	-16.1%
January 2026	147	168	-12.5%
<b>February 2026</b>	<b>152</b>	<b>186</b>	<b>-18.3%</b>
12-Month Avg	212	209	+1.2%

## Historical Closed Sales by Month

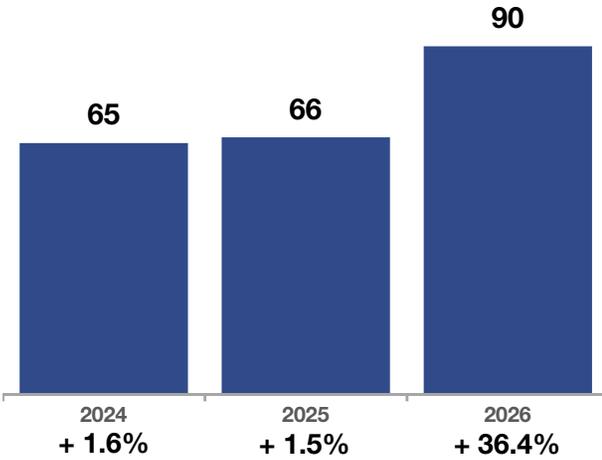


# Days on Market Until Sale

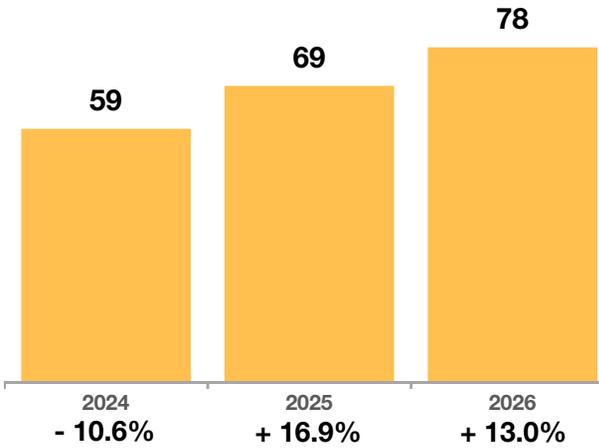
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February



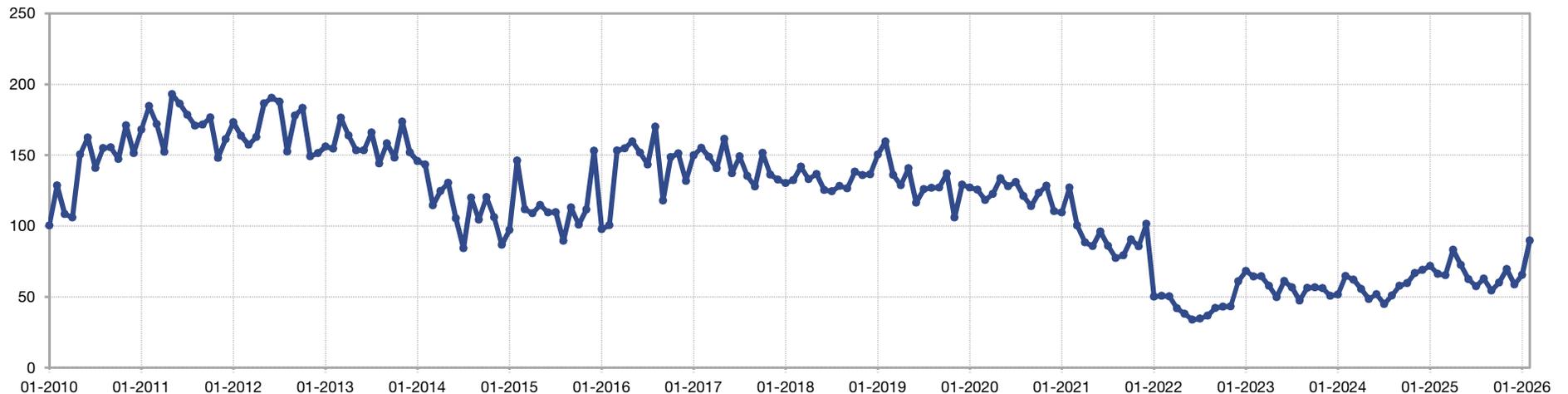
## Year to Date



Days on Market	Prior Year	Percent Change
March 2025	65	+4.8%
April 2025	83	+50.9%
May 2025	72	+50.0%
June 2025	63	+21.2%
July 2025	57	+26.7%
August 2025	63	+23.5%
September 2025	54	-6.9%
October 2025	60	0.0%
November 2025	70	+4.5%
December 2025	59	-14.5%
January 2026	65	-9.7%
<b>February 2026</b>	<b>90</b>	<b>+36.4%</b>
12-Month Avg*	66	+13.8%

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

## Historical Days on Market Until Sale by Month

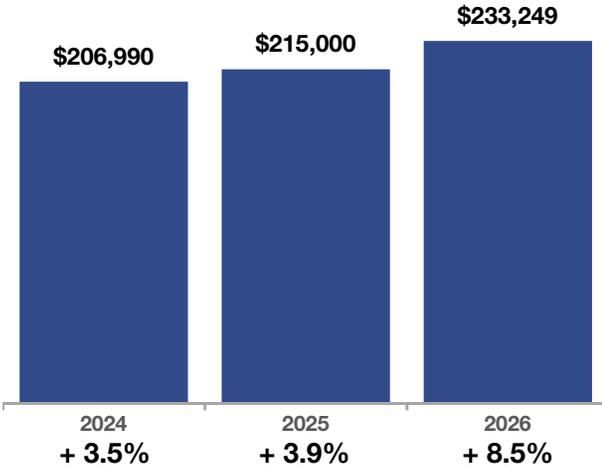


# Median Sales Price

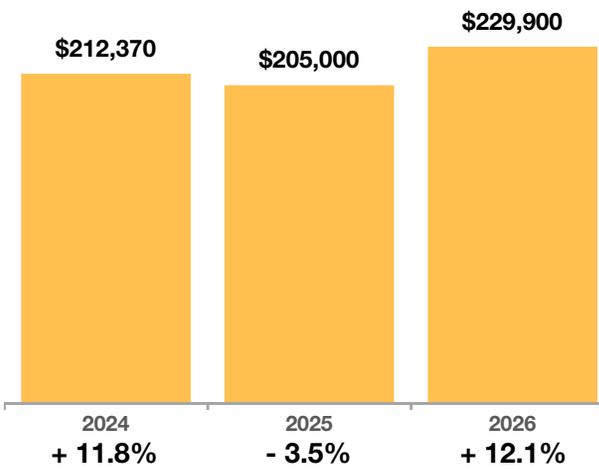
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



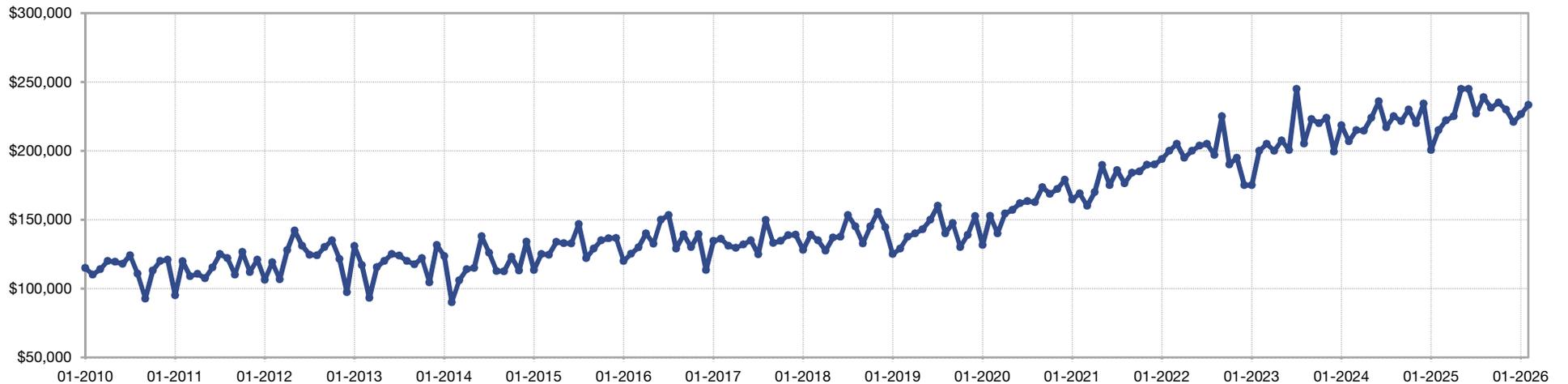
## Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$227,000	\$217,000	+4.6%
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	\$221,000	\$234,300	-5.7%
January 2026	\$226,494	\$200,500	+13.0%
<b>February 2026</b>	<b>\$233,249</b>	<b>\$215,000</b>	<b>+8.5%</b>
12-Month Med*	\$230,000	\$221,490	+3.8%

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

## Historical Median Sales Price by Month

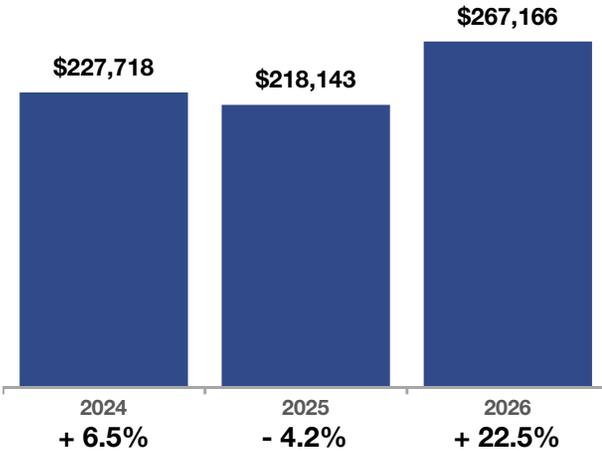


# Average Sales Price

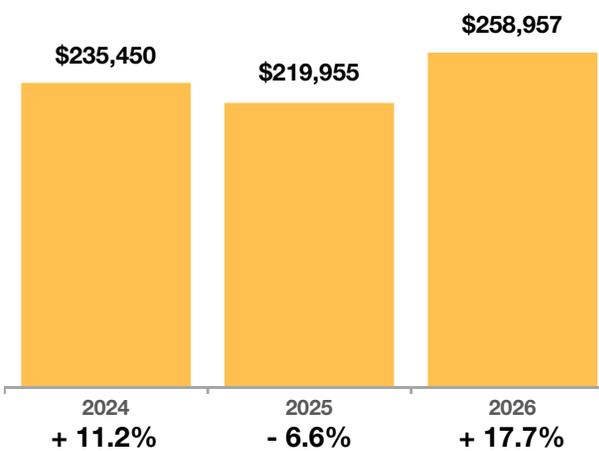
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February



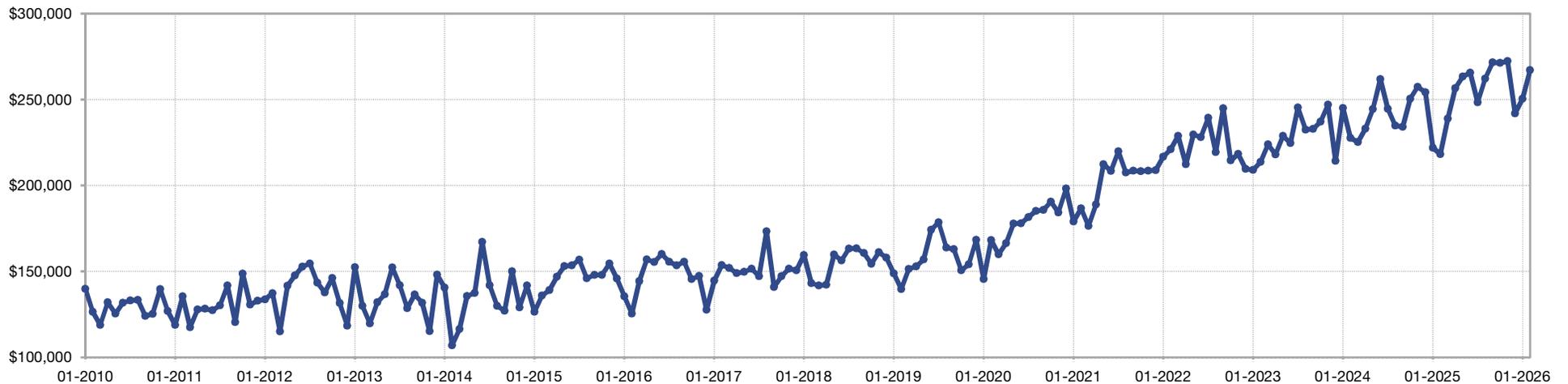
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
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	\$248,318	\$244,688	+1.5%
August 2025	\$262,214	\$234,884	+11.6%
September 2025	\$271,628	\$234,072	+16.0%
October 2025	\$271,302	\$250,413	+8.3%
November 2025	\$272,360	\$257,403	+5.8%
December 2025	\$241,942	\$254,272	-4.8%
January 2026	\$250,469	\$221,950	+12.8%
<b>February 2026</b>	<b>\$267,166</b>	<b>\$218,143</b>	<b>+22.5%</b>
12-Month Avg*	\$259,161	\$240,038	+8.0%

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

## Historical Average Sales Price by Month

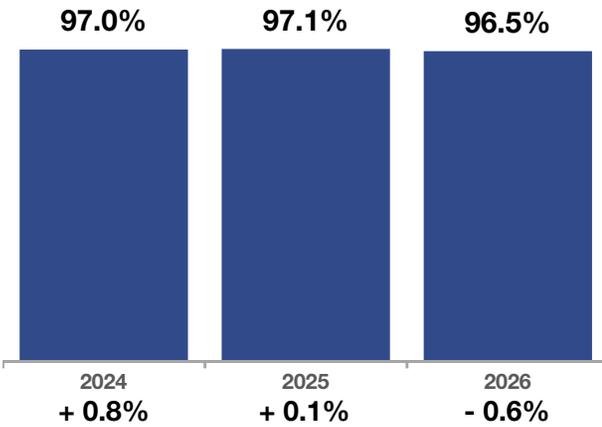


# Percent of List Price Received

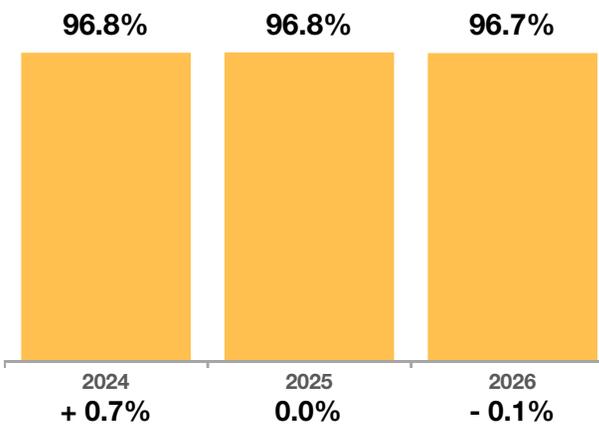


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## February



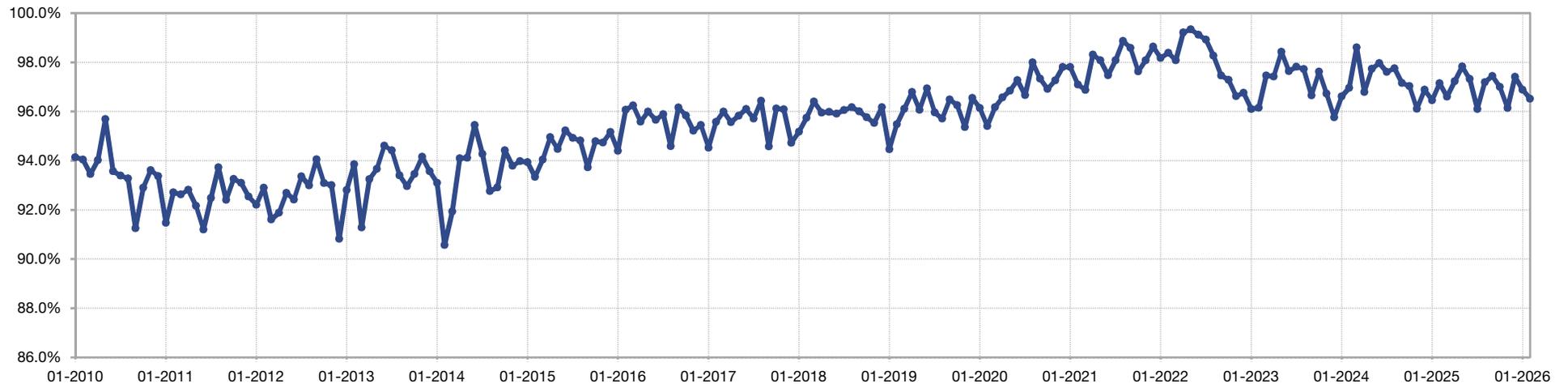
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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	97.4%	96.9%	+0.5%
January 2026	96.9%	96.5%	+0.4%
<b>February 2026</b>	<b>96.5%</b>	<b>97.1%</b>	<b>-0.6%</b>
12-Month Avg*	97.0%	97.3%	-0.3%

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

## Historical Percent of List Price Received by Month

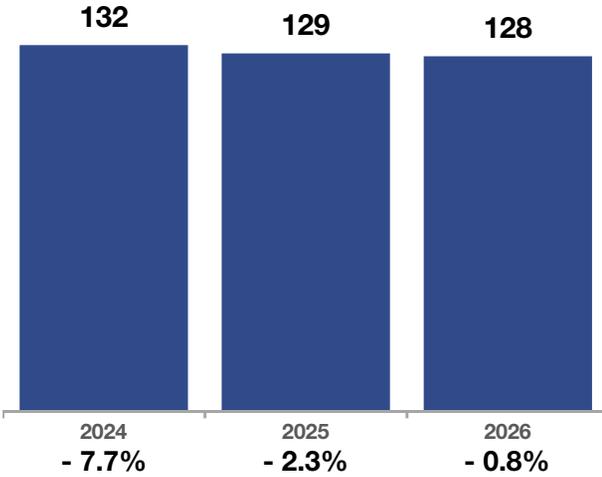


# Housing Affordability Index

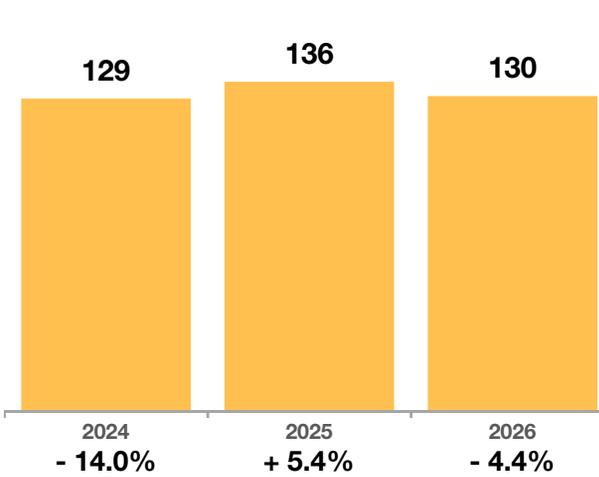


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## February

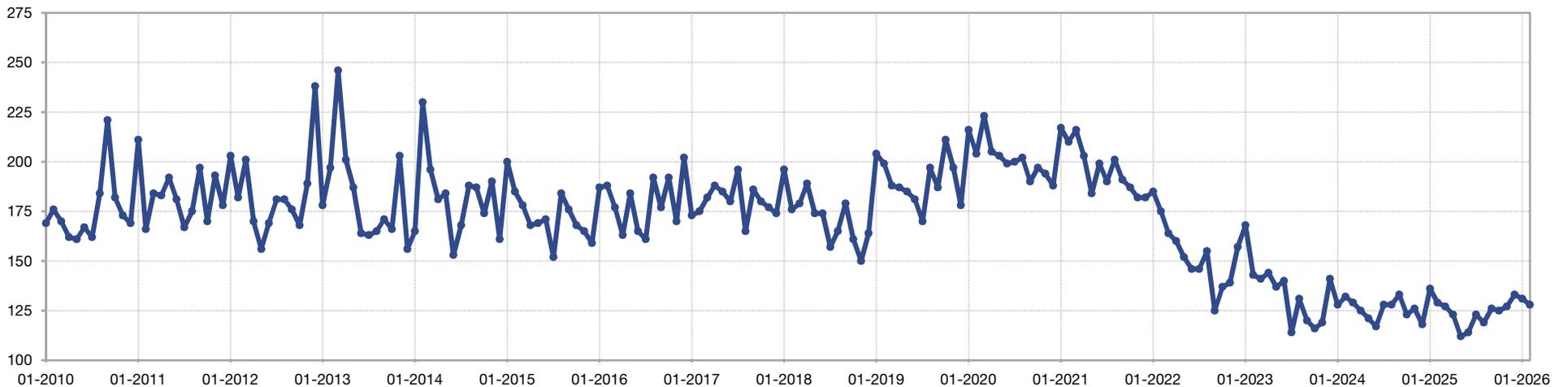


## Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	127	129	-1.6%
April 2025	123	125	-1.6%
May 2025	112	121	-7.4%
June 2025	114	117	-2.6%
July 2025	123	128	-3.9%
August 2025	119	128	-7.0%
September 2025	126	133	-5.3%
October 2025	125	123	+1.6%
November 2025	127	126	+0.8%
December 2025	133	118	+12.7%
January 2026	131	136	-3.7%
<b>February 2026</b>	<b>128</b>	<b>129</b>	<b>-0.8%</b>
12-Month Avg	124	126	-1.7%

## Historical Housing Affordability Index by Month

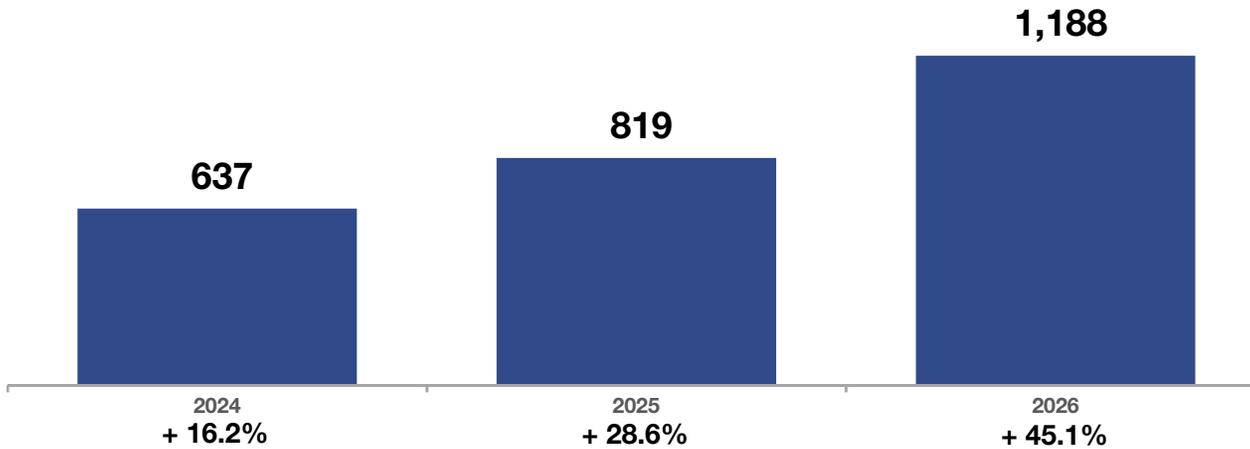


# Inventory of Homes for Sale

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



## February



	Homes for Sale	Prior Year	Percent Change
March 2025	814	671	+21.3%
April 2025	812	687	+18.2%
May 2025	855	722	+18.4%
June 2025	867	753	+15.1%
July 2025	916	810	+13.1%
August 2025	946	827	+14.4%
September 2025	974	851	+14.5%
October 2025	981	881	+11.4%
November 2025	996	868	+14.7%
December 2025	980	830	+18.1%
January 2026	1,023	854	+19.8%
<b>February 2026</b>	<b>1,188</b>	<b>819</b>	<b>+45.1%</b>
12-Month Avg*	946	798	+18.5%

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

## Historical Inventory of Homes for Sale by Month

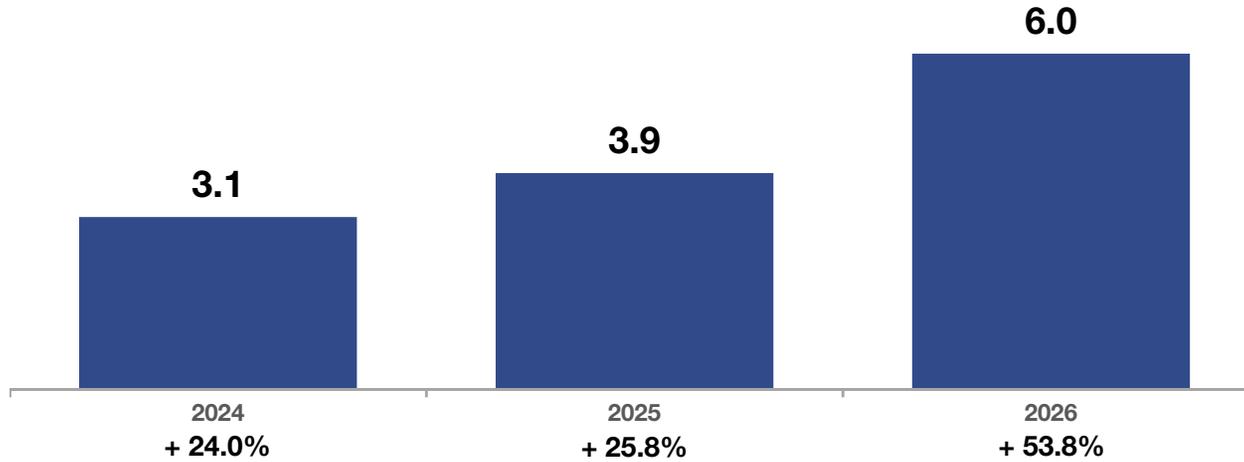


# Months Supply of Inventory

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.



## February



Months Supply		Prior Year	Percent Change
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	4.5	4.3	+4.7%
November 2025	4.6	4.1	+12.2%
December 2025	4.6	4.0	+15.0%
January 2026	4.9	4.1	+19.5%
<b>February 2026</b>	<b>6.0</b>	<b>3.9</b>	<b>+53.8%</b>
12-Month Avg*	4.4	3.9	+12.8%

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

## Historical Months Supply of Inventory by Month

