Monthly Indicators



October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-overyear, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings were down 4.3 percent to 291. Pending Sales decreased 71.3 percent to 58. Inventory grew 34.5 percent to 1,185 units.

Prices moved higher as Median Sales Price was up 2.4 percent to \$235,500. Days on Market increased 1.7 percent to 61 days. Months Supply of Inventory was up 39.5 percent to 6.0 months.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Quick Facts

+ 2.4% - 9.8%

+ 39.5%

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.

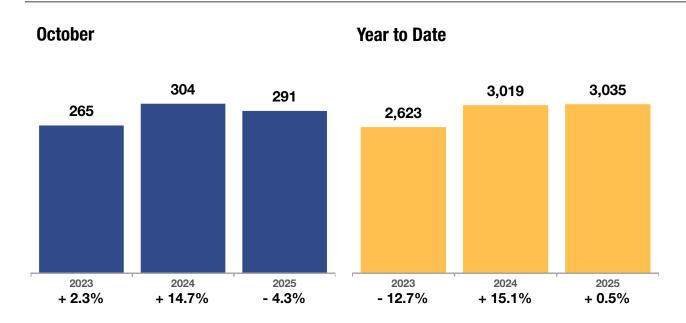


Key Metrics	Historical Sparkbars 10-2023 10-2024 10-2025	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		304	291	- 4.3%	3,019	3,035	+ 0.5%
Pending Sales		202	58	- 71.3%	2,184	2,046	- 6.3%
Closed Sales		235	212	- 9.8%	2,090	2,199	+ 5.2%
Days on Market	.II	60	61	+ 1.7%	55	66	+ 20.0%
Median Sales Price		\$230,000	\$235,500	+ 2.4%	\$220,000	\$230,000	+ 4.5%
Average Sales Price	1.1	\$250,413	\$274,218	+ 9.5%	\$240,774	\$253,856	+ 5.4%
Pct. of List Price Received		97.0%	97.1%	+ 0.1%	97.5%	97.1%	- 0.4%
Housing Affordability Index		118	119	+ 0.8%	123	122	- 0.8%
Inventory of Homes for Sale		881	1,185	+ 34.5%			
Months Supply of Inventory		4.3	6.0	+ 39.5%			

New Listings

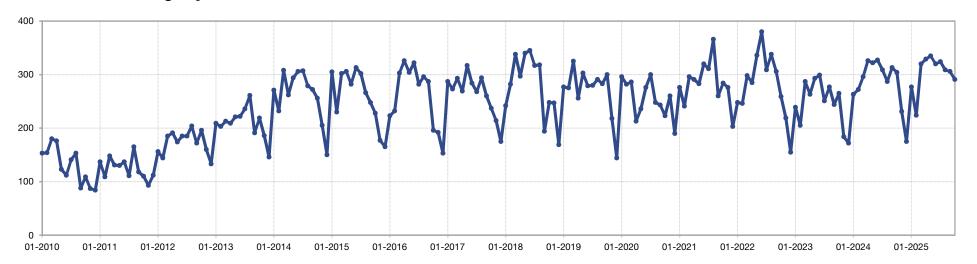
A count of the properties that have been newly listed on the market in a given month.





New Listings		Prior Year	Percent Change
November 2024	231	184	+25.5%
December 2024	175	172	+1.7%
January 2025	277	263	+5.3%
February 2025	224	272	-17.6%
March 2025	320	296	+8.1%
April 2025	329	326	+0.9%
May 2025	335	322	+4.0%
June 2025	320	327	-2.1%
July 2025	324	309	+4.9%
August 2025	309	287	+7.7%
September 2025	306	313	-2.2%
October 2025	291	304	-4.3%
12-Month Avg	287	281	+2.0%

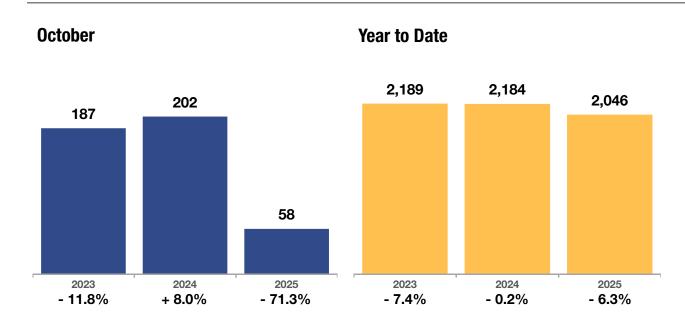
Historical New Listings by Month



Pending Sales

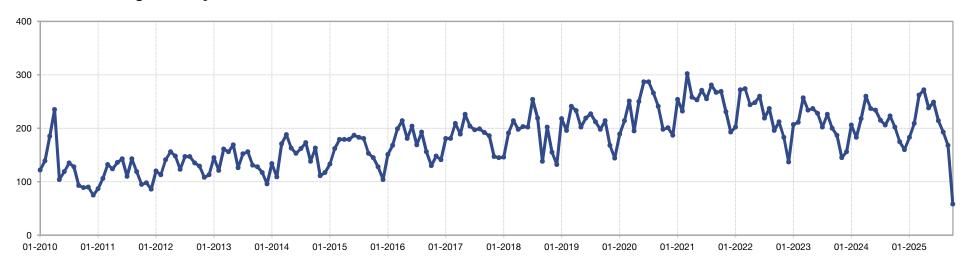
A count of the properties on which offers have been accepted in a given month.





Pending Sales		Prior Year	Percent Change
November 2024	175	145	+20.7%
December 2024	160	156	+2.6%
January 2025	183	206	-11.2%
February 2025	209	183	+14.2%
March 2025	262	218	+20.2%
April 2025	272	260	+4.6%
May 2025	238	237	+0.4%
June 2025	249	234	+6.4%
July 2025	214	215	-0.5%
August 2025	193	206	-6.3%
September 2025	168	223	-24.7%
October 2025	58	202	-71.3%
12-Month Avg	198	207	-4.2%

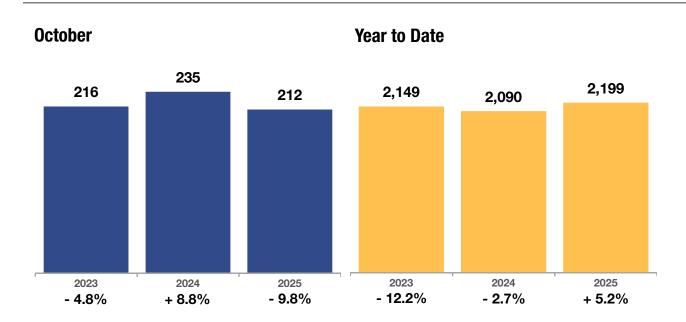
Historical Pending Sales by Month



Closed Sales

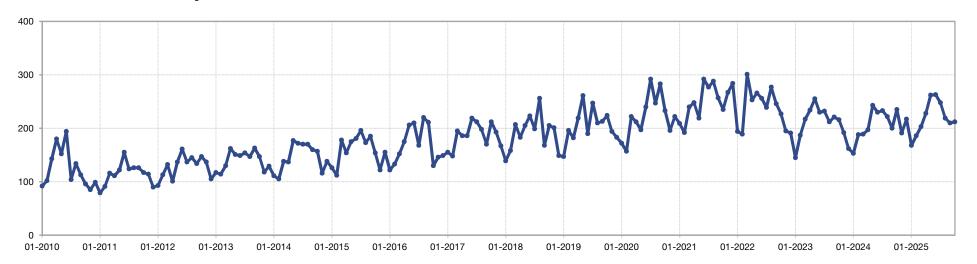
A count of the actual sales that closed in a given month.





Closed Sales		Prior Year	Percent Change
November 2024	191	192	-0.5%
December 2024	217	162	+34.0%
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	248	233	+6.4%
August 2025	219	222	-1.4%
September 2025	210	200	+5.0%
October 2025	212	235	-9.8%
12-Month Avg	217	204	+6.7%

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.

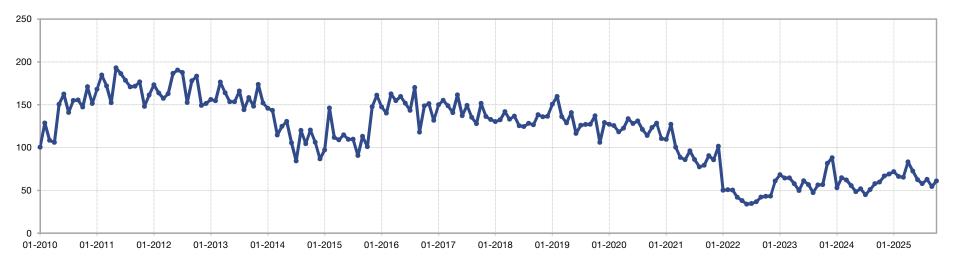


October	Year to Date				
57	60	61	58	55	66
2023 + 32.6 %	2024 + 5.3 %	2025 + 1.7 %	2023 + 38.1 %	2024 - 5.2 %	2025 + 20.0 %

Days on Market		Prior Year	Percent Change
November 2024	67	82	-18.3%
December 2024	69	88	-21.6%
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	61	60	+1.7%
12-Month Avg*	66	59	+11.9%

 $^{^{\}star}$ Average Days on Market of all properties from November 2024 through October 2025. This is not the average of the individual figures above.

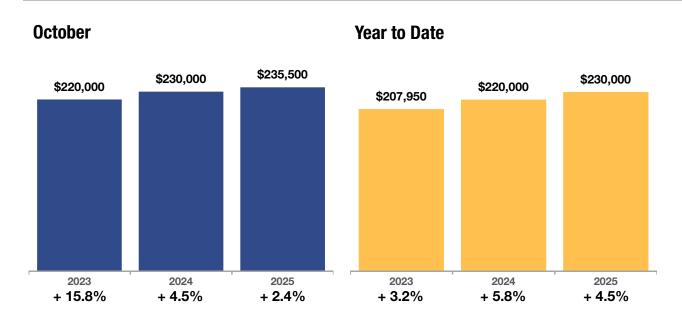
Historical Days on Market Until Sale by Month



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.

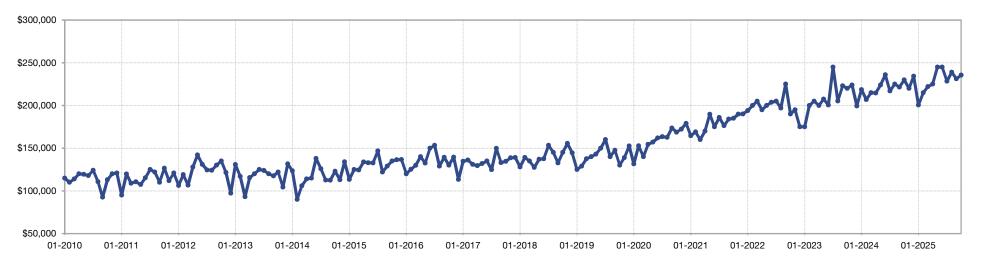




Median Sales Price		Prior Year	Percent Change
November 2024	\$220,000	\$224,000	-1.8%
December 2024	\$234,300	\$199,450	+17.5%
January 2025	\$200,500	\$218,450	-8.2%
February 2025	\$215,000	\$206,990	+3.9%
March 2025	\$222,000	\$214,990	+3.3%
April 2025	\$225,000	\$214,495	+4.9%
May 2025	\$245,000	\$224,000	+9.4%
June 2025	\$245,000	\$236,000	+3.8%
July 2025	\$228,400	\$217,000	+5.3%
August 2025	\$239,000	\$225,000	+6.2%
September 2025	\$231,200	\$221,450	+4.4%
October 2025	\$235,500	\$230,000	+2.4%
12-Month Med*	\$229,990	\$220,000	+4.5%

^{*} Median Sales Price of all properties from November 2024 through October 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.

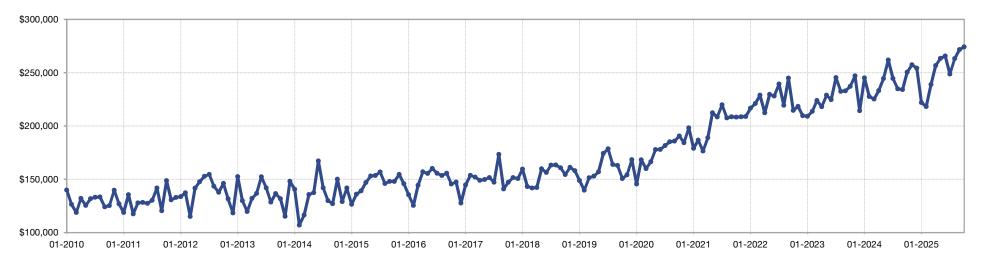


October			Year to Date		
\$237,111	\$250,413	\$274,218	\$227,453	\$240,774	\$253,856
2023 + 10.5%	2024 + 5.6 %	2025 + 9.5 %	2023 + 0.7 %	2024 + 5.9 %	2025 + 5.4%

Avg. Sales Price		Prior Year	Percent Change
November 2024	\$257,403	\$247,102	+4.2%
December 2024	\$254,272	\$214,298	+18.7%
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	\$248,616	\$244,688	+1.6%
August 2025	\$263,206	\$234,884	+12.1%
September 2025	\$271,628	\$234,072	+16.0%
October 2025	\$274,218	\$250,413	+9.5%
12-Month Avg*	\$252,831	\$238,568	+6.0%

^{*} Avg. Sales Price of all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of List Price Received



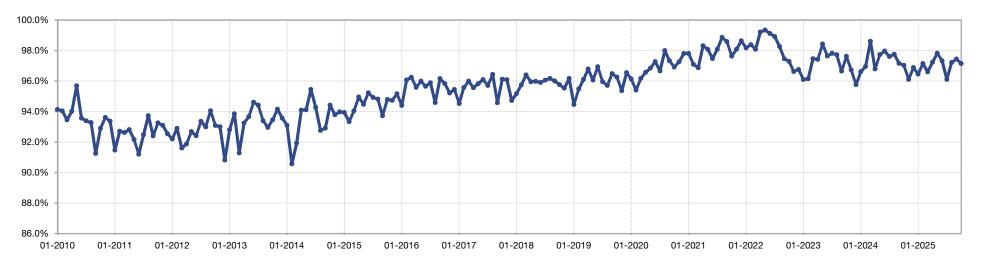
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October			Year to Date		
97.6%	97.0%	97.1%	97.4%	97.5%	97.1%
2023 + 0.3 %	2024 - 0.6%	2025 + 0.1 %	2023 - 1.0 %	2024 + 0.1 %	2025 - 0.4 %

Pct. of List Price Rec	eived	Prior Year	Percent Change
November 2024	96.1%	96.7%	-0.6%
December 2024	96.9%	95.8%	+1.1%
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	97.1%	97.0%	+0.1%
12-Month Avg*	97.0%	97.3%	-0.3%

^{*} Average Pct. of List Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

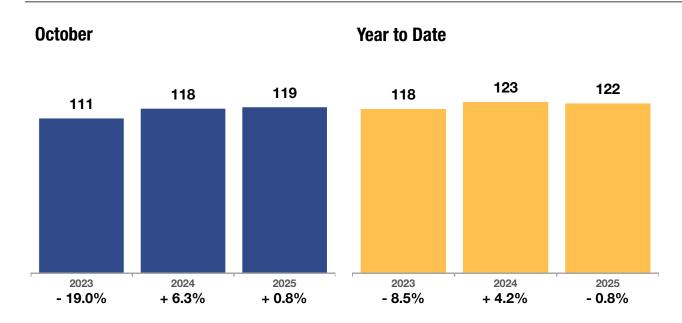
Historical Percent of List Price Received by Month



Housing Affordability Index

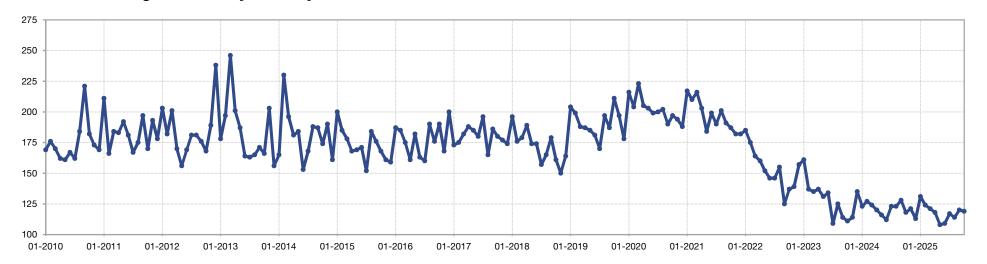


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Affordability Index		Prior Year	Percent Change
November 2024	121	114	+6.1%
December 2024	113	135	-16.3%
January 2025	131	123	+6.5%
February 2025	124	127	-2.4%
March 2025	121	124	-2.4%
April 2025	118	120	-1.7%
May 2025	108	116	-6.9%
June 2025	109	112	-2.7%
July 2025	117	123	-4.9%
August 2025	114	123	-7.3%
September 2025	120	128	-6.3%
October 2025	119	118	+0.8%
12-Month Avg	118	122	-3.3%

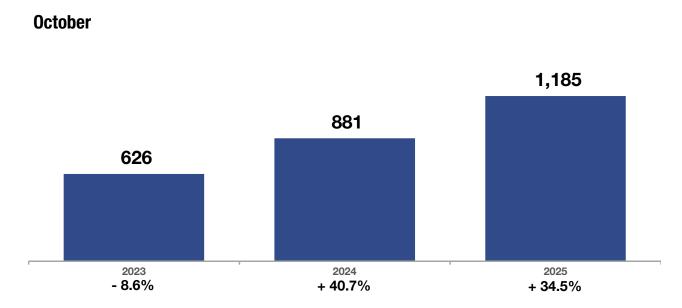
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

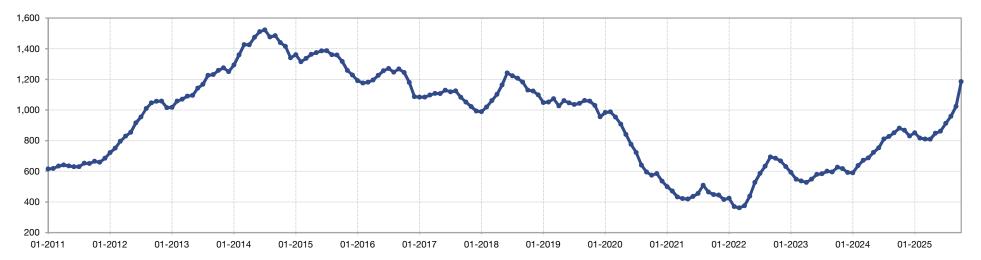




Homes for Sale		Prior Year	Percent Change
November 2024	868	617	+40.7%
December 2024	830	592	+40.2%
January 2025	851	590	+44.2%
February 2025	816	637	+28.1%
March 2025	810	671	+20.7%
April 2025	809	687	+17.8%
May 2025	848	722	+17.5%
June 2025	861	753	+14.3%
July 2025	912	810	+12.6%
August 2025	958	827	+15.8%
September 2025	1,023	851	+20.2%
October 2025	1,185	881	+34.5%
12-Month Avg*	898	720	+24.7%

 $^{^{\}star}$ Homes for Sale for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

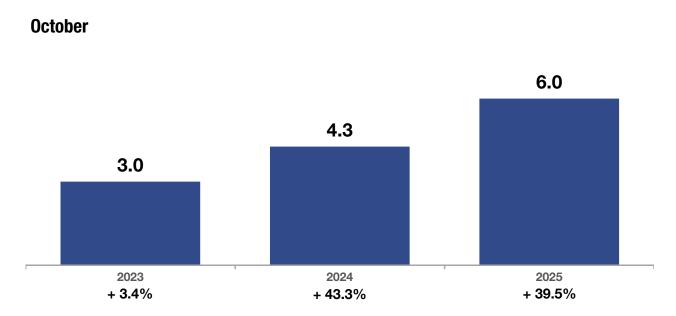
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory







Months Supply		Prior Year	Percent Change
November 2024	4.1	3.0	+36.7%
December 2024	4.0	2.9	+37.9%
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	3.9	3.5	+11.4%
June 2025	4.0	3.7	+8.1%
July 2025	4.2	3.9	+7.7%
August 2025	4.5	4.1	+9.8%
September 2025	4.9	4.1	+19.5%
October 2025	6.0	4.3	+39.5%
12-Month Avg*	4.3	3.5	+22.9%

^{*} Months Supply for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

