

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 7.6 percent to 13,801. Pending Sales increased 7.9 percent to 9,582. Inventory grew 13.1 percent to 32,130 units.

Median Sales Price was up 0.9 percent to \$342,900. Days on Market increased 13.0 percent to 78 days. Months Supply of Inventory was up 7.7 percent to 4.2 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

+ 1.5%	+ 0.9%	+ 7.7%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by South Carolina 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.



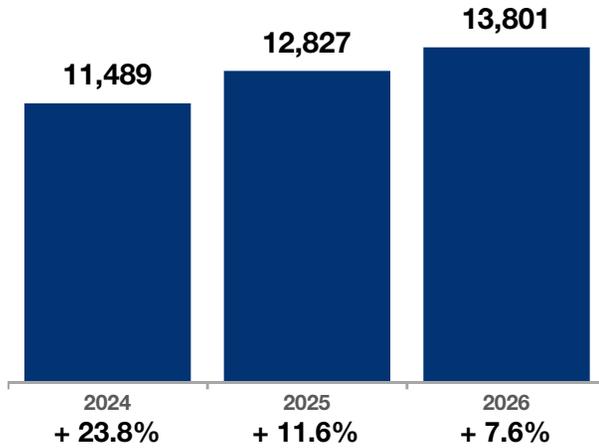
Key Metrics	Historical Sparkbars			04-2025	04-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	04-2024	04-2025	04-2026						
New Listings				12,827	13,801	+ 7.6%	46,051	49,095	+ 6.6%
Pending Sales				8,882	9,582	+ 7.9%	32,087	33,551	+ 4.6%
Closed Sales				7,853	7,973	+ 1.5%	27,206	27,268	+ 0.2%
Days on Market				69	78	+ 13.0%	74	83	+ 12.2%
Median Sales Price				\$340,000	\$342,900	+ 0.9%	\$335,000	\$339,900	+ 1.5%
Average Sales Price				\$459,430	\$465,468	+ 1.3%	\$452,224	\$469,683	+ 3.9%
Pct. of List Price Received				98.1%	98.0%	- 0.1%	97.9%	97.8%	- 0.1%
Housing Affordability Index				92	96	+ 4.3%	94	97	+ 3.2%
Inventory of Homes for Sale				28,404	32,130	+ 13.1%	--	--	--
Months Supply of Inventory				3.9	4.2	+ 7.7%	--	--	--

New Listings

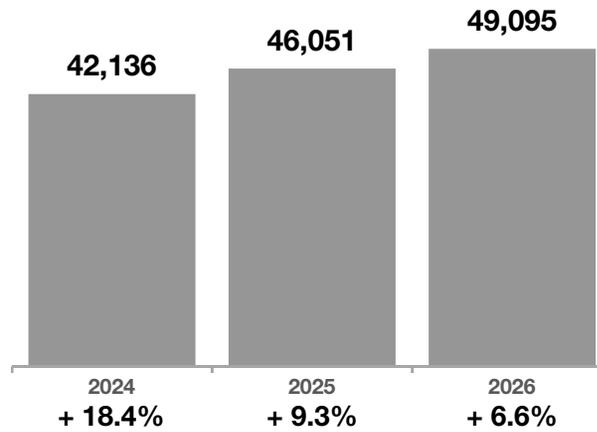
A count of the properties that have been newly listed on the market in a given month.



April

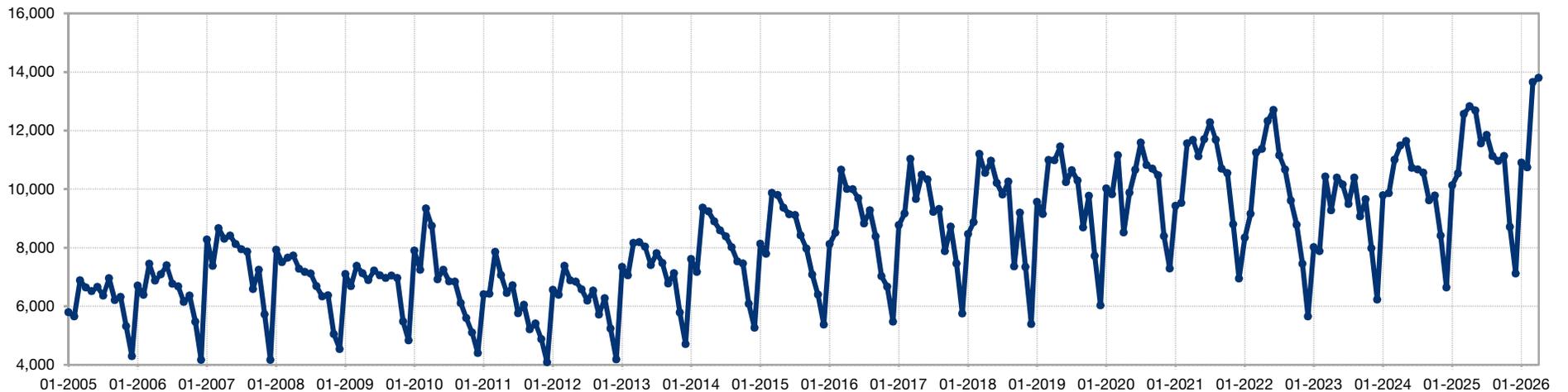


Year to Date



	New Listings	Prior Year	Percent Change
May 2025	12,685	11,635	+9.0%
June 2025	11,555	10,721	+7.8%
July 2025	11,850	10,669	+11.1%
August 2025	11,127	10,558	+5.4%
September 2025	10,954	9,614	+13.9%
October 2025	11,125	9,777	+13.8%
November 2025	8,707	8,411	+3.5%
December 2025	7,115	6,642	+7.1%
January 2026	10,903	10,130	+7.6%
February 2026	10,739	10,530	+2.0%
March 2026	13,652	12,564	+8.7%
April 2026	13,801	12,827	+7.6%
12-Month Avg	11,184	10,340	+8.2%

Historical New Listings by Month



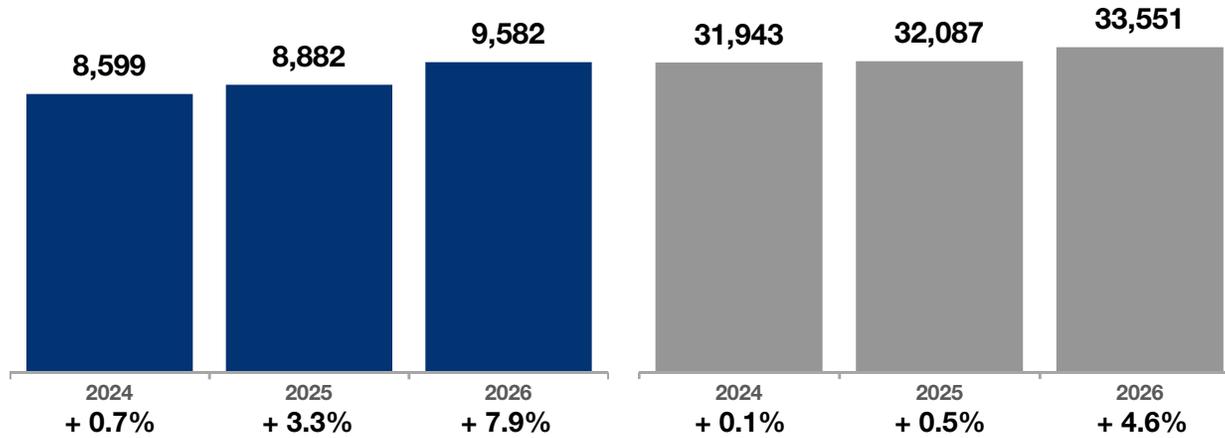
Pending Sales

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



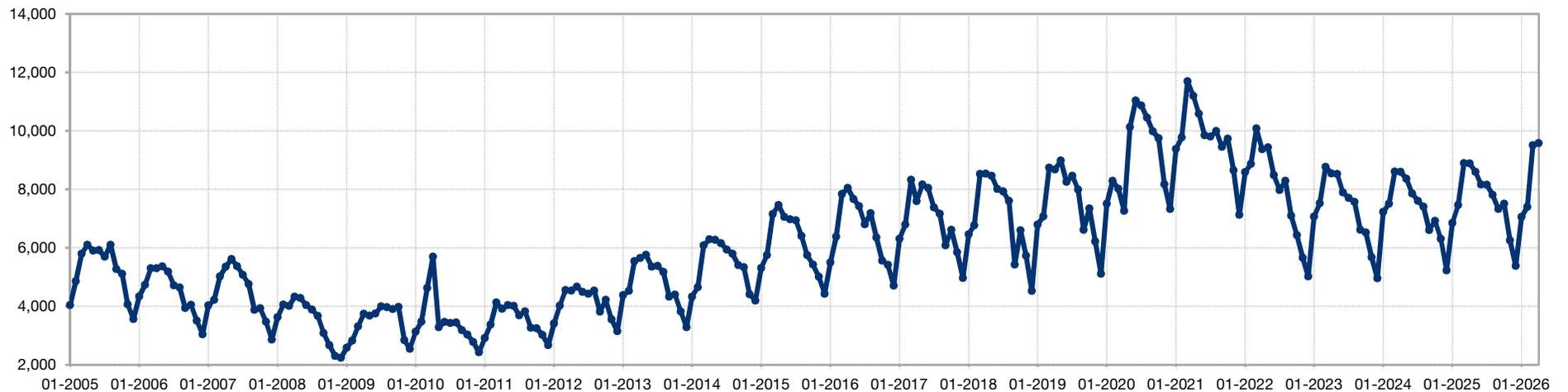
April

Year to Date



	Pending Sales	Prior Year	Percent Change
May 2025	8,601	8,366	+2.8%
June 2025	8,164	7,863	+3.8%
July 2025	8,155	7,608	+7.2%
August 2025	7,813	7,412	+5.4%
September 2025	7,327	6,610	+10.8%
October 2025	7,509	6,926	+8.4%
November 2025	6,255	6,307	-0.8%
December 2025	5,379	5,229	+2.9%
January 2026	7,057	6,851	+3.0%
February 2026	7,402	7,462	-0.8%
March 2026	9,510	8,892	+7.0%
April 2026	9,582	8,882	+7.9%
12-Month Avg	7,730	7,367	+4.9%

Historical Pending Sales by Month

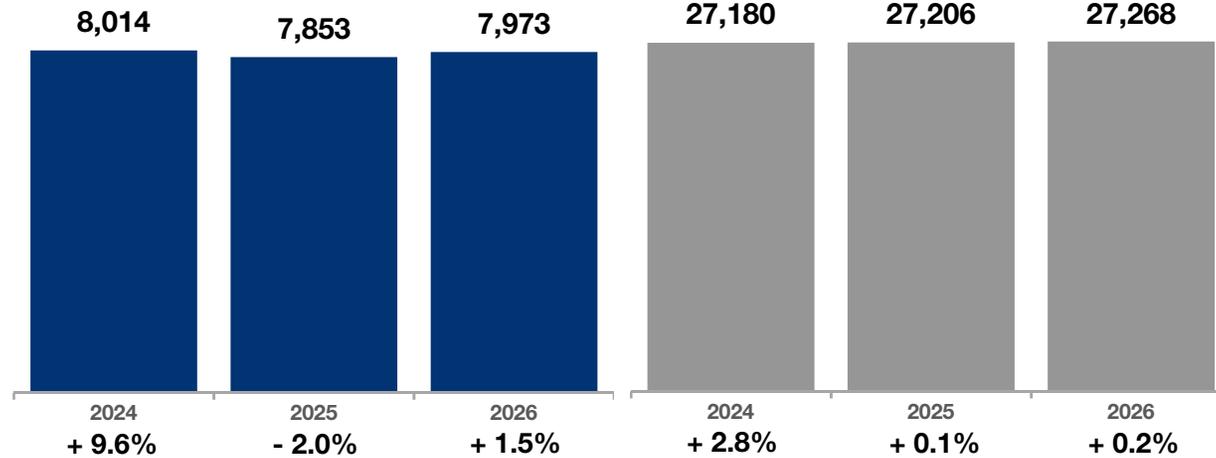


Closed Sales

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

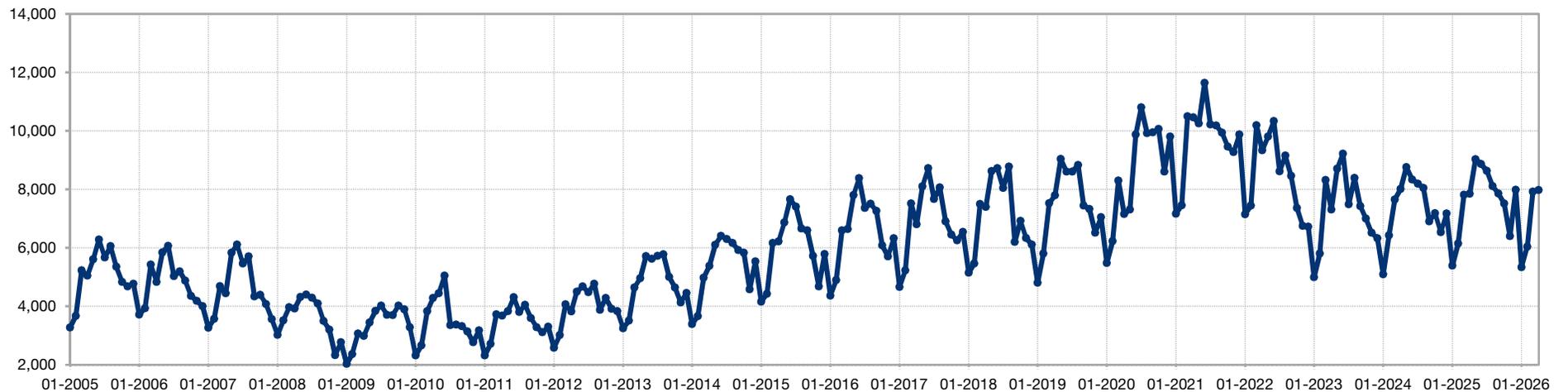


April



	Closed Sales	Prior Year	Percent Change
May 2025	9,027	8,757	+3.1%
June 2025	8,870	8,332	+6.5%
July 2025	8,631	8,191	+5.4%
August 2025	8,114	8,049	+0.8%
September 2025	7,863	6,900	+14.0%
October 2025	7,515	7,179	+4.7%
November 2025	6,402	6,537	-2.1%
December 2025	7,982	7,177	+11.2%
January 2026	5,338	5,387	-0.9%
February 2026	6,036	6,148	-1.8%
March 2026	7,921	7,818	+1.3%
April 2026	7,973	7,853	+1.5%
12-Month Avg	7,639	7,361	+3.8%

Historical Closed Sales by Month

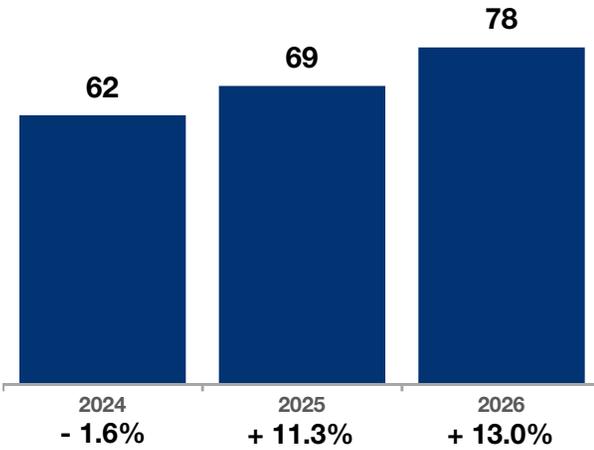


Days on Market Until Sale

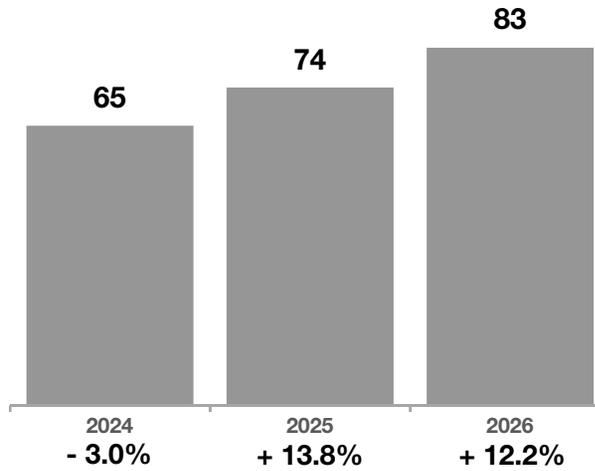
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



Year to Date



Month	Days on Market	Prior Year	Percent Change
May 2025	65	59	+10.2%
June 2025	65	57	+14.0%
July 2025	68	58	+17.2%
August 2025	70	58	+20.7%
September 2025	75	68	+10.3%
October 2025	77	67	+14.9%
November 2025	75	68	+10.3%
December 2025	77	71	+8.5%
January 2026	87	78	+11.5%
February 2026	86	75	+14.7%
March 2026	83	74	+12.2%
April 2026	78	69	+13.0%
12-Month Avg*	75	66	+13.6%

* 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



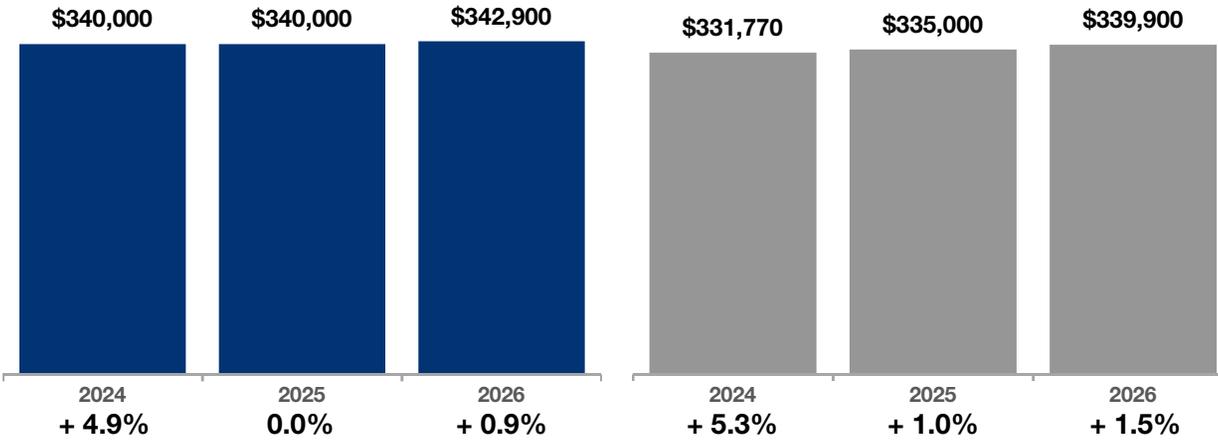
Median Sales Price

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

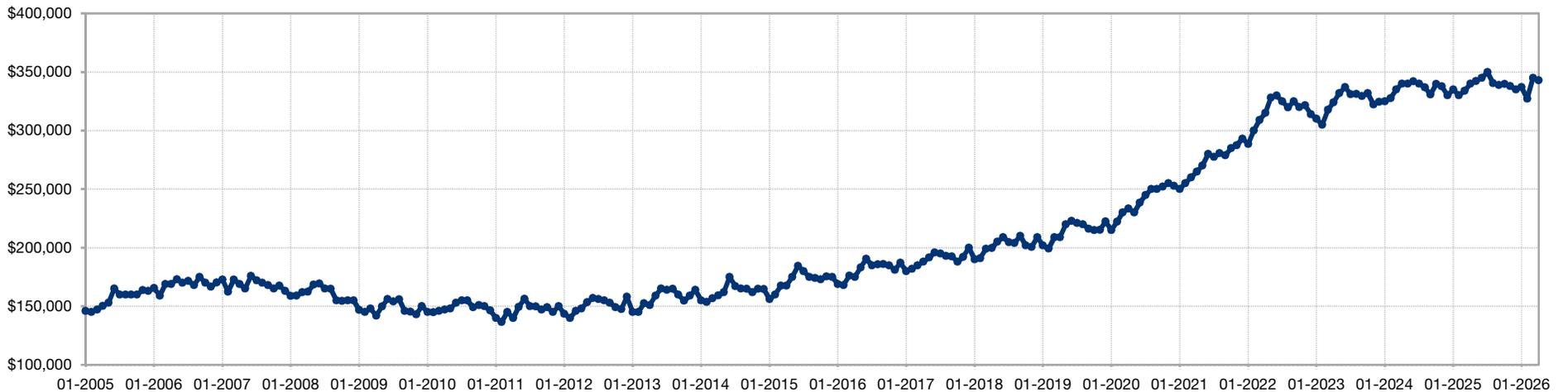
Year to Date



Month	Median Sales Price	Prior Year	Percent Change
May 2025	\$342,221	\$340,000	+0.7%
June 2025	\$345,000	\$342,000	+0.9%
July 2025	\$349,900	\$340,000	+2.9%
August 2025	\$340,500	\$336,750	+1.1%
September 2025	\$338,969	\$330,870	+2.4%
October 2025	\$339,835	\$339,688	+0.0%
November 2025	\$338,000	\$337,808	+0.1%
December 2025	\$335,000	\$330,000	+1.5%
January 2026	\$337,000	\$335,000	+0.6%
February 2026	\$327,223	\$329,995	-0.8%
March 2026	\$345,000	\$333,990	+3.3%
April 2026	\$342,900	\$340,000	+0.9%
12-Month Med*	\$340,000	\$336,000	+1.2%

* 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

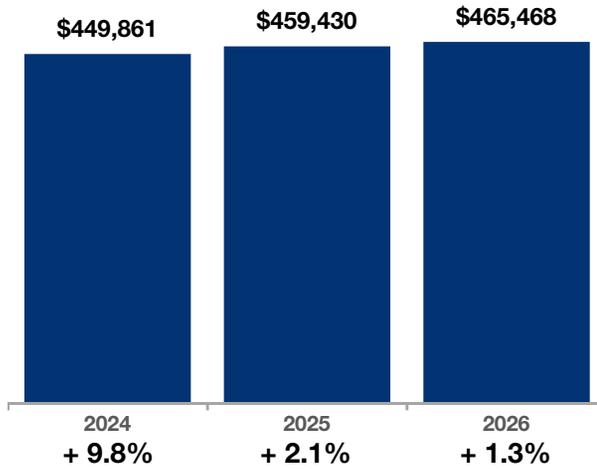


Average Sales Price

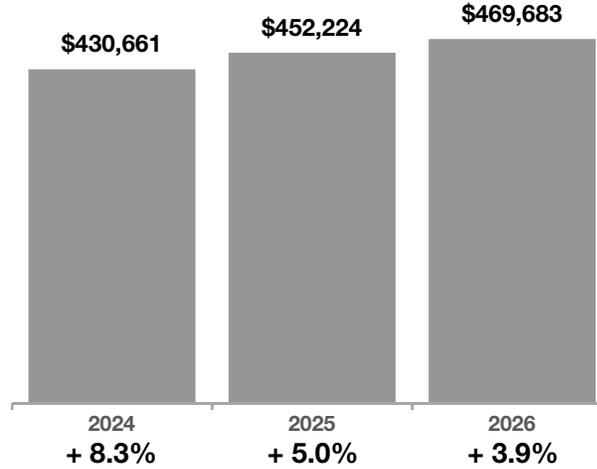
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



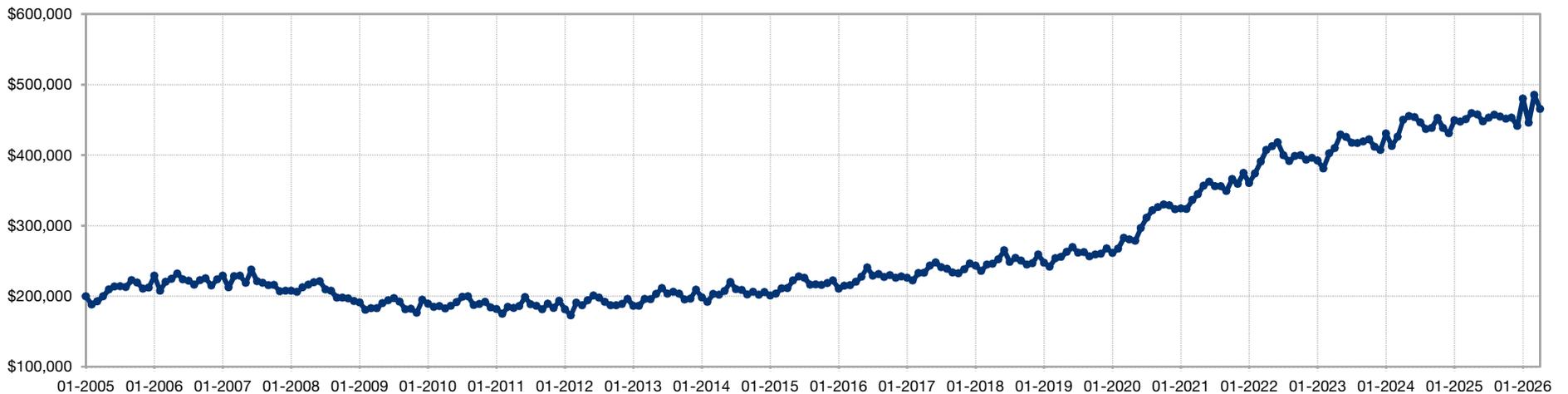
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
May 2025	\$457,270	\$455,108	+0.5%
June 2025	\$447,535	\$453,766	-1.4%
July 2025	\$453,054	\$446,323	+1.5%
August 2025	\$457,109	\$436,706	+4.7%
September 2025	\$454,573	\$438,181	+3.7%
October 2025	\$451,325	\$452,557	-0.3%
November 2025	\$453,019	\$438,305	+3.4%
December 2025	\$441,205	\$430,930	+2.4%
January 2026	\$479,875	\$449,174	+6.8%
February 2026	\$445,741	\$447,476	-0.4%
March 2026	\$485,301	\$450,818	+7.6%
April 2026	\$465,468	\$459,430	+1.3%
12-Month Avg*	\$457,623	\$446,565	+2.5%

* 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



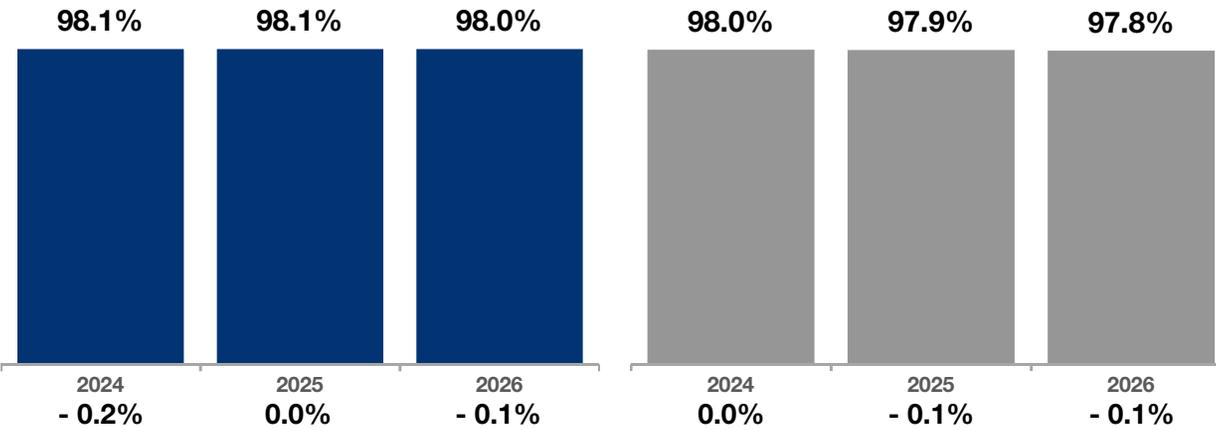
Percent of List Price Received

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

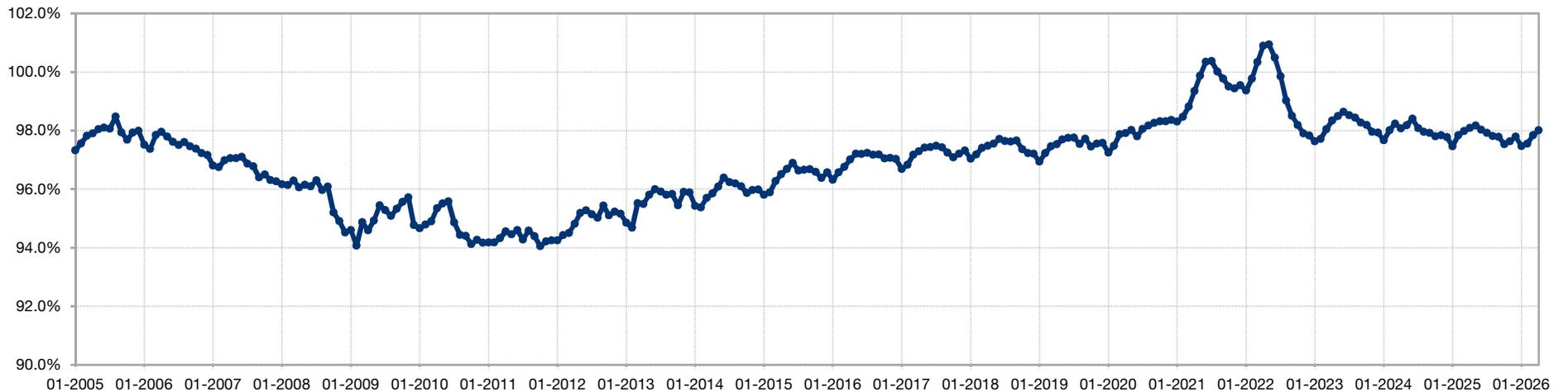
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
May 2025	98.2%	98.2%	0.0%
June 2025	98.0%	98.4%	-0.4%
July 2025	97.9%	98.1%	-0.2%
August 2025	97.8%	98.0%	-0.2%
September 2025	97.8%	97.9%	-0.1%
October 2025	97.5%	97.8%	-0.3%
November 2025	97.6%	97.8%	-0.2%
December 2025	97.8%	97.8%	0.0%
January 2026	97.5%	97.5%	0.0%
February 2026	97.5%	97.8%	-0.3%
March 2026	97.8%	98.0%	-0.2%
April 2026	98.0%	98.1%	-0.1%
12-Month Avg*	97.8%	98.0%	-0.2%

* 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



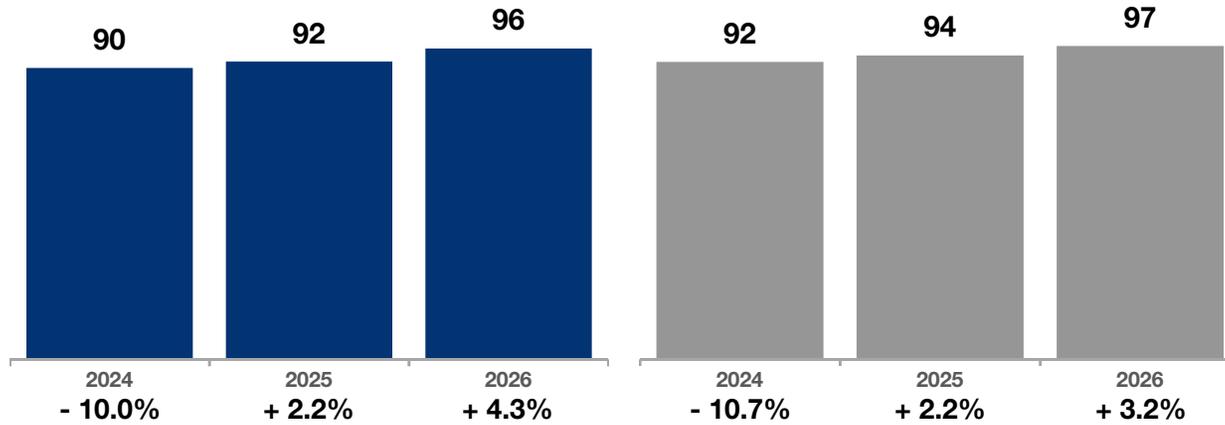
Housing Affordability Index

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	91	91	0.0%
June 2025	91	91	0.0%
July 2025	90	93	-3.2%
August 2025	94	97	-3.1%
September 2025	97	101	-4.0%
October 2025	98	95	+3.2%
November 2025	98	93	+5.4%
December 2025	99	95	+4.2%
January 2026	99	93	+6.5%
February 2026	103	96	+7.3%
March 2026	94	95	-1.1%
April 2026	96	92	+4.3%
12-Month Avg	96	94	+1.6%

Historical Housing Affordability Index by Month

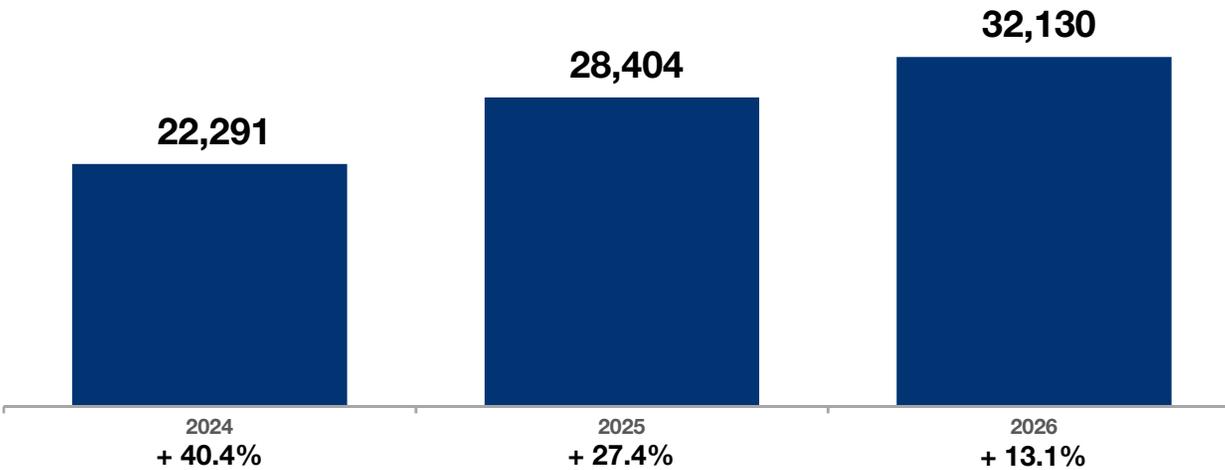


Inventory of Homes for Sale

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



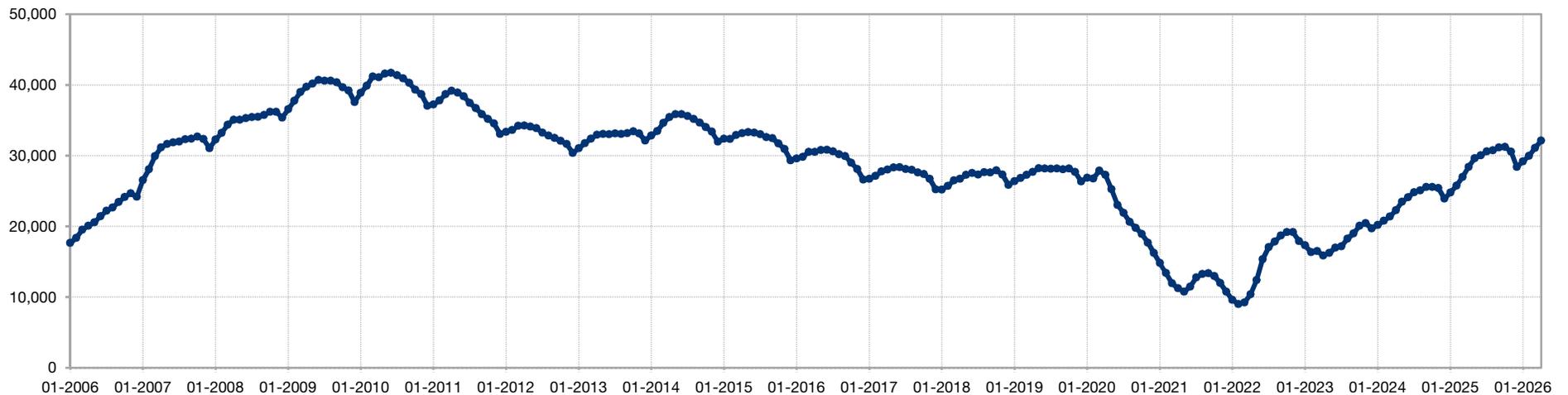
April



	Homes for Sale	Prior Year	Percent Change
May 2025	29,635	23,483	+26.2%
June 2025	30,036	24,113	+24.6%
July 2025	30,575	24,827	+23.2%
August 2025	30,750	25,057	+22.7%
September 2025	31,159	25,550	+22.0%
October 2025	31,212	25,566	+22.1%
November 2025	30,568	25,402	+20.3%
December 2025	28,373	23,916	+18.6%
January 2026	29,174	24,762	+17.8%
February 2026	29,948	25,724	+16.4%
March 2026	31,065	26,965	+15.2%
April 2026	32,130	28,404	+13.1%
12-Month Avg*	30,385	25,314	+20.0%

* 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

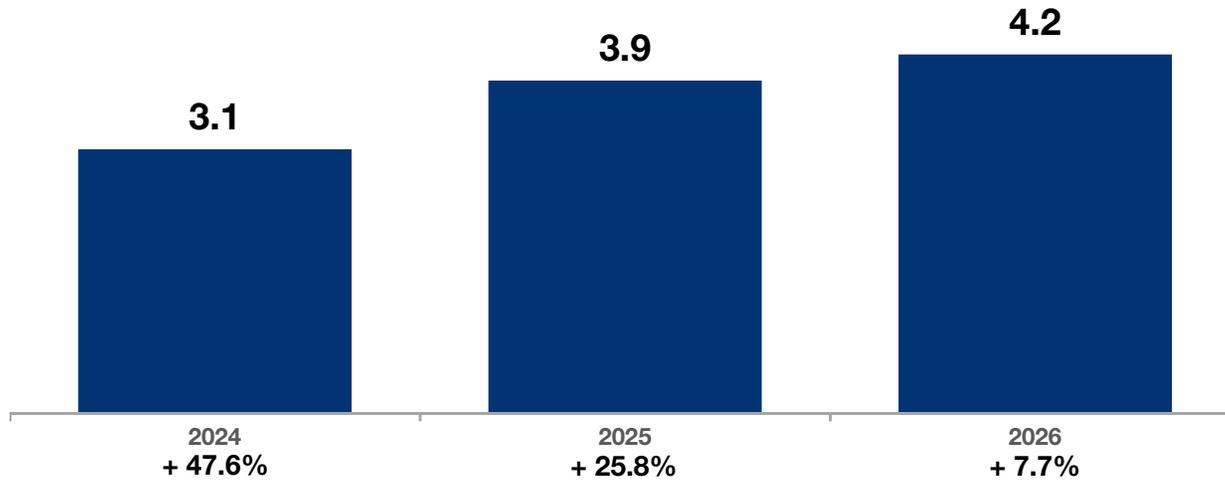


Months Supply of Inventory

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	3.2	+25.0%
June 2025	3.3	+24.2%
July 2025	3.4	+20.6%
August 2025	3.5	+17.1%
September 2025	3.5	+17.1%
October 2025	3.5	+17.1%
November 2025	3.5	+14.3%
December 2025	3.3	+12.1%
January 2026	3.4	+11.8%
February 2026	3.5	+11.4%
March 2026	3.7	+8.1%
April 2026	3.9	+7.7%
12-Month Avg*	4.0	+14.3%

* 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

