Monthly Indicators

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings were up 9.7 percent to 940. Pending Sales held steady at 535. Inventory grew 9.7 percent to 2,609 units.

Median Sales Price was up 3.0 percent to $298,585. Days on Market increased 27.1 percent to 61 days. Months Supply of Inventory was up 9.5 percent to 4.6 months.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

- 9.0%	+ 3.0%	+ 9.5%
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 Spartanburg Association of REALTORS®. Percent changes are calculated using rounded figures.

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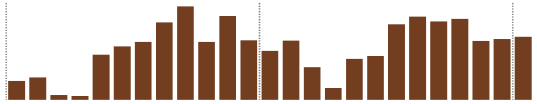
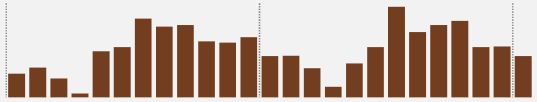
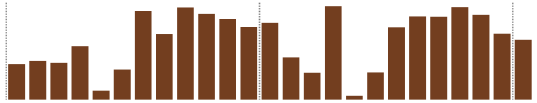
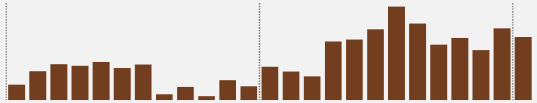
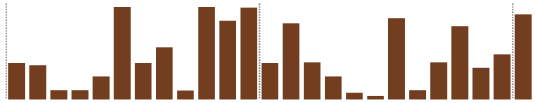
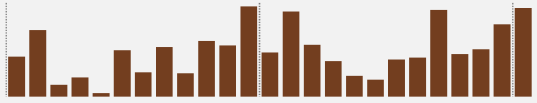
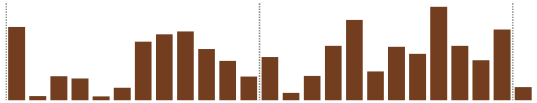
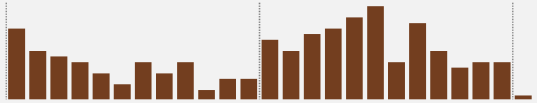
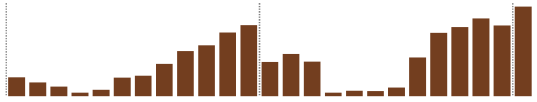
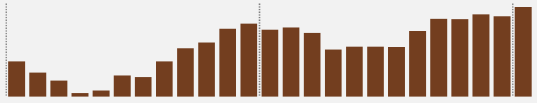
Market Overview

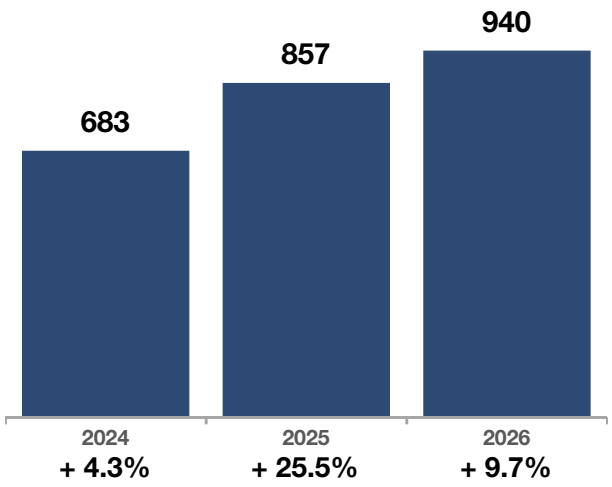
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars (09-2024 – 09-2025 – 09-2026)	09-2025	09-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		857	**940**	+ 9.7%	8,515	**8,561**	+ 0.5%
Pending Sales		535	**535**	0.0%	5,379	**5,383**	+ 0.1%
Closed Sales		614	**559**	- 9.0%	5,233	**5,140**	- 1.8%
Days on Market		48	**61**	+ 27.1%	43	**63**	+ 46.5%
Median Sales Price		$289,900	**$298,585**	+ 3.0%	$293,500	**$290,000**	- 1.2%
Average Sales Price		$316,946	**$331,343**	+ 4.5%	$317,059	**$319,551**	+ 0.8%
Pct. of List Price Received		98.2%	**97.9%**	- 0.3%	98.2%	**98.3%**	+ 0.1%
Housing Affordability Index		114	**104**	- 8.8%	112	**107**	- 4.5%
Inventory of Homes for Sale		2,378	**2,609**	+ 9.7%	--	**--**	--
Months Supply of Inventory		4.2	**4.6**	+ 9.5%	--	**--**	--

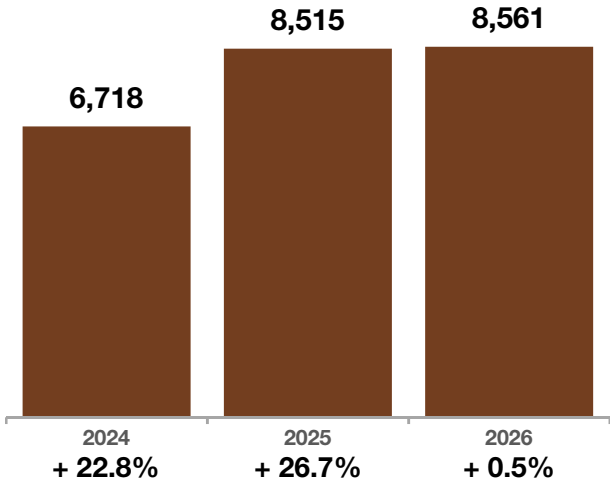
New Listings

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

September



Year to Date



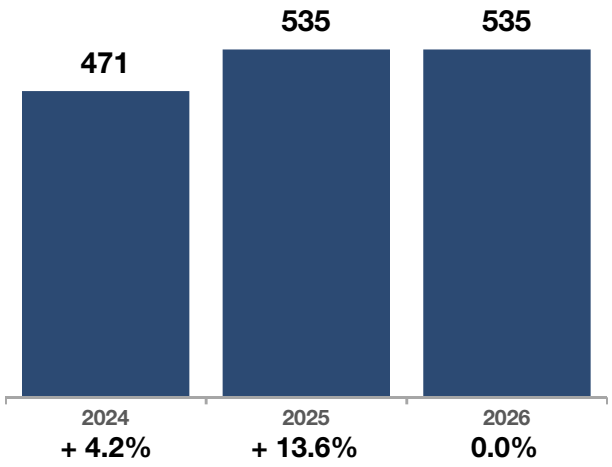
New Listings		Prior Year	Percent Change
October 2025	918	704	+30.4%
November 2025	763	600	+27.2%
December 2025	642	595	+7.9%
January 2026	811	836	-3.0%
February 2026	828	884	-6.3%
March 2026	1,012	909	+11.3%
April 2026	1,056	1,024	+3.1%
May 2026	1,029	1,116	-7.8%
June 2026	1,043	910	+14.6%
July 2026	916	1,060	-13.6%
August 2026	926	919	+0.8%
September 2026	**940**	**857**	**+9.7%**
12-Month Avg	907	868	+4.5%

Historical New Listings by Month

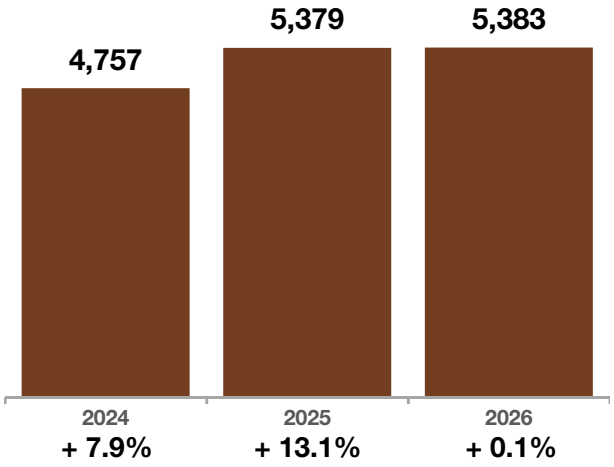
Pending Sales

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

September

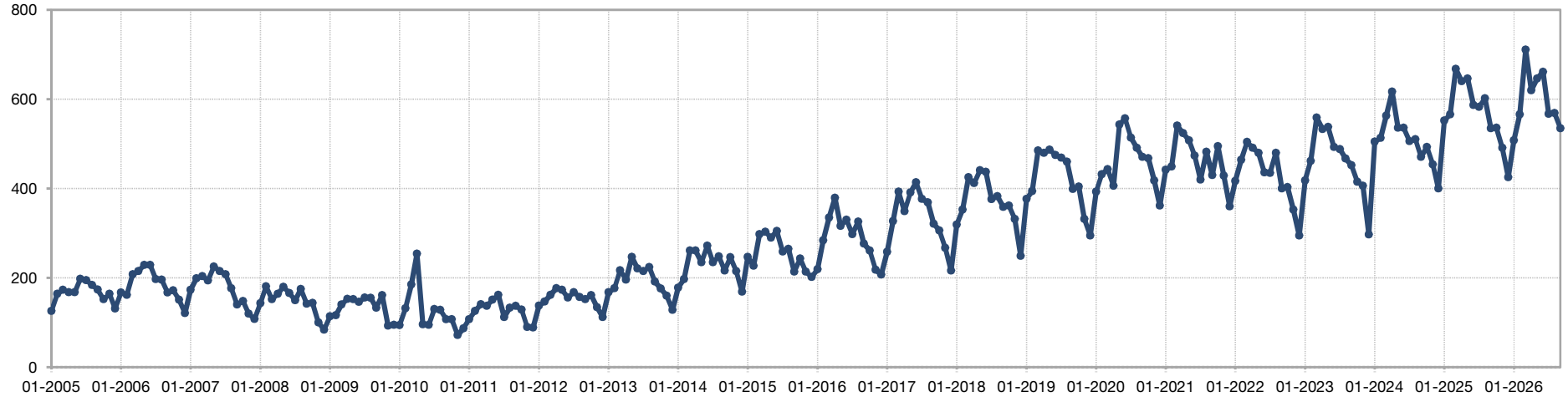


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	536	493	+8.7%
November 2025	491	454	+8.1%
December 2025	425	400	+6.3%
January 2026	508	552	-8.0%
February 2026	566	566	0.0%
March 2026	711	668	+6.4%
April 2026	620	640	-3.1%
May 2026	646	646	0.0%
June 2026	661	587	+12.6%
July 2026	567	583	-2.7%
August 2026	569	602	-5.5%
September 2026	**535**	**535**	**0.0%**
12-Month Avg	570	561	+1.6%

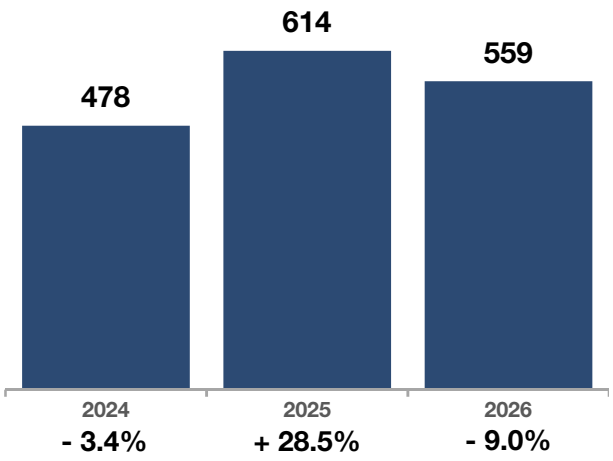
Historical Pending Sales by Month



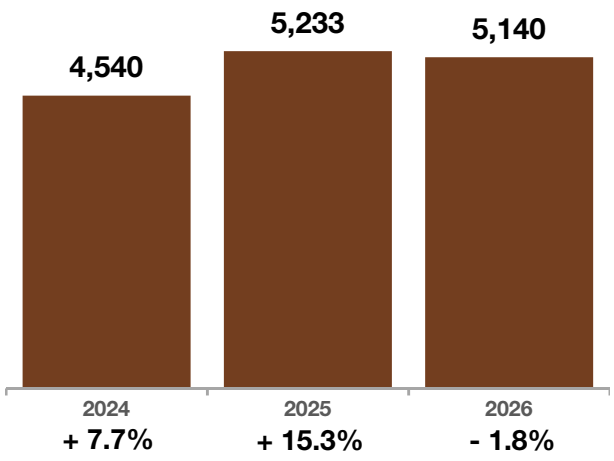
Closed Sales

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

September

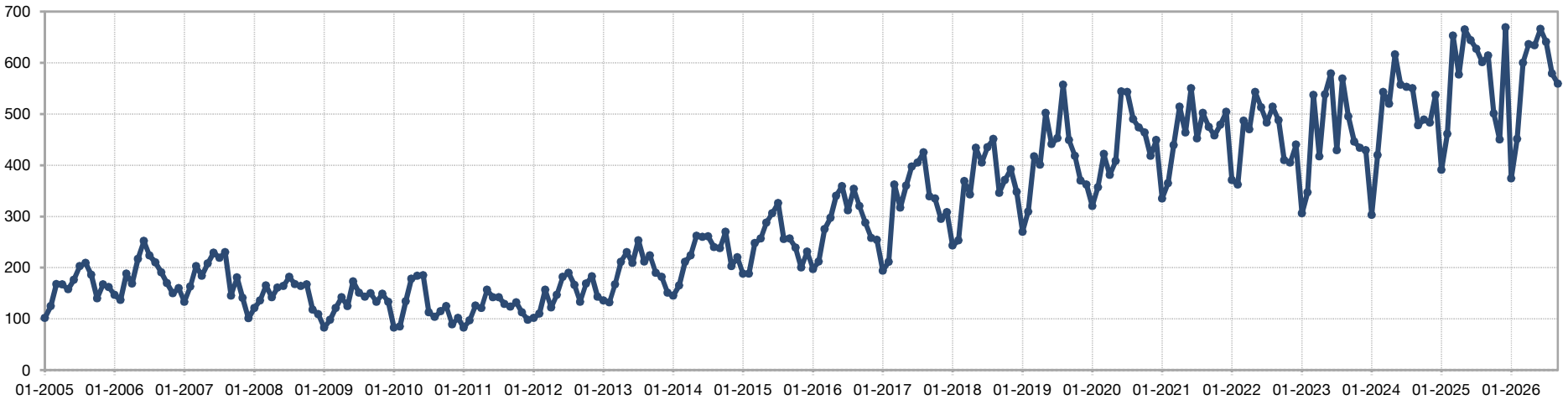


Year to Date



Closed Sales		Prior Year	Percent Change
October 2025	501	489	+2.5%
November 2025	450	483	-6.8%
December 2025	669	537	+24.6%
January 2026	374	391	-4.3%
February 2026	451	461	-2.2%
March 2026	600	653	-8.1%
April 2026	636	577	+10.2%
May 2026	634	665	-4.7%
June 2026	666	644	+3.4%
July 2026	641	627	+2.2%
August 2026	579	601	-3.7%
September 2026	**559**	**614**	**-9.0%**
12-Month Avg	563	562	+0.3%

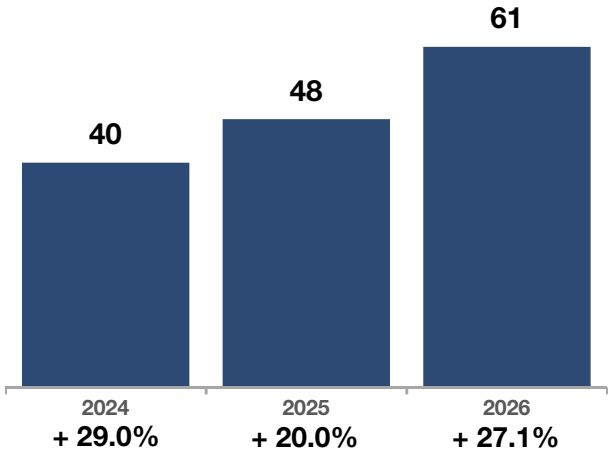
Historical Closed Sales by Month



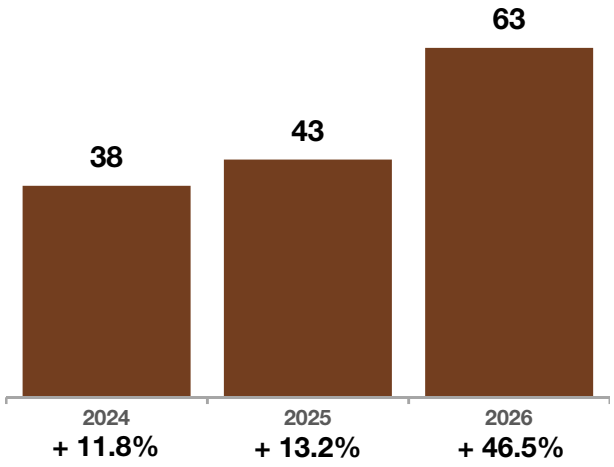
Days on Market Until Sale

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

September



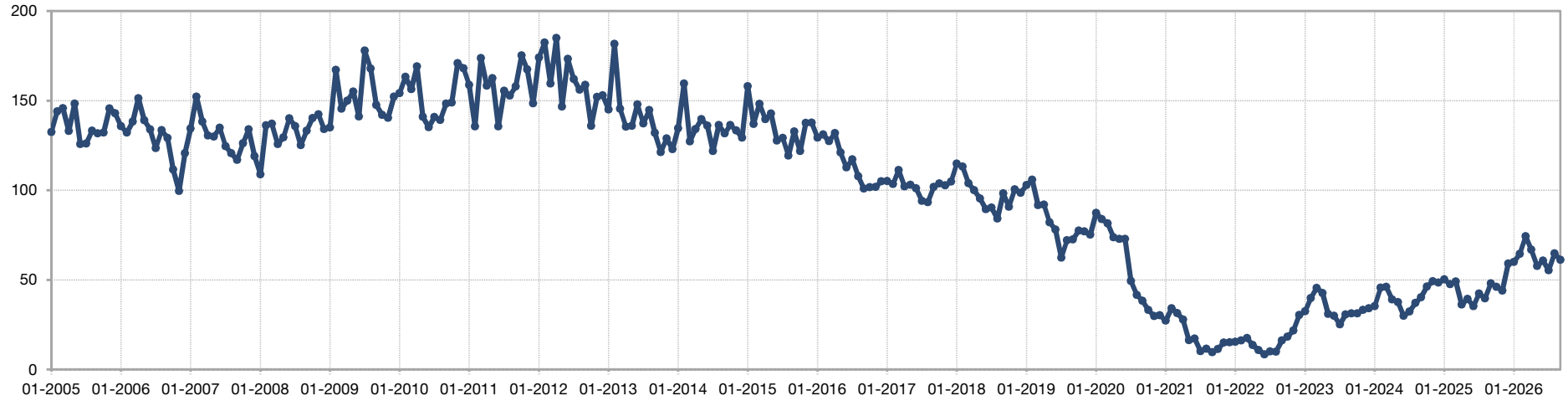
Year to Date



Days on Market		Prior Year	Percent Change
October 2025	46	46	0.0%
November 2025	44	49	-10.2%
December 2025	59	49	+20.4%
January 2026	60	50	+20.0%
February 2026	64	48	+33.3%
March 2026	74	49	+51.0%
April 2026	67	36	+86.1%
May 2026	58	39	+48.7%
June 2026	61	35	+74.3%
July 2026	55	42	+31.0%
August 2026	65	40	+62.5%
September 2026	**61**	**48**	**+27.1%**
12-Month Avg*	60	44	+36.4%

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

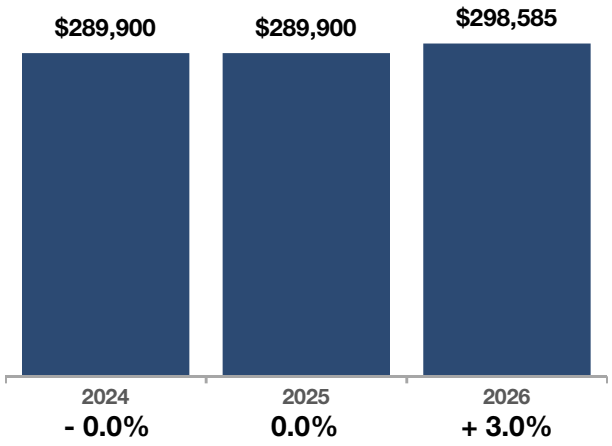
Historical Days on Market Until Sale by Month



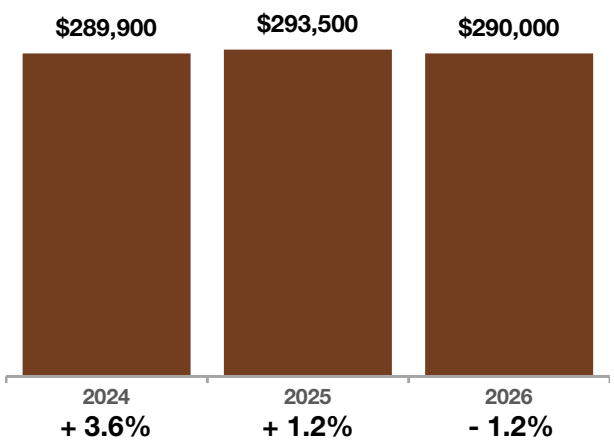
Median Sales Price

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

September



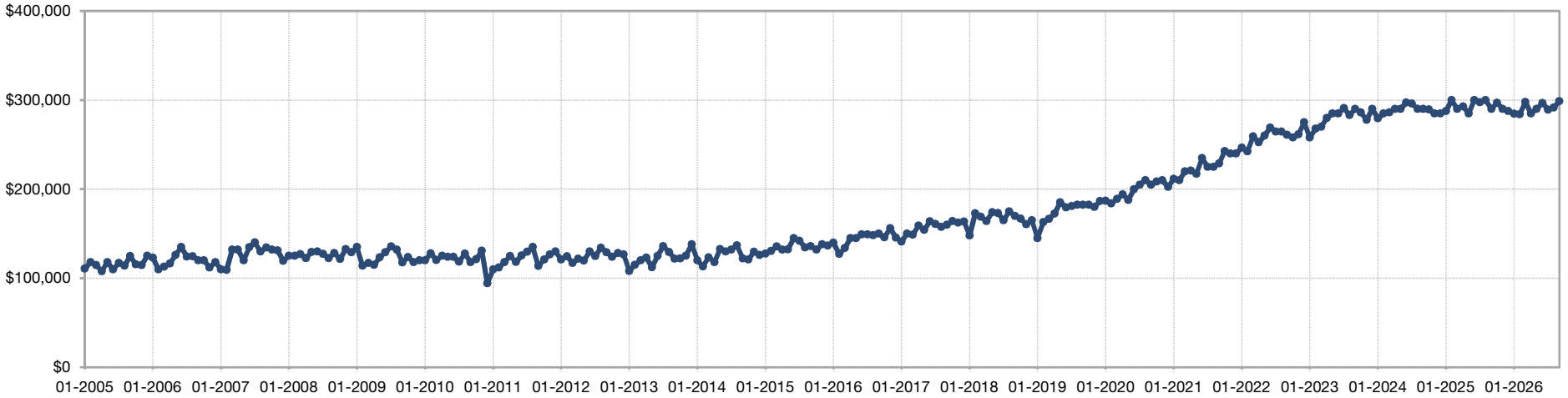
Year to Date



Median Sales Price		Prior Year	Percent Change
October 2025	$297,000	$289,460	+2.6%
November 2025	$290,000	$285,000	+1.8%
December 2025	$287,500	$285,000	+0.9%
January 2026	$284,578	$287,500	-1.0%
February 2026	$284,000	$299,900	-5.3%
March 2026	$297,900	$289,900	+2.8%
April 2026	$284,995	$292,700	-2.6%
May 2026	$290,000	$284,950	+1.8%
June 2026	$296,495	$299,900	-1.1%
July 2026	$289,000	$297,430	-2.8%
August 2026	$291,450	$299,813	-2.8%
September 2026	**$298,585**	**$289,900**	**+3.0%**
12-Month Med*	$290,000	$290,675	-0.2%

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

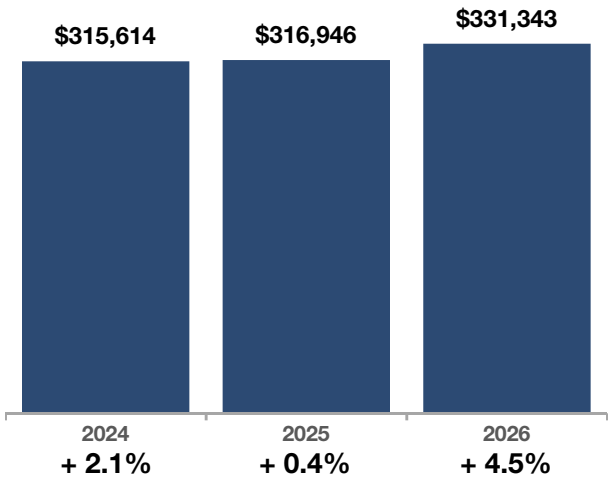
Historical Median Sales Price by Month



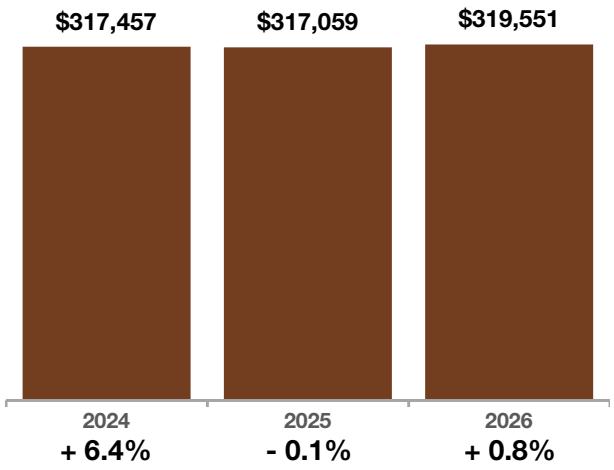
Average Sales Price

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

September



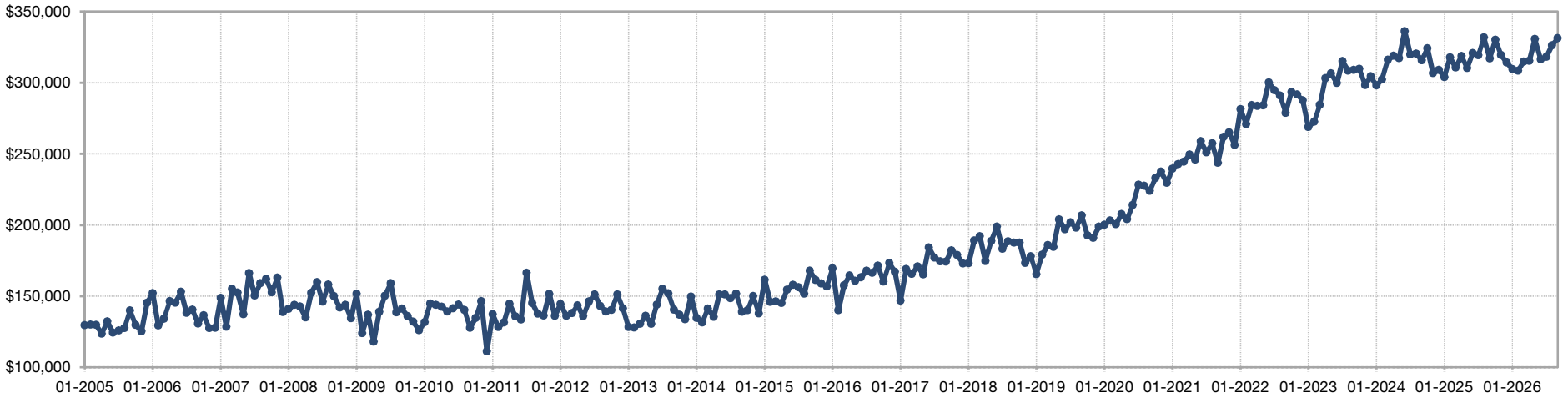
Year to Date



Avg. Sales Price		Prior Year	Percent Change
October 2025	$330,167	$324,220	+1.8%
November 2025	$319,440	$306,616	+4.2%
December 2025	$314,166	$308,962	+1.7%
January 2026	$309,455	$303,948	+1.8%
February 2026	$308,278	$317,765	-3.0%
March 2026	$314,678	$310,579	+1.3%
April 2026	$315,340	$318,770	-1.1%
May 2026	$330,749	$310,308	+6.6%
June 2026	$316,470	$320,683	-1.3%
July 2026	$318,061	$319,256	-0.4%
August 2026	$326,121	$331,864	-1.7%
September 2026	**$331,343**	**$316,946**	**+4.5%**
12-Month Avg*	$319,522	$315,826	+1.2%

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

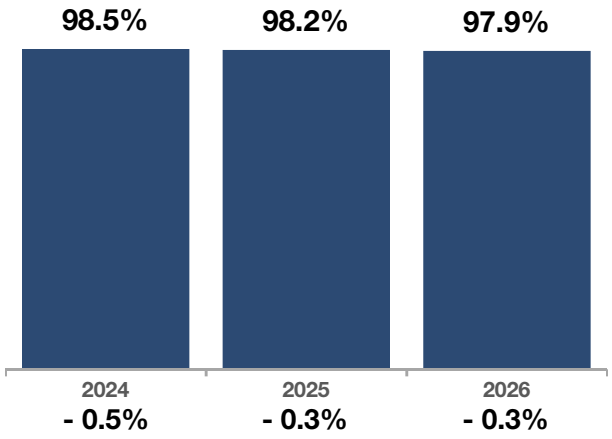
Historical Average Sales Price by Month



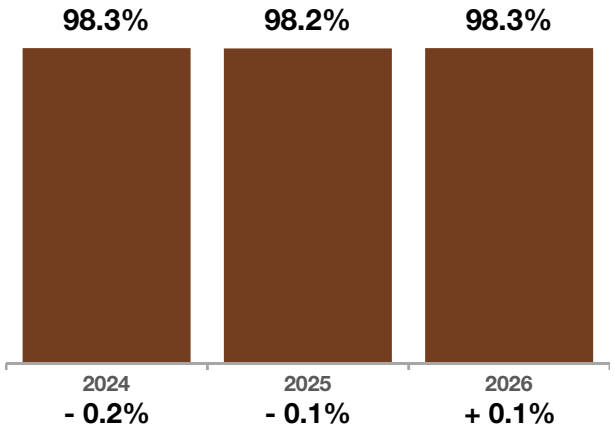
Percent of List Price Received

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.

September



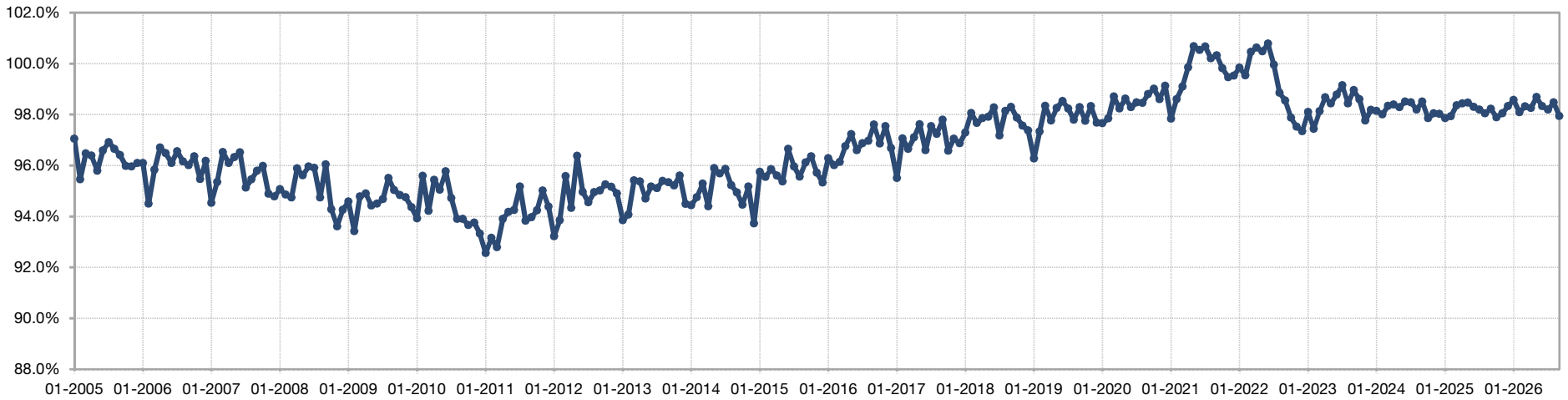
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
October 2025	97.9%	97.9%	0.0%
November 2025	98.0%	98.0%	0.0%
December 2025	98.3%	98.0%	+0.3%
January 2026	98.6%	97.9%	+0.7%
February 2026	98.1%	97.9%	+0.2%
March 2026	98.3%	98.4%	-0.1%
April 2026	98.3%	98.4%	-0.1%
May 2026	98.7%	98.5%	+0.2%
June 2026	98.3%	98.3%	0.0%
July 2026	98.2%	98.2%	0.0%
August 2026	98.5%	98.0%	+0.5%
September 2026	**97.9%**	**98.2%**	**-0.3%**
12-Month Avg*	98.3%	98.2%	+0.1%

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

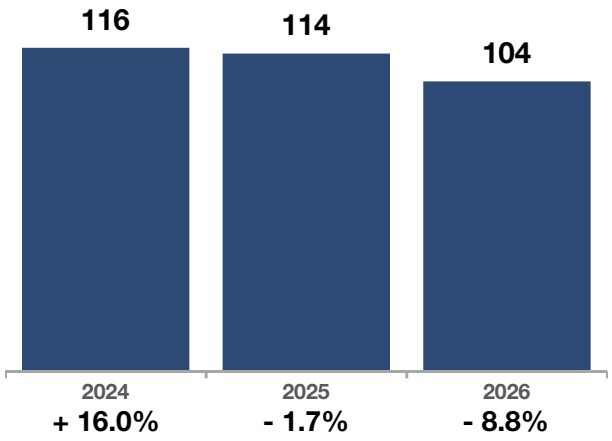
Historical Percent of List Price Received by Month



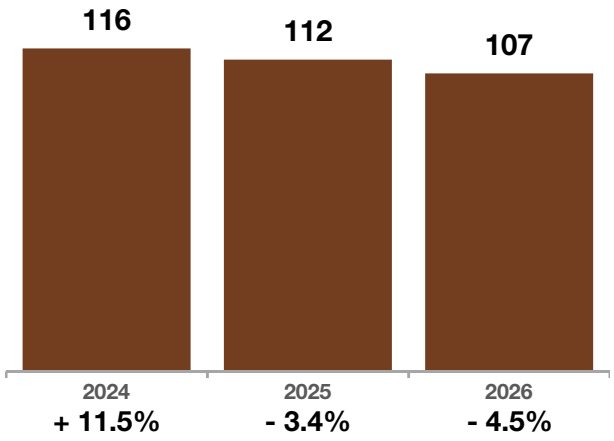
Housing Affordability Index

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.

September

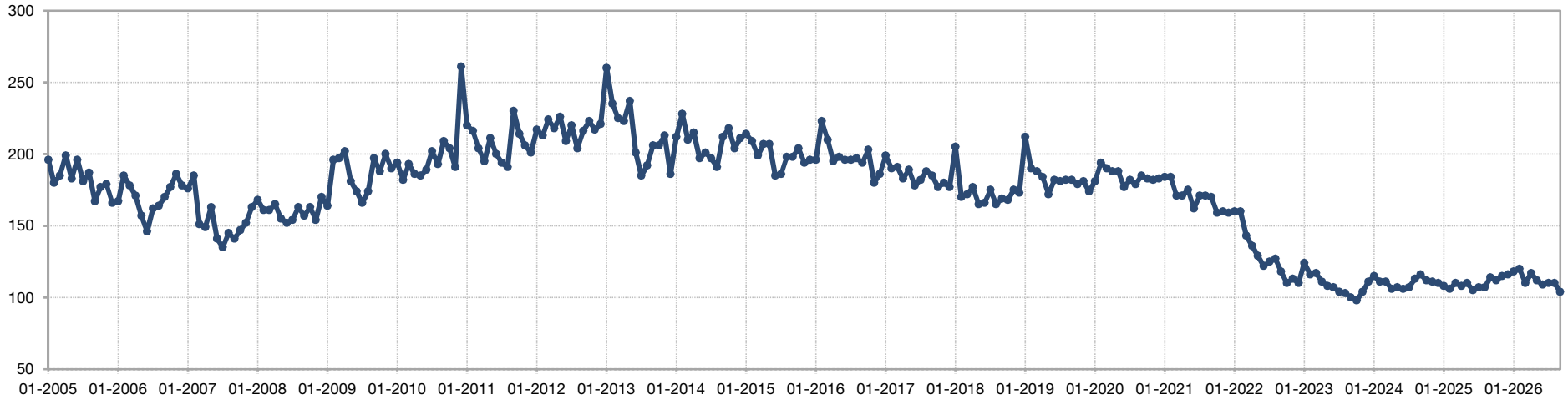


Year to Date



Affordability Index		Prior Year	Percent Change
October 2025	112	112	0.0%
November 2025	115	111	+3.6%
December 2025	116	110	+5.5%
January 2026	118	108	+9.3%
February 2026	120	106	+13.2%
March 2026	110	110	0.0%
April 2026	117	108	+8.3%
May 2026	112	110	+1.8%
June 2026	109	105	+3.8%
July 2026	110	107	+2.8%
August 2026	110	107	+2.8%
September 2026	**104**	**114**	**-8.8%**
12-Month Avg	113	109	+3.4%

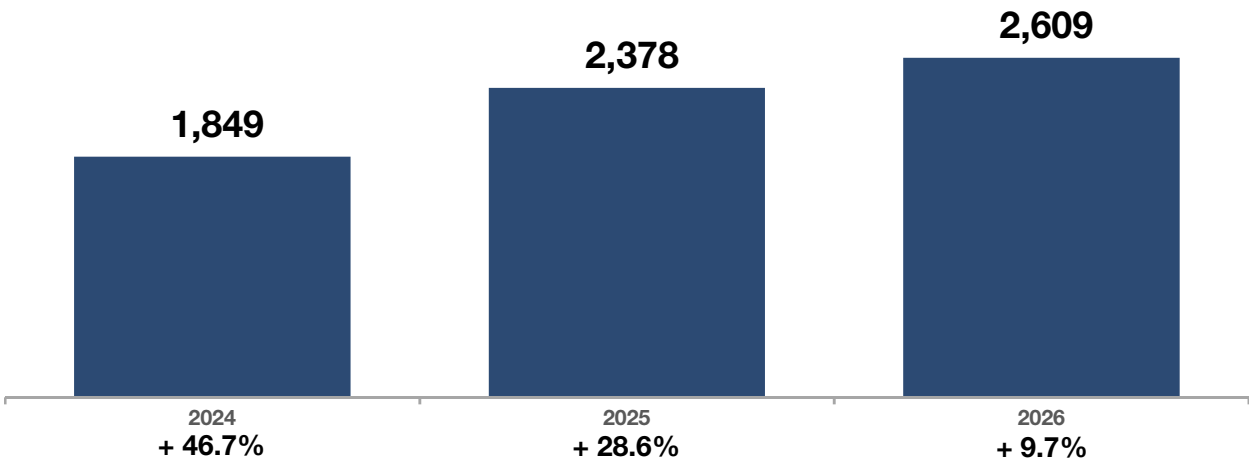
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

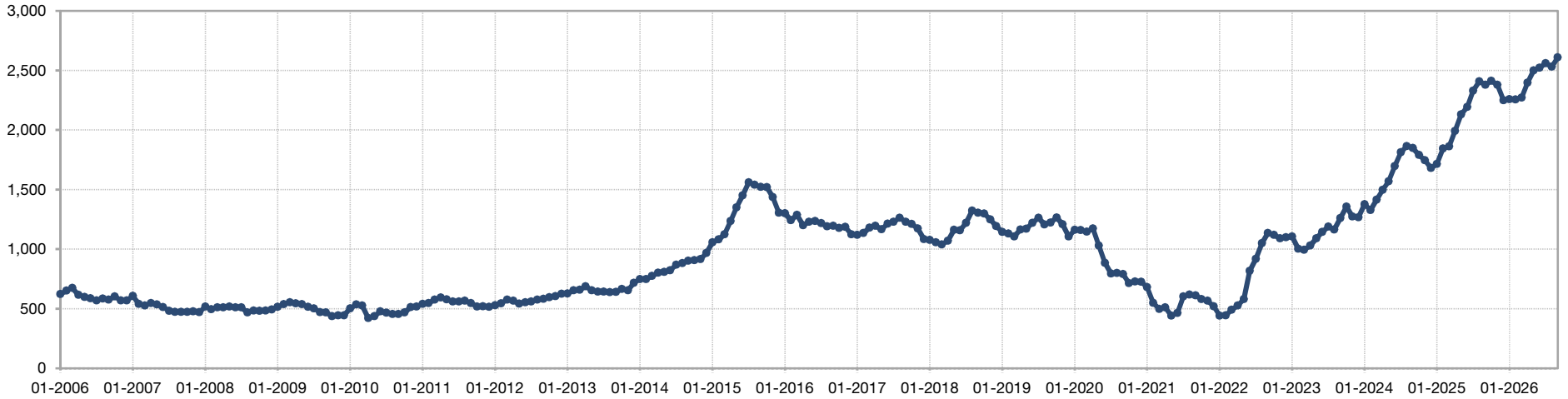
September



Homes for Sale		Prior Year	Percent Change
October 2025	2,412	1,791	+34.7%
November 2025	2,379	1,746	+36.3%
December 2025	2,250	1,682	+33.8%
January 2026	2,258	1,714	+31.7%
February 2026	2,257	1,844	+22.4%
March 2026	2,271	1,863	+21.9%
April 2026	2,397	1,993	+20.3%
May 2026	2,499	2,131	+17.3%
June 2026	2,523	2,193	+15.0%
July 2026	2,560	2,330	+9.9%
August 2026	2,530	2,407	+5.1%
September 2026	**2,609**	**2,378**	**+9.7%**
12-Month Avg*	2,412	2,006	+20.2%

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

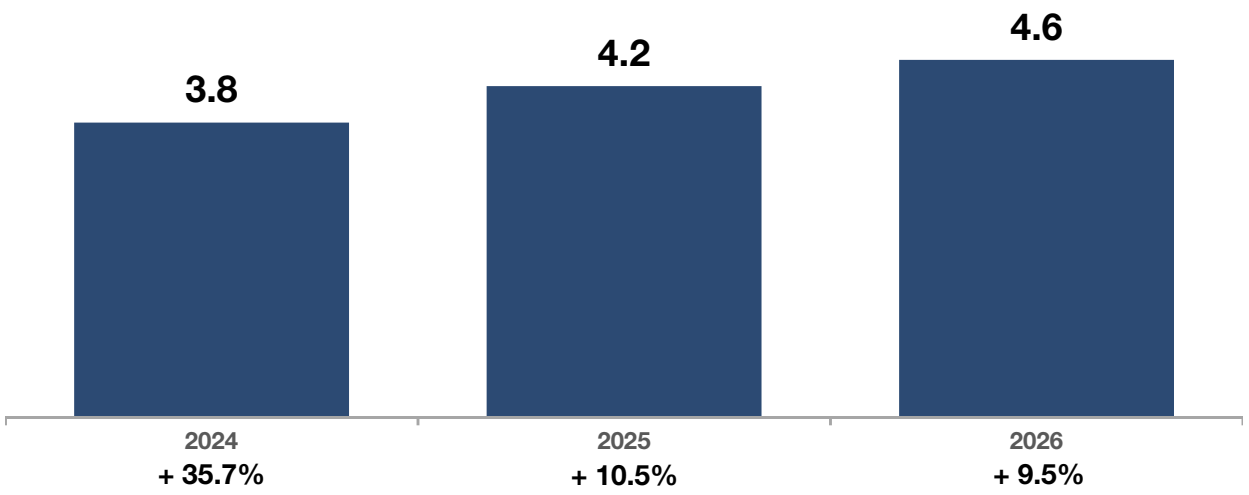
Historical Inventory of Homes for Sale by Month



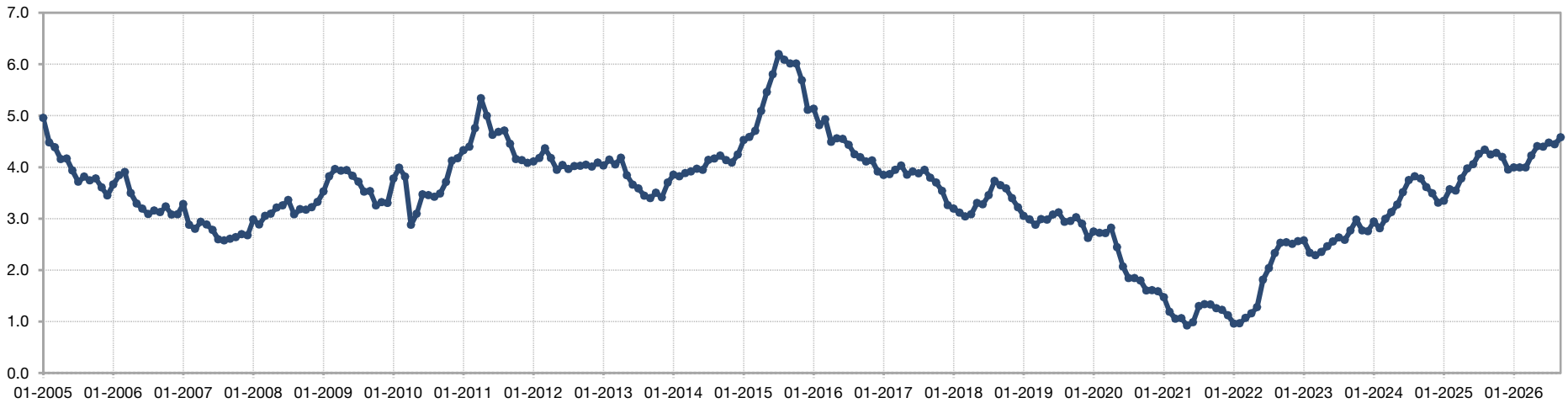
Months Supply of Inventory

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.

September



Months Supply		Prior Year	Percent Change
October 2025	4.3	3.6	+19.4%
November 2025	4.2	3.5	+20.0%
December 2025	4.0	3.3	+21.2%
January 2026	4.0	3.3	+21.2%
February 2026	4.0	3.6	+11.1%
March 2026	4.0	3.5	+14.3%
April 2026	4.2	3.8	+10.5%
May 2026	4.4	4.0	+10.0%
June 2026	4.4	4.1	+7.3%
July 2026	4.5	4.3	+4.7%
August 2026	4.4	4.3	+2.3%
September 2026	**4.6**	**4.2**	**+9.5%**
12-Month Avg*	4.2	3.8	+10.5%

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

Historical Months Supply of Inventory by Month