

# 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 down 2.6 percent to 997. Pending Sales decreased 22.8 percent to 494. Inventory grew 24.8 percent to 2,488 units.

Median Sales Price was down 3.2 percent to \$283,250. Days on Market increased 83.3 percent to 66 days. Months Supply of Inventory was up 15.8 percent to 4.4 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

**- 24.1%**      **- 3.2%**      **+ 15.8%**

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 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.



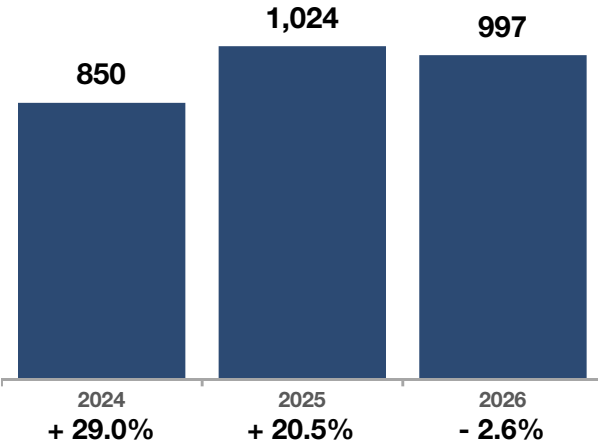
Key Metrics	Historical Sparkbars			04-2025	04-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	04-2024	04-2025	04-2026						
New Listings				1,024	997	- 2.6%	3,653	3,631	- 0.6%
Pending Sales				640	494	- 22.8%	2,427	2,309	- 4.9%
Closed Sales				577	438	- 24.1%	2,082	1,857	- 10.8%
Days on Market				36	66	+ 83.3%	45	67	+ 48.9%
Median Sales Price				\$292,700	\$283,250	- 3.2%	\$291,518	\$289,000	- 0.9%
Average Sales Price				\$318,770	\$313,492	- 1.7%	\$313,193	\$311,786	- 0.4%
Pct. of List Price Received				98.4%	98.4%	0.0%	98.2%	98.3%	+ 0.1%
Housing Affordability Index				108	117	+ 8.3%	108	115	+ 6.5%
Inventory of Homes for Sale				1,993	2,488	+ 24.8%	--	--	--
Months Supply of Inventory				3.8	4.4	+ 15.8%	--	--	--

# New Listings

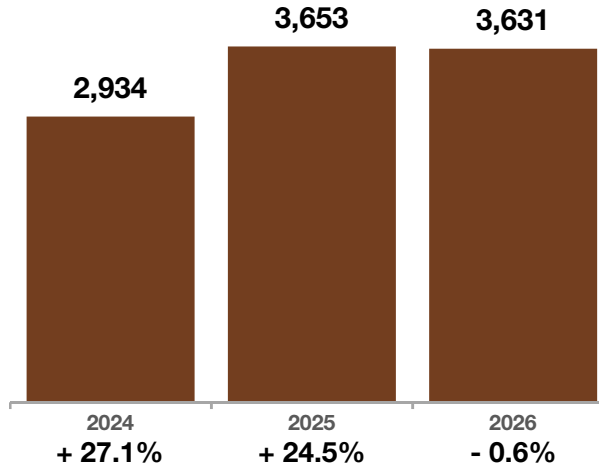
A count of the properties that have been newly listed on the market in a given month.



## April

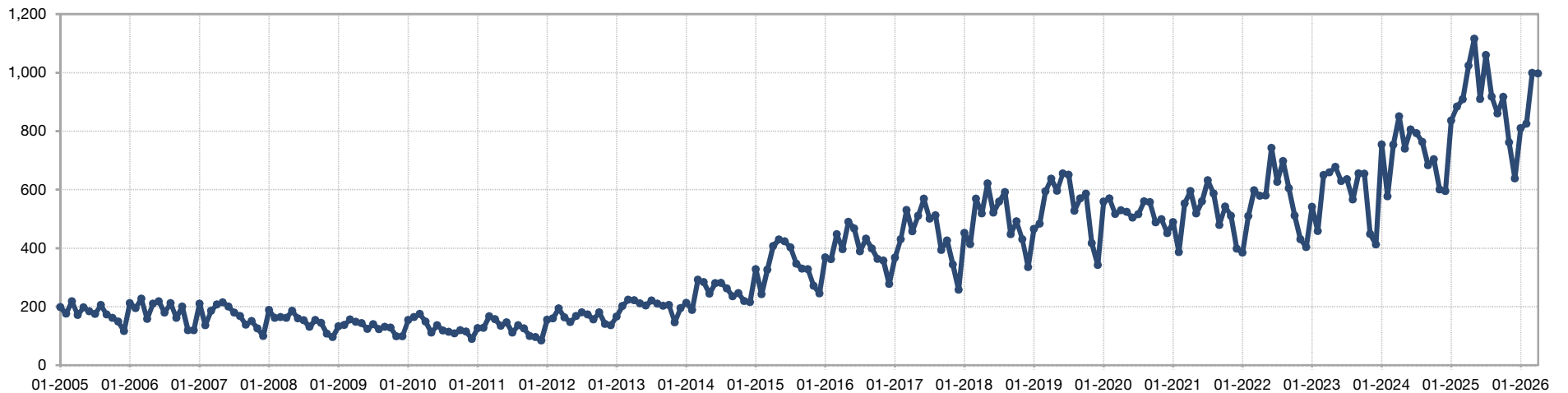


## Year to Date



New Listings	Prior Year	Percent Change
May 2025	740	+50.8%
June 2025	805	+13.0%
July 2025	793	+33.7%
August 2025	763	+20.3%
September 2025	683	+25.9%
October 2025	704	+30.3%
November 2025	600	+26.8%
December 2025	595	+7.2%
January 2026	836	-3.1%
February 2026	884	-6.7%
March 2026	909	+9.9%
<b>April 2026</b>	<b>1,024</b>	<b>-2.6%</b>
12-Month Avg	901	+15.8%

## Historical New Listings by Month

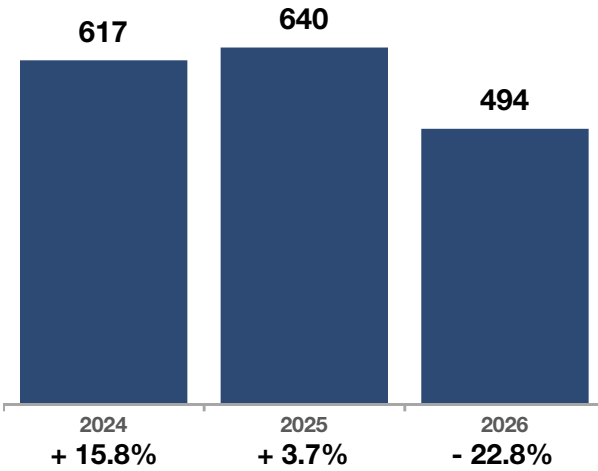


# Pending Sales

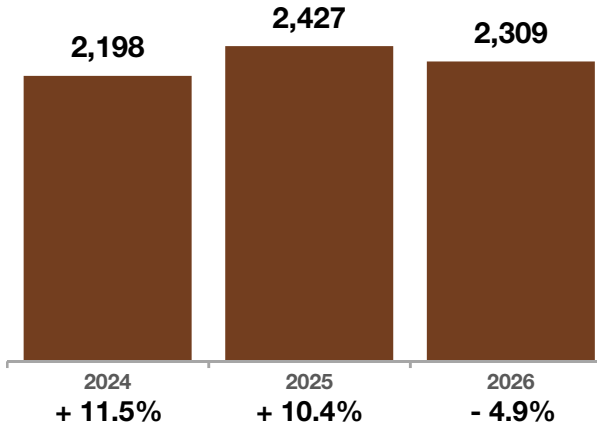
A count of the properties on which offers have been accepted in a given month.



## April

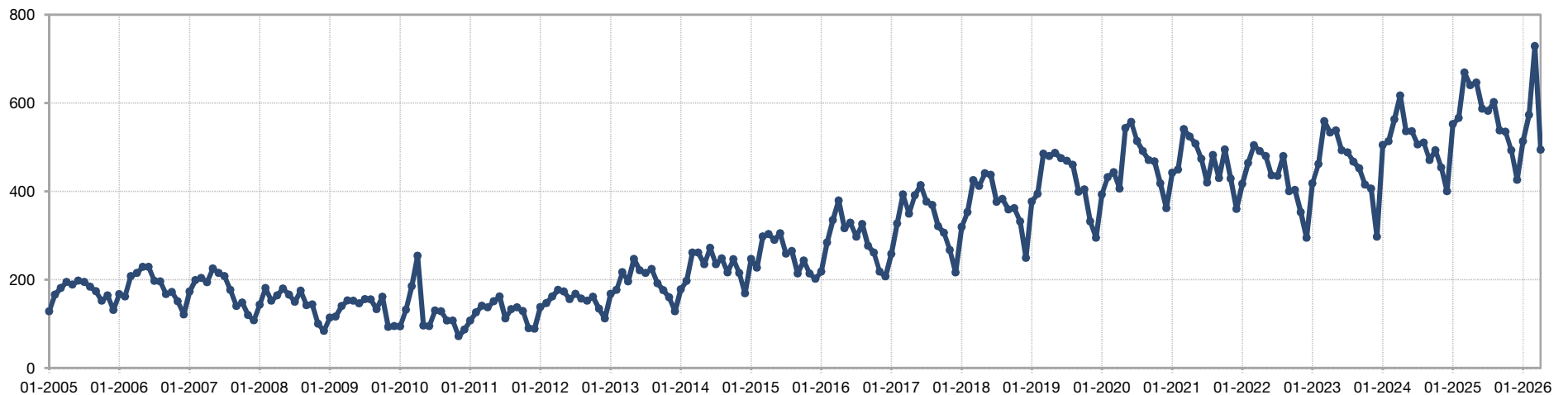


## Year to Date



	Pending Sales	Prior Year	Percent Change
May 2025	646	536	+20.5%
June 2025	587	536	+9.5%
July 2025	582	506	+15.0%
August 2025	602	510	+18.0%
September 2025	538	471	+14.2%
October 2025	535	493	+8.5%
November 2025	493	454	+8.6%
December 2025	426	400	+6.5%
January 2026	513	552	-7.1%
February 2026	573	566	+1.2%
March 2026	729	669	+9.0%
<b>April 2026</b>	<b>494</b>	<b>640</b>	<b>-22.8%</b>
12-Month Avg	560	528	+6.1%

## Historical Pending Sales by Month

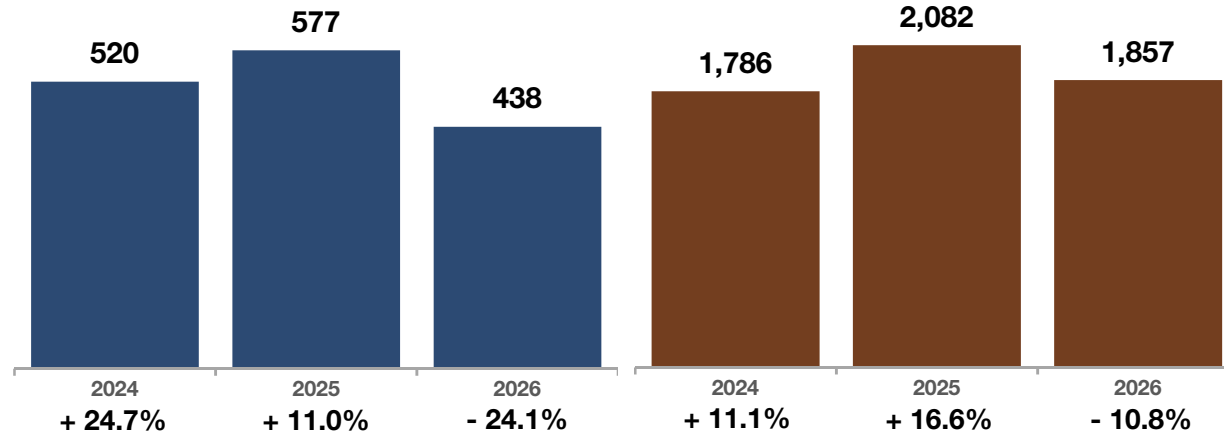


# Closed Sales

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

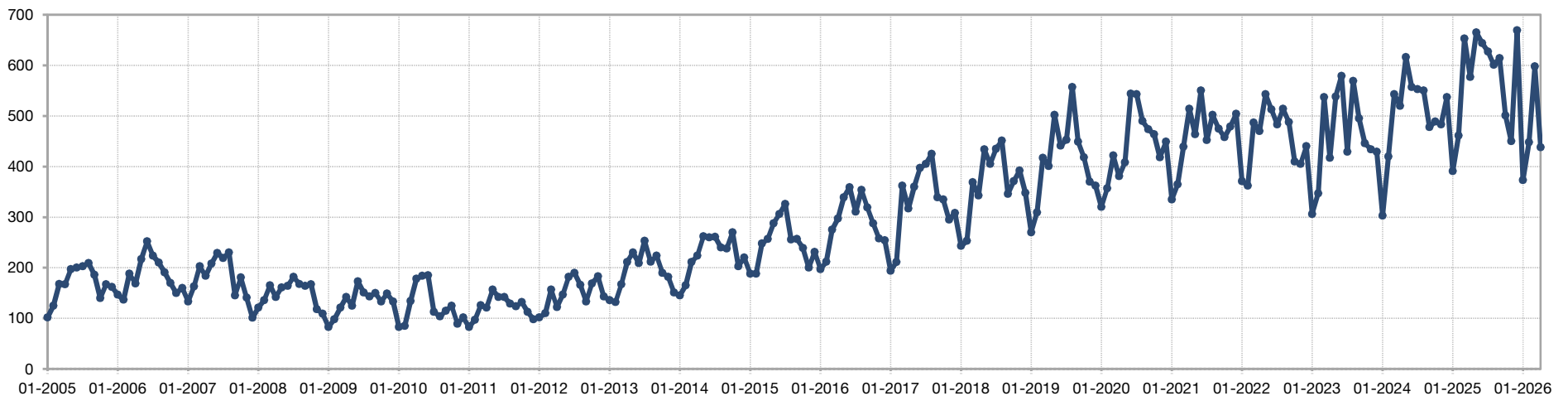


## April



	Closed Sales	Prior Year	Percent Change
May 2025	665	616	+8.0%
June 2025	644	557	+15.6%
July 2025	627	553	+13.4%
August 2025	601	550	+9.3%
September 2025	614	478	+28.5%
October 2025	501	489	+2.5%
November 2025	450	483	-6.8%
December 2025	669	537	+24.6%
January 2026	373	391	-4.6%
February 2026	448	461	-2.8%
March 2026	598	653	-8.4%
<b>April 2026</b>	<b>438</b>	<b>577</b>	<b>-24.1%</b>
12-Month Avg	552	529	+4.5%

## Historical Closed Sales by Month

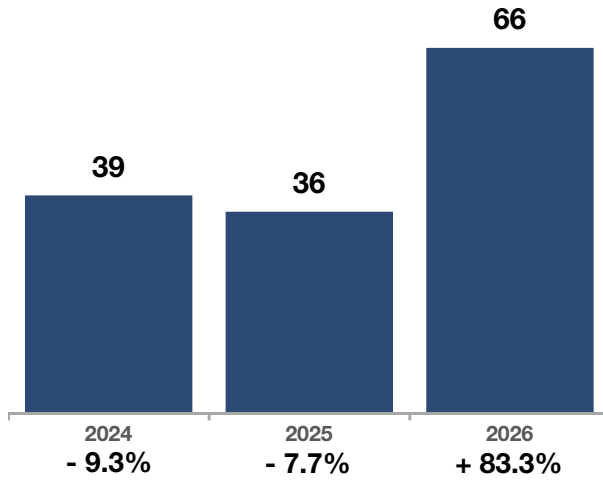


# Days on Market Until Sale

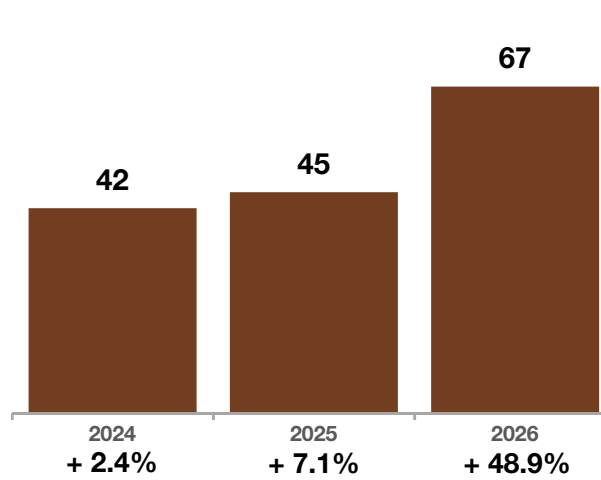
Average number of days between when a property is listed and when an offer is accepted in a given month.



## April



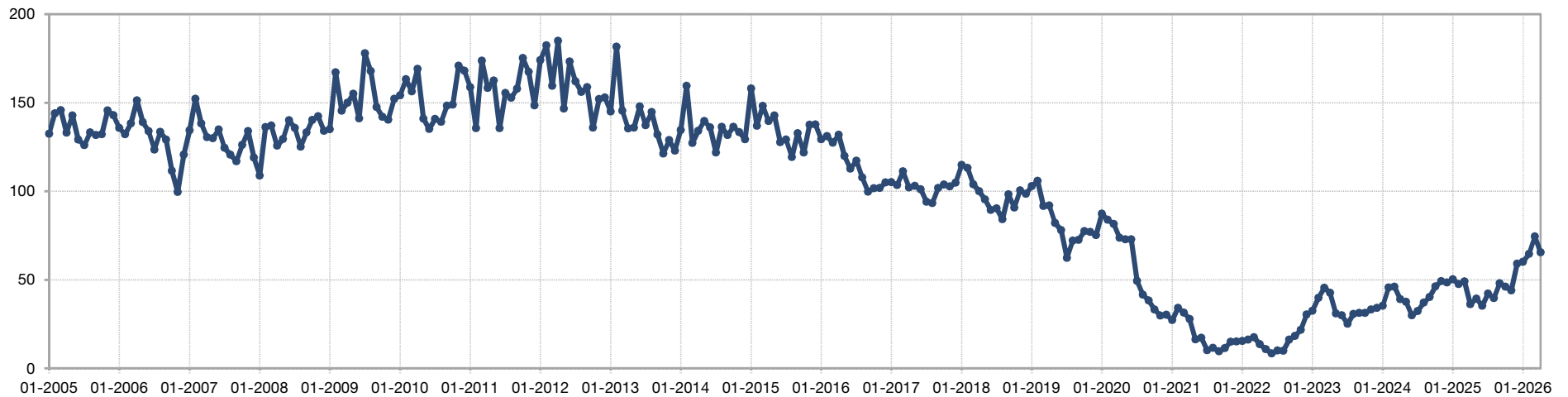
## Year to Date



	Days on Market	Prior Year	Percent Change
May 2025	39	37	+5.4%
June 2025	35	30	+16.7%
July 2025	42	32	+31.3%
August 2025	40	37	+8.1%
September 2025	48	40	+20.0%
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	65	48	+35.4%
March 2026	74	49	+51.0%
<b>April 2026</b>	<b>66</b>	<b>36</b>	<b>+83.3%</b>
12-Month Avg*	51	42	+21.4%

\* 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



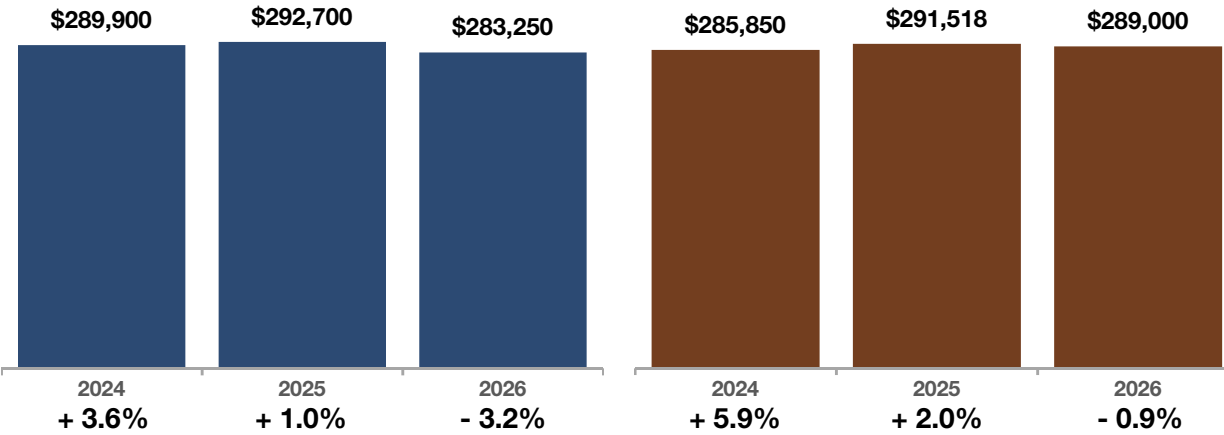
# Median Sales Price

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

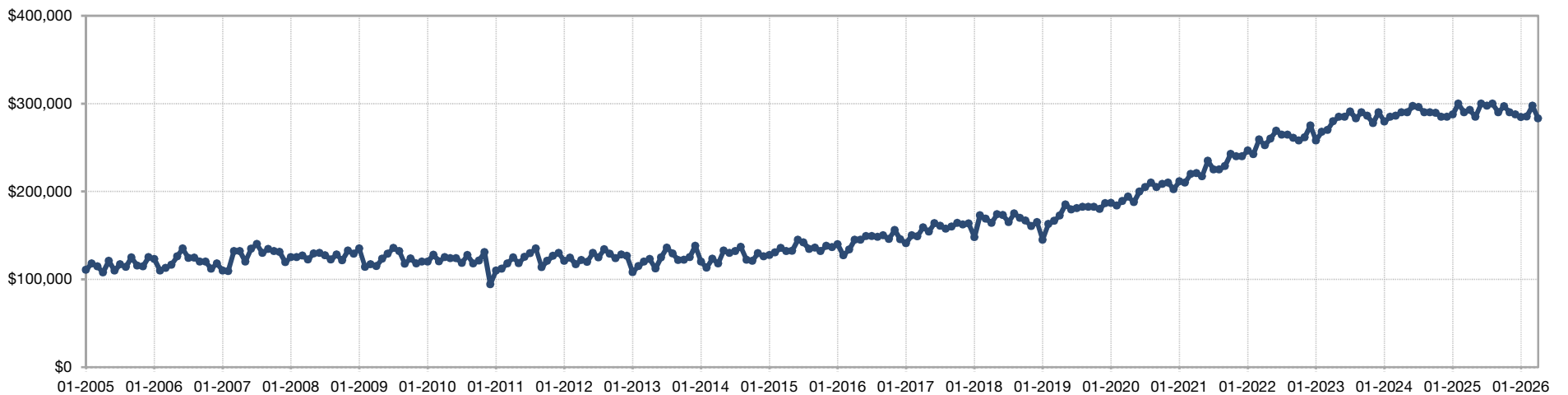
## Year to Date



Month	Median Sales Price	Prior Year	Percent Change
May 2025	\$284,950	\$289,900	-1.7%
June 2025	\$299,900	\$297,359	+0.9%
July 2025	\$297,430	\$295,900	+0.5%
August 2025	\$299,813	\$289,900	+3.4%
September 2025	\$289,900	\$289,900	0.0%
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	\$284,655	\$287,500	-1.0%
February 2026	\$285,295	\$299,900	-4.9%
March 2026	\$297,450	\$289,900	+2.6%
<b>April 2026</b>	<b>\$283,250</b>	<b>\$292,700</b>	<b>-3.2%</b>
12-Month Med*	\$291,000	\$290,000	+0.3%

\* 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



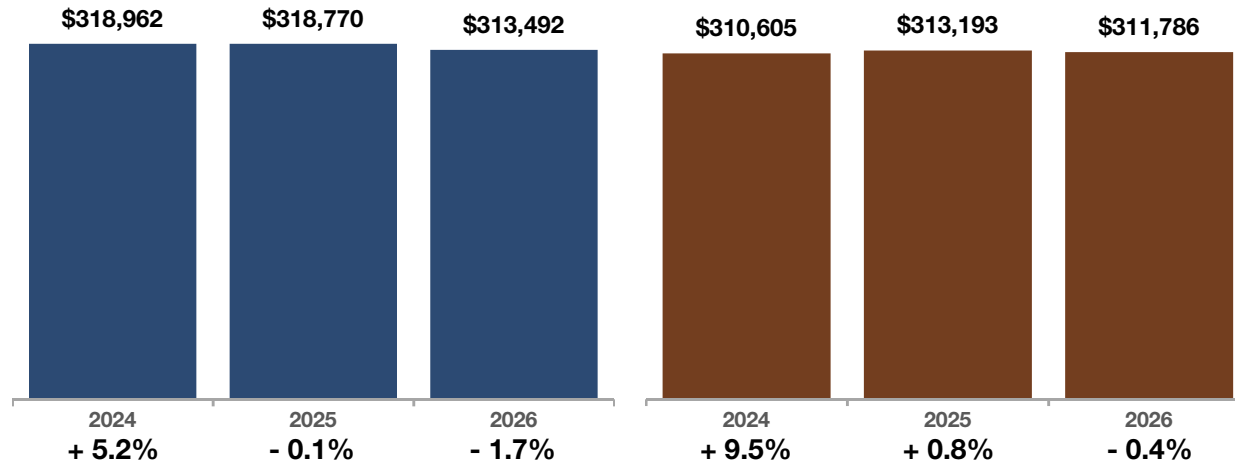
# Average Sales Price

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



## April

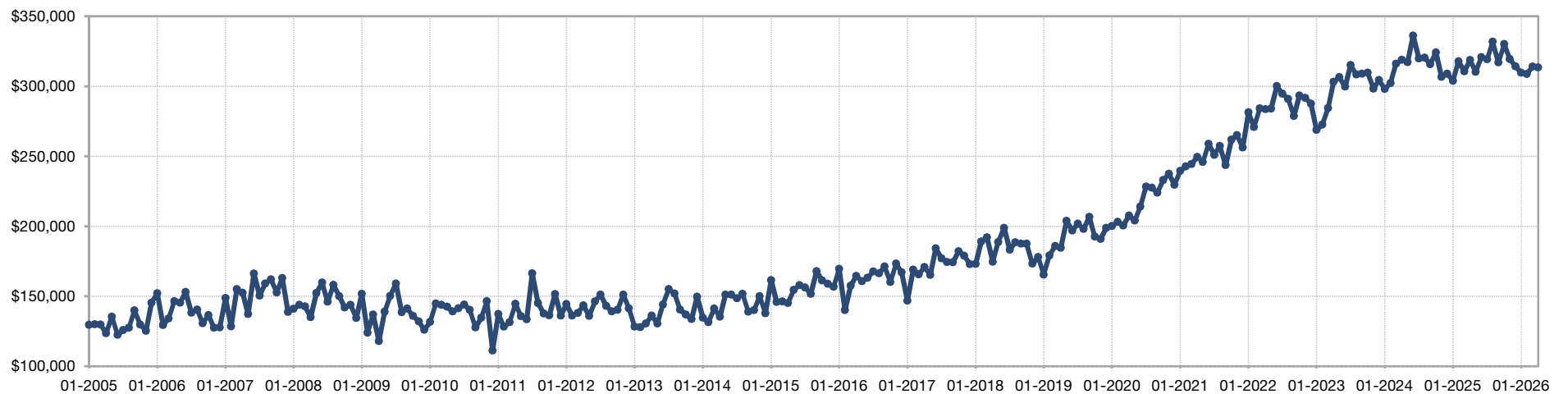
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
May 2025	\$310,308	\$317,118	-2.1%
June 2025	\$320,683	\$336,165	-4.6%
July 2025	\$319,256	\$319,847	-0.2%
August 2025	\$331,864	\$320,315	+3.6%
September 2025	\$316,946	\$315,614	+0.4%
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	\$309,652	\$303,948	+1.9%
February 2026	\$308,820	\$317,765	-2.8%
March 2026	\$314,088	\$310,579	+1.1%
<b>April 2026</b>	<b>\$313,492</b>	<b>\$318,770</b>	<b>-1.7%</b>
12-Month Avg*	\$317,407	\$316,660	+0.2%

\* 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

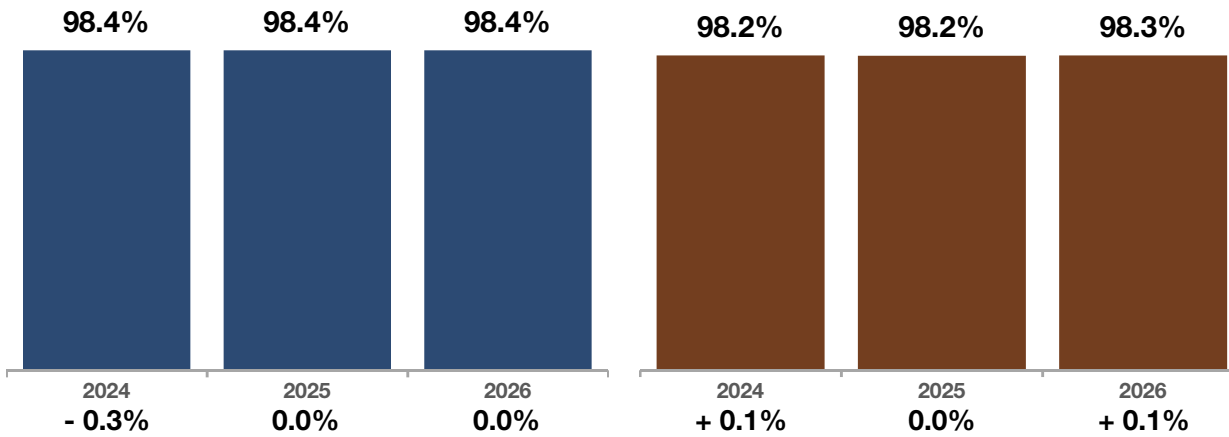


# Percent of List Price Received



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.

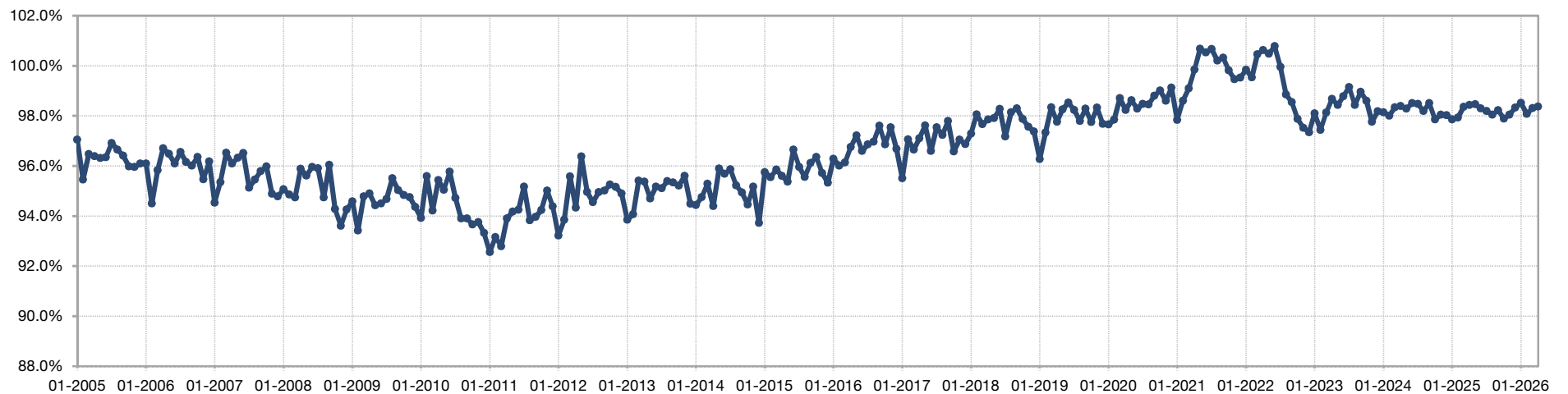
## April



	Pct. of List Price Received	Prior Year	Percent Change
May 2025	98.5%	98.3%	+0.2%
June 2025	98.3%	98.5%	-0.2%
July 2025	98.2%	98.5%	-0.3%
August 2025	98.0%	98.2%	-0.2%
September 2025	98.2%	98.5%	-0.3%
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	98.5%	97.9%	+0.6%
February 2026	98.1%	97.9%	+0.2%
March 2026	98.3%	98.4%	-0.1%
<b>April 2026</b>	<b>98.4%</b>	<b>98.4%</b>	<b>0.0%</b>
12-Month Avg*	98.2%	98.2%	0.0%

\* 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



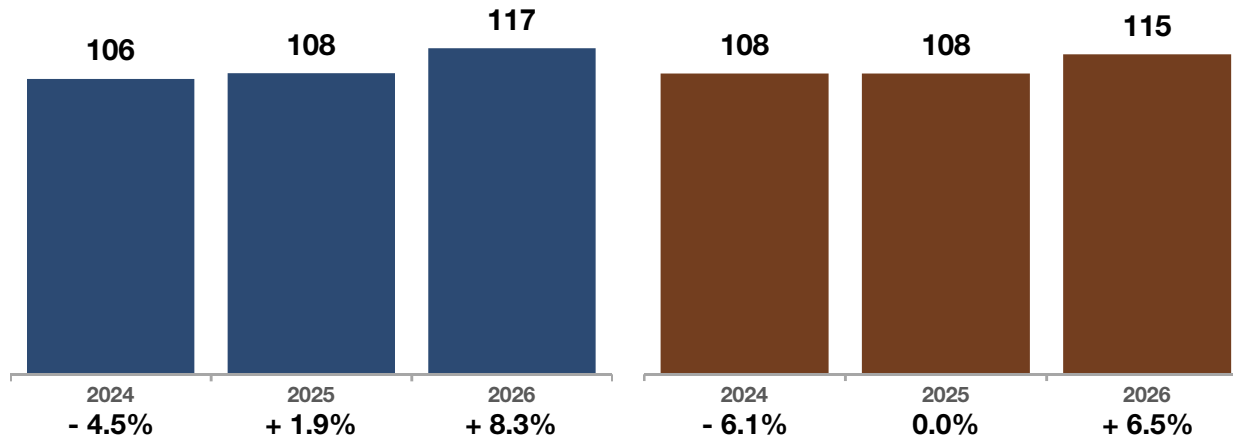
# Housing Affordability Index



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.

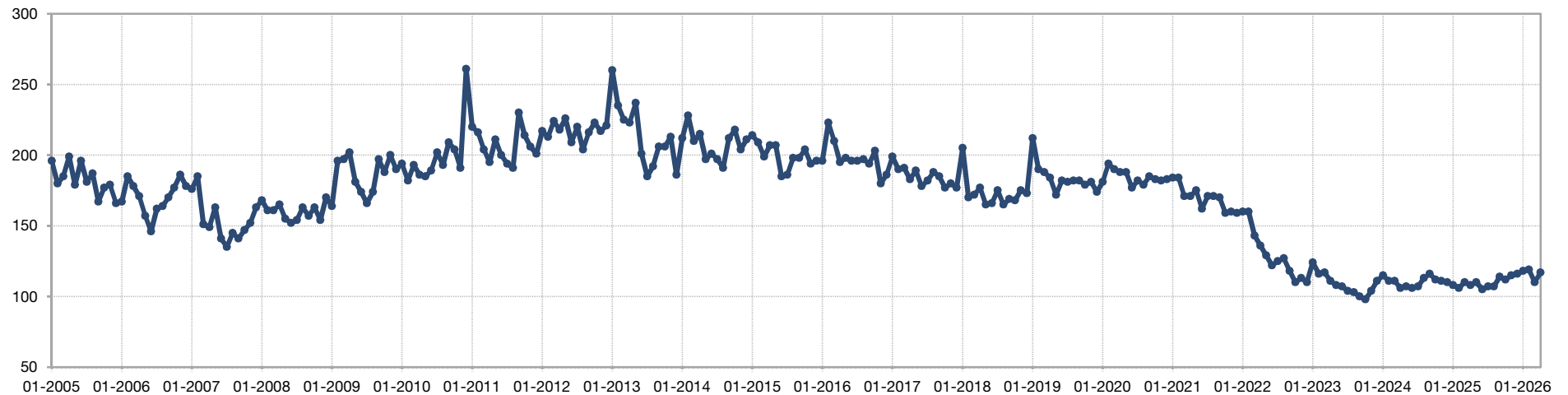
## April

## Year to Date



	Affordability Index	Prior Year	Percent Change
May 2025	110	107	+2.8%
June 2025	105	106	-0.9%
July 2025	107	107	0.0%
August 2025	107	113	-5.3%
September 2025	114	116	-1.7%
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	119	106	+12.3%
March 2026	110	110	0.0%
<b>April 2026</b>	<b>117</b>	<b>108</b>	<b>+8.3%</b>
12-Month Avg	113	110	+2.7%

## Historical Housing Affordability Index by Month

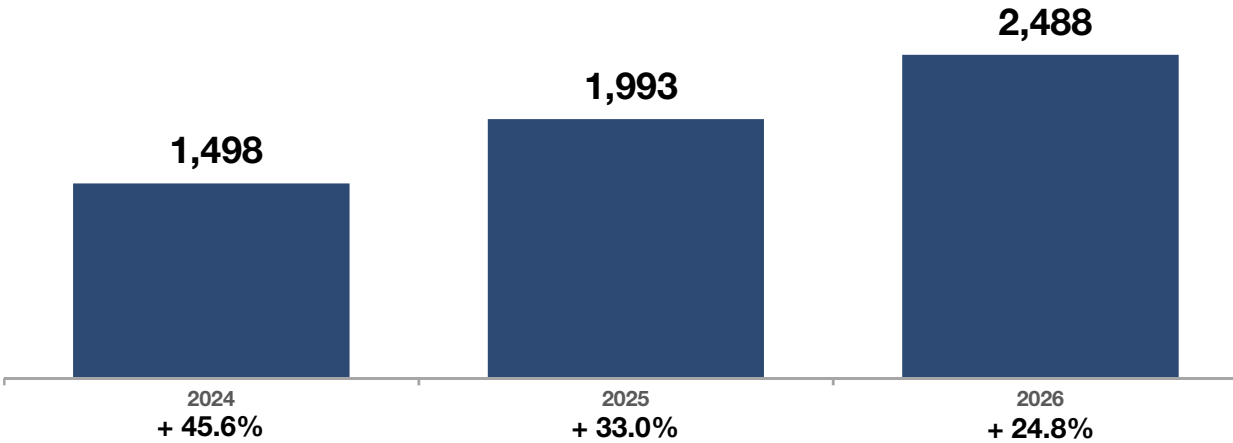


# Inventory of Homes for Sale

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



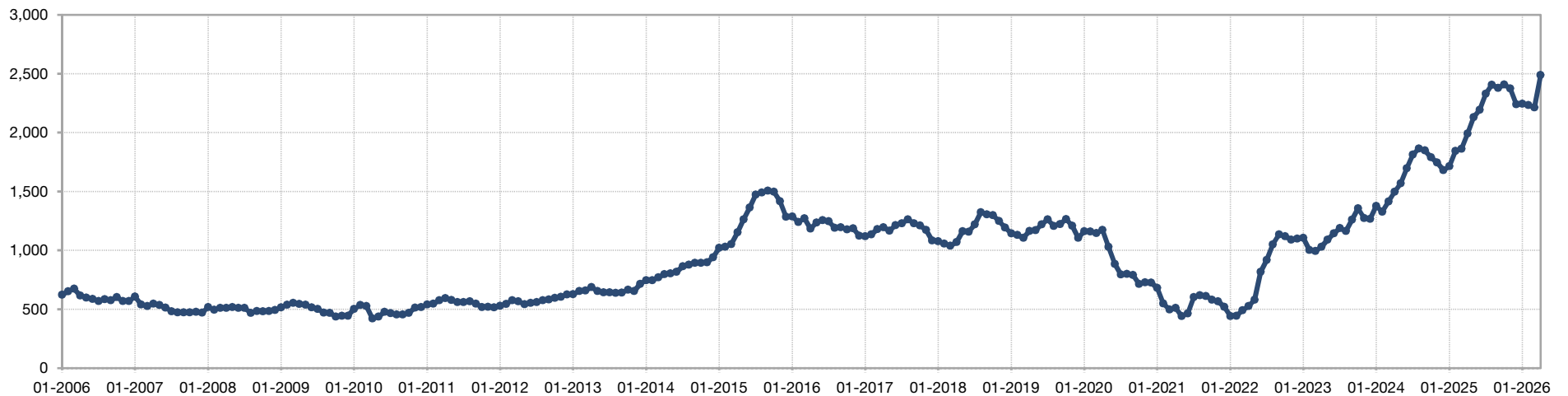
## April



	Homes for Sale	Prior Year	Percent Change
May 2025	2,131	1,569	+35.8%
June 2025	2,193	1,696	+29.3%
July 2025	2,330	1,814	+28.4%
August 2025	2,406	1,864	+29.1%
September 2025	2,378	1,849	+28.6%
October 2025	2,409	1,791	+34.5%
November 2025	2,375	1,746	+36.0%
December 2025	2,241	1,682	+33.2%
January 2026	2,245	1,714	+31.0%
February 2026	2,234	1,844	+21.1%
March 2026	2,214	1,863	+18.8%
<b>April 2026</b>	<b>2,488</b>	<b>1,993</b>	<b>+24.8%</b>
12-Month Avg*	2,304	1,785	+29.1%

\* 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

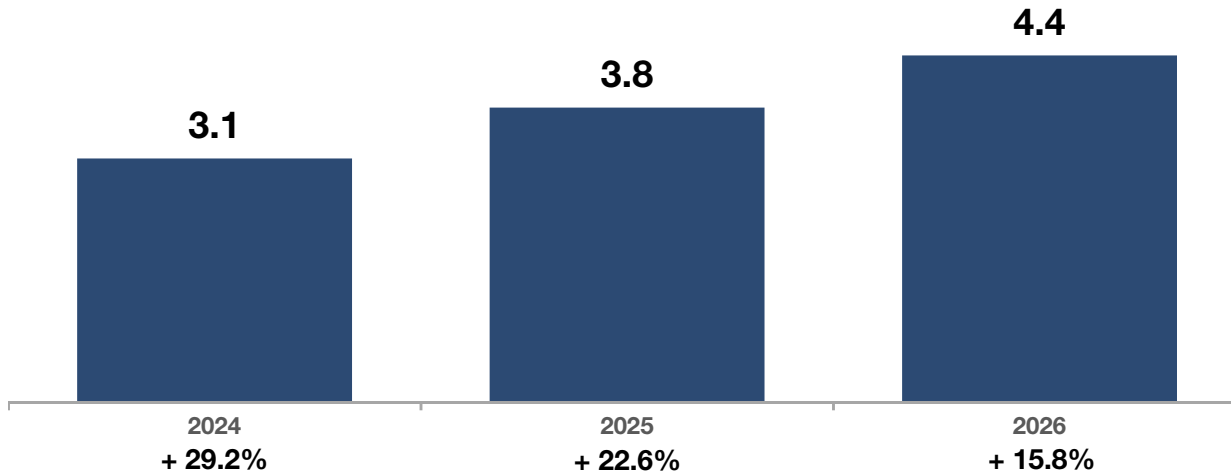


# Months Supply of Inventory

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



Month	Months Supply	Prior Year	Percent Change
May 2025	4.0	3.3	+21.2%
June 2025	4.1	3.5	+17.1%
July 2025	4.3	3.7	+16.2%
August 2025	4.3	3.8	+13.2%
September 2025	4.2	3.8	+10.5%
October 2025	4.3	3.6	+19.4%
November 2025	4.2	3.5	+20.0%
December 2025	3.9	3.3	+18.2%
January 2026	4.0	3.3	+21.2%
February 2026	3.9	3.6	+8.3%
March 2026	3.9	3.5	+11.4%
<b>April 2026</b>	<b>4.4</b>	<b>3.8</b>	<b>+15.8%</b>
12-Month Avg*	4.1	3.6	+13.9%

\* 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

