

Monthly Indicators



March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings were up 10.2 percent to 1,002. Pending Sales increased 15.1 percent to 770. Inventory grew 16.5 percent to 2,170 units.

Median Sales Price was up 2.4 percent to \$297,000. Days on Market increased 51.0 percent to 74 days. Months Supply of Inventory was up 8.6 percent to 3.8 months.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Quick Facts

- 8.3%	+ 2.4%	+ 8.6%
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.



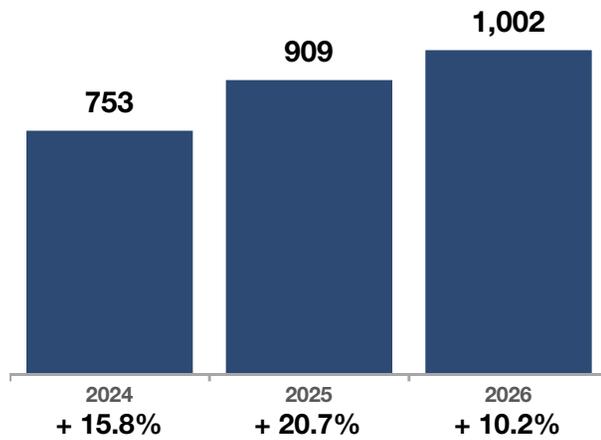
Key Metrics	Historical Sparkbars			03-2025	03-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	03-2024	03-2025	03-2026						
New Listings				909	1,002	+ 10.2%	2,629	2,634	+ 0.2%
Pending Sales				669	770	+ 15.1%	1,787	1,856	+ 3.9%
Closed Sales				653	599	- 8.3%	1,505	1,419	- 5.7%
Days on Market				49	74	+ 51.0%	49	68	+ 38.8%
Median Sales Price				\$289,900	\$297,000	+ 2.4%	\$290,000	\$289,999	- 0.0%
Average Sales Price				\$310,579	\$314,058	+ 1.1%	\$311,057	\$311,267	+ 0.1%
Pct. of List Price Received				98.4%	98.3%	- 0.1%	98.1%	98.3%	+ 0.2%
Housing Affordability Index				110	111	+ 0.9%	110	113	+ 2.7%
Inventory of Homes for Sale				1,863	2,170	+ 16.5%	--	--	--
Months Supply of Inventory				3.5	3.8	+ 8.6%	--	--	--

New Listings

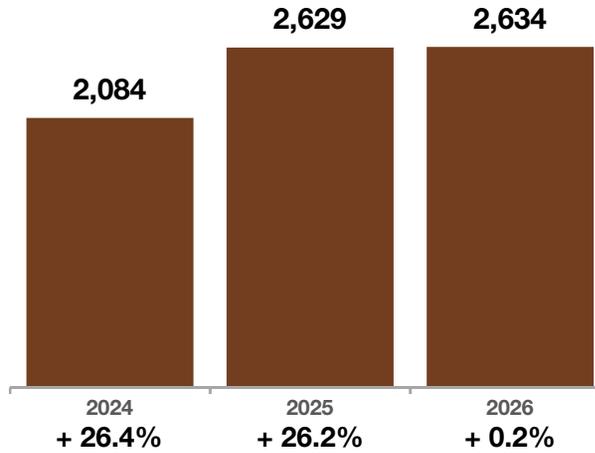
A count of the properties that have been newly listed on the market in a given month.



March



Year to Date



	New Listings	Prior Year	Percent Change
April 2025	1,024	850	+20.5%
May 2025	1,116	740	+50.8%
June 2025	910	805	+13.0%
July 2025	1,058	793	+33.4%
August 2025	918	763	+20.3%
September 2025	860	683	+25.9%
October 2025	918	704	+30.4%
November 2025	763	600	+27.2%
December 2025	639	595	+7.4%
January 2026	810	836	-3.1%
February 2026	822	884	-7.0%
March 2026	1,002	909	+10.2%
12-Month Avg	903	764	+18.3%

Historical New Listings by Month

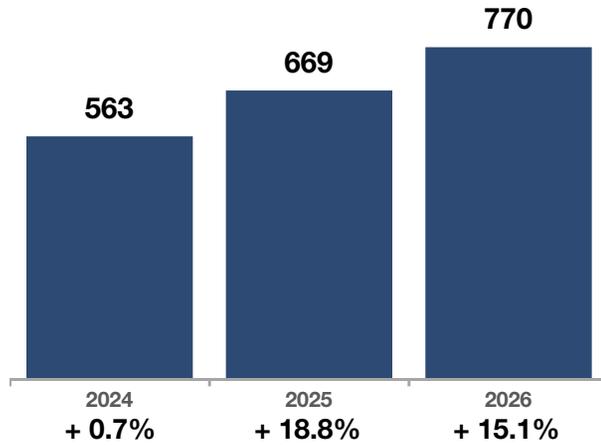


Pending Sales

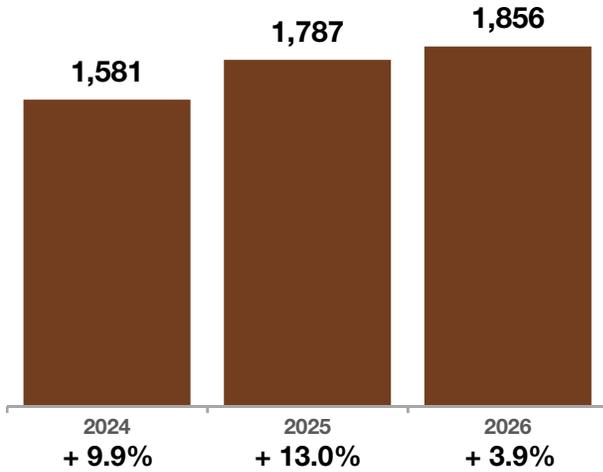
A count of the properties on which offers have been accepted in a given month.



March

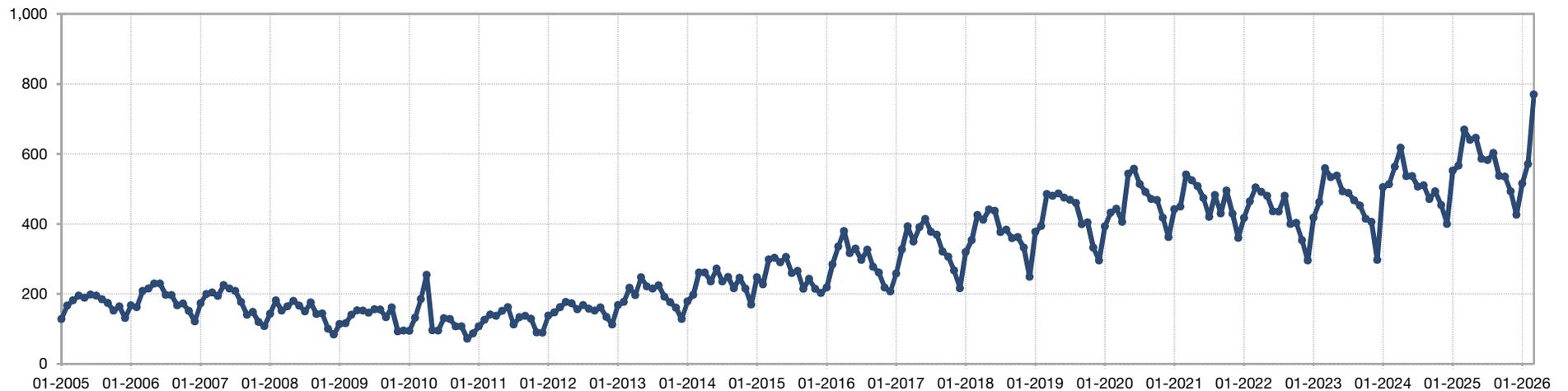


Year to Date



	Pending Sales	Prior Year	Percent Change
April 2025	640	617	+3.7%
May 2025	646	536	+20.5%
June 2025	586	536	+9.3%
July 2025	582	506	+15.0%
August 2025	602	510	+18.0%
September 2025	537	471	+14.0%
October 2025	535	493	+8.5%
November 2025	493	454	+8.6%
December 2025	426	400	+6.5%
January 2026	515	552	-6.7%
February 2026	571	566	+0.9%
March 2026	770	669	+15.1%
12-Month Avg	575	526	+9.4%

Historical Pending Sales by Month

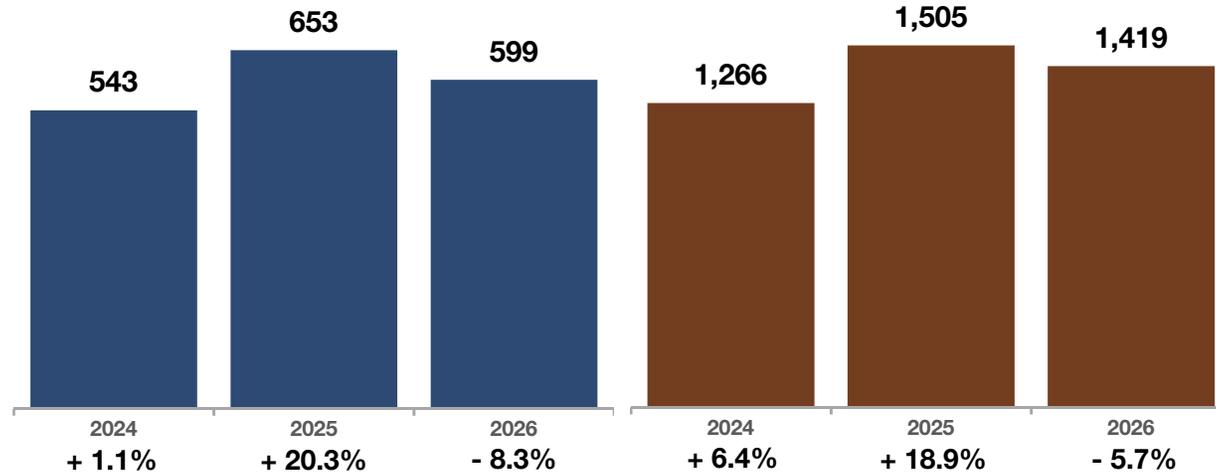


Closed Sales

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

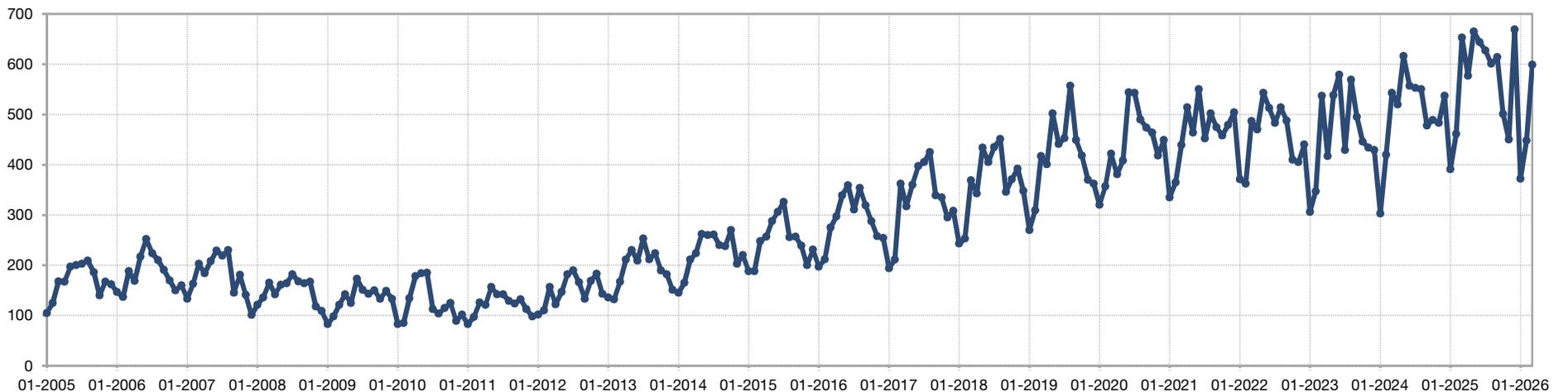


March



	Closed Sales	Prior Year	Percent Change
April 2025	577	520	+11.0%
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	372	391	-4.9%
February 2026	448	461	-2.8%
March 2026	599	653	-8.3%
12-Month Avg	564	524	+7.6%

Historical Closed Sales by Month



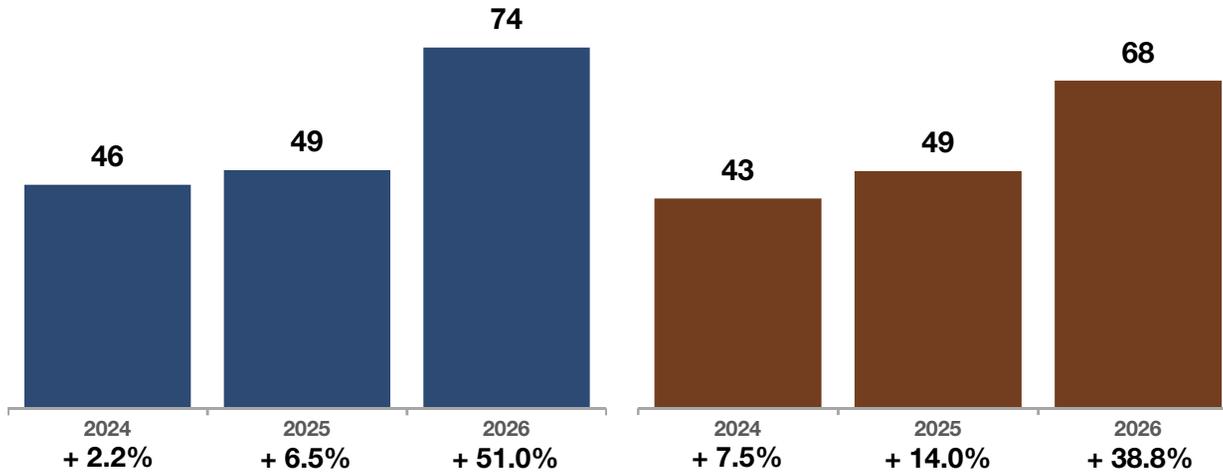
Days on Market Until Sale

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



March

Year to Date



Month	Days on Market	Prior Year	Percent Change
April 2025	36	39	-7.7%
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%
12-Month Avg*	48	42	+14.3%

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

Historical Days on Market Until Sale by Month



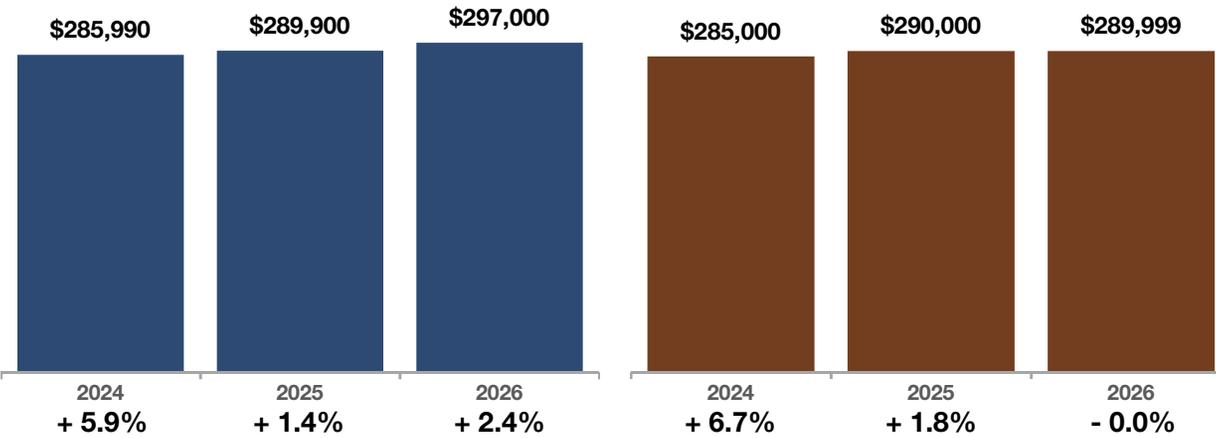
Median Sales Price

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



March

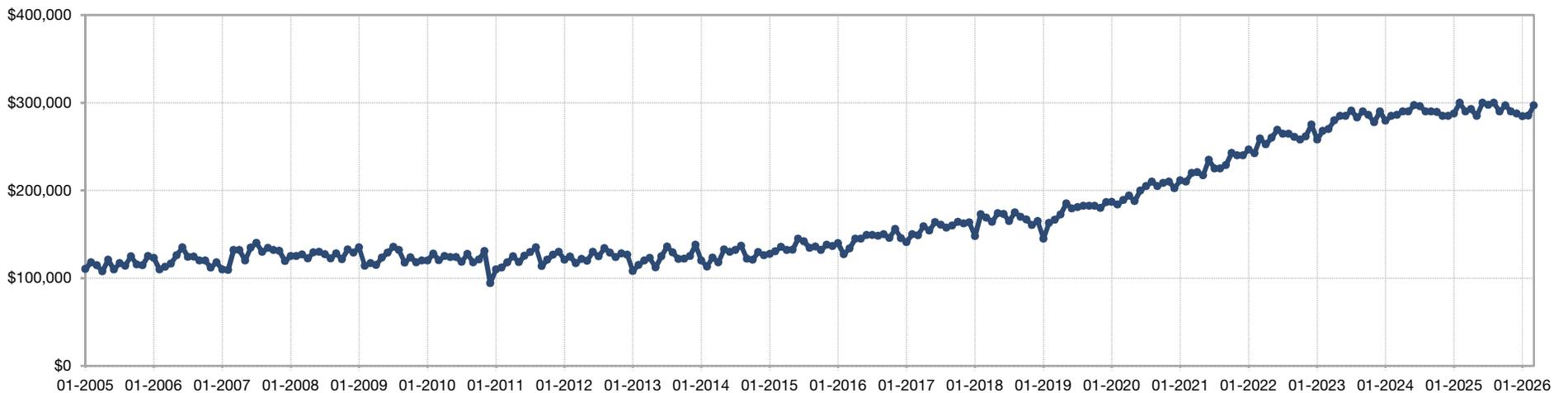
Year to Date



	Median Sales Price	Prior Year	Percent Change
April 2025	\$292,700	\$289,900	+1.0%
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	\$284,578	\$287,500	-1.0%
February 2026	\$285,295	\$299,900	-4.9%
March 2026	\$297,000	\$289,900	+2.4%
12-Month Med*	\$292,000	\$290,000	+0.7%

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

Historical Median Sales Price by Month

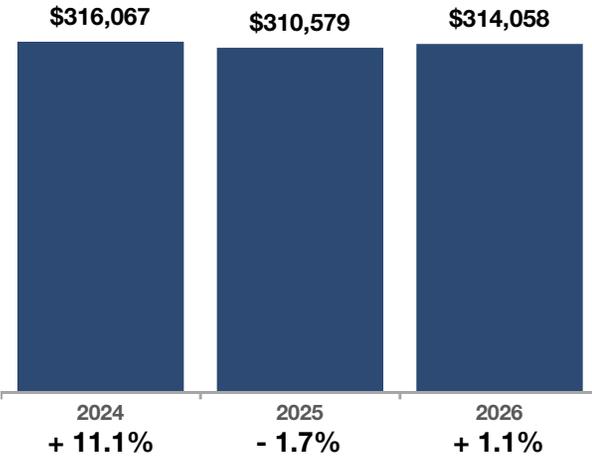


Average Sales Price

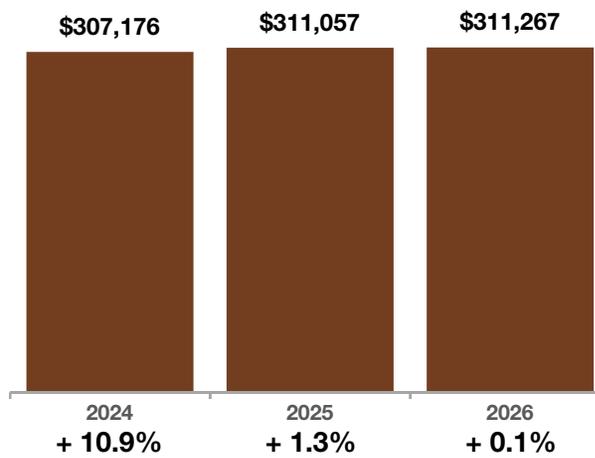
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March



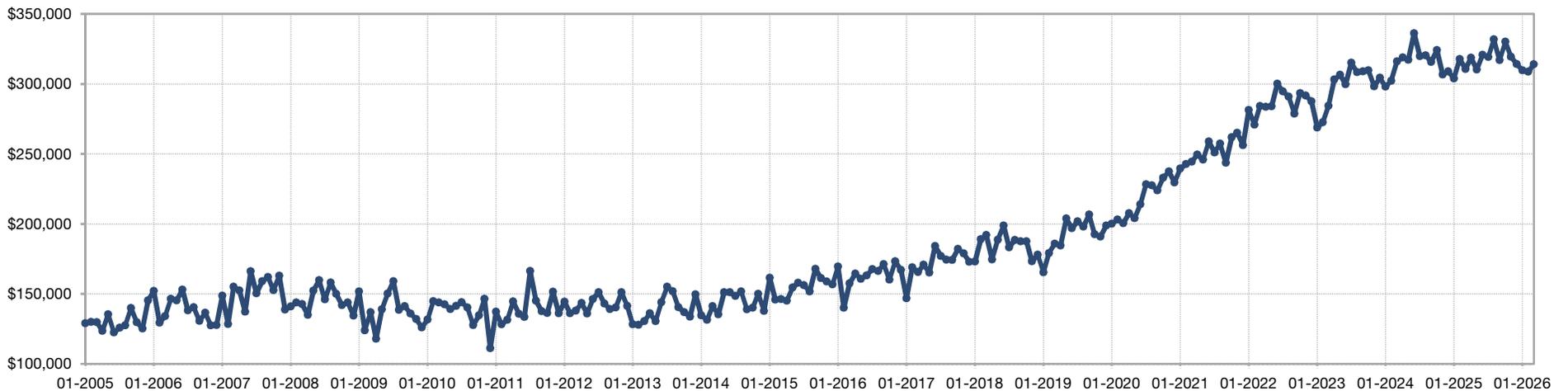
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
April 2025	\$318,770	\$318,962	-0.1%
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	\$314,172	\$308,962	+1.7%
January 2026	\$309,719	\$303,948	+1.9%
February 2026	\$308,820	\$317,765	-2.8%
March 2026	\$314,058	\$310,579	+1.1%
12-Month Avg*	\$317,850	\$316,676	+0.4%

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

Historical Average Sales Price by Month

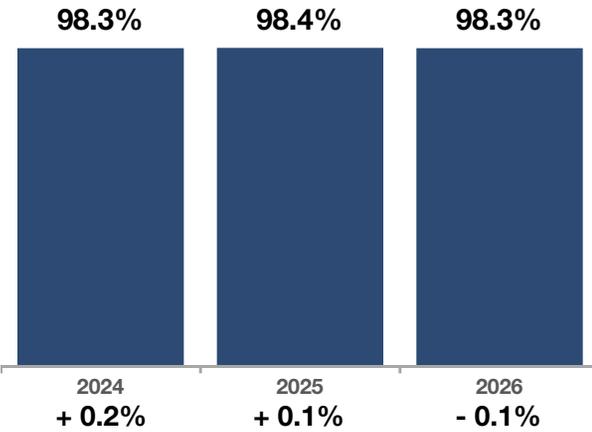


Percent of List Price Received

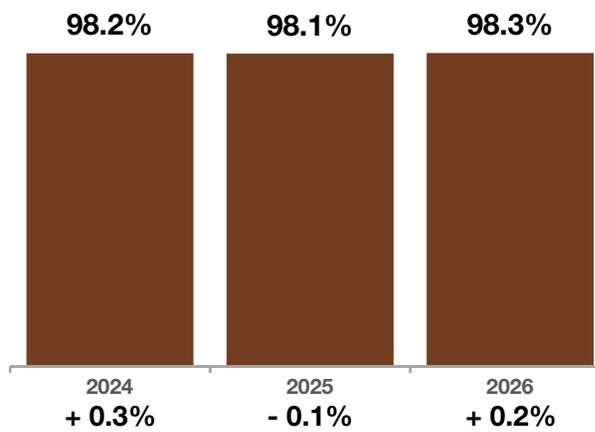


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March



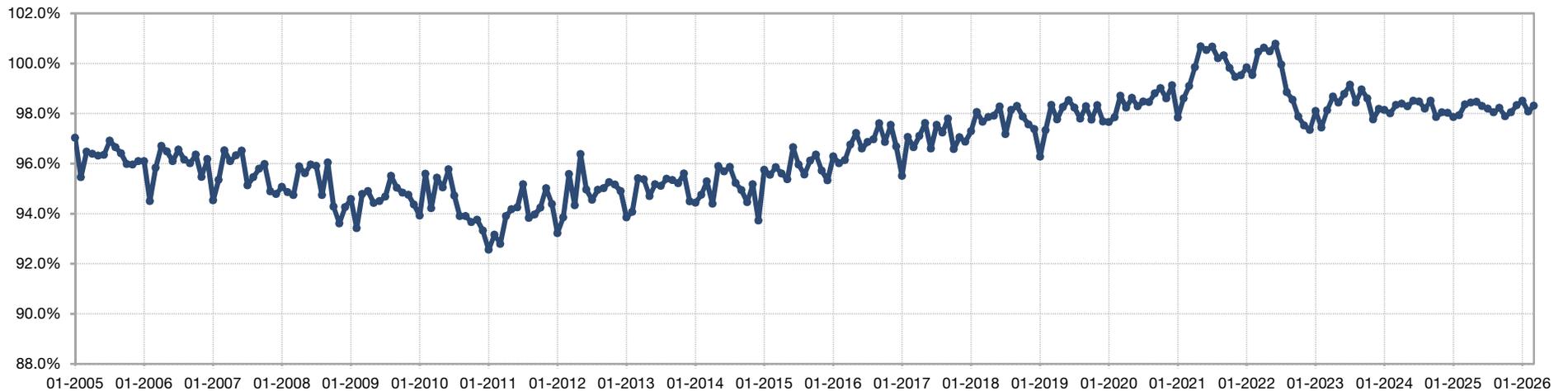
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
April 2025	98.4%	98.4%	0.0%
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%
12-Month Avg*	98.2%	98.2%	0.0%

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

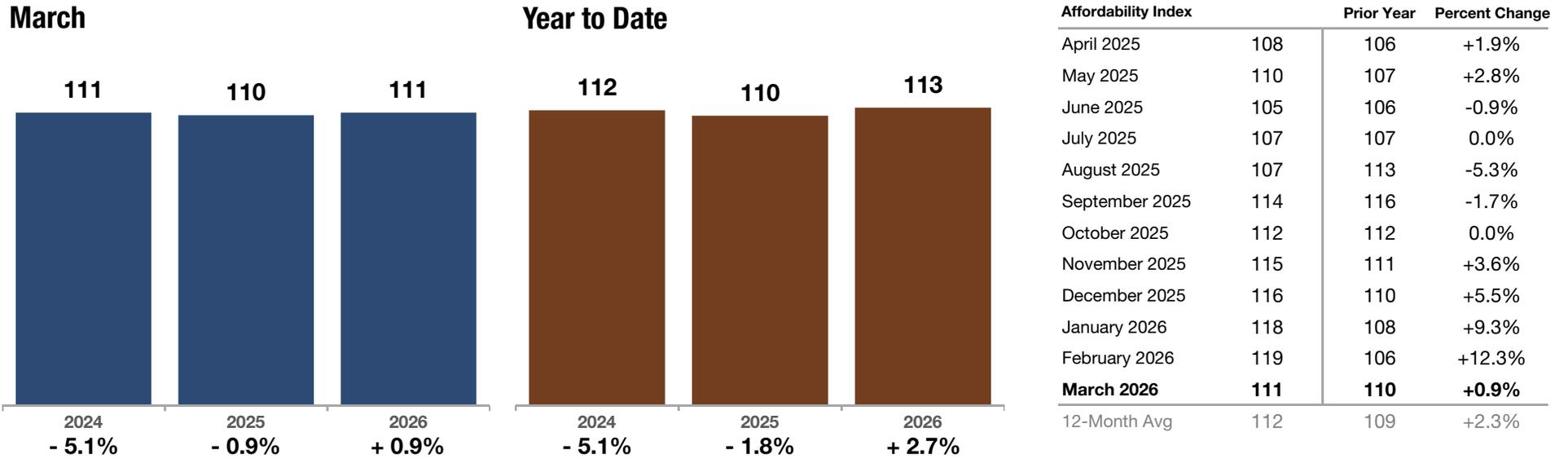
Historical Percent of List Price Received by Month



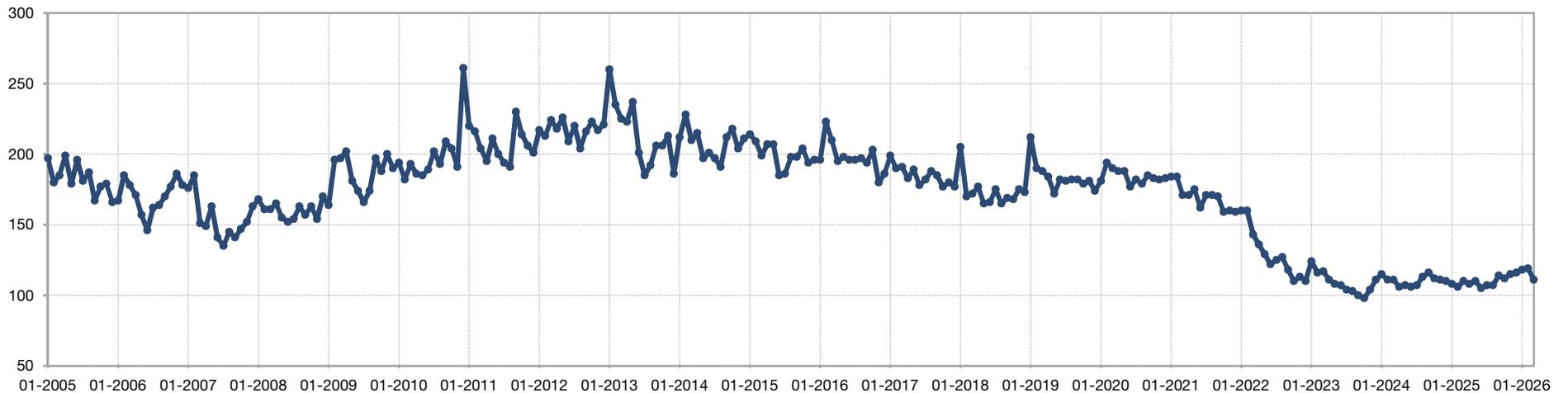
Housing Affordability Index



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.



Historical Housing Affordability Index by Month

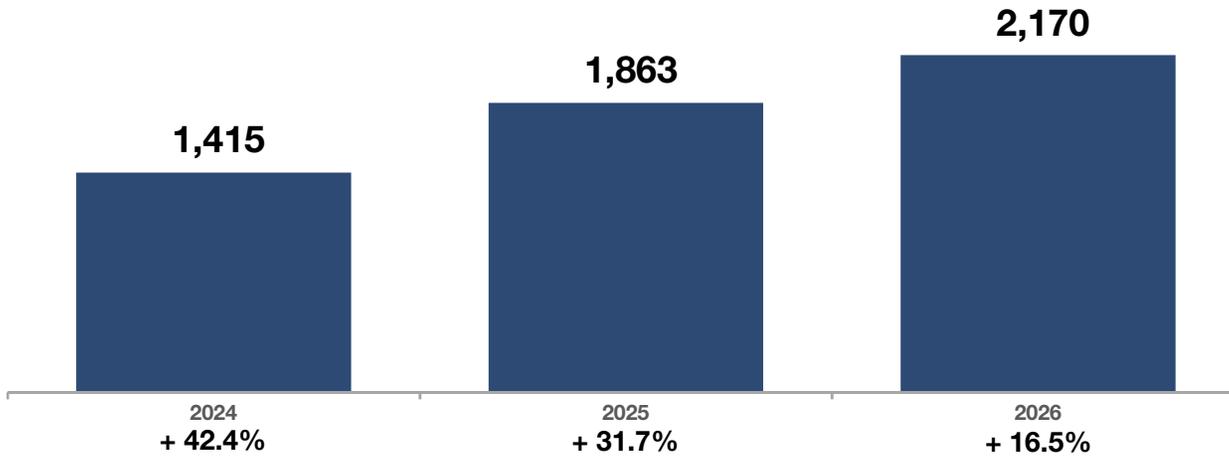


Inventory of Homes for Sale

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



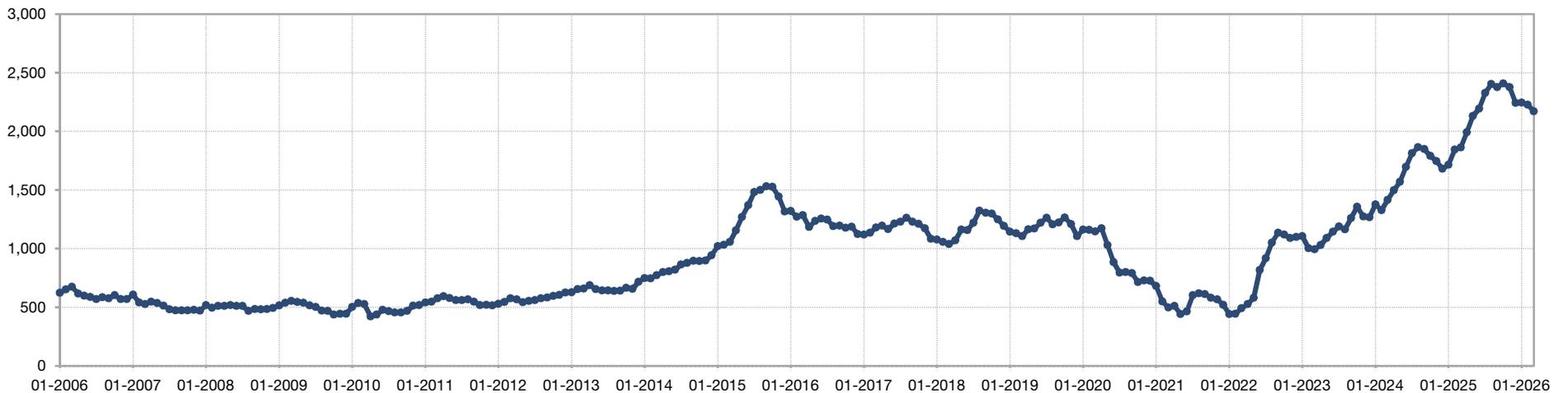
March



Homes for Sale	Prior Year	Percent Change
April 2025	1,498	+33.0%
May 2025	1,569	+35.8%
June 2025	1,696	+29.3%
July 2025	1,814	+28.3%
August 2025	1,864	+29.0%
September 2025	1,849	+28.6%
October 2025	1,791	+34.5%
November 2025	1,746	+36.1%
December 2025	1,682	+33.4%
January 2026	1,714	+31.0%
February 2026	1,844	+20.8%
March 2026	1,863	+16.5%
12-Month Avg*	1,744	+29.5%

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

Historical Inventory of Homes for Sale by Month

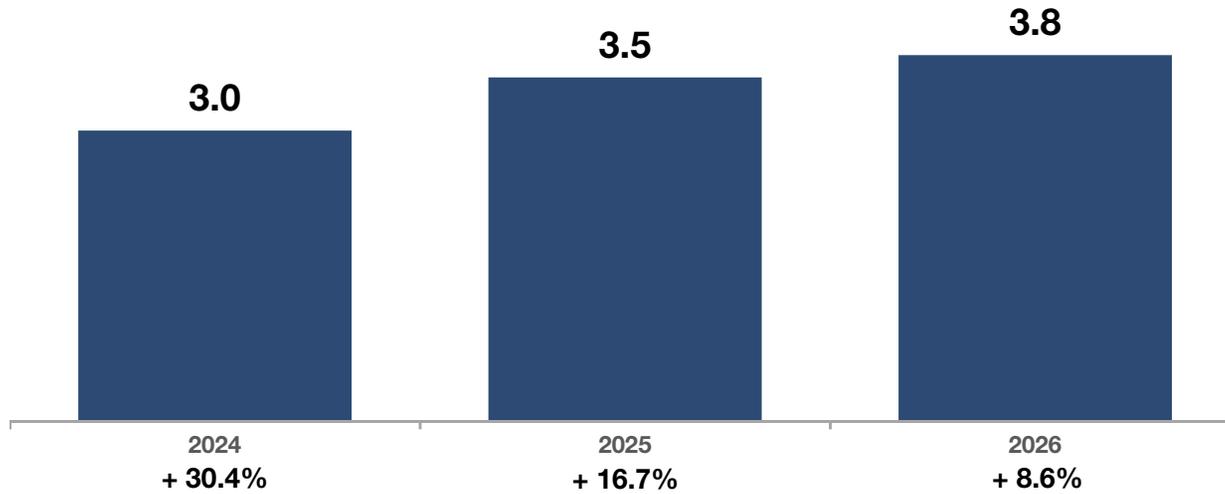


Months Supply of Inventory

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.



March



Month	Months Supply	Prior Year	Percent Change
April 2025	3.8	3.1	+22.6%
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	3.8	3.5	+8.6%
12-Month Avg*	4.1	3.5	+17.1%

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

Historical Months Supply of Inventory by Month

