Monthly Indicators

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July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings decreased 5.8 percent for Single-Family homes but increased 9.0 percent for Condo homes. Pending Sales increased 2.1 percent for Single-Family homes and 0.9 percent for Condo homes. Inventory decreased 2.9 percent for Single-Family homes but increased 2.6 percent for Condo homes.

Median Sales Price remained flat at $375,000 for Single-Family homes but decreased 3.3 percent to $231,000 for Condo properties. Days on Market decreased 4.9 percent for Single-Family homes and 1.5 percent for Condo homes. Months Supply of Inventory decreased 4.5 percent for Single-Family homes and 5.0 percent for Condo homes.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

- 3.5%	- 11.2%	+ 17.3%
Change in **Closed Sales** All Properties	Change in **Closed Sales** Single-Family Only	Change in **Closed Sales** Condo Only

A research tool provided by the Coastal Carolinas Association of REALTORS®. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key market metrics for the current month and year-to-date figures. Single-family homes only.

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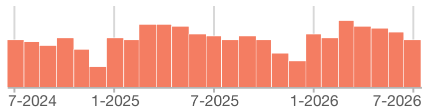
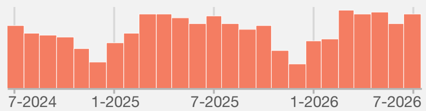
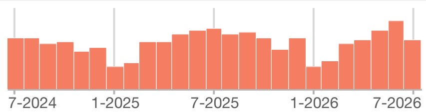
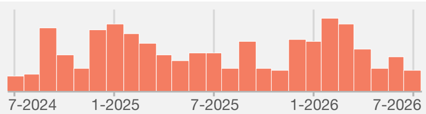
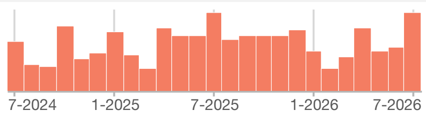
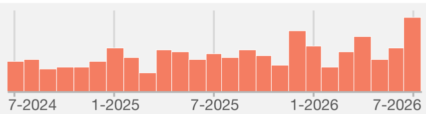
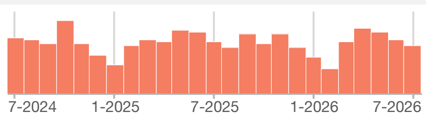
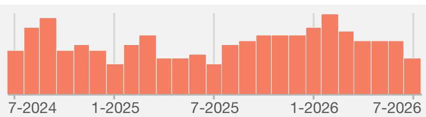
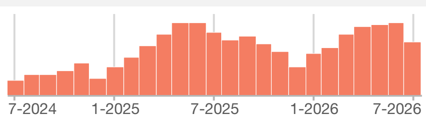
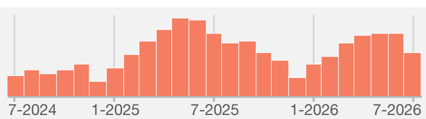
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,315	**1,239**	- 5.8%	9,728	**9,833**	+ 1.1%
Pending Sales		1,041	**1,063**	+ 2.1%	6,887	**6,968**	+ 1.2%
Closed Sales		1,074	**954**	- 11.2%	6,369	**6,411**	+ 0.7%
Days on Market Until Sale		123	**117**	- 4.9%	124	**124**	0.0%
Median Sales Price		$374,995	**$375,000**	+ 0.0%	$365,000	**$360,000**	- 1.4%
Average Sales Price		$442,950	**$482,711**	+ 9.0%	$439,754	**$450,966**	+ 2.5%
Percent of List Price Received		97.3%	**97.3%**	0.0%	97.3%	**97.3%**	0.0%
Housing Affordability Index		77	**78**	+ 1.3%	79	**81**	+ 2.5%
Inventory of Homes for Sale		4,040	**3,922**	- 2.9%	—	**—**	—
Months Supply of Inventory		4.4	**4.2**	- 4.5%	—	**—**	—

Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condo properties only.

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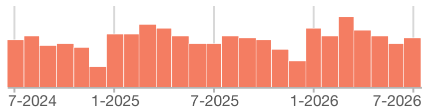
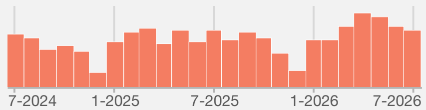
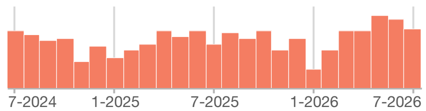
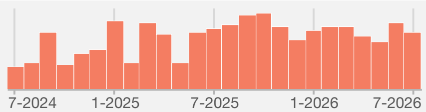
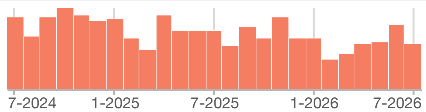
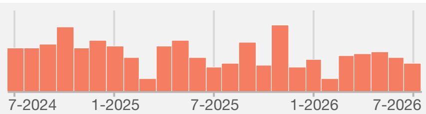
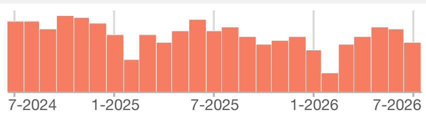
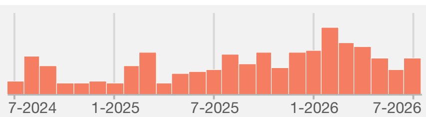
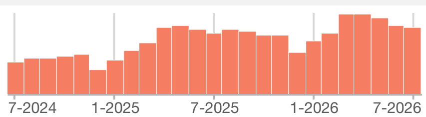
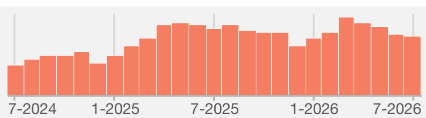
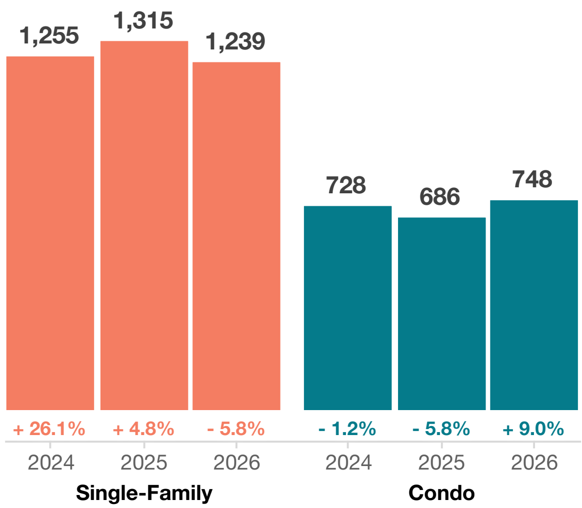
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		686	**748**	+ 9.0%	5,487	**5,687**	+ 3.6%
Pending Sales		453	**457**	+ 0.9%	3,015	**3,272**	+ 8.5%
Closed Sales		399	**468**	+ 17.3%	2,833	**3,062**	+ 8.1%
Days on Market Until Sale		134	**132**	- 1.5%	129	**133**	+ 3.1%
Median Sales Price		$239,000	**$231,000**	- 3.3%	$239,500	**$232,000**	- 3.1%
Average Sales Price		$262,958	**$266,344**	+ 1.3%	$272,172	**$268,949**	- 1.2%
Percent of List Price Received		96.2%	**95.9%**	- 0.3%	96.1%	**95.9%**	- 0.2%
Housing Affordability Index		121	**126**	+ 4.1%	121	**125**	+ 3.3%
Inventory of Homes for Sale		3,211	**3,295**	+ 2.6%	—	**—**	—
Months Supply of Inventory		8.0	**7.6**	- 5.0%	—	**—**	—

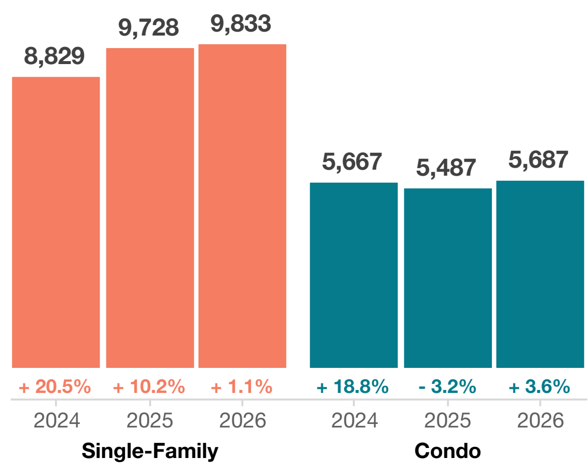
New Listings

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

July

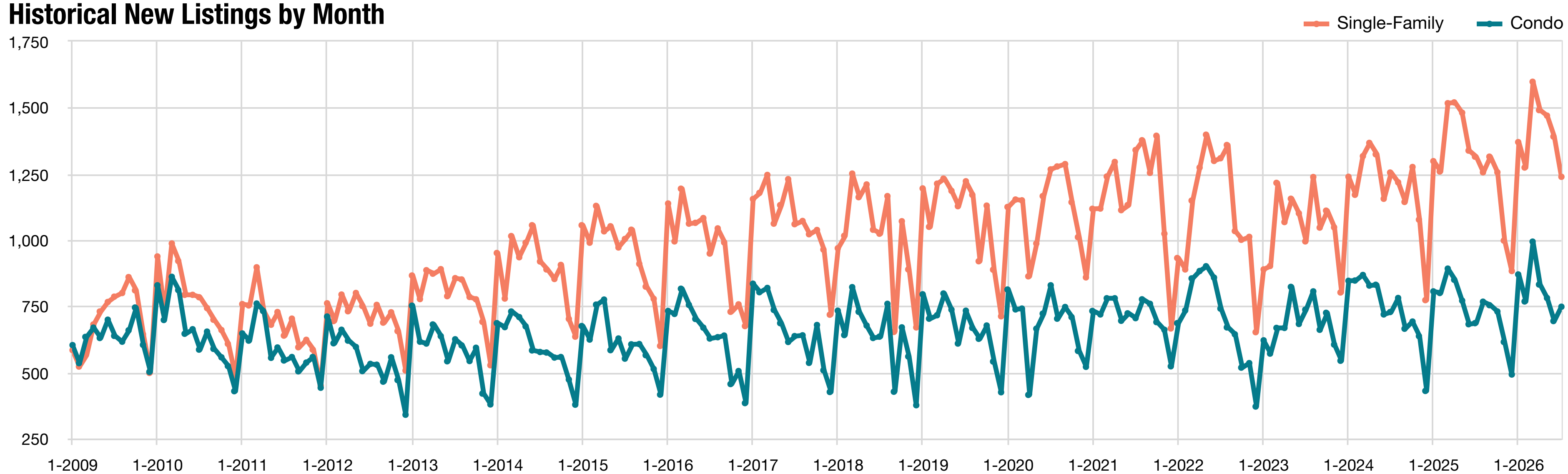


Year to Date



New Listings	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2025	1,256	+ 3.1%	767	- 1.8%
Sep-2025	1,315	+ 14.9%	754	+ 13.4%
Oct-2025	1,256	- 1.6%	730	+ 5.5%
Nov-2025	998	- 7.3%	615	- 3.5%
Dec-2025	883	+ 14.2%	492	+ 14.4%
Jan-2026	1,370	+ 5.5%	870	+ 7.9%
Feb-2026	1,274	+ 1.2%	768	- 4.0%
Mar-2026	1,598	+ 5.3%	994	+ 11.4%
Apr-2026	1,491	- 1.9%	832	- 2.1%
May-2026	1,470	- 0.7%	781	+ 1.3%
Jun-2026	1,391	+ 4.0%	694	+ 1.8%
Jul-2026	**1,239**	**- 5.8%**	**748**	**+ 9.0%**
12-Month Avg	1,295	+ 2.1%	754	+ 4.1%

Historical New Listings by Month



Pending Sales

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

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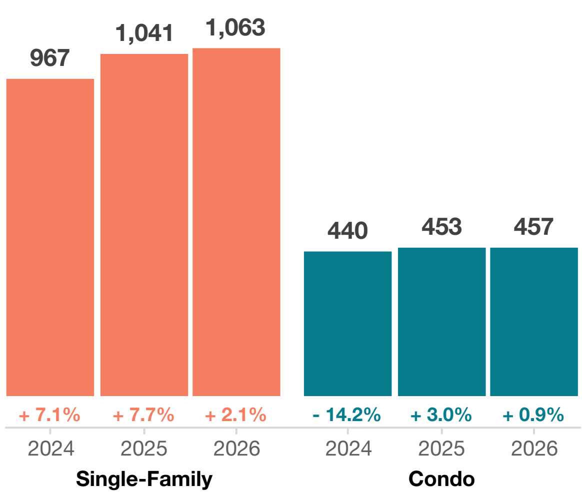
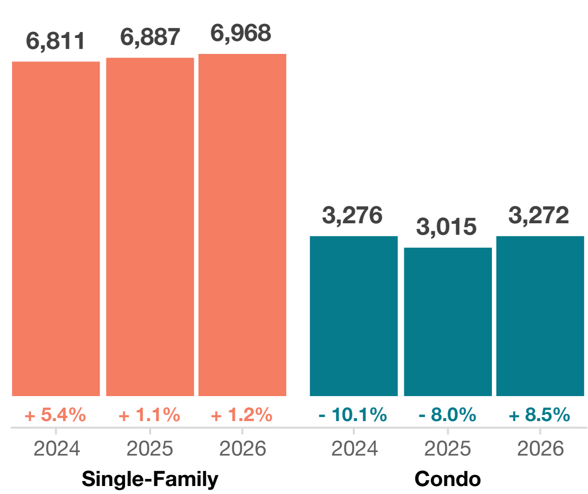
July

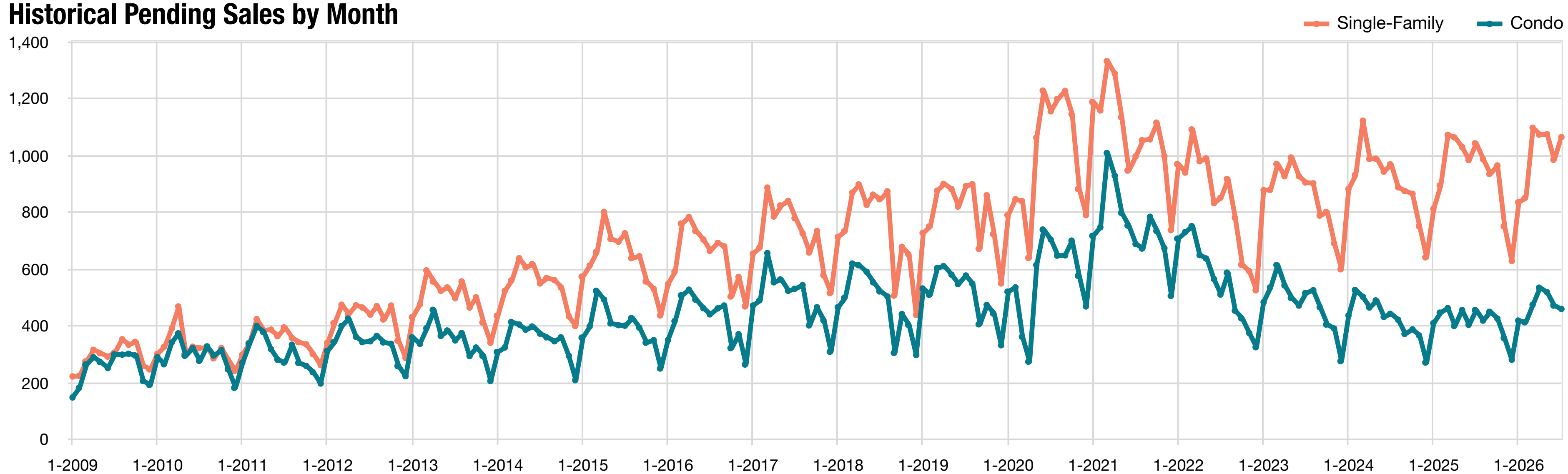


Year to Date



Pending Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2025	985	+ 11.2%	416	- 0.7%
Sep-2025	933	+ 6.9%	447	+ 21.1%
Oct-2025	963	+ 11.6%	423	+ 9.9%
Nov-2025	748	- 0.1%	354	- 2.7%
Dec-2025	626	- 2.0%	278	+ 3.7%
Jan-2026	833	+ 2.8%	416	+ 2.2%
Feb-2026	848	- 5.0%	410	- 7.7%
Mar-2026	1,096	+ 2.3%	472	+ 2.6%
Apr-2026	1,072	+ 0.9%	532	+ 34.0%
May-2026	1,073	+ 4.4%	516	+ 13.9%
Jun-2026	983	+ 0.1%	469	+ 17.0%
Jul-2026	**1,063**	**+ 2.1%**	**457**	**+ 0.9%**
12-Month Avg	935	+ 3.0%	433	+ 7.7%

Historical Pending Sales by Month



Closed Sales

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

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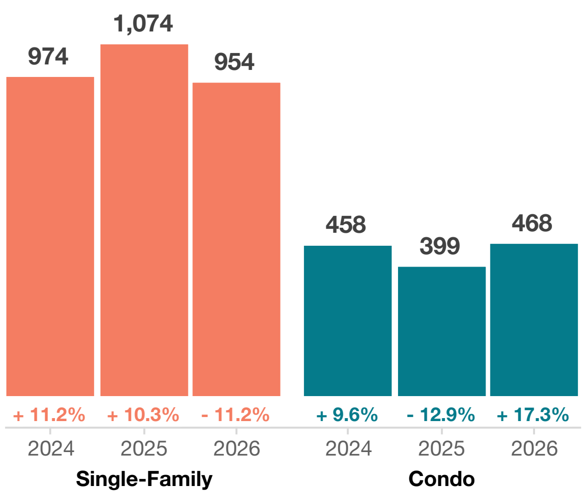
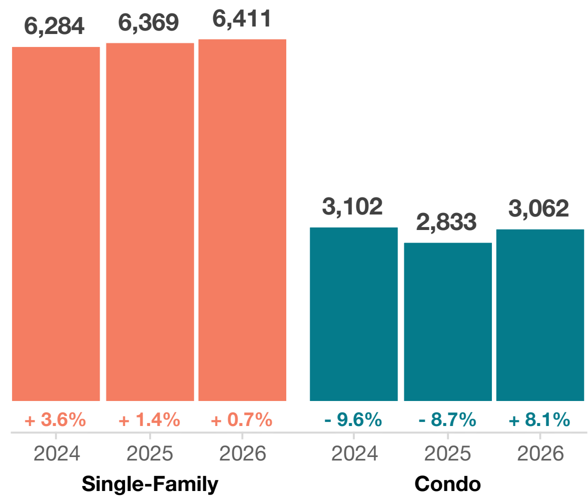
July

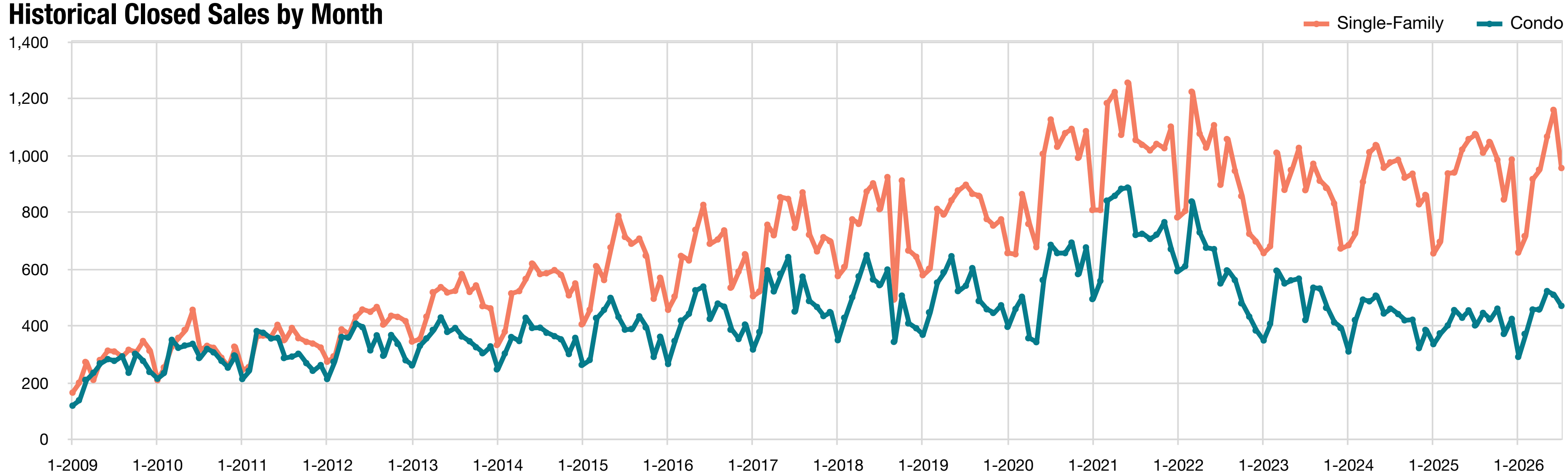


Year to Date



Closed Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2025	1,008	+ 2.5%	443	+ 0.9%
Sep-2025	1,046	+ 13.7%	420	+ 0.7%
Oct-2025	983	+ 5.2%	458	+ 9.3%
Nov-2025	843	+ 2.1%	369	+ 15.7%
Dec-2025	984	+ 14.6%	422	+ 10.2%
Jan-2026	656	+ 0.5%	288	- 13.5%
Feb-2026	714	+ 2.9%	369	- 0.5%
Mar-2026	915	- 2.1%	455	+ 14.0%
Apr-2026	948	+ 1.1%	455	+ 0.4%
May-2026	1,065	+ 4.5%	520	+ 22.1%
Jun-2026	1,159	+ 9.8%	507	+ 12.2%
Jul-2026	**954**	**- 11.2%**	**468**	**+ 17.3%**
12-Month Avg	940	+ 3.5%	431	+ 7.5%

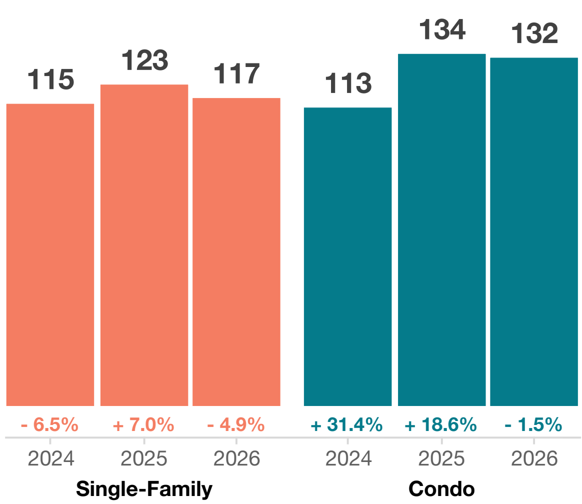
Historical Closed Sales by Month



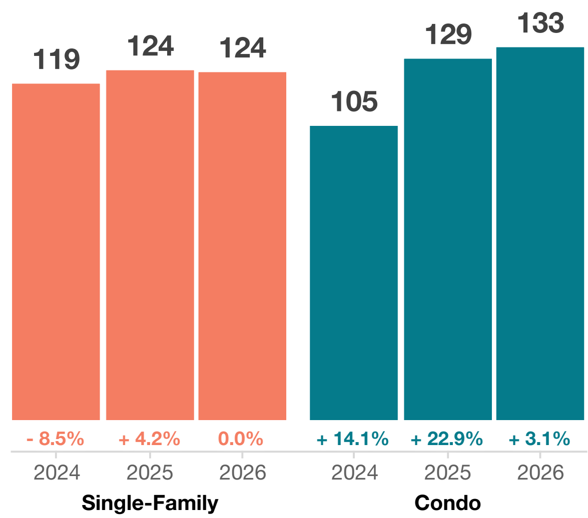
Days on Market Until Sale

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

July



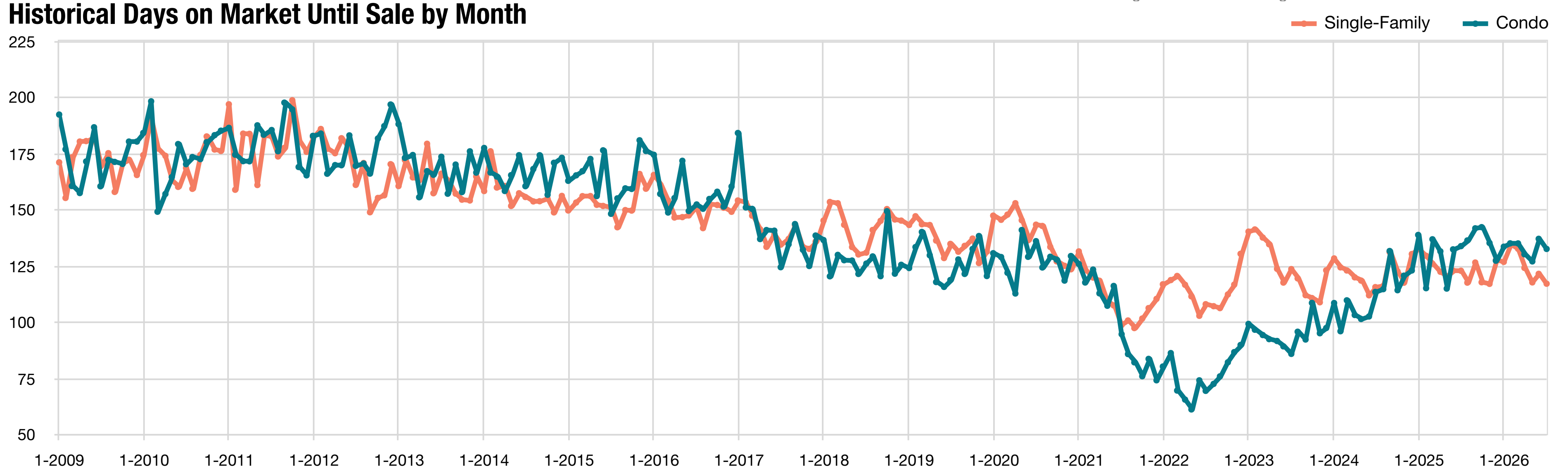
Year to Date



Days on Market	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2025	117	+ 0.9%	136	+ 19.3%
Sep-2025	126	- 3.8%	142	+ 8.4%
Oct-2025	118	- 3.3%	142	+ 24.6%
Nov-2025	117	0.0%	135	+ 11.6%
Dec-2025	127	- 2.3%	127	+ 3.3%
Jan-2026	127	- 3.8%	133	- 4.3%
Feb-2026	134	+ 3.9%	135	+ 17.4%
Mar-2026	132	+ 4.8%	135	- 1.5%
Apr-2026	124	+ 1.6%	130	- 0.8%
May-2026	118	- 1.7%	127	+ 10.4%
Jun-2026	121	- 1.6%	137	+ 3.8%
Jul-2026	**117**	**- 4.9%**	**132**	**- 1.5%**
12-Month Avg*	123	- 0.9%	134	+ 7.0%

* Days on Market for all properties from August 2025 through July 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.

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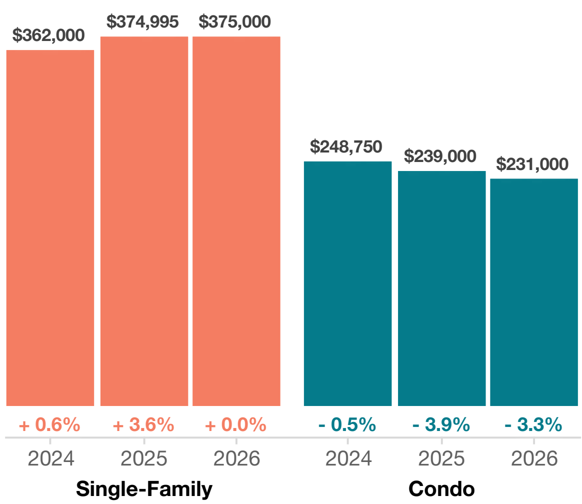
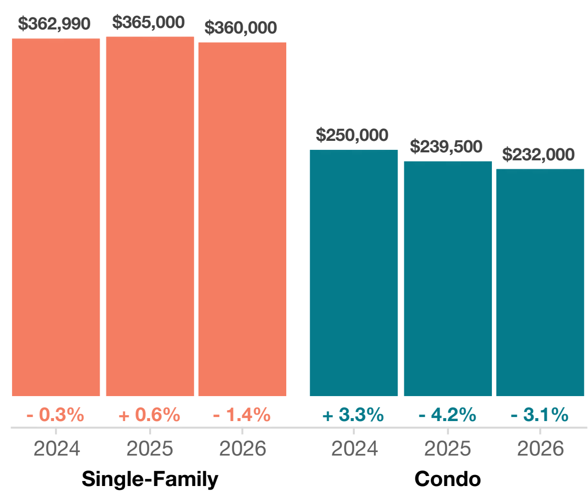
July



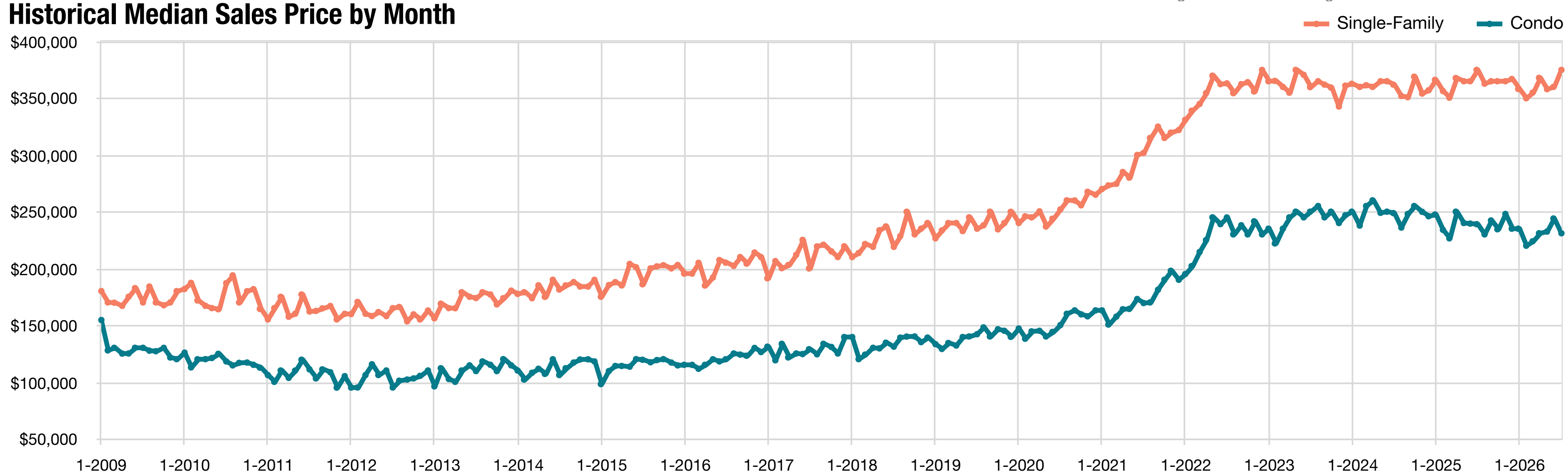
Year to Date



Median Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2025	$362,868	+ 3.1%	$230,000	- 2.5%
Sep-2025	$365,000	+ 4.0%	$242,250	- 2.3%
Oct-2025	$365,000	- 1.1%	$234,500	- 8.0%
Nov-2025	$365,000	+ 3.1%	$248,000	- 0.8%
Dec-2025	$366,950	+ 2.8%	$235,000	- 4.5%
Jan-2026	$358,198	- 2.2%	$235,000	- 5.1%
Feb-2026	$350,000	- 1.8%	$220,000	- 6.0%
Mar-2026	$355,000	+ 1.3%	$223,900	- 1.1%
Apr-2026	$368,000	+ 0.0%	$231,000	- 7.6%
May-2026	$358,000	- 1.9%	$232,500	- 3.1%
Jun-2026	$359,995	- 1.4%	$244,000	+ 1.9%
Jul-2026	**$375,000**	**+ 0.0%**	**$231,000**	**- 3.3%**
12-Month Avg*	$363,000	+ 0.8%	$235,000	- 2.9%

* Median Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

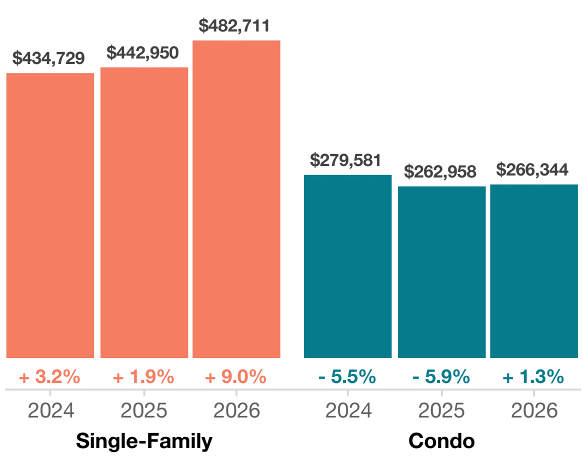


Average Sales Price

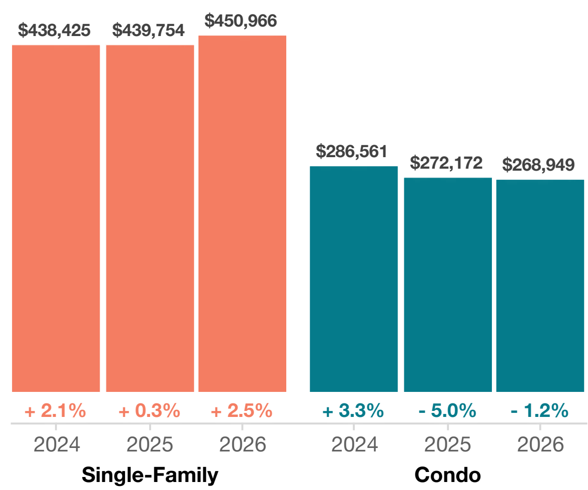
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

CCMLS

July



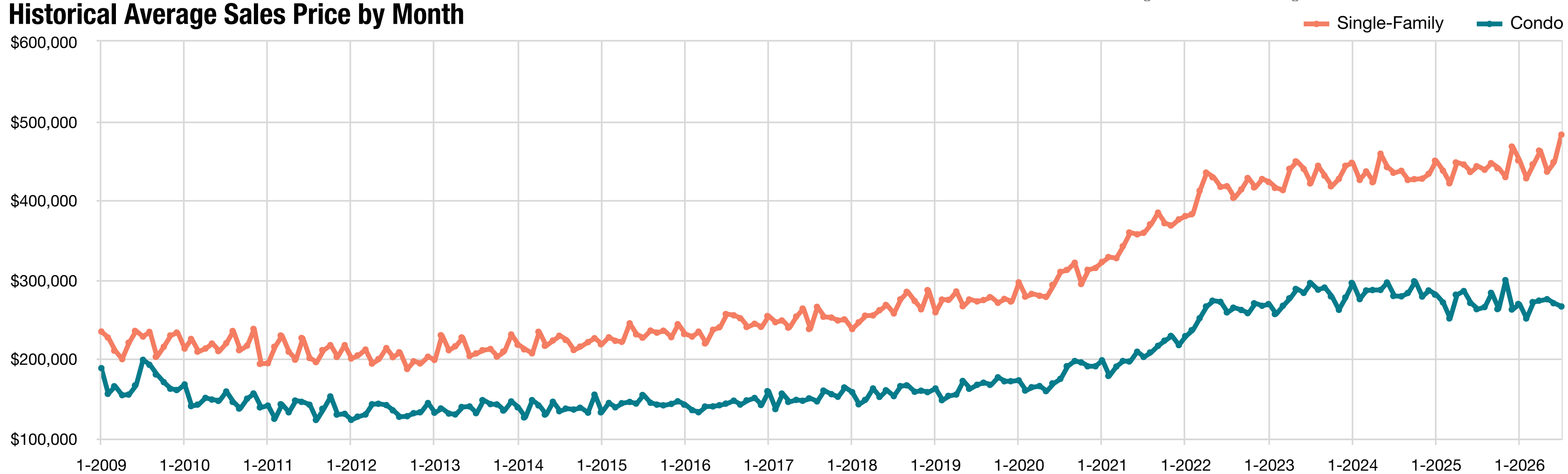
Year to Date



Avg. Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2025	$438,536	+ 0.3%	$265,618	- 4.8%
Sep-2025	$446,815	+ 5.0%	$283,504	+ 0.1%
Oct-2025	$440,586	+ 3.3%	$263,062	- 11.7%
Nov-2025	$429,323	+ 0.5%	$299,509	+ 7.4%
Dec-2025	$467,717	+ 7.9%	$262,524	- 8.4%
Jan-2026	$450,256	+ 0.1%	$269,410	- 4.2%
Feb-2026	$427,788	- 2.2%	$251,240	- 7.4%
Mar-2026	$445,301	+ 5.7%	$271,799	+ 8.2%
Apr-2026	$462,647	+ 3.3%	$273,712	- 2.7%
May-2026	$436,123	- 2.0%	$275,479	- 3.6%
Jun-2026	$448,052	+ 2.8%	$270,468	- 0.1%
Jul-2026	**$482,711**	**+ 9.0%**	**$266,344**	**+ 1.3%**
12-Month Avg*	$448,408	+ 2.9%	$270,981	- 2.4%

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

Historical Average Sales Price by Month

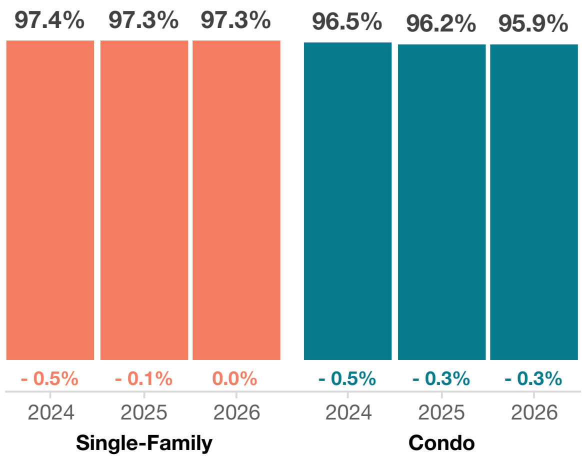


Percent of List Price Received

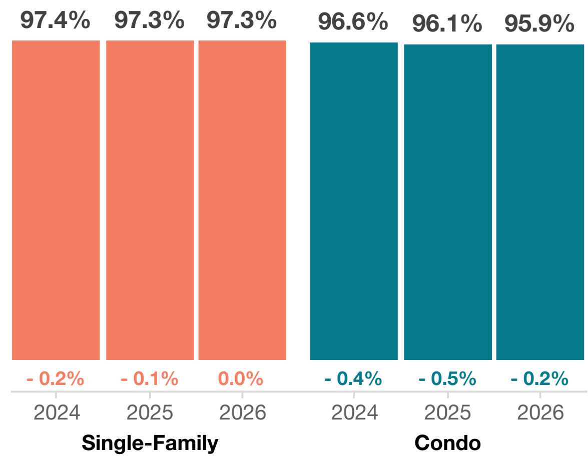
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

CCMLS

July



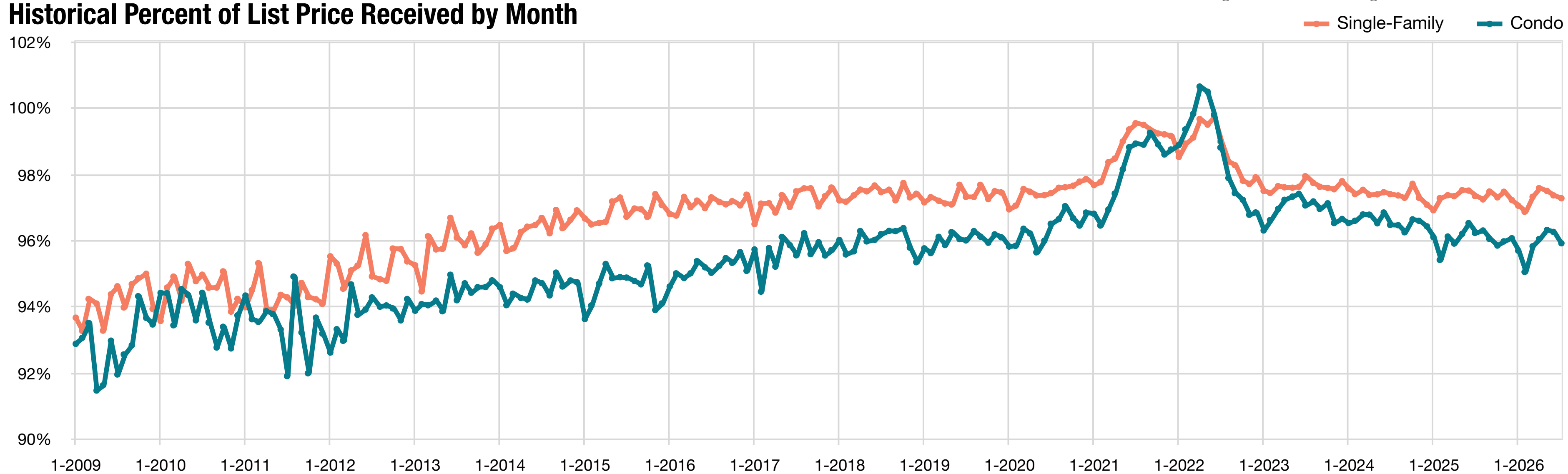
Year to Date



Pct. of List Price Received	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2025	97.2%	- 0.1%	96.3%	- 0.1%
Sep-2025	97.5%	+ 0.2%	96.0%	- 0.2%
Oct-2025	97.3%	- 0.4%	95.8%	- 0.8%
Nov-2025	97.5%	+ 0.2%	96.0%	- 0.6%
Dec-2025	97.2%	+ 0.1%	96.1%	- 0.3%
Jan-2026	97.0%	+ 0.1%	95.7%	- 0.4%
Feb-2026	96.9%	- 0.4%	95.0%	- 0.4%
Mar-2026	97.3%	- 0.1%	95.8%	- 0.3%
Apr-2026	97.6%	+ 0.3%	96.0%	+ 0.1%
May-2026	97.5%	0.0%	96.3%	+ 0.1%
Jun-2026	97.4%	- 0.1%	96.2%	- 0.3%
Jul-2026	**97.3%**	**0.0%**	**95.9%**	**- 0.3%**
12-Month Avg*	97.3%	- 0.0%	96.0%	- 0.3%

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

Historical Percent of List Price Received by Month

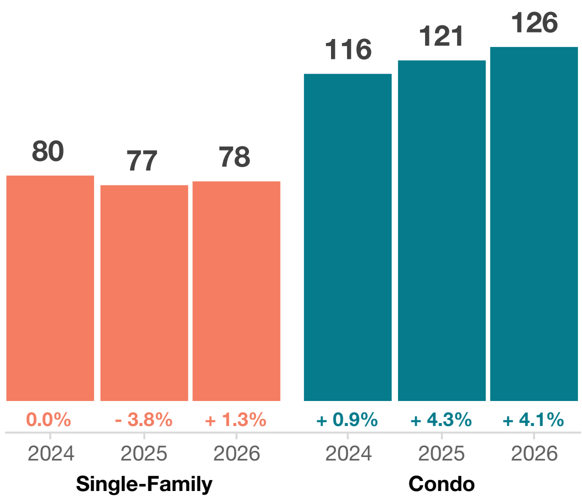


Housing Affordability Index

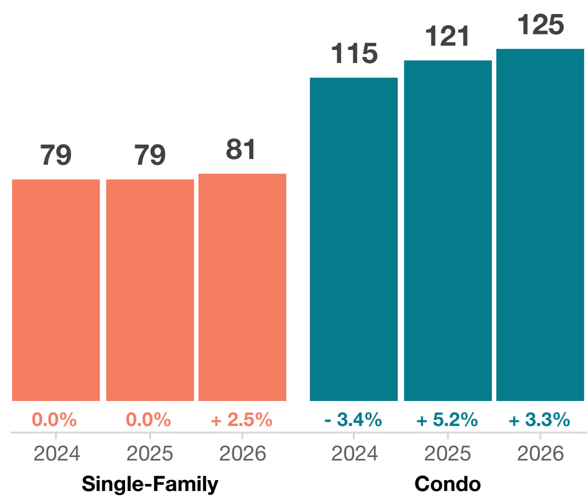
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

CCMLS

July

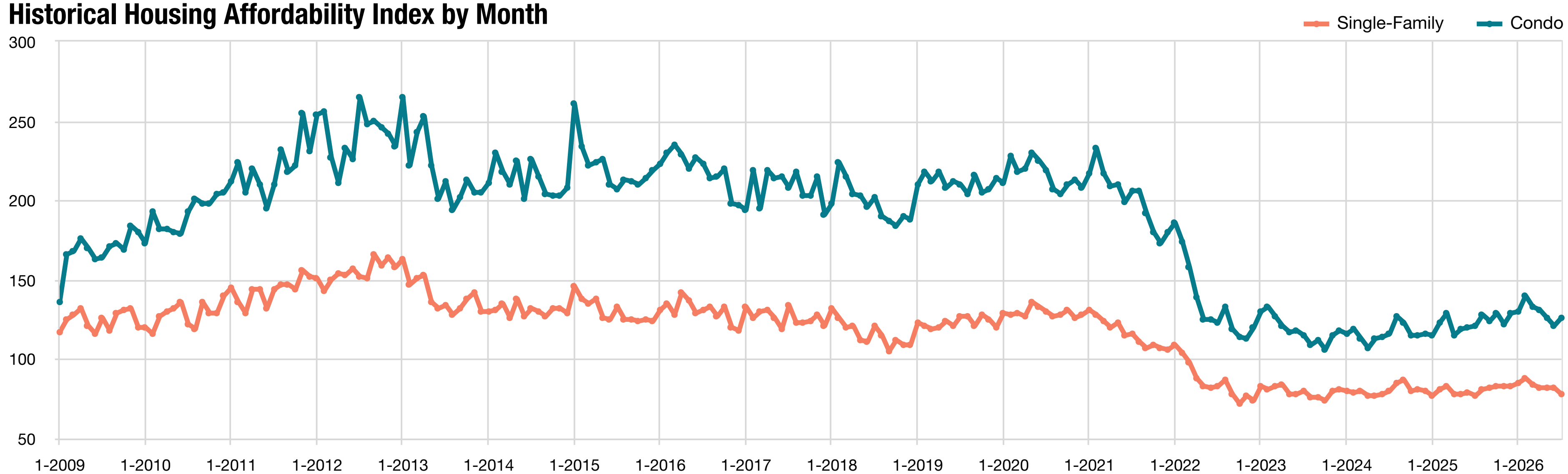


Year to Date



Affordability Index	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2025	81	- 4.7%	128	+ 0.8%
Sep-2025	82	- 5.7%	124	+ 0.8%
Oct-2025	83	+ 3.8%	129	+ 12.2%
Nov-2025	83	+ 2.5%	122	+ 6.1%
Dec-2025	83	+ 3.8%	129	+ 11.2%
Jan-2026	85	+ 10.4%	130	+ 13.0%
Feb-2026	88	+ 8.6%	140	+ 13.8%
Mar-2026	84	+ 1.2%	133	+ 3.1%
Apr-2026	82	+ 5.1%	131	+ 13.9%
May-2026	82	+ 5.1%	126	+ 5.9%
Jun-2026	82	+ 3.8%	121	+ 0.8%
Jul-2026	**78**	**+ 1.3%**	**126**	**+ 4.1%**
12-Month Avg	83	+ 2.5%	128	+ 6.7%

Historical Housing Affordability Index by Month

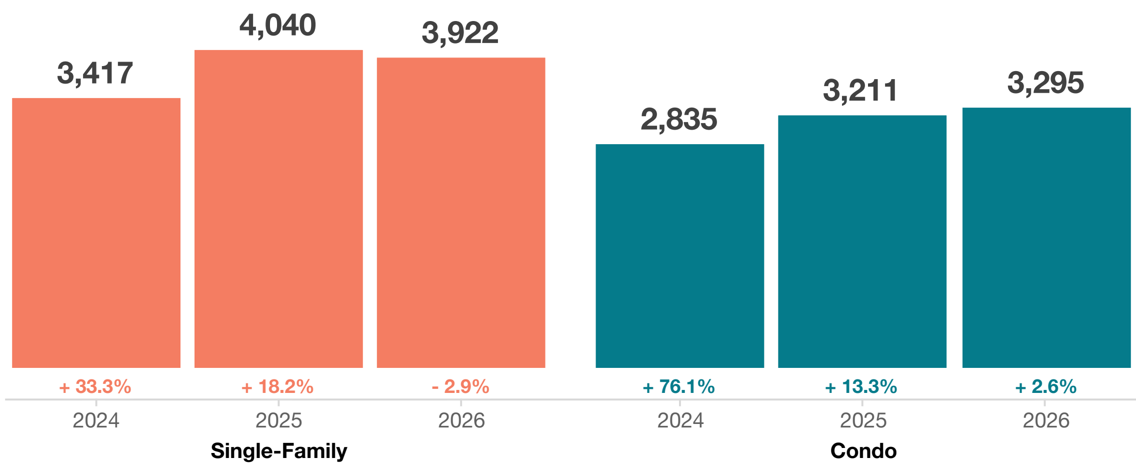


Inventory of Homes for Sale

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

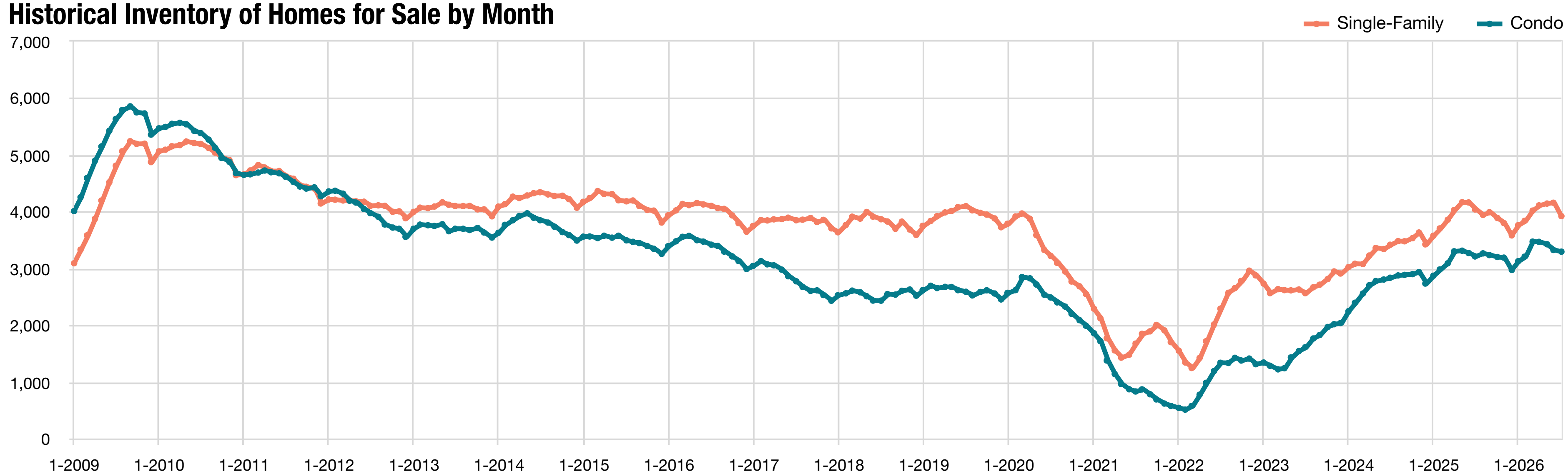
CCMLS

July



Homes for Sale	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2025	3,943	+ 13.3%	3,265	+ 13.5%
Sep-2025	3,991	+ 14.7%	3,235	+ 12.1%
Oct-2025	3,889	+ 10.1%	3,201	+ 10.4%
Nov-2025	3,800	+ 4.6%	3,190	+ 8.7%
Dec-2025	3,582	+ 4.6%	2,973	+ 8.8%
Jan-2026	3,762	+ 5.2%	3,126	+ 8.9%
Feb-2026	3,839	+ 3.6%	3,207	+ 7.6%
Mar-2026	4,019	+ 4.1%	3,472	+ 12.4%
Apr-2026	4,111	+ 2.0%	3,468	+ 5.1%
May-2026	4,143	- 0.6%	3,426	+ 3.4%
Jun-2026	4,158	- 0.1%	3,325	+ 1.6%
Jul-2026	**3,922**	**- 2.9%**	**3,295**	**+ 2.6%**
12-Month Avg	3,930	+ 4.6%	3,265	+ 7.7%

Historical Inventory of Homes for Sale by Month

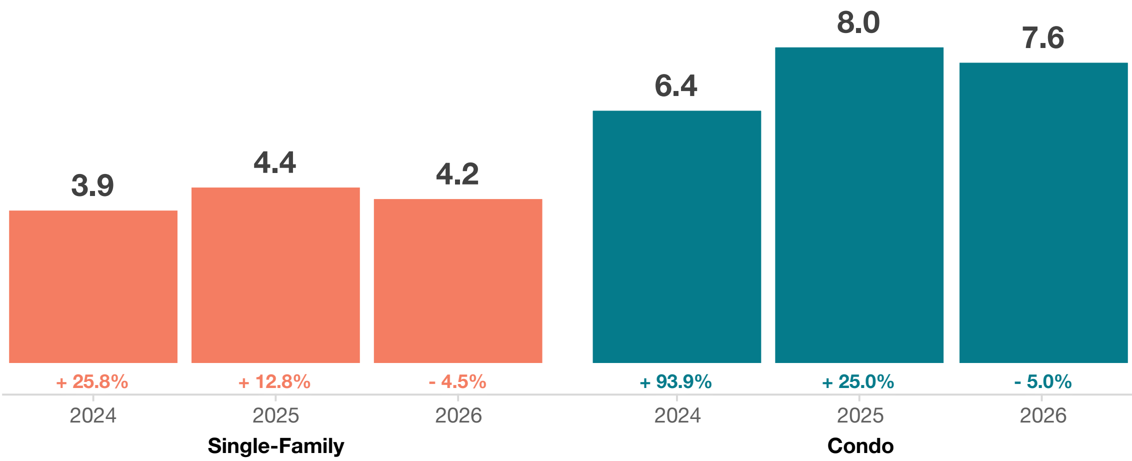


Months Supply of Inventory

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.

CCMLS

July



Months Supply	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2025	4.3	+ 7.5%	8.1	+ 22.7%
Sep-2025	4.3	+ 10.3%	7.9	+ 16.2%
Oct-2025	4.2	+ 5.0%	7.8	+ 14.7%
Nov-2025	4.1	+ 2.5%	7.8	+ 13.0%
Dec-2025	3.9	+ 2.6%	7.2	+ 10.8%
Jan-2026	4.0	0.0%	7.6	+ 11.8%
Feb-2026	4.1	0.0%	7.8	+ 8.3%
Mar-2026	4.3	0.0%	8.5	+ 13.3%
Apr-2026	4.4	- 2.2%	8.2	+ 1.2%
May-2026	4.4	- 4.3%	8.0	- 2.4%
Jun-2026	4.5	- 2.2%	7.7	- 6.1%
Jul-2026	**4.2**	**- 4.5%**	**7.6**	**- 5.0%**
12-Month Avg*	4.2	+ 0.9%	7.9	+ 7.7%

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

Historical Months Supply of Inventory by Month