

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 increased 4.5 percent for Single-Family homes and 11.0 percent for Condo homes. Pending Sales increased 9.8 percent for Single-Family homes and 10.9 percent for Condo homes. Inventory increased 0.4 percent for Single-Family homes and 9.6 percent for Condo homes.

Median Sales Price increased 1.3 percent to \$355,000 for Single-Family homes but decreased 1.7 percent to \$222,600 for Condo homes. Days on Market increased 4.8 percent for Single-Family homes but decreased 1.5 percent for Condo homes. Months Supply of Inventory decreased 2.3 percent for Single-Family homes but increased 9.3 percent for Condo homes.

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

+ 0.6%	- 4.3%	+ 11.8%
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.



Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,517	1,586	+ 4.5%	4,075	4,217	+ 3.5%
Pending Sales		1,070	1,175	+ 9.8%	2,771	2,871	+ 3.6%
Closed Sales		935	895	- 4.3%	2,282	2,261	- 0.9%
Days on Market Until Sale		126	132	+ 4.8%	129	131	+ 1.6%
Median Sales Price		\$350,490	\$355,000	+ 1.3%	\$358,900	\$355,000	- 1.1%
Average Sales Price		\$421,484	\$445,497	+ 5.7%	\$434,459	\$441,185	+ 1.5%
Percent of List Price Received		97.4%	97.3%	- 0.1%	97.2%	97.1%	- 0.1%
Housing Affordability Index		83	84	+ 1.2%	81	84	+ 3.7%
Inventory of Homes for Sale		3,859	3,876	+ 0.4%	—	—	—
Months Supply of Inventory		4.3	4.2	- 2.3%	—	—	—

Condo Market Overview

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



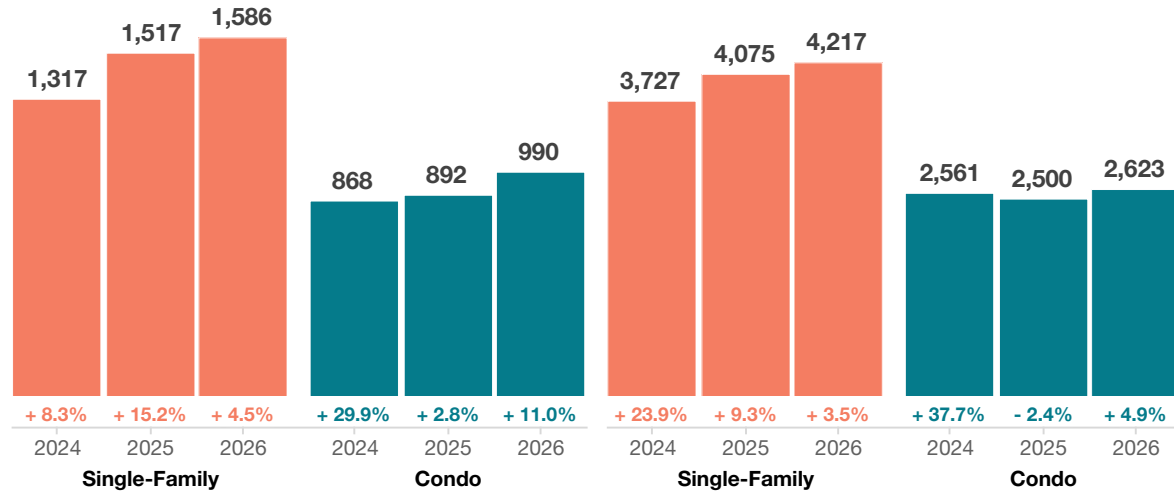
Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		892	990	+ 11.0%	2,500	2,623	+ 4.9%
Pending Sales		460	510	+ 10.9%	1,311	1,341	+ 2.3%
Closed Sales		399	446	+ 11.8%	1,103	1,102	- 0.1%
Days on Market Until Sale		137	135	- 1.5%	130	134	+ 3.1%
Median Sales Price		\$226,500	\$222,600	- 1.7%	\$234,990	\$225,000	- 4.3%
Average Sales Price		\$251,284	\$272,847	+ 8.6%	\$267,114	\$264,653	- 0.9%
Percent of List Price Received		96.1%	95.8%	- 0.3%	95.9%	95.5%	- 0.4%
Housing Affordability Index		129	134	+ 3.9%	124	132	+ 6.5%
Inventory of Homes for Sale		3,090	3,388	+ 9.6%	—	—	—
Months Supply of Inventory		7.5	8.2	+ 9.3%	—	—	—

New Listings

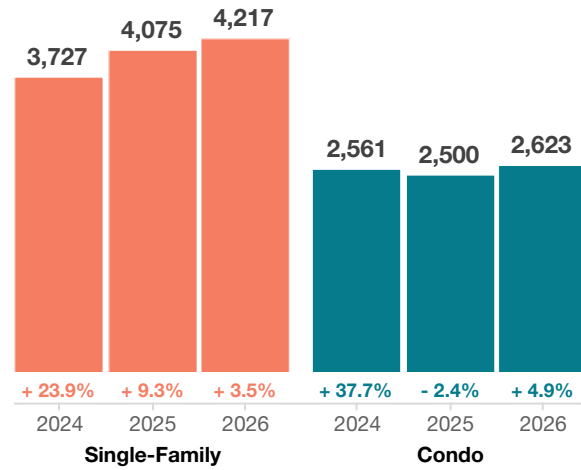
A count of the properties that have been newly listed on the market in a given month.



March

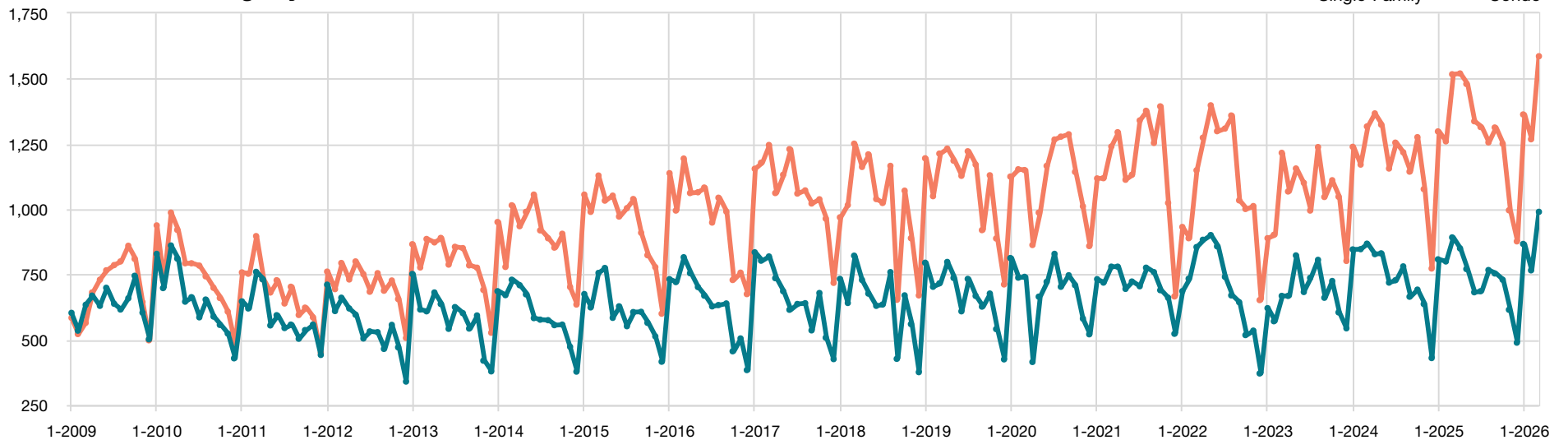


Year to Date



New Listings	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	1,520	+ 11.2%	850	+ 2.7%
May-2025	1,480	+ 11.8%	771	- 7.2%
Jun-2025	1,337	+ 15.7%	682	- 5.1%
Jul-2025	1,315	+ 4.8%	686	- 5.8%
Aug-2025	1,256	+ 3.1%	767	- 1.8%
Sep-2025	1,313	+ 14.8%	754	+ 13.4%
Oct-2025	1,251	- 2.0%	730	+ 5.5%
Nov-2025	996	- 7.5%	615	- 3.5%
Dec-2025	877	+ 13.5%	489	+ 13.7%
Jan-2026	1,363	+ 5.0%	867	+ 7.3%
Feb-2026	1,268	+ 0.6%	766	- 4.3%
Mar-2026	1,586	+ 4.5%	990	+ 11.0%
12-Month Avg	1,297	+ 6.1%	747	+ 1.8%

Historical New Listings by Month

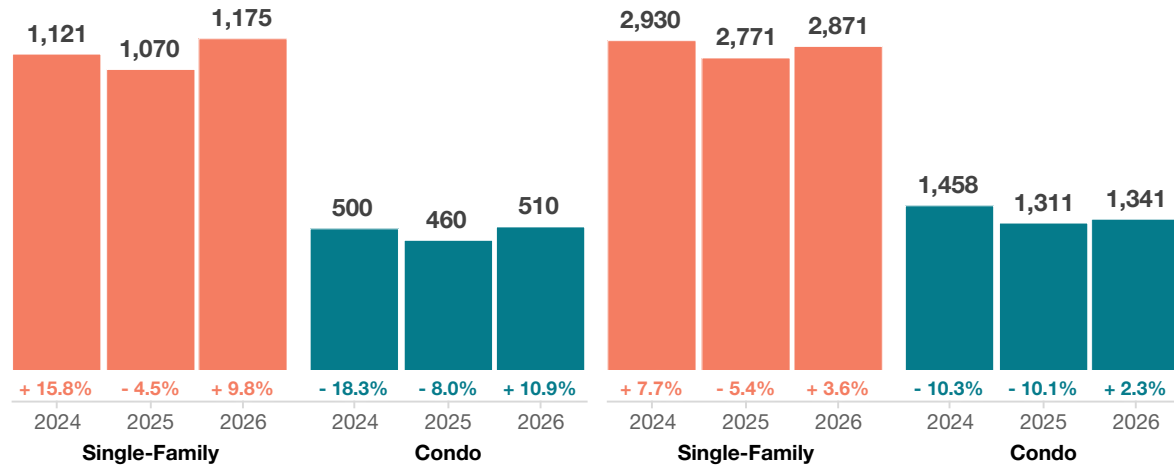


Pending Sales

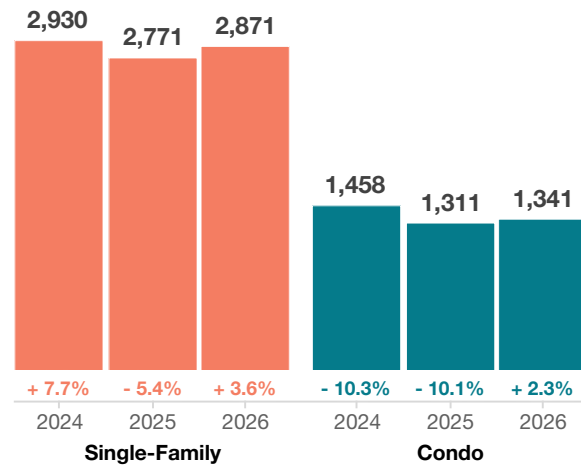
A count of the properties on which offers have been accepted in a given month.



March

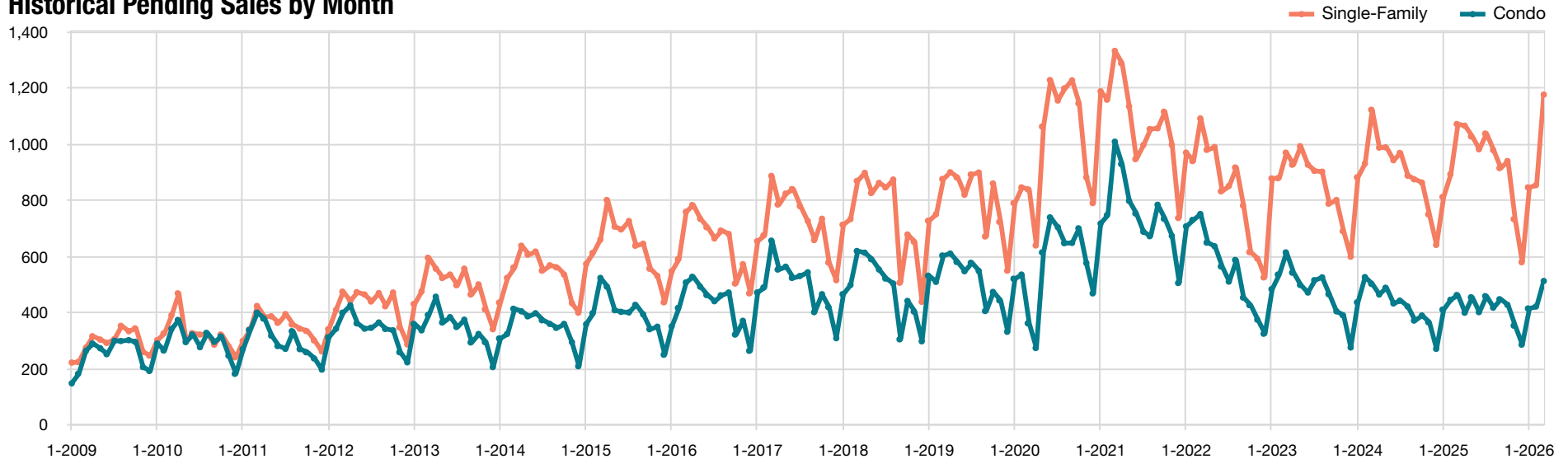


Year to Date



Pending Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	1,064	+ 7.9%	397	- 14.1%
May-2025	1,026	+ 4.0%	452	- 7.0%
Jun-2025	980	+ 4.1%	399	- 7.2%
Jul-2025	1,036	+ 7.1%	456	+ 3.6%
Aug-2025	977	+ 10.3%	415	- 1.0%
Sep-2025	913	+ 4.6%	445	+ 20.6%
Oct-2025	938	+ 8.9%	425	+ 9.8%
Nov-2025	731	- 2.3%	351	- 3.3%
Dec-2025	577	- 9.7%	283	+ 5.6%
Jan-2026	844	+ 4.2%	412	+ 1.0%
Feb-2026	852	- 4.4%	419	- 5.4%
Mar-2026	1,175	+ 9.8%	510	+ 10.9%
12-Month Avg	926	+ 4.3%	414	+ 0.7%

Historical Pending Sales by Month

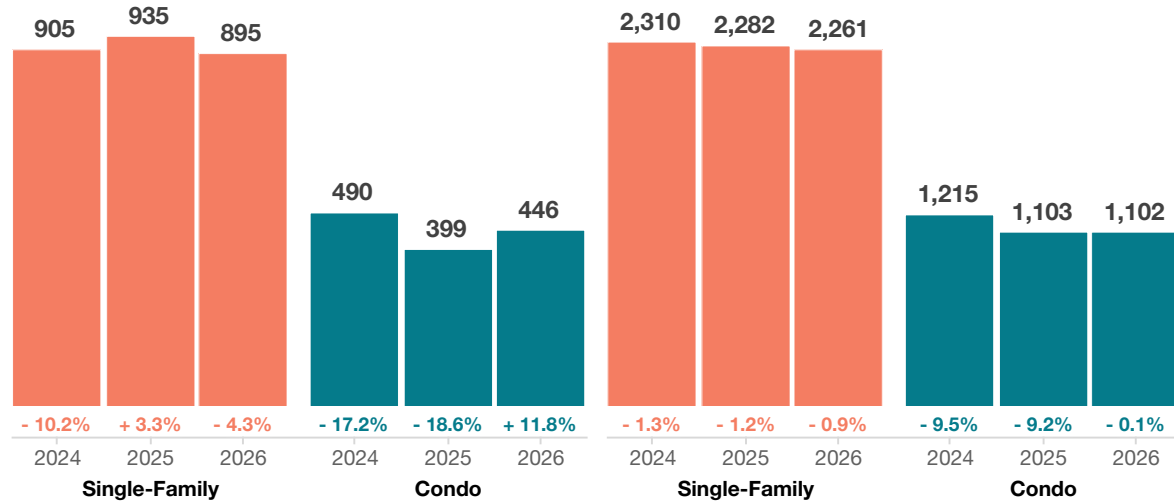


Closed Sales

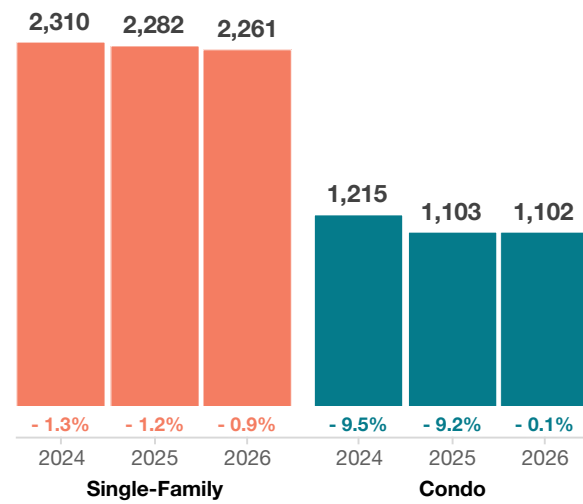
A count of the actual sales that closed in a given month.



March

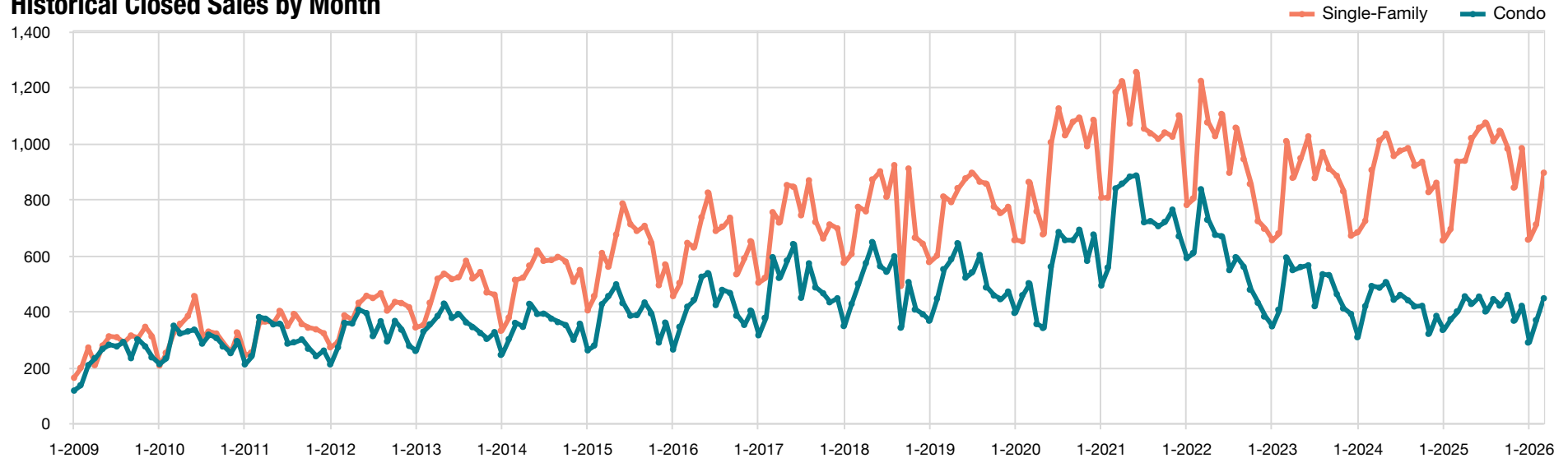


Year to Date



Closed Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	938	- 7.1%	453	- 6.4%
May-2025	1,019	- 1.5%	426	- 15.5%
Jun-2025	1,056	+ 10.6%	452	+ 2.5%
Jul-2025	1,074	+ 10.3%	399	- 12.9%
Aug-2025	1,008	+ 2.5%	443	+ 0.9%
Sep-2025	1,045	+ 13.6%	420	+ 0.7%
Oct-2025	981	+ 5.0%	458	+ 9.3%
Nov-2025	842	+ 1.9%	366	+ 14.7%
Dec-2025	983	+ 14.4%	419	+ 9.4%
Jan-2026	656	+ 0.5%	288	- 13.5%
Feb-2026	710	+ 2.3%	368	- 0.8%
Mar-2026	895	- 4.3%	446	+ 11.8%
12-Month Avg	934	+ 4.0%	412	- 0.5%

Historical Closed Sales by Month

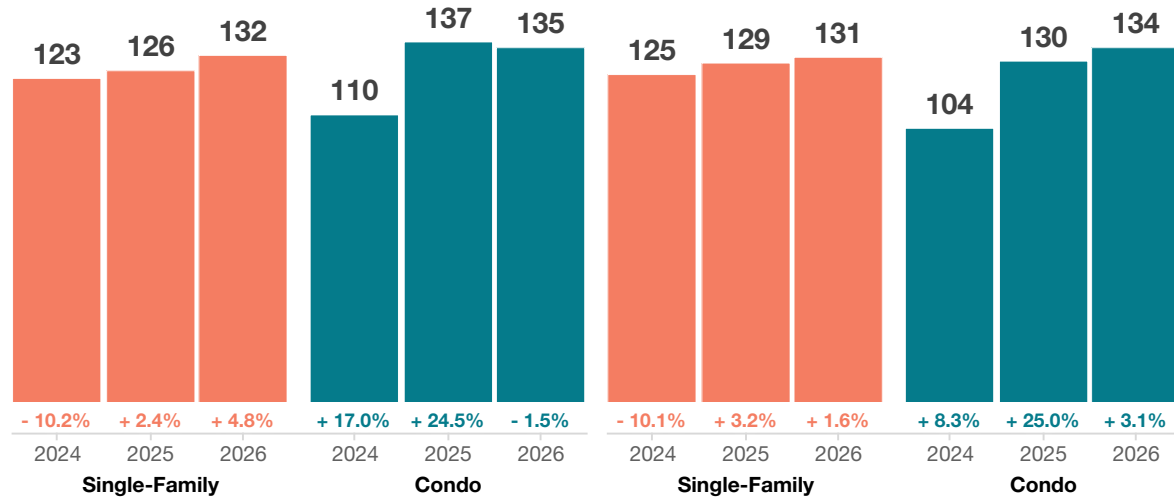


Days on Market Until Sale

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



March

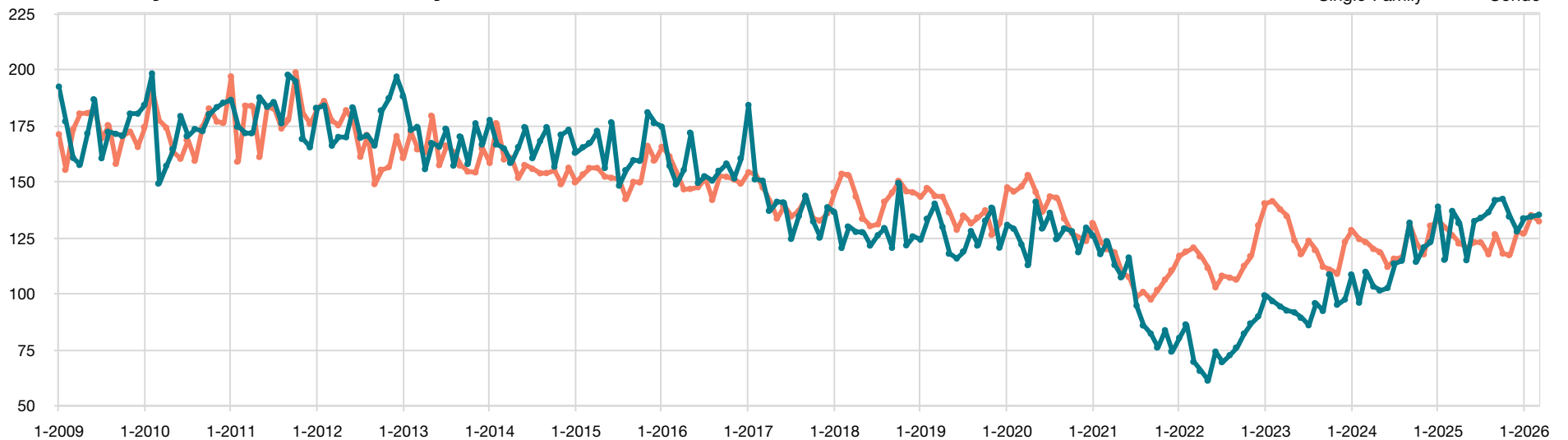


Year to Date

Days on Market	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	122	+ 1.7%	131	+ 27.2%
May-2025	120	+ 1.7%	115	+ 13.9%
Jun-2025	123	+ 9.8%	132	+ 29.4%
Jul-2025	123	+ 7.0%	134	+ 18.6%
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%	134	+ 10.7%
Dec-2025	127	- 2.3%	128	+ 4.1%
Jan-2026	127	- 3.8%	133	- 4.3%
Feb-2026	135	+ 4.7%	134	+ 16.5%
Mar-2026	132	+ 4.8%	135	- 1.5%
12-Month Avg*	124	+ 1.4%	133	+ 14.0%

* Days on Market for 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

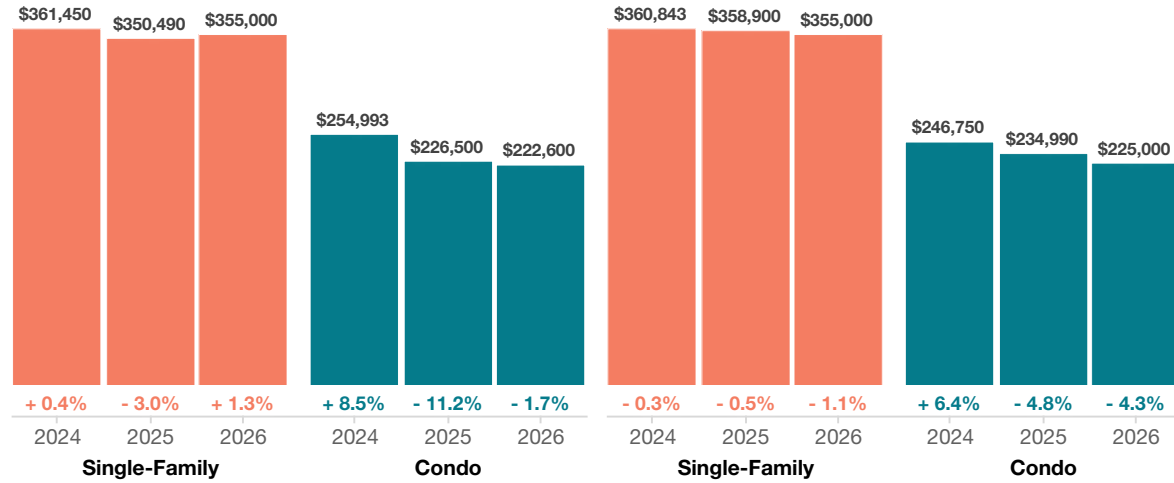


Median Sales Price

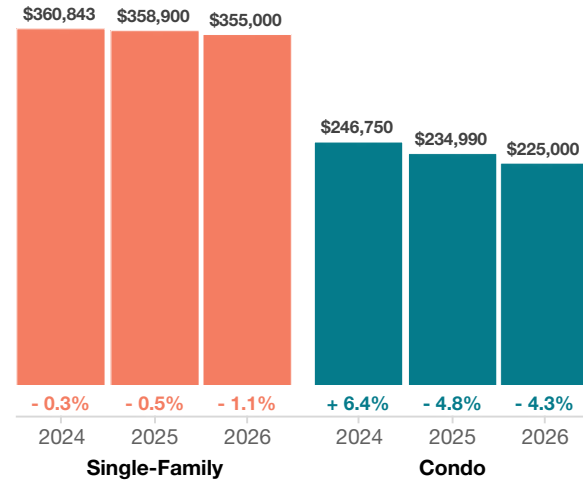
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



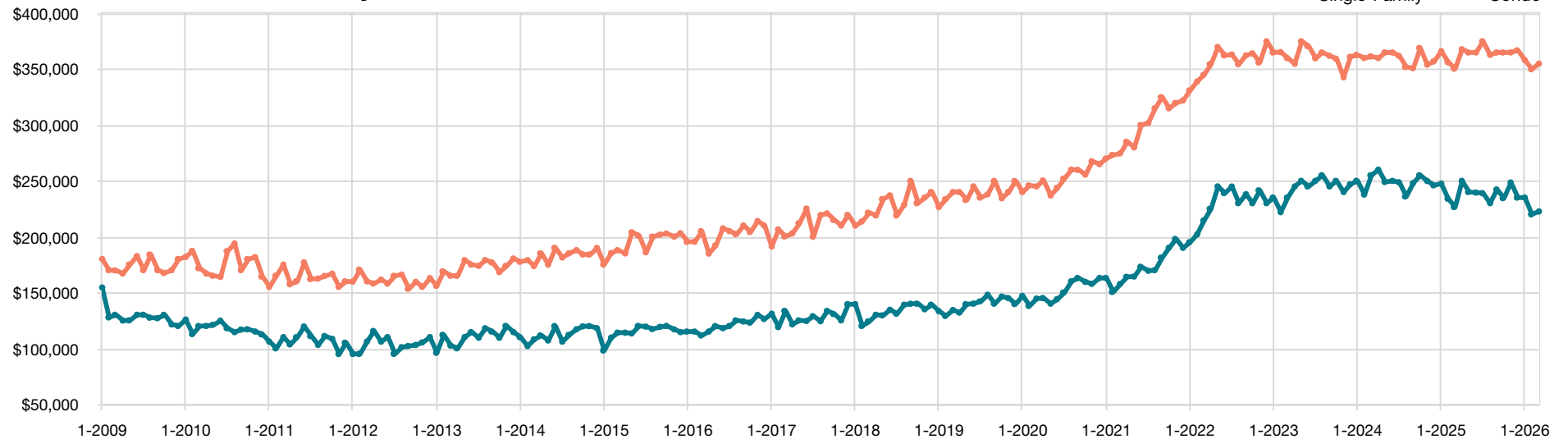
Year to Date



Median Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	\$367,850	+ 2.2%	\$249,999	- 3.8%
May-2025	\$365,000	0.0%	\$240,000	- 3.6%
Jun-2025	\$365,000	0.0%	\$239,500	- 4.2%
Jul-2025	\$374,995	+ 3.6%	\$239,000	- 3.9%
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%	\$248,500	- 0.6%
Dec-2025	\$366,900	+ 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%	\$222,600	- 1.7%
12-Month Avg*	\$365,000	+ 1.4%	\$237,500	- 3.1%

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

Historical Median Sales Price by Month

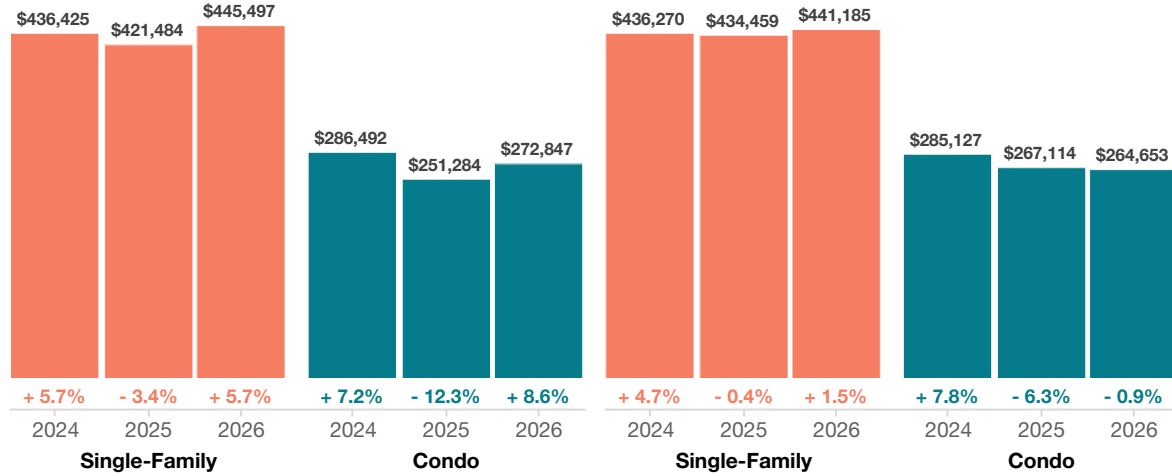


Average Sales Price

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



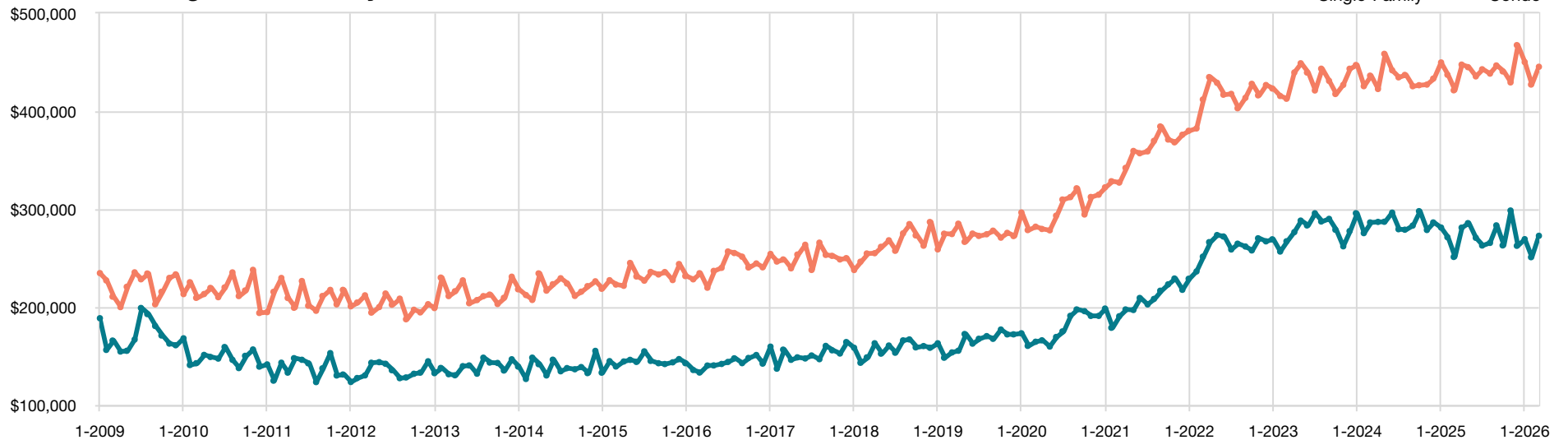
March



Avg. Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	\$447,711	+ 5.9%	\$281,183	- 2.0%
May-2025	\$445,112	- 3.0%	\$285,778	- 0.5%
Jun-2025	\$435,702	- 1.4%	\$270,796	- 8.7%
Jul-2025	\$442,950	+ 1.9%	\$262,958	- 5.9%
Aug-2025	\$438,536	+ 0.3%	\$265,618	- 4.8%
Sep-2025	\$446,833	+ 5.0%	\$283,504	+ 0.1%
Oct-2025	\$440,779	+ 3.3%	\$263,062	- 11.7%
Nov-2025	\$429,530	+ 0.5%	\$298,677	+ 7.1%
Dec-2025	\$467,615	+ 7.9%	\$262,654	- 8.3%
Jan-2026	\$450,256	+ 0.1%	\$269,410	- 4.2%
Feb-2026	\$427,349	- 2.3%	\$251,012	- 7.5%
Mar-2026	\$445,497	+ 5.7%	\$272,847	+ 8.6%
12-Month Avg*	\$443,436	+ 2.0%	\$272,313	- 3.5%

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

Historical Average Sales Price by Month



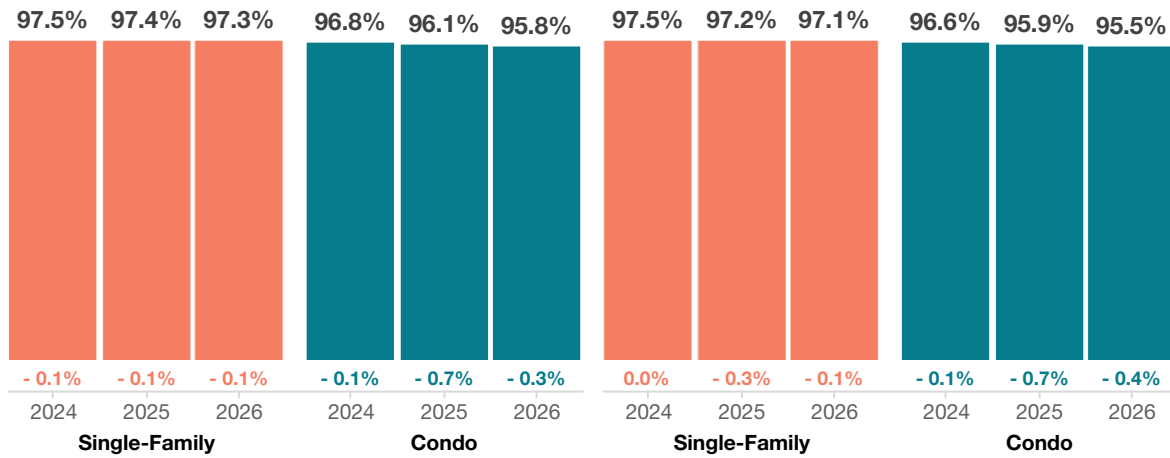
Percent of List Price Received

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

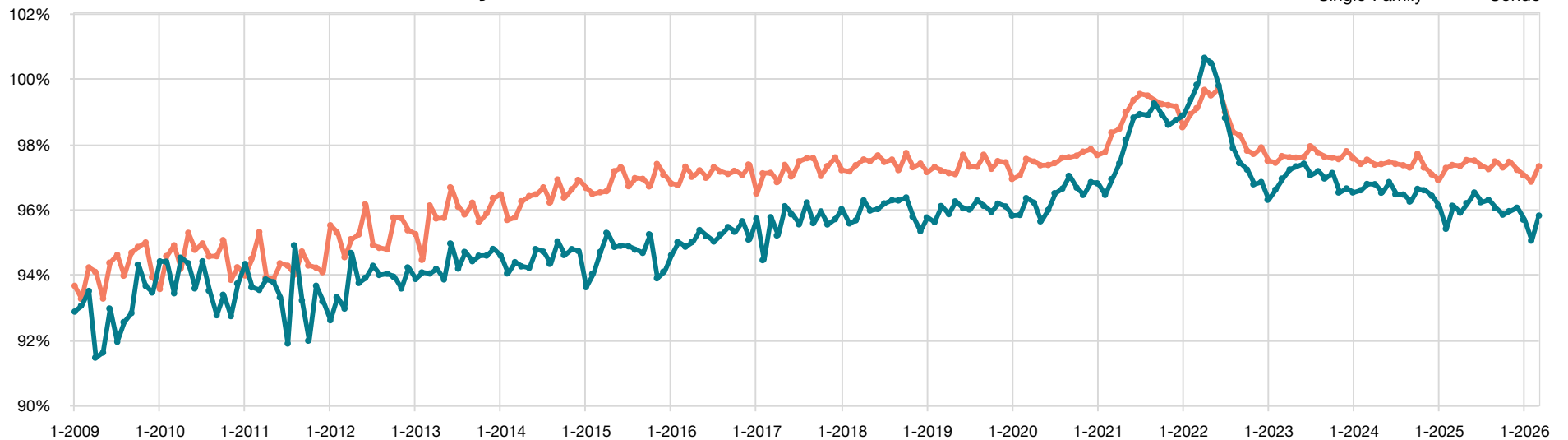
Year to Date



Pct. of List Price Received	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	97.3%	- 0.1%	95.9%	- 0.9%
May-2025	97.5%	+ 0.1%	96.2%	- 0.3%
Jun-2025	97.5%	+ 0.1%	96.5%	- 0.3%
Jul-2025	97.3%	- 0.1%	96.2%	- 0.3%
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%	95.9%	- 0.7%
Dec-2025	97.2%	+ 0.1%	96.0%	- 0.4%
Jan-2026	97.0%	+ 0.1%	95.7%	- 0.4%
Feb-2026	96.8%	- 0.5%	95.0%	- 0.4%
Mar-2026	97.3%	- 0.1%	95.8%	- 0.3%
12-Month Avg*	97.3%	- 0.0%	96.0%	- 0.4%

* 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



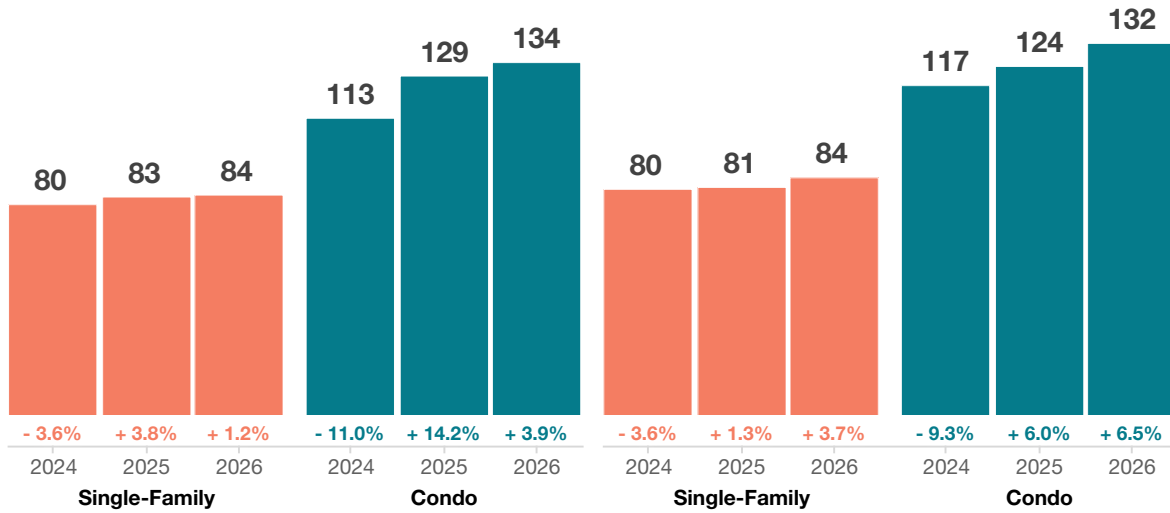
Housing Affordability Index

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.



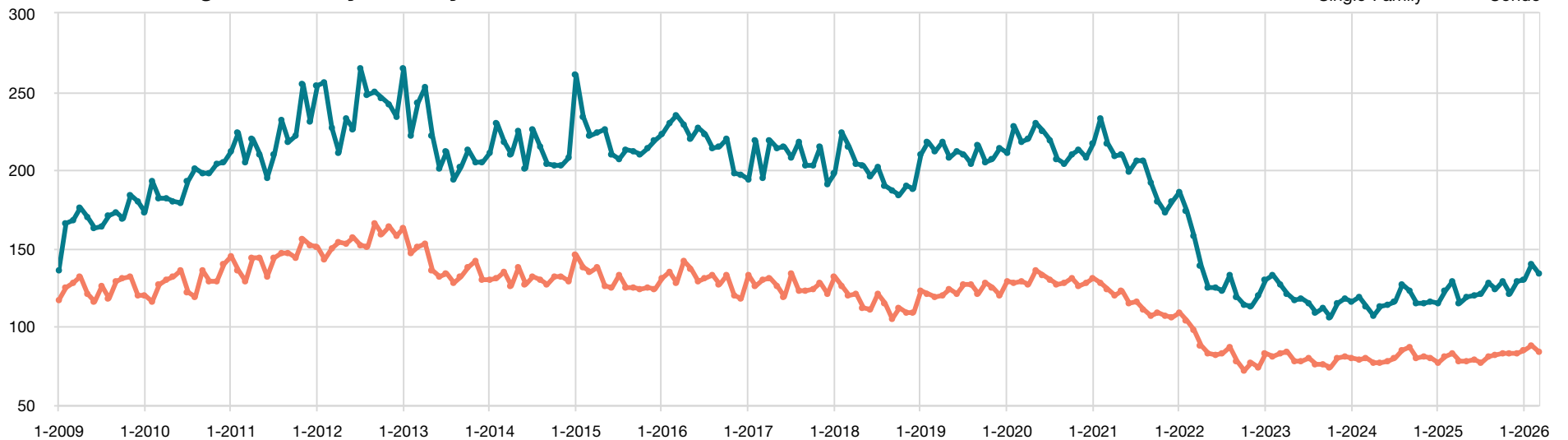
March

Year to Date



Affordability Index	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	78	+ 1.3%	115	+ 7.5%
May-2025	78	+ 1.3%	119	+ 5.3%
Jun-2025	79	+ 1.3%	120	+ 5.3%
Jul-2025	77	- 3.8%	121	+ 4.3%
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%	121	+ 5.2%
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%	134	+ 3.9%
12-Month Avg	82	+ 1.2%	126	+ 6.8%

Historical Housing Affordability Index by Month

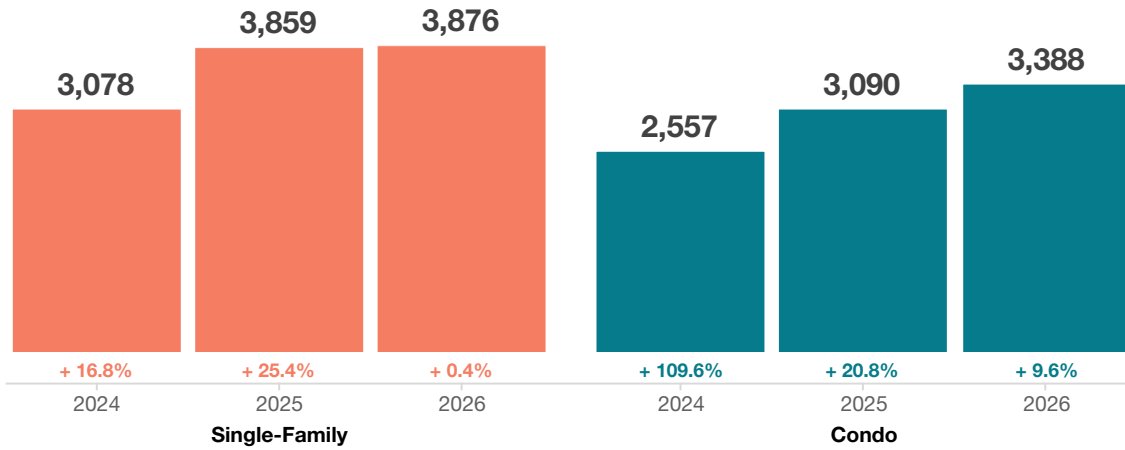


Inventory of Homes for Sale

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

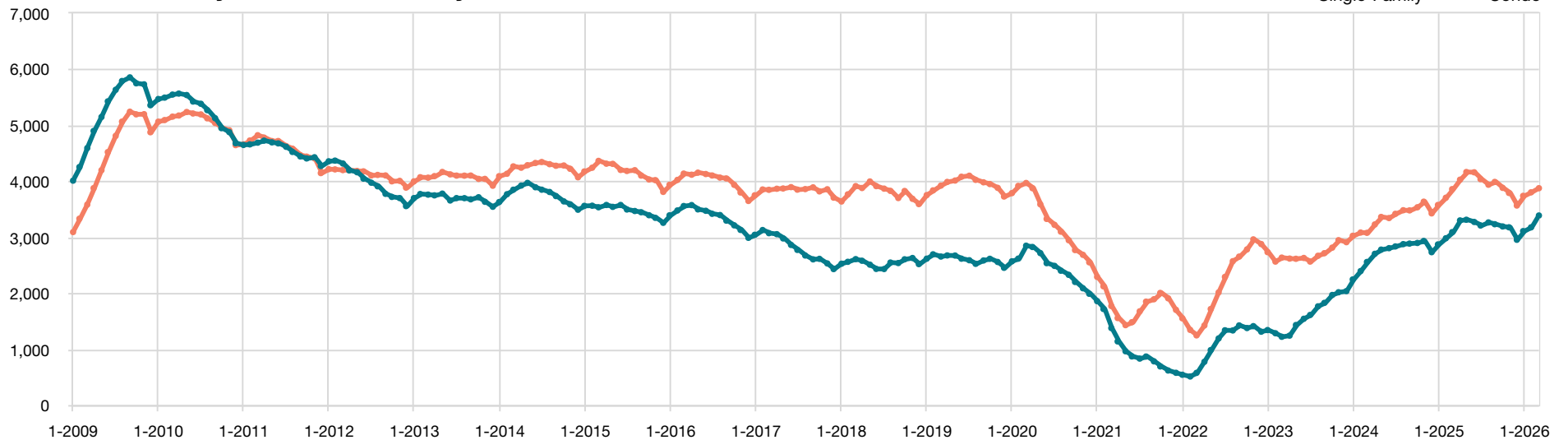


March



Homes for Sale	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	4,028	+ 24.8%	3,300	+ 22.1%
May-2025	4,165	+ 23.9%	3,312	+ 19.2%
Jun-2025	4,160	+ 24.5%	3,272	+ 16.7%
Jul-2025	4,037	+ 18.1%	3,209	+ 13.2%
Aug-2025	3,938	+ 13.1%	3,264	+ 13.5%
Sep-2025	3,988	+ 14.6%	3,232	+ 12.0%
Oct-2025	3,882	+ 9.8%	3,192	+ 10.2%
Nov-2025	3,791	+ 4.3%	3,177	+ 8.3%
Dec-2025	3,566	+ 4.1%	2,954	+ 8.1%
Jan-2026	3,739	+ 4.6%	3,109	+ 8.3%
Feb-2026	3,802	+ 2.6%	3,176	+ 6.5%
Mar-2026	3,876	+ 0.4%	3,388	+ 9.6%
12-Month Avg	3,914	+ 11.7%	3,215	+ 12.2%

Historical Inventory of Homes for Sale by Month

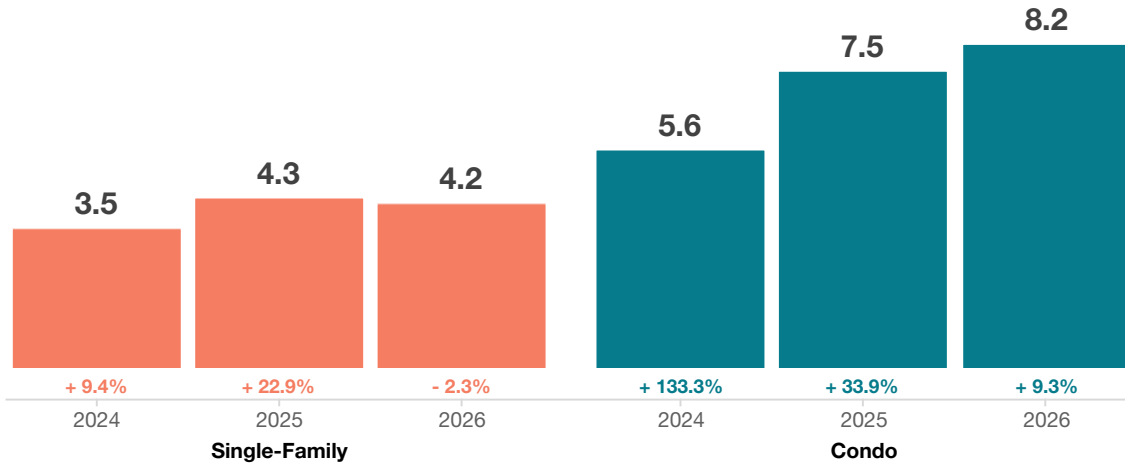


Months Supply of Inventory

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



Months Supply	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	4.5	+ 21.6%	8.1	+ 35.0%
May-2025	4.6	+ 21.1%	8.2	+ 34.4%
Jun-2025	4.6	+ 21.1%	8.2	+ 32.3%
Jul-2025	4.5	+ 15.4%	8.0	+ 25.0%
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	4.1	+ 2.5%	7.6	+ 11.8%
Feb-2026	4.1	- 2.4%	7.8	+ 8.3%
Mar-2026	4.2	- 2.3%	8.2	+ 9.3%
12-Month Avg*	4.3	+ 8.6%	7.9	+ 18.8%

* 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

