

# 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 decreased 2.6 percent for Single-Family homes and 2.1 percent for Condo homes. Pending Sales increased 11.2 percent for Single-Family homes and 36.5 percent for Condo homes. Inventory decreased 1.6 percent for Single-Family homes but increased 3.5 percent for Condo homes.

Median Sales Price remained flat at \$368,000 for Single-Family homes but decreased 7.6 percent to \$231,000 for Condo properties. Days on Market increased 2.5 percent for Single-Family homes but remained flat for Condo homes. Months Supply of Inventory decreased 4.4 percent for Single-Family homes but remained flat for Condo homes.

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

<b>- 1.4%</b>	<b>- 1.3%</b>	<b>- 1.5%</b>
Change in <b>Closed Sales</b> All Properties	Change in <b>Closed Sales</b> Single-Family Only	Change in <b>Closed Sales</b> 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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,520	<b>1,480</b>	- 2.6%	5,595	<b>5,712</b>	+ 2.1%
<b>Pending Sales</b>		1,062	<b>1,181</b>	+ 11.2%	3,834	<b>3,961</b>	+ 3.3%
<b>Closed Sales</b>		938	<b>926</b>	- 1.3%	3,220	<b>3,199</b>	- 0.7%
<b>Days on Market Until Sale</b>		122	<b>125</b>	+ 2.5%	127	<b>130</b>	+ 2.4%
<b>Median Sales Price</b>		\$367,850	<b>\$368,000</b>	+ 0.0%	\$360,000	<b>\$359,888</b>	- 0.0%
<b>Average Sales Price</b>		\$447,711	<b>\$464,585</b>	+ 3.8%	\$438,320	<b>\$448,048</b>	+ 2.2%
<b>Percent of List Price Received</b>		97.3%	<b>97.6%</b>	+ 0.3%	97.2%	<b>97.2%</b>	0.0%
<b>Housing Affordability Index</b>		78	<b>82</b>	+ 5.1%	80	<b>84</b>	+ 5.0%
<b>Inventory of Homes for Sale</b>		4,030	<b>3,965</b>	- 1.6%	—	—	—
<b>Months Supply of Inventory</b>		4.5	<b>4.3</b>	- 4.4%	—	—	—

# Condo Market Overview

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



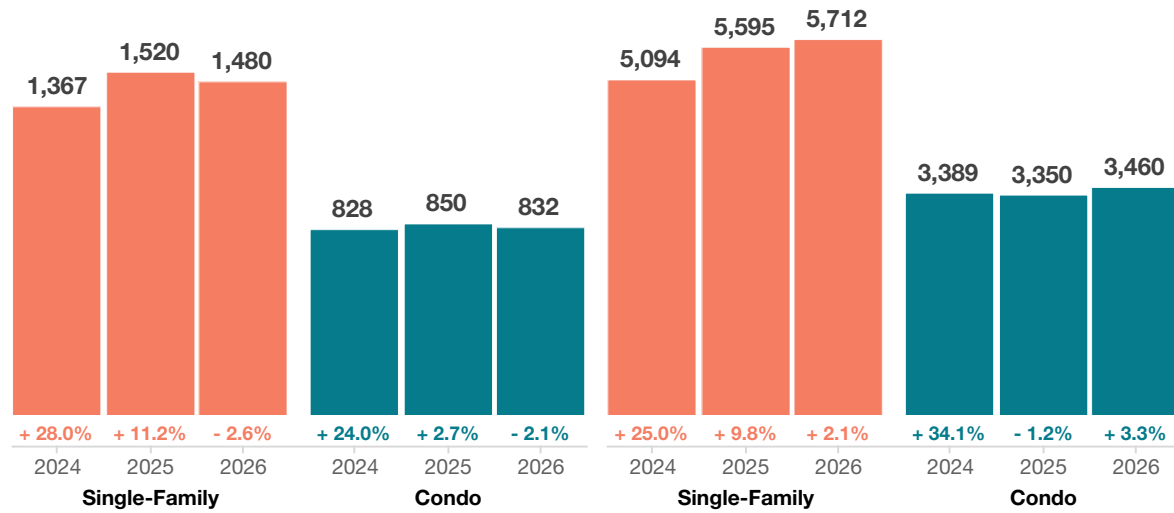
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		850	<b>832</b>	- 2.1%	3,350	<b>3,460</b>	+ 3.3%
<b>Pending Sales</b>		397	<b>542</b>	+ 36.5%	1,707	<b>1,857</b>	+ 8.8%
<b>Closed Sales</b>		453	<b>446</b>	- 1.5%	1,556	<b>1,557</b>	+ 0.1%
<b>Days on Market Until Sale</b>		131	<b>131</b>	0.0%	130	<b>133</b>	+ 2.3%
<b>Median Sales Price</b>		\$249,999	<b>\$231,000</b>	- 7.6%	\$239,450	<b>\$225,525</b>	- 5.8%
<b>Average Sales Price</b>		\$281,183	<b>\$274,212</b>	- 2.5%	\$271,210	<b>\$267,134</b>	- 1.5%
<b>Percent of List Price Received</b>		95.9%	<b>96.0%</b>	+ 0.1%	95.9%	<b>95.7%</b>	- 0.2%
<b>Housing Affordability Index</b>		115	<b>131</b>	+ 13.9%	120	<b>134</b>	+ 11.7%
<b>Inventory of Homes for Sale</b>		3,301	<b>3,416</b>	+ 3.5%	—	—	—
<b>Months Supply of Inventory</b>		8.1	<b>8.1</b>	0.0%	—	—	—

# New Listings

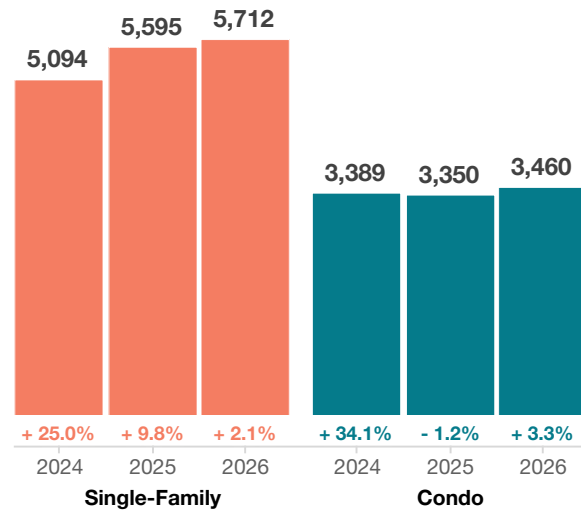
A count of the properties that have been newly listed on the market in a given month.



## April

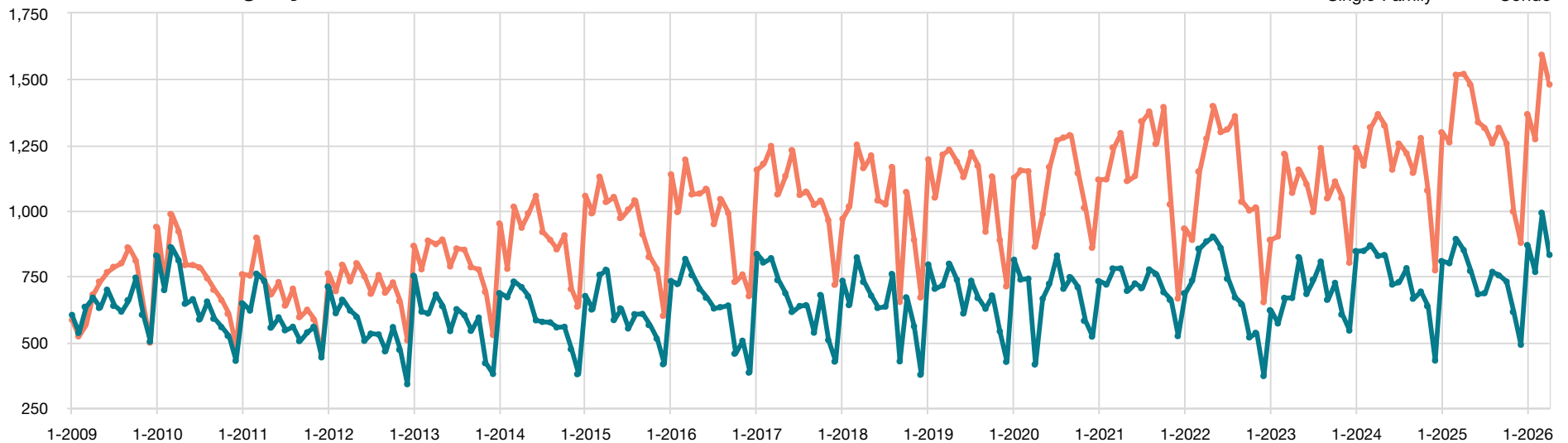


## Year to Date



New Listings	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	1,315	+ 14.9%	754	+ 13.4%
Oct-2025	1,255	- 1.6%	730	+ 5.5%
Nov-2025	997	- 7.4%	615	- 3.5%
Dec-2025	878	+ 13.6%	490	+ 14.0%
Jan-2026	1,367	+ 5.3%	869	+ 7.5%
Feb-2026	1,272	+ 1.0%	767	- 4.1%
Mar-2026	1,593	+ 5.0%	992	+ 11.2%
<b>Apr-2026</b>	<b>1,480</b>	<b>- 2.6%</b>	<b>832</b>	<b>- 2.1%</b>
12-Month Avg	1,295	+ 4.9%	746	+ 1.4%

## Historical New Listings by Month

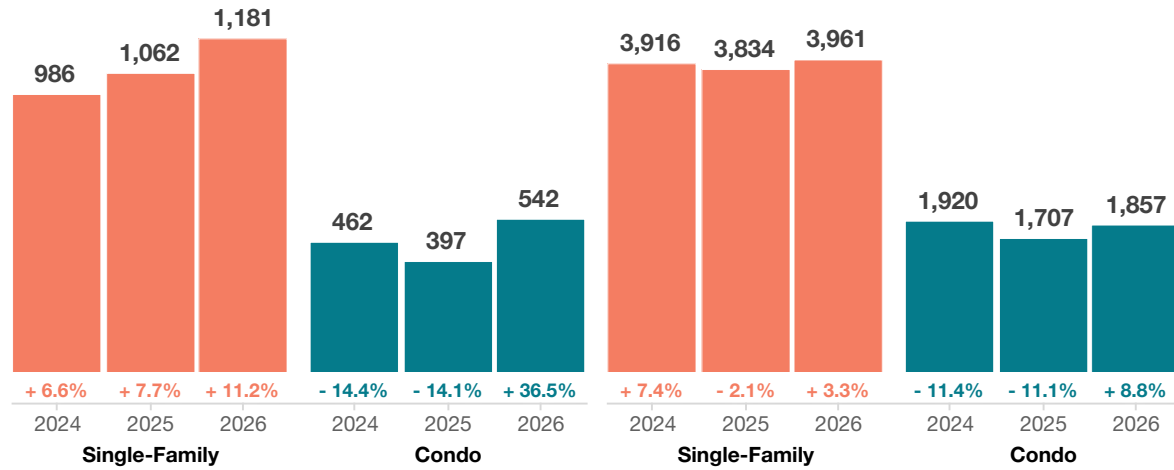


# Pending Sales

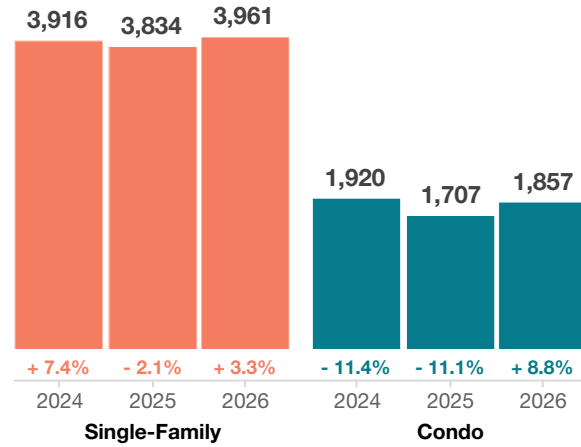
A count of the properties on which offers have been accepted in a given month.



## April

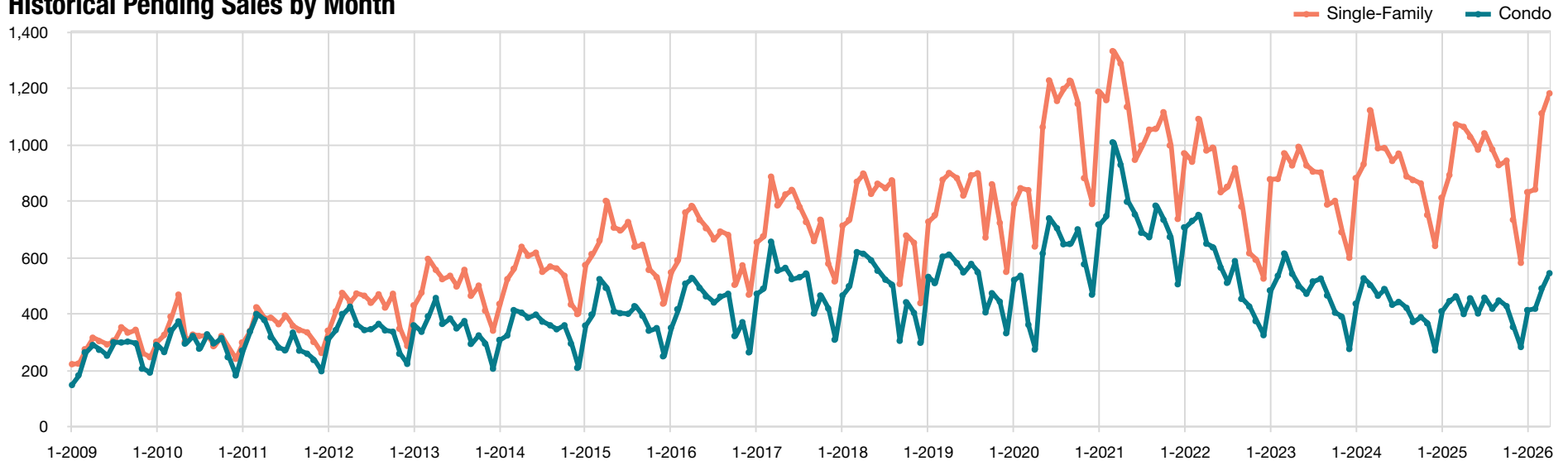


## Year to Date



Pending Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	1,026	+ 4.0%	453	- 6.8%
Jun-2025	981	+ 4.3%	399	- 7.2%
Jul-2025	1,039	+ 7.4%	455	+ 3.4%
Aug-2025	982	+ 10.8%	416	- 0.7%
Sep-2025	926	+ 6.1%	445	+ 20.6%
Oct-2025	942	+ 9.4%	425	+ 10.1%
Nov-2025	732	- 2.3%	351	- 3.6%
Dec-2025	579	- 9.4%	280	+ 4.5%
Jan-2026	830	+ 2.5%	411	+ 1.0%
Feb-2026	840	- 5.7%	416	- 6.1%
Mar-2026	1,110	+ 3.6%	488	+ 6.1%
<b>Apr-2026</b>	<b>1,181</b>	<b>+ 11.2%</b>	<b>542</b>	<b>+ 36.5%</b>
12-Month Avg	931	+ 4.0%	423	+ 4.2%

## Historical Pending Sales by Month

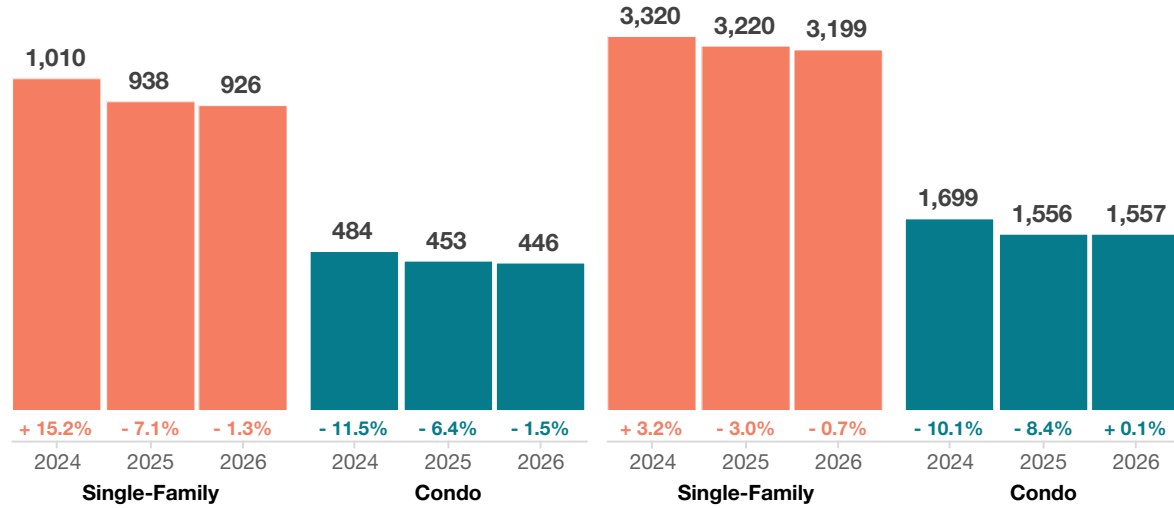


# Closed Sales

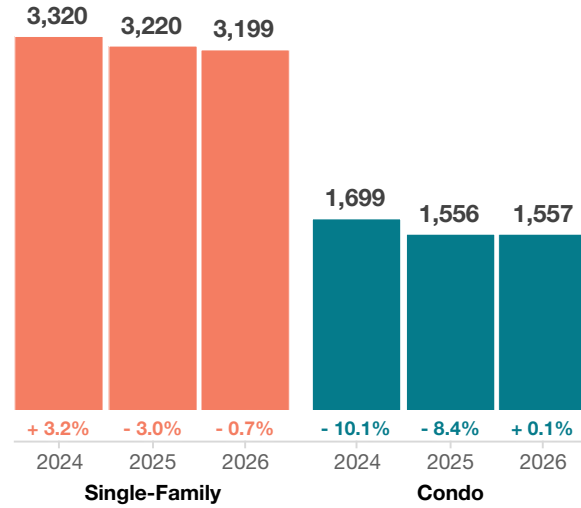
A count of the actual sales that closed in a given month.



## April

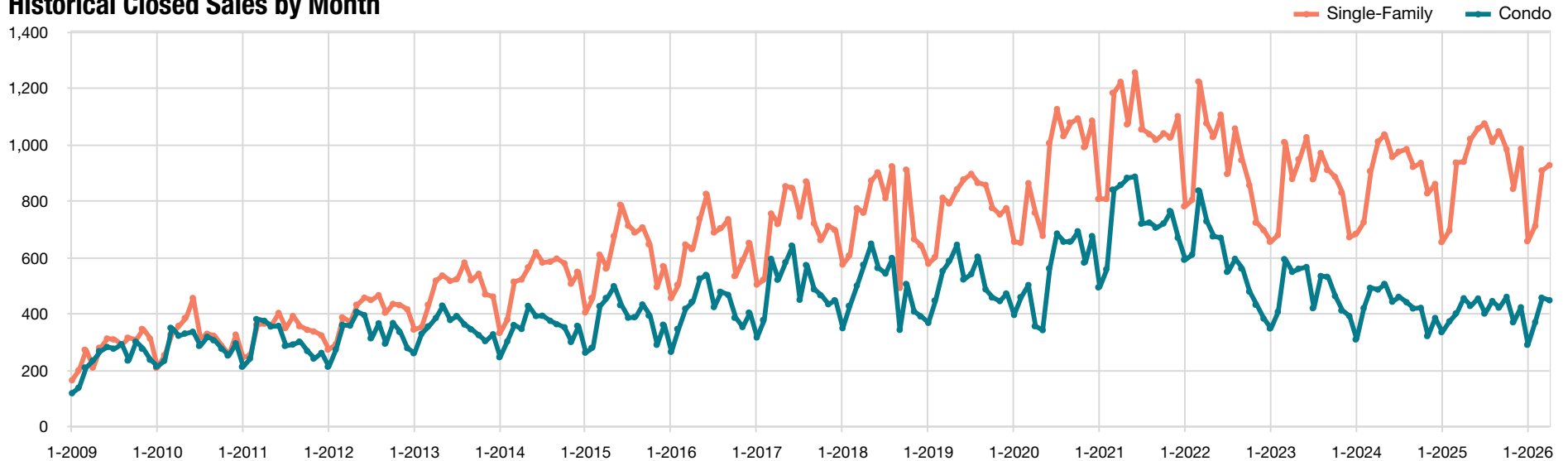


## Year to Date



Closed Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	1,046	+ 13.7%	420	+ 0.7%
Oct-2025	982	+ 5.1%	458	+ 9.3%
Nov-2025	842	+ 1.9%	368	+ 15.4%
Dec-2025	984	+ 14.6%	421	+ 9.9%
Jan-2026	656	+ 0.5%	288	- 13.5%
Feb-2026	710	+ 2.3%	368	- 0.8%
Mar-2026	907	- 3.0%	455	+ 14.0%
<b>Apr-2026</b>	<b>926</b>	<b>- 1.3%</b>	<b>446</b>	<b>- 1.5%</b>
12-Month Avg	934	+ 4.7%	412	+ 0.2%

## Historical Closed Sales by Month

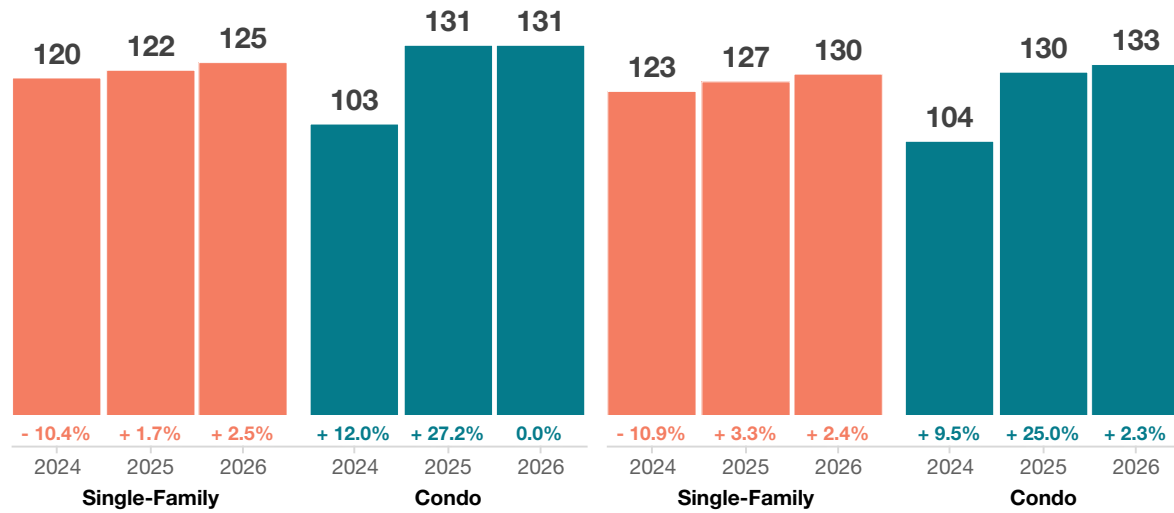


# Days on Market Until Sale

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



## April

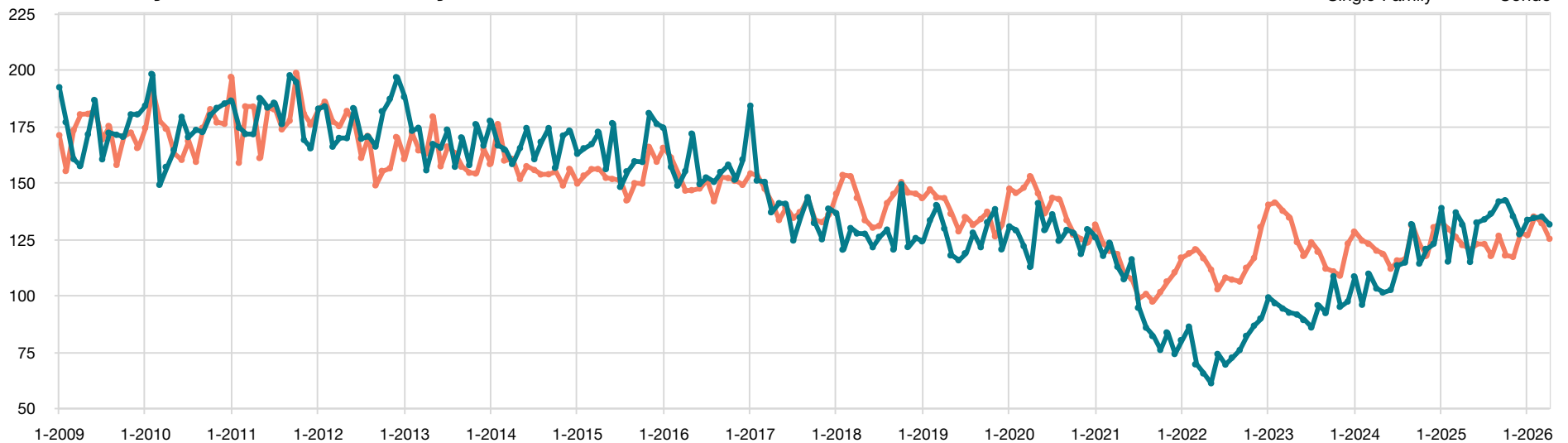


## Year to Date

Days on Market	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	135	+ 11.6%
Dec-2025	127	- 2.3%	127	+ 3.3%
Jan-2026	127	- 3.8%	133	- 4.3%
Feb-2026	135	+ 4.7%	134	+ 16.5%
Mar-2026	132	+ 4.8%	135	- 1.5%
<b>Apr-2026</b>	<b>125</b>	<b>+ 2.5%</b>	<b>131</b>	<b>0.0%</b>
12-Month Avg*	124	+ 1.4%	133	+ 11.5%

\* Days on Market for 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

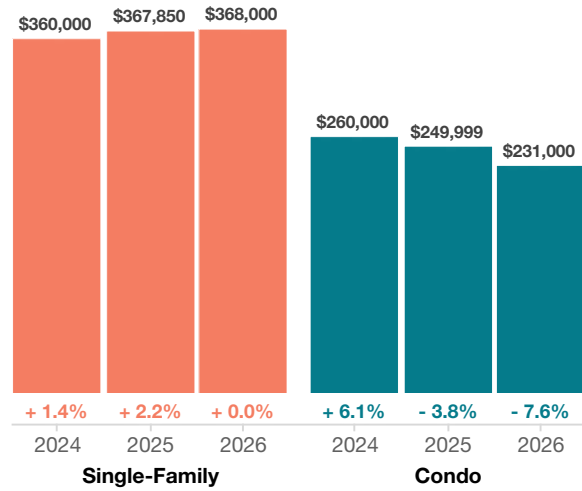


# Median Sales Price

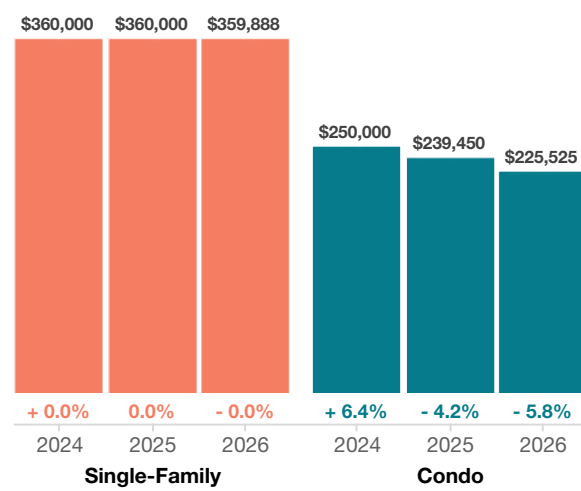
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## April



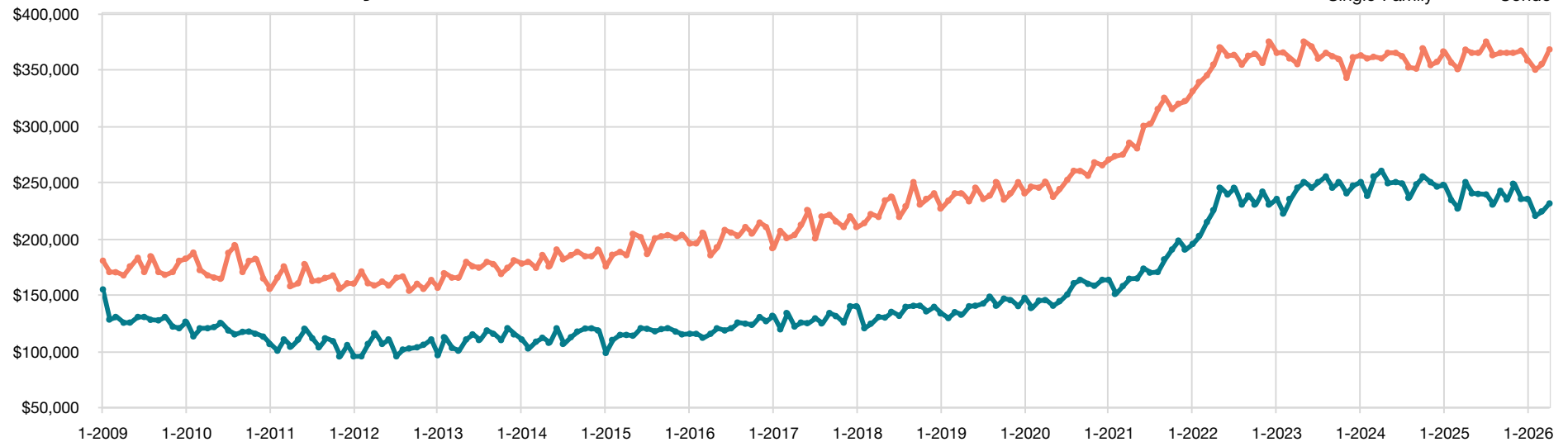
## Year to Date



Median Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	\$366,950	+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%
<b>Apr-2026</b>	<b>\$368,000</b>	<b>+0.0%</b>	<b>\$231,000</b>	<b>-7.6%</b>
12-Month Avg*	\$365,000	+1.4%	\$235,000	-4.1%

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

## Historical Median Sales Price by Month

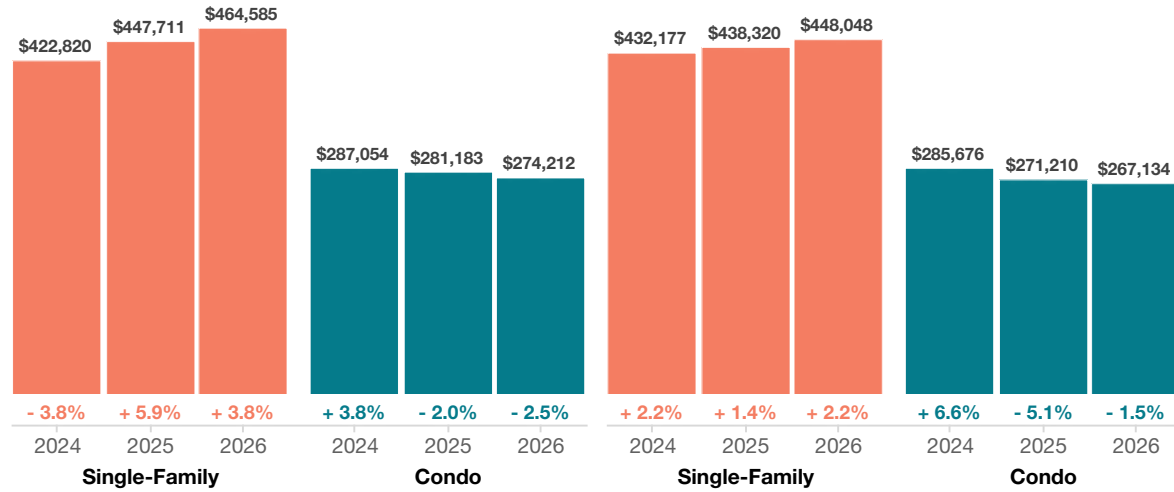


# Average Sales Price

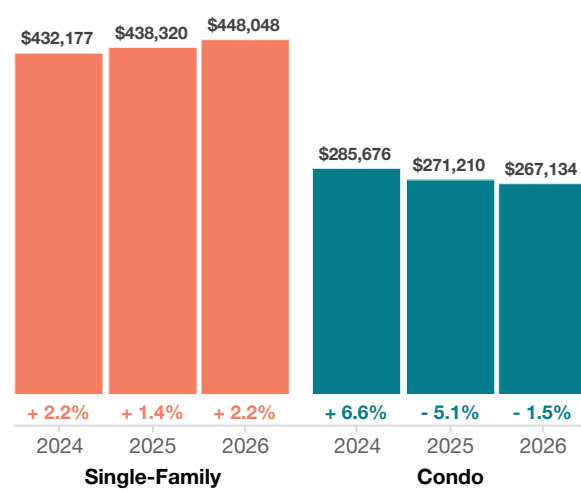
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## April



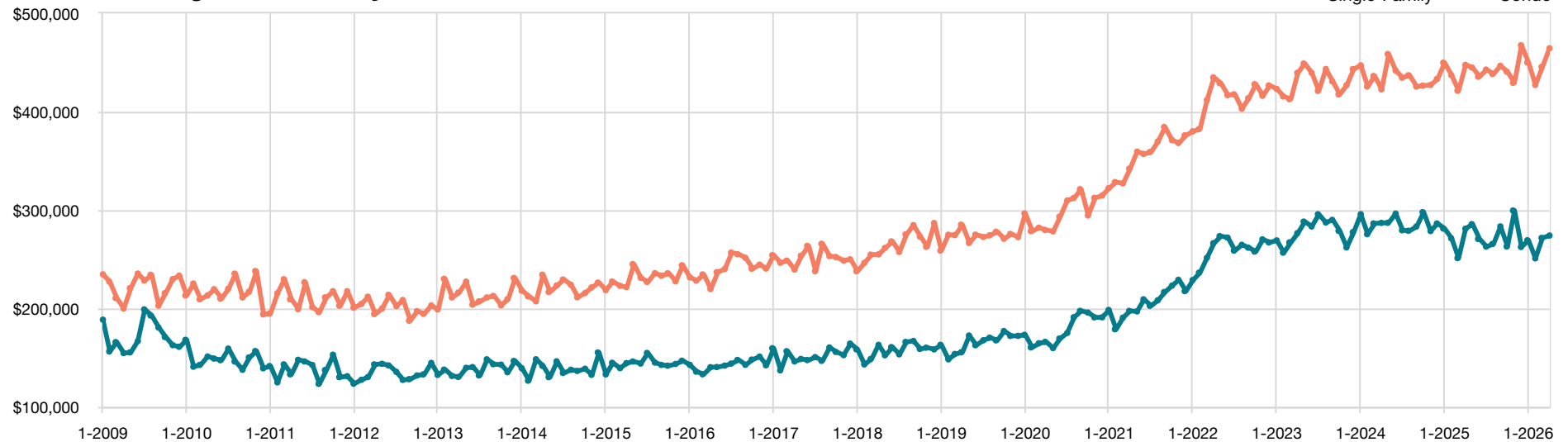
## Year to Date



Avg. Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	\$446,815	+5.0%	\$283,504	+0.1%
Oct-2025	\$440,783	+3.3%	\$263,062	-11.7%
Nov-2025	\$429,530	+0.5%	\$299,657	+7.5%
Dec-2025	\$467,717	+7.9%	\$262,606	-8.3%
Jan-2026	\$450,256	+0.1%	\$269,410	-4.2%
Feb-2026	\$427,349	-2.3%	\$251,012	-7.5%
Mar-2026	\$445,748	+5.8%	\$271,799	+8.2%
<b>Apr-2026</b>	<b>\$464,585</b>	<b>+3.8%</b>	<b>\$274,212</b>	<b>-2.5%</b>
12-Month Avg*	\$444,858	+1.8%	\$271,652	-3.5%

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

## Historical Average Sales Price by Month



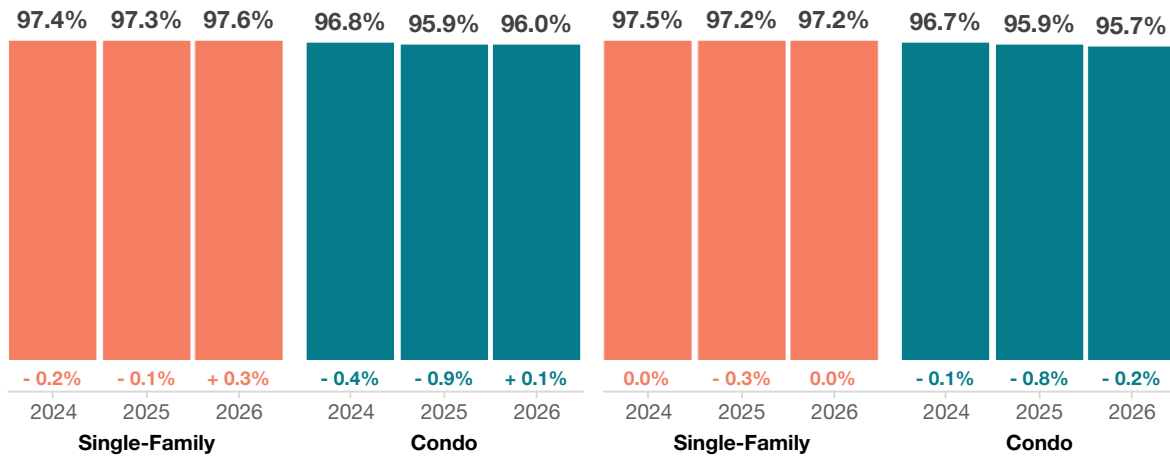
# Percent of List Price Received

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

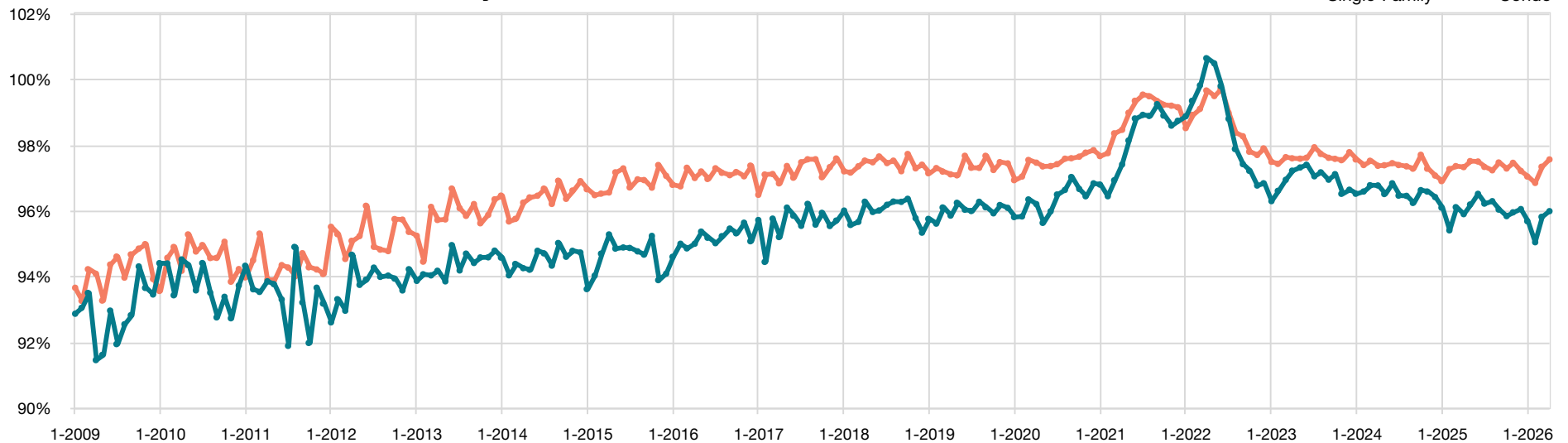
## Year to Date



Pct. of List Price Received	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%
<b>Apr-2026</b>	<b>97.6%</b>	<b>+ 0.3%</b>	<b>96.0%</b>	<b>+ 0.1%</b>
12-Month Avg*	97.3%	+ 0.0%	96.0%	- 0.3%

\* 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



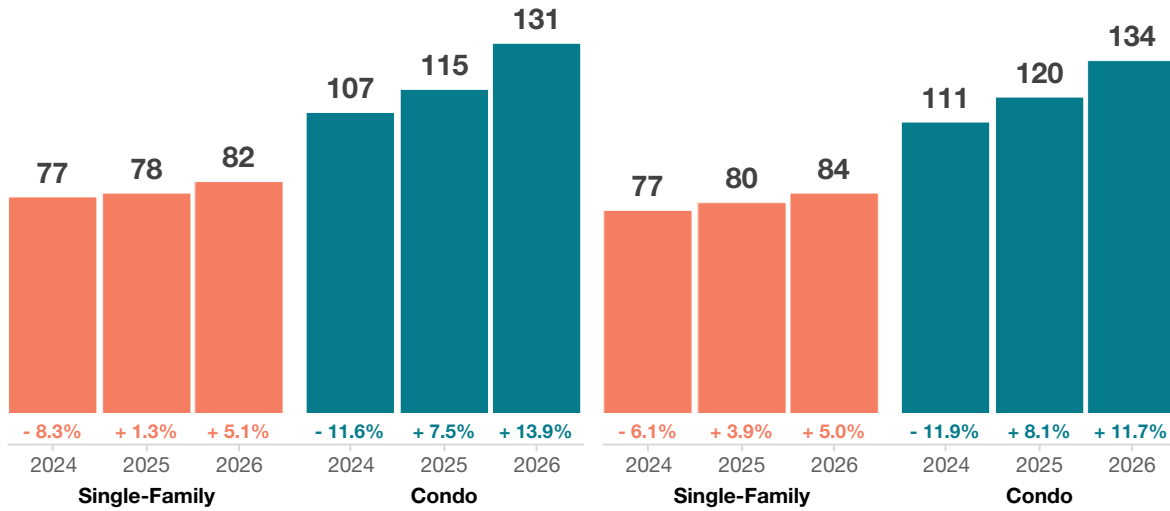
# Housing Affordability Index

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.



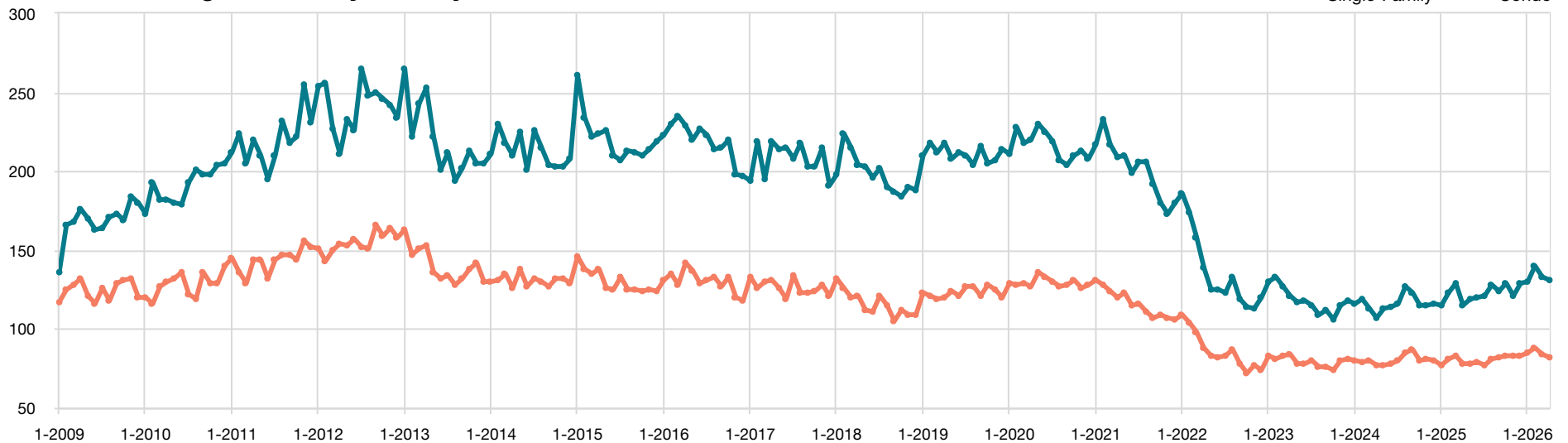
## April

## Year to Date



Affordability Index	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	133	+ 3.1%
<b>Apr-2026</b>	<b>82</b>	<b>+ 5.1%</b>	<b>131</b>	<b>+ 13.9%</b>
12-Month Avg	82	+ 1.2%	127	+ 7.6%

## Historical Housing Affordability Index by Month

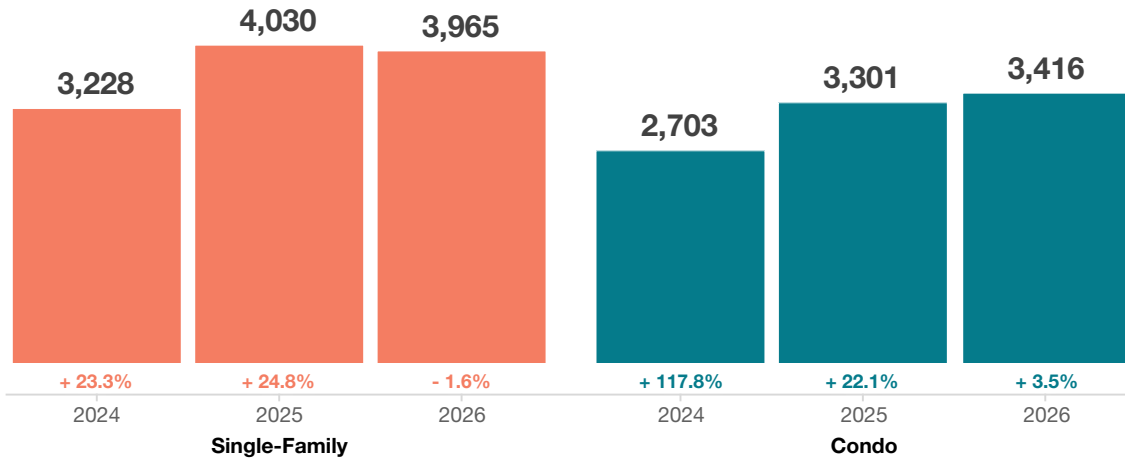


# Inventory of Homes for Sale

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

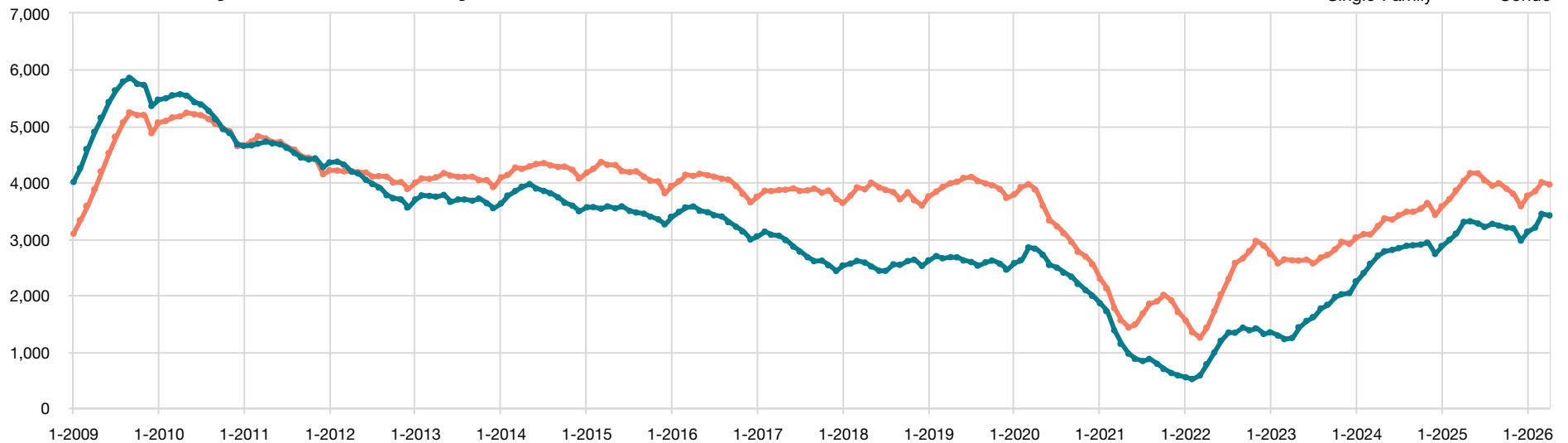


## April



Homes for Sale	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	4,167	+ 23.9%	3,312	+ 19.2%
Jun-2025	4,162	+ 24.5%	3,272	+ 16.7%
Jul-2025	4,039	+ 18.2%	3,211	+ 13.3%
Aug-2025	3,941	+ 13.2%	3,266	+ 13.6%
Sep-2025	3,987	+ 14.6%	3,235	+ 12.1%
Oct-2025	3,888	+ 10.0%	3,199	+ 10.4%
Nov-2025	3,799	+ 4.5%	3,187	+ 8.7%
Dec-2025	3,579	+ 4.5%	2,969	+ 8.7%
Jan-2026	3,765	+ 5.3%	3,127	+ 8.9%
Feb-2026	3,845	+ 3.8%	3,199	+ 7.3%
Mar-2026	4,005	+ 3.8%	3,442	+ 11.4%
<b>Apr-2026</b>	<b>3,965</b>	<b>- 1.6%</b>	<b>3,416</b>	<b>+ 3.5%</b>
12-Month Avg	3,929	+ 10.0%	3,236	+ 11.0%

## Historical Inventory of Homes for Sale by Month

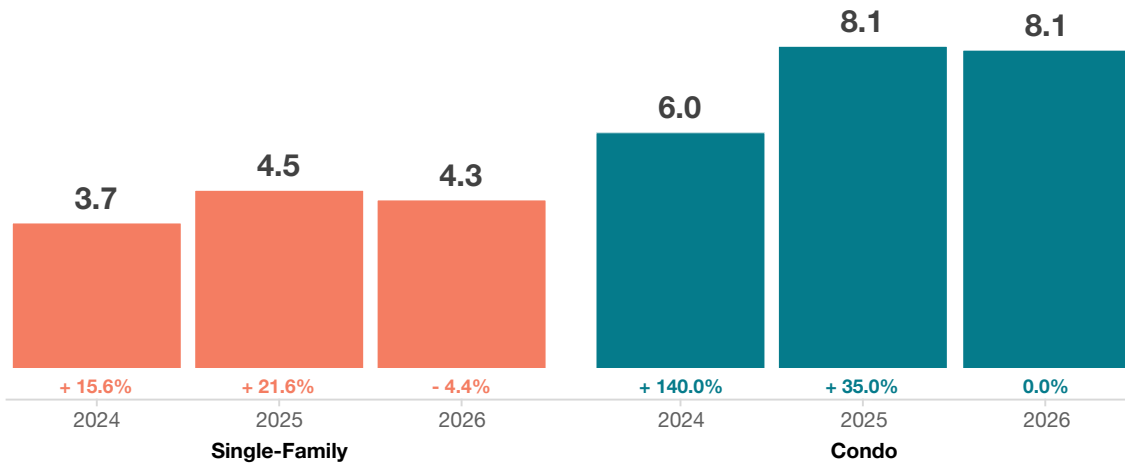


# Months Supply of Inventory

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



Months Supply	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	4.2	0.0%	7.8	+ 8.3%
Mar-2026	4.3	0.0%	8.4	+ 12.0%
<b>Apr-2026</b>	<b>4.3</b>	<b>- 4.4%</b>	<b>8.1</b>	<b>0.0%</b>
12-Month Avg*	4.3	+ 6.7%	7.9	+ 16.0%

\* 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

