

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 3.9 percent for Single-Family homes and 1.6 percent for Condo homes. Pending Sales increased 7.9 percent for Single-Family homes and 21.5 percent for Condo homes. Inventory decreased 3.4 percent for Single-Family homes but increased 0.6 percent for Condo homes.

Median Sales Price decreased 1.4 percent to \$359,945 for Single-Family homes but increased 2.0 percent to \$244,270 for Condo homes. Days on Market decreased 1.6 percent for Single-Family homes but increased 3.8 percent for Condo homes. Months Supply of Inventory decreased 6.5 percent for Single-Family homes and 7.3 percent for Condo homes.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 7.7%	+ 6.7%	+ 10.2%
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.

Single Family Market Overview	2
Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13



Single Family Market Overview

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



Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,338	1,390	+ 3.9%	8,414	8,595	+ 2.2%
Pending Sales		982	1,060	+ 7.9%	5,845	6,019	+ 3.0%
Closed Sales		1,056	1,127	+ 6.7%	5,295	5,422	+ 2.4%
Days on Market Until Sale		123	121	- 1.6%	125	125	0.0%
Median Sales Price		\$365,000	\$359,945	- 1.4%	\$362,584	\$359,843	- 0.8%
Average Sales Price		\$435,702	\$448,491	+ 2.9%	\$439,105	\$445,522	+ 1.5%
Percent of List Price Received		97.5%	97.3%	- 0.2%	97.3%	97.3%	0.0%
Housing Affordability Index		79	82	+ 3.8%	79	82	+ 3.8%
Inventory of Homes for Sale		4,163	4,023	- 3.4%	—	—	—
Months Supply of Inventory		4.6	4.3	- 6.5%	—	—	—

Condo Market Overview

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



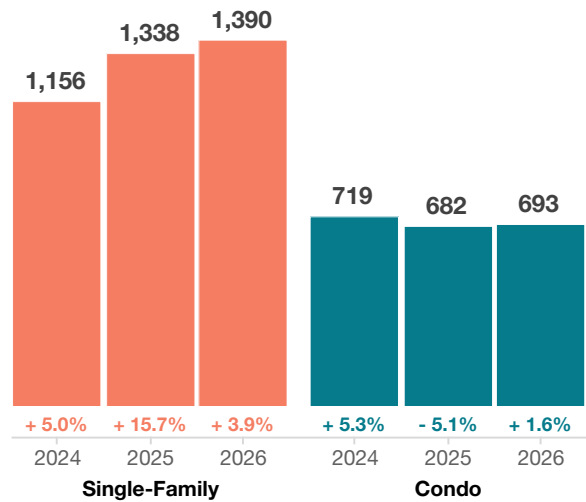
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		682	693	+ 1.6%	4,803	4,935	+ 2.7%
Pending Sales		400	486	+ 21.5%	2,561	2,834	+ 10.7%
Closed Sales		452	498	+ 10.2%	2,434	2,584	+ 6.2%
Days on Market Until Sale		132	137	+ 3.8%	128	133	+ 3.9%
Median Sales Price		\$239,500	\$244,270	+ 2.0%	\$240,000	\$232,500	- 3.1%
Average Sales Price		\$270,796	\$271,045	+ 0.1%	\$273,683	\$269,502	- 1.5%
Percent of List Price Received		96.5%	96.2%	- 0.3%	96.0%	95.9%	- 0.1%
Housing Affordability Index		120	121	+ 0.8%	120	127	+ 5.8%
Inventory of Homes for Sale		3,274	3,294	+ 0.6%	—	—	—
Months Supply of Inventory		8.2	7.6	- 7.3%	—	—	—

New Listings

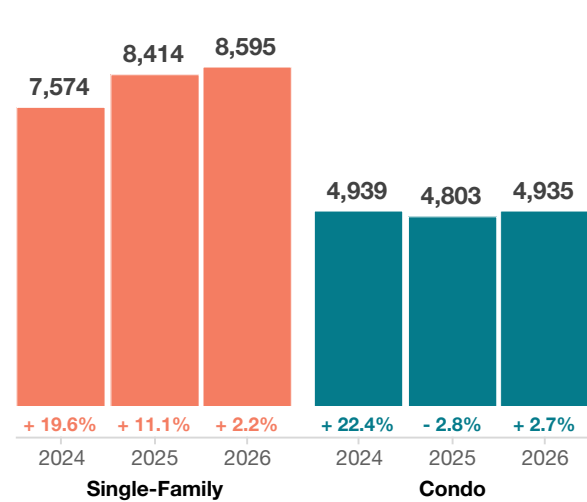
A count of the properties that have been newly listed on the market in a given month.



June

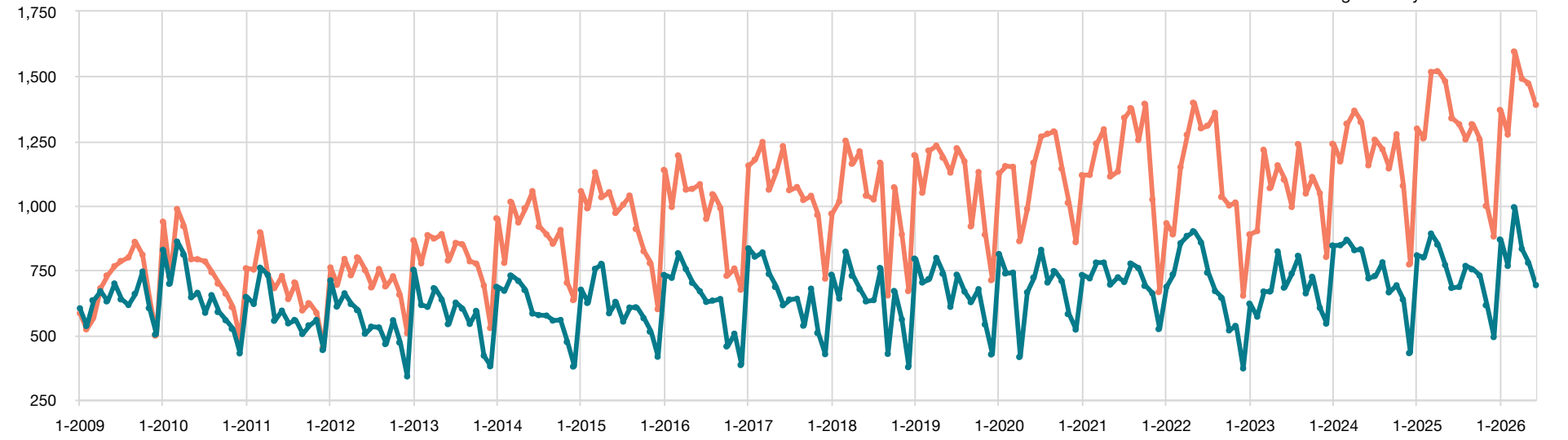


Year to Date



New Listings	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	1,256	- 1.6%	730	+ 5.5%
Nov-2025	999	- 7.2%	615	- 3.5%
Dec-2025	881	+ 14.0%	492	+ 14.4%
Jan-2026	1,370	+ 5.5%	869	+ 7.5%
Feb-2026	1,275	+ 1.2%	767	- 4.1%
Mar-2026	1,596	+ 5.2%	994	+ 11.4%
Apr-2026	1,491	- 1.9%	833	- 2.0%
May-2026	1,473	- 0.5%	779	+ 1.0%
Jun-2026	1,390	+ 3.9%	693	+ 1.6%
12-Month Avg	1,301	+ 3.0%	748	+ 2.7%

Historical New Listings by Month

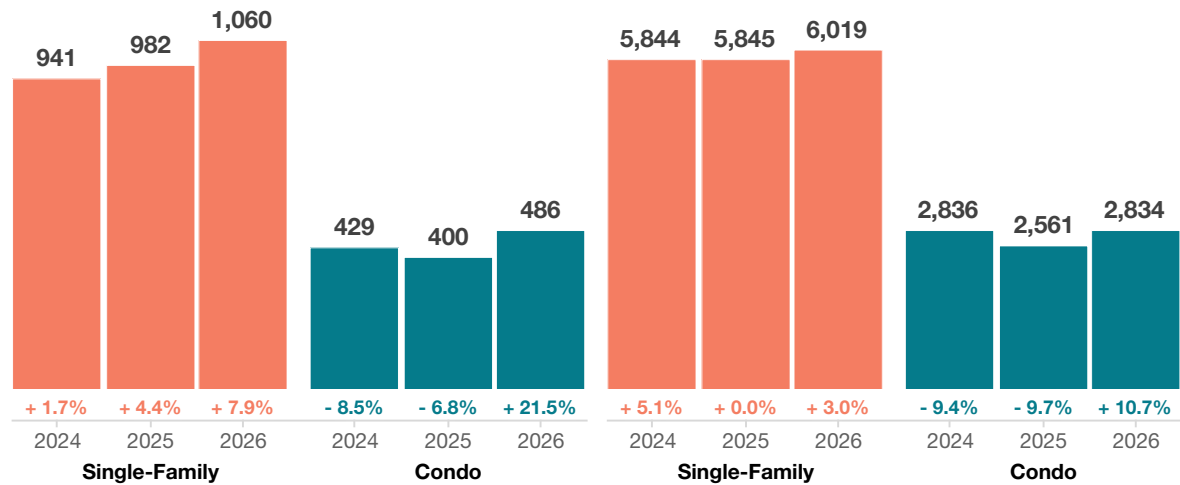


Pending Sales

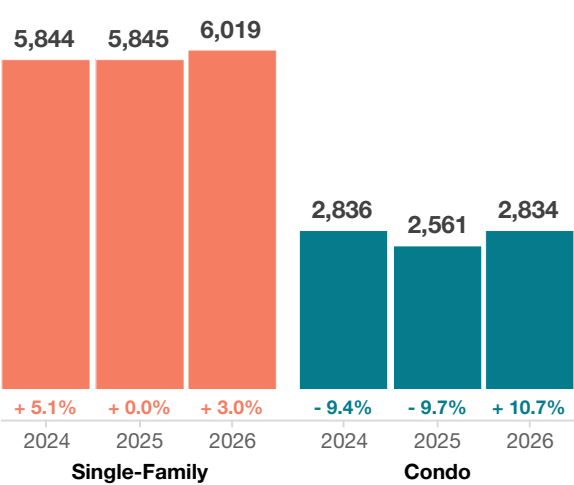
A count of the properties on which offers have been accepted in a given month.



June

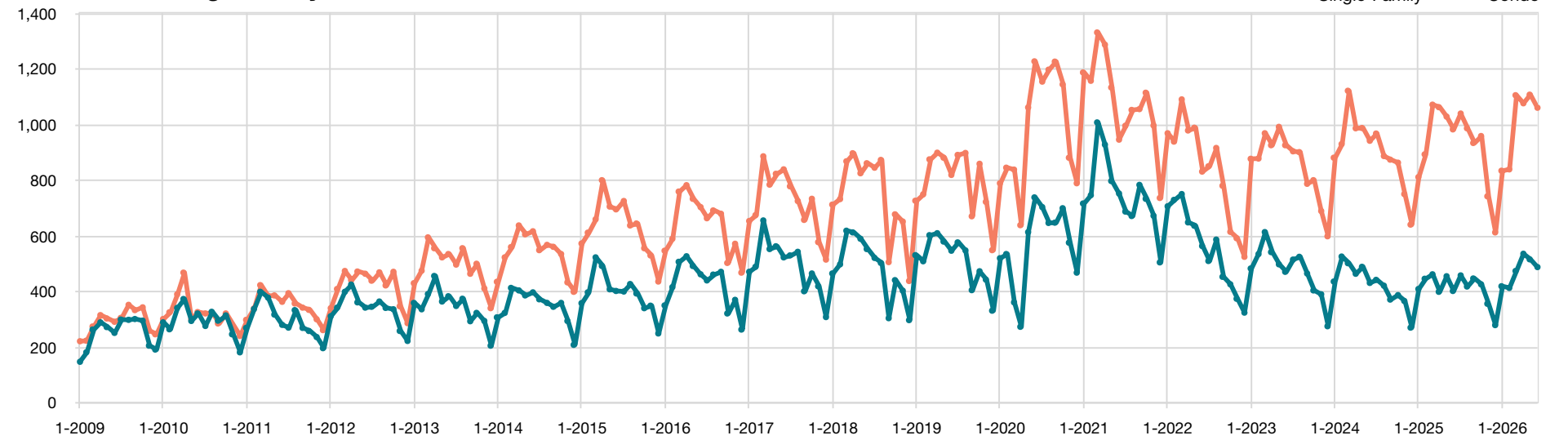


Year to Date



Pending Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	1,039	+ 7.4%	456	+ 3.6%
Aug-2025	986	+ 11.3%	416	- 0.7%
Sep-2025	933	+ 6.9%	445	+ 20.6%
Oct-2025	958	+ 11.1%	424	+ 10.1%
Nov-2025	741	- 1.1%	354	- 2.7%
Dec-2025	611	- 4.4%	277	+ 3.4%
Jan-2026	833	+ 2.8%	417	+ 2.5%
Feb-2026	838	- 6.1%	411	- 7.4%
Mar-2026	1,105	+ 3.2%	472	+ 2.6%
Apr-2026	1,076	+ 1.3%	534	+ 34.5%
May-2026	1,107	+ 7.7%	514	+ 13.5%
Jun-2026	1,060	+ 7.9%	486	+ 21.5%
12-Month Avg	941	+ 4.3%	434	+ 8.2%

Historical Pending Sales by Month

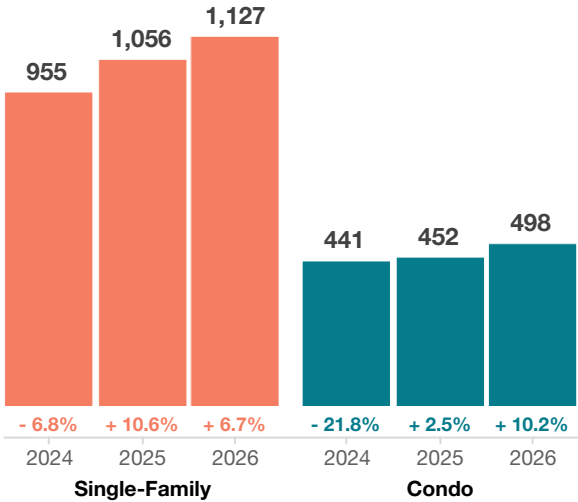


Closed Sales

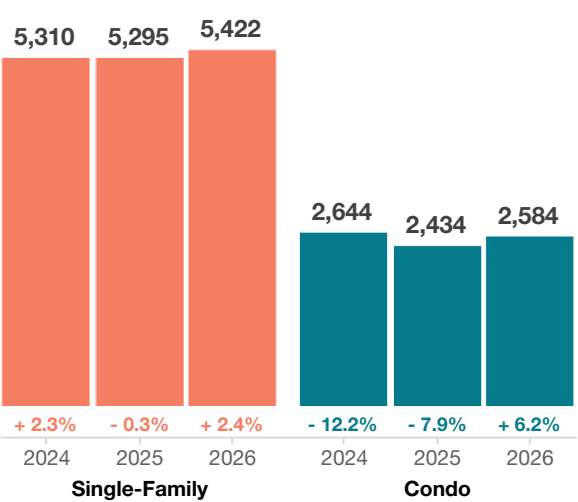
A count of the actual sales that closed in a given month.



June

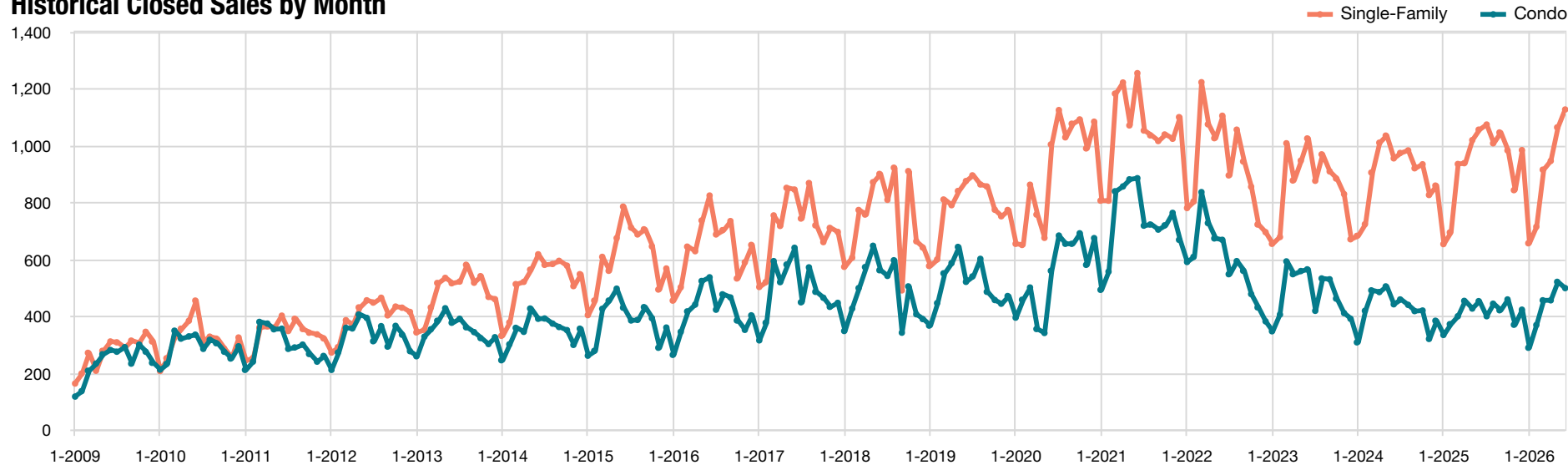


Year to Date



Closed Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	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%	368	- 0.8%
Mar-2026	915	- 2.1%	455	+ 14.0%
Apr-2026	946	+ 0.9%	455	+ 0.4%
May-2026	1,064	+ 4.4%	520	+ 22.1%
Jun-2026	1,127	+ 6.7%	498	+ 10.2%
12-Month Avg	947	+ 5.3%	425	+ 4.7%

Historical Closed Sales by Month



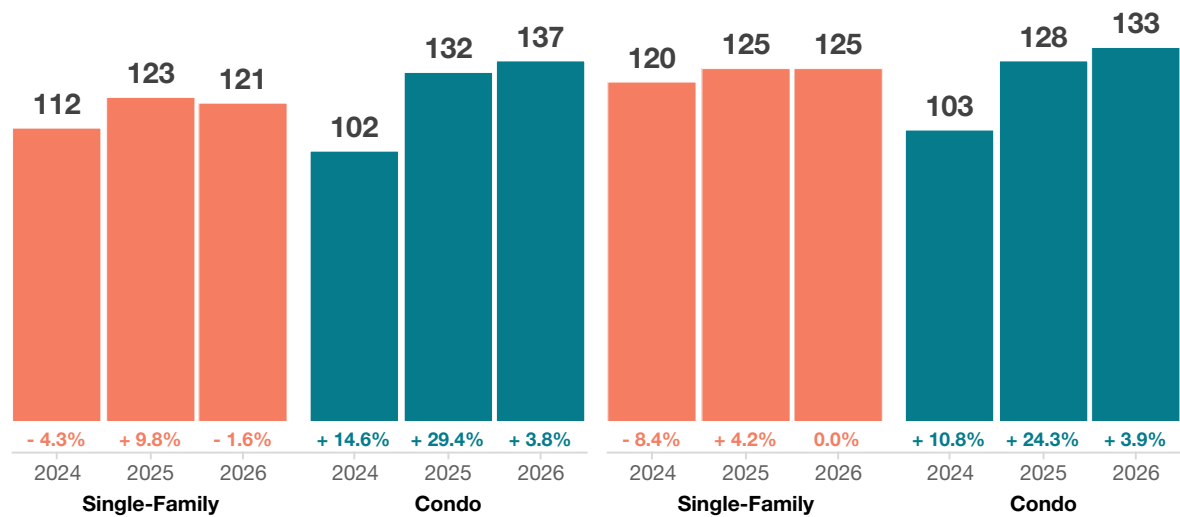
Days on Market Until Sale

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



June

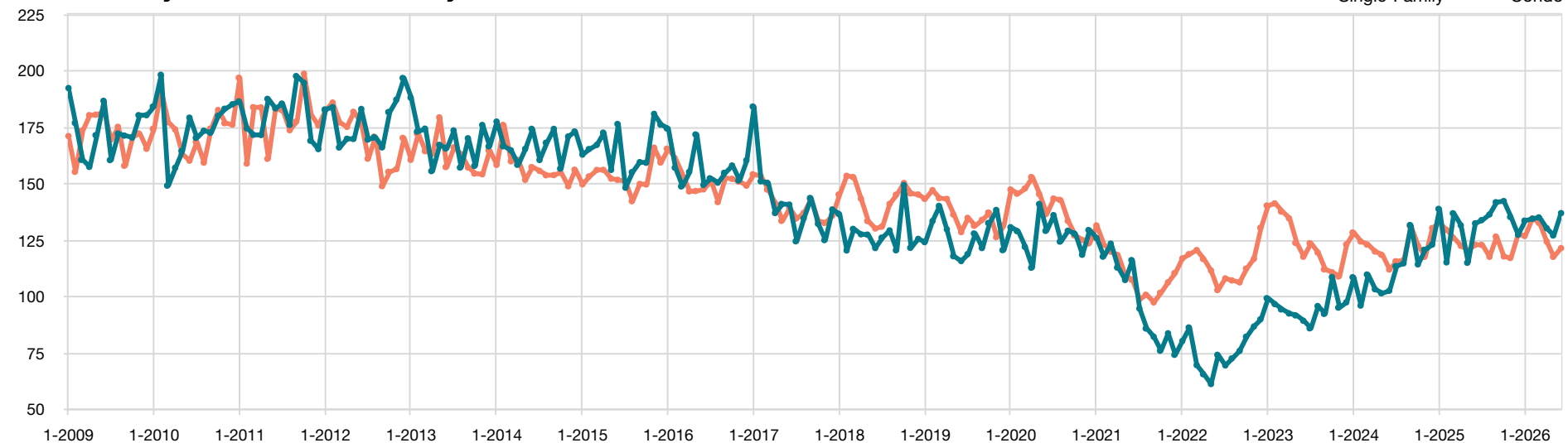
Year to Date



Days on Market	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	134	+ 3.9%	134	+ 16.5%
Mar-2026	132	+ 4.8%	135	- 1.5%
Apr-2026	124	+ 1.6%	130	- 0.8%
May-2026	117	- 2.5%	127	+ 10.4%
Jun-2026	121	- 1.6%	137	+ 3.8%
12-Month Avg*	123	+ 0.0%	134	+ 8.7%

* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

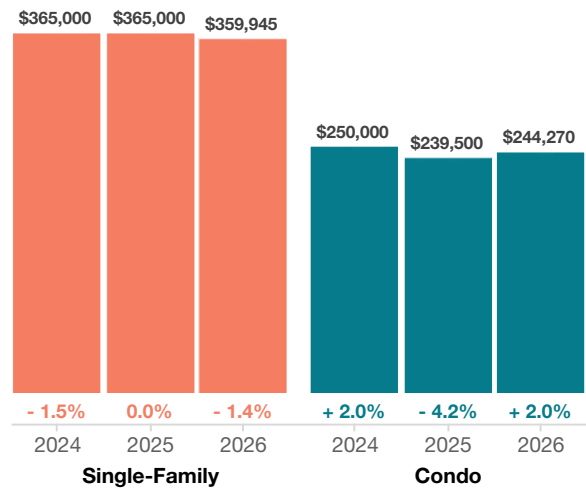


Median Sales Price

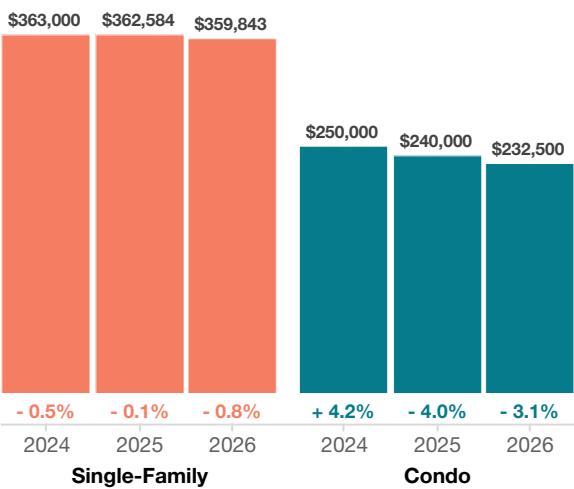
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



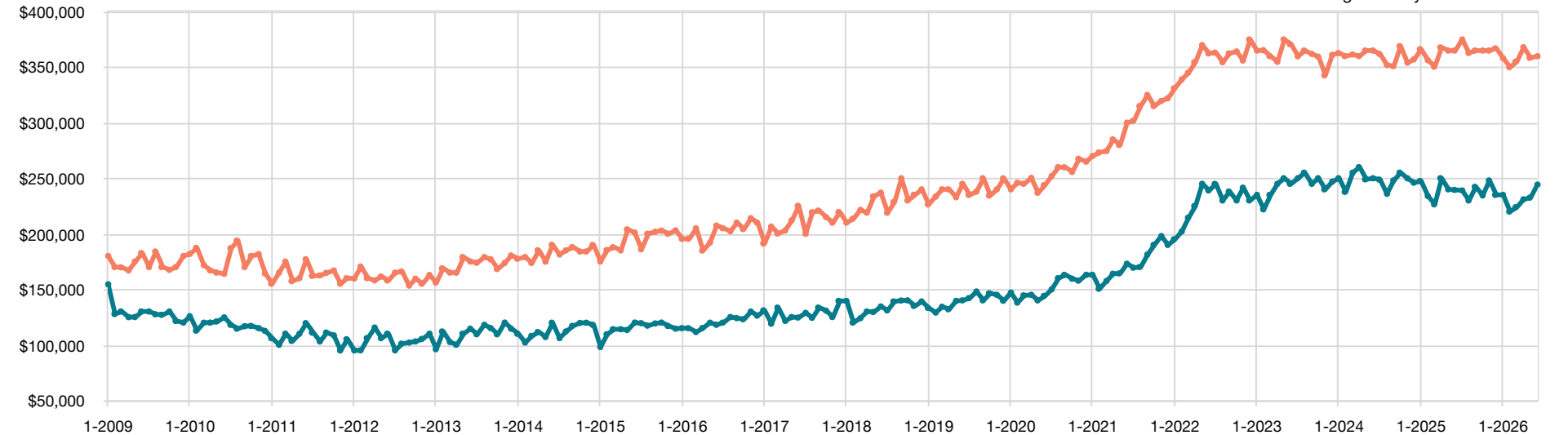
Year to Date



Median Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	\$248,000	- 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	\$358,450	- 1.8%	\$232,500	- 3.1%
Jun-2026	\$359,945	- 1.4%	\$244,270	+ 2.0%
12-Month Avg*	\$363,605	+ 1.0%	\$235,000	- 3.5%

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

Historical Median Sales Price by Month

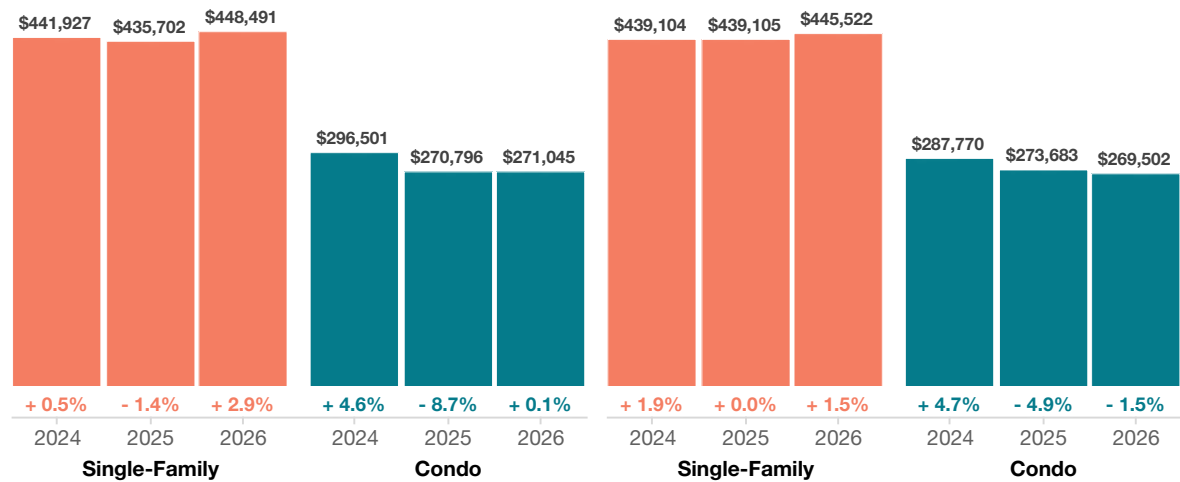


Average Sales Price

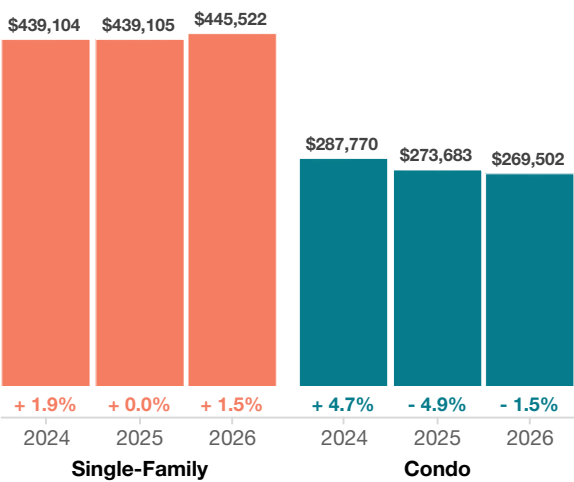
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



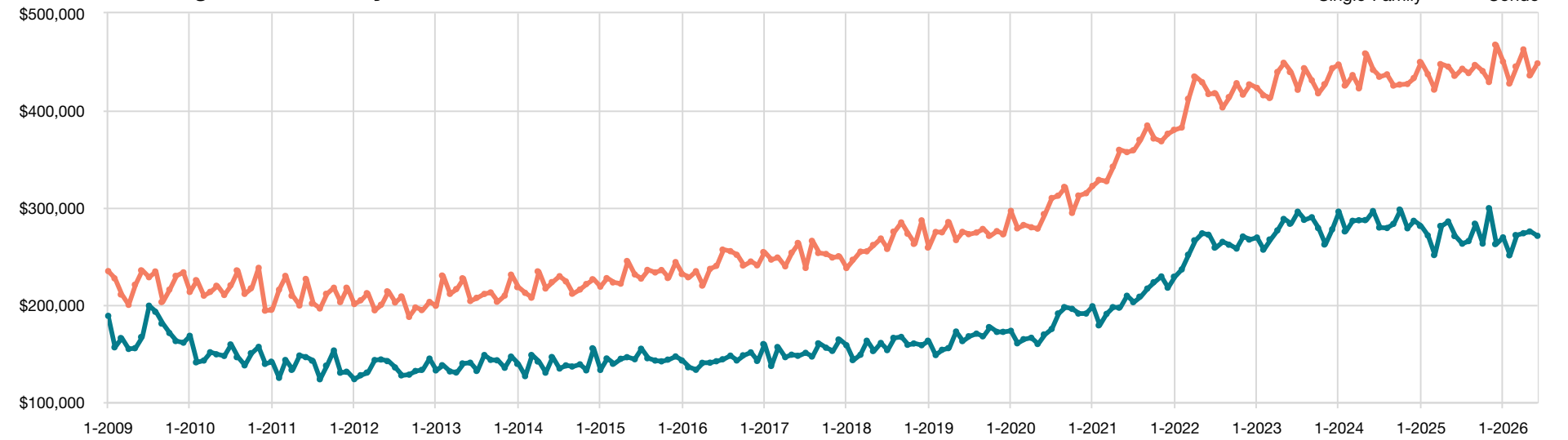
Year to Date



Avg. Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	\$440,586	+ 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%	\$251,012	- 7.5%
Mar-2026	\$445,301	+ 5.7%	\$271,799	+ 8.2%
Apr-2026	\$462,832	+ 3.4%	\$273,712	- 2.7%
May-2026	\$436,147	- 2.0%	\$275,479	- 3.6%
Jun-2026	\$448,491	+ 2.9%	\$271,045	+ 0.1%
12-Month Avg*	\$445,071	+ 2.3%	\$270,823	- 2.9%

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

Historical Average Sales Price by Month



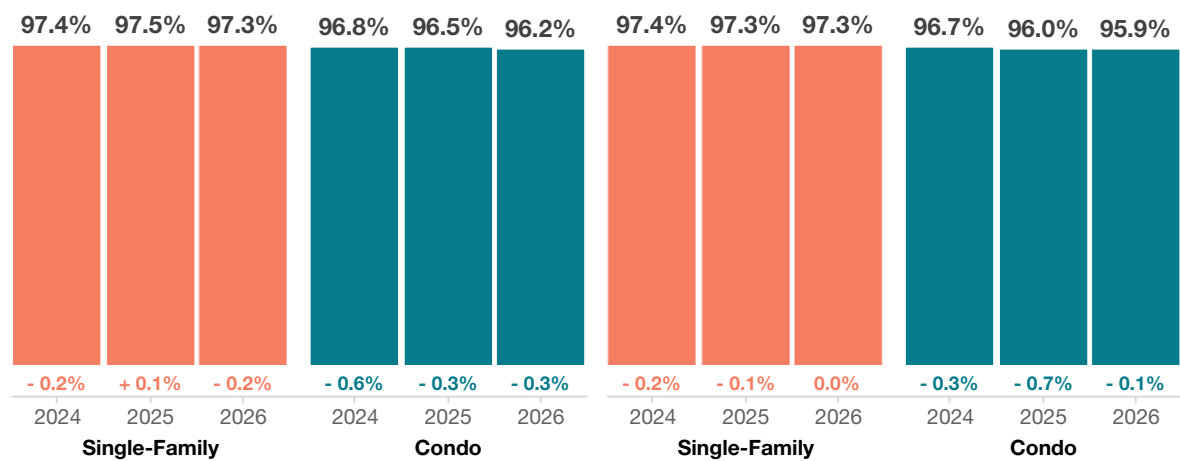
Percent of List Price Received

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.



June

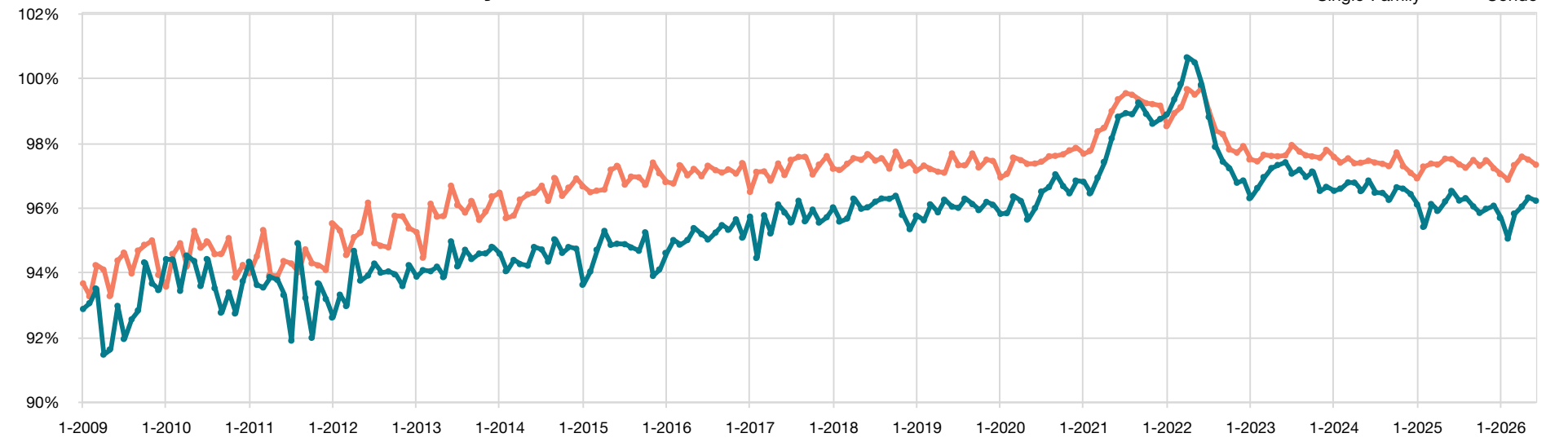
Year to Date



Pct. of List Price Received	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	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	97.3%	- 0.2%	96.2%	- 0.3%
12-Month Avg*	97.3%	- 0.0%	96.0%	- 0.3%

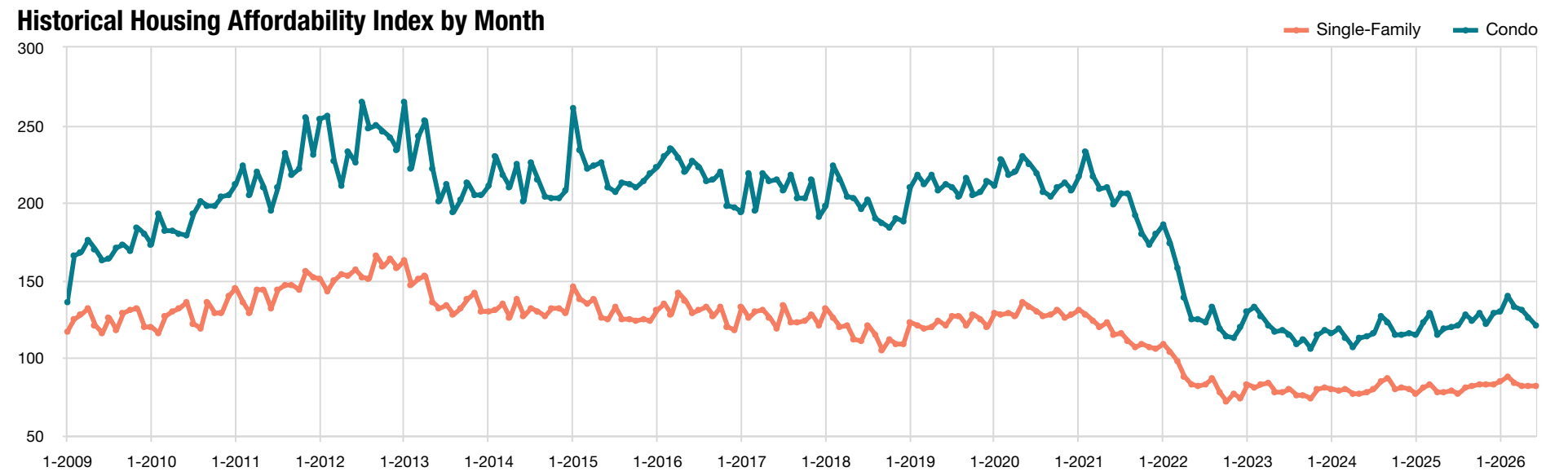
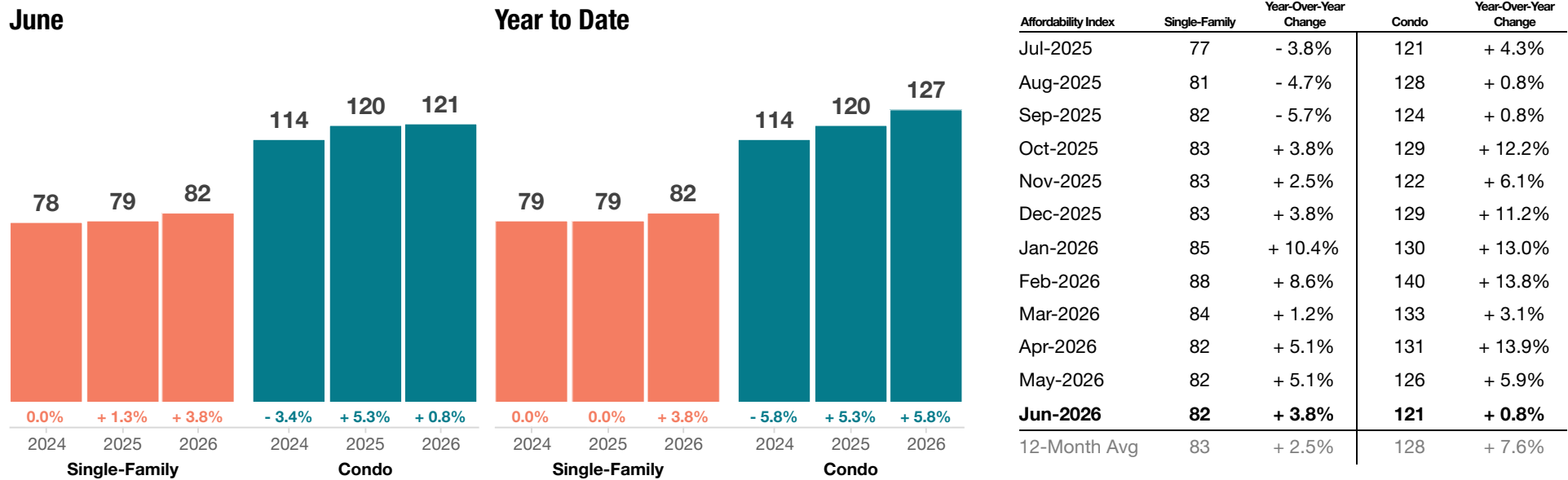
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

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.

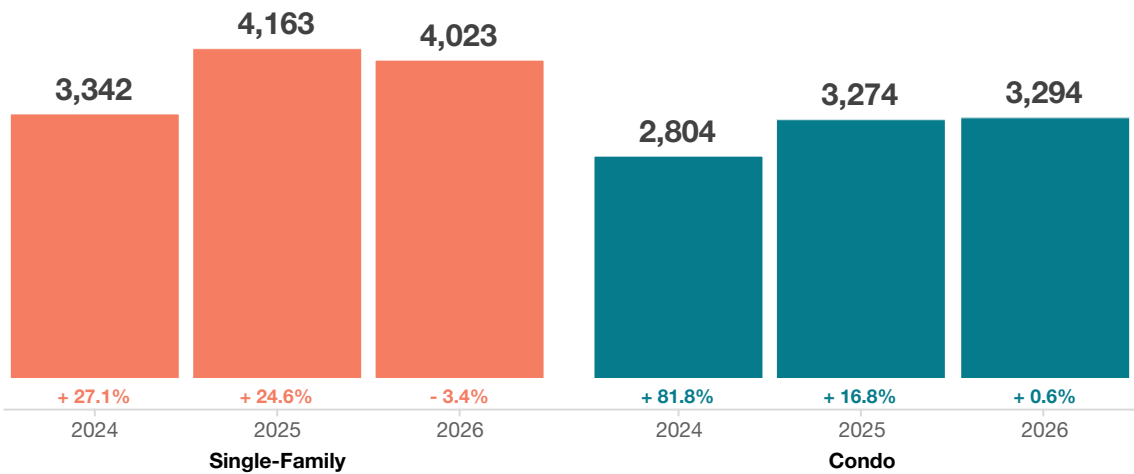


Inventory of Homes for Sale

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

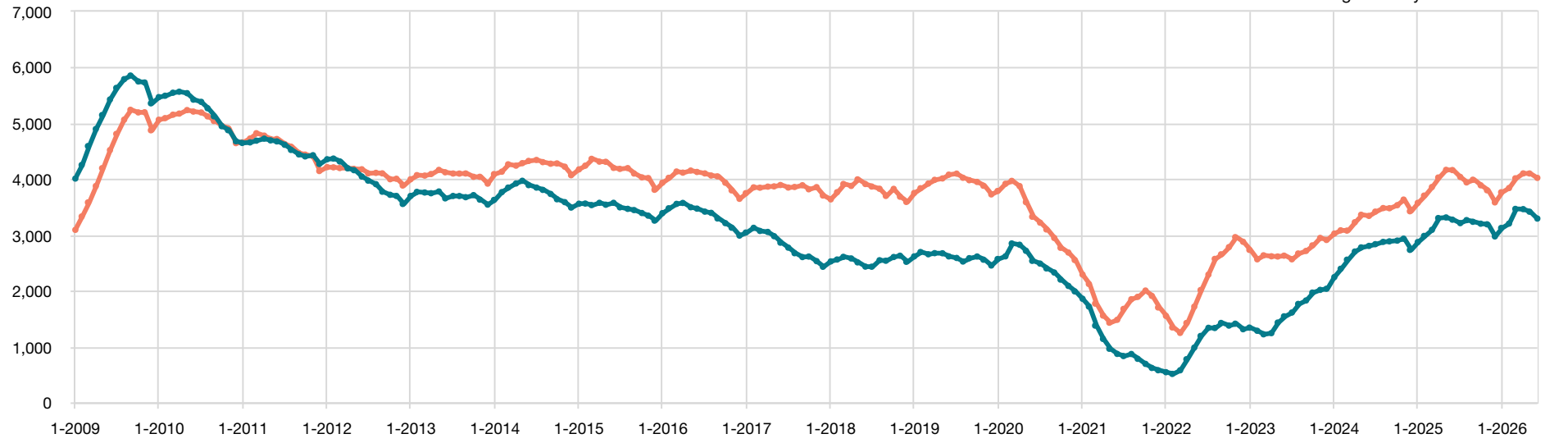


June



Homes for Sale	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	4,040	+ 18.2%	3,212	+ 13.3%
Aug-2025	3,942	+ 13.2%	3,266	+ 13.6%
Sep-2025	3,990	+ 14.7%	3,236	+ 12.1%
Oct-2025	3,890	+ 10.1%	3,202	+ 10.5%
Nov-2025	3,801	+ 4.6%	3,191	+ 8.8%
Dec-2025	3,584	+ 4.6%	2,974	+ 8.8%
Jan-2026	3,765	+ 5.3%	3,125	+ 8.8%
Feb-2026	3,841	+ 3.7%	3,204	+ 7.4%
Mar-2026	4,015	+ 4.0%	3,467	+ 12.1%
Apr-2026	4,103	+ 1.8%	3,463	+ 4.8%
May-2026	4,102	- 1.6%	3,417	+ 3.1%
Jun-2026	4,023	- 3.4%	3,294	+ 0.6%
12-Month Avg	3,925	+ 5.9%	3,254	+ 8.5%

Historical Inventory of Homes for Sale by Month

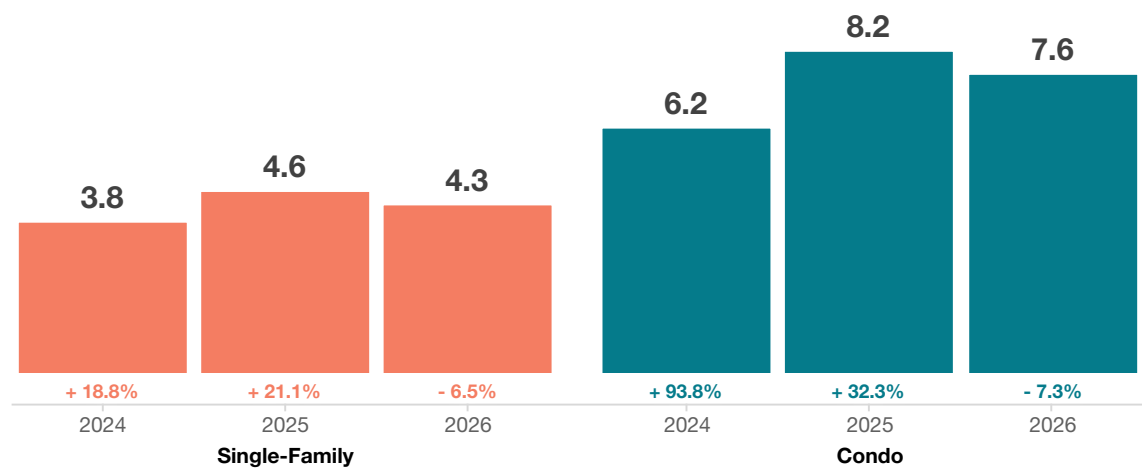


Months Supply of Inventory

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.



June



Months Supply	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	8.5	+ 13.3%
Apr-2026	4.4	- 2.2%	8.2	+ 1.2%
May-2026	4.4	- 4.3%	8.0	- 2.4%
Jun-2026	4.3	- 6.5%	7.6	- 7.3%
12-Month Avg*	4.2	+ 2.2%	7.9	+ 9.9%

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

Historical Months Supply of Inventory by Month

