Monthly Indicators

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October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings decreased 6.0 percent for Single-Family homes and 6.6 percent for Condo homes. Pending Sales decreased 12.5 percent for Single-Family homes but increased 4.3 percent for Condo homes. Inventory decreased 0.8 percent for Single-Family homes and remained flat for Condo homes.

Median Sales Price remained flat at $365,000 for Single-Family homes but decreased 1.6 percent to $230,750 for Condo properties. Days on Market decreased 3.4 percent for Single-Family homes and 6.3 percent for Condo homes. Months Supply of Inventory remained flat for Single-Family homes but decreased 3.8 percent for Condo properties.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 8.8%	- 9.4%	- 7.9%
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.

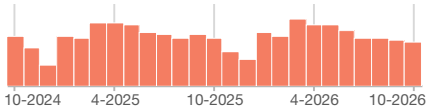
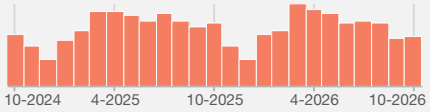
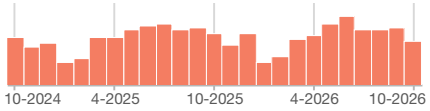
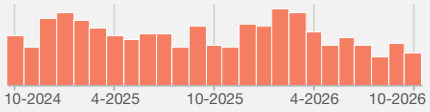
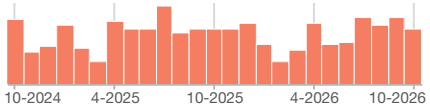
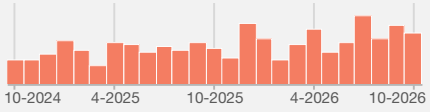
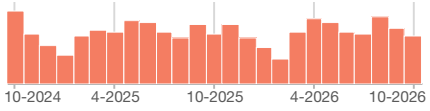
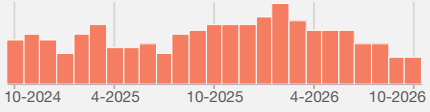
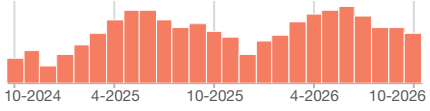
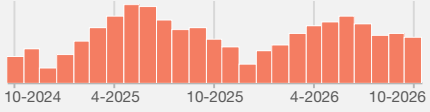
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Current as of November 10, 2026. All data comes from the Coastal Carolinas Association of REALTORS® Multiple Listing Service. Provided by South Carolina REALTORS®. Report © 2026 ShowingTime Plus, LLC.

Single Family Market Overview

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

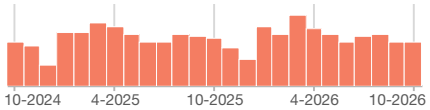
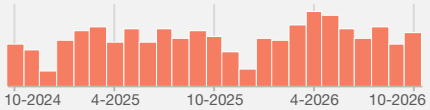
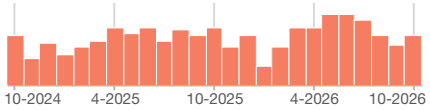
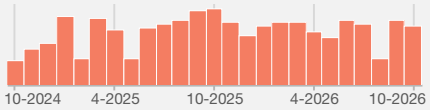
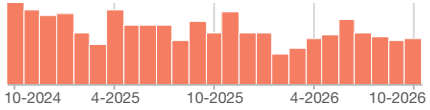
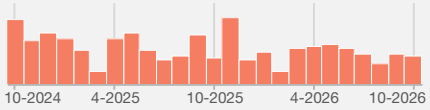
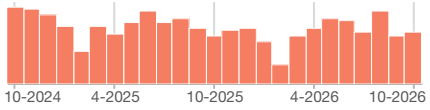
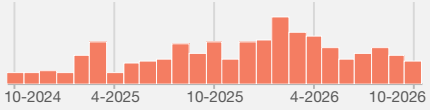
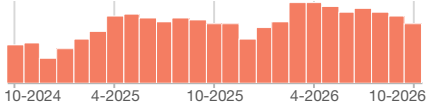
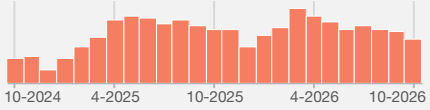
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Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,256	**1,181**	- 6.0%	13,555	**13,516**	- 0.3%
Pending Sales		961	**841**	- 12.5%	9,772	**9,576**	- 2.0%
Closed Sales		983	**891**	- 9.4%	9,407	**9,453**	+ 0.5%
Days on Market Until Sale		118	**114**	- 3.4%	123	**121**	- 1.6%
Median Sales Price		$365,000	**$365,000**	0.0%	$365,000	**$362,492**	- 0.7%
Average Sales Price		$440,586	**$457,163**	+ 3.8%	$440,529	**$452,676**	+ 2.8%
Percent of List Price Received		97.3%	**97.3%**	0.0%	97.3%	**97.3%**	0.0%
Housing Affordability Index		83	**76**	- 8.4%	83	**76**	- 8.4%
Inventory of Homes for Sale		3,894	**3,861**	- 0.8%	—	**—**	—
Months Supply of Inventory		4.2	**4.2**	0.0%	—	**—**	—

Condo Market Overview

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

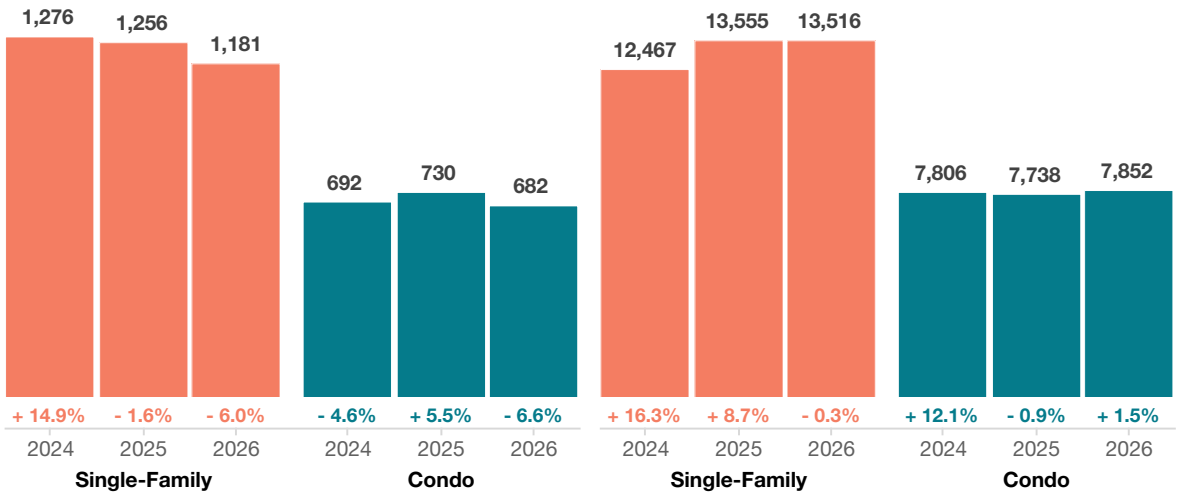
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Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		730	**682**	- 6.6%	7,738	**7,852**	+ 1.5%
Pending Sales		421	**439**	+ 4.3%	4,300	**4,511**	+ 4.9%
Closed Sales		458	**422**	- 7.9%	4,154	**4,315**	+ 3.9%
Days on Market Until Sale		142	**133**	- 6.3%	132	**131**	- 0.8%
Median Sales Price		$234,500	**$230,750**	- 1.6%	$238,000	**$231,750**	- 2.6%
Average Sales Price		$263,062	**$265,068**	+ 0.8%	$271,615	**$267,817**	- 1.4%
Percent of List Price Received		95.8%	**96.0%**	+ 0.2%	96.1%	**96.0%**	- 0.1%
Housing Affordability Index		129	**120**	- 7.0%	127	**120**	- 5.5%
Inventory of Homes for Sale		3,203	**3,202**	- 0.0%	—	**—**	—
Months Supply of Inventory		7.8	**7.5**	- 3.8%	—	**—**	—

New Listings

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

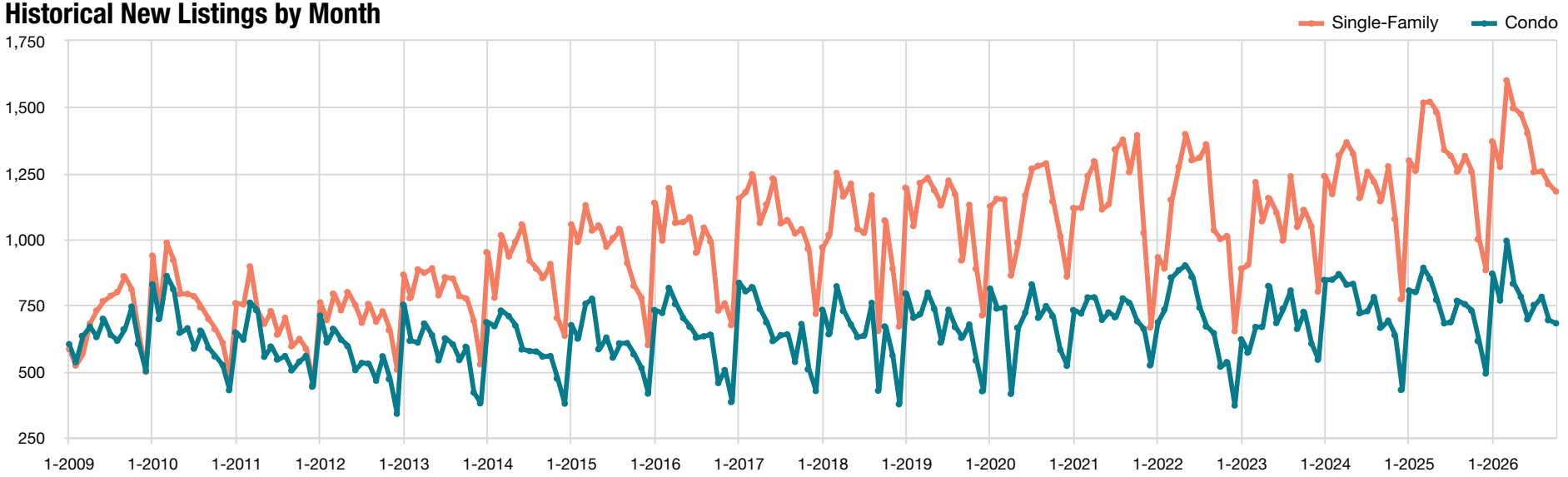
October



Year to Date

New Listings	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	1,000	- 7.1%	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	1,601	+ 5.5%	994	+ 11.4%
Apr-2026	1,496	- 1.6%	832	- 2.1%
May-2026	1,473	- 0.5%	782	+ 1.4%
Jun-2026	1,401	+ 4.7%	697	+ 2.2%
Jul-2026	1,254	- 4.6%	751	+ 9.5%
Aug-2026	1,257	+ 0.1%	782	+ 2.0%
Sep-2026	1,209	- 8.1%	694	- 8.0%
Oct-2026	**1,181**	**- 6.0%**	**682**	**- 6.6%**
12-Month Avg	1,283	- 0.1%	747	+ 1.8%

Historical New Listings by Month

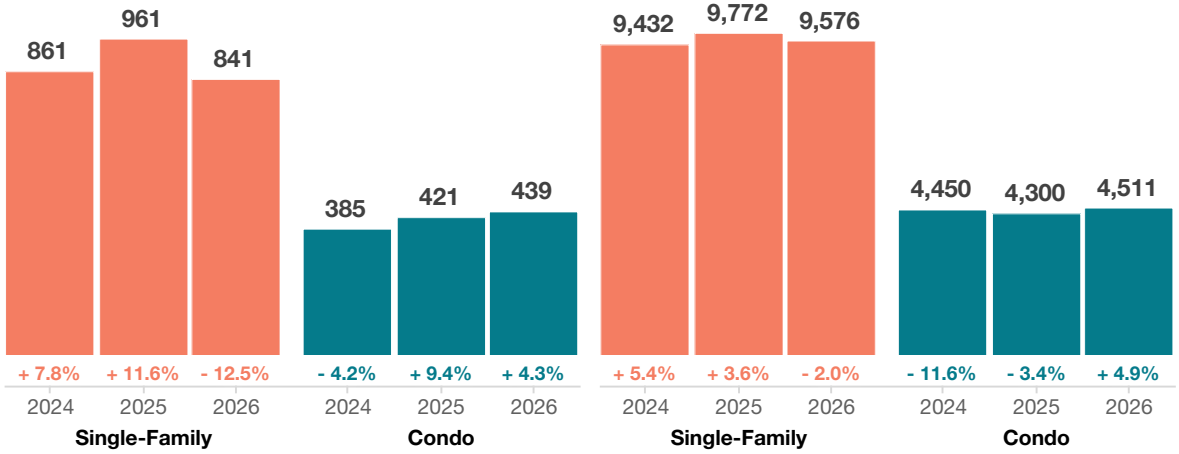


Pending Sales

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

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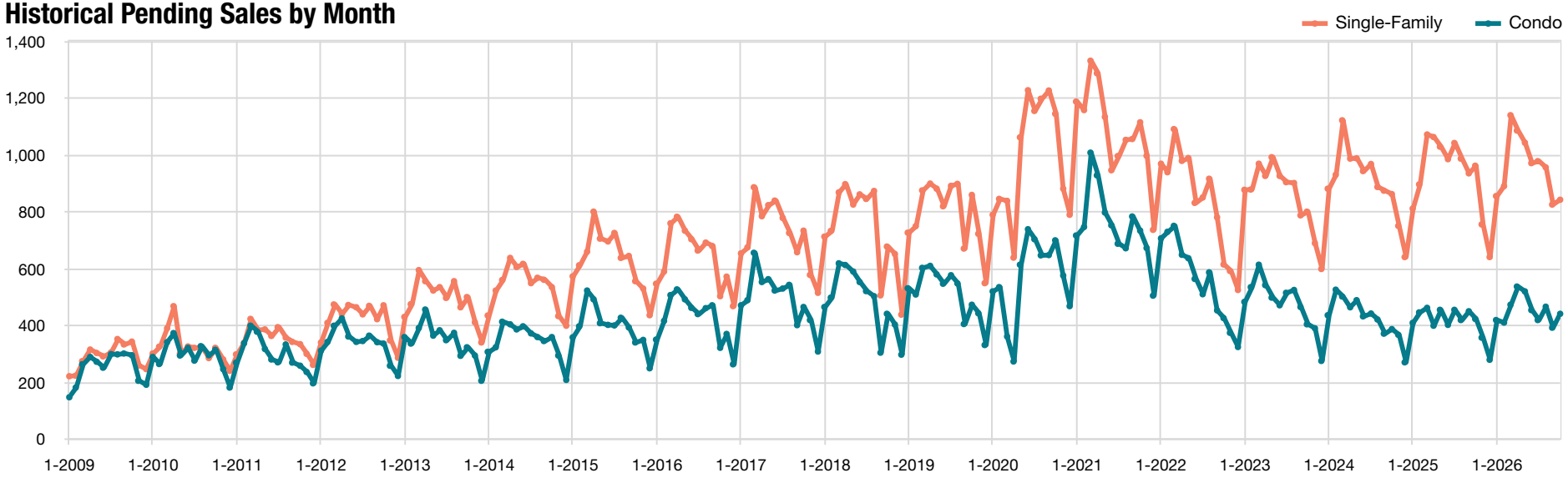
October



Year to Date

Pending Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	754	+ 0.7%	355	- 2.7%
Dec-2025	639	0.0%	277	+ 3.4%
Jan-2026	854	+ 5.4%	417	+ 2.5%
Feb-2026	889	- 0.7%	408	- 8.1%
Mar-2026	1,139	+ 6.3%	471	+ 2.4%
Apr-2026	1,085	+ 2.2%	535	+ 34.8%
May-2026	1,042	+ 1.4%	518	+ 14.3%
Jun-2026	970	- 1.4%	452	+ 13.0%
Jul-2026	977	- 6.1%	417	- 7.9%
Aug-2026	955	- 3.1%	464	+ 11.3%
Sep-2026	824	- 11.8%	390	- 12.9%
Oct-2026	**841**	**- 12.5%**	**439**	**+ 4.3%**
12-Month Avg	914	- 1.7%	429	+ 4.4%

Historical Pending Sales by Month

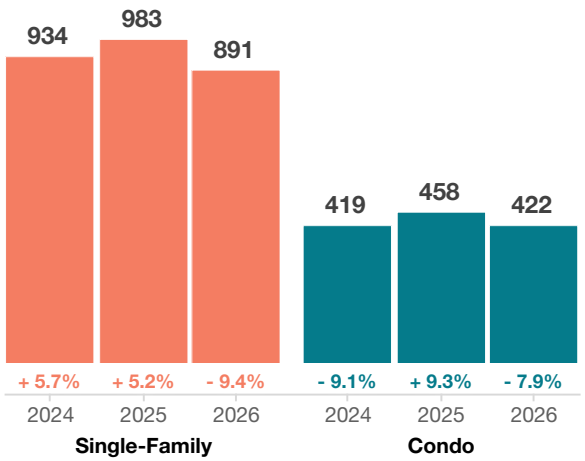


Closed Sales

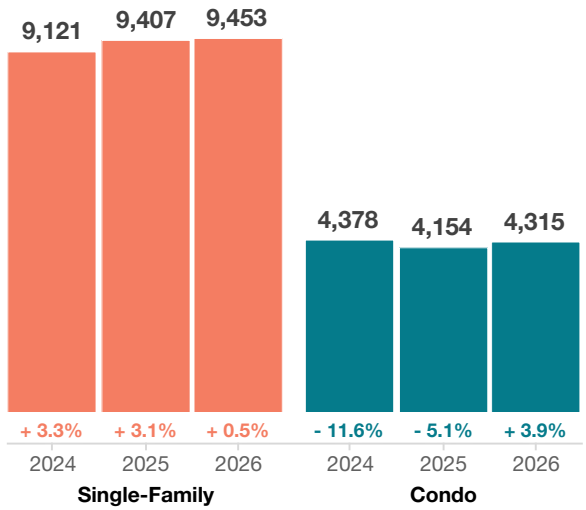
A count of the actual sales that closed in a given month.

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October

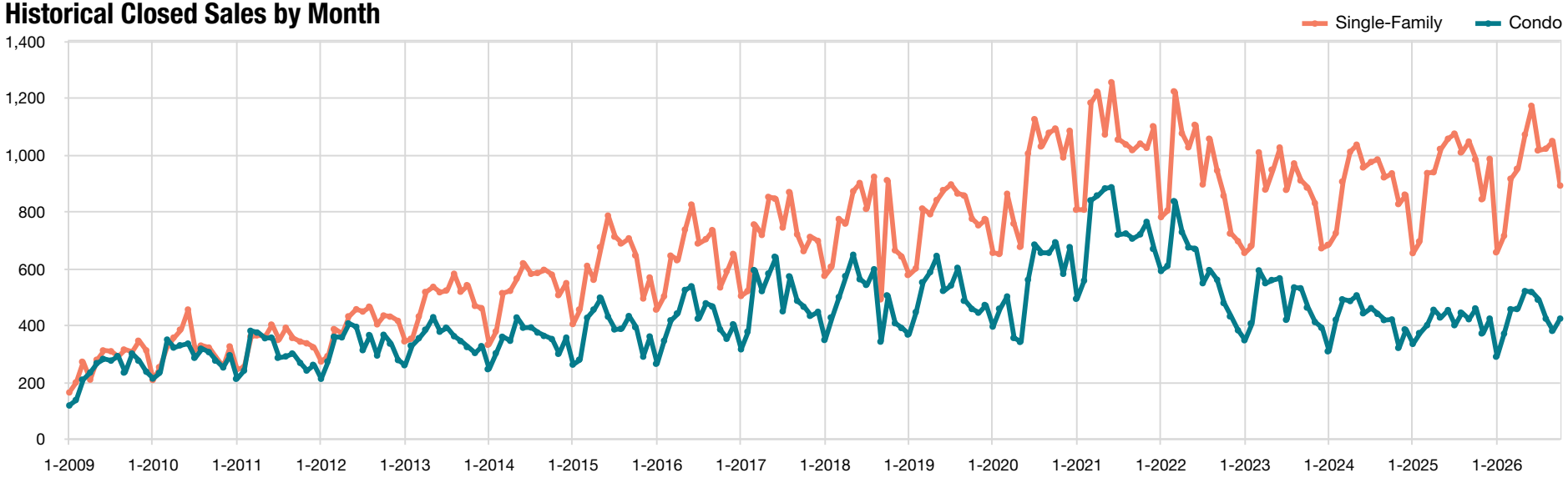


Year to Date



Closed Sales	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	843	+ 2.1%	370	+ 16.0%
Dec-2025	985	+ 14.7%	422	+ 9.9%
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	950	+ 1.3%	456	+ 0.7%
May-2026	1,071	+ 5.0%	519	+ 21.8%
Jun-2026	1,172	+ 11.0%	516	+ 14.2%
Jul-2026	1,015	- 5.5%	489	+ 22.6%
Aug-2026	1,021	+ 1.3%	422	- 4.7%
Sep-2026	1,048	+ 0.2%	379	- 9.8%
Oct-2026	**891**	**- 9.4%**	**422**	**- 7.9%**
12-Month Avg	940	+ 1.7%	426	+ 5.2%

Historical Closed Sales by Month

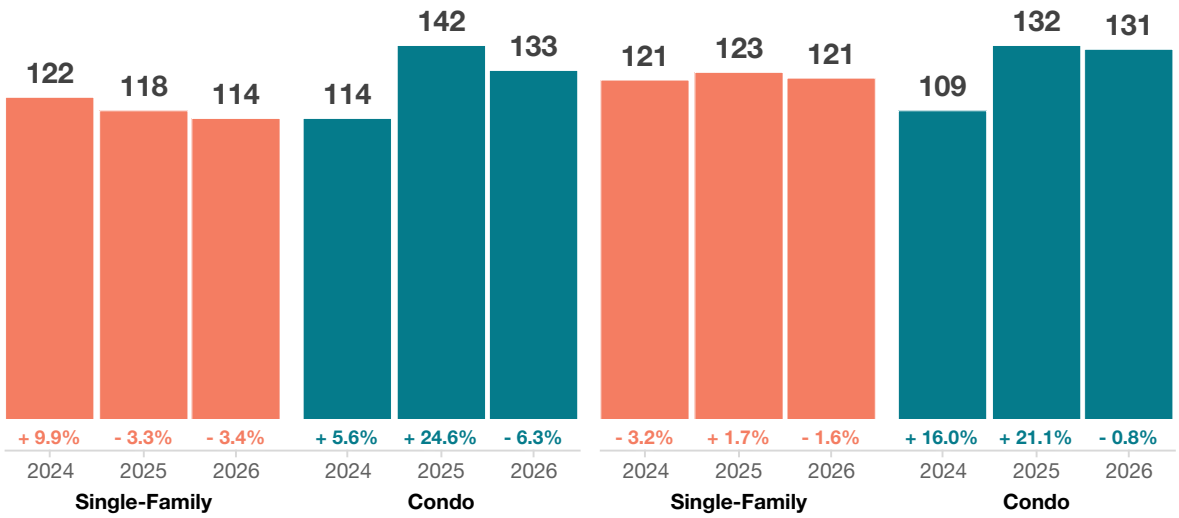


Days on Market Until Sale

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

CCMLS

October

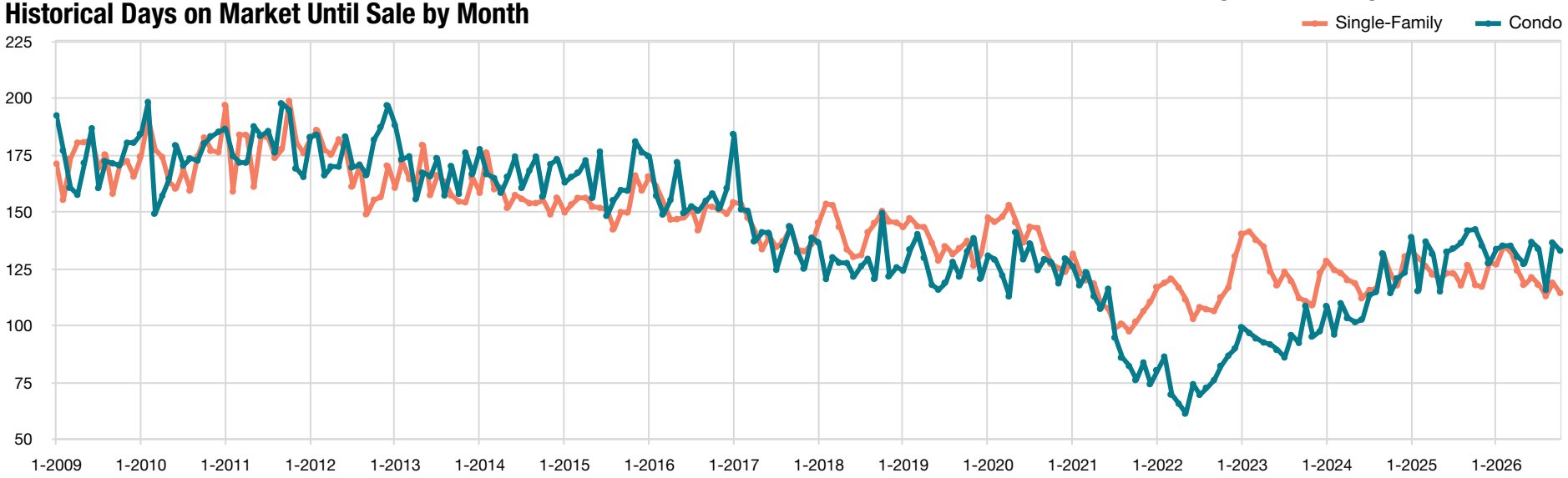


Year to Date

Days on Market	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	118	- 4.1%	134	0.0%
Aug-2026	113	- 3.4%	115	- 15.4%
Sep-2026	119	- 5.6%	136	- 4.2%
Oct-2026	**114**	**- 3.4%**	**133**	**- 6.3%**
12-Month Avg*	121	- 1.5%	131	+ 0.3%

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

Historical Days on Market Until Sale by Month

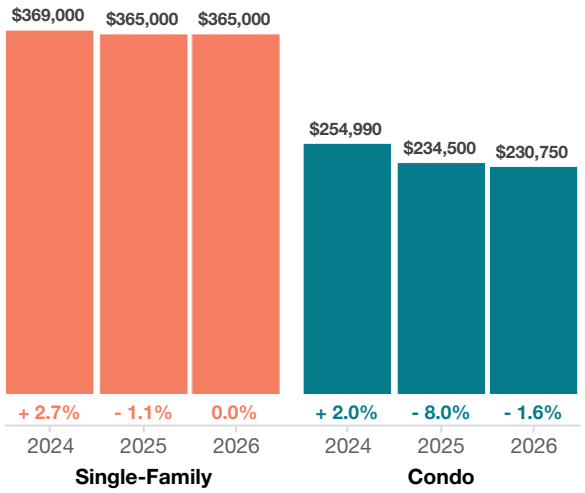


Median Sales Price

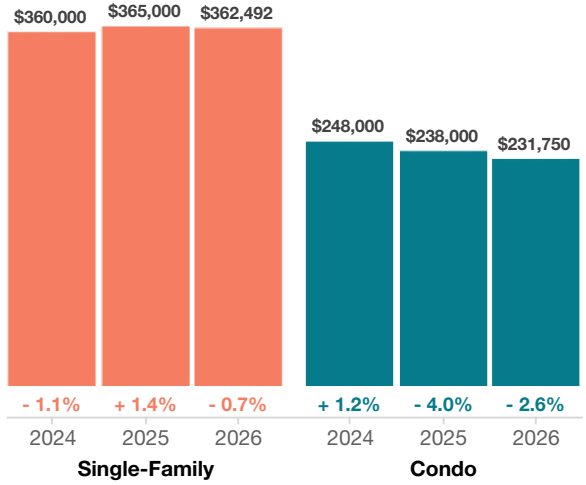
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

CCMLS

October



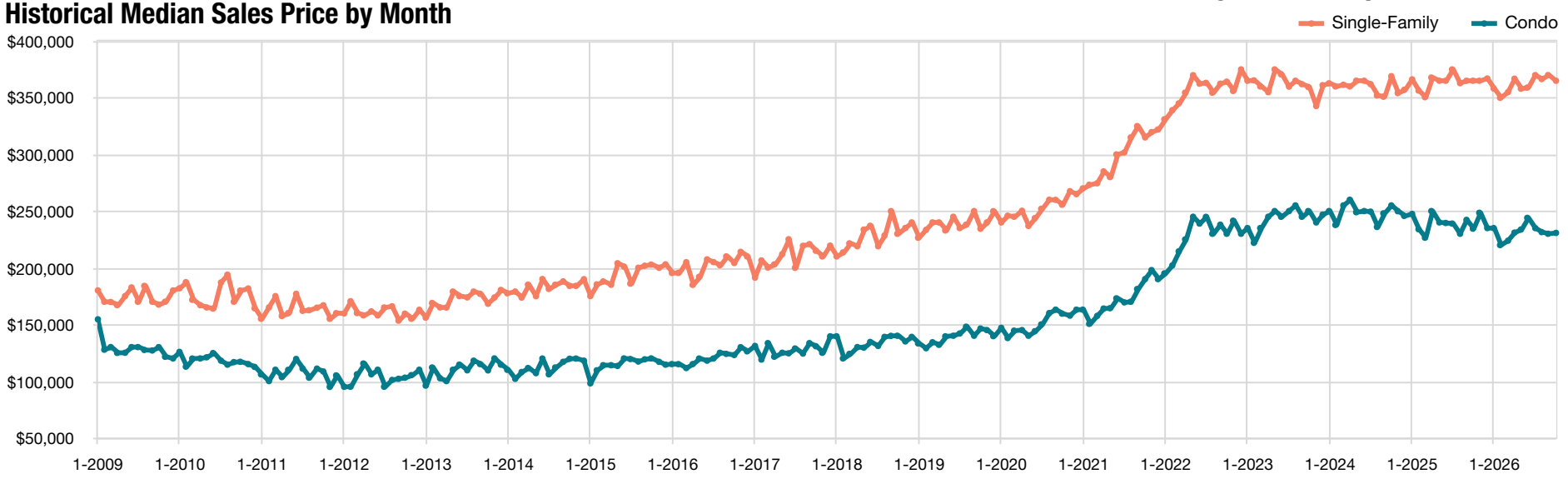
Year to Date



Median Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	$365,000	+ 3.1%	$248,500	- 0.6%
Dec-2025	$367,000	+ 2.8%	$235,000	- 4.4%
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	$366,818	- 0.3%	$231,000	- 7.6%
May-2026	$358,000	- 1.9%	$233,700	- 2.6%
Jun-2026	$359,000	- 1.6%	$244,000	+ 1.9%
Jul-2026	$370,000	- 1.3%	$235,000	- 1.7%
Aug-2026	$366,500	+ 1.0%	$231,450	+ 0.6%
Sep-2026	$370,000	+ 1.4%	$230,000	- 5.1%
Oct-2026	**$365,000**	**0.0%**	**$230,750**	**- 1.6%**
12-Month Avg*	$363,500	+ 0.3%	$234,995	- 2.1%

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

Historical Median Sales Price by Month

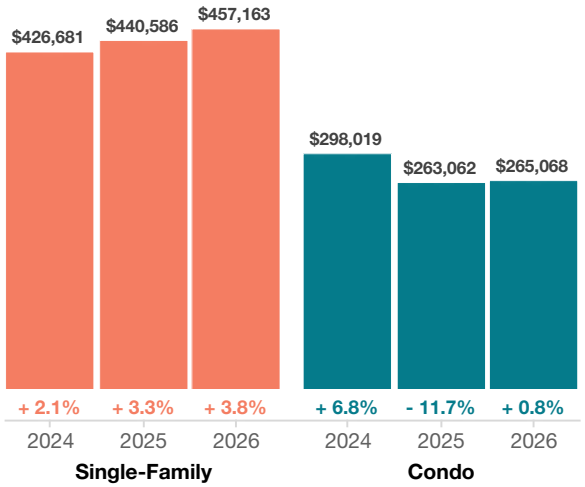


Average Sales Price

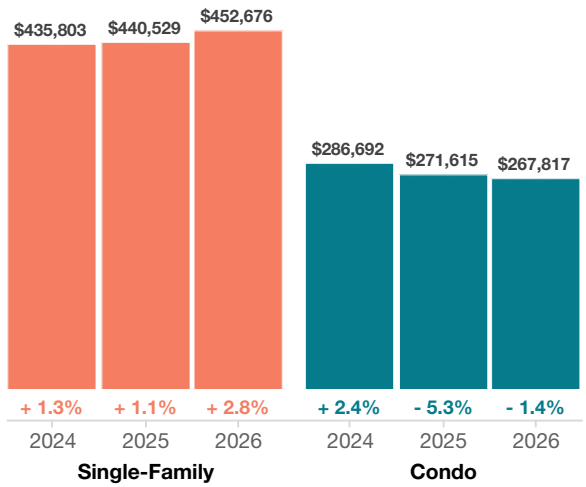
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

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October



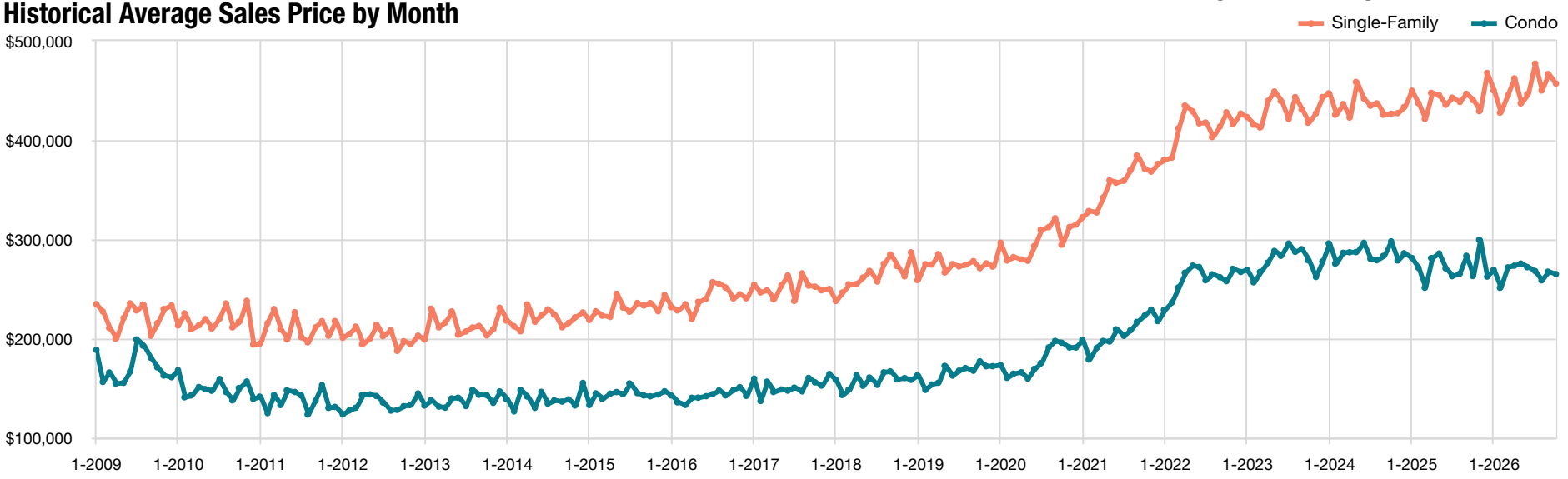
Year to Date



Avg. Sales Price	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	$429,323	+ 0.5%	$299,591	+ 7.5%
Dec-2025	$467,804	+ 7.9%	$262,524	- 8.2%
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	$462,364	+ 3.3%	$273,541	- 2.7%
May-2026	$437,129	- 1.9%	$275,650	- 3.5%
Jun-2026	$446,383	+ 2.5%	$272,027	+ 0.5%
Jul-2026	$477,156	+ 7.7%	$268,081	+ 1.9%
Aug-2026	$450,134	+ 2.6%	$258,796	- 2.6%
Sep-2026	$466,717	+ 4.5%	$267,418	- 5.7%
Oct-2026	**$457,163**	**+ 3.8%**	**$265,068**	**+ 0.8%**
12-Month Avg*	$452,252	+ 3.0%	$269,682	- 1.3%

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

Historical Average Sales Price by Month

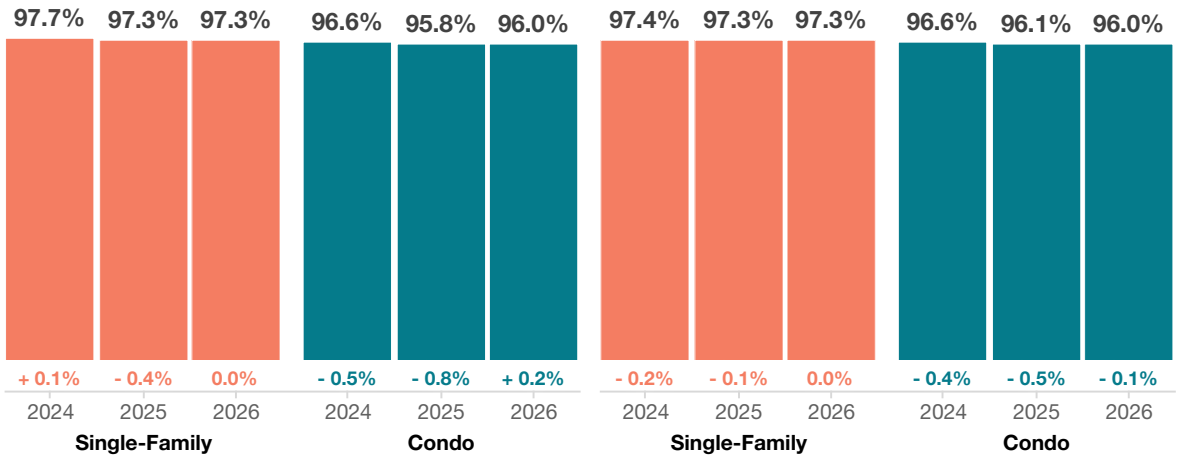


Percent of List Price Received

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.

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October

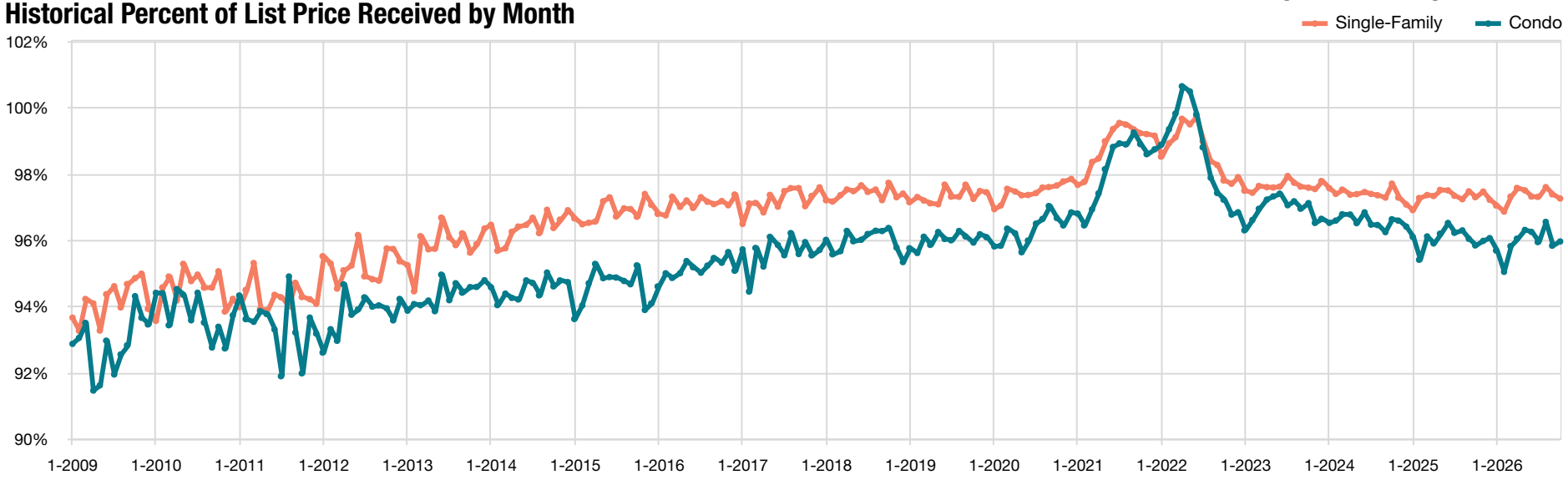


Year to Date

Pct. of List Price Received	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%
Jul-2026	97.3%	0.0%	95.9%	- 0.3%
Aug-2026	97.6%	+ 0.4%	96.5%	+ 0.2%
Sep-2026	97.4%	- 0.1%	95.8%	- 0.2%
Oct-2026	**97.3%**	**0.0%**	**96.0%**	**+ 0.2%**
12-Month Avg*	97.3%	+ 0.0%	96.0%	- 0.2%

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

Historical Percent of List Price Received by Month

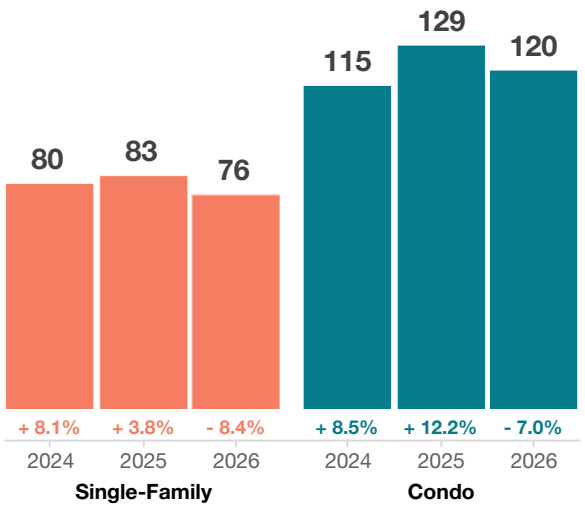


Housing Affordability Index

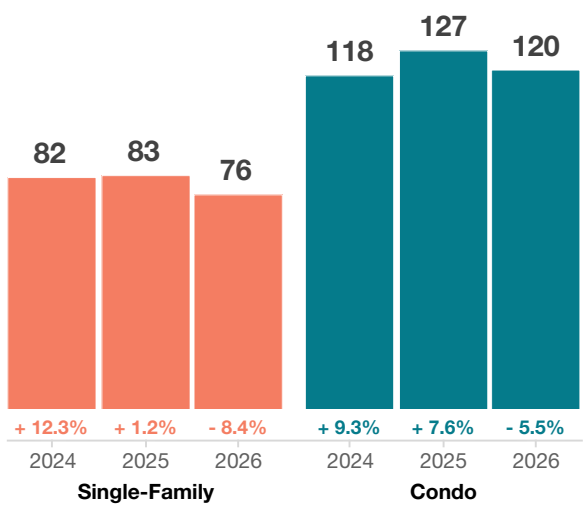
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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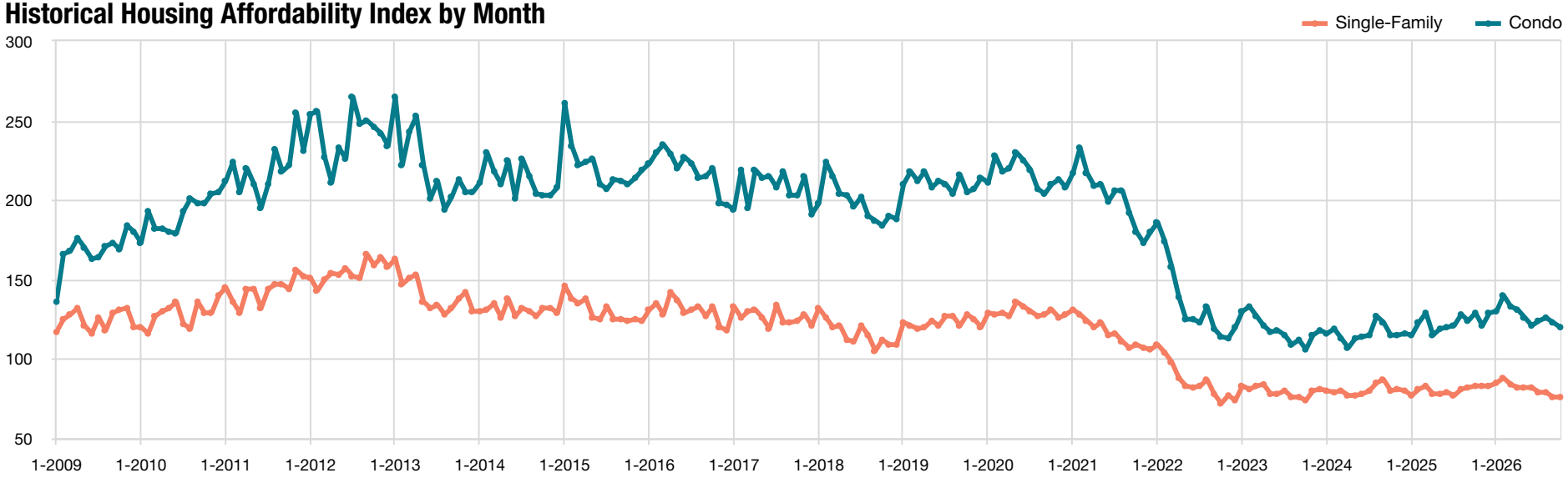


Year to Date



Affordability Index	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%
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	79	+ 2.6%	124	+ 2.5%
Aug-2026	79	- 2.5%	126	- 1.6%
Sep-2026	76	- 7.3%	123	- 0.8%
Oct-2026	**76**	**- 8.4%**	**120**	**- 7.0%**
12-Month Avg	82	+ 2.5%	127	+ 5.0%

Historical Housing Affordability Index by Month

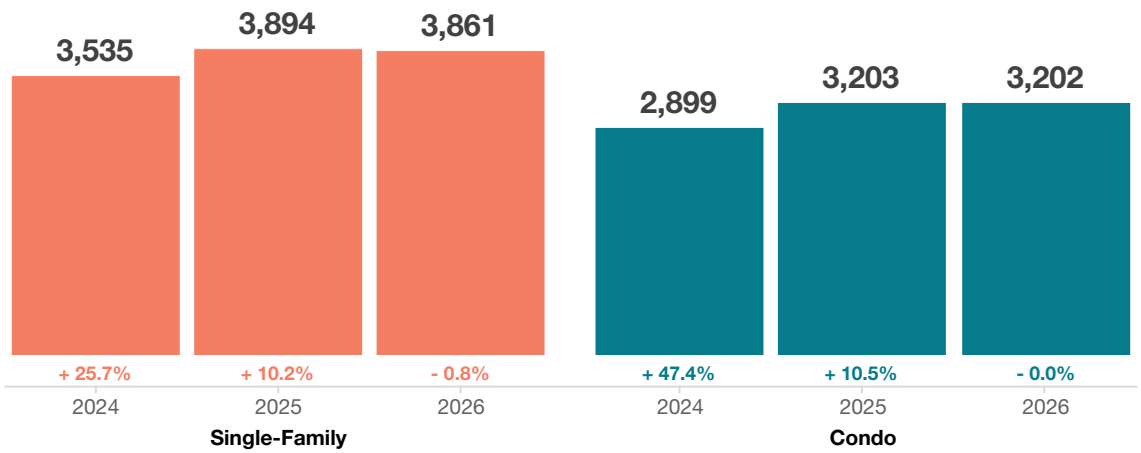


Inventory of Homes for Sale

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

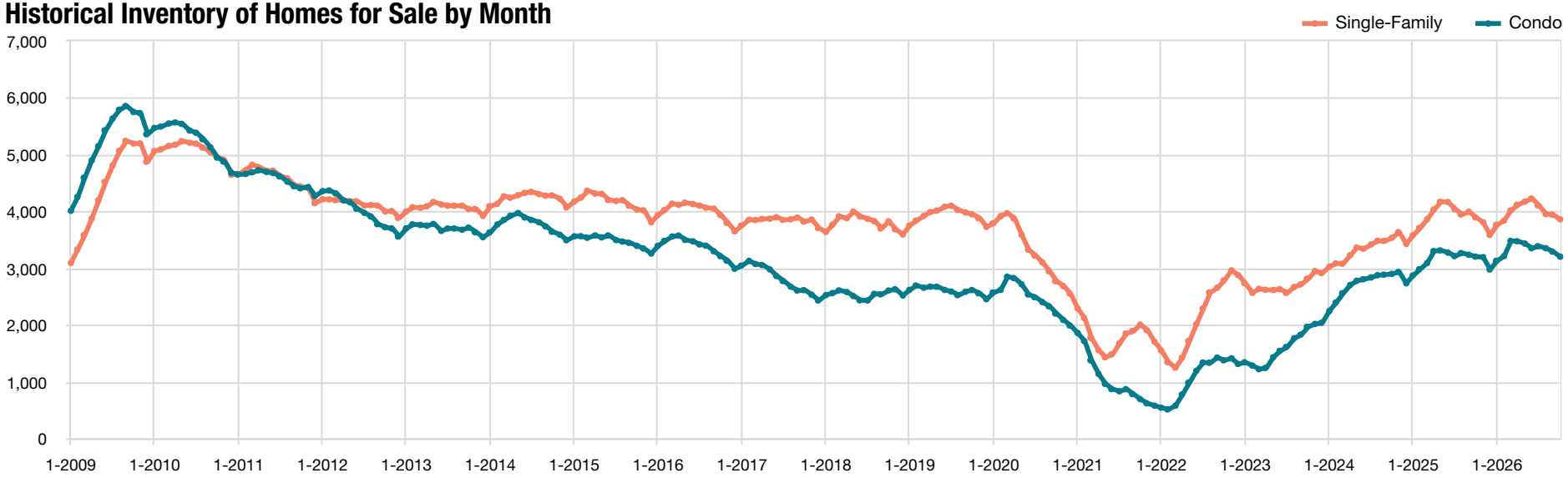
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October



Homes for Sale	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	3,806	+ 4.7%	3,192	+ 8.8%
Dec-2025	3,584	+ 4.6%	2,976	+ 8.9%
Jan-2026	3,762	+ 5.1%	3,128	+ 9.0%
Feb-2026	3,838	+ 3.5%	3,213	+ 7.8%
Mar-2026	4,016	+ 4.0%	3,479	+ 12.6%
Apr-2026	4,116	+ 2.1%	3,474	+ 5.2%
May-2026	4,172	+ 0.1%	3,433	+ 3.7%
Jun-2026	4,226	+ 1.5%	3,351	+ 2.4%
Jul-2026	4,106	+ 1.6%	3,387	+ 5.4%
Aug-2026	3,952	+ 0.2%	3,351	+ 2.6%
Sep-2026	3,942	- 1.3%	3,292	+ 1.8%
Oct-2026	**3,861**	**- 0.8%**	**3,202**	**- 0.0%**
12-Month Avg	3,948	+ 2.0%	3,290	+ 5.6%

Historical Inventory of Homes for Sale by Month

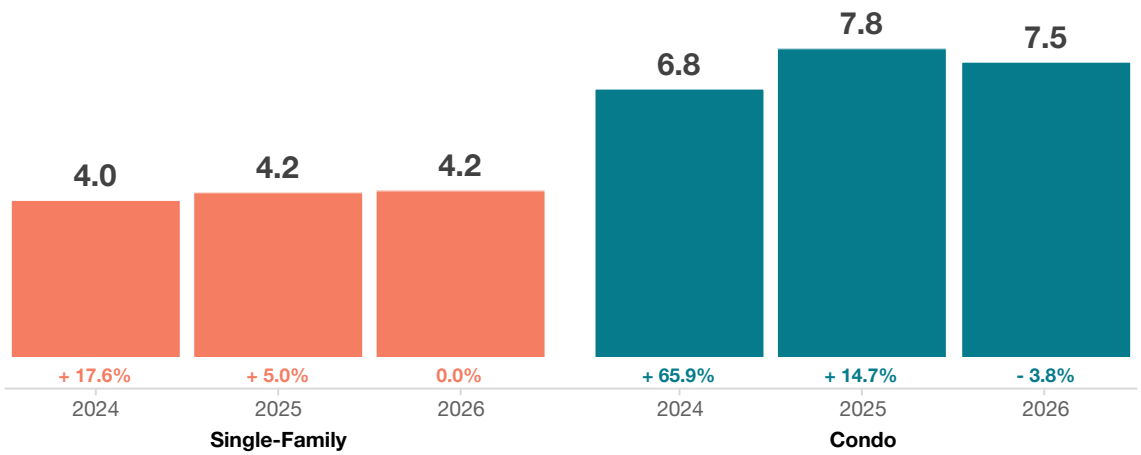


Months Supply of Inventory

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.

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October



Months Supply	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	4.1	+ 2.5%	7.8	+ 13.0%
Dec-2025	3.9	+ 2.6%	7.2	+ 12.5%
Jan-2026	4.0	0.0%	7.6	+ 11.8%
Feb-2026	4.1	- 2.4%	7.9	+ 9.7%
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%	7.8	- 4.9%
Jul-2026	4.4	- 2.2%	7.9	- 1.3%
Aug-2026	4.2	- 2.3%	7.8	- 3.7%
Sep-2026	4.3	0.0%	7.7	- 2.5%
Oct-2026	**4.2**	**0.0%**	**7.5**	**- 3.8%**
12-Month Avg*	4.2	- 1.2%	7.8	+ 2.9%

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

Historical Months Supply of Inventory by Month

