

# Monthly Indicators



## September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

New Listings were down 1.6 percent to 308. Pending Sales decreased 74.0 percent to 58. Inventory grew 37.6 percent to 1,171 units.

Prices moved higher as Median Sales Price was up 2.3 percent to \$226,490. Days on Market decreased 6.9 percent to 54 days. Months Supply of Inventory was up 43.9 percent to 5.9 months.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

## Quick Facts

<b>+ 1.5%</b>	<b>+ 2.3%</b>	<b>+ 43.9%</b>
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Pee Dee REALTOR® Association. Percent changes are calculated using rounded figures.

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# Market Overview

Key market metrics for the current month and year-to-date figures.



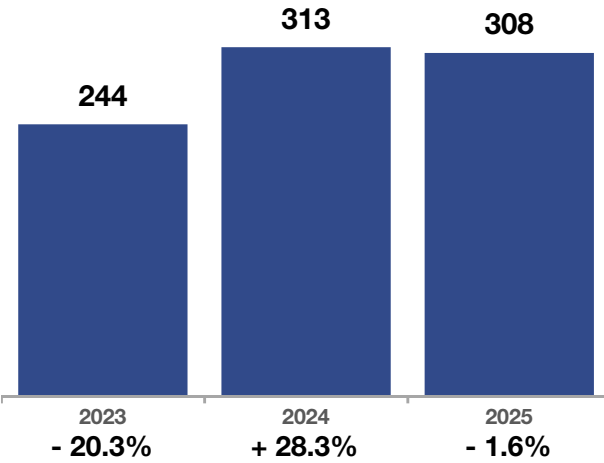
Key Metrics	Historical Sparkbars			09-2024	09-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	09-2023	09-2024	09-2025						
New Listings				313	<b>308</b>	- 1.6%	2,715	<b>2,752</b>	+ 1.4%
Pending Sales				223	<b>58</b>	- 74.0%	1,982	<b>1,846</b>	- 6.9%
Closed Sales				200	<b>203</b>	+ 1.5%	1,855	<b>1,979</b>	+ 6.7%
Days on Market				58	<b>54</b>	- 6.9%	54	<b>66</b>	+ 22.2%
Median Sales Price				\$221,450	<b>\$226,490</b>	+ 2.3%	\$220,000	<b>\$229,900</b>	+ 4.5%
Average Sales Price				\$234,072	<b>\$265,682</b>	+ 13.5%	\$239,551	<b>\$251,033</b>	+ 4.8%
Pct. of List Price Received				97.2%	<b>97.5%</b>	+ 0.3%	97.5%	<b>97.1%</b>	- 0.4%
Housing Affordability Index				128	<b>123</b>	- 3.9%	128	<b>121</b>	- 5.5%
Inventory of Homes for Sale				851	<b>1,171</b>	+ 37.6%	--	<b>--</b>	--
Months Supply of Inventory				4.1	<b>5.9</b>	+ 43.9%	--	<b>--</b>	--

# New Listings

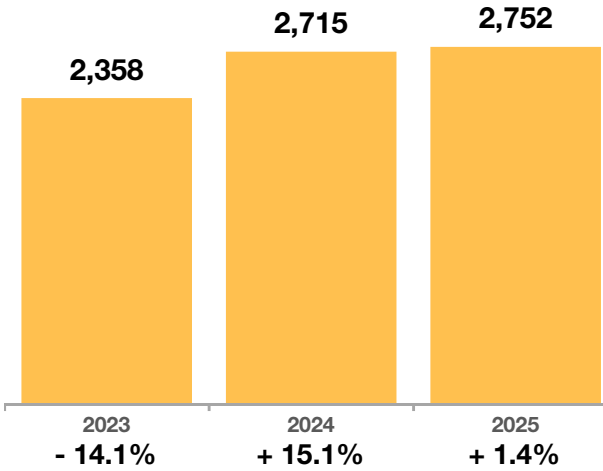
A count of the properties that have been newly listed on the market in a given month.



## September

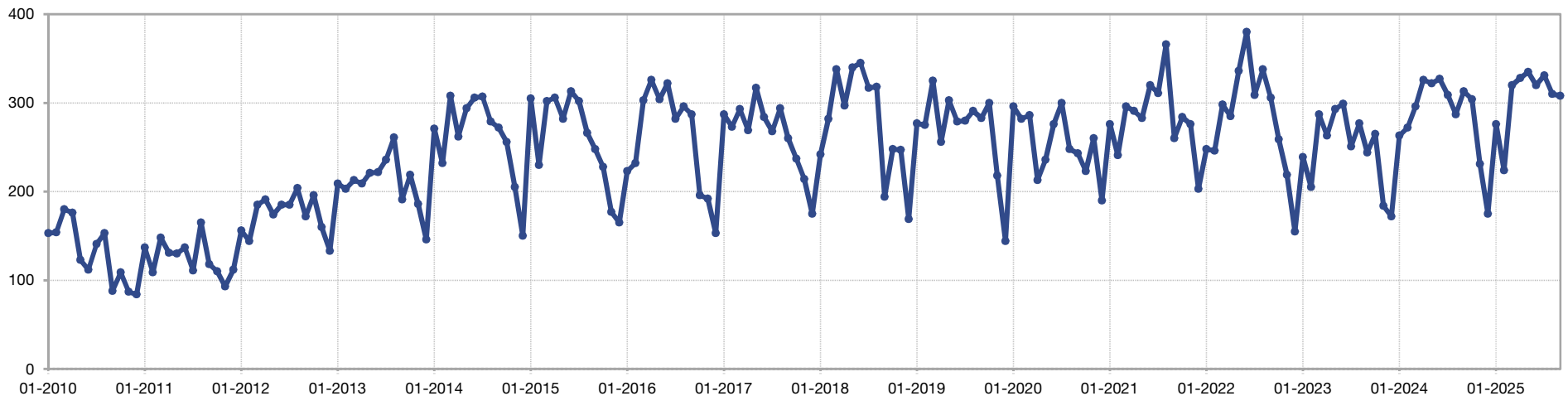


## Year to Date



	New Listings	Prior Year	Percent Change
October 2024	304	265	+14.7%
November 2024	231	184	+25.5%
December 2024	175	172	+1.7%
January 2025	276	263	+4.9%
February 2025	224	272	-17.6%
March 2025	320	296	+8.1%
April 2025	328	326	+0.6%
May 2025	335	322	+4.0%
June 2025	320	327	-2.1%
July 2025	331	309	+7.1%
August 2025	310	287	+8.0%
<b>September 2025</b>	<b>308</b>	<b>313</b>	<b>-1.6%</b>
12-Month Avg	289	278	+3.8%

## Historical New Listings by Month

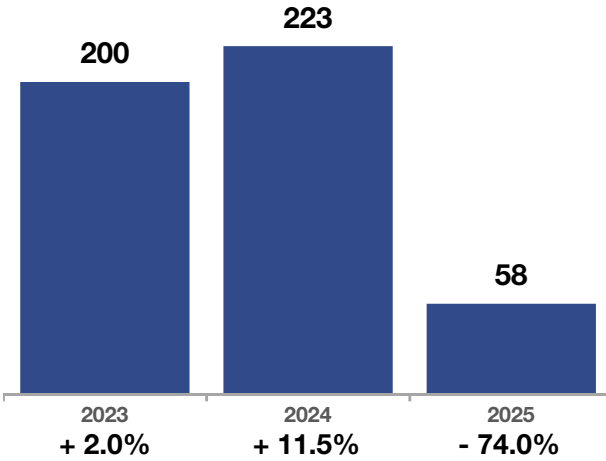


# Pending Sales

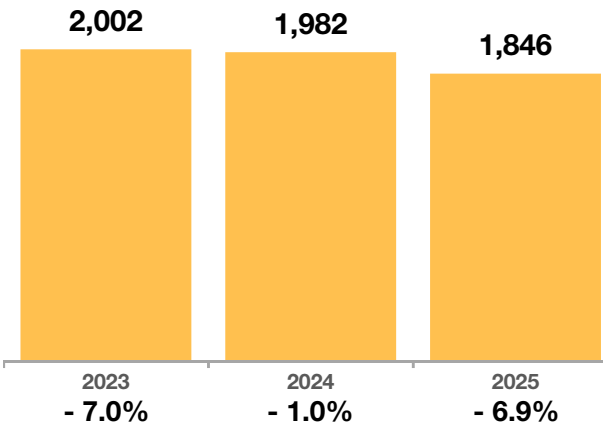
A count of the properties on which offers have been accepted in a given month.



## September

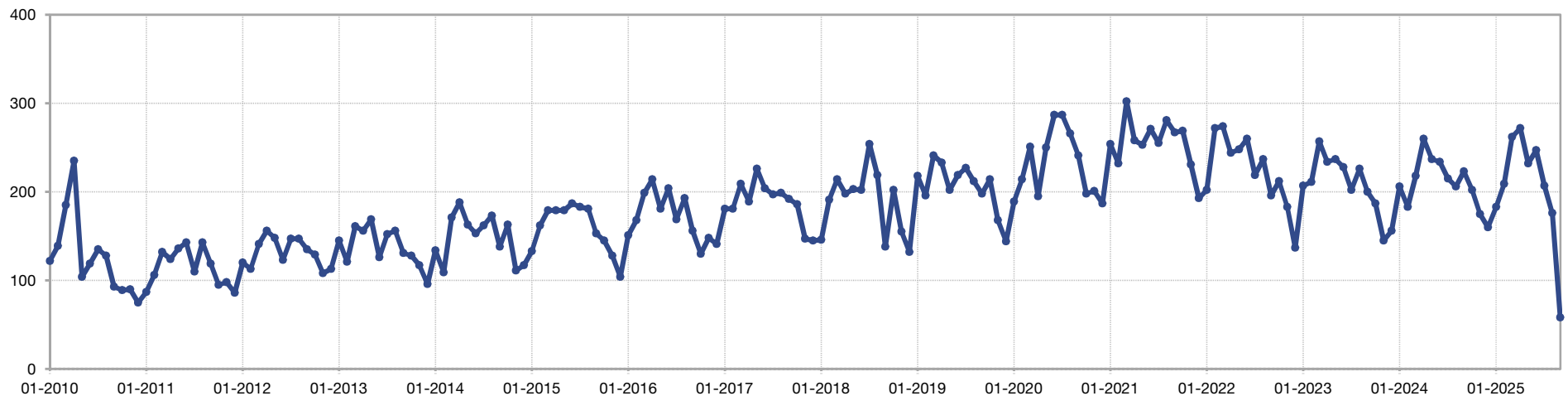


## Year to Date



	Pending Sales	Prior Year	Percent Change
October 2024	202	187	+8.0%
November 2024	175	145	+20.7%
December 2024	160	156	+2.6%
January 2025	183	206	-11.2%
February 2025	209	183	+14.2%
March 2025	262	218	+20.2%
April 2025	272	260	+4.6%
May 2025	232	237	-2.1%
June 2025	247	234	+5.6%
July 2025	207	215	-3.7%
August 2025	176	206	-14.6%
<b>September 2025</b>	<b>58</b>	<b>223</b>	<b>-74.0%</b>
12-Month Avg	199	206	-3.5%

## Historical Pending Sales by Month

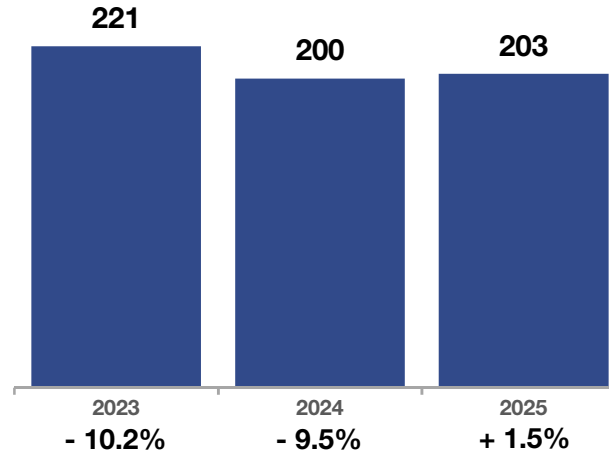


# Closed Sales

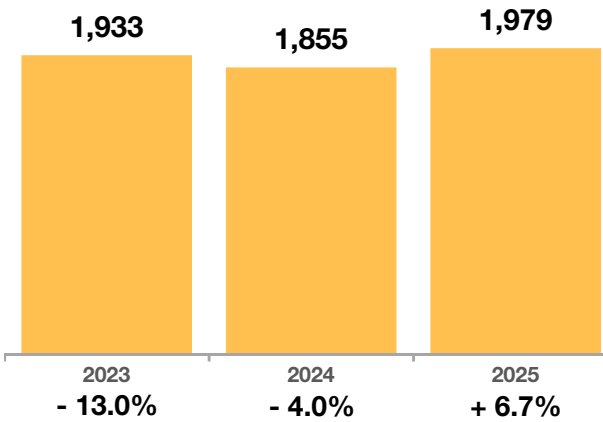
A count of the actual sales that closed in a given month.



## September

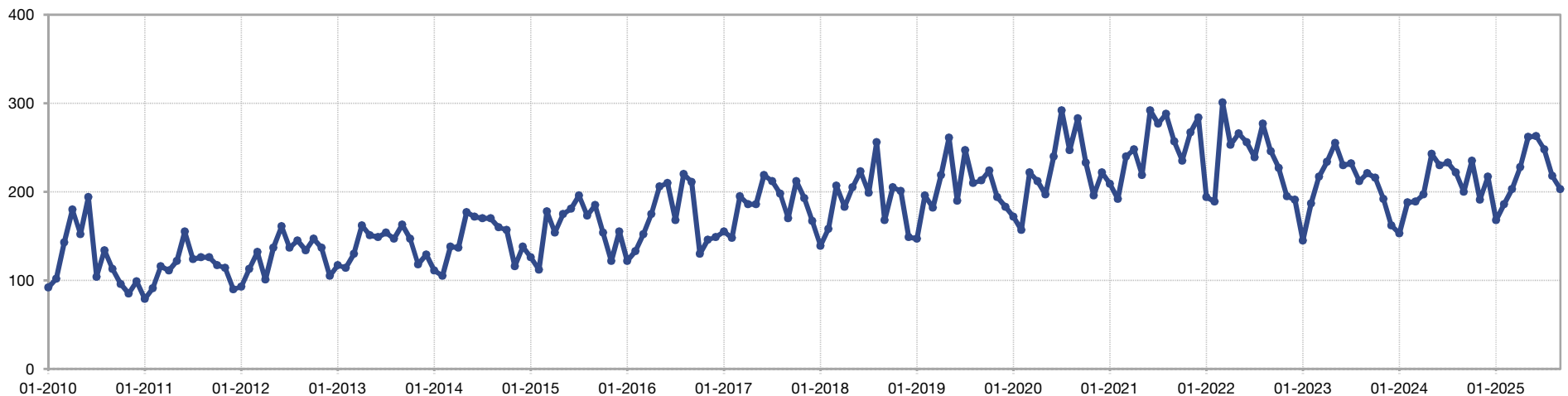


## Year to Date



Closed Sales	Prior Year	Percent Change	
October 2024	235	216	+8.8%
November 2024	191	192	-0.5%
December 2024	217	162	+34.0%
January 2025	168	153	+9.8%
February 2025	186	188	-1.1%
March 2025	203	189	+7.4%
April 2025	228	197	+15.7%
May 2025	262	243	+7.8%
June 2025	263	230	+14.3%
July 2025	248	233	+6.4%
August 2025	218	222	-1.8%
<b>September 2025</b>	<b>203</b>	<b>200</b>	<b>+1.5%</b>
12-Month Avg	219	202	+8.1%

## Historical Closed Sales by Month

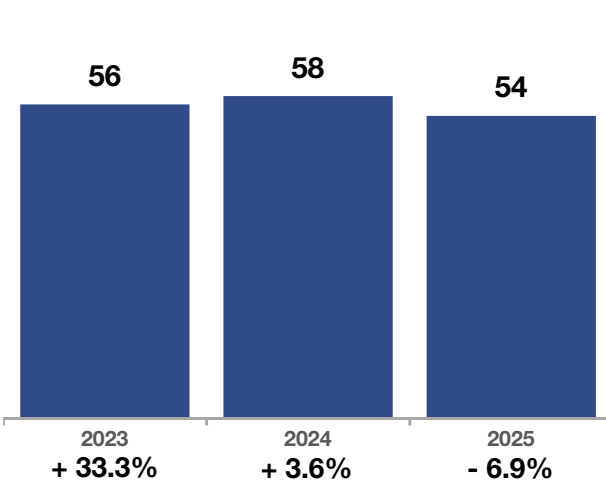


# Days on Market Until Sale

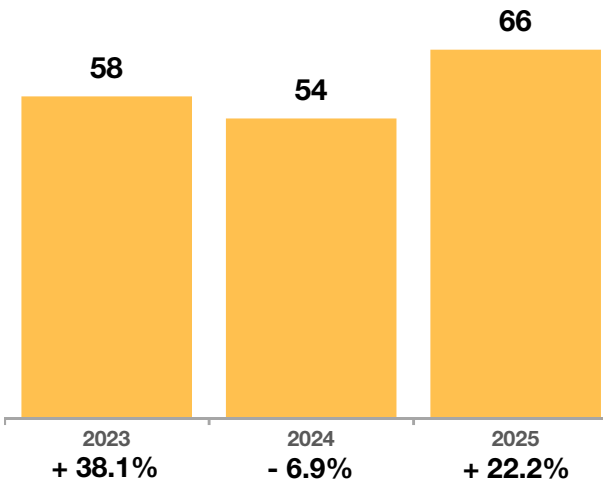
Average number of days between when a property is listed and when an offer is accepted in a given month.



## September



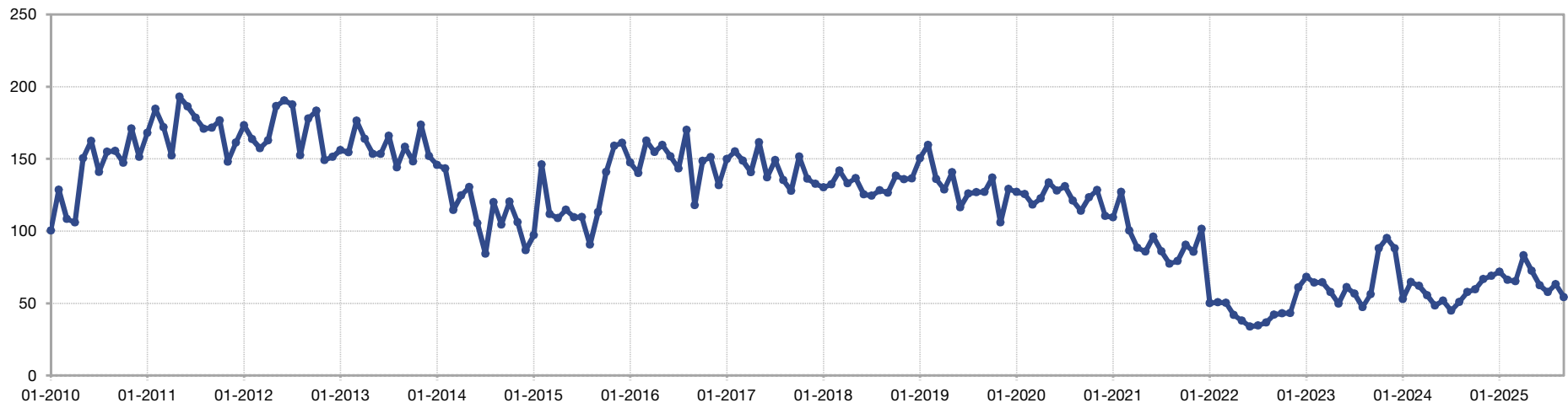
## Year to Date



Days on Market	Prior Year	Percent Change
October 2024	88	-31.8%
November 2024	95	-29.5%
December 2024	88	-21.6%
January 2025	53	+35.8%
February 2025	65	+1.5%
March 2025	62	+4.8%
April 2025	55	+50.9%
May 2025	48	+50.0%
June 2025	52	+21.2%
July 2025	45	+28.9%
August 2025	51	+23.5%
<b>September 2025</b>	<b>58</b>	<b>-6.9%</b>
12-Month Avg*	66	+6.5%

\* Average Days on Market of all properties from October 2024 through September 2025. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

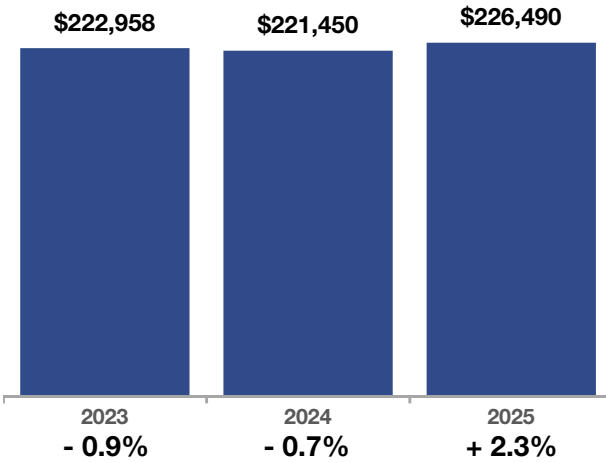


# Median Sales Price

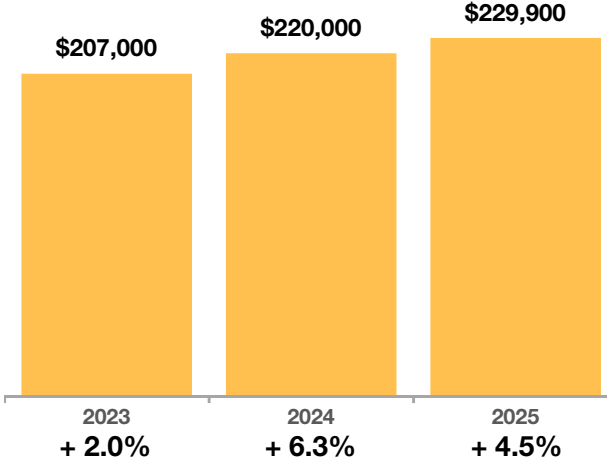
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## September



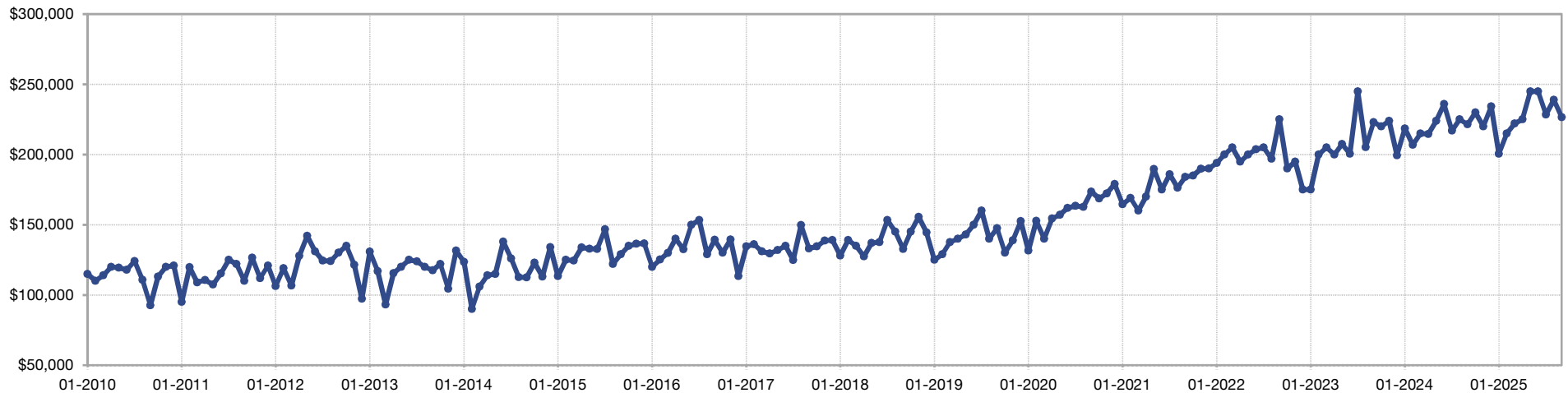
## Year to Date



	Median Sales Price	Prior Year	Percent Change
October 2024	\$230,000	\$220,000	+4.5%
November 2024	\$220,000	\$224,000	-1.8%
December 2024	\$234,300	\$199,450	+17.5%
January 2025	\$200,500	\$218,450	-8.2%
February 2025	\$215,000	\$206,990	+3.9%
March 2025	\$222,000	\$214,990	+3.3%
April 2025	\$225,000	\$214,495	+4.9%
May 2025	\$245,000	\$224,000	+9.4%
June 2025	\$245,000	\$236,000	+3.8%
July 2025	\$228,400	\$217,000	+5.3%
August 2025	\$239,000	\$225,000	+6.2%
<b>September 2025</b>	<b>\$226,490</b>	<b>\$221,450</b>	<b>+2.3%</b>
12-Month Med*	\$229,000	\$219,450	+4.4%

\* Median Sales Price of all properties from October 2024 through September 2025. This is not the median of the individual figures above.

## Historical Median Sales Price by Month

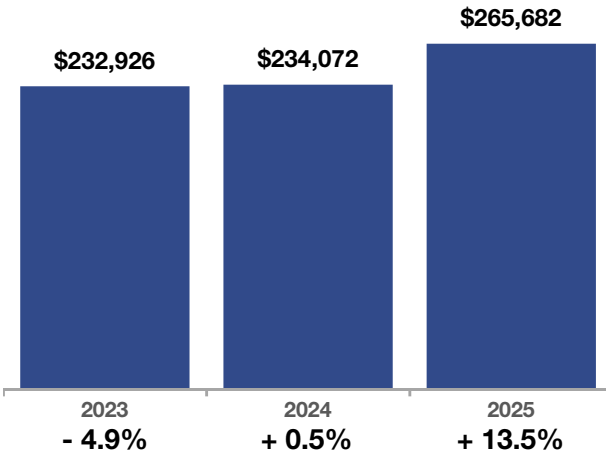


# Average Sales Price

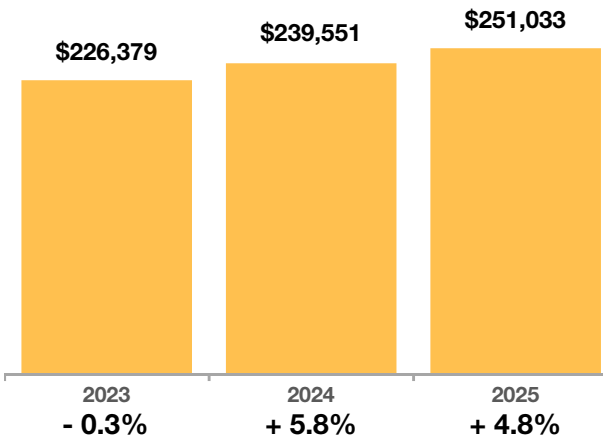
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## September



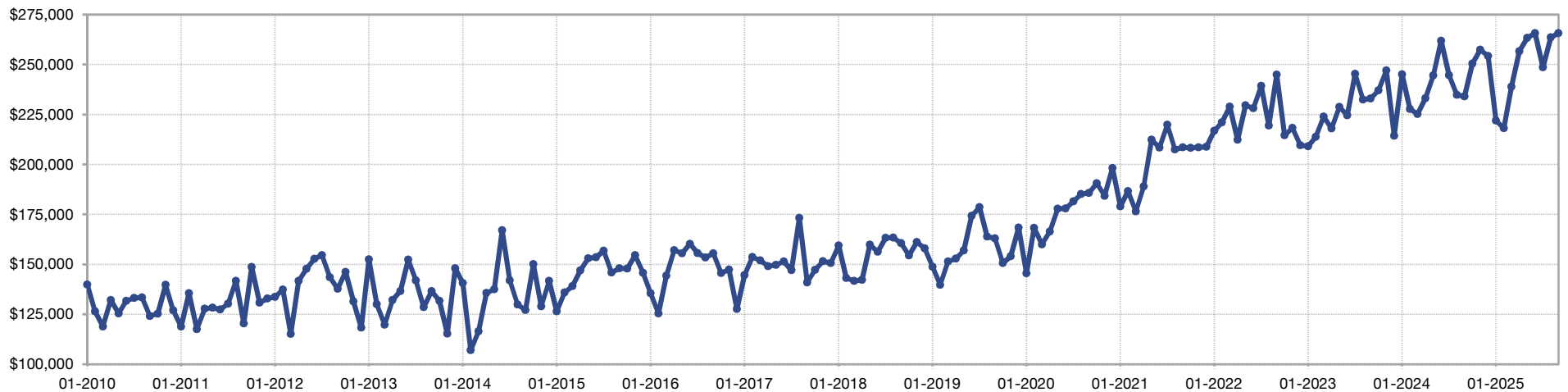
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
October 2024	\$250,413	\$237,111	+5.6%
November 2024	\$257,403	\$247,102	+4.2%
December 2024	\$254,272	\$214,298	+18.7%
January 2025	\$221,950	\$245,013	-9.4%
February 2025	\$218,143	\$227,718	-4.2%
March 2025	\$238,934	\$225,203	+6.1%
April 2025	\$256,570	\$233,054	+10.1%
May 2025	\$263,387	\$244,541	+7.7%
June 2025	\$265,643	\$261,830	+1.5%
July 2025	\$248,616	\$244,688	+1.6%
August 2025	\$263,578	\$234,884	+12.2%
<b>September 2025</b>	<b>\$265,682</b>	<b>\$234,072</b>	<b>+13.5%</b>
12-Month Avg*	\$250,383	\$237,459	+5.4%

\* Avg. Sales Price of all properties from October 2024 through September 2025. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

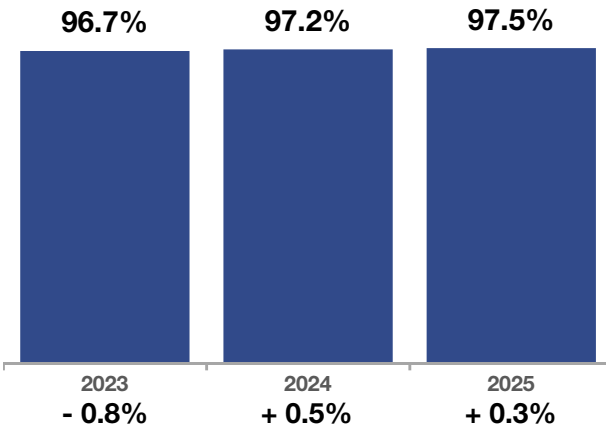


# Percent of List Price Received

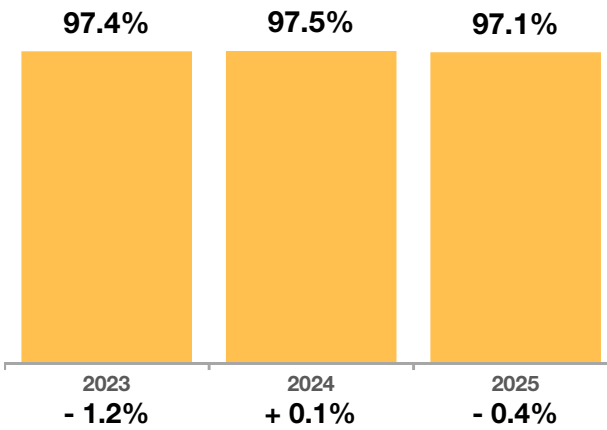
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## September



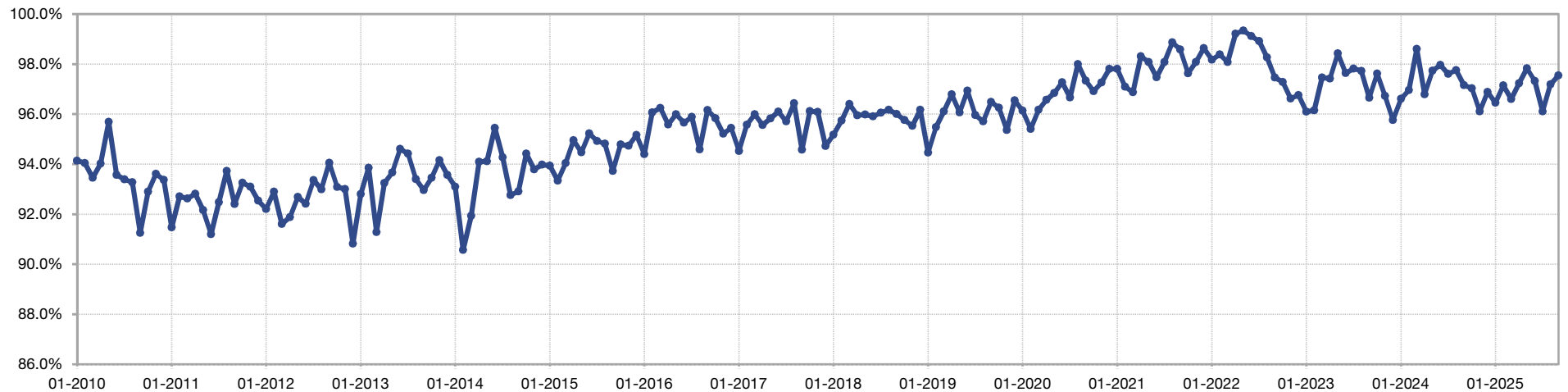
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
October 2024	97.0%	97.6%	-0.6%
November 2024	96.1%	96.7%	-0.6%
December 2024	96.9%	95.8%	+1.1%
January 2025	96.5%	96.6%	-0.1%
February 2025	97.1%	97.0%	+0.1%
March 2025	96.6%	98.6%	-2.0%
April 2025	97.2%	96.8%	+0.4%
May 2025	97.8%	97.7%	+0.1%
June 2025	97.3%	98.0%	-0.7%
July 2025	96.1%	97.6%	-1.5%
August 2025	97.2%	97.8%	-0.6%
<b>September 2025</b>	<b>97.5%</b>	<b>97.2%</b>	<b>+0.3%</b>
12-Month Avg*	97.0%	97.3%	-0.3%

\* Average Pct. of List Price Received for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

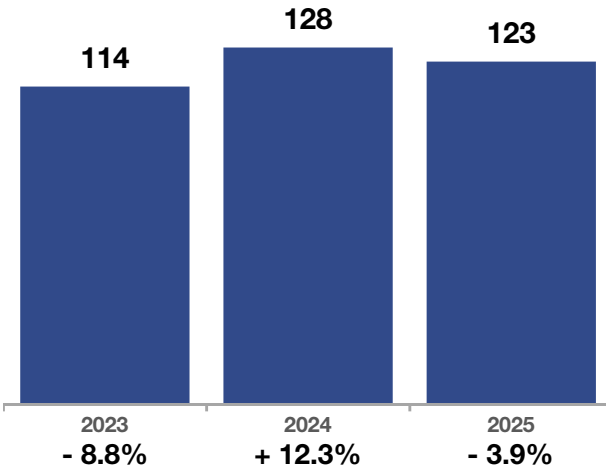


# Housing Affordability Index

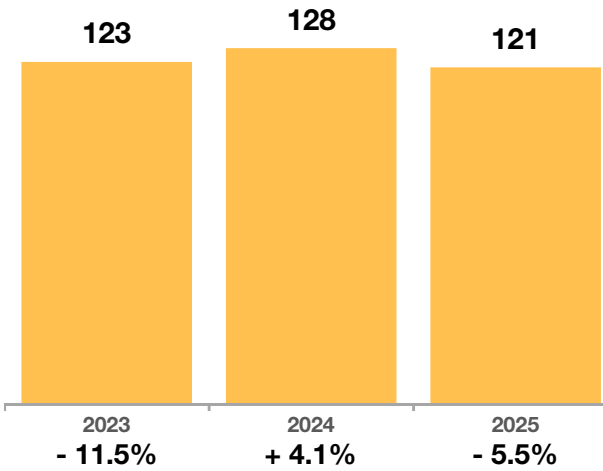


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## September

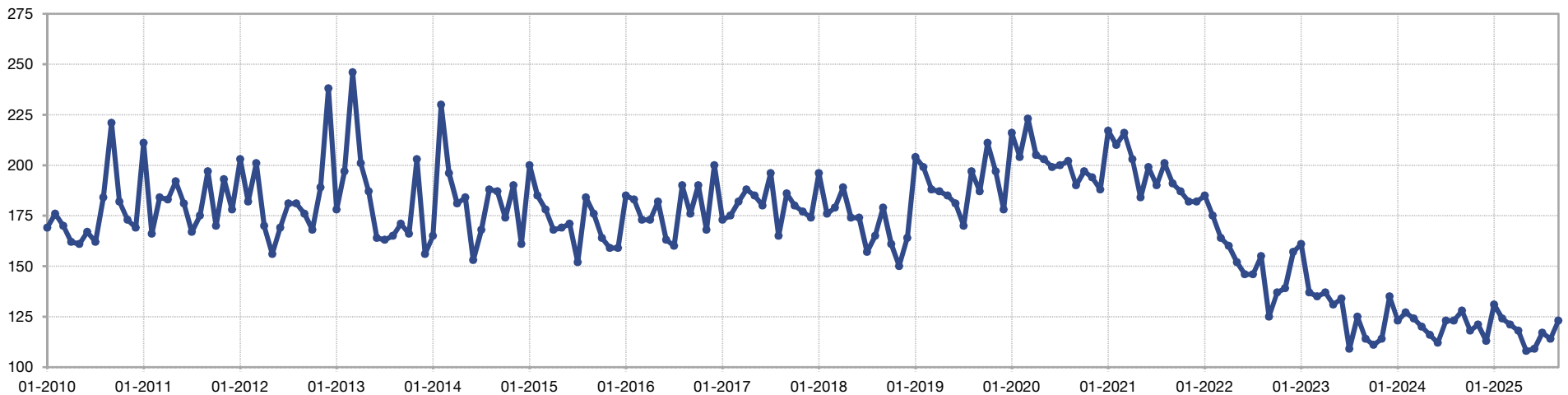


## Year to Date



	Affordability Index	Prior Year	Percent Change
October 2024	118	111	+6.3%
November 2024	121	114	+6.1%
December 2024	113	135	-16.3%
January 2025	131	123	+6.5%
February 2025	124	127	-2.4%
March 2025	121	124	-2.4%
April 2025	118	120	-1.7%
May 2025	108	116	-6.9%
June 2025	109	112	-2.7%
July 2025	117	123	-4.9%
August 2025	114	123	-7.3%
<b>September 2025</b>	<b>123</b>	<b>128</b>	<b>-3.9%</b>
12-Month Avg	118	121	-2.7%

## Historical Housing Affordability Index by Month

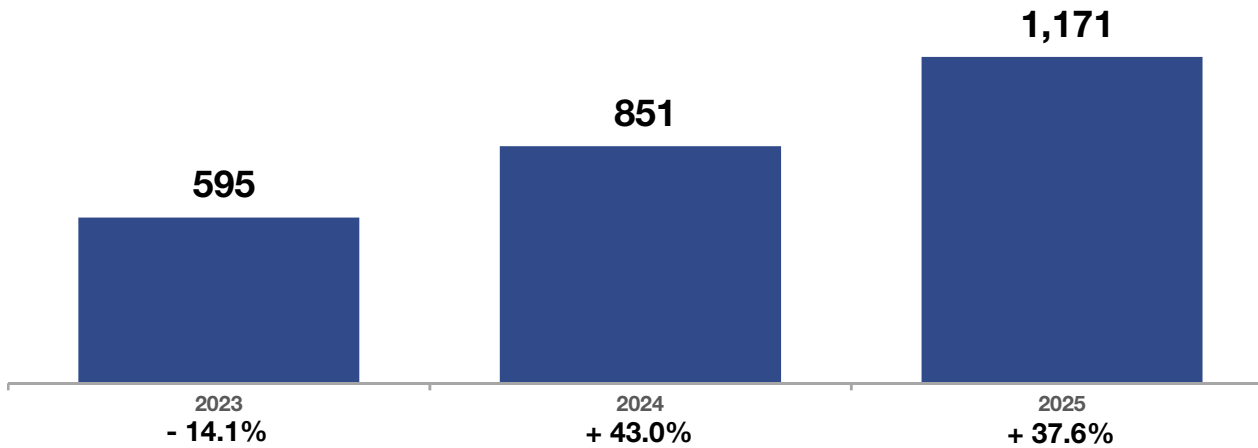


# Inventory of Homes for Sale

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



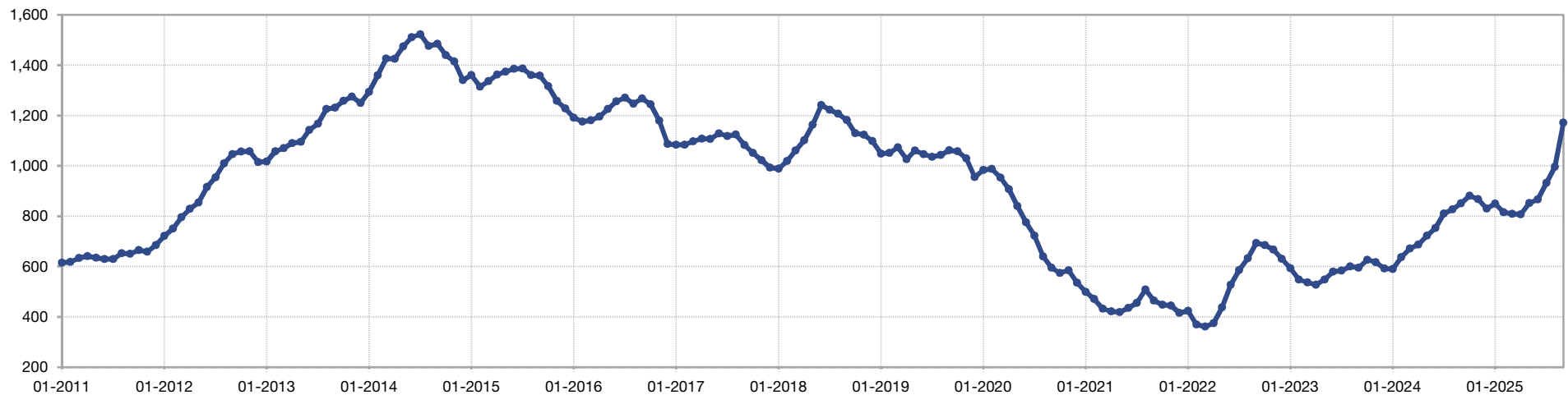
## September



Homes for Sale	Prior Year	Percent Change
October 2024	626	+40.7%
November 2024	617	+40.7%
December 2024	592	+40.2%
January 2025	590	+44.1%
February 2025	637	+27.9%
March 2025	671	+20.6%
April 2025	687	+17.5%
May 2025	722	+18.0%
June 2025	753	+15.1%
July 2025	810	+15.1%
August 2025	827	+20.4%
<b>September 2025</b>	<b>851</b>	<b>+37.6%</b>
12-Month Avg*	890	+27.3%

\* Homes for Sale for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

## Historical Inventory of Homes for Sale by Month

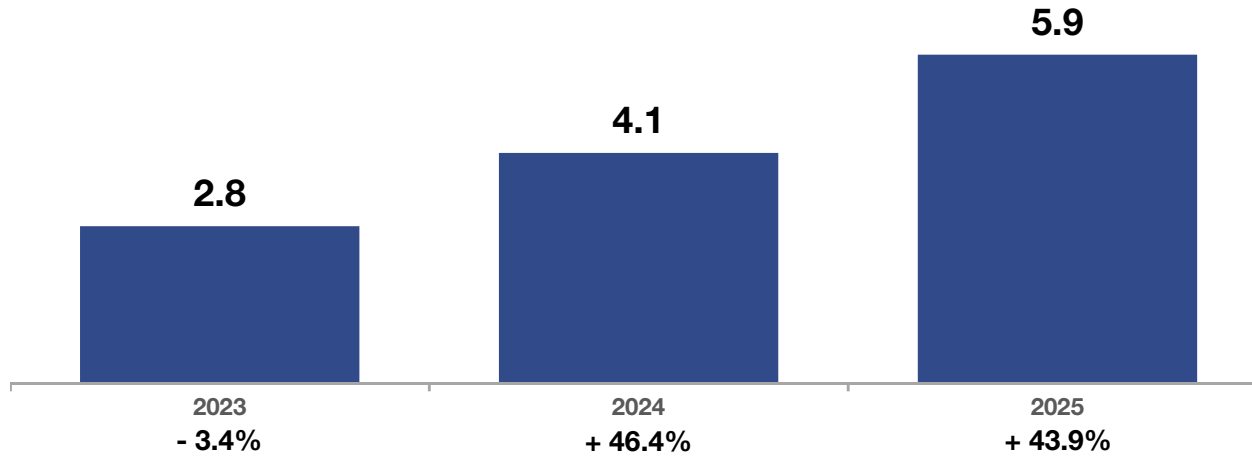


# Months Supply of Inventory

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.



## September



Months Supply	Prior Year	Percent Change
October 2024	3.0	+43.3%
November 2024	3.0	+36.7%
December 2024	2.9	+37.9%
January 2025	2.8	+46.4%
February 2025	3.1	+25.8%
March 2025	3.3	+15.2%
April 2025	3.4	+11.8%
May 2025	3.5	+14.3%
June 2025	3.7	+8.1%
July 2025	3.9	+10.3%
August 2025	4.1	+14.6%
<b>September 2025</b>	<b>4.1</b>	<b>+43.9%</b>
12-Month Avg*	3.4	+23.5%

\* Months Supply for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month

