

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 were up 12.4 percent to 362. Pending Sales decreased 75.3 percent to 65. Inventory grew 52.3 percent to 1,240 units.

Median Sales Price was up 1.8 percent to \$225,900. Days on Market increased 23.1 percent to 80 days. Months Supply of Inventory was up 71.1 percent to 6.5 months.

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

- 1.0%	+ 1.8%	+ 71.1%
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.



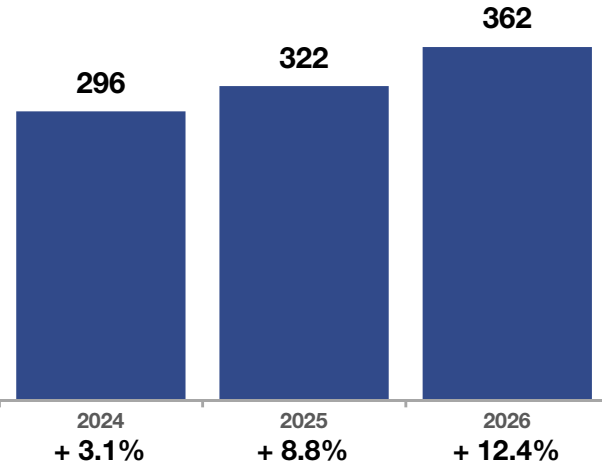
Key Metrics	Historical Sparkbars			03-2025	03-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	03-2024	03-2025	03-2026						
New Listings				322	362	+ 12.4%	826	923	+ 11.7%
Pending Sales				263	65	- 75.3%	655	390	- 40.5%
Closed Sales				203	201	- 1.0%	557	501	- 10.1%
Days on Market				65	80	+ 23.1%	68	78	+ 14.7%
Median Sales Price				\$222,000	\$225,900	+ 1.8%	\$215,250	\$228,000	+ 5.9%
Average Sales Price				\$238,934	\$252,123	+ 5.5%	\$226,884	\$256,215	+ 12.9%
Pct. of List Price Received				96.6%	97.2%	+ 0.6%	96.7%	96.9%	+ 0.2%
Housing Affordability Index				127	128	+ 0.8%	131	127	- 3.1%
Inventory of Homes for Sale				814	1,240	+ 52.3%	--	--	--
Months Supply of Inventory				3.8	6.5	+ 71.1%	--	--	--

New Listings

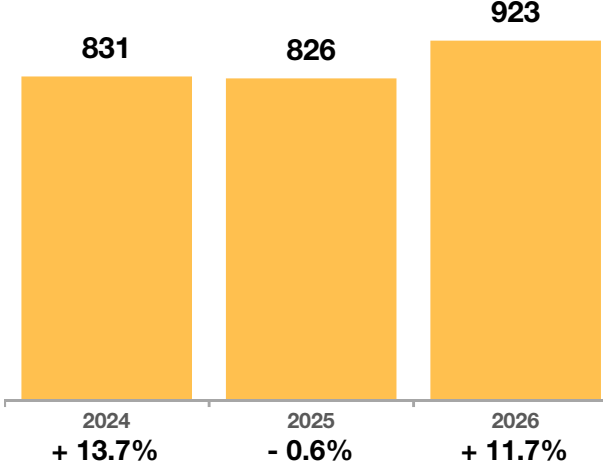
A count of the properties that have been newly listed on the market in a given month.



March

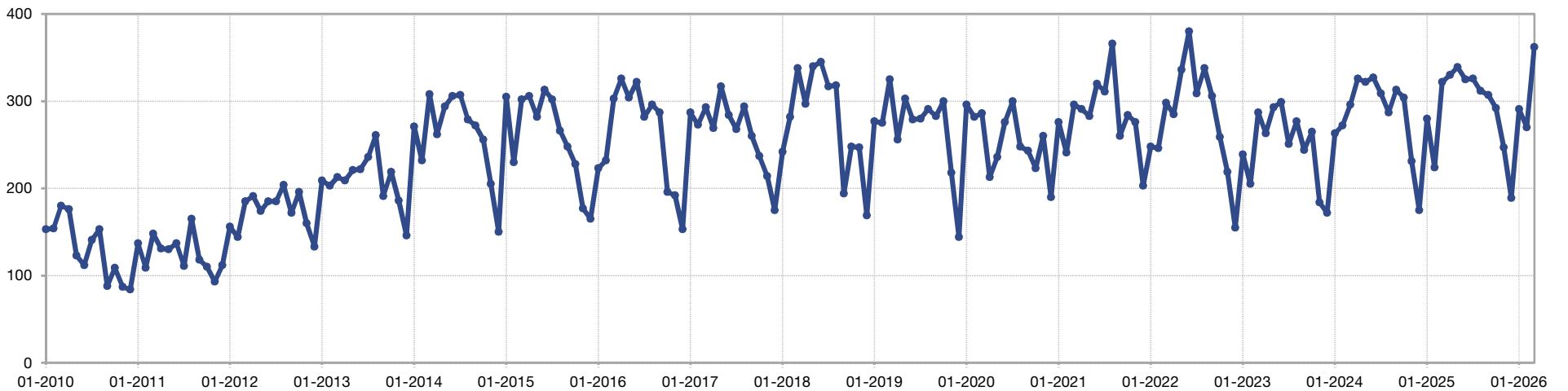


Year to Date



	New Listings	Prior Year	Percent Change
April 2025	330	326	+1.2%
May 2025	339	322	+5.3%
June 2025	325	327	-0.6%
July 2025	326	309	+5.5%
August 2025	312	287	+8.7%
September 2025	307	313	-1.9%
October 2025	292	304	-3.9%
November 2025	247	231	+6.9%
December 2025	189	175	+8.0%
January 2026	291	280	+3.9%
February 2026	270	224	+20.5%
March 2026	362	322	+12.4%
12-Month Avg	299	285	+5.0%

Historical New Listings by Month

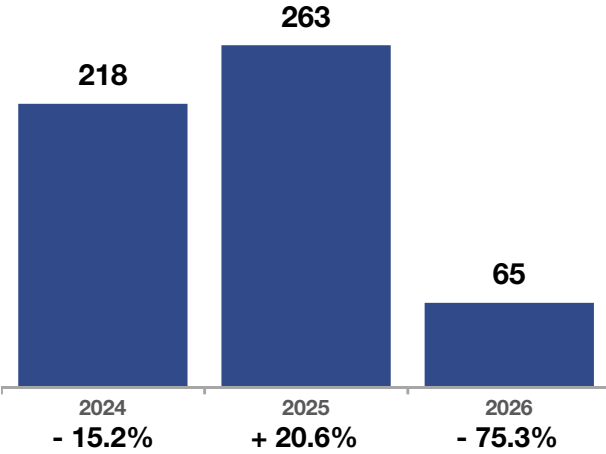


Pending Sales

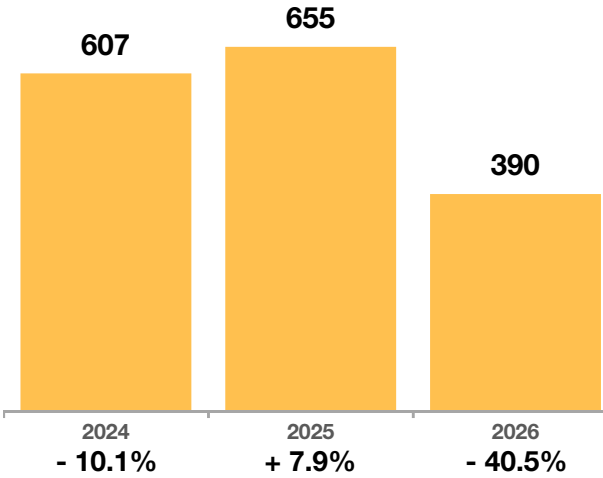
A count of the properties on which offers have been accepted in a given month.



March

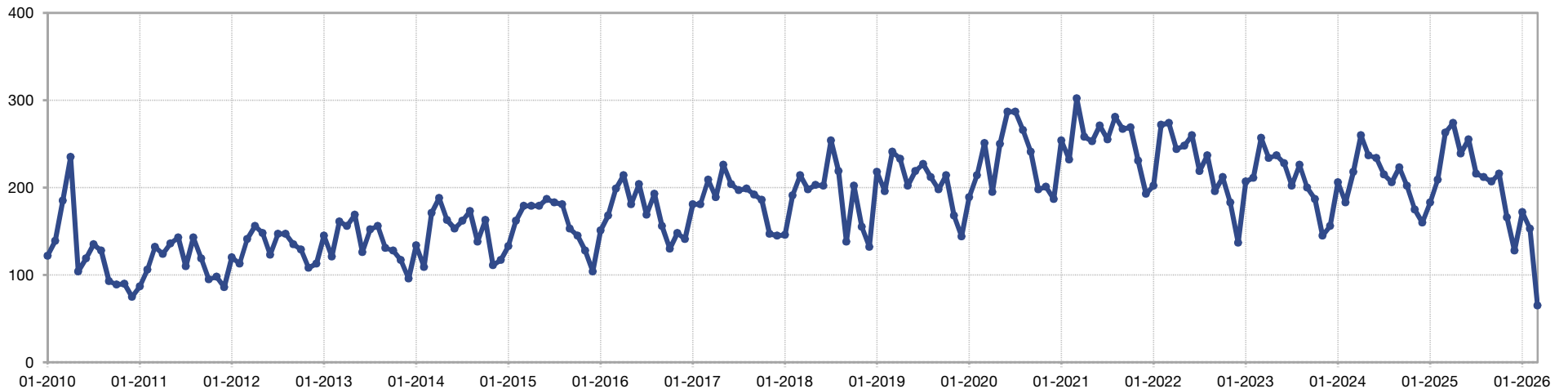


Year to Date



	Pending Sales	Prior Year	Percent Change
April 2025	274	260	+5.4%
May 2025	239	237	+0.8%
June 2025	255	234	+9.0%
July 2025	216	215	+0.5%
August 2025	212	206	+2.9%
September 2025	207	223	-7.2%
October 2025	216	202	+6.9%
November 2025	166	175	-5.1%
December 2025	128	160	-20.0%
January 2026	172	183	-6.0%
February 2026	153	209	-26.8%
March 2026	65	263	-75.3%
12-Month Avg	192	214	-10.3%

Historical Pending Sales by Month

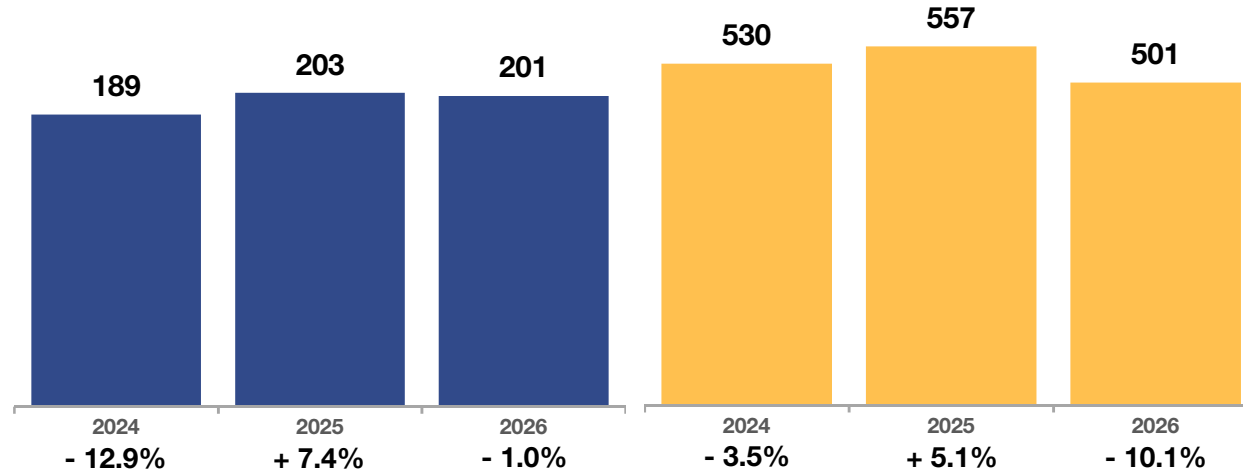


Closed Sales

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

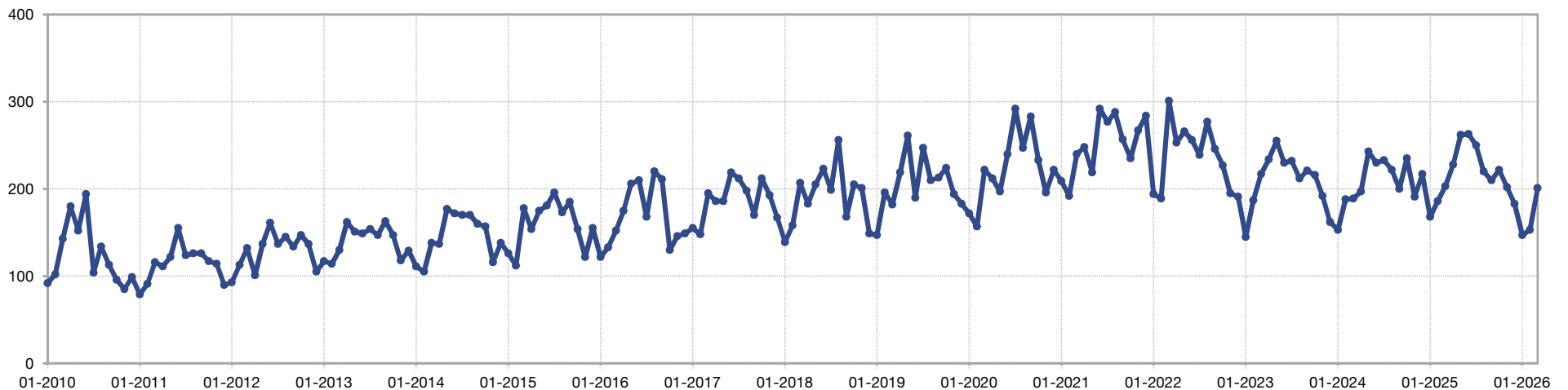


March



Closed Sales	Prior Year	Percent Change
April 2025	197	+15.7%
May 2025	243	+7.8%
June 2025	230	+14.3%
July 2025	233	+7.3%
August 2025	222	-0.9%
September 2025	200	+5.0%
October 2025	235	-5.5%
November 2025	191	+5.8%
December 2025	217	-15.7%
January 2026	168	-12.5%
February 2026	186	-17.7%
March 2026	203	-1.0%
12-Month Avg	212	+0.6%

Historical Closed Sales by Month

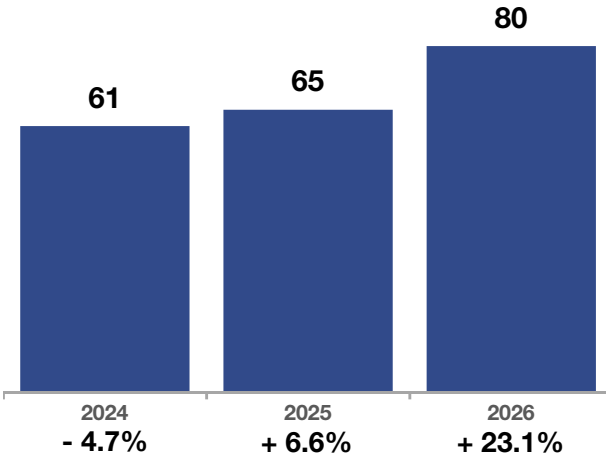


Days on Market Until Sale

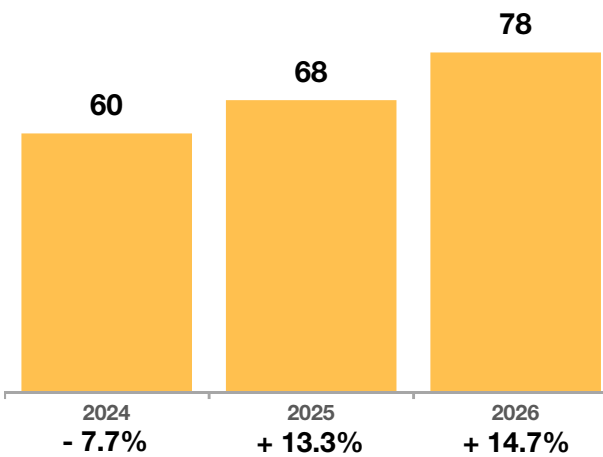
Average number of days between when a property is listed and when an offer is accepted in a given month.



March



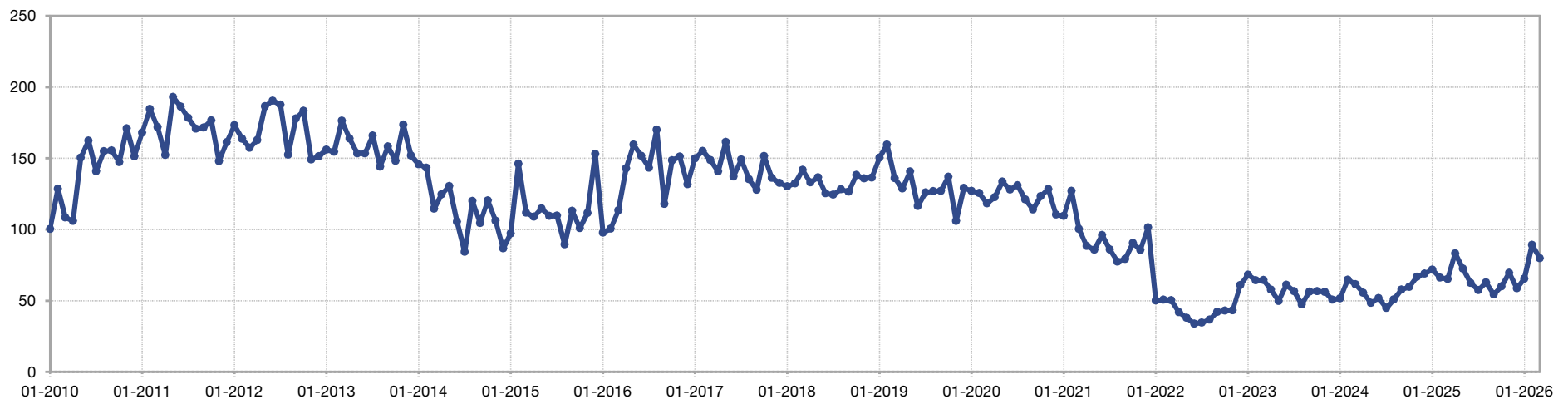
Year to Date



Days on Market	Prior Year	Percent Change
April 2025	55	+50.9%
May 2025	48	+50.0%
June 2025	52	+21.2%
July 2025	45	+26.7%
August 2025	51	+23.5%
September 2025	58	-6.9%
October 2025	60	0.0%
November 2025	67	+4.5%
December 2025	69	-14.5%
January 2026	72	-9.7%
February 2026	66	+34.8%
March 2026	65	+23.1%
12-Month Avg*	67	+15.5%

* Average Days on Market of 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

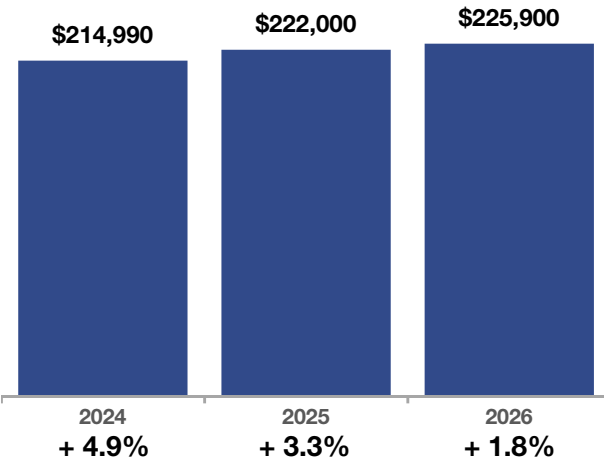


Median Sales Price

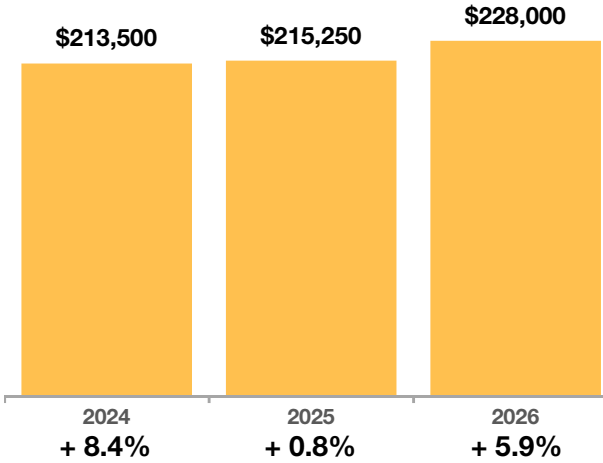
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



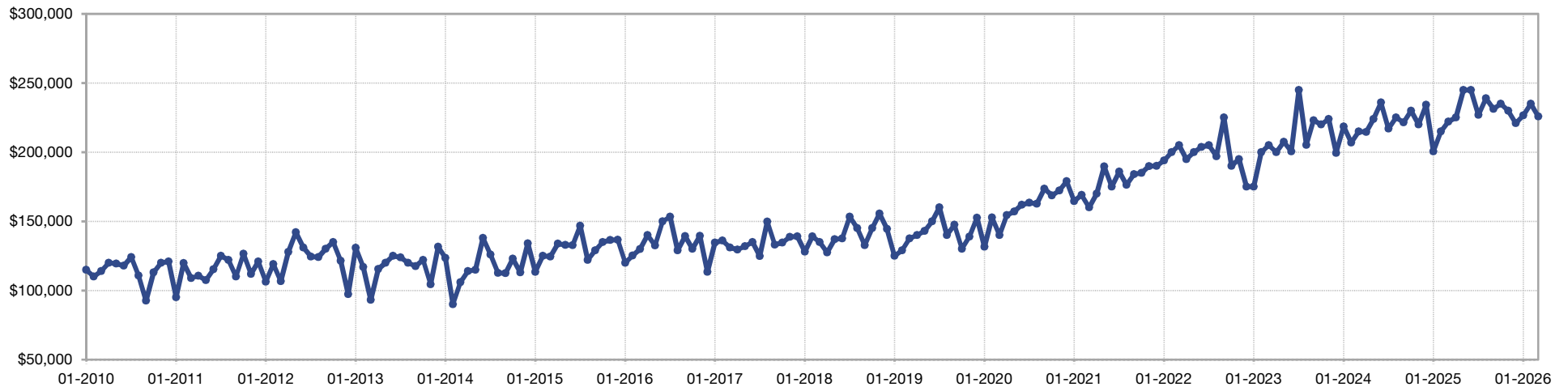
Year to Date



Month	Median Sales Price	Prior Year	Percent Change
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	\$227,000	\$217,000	+4.6%
August 2025	\$239,000	\$225,000	+6.2%
September 2025	\$231,200	\$221,450	+4.4%
October 2025	\$235,000	\$230,000	+2.2%
November 2025	\$230,000	\$220,000	+4.5%
December 2025	\$221,000	\$234,300	-5.7%
January 2026	\$226,494	\$200,500	+13.0%
February 2026	\$234,997	\$215,000	+9.3%
March 2026	\$225,900	\$222,000	+1.8%
12-Month Med*	\$231,750	\$222,700	+4.1%

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

Historical Median Sales Price by Month



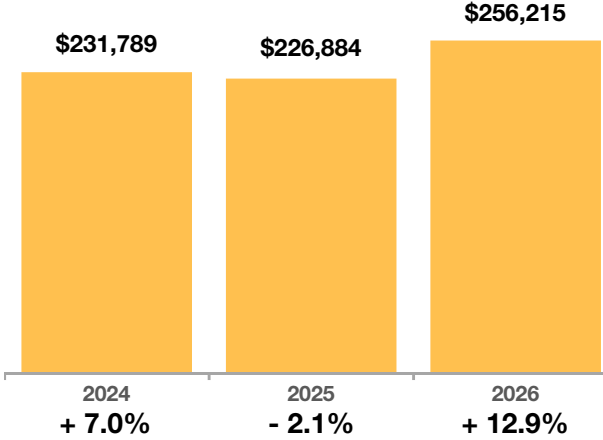
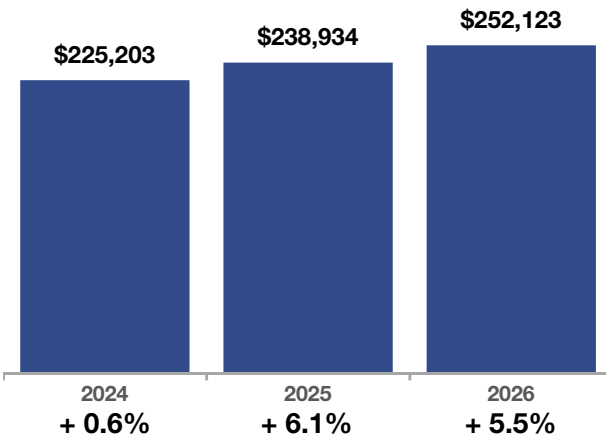
Average Sales Price

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



March

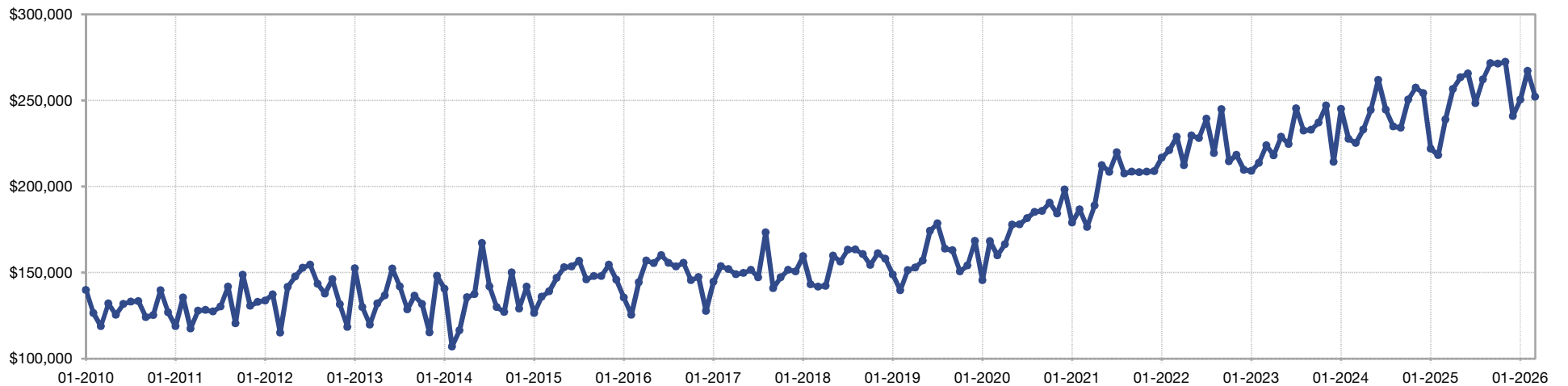
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
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	\$248,318	\$244,688	+1.5%
August 2025	\$262,214	\$234,884	+11.6%
September 2025	\$271,628	\$234,072	+16.0%
October 2025	\$271,302	\$250,413	+8.3%
November 2025	\$272,360	\$257,403	+5.8%
December 2025	\$240,871	\$254,272	-5.3%
January 2026	\$250,469	\$221,950	+12.8%
February 2026	\$267,113	\$218,143	+22.4%
March 2026	\$252,123	\$238,934	+5.5%
12-Month Avg*	\$260,166	\$241,182	+7.9%

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

Historical Average Sales Price by Month

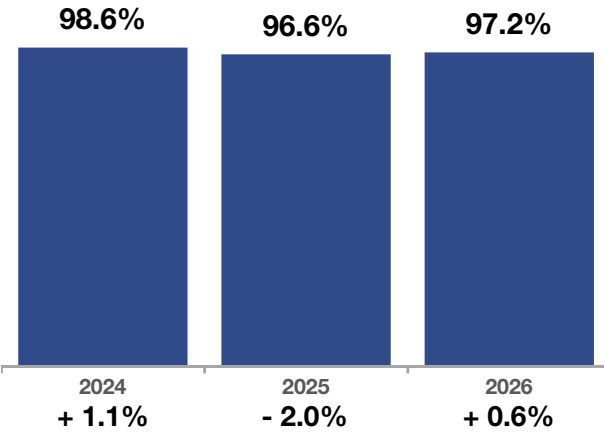


Percent of List Price Received

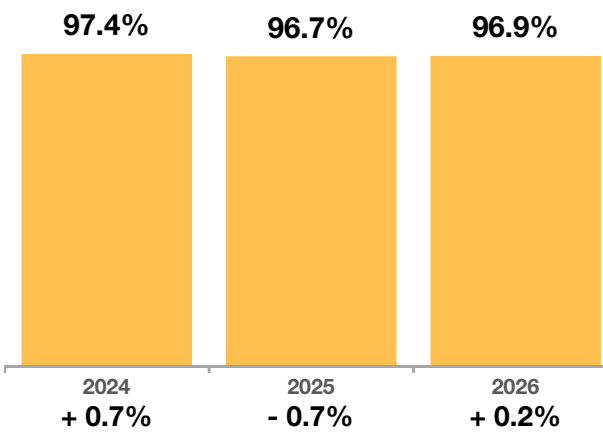
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



March



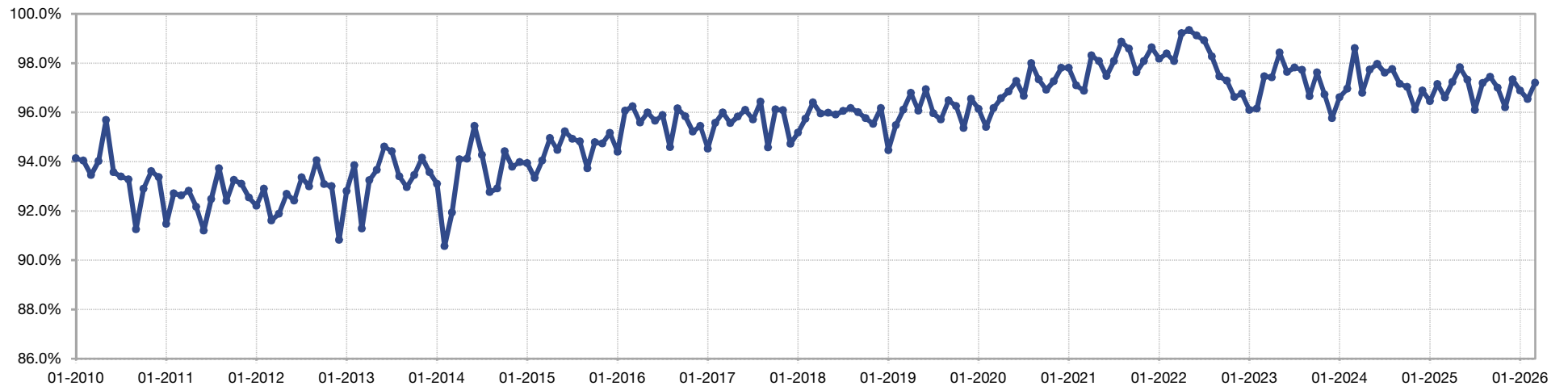
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
September 2025	97.4%	97.2%	+0.2%
October 2025	97.0%	97.0%	0.0%
November 2025	96.2%	96.1%	+0.1%
December 2025	97.3%	96.9%	+0.4%
January 2026	96.9%	96.5%	+0.4%
February 2026	96.5%	97.1%	-0.6%
March 2026	97.2%	96.6%	+0.6%
12-Month Avg*	97.0%	97.1%	-0.1%

* Average 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

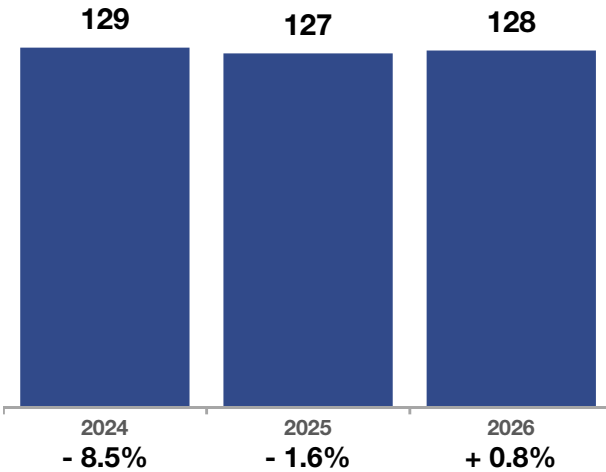


Housing Affordability Index

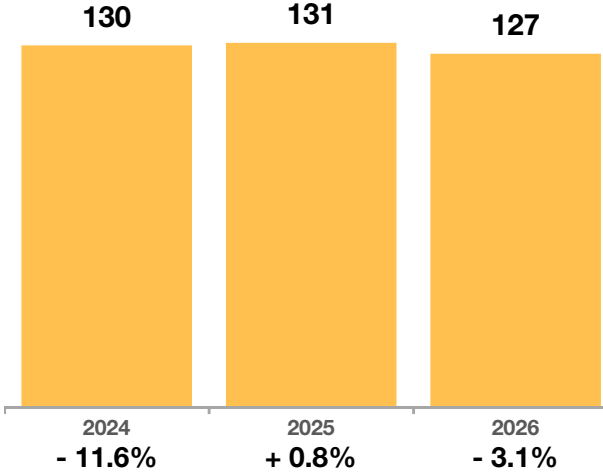
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



March

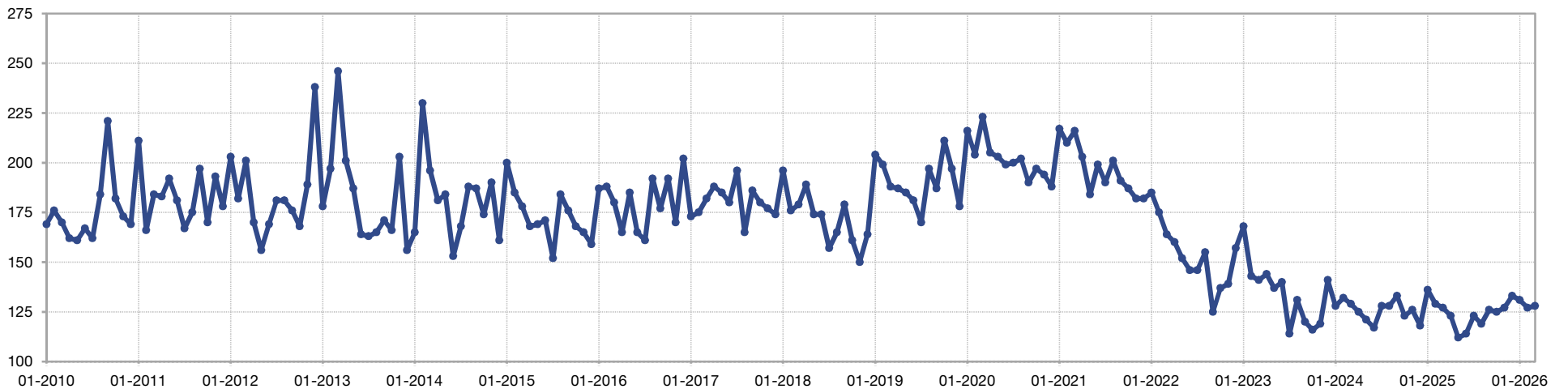


Year to Date



	Affordability Index	Prior Year	Percent Change
April 2025	123	125	-1.6%
May 2025	112	121	-7.4%
June 2025	114	117	-2.6%
July 2025	123	128	-3.9%
August 2025	119	128	-7.0%
September 2025	126	133	-5.3%
October 2025	125	123	+1.6%
November 2025	127	126	+0.8%
December 2025	133	118	+12.7%
January 2026	131	136	-3.7%
February 2026	127	129	-1.6%
March 2026	128	127	+0.8%
12-Month Avg	124	126	-1.5%

Historical Housing Affordability Index by Month

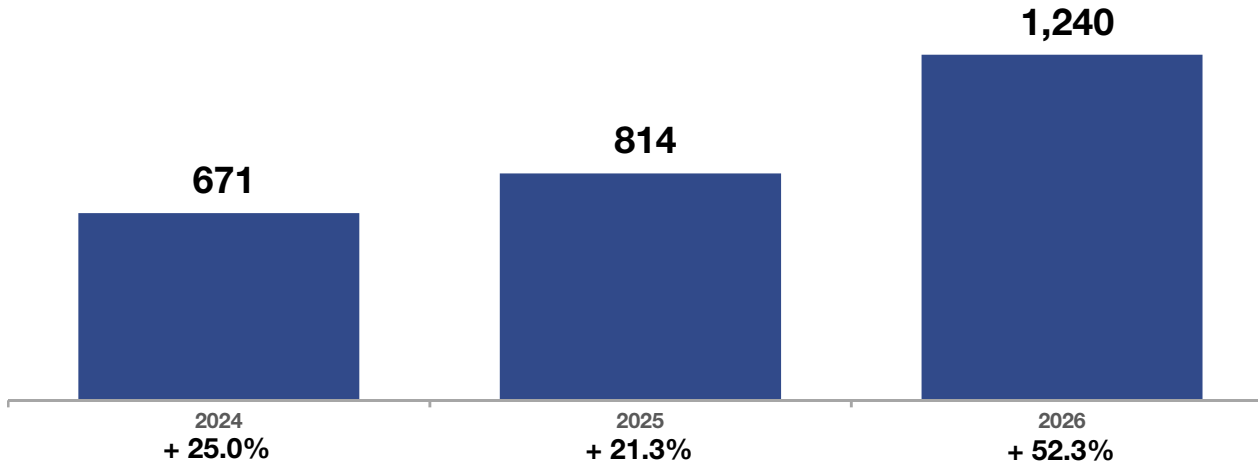


Inventory of Homes for Sale

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



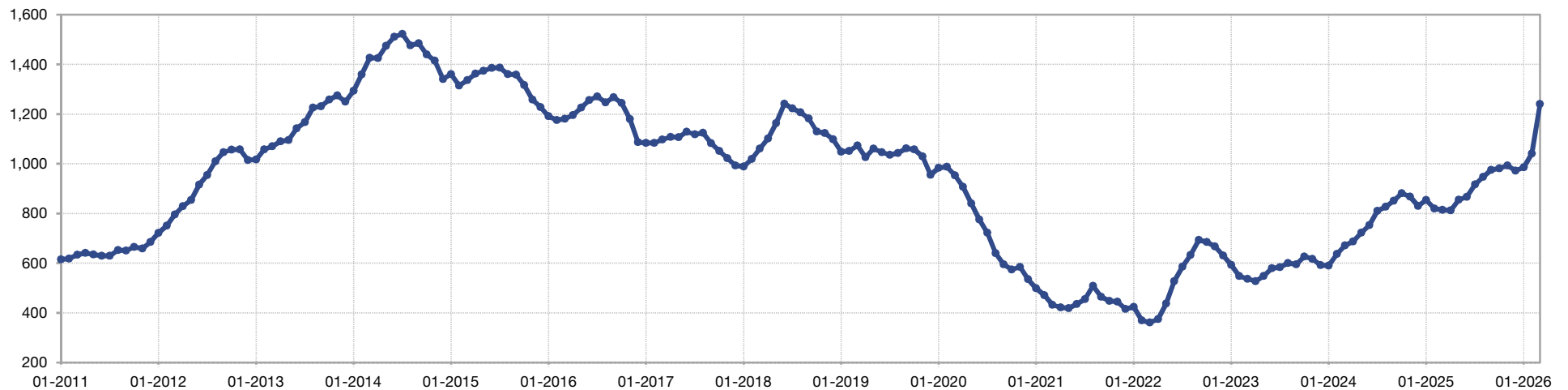
March



Homes for Sale		Prior Year	Percent Change
April 2025	812	687	+18.2%
May 2025	855	722	+18.4%
June 2025	867	753	+15.1%
July 2025	917	810	+13.2%
August 2025	947	827	+14.5%
September 2025	975	851	+14.6%
October 2025	981	881	+11.4%
November 2025	993	868	+14.4%
December 2025	972	830	+17.1%
January 2026	985	854	+15.3%
February 2026	1,041	819	+27.1%
March 2026	1,240	814	+52.3%
12-Month Avg*	965	810	+19.1%

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

Historical Inventory of Homes for Sale by Month

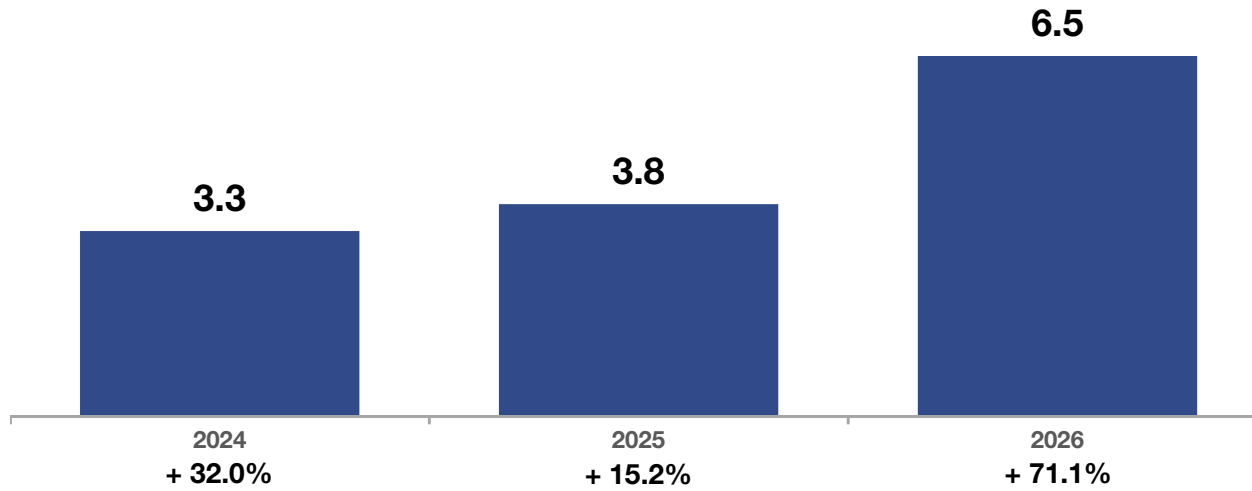


Months Supply of Inventory

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.



March



Months Supply		Prior Year	Percent Change
April 2025	3.8	3.4	+11.8%
May 2025	4.0	3.5	+14.3%
June 2025	4.0	3.7	+8.1%
July 2025	4.2	3.9	+7.7%
August 2025	4.4	4.1	+7.3%
September 2025	4.5	4.1	+9.8%
October 2025	4.5	4.3	+4.7%
November 2025	4.6	4.1	+12.2%
December 2025	4.5	4.0	+12.5%
January 2026	4.6	4.1	+12.2%
February 2026	5.0	3.9	+28.2%
March 2026	6.5	3.8	+71.1%
12-Month Avg*	4.5	3.9	+15.4%

* 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

