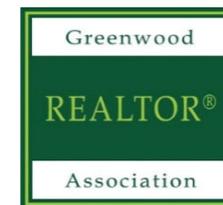


Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings were down 9.0 percent to 111. Pending Sales increased 5.1 percent to 83. Inventory grew 8.8 percent to 346 units.

Median Sales Price was up 11.3 percent to \$255,500. Days on Market decreased 4.3 percent to 135 days. Months Supply of Inventory was down 4.9 percent to 3.9 months.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 5.2%	+ 11.3%	- 4.9%
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 Greenwood Association of REALTORS®. 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.



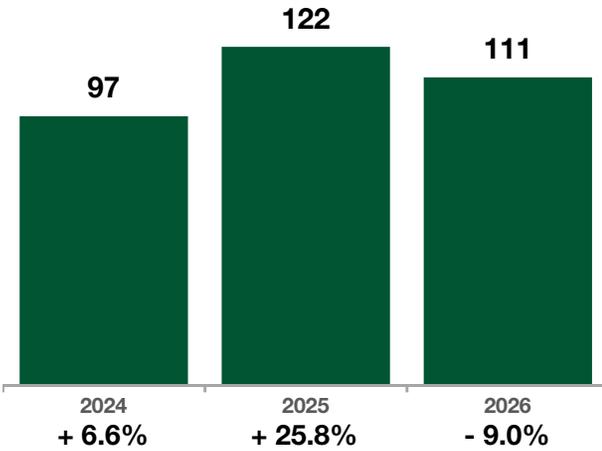
Key Metrics	Historical Sparkbars			02-2025	02-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	02-2024	02-2025	02-2026						
New Listings				122	111	- 9.0%	203	222	+ 9.4%
Pending Sales				79	83	+ 5.1%	144	150	+ 4.2%
Closed Sales				58	55	- 5.2%	112	129	+ 15.2%
Days on Market				141	135	- 4.3%	139	136	- 2.2%
Median Sales Price				\$229,500	\$255,500	+ 11.3%	\$238,500	\$265,000	+ 11.1%
Average Sales Price				\$270,139	\$287,662	+ 6.5%	\$280,711	\$328,368	+ 17.0%
Pct. of List Price Received				97.4%	97.0%	- 0.4%	96.9%	97.0%	+ 0.1%
Housing Affordability Index				122	129	+ 5.7%	117	124	+ 6.0%
Inventory of Homes for Sale				318	346	+ 8.8%	--	--	--
Months Supply of Inventory				4.1	3.9	- 4.9%	--	--	--

New Listings

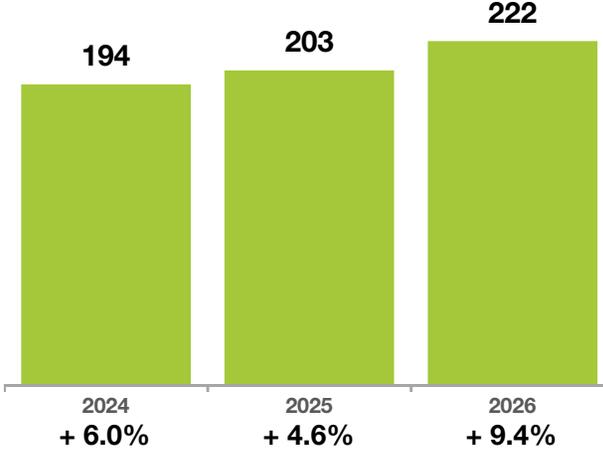
A count of the properties that have been newly listed on the market in a given month.



February

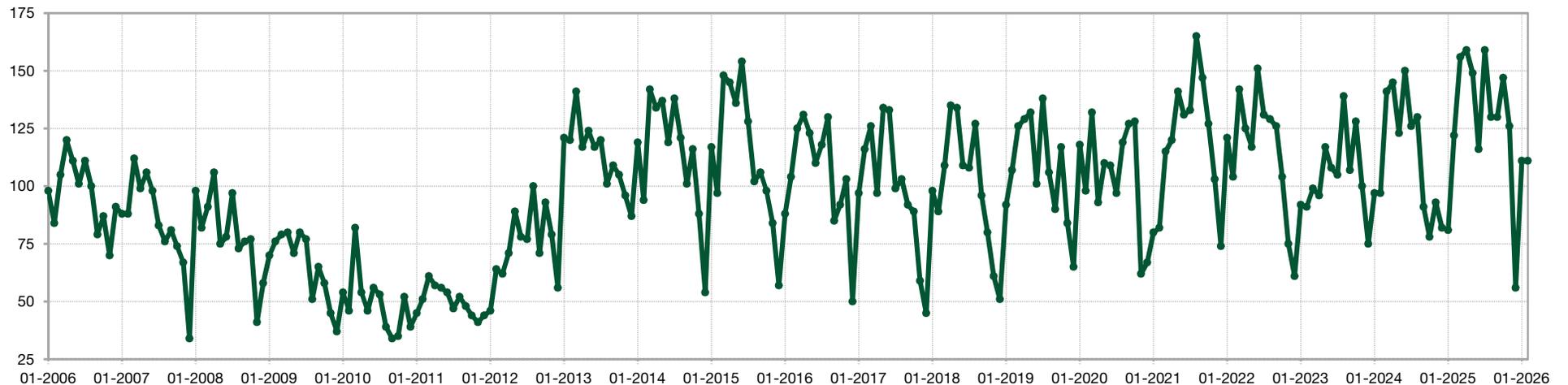


Year to Date



	New Listings	Prior Year	Percent Change
March 2025	156	141	+10.6%
April 2025	159	145	+9.7%
May 2025	149	123	+21.1%
June 2025	116	150	-22.7%
July 2025	159	126	+26.2%
August 2025	130	130	0.0%
September 2025	130	91	+42.9%
October 2025	147	78	+88.5%
November 2025	126	93	+35.5%
December 2025	56	82	-31.7%
January 2026	111	81	+37.0%
February 2026	111	122	-9.0%
12-Month Avg	129	114	+13.3%

Historical New Listings by Month

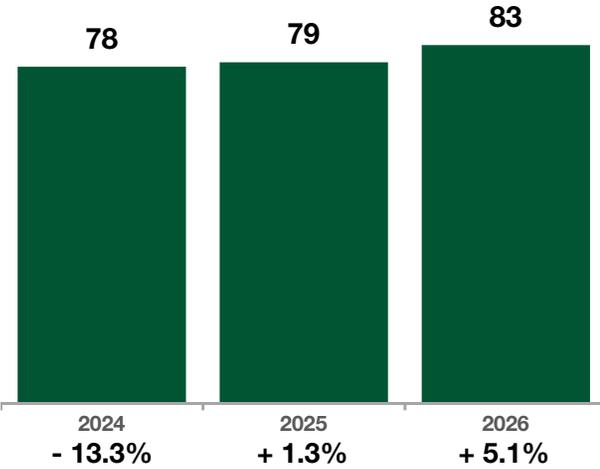


Pending Sales

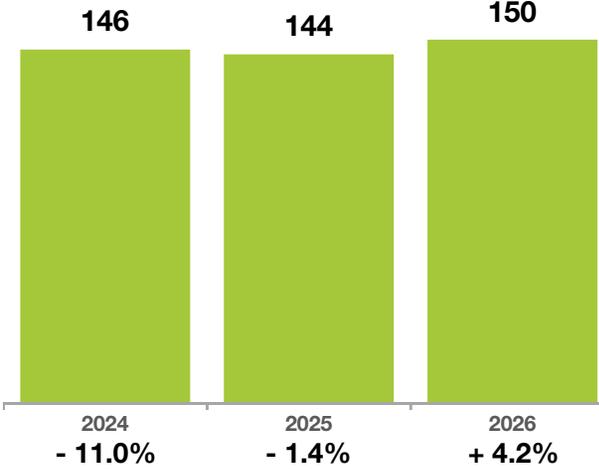
A count of the properties on which offers have been accepted in a given month.



February

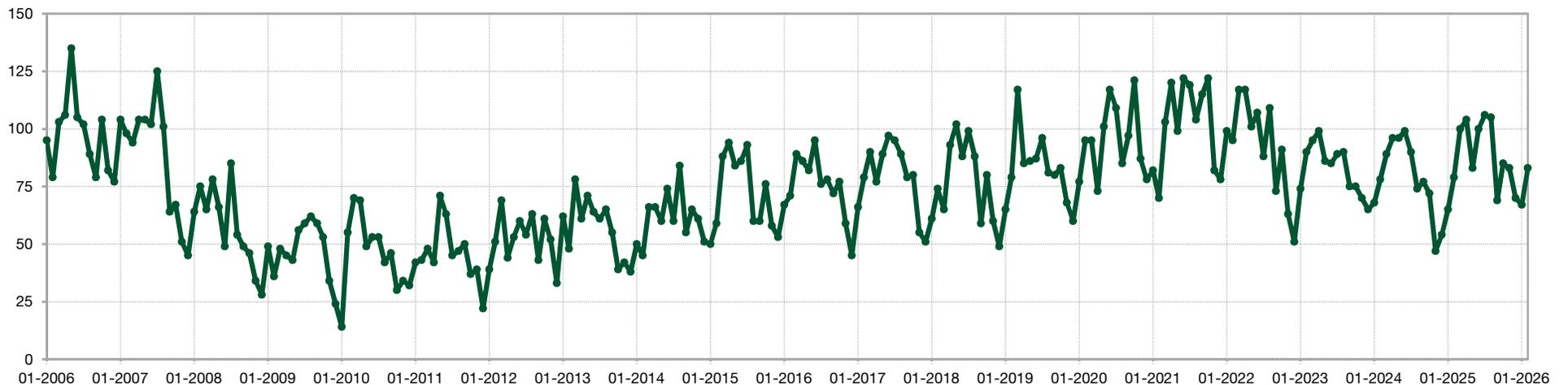


Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	100	89	+12.4%
April 2025	104	96	+8.3%
May 2025	83	96	-13.5%
June 2025	100	99	+1.0%
July 2025	106	90	+17.8%
August 2025	105	74	+41.9%
September 2025	69	77	-10.4%
October 2025	85	72	+18.1%
November 2025	83	47	+76.6%
December 2025	70	54	+29.6%
January 2026	67	65	+3.1%
February 2026	83	79	+5.1%
12-Month Avg	88	78	+12.7%

Historical Pending Sales by Month

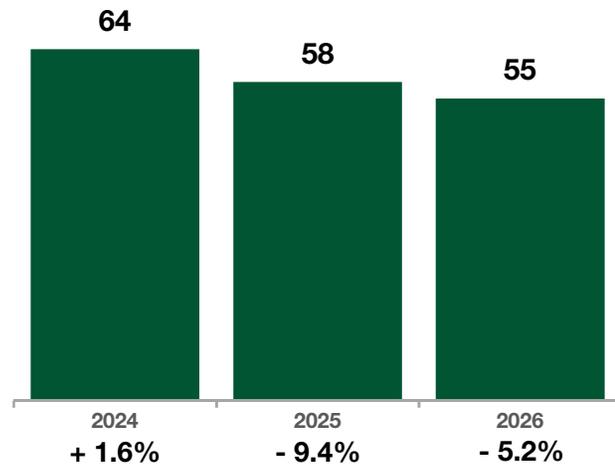


Closed Sales

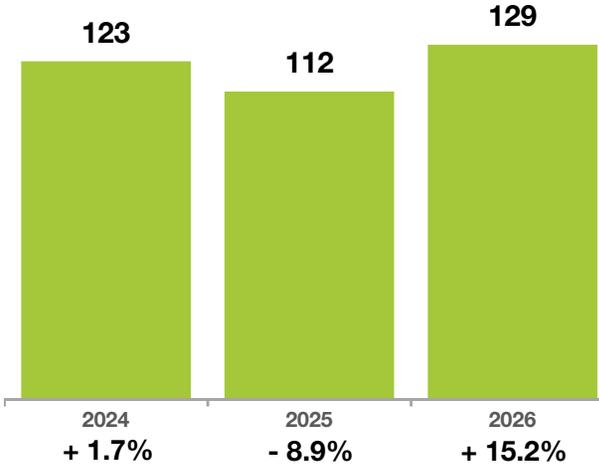
A count of the actual sales that closed in a given month.



February

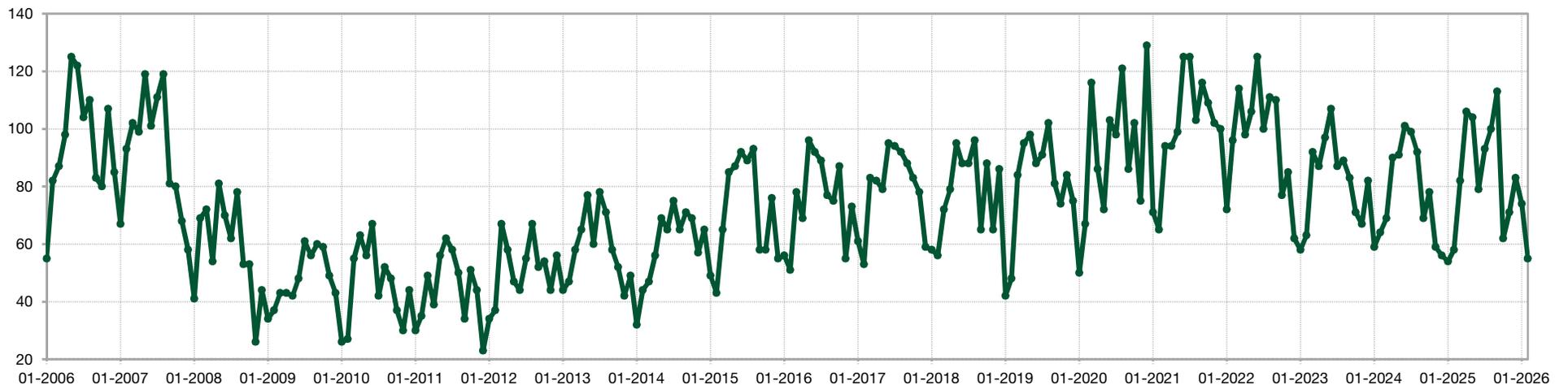


Year to Date



	Closed Sales	Prior Year	Percent Change
March 2025	82	69	+18.8%
April 2025	106	90	+17.8%
May 2025	104	91	+14.3%
June 2025	79	101	-21.8%
July 2025	93	99	-6.1%
August 2025	100	92	+8.7%
September 2025	113	69	+63.8%
October 2025	62	78	-20.5%
November 2025	71	59	+20.3%
December 2025	83	56	+48.2%
January 2026	74	54	+37.0%
February 2026	55	58	-5.2%
12-Month Avg	85	76	+12.1%

Historical Closed Sales by Month

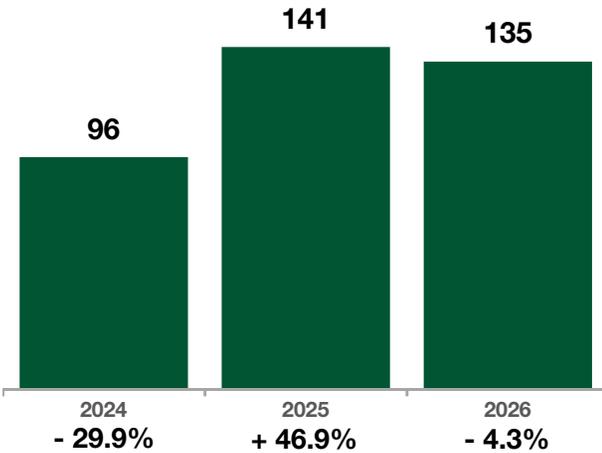


Days on Market Until Sale

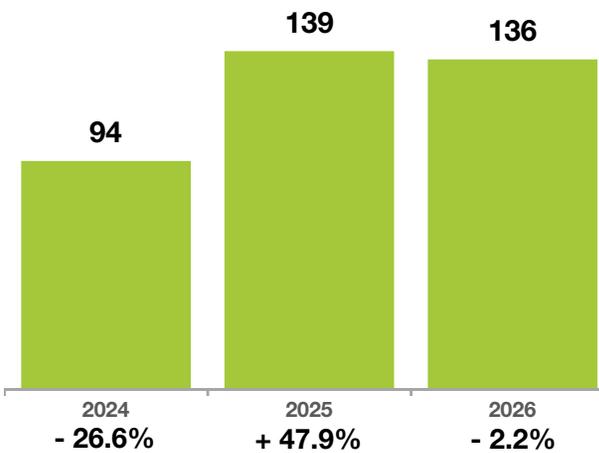
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



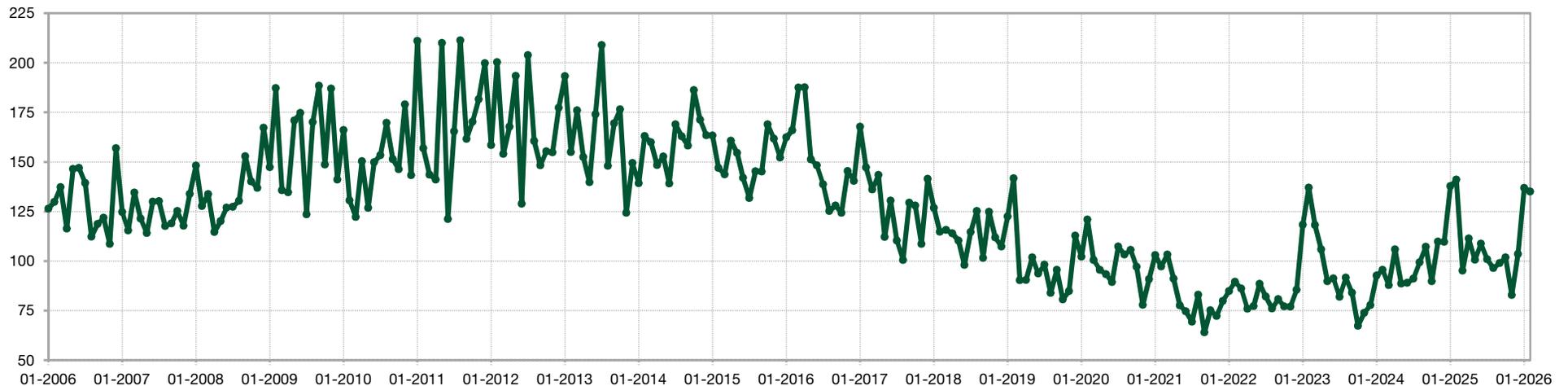
Year to Date



Days on Market	Prior Year	Percent Change	
March 2025	95	88	+8.0%
April 2025	111	106	+4.7%
May 2025	101	89	+13.5%
June 2025	109	89	+22.5%
July 2025	101	91	+11.0%
August 2025	96	99	-3.0%
September 2025	99	107	-7.5%
October 2025	102	90	+13.3%
November 2025	83	110	-24.5%
December 2025	104	110	-5.5%
January 2026	137	138	-0.7%
February 2026	135	141	-4.3%
12-Month Avg*	105	102	+2.9%

* Average Days on Market of all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

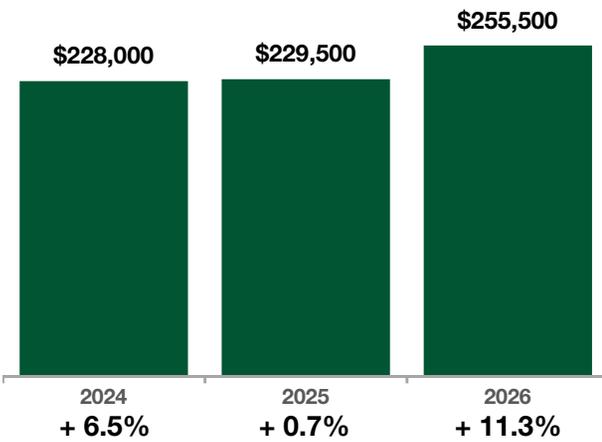


Median Sales Price

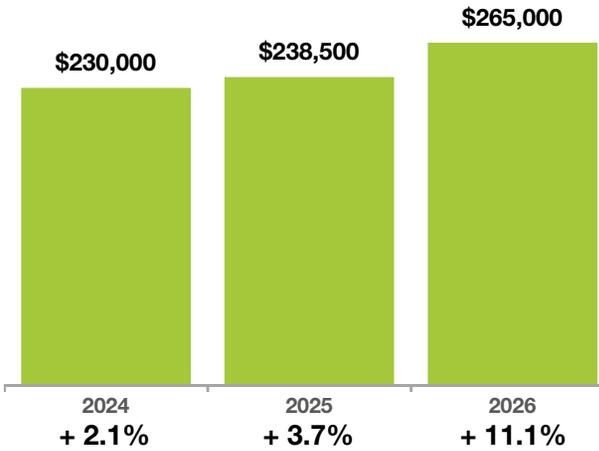
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



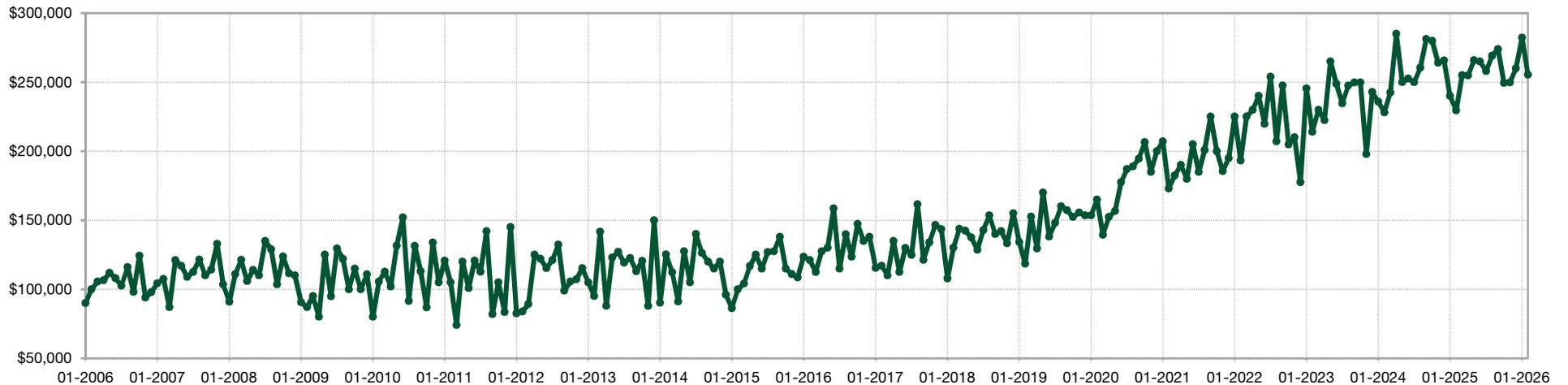
Year to Date



	Median Sales Price	Prior Year	Percent Change
March 2025	\$255,000	\$242,500	+5.2%
April 2025	\$254,950	\$285,000	-10.5%
May 2025	\$265,900	\$250,000	+6.4%
June 2025	\$265,000	\$252,700	+4.9%
July 2025	\$258,000	\$250,000	+3.2%
August 2025	\$269,200	\$260,450	+3.4%
September 2025	\$273,900	\$281,200	-2.6%
October 2025	\$249,350	\$280,000	-10.9%
November 2025	\$249,900	\$264,000	-5.3%
December 2025	\$259,900	\$265,675	-2.2%
January 2026	\$282,275	\$240,000	+17.6%
February 2026	\$255,500	\$229,500	+11.3%
12-Month Med*	\$260,000	\$257,000	+1.2%

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

Historical Median Sales Price by Month

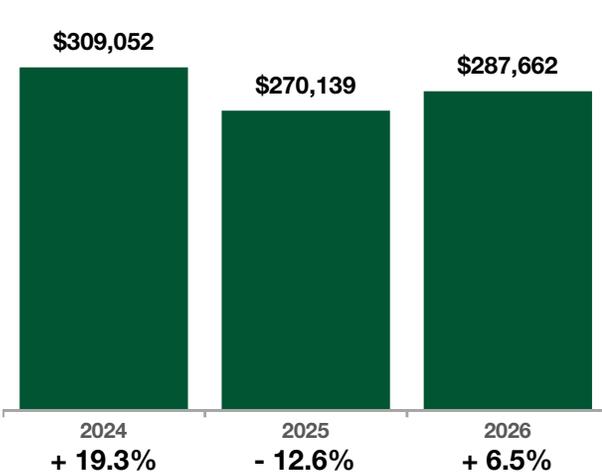


Average Sales Price

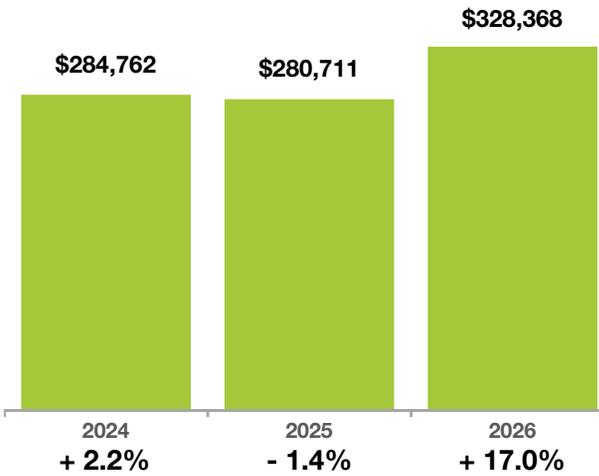
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



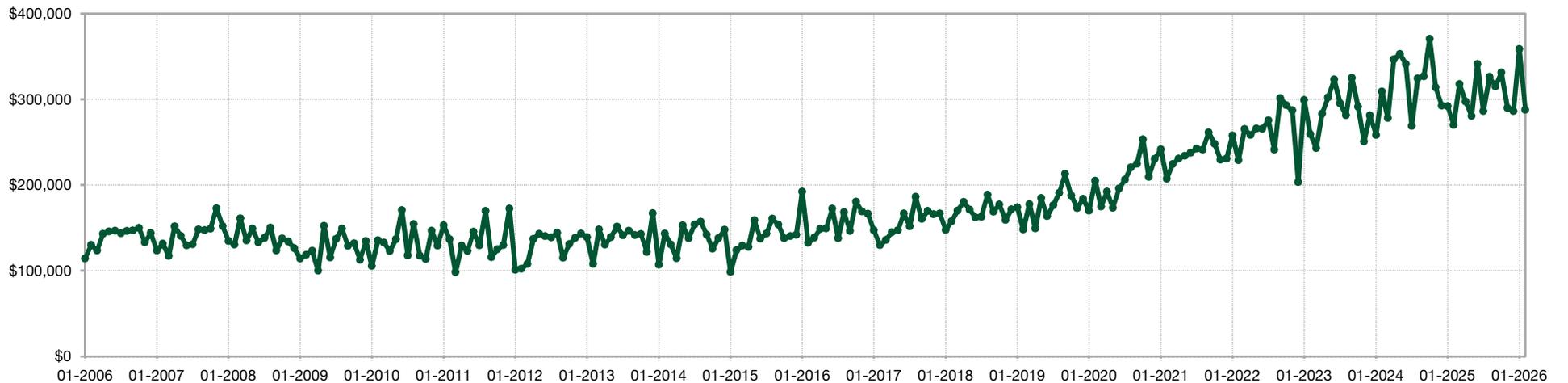
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2025	\$317,868	\$278,123	+14.3%
April 2025	\$297,356	\$346,663	-14.2%
May 2025	\$280,670	\$352,781	-20.4%
June 2025	\$341,250	\$341,258	-0.0%
July 2025	\$286,292	\$268,852	+6.5%
August 2025	\$326,238	\$324,434	+0.6%
September 2025	\$315,091	\$326,853	-3.6%
October 2025	\$331,295	\$370,536	-10.6%
November 2025	\$289,931	\$313,769	-7.6%
December 2025	\$286,157	\$292,604	-2.2%
January 2026	\$358,622	\$292,065	+22.8%
February 2026	\$287,662	\$270,139	+6.5%
12-Month Avg*	\$309,869	\$317,925	-2.5%

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

Historical Average Sales Price by Month

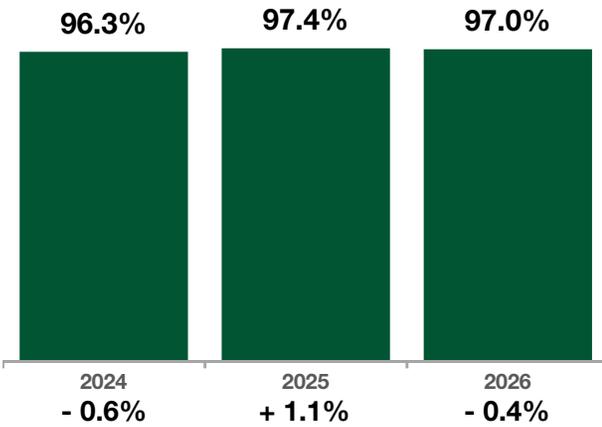


Percent of List Price Received

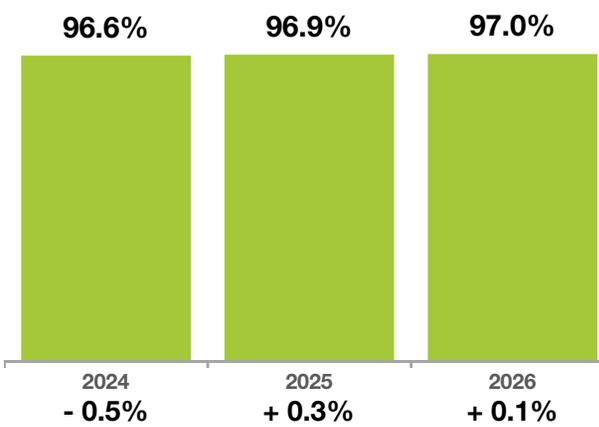
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



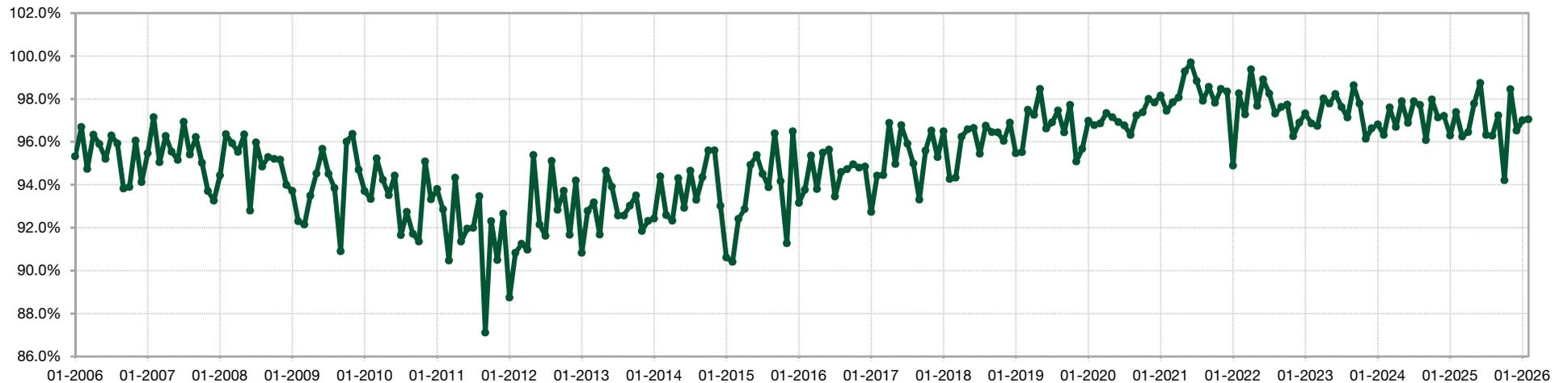
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
March 2025	96.2%	97.6%	-1.4%
April 2025	96.5%	96.7%	-0.2%
May 2025	97.8%	97.9%	-0.1%
June 2025	98.7%	96.9%	+1.9%
July 2025	96.3%	97.9%	-1.6%
August 2025	96.3%	97.7%	-1.4%
September 2025	97.2%	96.1%	+1.1%
October 2025	94.2%	98.0%	-3.9%
November 2025	98.5%	97.1%	+1.4%
December 2025	96.5%	97.2%	-0.7%
January 2026	97.0%	96.3%	+0.7%
February 2026	97.0%	97.4%	-0.4%
12-Month Avg*	96.9%	97.3%	-0.4%

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

Historical Percent of List Price Received by Month

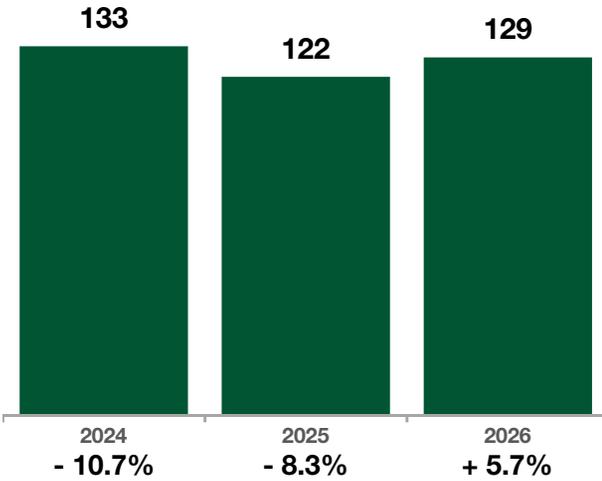


Housing Affordability Index

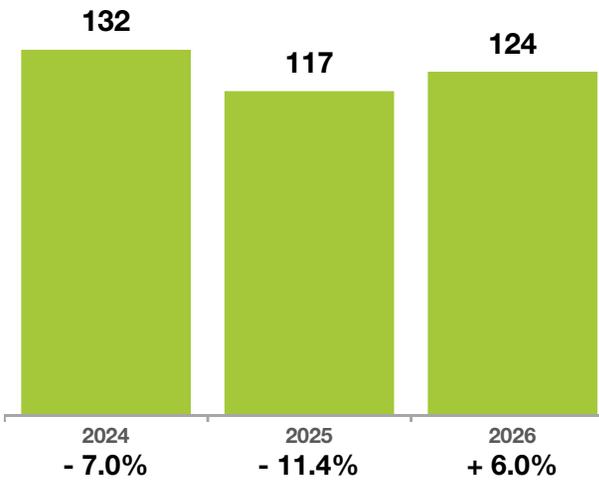


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

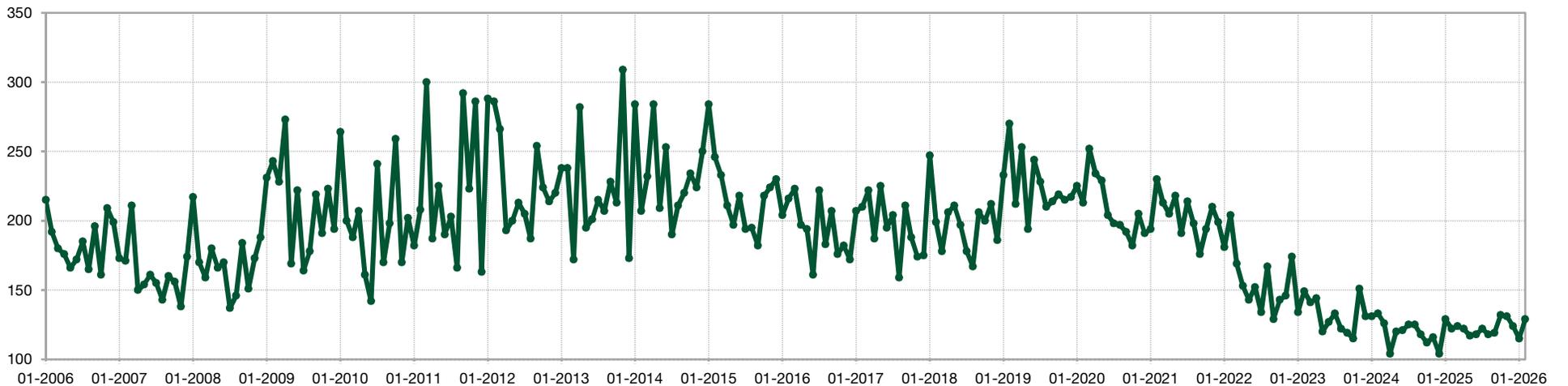


Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	124	126	-1.6%
April 2025	122	104	+17.3%
May 2025	117	120	-2.5%
June 2025	118	121	-2.5%
July 2025	122	125	-2.4%
August 2025	118	125	-5.6%
September 2025	119	118	+0.8%
October 2025	132	112	+17.9%
November 2025	131	116	+12.9%
December 2025	124	104	+19.2%
January 2026	115	129	-10.9%
February 2026	129	122	+5.7%
12-Month Avg	123	119	+3.4%

Historical Housing Affordability Index by Month

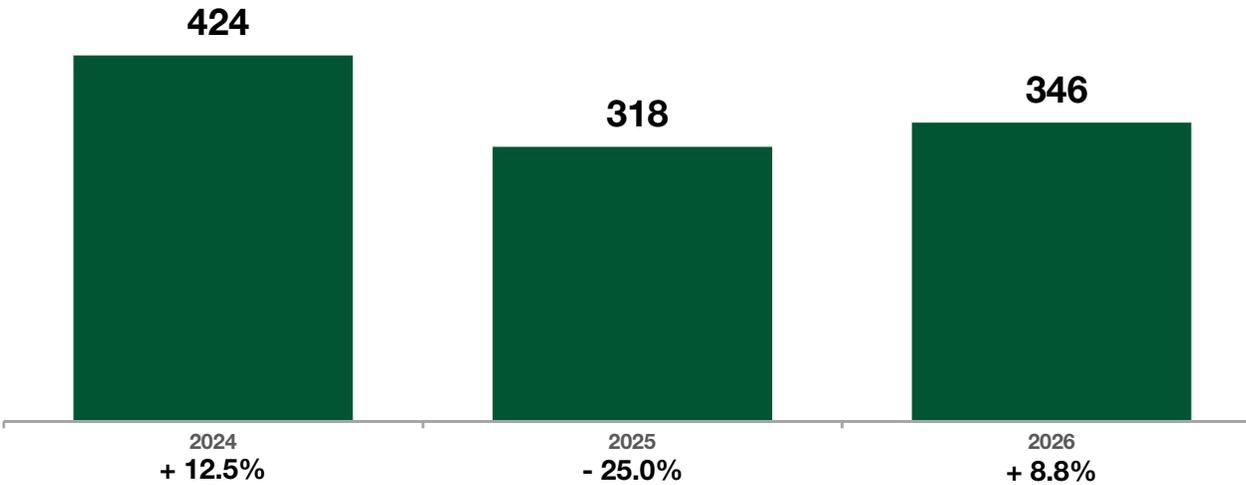


Inventory of Homes for Sale

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



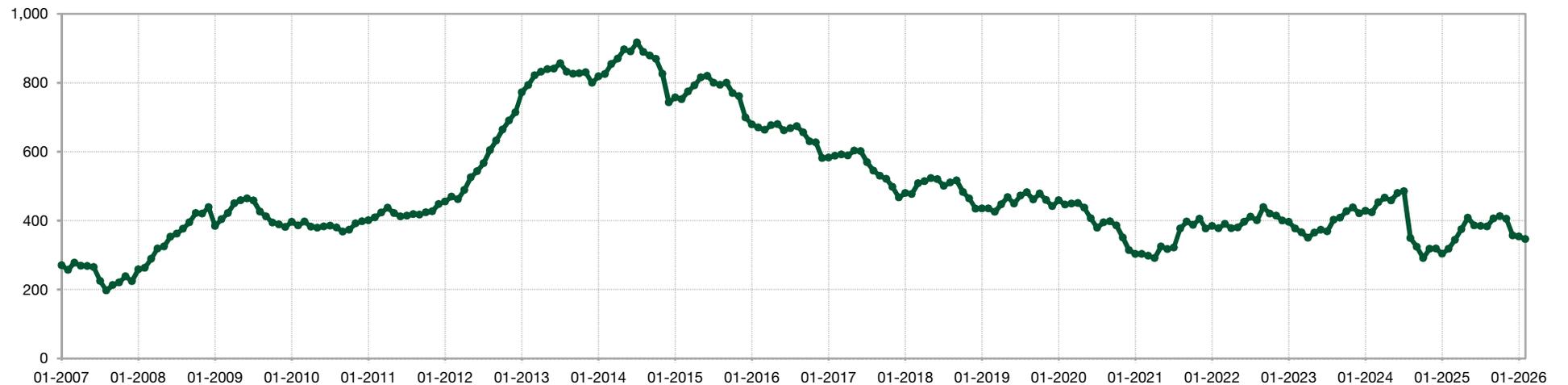
February



	Homes for Sale	Prior Year	Percent Change
March 2025	344	453	-24.1%
April 2025	375	466	-19.5%
May 2025	408	458	-10.9%
June 2025	386	480	-19.6%
July 2025	384	485	-20.8%
August 2025	383	349	+9.7%
September 2025	406	324	+25.3%
October 2025	413	291	+41.9%
November 2025	405	318	+27.4%
December 2025	357	319	+11.9%
January 2026	354	304	+16.4%
February 2026	346	318	+8.8%
12-Month Avg*	380	380	0.0%

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

Historical Inventory of Homes for Sale by Month

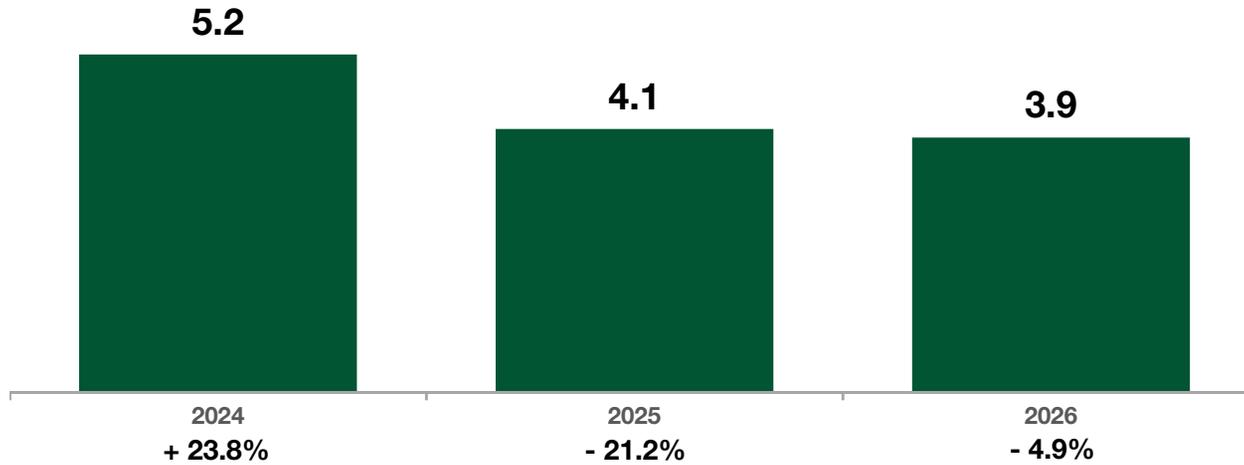


Months Supply of Inventory

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.



February



Months Supply		Prior Year	Percent Change
March 2025	4.3	5.6	-23.2%
April 2025	4.7	5.8	-19.0%
May 2025	5.2	5.6	-7.1%
June 2025	4.9	5.8	-15.5%
July 2025	4.8	5.9	-18.6%
August 2025	4.6	4.3	+7.0%
September 2025	5.0	4.0	+25.0%
October 2025	5.0	3.6	+38.9%
November 2025	4.7	4.0	+17.5%
December 2025	4.1	4.1	0.0%
January 2026	4.0	3.9	+2.6%
February 2026	3.9	4.1	-4.9%
12-Month Avg*	4.6	4.7	-2.1%

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

Historical Months Supply of Inventory by Month

