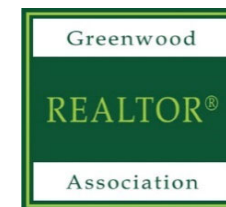


Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings were down 18.1 percent to 122. Pending Sales decreased 4.8 percent to 79. Inventory shrank 1.2 percent to 403 units.

Median Sales Price was down 0.7 percent to \$263,950. Days on Market increased 18.8 percent to 120 days. Months Supply of Inventory was down 7.7 percent to 4.8 months.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 5.8%	- 0.7%	- 7.7%
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.



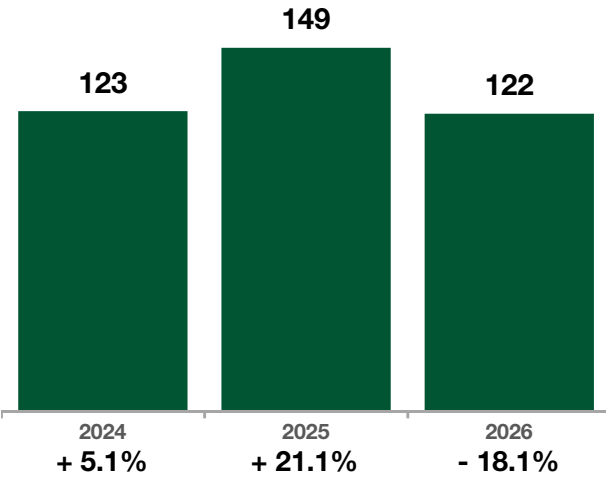
Key Metrics	Historical Sparkbars			05-2025	05-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	05-2024	05-2025	05-2026						
New Listings				149	122	- 18.1%	667	662	- 0.7%
Pending Sales				83	79	- 4.8%	431	400	- 7.2%
Closed Sales				104	98	- 5.8%	404	393	- 2.7%
Days on Market				101	120	+ 18.8%	113	121	+ 7.1%
Median Sales Price				\$265,900	\$263,950	- 0.7%	\$254,450	\$268,818	+ 5.6%
Average Sales Price				\$280,670	\$353,307	+ 25.9%	\$292,751	\$339,532	+ 16.0%
Pct. of List Price Received				97.8%	96.8%	- 1.0%	96.9%	96.9%	0.0%
Housing Affordability Index				117	119	+ 1.7%	122	117	- 4.1%
Inventory of Homes for Sale				408	403	- 1.2%	--	--	--
Months Supply of Inventory				5.2	4.8	- 7.7%	--	--	--

New Listings

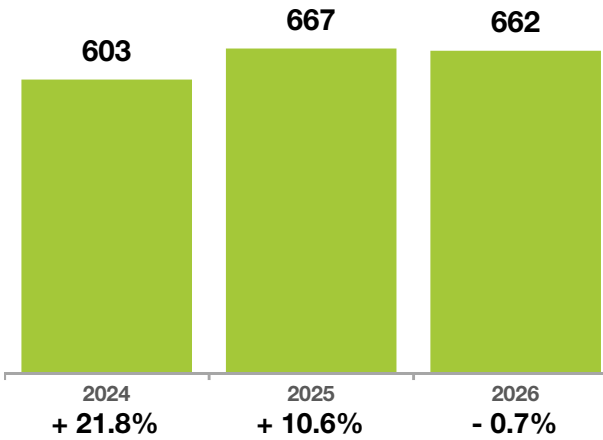
A count of the properties that have been newly listed on the market in a given month.



May

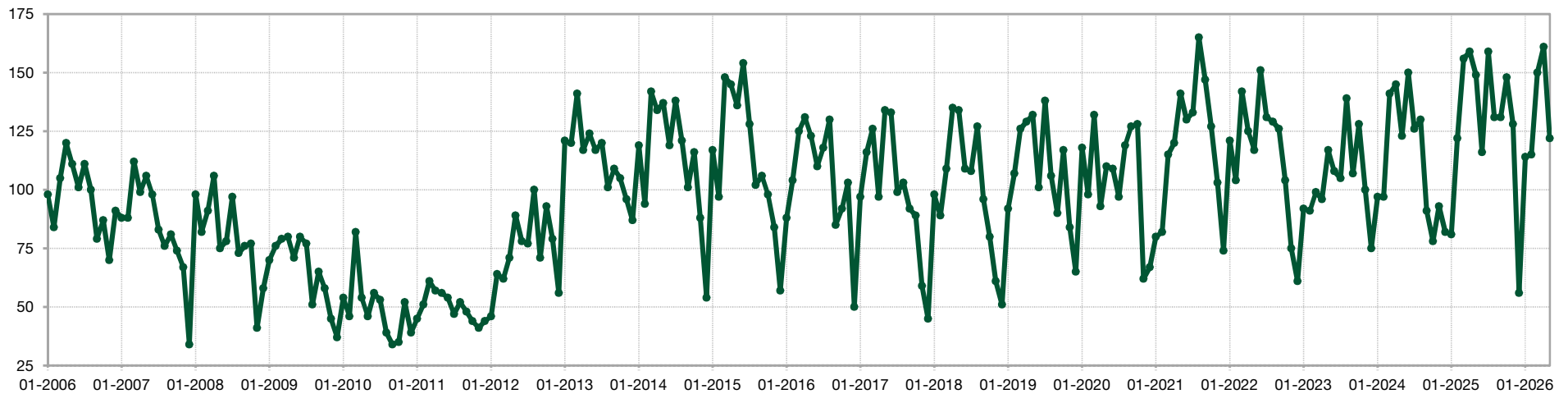


Year to Date



	New Listings	Prior Year	Percent Change
June 2025	116	150	-22.7%
July 2025	159	126	+26.2%
August 2025	131	130	+0.8%
September 2025	131	91	+44.0%
October 2025	148	78	+89.7%
November 2025	128	93	+37.6%
December 2025	56	82	-31.7%
January 2026	114	81	+40.7%
February 2026	115	122	-5.7%
March 2026	150	156	-3.8%
April 2026	161	159	+1.3%
May 2026	122	149	-18.1%
12-Month Avg	128	118	+8.1%

Historical New Listings by Month

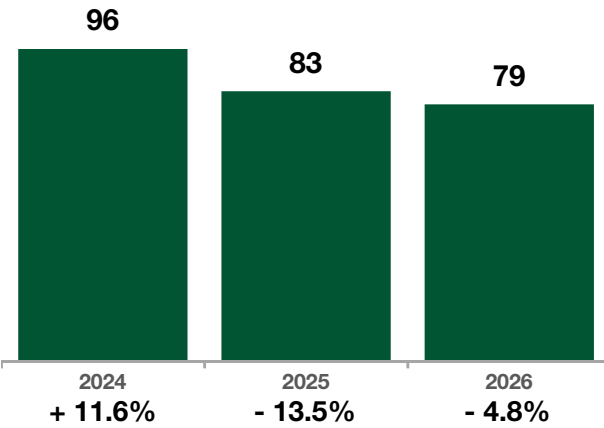


Pending Sales

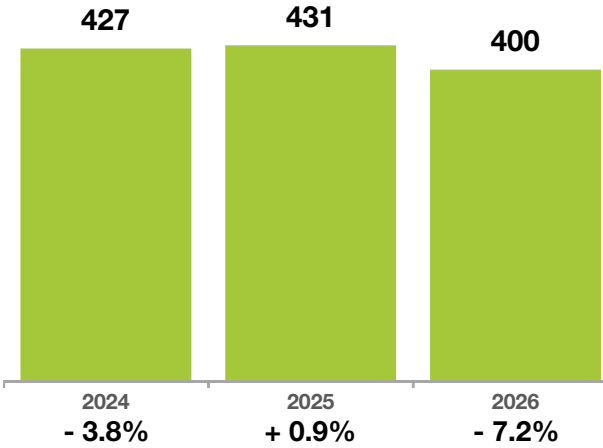
A count of the properties on which offers have been accepted in a given month.



May

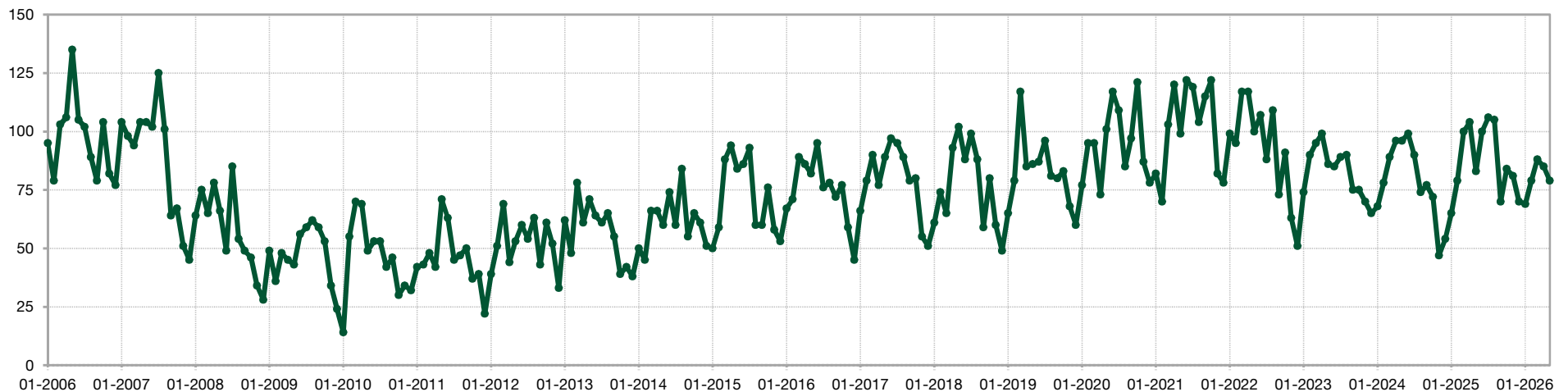


Year to Date



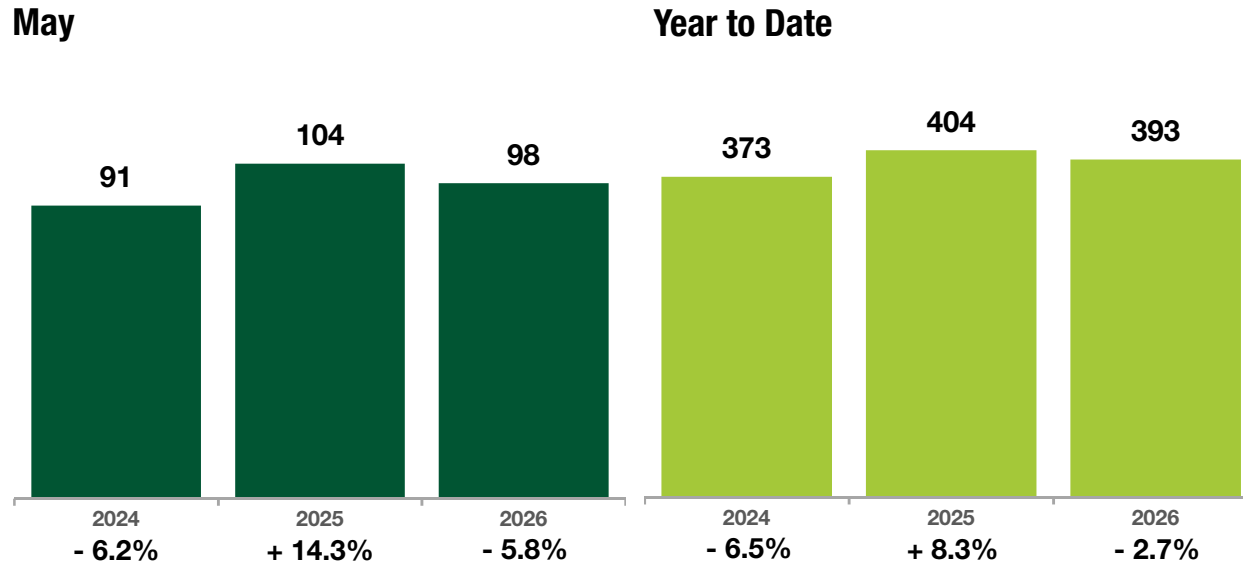
	Pending Sales	Prior Year	Percent Change
June 2025	100	99	+1.0%
July 2025	106	90	+17.8%
August 2025	105	74	+41.9%
September 2025	70	77	-9.1%
October 2025	84	72	+16.7%
November 2025	81	47	+72.3%
December 2025	70	54	+29.6%
January 2026	69	65	+6.2%
February 2026	79	79	0.0%
March 2026	88	100	-12.0%
April 2026	85	104	-18.3%
May 2026	79	83	-4.8%
12-Month Avg	85	79	+7.2%

Historical Pending Sales by Month



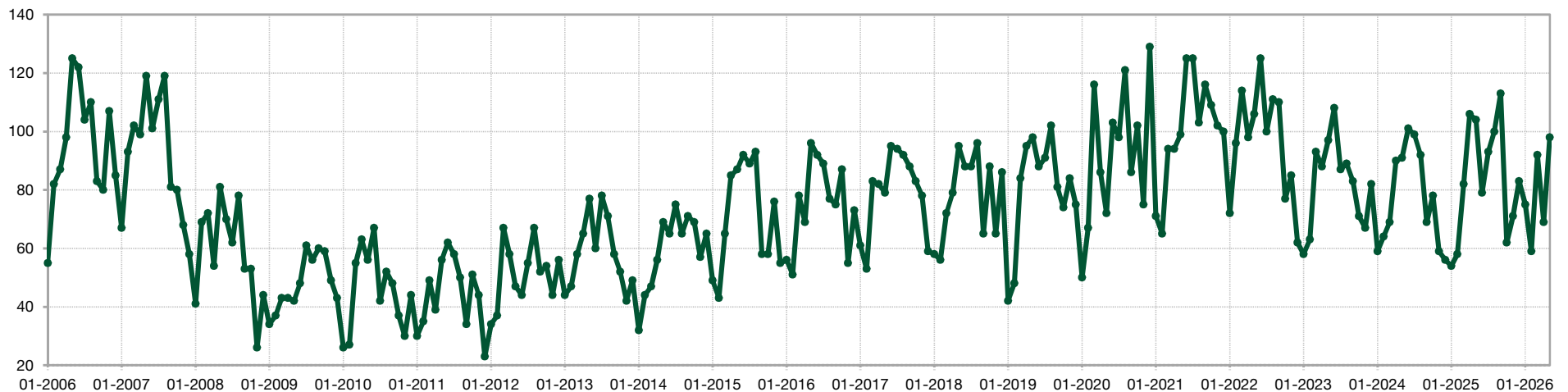
Closed Sales

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



	Closed Sales	Prior Year	Percent Change
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	75	54	+38.9%
February 2026	59	58	+1.7%
March 2026	92	82	+12.2%
April 2026	69	106	-34.9%
May 2026	98	104	-5.8%
12-Month Avg	83	80	+3.5%

Historical Closed Sales by Month

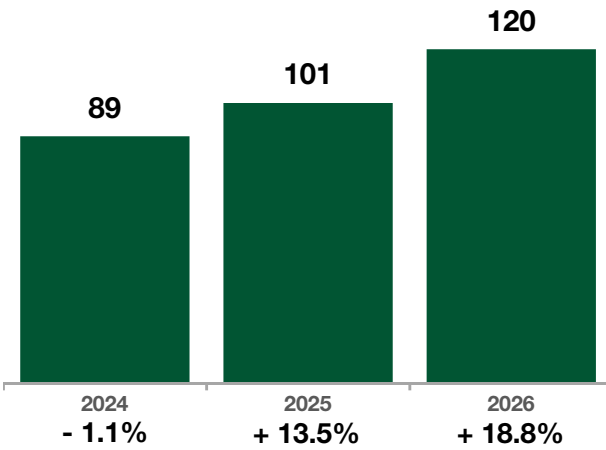


Days on Market Until Sale

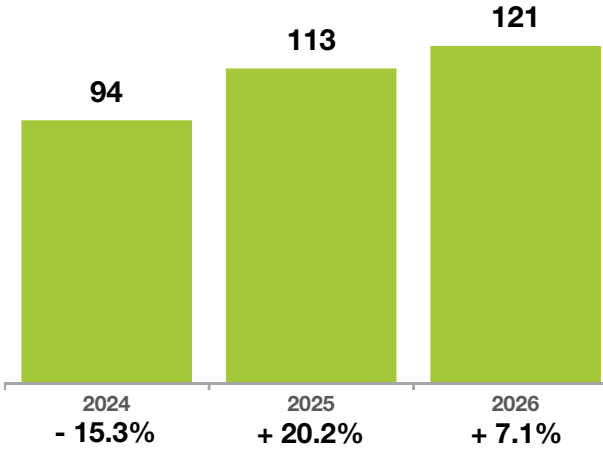
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



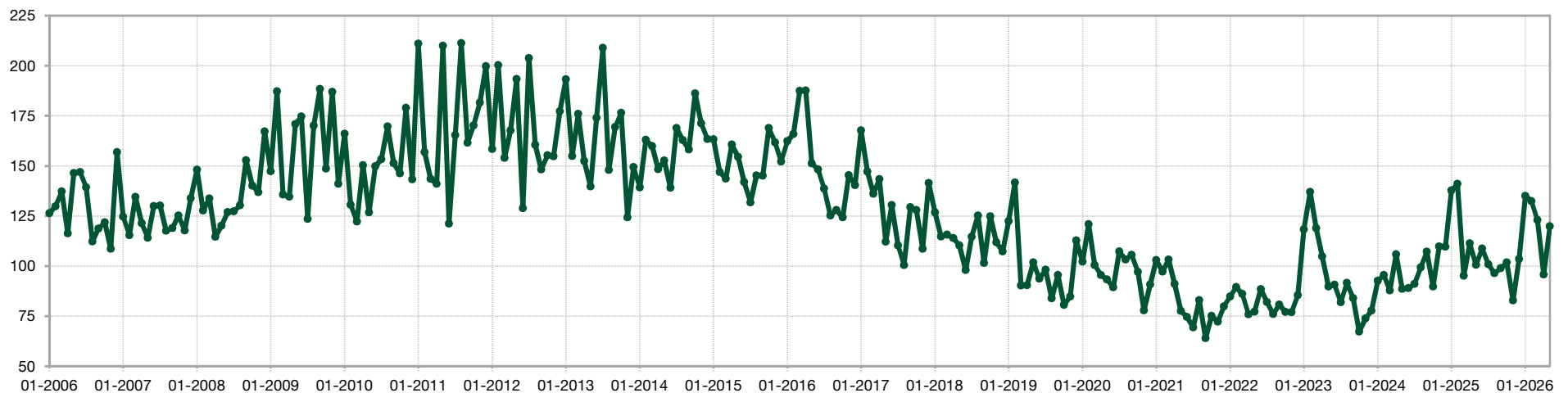
Year to Date



Days on Market	Prior Year	Percent Change
June 2025	89	+22.5%
July 2025	91	+11.0%
August 2025	99	-3.0%
September 2025	107	-7.5%
October 2025	90	+13.3%
November 2025	110	-24.5%
December 2025	110	-5.5%
January 2026	138	-2.2%
February 2026	141	-6.4%
March 2026	95	+29.5%
April 2026	111	-13.5%
May 2026	101	+18.8%
12-Month Avg*	108	+3.8%

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

Historical Days on Market Until Sale by Month

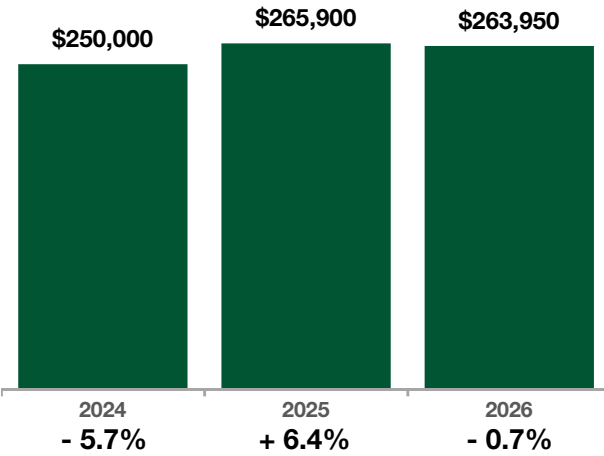


Median Sales Price

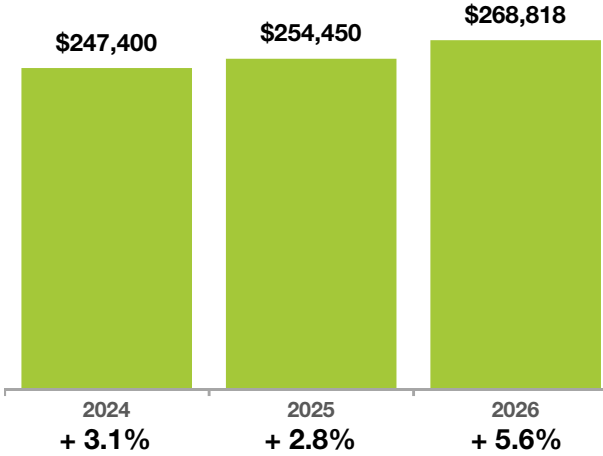
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



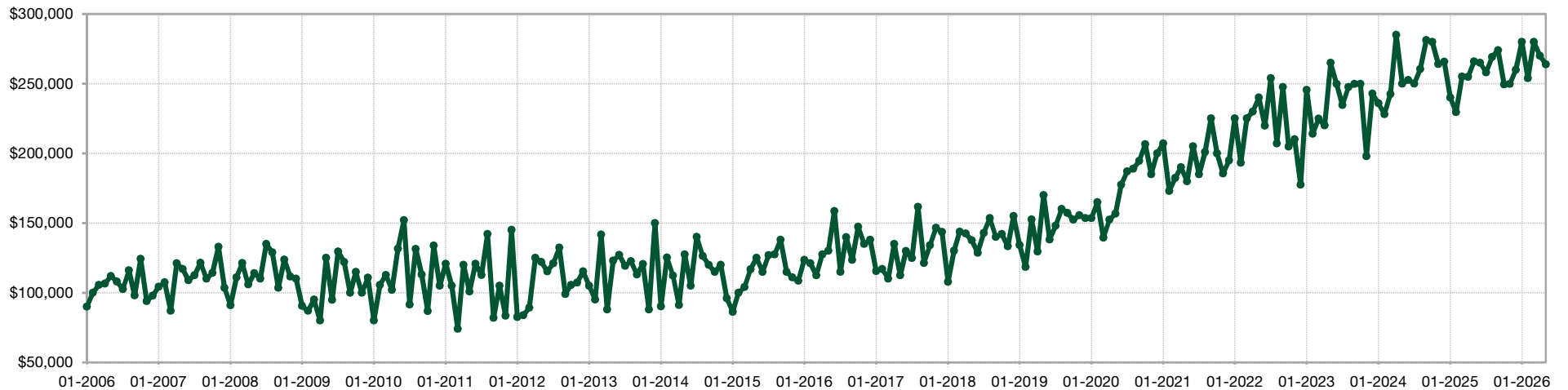
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$279,900	\$240,000	+16.6%
February 2026	\$253,900	\$229,500	+10.6%
March 2026	\$280,000	\$255,000	+9.8%
April 2026	\$269,990	\$254,950	+5.9%
May 2026	\$263,950	\$265,900	-0.7%
12-Month Med*	\$264,000	\$256,950	+2.7%

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

Historical Median Sales Price by Month

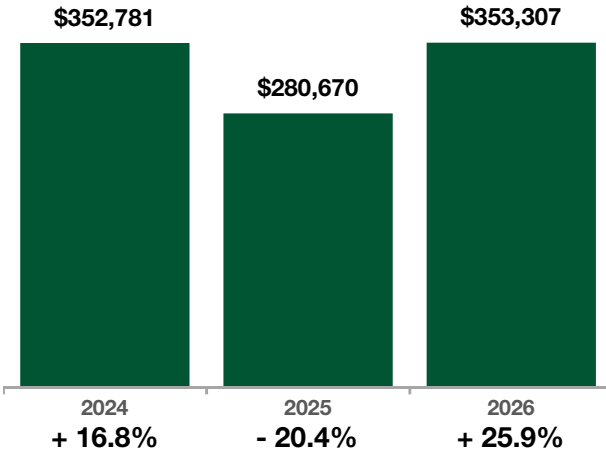


Average Sales Price

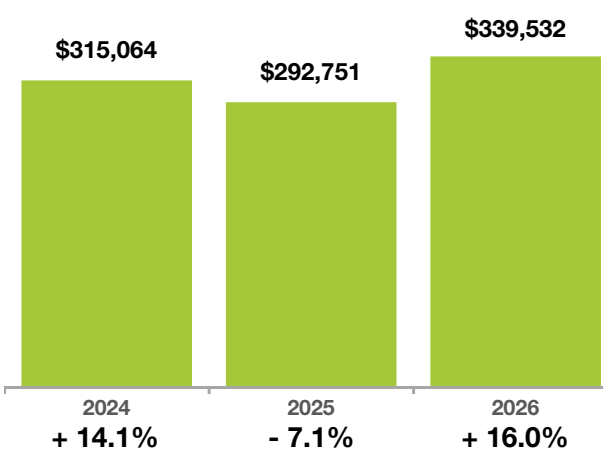
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



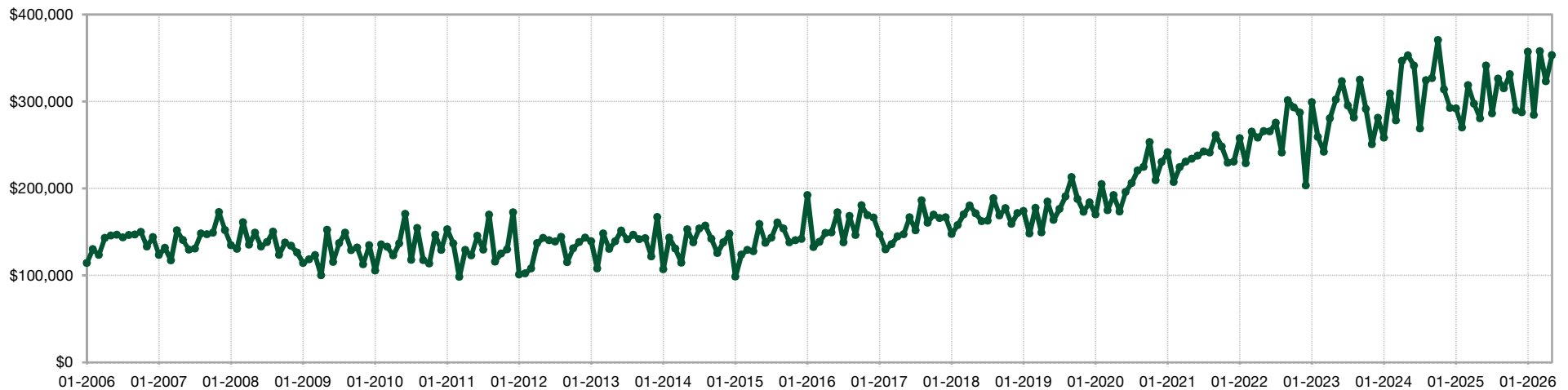
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
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	\$287,362	\$292,604	-1.8%
January 2026	\$357,041	\$292,065	+22.2%
February 2026	\$284,480	\$270,139	+5.3%
March 2026	\$357,773	\$318,564	+12.3%
April 2026	\$323,215	\$297,356	+8.7%
May 2026	\$353,307	\$280,670	+25.9%
12-Month Avg*	\$321,106	\$308,495	+4.1%

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

Historical Average Sales Price by Month

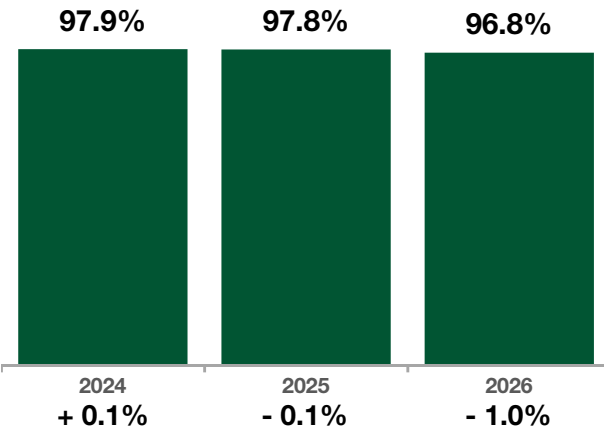


Percent of List Price Received

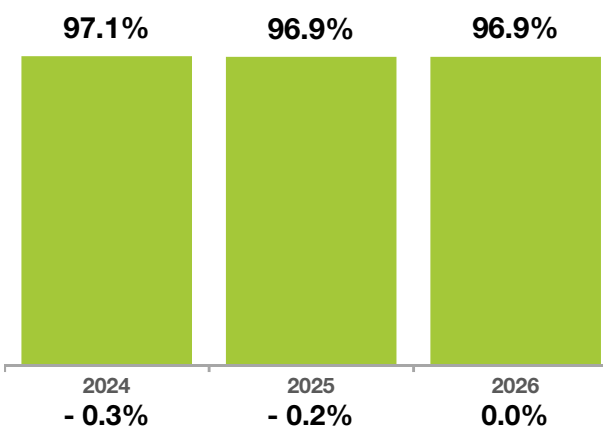
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May



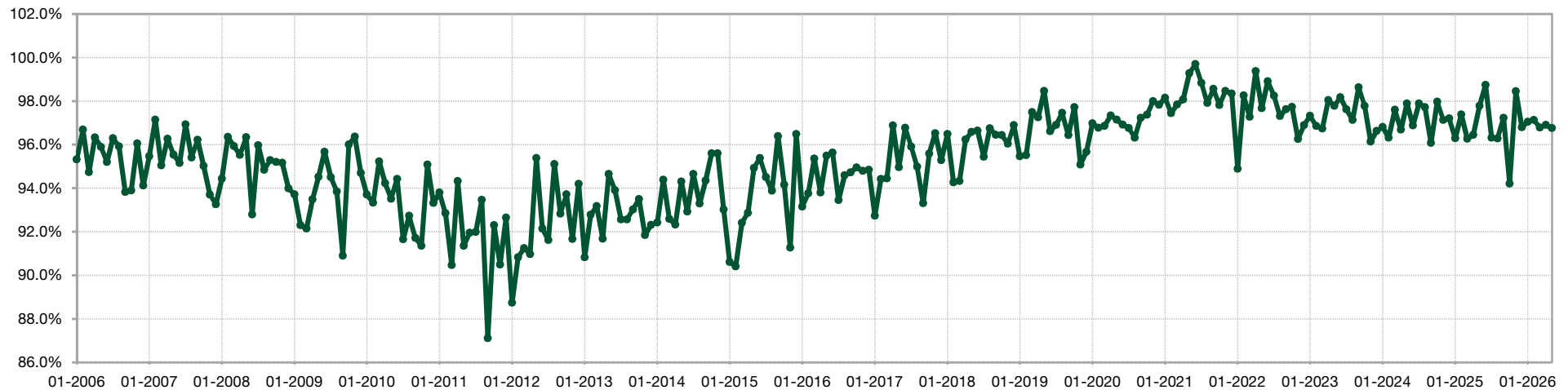
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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	96.8%	97.2%	-0.4%
January 2026	97.0%	96.3%	+0.7%
February 2026	97.1%	97.4%	-0.3%
March 2026	96.8%	96.3%	+0.5%
April 2026	96.9%	96.5%	+0.4%
May 2026	96.8%	97.8%	-1.0%
12-Month Avg*	96.9%	97.1%	-0.2%

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

Historical Percent of List Price Received by Month

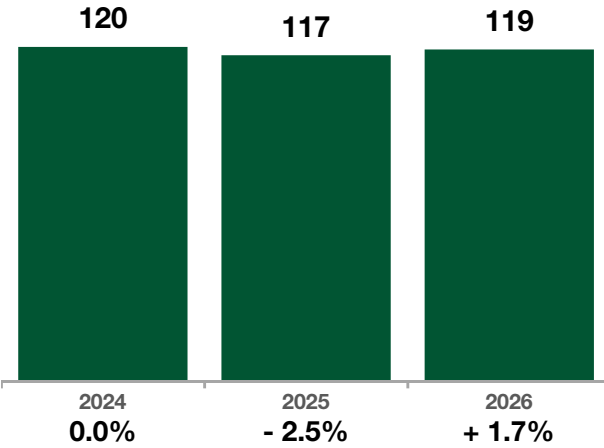


Housing Affordability Index

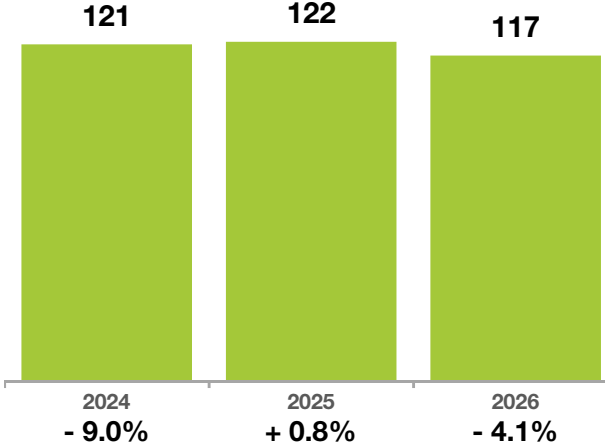


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May

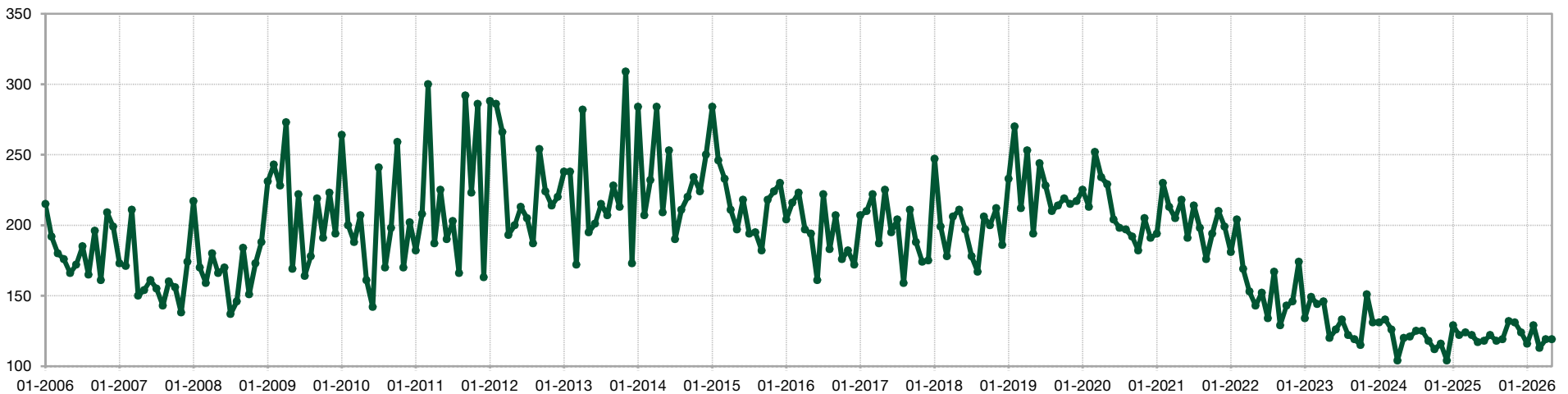


Year to Date



	Affordability Index	Prior Year	Percent Change
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	116	129	-10.1%
February 2026	129	122	+5.7%
March 2026	113	124	-8.9%
April 2026	119	122	-2.5%
May 2026	119	117	+1.7%
12-Month Avg	122	120	+1.7%

Historical Housing Affordability Index by Month

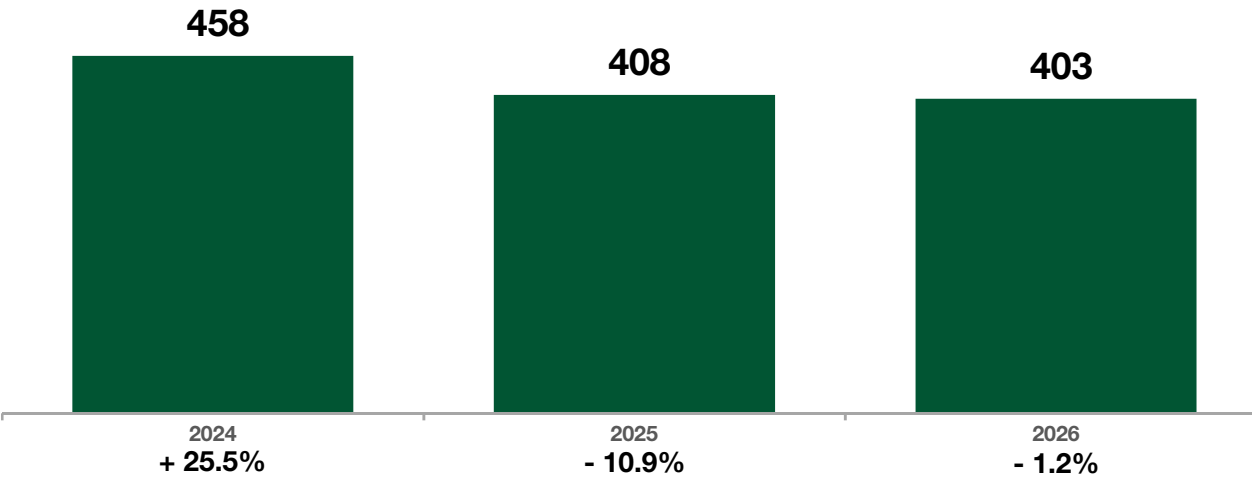


Inventory of Homes for Sale

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



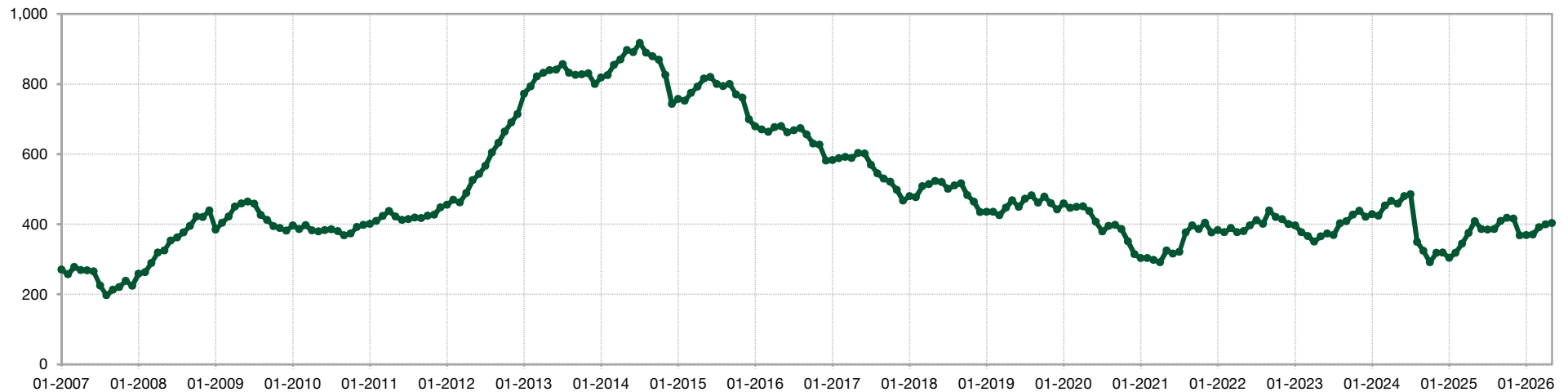
May



	Homes for Sale	Prior Year	Percent Change
June 2025	386	480	-19.6%
July 2025	384	485	-20.8%
August 2025	386	349	+10.6%
September 2025	409	324	+26.2%
October 2025	418	291	+43.6%
November 2025	416	318	+30.8%
December 2025	368	319	+15.4%
January 2026	369	304	+21.4%
February 2026	370	318	+16.4%
March 2026	391	344	+13.7%
April 2026	399	375	+6.4%
May 2026	403	408	-1.2%
12-Month Avg*	392	360	+8.9%

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

Historical Inventory of Homes for Sale by Month

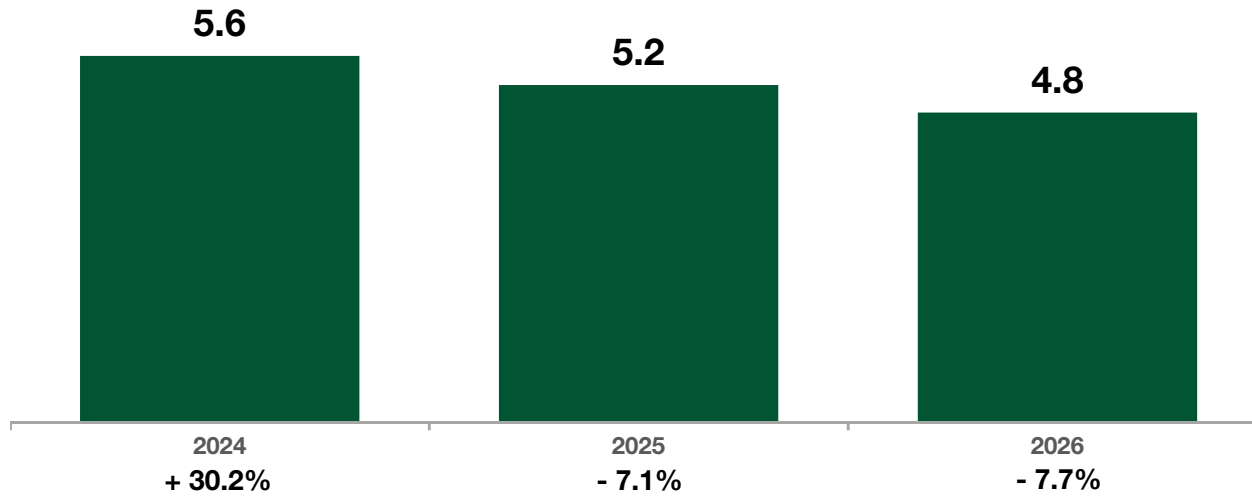


Months Supply of Inventory

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.



May



Months Supply		Prior Year	Percent Change
June 2025	4.9	5.8	-15.5%
July 2025	4.8	5.9	-18.6%
August 2025	4.7	4.3	+9.3%
September 2025	5.0	4.0	+25.0%
October 2025	5.0	3.6	+38.9%
November 2025	4.8	4.0	+20.0%
December 2025	4.2	4.1	+2.4%
January 2026	4.2	3.9	+7.7%
February 2026	4.2	4.1	+2.4%
March 2026	4.5	4.3	+4.7%
April 2026	4.7	4.7	0.0%
May 2026	4.8	5.2	-7.7%
12-Month Avg*	4.7	4.5	+4.4%

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

Historical Months Supply of Inventory by Month

