Monthly Indicators

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings were down 23.9 percent to 121. Pending Sales increased 5.7 percent to 112. Inventory grew 1.0 percent to 388 units.

Median Sales Price was up 9.3 percent to $279,900. Days on Market increased 8.9 percent to 110 days. Months Supply of Inventory was down 4.2 percent to 4.6 months.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

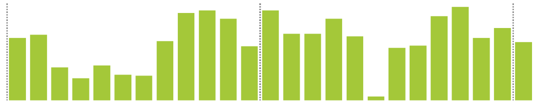
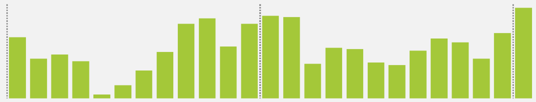
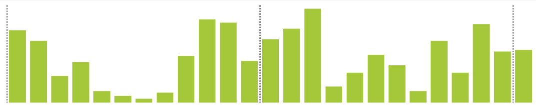
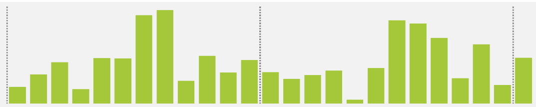
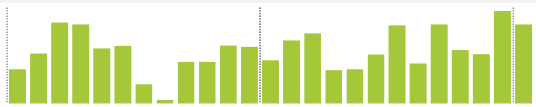
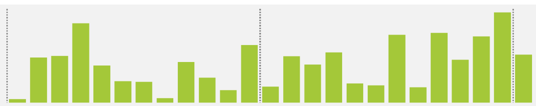
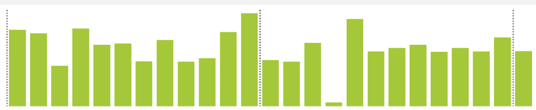
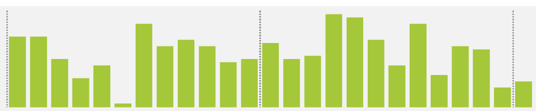
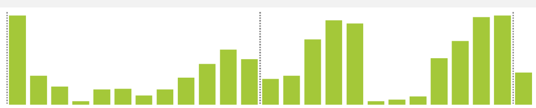
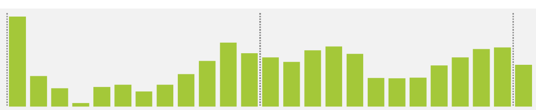
- 7.5%	+ 9.3%	- 4.2%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Months Supply**

A research tool provided by the Greenwood Association of REALTORS®. Percent changes are calculated using rounded figures.

Market Overview

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

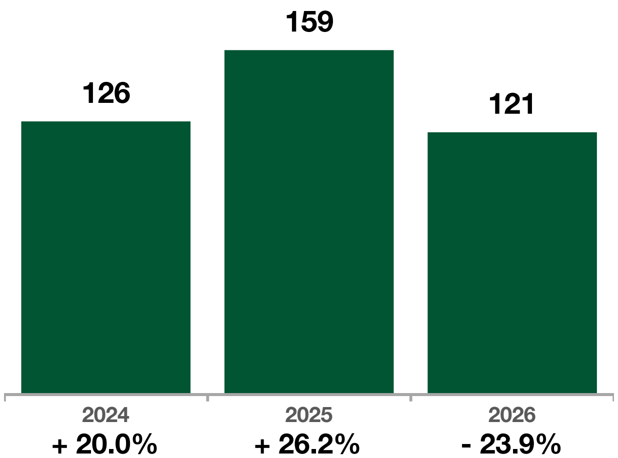
Greenwood REALTOR® Association

Key Metrics	Historical Sparkbars 07-2024 07-2025 07-2026	07-2025	07-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		159	**121**	- 23.9%	942	**931**	- 1.2%
Pending Sales		106	**112**	+ 5.7%	637	**603**	- 5.3%
Closed Sales		93	**86**	- 7.5%	576	**572**	- 0.7%
Days on Market		101	**110**	+ 8.9%	111	**115**	+ 3.6%
Median Sales Price		$256,000	**$279,900**	+ 9.3%	$255,000	**$274,000**	+ 7.5%
Average Sales Price		$285,472	**$328,619**	+ 15.1%	$298,227	**$344,107**	+ 15.4%
Pct. of List Price Received		96.4%	**96.8%**	+ 0.4%	97.0%	**97.0%**	0.0%
Housing Affordability Index		123	**111**	- 9.8%	123	**113**	- 8.1%
Inventory of Homes for Sale		384	**388**	+ 1.0%	--	**--**	--
Months Supply of Inventory		4.8	**4.6**	- 4.2%	--	**--**	--

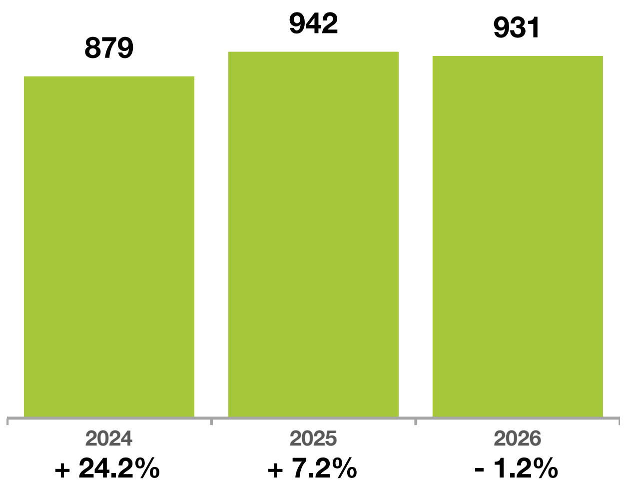
New Listings

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

July

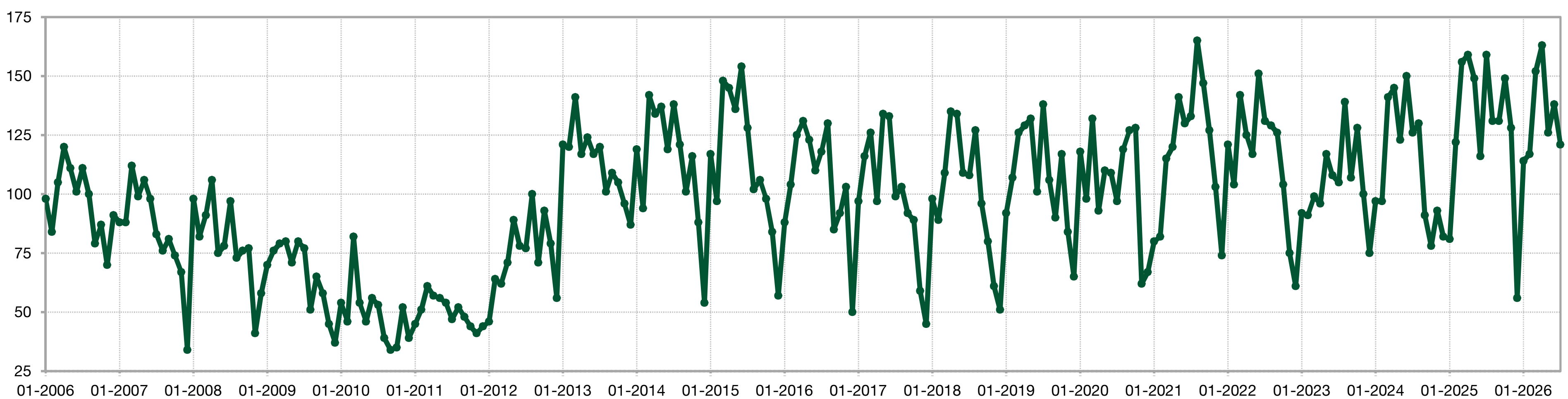


Year to Date



New Listings		Prior Year	Percent Change
August 2025	131	130	+0.8%
September 2025	131	91	+44.0%
October 2025	149	78	+91.0%
November 2025	128	93	+37.6%
December 2025	56	82	-31.7%
January 2026	114	81	+40.7%
February 2026	117	122	-4.1%
March 2026	152	156	-2.6%
April 2026	163	159	+2.5%
May 2026	126	149	-15.4%
June 2026	138	116	+19.0%
July 2026	**121**	**159**	**-23.9%**
12-Month Avg	127	118	+7.8%

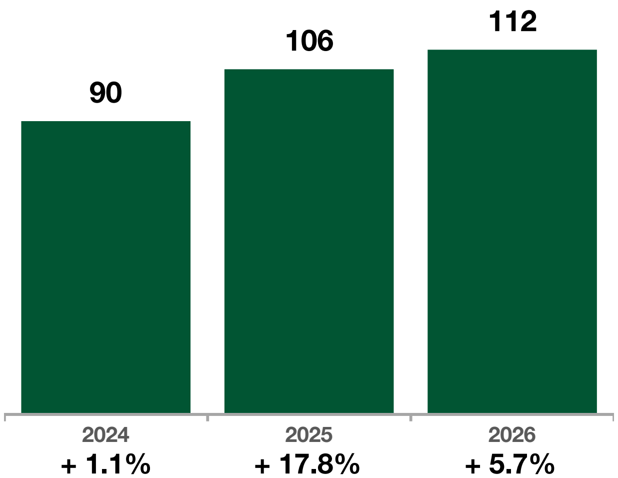
Historical New Listings by Month



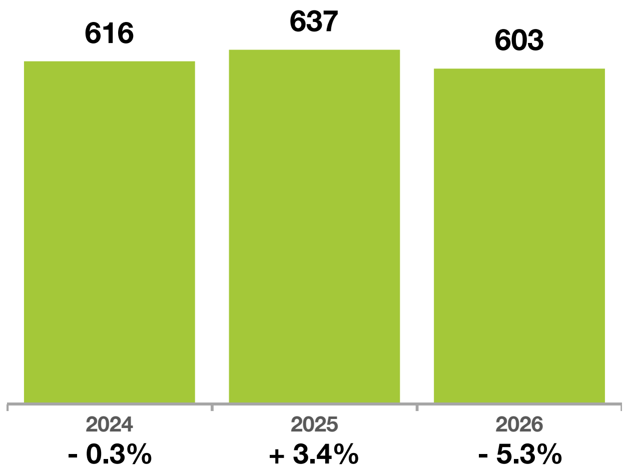
Pending Sales

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

July

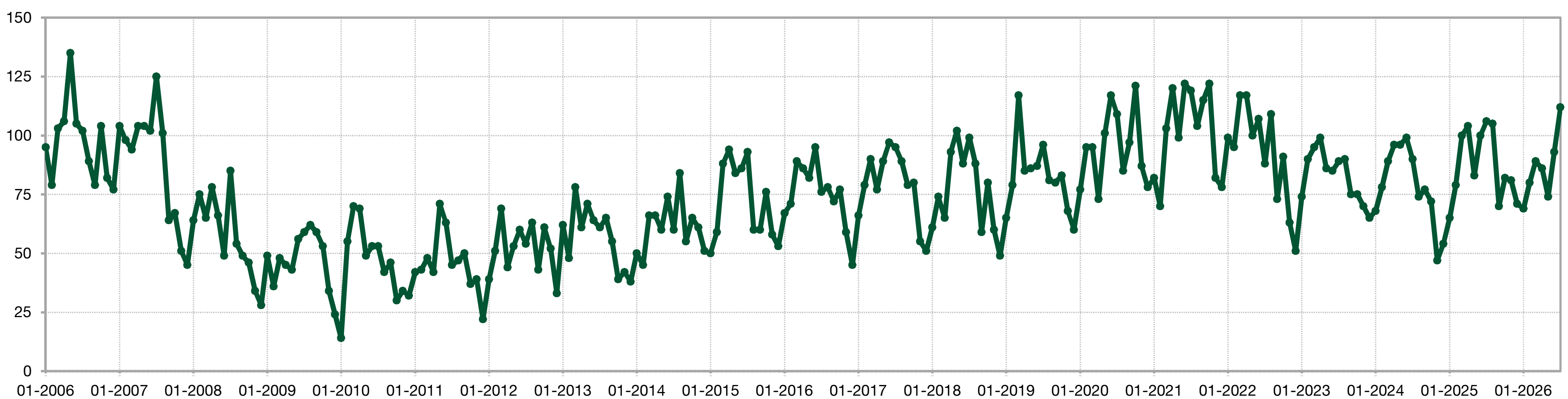


Year to Date



Pending Sales		Prior Year	Percent Change
August 2025	105	74	+41.9%
September 2025	70	77	-9.1%
October 2025	82	72	+13.9%
November 2025	81	47	+72.3%
December 2025	71	54	+31.5%
January 2026	69	65	+6.2%
February 2026	80	79	+1.3%
March 2026	89	100	-11.0%
April 2026	86	104	-17.3%
May 2026	74	83	-10.8%
June 2026	93	100	-7.0%
July 2026	**112**	**106**	**+5.7%**
12-Month Avg	84	80	+5.4%

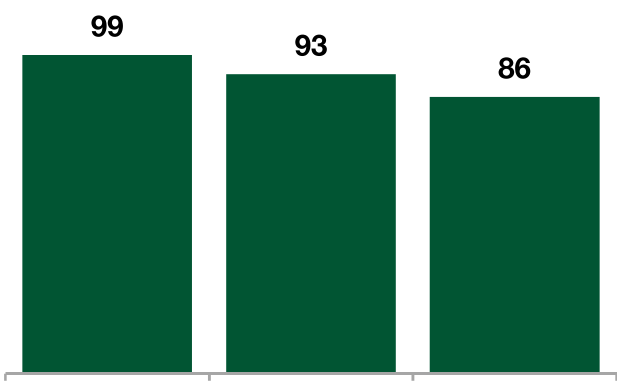
Historical Pending Sales by Month



Closed Sales

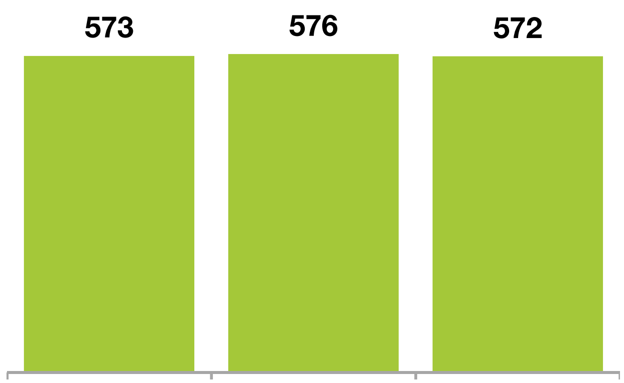
A count of the actual sales that closed in a given month.

July



+ 13.8% | - 6.1% | - 7.5%

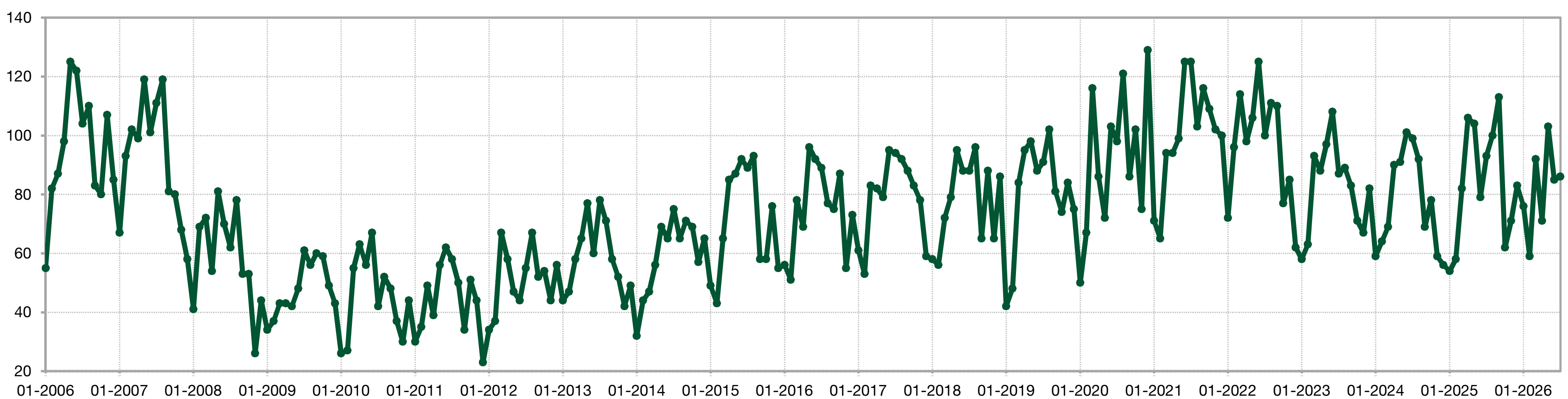
Year to Date



- 3.5% | + 0.5% | - 0.7%

Closed Sales		Prior Year	Percent Change
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	76	54	+40.7%
February 2026	59	58	+1.7%
March 2026	92	82	+12.2%
April 2026	71	106	-33.0%
May 2026	103	104	-1.0%
June 2026	85	79	+7.6%
July 2026	**86**	**93**	**-7.5%**
12-Month Avg	83	78	+6.9%

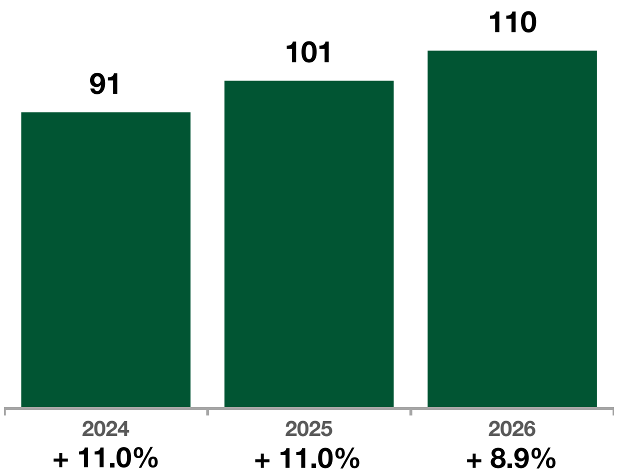
Historical Closed Sales by Month



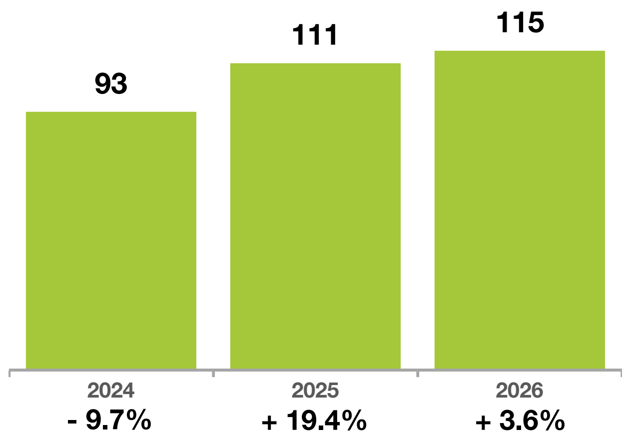
Days on Market Until Sale

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

July



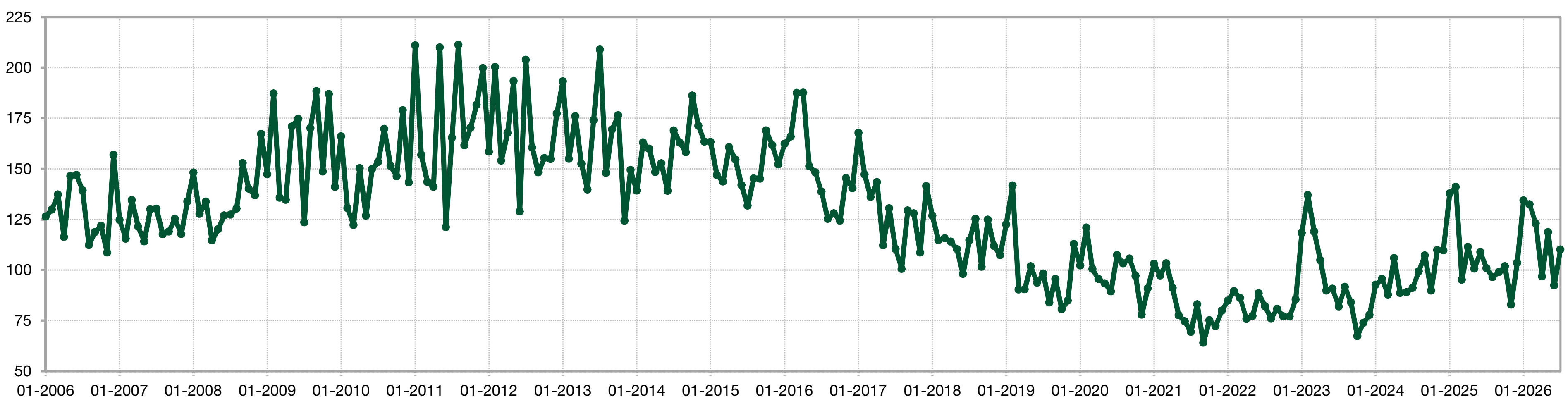
Year to Date



Days on Market		Prior Year	Percent Change
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	134	138	-2.9%
February 2026	132	141	-6.4%
March 2026	123	95	+29.5%
April 2026	97	111	-12.6%
May 2026	119	101	+17.8%
June 2026	92	109	-15.6%
July 2026	**110**	**101**	**+8.9%**
12-Month Avg*	107	107	0.0%

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

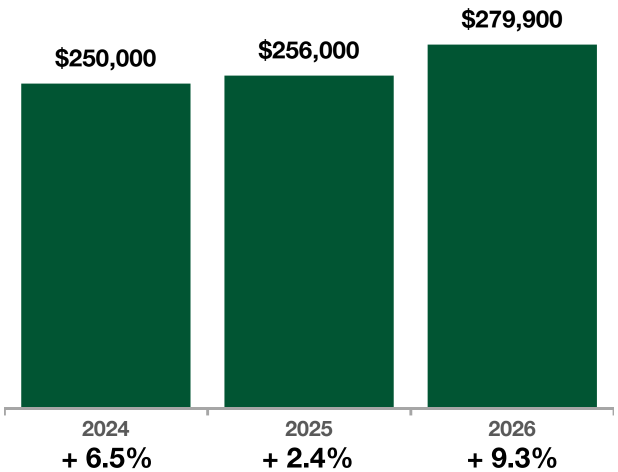
Historical Days on Market Until Sale by Month



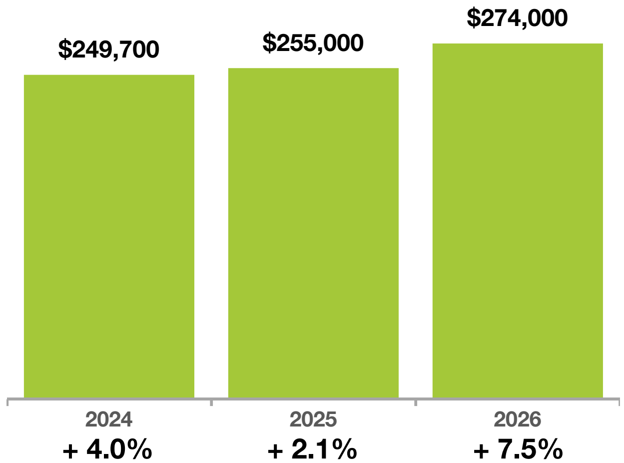
Median Sales Price

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

July



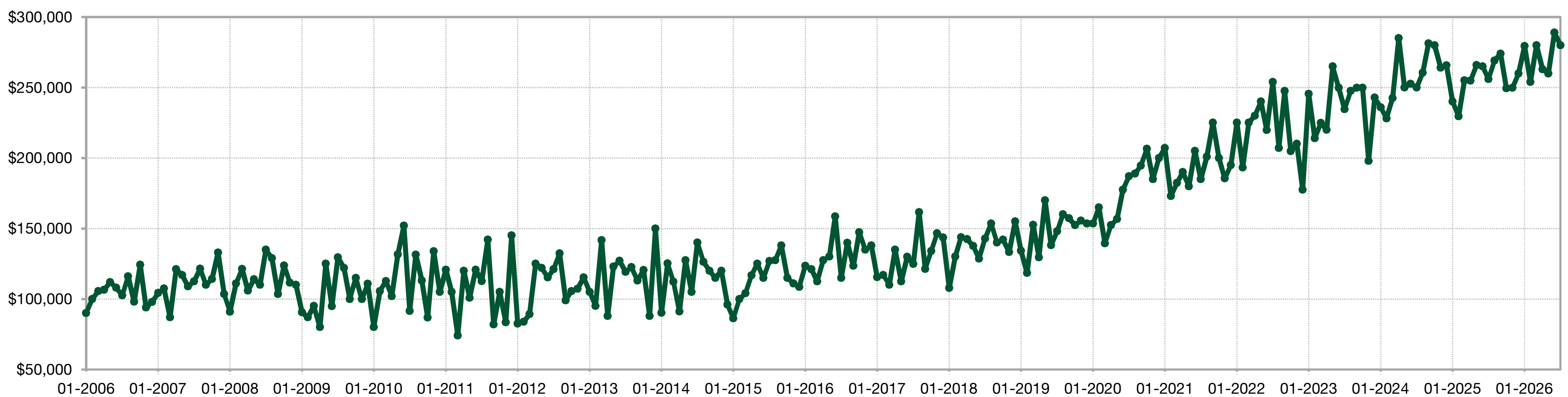
Year to Date



Median Sales Price		Prior Year	Percent Change
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	$279,400	$240,000	+16.4%
February 2026	$253,900	$229,500	+10.6%
March 2026	$280,000	$255,000	+9.8%
April 2026	$262,900	$254,950	+3.1%
May 2026	$260,000	$265,900	-2.2%
June 2026	$288,900	$265,000	+9.0%
July 2026	**$279,900**	**$256,000**	**+9.3%**
12-Month Med*	$265,950	$260,000	+2.3%

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

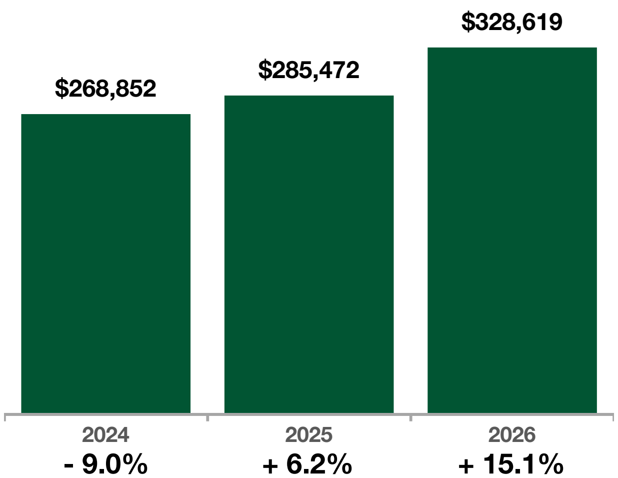
Historical Median Sales Price by Month



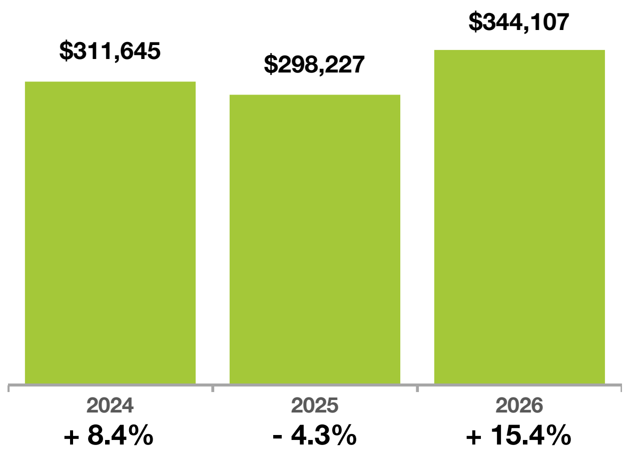
Average Sales Price

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

July



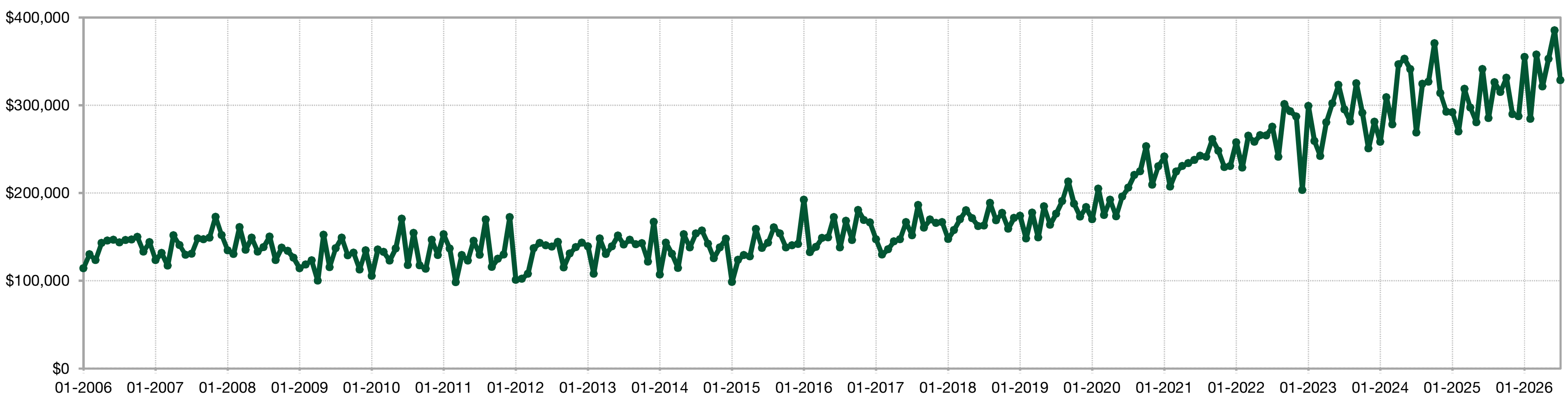
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	$354,935	$292,065	+21.5%
February 2026	$284,480	$270,139	+5.3%
March 2026	$357,762	$318,564	+12.3%
April 2026	$321,339	$297,356	+8.1%
May 2026	$352,961	$280,670	+25.8%
June 2026	$385,245	$341,250	+12.9%
July 2026	**$328,619**	**$285,472**	**+15.1%**
12-Month Avg*	$327,938	$309,674	+5.9%

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

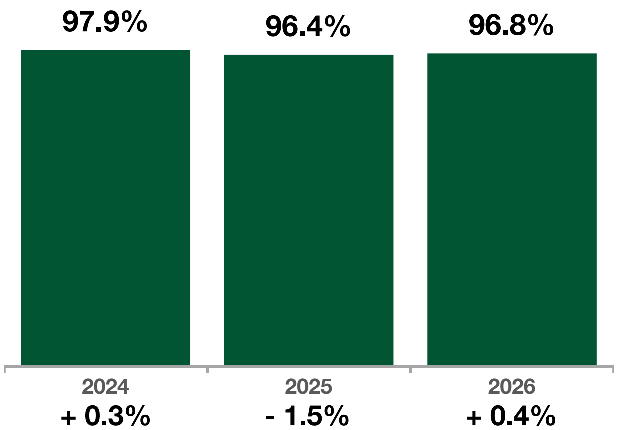
Historical Average Sales Price by Month



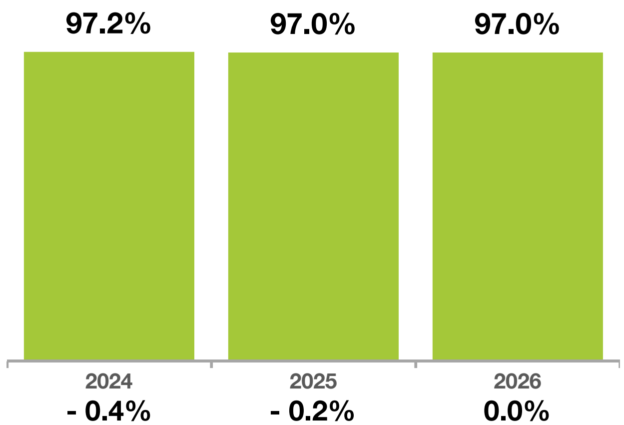
Percent of List Price Received

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.

July



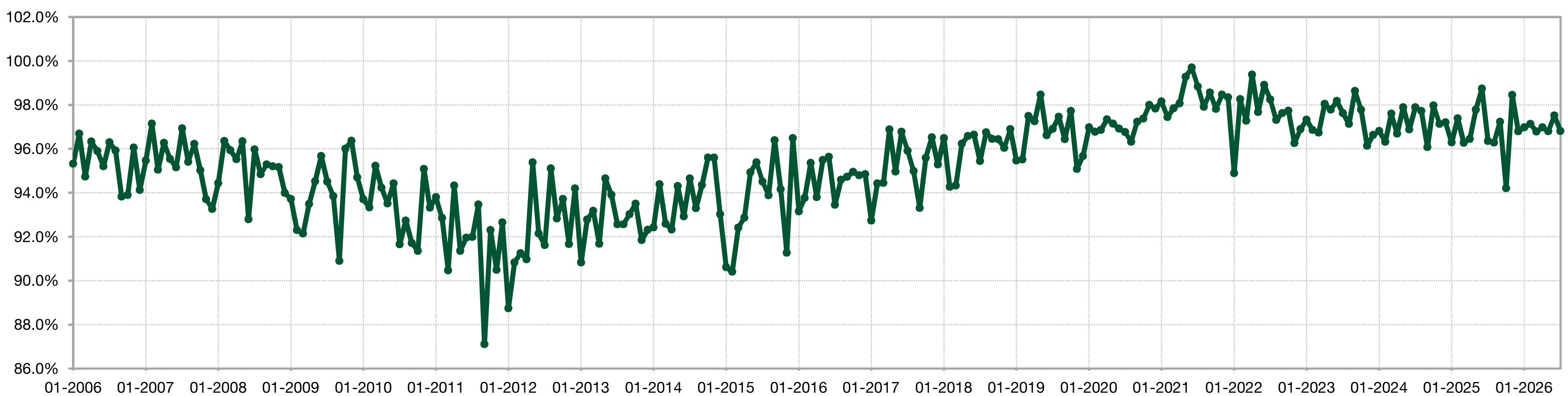
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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	97.0%	96.5%	+0.5%
May 2026	96.8%	97.8%	-1.0%
June 2026	97.5%	98.7%	-1.2%
July 2026	**96.8%**	**96.4%**	**+0.4%**
12-Month Avg*	96.9%	97.1%	-0.2%

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

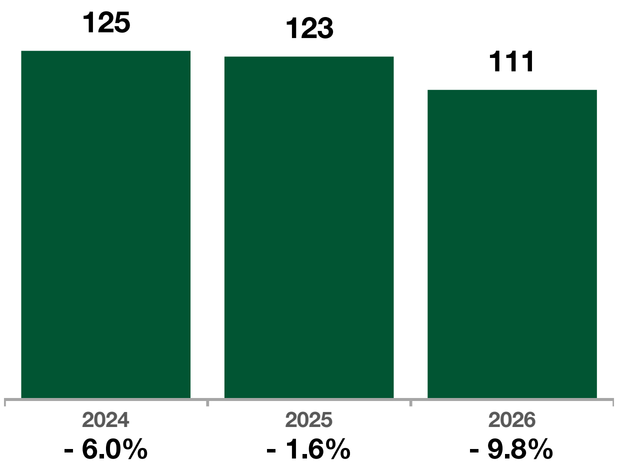
Historical Percent of List Price Received by Month



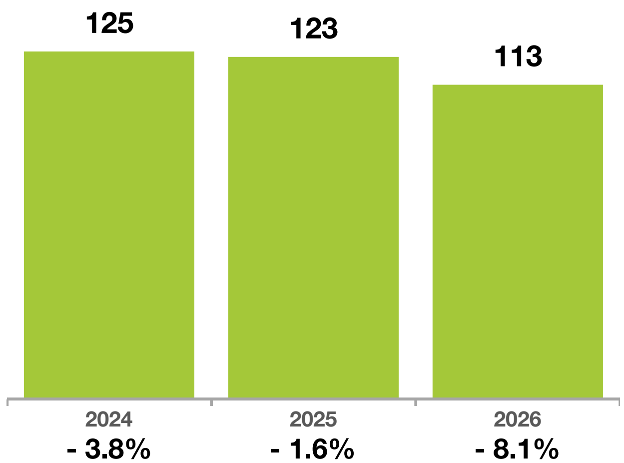
Housing Affordability Index

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.

July

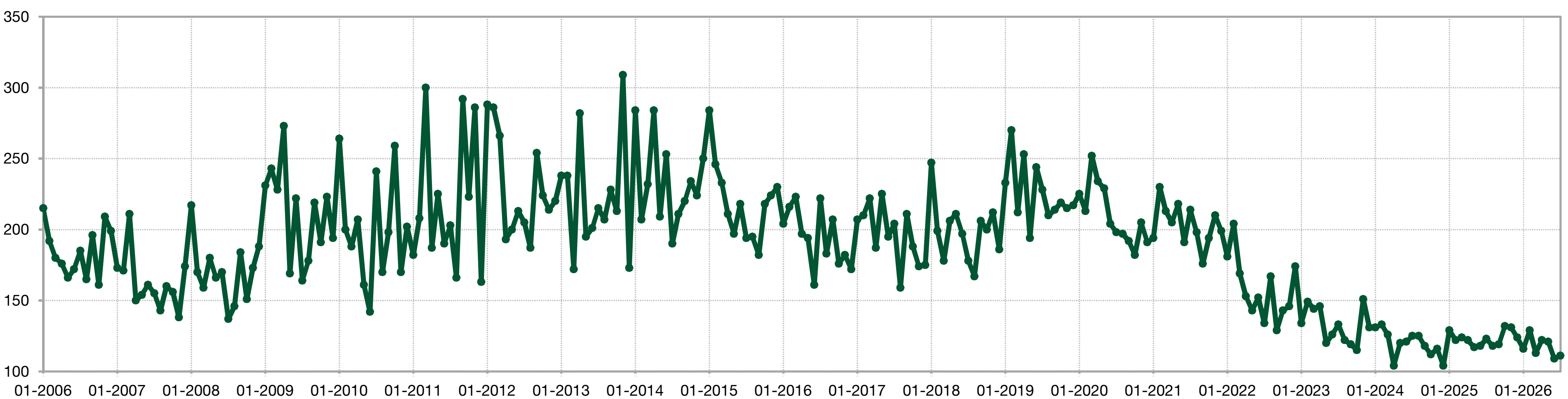


Year to Date



Affordability Index		Prior Year	Percent Change
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	122	122	0.0%
May 2026	121	117	+3.4%
June 2026	109	118	-7.6%
July 2026	**111**	**123**	**-9.8%**
12-Month Avg	120	119	+1.0%

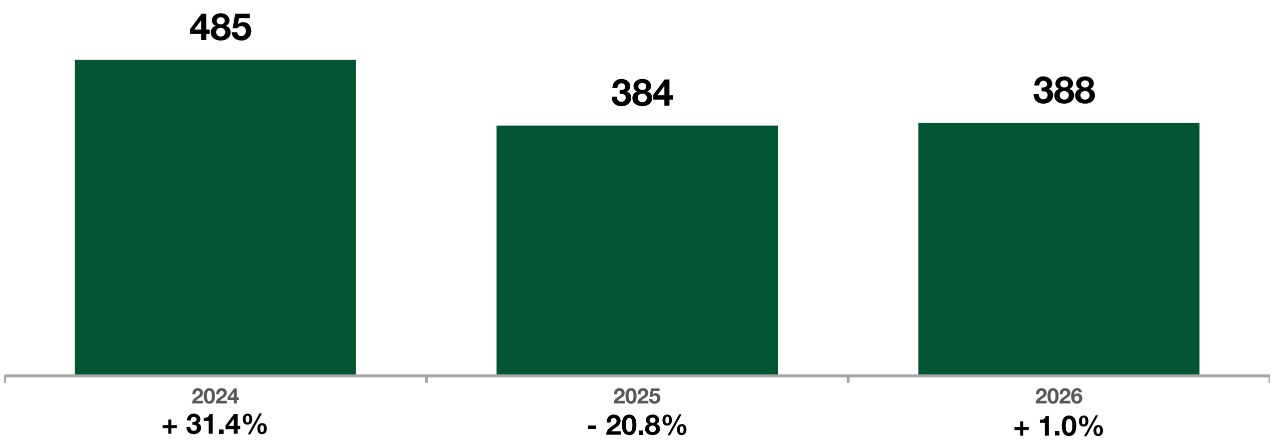
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

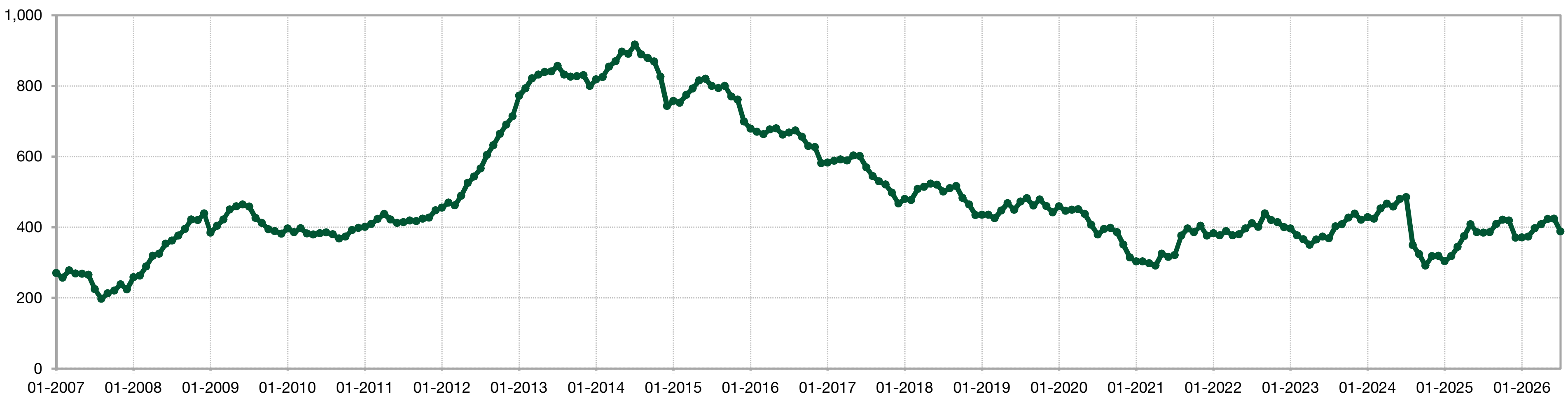
July



Homes for Sale		Prior Year	Percent Change
August 2025	386	349	+10.6%
September 2025	409	324	+26.2%
October 2025	421	291	+44.7%
November 2025	419	318	+31.8%
December 2025	370	319	+16.0%
January 2026	371	304	+22.0%
February 2026	373	318	+17.3%
March 2026	397	344	+15.4%
April 2026	408	375	+8.8%
May 2026	423	408	+3.7%
June 2026	424	386	+9.8%
July 2026	**388**	**384**	**+1.0%**
12-Month Avg*	399	343	+16.3%

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

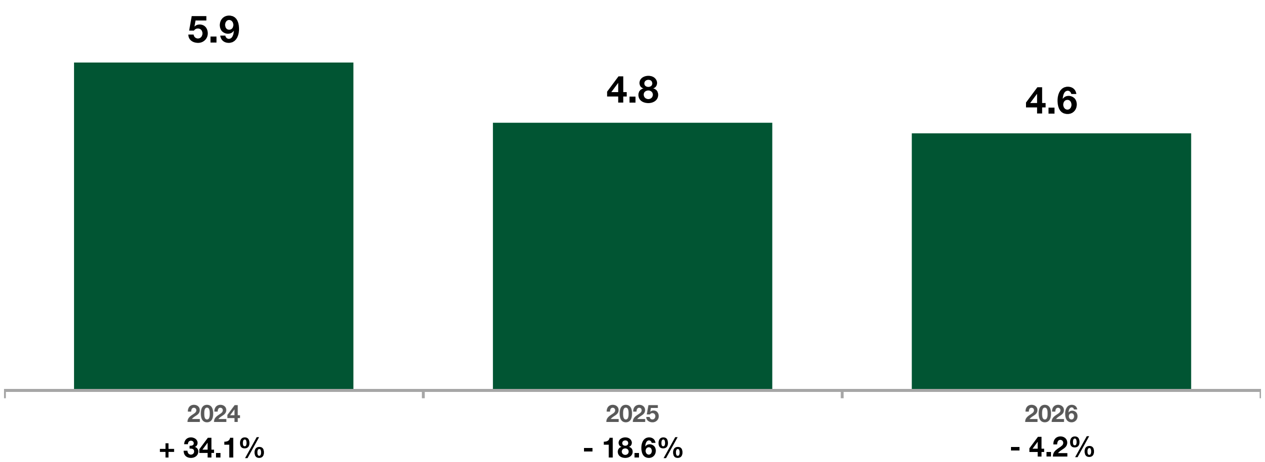
Historical Inventory of Homes for Sale by Month



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.

July



Months Supply		Prior Year	Percent Change
August 2025	4.7	4.3	+9.3%
September 2025	5.0	4.0	+25.0%
October 2025	5.1	3.6	+41.7%
November 2025	4.9	4.0	+22.5%
December 2025	4.2	4.1	+2.4%
January 2026	4.2	3.9	+7.7%
February 2026	4.3	4.1	+4.9%
March 2026	4.6	4.3	+7.0%
April 2026	4.8	4.7	+2.1%
May 2026	5.0	5.2	-3.8%
June 2026	5.1	4.9	+4.1%
July 2026	**4.6**	**4.8**	**-4.2%**
12-Month Avg*	4.7	4.3	+9.3%

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

Historical Months Supply of Inventory by Month