

Monthly Indicators



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings were down 8.4 percent to 120. Pending Sales increased 1.9 percent to 107. Inventory shrank 2.3 percent to 378 units.

Median Sales Price was down 1.6 percent to \$264,950. Days on Market increased 7.3 percent to 103 days. Months Supply of Inventory was down 4.3 percent to 4.5 months.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

- 8.0%	- 1.6%	- 4.3%
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.



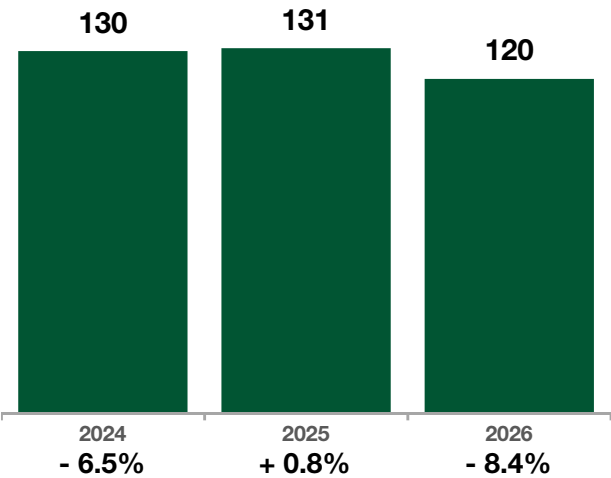
Key Metrics	Historical Sparkbars			08-2025	08-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	08-2024	08-2025	08-2026						
New Listings				131	120	- 8.4%	1,073	1,061	- 1.1%
Pending Sales				105	107	+ 1.9%	741	706	- 4.7%
Closed Sales				100	92	- 8.0%	676	671	- 0.7%
Days on Market				96	103	+ 7.3%	108	113	+ 4.6%
Median Sales Price				\$269,200	\$264,950	- 1.6%	\$255,950	\$270,000	+ 5.5%
Average Sales Price				\$326,238	\$329,728	+ 1.1%	\$302,371	\$342,066	+ 13.1%
Pct. of List Price Received				96.3%	97.4%	+ 1.1%	96.9%	97.1%	+ 0.2%
Housing Affordability Index				118	117	- 0.8%	125	115	- 8.0%
Inventory of Homes for Sale				387	378	- 2.3%	--	--	--
Months Supply of Inventory				4.7	4.5	- 4.3%	--	--	--

New Listings

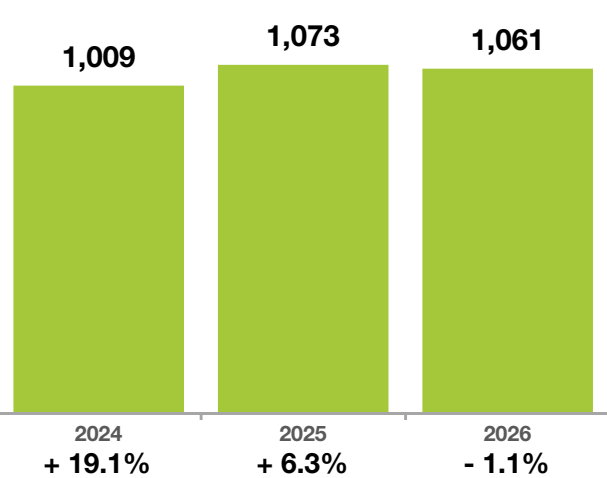
A count of the properties that have been newly listed on the market in a given month.



August

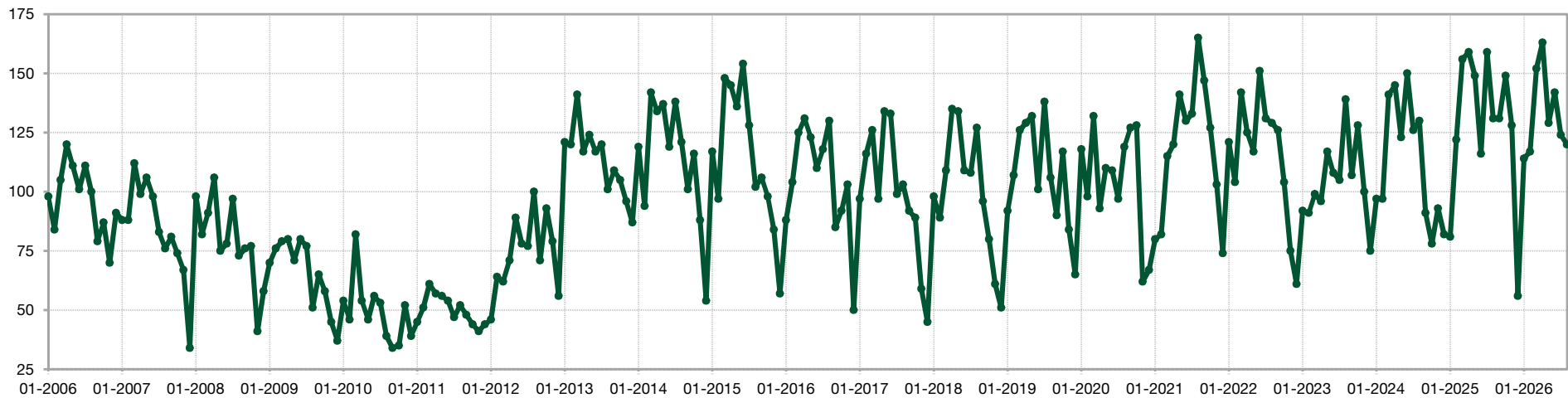


Year to Date



New Listings		Prior Year	Percent Change
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	129	149	-13.4%
June 2026	142	116	+22.4%
July 2026	124	159	-22.0%
August 2026	120	131	-8.4%
12-Month Avg	127	118	+7.7%

Historical New Listings by Month

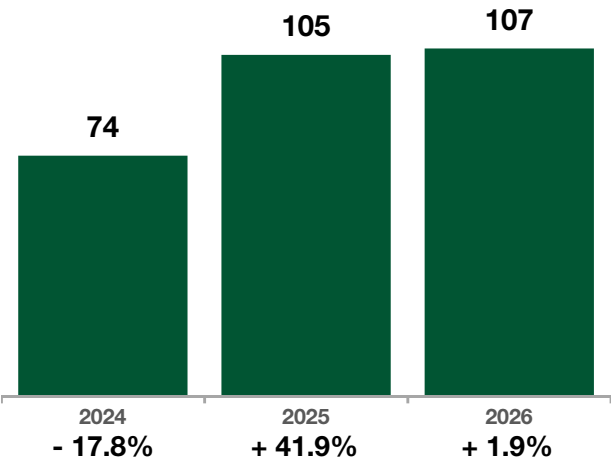


Pending Sales

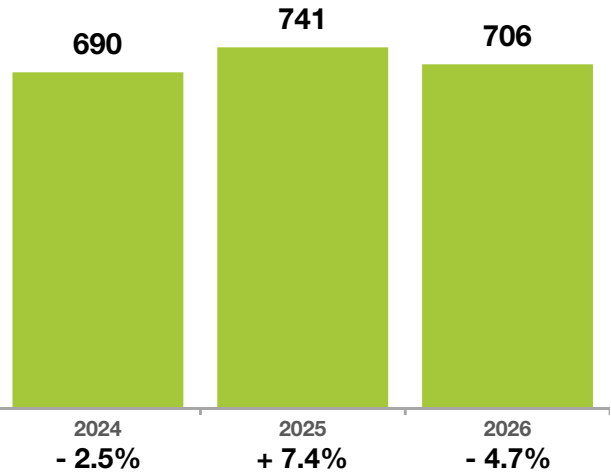
A count of the properties on which offers have been accepted in a given month.



August

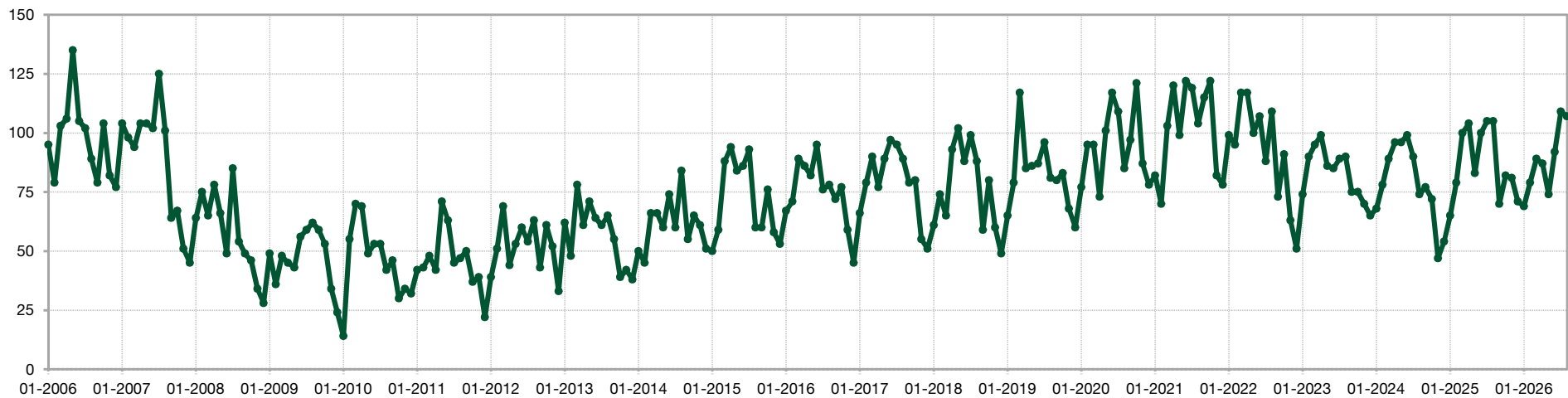


Year to Date



Pending Sales		Prior Year	Percent Change
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	79	79	0.0%
March 2026	89	100	-11.0%
April 2026	87	104	-16.3%
May 2026	74	83	-10.8%
June 2026	92	100	-8.0%
July 2026	109	105	+3.8%
August 2026	107	105	+1.9%
12-Month Avg	84	83	+1.4%

Historical Pending Sales by Month

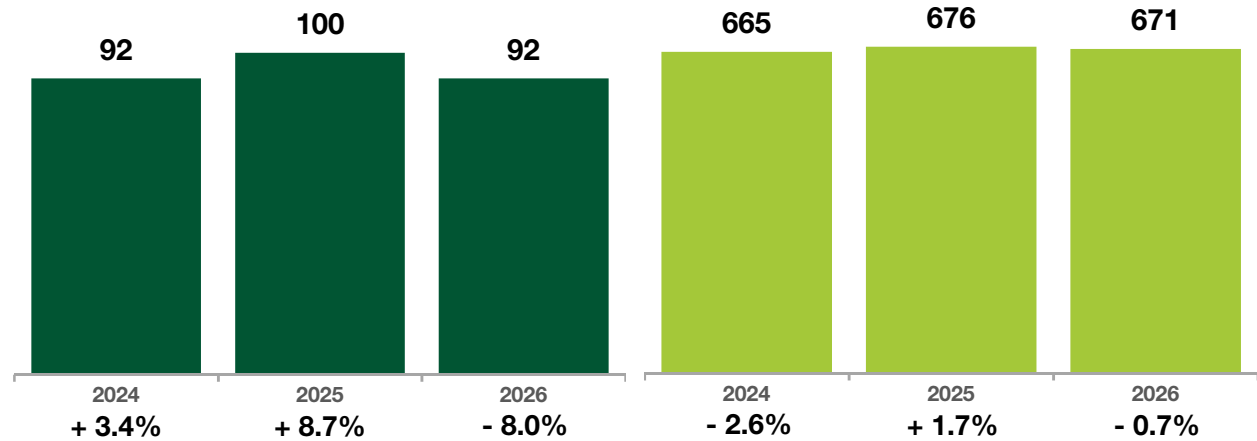


Closed Sales

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

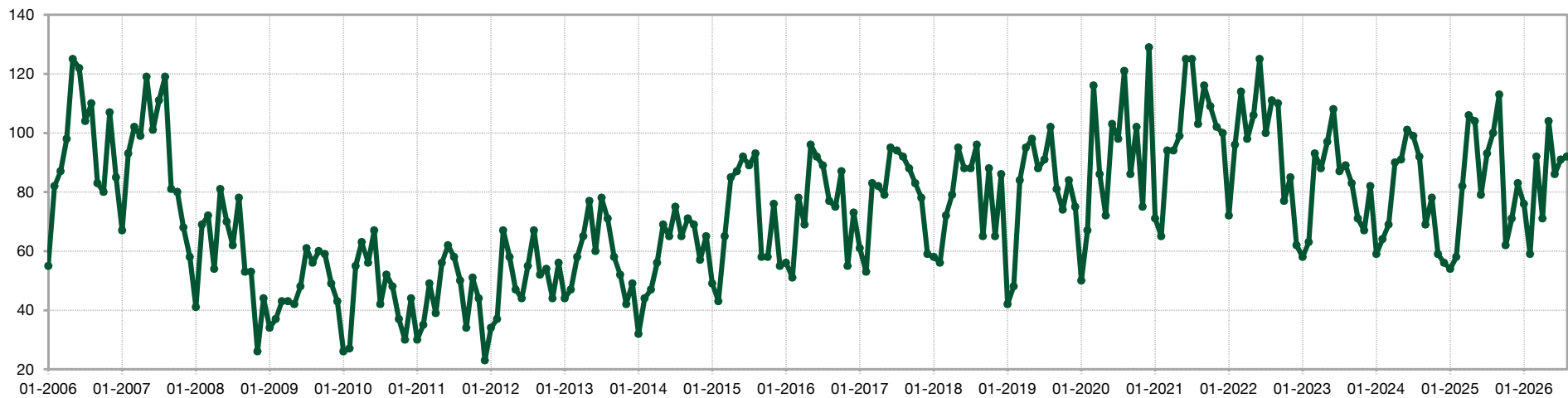


August



Closed Sales		Prior Year	Percent Change
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	104	104	0.0%
June 2026	86	79	+8.9%
July 2026	91	93	-2.2%
August 2026	92	100	-8.0%
12-Month Avg	83	78	+6.8%

Historical Closed Sales by Month

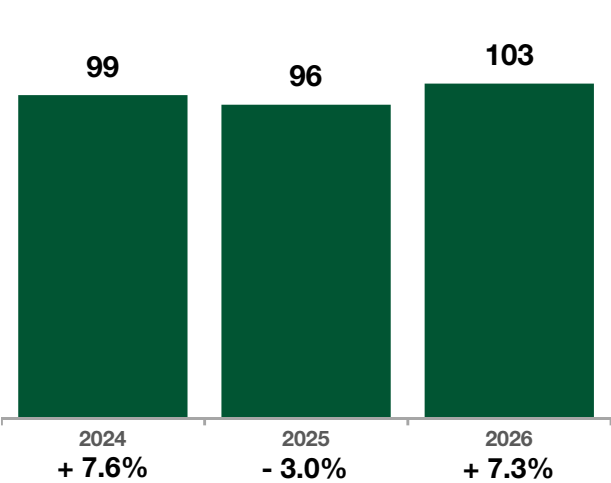


Days on Market Until Sale

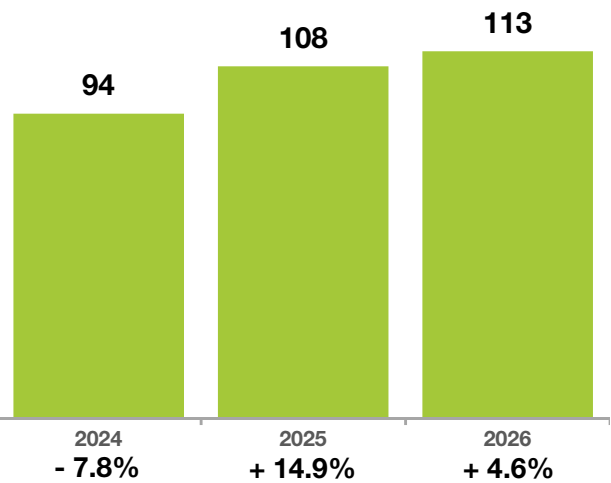
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



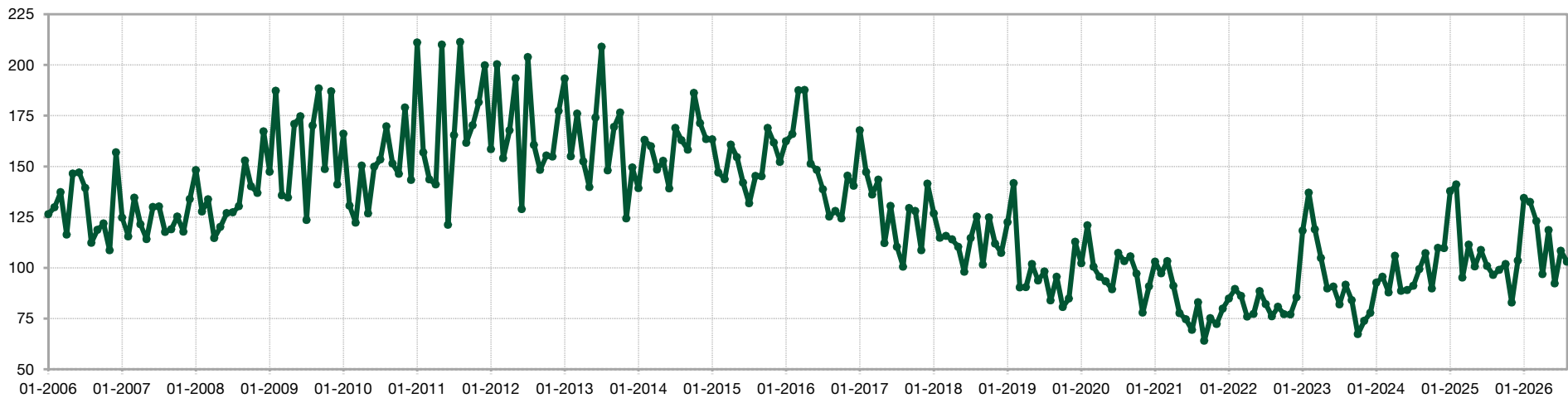
Year to Date



Days on Market		Prior Year	Percent Change
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	108	101	+6.9%
August 2026	103	96	+7.3%
12-Month Avg*	108	107	+0.9%

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

Historical Days on Market Until Sale by Month

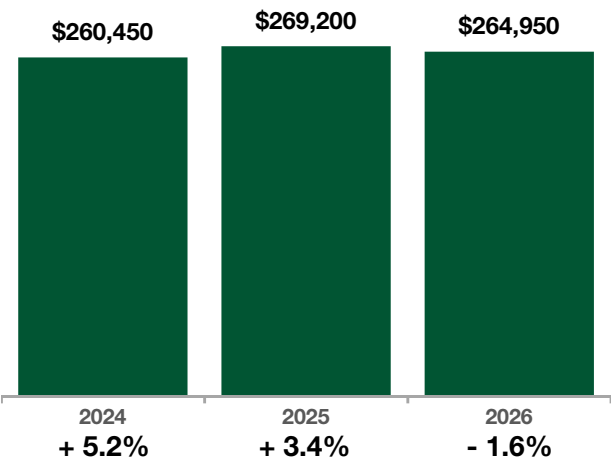


Median Sales Price

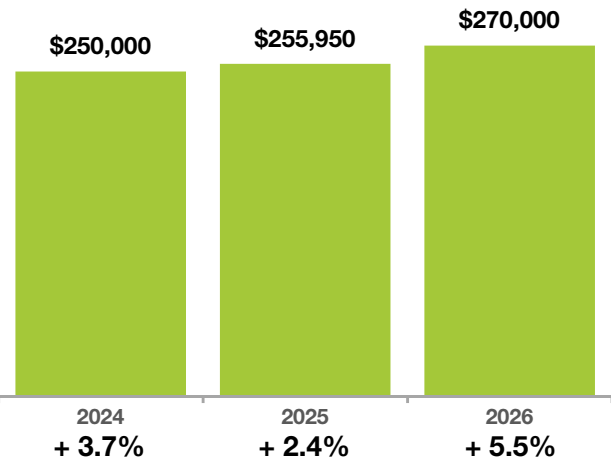
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



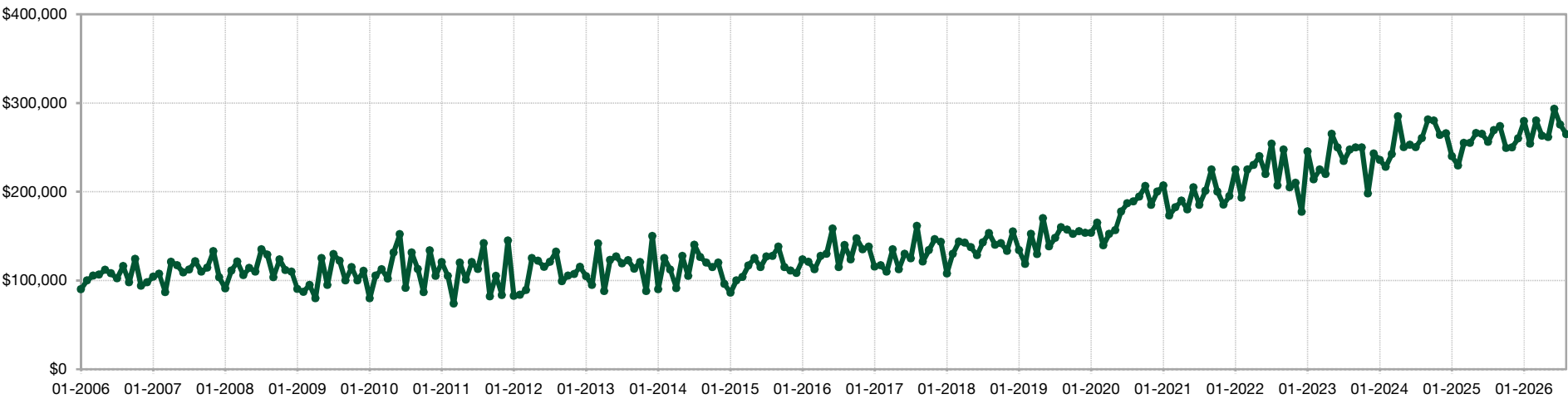
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$261,450	\$265,900	-1.7%
June 2026	\$293,320	\$265,000	+10.7%
July 2026	\$275,500	\$256,000	+7.6%
August 2026	\$264,950	\$269,200	-1.6%
12-Month Med*	\$265,450	\$260,000	+2.1%

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

Historical Median Sales Price by Month

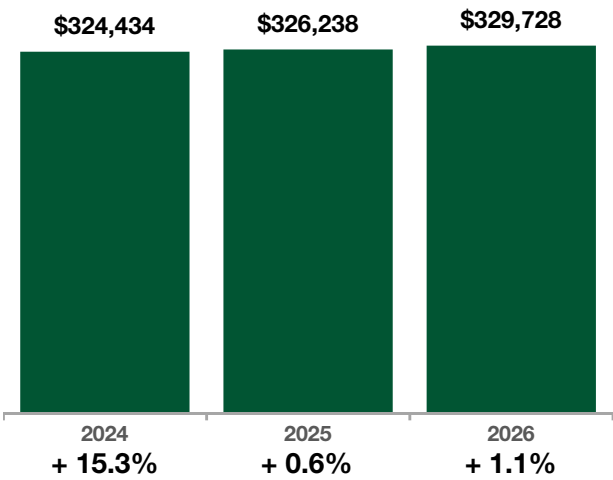


Average Sales Price

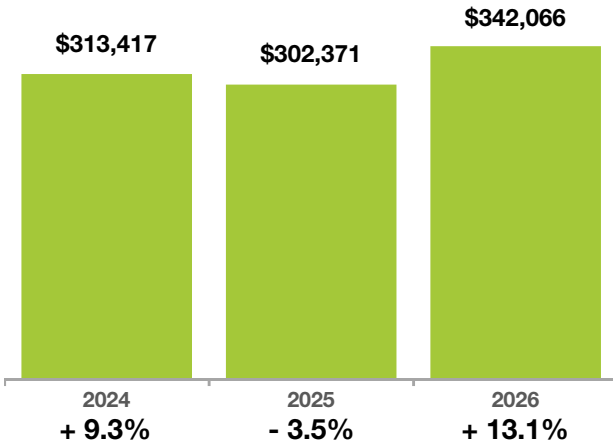
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



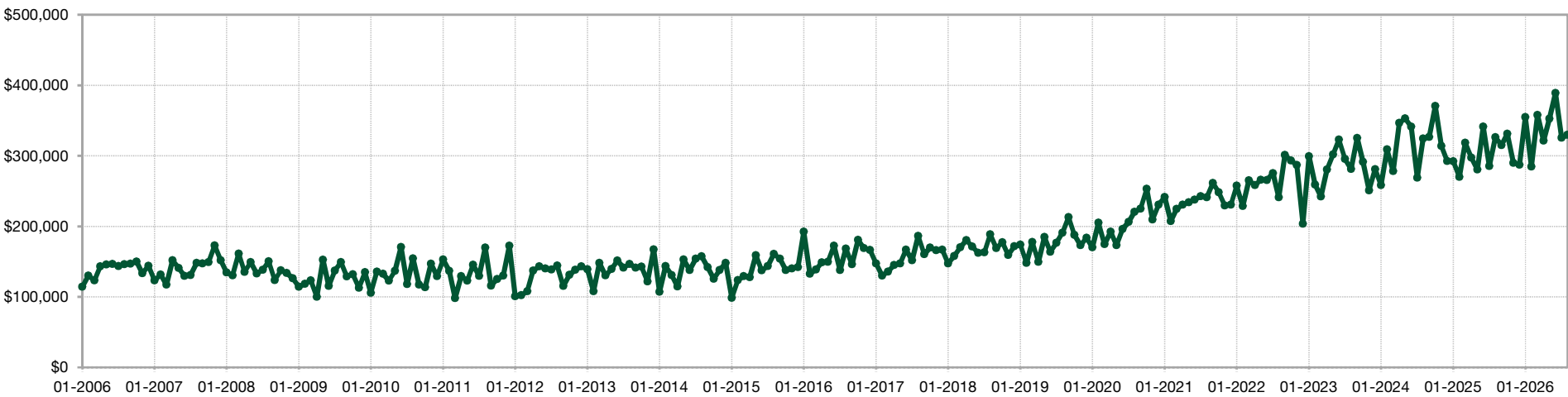
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	\$352,692	\$280,670	+25.7%
June 2026	\$388,933	\$341,250	+14.0%
July 2026	\$325,566	\$285,472	+14.0%
August 2026	\$329,728	\$326,238	+1.1%
12-Month Avg*	\$328,260	\$309,992	+5.9%

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

Historical Average Sales Price by Month

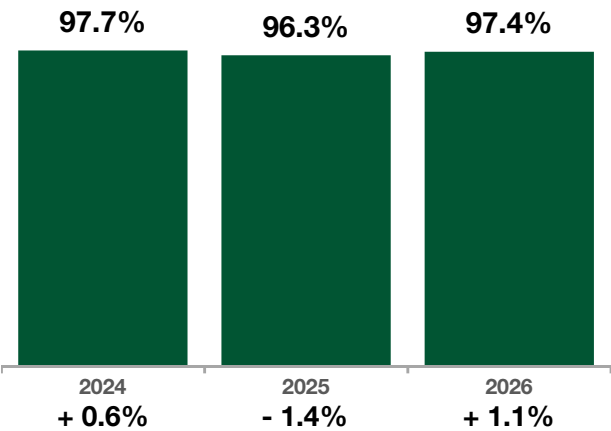


Percent of List Price Received

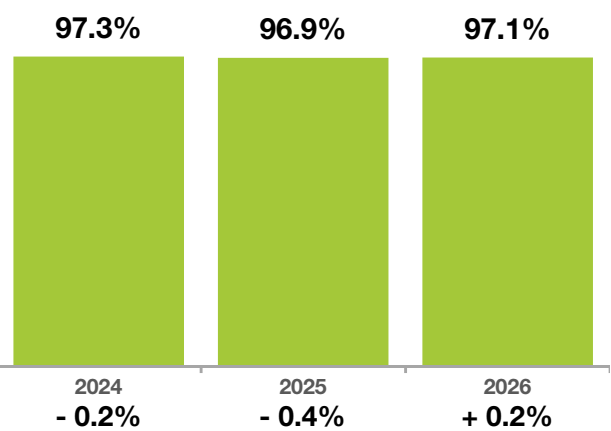
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



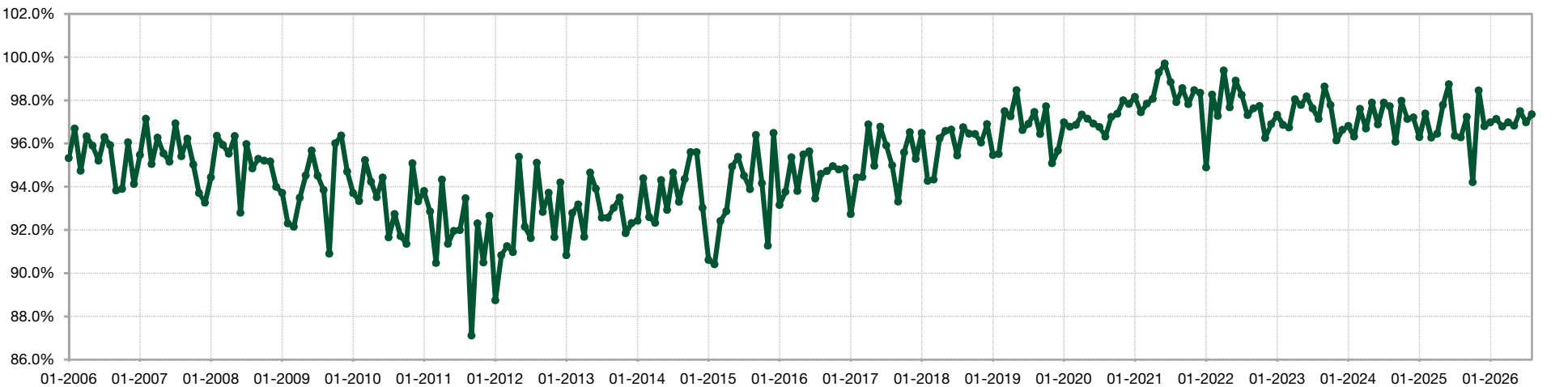
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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	97.0%	96.4%	+0.6%
August 2026	97.4%	96.3%	+1.1%
12-Month Avg*	97.0%	97.0%	0.0%

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

Historical Percent of List Price Received by Month

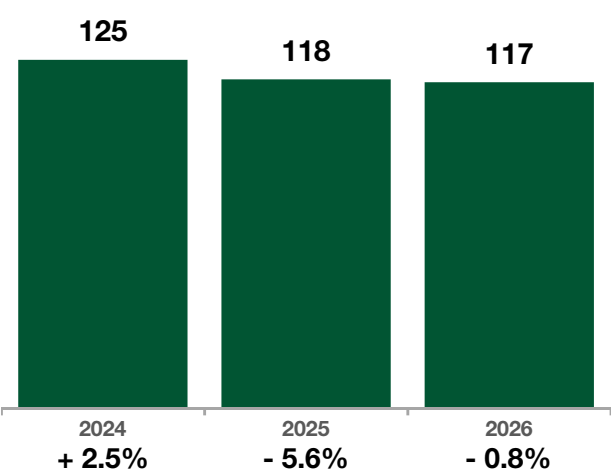


Housing Affordability Index

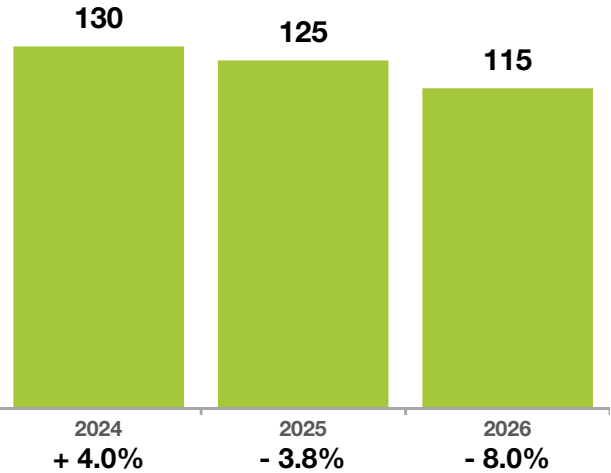
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August

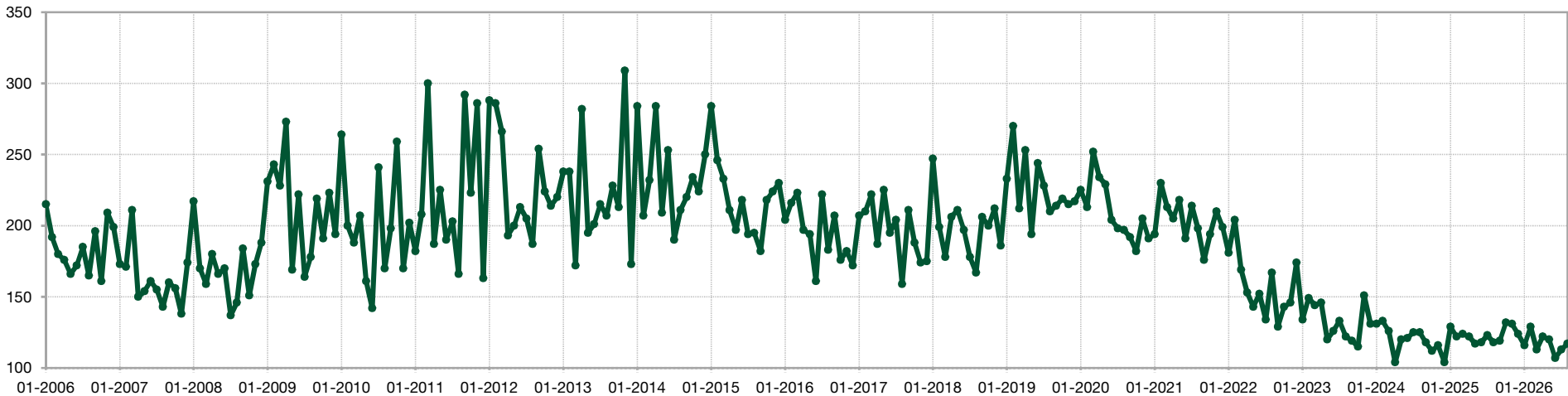


Year to Date



Affordability Index		Prior Year	Percent Change
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	120	117	+2.6%
June 2026	107	118	-9.3%
July 2026	113	123	-8.1%
August 2026	117	118	-0.8%
12-Month Avg	120	119	+1.4%

Historical Housing Affordability Index by Month

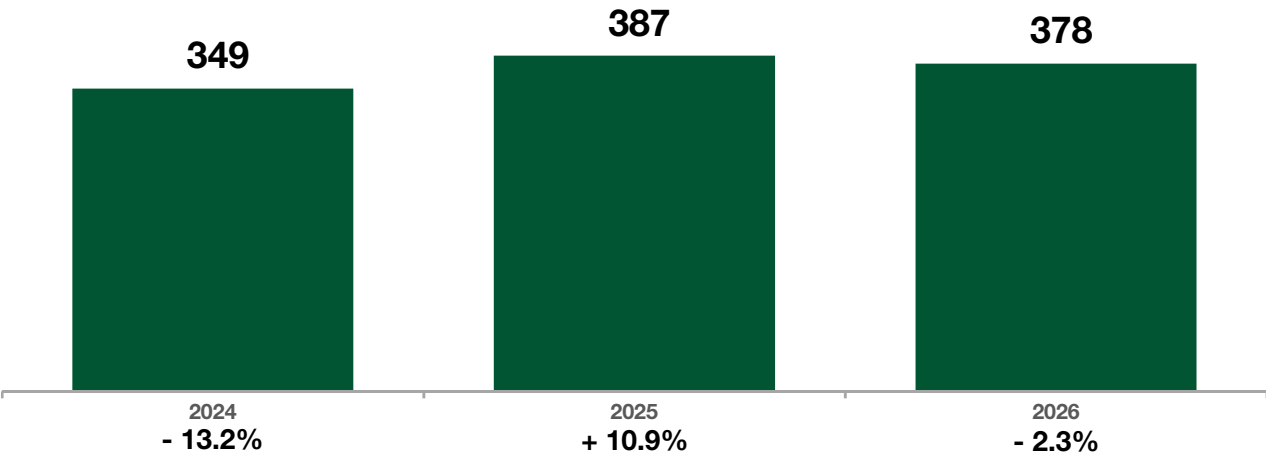


Inventory of Homes for Sale

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



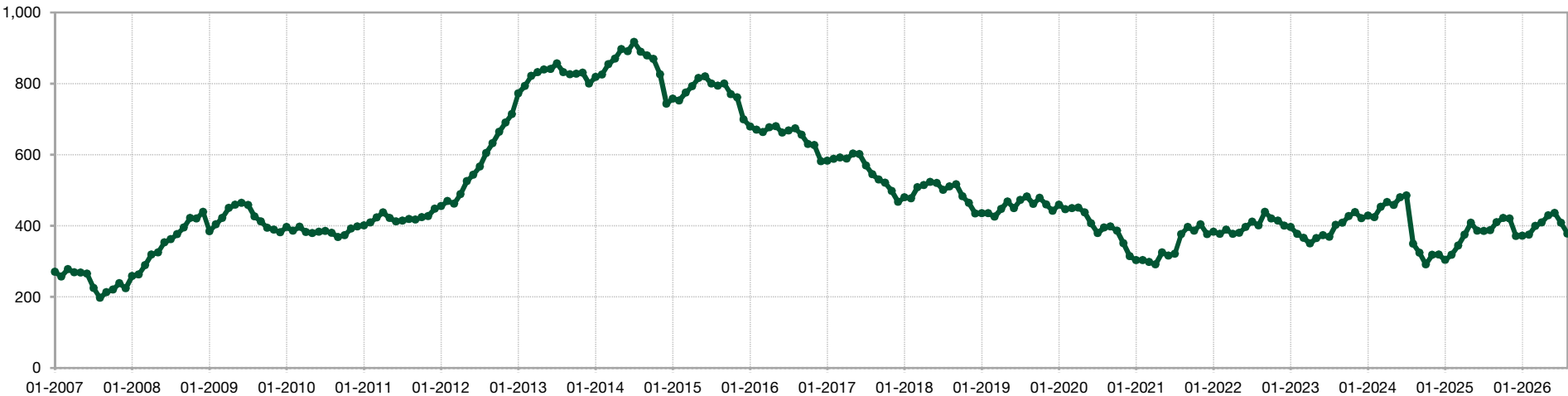
August



Homes for Sale		Prior Year	Percent Change
September 2025	410	324	+26.5%
October 2025	422	291	+45.0%
November 2025	420	318	+32.1%
December 2025	371	319	+16.3%
January 2026	372	304	+22.4%
February 2026	375	318	+17.9%
March 2026	399	344	+16.0%
April 2026	409	375	+9.1%
May 2026	429	408	+5.1%
June 2026	436	386	+13.0%
July 2026	408	385	+6.0%
August 2026	378	387	-2.3%
12-Month Avg*	402	347	+15.9%

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

Historical Inventory of Homes for Sale by Month

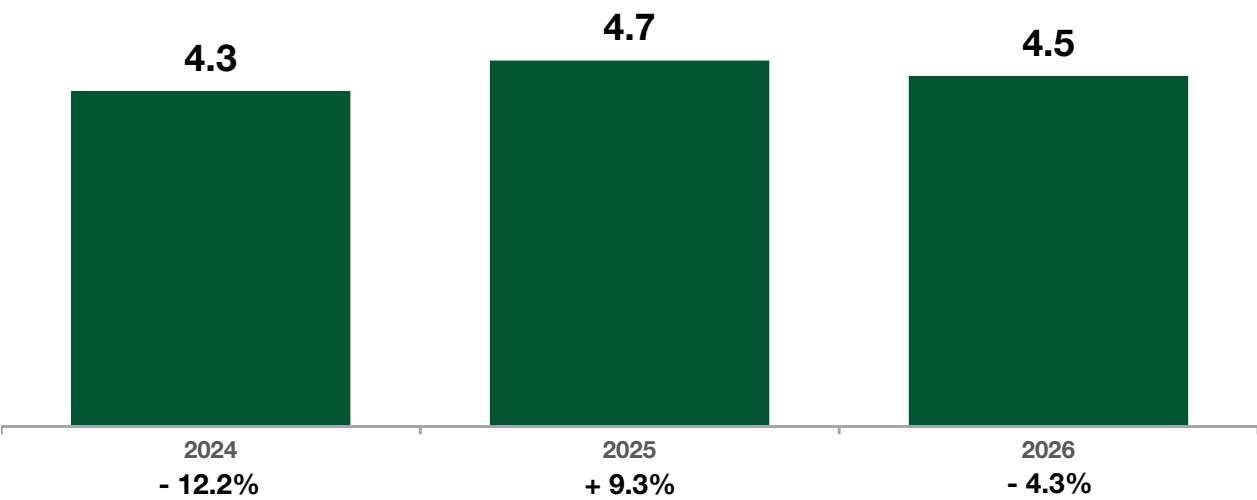


Months Supply of Inventory

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.



August



Months Supply		Prior Year	Percent Change
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	4.3	4.1	+4.9%
January 2026	4.3	3.9	+10.3%
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	5.1	5.2	-1.9%
June 2026	5.2	4.9	+6.1%
July 2026	4.9	4.8	+2.1%
August 2026	4.5	4.7	-4.3%
12-Month Avg*		4.4	+6.8%

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

Historical Months Supply of Inventory by Month

