

Monthly Indicators



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings were down 1.5 percent to 129. Pending Sales increased 10.0 percent to 77. Inventory shrank 3.9 percent to 395 units.

Median Sales Price was down 4.0 percent to \$263,000. Days on Market increased 19.2 percent to 118 days. Months Supply of Inventory was down 6.0 percent to 4.7 months.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

- 14.2%	- 4.0%	- 6.0%
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.



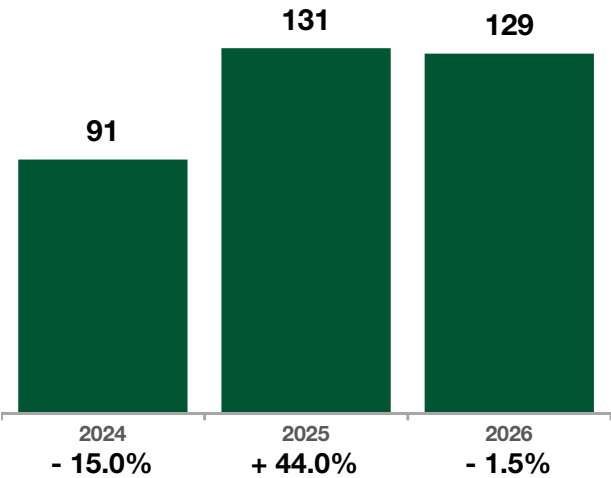
Key Metrics	Historical Sparkbars			09-2025	09-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	09-2024	09-2025	09-2026						
New Listings				131	129	- 1.5%	1,205	1,201	- 0.3%
Pending Sales				70	77	+ 10.0%	811	785	- 3.2%
Closed Sales				113	97	- 14.2%	789	773	- 2.0%
Days on Market				99	118	+ 19.2%	107	113	+ 5.6%
Median Sales Price				\$273,900	\$263,000	- 4.0%	\$260,000	\$266,000	+ 2.3%
Average Sales Price				\$315,091	\$331,423	+ 5.2%	\$304,193	\$339,817	+ 11.7%
Pct. of List Price Received				97.2%	97.7%	+ 0.5%	97.0%	97.2%	+ 0.2%
Housing Affordability Index				119	114	- 4.2%	125	113	- 9.6%
Inventory of Homes for Sale				411	395	- 3.9%	--	--	--
Months Supply of Inventory				5.0	4.7	- 6.0%	--	--	--

New Listings

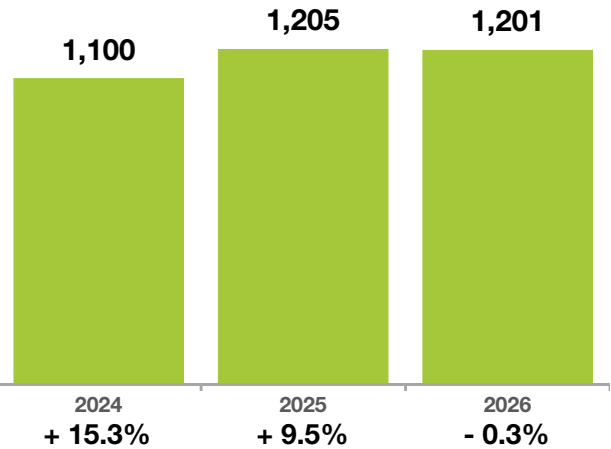
A count of the properties that have been newly listed on the market in a given month.



September

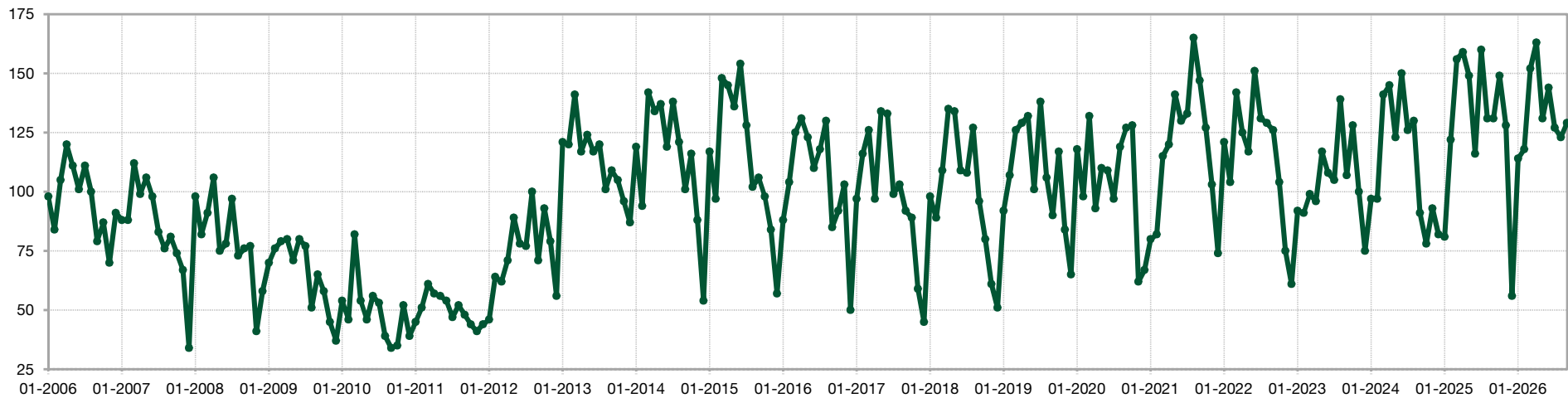


Year to Date



New Listings		Prior Year	Percent Change
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	118	122	-3.3%
March 2026	152	156	-2.6%
April 2026	163	159	+2.5%
May 2026	131	149	-12.1%
June 2026	144	116	+24.1%
July 2026	127	160	-20.6%
August 2026	123	131	-6.1%
September 2026	129	131	-1.5%
12-Month Avg	128	122	+4.8%

Historical New Listings by Month

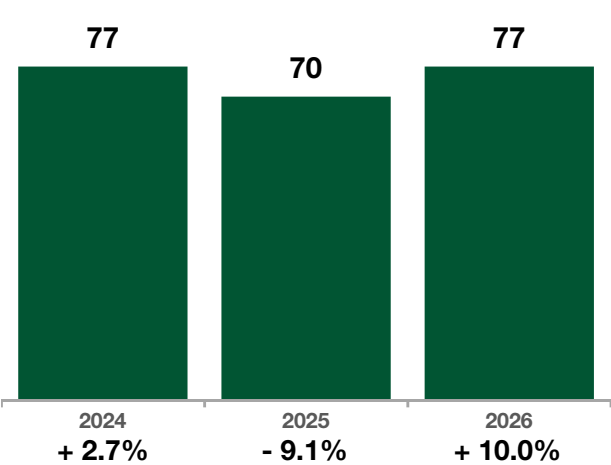


Pending Sales

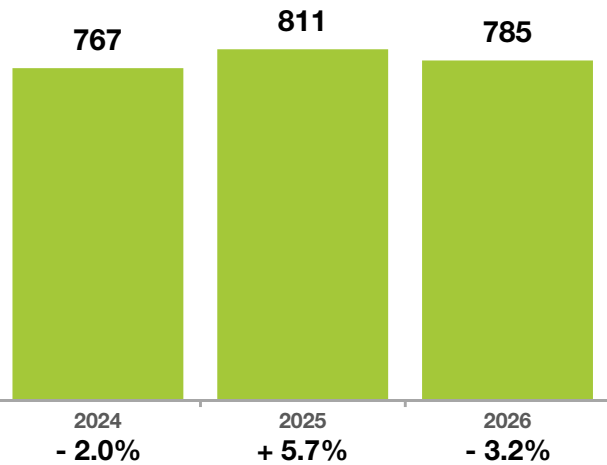
A count of the properties on which offers have been accepted in a given month.



September

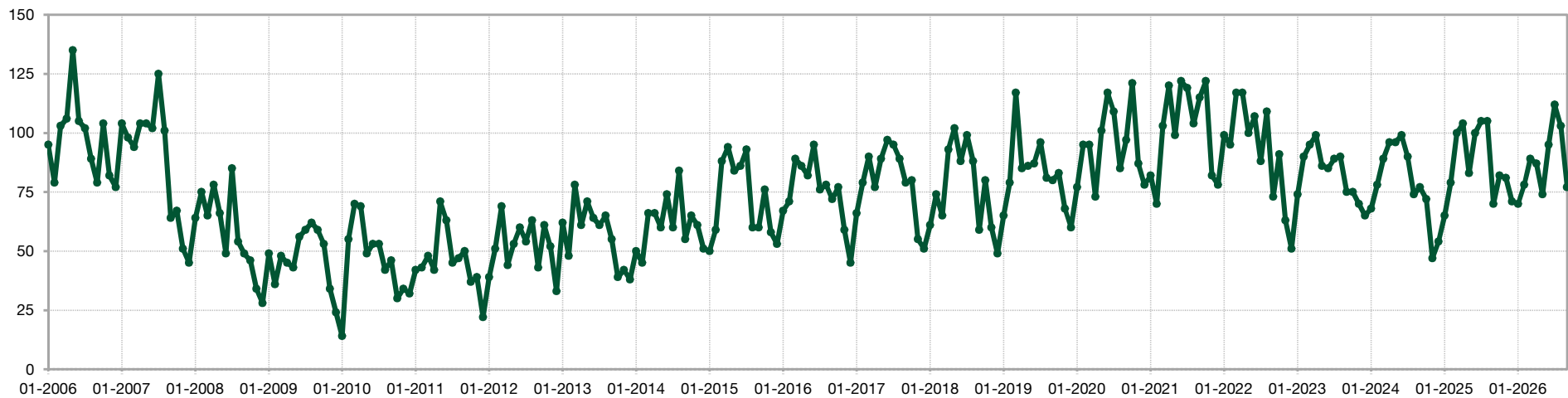


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	82	72	+13.9%
November 2025	81	47	+72.3%
December 2025	71	54	+31.5%
January 2026	70	65	+7.7%
February 2026	78	79	-1.3%
March 2026	89	100	-11.0%
April 2026	87	104	-16.3%
May 2026	74	83	-10.8%
June 2026	95	100	-5.0%
July 2026	112	105	+6.7%
August 2026	103	105	-1.9%
September 2026	77	70	+10.0%
12-Month Avg	85	82	+3.6%

Historical Pending Sales by Month

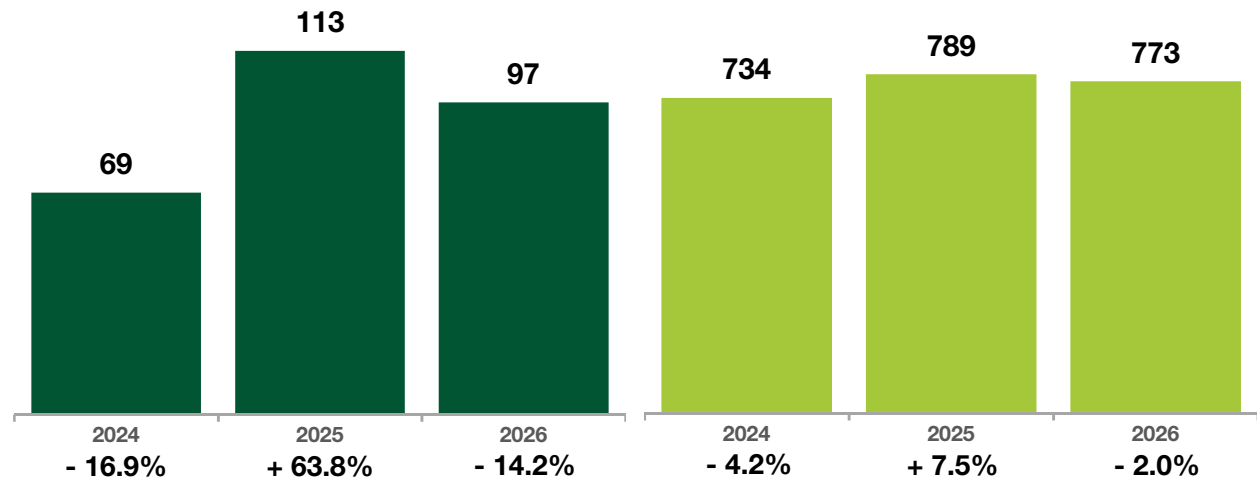


Closed Sales

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

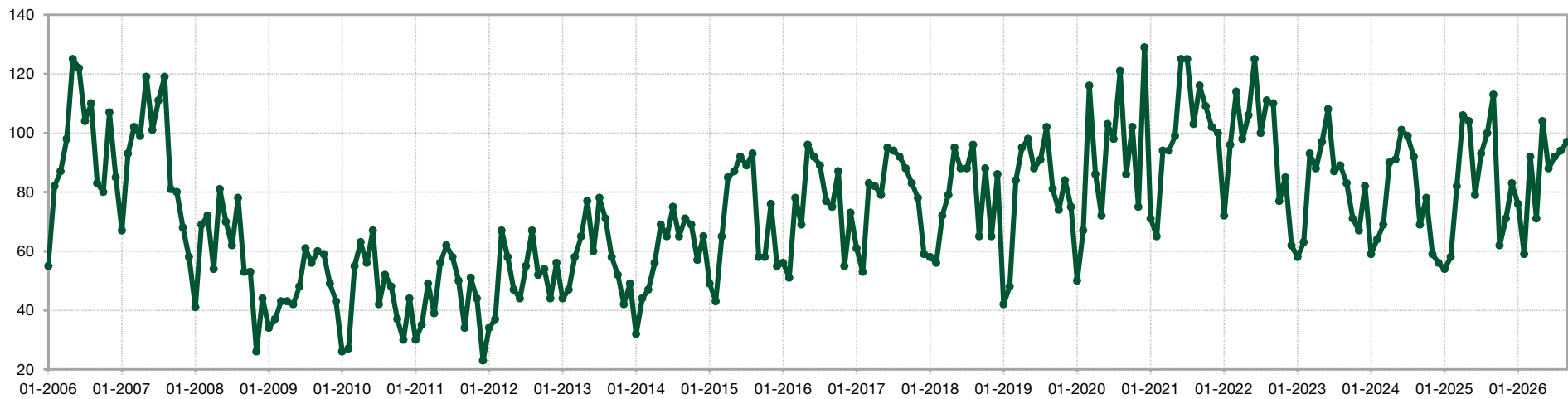


September



Closed Sales		Prior Year	Percent Change
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	88	79	+11.4%
July 2026	92	93	-1.1%
August 2026	94	100	-6.0%
September 2026	97	113	-14.2%
12-Month Avg	82	82	+0.5%

Historical Closed Sales by Month

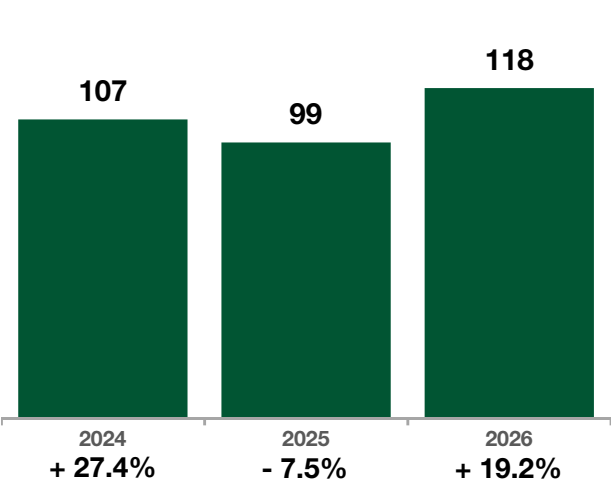


Days on Market Until Sale

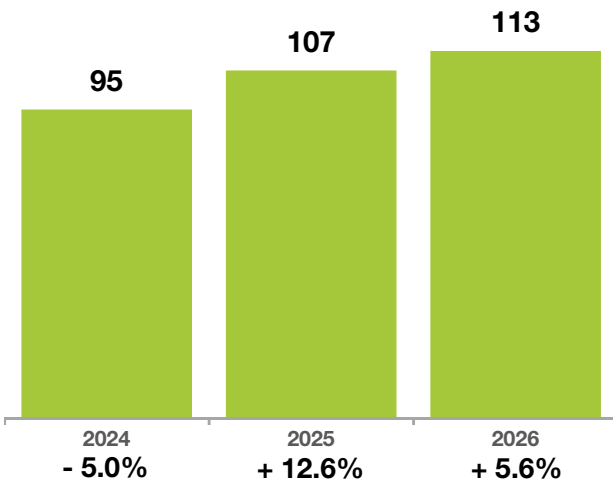
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



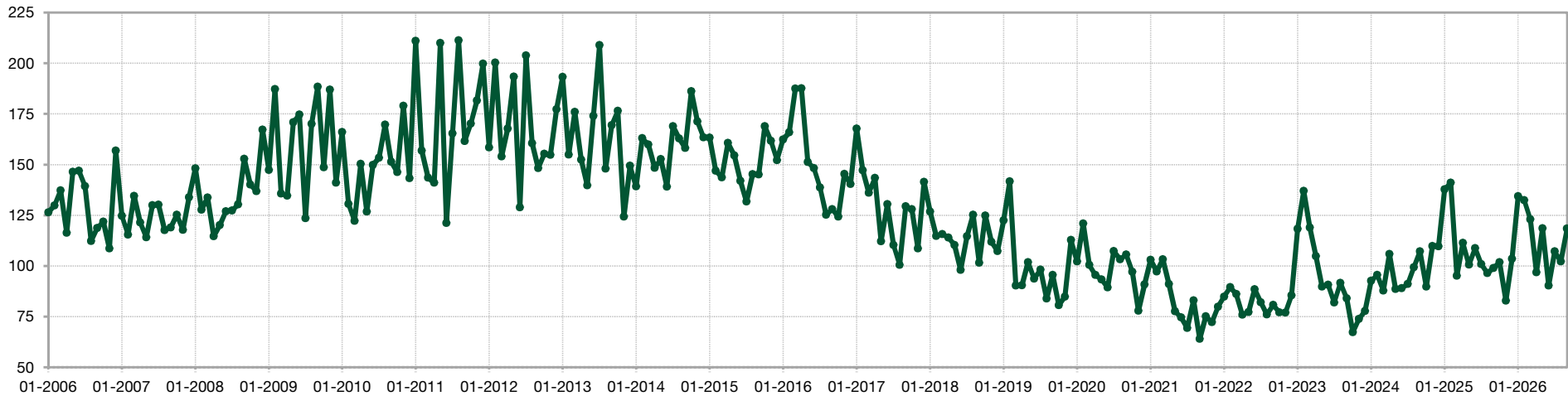
Year to Date



Days on Market		Prior Year	Percent Change
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	90	109	-17.4%
July 2026	107	101	+5.9%
August 2026	102	96	+6.3%
September 2026	118	99	+19.2%
12-Month Avg*	109	106	+2.8%

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

Historical Days on Market Until Sale by Month

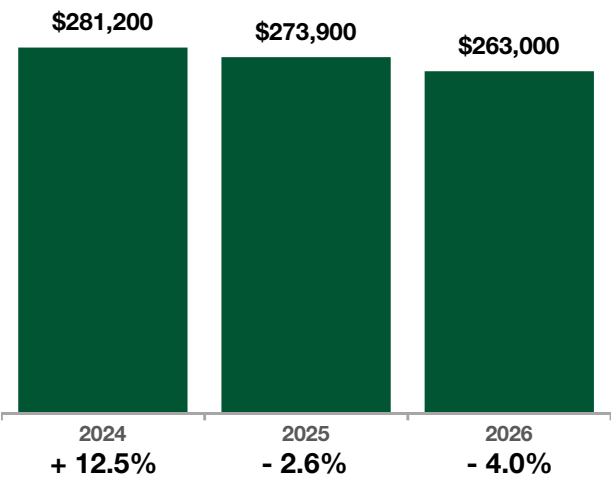


Median Sales Price

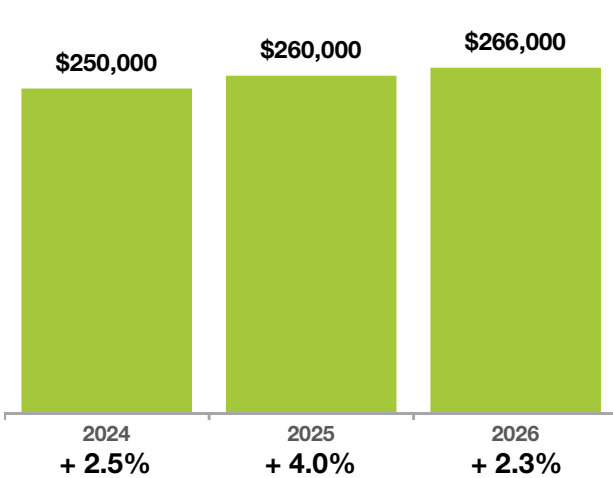
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



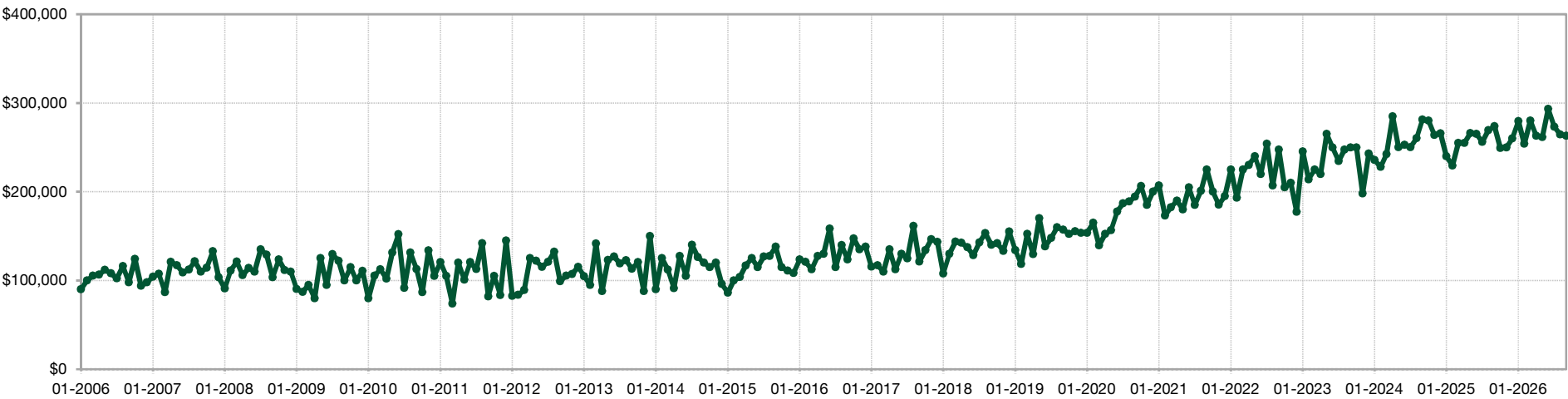
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$273,200	\$256,000	+6.7%
August 2026	\$264,450	\$269,200	-1.8%
September 2026	\$263,000	\$273,900	-4.0%
12-Month Med*	\$264,000	\$262,000	+0.8%

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

Historical Median Sales Price by Month

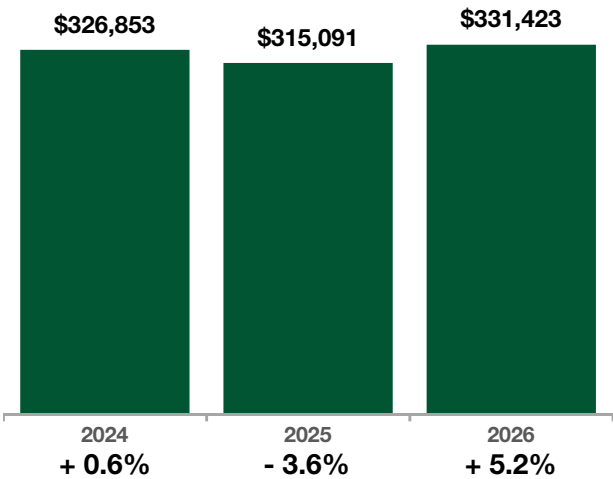


Average Sales Price

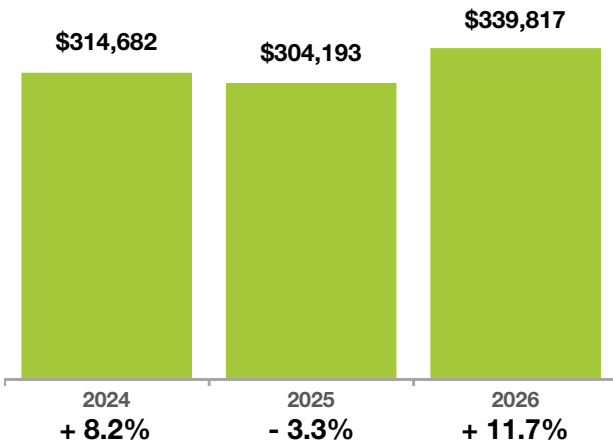
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



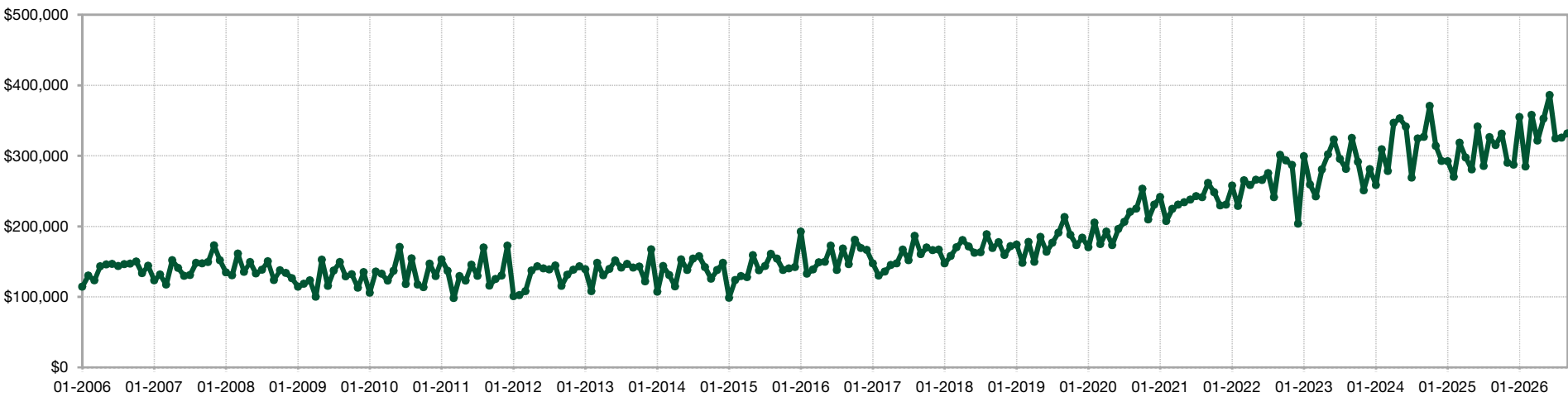
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	\$385,918	\$341,250	+13.1%
July 2026	\$324,526	\$285,472	+13.7%
August 2026	\$325,532	\$326,238	-0.2%
September 2026	\$331,423	\$315,091	+5.2%
12-Month Avg*	\$328,933	\$309,394	+6.3%

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

Historical Average Sales Price by Month

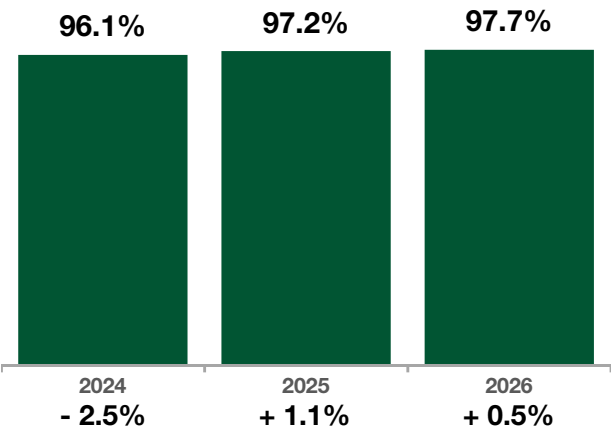


Percent of List Price Received

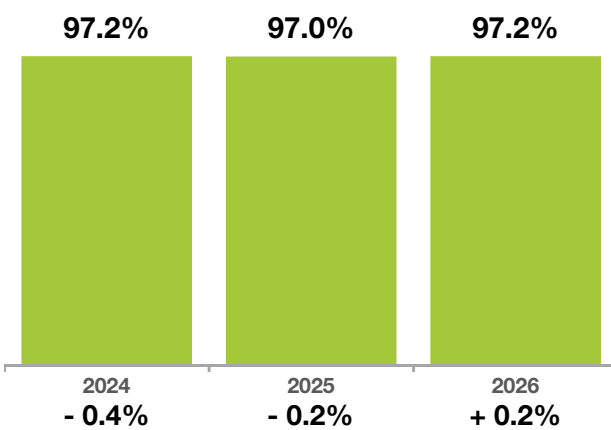
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



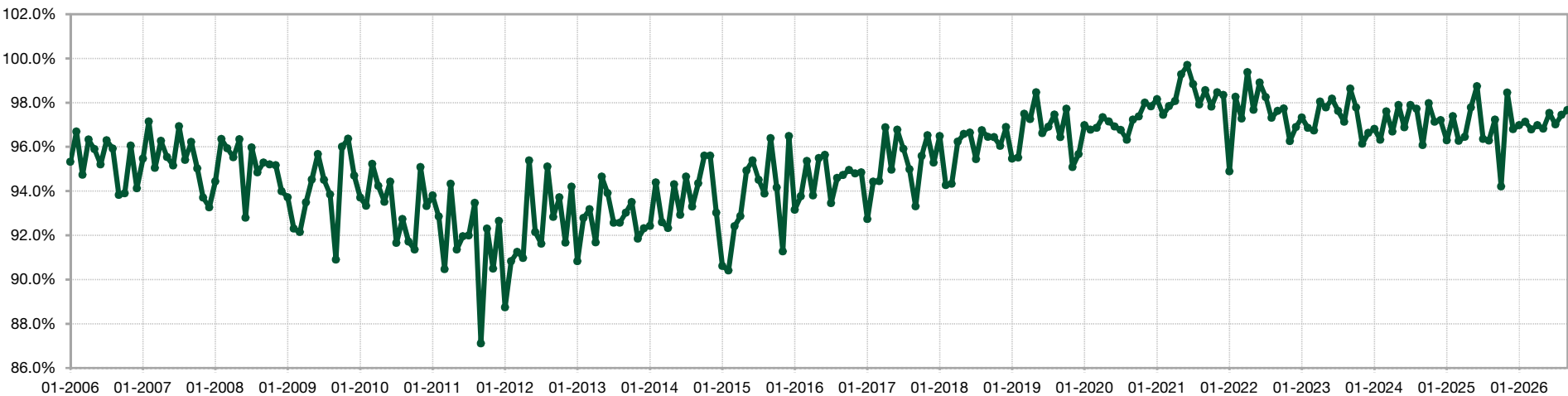
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
September 2026	97.7%	97.2%	+0.5%
12-Month Avg*	97.0%	97.1%	-0.1%

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

Historical Percent of List Price Received by Month

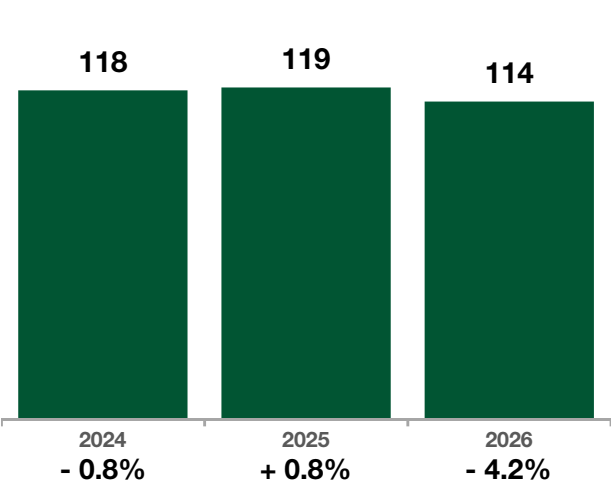


Housing Affordability Index

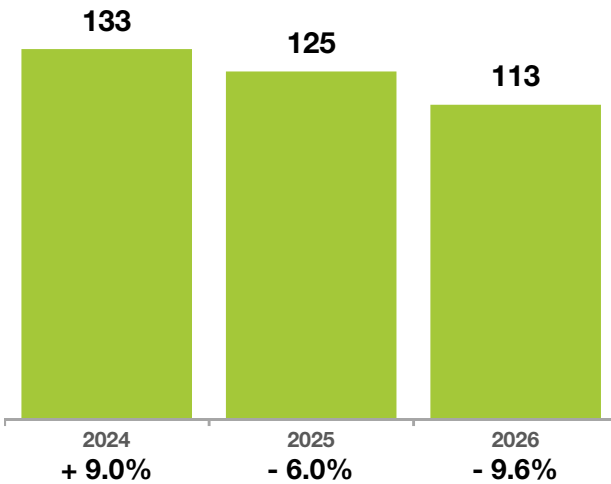
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

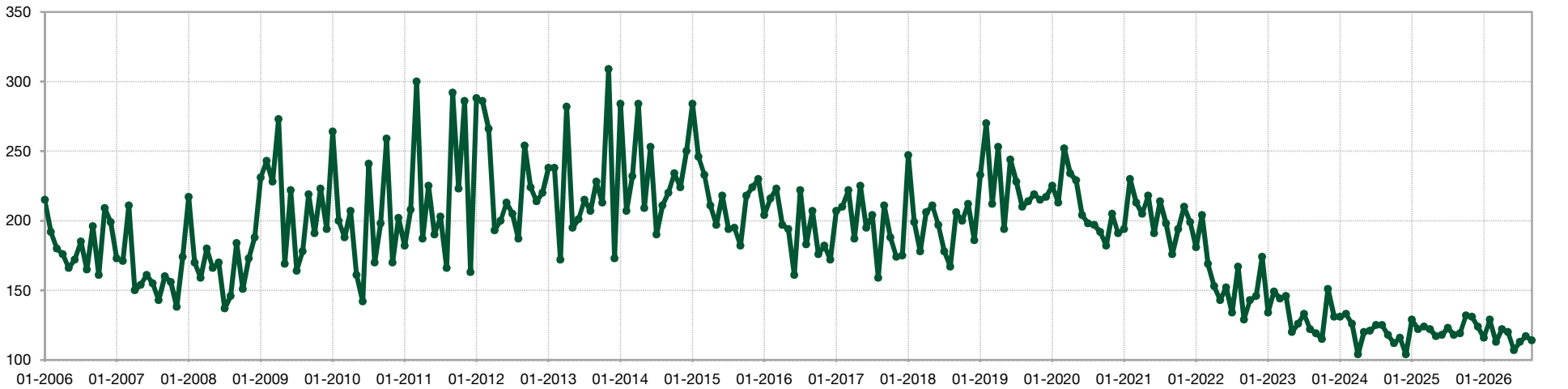


Year to Date



Affordability Index		Prior Year	Percent Change
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%
September 2026	114	119	-4.2%
12-Month Avg	120	119	+1.0%

Historical Housing Affordability Index by Month

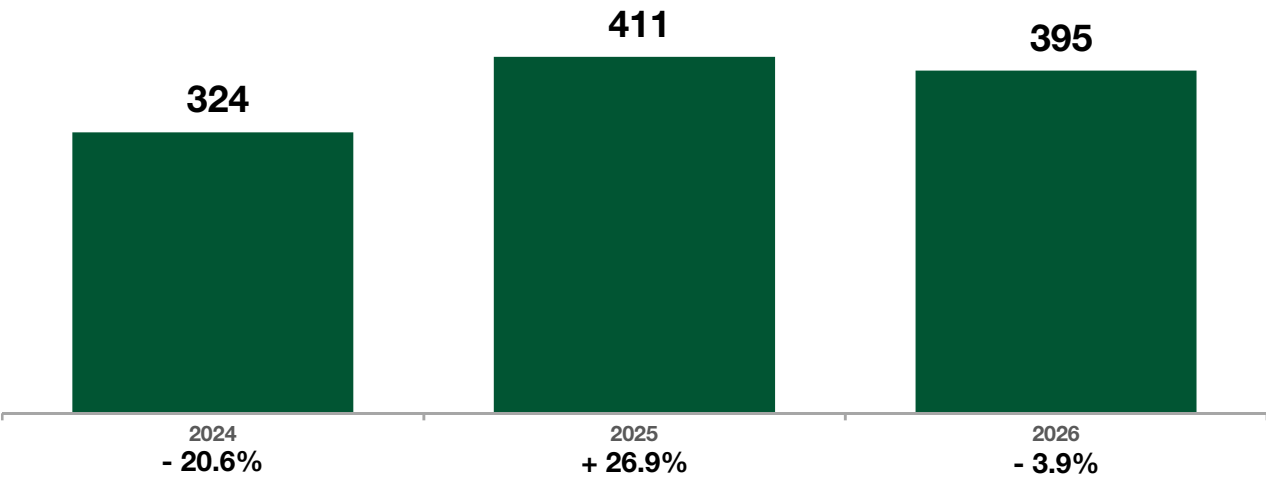


Inventory of Homes for Sale

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



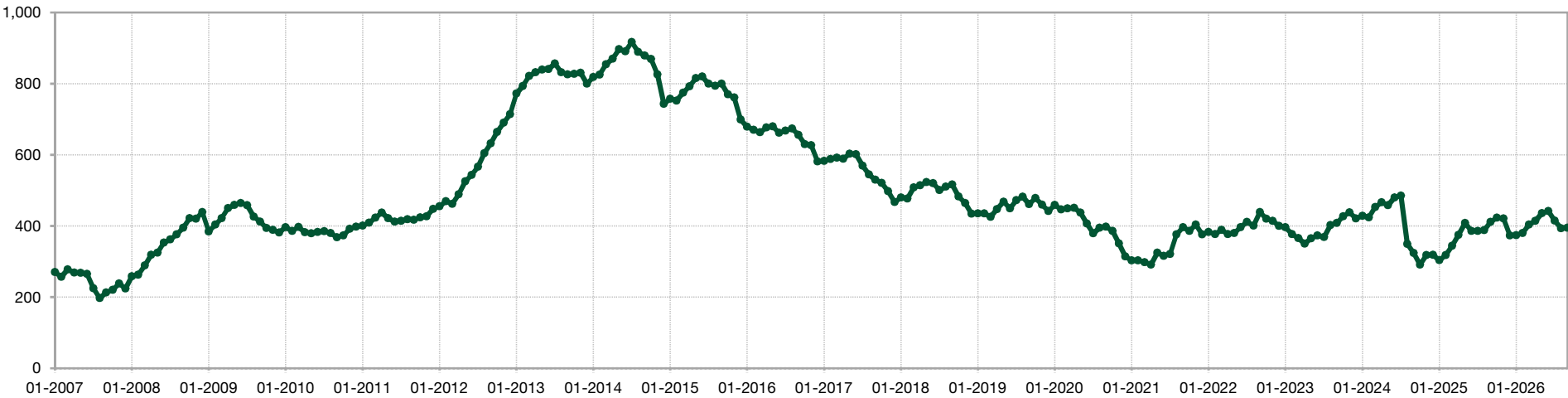
September



Homes for Sale		Prior Year	Percent Change
October 2025	423	291	+45.4%
November 2025	421	318	+32.4%
December 2025	373	319	+16.9%
January 2026	374	304	+23.0%
February 2026	380	318	+19.5%
March 2026	404	344	+17.4%
April 2026	414	375	+10.4%
May 2026	436	408	+6.9%
June 2026	442	386	+14.5%
July 2026	415	386	+7.5%
August 2026	393	388	+1.3%
September 2026	395	411	-3.9%
12-Month Avg*	406	354	+14.7%

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

Historical Inventory of Homes for Sale by Month

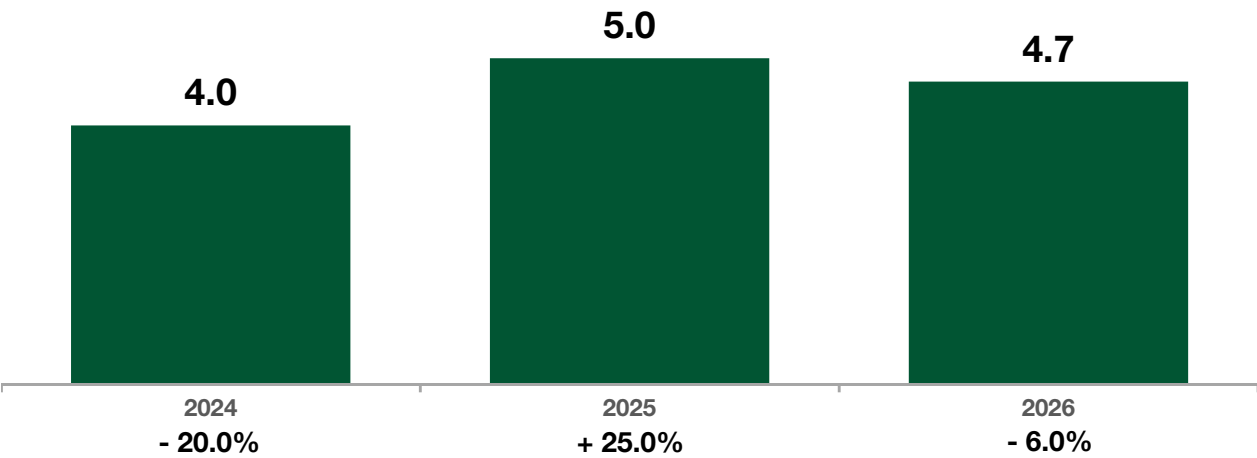


Months Supply of Inventory

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.



September



Months Supply		Prior Year	Percent Change
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	4.7	4.3	+9.3%
April 2026	4.9	4.7	+4.3%
May 2026	5.2	5.2	0.0%
June 2026	5.3	4.9	+8.2%
July 2026	4.9	4.8	+2.1%
August 2026	4.7	4.7	0.0%
September 2026	4.7	5.0	-6.0%
12-Month Avg*	4.8	4.4	+9.1%

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

Historical Months Supply of Inventory by Month

