Monthly Indicators

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings were down 21.5 percent to 117. Pending Sales decreased 4.9 percent to 78. Inventory shrank 3.6 percent to 407 units.

Median Sales Price was up 17.6 percent to $293,200. Days on Market increased 21.6 percent to 124 days. Months Supply of Inventory was down 3.9 percent to 4.9 months.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

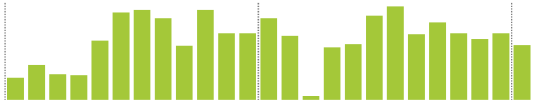
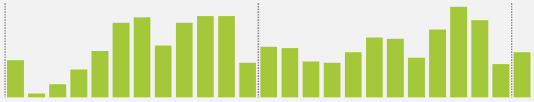
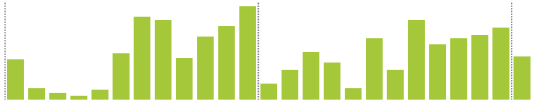
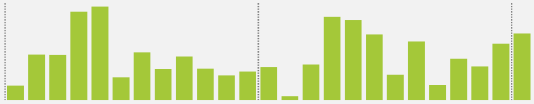
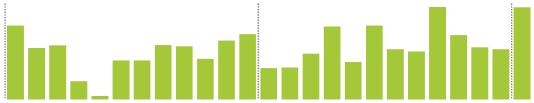
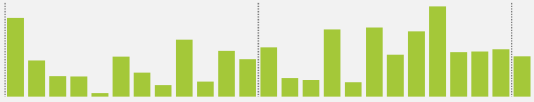
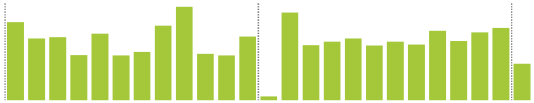
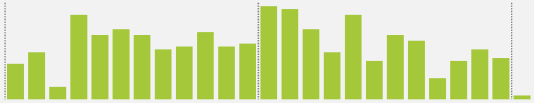
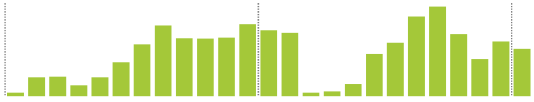
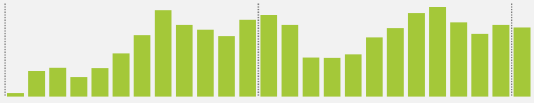
+ 29.0%	+ 17.6%	- 3.9%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Months Supply**

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

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Market Overview

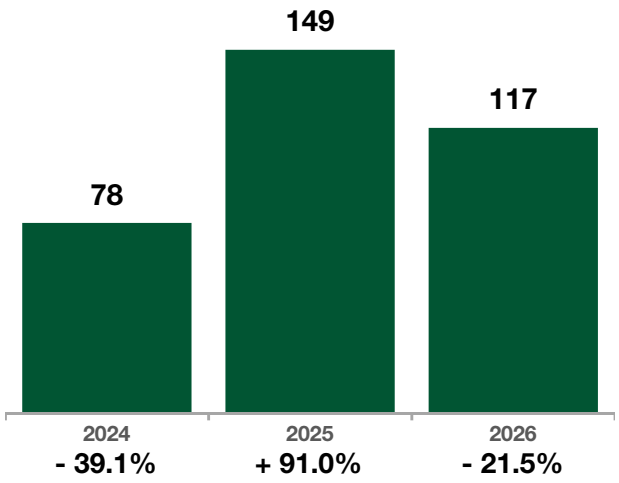
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars (10-2024 – 10-2025 – 10-2026)	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		149	**117**	- 21.5%	1,353	**1,324**	- 2.1%
Pending Sales		82	**78**	- 4.9%	893	**855**	- 4.3%
Closed Sales		62	**80**	+ 29.0%	851	**855**	+ 0.5%
Days on Market		102	**124**	+ 21.6%	107	**114**	+ 6.5%
Median Sales Price		$249,350	**$293,200**	+ 17.6%	$259,900	**$269,000**	+ 3.5%
Average Sales Price		$331,295	**$319,324**	- 3.6%	$306,167	**$337,553**	+ 10.3%
Pct. of List Price Received		94.2%	**95.9%**	+ 1.8%	96.8%	**97.0%**	+ 0.2%
Housing Affordability Index		132	**101**	- 23.5%	127	**110**	- 13.4%
Inventory of Homes for Sale		422	**407**	- 3.6%	--	**--**	--
Months Supply of Inventory		5.1	**4.9**	- 3.9%	--	**--**	--

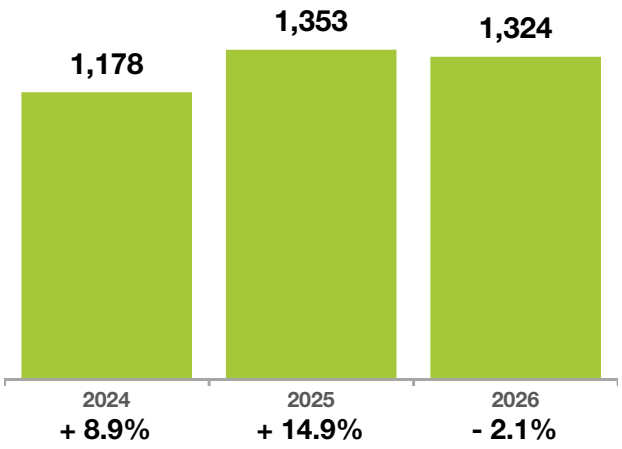
New Listings

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

October

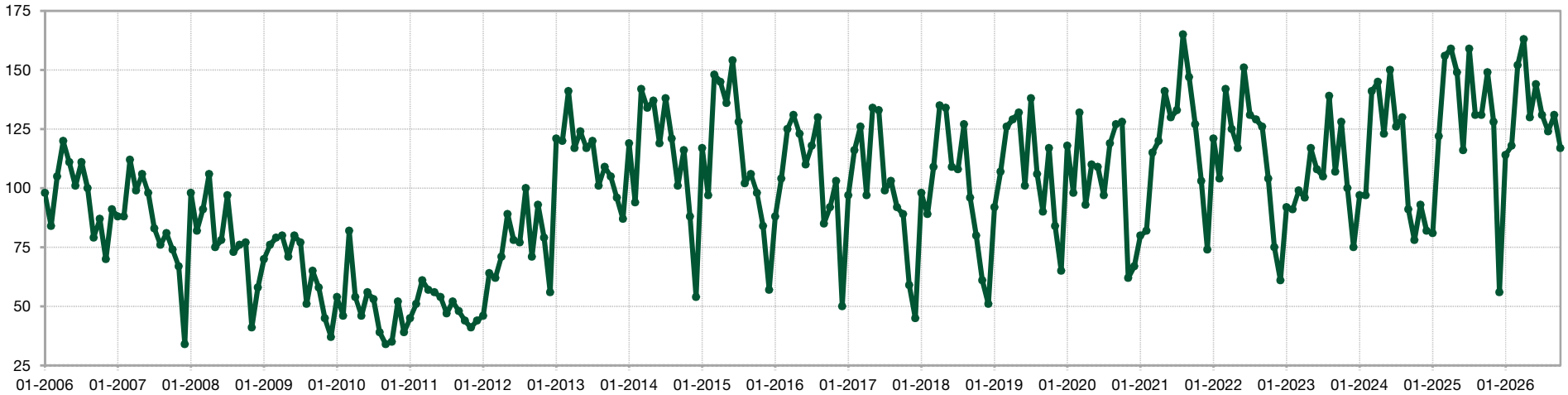


Year to Date



New Listings		Prior Year	Percent Change
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	130	149	-12.8%
June 2026	144	116	+24.1%
July 2026	131	159	-17.6%
August 2026	124	131	-5.3%
September 2026	131	131	0.0%
October 2026	**117**	**149**	**-21.5%**
12-Month Avg	126	127	-1.0%

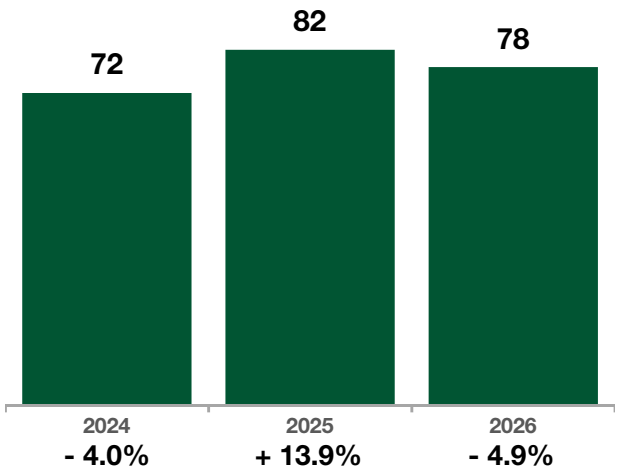
Historical New Listings by Month



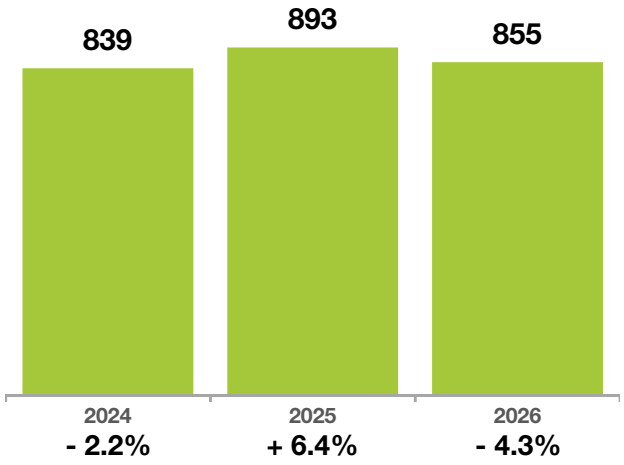
Pending Sales

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

October

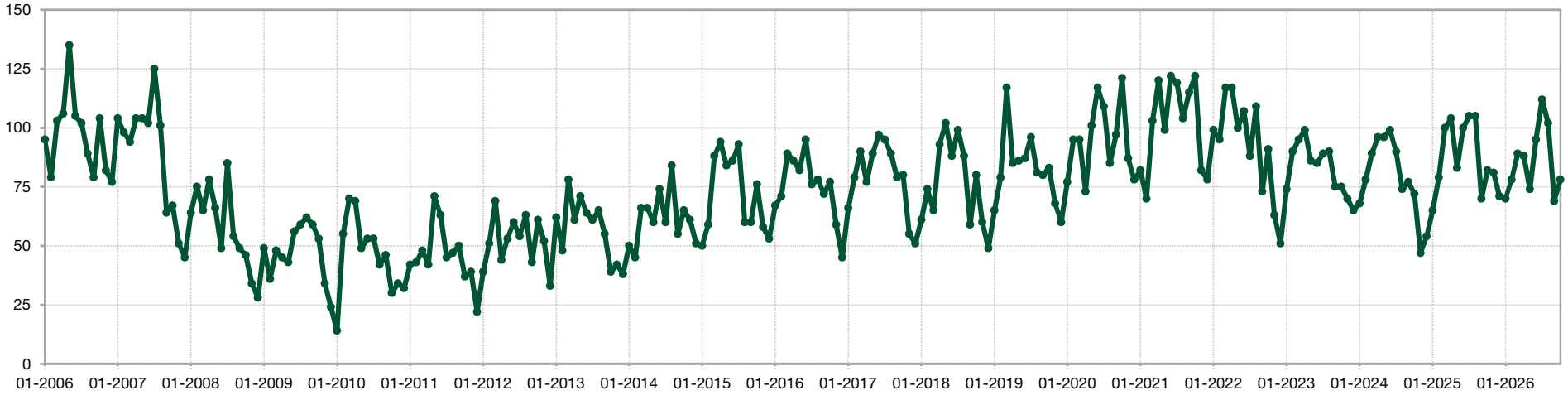


Year to Date



Pending Sales		Prior Year	Percent Change
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	88	104	-15.4%
May 2026	74	83	-10.8%
June 2026	95	100	-5.0%
July 2026	112	105	+6.7%
August 2026	102	105	-2.9%
September 2026	69	70	-1.4%
October 2026	**78**	**82**	**-4.9%**
12-Month Avg	84	83	+1.1%

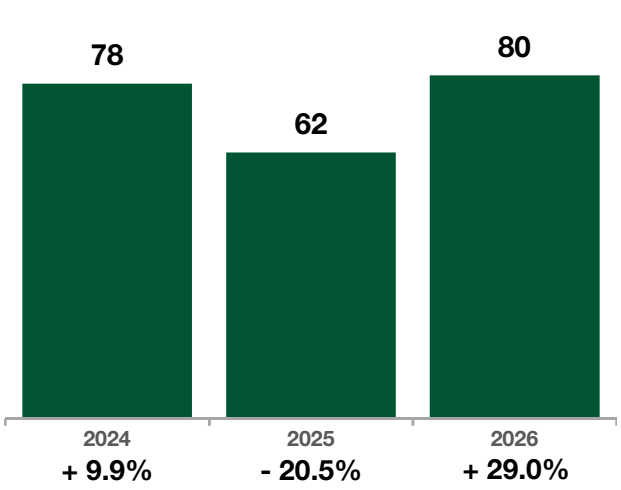
Historical Pending Sales by Month



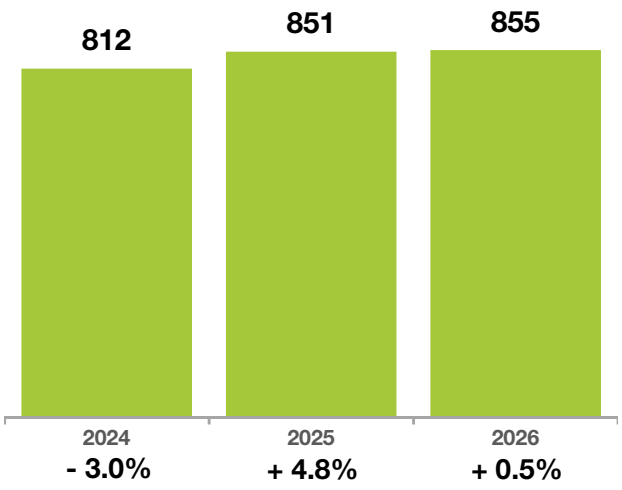
Closed Sales

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

October

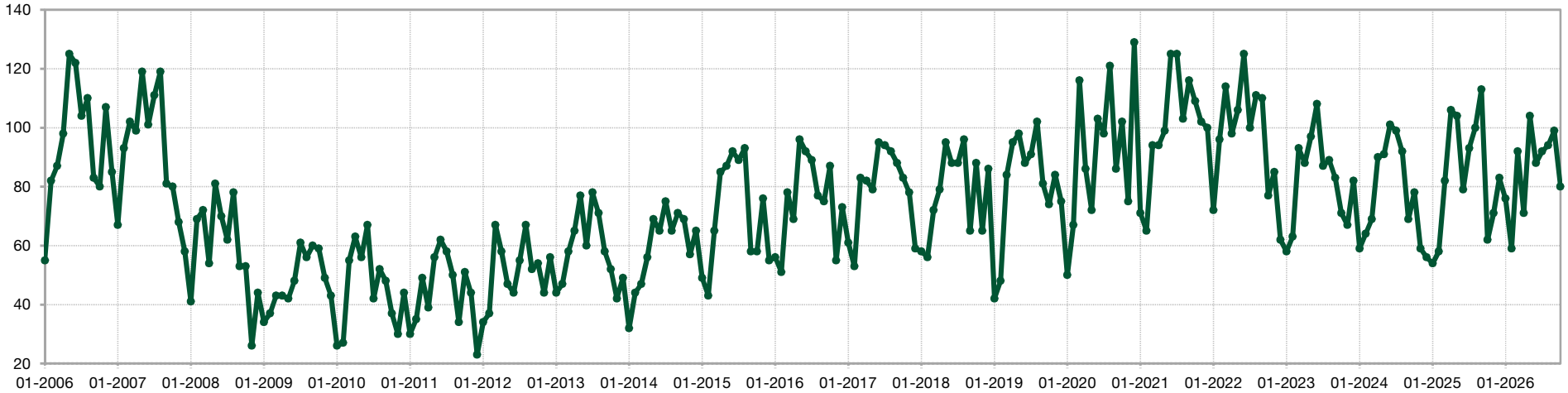


Year to Date



Closed Sales		Prior Year	Percent Change
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	99	113	-12.4%
October 2026	**80**	**62**	**+29.0%**
12-Month Avg	84	81	+3.8%

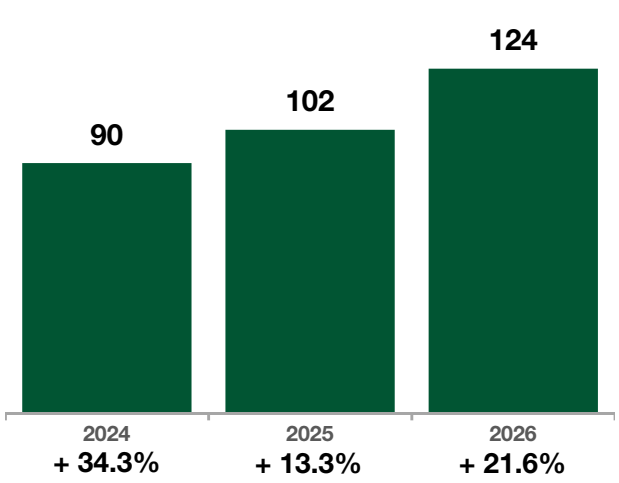
Historical Closed Sales by Month



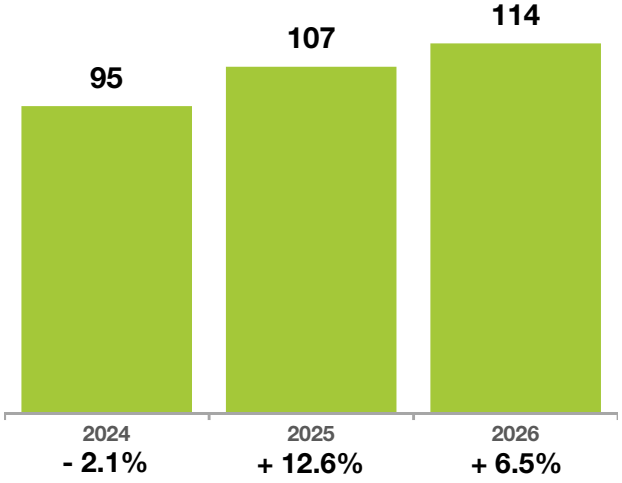
Days on Market Until Sale

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

October



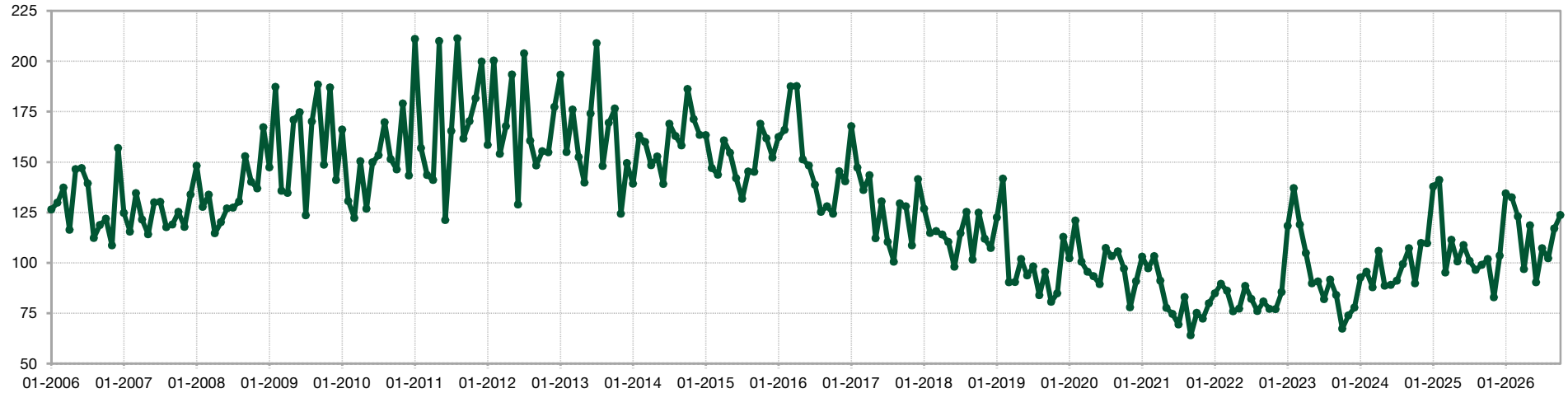
Year to Date



Days on Market		Prior Year	Percent Change
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	117	99	+18.2%
October 2026	**124**	**102**	**+21.6%**
12-Month Avg*	111	107	+3.7%

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

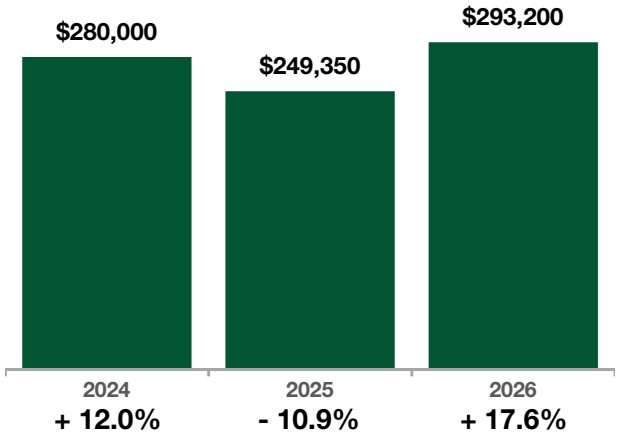
Historical Days on Market Until Sale by Month



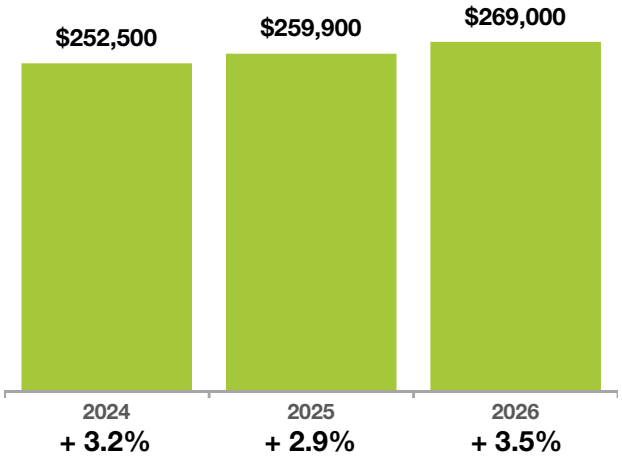
Median Sales Price

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

October



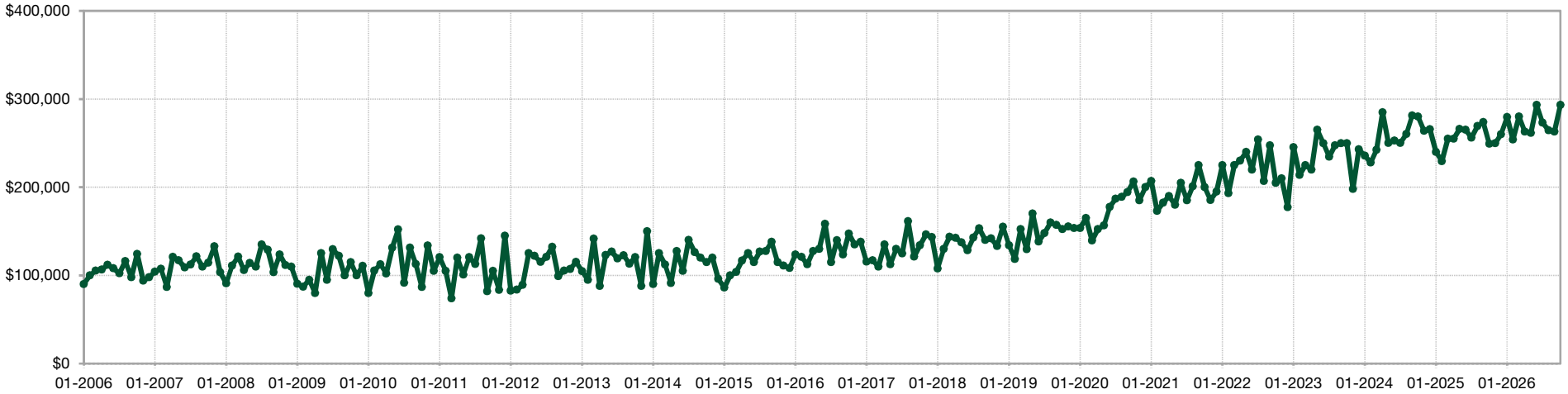
Year to Date



Median Sales Price		Prior Year	Percent Change
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%
October 2026	**$293,200**	**$249,350**	**+17.6%**
12-Month Med*	$265,000	$260,000	+1.9%

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

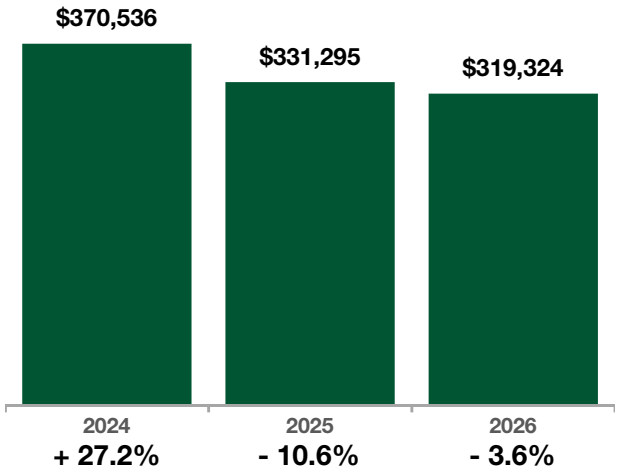
Historical Median Sales Price by Month



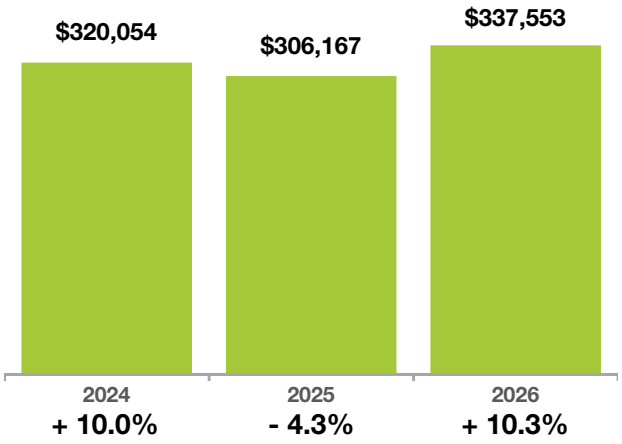
Average Sales Price

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

October



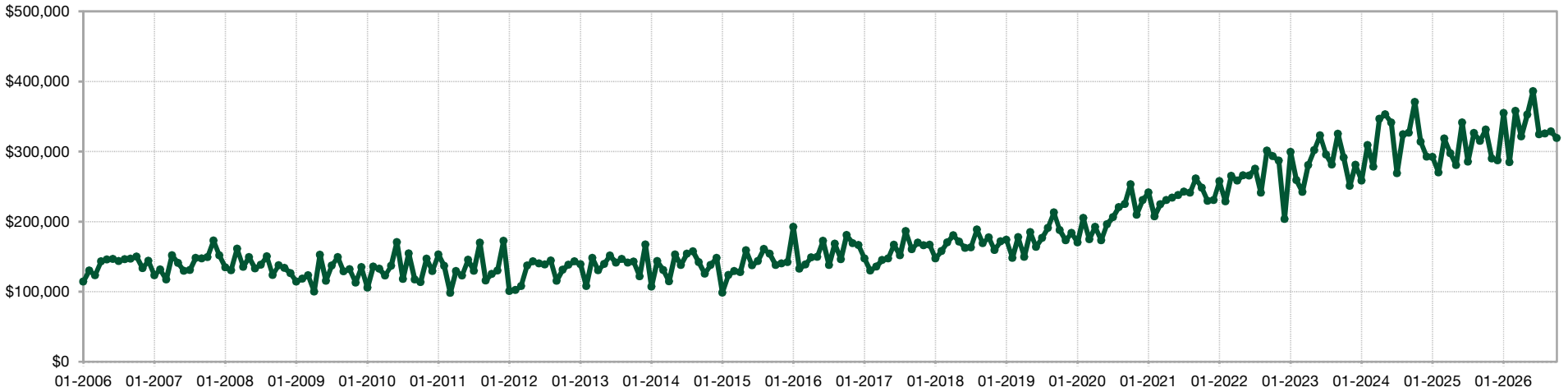
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	$328,693	$315,091	+4.3%
October 2026	**$319,324**	**$331,295**	**-3.6%**
12-Month Avg*	$327,708	$305,859	+7.1%

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

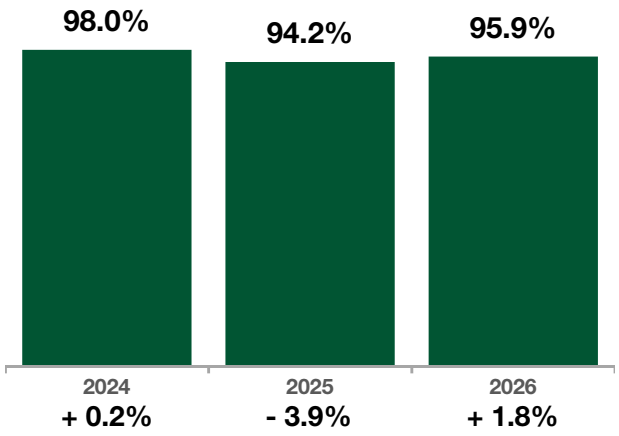
Historical Average Sales Price by Month



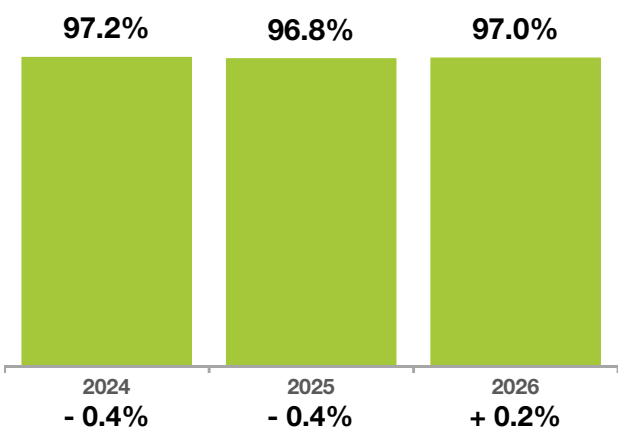
Percent of List Price Received

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.

October



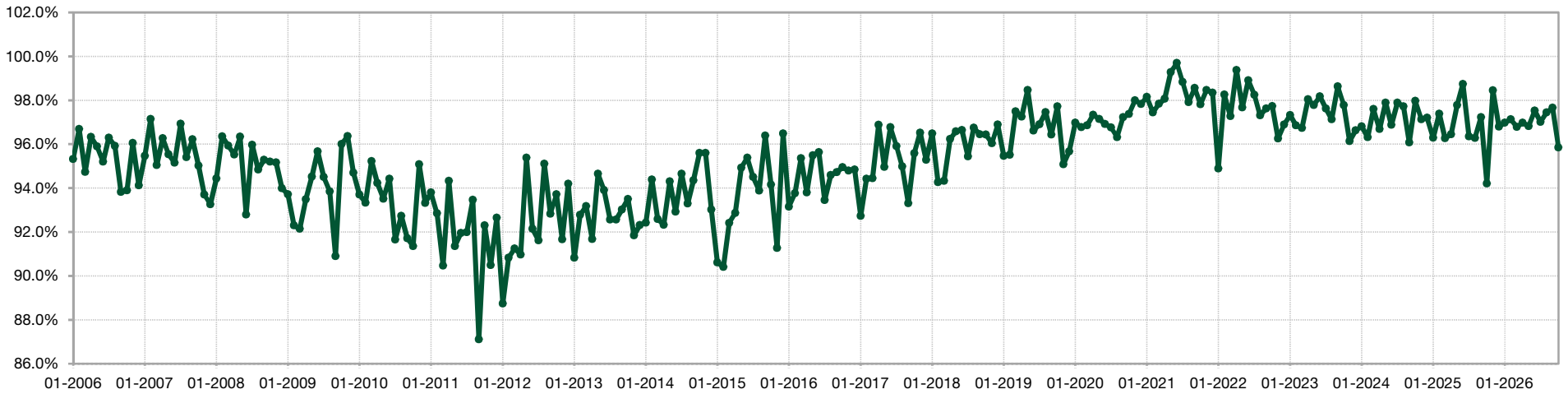
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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%
October 2026	**95.9%**	**94.2%**	**+1.8%**
12-Month Avg*	97.1%	96.8%	+0.3%

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

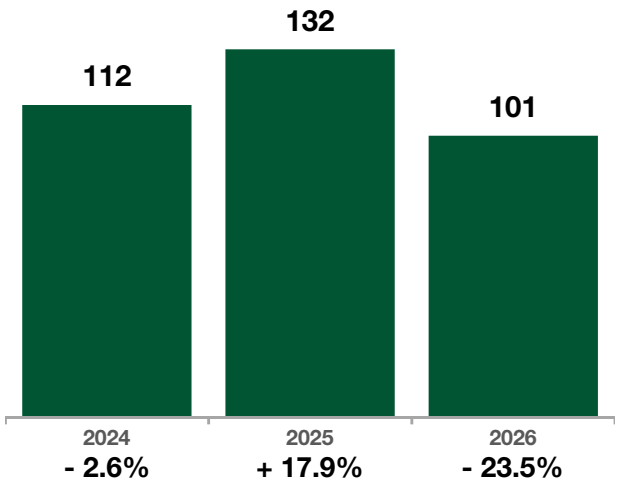
Historical Percent of List Price Received by Month



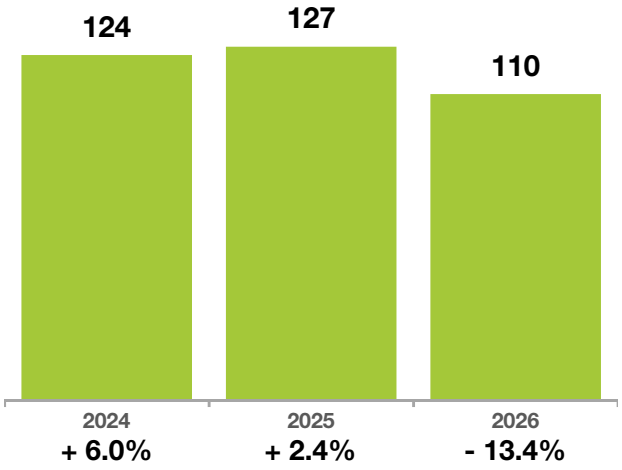
Housing Affordability Index

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.

October

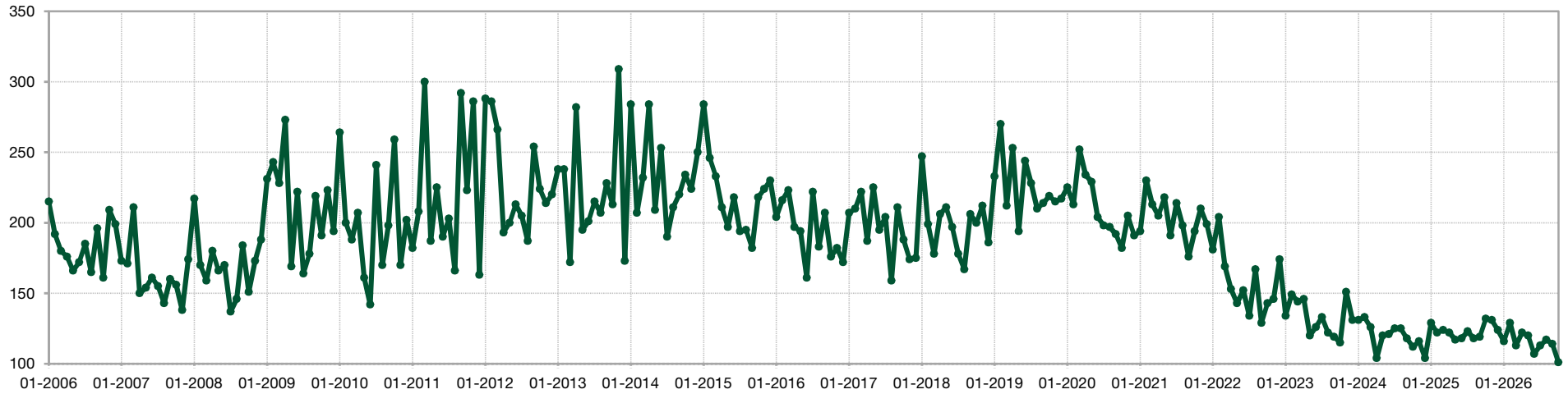


Year to Date



Affordability Index		Prior Year	Percent Change
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%
October 2026	**101**	**132**	**-23.5%**
12-Month Avg	117	120	-2.6%

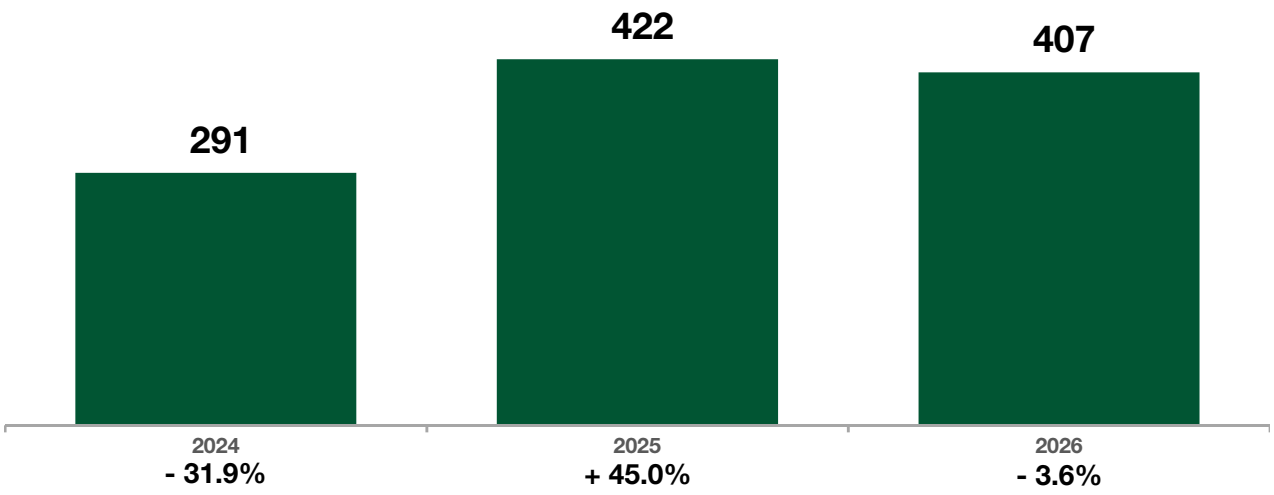
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

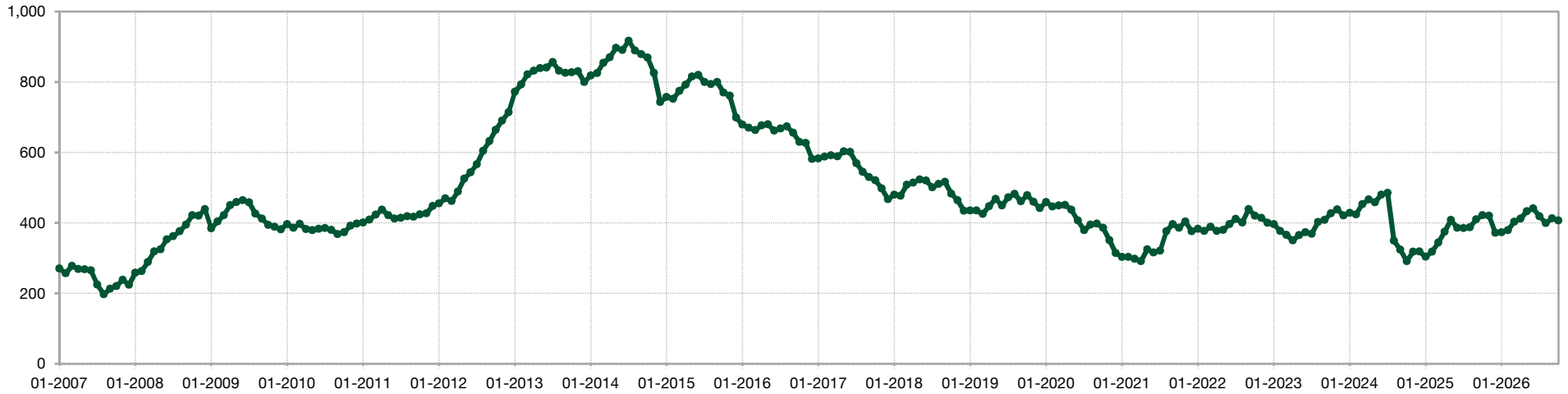
October



Homes for Sale		Prior Year	Percent Change
November 2025	420	318	+32.1%
December 2025	372	319	+16.6%
January 2026	373	304	+22.7%
February 2026	379	318	+19.2%
March 2026	403	344	+17.2%
April 2026	412	375	+9.9%
May 2026	433	408	+6.1%
June 2026	441	386	+14.2%
July 2026	419	385	+8.8%
August 2026	399	387	+3.1%
September 2026	413	410	+0.7%
October 2026	**407**	**422**	**-3.6%**
12-Month Avg*	406	365	+11.2%

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

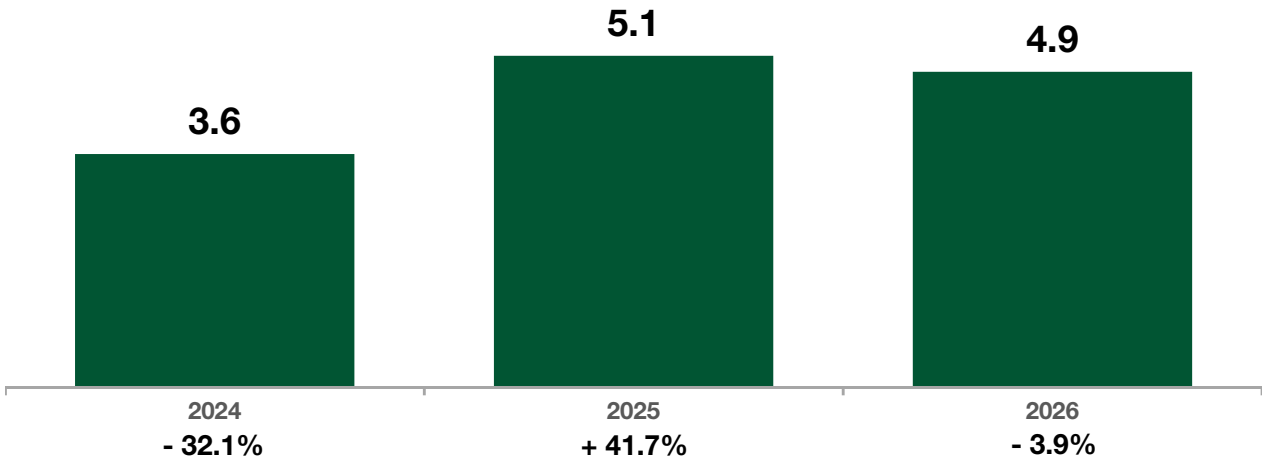
Historical Inventory of Homes for Sale by Month



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.

October



Months Supply		Prior Year	Percent Change
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	4.8	4.7	+2.1%
May 2026	5.1	5.2	-1.9%
June 2026	5.3	4.9	+8.2%
July 2026	5.0	4.8	+4.2%
August 2026	4.7	4.7	0.0%
September 2026	4.9	5.0	-2.0%
October 2026	**4.9**	**5.1**	**-3.9%**
12-Month Avg*	4.8	4.6	+4.3%

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

Historical Months Supply of Inventory by Month

