

Local Market Update – February 2026

A Research Tool Provided by the Greater Greenville Association of REALTORS®

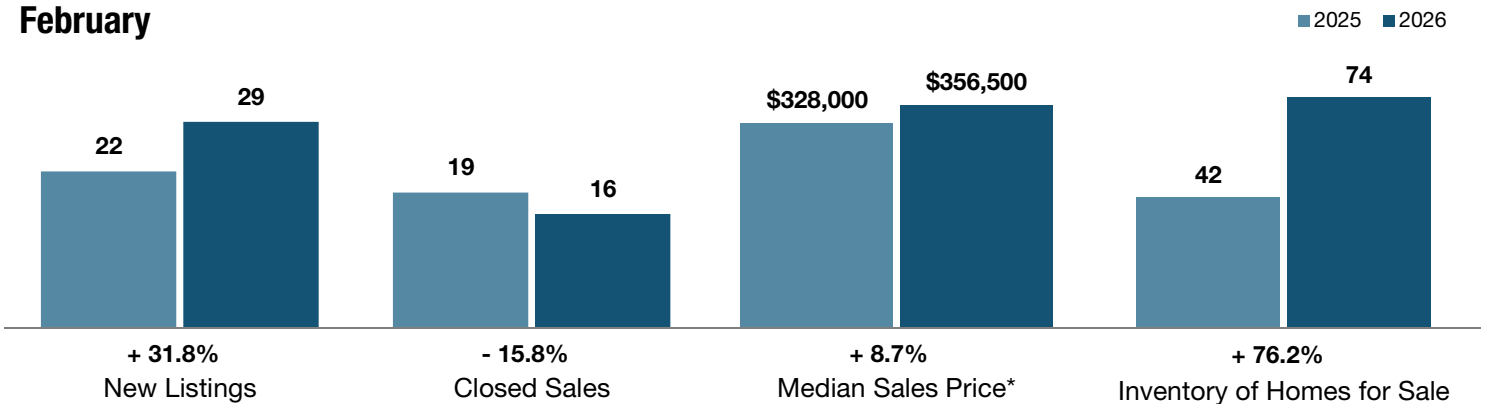


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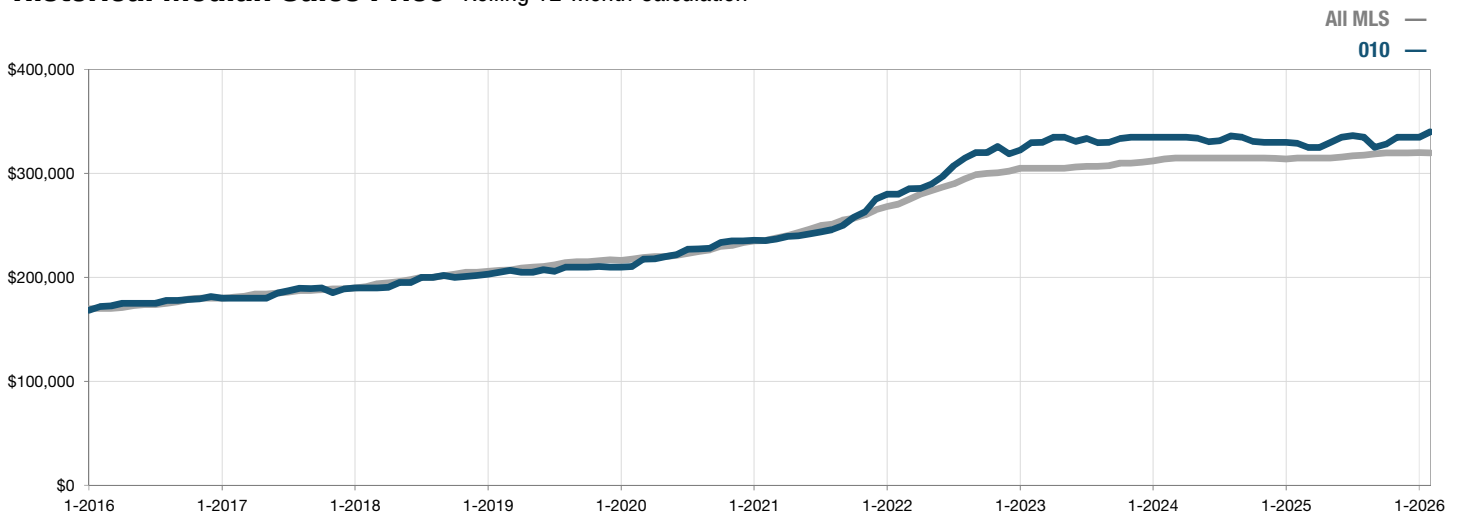
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 22 | 29 | + 31.8% | 44 | 51 | + 15.9% |
| Closed Sales | 19 | 16 | - 15.8% | 31 | 31 | 0.0% |
| Median Sales Price* | \$328,000 | \$356,500 | + 8.7% | \$315,000 | \$345,000 | + 9.5% |
| Percent of List Price Received* | 97.4% | 97.7% | + 0.3% | 98.0% | 97.5% | - 0.6% |
| Days on Market Until Sale | 74 | 54 | - 27.0% | 64 | 52 | - 18.8% |
| Inventory of Homes for Sale | 42 | 74 | + 76.2% | -- | -- | -- |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Historical Median Sales Price Rolling 12-Month Calculation



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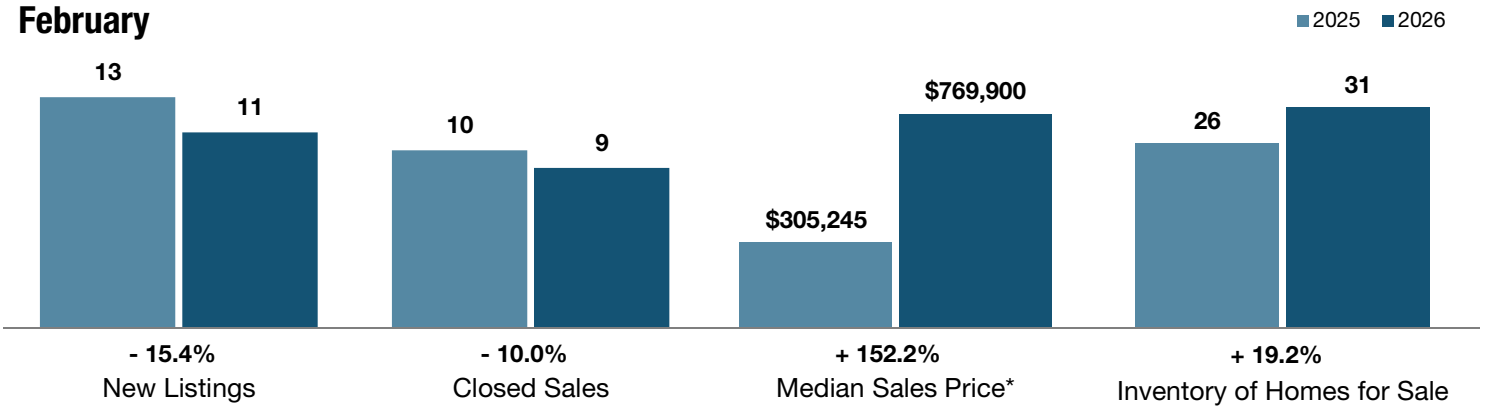


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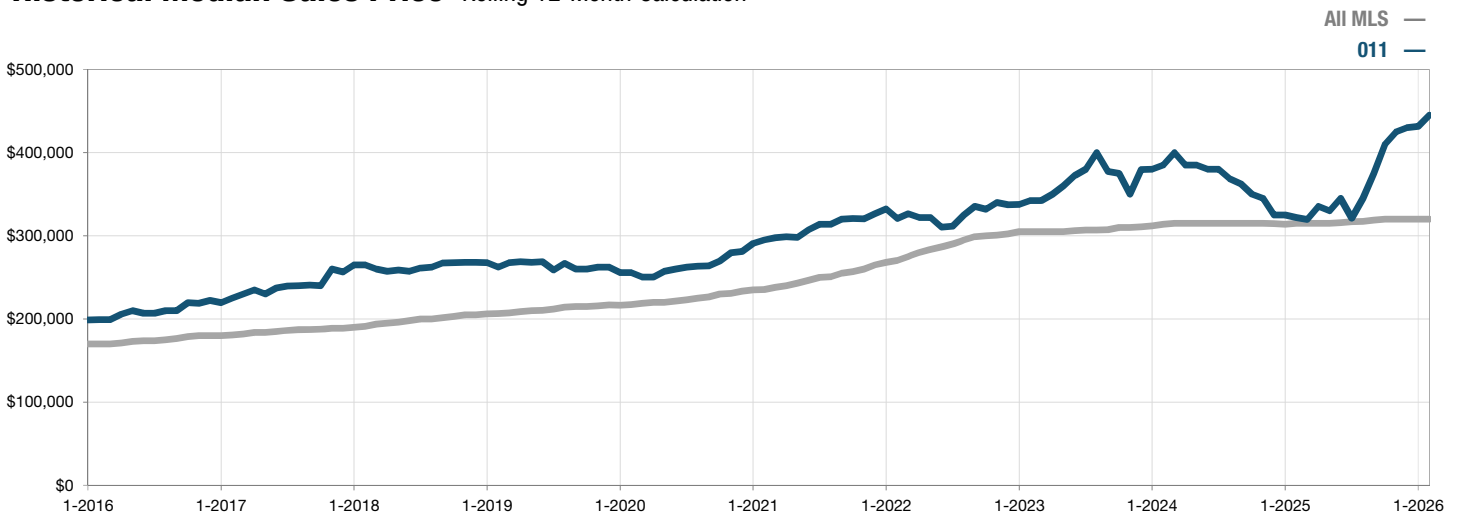
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 13 | 11 | - 15.4% | 38 | 19 | - 50.0% |
| Closed Sales | 10 | 9 | - 10.0% | 21 | 17 | - 19.0% |
| Median Sales Price* | \$305,245 | \$769,900 | + 152.2% | \$317,500 | \$639,900 | + 101.5% |
| Percent of List Price Received* | 98.8% | 96.5% | - 2.3% | 98.3% | 97.0% | - 1.3% |
| Days on Market Until Sale | 26 | 52 | + 100.0% | 25 | 50 | + 100.0% |
| Inventory of Homes for Sale | 26 | 31 | + 19.2% | -- | -- | -- |

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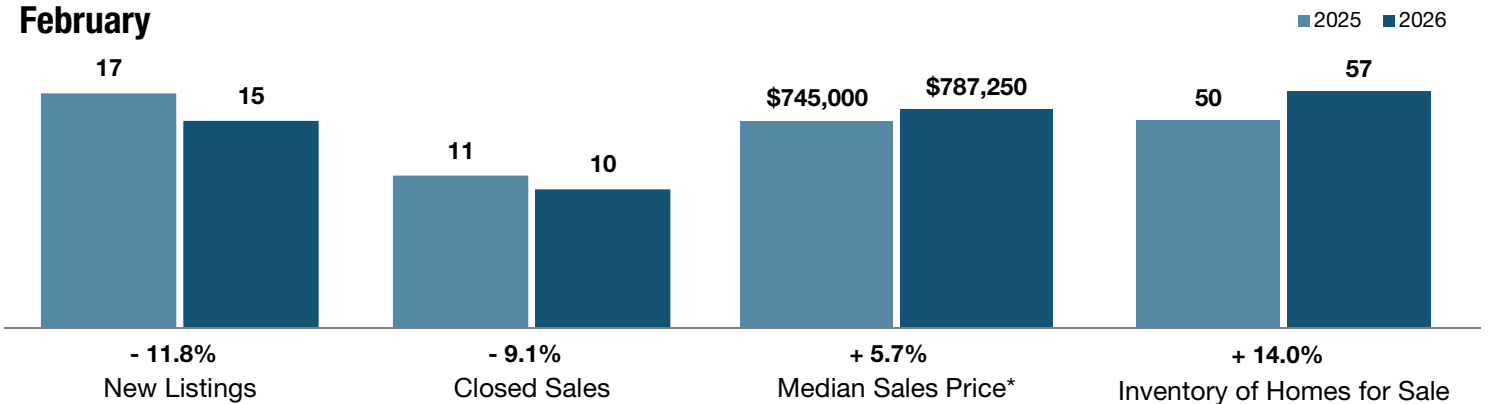


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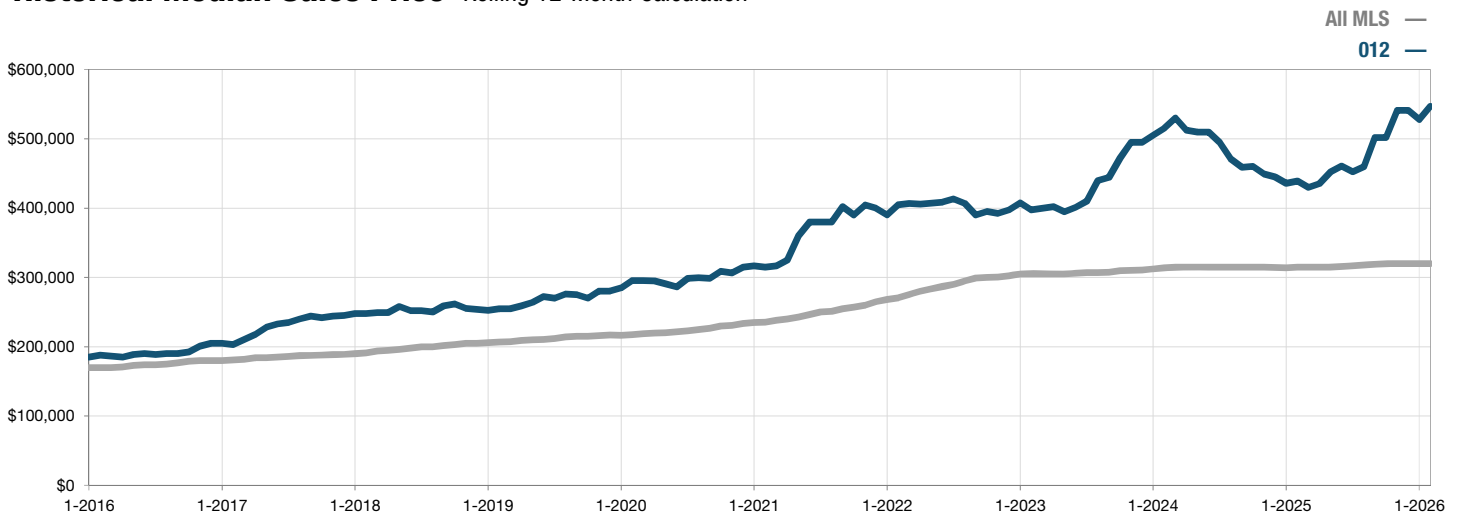
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 17 | 15 | - 11.8% | 35 | 36 | + 2.9% |
| Closed Sales | 11 | 10 | - 9.1% | 23 | 18 | - 21.7% |
| Median Sales Price* | \$745,000 | \$787,250 | + 5.7% | \$589,900 | \$602,500 | + 2.1% |
| Percent of List Price Received* | 98.3% | 97.9% | - 0.5% | 98.7% | 95.9% | - 2.9% |
| Days on Market Until Sale | 54 | 134 | + 148.1% | 65 | 120 | + 84.6% |
| Inventory of Homes for Sale | 50 | 57 | + 14.0% | -- | -- | -- |

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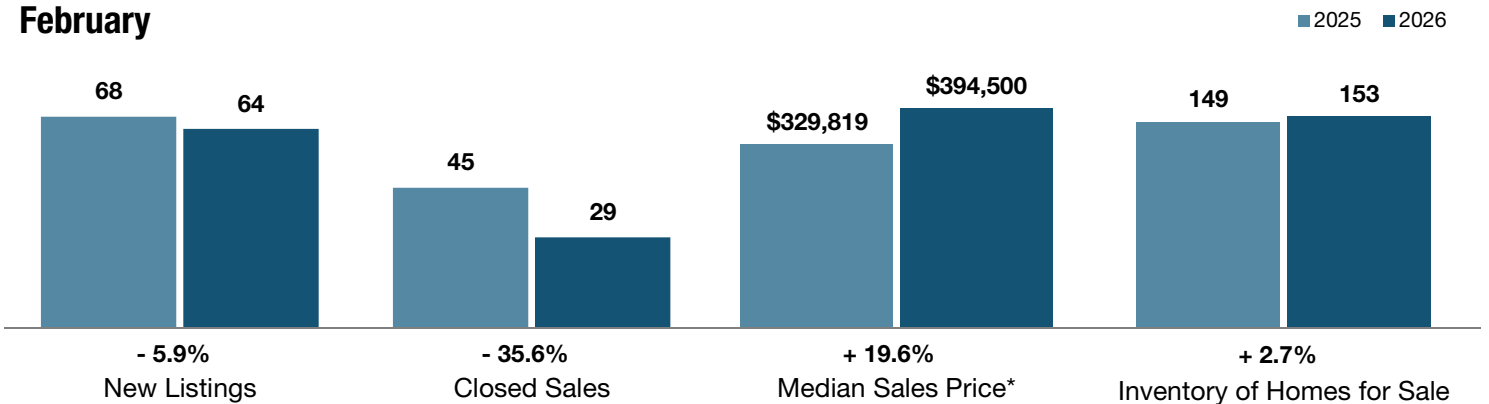


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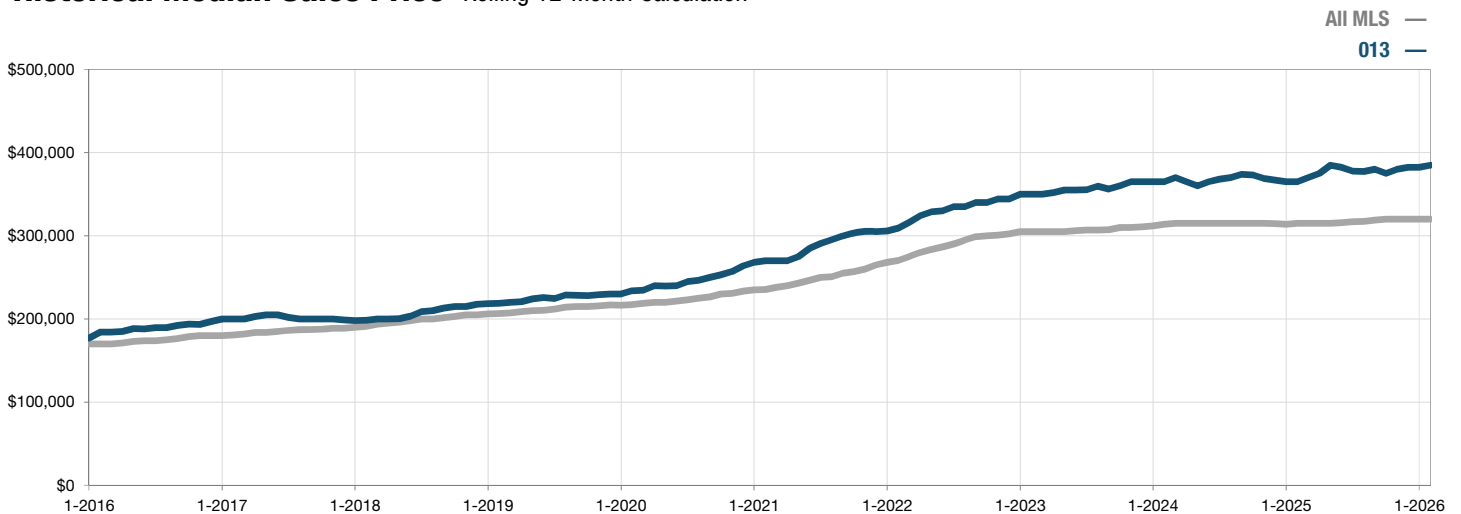
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 68 | 64 | - 5.9% | 134 | 113 | - 15.7% |
| Closed Sales | 45 | 29 | - 35.6% | 74 | 56 | - 24.3% |
| Median Sales Price* | \$329,819 | \$394,500 | + 19.6% | \$333,000 | \$376,750 | + 13.1% |
| Percent of List Price Received* | 97.2% | 96.7% | - 0.6% | 97.5% | 96.5% | - 1.0% |
| Days on Market Until Sale | 57 | 81 | + 42.1% | 58 | 79 | + 36.2% |
| Inventory of Homes for Sale | 149 | 153 | + 2.7% | -- | -- | -- |

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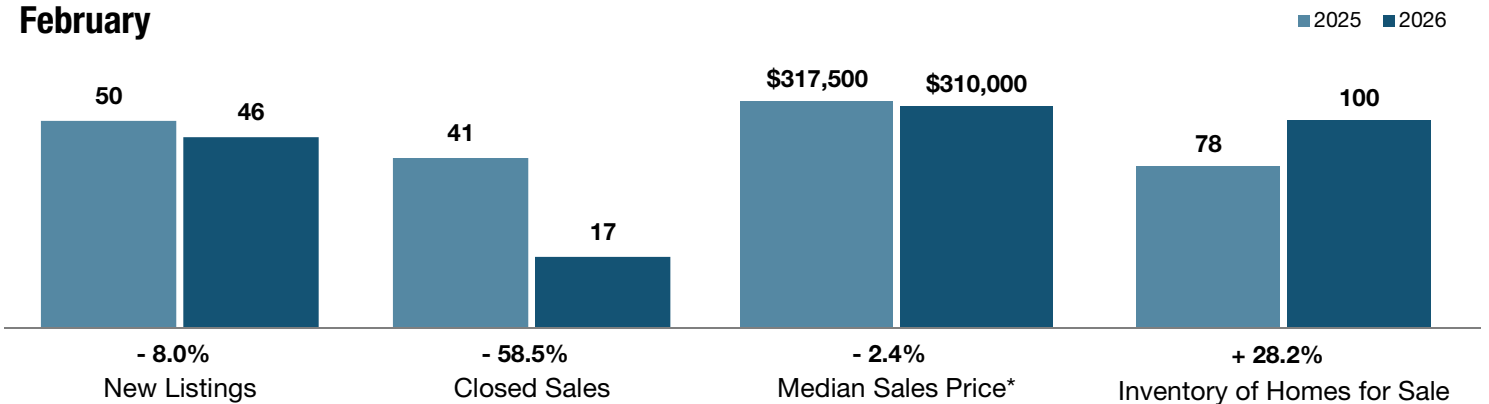


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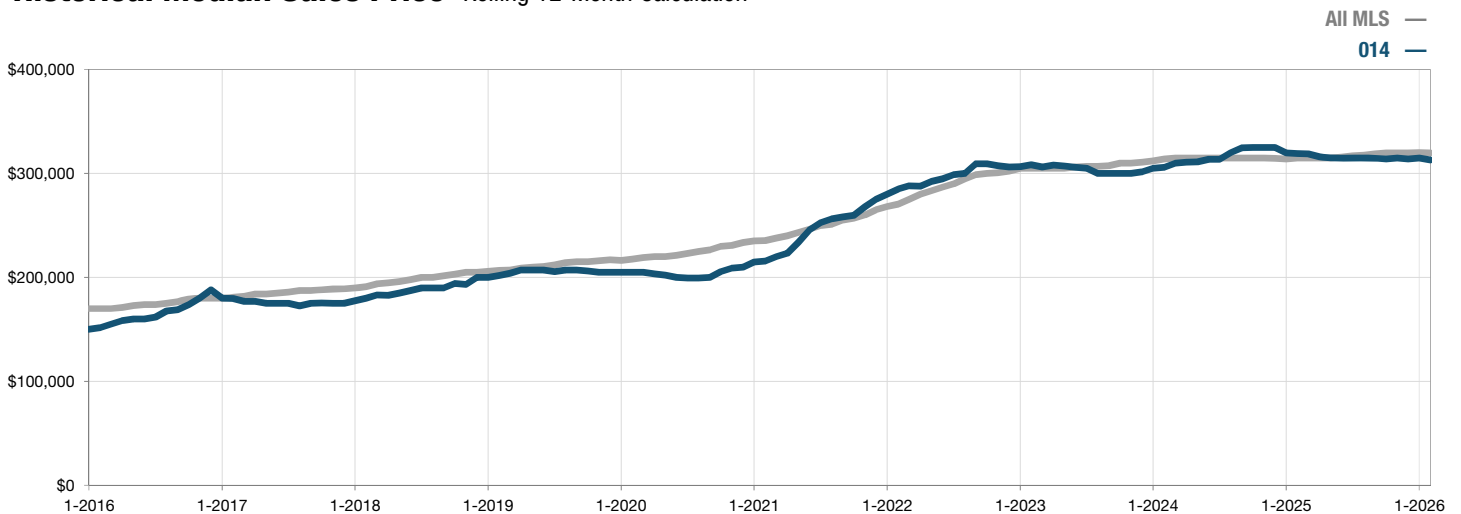
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 50 | 46 | - 8.0% | 74 | 78 | + 5.4% |
| Closed Sales | 41 | 17 | - 58.5% | 62 | 40 | - 35.5% |
| Median Sales Price* | \$317,500 | \$310,000 | - 2.4% | \$306,100 | \$309,000 | + 0.9% |
| Percent of List Price Received* | 98.5% | 96.5% | - 2.1% | 98.5% | 97.6% | - 0.9% |
| Days on Market Until Sale | 75 | 102 | + 36.0% | 78 | 86 | + 10.3% |
| Inventory of Homes for Sale | 78 | 100 | + 28.2% | -- | -- | -- |

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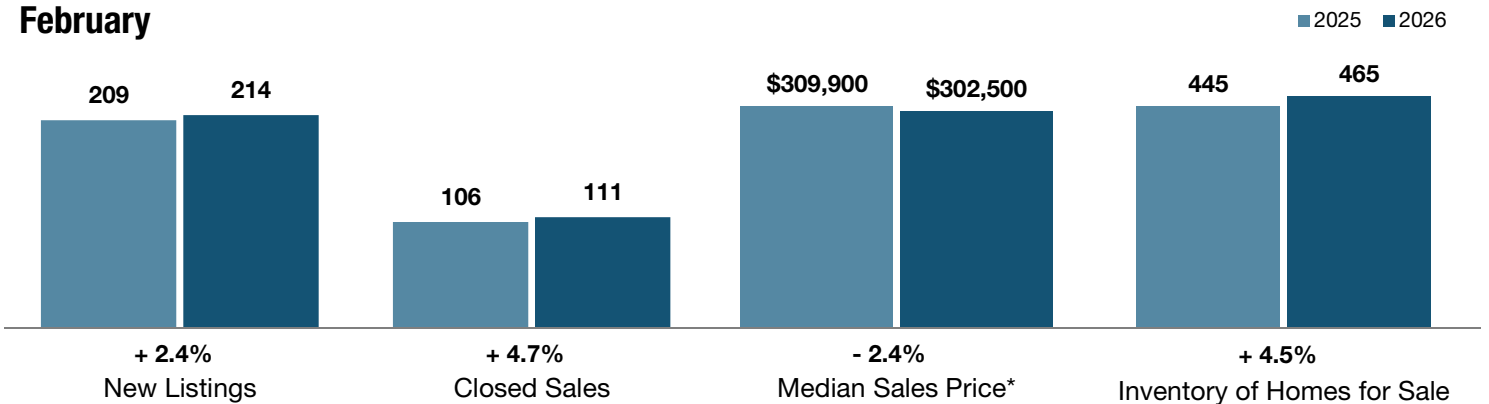


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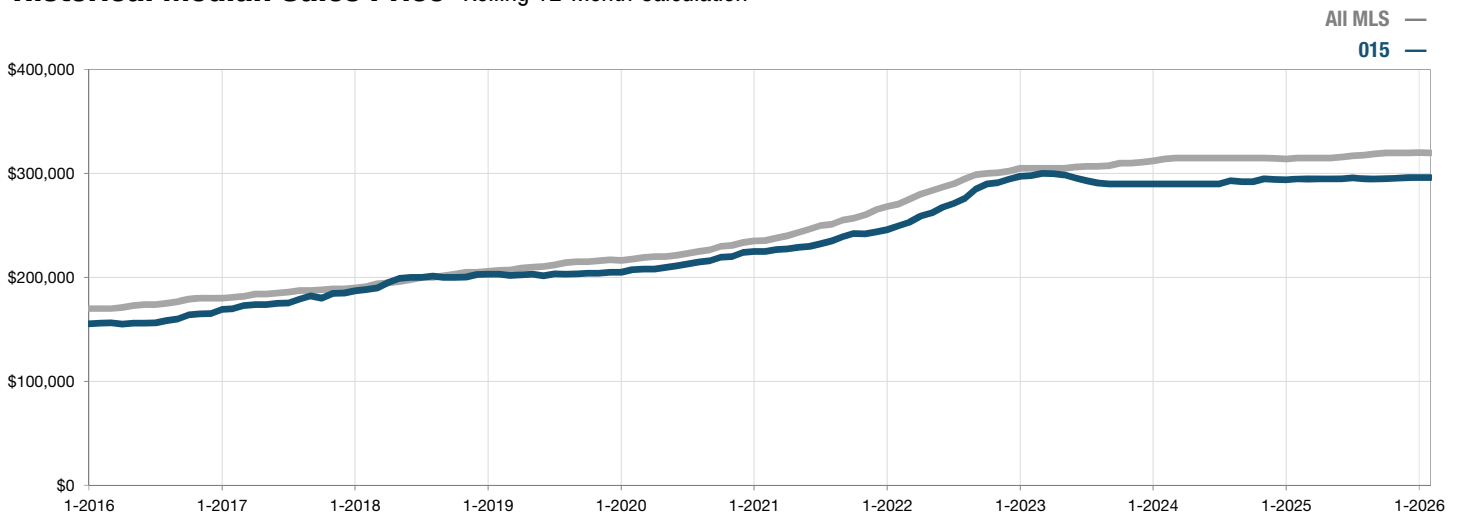
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 209 | 214 | + 2.4% | 407 | 411 | + 1.0% |
| Closed Sales | 106 | 111 | + 4.7% | 196 | 214 | + 9.2% |
| Median Sales Price* | \$309,900 | \$302,500 | - 2.4% | \$298,900 | \$299,410 | + 0.2% |
| Percent of List Price Received* | 98.9% | 98.5% | - 0.4% | 98.4% | 98.8% | + 0.4% |
| Days on Market Until Sale | 75 | 69 | - 8.0% | 76 | 67 | - 11.8% |
| Inventory of Homes for Sale | 445 | 465 | + 4.5% | -- | -- | -- |

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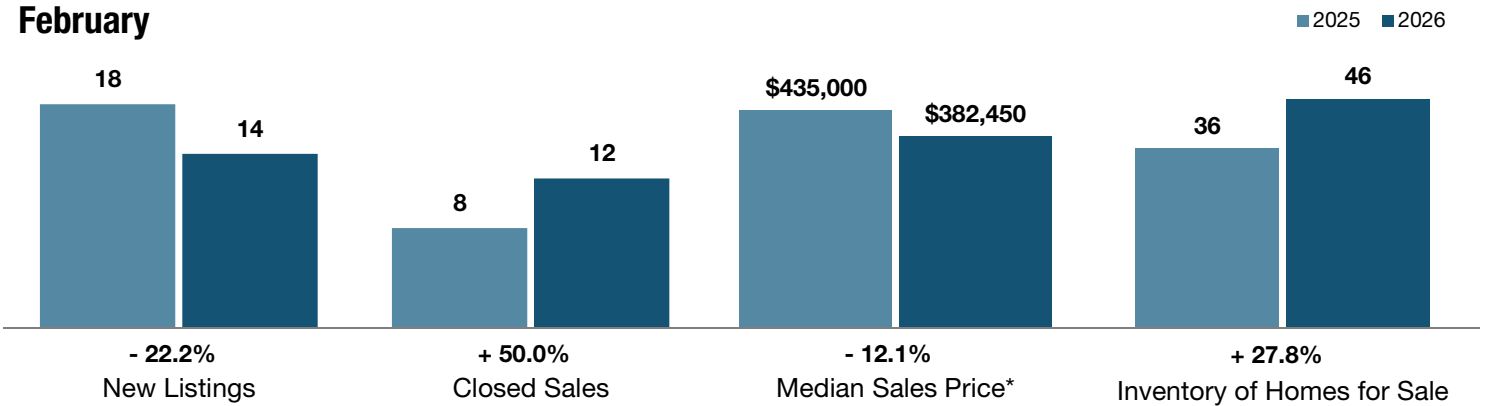


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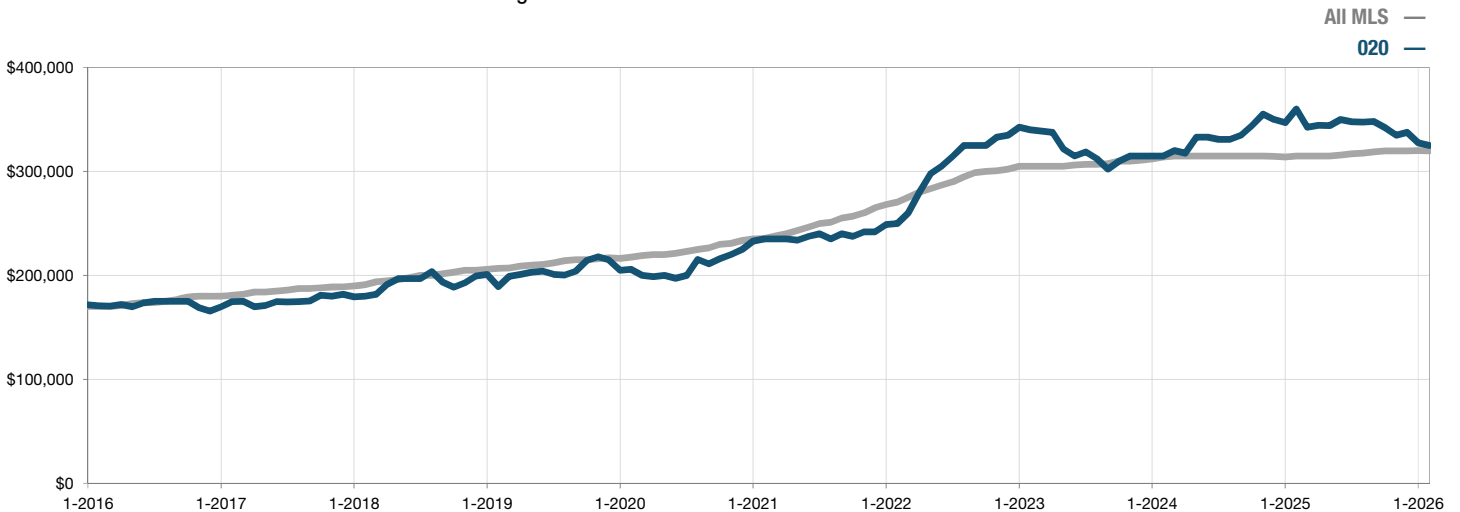
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 18 | 14 | - 22.2% | 30 | 38 | + 26.7% |
| Closed Sales | 8 | 12 | + 50.0% | 16 | 20 | + 25.0% |
| Median Sales Price* | \$435,000 | \$382,450 | - 12.1% | \$416,500 | \$342,000 | - 17.9% |
| Percent of List Price Received* | 97.6% | 96.9% | - 0.7% | 96.9% | 96.7% | - 0.2% |
| Days on Market Until Sale | 66 | 39 | - 40.9% | 49 | 68 | + 38.8% |
| Inventory of Homes for Sale | 36 | 46 | + 27.8% | -- | -- | -- |

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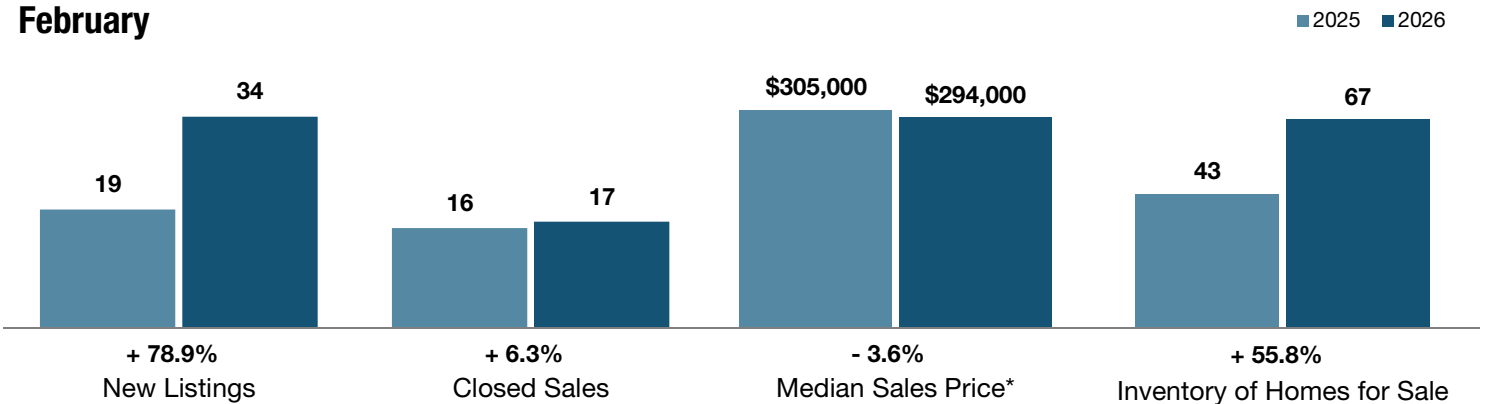


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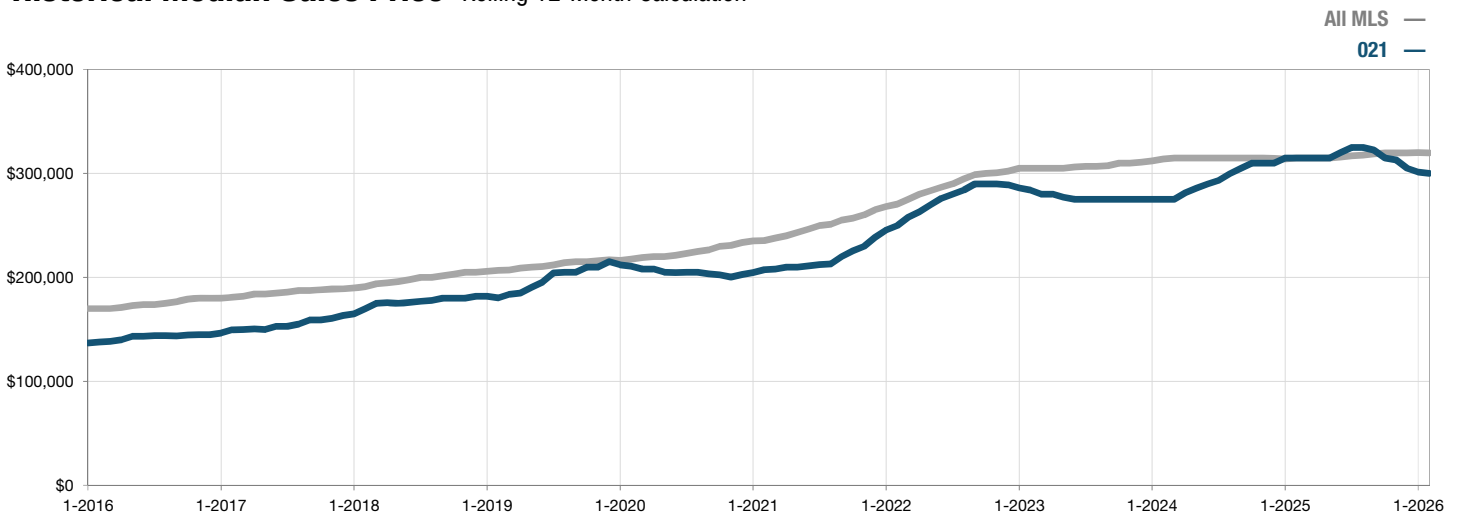
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 19 | 34 | + 78.9% | 37 | 56 | + 51.4% |
| Closed Sales | 16 | 17 | + 6.3% | 22 | 26 | + 18.2% |
| Median Sales Price* | \$305,000 | \$294,000 | - 3.6% | \$332,500 | \$302,000 | - 9.2% |
| Percent of List Price Received* | 98.3% | 96.4% | - 1.9% | 97.7% | 97.1% | - 0.7% |
| Days on Market Until Sale | 33 | 68 | + 106.1% | 47 | 63 | + 34.0% |
| Inventory of Homes for Sale | 43 | 67 | + 55.8% | -- | -- | -- |

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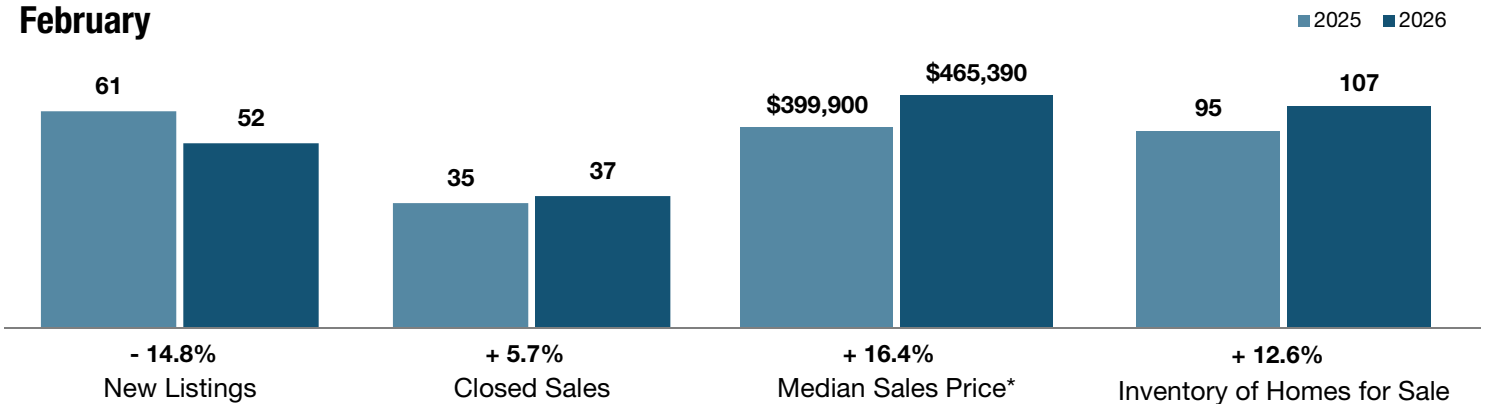


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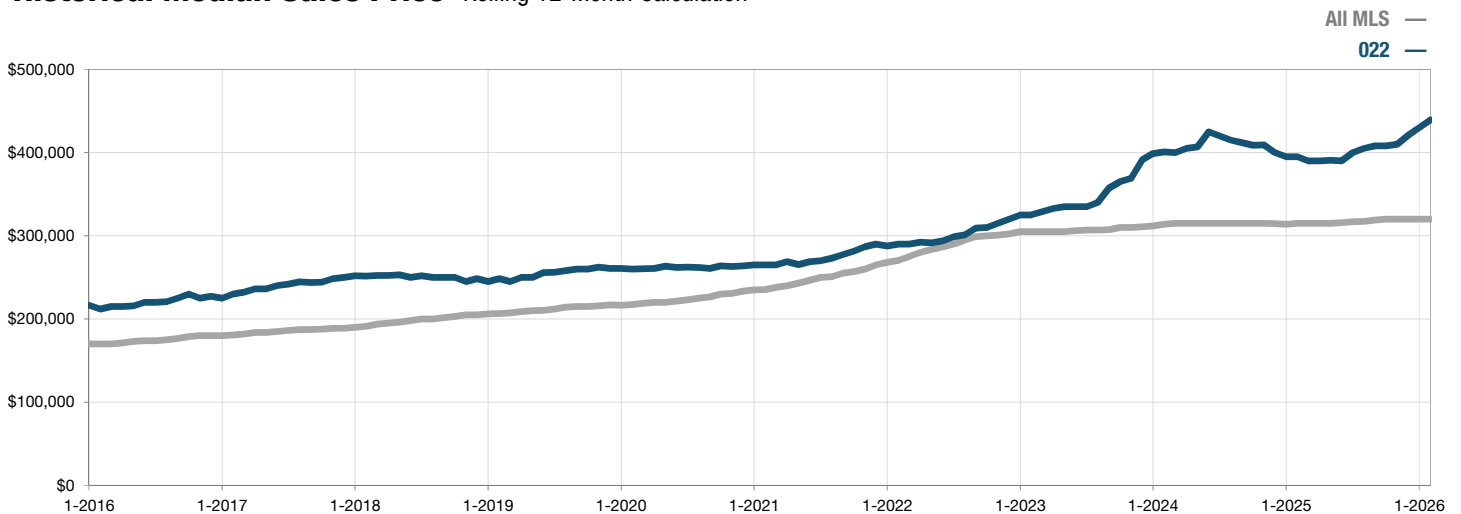
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 61 | 52 | - 14.8% | 111 | 112 | + 0.9% |
| Closed Sales | 35 | 37 | + 5.7% | 80 | 74 | - 7.5% |
| Median Sales Price* | \$399,900 | \$465,390 | + 16.4% | \$386,945 | \$450,000 | + 16.3% |
| Percent of List Price Received* | 98.3% | 97.0% | - 1.3% | 97.9% | 97.3% | - 0.6% |
| Days on Market Until Sale | 36 | 73 | + 102.8% | 41 | 65 | + 58.5% |
| Inventory of Homes for Sale | 95 | 107 | + 12.6% | -- | -- | -- |

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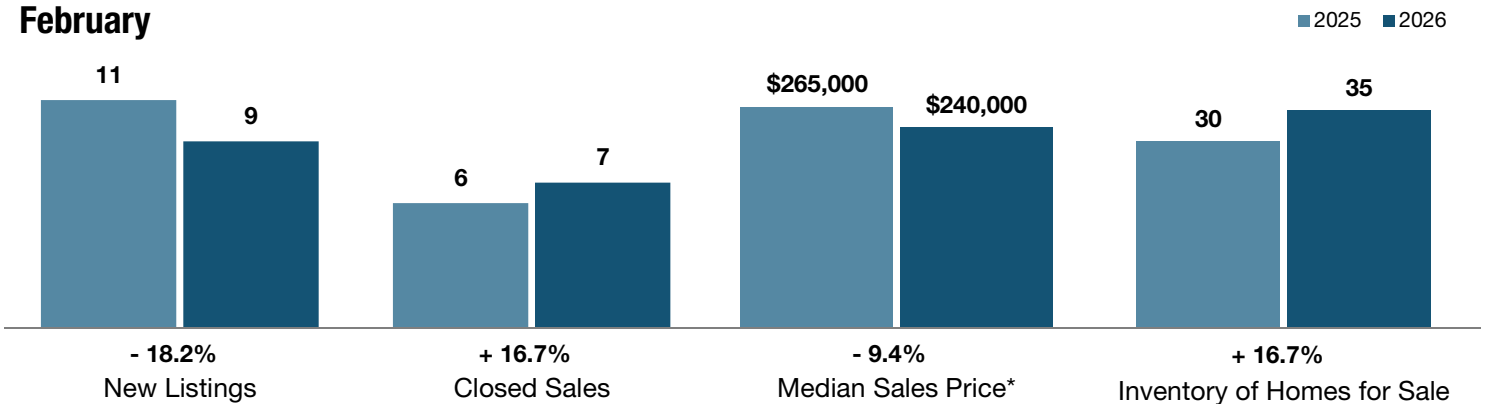


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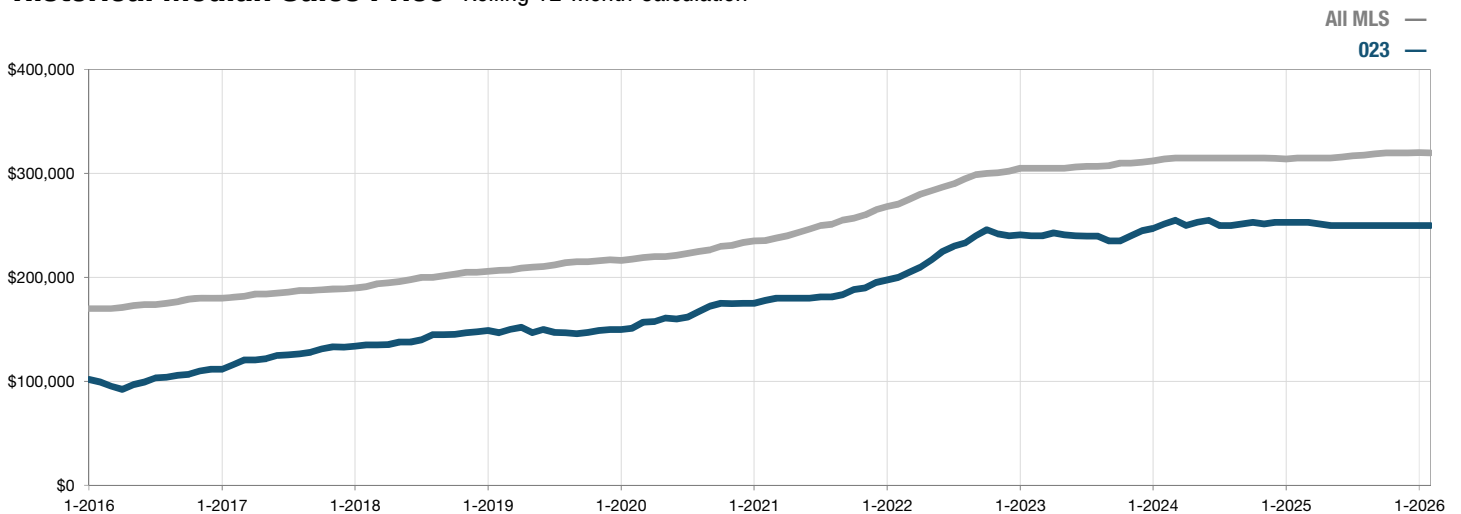
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 11 | 9 | - 18.2% | 22 | 23 | + 4.5% |
| Closed Sales | 6 | 7 | + 16.7% | 9 | 11 | + 22.2% |
| Median Sales Price* | \$265,000 | \$240,000 | - 9.4% | \$265,000 | \$240,000 | - 9.4% |
| Percent of List Price Received* | 99.3% | 96.5% | - 2.8% | 99.2% | 96.3% | - 2.9% |
| Days on Market Until Sale | 83 | 100 | + 20.5% | 64 | 82 | + 28.1% |
| Inventory of Homes for Sale | 30 | 35 | + 16.7% | -- | -- | -- |

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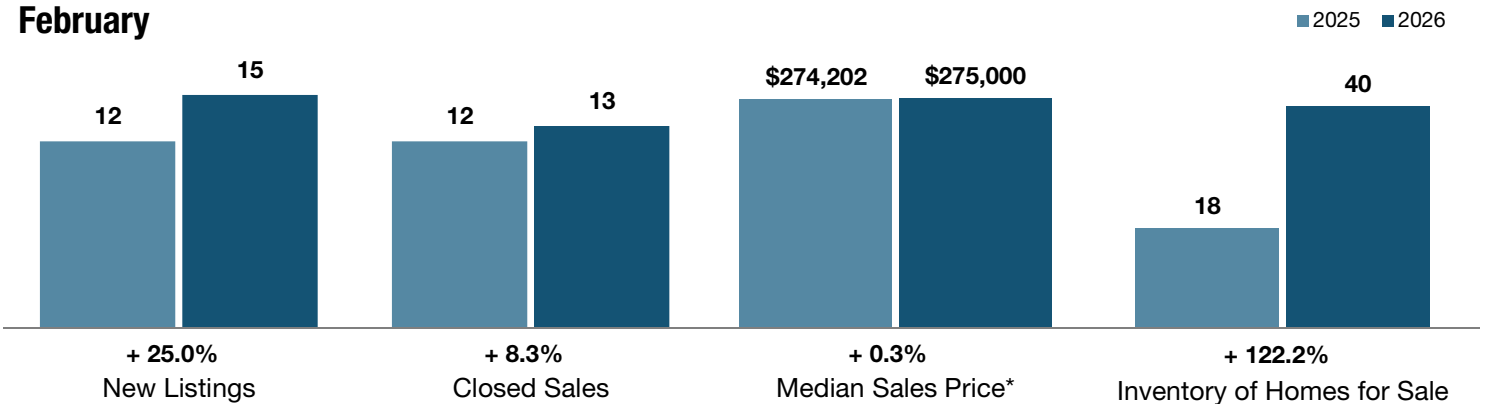


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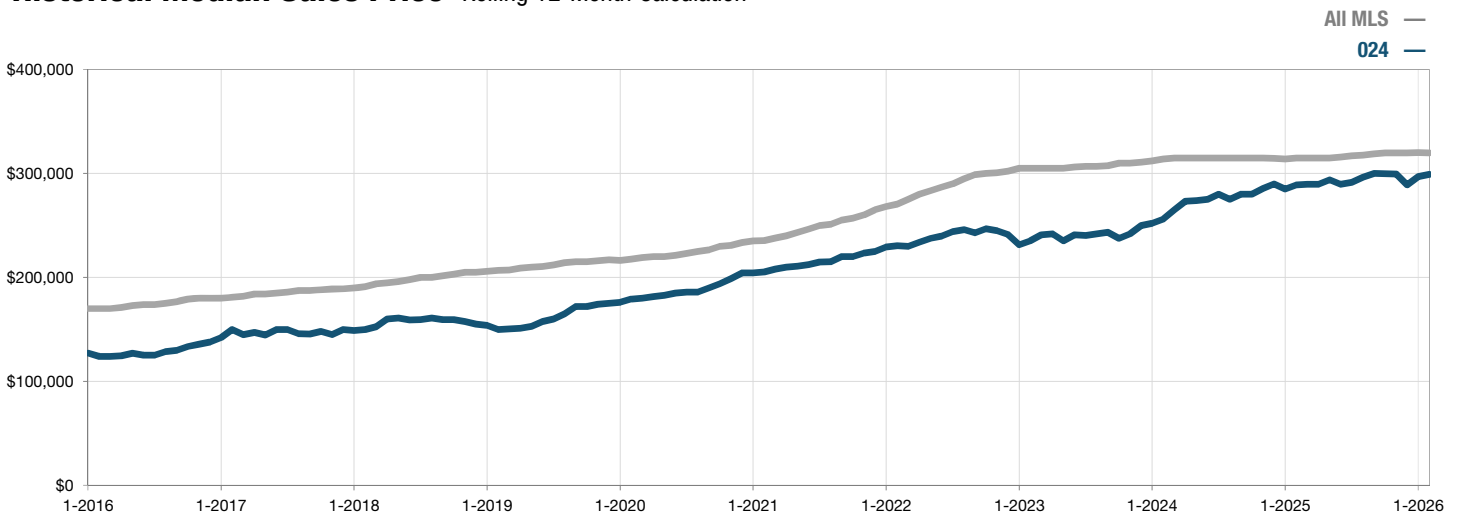
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|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 12 | 15 | + 25.0% | 26 | 25 | - 3.8% |
| Closed Sales | 12 | 13 | + 8.3% | 20 | 24 | + 20.0% |
| Median Sales Price* | \$274,202 | \$275,000 | + 0.3% | \$225,500 | \$301,000 | + 33.5% |
| Percent of List Price Received* | 96.7% | 98.2% | + 1.6% | 96.6% | 98.6% | + 2.1% |
| Days on Market Until Sale | 59 | 89 | + 50.8% | 51 | 90 | + 76.5% |
| Inventory of Homes for Sale | 18 | 40 | + 122.2% | -- | -- | -- |

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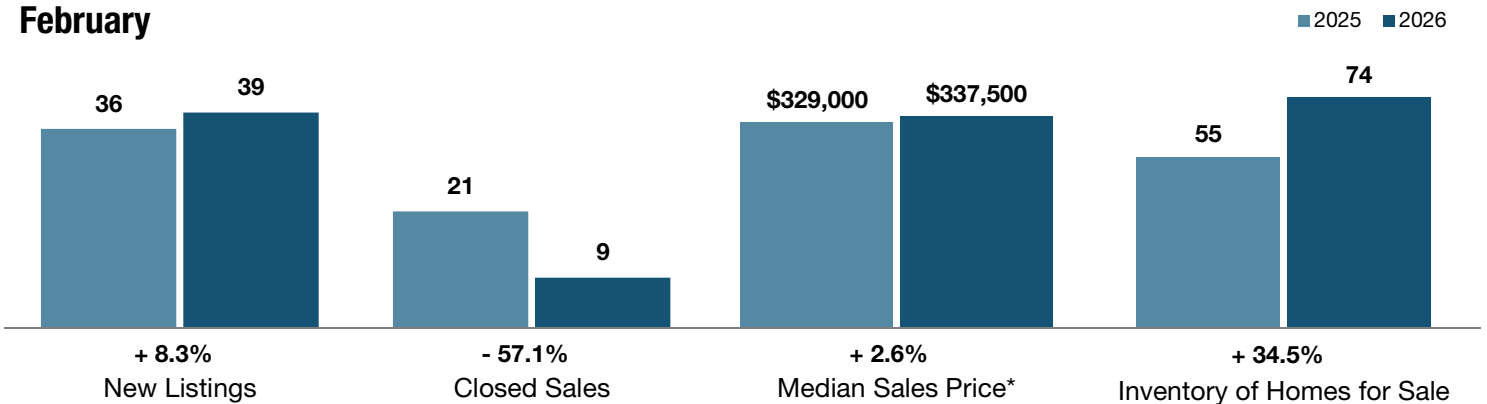


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| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 36 | 39 | + 8.3% | 63 | 78 | + 23.8% |
| Closed Sales | 21 | 9 | - 57.1% | 37 | 24 | - 35.1% |
| Median Sales Price* | \$329,000 | \$337,500 | + 2.6% | \$329,000 | \$320,000 | - 2.7% |
| Percent of List Price Received* | 98.3% | 98.4% | + 0.1% | 98.3% | 98.2% | - 0.1% |
| Days on Market Until Sale | 48 | 42 | - 12.5% | 48 | 50 | + 4.2% |
| Inventory of Homes for Sale | 55 | 74 | + 34.5% | -- | -- | -- |

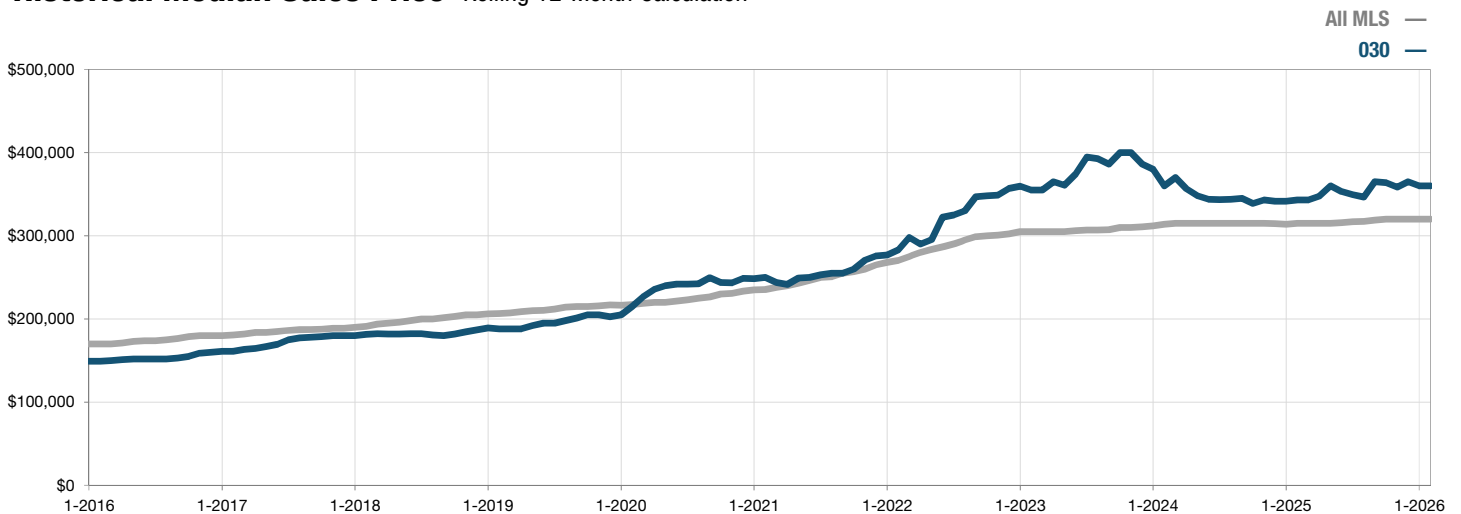
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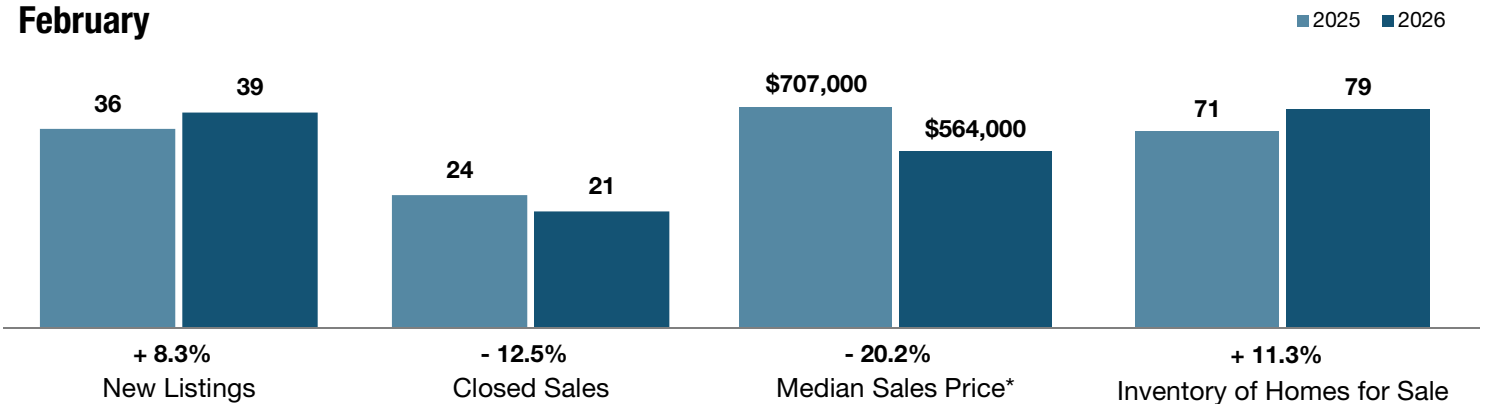


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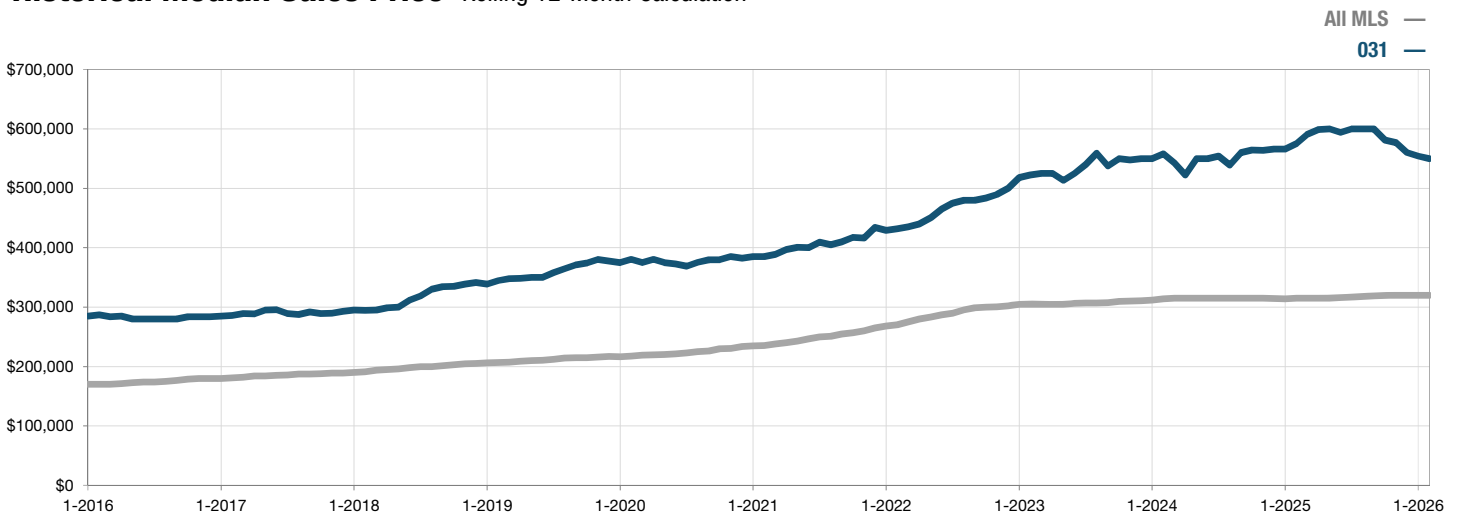
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 36 | 39 | + 8.3% | 70 | 75 | + 7.1% |
| Closed Sales | 24 | 21 | - 12.5% | 43 | 38 | - 11.6% |
| Median Sales Price* | \$707,000 | \$564,000 | - 20.2% | \$605,999 | \$520,000 | - 14.2% |
| Percent of List Price Received* | 98.0% | 97.6% | - 0.4% | 97.3% | 97.1% | - 0.2% |
| Days on Market Until Sale | 57 | 43 | - 24.6% | 53 | 66 | + 24.5% |
| Inventory of Homes for Sale | 71 | 79 | + 11.3% | -- | -- | -- |

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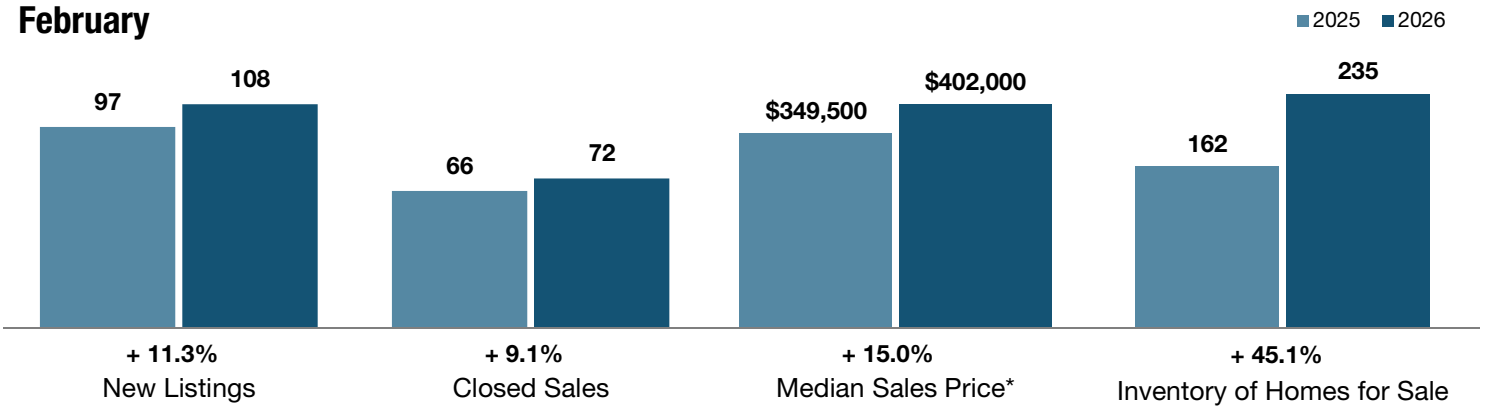


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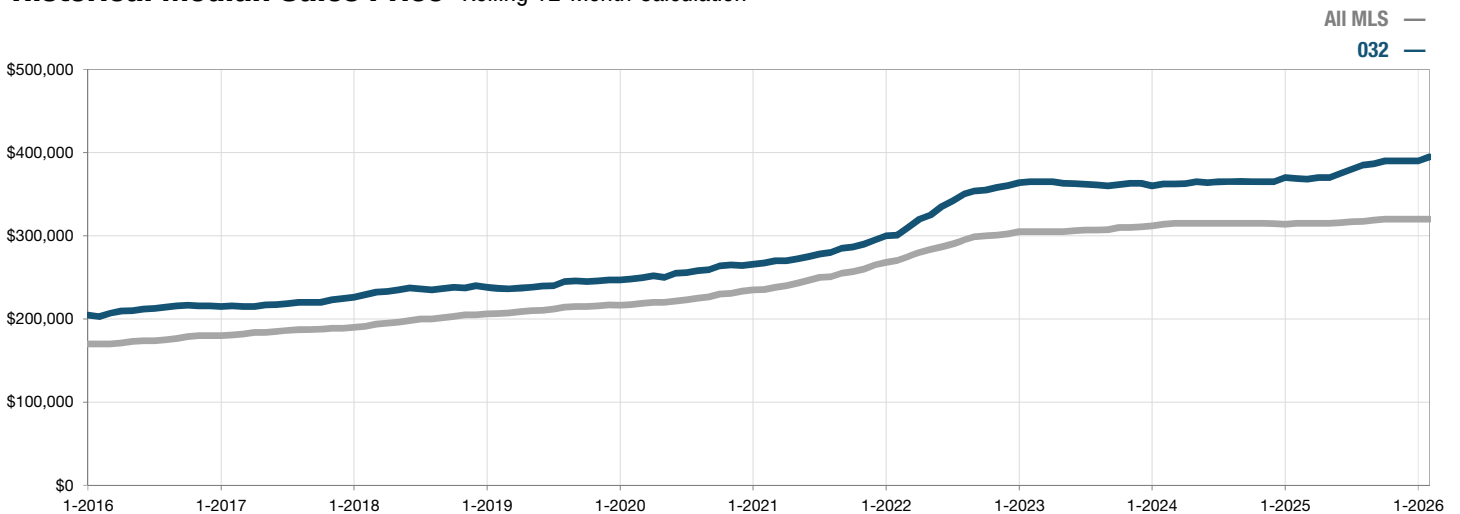
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 97 | 108 | + 11.3% | 189 | 214 | + 13.2% |
| Closed Sales | 66 | 72 | + 9.1% | 133 | 129 | - 3.0% |
| Median Sales Price* | \$349,500 | \$402,000 | + 15.0% | \$365,600 | \$395,000 | + 8.0% |
| Percent of List Price Received* | 98.0% | 98.1% | + 0.2% | 98.0% | 98.0% | - 0.1% |
| Days on Market Until Sale | 44 | 67 | + 52.3% | 43 | 66 | + 53.5% |
| Inventory of Homes for Sale | 162 | 235 | + 45.1% | -- | -- | -- |

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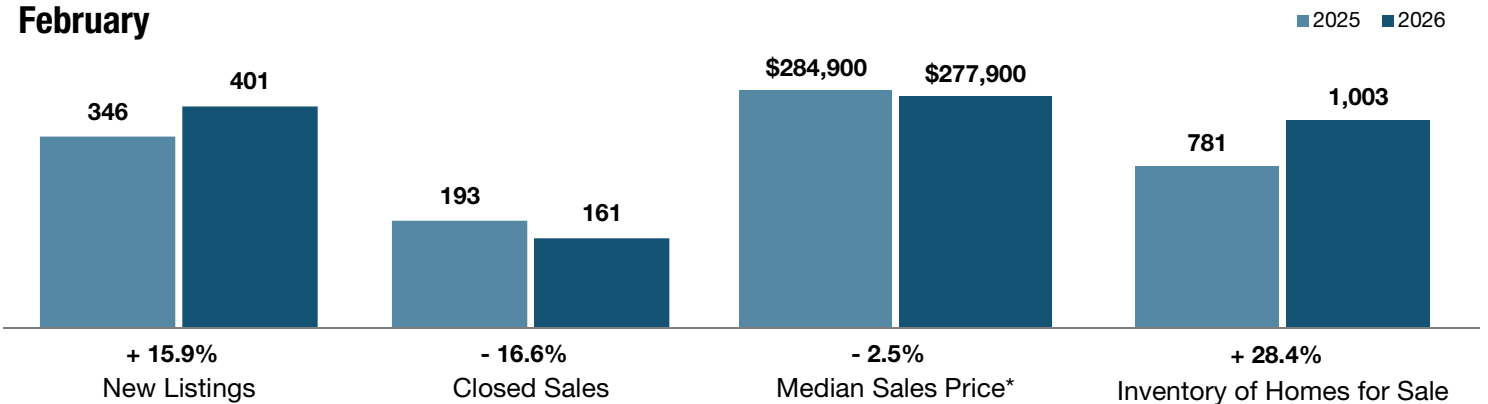


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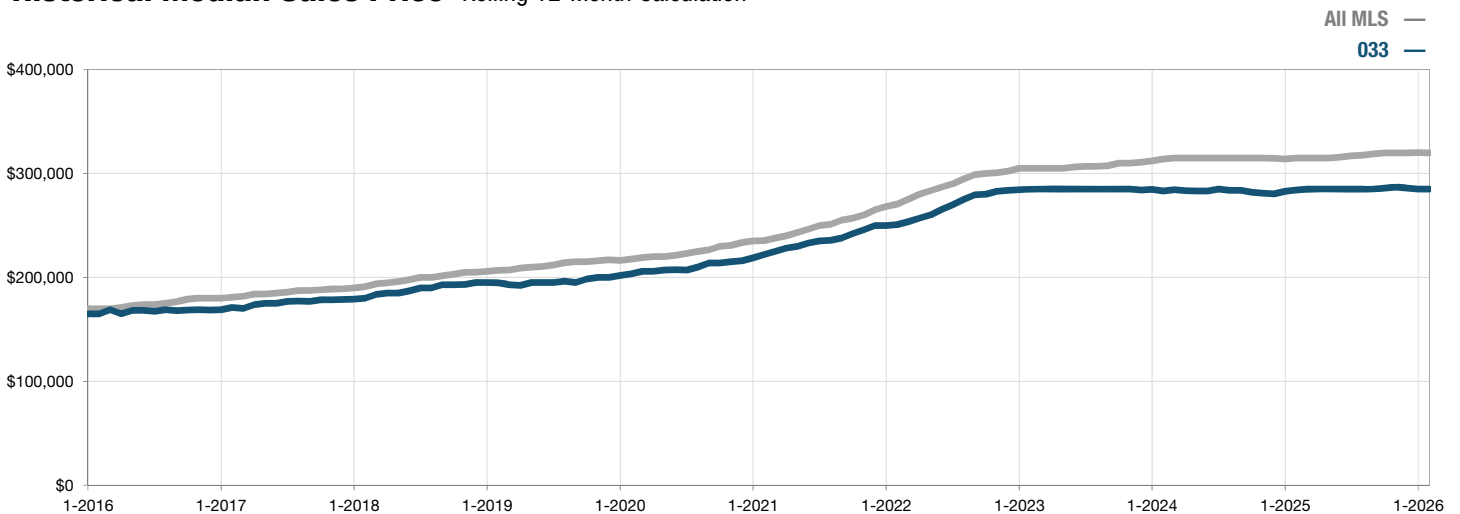
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 346 | 401 | + 15.9% | 672 | 735 | + 9.4% |
| Closed Sales | 193 | 161 | - 16.6% | 363 | 296 | - 18.5% |
| Median Sales Price* | \$284,900 | \$277,900 | - 2.5% | \$288,000 | \$280,000 | - 2.8% |
| Percent of List Price Received* | 98.5% | 98.7% | + 0.2% | 98.3% | 98.5% | + 0.2% |
| Days on Market Until Sale | 74 | 83 | + 12.2% | 77 | 78 | + 1.3% |
| Inventory of Homes for Sale | 781 | 1,003 | + 28.4% | -- | -- | -- |

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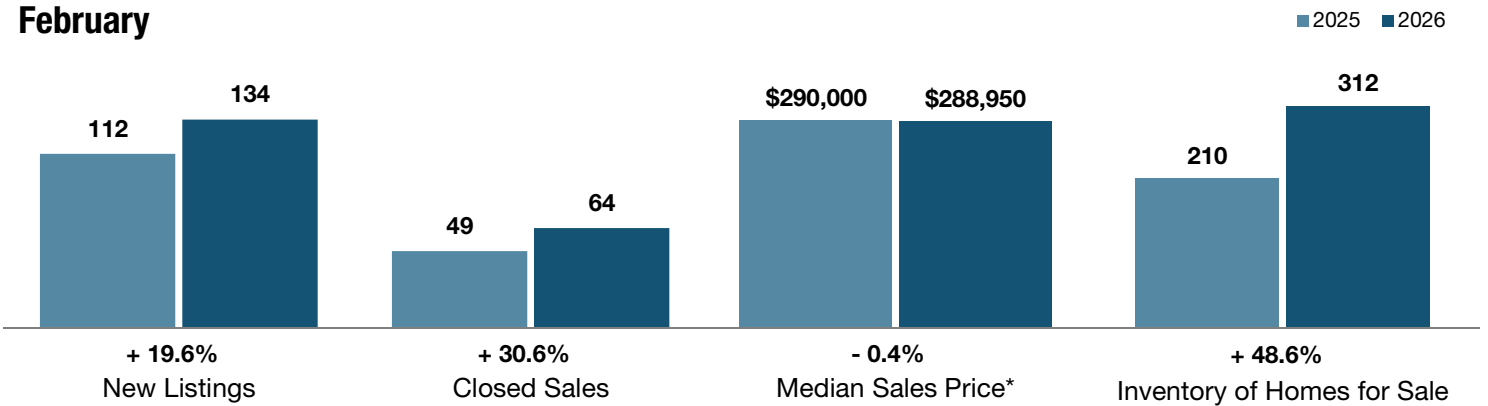


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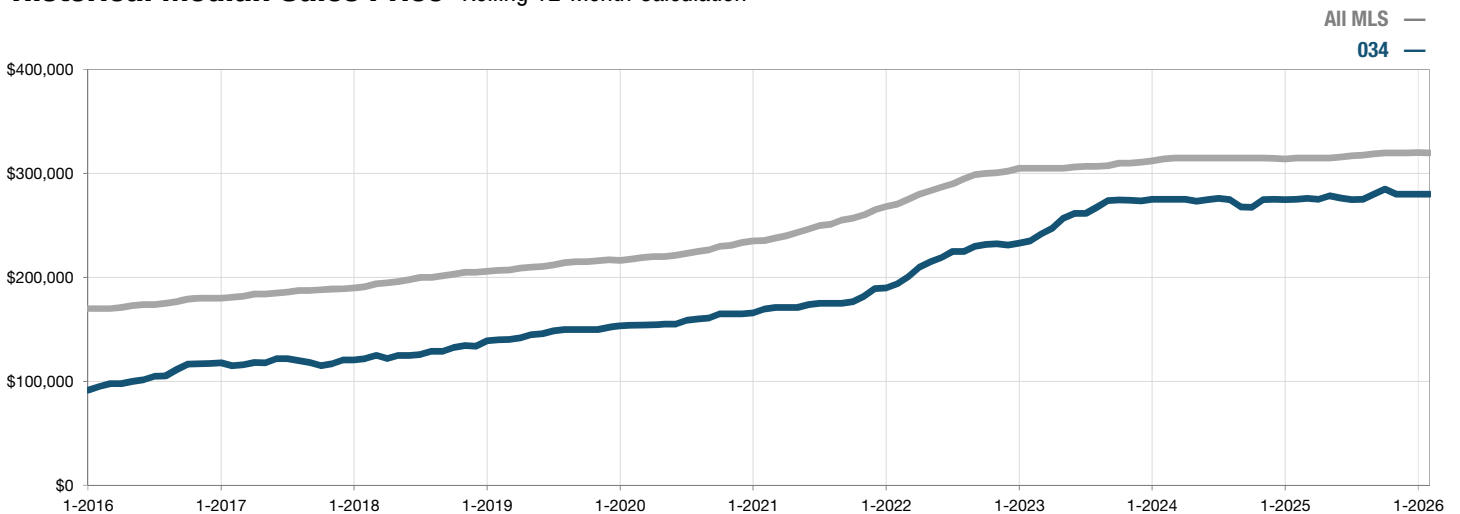
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 112 | 134 | + 19.6% | 202 | 278 | + 37.6% |
| Closed Sales | 49 | 64 | + 30.6% | 87 | 112 | + 28.7% |
| Median Sales Price* | \$290,000 | \$288,950 | - 0.4% | \$279,990 | \$279,773 | - 0.1% |
| Percent of List Price Received* | 99.0% | 97.3% | - 1.7% | 98.6% | 96.5% | - 2.1% |
| Days on Market Until Sale | 51 | 75 | + 47.1% | 57 | 66 | + 15.8% |
| Inventory of Homes for Sale | 210 | 312 | + 48.6% | -- | -- | -- |

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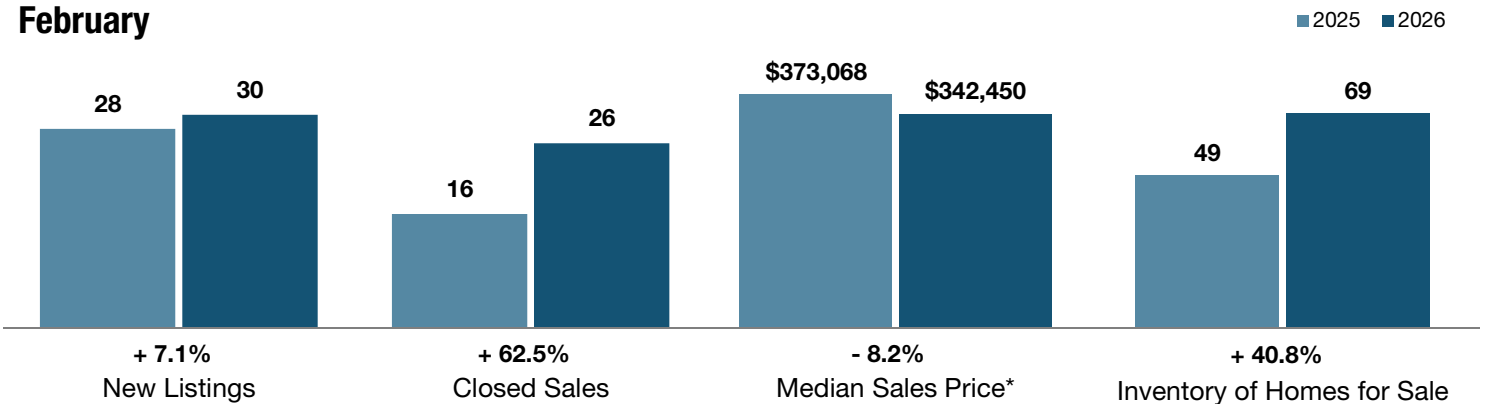


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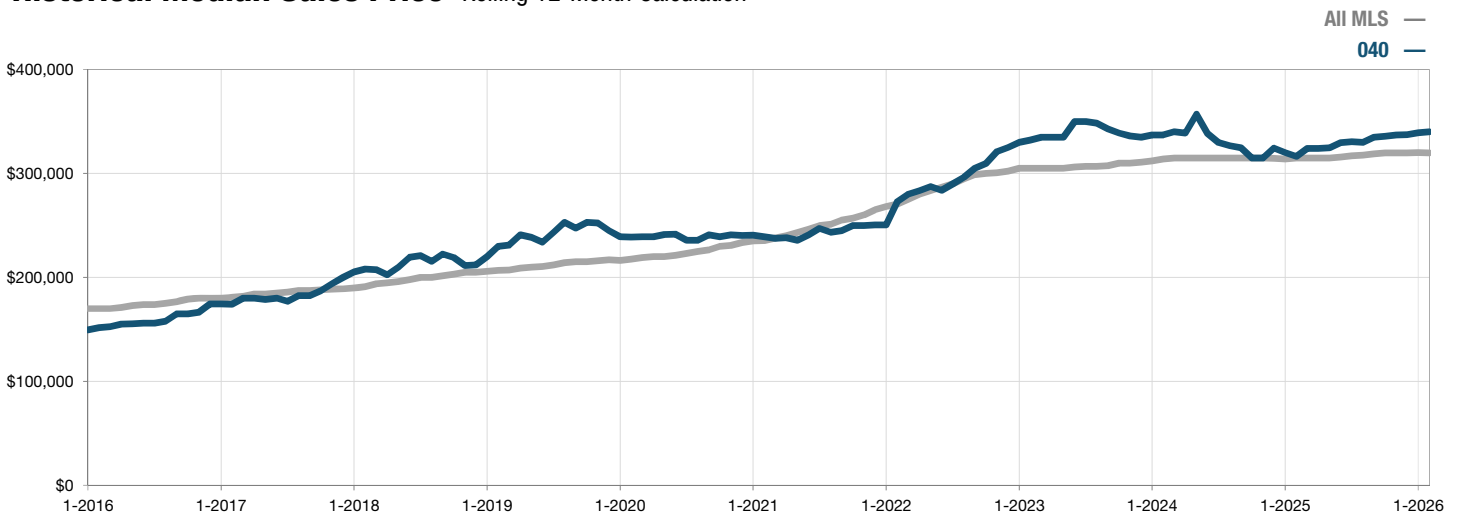
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 28 | 30 | + 7.1% | 49 | 76 | + 55.1% |
| Closed Sales | 16 | 26 | + 62.5% | 28 | 39 | + 39.3% |
| Median Sales Price* | \$373,068 | \$342,450 | - 8.2% | \$306,073 | \$344,900 | + 12.7% |
| Percent of List Price Received* | 97.1% | 99.3% | + 2.3% | 97.6% | 98.5% | + 0.9% |
| Days on Market Until Sale | 61 | 54 | - 11.5% | 56 | 50 | - 10.7% |
| Inventory of Homes for Sale | 49 | 69 | + 40.8% | -- | -- | -- |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

A Research Tool Provided by the Greater Greenville Association of REALTORS®

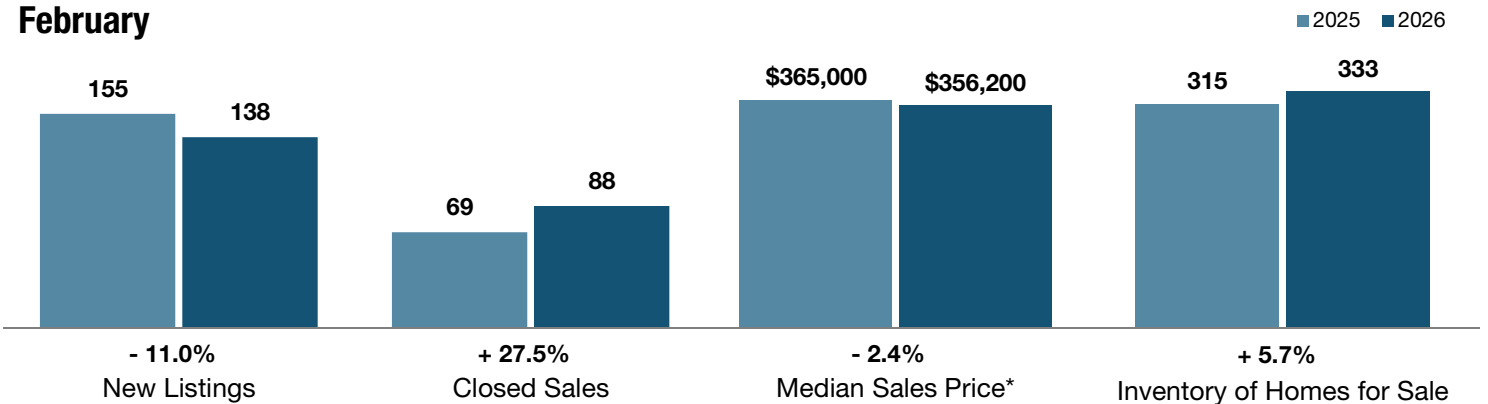


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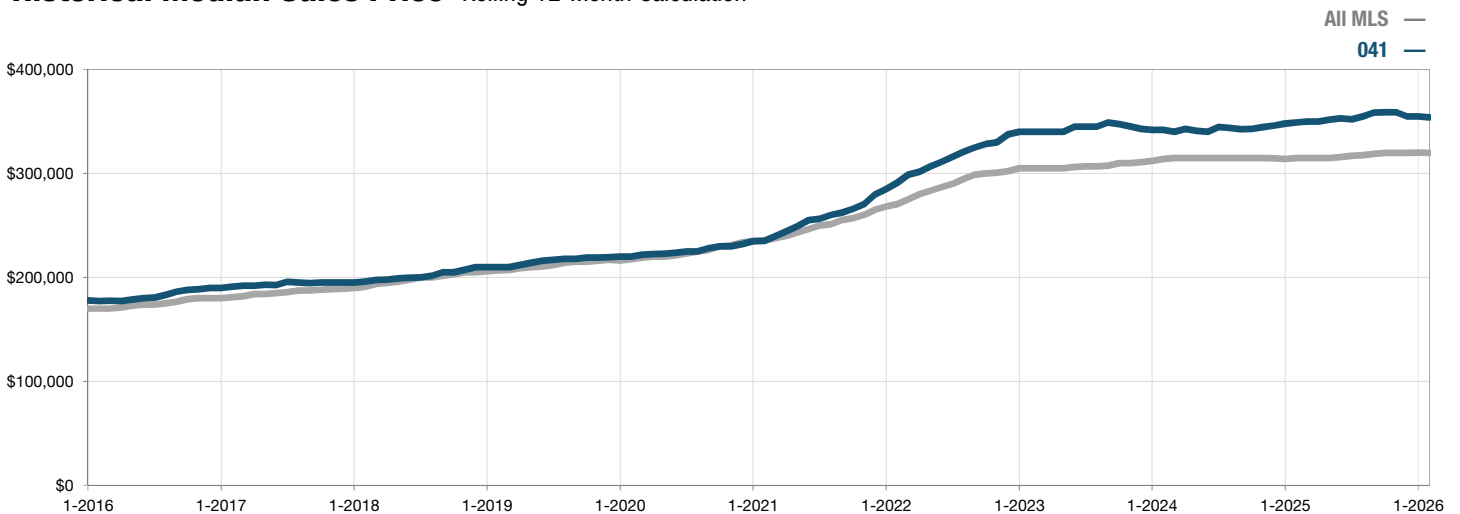
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 155 | 138 | - 11.0% | 292 | 259 | - 11.3% |
| Closed Sales | 69 | 88 | + 27.5% | 127 | 129 | + 1.6% |
| Median Sales Price* | \$365,000 | \$356,200 | - 2.4% | \$355,900 | \$350,000 | - 1.7% |
| Percent of List Price Received* | 98.4% | 98.7% | + 0.3% | 98.3% | 98.7% | + 0.5% |
| Days on Market Until Sale | 75 | 76 | + 1.3% | 67 | 75 | + 11.9% |
| Inventory of Homes for Sale | 315 | 333 | + 5.7% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

A Research Tool Provided by the Greater Greenville Association of REALTORS®

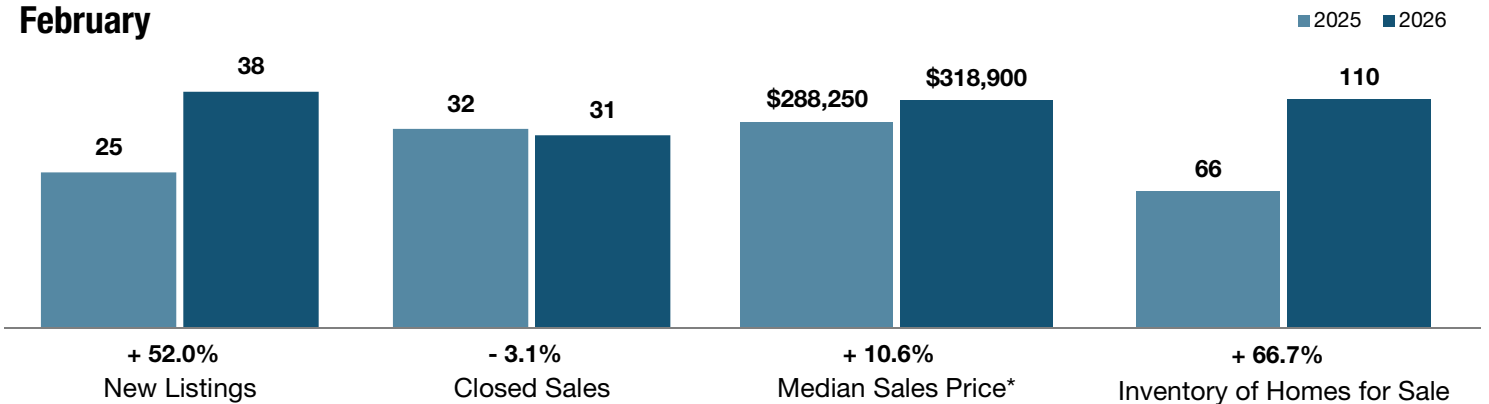


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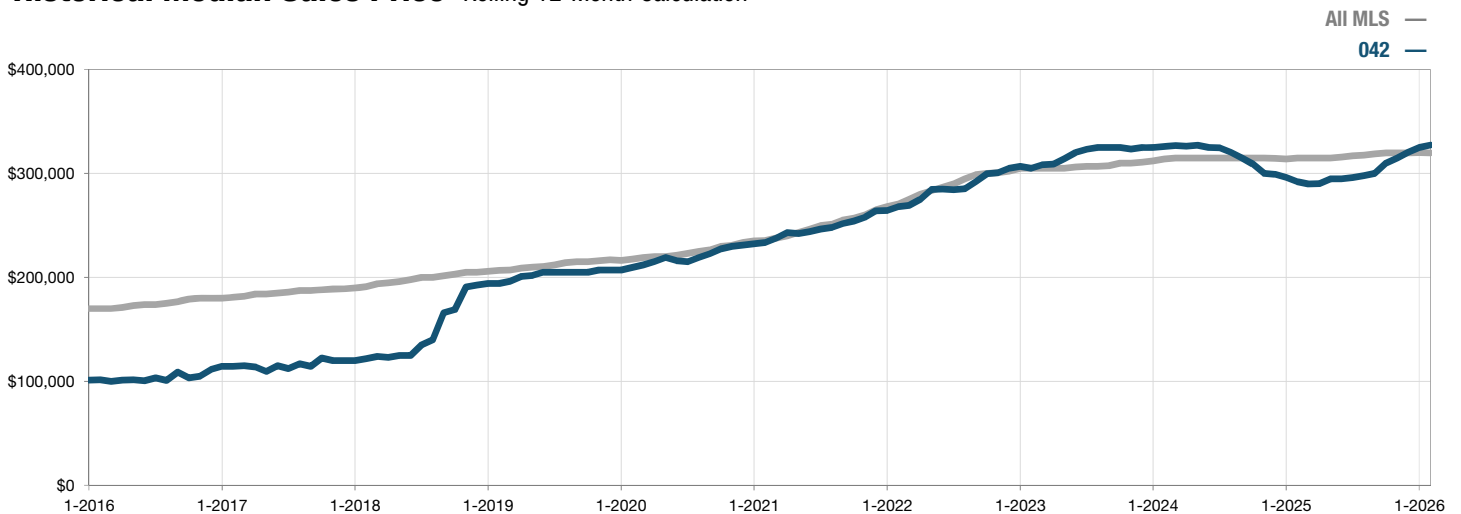
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 25 | 38 | + 52.0% | 71 | 72 | + 1.4% |
| Closed Sales | 32 | 31 | - 3.1% | 58 | 40 | - 31.0% |
| Median Sales Price* | \$288,250 | \$318,900 | + 10.6% | \$289,250 | \$318,950 | + 10.3% |
| Percent of List Price Received* | 100.7% | 98.6% | - 2.1% | 98.9% | 98.6% | - 0.4% |
| Days on Market Until Sale | 60 | 59 | - 1.7% | 59 | 58 | - 1.7% |
| Inventory of Homes for Sale | 66 | 110 | + 66.7% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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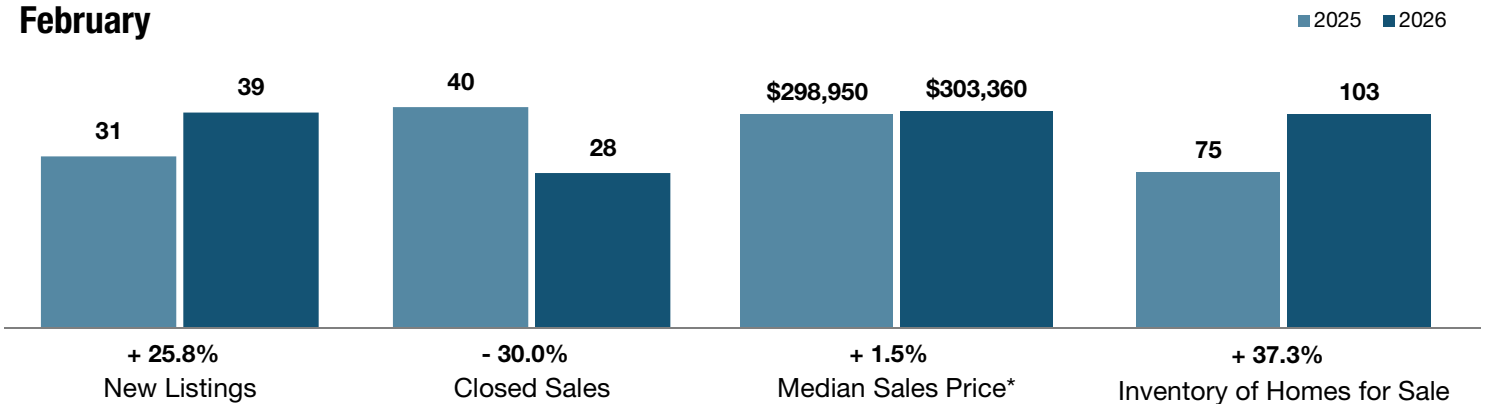


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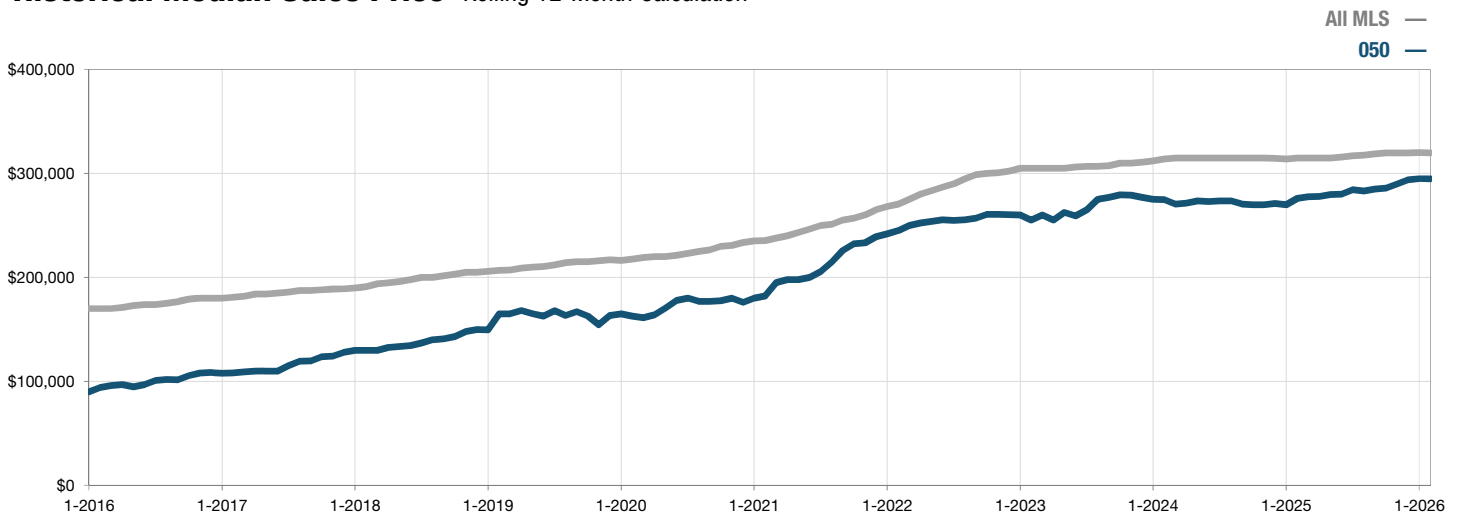
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 31 | 39 | + 25.8% | 66 | 69 | + 4.5% |
| Closed Sales | 40 | 28 | - 30.0% | 63 | 47 | - 25.4% |
| Median Sales Price* | \$298,950 | \$303,360 | + 1.5% | \$284,900 | \$303,900 | + 6.7% |
| Percent of List Price Received* | 98.3% | 99.4% | + 1.1% | 97.5% | 100.2% | + 2.8% |
| Days on Market Until Sale | 62 | 71 | + 14.5% | 53 | 68 | + 28.3% |
| Inventory of Homes for Sale | 75 | 103 | + 37.3% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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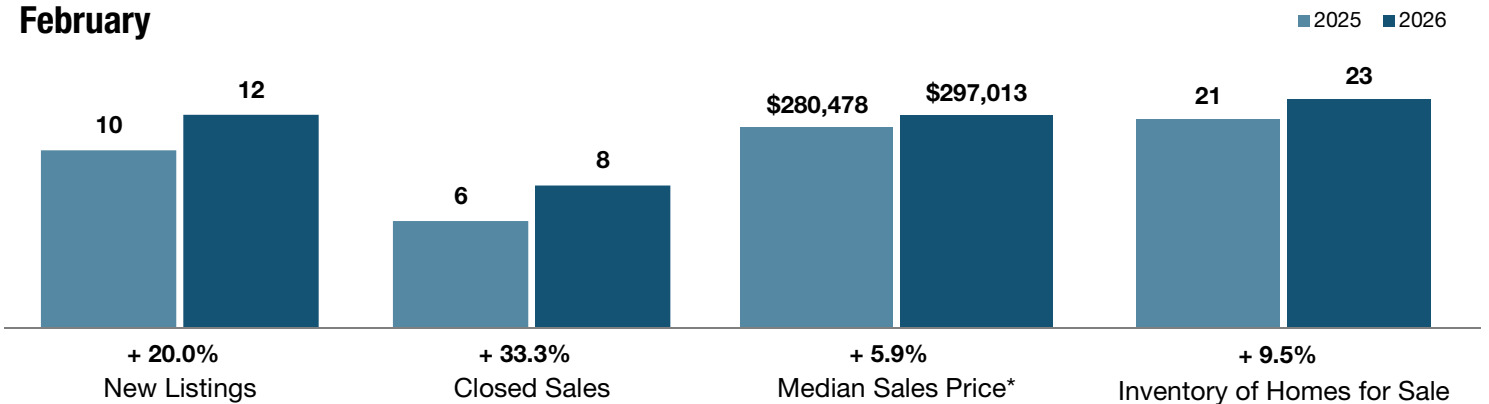


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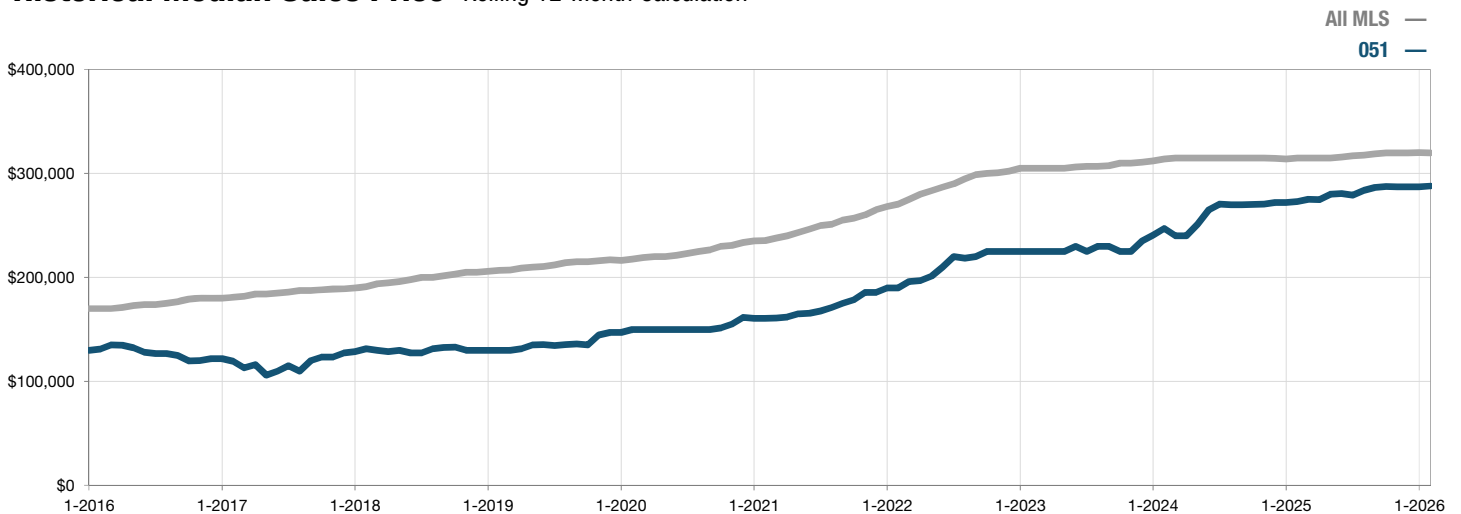
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 10 | 12 | + 20.0% | 23 | 18 | - 21.7% |
| Closed Sales | 6 | 8 | + 33.3% | 8 | 12 | + 50.0% |
| Median Sales Price* | \$280,478 | \$297,013 | + 5.9% | \$286,988 | \$297,013 | + 3.5% |
| Percent of List Price Received* | 100.0% | 100.1% | + 0.1% | 99.9% | 99.5% | - 0.3% |
| Days on Market Until Sale | 31 | 78 | + 151.6% | 50 | 65 | + 30.0% |
| Inventory of Homes for Sale | 21 | 23 | + 9.5% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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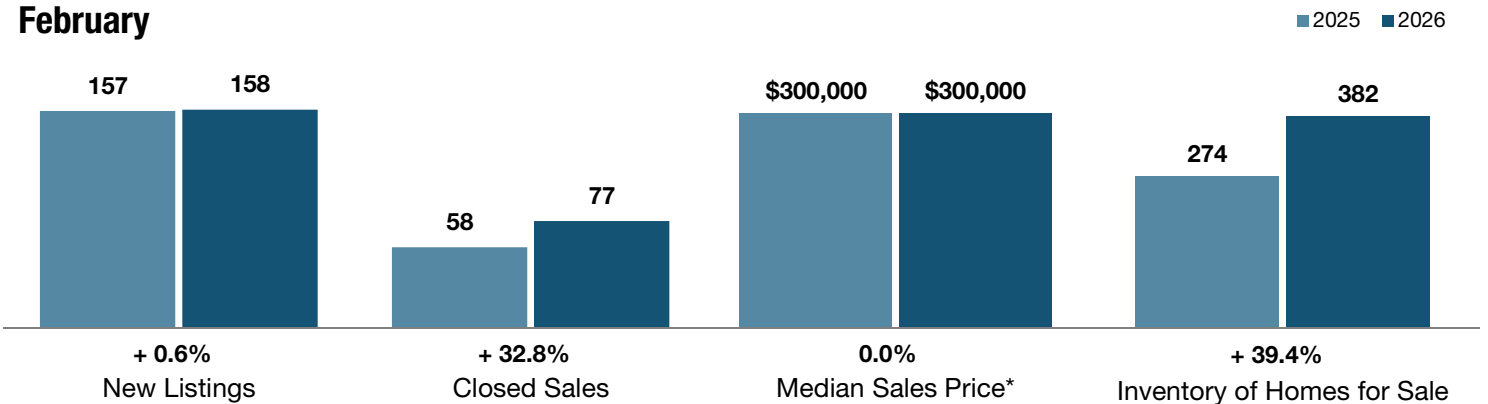


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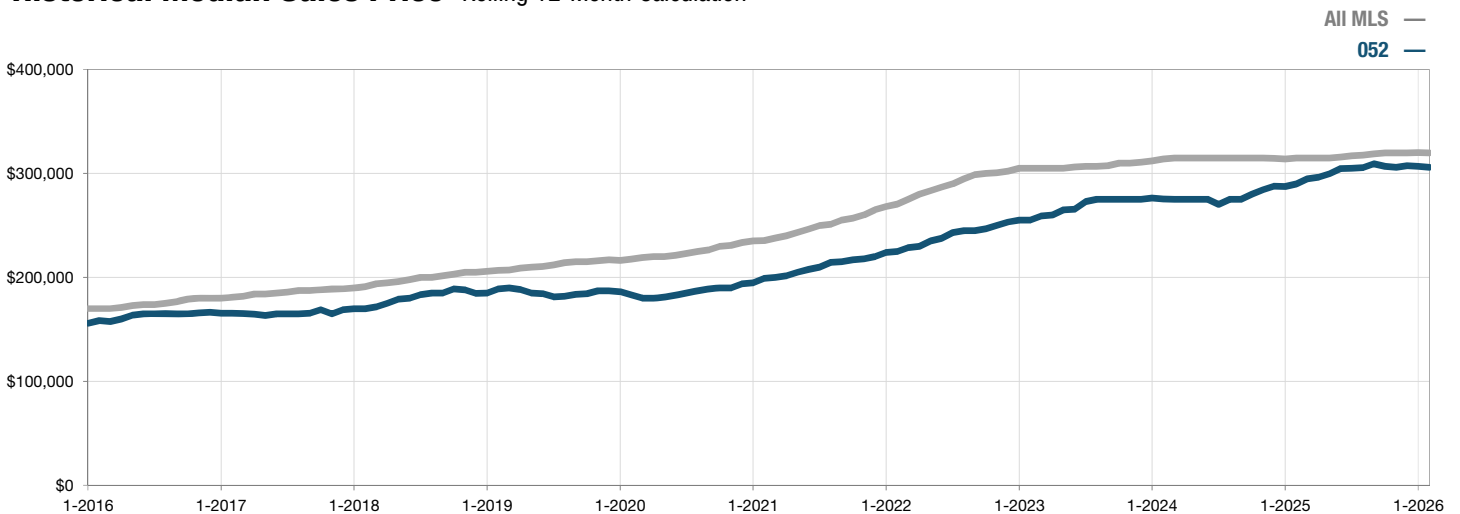
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 157 | 158 | + 0.6% | 268 | 289 | + 7.8% |
| Closed Sales | 58 | 77 | + 32.8% | 110 | 138 | + 25.5% |
| Median Sales Price* | \$300,000 | \$300,000 | 0.0% | \$299,945 | \$285,000 | - 5.0% |
| Percent of List Price Received* | 99.1% | 99.0% | - 0.2% | 98.8% | 98.3% | - 0.5% |
| Days on Market Until Sale | 65 | 66 | + 1.5% | 67 | 64 | - 4.5% |
| Inventory of Homes for Sale | 274 | 382 | + 39.4% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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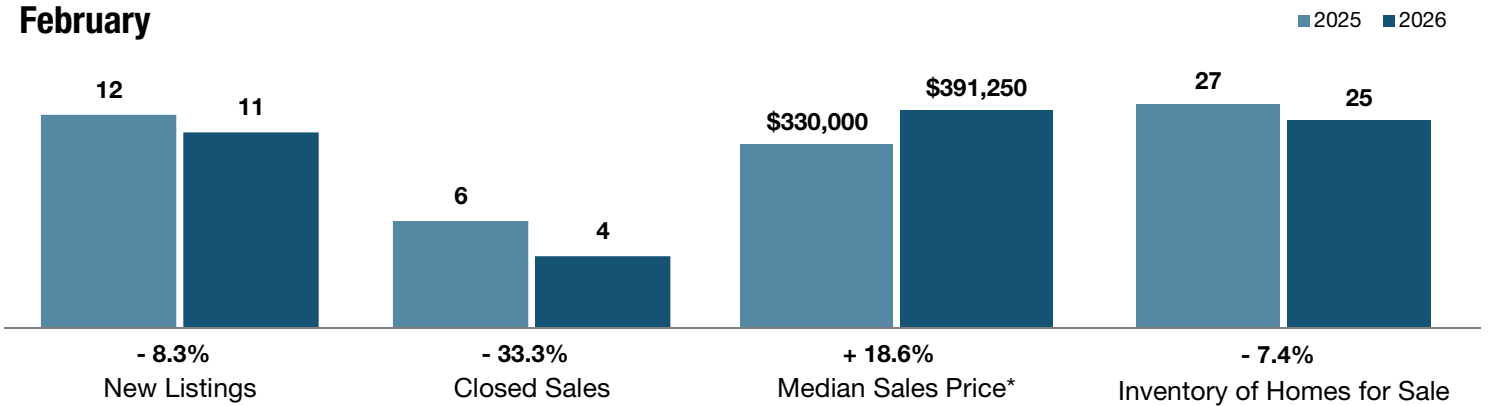


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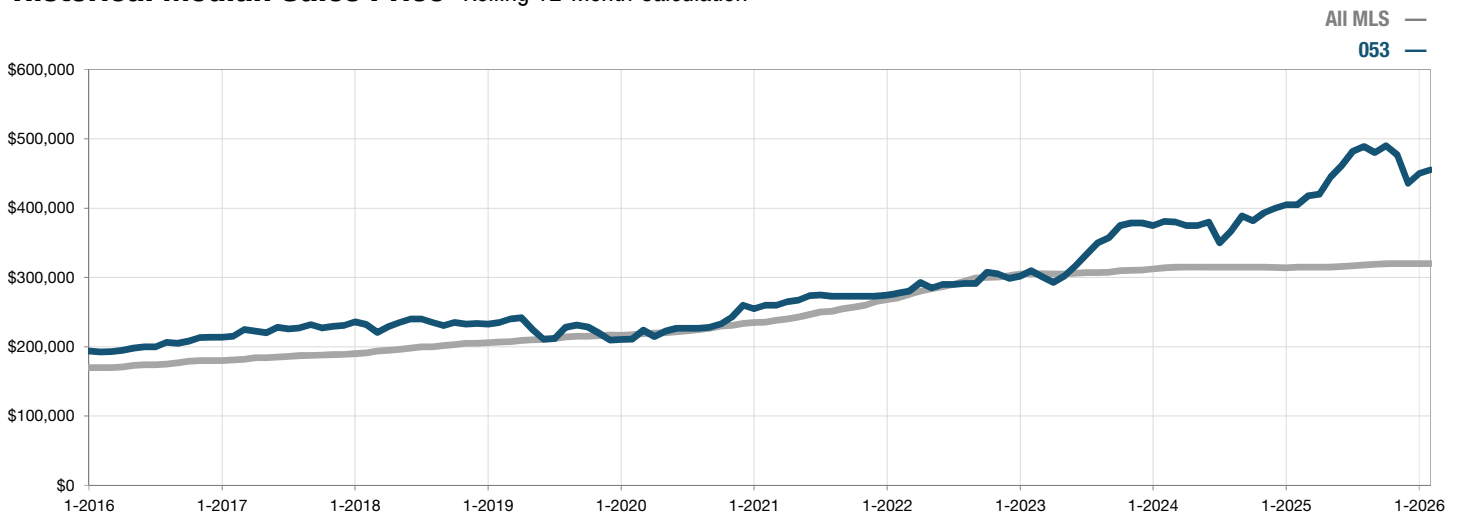
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 12 | 11 | - 8.3% | 25 | 16 | - 36.0% |
| Closed Sales | 6 | 4 | - 33.3% | 7 | 13 | + 85.7% |
| Median Sales Price* | \$330,000 | \$391,250 | + 18.6% | \$325,000 | \$450,000 | + 38.5% |
| Percent of List Price Received* | 99.3% | 95.1% | - 4.1% | 98.4% | 97.8% | - 0.6% |
| Days on Market Until Sale | 33 | 89 | + 169.7% | 34 | 63 | + 85.3% |
| Inventory of Homes for Sale | 27 | 25 | - 7.4% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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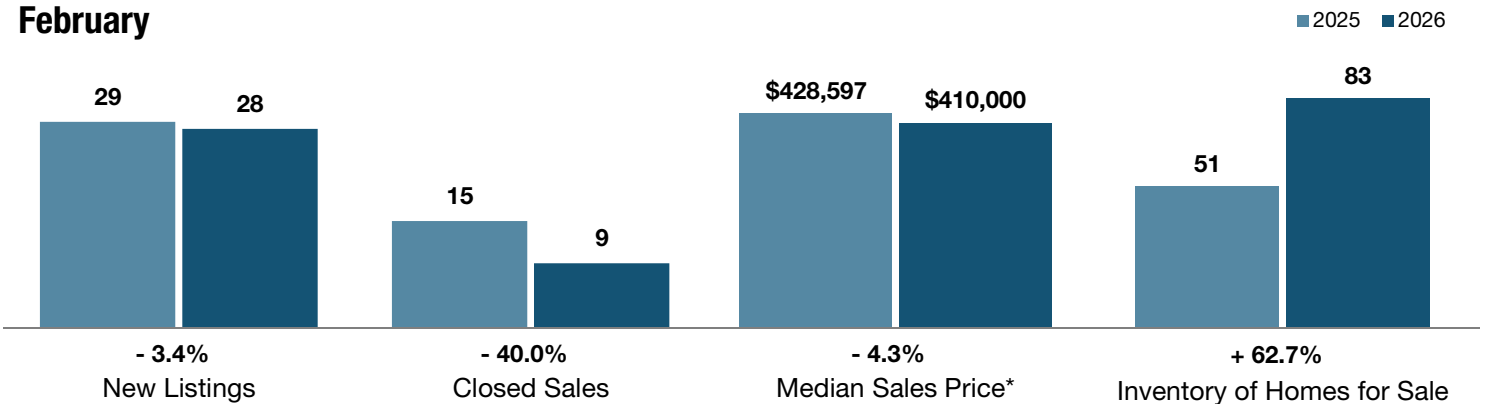


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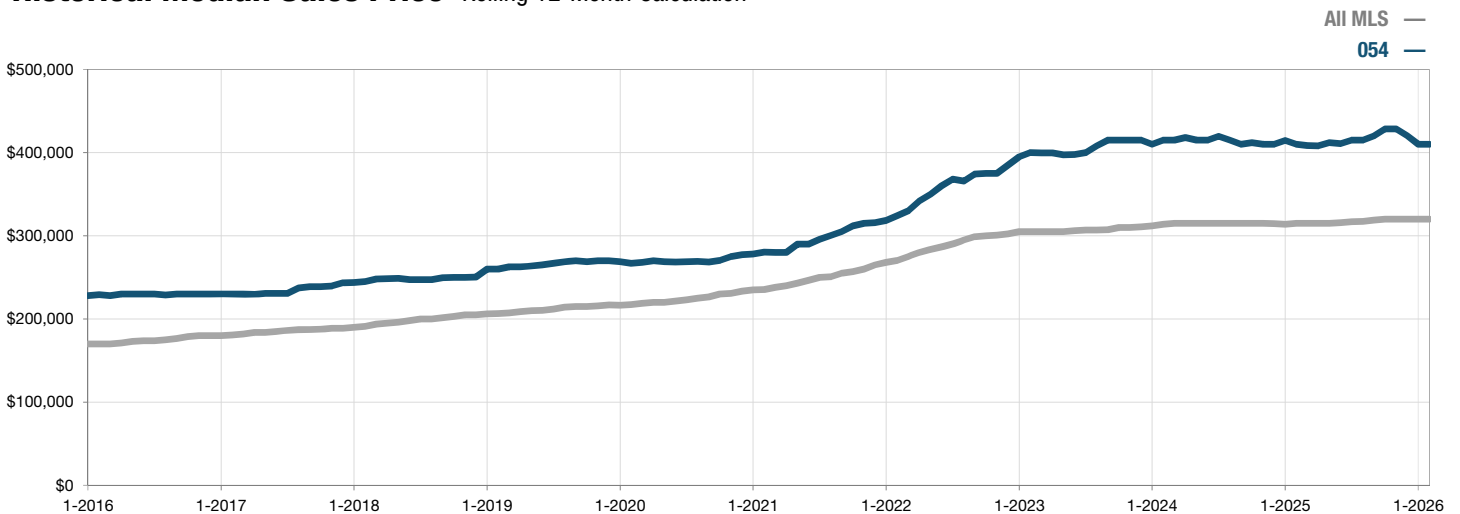
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 29 | 28 | - 3.4% | 47 | 50 | + 6.4% |
| Closed Sales | 15 | 9 | - 40.0% | 41 | 31 | - 24.4% |
| Median Sales Price* | \$428,597 | \$410,000 | - 4.3% | \$432,200 | \$397,000 | - 8.1% |
| Percent of List Price Received* | 98.8% | 97.7% | - 1.1% | 98.9% | 97.1% | - 1.8% |
| Days on Market Until Sale | 61 | 70 | + 14.8% | 46 | 88 | + 91.3% |
| Inventory of Homes for Sale | 51 | 83 | + 62.7% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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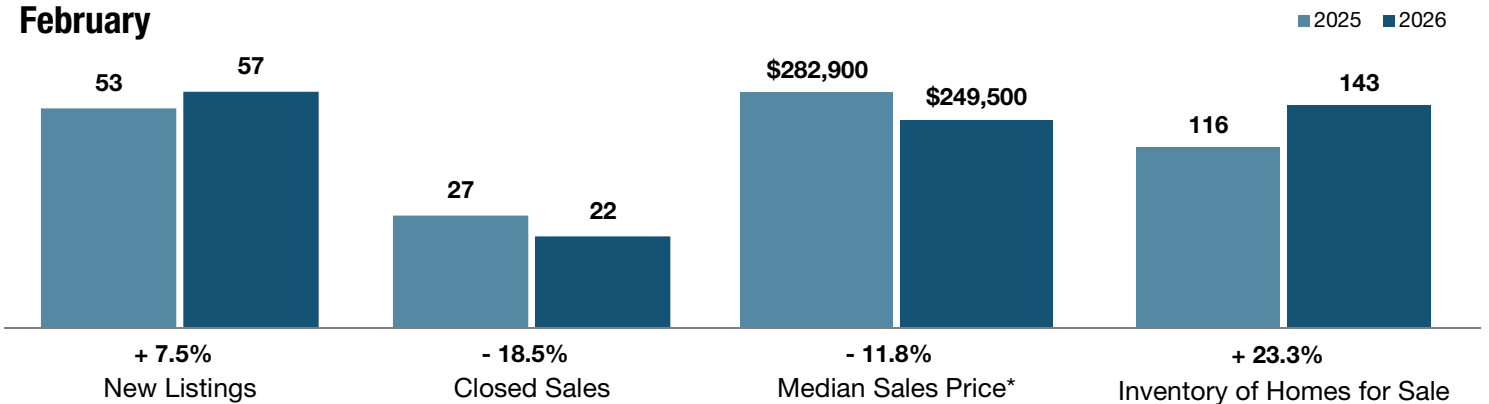


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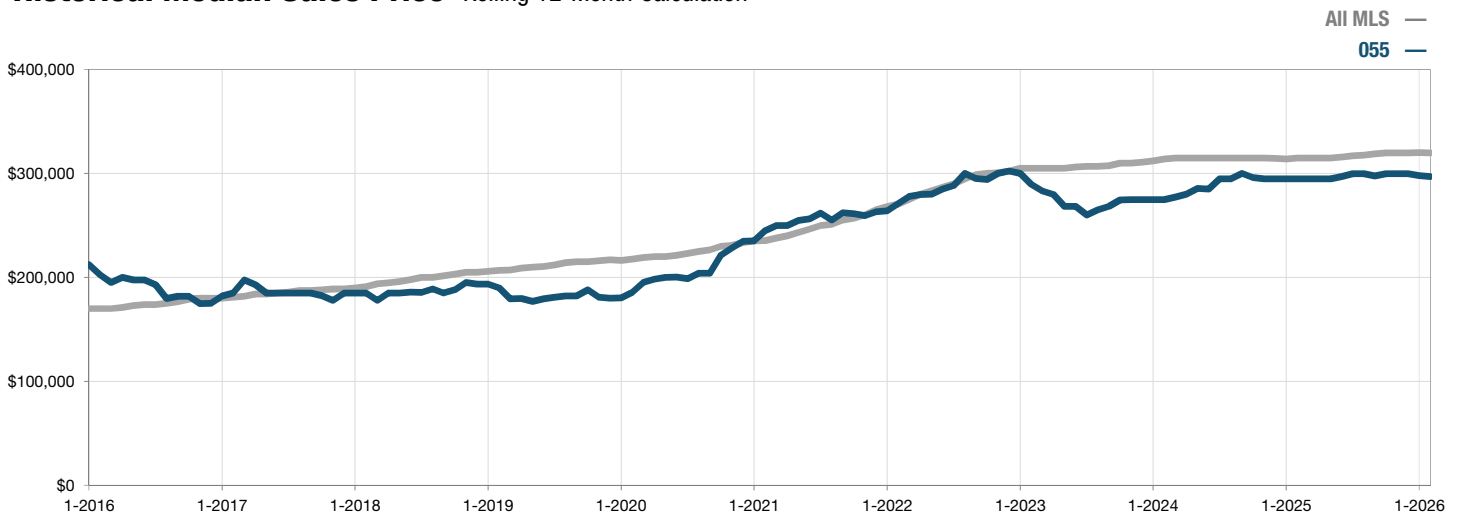
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 53 | 57 | + 7.5% | 101 | 100 | - 1.0% |
| Closed Sales | 27 | 22 | - 18.5% | 54 | 41 | - 24.1% |
| Median Sales Price* | \$282,900 | \$249,500 | - 11.8% | \$294,950 | \$257,000 | - 12.9% |
| Percent of List Price Received* | 96.5% | 97.4% | + 0.9% | 96.9% | 97.2% | + 0.3% |
| Days on Market Until Sale | 73 | 88 | + 20.5% | 72 | 92 | + 27.8% |
| Inventory of Homes for Sale | 116 | 143 | + 23.3% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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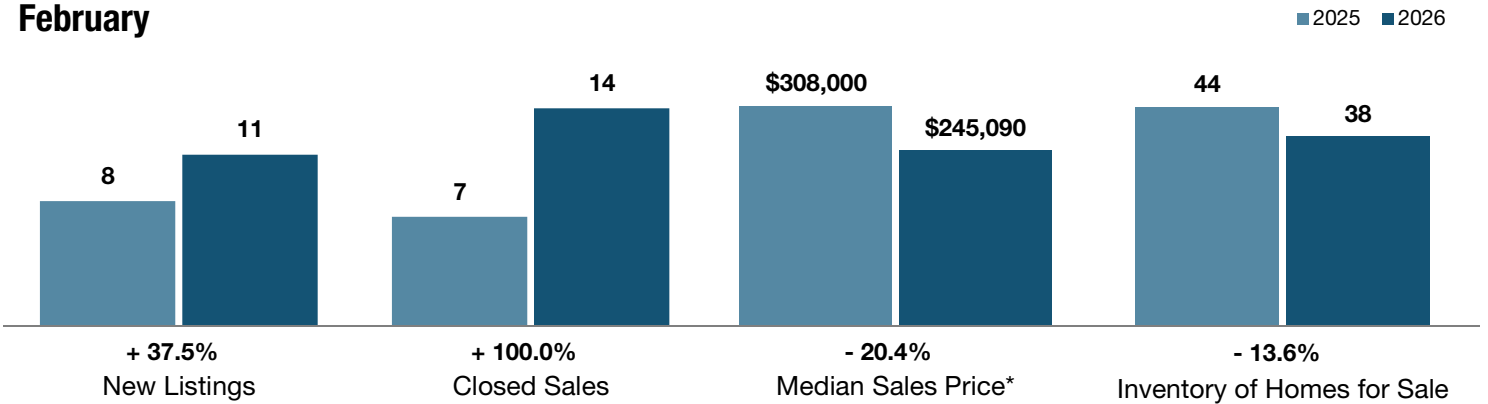


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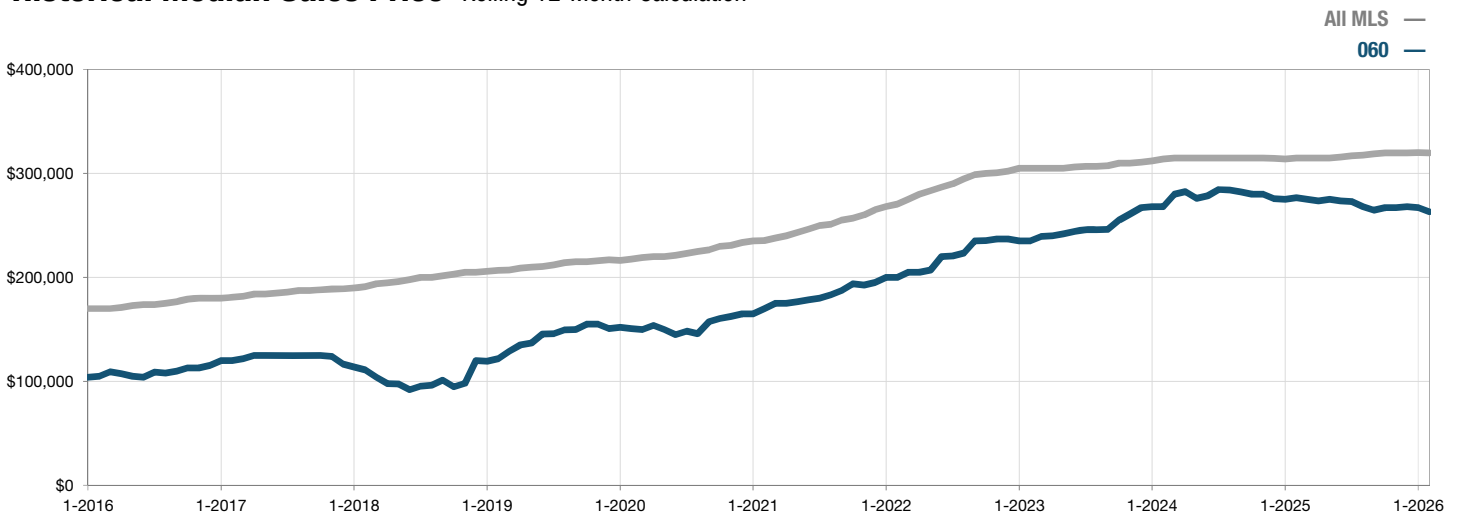
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 8 | 11 | + 37.5% | 23 | 25 | + 8.7% |
| Closed Sales | 7 | 14 | + 100.0% | 14 | 21 | + 50.0% |
| Median Sales Price* | \$308,000 | \$245,090 | - 20.4% | \$274,745 | \$245,190 | - 10.8% |
| Percent of List Price Received* | 99.2% | 99.5% | + 0.2% | 98.8% | 98.0% | - 0.8% |
| Days on Market Until Sale | 48 | 51 | + 6.3% | 44 | 68 | + 54.5% |
| Inventory of Homes for Sale | 44 | 38 | - 13.6% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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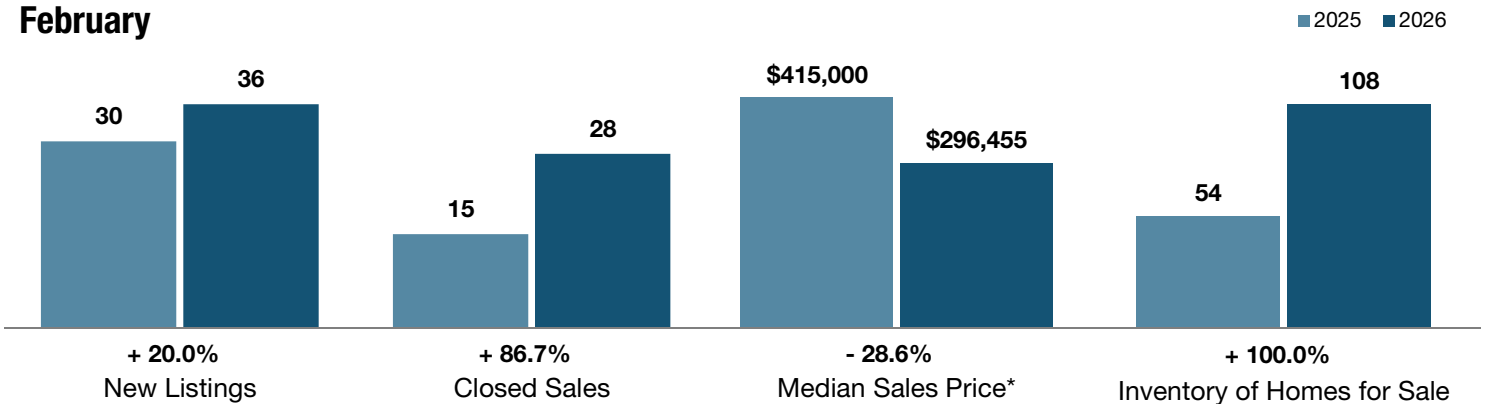


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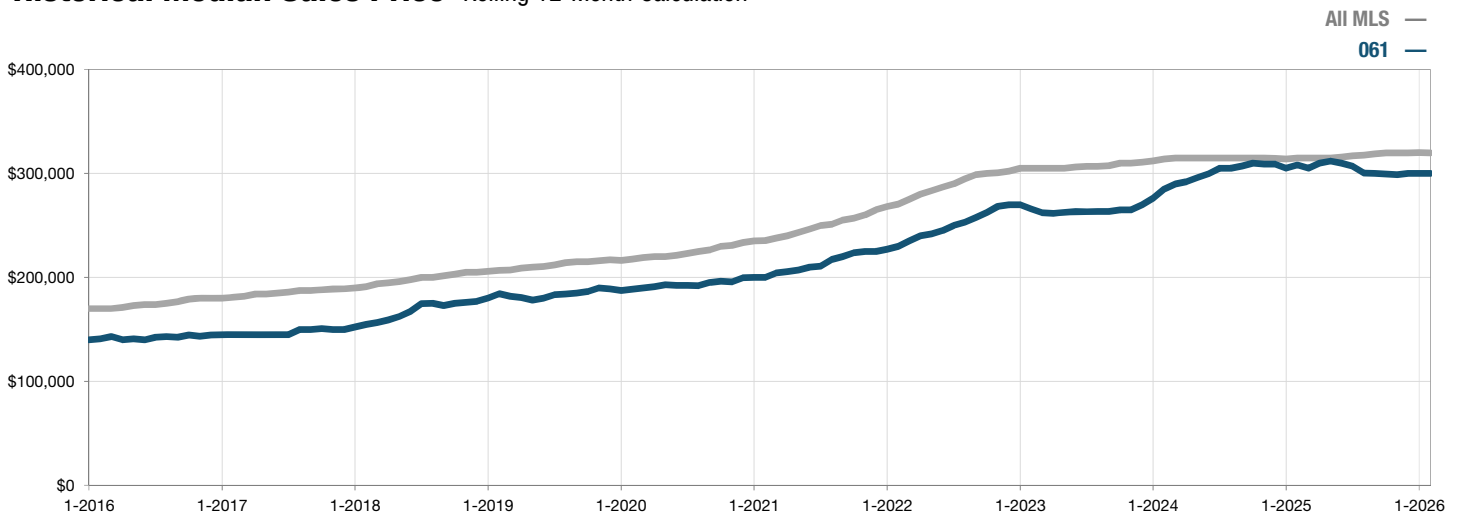
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 30 | 36 | + 20.0% | 58 | 83 | + 43.1% |
| Closed Sales | 15 | 28 | + 86.7% | 33 | 45 | + 36.4% |
| Median Sales Price* | \$415,000 | \$296,455 | - 28.6% | \$301,000 | \$307,065 | + 2.0% |
| Percent of List Price Received* | 96.1% | 96.4% | + 0.3% | 96.4% | 96.9% | + 0.5% |
| Days on Market Until Sale | 68 | 43 | - 36.8% | 58 | 40 | - 31.0% |
| Inventory of Homes for Sale | 54 | 108 | + 100.0% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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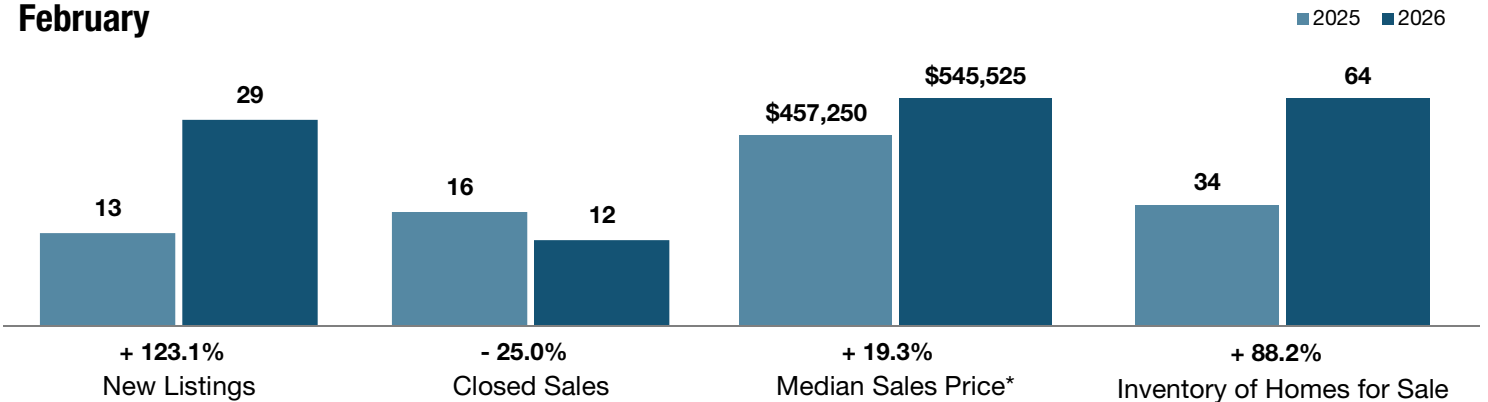


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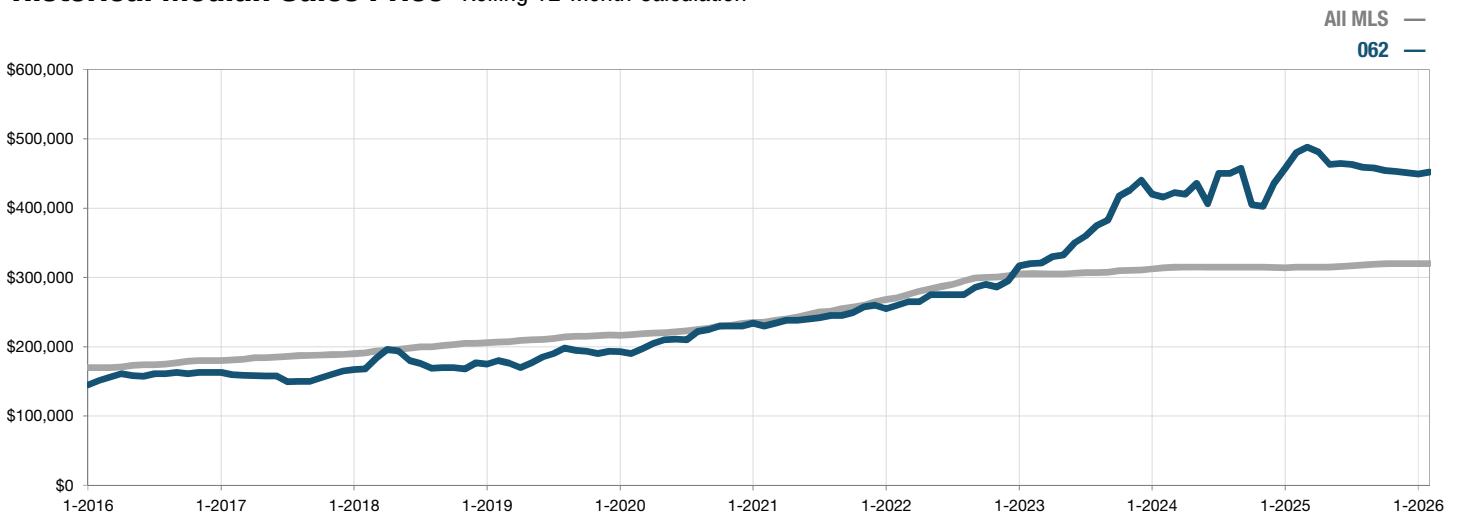
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 13 | 29 | + 123.1% | 37 | 45 | + 21.6% |
| Closed Sales | 16 | 12 | - 25.0% | 31 | 24 | - 22.6% |
| Median Sales Price* | \$457,250 | \$545,525 | + 19.3% | \$490,000 | \$505,450 | + 3.2% |
| Percent of List Price Received* | 97.1% | 97.2% | + 0.1% | 97.9% | 96.2% | - 1.8% |
| Days on Market Until Sale | 23 | 61 | + 165.2% | 30 | 73 | + 143.3% |
| Inventory of Homes for Sale | 34 | 64 | + 88.2% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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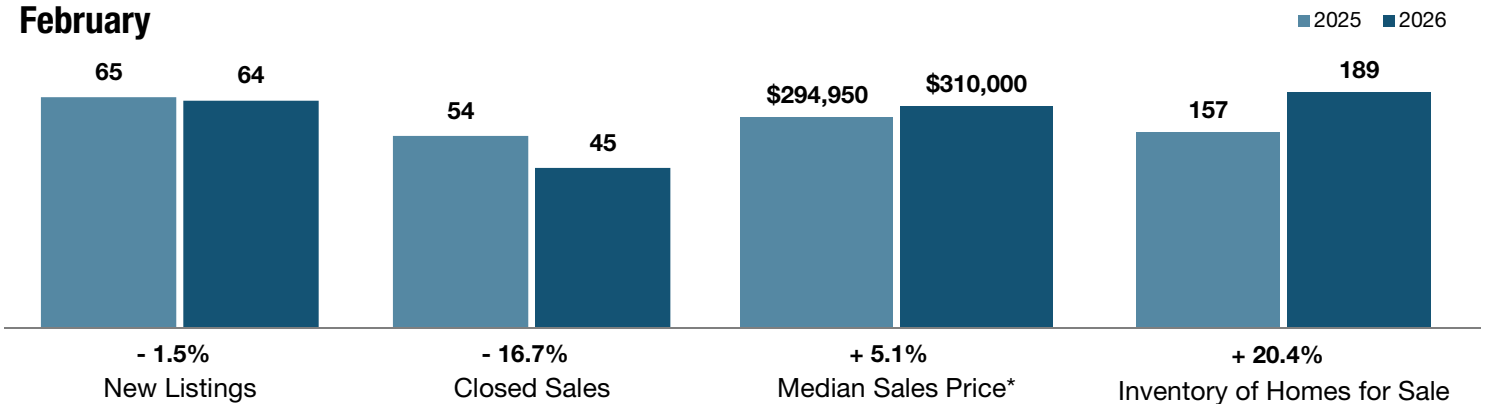


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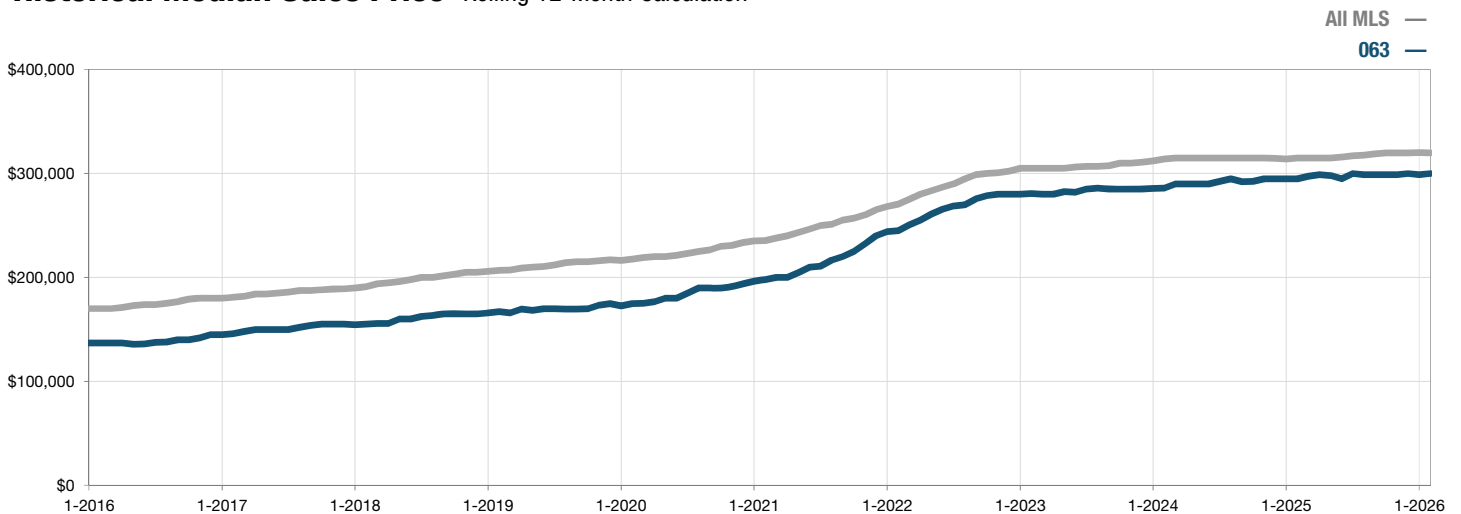
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 65 | 64 | - 1.5% | 157 | 148 | - 5.7% |
| Closed Sales | 54 | 45 | - 16.7% | 98 | 85 | - 13.3% |
| Median Sales Price* | \$294,950 | \$310,000 | + 5.1% | \$319,500 | \$305,000 | - 4.5% |
| Percent of List Price Received* | 98.1% | 98.6% | + 0.5% | 98.3% | 98.1% | - 0.2% |
| Days on Market Until Sale | 49 | 72 | + 46.9% | 51 | 71 | + 39.2% |
| Inventory of Homes for Sale | 157 | 189 | + 20.4% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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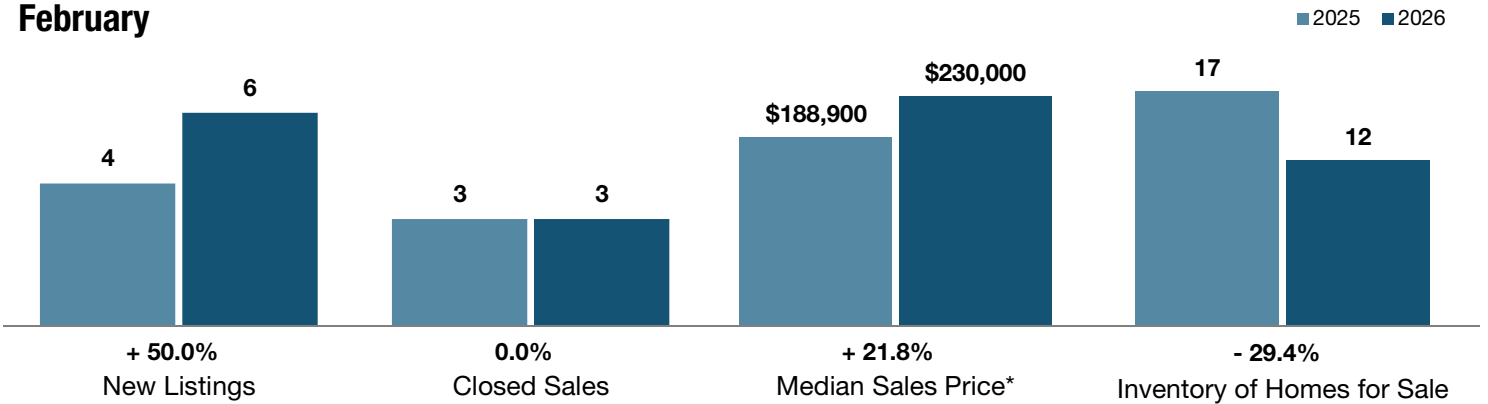


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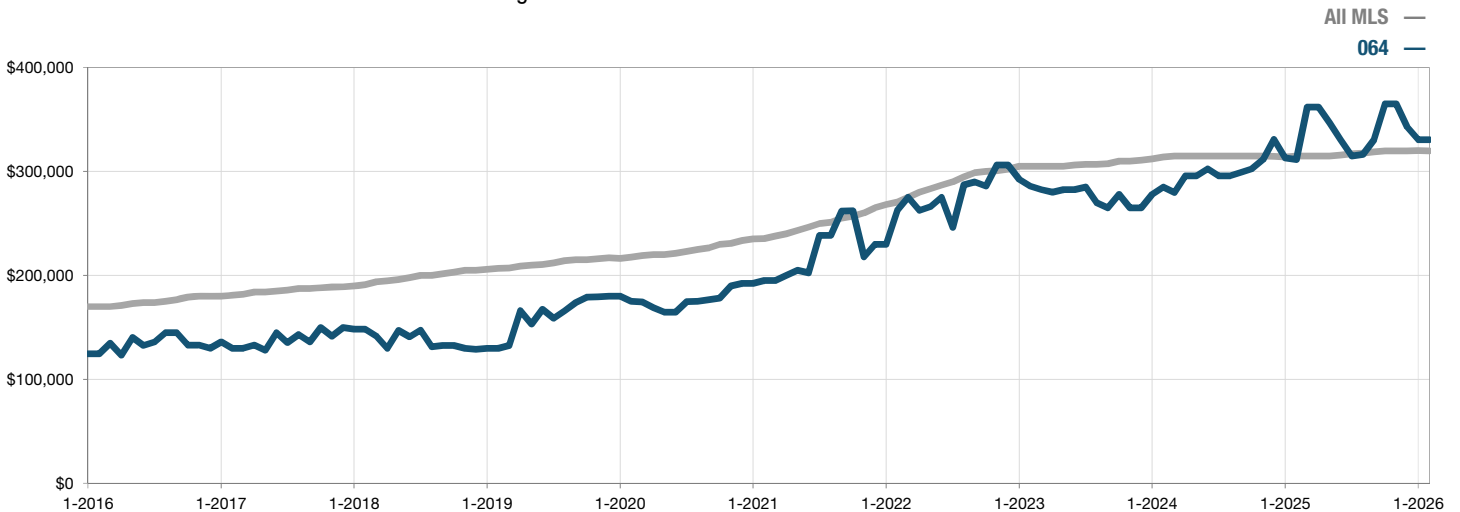
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 4 | 6 | + 50.0% | 9 | 10 | + 11.1% |
| Closed Sales | 3 | 3 | 0.0% | 9 | 6 | - 33.3% |
| Median Sales Price* | \$188,900 | \$230,000 | + 21.8% | \$308,000 | \$230,000 | - 25.3% |
| Percent of List Price Received* | 94.5% | 101.7% | + 7.7% | 92.9% | 99.3% | + 6.9% |
| Days on Market Until Sale | 104 | 22 | - 78.8% | 105 | 37 | - 64.8% |
| Inventory of Homes for Sale | 17 | 12 | - 29.4% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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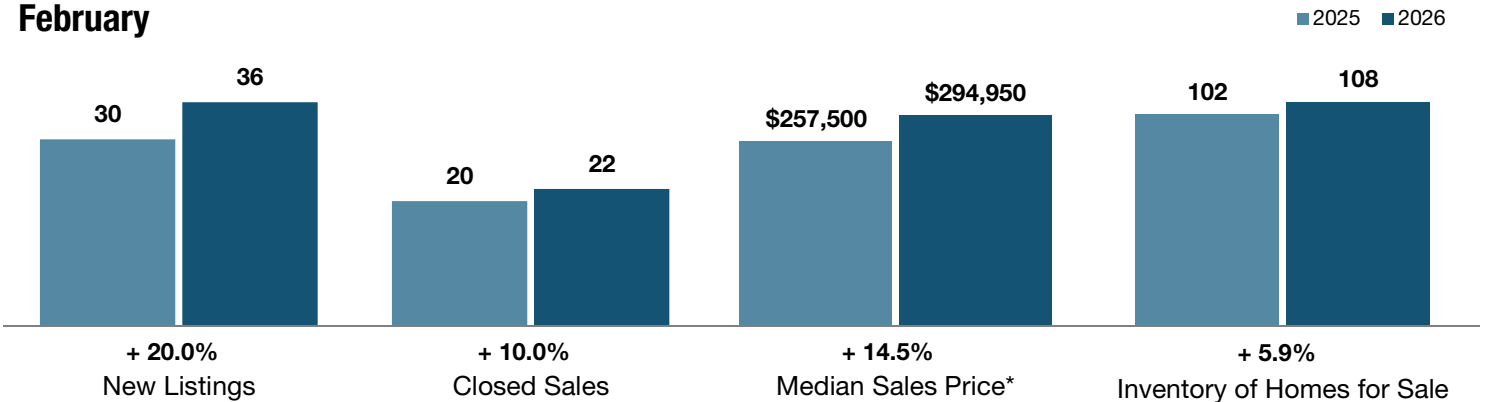


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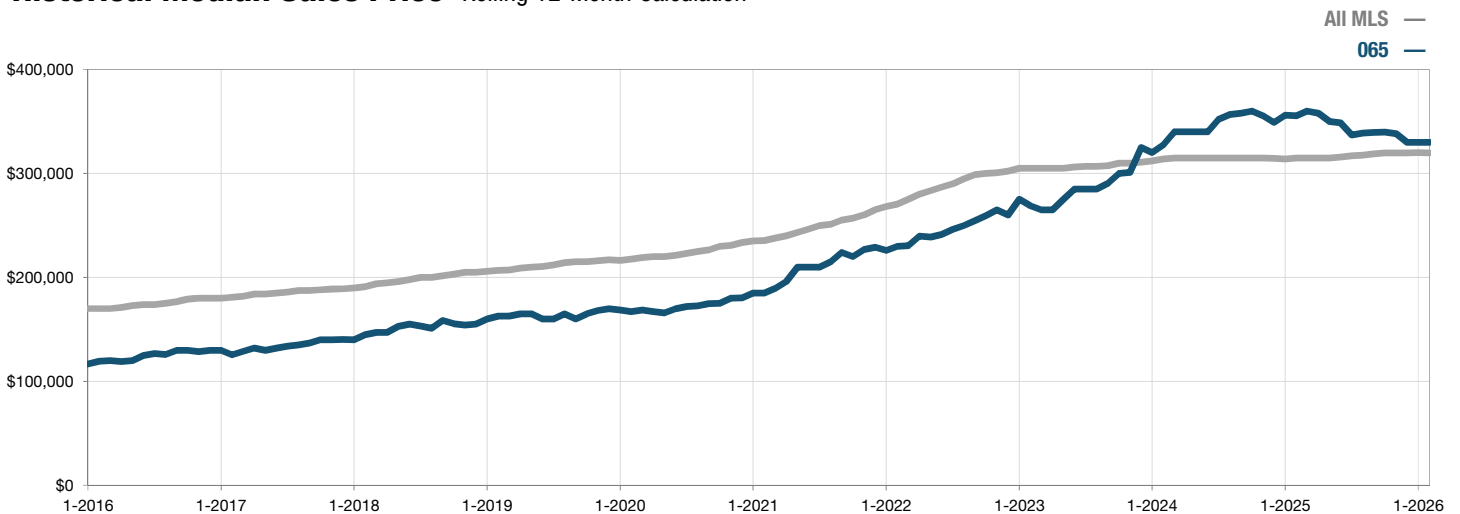
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 30 | 36 | + 20.0% | 71 | 67 | - 5.6% |
| Closed Sales | 20 | 22 | + 10.0% | 34 | 41 | + 20.6% |
| Median Sales Price* | \$257,500 | \$294,950 | + 14.5% | \$278,500 | \$320,000 | + 14.9% |
| Percent of List Price Received* | 94.7% | 97.1% | + 2.5% | 95.8% | 98.1% | + 2.5% |
| Days on Market Until Sale | 53 | 78 | + 47.2% | 48 | 66 | + 37.5% |
| Inventory of Homes for Sale | 102 | 108 | + 5.9% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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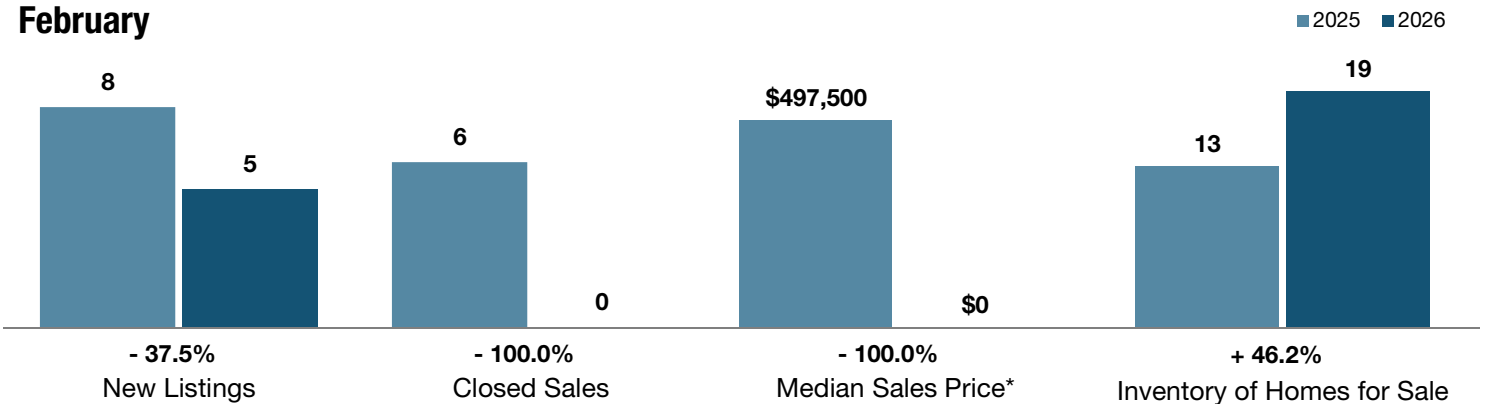


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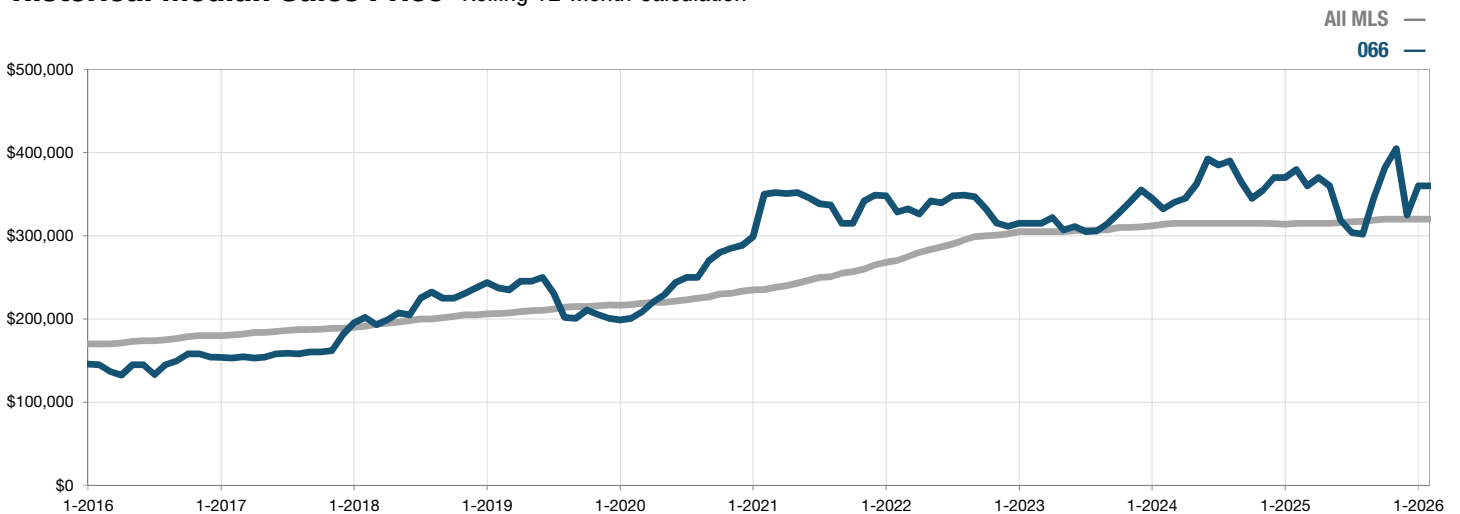
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 8 | 5 | - 37.5% | 14 | 10 | - 28.6% |
| Closed Sales | 6 | 0 | - 100.0% | 7 | 2 | - 71.4% |
| Median Sales Price* | \$497,500 | \$0 | - 100.0% | \$320,000 | \$1,475,000 | + 360.9% |
| Percent of List Price Received* | 97.0% | 0.0% | - 100.0% | 98.0% | 93.5% | - 4.6% |
| Days on Market Until Sale | 63 | 0 | - 100.0% | 76 | 99 | + 30.3% |
| Inventory of Homes for Sale | 13 | 19 | + 46.2% | -- | -- | -- |

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February



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Local Market Update – February 2026

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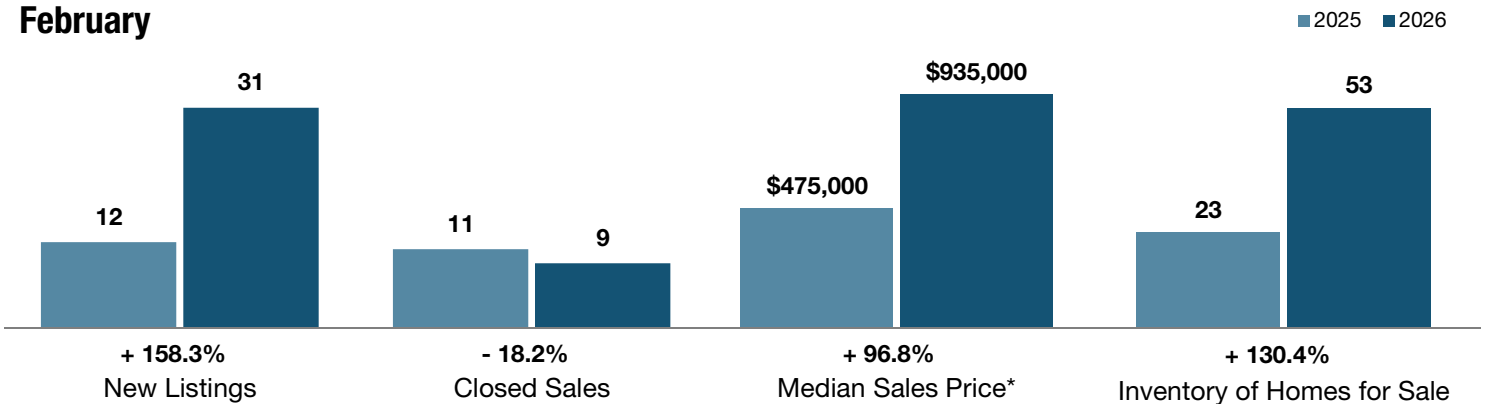


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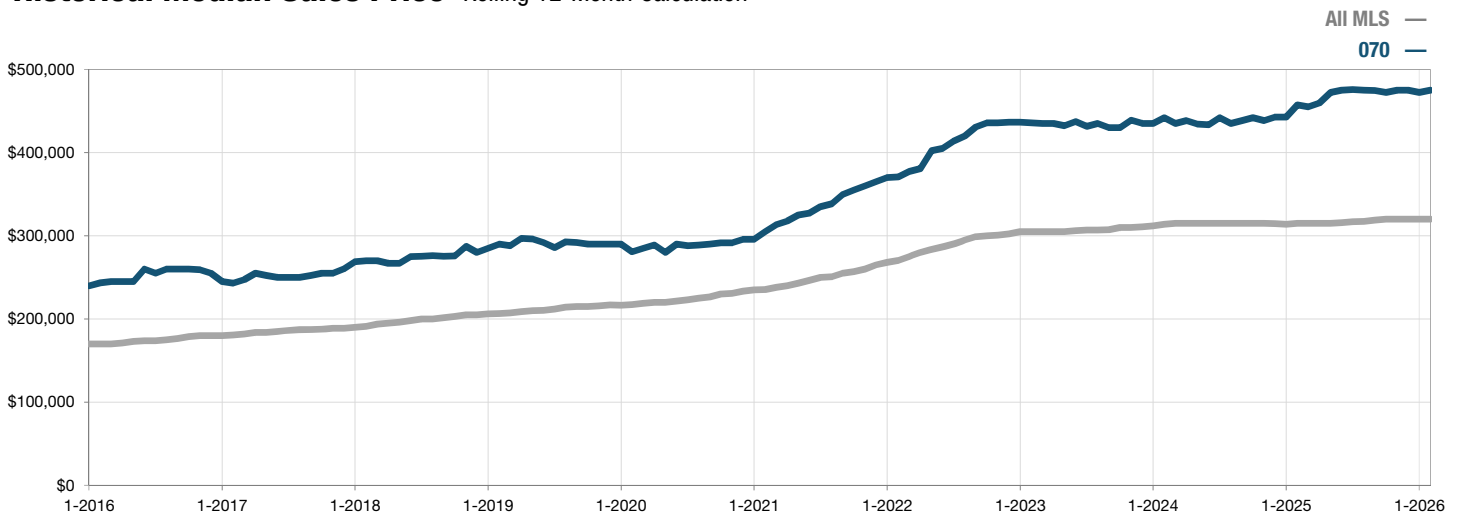
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 12 | 31 | + 158.3% | 22 | 44 | + 100.0% |
| Closed Sales | 11 | 9 | - 18.2% | 24 | 20 | - 16.7% |
| Median Sales Price* | \$475,000 | \$935,000 | + 96.8% | \$442,500 | \$449,500 | + 1.6% |
| Percent of List Price Received* | 95.0% | 96.6% | + 1.6% | 96.2% | 96.1% | - 0.1% |
| Days on Market Until Sale | 45 | 88 | + 95.6% | 34 | 66 | + 94.1% |
| Inventory of Homes for Sale | 23 | 53 | + 130.4% | -- | -- | -- |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

A Research Tool Provided by the Greater Greenville Association of REALTORS®

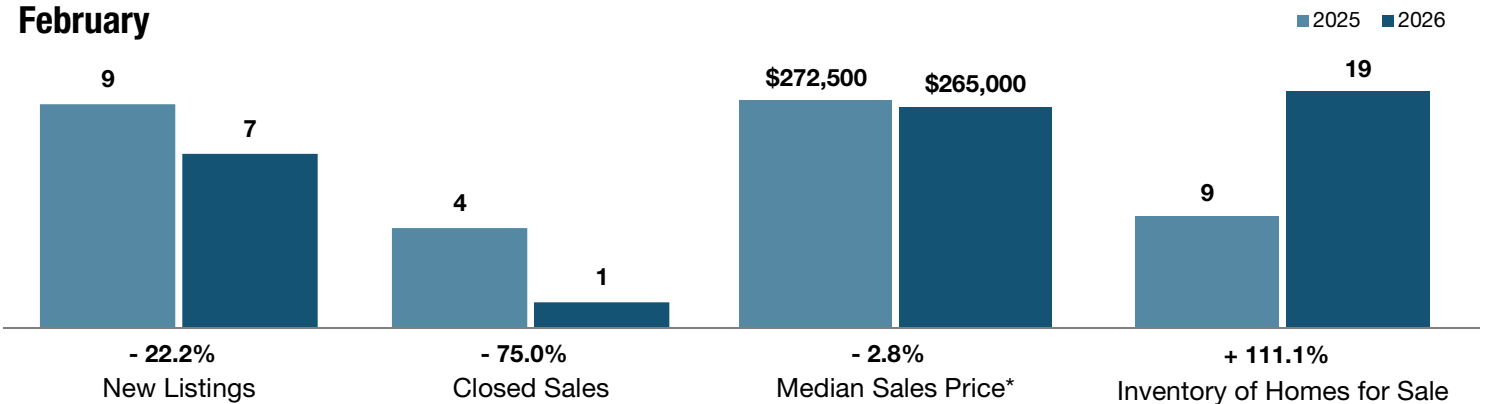


071

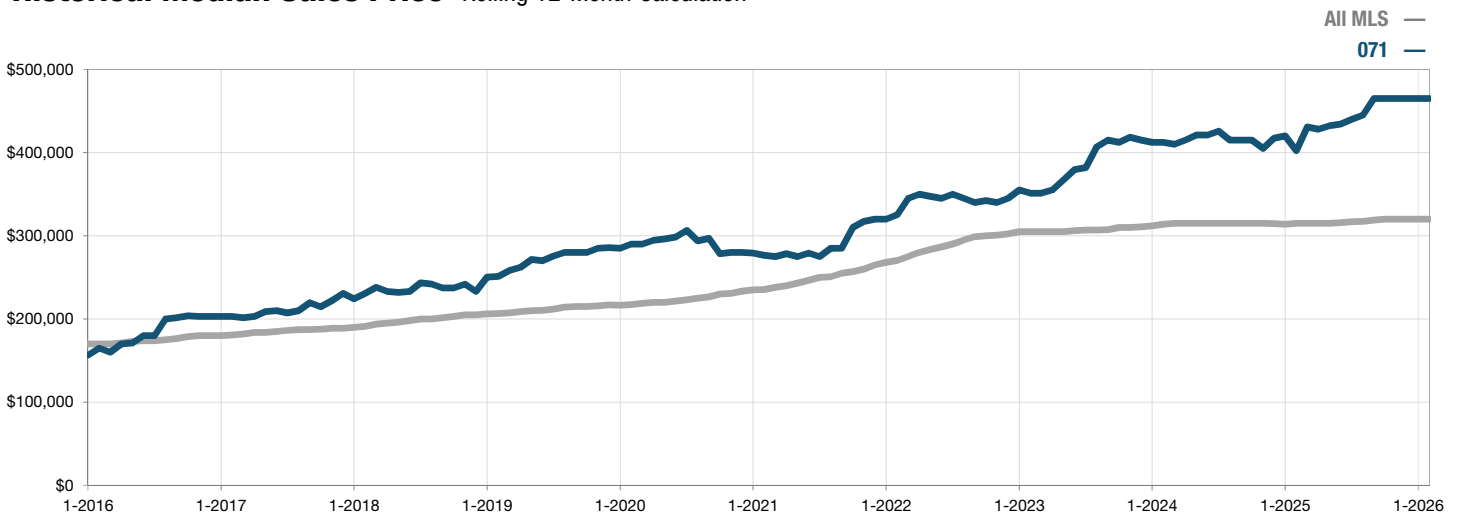
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 9 | 7 | - 22.2% | 13 | 19 | + 46.2% |
| Closed Sales | 4 | 1 | - 75.0% | 8 | 3 | - 62.5% |
| Median Sales Price* | \$272,500 | \$265,000 | - 2.8% | \$309,950 | \$265,000 | - 14.5% |
| Percent of List Price Received* | 95.0% | 91.7% | - 3.4% | 96.4% | 95.0% | - 1.5% |
| Days on Market Until Sale | 54 | 27 | - 50.0% | 34 | 44 | + 29.4% |
| Inventory of Homes for Sale | 9 | 19 | + 111.1% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

A Research Tool Provided by the Greater Greenville Association of REALTORS®

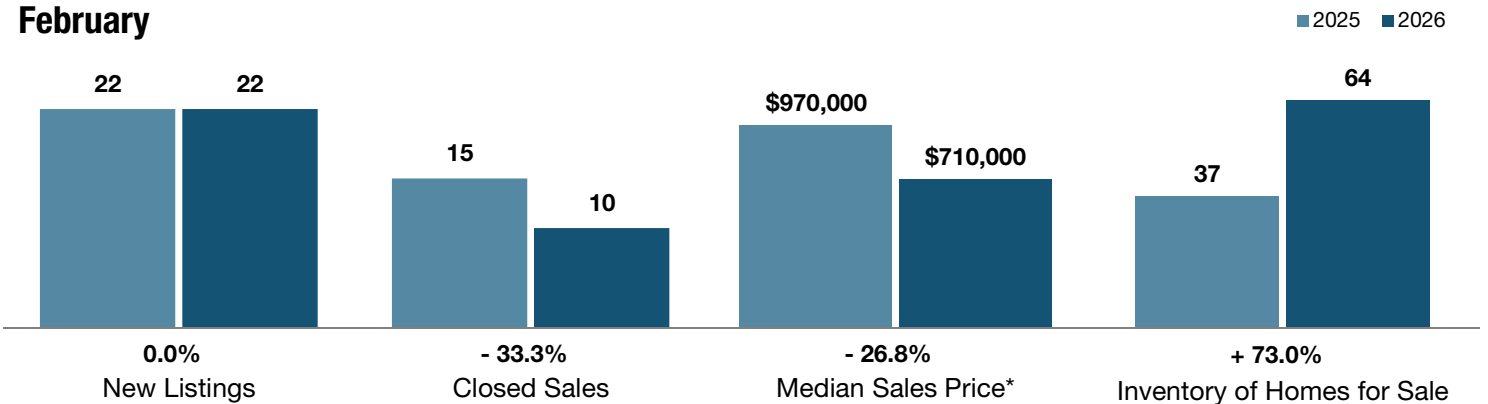


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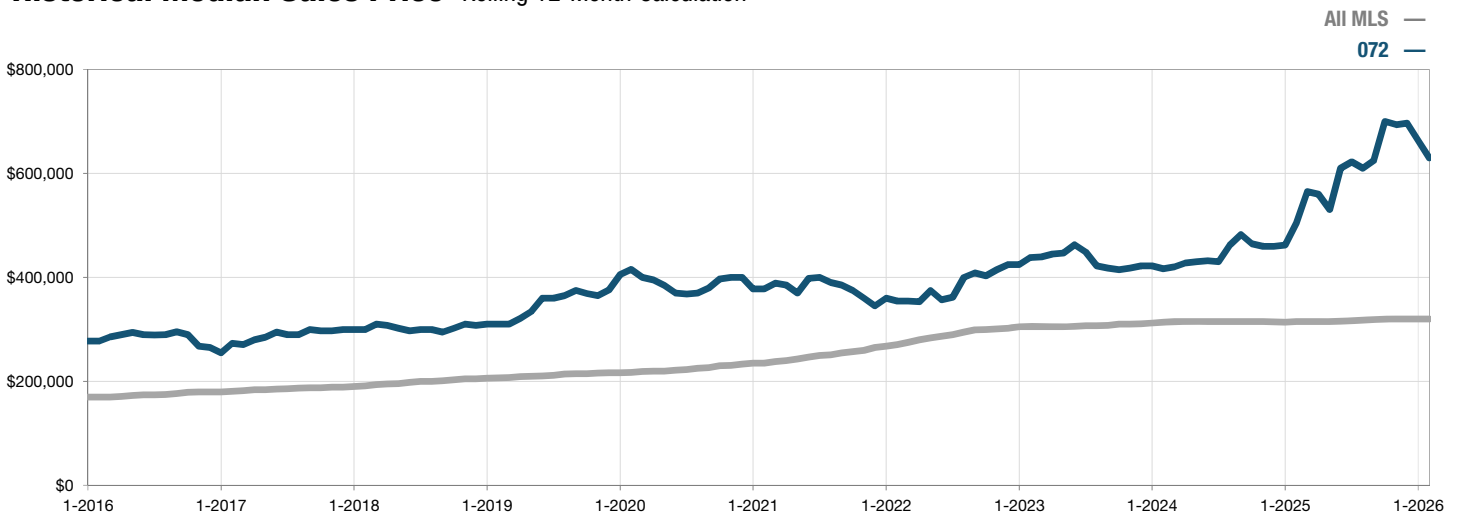
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 22 | 22 | 0.0% | 34 | 41 | + 20.6% |
| Closed Sales | 15 | 10 | - 33.3% | 20 | 18 | - 10.0% |
| Median Sales Price* | \$970,000 | \$710,000 | - 26.8% | \$937,500 | \$414,500 | - 55.8% |
| Percent of List Price Received* | 96.4% | 96.3% | - 0.1% | 96.4% | 95.5% | - 0.9% |
| Days on Market Until Sale | 38 | 66 | + 73.7% | 34 | 55 | + 61.8% |
| Inventory of Homes for Sale | 37 | 64 | + 73.0% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

A Research Tool Provided by the Greater Greenville Association of REALTORS®

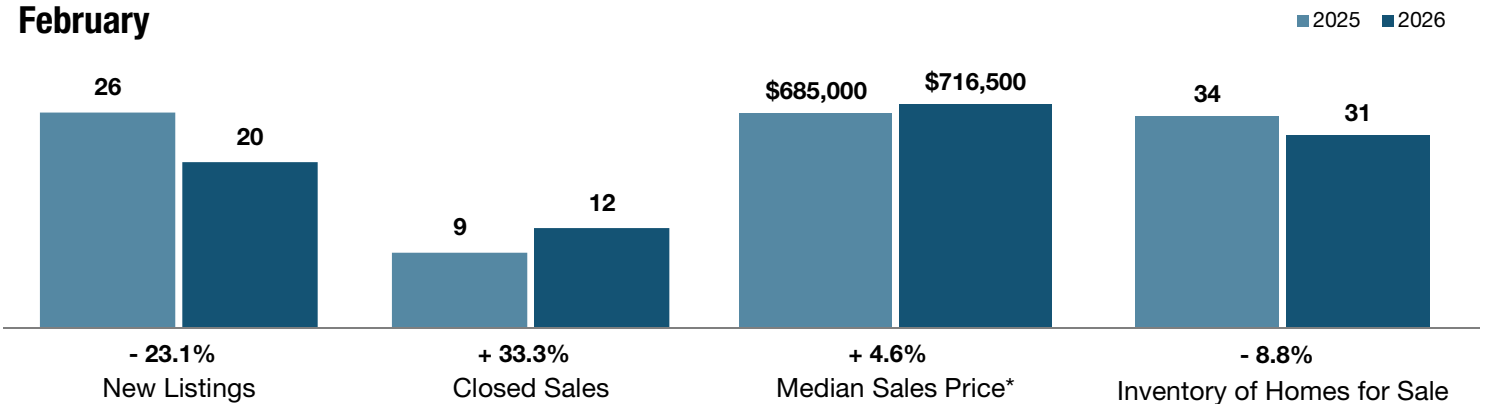


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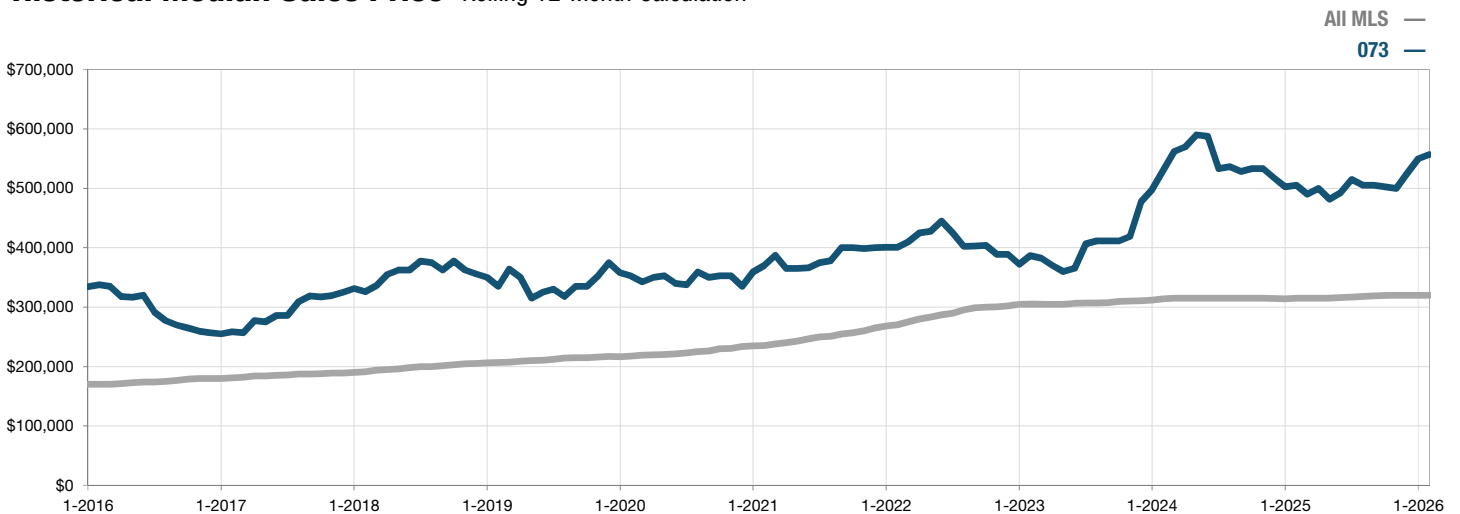
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 26 | 20 | - 23.1% | 47 | 34 | - 27.7% |
| Closed Sales | 9 | 12 | + 33.3% | 18 | 17 | - 5.6% |
| Median Sales Price* | \$685,000 | \$716,500 | + 4.6% | \$500,000 | \$753,000 | + 50.6% |
| Percent of List Price Received* | 99.0% | 97.4% | - 1.6% | 92.3% | 96.9% | + 5.0% |
| Days on Market Until Sale | 28 | 32 | + 14.3% | 65 | 41 | - 36.9% |
| Inventory of Homes for Sale | 34 | 31 | - 8.8% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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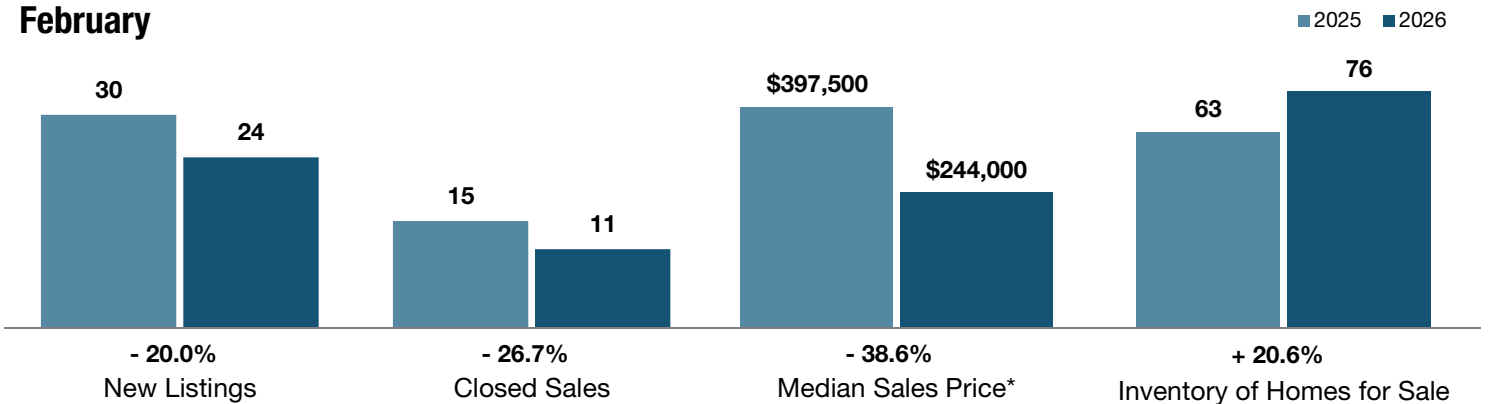


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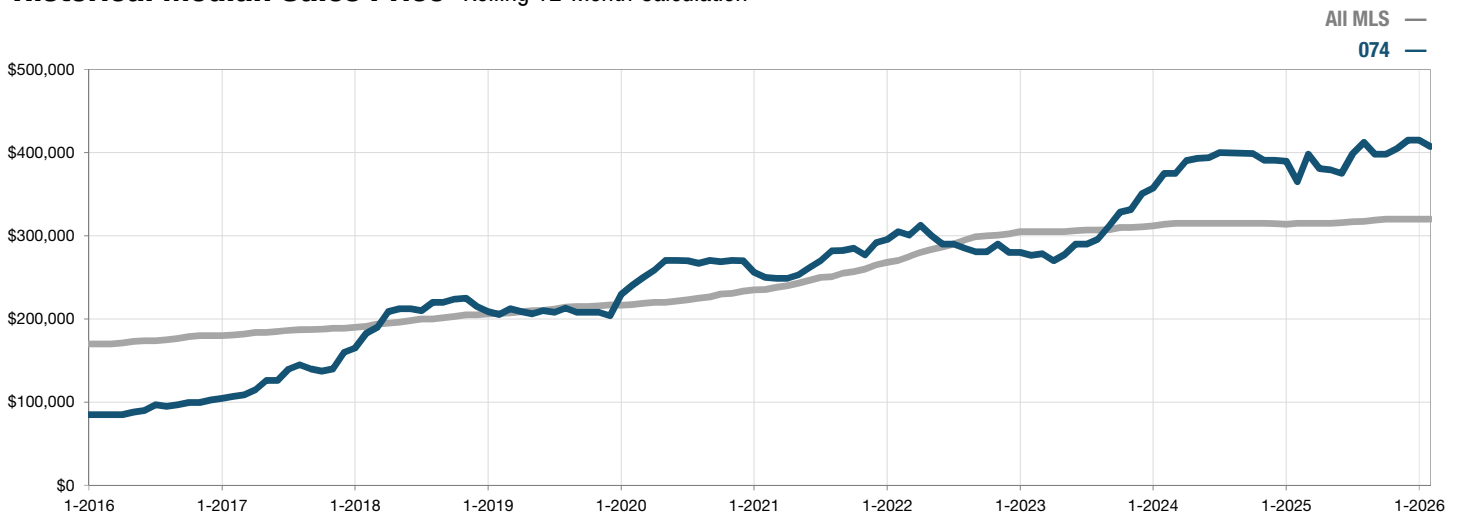
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 30 | 24 | - 20.0% | 52 | 50 | - 3.8% |
| Closed Sales | 15 | 11 | - 26.7% | 26 | 13 | - 50.0% |
| Median Sales Price* | \$397,500 | \$244,000 | - 38.6% | \$381,250 | \$244,000 | - 36.0% |
| Percent of List Price Received* | 97.7% | 95.8% | - 1.9% | 97.3% | 95.7% | - 1.7% |
| Days on Market Until Sale | 50 | 56 | + 12.0% | 58 | 62 | + 6.9% |
| Inventory of Homes for Sale | 63 | 76 | + 20.6% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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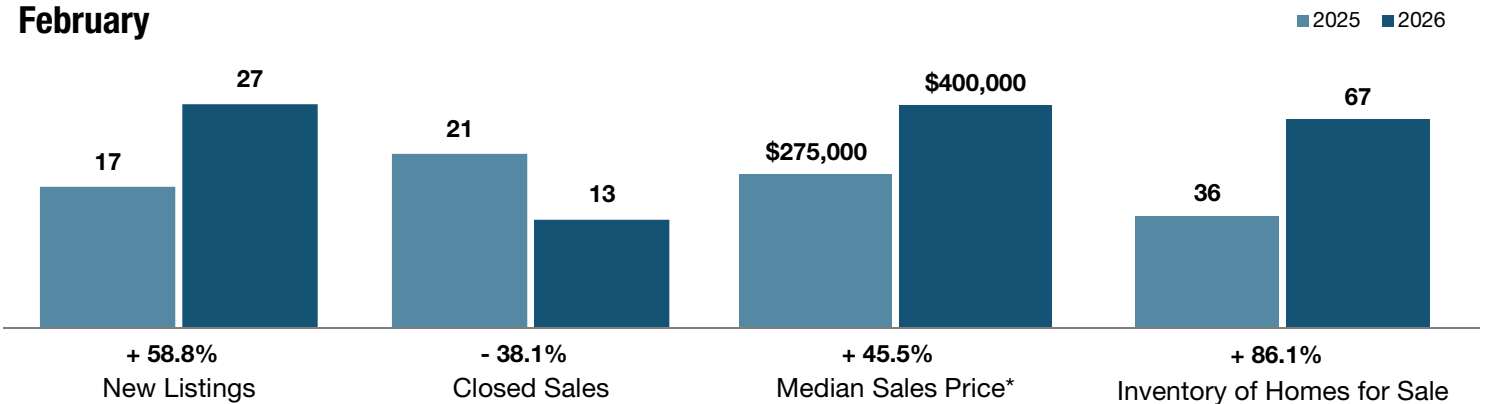


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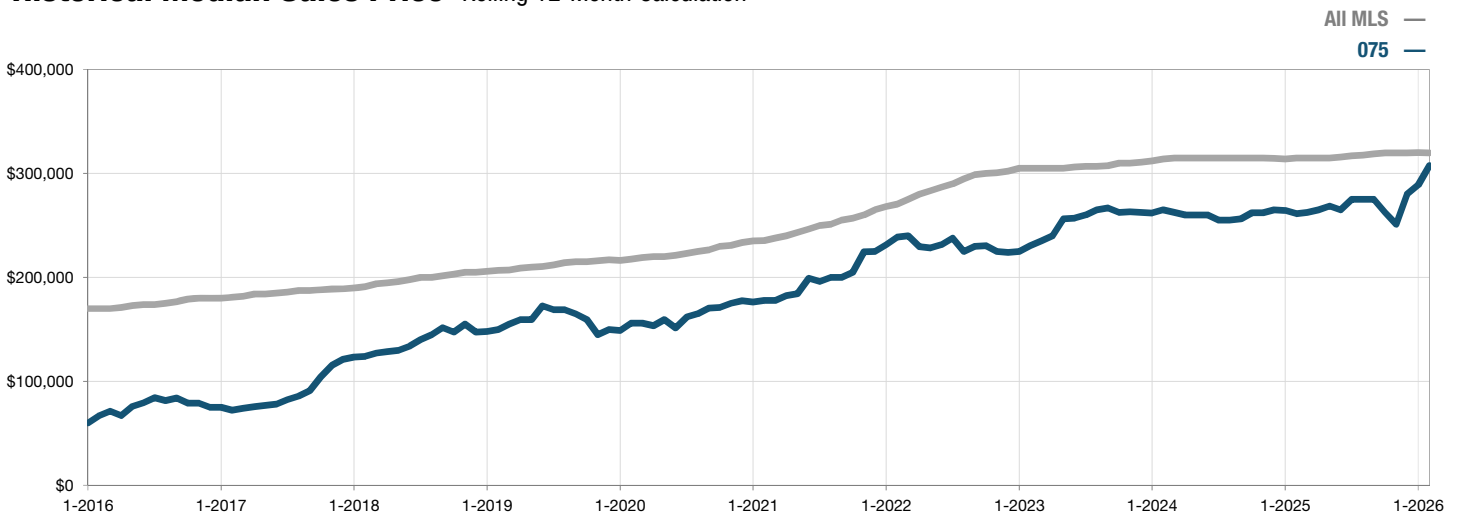
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 17 | 27 | + 58.8% | 41 | 55 | + 34.1% |
| Closed Sales | 21 | 13 | - 38.1% | 32 | 21 | - 34.4% |
| Median Sales Price* | \$275,000 | \$400,000 | + 45.5% | \$258,750 | \$400,000 | + 54.6% |
| Percent of List Price Received* | 96.0% | 97.6% | + 1.7% | 96.9% | 97.0% | + 0.2% |
| Days on Market Until Sale | 44 | 45 | + 2.3% | 37 | 47 | + 27.0% |
| Inventory of Homes for Sale | 36 | 67 | + 86.1% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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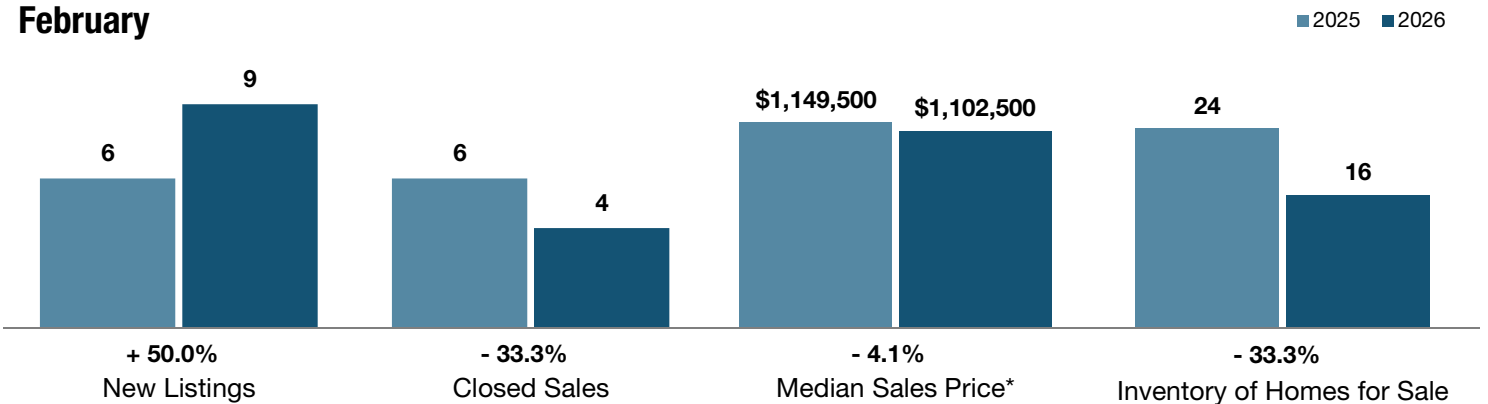


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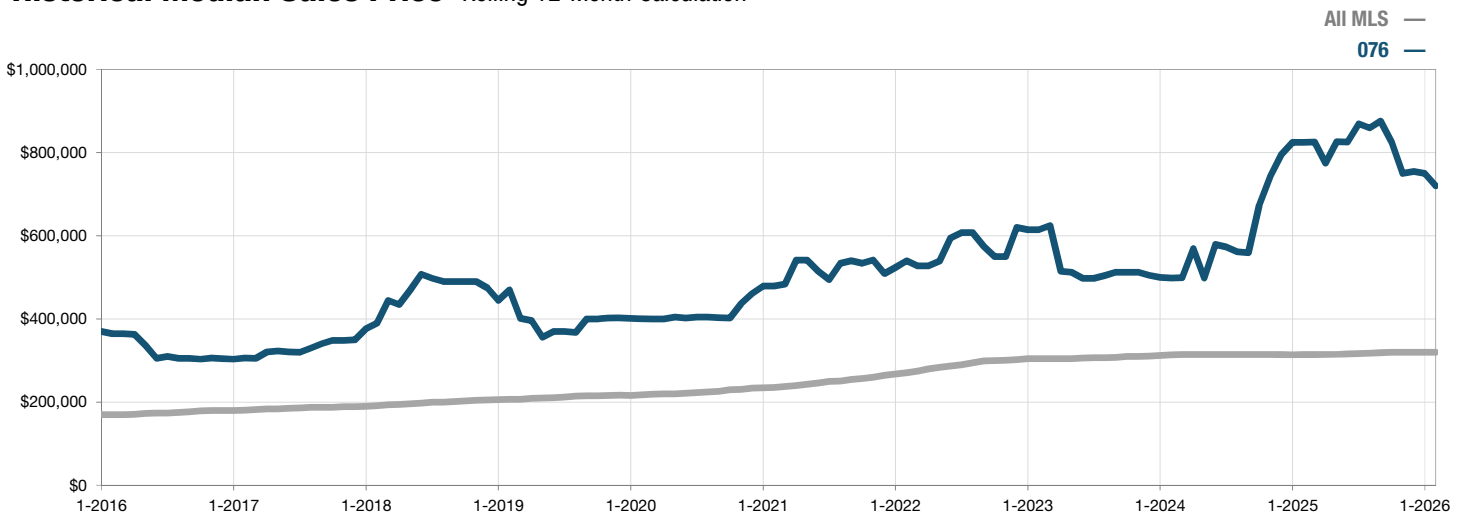
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-------------|-------------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 6 | 9 | + 50.0% | 16 | 13 | - 18.8% |
| Closed Sales | 6 | 4 | - 33.3% | 8 | 7 | - 12.5% |
| Median Sales Price* | \$1,149,500 | \$1,102,500 | - 4.1% | \$1,149,500 | \$1,075,000 | - 6.5% |
| Percent of List Price Received* | 98.5% | 98.1% | - 0.4% | 98.9% | 98.4% | - 0.5% |
| Days on Market Until Sale | 99 | 87 | - 12.1% | 80 | 68 | - 15.0% |
| Inventory of Homes for Sale | 24 | 16 | - 33.3% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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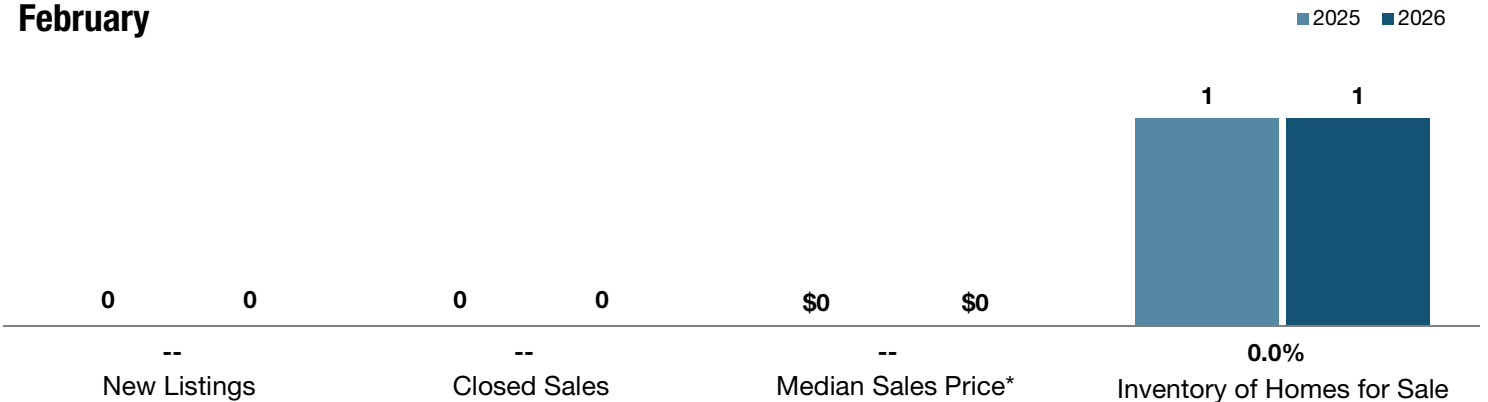


Georgia

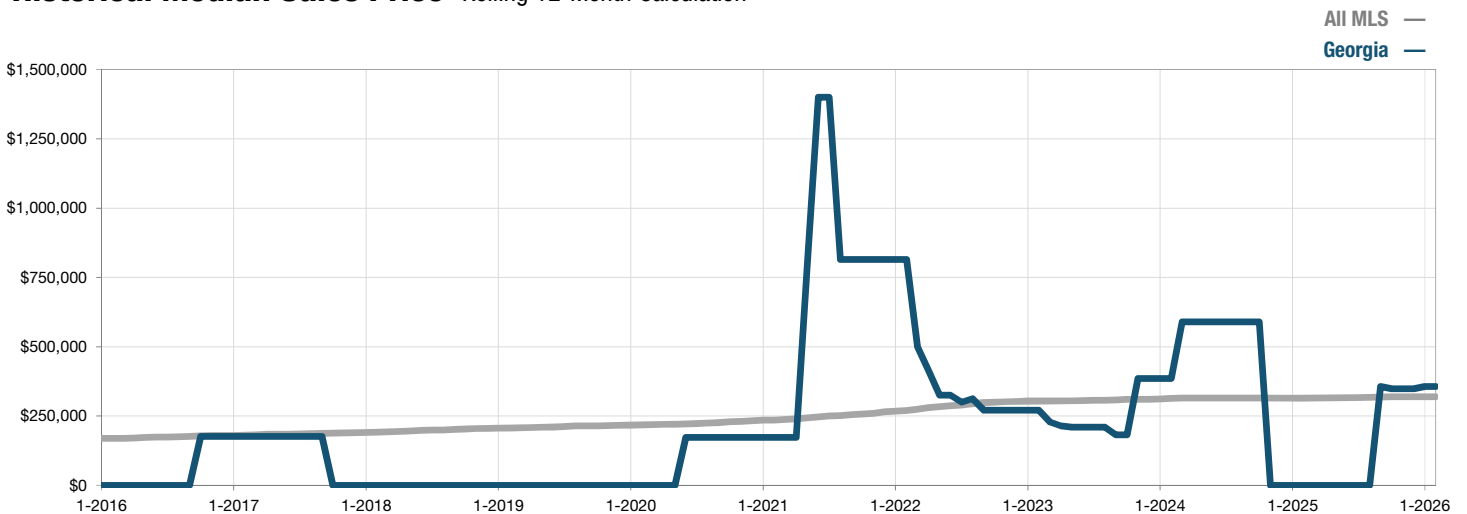
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|----------|------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 1 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$2,550,000 | -- |
| Percent of List Price Received* | 0.0% | 0.0% | -- | 0.0% | 94.4% | -- |
| Days on Market Until Sale | 0 | 0 | -- | 0 | 78 | -- |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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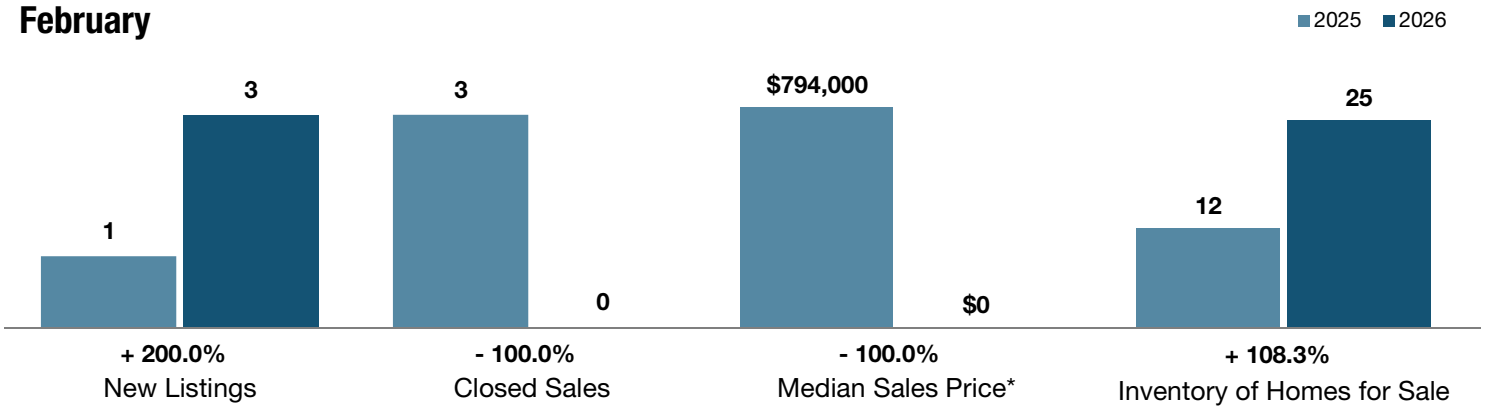


North Carolina

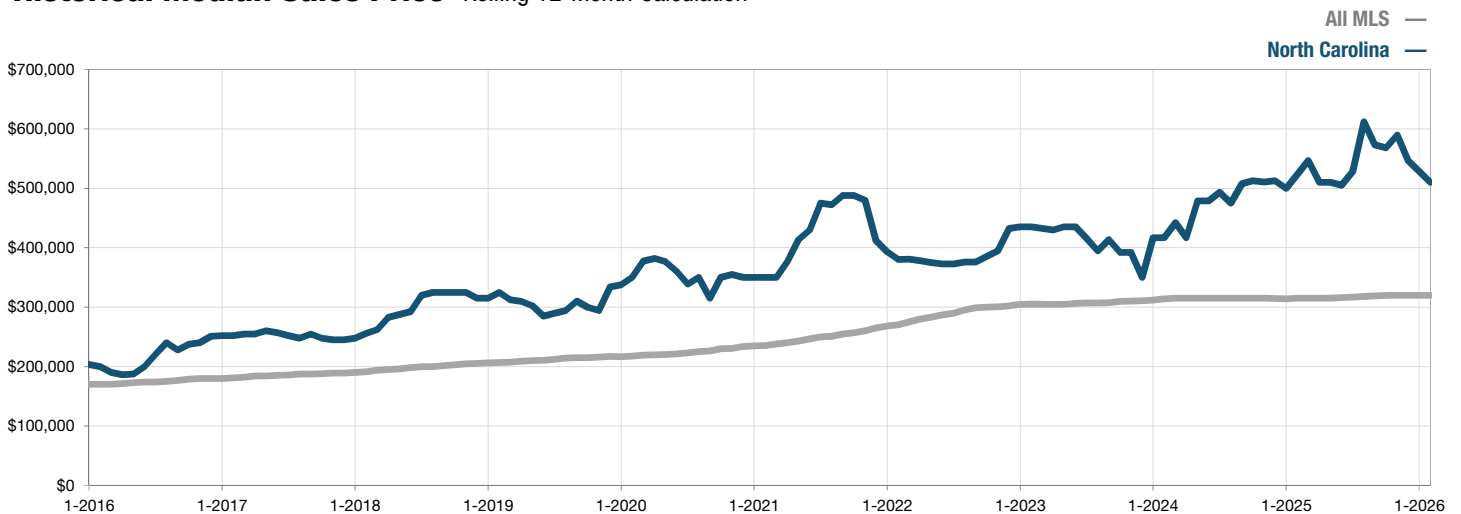
| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 1 | 3 | + 200.0% | 6 | 9 | + 50.0% |
| Closed Sales | 3 | 0 | - 100.0% | 6 | 2 | - 66.7% |
| Median Sales Price* | \$794,000 | \$0 | - 100.0% | \$629,500 | \$425,950 | - 32.3% |
| Percent of List Price Received* | 98.9% | 0.0% | - 100.0% | 98.6% | 98.3% | - 0.3% |
| Days on Market Until Sale | 15 | 0 | - 100.0% | 21 | 92 | + 338.1% |
| Inventory of Homes for Sale | 12 | 25 | + 108.3% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update – February 2026

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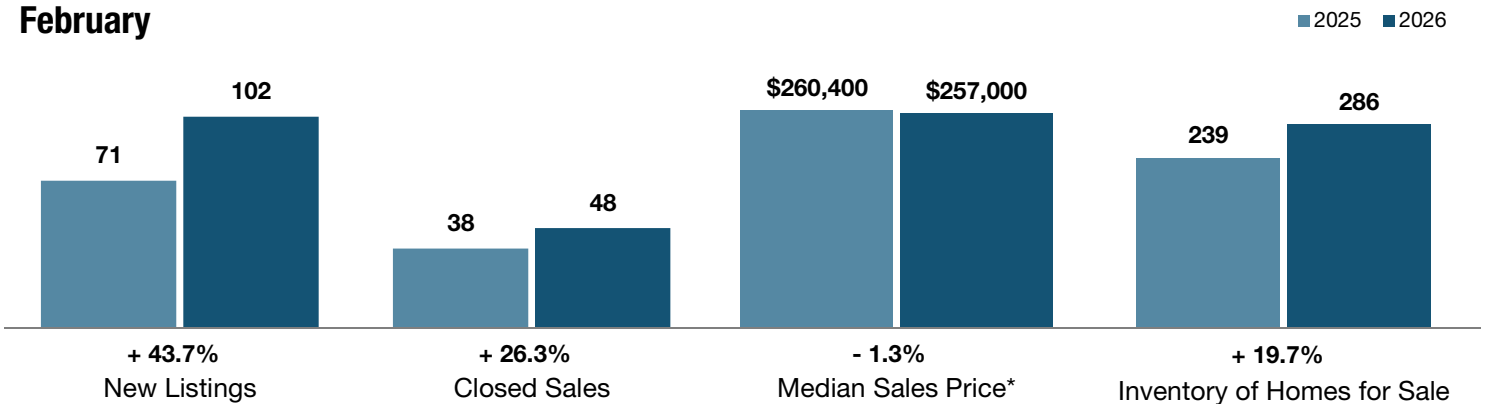


Other

| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 71 | 102 | + 43.7% | 163 | 185 | + 13.5% |
| Closed Sales | 38 | 48 | + 26.3% | 74 | 88 | + 18.9% |
| Median Sales Price* | \$260,400 | \$257,000 | - 1.3% | \$250,745 | \$257,000 | + 2.5% |
| Percent of List Price Received* | 97.5% | 97.1% | - 0.4% | 97.2% | 96.8% | - 0.5% |
| Days on Market Until Sale | 88 | 81 | - 8.0% | 79 | 77 | - 2.5% |
| Inventory of Homes for Sale | 239 | 286 | + 19.7% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation

