

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings were up 9.1 percent to 2,195. Pending Sales increased 2.0 percent to 1,522. Inventory grew 28.2 percent to 5,444 units.

Median Sales Price was down 0.8 percent to \$312,500. Days on Market increased 14.5 percent to 71 days. Months Supply of Inventory was up 23.3 percent to 3.7 months.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 4.0%	- 0.8%	+ 23.3%
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 Greater Greenville 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.



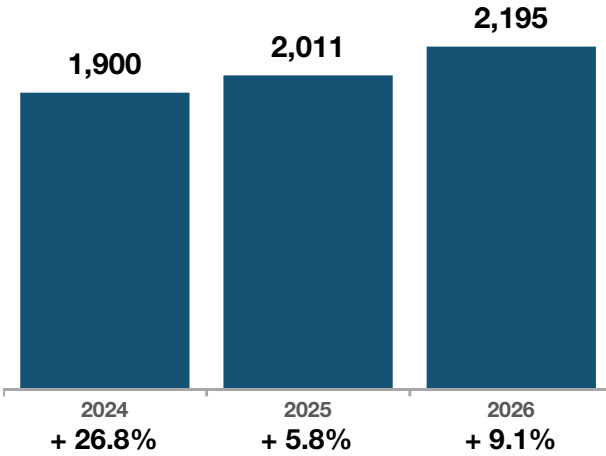
Key Metrics	Historical Sparkbars			02-2025	02-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	02-2024	02-2025	02-2026						
New Listings				2,011	2,195	+ 9.1%	3,919	4,186	+ 6.8%
Pending Sales				1,492	1,522	+ 2.0%	2,850	2,851	+ 0.0%
Closed Sales				1,189	1,141	- 4.0%	2,177	2,059	- 5.4%
Days on Market				62	71	+ 14.5%	61	69	+ 13.1%
Median Sales Price				\$314,900	\$312,500	- 0.8%	\$310,000	\$312,700	+ 0.9%
Average Sales Price				\$399,136	\$398,797	- 0.1%	\$392,479	\$394,605	+ 0.5%
Pct. of List Price Received				98.1%	98.0%	- 0.1%	97.9%	97.9%	0.0%
Housing Affordability Index				100	103	+ 3.0%	102	103	+ 1.0%
Inventory of Homes for Sale				4,247	5,444	+ 28.2%	--	--	--
Months Supply of Inventory				3.0	3.7	+ 23.3%	--	--	--

New Listings

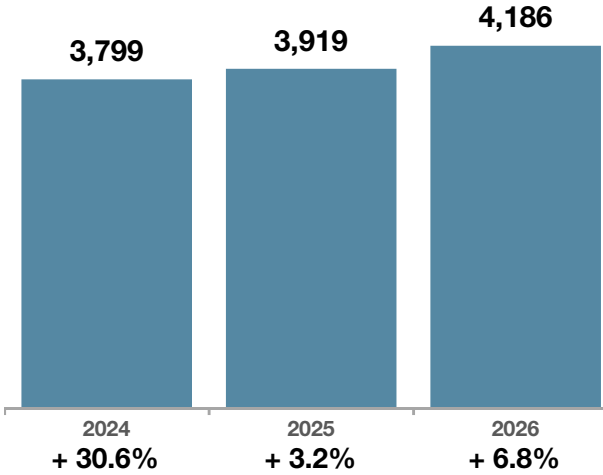
A count of the properties that have been newly listed on the market in a given month.



February

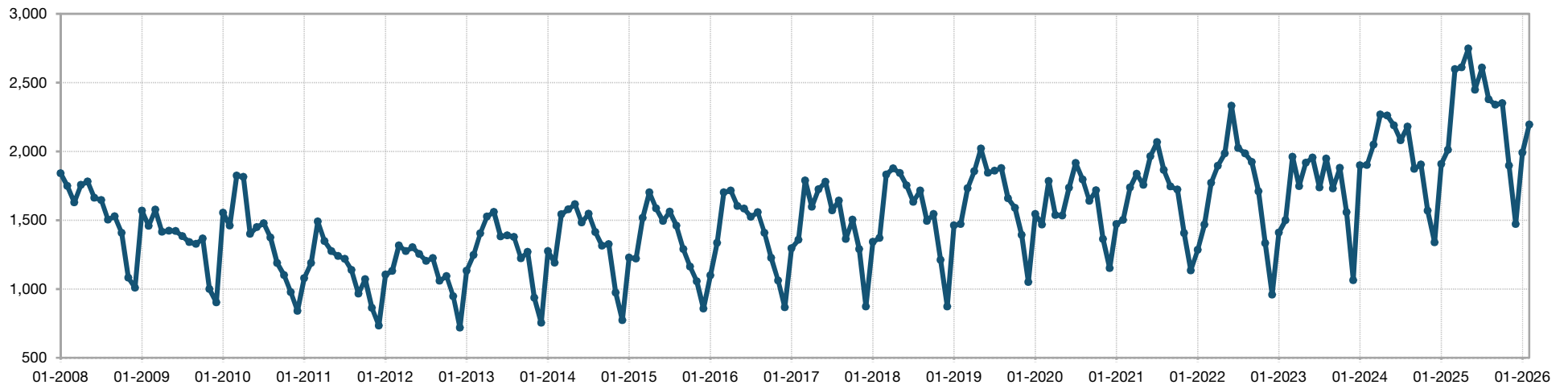


Year to Date



	New Listings	Prior Year	Percent Change
March 2025	2,597	2,049	+26.7%
April 2025	2,610	2,267	+15.1%
May 2025	2,748	2,261	+21.5%
June 2025	2,448	2,189	+11.8%
July 2025	2,609	2,080	+25.4%
August 2025	2,379	2,179	+9.2%
September 2025	2,339	1,873	+24.9%
October 2025	2,350	1,905	+23.4%
November 2025	1,896	1,569	+20.8%
December 2025	1,471	1,339	+9.9%
January 2026	1,991	1,908	+4.4%
February 2026	2,195	2,011	+9.1%
12-Month Avg	2,303	1,969	+16.9%

Historical New Listings by Month

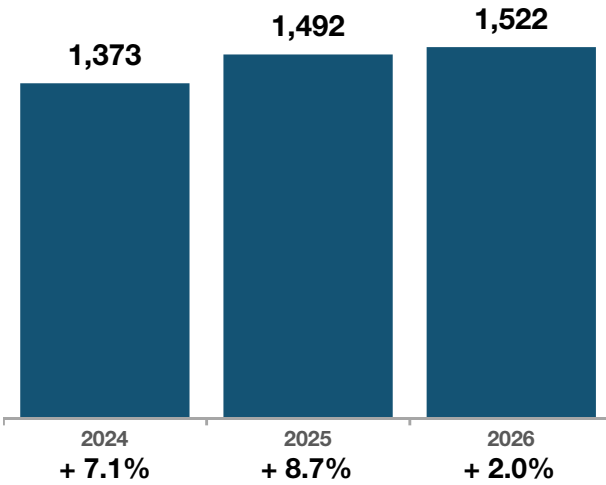


Pending Sales

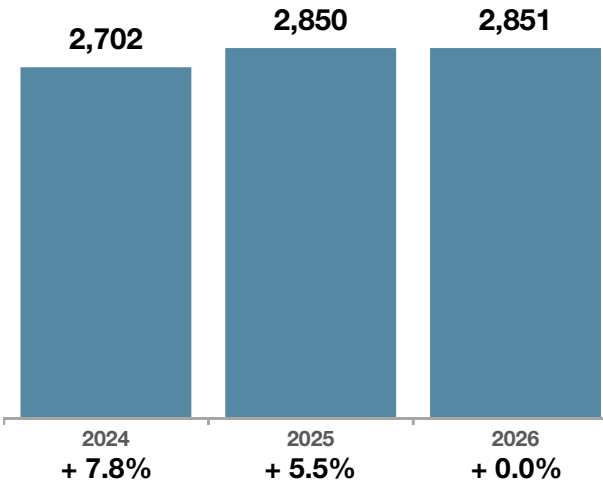
A count of the properties on which offers have been accepted in a given month.



February

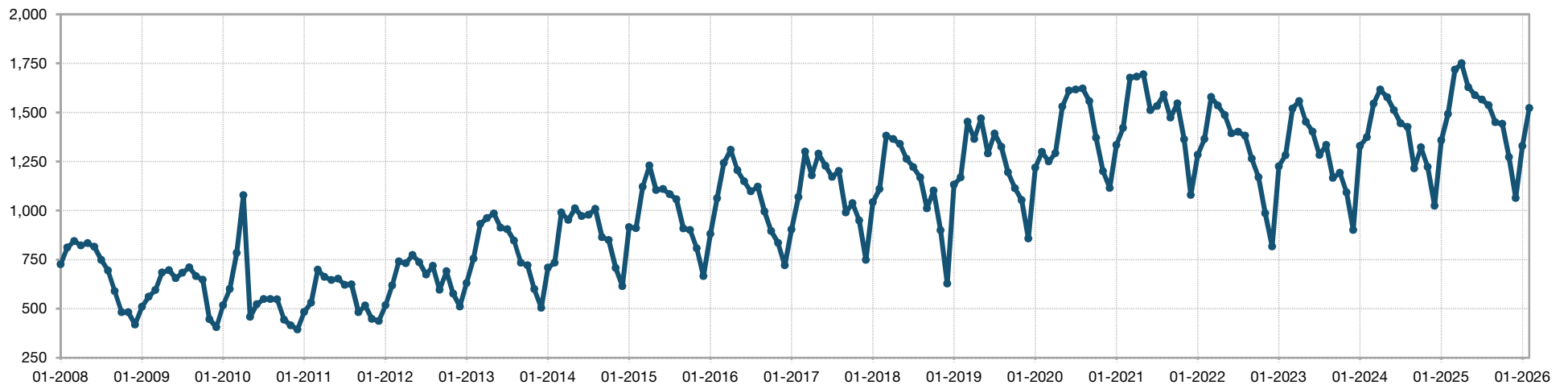


Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	1,718	1,544	+11.3%
April 2025	1,750	1,617	+8.2%
May 2025	1,628	1,577	+3.2%
June 2025	1,588	1,512	+5.0%
July 2025	1,566	1,445	+8.4%
August 2025	1,537	1,426	+7.8%
September 2025	1,450	1,215	+19.3%
October 2025	1,442	1,323	+9.0%
November 2025	1,272	1,223	+4.0%
December 2025	1,063	1,024	+3.8%
January 2026	1,329	1,358	-2.1%
February 2026	1,522	1,492	+2.0%
12-Month Avg	1,489	1,396	+6.6%

Historical Pending Sales by Month



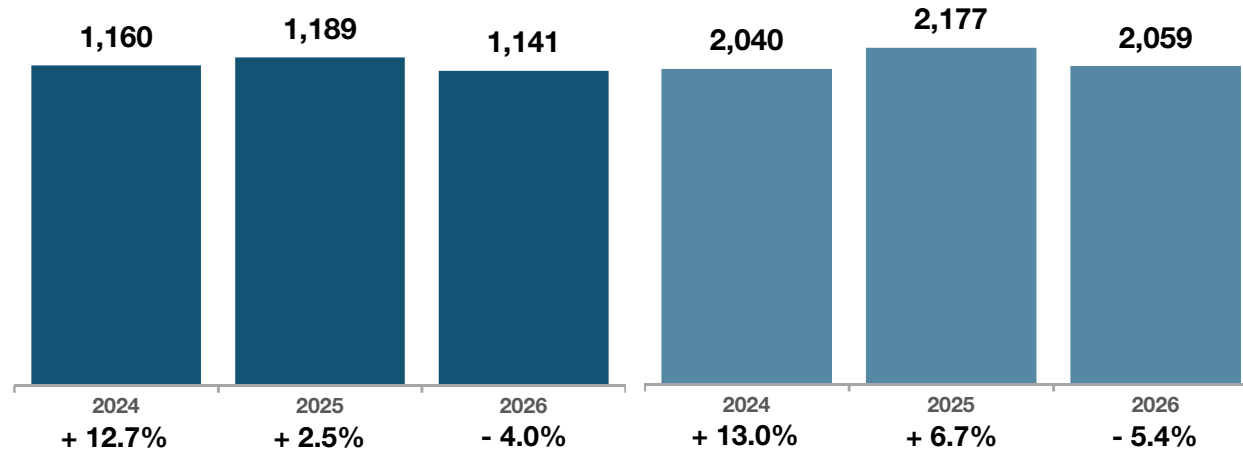
Closed Sales

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



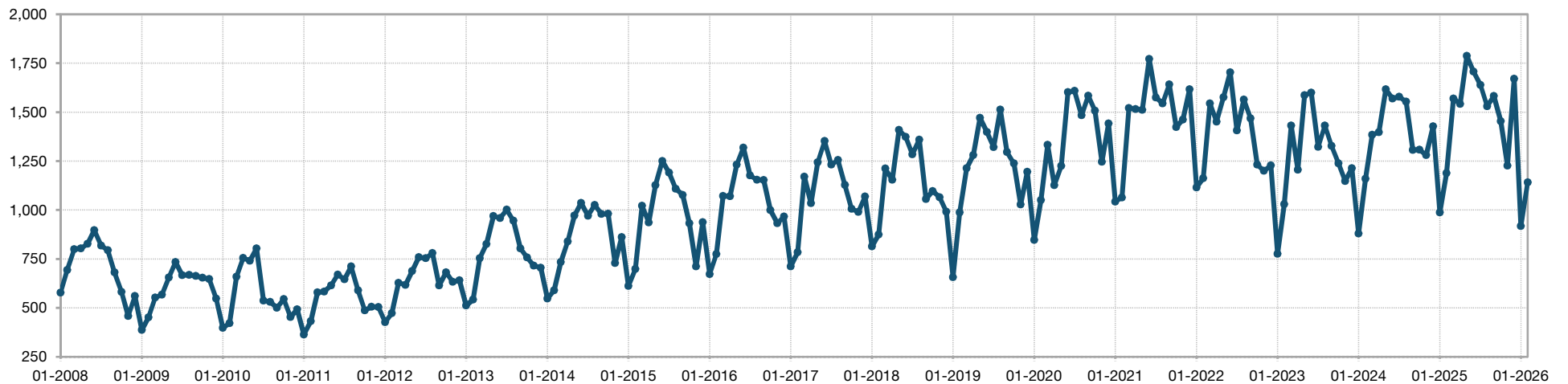
February

Year to Date



	Closed Sales	Prior Year	Percent Change
March 2025	1,570	1,384	+13.4%
April 2025	1,542	1,397	+10.4%
May 2025	1,788	1,616	+10.6%
June 2025	1,707	1,570	+8.7%
July 2025	1,639	1,578	+3.9%
August 2025	1,530	1,554	-1.5%
September 2025	1,582	1,307	+21.0%
October 2025	1,454	1,308	+11.2%
November 2025	1,226	1,281	-4.3%
December 2025	1,670	1,428	+16.9%
January 2026	918	988	-7.1%
February 2026	1,141	1,189	-4.0%
12-Month Avg	1,481	1,383	+7.0%

Historical Closed Sales by Month

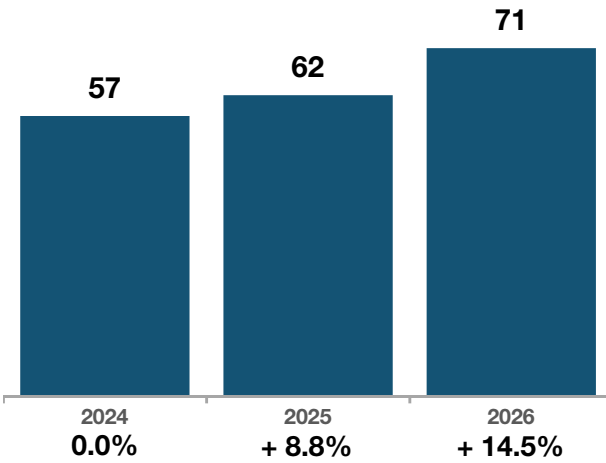


Days on Market Until Sale

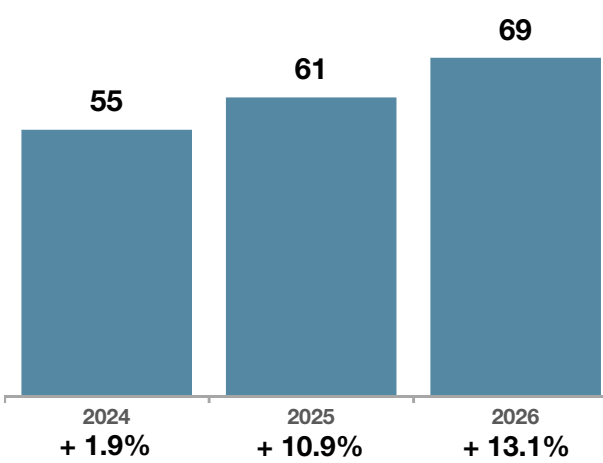
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



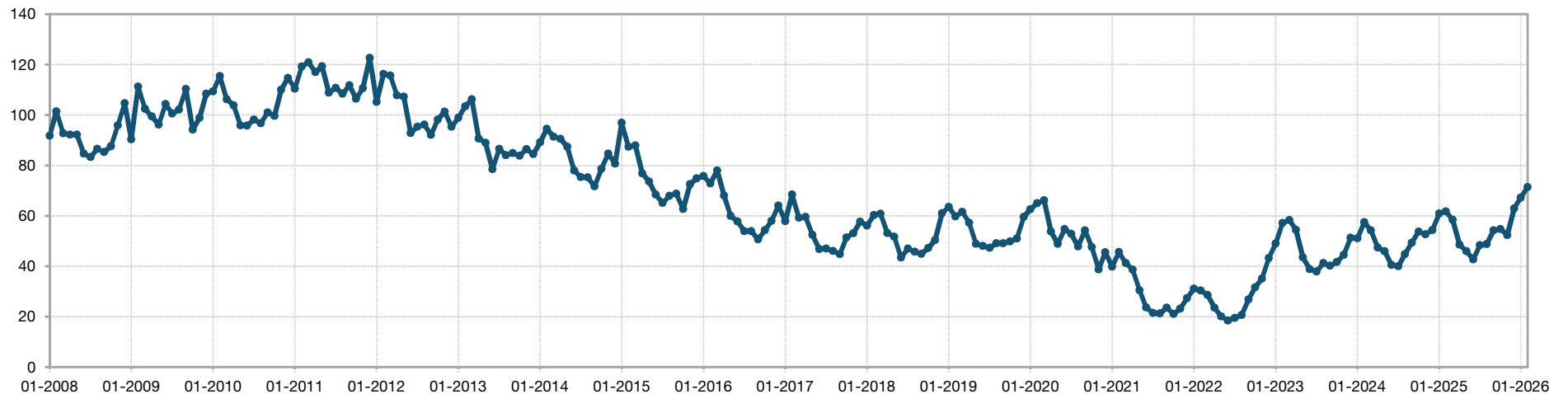
Year to Date



Days on Market	Prior Year	Percent Change
March 2025	58	54 +7.4%
April 2025	49	47 +4.3%
May 2025	46	46 0.0%
June 2025	43	41 +4.9%
July 2025	48	40 +20.0%
August 2025	49	45 +8.9%
September 2025	54	49 +10.2%
October 2025	55	54 +1.9%
November 2025	52	53 -1.9%
December 2025	63	54 +16.7%
January 2026	67	61 +9.8%
February 2026	71	62 +14.5%
12-Month Avg*	54	50 +8.0%

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

Historical Days on Market Until Sale by Month

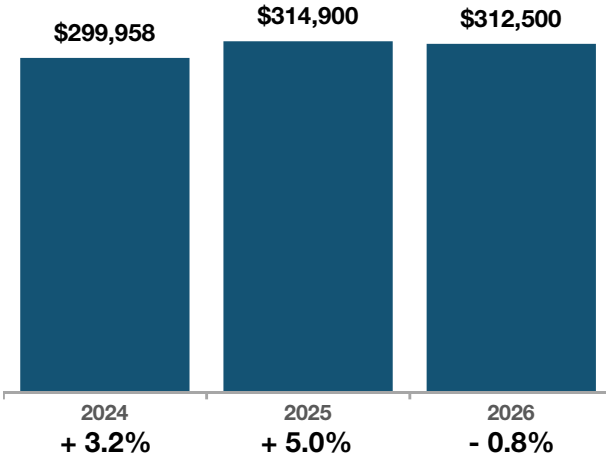


Median Sales Price

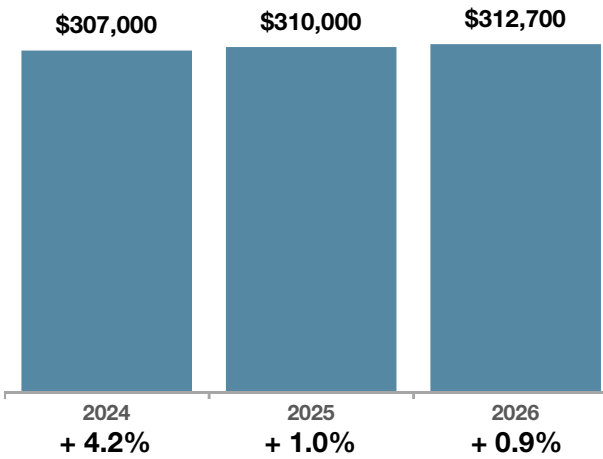
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



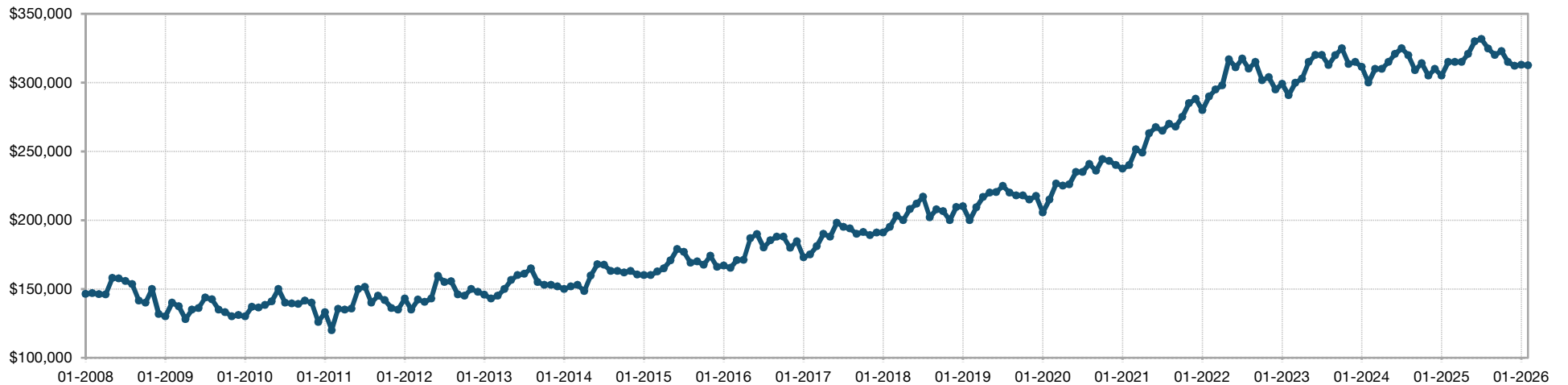
Year to Date



	Median Sales Price	Prior Year	Percent Change
March 2025	\$315,000	\$310,000	+1.6%
April 2025	\$315,000	\$310,005	+1.6%
May 2025	\$320,753	\$314,900	+1.9%
June 2025	\$330,000	\$320,840	+2.9%
July 2025	\$331,644	\$324,990	+2.0%
August 2025	\$324,740	\$319,950	+1.5%
September 2025	\$319,964	\$309,000	+3.5%
October 2025	\$322,950	\$313,990	+2.9%
November 2025	\$315,000	\$305,000	+3.3%
December 2025	\$312,240	\$310,000	+0.7%
January 2026	\$313,000	\$305,000	+2.6%
February 2026	\$312,500	\$314,900	-0.8%
12-Month Med*	\$319,900	\$314,900	+1.6%

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

Historical Median Sales Price by Month

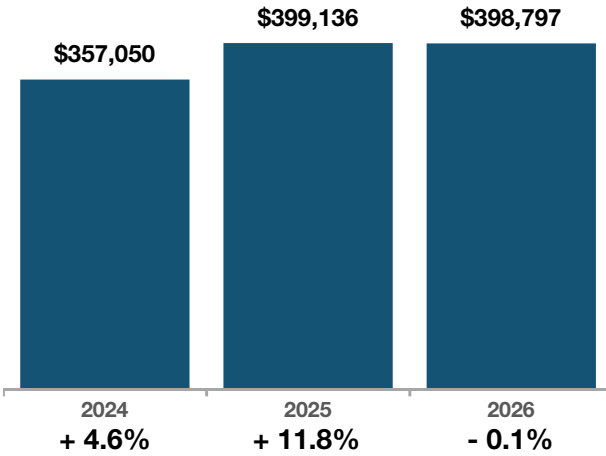


Average Sales Price

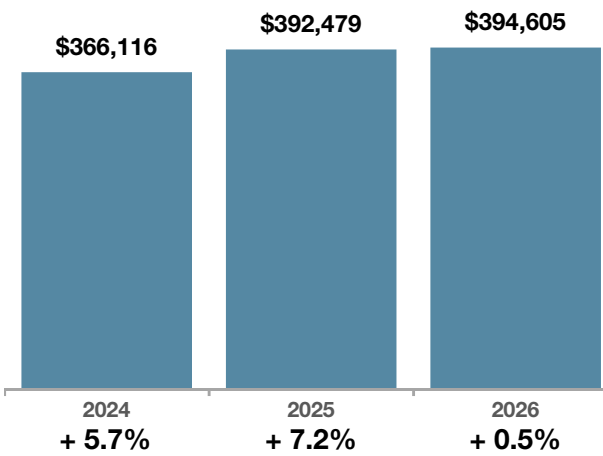
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



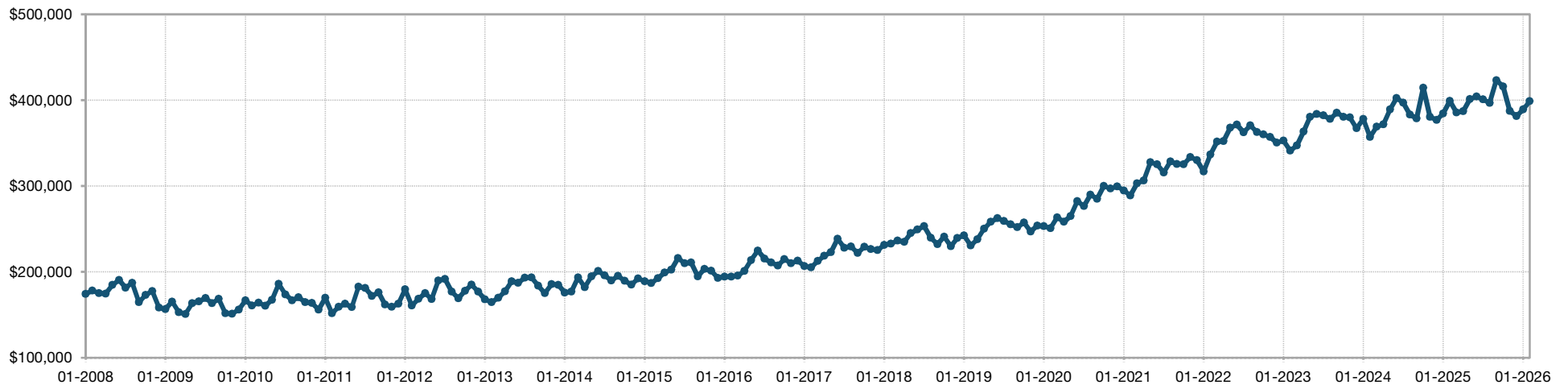
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2025	\$385,515	\$369,171	+4.4%
April 2025	\$387,117	\$371,760	+4.1%
May 2025	\$401,131	\$389,128	+3.1%
June 2025	\$404,330	\$402,424	+0.5%
July 2025	\$401,061	\$397,200	+1.0%
August 2025	\$396,763	\$383,152	+3.6%
September 2025	\$423,319	\$378,799	+11.8%
October 2025	\$416,101	\$414,534	+0.4%
November 2025	\$387,326	\$380,444	+1.8%
December 2025	\$381,575	\$376,908	+1.2%
January 2026	\$389,394	\$384,467	+1.3%
February 2026	\$398,797	\$399,136	-0.1%
12-Month Avg*	\$398,116	\$387,374	+2.8%

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

Historical Average Sales Price by Month



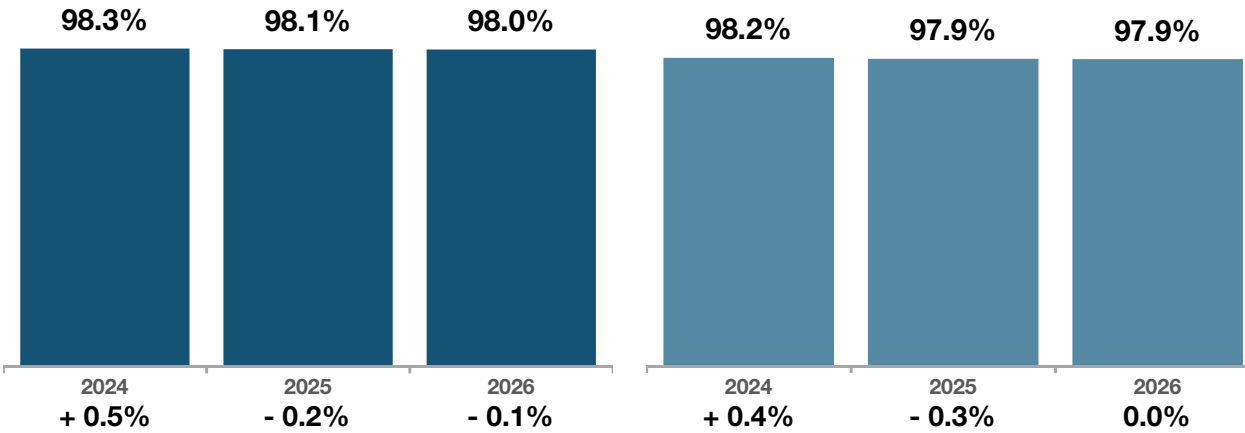
Percent of List Price Received

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.



February

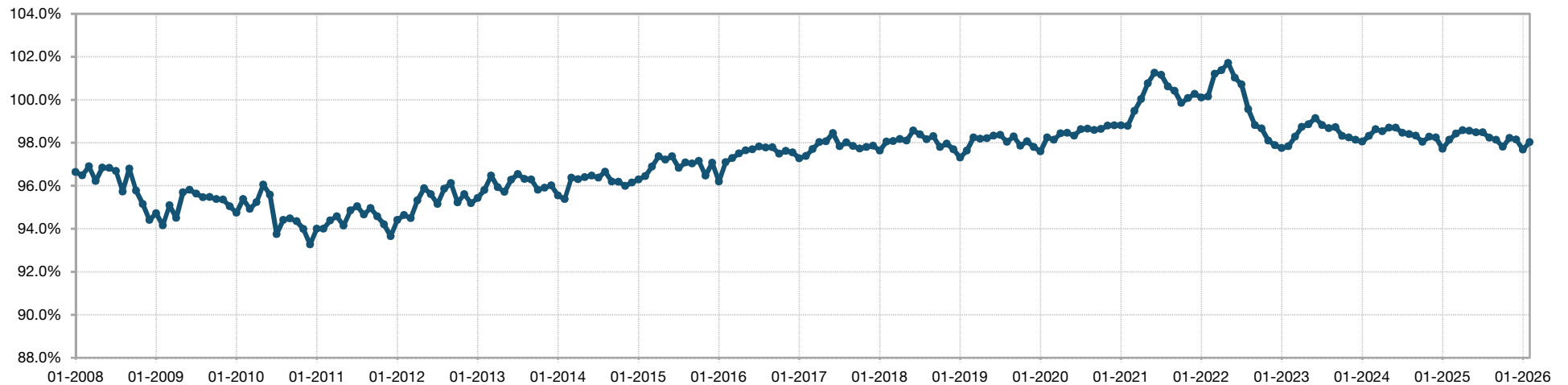
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
March 2025	98.4%	98.6%	-0.2%
April 2025	98.6%	98.5%	+0.1%
May 2025	98.6%	98.7%	-0.1%
June 2025	98.5%	98.7%	-0.2%
July 2025	98.5%	98.5%	0.0%
August 2025	98.2%	98.4%	-0.2%
September 2025	98.1%	98.3%	-0.2%
October 2025	97.8%	98.0%	-0.2%
November 2025	98.2%	98.3%	-0.1%
December 2025	98.1%	98.3%	-0.2%
January 2026	97.7%	97.7%	0.0%
February 2026	98.0%	98.1%	-0.1%
12-Month Avg*	98.3%	98.4%	-0.1%

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

Historical Percent of List Price Received by Month

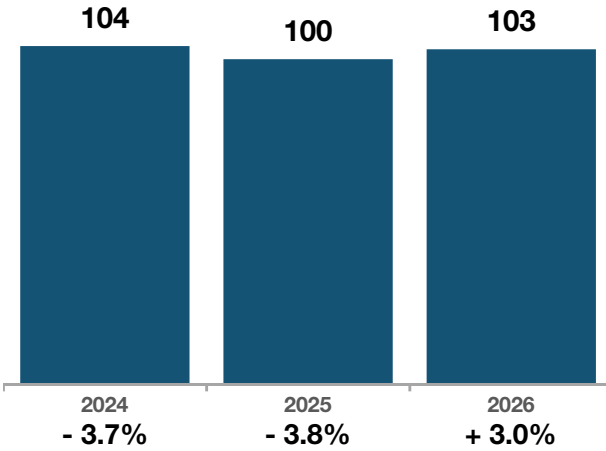


Housing Affordability Index

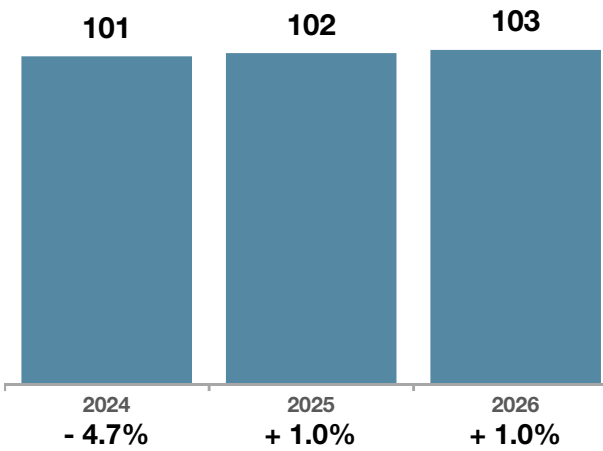
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

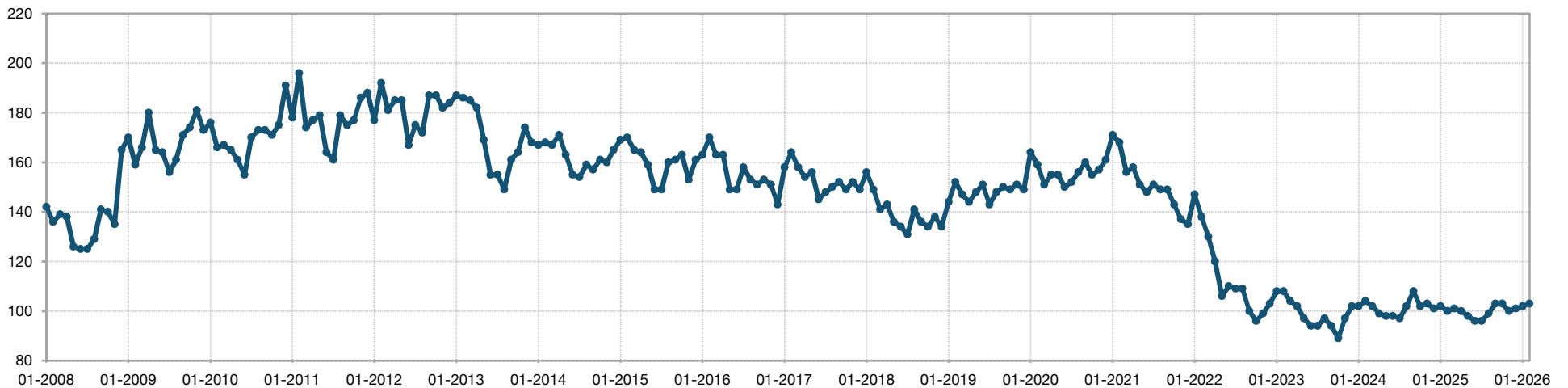


Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	101	102	-1.0%
April 2025	100	99	+1.0%
May 2025	98	98	0.0%
June 2025	96	98	-2.0%
July 2025	96	97	-1.0%
August 2025	99	102	-2.9%
September 2025	103	108	-4.6%
October 2025	103	102	+1.0%
November 2025	100	103	-2.9%
December 2025	101	101	0.0%
January 2026	102	102	0.0%
February 2026	103	100	+3.0%
12-Month Avg	100	101	-0.8%

Historical Housing Affordability Index by Month

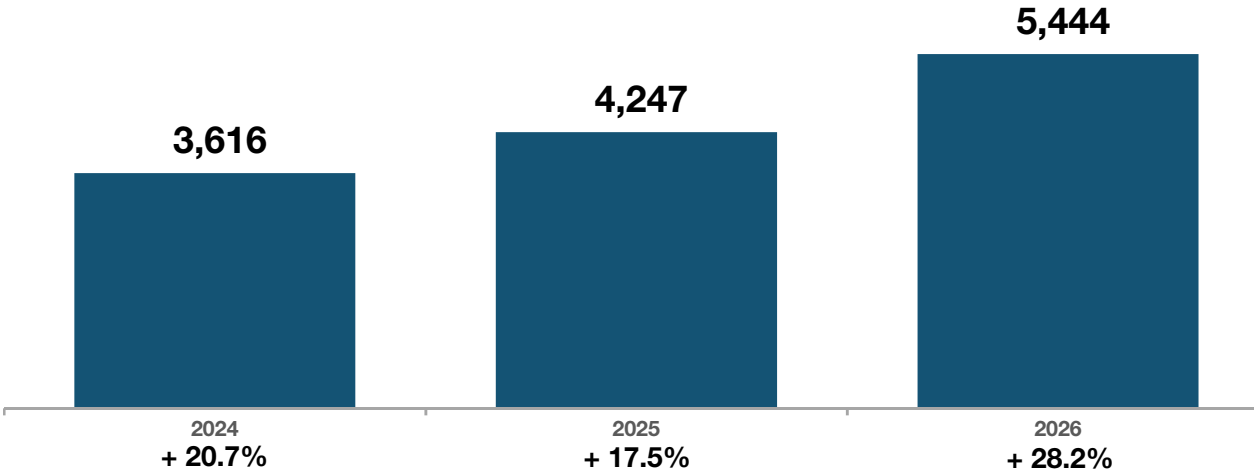


Inventory of Homes for Sale

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



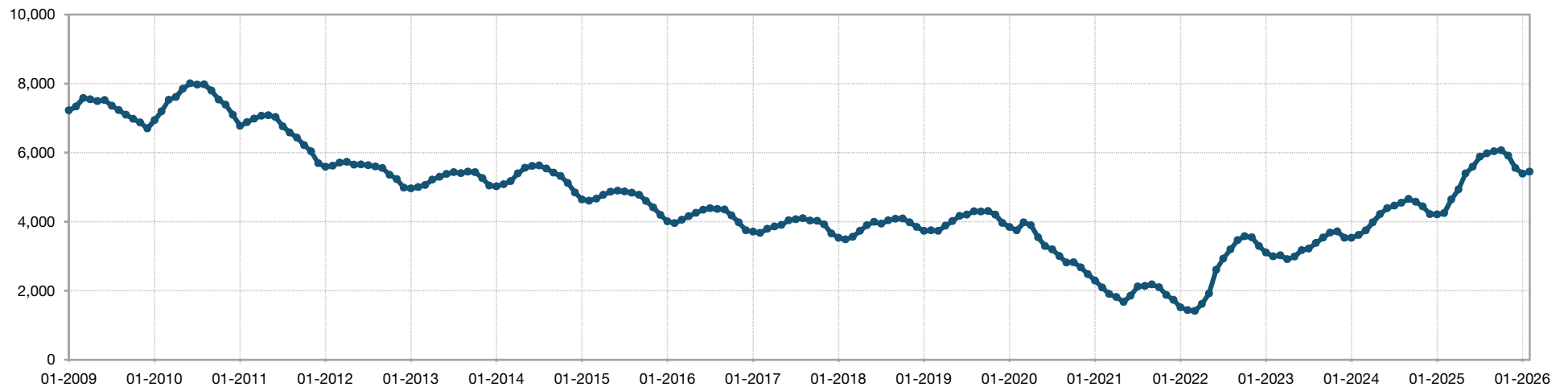
February



Homes for Sale		Prior Year	Percent Change
March 2025	4,638	3,743	+23.9%
April 2025	4,933	3,978	+24.0%
May 2025	5,396	4,220	+27.9%
June 2025	5,592	4,389	+27.4%
July 2025	5,881	4,461	+31.8%
August 2025	5,979	4,541	+31.7%
September 2025	6,039	4,656	+29.7%
October 2025	6,065	4,572	+32.7%
November 2025	5,906	4,437	+33.1%
December 2025	5,554	4,215	+31.8%
January 2026	5,388	4,211	+28.0%
February 2026	5,444	4,247	+28.2%
12-Month Avg*	5,568	4,306	+29.3%

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

Historical Inventory of Homes for Sale by Month

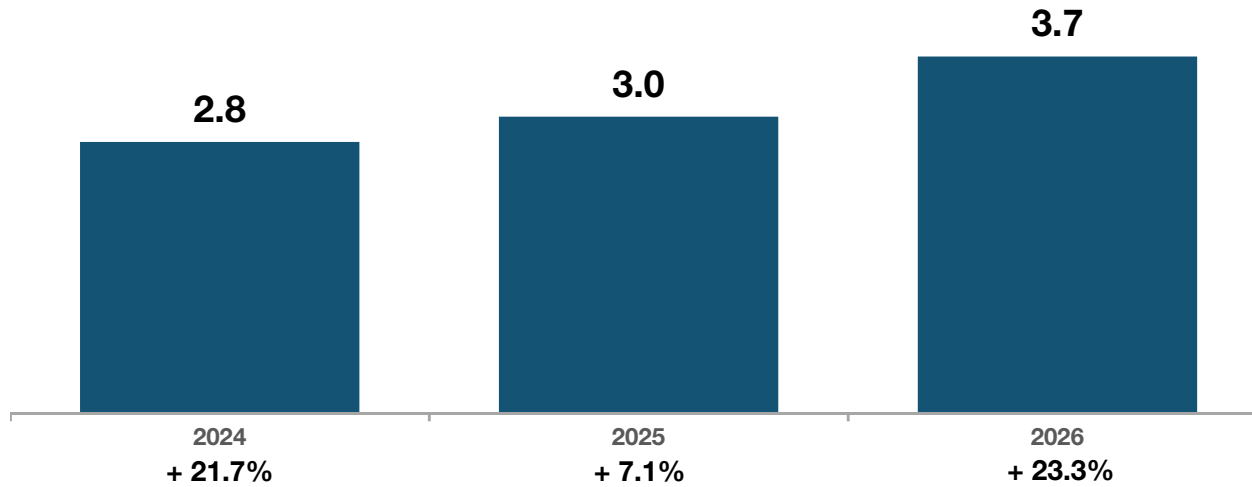


Months Supply of Inventory

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.



February



Months Supply		Prior Year	Percent Change
March 2025	3.3	2.9	+13.8%
April 2025	3.5	3.0	+16.7%
May 2025	3.8	3.2	+18.8%
June 2025	3.9	3.3	+18.2%
July 2025	4.1	3.3	+24.2%
August 2025	4.1	3.4	+20.6%
September 2025	4.1	3.4	+20.6%
October 2025	4.1	3.4	+20.6%
November 2025	4.0	3.2	+25.0%
December 2025	3.7	3.0	+23.3%
January 2026	3.6	3.0	+20.0%
February 2026	3.7	3.0	+23.3%
12-Month Avg*	3.8	3.2	+18.8%

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

Historical Months Supply of Inventory by Month

