

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings were up 7.1 percent to 2,623. Pending Sales increased 18.5 percent to 1,976. Inventory grew 3.2 percent to 5,542 units.

Median Sales Price was up 0.6 percent to \$436,000. Days on Market increased 6.7 percent to 48 days. Months Supply of Inventory was down 5.4 percent to 3.5 months.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

+ 2.4%	+ 0.6%	- 5.4%
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 Charleston Trident 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.



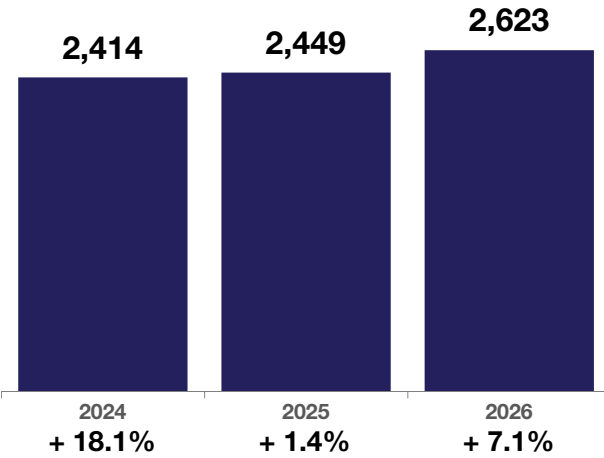
Key Metrics	Historical Sparkbars	05-2025	05-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,449	2,623	+ 7.1%	11,659	12,591	+ 8.0%
Pending Sales		1,668	1,976	+ 18.5%	8,011	8,976	+ 12.0%
Closed Sales		1,824	1,868	+ 2.4%	7,281	7,464	+ 2.5%
Days on Market		45	48	+ 6.7%	50	54	+ 8.0%
Median Sales Price		\$433,213	\$436,000	+ 0.6%	\$427,288	\$434,900	+ 1.8%
Average Sales Price		\$654,972	\$680,629	+ 3.9%	\$653,354	\$686,490	+ 5.1%
Pct. of Orig. Price Received		96.4%	96.5%	+ 0.1%	96.5%	96.1%	- 0.4%
Housing Affordability Index		74	76	+ 2.7%	75	77	+ 2.7%
Inventory of Homes for Sale		5,368	5,542	+ 3.2%	--	--	--
Months Supply of Inventory		3.7	3.5	- 5.4%	--	--	--

New Listings

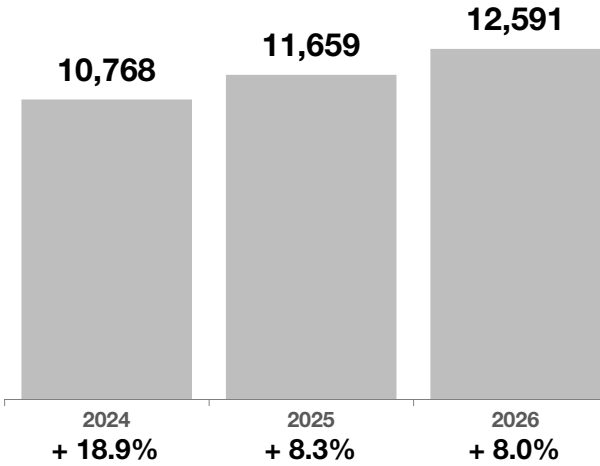
A count of the properties that have been newly listed on the market in a given month.



May

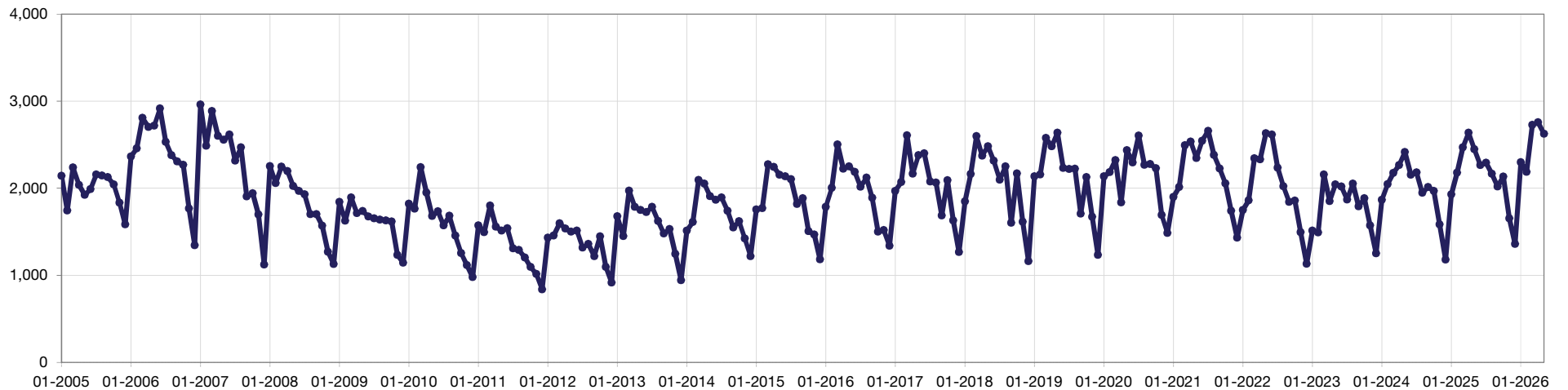


Year to Date



	New Listings	Prior Year	Percent Change
June 2025	2,265	2,153	+5.2%
July 2025	2,292	2,181	+5.1%
August 2025	2,165	1,948	+11.1%
September 2025	2,018	2,014	+0.2%
October 2025	2,133	1,967	+8.4%
November 2025	1,654	1,583	+4.5%
December 2025	1,359	1,179	+15.3%
January 2026	2,299	1,928	+19.2%
February 2026	2,186	2,178	+0.4%
March 2026	2,726	2,469	+10.4%
April 2026	2,757	2,635	+4.6%
May 2026	2,623	2,449	+7.1%
12-Month Avg	2,206	2,057	+7.3%

Historical New Listings by Month

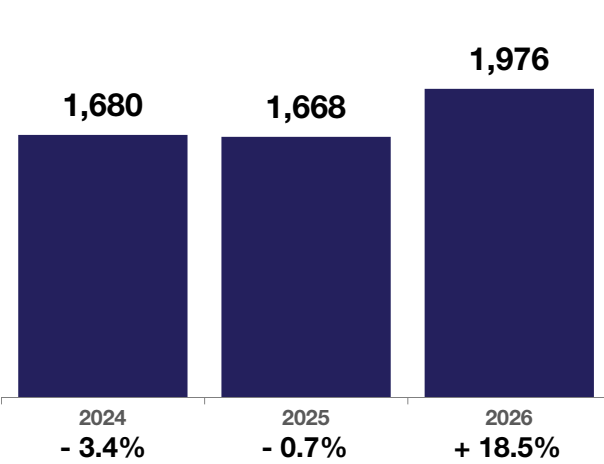


Pending Sales

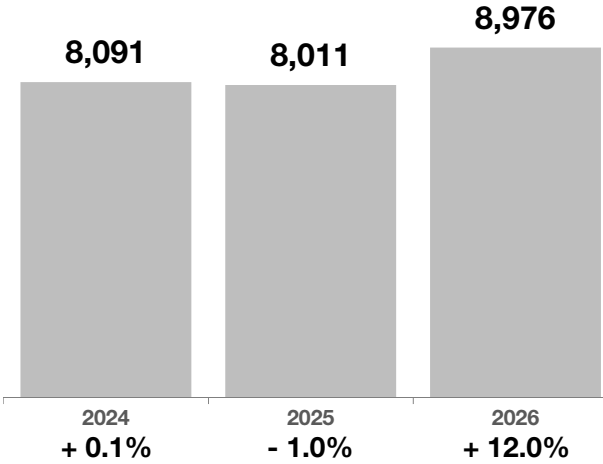
A count of the properties on which offers have been accepted in a given month.



May

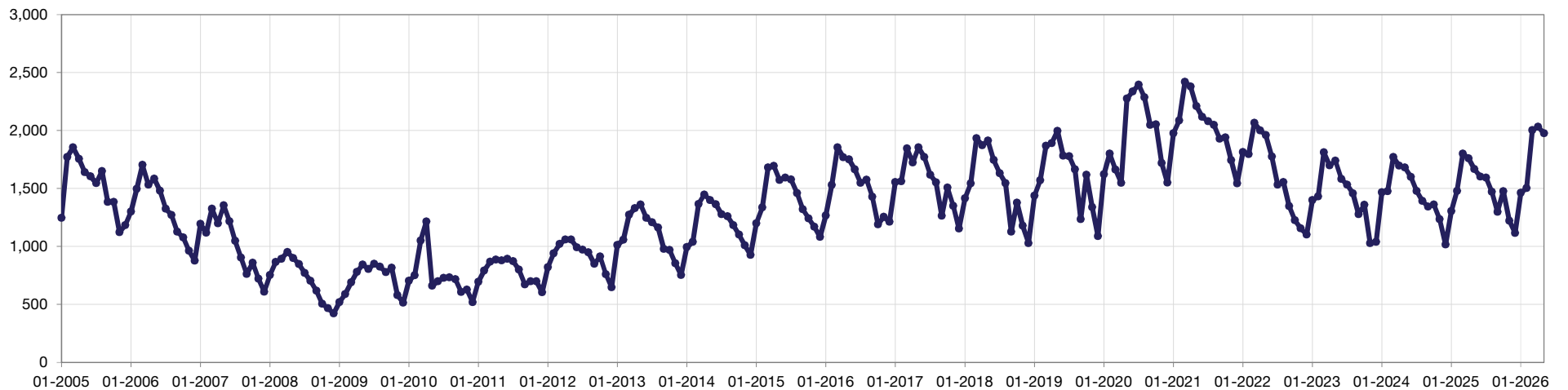


Year to Date



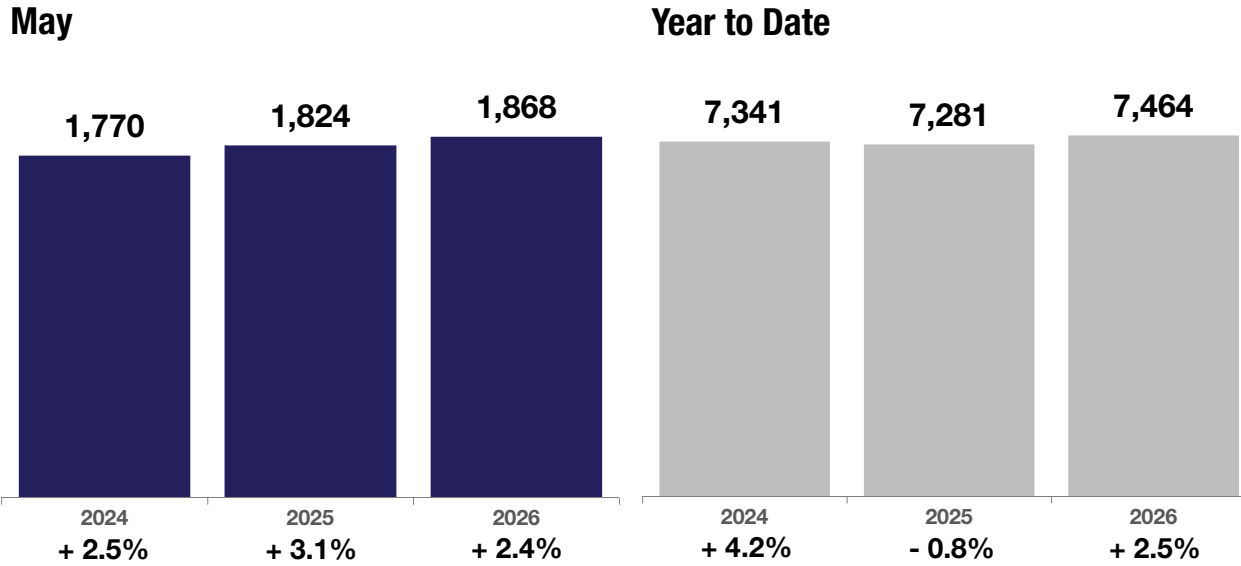
	Pending Sales	Prior Year	Percent Change
June 2025	1,603	1,600	+0.2%
July 2025	1,593	1,478	+7.8%
August 2025	1,472	1,392	+5.7%
September 2025	1,297	1,342	-3.4%
October 2025	1,477	1,361	+8.5%
November 2025	1,221	1,234	-1.1%
December 2025	1,115	1,016	+9.7%
January 2026	1,462	1,304	+12.1%
February 2026	1,504	1,479	+1.7%
March 2026	2,003	1,801	+11.2%
April 2026	2,031	1,759	+15.5%
May 2026	1,976	1,668	+18.5%
12-Month Avg	1,563	1,453	+7.6%

Historical Pending Sales by Month



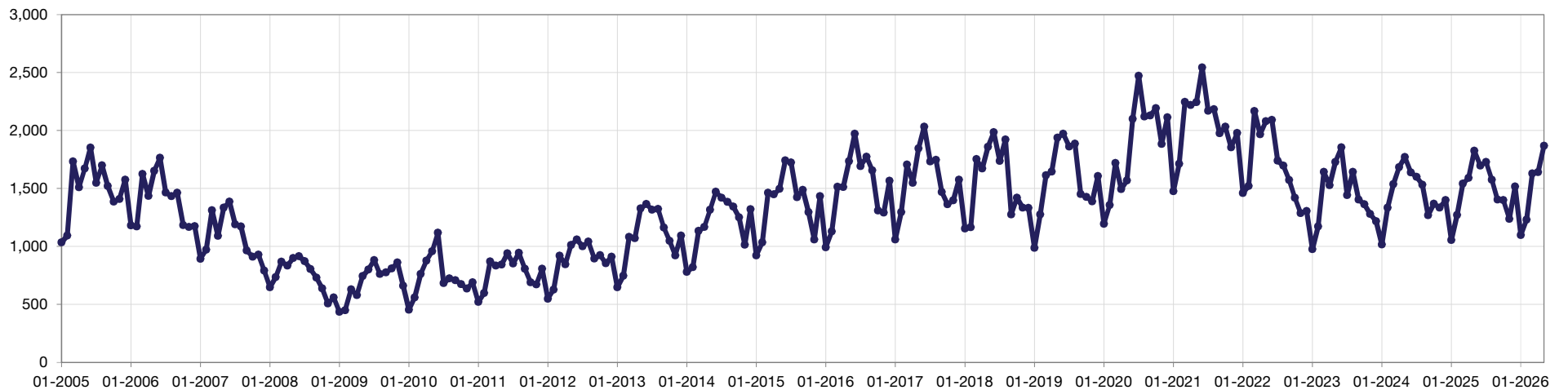
Closed Sales

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



	Closed Sales	Prior Year	Percent Change
June 2025	1,696	1,637	+3.6%
July 2025	1,729	1,600	+8.1%
August 2025	1,575	1,533	+2.7%
September 2025	1,404	1,268	+10.7%
October 2025	1,399	1,368	+2.3%
November 2025	1,237	1,333	-7.2%
December 2025	1,517	1,399	+8.4%
January 2026	1,097	1,054	+4.1%
February 2026	1,231	1,271	-3.1%
March 2026	1,628	1,541	+5.6%
April 2026	1,640	1,591	+3.1%
May 2026	1,868	1,824	+2.4%
12-Month Avg	1,502	1,452	+3.5%

Historical Closed Sales by Month

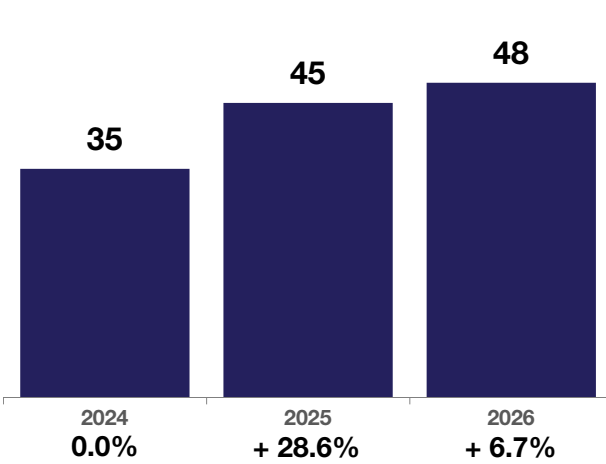


Days on Market Until Sale

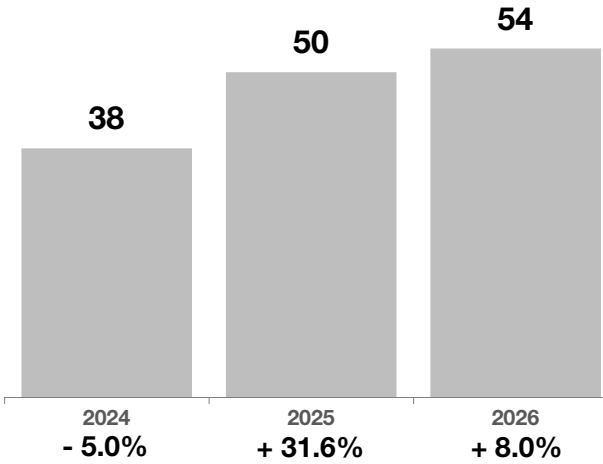
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



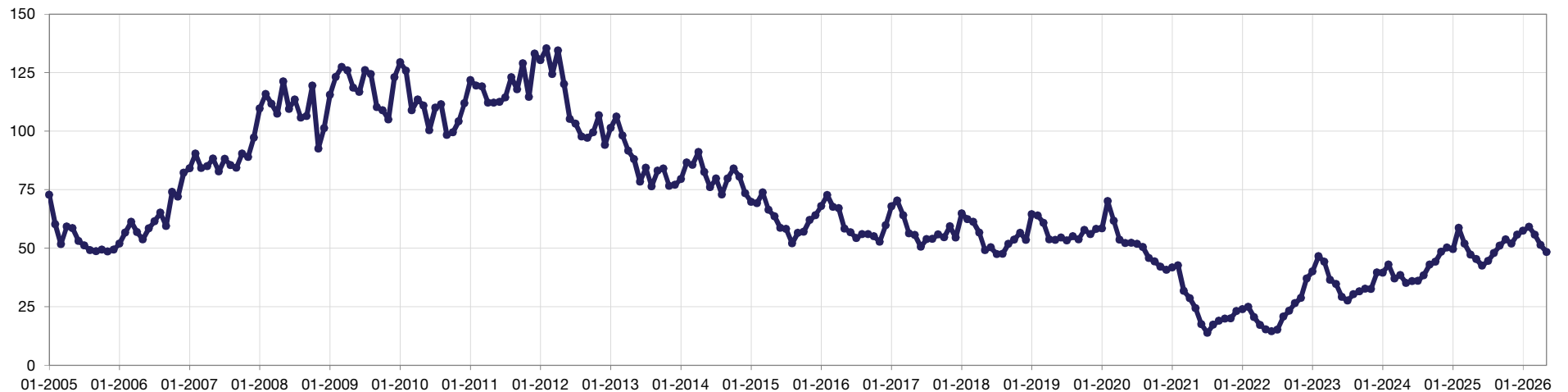
Year to Date



	Days on Market	Prior Year	Percent Change
June 2025	43	36	+19.4%
July 2025	45	36	+25.0%
August 2025	48	38	+26.3%
September 2025	51	43	+18.6%
October 2025	54	44	+22.7%
November 2025	52	48	+8.3%
December 2025	56	50	+12.0%
January 2026	57	50	+14.0%
February 2026	59	59	0.0%
March 2026	56	52	+7.7%
April 2026	51	47	+8.5%
May 2026	48	45	+6.7%
12-Month Avg*	51	45	+13.3%

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

Historical Days on Market Until Sale by Month

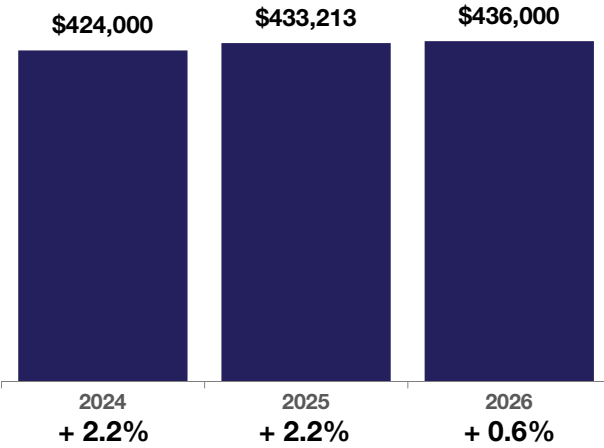


Median Sales Price

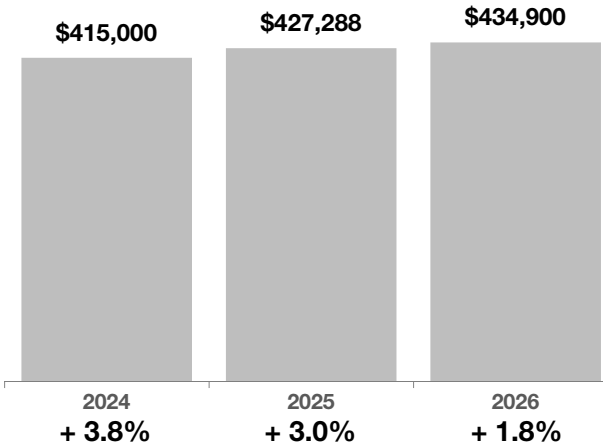
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



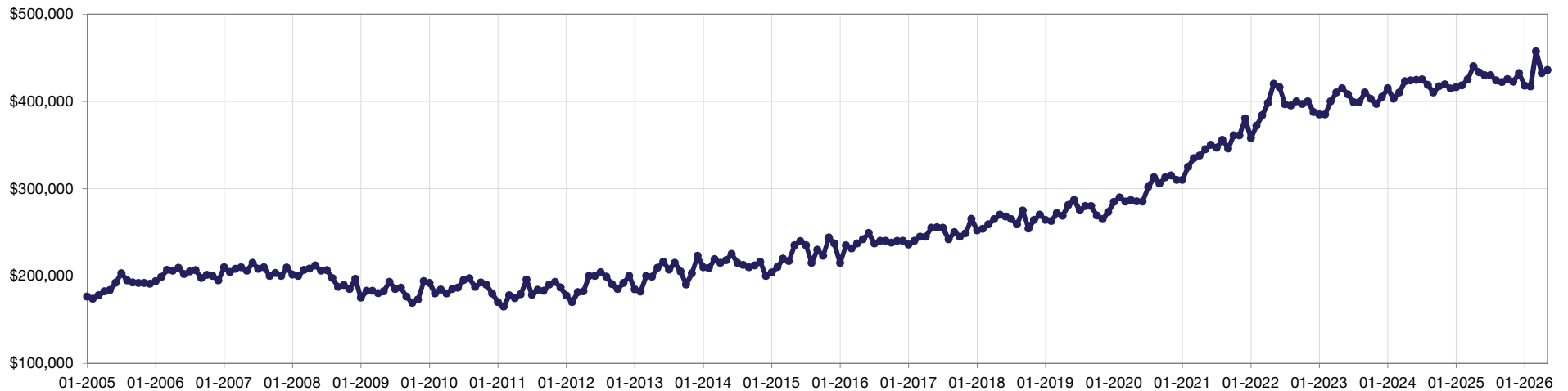
Year to Date



	Median Sales Price	Prior Year	Percent Change
June 2025	\$430,000	\$424,400	+1.3%
July 2025	\$429,950	\$425,000	+1.2%
August 2025	\$424,000	\$418,920	+1.2%
September 2025	\$422,000	\$410,000	+2.9%
October 2025	\$425,400	\$417,299	+1.9%
November 2025	\$422,295	\$419,314	+0.7%
December 2025	\$432,325	\$414,556	+4.3%
January 2026	\$417,990	\$416,159	+0.4%
February 2026	\$416,990	\$418,325	-0.3%
March 2026	\$457,117	\$425,000	+7.6%
April 2026	\$432,353	\$440,000	-1.7%
May 2026	\$436,000	\$433,213	+0.6%
12-Month Med*	\$430,000	\$420,503	+2.3%

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

Historical Median Sales Price by Month

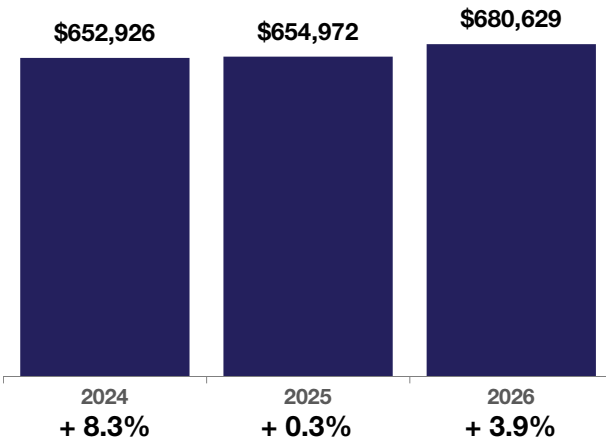


Average Sales Price

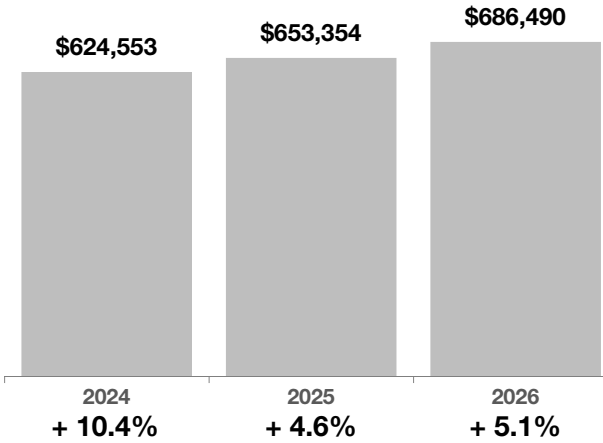
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



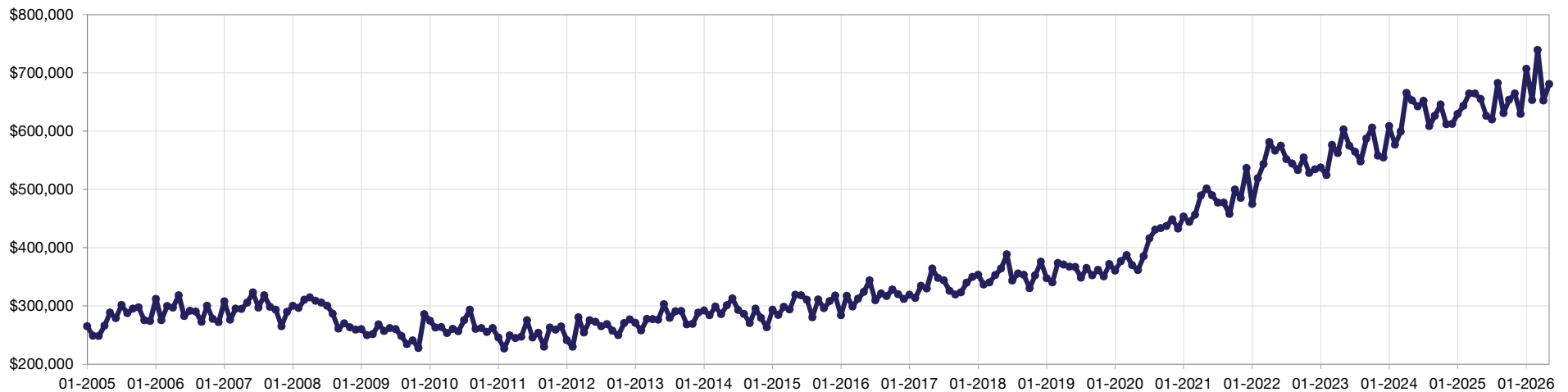
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
June 2025	\$626,186	\$642,555	-2.5%
July 2025	\$619,913	\$651,970	-4.9%
August 2025	\$682,545	\$608,651	+12.1%
September 2025	\$630,960	\$626,103	+0.8%
October 2025	\$653,491	\$645,446	+1.2%
November 2025	\$664,700	\$611,878	+8.6%
December 2025	\$629,373	\$612,226	+2.8%
January 2026	\$706,748	\$629,308	+12.3%
February 2026	\$653,119	\$643,468	+1.5%
March 2026	\$739,388	\$664,421	+11.3%
April 2026	\$652,201	\$664,615	-1.9%
May 2026	\$680,629	\$654,972	+3.9%
12-Month Avg*	\$661,604	\$637,968	+3.7%

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

Historical Average Sales Price by Month

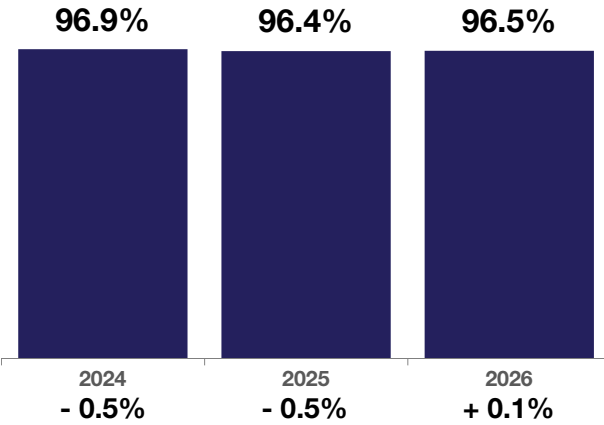


Percent of Original List Price Received

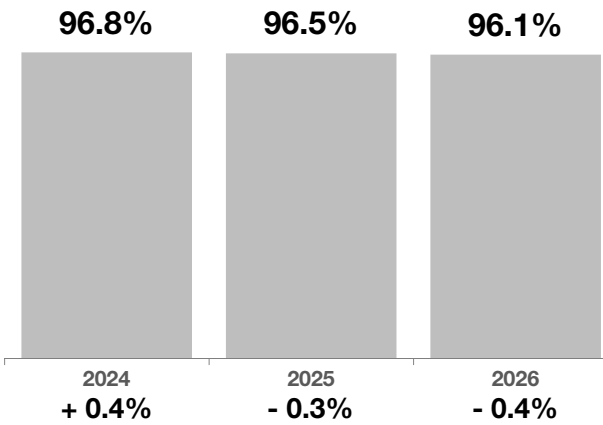
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May



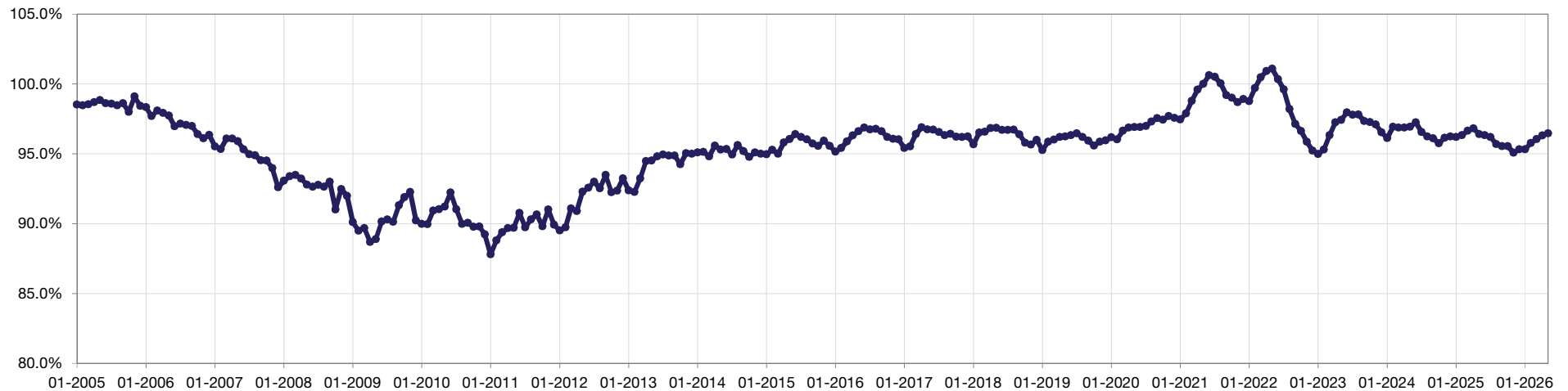
Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
June 2025	96.3%	97.2%	-0.9%
July 2025	96.2%	96.5%	-0.3%
August 2025	95.7%	96.2%	-0.5%
September 2025	95.5%	96.1%	-0.6%
October 2025	95.5%	95.8%	-0.3%
November 2025	95.1%	96.1%	-1.0%
December 2025	95.3%	96.2%	-0.9%
January 2026	95.3%	96.2%	-0.9%
February 2026	95.8%	96.3%	-0.5%
March 2026	96.1%	96.6%	-0.5%
April 2026	96.3%	96.8%	-0.5%
May 2026	96.5%	96.4%	+0.1%
12-Month Avg*	95.9%	96.4%	-0.5%

* Average Pct. of Orig. Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month

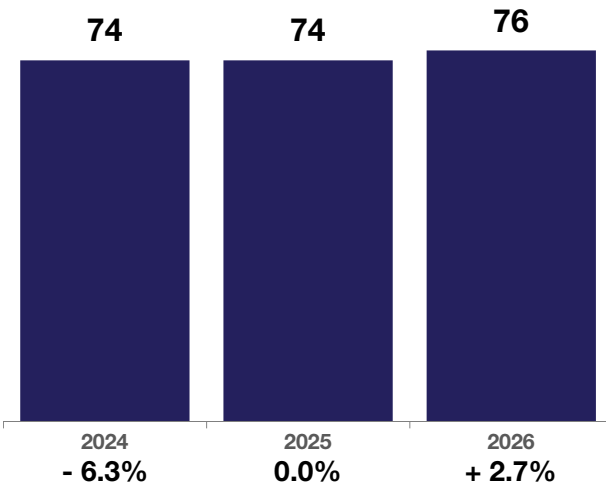


Housing Affordability Index

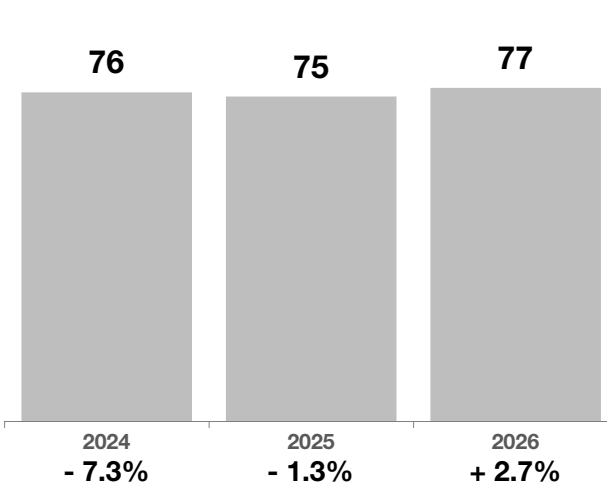
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

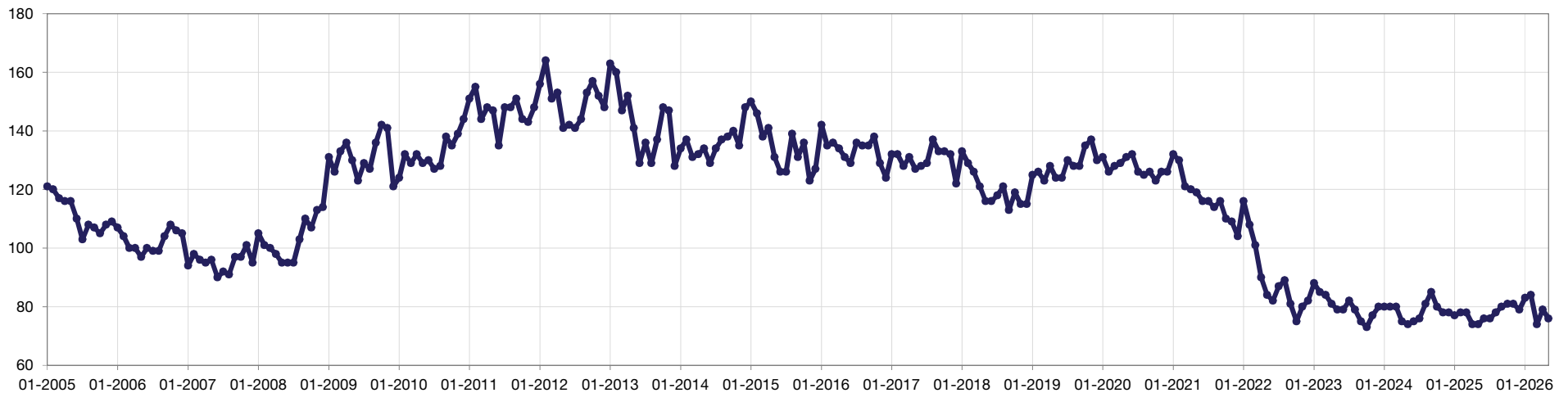


Year to Date



	Affordability Index	Prior Year	Percent Change
June 2025	76	75	+1.3%
July 2025	76	76	0.0%
August 2025	78	81	-3.7%
September 2025	80	85	-5.9%
October 2025	81	80	+1.3%
November 2025	81	78	+3.8%
December 2025	79	78	+1.3%
January 2026	83	77	+7.8%
February 2026	84	78	+7.7%
March 2026	74	78	-5.1%
April 2026	79	74	+6.8%
May 2026	76	74	+2.7%
12-Month Avg	79	78	+1.4%

Historical Housing Affordability Index by Month

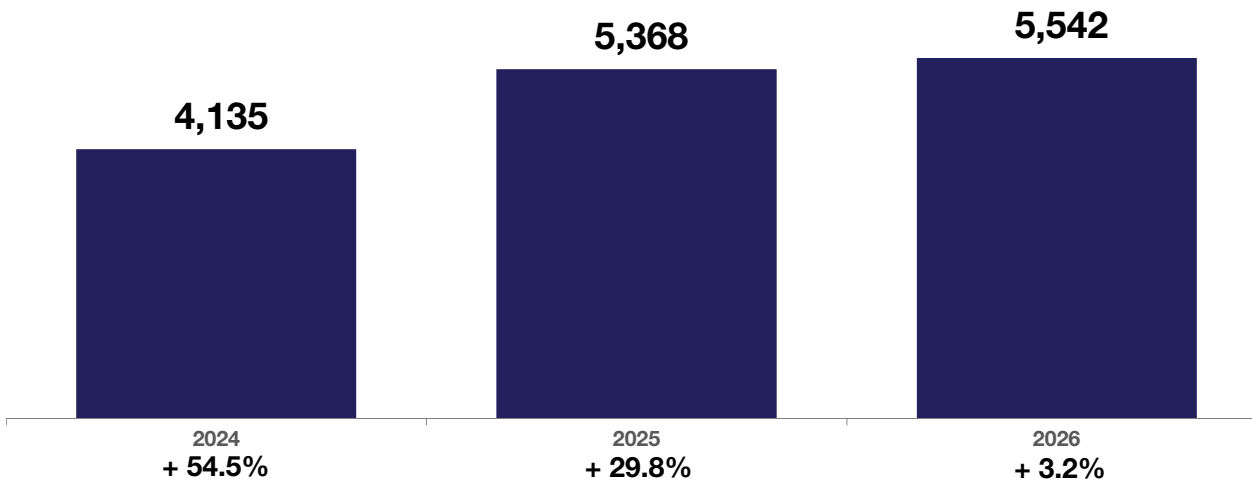


Inventory of Homes for Sale

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



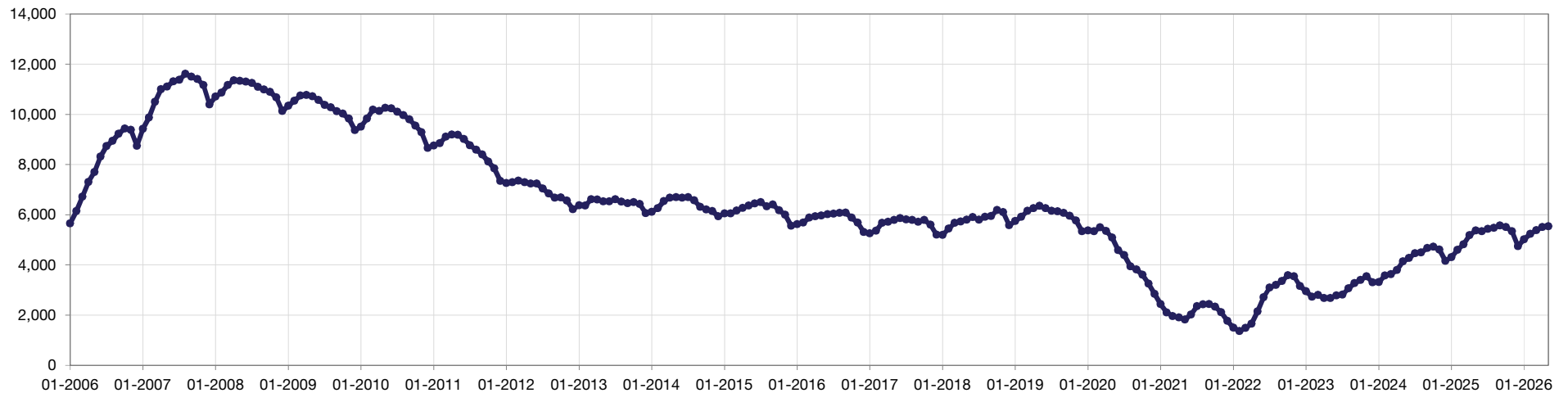
May



	Homes for Sale	Prior Year	Percent Change
June 2025	5,335	4,274	+24.8%
July 2025	5,437	4,465	+21.8%
August 2025	5,472	4,489	+21.9%
September 2025	5,571	4,671	+19.3%
October 2025	5,506	4,727	+16.5%
November 2025	5,340	4,611	+15.8%
December 2025	4,746	4,159	+14.1%
January 2026	5,019	4,308	+16.5%
February 2026	5,235	4,597	+13.9%
March 2026	5,385	4,821	+11.7%
April 2026	5,509	5,185	+6.2%
May 2026	5,542	5,368	+3.2%
12-Month Avg*	5,341	4,640	+15.1%

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

Historical Inventory of Homes for Sale by Month

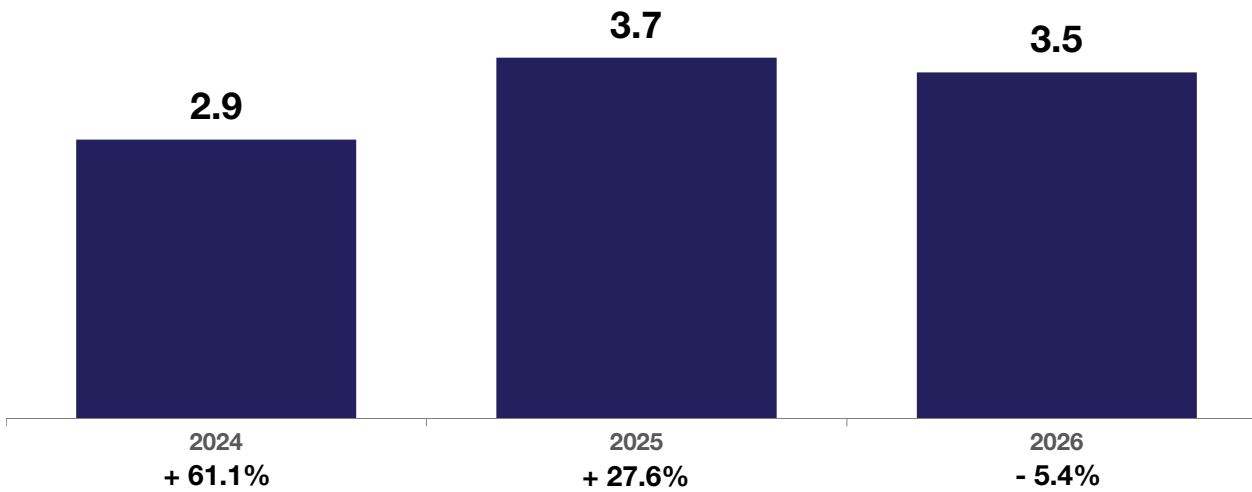


Months Supply of Inventory

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.



May



Months Supply	Prior Year	Percent Change	
June 2025	3.7	3.0	+23.3%
July 2025	3.7	3.1	+19.4%
August 2025	3.7	3.1	+19.4%
September 2025	3.8	3.2	+18.8%
October 2025	3.7	3.3	+12.1%
November 2025	3.6	3.2	+12.5%
December 2025	3.2	2.8	+14.3%
January 2026	3.4	3.0	+13.3%
February 2026	3.5	3.2	+9.4%
March 2026	3.6	3.3	+9.1%
April 2026	3.6	3.6	0.0%
May 2026	3.5	3.7	-5.4%
12-Month Avg*	3.6	3.2	+12.5%

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

Historical Months Supply of Inventory by Month

