

Monthly Indicators



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings were down 4.6 percent to 2,066. Pending Sales increased 11.8 percent to 1,645. Inventory grew 2.1 percent to 5,593 units.

Median Sales Price was up 1.8 percent to \$431,500. Days on Market increased 6.3 percent to 51 days. Months Supply of Inventory was down 2.7 percent to 3.6 months.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

+ 2.5%	+ 1.8%	- 2.7%
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.

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 Original 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.



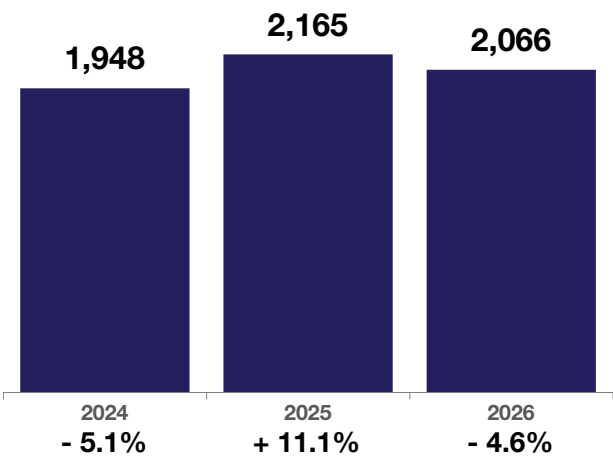
Key Metrics	Historical Sparkbars	08-2025	08-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,165	2,066	- 4.6%	18,381	19,419	+ 5.6%
Pending Sales		1,471	1,645	+ 11.8%	12,672	13,700	+ 8.1%
Closed Sales		1,575	1,614	+ 2.5%	12,281	12,872	+ 4.8%
Days on Market		48	51	+ 6.3%	48	51	+ 6.3%
Median Sales Price		\$424,000	\$431,500	+ 1.8%	\$427,025	\$436,000	+ 2.1%
Average Sales Price		\$682,545	\$665,965	- 2.4%	\$648,634	\$689,955	+ 6.4%
Pct. of Orig. Price Received		95.7%	95.8%	+ 0.1%	96.3%	96.1%	- 0.2%
Housing Affordability Index		78	76	- 2.6%	78	76	- 2.6%
Inventory of Homes for Sale		5,480	5,593	+ 2.1%	--	--	--
Months Supply of Inventory		3.7	3.6	- 2.7%	--	--	--

New Listings

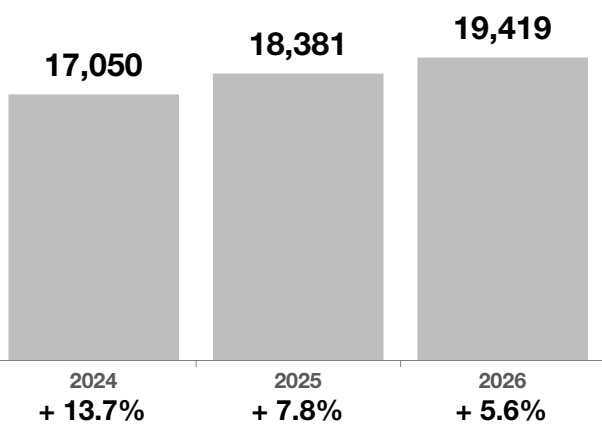
A count of the properties that have been newly listed on the market in a given month.



August

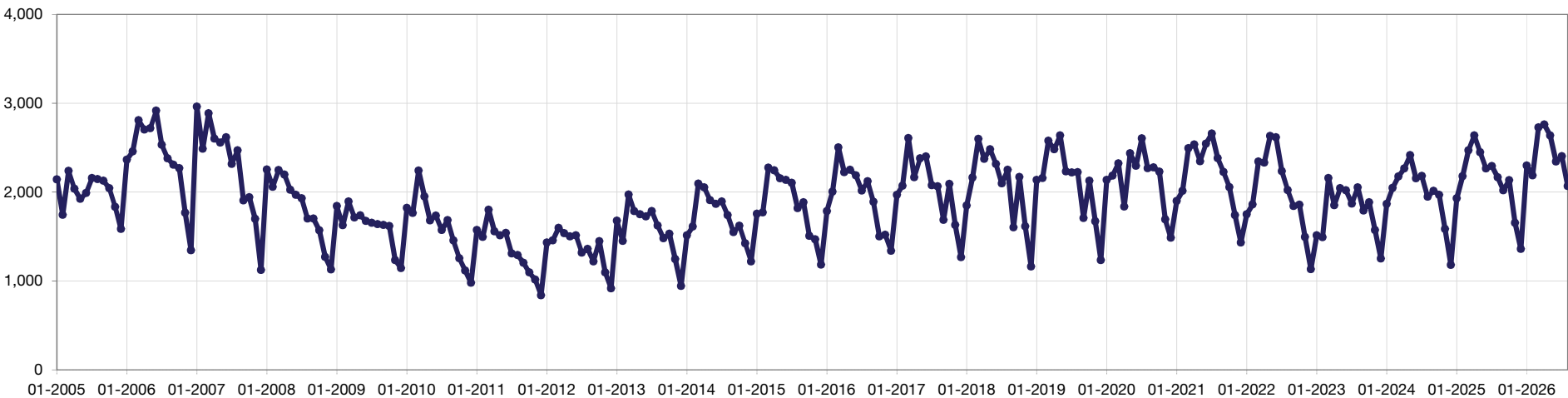


Year to Date



New Listings		Prior Year	Percent Change
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	2,187	2,178	+0.4%
March 2026	2,727	2,469	+10.4%
April 2026	2,759	2,635	+4.7%
May 2026	2,635	2,449	+7.6%
June 2026	2,342	2,265	+3.4%
July 2026	2,404	2,292	+4.9%
August 2026	2,066	2,165	-4.6%
12-Month Avg	2,215	2,094	+5.8%

Historical New Listings by Month

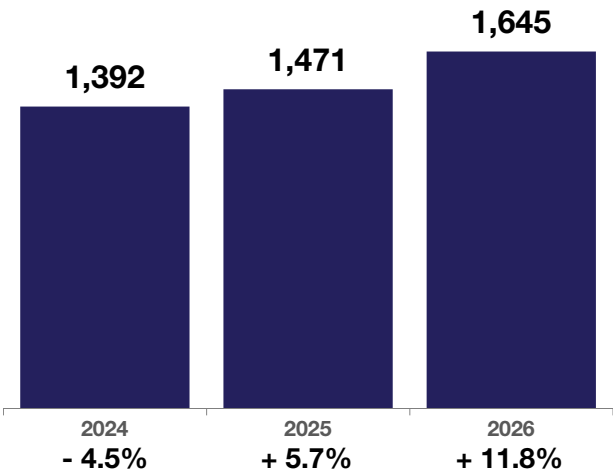


Pending Sales

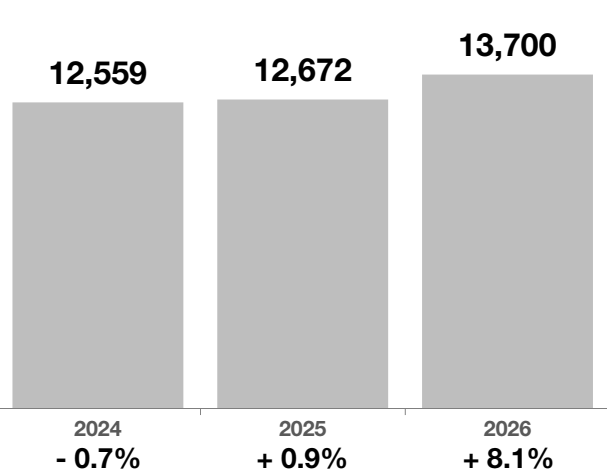
A count of the properties on which offers have been accepted in a given month.



August

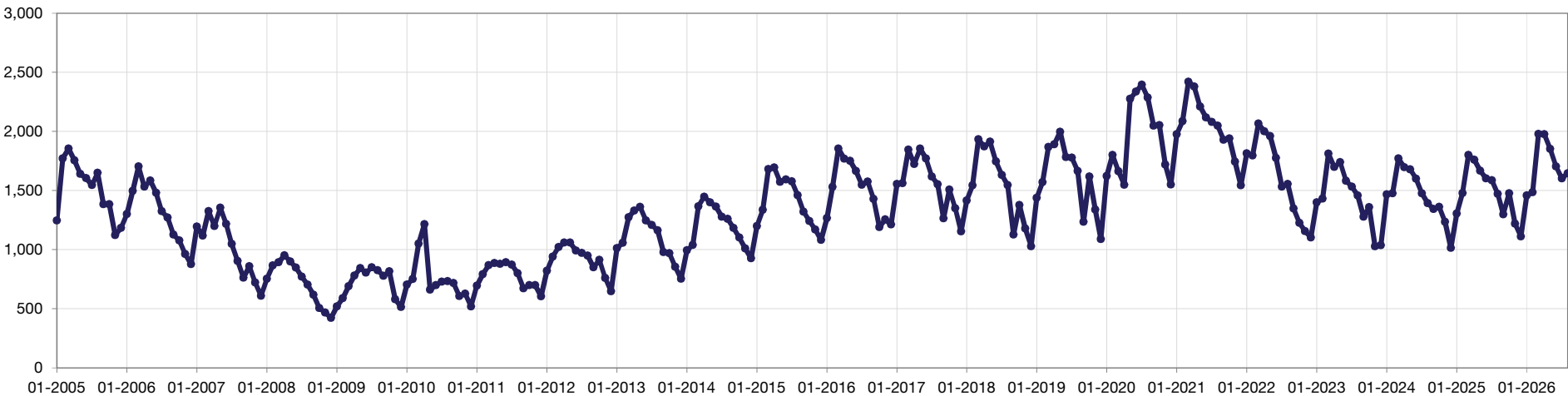


Year to Date



Pending Sales		Prior Year	Percent Change
September 2025	1,297	1,342	-3.4%
October 2025	1,477	1,361	+8.5%
November 2025	1,219	1,234	-1.2%
December 2025	1,112	1,014	+9.7%
January 2026	1,457	1,305	+11.6%
February 2026	1,486	1,479	+0.5%
March 2026	1,979	1,801	+9.9%
April 2026	1,976	1,759	+12.3%
May 2026	1,851	1,667	+11.0%
June 2026	1,704	1,603	+6.3%
July 2026	1,602	1,587	+0.9%
August 2026	1,645	1,471	+11.8%
12-Month Avg	1,567	1,469	+6.7%

Historical Pending Sales by Month

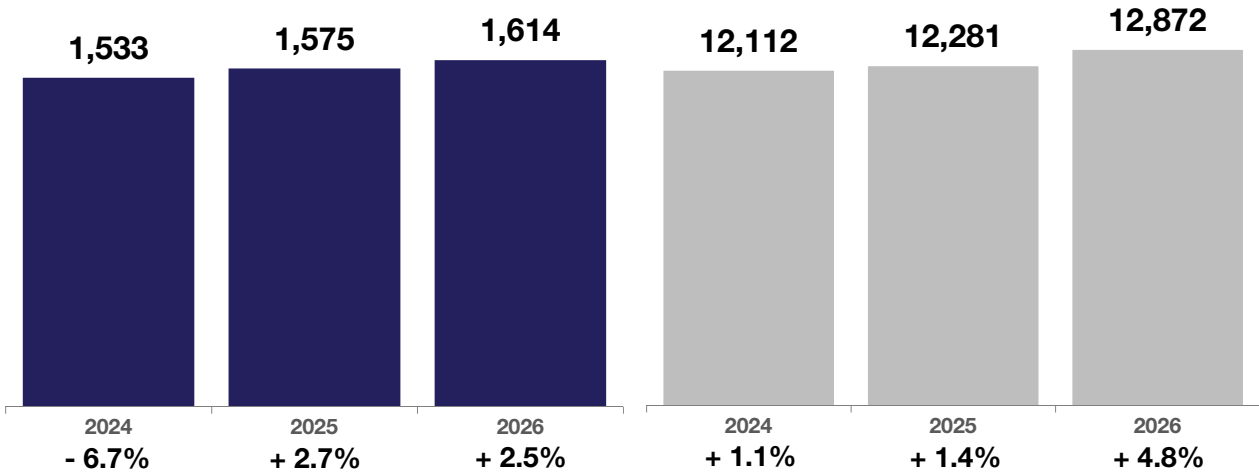


Closed Sales

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

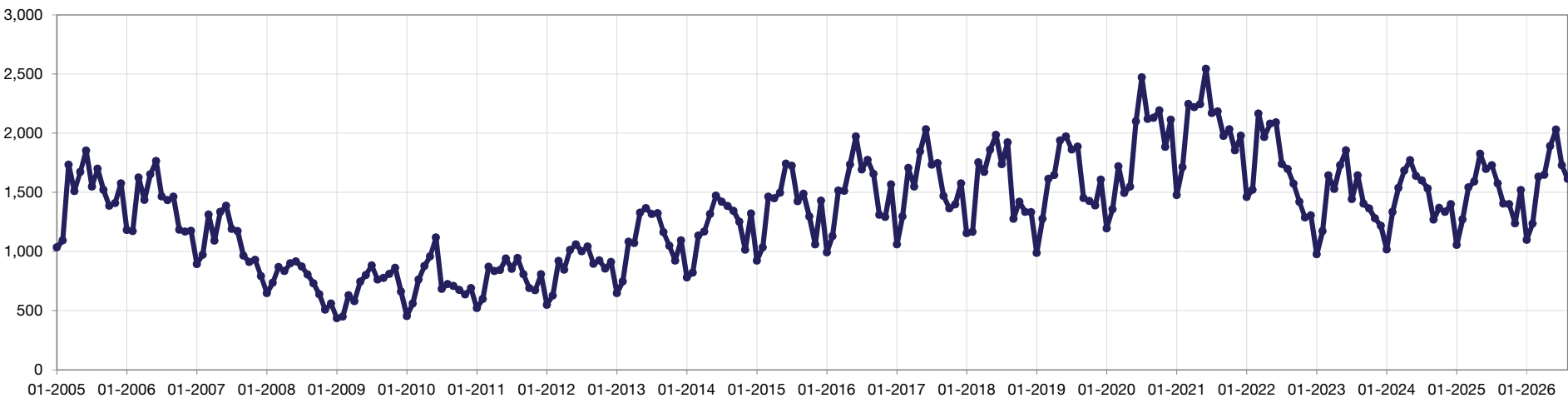


August



Closed Sales		Prior Year	Percent Change
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	1,518	1,399	+8.5%
January 2026	1,097	1,054	+4.1%
February 2026	1,234	1,271	-2.9%
March 2026	1,631	1,541	+5.8%
April 2026	1,648	1,591	+3.6%
May 2026	1,890	1,824	+3.6%
June 2026	2,029	1,696	+19.6%
July 2026	1,729	1,729	0.0%
August 2026	1,614	1,575	+2.5%
12-Month Avg	1,536	1,471	+4.4%

Historical Closed Sales by Month

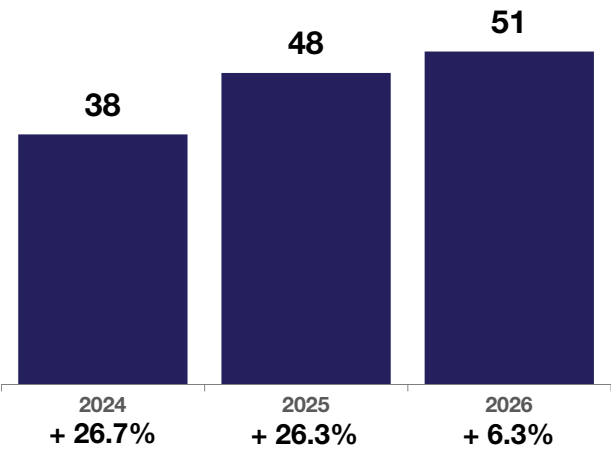


Days on Market Until Sale

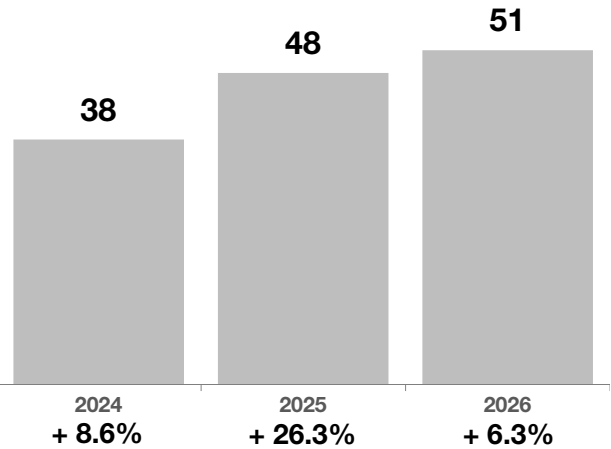
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



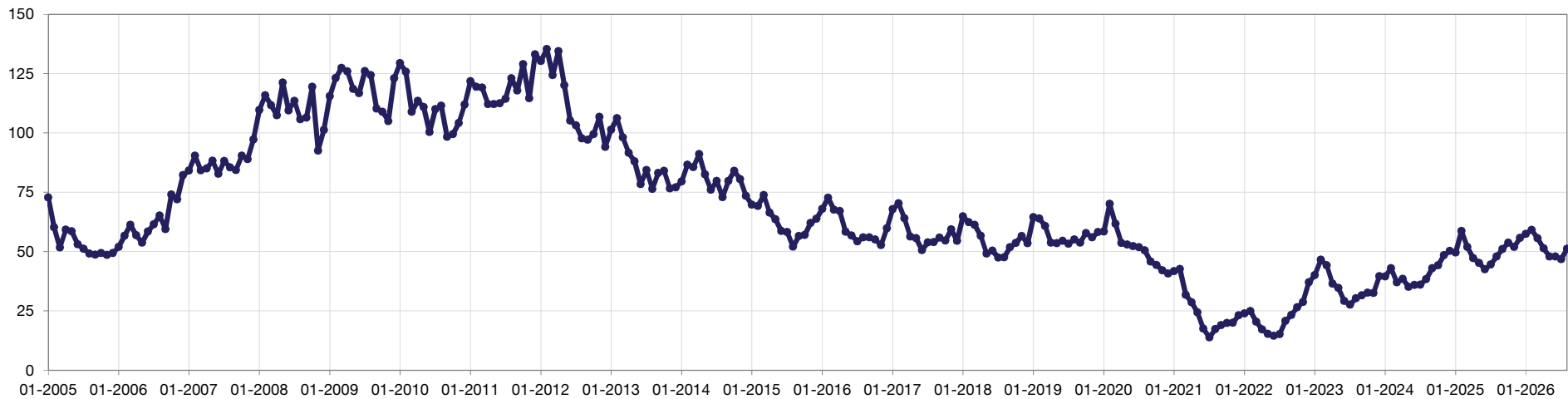
Year to Date



Days on Market		Prior Year	Percent Change
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%
June 2026	48	43	+11.6%
July 2026	47	45	+4.4%
August 2026	51	48	+6.3%
12-Month Avg*	52	48	+8.3%

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

Historical Days on Market Until Sale by Month

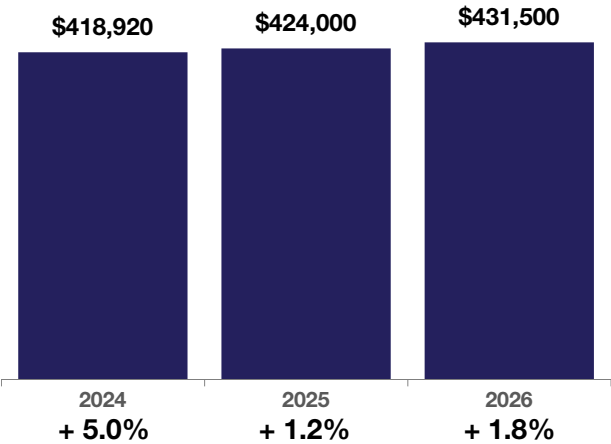


Median Sales Price

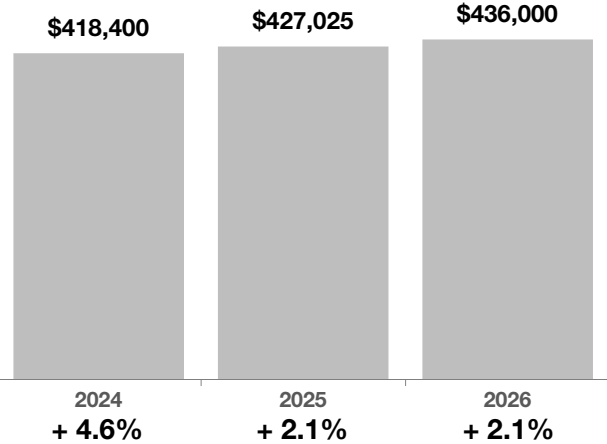
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



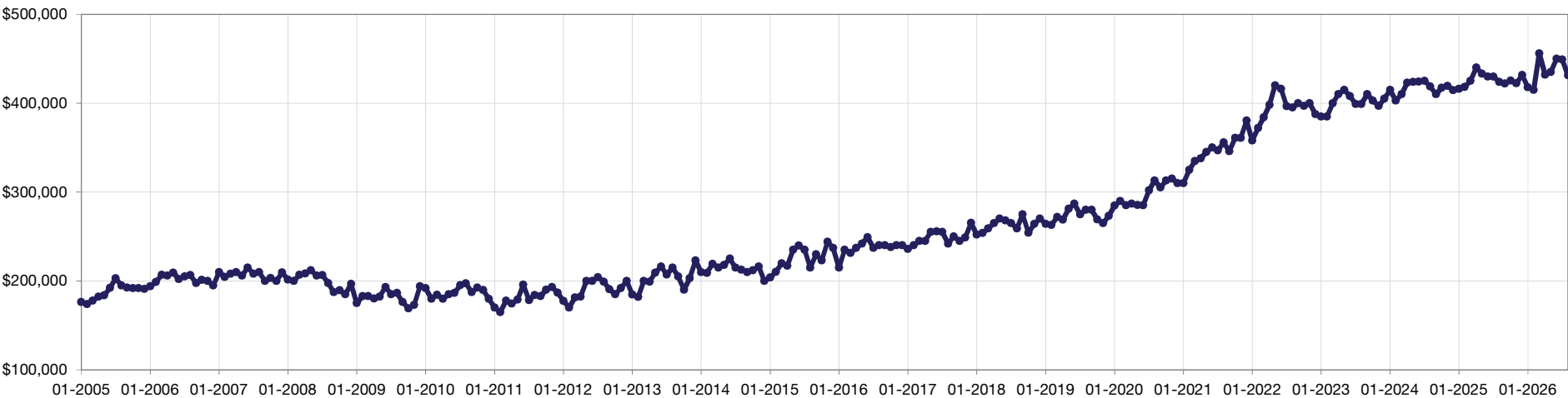
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$431,825	\$414,556	+4.2%
January 2026	\$417,990	\$416,159	+0.4%
February 2026	\$415,000	\$418,325	-0.8%
March 2026	\$456,059	\$425,000	+7.3%
April 2026	\$432,140	\$440,000	-1.8%
May 2026	\$435,000	\$433,213	+0.4%
June 2026	\$449,900	\$430,000	+4.6%
July 2026	\$449,000	\$429,950	+4.4%
August 2026	\$431,500	\$424,000	+1.8%
12-Month Med*	\$433,335	\$424,000	+2.2%

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

Historical Median Sales Price by Month

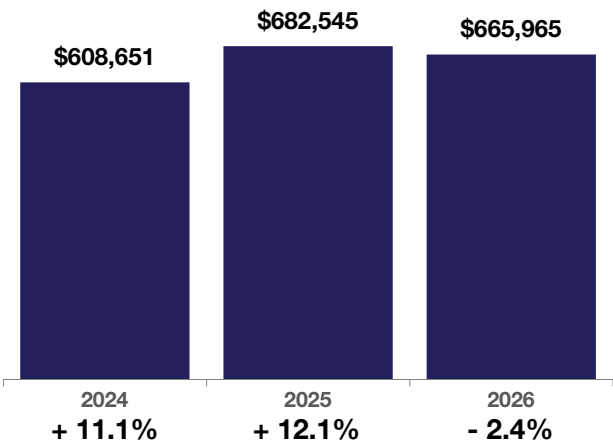


Average Sales Price

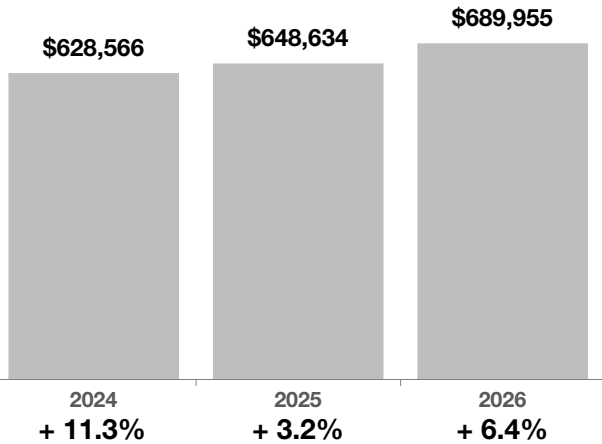
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



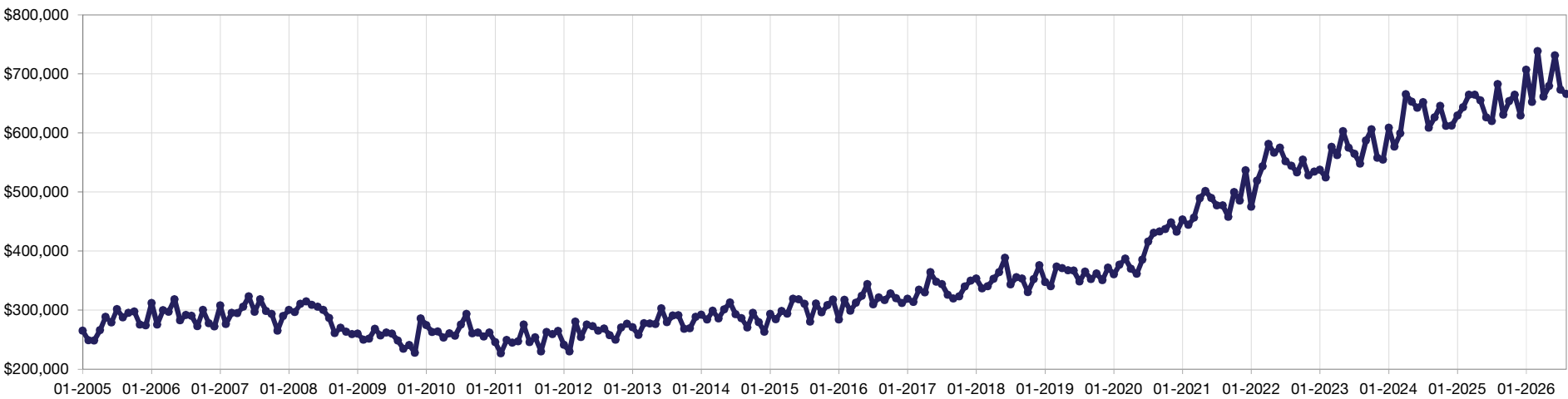
Year to Date



Avg. Sales Price	Prior Year	Percent Change
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	\$629,230	\$612,226 +2.8%
January 2026	\$706,748	\$629,308 +12.3%
February 2026	\$652,197	\$643,468 +1.4%
March 2026	\$738,309	\$664,421 +11.1%
April 2026	\$661,582	\$664,615 -0.5%
May 2026	\$679,208	\$654,972 +3.7%
June 2026	\$731,345	\$626,192 +16.8%
July 2026	\$672,881	\$619,913 +8.5%
August 2026	\$665,965	\$682,545 -2.4%
12-Month Avg*	\$673,885	\$640,091 +5.3%

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

Historical Average Sales Price by Month



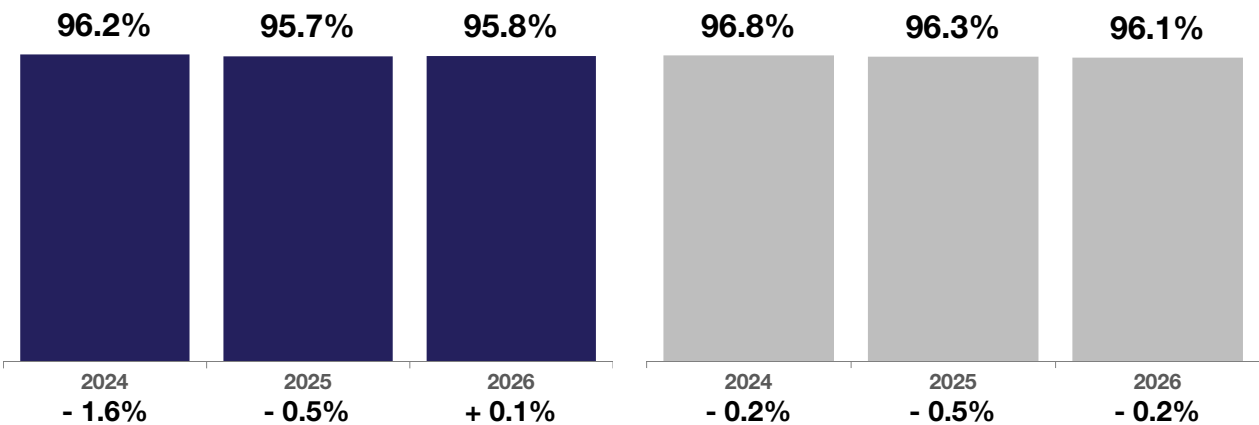
Percent of Original List Price Received

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.



August

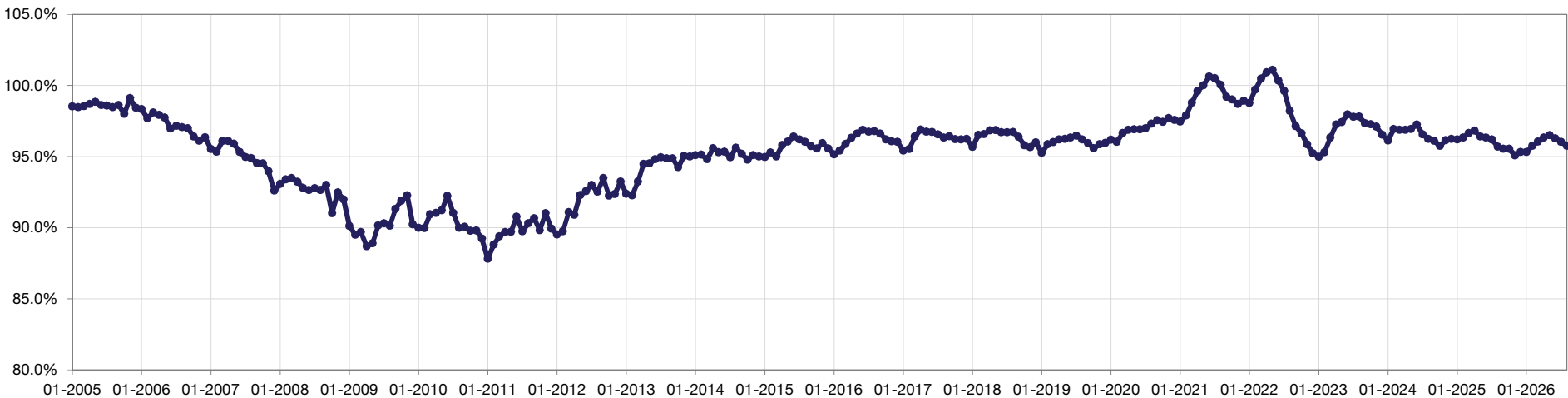
Year to Date



Pct. of Orig. Price Received		Prior Year	Percent Change
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	95.7%	96.3%	-0.6%
March 2026	96.0%	96.6%	-0.6%
April 2026	96.3%	96.8%	-0.5%
May 2026	96.5%	96.4%	+0.1%
June 2026	96.3%	96.3%	0.0%
July 2026	96.0%	96.2%	-0.2%
August 2026	95.8%	95.7%	+0.1%
12-Month Avg*	95.8%	96.2%	-0.4%

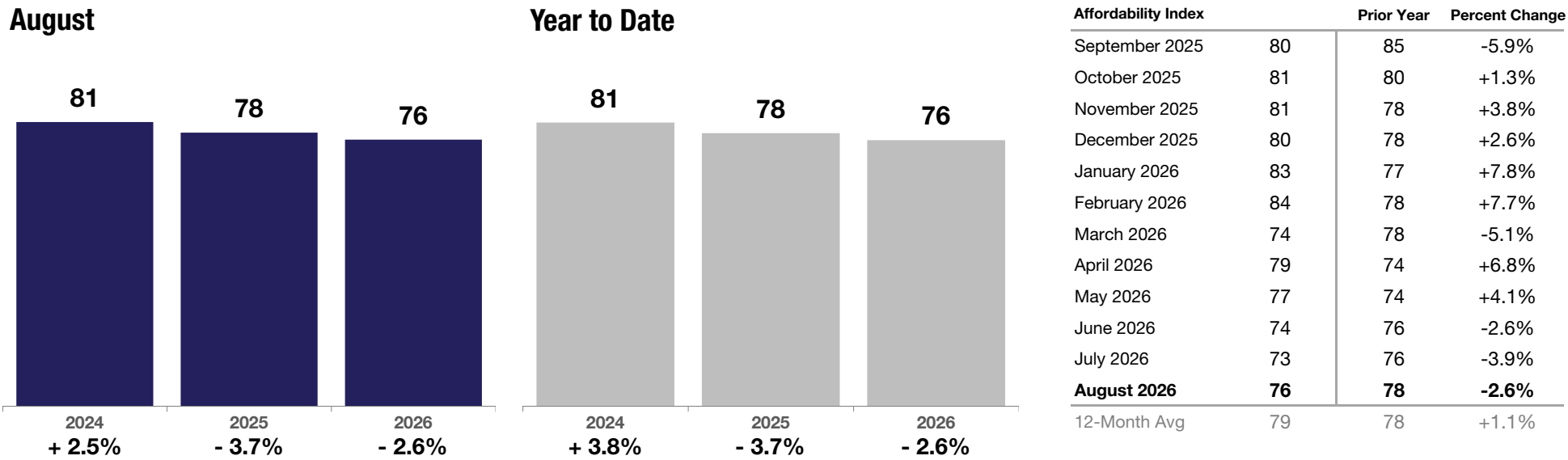
* Average Pct. of Orig. Price Received for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month

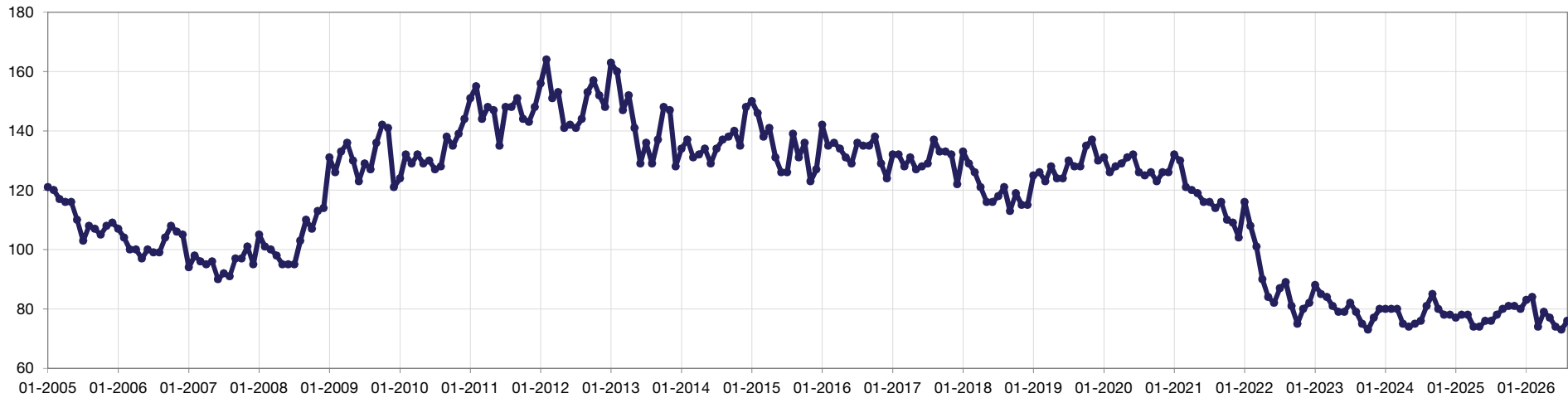


Housing Affordability Index

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.



Historical Housing Affordability Index by Month

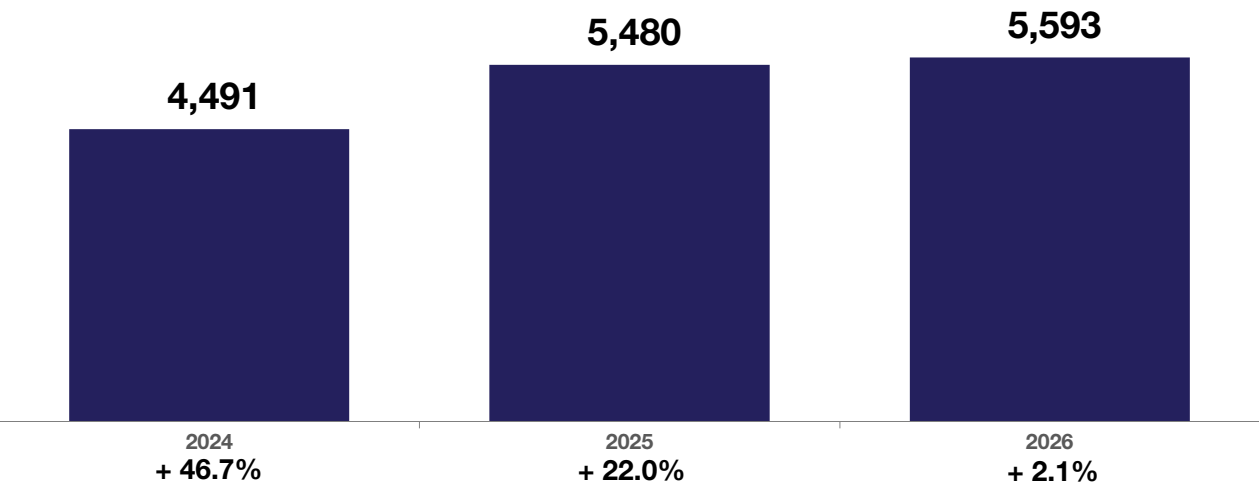


Inventory of Homes for Sale

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



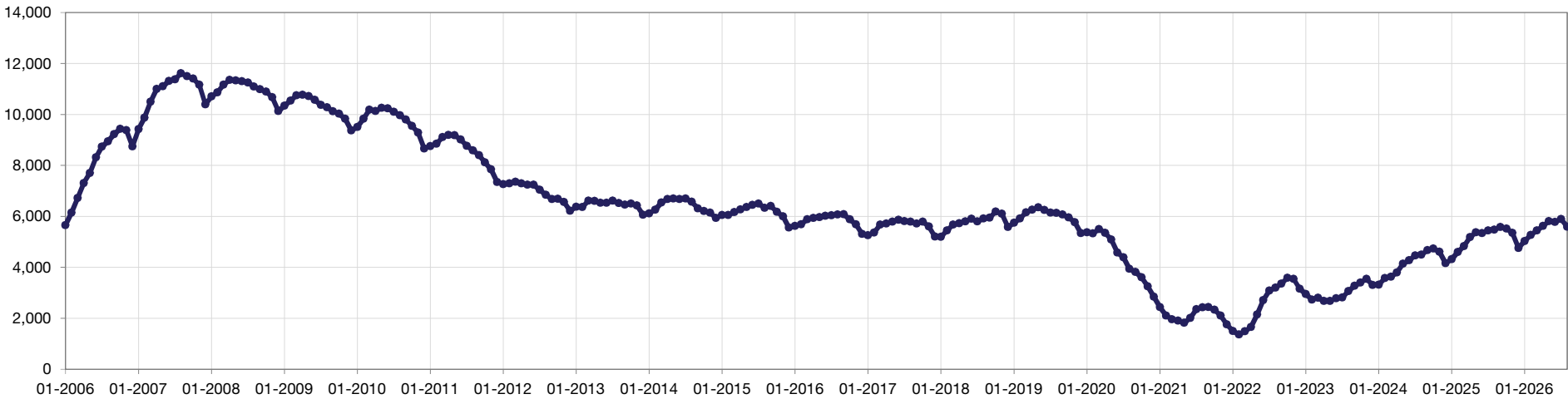
August



Homes for Sale		Prior Year	Percent Change
September 2025	5,580	4,673	+19.4%
October 2025	5,514	4,729	+16.6%
November 2025	5,349	4,613	+16.0%
December 2025	4,754	4,163	+14.2%
January 2026	5,031	4,311	+16.7%
February 2026	5,267	4,600	+14.5%
March 2026	5,445	4,824	+12.9%
April 2026	5,622	5,187	+8.4%
May 2026	5,806	5,370	+8.1%
June 2026	5,779	5,337	+8.3%
July 2026	5,890	5,445	+8.2%
August 2026	5,593	5,480	+2.1%
12-Month Avg*	5,469	4,894	+11.7%

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

Historical Inventory of Homes for Sale by Month

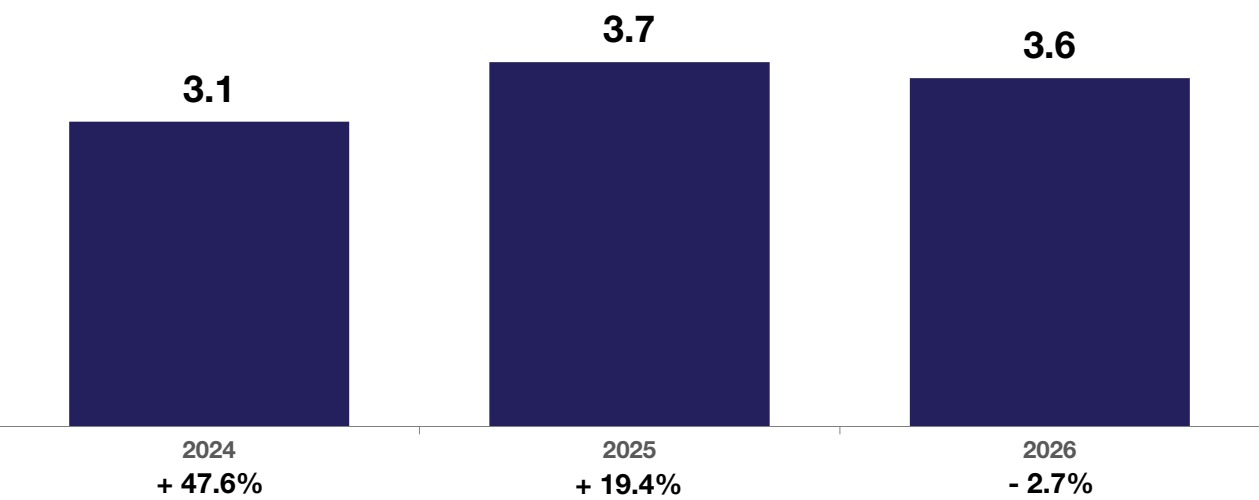


Months Supply of Inventory

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.



August



Months Supply		Prior Year	Percent Change
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	2.9	+10.3%
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	3.7	3.6	+2.8%
May 2026	3.8	3.7	+2.7%
June 2026	3.7	3.7	0.0%
July 2026	3.8	3.7	+2.7%
August 2026	3.6	3.7	-2.7%
12-Month Avg*	3.6	3.4	+5.9%

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

Historical Months Supply of Inventory by Month

