Monthly Indicators

October 2026

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

New Listings were down 11.7 percent to 1,885. Pending Sales decreased 13.1 percent to 1,283. Inventory grew 1.1 percent to 5,582 units.

Median Sales Price was up 4.7 percent to $445,239. Days on Market decreased 1.9 percent to 53 days. Months Supply of Inventory was down 2.7 percent to 3.6 months.

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

Quick Facts

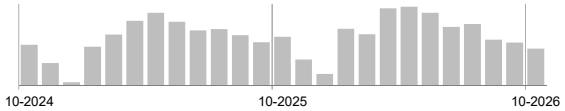
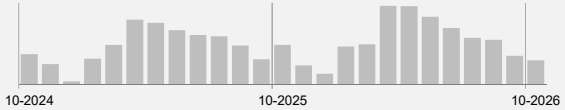
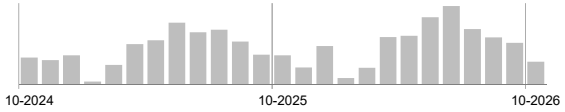
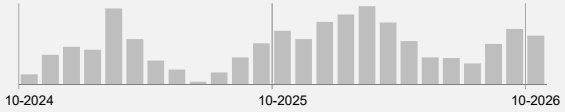
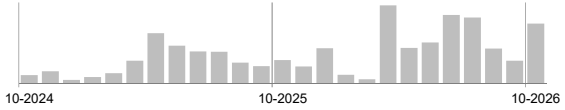
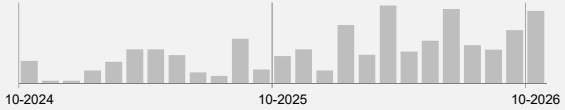
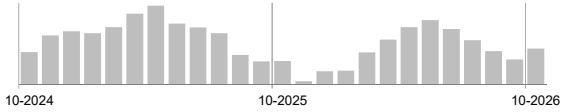
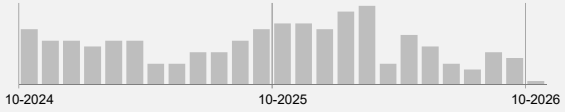
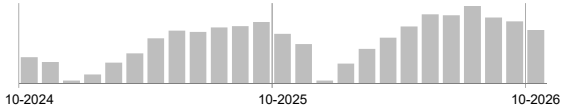
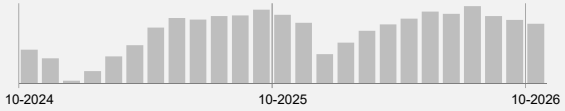
- 6.2%	+ 4.7%	- 2.7%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Months Supply**

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

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Market Overview

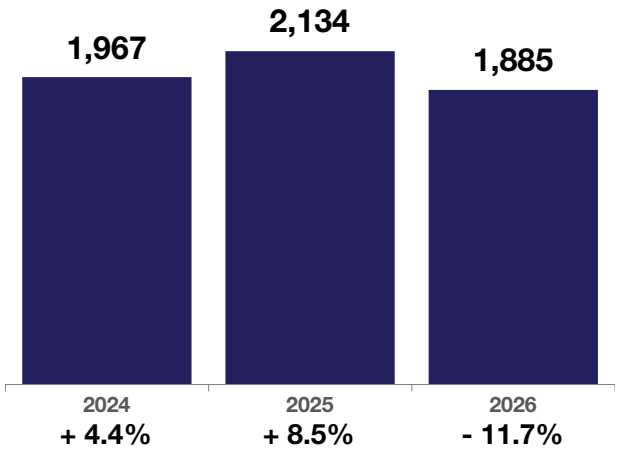
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,134	**1,885**	- 11.7%	22,533	**23,326**	+ 3.5%
Pending Sales		1,477	**1,283**	- 13.1%	15,446	**16,149**	+ 4.6%
Closed Sales		1,399	**1,312**	- 6.2%	15,085	**15,787**	+ 4.7%
Days on Market		54	**53**	- 1.9%	49	**52**	+ 6.1%
Median Sales Price		$425,400	**$445,239**	+ 4.7%	$425,260	**$435,000**	+ 2.3%
Average Sales Price		$653,491	**$728,704**	+ 11.5%	$647,424	**$693,615**	+ 7.1%
Pct. of Orig. Price Received		95.5%	**95.8%**	+ 0.3%	96.2%	**96.0%**	- 0.2%
Housing Affordability Index		81	**71**	- 12.3%	81	**73**	- 9.9%
Inventory of Homes for Sale		5,520	**5,582**	+ 1.1%	--	**--**	--
Months Supply of Inventory		3.7	**3.6**	- 2.7%	--	**--**	--

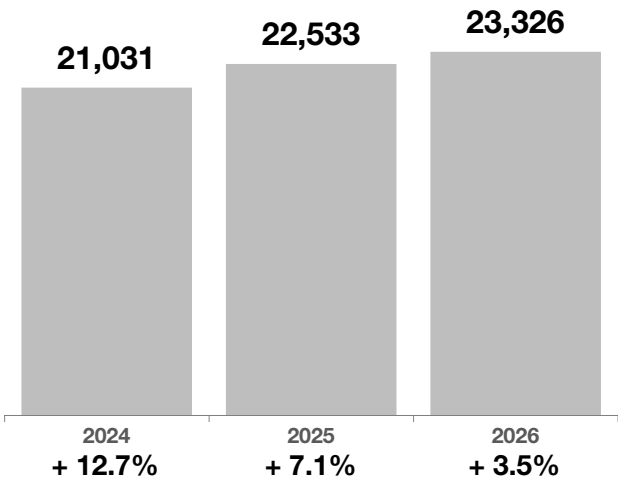
New Listings

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

October

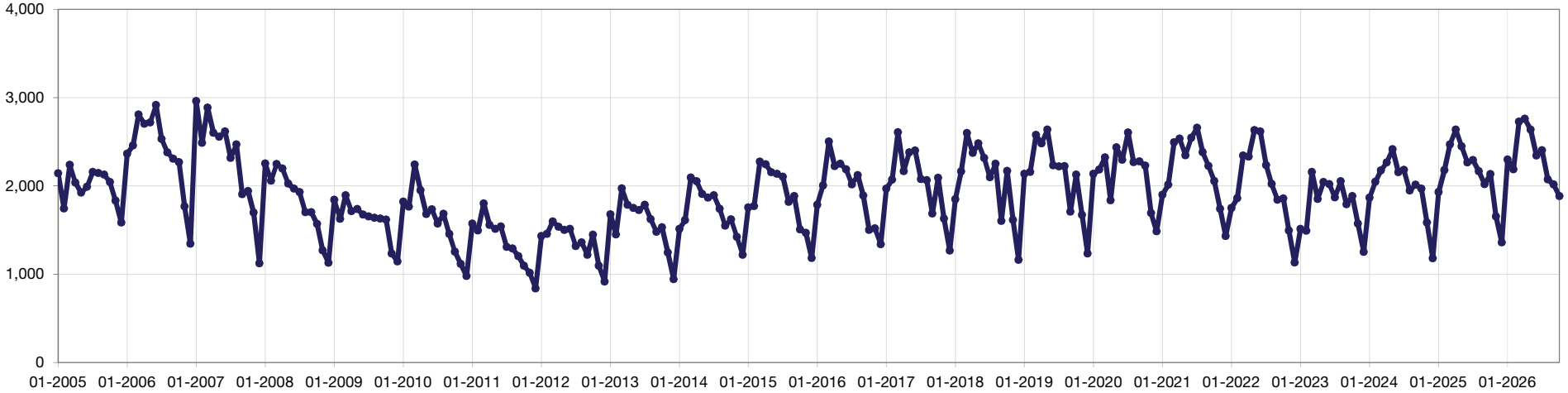


Year to Date



New Listings		Prior Year	Percent Change
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	2,637	2,449	+7.7%
June 2026	2,342	2,265	+3.4%
July 2026	2,403	2,292	+4.8%
August 2026	2,072	2,165	-4.3%
September 2026	2,015	2,018	-0.1%
October 2026	**1,885**	**2,134**	**-11.7%**
12-Month Avg	2,195	2,108	+4.1%

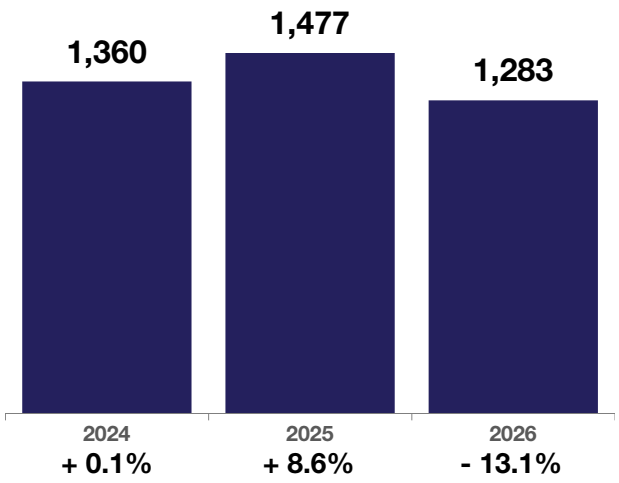
Historical New Listings by Month



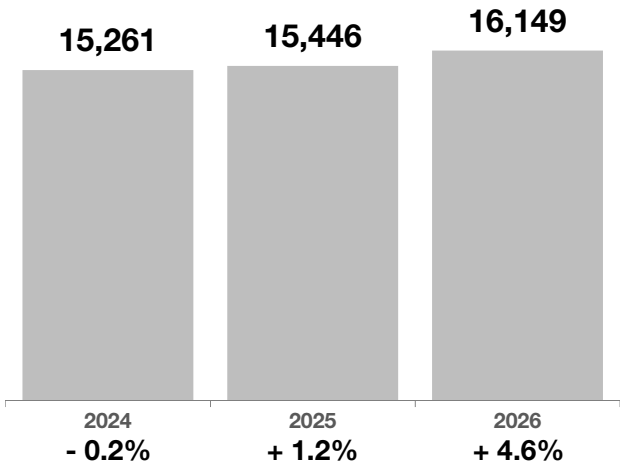
Pending Sales

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

October

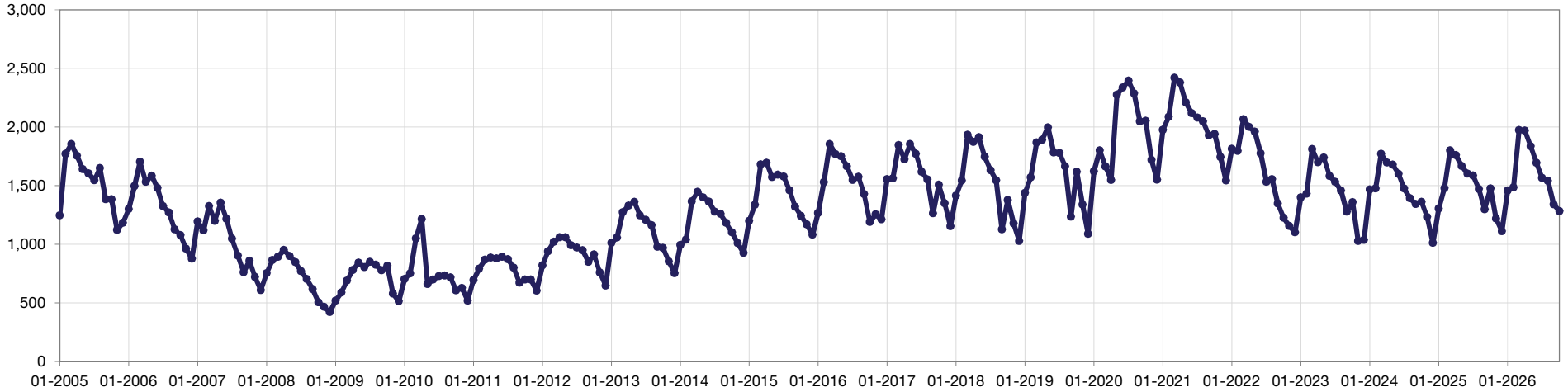


Year to Date



Pending Sales		Prior Year	Percent Change
November 2025	1,220	1,233	-1.1%
December 2025	1,111	1,013	+9.7%
January 2026	1,458	1,304	+11.8%
February 2026	1,485	1,479	+0.4%
March 2026	1,973	1,801	+9.6%
April 2026	1,970	1,759	+12.0%
May 2026	1,837	1,667	+10.2%
June 2026	1,694	1,603	+5.7%
July 2026	1,567	1,587	-1.3%
August 2026	1,542	1,472	+4.8%
September 2026	1,340	1,297	+3.3%
October 2026	**1,283**	**1,477**	**-13.1%**
12-Month Avg	1,540	1,474	+4.5%

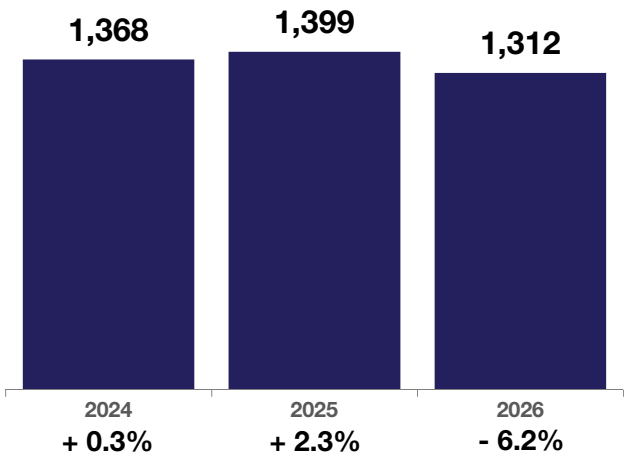
Historical Pending Sales by Month



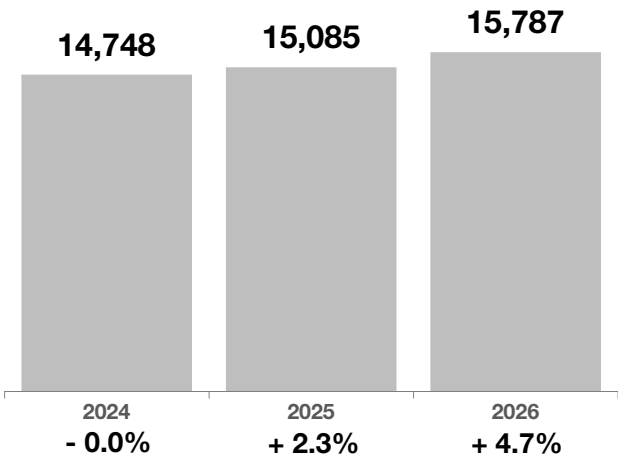
Closed Sales

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

October

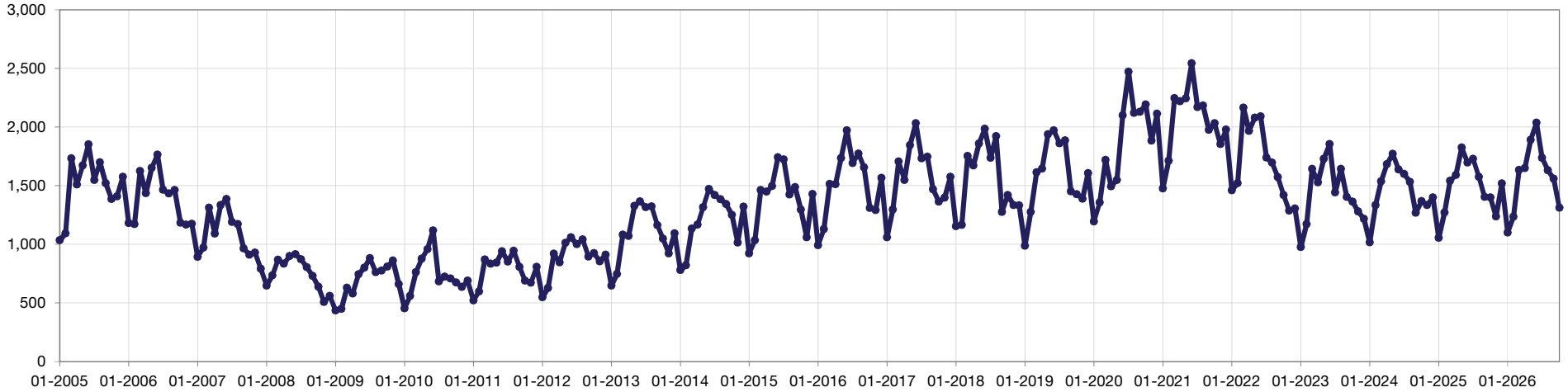


Year to Date



Closed Sales		Prior Year	Percent Change
November 2025	1,238	1,333	-7.1%
December 2025	1,518	1,399	+8.5%
January 2026	1,100	1,054	+4.4%
February 2026	1,235	1,271	-2.8%
March 2026	1,633	1,541	+6.0%
April 2026	1,650	1,591	+3.7%
May 2026	1,891	1,824	+3.7%
June 2026	2,037	1,696	+20.1%
July 2026	1,738	1,729	+0.5%
August 2026	1,631	1,576	+3.5%
September 2026	1,560	1,404	+11.1%
October 2026	**1,312**	**1,399**	**-6.2%**
12-Month Avg	1,545	1,485	+4.1%

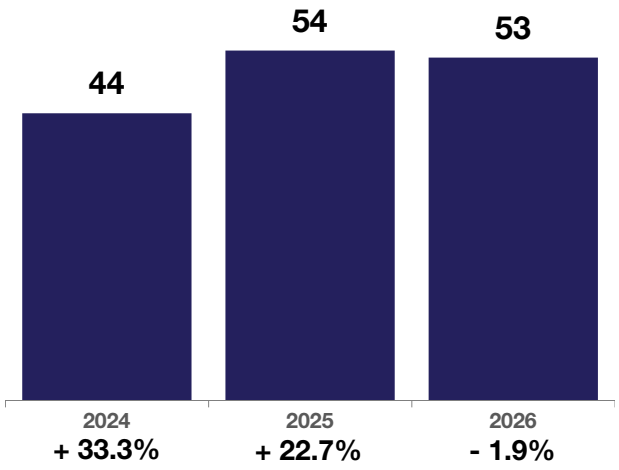
Historical Closed Sales by Month



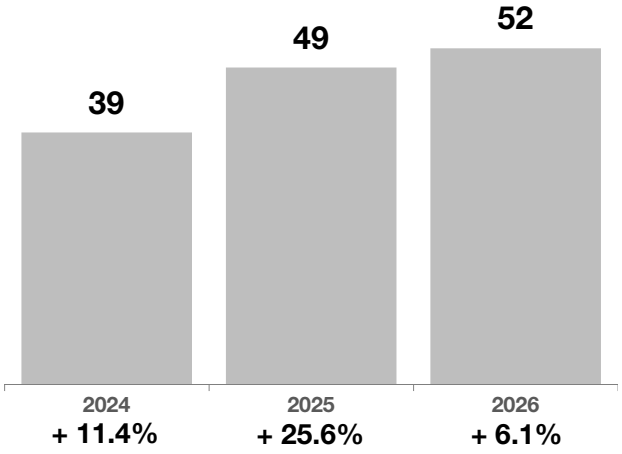
Days on Market Until Sale

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

October



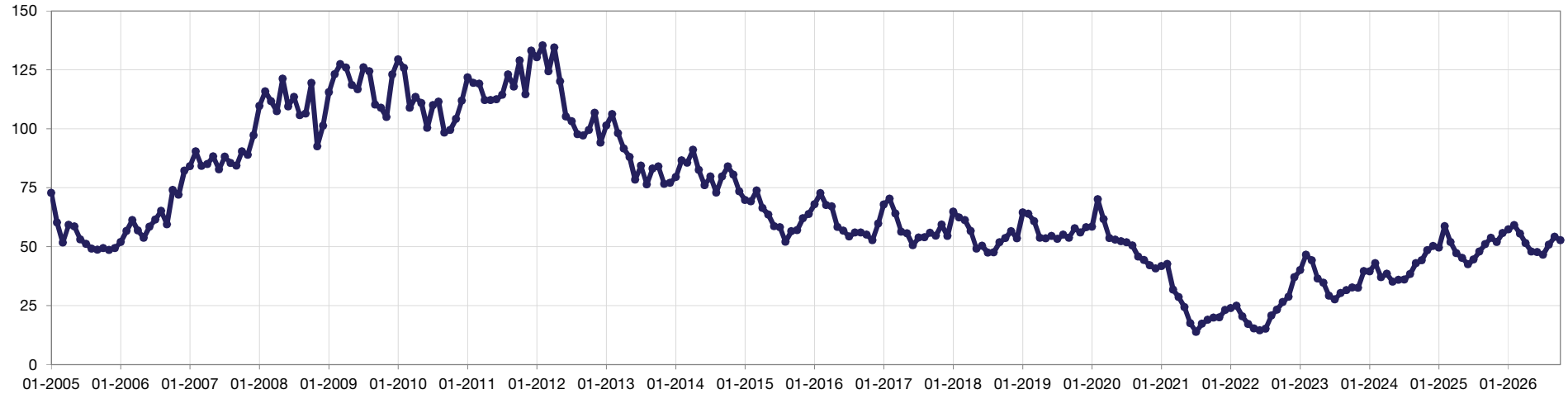
Year to Date



Days on Market		Prior Year	Percent Change
November 2025	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%
September 2026	54	51	+5.9%
October 2026	**53**	**54**	**-1.9%**
12-Month Avg*	52	49	+6.1%

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

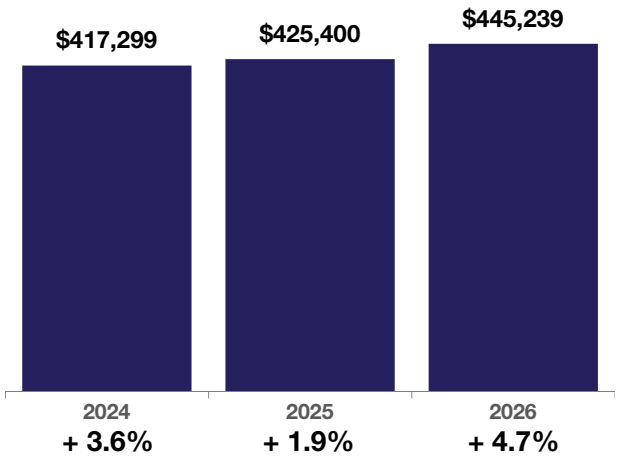
Historical Days on Market Until Sale by Month



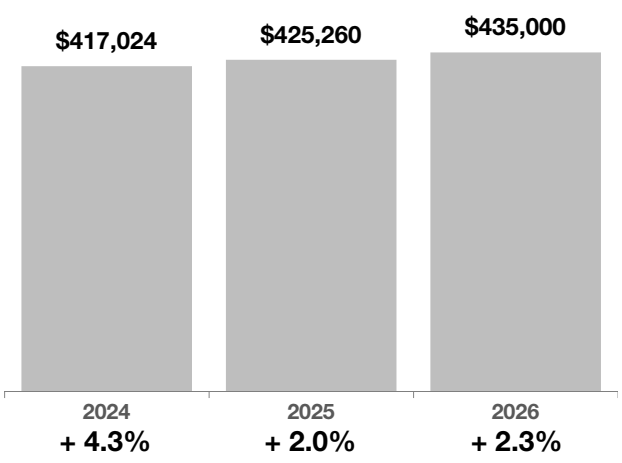
Median Sales Price

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

October



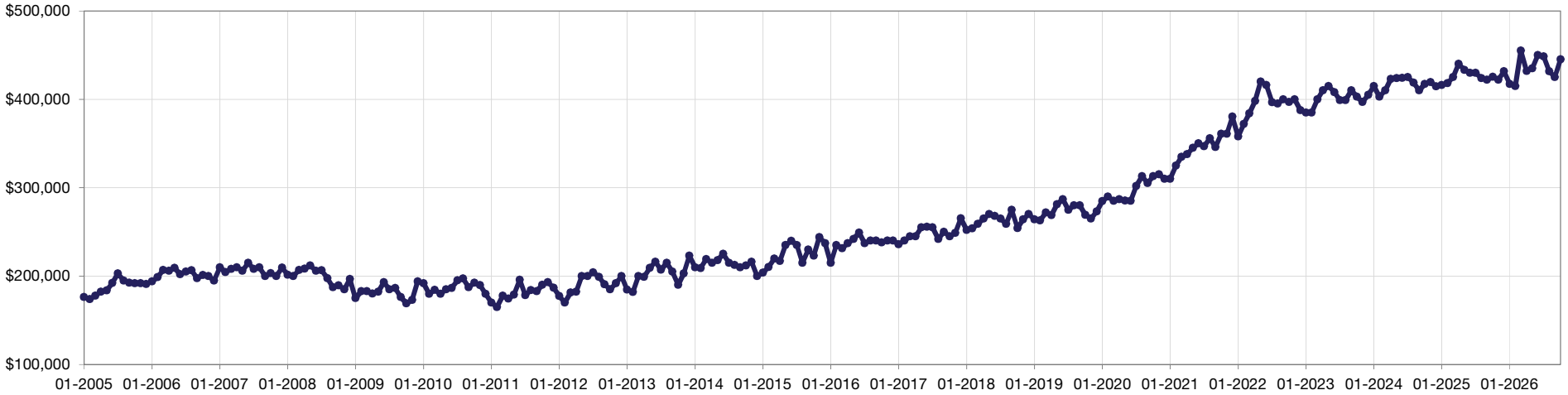
Year to Date



Median Sales Price		Prior Year	Percent Change
November 2025	$421,968	$419,314	+0.6%
December 2025	$431,825	$414,556	+4.2%
January 2026	$417,422	$416,159	+0.3%
February 2026	$415,000	$418,325	-0.8%
March 2026	$455,000	$425,000	+7.1%
April 2026	$431,950	$440,000	-1.8%
May 2026	$435,000	$433,213	+0.4%
June 2026	$449,900	$430,000	+4.6%
July 2026	$448,500	$429,950	+4.3%
August 2026	$431,620	$424,000	+1.8%
September 2026	$425,000	$422,000	+0.7%
October 2026	**$445,239**	**$425,400**	**+4.7%**
12-Month Med*	$435,000	$425,000	+2.4%

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

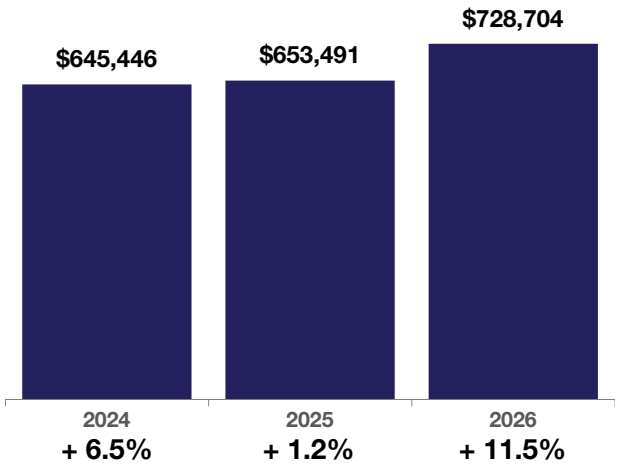
Historical Median Sales Price by Month



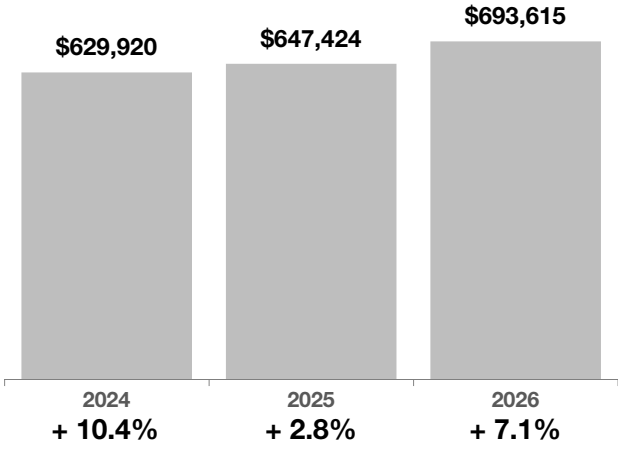
Average Sales Price

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

October



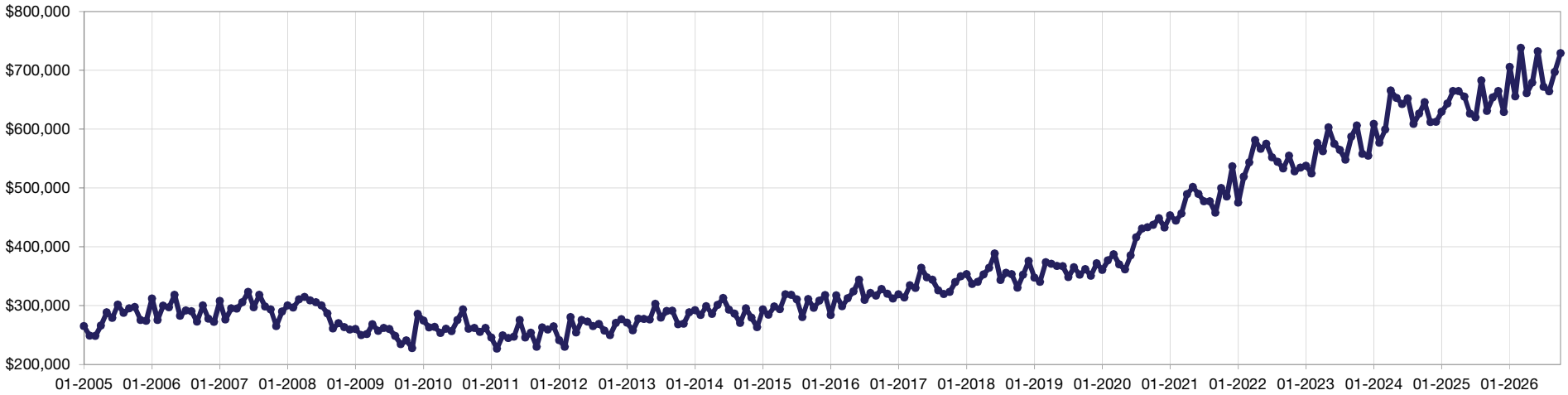
Year to Date



Avg. Sales Price		Prior Year	Percent Change
November 2025	$664,450	$611,878	+8.6%
December 2025	$629,098	$612,226	+2.8%
January 2026	$705,427	$629,308	+12.1%
February 2026	$655,389	$643,468	+1.9%
March 2026	$737,810	$664,421	+11.0%
April 2026	$660,925	$664,615	-0.6%
May 2026	$679,012	$654,972	+3.7%
June 2026	$732,012	$626,192	+16.9%
July 2026	$671,598	$619,913	+8.3%
August 2026	$664,078	$682,381	-2.7%
September 2026	$696,808	$630,960	+10.4%
October 2026	**$728,704**	**$653,491**	**+11.5%**
12-Month Avg*	$685,443	$641,152	+6.9%

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

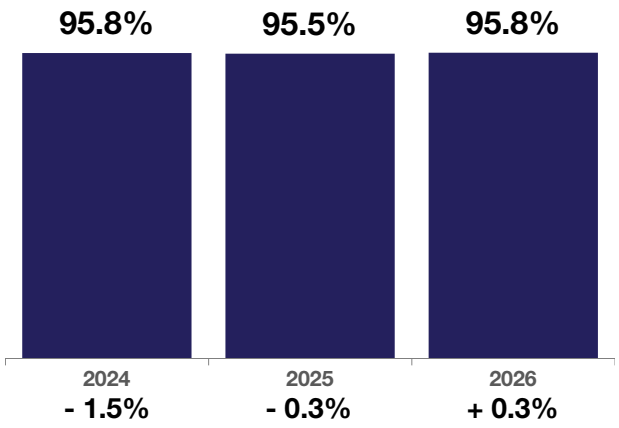
Historical Average Sales Price by Month



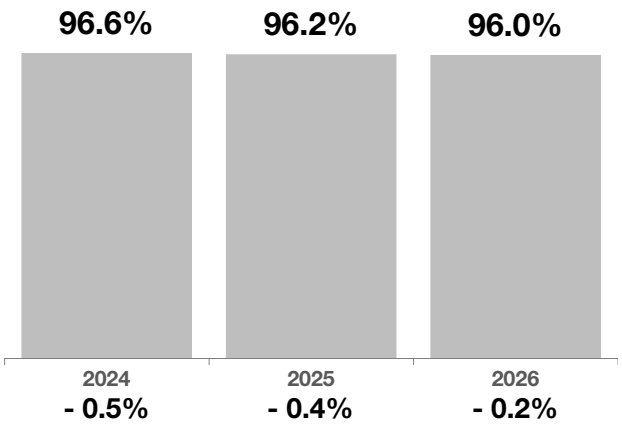
Percent of Original List Price Received

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.

October



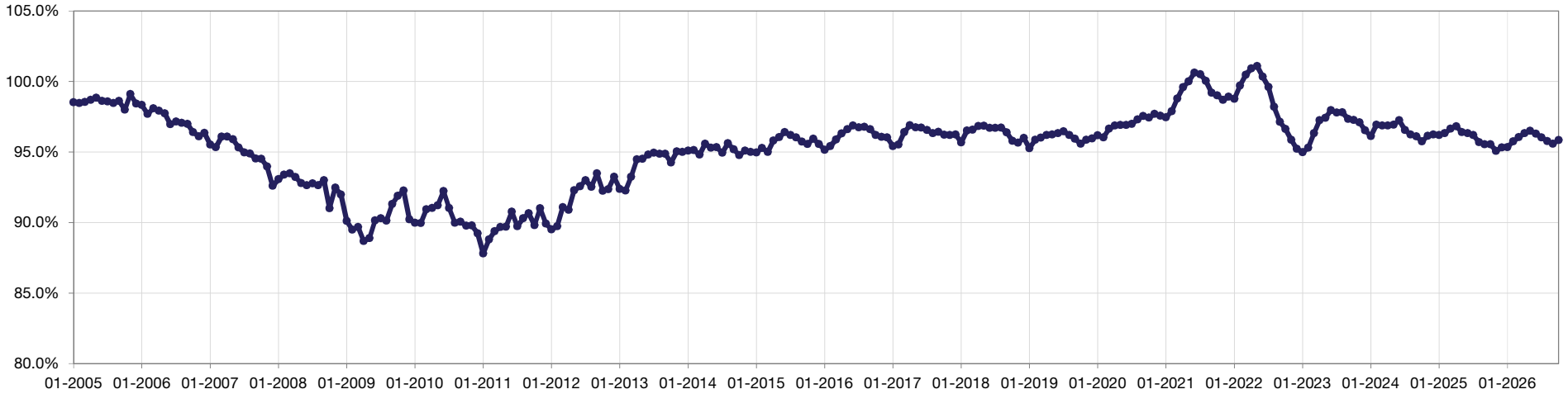
Year to Date



Pct. of Orig. Price Received		Prior Year	Percent Change
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%
September 2026	95.6%	95.5%	+0.1%
October 2026	**95.8%**	**95.5%**	**+0.3%**
12-Month Avg*	95.9%	96.2%	-0.3%

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

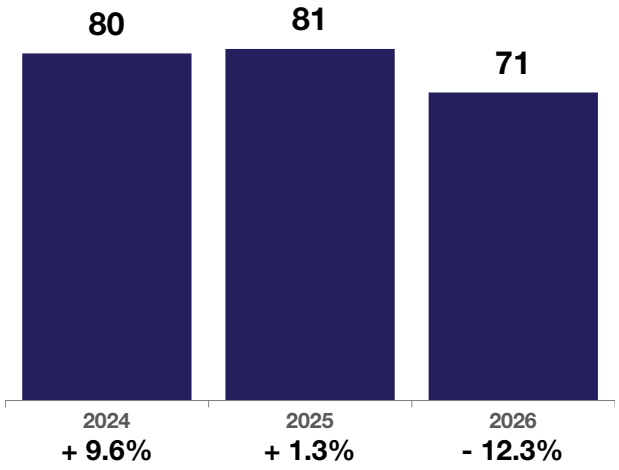
Historical Percent of Original List Price Received by Month



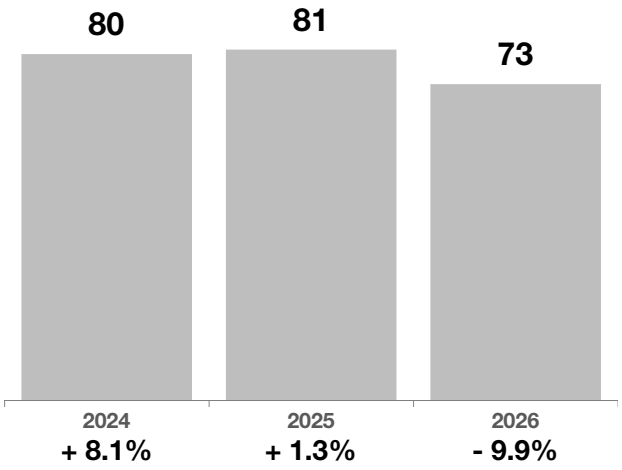
Housing Affordability Index

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.

October



Year to Date



Affordability Index		Prior Year	Percent Change
November 2025	81	78	+3.8%
December 2025	80	78	+2.6%
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	77	74	+4.1%
June 2026	74	76	-2.6%
July 2026	73	76	-3.9%
August 2026	76	78	-2.6%
September 2026	75	80	-6.3%
October 2026	**71**	**81**	**-12.3%**
12-Month Avg	77	77	-0.1%

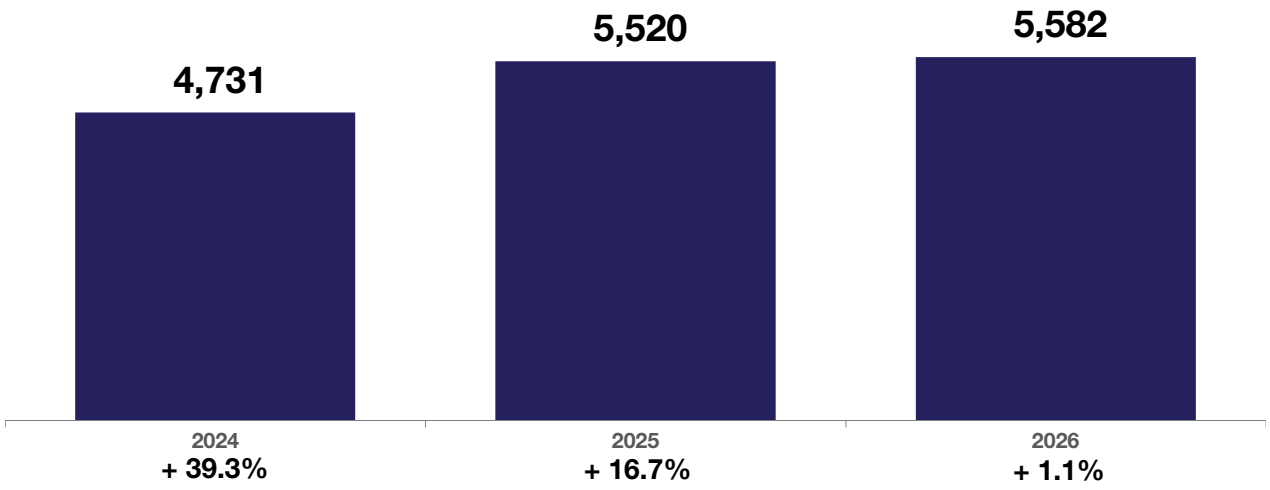
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

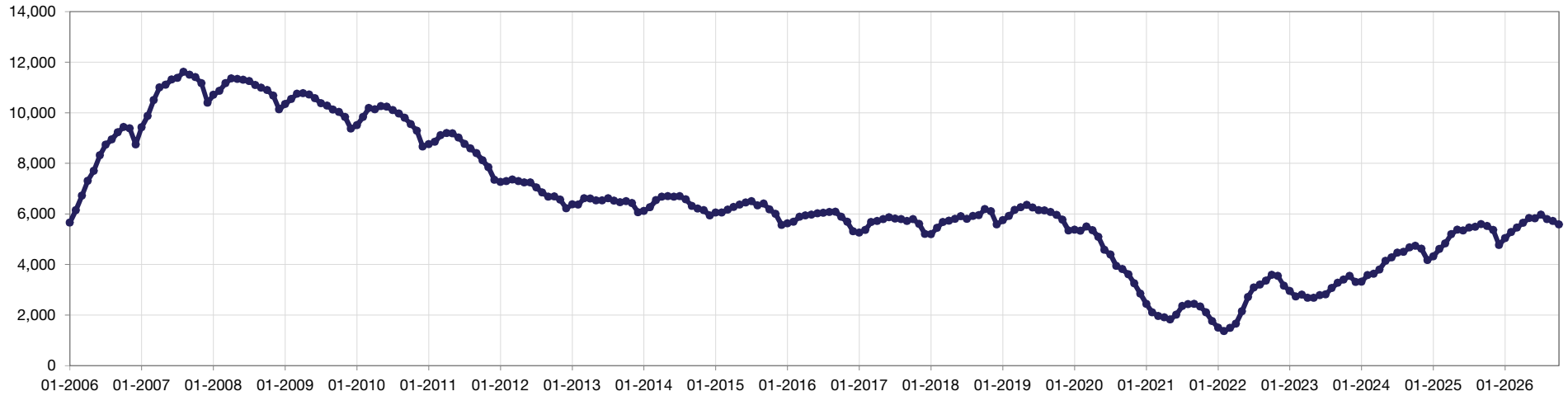
October



Homes for Sale		Prior Year	Percent Change
November 2025	5,355	4,616	+16.0%
December 2025	4,760	4,167	+14.2%
January 2026	5,038	4,316	+16.7%
February 2026	5,276	4,605	+14.6%
March 2026	5,458	4,829	+13.0%
April 2026	5,637	5,192	+8.6%
May 2026	5,833	5,375	+8.5%
June 2026	5,820	5,341	+9.0%
July 2026	5,968	5,450	+9.5%
August 2026	5,785	5,485	+5.5%
September 2026	5,720	5,585	+2.4%
October 2026	**5,582**	**5,520**	**+1.1%**
12-Month Avg*	5,519	5,040	+9.5%

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

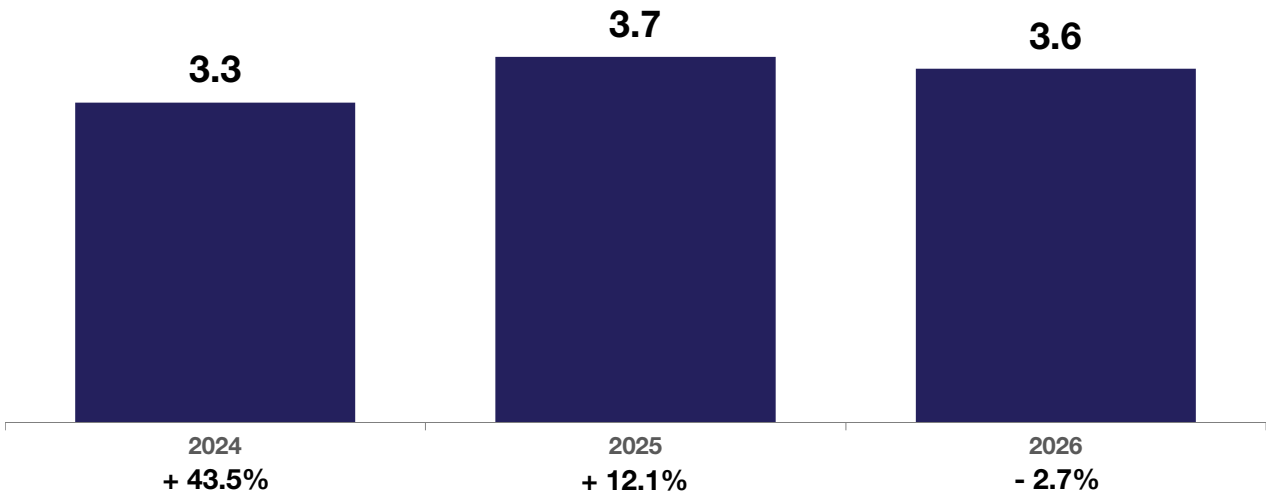
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

October



Months Supply		Prior Year	Percent Change
November 2025	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	3.8	3.7	+2.7%
July 2026	3.9	3.7	+5.4%
August 2026	3.7	3.7	0.0%
September 2026	3.7	3.8	-2.6%
October 2026	**3.6**	**3.7**	**-2.7%**
12-Month Avg*	3.6	3.5	+2.9%

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

Historical Months Supply of Inventory by Month

