

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings were up 4.4 percent to 2,752. Pending Sales increased 21.1 percent to 2,130. Inventory grew 3.0 percent to 5,342 units.

Median Sales Price was down 1.6 percent to \$433,000. Days on Market increased 8.5 percent to 51 days. Months Supply of Inventory was down 5.6 percent to 3.4 months.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

+ 2.6%	- 1.6%	- 5.6%
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.



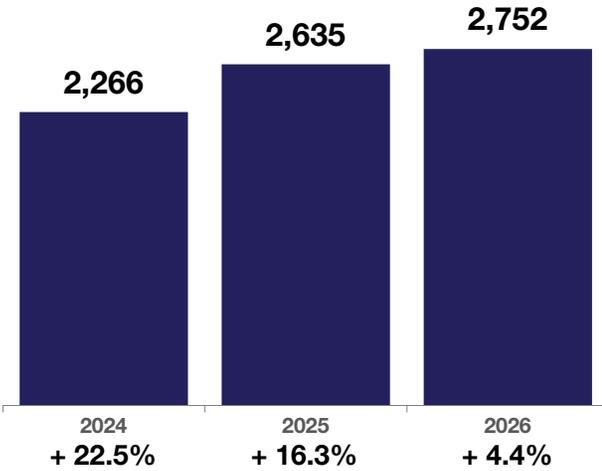
Key Metrics	Historical Sparkbars	04-2025	04-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,635	2,752	+ 4.4%	9,210	9,963	+ 8.2%
Pending Sales		1,759	2,130	+ 21.1%	6,343	7,162	+ 12.9%
Closed Sales		1,591	1,632	+ 2.6%	5,457	5,585	+ 2.3%
Days on Market		47	51	+ 8.5%	52	56	+ 7.7%
Median Sales Price		\$440,000	\$433,000	- 1.6%	\$425,000	\$434,650	+ 2.3%
Average Sales Price		\$664,615	\$653,555	- 1.7%	\$652,814	\$689,044	+ 5.5%
Pct. of Orig. Price Received		96.8%	96.3%	- 0.5%	96.5%	95.9%	- 0.6%
Housing Affordability Index		74	79	+ 6.8%	76	79	+ 3.9%
Inventory of Homes for Sale		5,185	5,342	+ 3.0%	--	--	--
Months Supply of Inventory		3.6	3.4	- 5.6%	--	--	--

New Listings

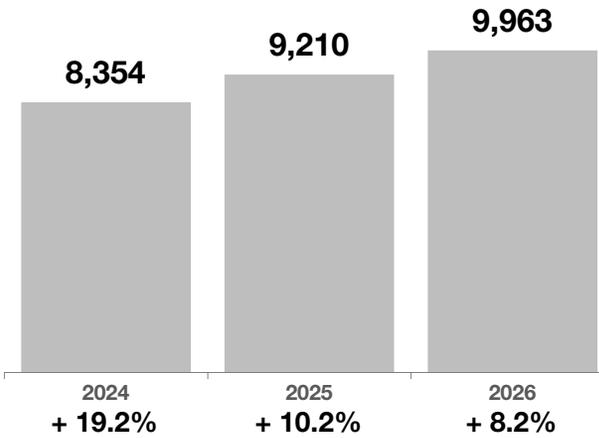
A count of the properties that have been newly listed on the market in a given month.



April

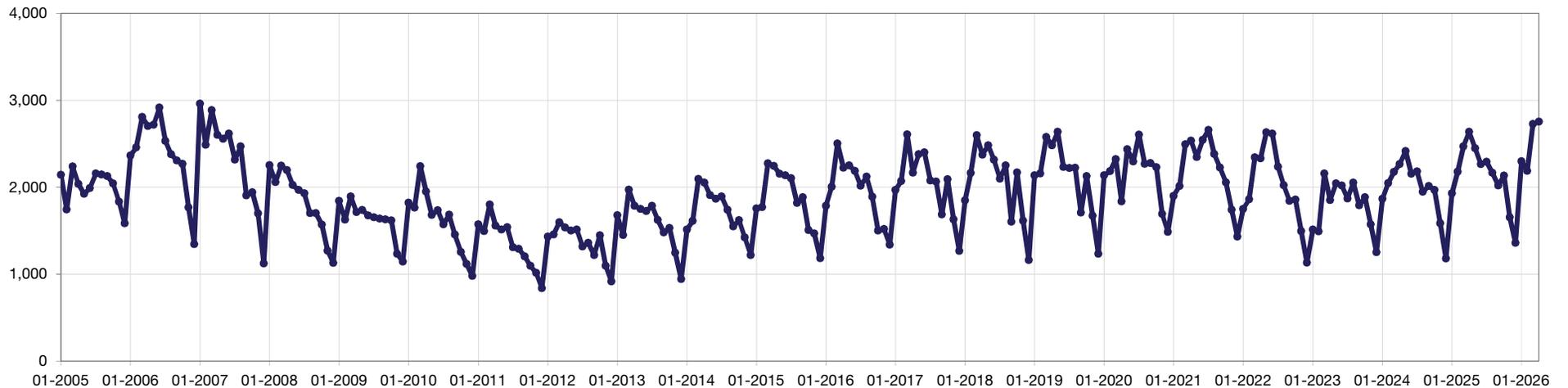


Year to Date



	New Listings	Prior Year	Percent Change
May 2025	2,449	2,414	+1.4%
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	2,752	2,635	+4.4%
12-Month Avg	2,192	2,054	+6.7%

Historical New Listings by Month

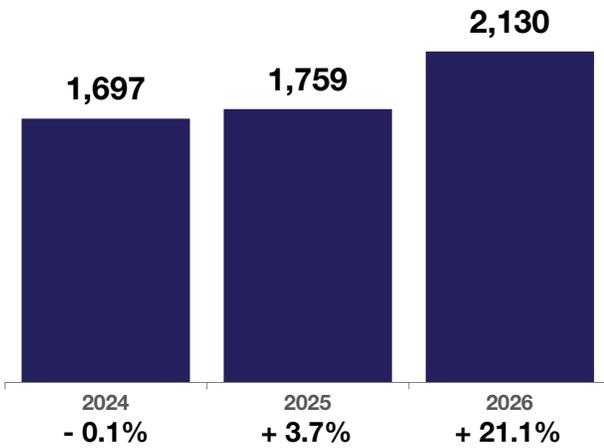


Pending Sales

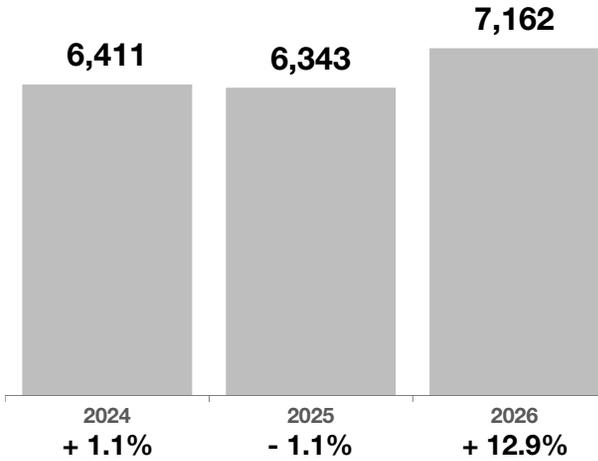
A count of the properties on which offers have been accepted in a given month.



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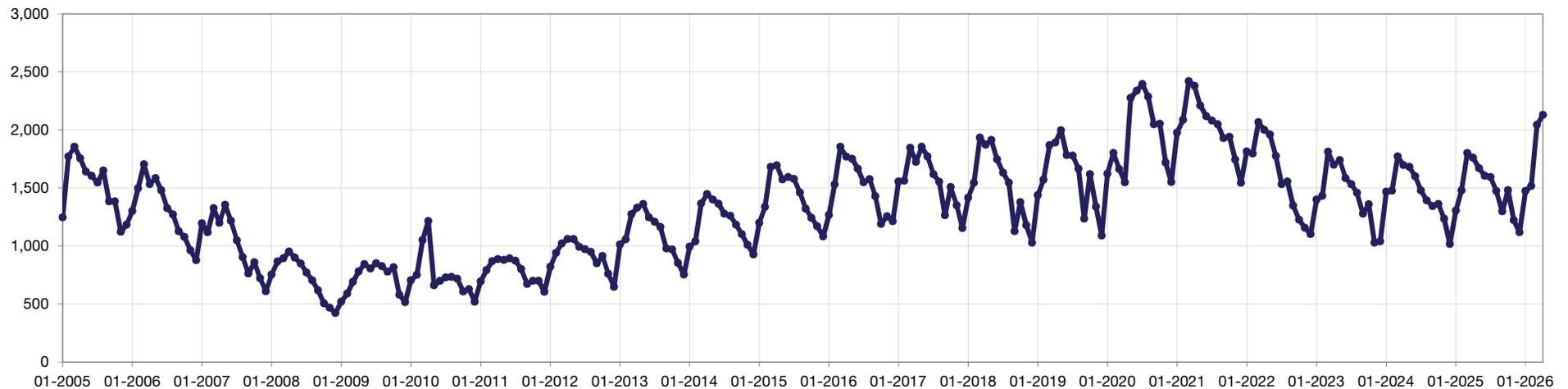


Year to Date



	Pending Sales	Prior Year	Percent Change
May 2025	1,669	1,680	-0.7%
June 2025	1,604	1,600	+0.2%
July 2025	1,594	1,478	+7.8%
August 2025	1,473	1,392	+5.8%
September 2025	1,298	1,342	-3.3%
October 2025	1,480	1,361	+8.7%
November 2025	1,221	1,234	-1.1%
December 2025	1,117	1,016	+9.9%
January 2026	1,473	1,304	+13.0%
February 2026	1,516	1,479	+2.5%
March 2026	2,043	1,801	+13.4%
April 2026	2,130	1,759	+21.1%
12-Month Avg	1,552	1,454	+6.7%

Historical Pending Sales by Month

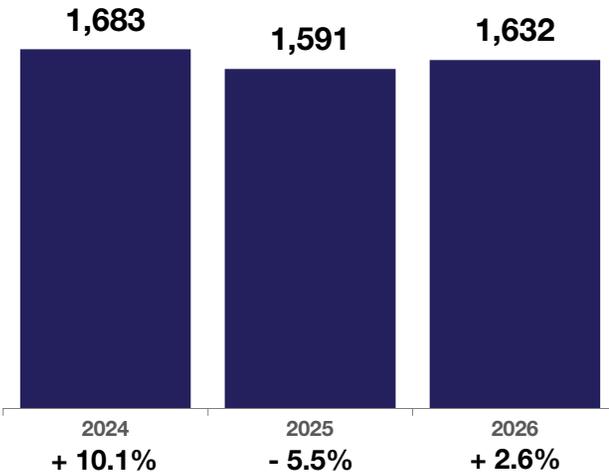


Closed Sales

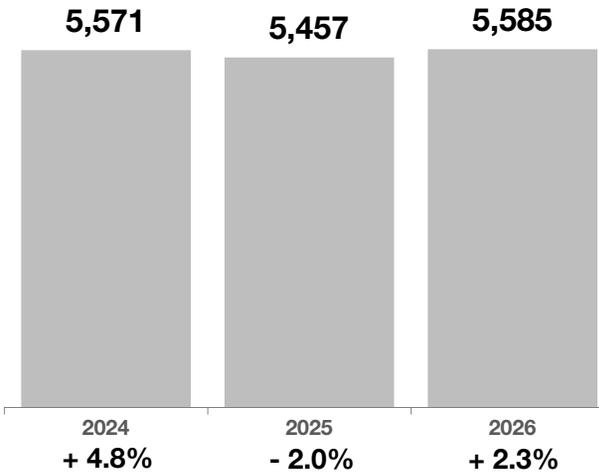
A count of the actual sales that closed in a given month.



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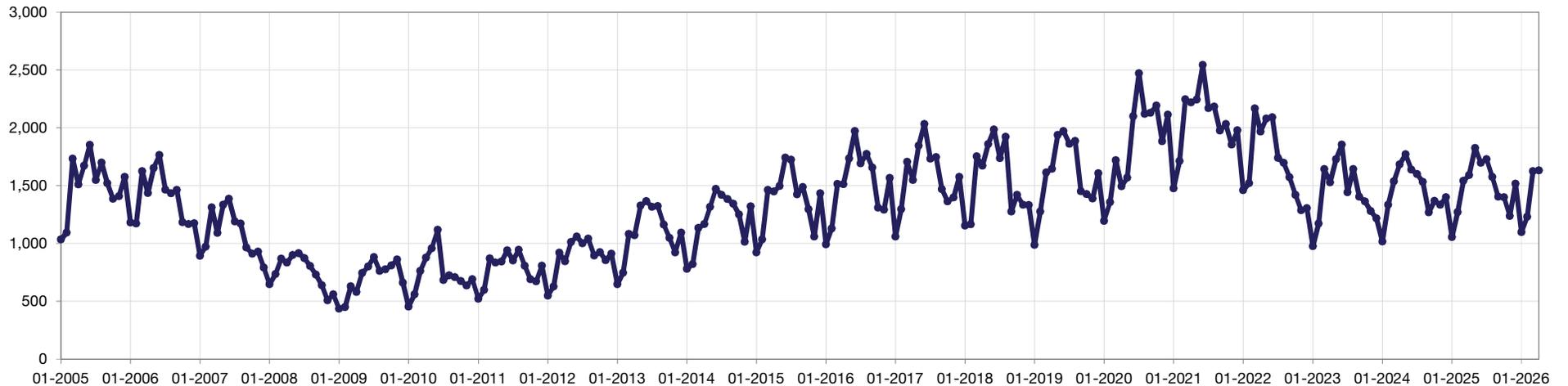


Year to Date



	Closed Sales	Prior Year	Percent Change
May 2025	1,824	1,770	+3.1%
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	1,516	1,399	+8.4%
January 2026	1,097	1,054	+4.1%
February 2026	1,231	1,271	-3.1%
March 2026	1,625	1,541	+5.5%
April 2026	1,632	1,591	+2.6%
12-Month Avg	1,497	1,447	+3.5%

Historical Closed Sales by Month



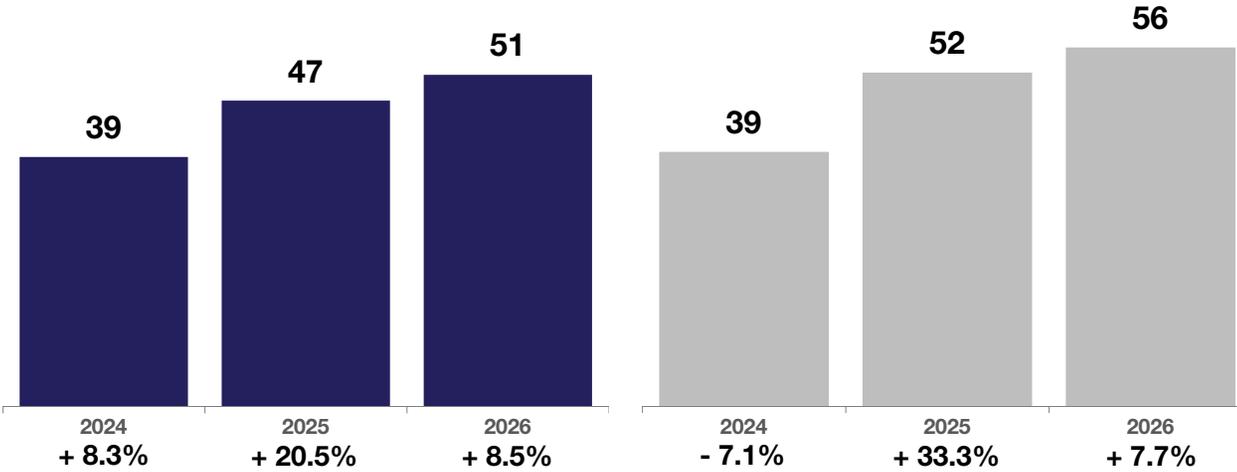
Days on Market Until Sale

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



April

Year to Date



Days on Market	Prior Year	Percent Change
May 2025	35	+28.6%
June 2025	36	+19.4%
July 2025	36	+25.0%
August 2025	38	+26.3%
September 2025	43	+18.6%
October 2025	44	+22.7%
November 2025	48	+8.3%
December 2025	50	+12.0%
January 2026	50	+14.0%
February 2026	59	0.0%
March 2026	52	+7.7%
April 2026	47	+8.5%
12-Month Avg*	51	+15.9%

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

Historical Days on Market Until Sale by Month

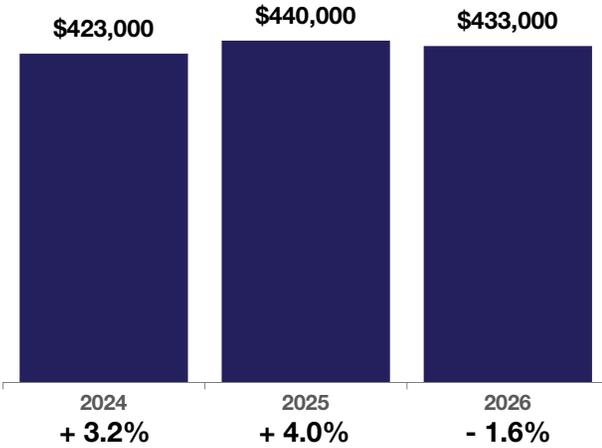


Median Sales Price

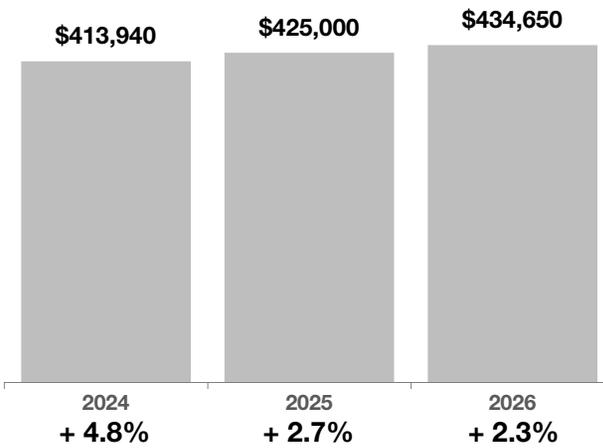
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



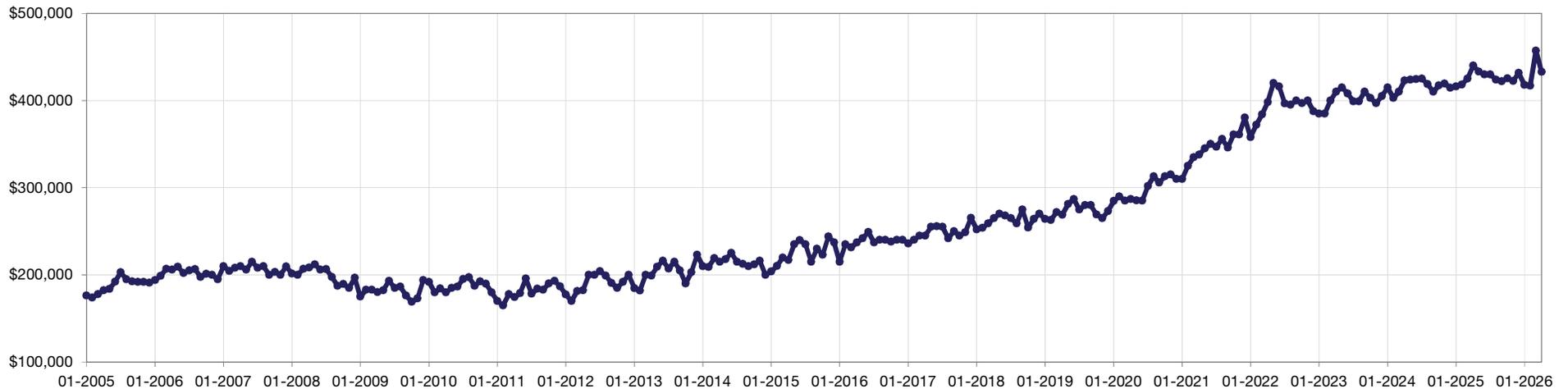
Year to Date



	Median Sales Price	Prior Year	Percent Change
May 2025	\$433,213	\$424,000	+2.2%
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	\$431,825	\$414,556	+4.2%
January 2026	\$417,990	\$416,159	+0.4%
February 2026	\$416,990	\$418,325	-0.3%
March 2026	\$457,276	\$425,000	+7.6%
April 2026	\$433,000	\$440,000	-1.6%
12-Month Med*	\$429,990	\$420,000	+2.4%

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

Historical Median Sales Price by Month

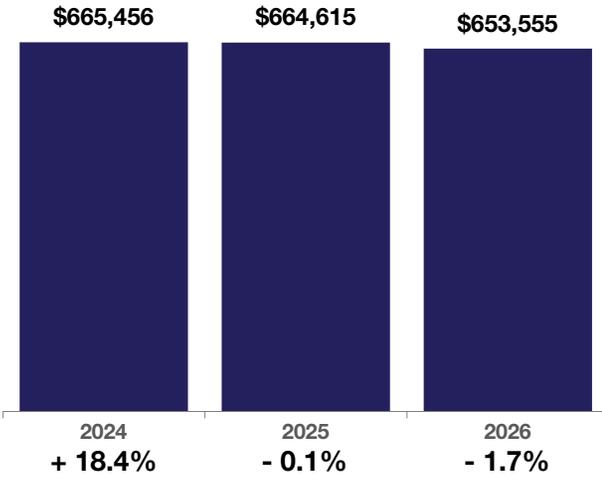


Average Sales Price

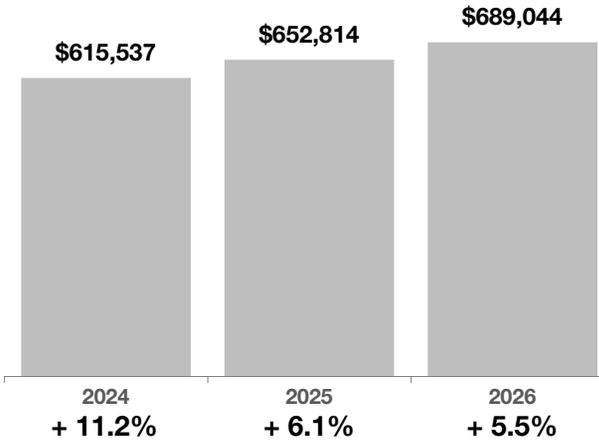
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



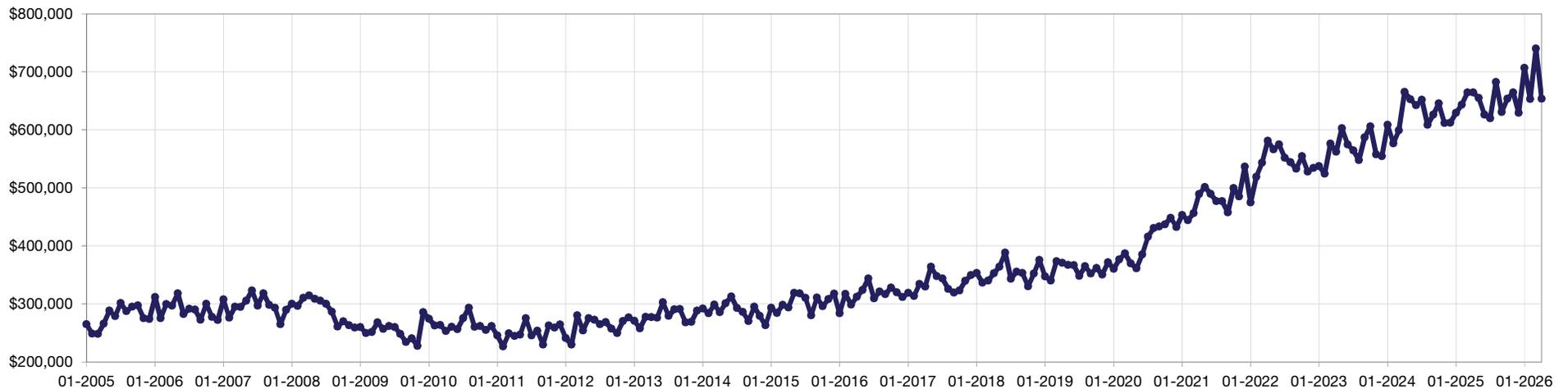
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
May 2025	\$654,972	\$652,926	+0.3%
June 2025	\$626,186	\$642,555	-2.5%
July 2025	\$619,913	\$651,970	-4.9%
August 2025	\$682,487	\$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	\$629,393	\$612,226	+2.8%
January 2026	\$706,748	\$629,308	+12.3%
February 2026	\$653,030	\$643,468	+1.5%
March 2026	\$740,069	\$664,421	+11.4%
April 2026	\$653,555	\$664,615	-1.7%
12-Month Avg*	\$659,625	\$637,797	+3.4%

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

Historical Average Sales Price by Month



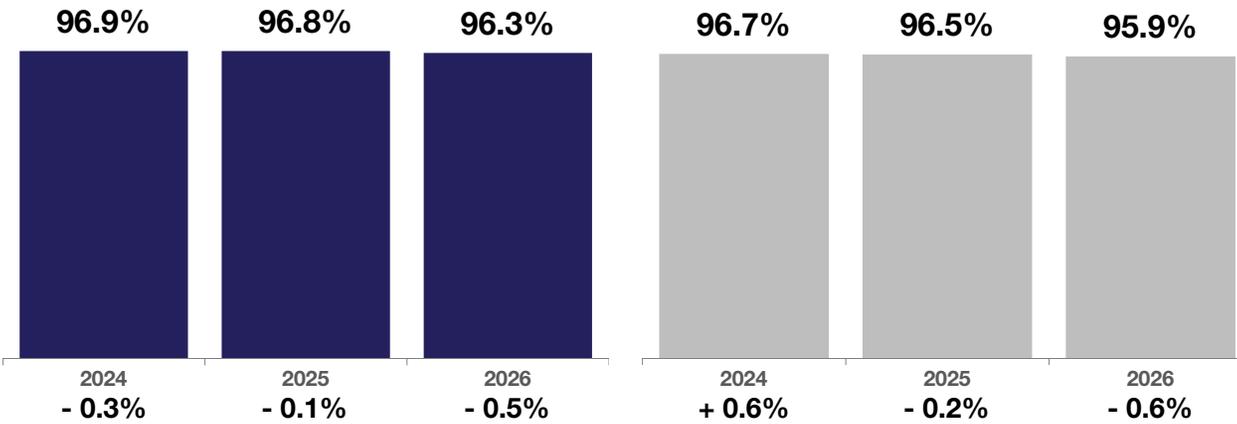
Percent of Original List Price Received

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.



April

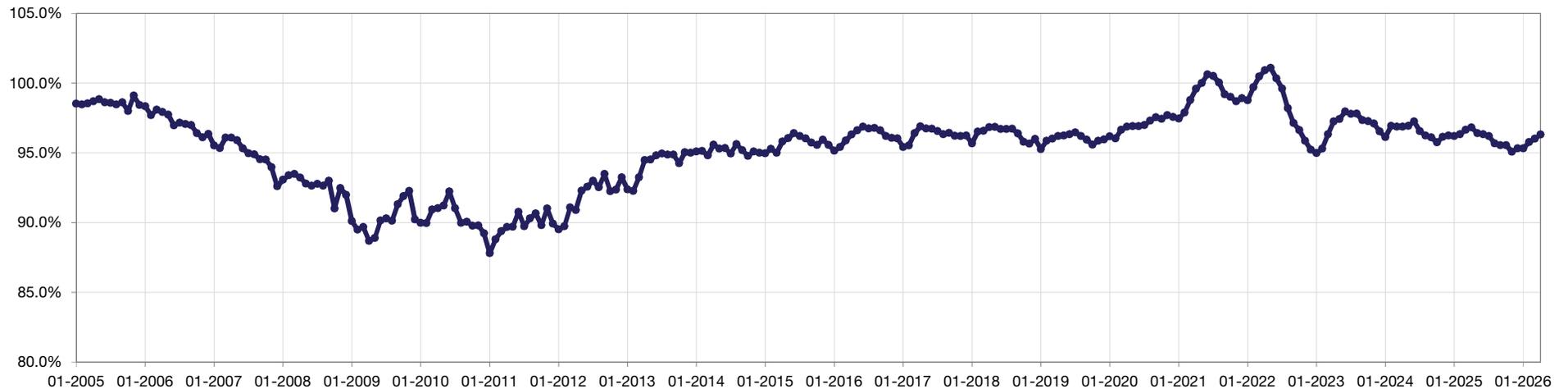
Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
May 2025	96.4%	96.9%	-0.5%
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	96.0%	96.6%	-0.6%
April 2026	96.3%	96.8%	-0.5%
12-Month Avg*	95.8%	96.5%	-0.7%

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

Historical Percent of Original List Price Received by Month

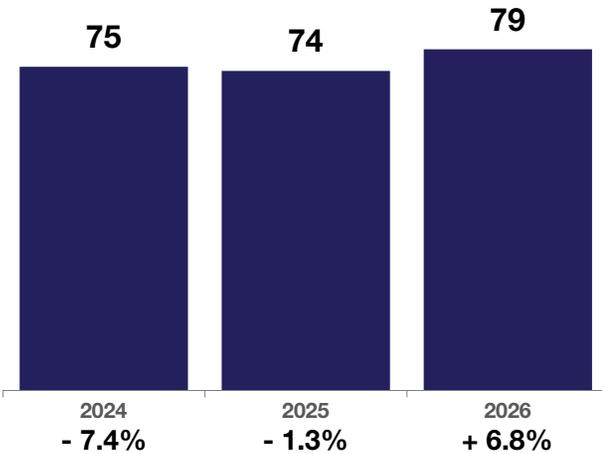


Housing Affordability Index

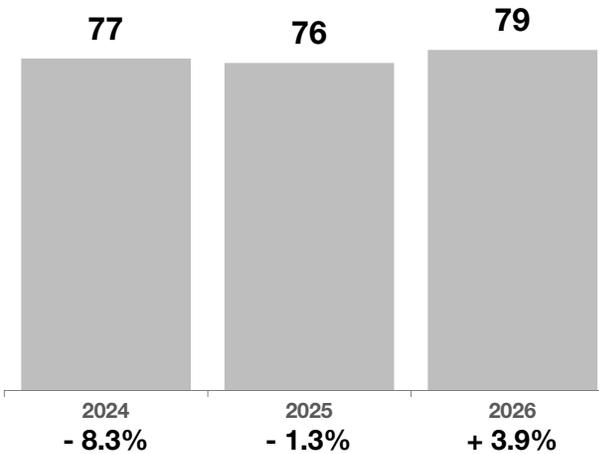
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



April



Year to Date



	Affordability Index	Prior Year	Percent Change
May 2025	74	74	0.0%
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	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%
12-Month Avg	79	78	+1.3%

Historical Housing Affordability Index by Month

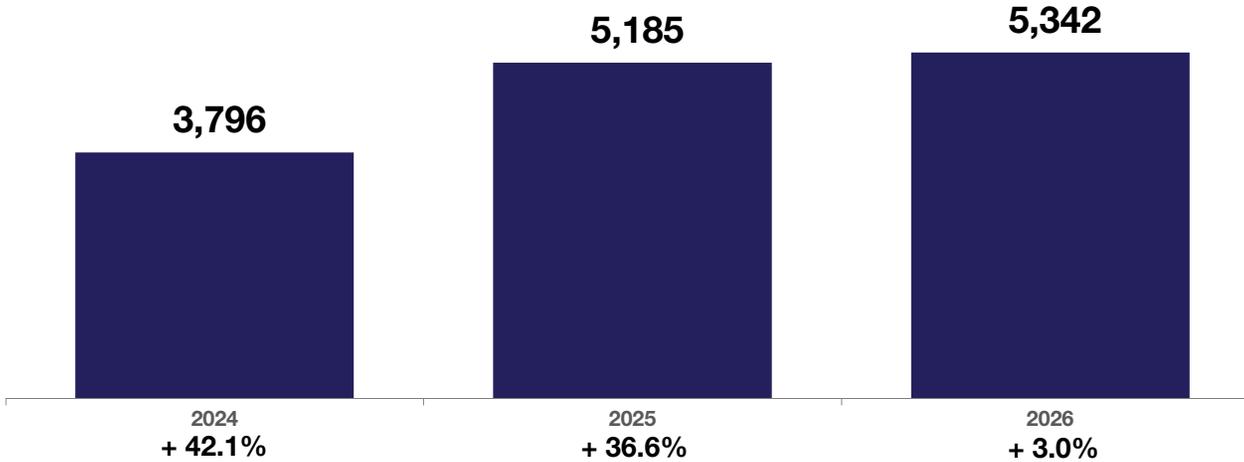


Inventory of Homes for Sale

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



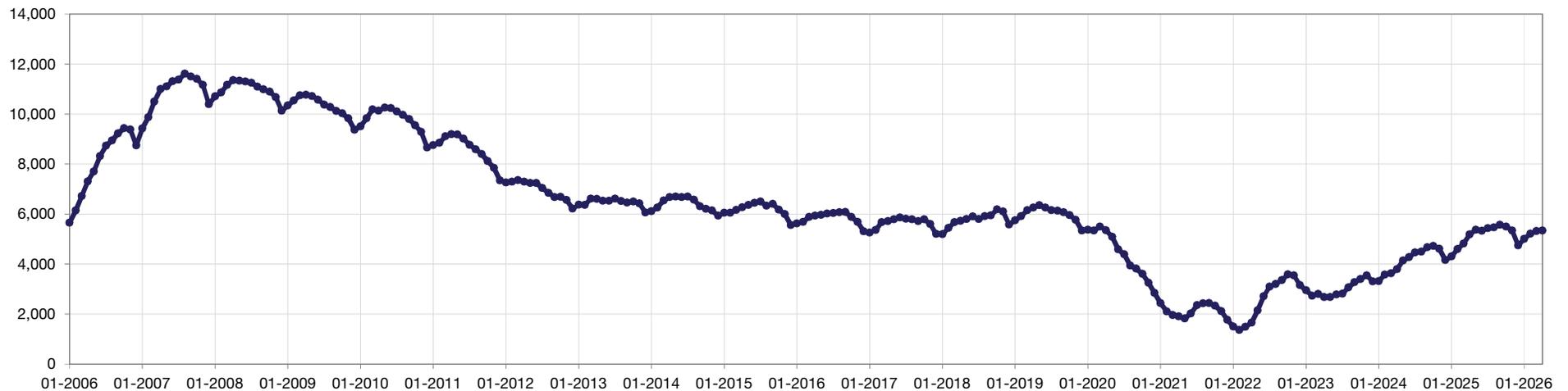
April



	Homes for Sale	Prior Year	Percent Change
May 2025	5,367	4,135	+29.8%
June 2025	5,333	4,274	+24.8%
July 2025	5,434	4,465	+21.7%
August 2025	5,469	4,489	+21.8%
September 2025	5,567	4,671	+19.2%
October 2025	5,500	4,727	+16.4%
November 2025	5,334	4,611	+15.7%
December 2025	4,739	4,159	+13.9%
January 2026	5,004	4,308	+16.2%
February 2026	5,209	4,597	+13.3%
March 2026	5,323	4,821	+10.4%
April 2026	5,342	5,185	+3.0%
12-Month Avg*	5,302	4,537	+16.9%

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

Historical Inventory of Homes for Sale by Month

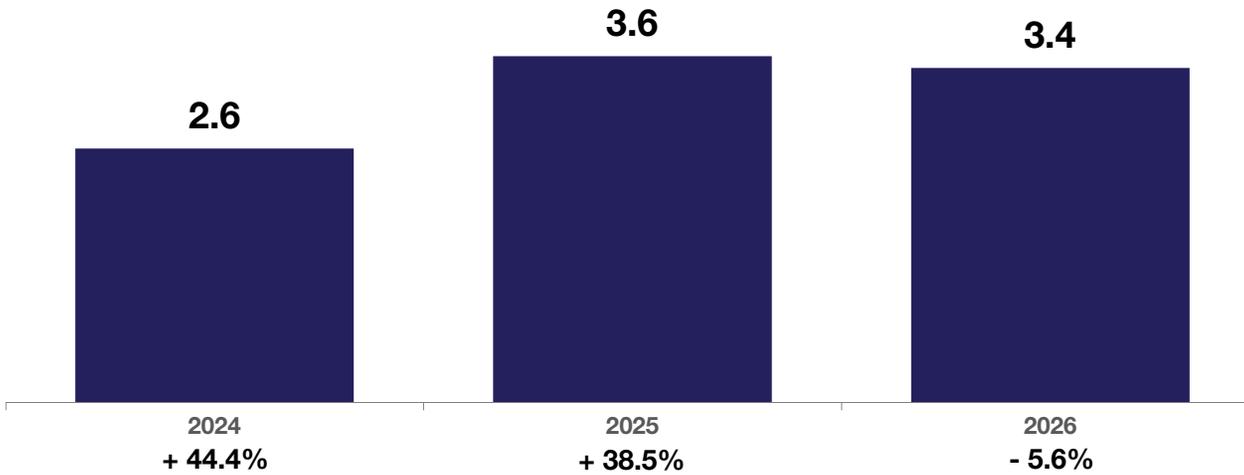


Months Supply of Inventory

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.



April



Months Supply	Prior Year	Percent Change
May 2025	2.9	+27.6%
June 2025	3.0	+23.3%
July 2025	3.1	+19.4%
August 2025	3.1	+19.4%
September 2025	3.2	+18.8%
October 2025	3.3	+12.1%
November 2025	3.2	+12.5%
December 2025	2.8	+14.3%
January 2026	3.0	+10.0%
February 2026	3.2	+9.4%
March 2026	3.3	+6.1%
April 2026	3.6	-5.6%
12-Month Avg*	3.1	+16.1%

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

Historical Months Supply of Inventory by Month

