

Monthly Indicators



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings were up 21.5 percent to 317. Pending Sales increased 35.5 percent to 275. Inventory grew 42.8 percent to 1,217 units.

Median Sales Price was up 2.2 percent to \$440,107. Days on Market increased 24.1 percent to 144 days. Months Supply of Inventory was up 23.1 percent to 4.8 months.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 8.6%	+ 2.2%	+ 23.1%
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 Beaufort-Jasper County 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.



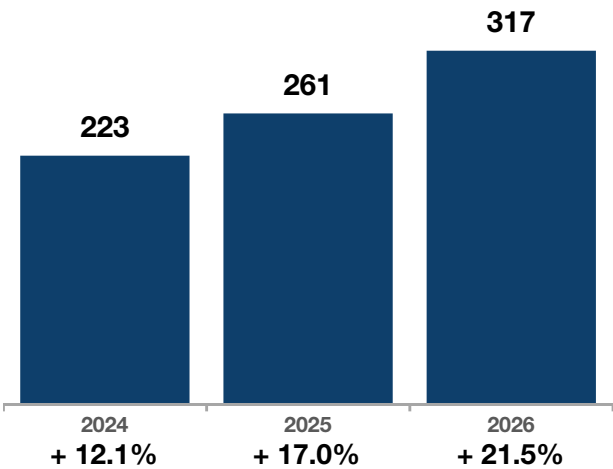
Key Metrics	Historical Sparkbars			01-2025	01-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	01-2024	01-2025	01-2026						
New Listings				261	317	+ 21.5%	261	317	+ 21.5%
Pending Sales				203	275	+ 35.5%	203	275	+ 35.5%
Closed Sales				175	160	- 8.6%	175	160	- 8.6%
Days on Market				116	144	+ 24.1%	116	144	+ 24.1%
Median Sales Price				\$430,490	\$440,107	+ 2.2%	\$430,490	\$440,107	+ 2.2%
Average Sales Price				\$548,884	\$672,145	+ 22.5%	\$548,884	\$672,145	+ 22.5%
Pct. of List Price Received				97.0%	96.0%	- 1.0%	97.0%	96.0%	- 1.0%
Housing Affordability Index				85	85	0.0%	85	85	0.0%
Inventory of Homes for Sale				852	1,217	+ 42.8%	--	--	--
Months Supply of Inventory				3.9	4.8	+ 23.1%	--	--	--

New Listings

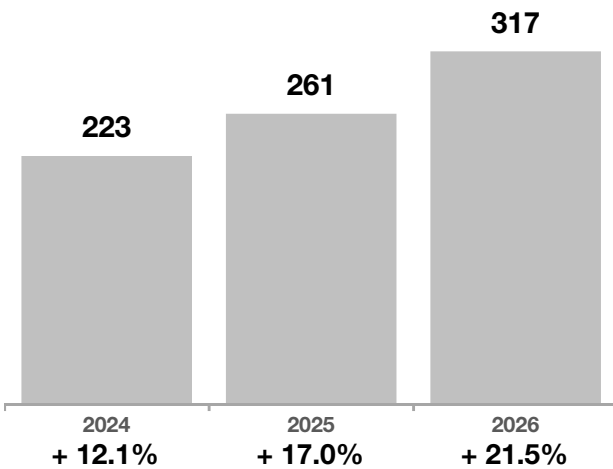
A count of the properties that have been newly listed on the market in a given month.



January

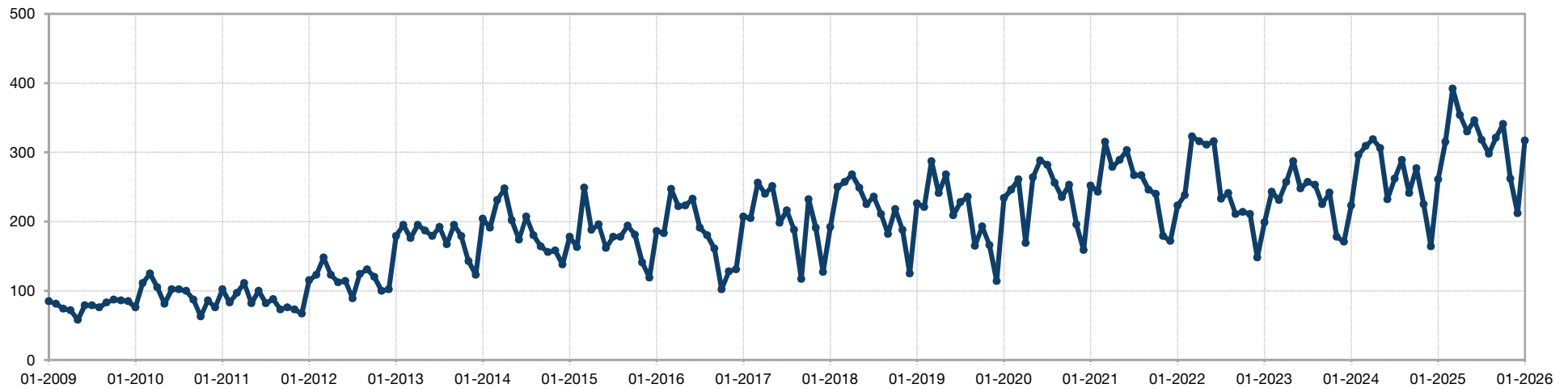


Year to Date



New Listings		Prior Year	Percent Change
February 2025	315	296	+6.4%
March 2025	392	309	+26.9%
April 2025	354	319	+11.0%
May 2025	330	306	+7.8%
June 2025	346	232	+49.1%
July 2025	318	262	+21.4%
August 2025	298	289	+3.1%
September 2025	321	241	+33.2%
October 2025	341	277	+23.1%
November 2025	262	225	+16.4%
December 2025	212	164	+29.3%
January 2026	317	261	+21.5%
12-Month Avg	317	265	+19.6%

Historical New Listings by Month

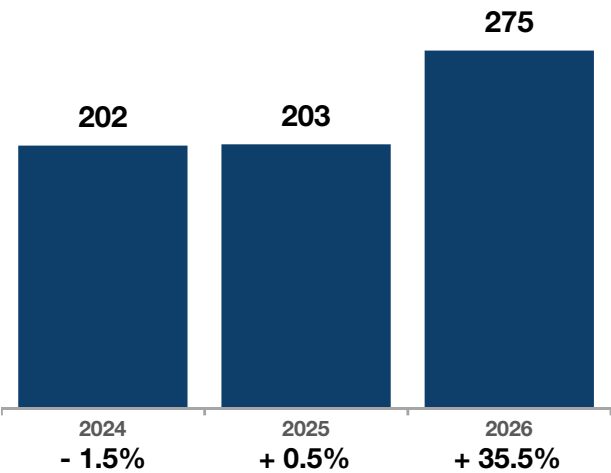


Pending Sales

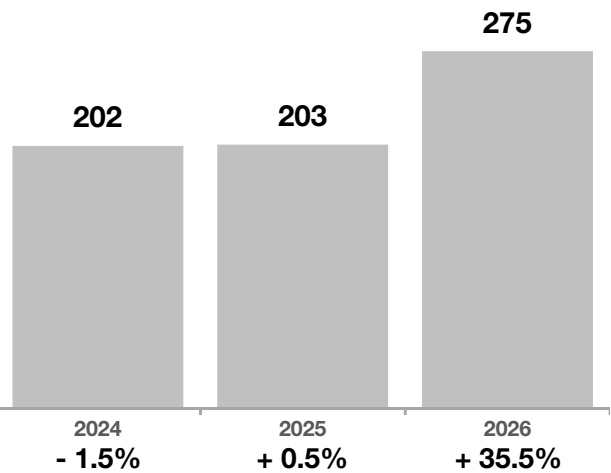
A count of the properties on which offers have been accepted in a given month.



January

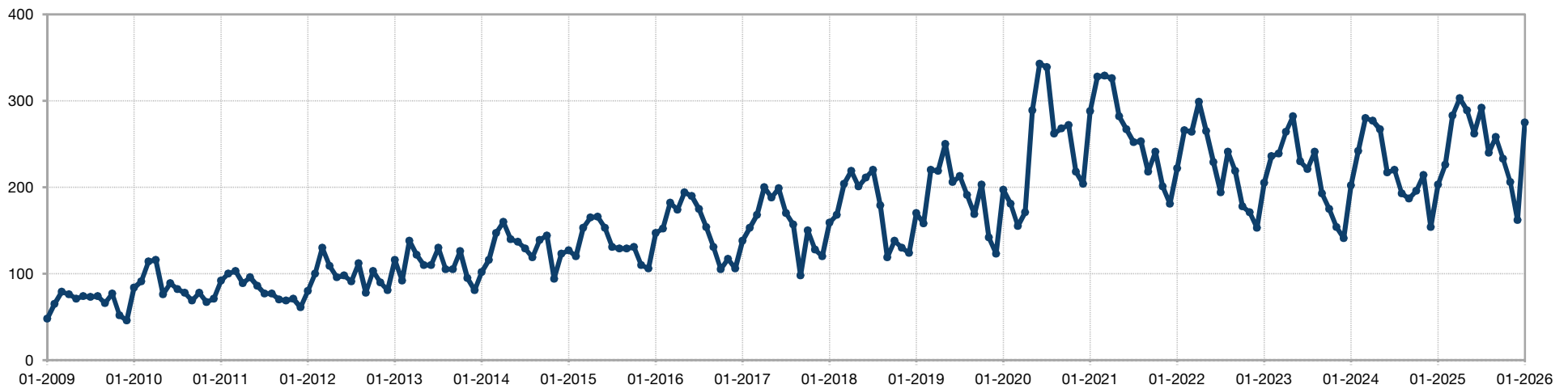


Year to Date



Pending Sales		Prior Year	Percent Change
February 2025	226	242	-6.6%
March 2025	283	280	+1.1%
April 2025	303	277	+9.4%
May 2025	289	267	+8.2%
June 2025	262	217	+20.7%
July 2025	292	220	+32.7%
August 2025	240	193	+24.4%
September 2025	258	187	+38.0%
October 2025	233	196	+18.9%
November 2025	206	214	-3.7%
December 2025	162	154	+5.2%
January 2026	275	203	+35.5%
12-Month Avg	252	221	+14.3%

Historical Pending Sales by Month

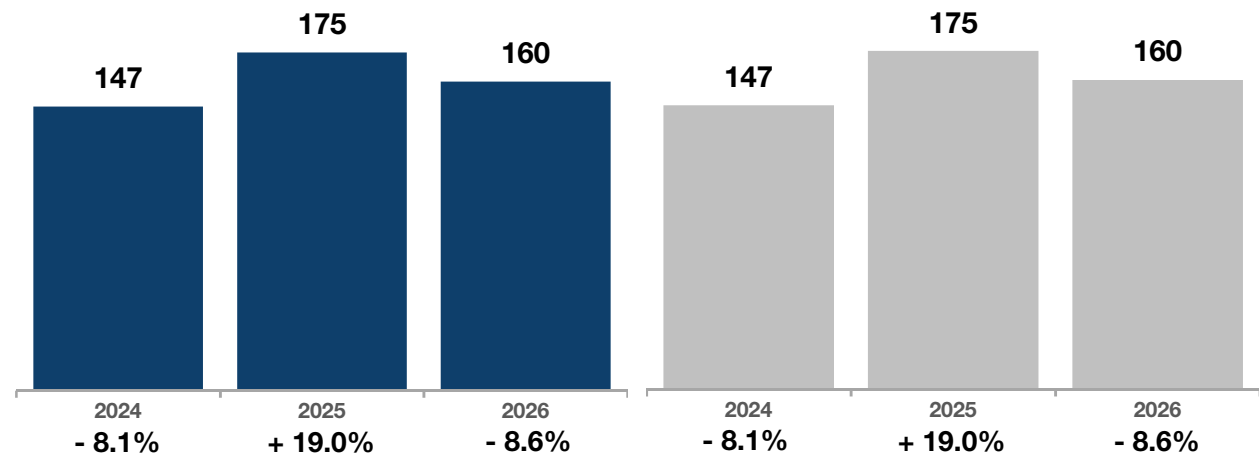


Closed Sales

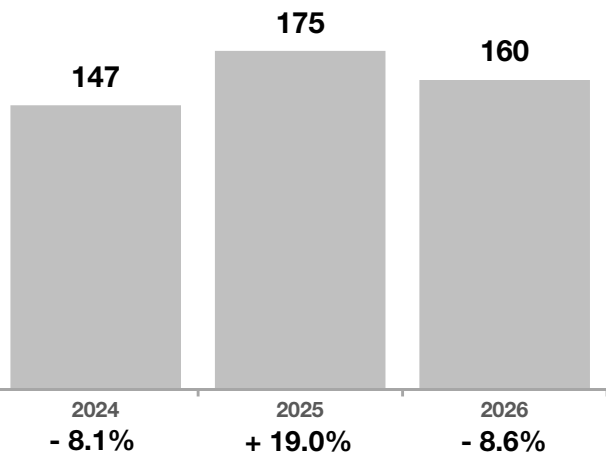
A count of the actual sales that closed in a given month.



January

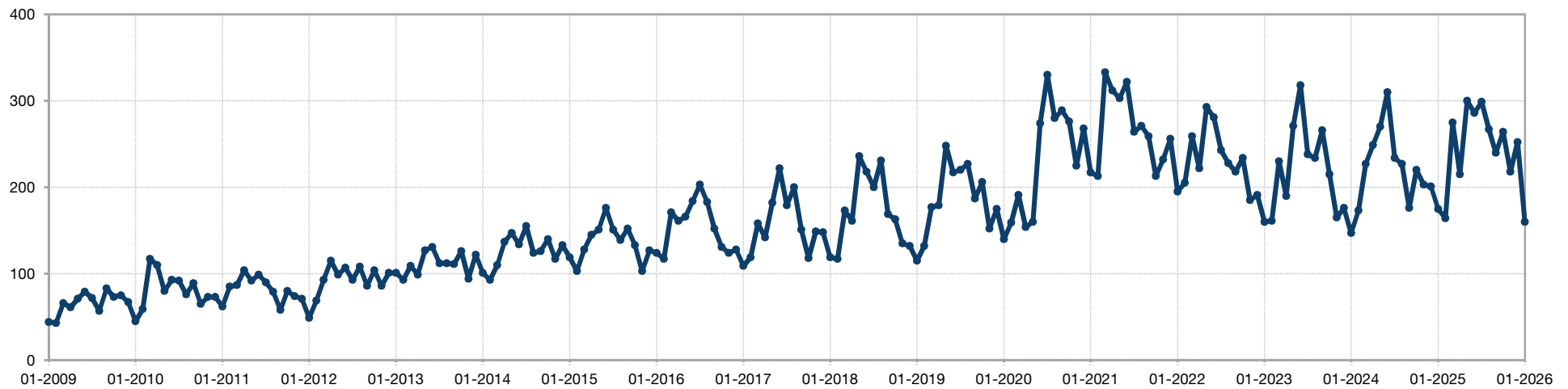


Year to Date



Closed Sales		Prior Year	Percent Change
February 2025	164	173	-5.2%
March 2025	275	227	+21.1%
April 2025	215	249	-13.7%
May 2025	300	270	+11.1%
June 2025	286	310	-7.7%
July 2025	299	234	+27.8%
August 2025	267	227	+17.6%
September 2025	240	176	+36.4%
October 2025	264	220	+20.0%
November 2025	218	203	+7.4%
December 2025	252	201	+25.4%
January 2026	160	175	-8.6%
12-Month Avg	245	222	+10.3%

Historical Closed Sales by Month

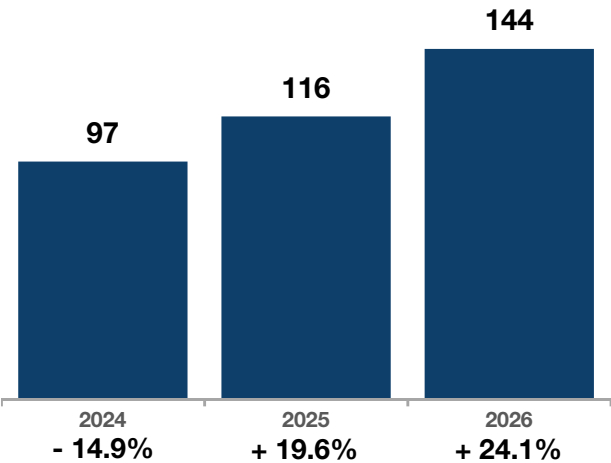


Days on Market Until Sale

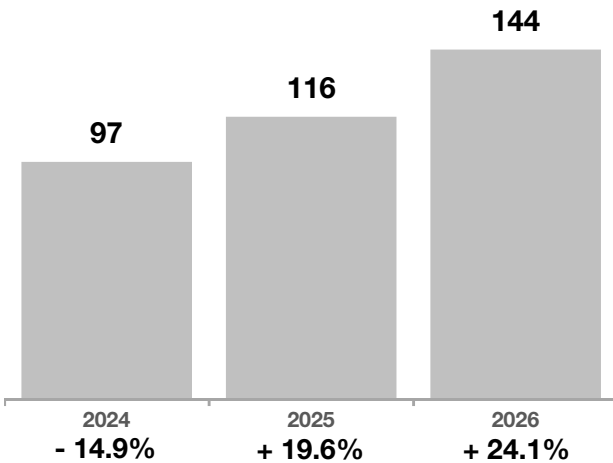
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



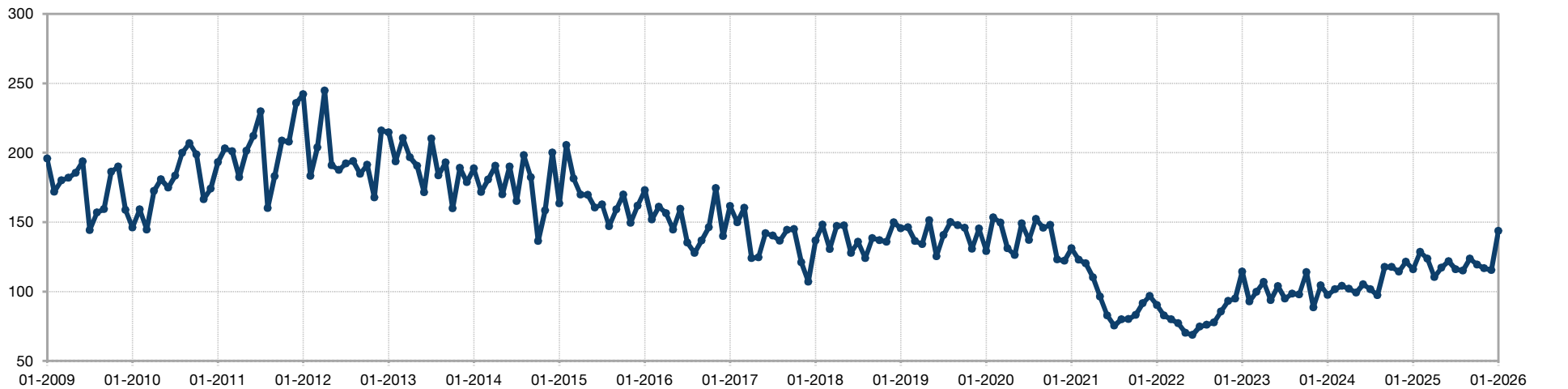
Year to Date



Days on Market		Prior Year	Percent Change
February 2025	129	102	+26.5%
March 2025	124	104	+19.2%
April 2025	110	102	+7.8%
May 2025	117	99	+18.2%
June 2025	122	105	+16.2%
July 2025	116	102	+13.7%
August 2025	115	97	+18.6%
September 2025	124	118	+5.1%
October 2025	119	118	+0.8%
November 2025	117	114	+2.6%
December 2025	115	121	-5.0%
January 2026	144	116	+24.1%
12-Month Avg*	120	107	+12.1%

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

Historical Days on Market Until Sale by Month

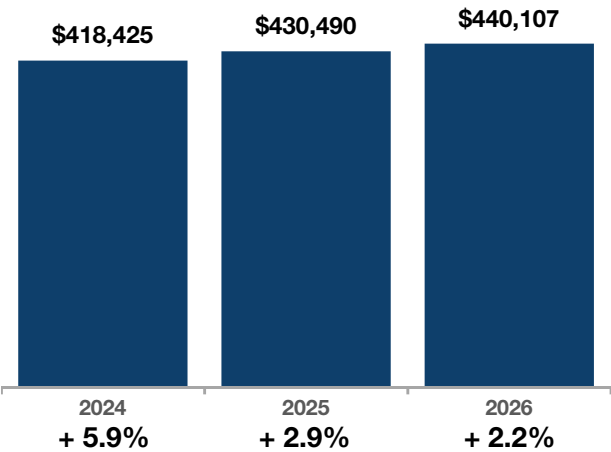


Median Sales Price

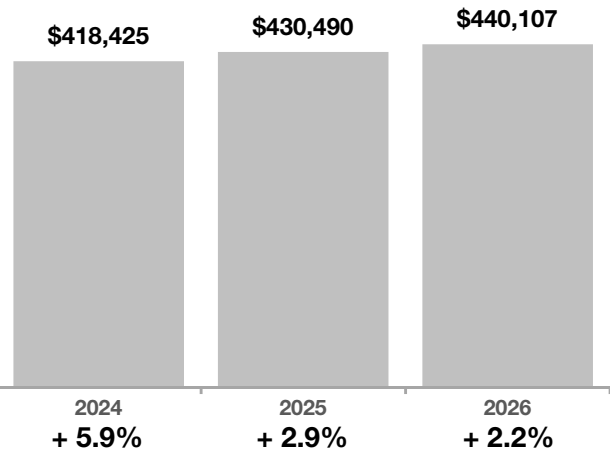
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



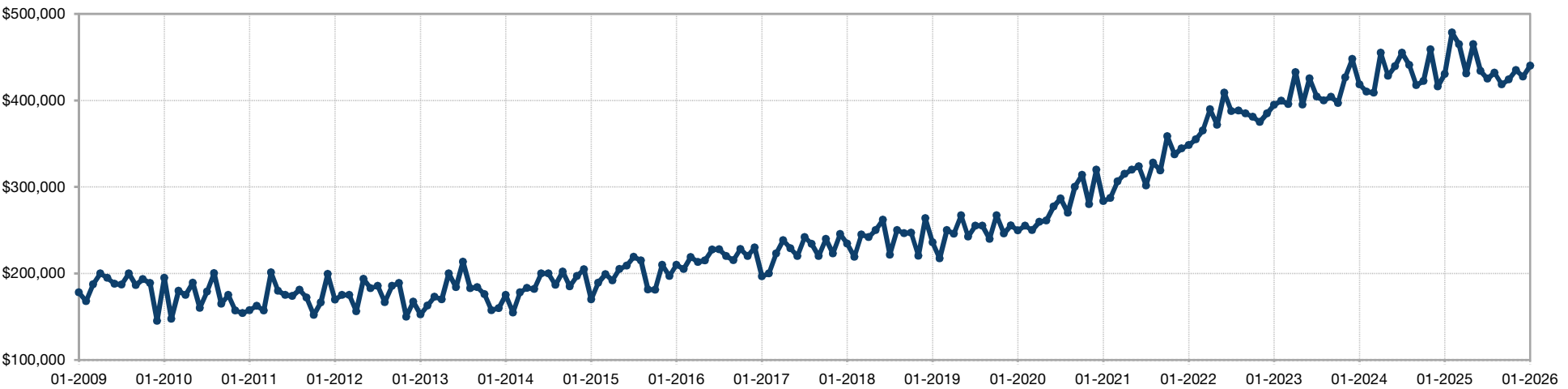
Year to Date



Median Sales Price		Prior Year	Percent Change
February 2025	\$478,420	\$410,000	+16.7%
March 2025	\$464,890	\$408,900	+13.7%
April 2025	\$431,000	\$455,000	-5.3%
May 2025	\$465,000	\$428,312	+8.6%
June 2025	\$434,000	\$439,490	-1.2%
July 2025	\$425,090	\$454,950	-6.6%
August 2025	\$432,000	\$440,995	-2.0%
September 2025	\$418,531	\$417,745	+0.2%
October 2025	\$424,125	\$422,500	+0.4%
November 2025	\$435,000	\$459,000	-5.2%
December 2025	\$427,500	\$416,000	+2.8%
January 2026	\$440,107	\$430,490	+2.2%
12-Month Med*	\$436,000	\$430,000	+1.4%

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

Historical Median Sales Price by Month

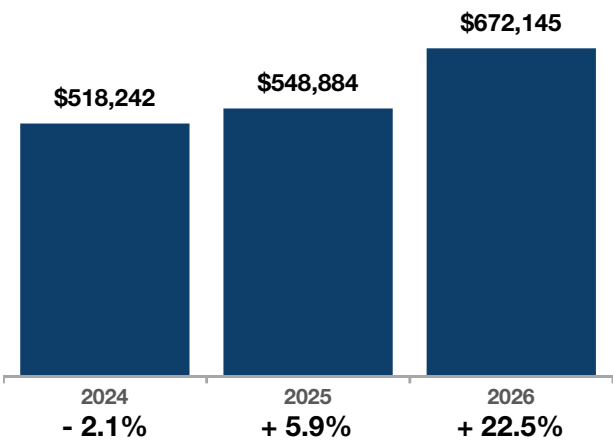


Average Sales Price

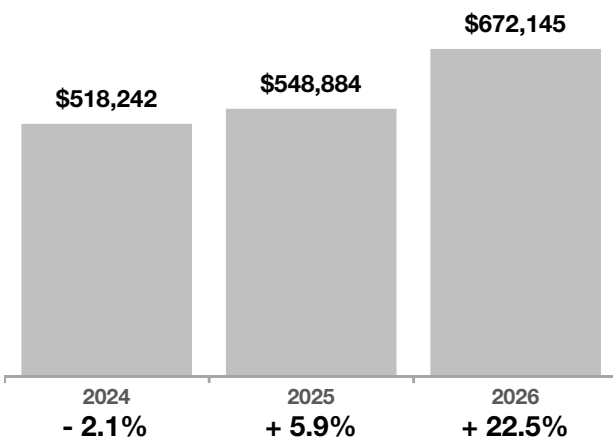
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January



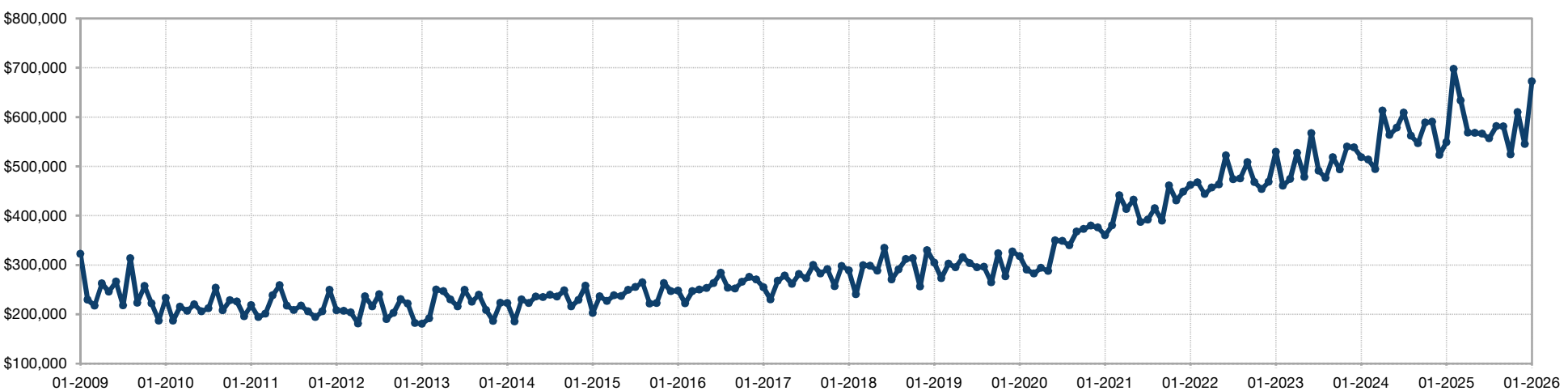
Year to Date



Avg. Sales Price	Prior Year	Percent Change
February 2025	\$697,538	\$513,650 +35.8%
March 2025	\$633,701	\$494,097 +28.3%
April 2025	\$568,529	\$613,161 -7.3%
May 2025	\$567,738	\$563,510 +0.8%
June 2025	\$566,017	\$578,202 -2.1%
July 2025	\$556,744	\$608,864 -8.6%
August 2025	\$581,467	\$562,094 +3.4%
September 2025	\$580,965	\$546,691 +6.3%
October 2025	\$524,137	\$588,843 -11.0%
November 2025	\$609,739	\$590,694 +3.2%
December 2025	\$545,084	\$523,087 +4.2%
January 2026	\$672,145	\$548,884 +22.5%
12-Month Avg*	\$591,984	\$560,981 +5.5%

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

Historical Average Sales Price by Month

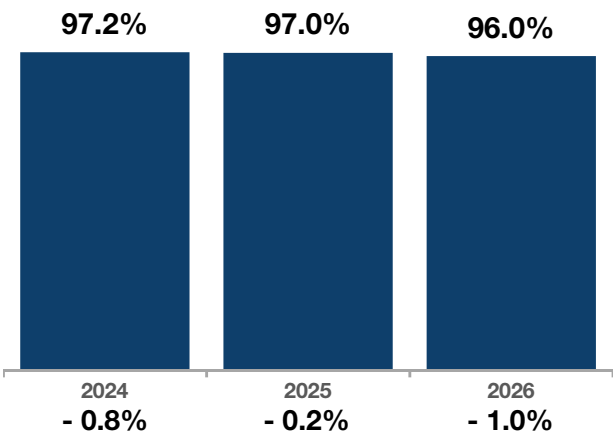


Percent of List Price Received

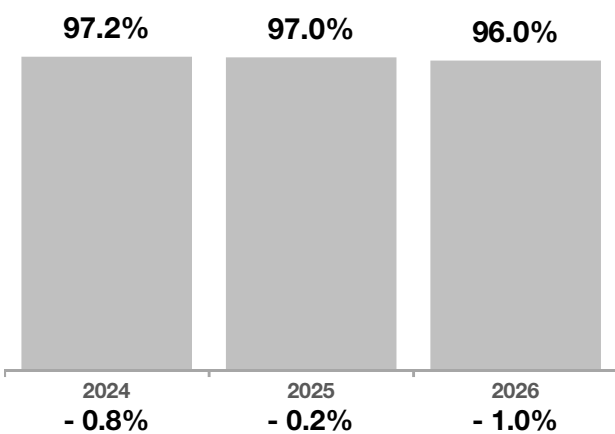
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January



Year to Date



Pct. of List Price Received		Prior Year	Percent Change
February 2025	97.6%	97.5%	+0.1%
March 2025	97.2%	98.1%	-0.9%
April 2025	97.5%	97.8%	-0.3%
May 2025	97.4%	97.6%	-0.2%
June 2025	97.7%	97.7%	0.0%
July 2025	97.3%	97.7%	-0.4%
August 2025	97.3%	97.7%	-0.4%
September 2025	97.6%	97.2%	+0.4%
October 2025	97.2%	97.1%	+0.1%
November 2025	97.2%	96.7%	+0.5%
December 2025	97.6%	97.2%	+0.4%
January 2026	96.0%	97.0%	-1.0%
12-Month Avg*	97.3%	97.5%	-0.2%

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

Historical Percent of List Price Received by Month

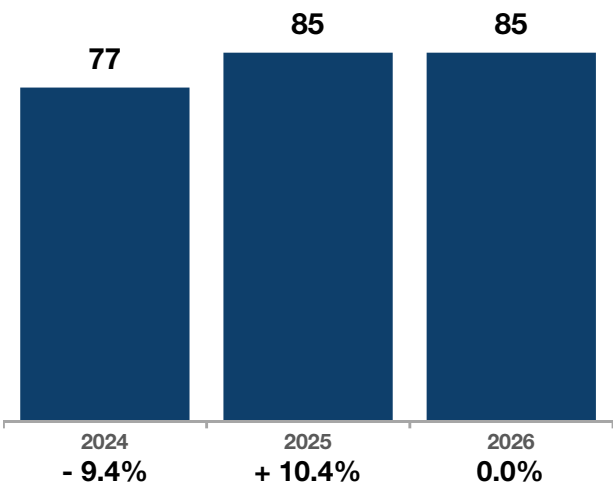


Housing Affordability Index

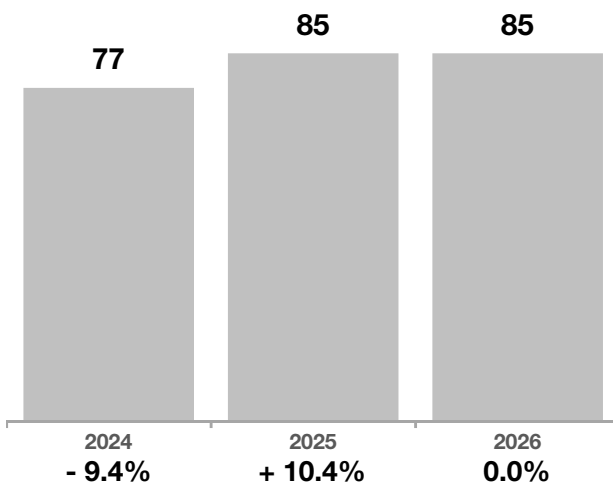
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



January

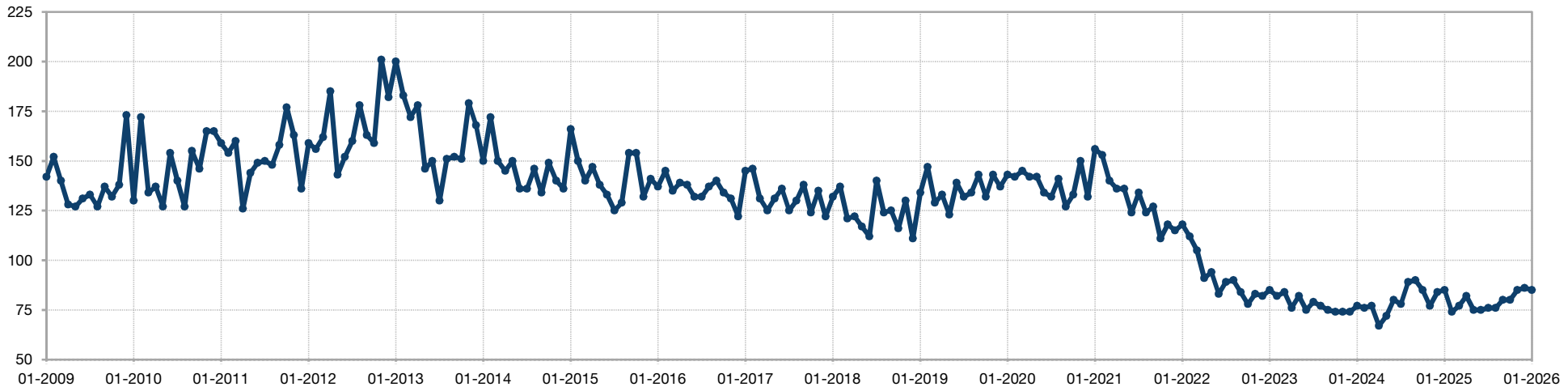


Year to Date



Affordability Index		Prior Year	Percent Change
February 2025	74	76	-2.6%
March 2025	77	77	0.0%
April 2025	82	67	+22.4%
May 2025	75	72	+4.2%
June 2025	75	80	-6.3%
July 2025	76	78	-2.6%
August 2025	76	89	-14.6%
September 2025	80	90	-11.1%
October 2025	80	85	-5.9%
November 2025	85	77	+10.4%
December 2025	86	84	+2.4%
January 2026	85	85	0.0%
12-Month Avg	79	80	-0.9%

Historical Housing Affordability Index by Month

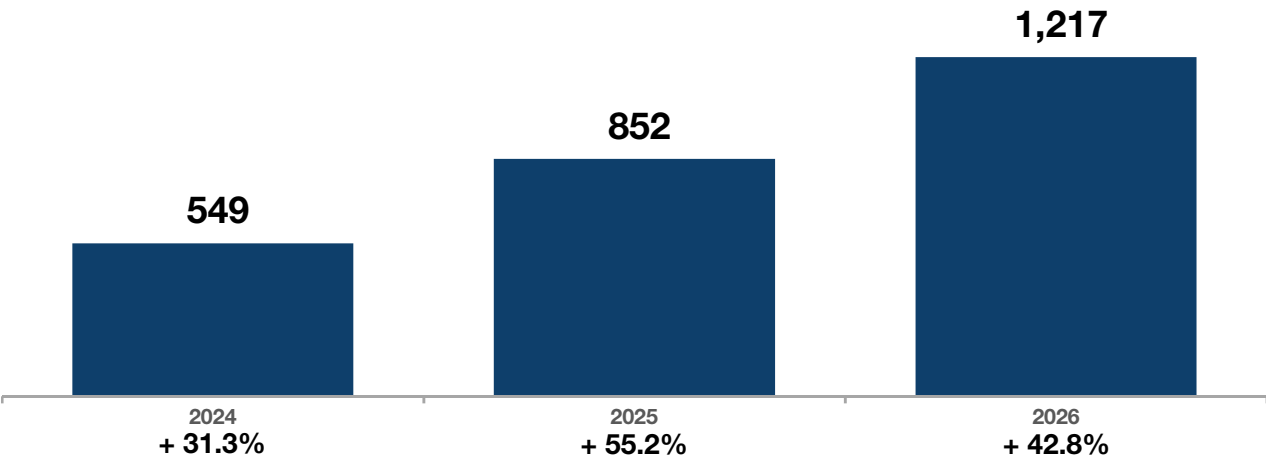


Inventory of Homes for Sale

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



January



Homes for Sale		Prior Year	Percent Change
February 2025	926	588	+57.5%
March 2025	1,013	608	+66.6%
April 2025	1,026	633	+62.1%
May 2025	1,038	658	+57.8%
June 2025	1,090	651	+67.4%
July 2025	1,089	680	+60.1%
August 2025	1,118	762	+46.7%
September 2025	1,137	797	+42.7%
October 2025	1,198	854	+40.3%
November 2025	1,221	845	+44.5%
December 2025	1,213	813	+49.2%
January 2026	1,217	852	+42.8%
12-Month Avg*	1,107	728	+52.1%

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

Historical Inventory of Homes for Sale by Month

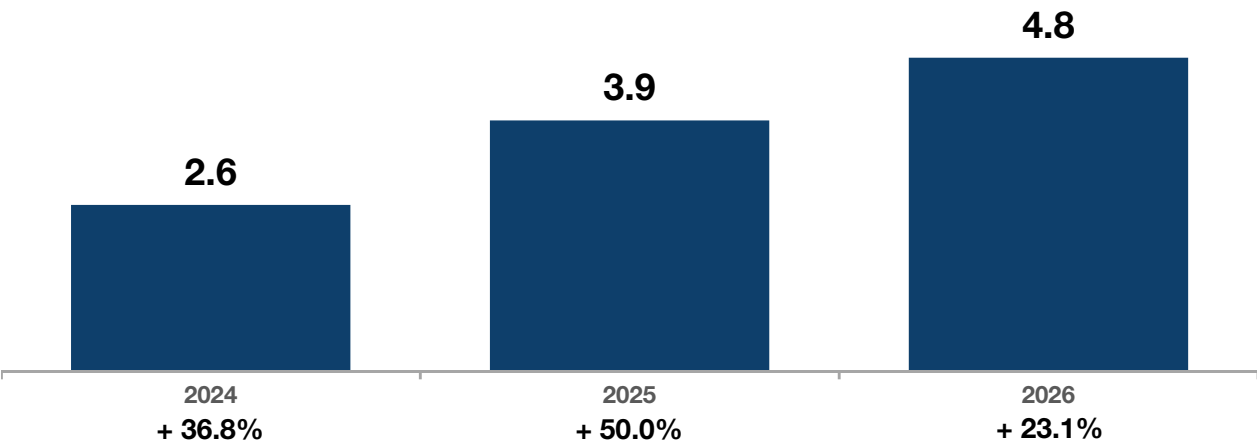


Months Supply of Inventory

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.



January



Months Supply		Prior Year	Percent Change
February 2025	4.2	2.7	+55.6%
March 2025	4.6	2.8	+64.3%
April 2025	4.6	2.9	+58.6%
May 2025	4.6	3.0	+53.3%
June 2025	4.8	3.0	+60.0%
July 2025	4.7	3.1	+51.6%
August 2025	4.7	3.6	+30.6%
September 2025	4.7	3.7	+27.0%
October 2025	4.9	4.0	+22.5%
November 2025	5.0	3.8	+31.6%
December 2025	4.9	3.7	+32.4%
January 2026	4.8	3.9	+23.1%
12-Month Avg*	4.7	3.4	+38.2%

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

Historical Months Supply of Inventory by Month

