Monthly Indicators

June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings were down 14.7 percent to 297. Pending Sales increased 4.2 percent to 274. Inventory grew 33.9 percent to 1,452 units.

Median Sales Price was up 16.1 percent to $504,000. Days on Market increased 4.9 percent to 128 days. Months Supply of Inventory was up 16.7 percent to 5.6 months.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 10.8%	+ 16.1%	+ 16.7%
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 Beaufort-Jasper County REALTORS®. Percent changes are calculated using rounded figures.

Market Overview

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

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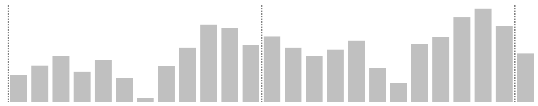
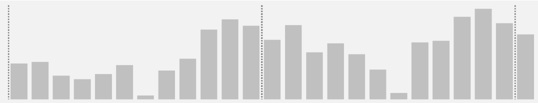
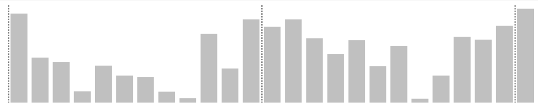
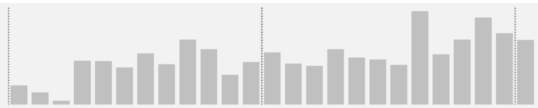
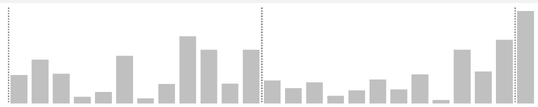
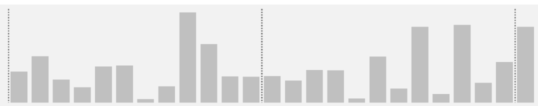
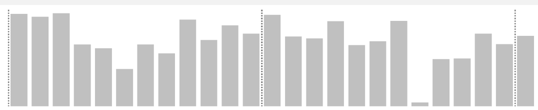
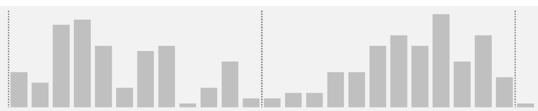
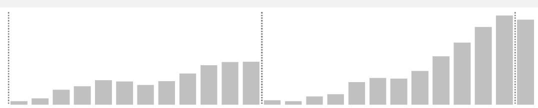
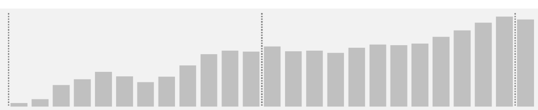
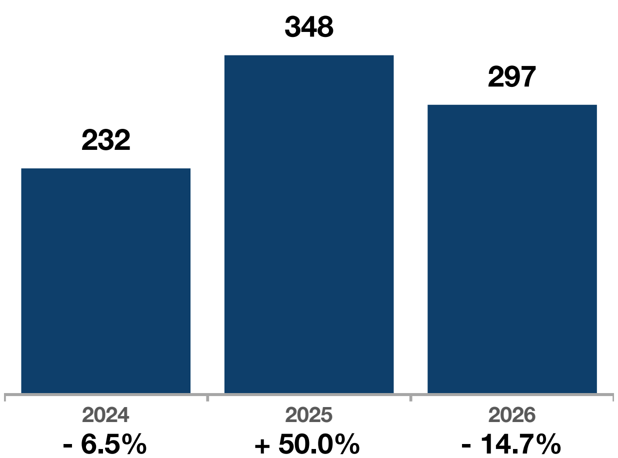
Key Metrics	Historical Sparkbars 06-2024 06-2025 06-2026	06-2025	06-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		348	**297**	- 14.7%	2,002	**2,186**	+ 9.2%
Pending Sales		263	**274**	+ 4.2%	1,569	**1,721**	+ 9.7%
Closed Sales		287	**318**	+ 10.8%	1,416	**1,508**	+ 6.5%
Days on Market		122	**128**	+ 4.9%	120	**132**	+ 10.0%
Median Sales Price		$434,000	**$504,000**	+ 16.1%	$449,950	**$454,500**	+ 1.0%
Average Sales Price		$569,358	**$668,389**	+ 17.4%	$593,553	**$617,441**	+ 4.0%
Pct. of List Price Received		97.7%	**97.3%**	- 0.4%	97.4%	**97.0%**	- 0.4%
Housing Affordability Index		75	**74**	- 1.3%	72	**83**	+ 15.3%
Inventory of Homes for Sale		1,084	**1,452**	+ 33.9%	--	**--**	--
Months Supply of Inventory		4.8	**5.6**	+ 16.7%	--	**--**	--

New Listings

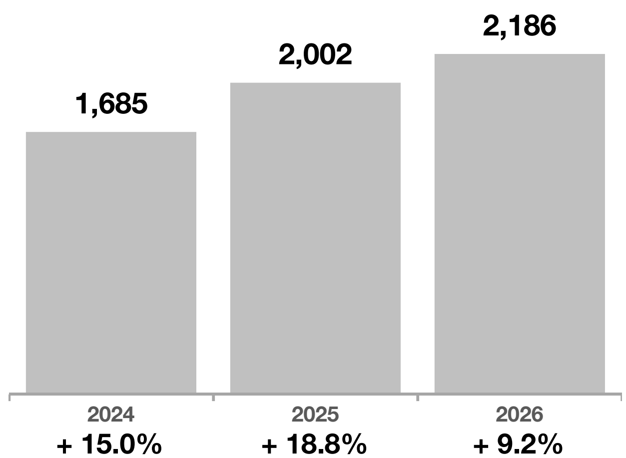
A count of the properties that have been newly listed on the market in a given month.

BEAUFORT-JASPER COUNTY REALTORS®

June

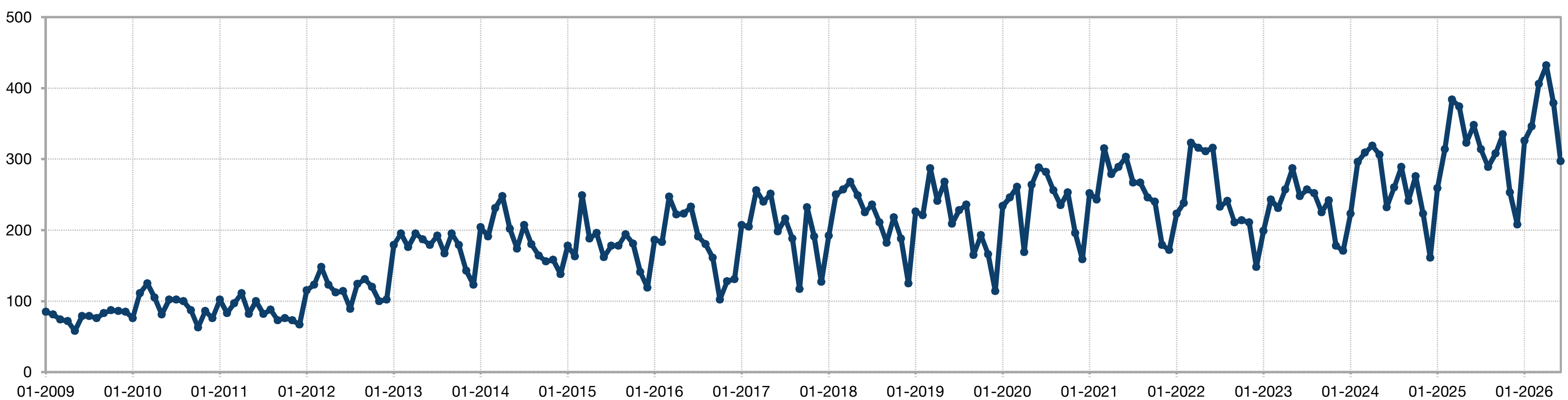


Year to Date



New Listings		Prior Year	Percent Change
July 2025	314	260	+20.8%
August 2025	289	289	0.0%
September 2025	308	241	+27.8%
October 2025	335	276	+21.4%
November 2025	253	223	+13.5%
December 2025	208	161	+29.2%
January 2026	326	259	+25.9%
February 2026	346	314	+10.2%
March 2026	406	384	+5.7%
April 2026	432	374	+15.5%
May 2026	379	323	+17.3%
June 2026	**297**	**348**	**-14.7%**
12-Month Avg	324	288	+12.8%

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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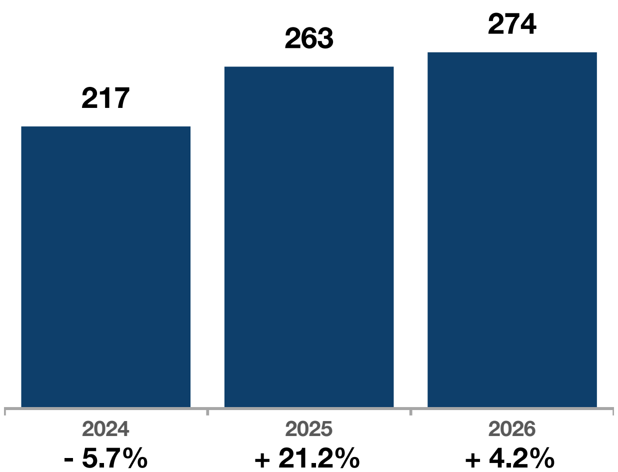
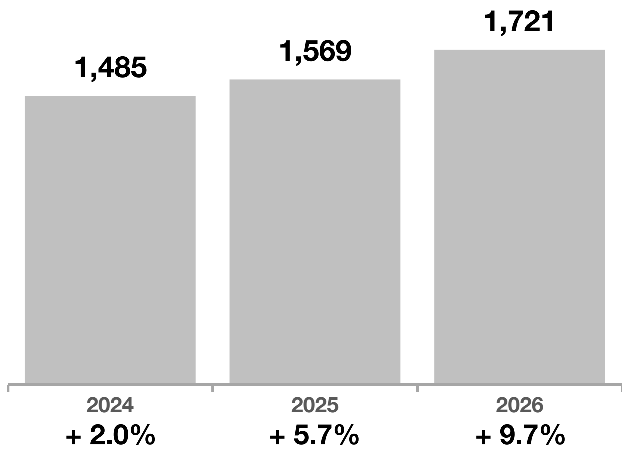
June

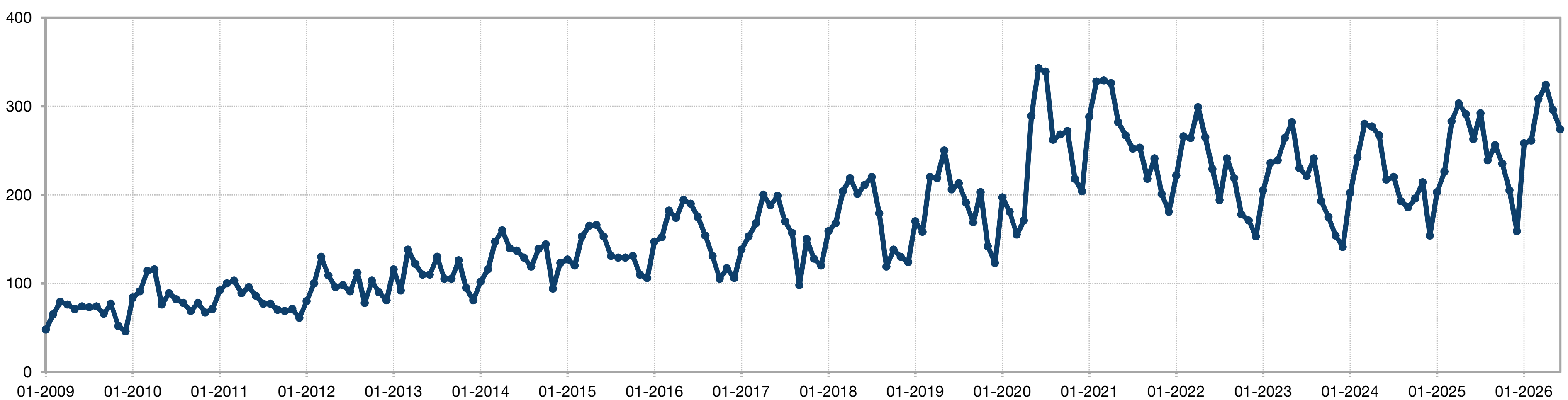


Year to Date



Pending Sales		Prior Year	Percent Change
July 2025	292	220	+32.7%
August 2025	239	193	+23.8%
September 2025	256	186	+37.6%
October 2025	235	196	+19.9%
November 2025	205	214	-4.2%
December 2025	159	154	+3.2%
January 2026	258	203	+27.1%
February 2026	261	226	+15.5%
March 2026	308	283	+8.8%
April 2026	324	303	+6.9%
May 2026	296	291	+1.7%
June 2026	**274**	**263**	**+4.2%**
12-Month Avg	259	228	+13.7%

Historical Pending Sales by Month



Closed Sales

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

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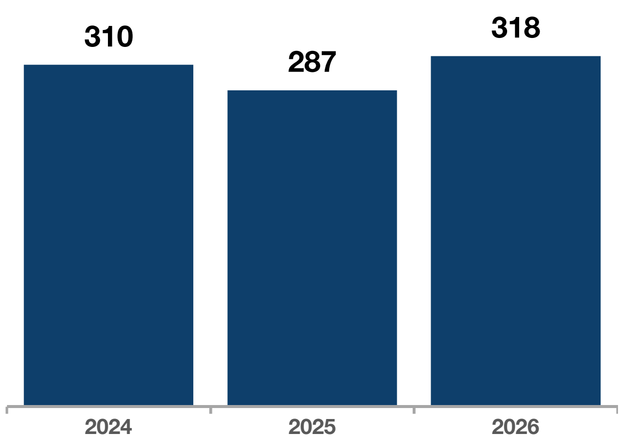
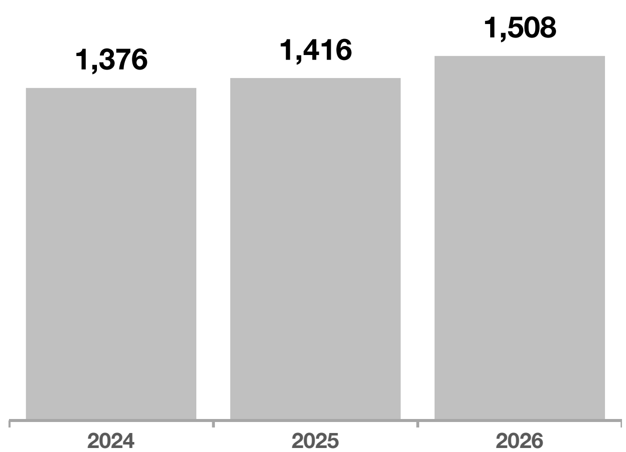
June



2024	2025	2026
- 2.5%	- 7.4%	+ 10.8%

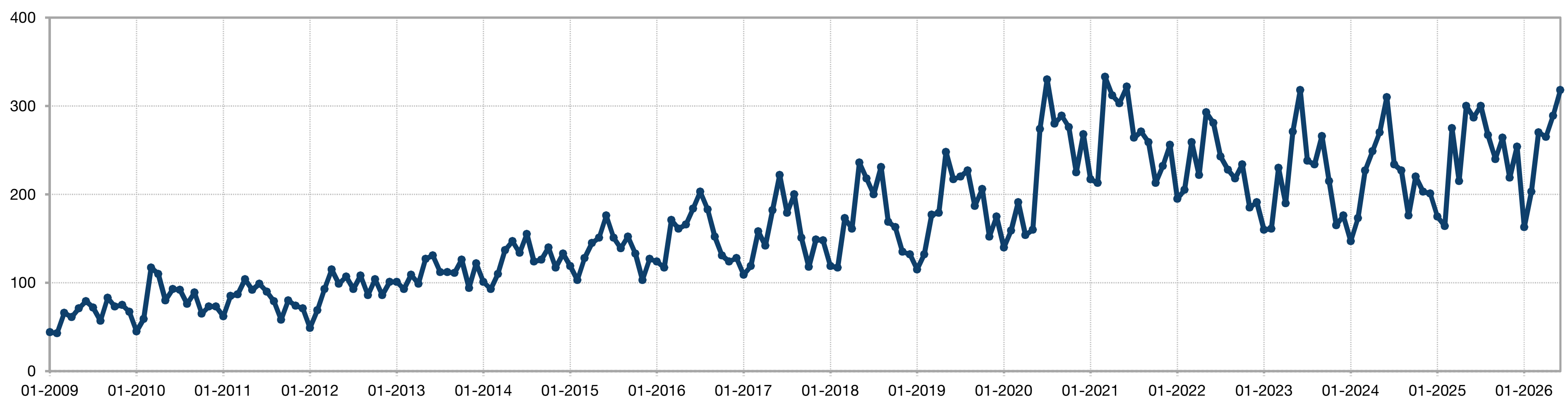
Year to Date



2024	2025	2026
+ 3.5%	+ 2.9%	+ 6.5%

Closed Sales		Prior Year	Percent Change
July 2025	300	234	+28.2%
August 2025	267	227	+17.6%
September 2025	240	176	+36.4%
October 2025	264	220	+20.0%
November 2025	219	203	+7.9%
December 2025	254	201	+26.4%
January 2026	163	175	-6.9%
February 2026	203	164	+23.8%
March 2026	270	275	-1.8%
April 2026	265	215	+23.3%
May 2026	289	300	-3.7%
June 2026	**318**	**287**	**+10.8%**
12-Month Avg	254	223	+14.0%

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.

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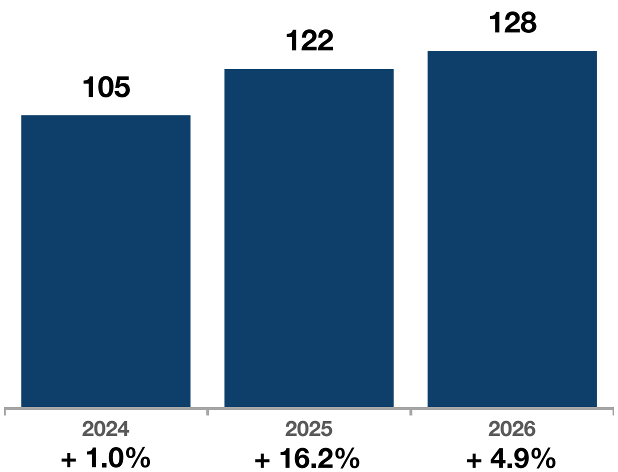
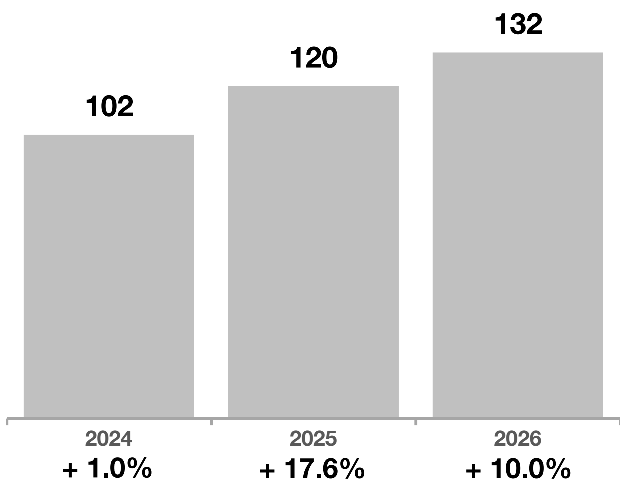
June



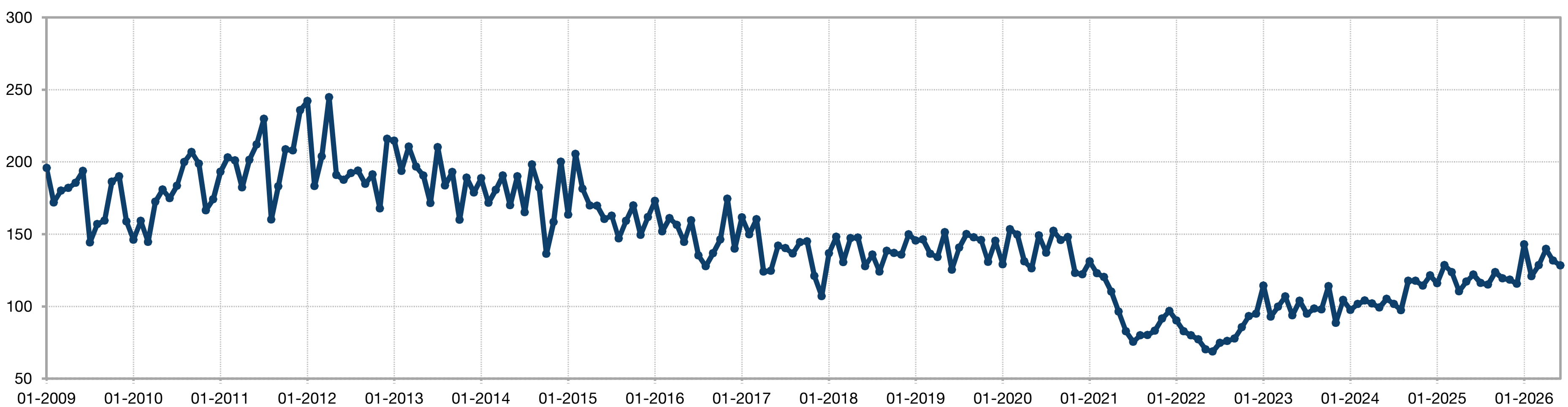
Year to Date



Days on Market		Prior Year	Percent Change
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	118	114	+3.5%
December 2025	116	121	-4.1%
January 2026	143	116	+23.3%
February 2026	121	129	-6.2%
March 2026	128	124	+3.2%
April 2026	140	110	+27.3%
May 2026	132	117	+12.8%
June 2026	**128**	**122**	**+4.9%**
12-Month Avg*	125	116	+7.8%

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

Historical Days on Market Until Sale by Month

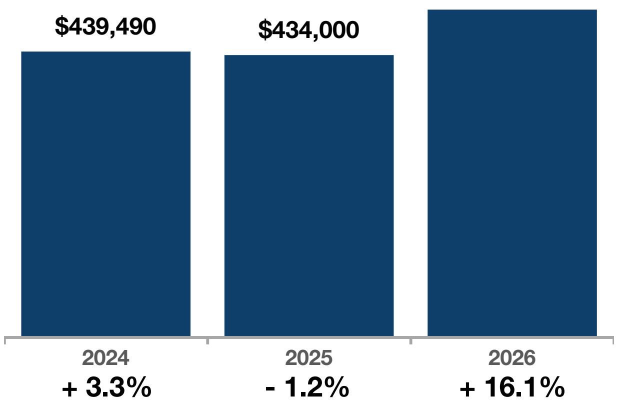


Median Sales Price

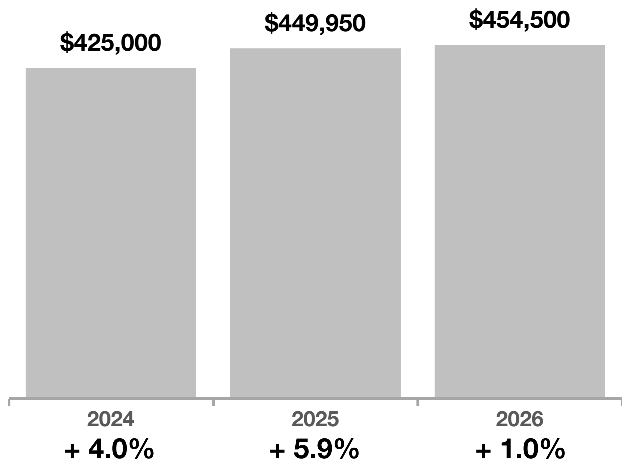
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

BEAUFORT-JASPER COUNTY REALTORS®

June



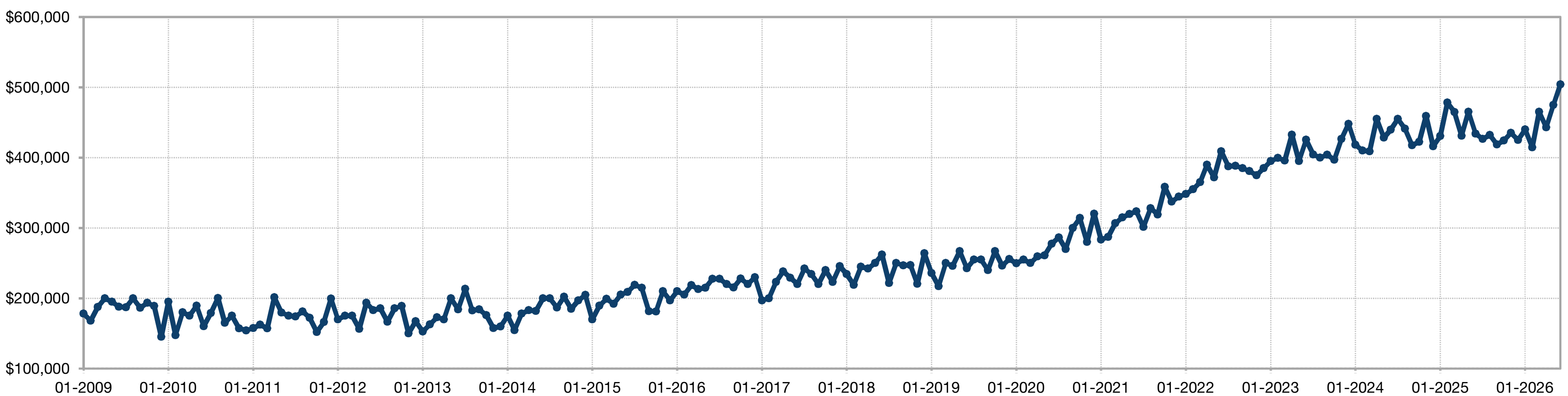
Year to Date



Median Sales Price		Prior Year	Percent Change
July 2025	$426,495	$454,950	-6.3%
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	$425,000	$416,000	+2.2%
January 2026	$440,107	$430,490	+2.2%
February 2026	$414,490	$478,420	-13.4%
March 2026	$465,000	$464,890	+0.0%
April 2026	$442,990	$431,000	+2.8%
May 2026	$475,000	$465,000	+2.2%
June 2026	**$504,000**	**$434,000**	**+16.1%**
12-Month Med*	$439,000	$440,000	-0.2%

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

Historical Median Sales Price by Month

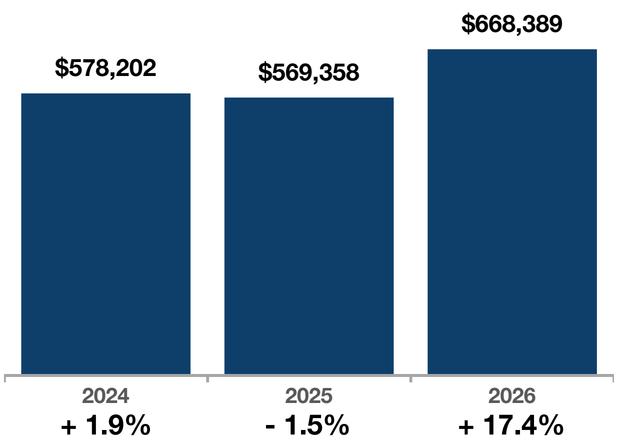


Average Sales Price

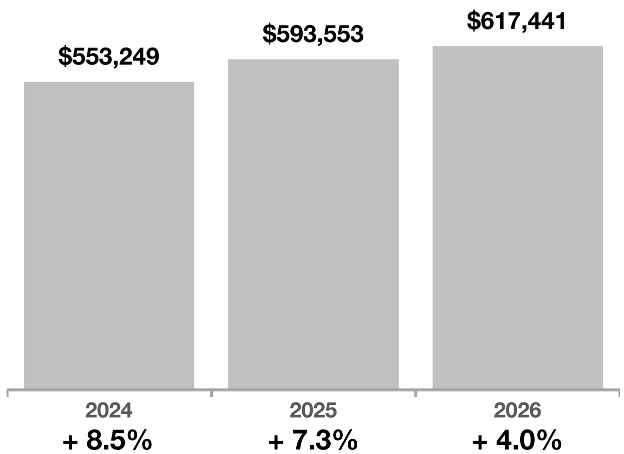
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

BEAUFORT-JASPER COUNTY REALTORS®

June



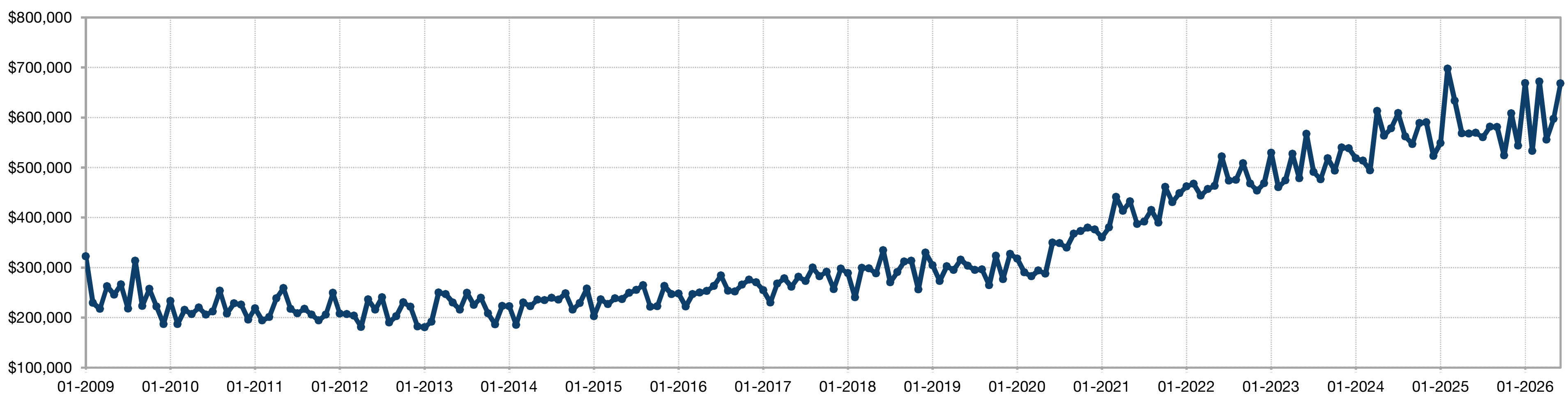
Year to Date



Avg. Sales Price		Prior Year	Percent Change
July 2025	$560,388	$608,864	-8.0%
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	$608,417	$590,694	+3.0%
December 2025	$543,858	$523,087	+4.0%
January 2026	$668,645	$548,884	+21.8%
February 2026	$533,215	$697,538	-23.6%
March 2026	$672,128	$633,701	+6.1%
April 2026	$555,525	$568,529	-2.3%
May 2026	$597,345	$567,738	+5.2%
June 2026	**$668,389**	**$569,358**	**+17.4%**
12-Month Avg*	$591,207	$583,835	+1.3%

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

Historical Average Sales Price by Month

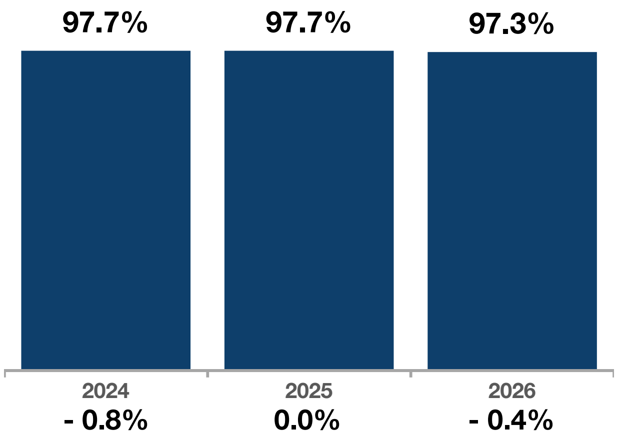


Percent of List Price Received

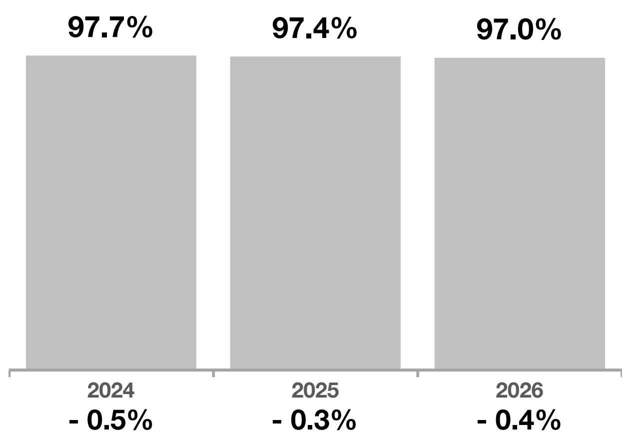
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

BEAUFORT-JASPER COUNTY REALTORS®

June



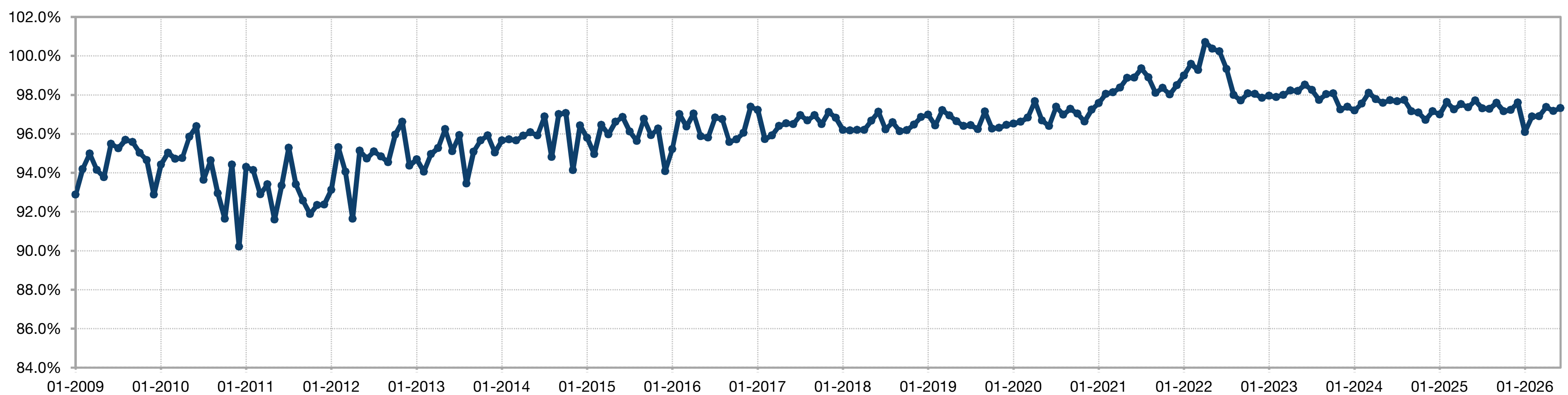
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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	96.1%	97.0%	-0.9%
February 2026	96.9%	97.6%	-0.7%
March 2026	96.9%	97.2%	-0.3%
April 2026	97.4%	97.5%	-0.1%
May 2026	97.2%	97.4%	-0.2%
June 2026	**97.3%**	**97.7%**	**-0.4%**
12-Month Avg*	97.2%	97.4%	-0.2%

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

Historical Percent of List Price Received by Month

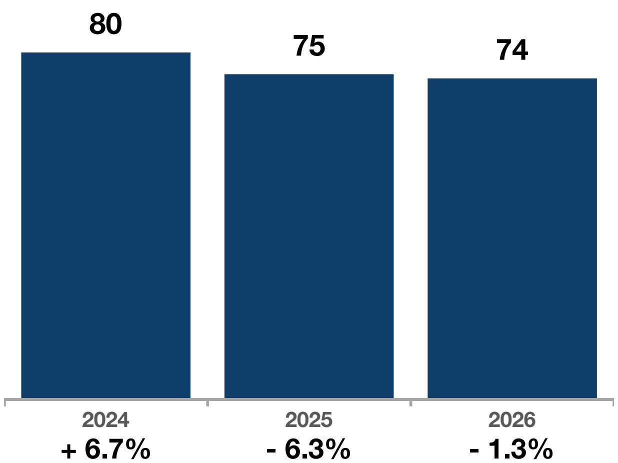


Housing Affordability Index

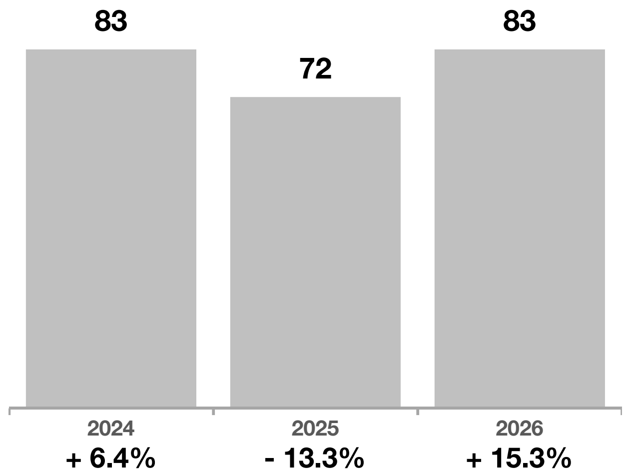
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

BEAUFORT-JASPER COUNTY REALTORS®

June

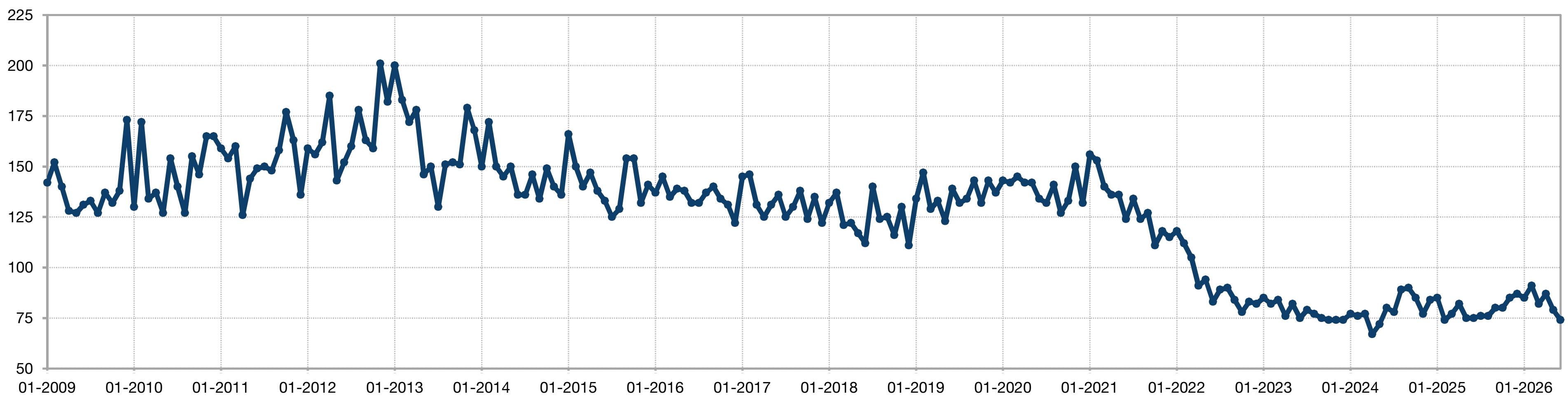


Year to Date



Affordability Index		Prior Year	Percent Change
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	87	84	+3.6%
January 2026	85	85	0.0%
February 2026	91	74	+23.0%
March 2026	82	77	+6.5%
April 2026	87	82	+6.1%
May 2026	79	75	+5.3%
June 2026	**74**	**75**	**-1.3%**
12-Month Avg	82	81	+1.1%

Historical Housing Affordability Index by Month

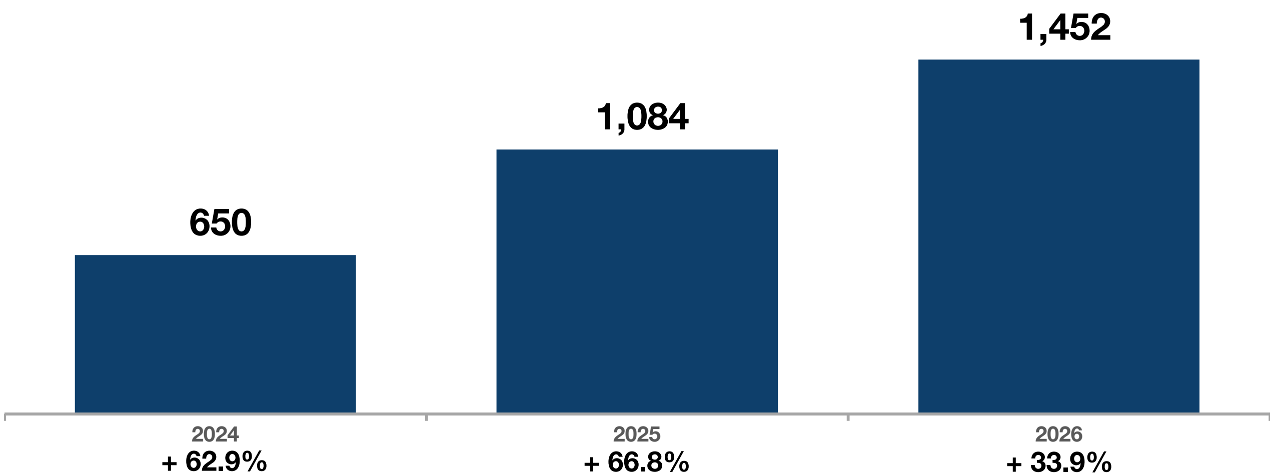


Inventory of Homes for Sale

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

BEAUFORT-JASPER COUNTY REALTORS®

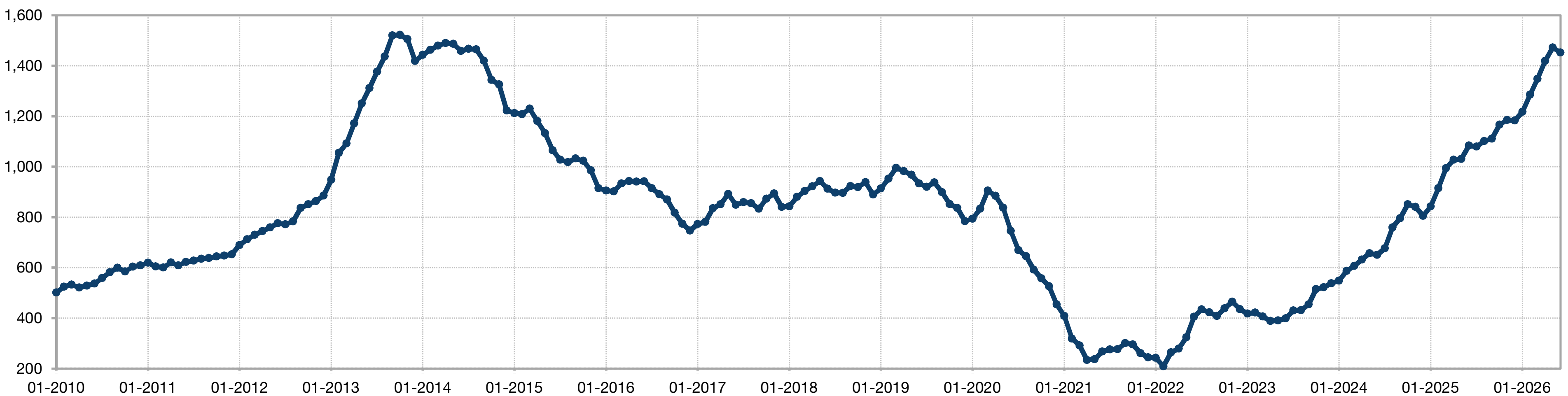
June



Homes for Sale		Prior Year	Percent Change
July 2025	1,079	677	+59.4%
August 2025	1,101	759	+45.1%
September 2025	1,111	795	+39.7%
October 2025	1,166	851	+37.0%
November 2025	1,185	840	+41.1%
December 2025	1,183	805	+47.0%
January 2026	1,217	842	+44.5%
February 2026	1,285	915	+40.4%
March 2026	1,348	994	+35.6%
April 2026	1,419	1,027	+38.2%
May 2026	1,472	1,030	+42.9%
June 2026	**1,452**	**1,084**	**+33.9%**
12-Month Avg*	1,252	885	+41.5%

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

Historical Inventory of Homes for Sale by Month

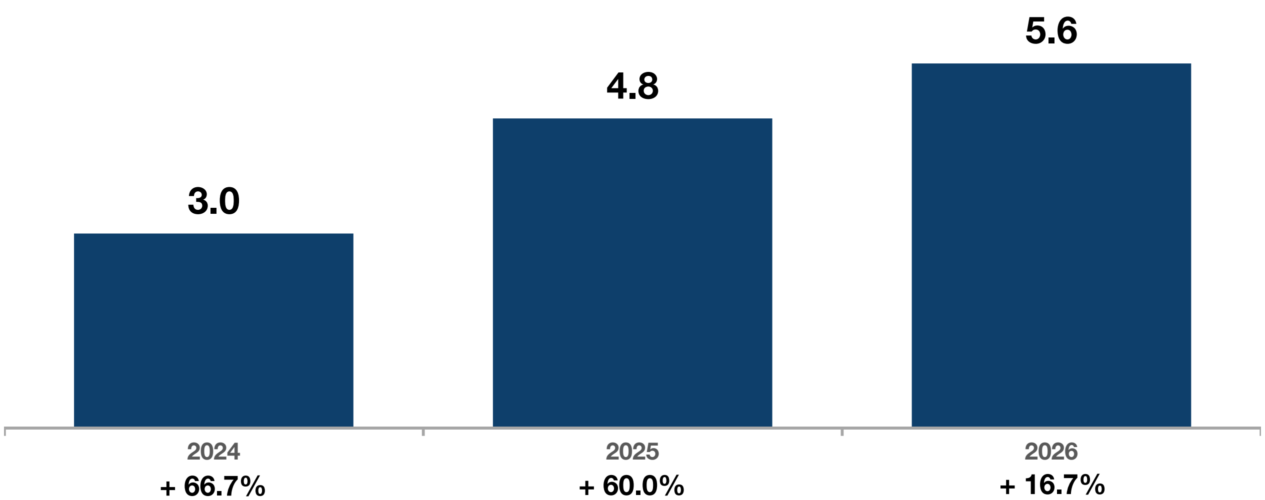


Months Supply of Inventory

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.

BEAUFORT-JASPER COUNTY REALTORS®

June



Months Supply		Prior Year	Percent Change
July 2025	4.6	3.1	+48.4%
August 2025	4.6	3.6	+27.8%
September 2025	4.6	3.7	+24.3%
October 2025	4.7	4.0	+17.5%
November 2025	4.8	3.8	+26.3%
December 2025	4.8	3.6	+33.3%
January 2026	4.9	3.8	+28.9%
February 2026	5.1	4.2	+21.4%
March 2026	5.3	4.5	+17.8%
April 2026	5.5	4.6	+19.6%
May 2026	5.7	4.6	+23.9%
June 2026	**5.6**	**4.8**	**+16.7%**
12-Month Avg*	5.0	4.0	+25.0%

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

Historical Months Supply of Inventory by Month