## **Local Market Update for October 2025**

A Research Tool Provided by Longleaf Pine REALTORS®





Single Family - Existing		October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	309	335	+ 8.4%	3,209	3,166	- 1.3%	
Pending Sales	204	201	- 1.5%	2,501	2,132	- 14.8%	
Closed Sales	228	227	- 0.4%	2,465	2,050	- 16.8%	
Days on Market Until Sale	26	46	+ 76.9%	26	38	+ 46.2%	
Median Sales Price*	\$244,000	\$235,000	- 3.7%	\$239,000	\$248,000	+ 3.8%	
Average Sales Price*	\$244,273	\$255,341	+ 4.5%	\$256,336	\$268,282	+ 4.7%	
Percent of List Price Received*	97.6%	97.6%	0.0%	98.8%	98.3%	- 0.5%	

Single Family - New Construction	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	44	64	+ 45.5%	476	494	+ 3.8%
Pending Sales	36	28	- 22.2%	286	369	+ 29.0%
Closed Sales	33	31	- 6.1%	284	360	+ 26.8%
Days on Market Until Sale	59	131	+ 122.0%	77	107	+ 39.0%
Median Sales Price*	\$384,950	\$384,000	- 0.2%	\$376,140	\$384,450	+ 2.2%
Average Sales Price*	\$389,293	\$412,240	+ 5.9%	\$395,191	\$397,939	+ 0.7%
Percent of List Price Received*	100.4%	100.1%	- 0.3%	100.0%	99.9%	- 0.1%

Townhouse/Condo		October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	36	43	+ 19.4%	367	382	+ 4.1%	
Pending Sales	12	26	+ 116.7%	235	257	+ 9.4%	
Closed Sales	20	24	+ 20.0%	238	240	+ 0.8%	
Days on Market Until Sale	33	52	+ 57.6%	38	65	+ 71.1%	
Median Sales Price*	\$177,500	\$189,500	+ 6.8%	\$162,500	\$159,000	- 2.2%	
Average Sales Price*	\$186,925	\$187,408	+ 0.3%	\$180,834	\$170,747	- 5.6%	
Percent of List Price Received*	97.5%	97.9%	+ 0.4%	97.6%	97.1%	- 0.5%	

<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## **Historical Median Sales Price by Property Type**

Rolling 12-Month Calculation

