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	56	38	- 32.1%	483	487	+ 0.8%	
Pending Sales	46	29	- 37.0%	401	350	- 12.7%	
Closed Sales	44	24	- 45.5%	387	338	- 12.7%	
Days on Market Until Sale	34	37	+ 8.8%	25	37	+ 48.0%	
Median Sales Price*	\$257,250	\$265,500	+ 3.2%	\$265,000	\$277,250	+ 4.6%	
Average Sales Price*	\$264,518	\$264,240	- 0.1%	\$275,047	\$282,840	+ 2.8%	
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.3%	99.1%	- 0.2%	

Single Family - New Construction	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	13	5	- 61.5%	176	127	- 27.8%
Pending Sales	14	5	- 64.3%	138	107	- 22.5%
Closed Sales	15	12	- 20.0%	123	126	+ 2.4%
Days on Market Until Sale	110	86	- 21.8%	94	76	- 19.1%
Median Sales Price*	\$309,950	\$319,925	+ 3.2%	\$329,706	\$319,207	- 3.2%
Average Sales Price*	\$325,030	\$319,406	- 1.7%	\$343,918	\$322,667	- 6.2%
Percent of List Price Received*	99.8%	99.8%	0.0%	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	3	1	- 66.7%	10	8	- 20.0%		
Pending Sales	2	1	- 50.0%	6	5	- 16.7%		
Closed Sales	1	0	- 100.0%	6	4	- 33.3%		
Days on Market Until Sale	16			5	19	+ 280.0%		
Median Sales Price*	\$147,500			\$146,250	\$142,500	- 2.6%		
Average Sales Price*	\$147,500			\$138,358	\$134,375	- 2.9%		
Percent of List Price Received*	98.7%			99.2%	95.5%	- 3.7%		

^{*} 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 TypeRolling 12-Month Calculation

