PRESS RELEASE

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FOR IMMEDIATE RELEASE

July Housing Inventory Stabilizes Across Cape Fear

WILMINGTON, N.C. (August 14, 2026)

THE SUMMARY:

July's housing data across the Cape Fear region reflects a market settling into a steadier rhythm. Inventory levels have begun to stabilize after months of growth, while closed sales remain strong and home prices continue to hold above last year's levels. Moving into the second half of the year, the numbers point to a market with more consistent supply, sustained buyer activity, and increasing signs of balance between buyers and sellers.

THE NUMBERS:

Compared to June 2026, inventory was up slightly by 0.02 percent, ending the month with 4,551 **active listings**. A year-over-year comparison indicates that active listings in July 2026 increased by 3 percent from the 4,419 homes in July 2025.

The month ended with 1,528 **new listings** in the Wilmington MSA, a 3 percent increase from the previous month. Year over year, new listings increased by 7.5 percent.

Pending sales decreased by 4.5 percent from the previous month, totaling 1,250. This was a 7.3 percent increase from July 2025.

Closed sales for the Wilmington MSA decreased by 3.4 percent compared to June 2026, resulting in 1,267 sales in July 2026. Compared to July 2025, closed sales increased 7.46 percent.

Experiencing a 2.3 percent month-over-month decrease, the **median sales price** was $430,000, up 7.5 percent year over year.

The July 2026 housing market had an average of 72 **cumulative days on the market**, up 5.9 percent year over year. A month-over-month comparison reveals a 1.4 percent increase in cumulative days on market.

The **month's supply of inventory** increased by 3.5 percent compared to June 2026. Ending the month with 3.6 months of inventory, the Wilmington MSA decreased 4.3 percent compared to July 2025.

THE ANALYSIS:

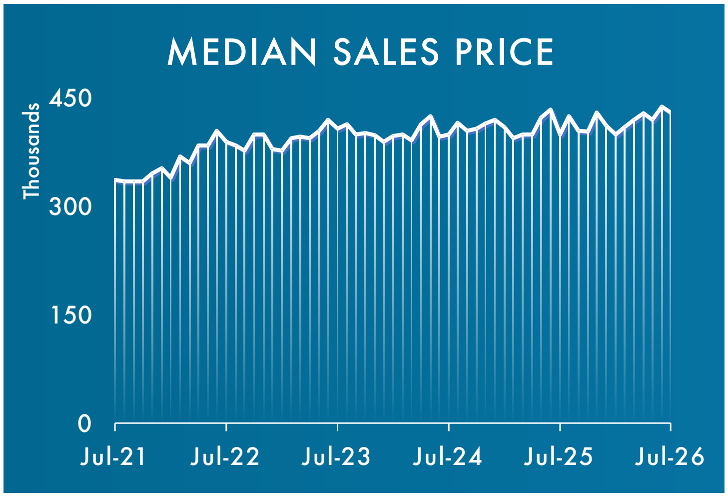
"July's numbers show a market that is becoming more stable. Inventory has leveled off, giving buyers more options without creating an oversupply of homes, while closed sales remain strong and prices are still above where they were a year ago," states 2026 CFR President Manda Price. "At the same time, homes are continually taking longer to sell, which means sellers need to be thoughtful about pricing and presentation. For buyers, the market offers more choice and potentially more room for negotiation than in recent years. Overall, July reflects a healthier pace where both buyers and sellers have opportunities."

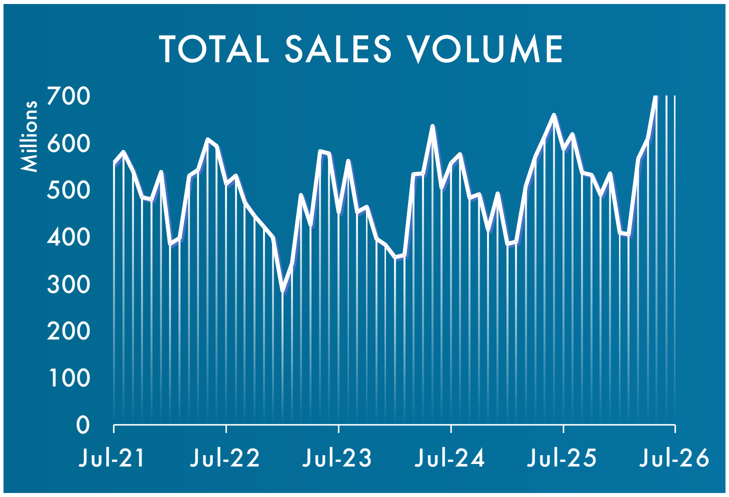
WILMINGTON MSA

LOCAL MARKET UPDATE — JULY 2026

A reliable source for real estate Market data provided by Cape Fear REALTORS®, compiled from Hive MLS.

RESIDENTIAL	JULY			LAST 3 MONTHS		
Key Metrics	**2026**	**% Change**	**2025**	**June 26**	**May 26**	**Apr 26**
Active Listings	4,551	2.99%	4,419	4,261	4,701	4,571
New Listings	1,528	7.45%	1,422	1,494	1,643	1,756
Pending Sales	1,250	7.30%	1,165	1,256	1,273	1,286
Closed Sales	1,267	7.46%	1,179	1,337	1,233	1,110
Median Sales Price	$430,000	7.53%	$399,900	$437,990	$419,999	$429,250
Average Cumulative DOM	72	5.88%	68	71	75	80
Month's Supply of Inventory	3.59	-4.27%	3.75	3.46	3.81	4.12





The Wilmington MSA is the Metropolitan Statistical Area that includes New Hanover, Pender, and Brunswick.

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