

Local Market Update – June 2026

A Research Tool Provided by Cape Fear REALTORS®



New Hanover County

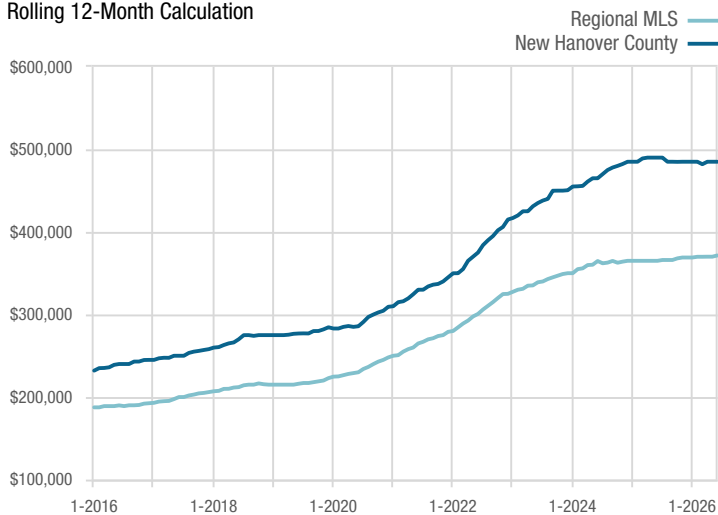
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	353	364	+ 3.1%	2,313	2,179	- 5.8%
Pending Sales	307	320	+ 4.2%	1,694	1,762	+ 4.0%
Closed Sales	327	321	- 1.8%	1,584	1,597	+ 0.8%
Days on Market Until Sale	39	43	+ 10.3%	44	54	+ 22.7%
Median Sales Price*	\$487,700	\$507,500	+ 4.1%	\$485,500	\$490,000	+ 0.9%
Average Sales Price*	\$679,276	\$671,582	- 1.1%	\$684,082	\$686,471	+ 0.3%
Percent of List Price Received*	98.2%	98.0%	- 0.2%	98.2%	97.9%	- 0.3%
Inventory of Homes for Sale	867	765	- 11.8%	—	—	—
Months Supply of Inventory	3.4	2.9	- 14.7%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	96	122	+ 27.1%	767	911	+ 18.8%
Pending Sales	99	100	+ 1.0%	524	539	+ 2.9%
Closed Sales	105	115	+ 9.5%	496	480	- 3.2%
Days on Market Until Sale	91	66	- 27.5%	82	77	- 6.1%
Median Sales Price*	\$395,000	\$390,000	- 1.3%	\$385,825	\$400,000	+ 3.7%
Average Sales Price*	\$479,641	\$509,962	+ 6.3%	\$488,908	\$518,374	+ 6.0%
Percent of List Price Received*	97.4%	97.5%	+ 0.1%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	456	512	+ 12.3%	—	—	—
Months Supply of Inventory	5.6	6.3	+ 12.5%	—	—	—

* 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.

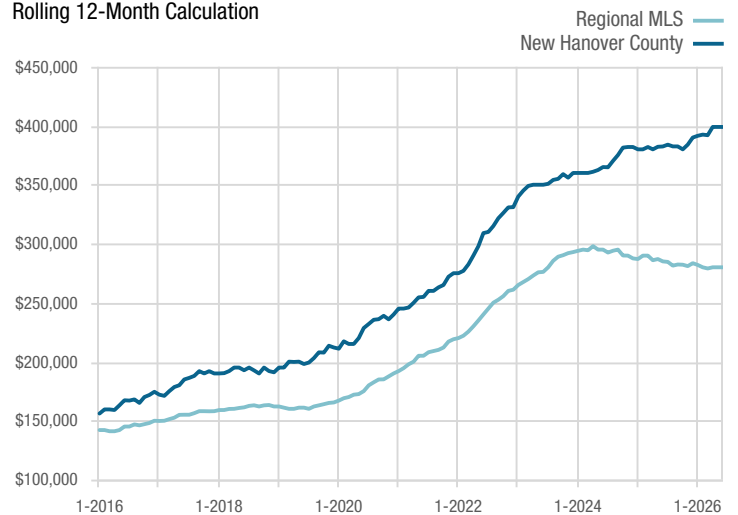
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.