

Local Market Update – June 2026

A Research Tool Provided by Cape Fear REALTORS®



Pender County

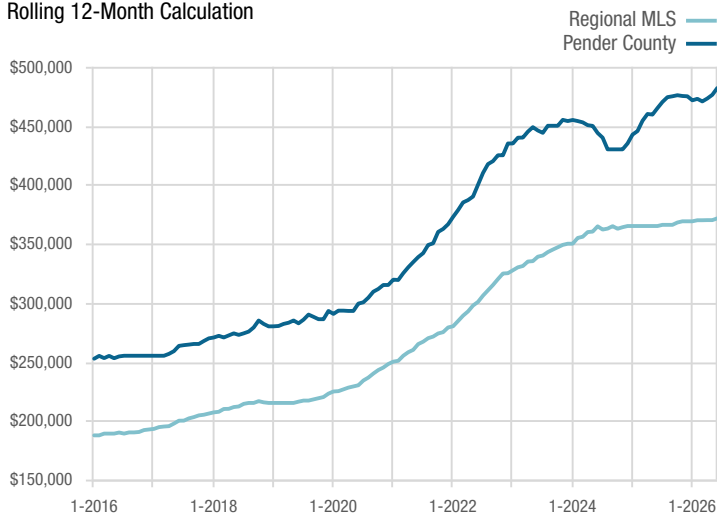
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	141	167	+ 18.4%	941	984	+ 4.6%
Pending Sales	117	147	+ 25.6%	695	751	+ 8.1%
Closed Sales	139	124	- 10.8%	626	644	+ 2.9%
Days on Market Until Sale	43	60	+ 39.5%	58	65	+ 12.1%
Median Sales Price*	\$473,790	\$535,000	+ 12.9%	\$473,452	\$488,500	+ 3.2%
Average Sales Price*	\$586,418	\$622,894	+ 6.2%	\$557,059	\$579,094	+ 4.0%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	469	400	- 14.7%	—	—	—
Months Supply of Inventory	4.8	3.6	- 25.0%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	16	32	+ 100.0%	138	142	+ 2.9%
Pending Sales	12	23	+ 91.7%	63	107	+ 69.8%
Closed Sales	7	21	+ 200.0%	43	93	+ 116.3%
Days on Market Until Sale	70	105	+ 50.0%	59	98	+ 66.1%
Median Sales Price*	\$475,000	\$319,999	- 32.6%	\$379,345	\$319,999	- 15.6%
Average Sales Price*	\$511,643	\$372,162	- 27.3%	\$506,729	\$437,296	- 13.7%
Percent of List Price Received*	97.3%	98.6%	+ 1.3%	97.5%	98.6%	+ 1.1%
Inventory of Homes for Sale	87	70	- 19.5%	—	—	—
Months Supply of Inventory	11.7	4.7	- 59.8%	—	—	—

* 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.

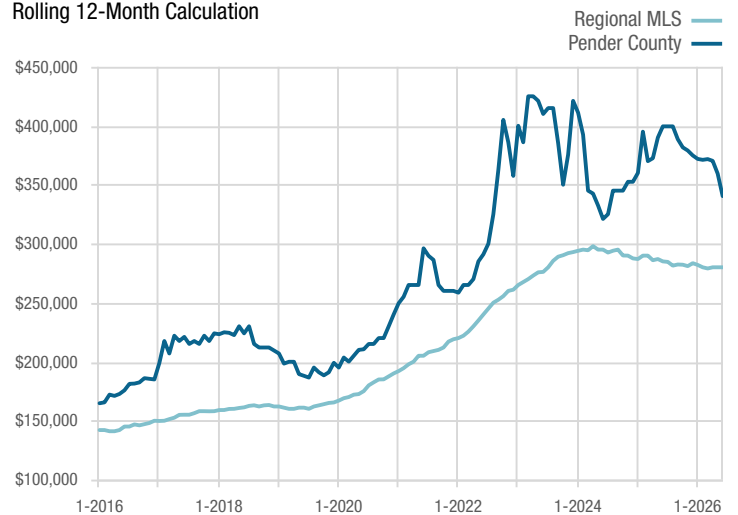
Median Sales Price - Single Family

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.