Local Market Update – October 2026

A Research Tool Provided by Cape Fear REALTORS®

Pender County

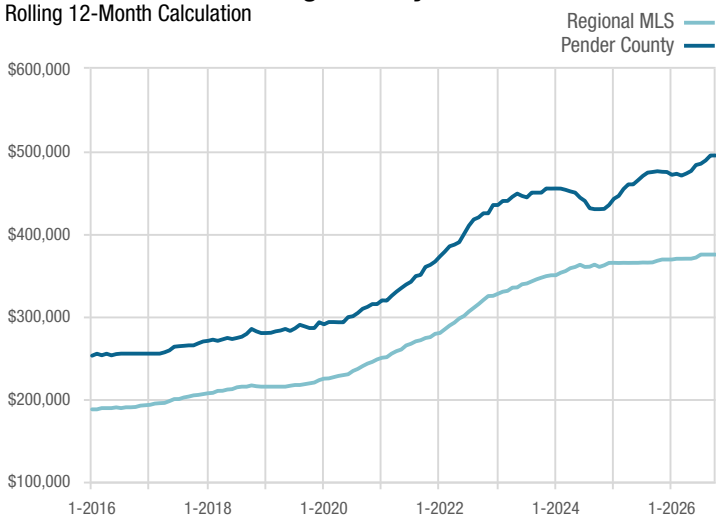
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	126	**107**	- 15.1%	1,477	**1,501**	+ 1.6%
Pending Sales	100	**93**	- 7.0%	1,116	**1,132**	+ 1.4%
Closed Sales	111	**98**	- 11.7%	1,087	**1,095**	+ 0.7%
Days on Market Until Sale	78	**67**	- 14.1%	61	**64**	+ 4.9%
Median Sales Price*	$495,000	**$477,000**	- 3.6%	$475,000	**$497,850**	+ 4.8%
Average Sales Price*	$601,067	**$589,277**	- 2.0%	$557,038	**$599,188**	+ 7.6%
Percent of List Price Received*	96.8%	**97.4%**	+ 0.6%	98.2%	**98.3%**	+ 0.1%
Inventory of Homes for Sale	460	**394**	- 14.3%	—	**—**	—
Months Supply of Inventory	4.4	**3.6**	- 18.2%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	14	**8**	- 42.9%	188	**199**	+ 5.9%
Pending Sales	14	**10**	- 28.6%	111	**157**	+ 41.4%
Closed Sales	12	**8**	- 33.3%	96	**151**	+ 57.3%
Days on Market Until Sale	72	**78**	+ 8.3%	71	**85**	+ 19.7%
Median Sales Price*	$369,995	**$390,500**	+ 5.5%	$379,000	**$315,600**	- 16.7%
Average Sales Price*	$388,468	**$497,988**	+ 28.2%	$490,746	**$401,133**	- 18.3%
Percent of List Price Received*	98.7%	**97.5%**	- 1.2%	98.1%	**98.6%**	+ 0.5%
Inventory of Homes for Sale	72	**54**	- 25.0%	—	**—**	—
Months Supply of Inventory	7.4	**3.6**	- 51.4%	—	**—**	—

* 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.

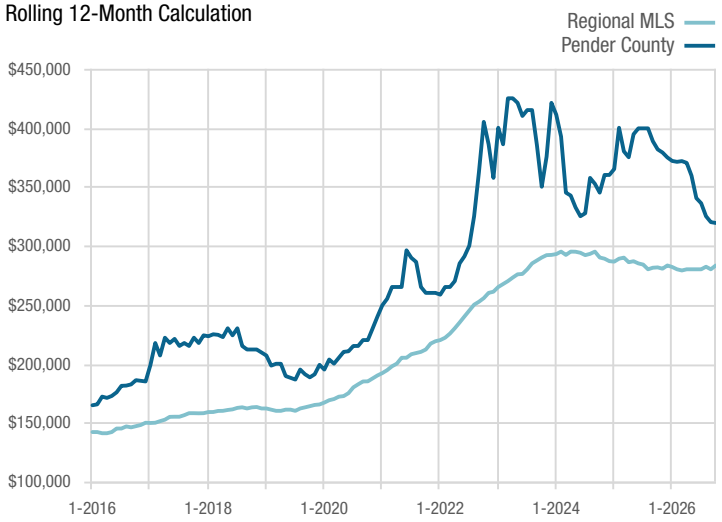
Median Sales Price - Single Family

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.

Current as of November 4, 2026. Based on information from the North Carolina Regional MLS LLC. Report © 2026 ShowingTime Plus, LLC.