Local Market Update – September 2026

A Research Tool Provided by Cape Fear REALTORS®

Pender County

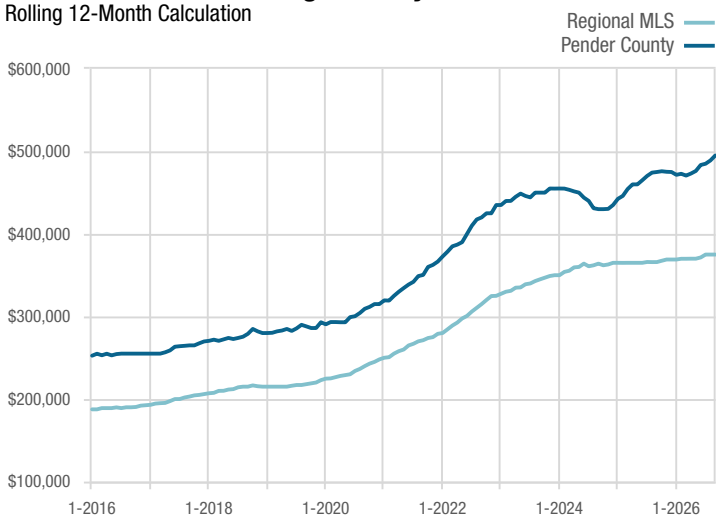
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	120	**139**	+ 15.8%	1,351	**1,391**	+ 3.0%
Pending Sales	96	**101**	+ 5.2%	1,016	**1,044**	+ 2.8%
Closed Sales	115	**103**	- 10.4%	976	**997**	+ 2.2%
Days on Market Until Sale	62	**53**	- 14.5%	59	**64**	+ 8.5%
Median Sales Price*	$465,000	**$539,900**	+ 16.1%	$474,250	**$499,950**	+ 5.4%
Average Sales Price*	$519,841	**$597,567**	+ 15.0%	$552,030	**$600,163**	+ 8.7%
Percent of List Price Received*	97.9%	**98.9%**	+ 1.0%	98.4%	**98.4%**	0.0%
Inventory of Homes for Sale	462	**411**	- 11.0%	—	**—**	—
Months Supply of Inventory	4.5	**3.8**	- 15.6%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	9	**11**	+ 22.2%	174	**191**	+ 9.8%
Pending Sales	9	**12**	+ 33.3%	97	**149**	+ 53.6%
Closed Sales	21	**15**	- 28.6%	84	**143**	+ 70.2%
Days on Market Until Sale	85	**32**	- 62.4%	71	**86**	+ 21.1%
Median Sales Price*	$370,490	**$307,550**	- 17.0%	$384,495	**$315,000**	- 18.1%
Average Sales Price*	$449,438	**$330,253**	- 26.5%	$505,358	**$395,715**	- 21.7%
Percent of List Price Received*	99.0%	**98.8%**	- 0.2%	98.0%	**98.6%**	+ 0.6%
Inventory of Homes for Sale	73	**57**	- 21.9%	—	**—**	—
Months Supply of Inventory	8.0	**3.7**	- 53.8%	—	**—**	—

* 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.

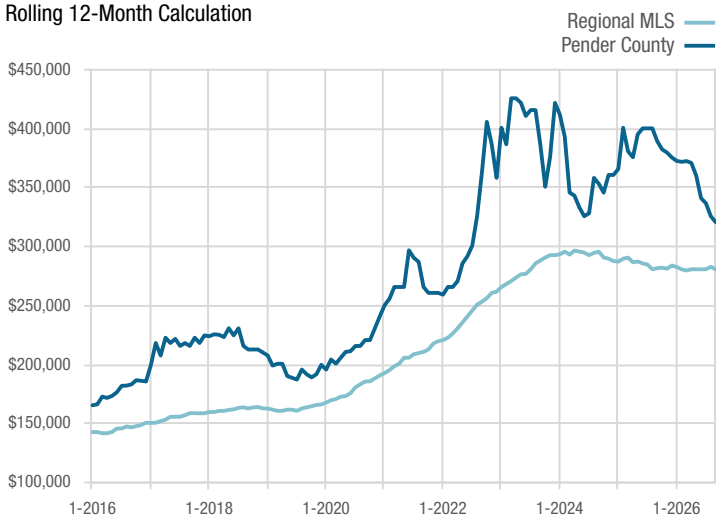
Median Sales Price - Single Family

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.

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