

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## February 2026

U.S. pending home sales dipped 0.8% month-over-month and 0.4% year-over-year, according to the National Association of REALTORS®, with the decline attributed to low housing inventory. Regionally, monthly contract signings rose in the Midwest and West but fell in the South and Northeast. On a year-over-year basis, contracts increased in the South and West but declined in the Northeast and Midwest. For the 12-month period spanning March 2025 through February 2026, Pending Sales in the Consolidated Multiple Listing Service, Inc. region were up 6.5 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales rose 16.7 percent.

The overall Median Sales Price were up 2.1 percent to \$279,900. The property type with the largest gain was the Single-Family Homes segment, where prices went up 2.8 percent to \$289,900. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 49 days. The price range that tended to sell the slowest was the \$750,001 to \$1,000,000 range at 57 days.

Market-wide, inventory levels improved 26.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 44.4 percent. That amounts to 2.8 months of inventory for Single-Family Homes and 3.1 months of inventory for Condos.

## Quick Facts

+ 16.7%	+ 8.7%	+ 19.8%
Price Range with Strongest Sales: <b>\$750,001 to \$1,000,000</b>	Bedroom Count with Strongest Sales: <b>3 Bedrooms</b>	Property Type With Strongest Sales: <b>Condos</b>
Pending Sales		<b>2</b>
Closed Sales		<b>3</b>
Days On Market Until Sale		<b>4</b>
Median Sales Price		<b>5</b>
Percent of List Price Received		<b>6</b>
Inventory of Homes for Sale		<b>7</b>
Months Supply of Inventory		<b>8</b>



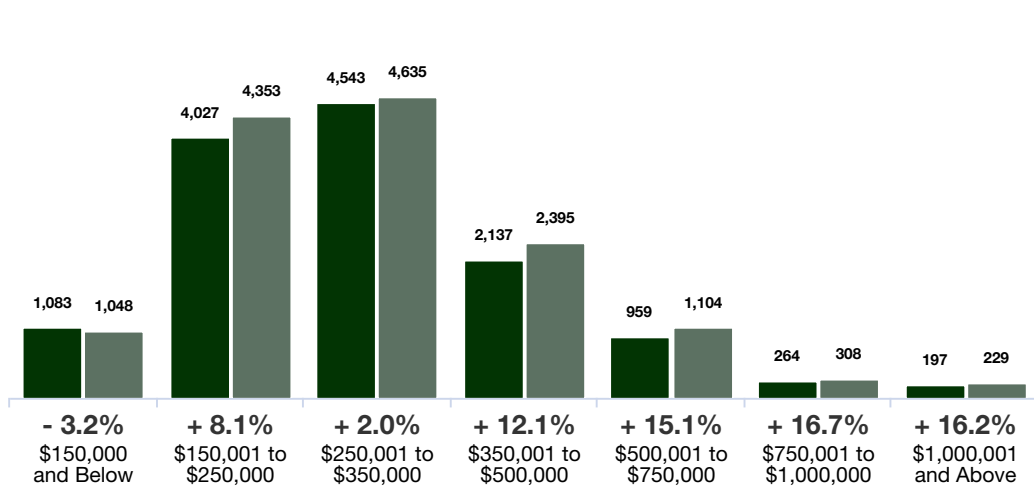
# Pending Sales



A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

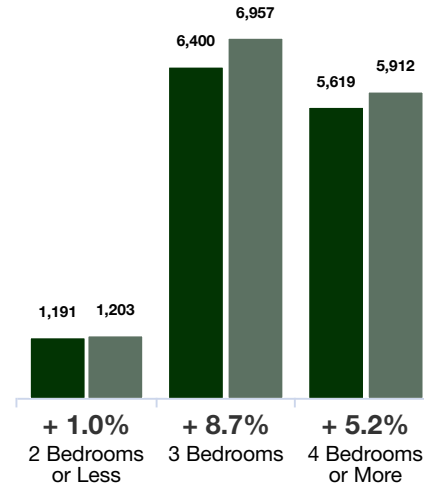
## By Price Range

■ 2-2025 ■ 2-2026



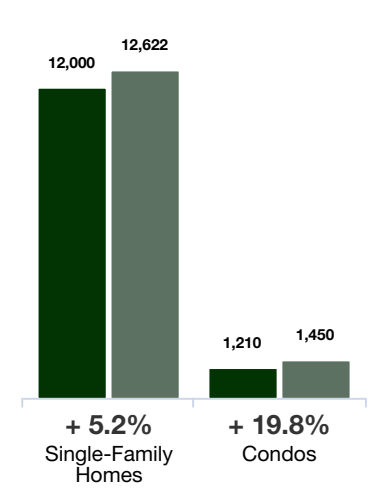
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	1,083	1,048	- 3.2%
\$150,001 to \$250,000	4,027	4,353	+ 8.1%
\$250,001 to \$350,000	4,543	4,635	+ 2.0%
\$350,001 to \$500,000	2,137	2,395	+ 12.1%
\$500,001 to \$750,000	959	1,104	+ 15.1%
\$750,001 to \$1,000,000	264	308	+ 16.7%
\$1,000,001 and Above	197	229	+ 16.2%
<b>All Price Ranges</b>	<b>13,210</b>	<b>14,072</b>	<b>+ 6.5%</b>

### Single-Family Homes

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	848	813	- 4.1%
\$150,001 to \$250,000	3,275	3,396	+ 3.7%
\$250,001 to \$350,000	4,404	4,453	+ 1.1%
\$350,001 to \$500,000	2,078	2,338	+ 12.5%
\$500,001 to \$750,000	937	1,085	+ 15.8%
\$750,001 to \$1,000,000	261	308	+ 18.0%
\$1,000,001 and Above	197	229	+ 16.2%
<b>All Price Ranges</b>	<b>12,000</b>	<b>12,622</b>	<b>+ 5.2%</b>

### Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	235	235	0.0%
\$150,001 to \$250,000	752	957	+ 27.3%
\$250,001 to \$350,000	139	182	+ 30.9%
\$350,001 to \$500,000	59	57	- 3.4%
\$500,001 to \$750,000	22	19	- 13.6%
\$750,001 to \$1,000,000	3	0	- 100.0%
\$1,000,001 and Above	0	0	0.0%
<b>All Price Ranges</b>	<b>1,210</b>	<b>1,450</b>	<b>+ 19.8%</b>

### By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	1,191	1,203	+ 1.0%
3 Bedrooms	6,400	6,957	+ 8.7%
4 Bedrooms or More	5,619	5,912	+ 5.2%
<b>All Bedroom Counts</b>	<b>13,210</b>	<b>14,072</b>	<b>+ 6.5%</b>

### Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	635	654	+ 3.0%
3 Bedrooms	5,792	6,108	+ 5.5%
4 Bedrooms or More	5,573	5,860	+ 5.1%
<b>All Bedroom Counts</b>	<b>12,000</b>	<b>12,622</b>	<b>+ 5.2%</b>

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	556	549	- 1.3%
3 Bedrooms	608	849	+ 39.6%
4 Bedrooms or More	46	52	+ 13.0%
<b>All Bedroom Counts</b>	<b>1,210</b>	<b>1,450</b>	<b>+ 19.8%</b>

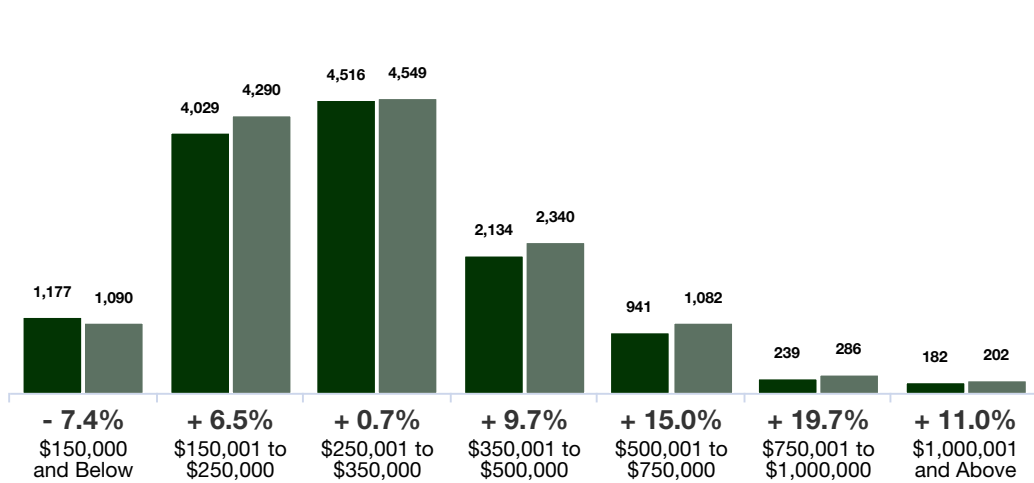
# Closed Sales



A count of the actual sales that closed. Based on a rolling 12-month total.

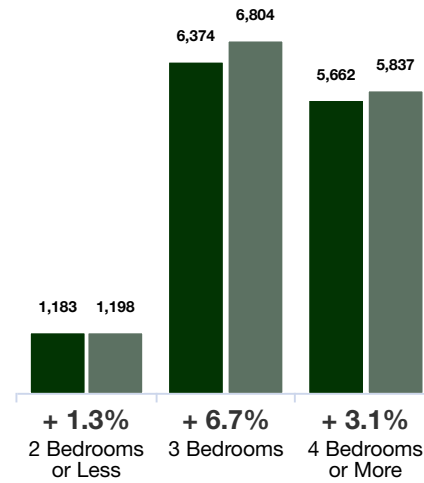
## By Price Range

■ 2-2025 ■ 2-2026



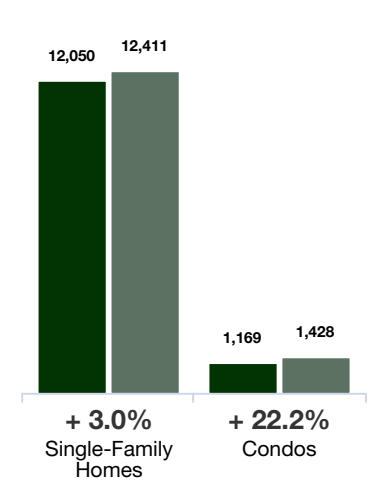
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	1,177	1,090	- 7.4%
\$150,001 to \$250,000	4,029	4,290	+ 6.5%
\$250,001 to \$350,000	4,516	4,549	+ 0.7%
\$350,001 to \$500,000	2,134	2,340	+ 9.7%
\$500,001 to \$750,000	941	1,082	+ 15.0%
\$750,001 to \$1,000,000	239	286	+ 19.7%
\$1,000,001 and Above	182	202	+ 11.0%
<b>All Price Ranges</b>	<b>13,219</b>	<b>13,839</b>	<b>+ 4.7%</b>

### Single-Family Homes

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	933	851	- 8.8%
\$150,001 to \$250,000	3,323	3,336	+ 0.4%
\$250,001 to \$350,000	4,374	4,384	+ 0.2%
\$350,001 to \$500,000	2,081	2,288	+ 9.9%
\$500,001 to \$750,000	919	1,064	+ 15.8%
\$750,001 to \$1,000,000	237	286	+ 20.7%
\$1,000,001 and Above	182	202	+ 11.0%
<b>All Price Ranges</b>	<b>12,050</b>	<b>12,411</b>	<b>+ 3.0%</b>

### Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	244	239	- 2.0%
\$150,001 to \$250,000	706	954	+ 35.1%
\$250,001 to \$350,000	142	165	+ 16.2%
\$350,001 to \$500,000	53	52	- 1.9%
\$500,001 to \$750,000	22	18	- 18.2%
\$750,001 to \$1,000,000	2	0	- 100.0%
\$1,000,001 and Above	0	0	0.0%
<b>All Price Ranges</b>	<b>1,169</b>	<b>1,428</b>	<b>+ 22.2%</b>

### By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	1,183	1,198	+ 1.3%
3 Bedrooms	6,374	6,804	+ 6.7%
4 Bedrooms or More	5,662	5,837	+ 3.1%
<b>All Bedroom Counts</b>	<b>13,219</b>	<b>13,839</b>	<b>+ 4.7%</b>

### Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	634	654	+ 3.2%
3 Bedrooms	5,796	5,970	+ 3.0%
4 Bedrooms or More	5,620	5,787	+ 3.0%
<b>All Bedroom Counts</b>	<b>12,050</b>	<b>12,411</b>	<b>+ 3.0%</b>

### Condos

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	549	544	- 0.9%
3 Bedrooms	578	834	+ 44.3%
4 Bedrooms or More	42	50	+ 19.0%
<b>All Bedroom Counts</b>	<b>1,169</b>	<b>1,428</b>	<b>+ 22.2%</b>

# Days On Market Until Sale

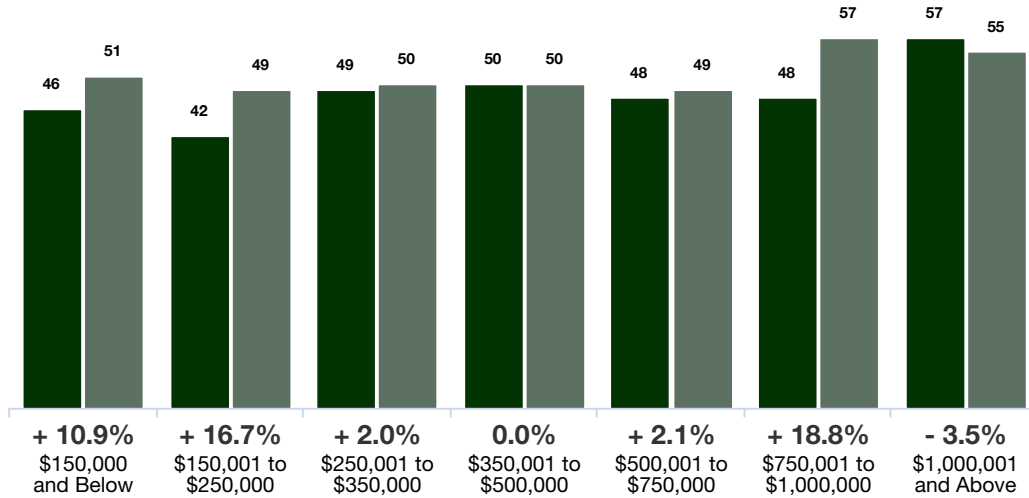


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

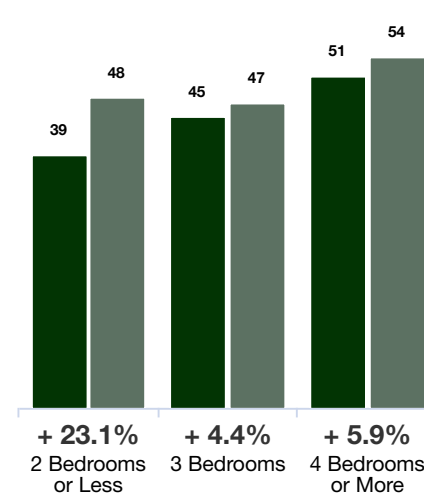
## By Price Range

■ 2-2025 ■ 2-2026



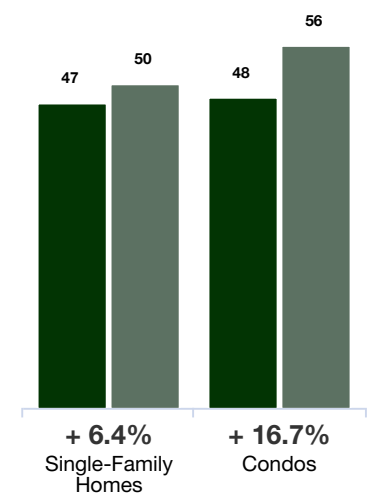
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	46	51	+ 10.9%
\$150,001 to \$250,000	42	49	+ 16.7%
\$250,001 to \$350,000	49	50	+ 2.0%
\$350,001 to \$500,000	50	50	0.0%
\$500,001 to \$750,000	48	49	+ 2.1%
\$750,001 to \$1,000,000	48	57	+ 18.8%
\$1,000,001 and Above	57	55	- 3.5%
<b>All Price Ranges</b>	<b>47</b>	<b>50</b>	<b>+ 6.4%</b>

### Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	39	48	+ 23.1%
3 Bedrooms	45	47	+ 4.4%
4 Bedrooms or More	51	54	+ 5.9%
<b>All Bedroom Counts</b>	<b>47</b>	<b>50</b>	<b>+ 6.4%</b>

### Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	47	55	+ 31.0%
\$150,001 to \$250,000	41	48	+ 17.1%
\$250,001 to \$350,000	48	50	+ 4.2%
\$350,001 to \$500,000	51	50	- 2.0%
\$500,001 to \$750,000	48	49	+ 2.1%
\$750,001 to \$1,000,000	47	57	+ 21.3%
\$1,000,001 and Above	57	55	- 3.5%
<b>All Price Ranges</b>	<b>47</b>	<b>50</b>	<b>+ 6.4%</b>

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	42	55	+ 31.0%
\$150,001 to \$250,000	47	54	+ 14.9%
\$250,001 to \$350,000	64	64	0.0%
\$350,001 to \$500,000	38	65	+ 71.1%
\$500,001 to \$750,000	40	45	+ 12.5%
\$750,001 to \$1,000,000	104	—	—
\$1,000,001 and Above	—	—	—
<b>All Price Ranges</b>	<b>48</b>	<b>56</b>	<b>+ 16.7%</b>

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	41	45	+ 9.8%
3 Bedrooms	43	46	+ 7.0%
4 Bedrooms or More	51	54	+ 5.9%
<b>All Bedroom Counts</b>	<b>47</b>	<b>50</b>	<b>+ 6.4%</b>

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	37	52	+ 40.5%
\$150,001 to \$250,000	43	46	+ 7.0%
\$250,001 to \$350,000	57	59	+ 3.5%
\$350,001 to \$500,000	56	46	- 17.9%
\$500,001 to \$750,000	56	46	- 17.9%
\$750,001 to \$1,000,000	56	46	- 17.9%
\$1,000,001 and Above	56	46	- 17.9%
<b>All Price Ranges</b>	<b>48</b>	<b>56</b>	<b>+ 16.7%</b>

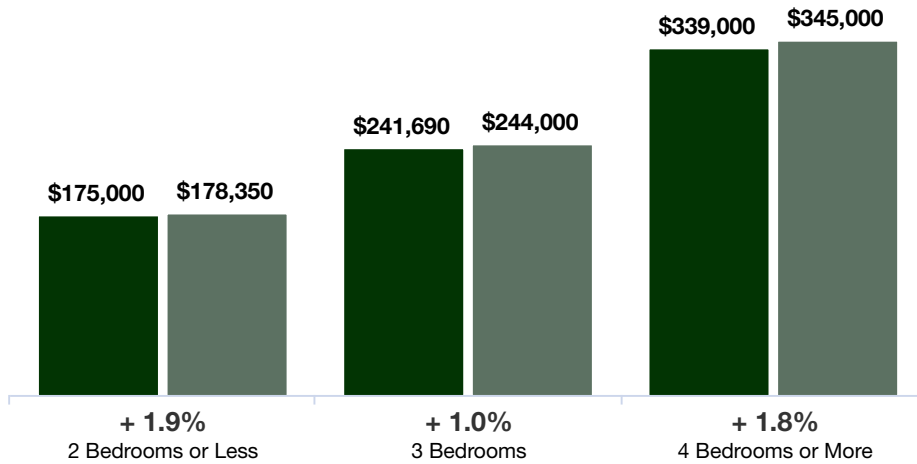
# Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

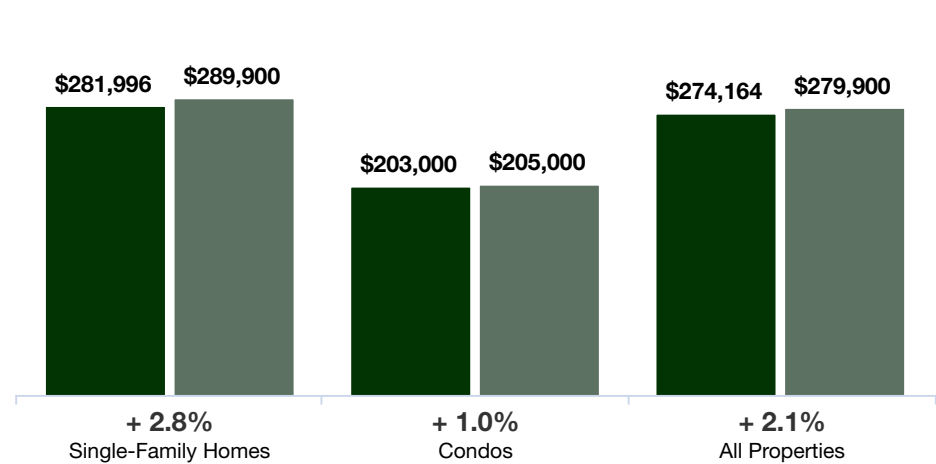
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

#### By Bedroom Count

	2-2025	2-2026	Change
2 Bedrooms or Less	\$175,000	\$178,350	+ 1.9%
3 Bedrooms	\$241,690	\$244,000	+ 1.0%
4 Bedrooms or More	\$339,000	\$345,000	+ 1.8%
<b>All Bedroom Counts</b>	<b>\$274,164</b>	<b>\$279,900</b>	<b>+ 2.1%</b>

### Single-Family Homes

	2-2025	2-2026	Change
Single-Family Homes	\$180,000	\$185,000	+ 2.8%
Single-Family Homes	\$245,000	\$250,000	+ 2.0%
Single-Family Homes	\$339,500	\$347,500	+ 2.4%
<b>All Single-Family Homes</b>	<b>\$281,996</b>	<b>\$289,900</b>	<b>+ 2.8%</b>

### Condos

	2-2025	2-2026	Change
Condos	\$172,700	\$175,000	+ 1.3%
Condos	\$212,000	\$209,995	- 0.9%
Condos	\$250,000	\$253,065	+ 1.2%
<b>All Condos</b>	<b>\$203,000</b>	<b>\$205,000</b>	<b>+ 1.0%</b>

# Percent of List Price Received

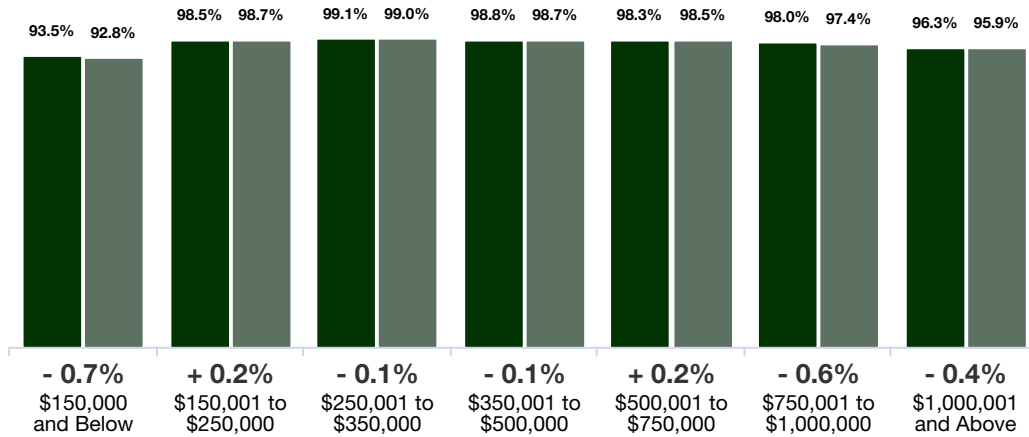


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

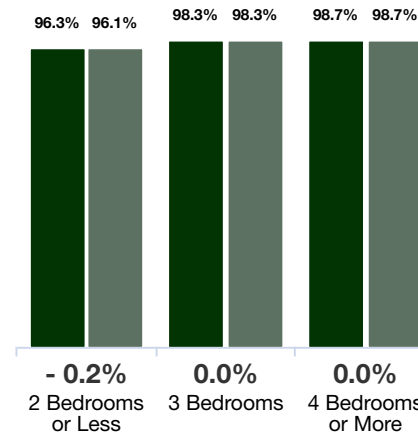
## By Price Range

■ 2-2025 ■ 2-2026



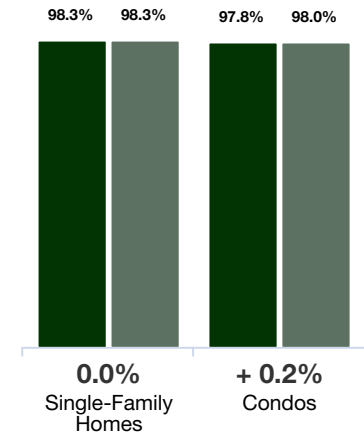
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	93.5%	92.8%	- 0.7%
\$150,001 to \$250,000	98.5%	98.7%	+ 0.2%
\$250,001 to \$350,000	99.1%	99.0%	- 0.1%
\$350,001 to \$500,000	98.8%	98.7%	- 0.1%
\$500,001 to \$750,000	98.3%	98.5%	+ 0.2%
\$750,001 to \$1,000,000	98.0%	97.4%	- 0.6%
\$1,000,001 and Above	96.3%	95.9%	- 0.4%
<b>All Price Ranges</b>	<b>98.3%</b>	<b>98.3%</b>	<b>0.0%</b>

### Single-Family Homes

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	93.2%	92.4%	- 0.9%
\$150,001 to \$250,000	98.5%	98.7%	+ 0.2%
\$250,001 to \$350,000	99.1%	99.0%	- 0.1%
\$350,001 to \$500,000	98.9%	98.8%	- 0.1%
\$500,001 to \$750,000	98.3%	98.5%	+ 0.2%
\$750,001 to \$1,000,000	98.0%	97.4%	- 0.6%
\$1,000,001 and Above	96.3%	95.9%	- 0.4%
<b>All Price Ranges</b>	<b>98.3%</b>	<b>98.3%</b>	<b>0.0%</b>

### Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	94.7%	94.1%	- 0.6%
\$150,001 to \$250,000	98.7%	99.1%	+ 0.4%
\$250,001 to \$350,000	98.4%	98.3%	- 0.1%
\$350,001 to \$500,000	97.6%	97.7%	+ 0.1%
\$500,001 to \$750,000	98.4%	94.8%	- 3.7%
\$750,001 to \$1,000,000	97.8%	—	—
\$1,000,001 and Above	—	—	—
<b>All Price Ranges</b>	<b>97.8%</b>	<b>98.0%</b>	<b>+ 0.2%</b>

### By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	96.3%	96.1%	- 0.2%
3 Bedrooms	98.3%	98.3%	0.0%
4 Bedrooms or More	98.7%	98.7%	0.0%
<b>All Bedroom Counts</b>	<b>98.3%</b>	<b>98.3%</b>	<b>0.0%</b>

### Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	95.9%	95.6%	- 0.3%
3 Bedrooms	98.2%	98.2%	0.0%
4 Bedrooms or More	98.7%	98.7%	0.0%
<b>All Bedroom Counts</b>	<b>98.3%</b>	<b>98.3%</b>	<b>0.0%</b>

### Condos

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	96.7%	96.8%	+ 0.1%
3 Bedrooms	98.8%	98.9%	+ 0.1%
4 Bedrooms or More	96.9%	98.1%	+ 1.2%
<b>All Bedroom Counts</b>	<b>97.8%</b>	<b>98.0%</b>	<b>+ 0.2%</b>

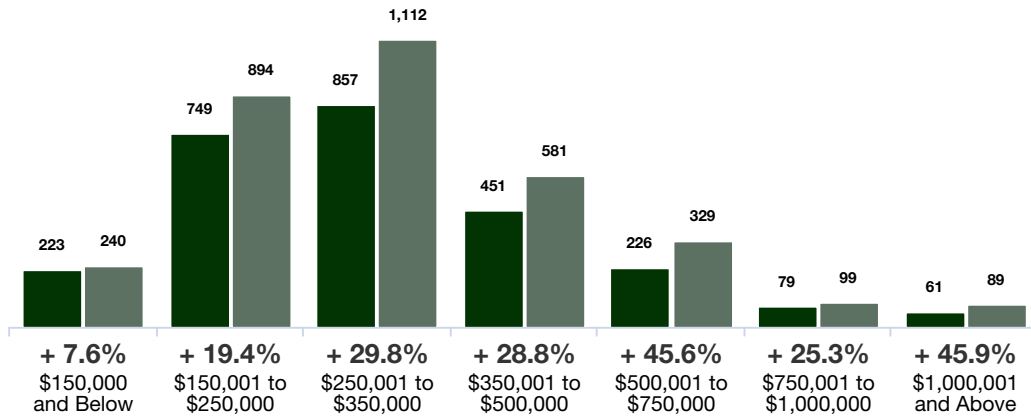
# Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

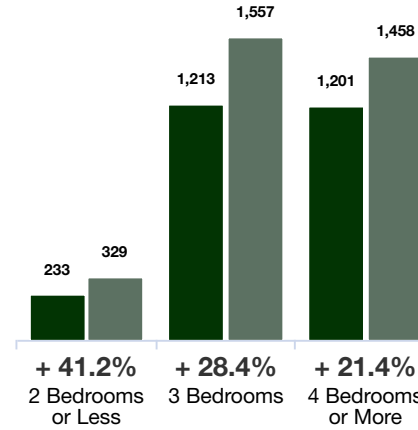
## By Price Range

■ 2-2025 ■ 2-2026



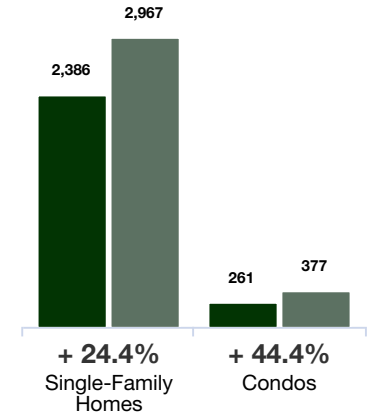
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
\$150,000 and Below	223	240	+ 7.6%	165	170	+ 3.0%	58	70	+ 20.7%
\$150,001 to \$250,000	749	894	+ 19.4%	599	664	+ 10.9%	150	230	+ 53.3%
\$250,001 to \$350,000	857	1,112	+ 29.8%	826	1,064	+ 28.8%	31	48	+ 54.8%
\$350,001 to \$500,000	451	581	+ 28.8%	436	557	+ 27.8%	15	24	+ 60.0%
\$500,001 to \$750,000	226	329	+ 45.6%	220	325	+ 47.7%	6	4	- 33.3%
\$750,001 to \$1,000,000	79	99	+ 25.3%	79	98	+ 24.1%	0	1	—
\$1,000,001 and Above	61	89	+ 45.9%	60	89	+ 48.3%	1	0	- 100.0%
<b>All Price Ranges</b>	<b>2,647</b>	<b>3,344</b>	<b>+ 26.3%</b>	<b>2,386</b>	<b>2,967</b>	<b>+ 24.4%</b>	<b>261</b>	<b>377</b>	<b>+ 44.4%</b>
By Bedroom Count	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
2 Bedrooms or Less	233	329	+ 41.2%	119	171	+ 43.7%	114	158	+ 38.6%
3 Bedrooms	1,213	1,557	+ 28.4%	1,077	1,354	+ 25.7%	136	203	+ 49.3%
4 Bedrooms or More	1,201	1,458	+ 21.4%	1,190	1,442	+ 21.2%	11	16	+ 45.5%
<b>All Bedroom Counts</b>	<b>2,647</b>	<b>3,344</b>	<b>+ 26.3%</b>	<b>2,386</b>	<b>2,967</b>	<b>+ 24.4%</b>	<b>261</b>	<b>377</b>	<b>+ 44.4%</b>

# Months Supply of Inventory

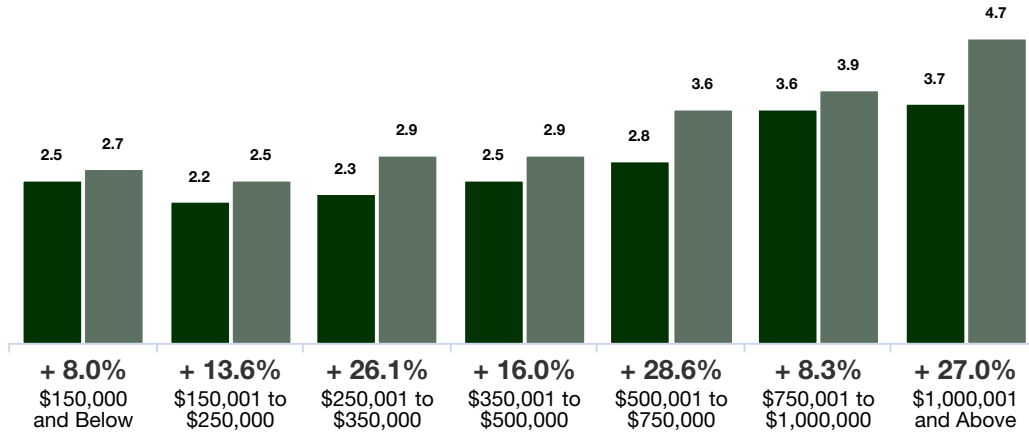


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

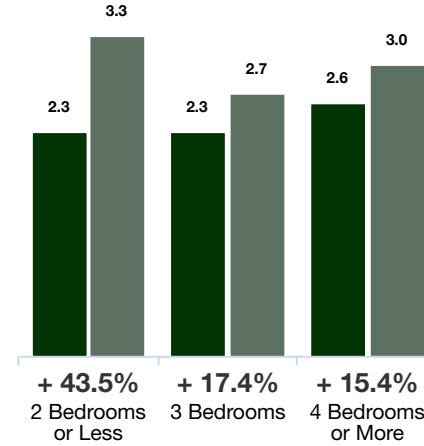
## By Price Range

■ 2-2025 ■ 2-2026



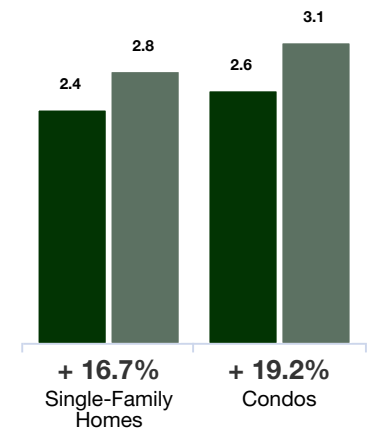
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	2.5	2.7	+ 8.0%
\$150,001 to \$250,000	2.2	2.5	+ 13.6%
\$250,001 to \$350,000	2.3	2.9	+ 26.1%
\$350,001 to \$500,000	2.5	2.9	+ 16.0%
\$500,001 to \$750,000	2.8	3.6	+ 28.6%
\$750,001 to \$1,000,000	3.6	3.9	+ 8.3%
\$1,000,001 and Above	3.7	4.7	+ 27.0%
<b>All Price Ranges</b>	<b>2.4</b>	<b>2.9</b>	<b>+ 20.8%</b>

### Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	2.3	3.3	+ 43.5%
3 Bedrooms	2.3	2.7	+ 17.4%
4 Bedrooms or More	2.6	3.0	+ 15.4%
<b>All Bedroom Counts</b>	<b>2.4</b>	<b>2.8</b>	<b>+ 16.7%</b>

### Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	3.0	3.6	+ 20.0%
\$150,001 to \$250,000	2.4	2.9	+ 20.8%
\$250,001 to \$350,000	2.7	3.2	+ 18.5%
\$350,001 to \$500,000	3.1	5.1	+ 64.5%
\$500,001 to \$750,000	2.5	2.1	- 16.0%
\$750,001 to \$1,000,000	3.6	3.8	+ 5.6%
\$1,000,001 and Above	4.7	4.7	+ 27.0%
<b>All Price Ranges</b>	<b>2.6</b>	<b>3.1</b>	<b>+ 19.2%</b>

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	2.3	3.3	+ 43.5%
3 Bedrooms	2.3	2.7	+ 17.4%
4 Bedrooms or More	2.6	3.0	+ 15.4%
<b>All Bedroom Counts</b>	<b>2.4</b>	<b>2.9</b>	<b>+ 20.8%</b>

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	2.3	2.5	+ 8.7%
\$150,001 to \$250,000	2.2	2.3	+ 4.5%
\$250,001 to \$350,000	2.3	2.9	+ 26.1%
\$350,001 to \$500,000	2.5	2.9	+ 16.0%
\$500,001 to \$750,000	2.8	3.6	+ 28.6%
\$750,001 to \$1,000,000	3.6	3.8	+ 5.6%
\$1,000,001 and Above	3.7	4.7	+ 27.0%
<b>All Price Ranges</b>	<b>2.4</b>	<b>2.8</b>	<b>+ 16.7%</b>

By Property Type	2-2025	2-2026	Change
Single-Family Homes	2.5	3.5	+ 40.0%
Condos	2.7	2.9	+ 7.4%
<b>All Property Types</b>	<b>2.6</b>	<b>3.7</b>	<b>+ 42.3%</b>