

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## April 2026

Nationally, pending home sales rose 1.5% month-over-month, exceeding economists' expectations and marking the second consecutive monthly increase, according to the National Association of REALTORS®. Contract signings advanced in the South and Northeast but declined in the Midwest and West. Year-over-year, pending home sales were higher in the South but lower in the Northeast, Midwest, and West. For the 12-month period spanning May 2025 through April 2026, Pending Sales in the Consolidated Multiple Listing Service, Inc. region went up 6.4 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 21.4 percent.

The overall Median Sales Price went up 1.8 percent to \$279,900. The property type with the largest gain was the Single-Family Homes segment, where prices rose 2.1 percent to \$290,000. 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 \$1,000,001 and Above range at 58 days.

Market-wide, inventory levels increased 32.7 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale rose 32.8 percent. That amounts to 3.0 months of inventory for Single-Family Homes and 3.3 months of inventory for Condos.

## Quick Facts

**+ 21.4%**

Price Range with  
Strongest Sales:  
**\$1,000,001 and Above**

**+ 7.4%**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

**+ 13.4%**

Property Type With  
Strongest Sales:  
**Condos**

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>



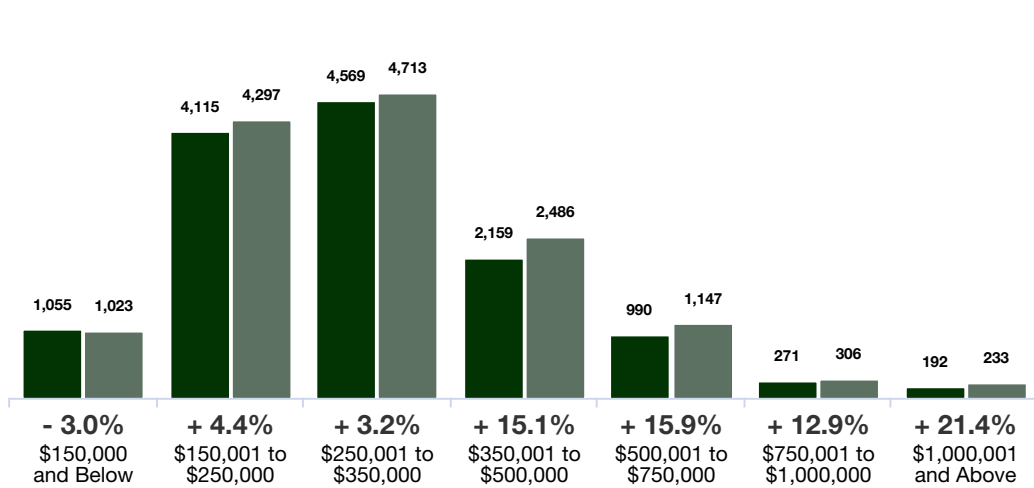
# Pending Sales



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

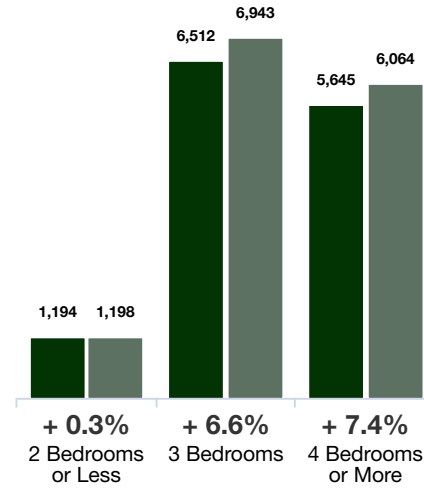
## By Price Range

■ 4-2025 ■ 4-2026



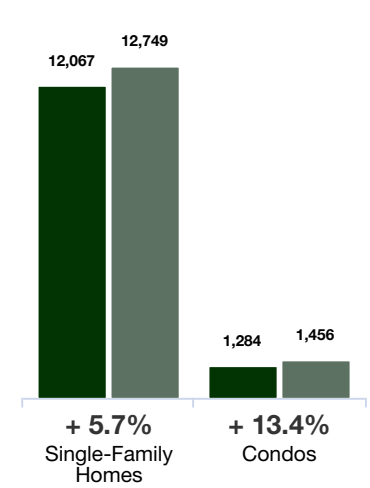
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	1,055	1,023	- 3.0%	834	793	- 4.9%	221	230	+ 4.1%
\$150,001 to \$250,000	4,115	4,297	+ 4.4%	3,270	3,331	+ 1.9%	845	966	+ 14.3%
\$250,001 to \$350,000	4,569	4,713	+ 3.2%	4,421	4,536	+ 2.6%	148	177	+ 19.6%
\$350,001 to \$500,000	2,159	2,486	+ 15.1%	2,105	2,424	+ 15.2%	54	62	+ 14.8%
\$500,001 to \$750,000	990	1,147	+ 15.9%	976	1,126	+ 15.4%	14	21	+ 50.0%
\$750,001 to \$1,000,000	271	306	+ 12.9%	269	306	+ 13.8%	2	0	- 100.0%
\$1,000,001 and Above	192	233	+ 21.4%	192	233	+ 21.4%	0	0	0.0%
<b>All Price Ranges</b>	<b>13,351</b>	<b>14,205</b>	<b>+ 6.4%</b>	<b>12,067</b>	<b>12,749</b>	<b>+ 5.7%</b>	<b>1,284</b>	<b>1,456</b>	<b>+ 13.4%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	1,194	1,198	+ 0.3%	641	644	+ 0.5%	553	554	+ 0.2%
3 Bedrooms	6,512	6,943	+ 6.6%	5,821	6,107	+ 4.9%	691	836	+ 21.0%
4 Bedrooms or More	5,645	6,064	+ 7.4%	5,605	5,998	+ 7.0%	40	66	+ 65.0%
<b>All Bedroom Counts</b>	<b>13,351</b>	<b>14,205</b>	<b>+ 6.4%</b>	<b>12,067</b>	<b>12,749</b>	<b>+ 5.7%</b>	<b>1,284</b>	<b>1,456</b>	<b>+ 13.4%</b>

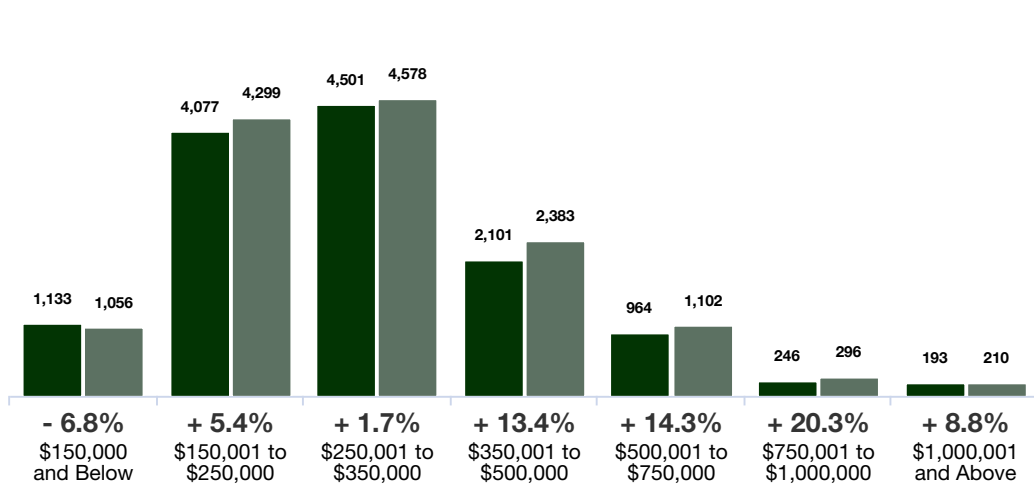
# Closed Sales



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

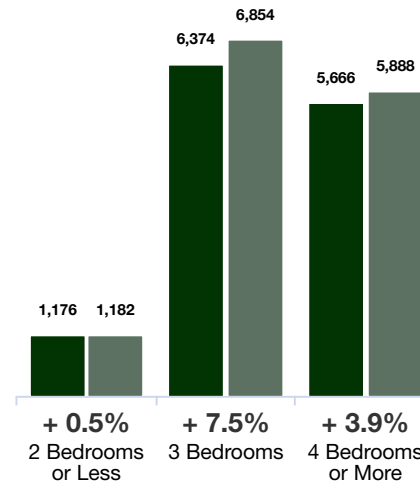
## By Price Range

■ 4-2025 ■ 4-2026



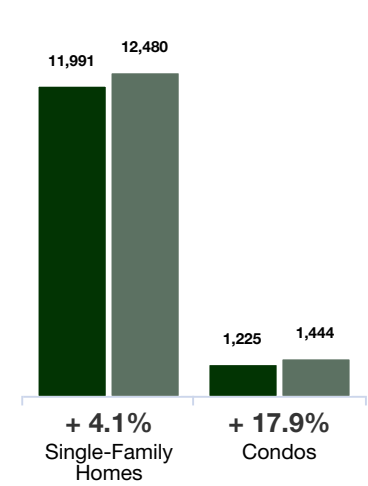
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



### All Properties

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	1,133	1,056	- 6.8%
\$150,001 to \$250,000	4,077	4,299	+ 5.4%
\$250,001 to \$350,000	4,501	4,578	+ 1.7%
\$350,001 to \$500,000	2,101	2,383	+ 13.4%
\$500,001 to \$750,000	964	1,102	+ 14.3%
\$750,001 to \$1,000,000	246	296	+ 20.3%
\$1,000,001 and Above	193	210	+ 8.8%
<b>All Price Ranges</b>	<b>13,216</b>	<b>13,924</b>	<b>+ 5.4%</b>

### Single-Family Homes

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	895	826	- 7.7%
\$150,001 to \$250,000	3,304	3,330	+ 0.8%
\$250,001 to \$350,000	4,361	4,406	+ 1.0%
\$350,001 to \$500,000	2,049	2,329	+ 13.7%
\$500,001 to \$750,000	943	1,083	+ 14.8%
\$750,001 to \$1,000,000	245	296	+ 20.8%
\$1,000,001 and Above	193	210	+ 8.8%
<b>All Price Ranges</b>	<b>11,991</b>	<b>12,480</b>	<b>+ 4.1%</b>

### Condos

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	238	230	- 3.4%
\$150,001 to \$250,000	773	969	+ 25.4%
\$250,001 to \$350,000	140	172	+ 22.9%
\$350,001 to \$500,000	52	54	+ 3.8%
\$500,001 to \$750,000	21	19	- 9.5%
\$750,001 to \$1,000,000	1	0	- 100.0%
\$1,000,001 and Above	0	0	0.0%
<b>All Price Ranges</b>	<b>1,225</b>	<b>1,444</b>	<b>+ 17.9%</b>

### By Bedroom Count

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	1,176	1,182	+ 0.5%
3 Bedrooms	6,374	6,854	+ 7.5%
4 Bedrooms or More	5,666	5,888	+ 3.9%
<b>All Bedroom Counts</b>	<b>13,216</b>	<b>13,924</b>	<b>+ 5.4%</b>

### Single-Family Homes

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	626	642	+ 2.6%
3 Bedrooms	5,745	6,005	+ 4.5%
4 Bedrooms or More	5,620	5,833	+ 3.8%
<b>All Bedroom Counts</b>	<b>11,991</b>	<b>12,480</b>	<b>+ 4.1%</b>

### Condos

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	550	540	- 1.8%
3 Bedrooms	629	849	+ 35.0%
4 Bedrooms or More	46	55	+ 19.6%
<b>All Bedroom Counts</b>	<b>1,225</b>	<b>1,444</b>	<b>+ 17.9%</b>

# Days On Market Until Sale

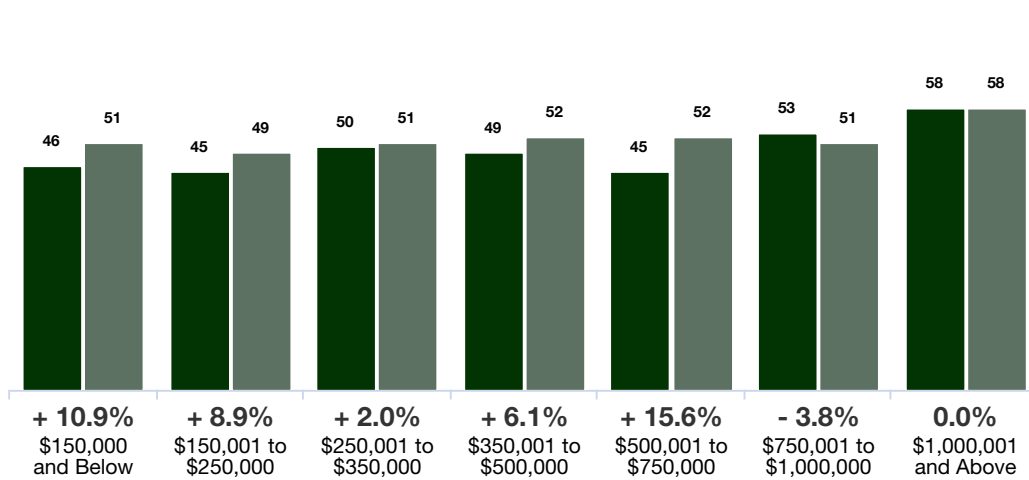


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

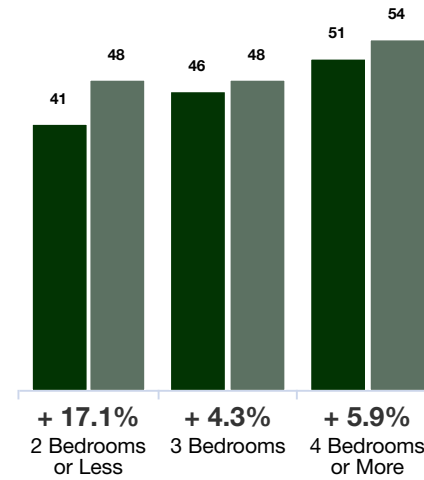
## By Price Range

■ 4-2025 ■ 4-2026



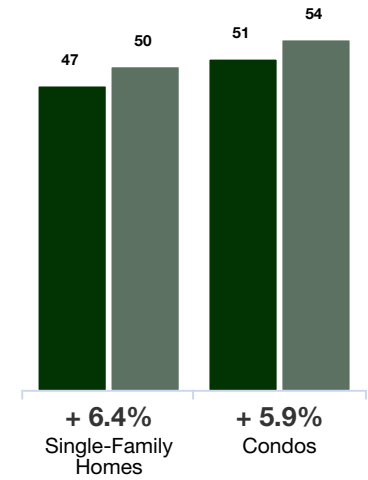
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	46	51	+ 10.9%	45	51	+ 13.3%	47	52	+ 10.6%
\$150,001 to \$250,000	45	49	+ 8.9%	44	48	+ 9.1%	51	54	+ 5.9%
\$250,001 to \$350,000	50	51	+ 2.0%	49	51	+ 4.1%	64	59	- 7.8%
\$350,001 to \$500,000	49	52	+ 6.1%	50	51	+ 2.0%	44	60	+ 36.4%
\$500,001 to \$750,000	45	52	+ 15.6%	45	52	+ 15.6%	47	37	- 21.3%
\$750,001 to \$1,000,000	53	51	- 3.8%	52	51	- 1.9%	206	—	—
\$1,000,001 and Above	58	58	0.0%	58	58	0.0%	—	—	—
<b>All Price Ranges</b>	<b>48</b>	<b>51</b>	<b>+ 6.2%</b>	<b>47</b>	<b>50</b>	<b>+ 6.4%</b>	<b>51</b>	<b>54</b>	<b>+ 5.9%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	41	48	+ 17.1%	41	46	+ 12.2%	42	51	+ 21.4%
3 Bedrooms	46	48	+ 4.3%	44	47	+ 6.8%	59	57	- 3.4%
4 Bedrooms or More	51	54	+ 5.9%	51	54	+ 5.9%	55	44	- 20.0%
<b>All Bedroom Counts</b>	<b>48</b>	<b>51</b>	<b>+ 6.2%</b>	<b>47</b>	<b>50</b>	<b>+ 6.4%</b>	<b>51</b>	<b>54</b>	<b>+ 5.9%</b>

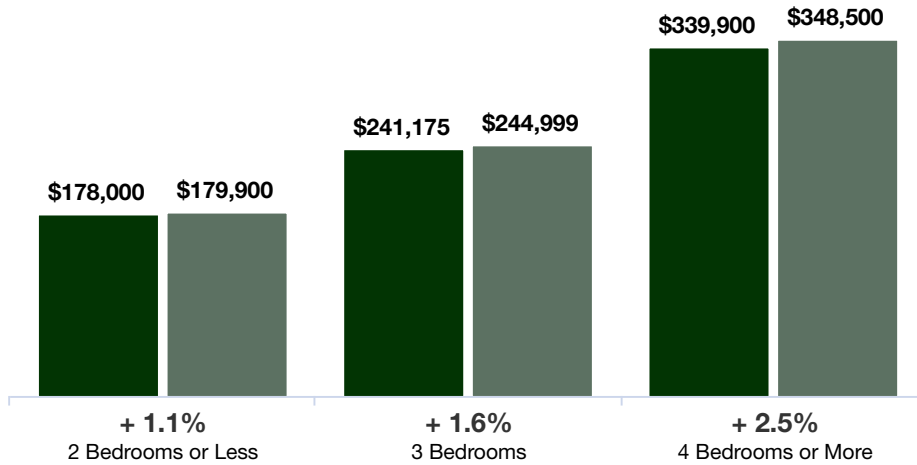
# Median Sales Price



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

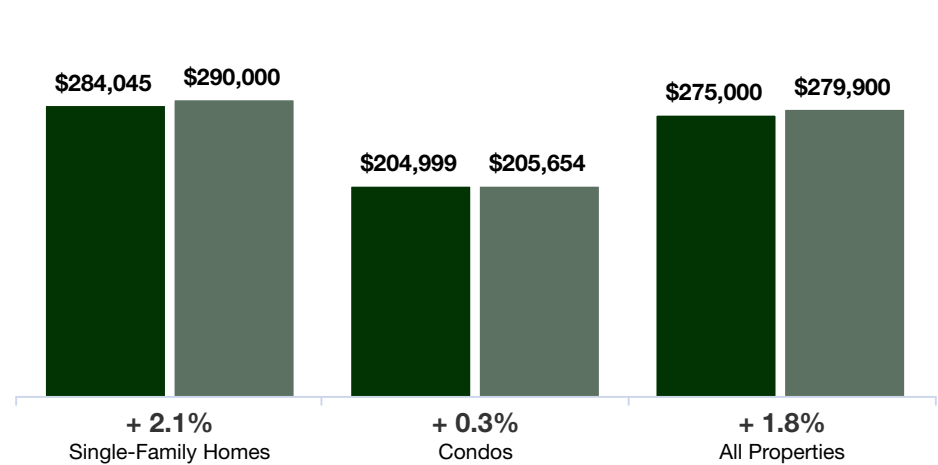
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



### All Properties

#### By Bedroom Count

	4-2025	4-2026	Change
2 Bedrooms or Less	\$178,000	\$179,900	+ 1.1%
3 Bedrooms	\$241,175	\$244,999	+ 1.6%
4 Bedrooms or More	\$339,900	\$348,500	+ 2.5%
<b>All Bedroom Counts</b>	<b>\$275,000</b>	<b>\$279,900</b>	<b>+ 1.8%</b>

### Single-Family Homes

	4-2025	4-2026	Change
Single-Family Homes	\$185,000	\$185,000	0.0%
Single-Family Homes	\$245,590	\$250,000	+ 1.8%
Single-Family Homes	\$340,000	\$349,900	+ 2.9%
<b>All Single-Family Homes</b>	<b>\$284,045</b>	<b>\$290,000</b>	<b>+ 2.1%</b>

### Condos

	4-2025	4-2026	Change
Condos	\$174,000	\$175,000	+ 0.6%
Condos	\$211,000	\$210,000	- 0.5%
Condos	\$249,900	\$252,065	+ 0.9%
<b>All Condos</b>	<b>\$204,999</b>	<b>\$205,654</b>	<b>+ 0.3%</b>

# Percent of List Price Received

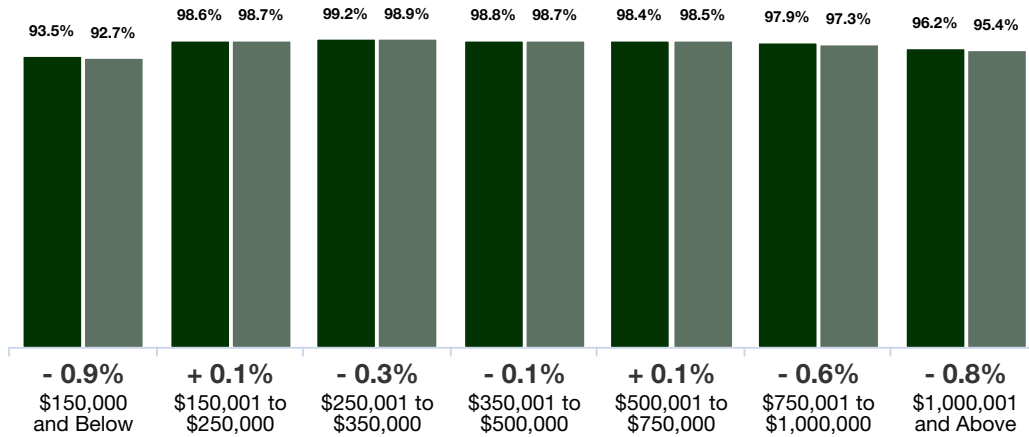


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

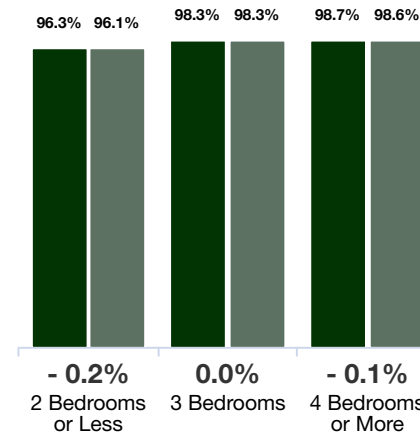
## By Price Range

■ 4-2025 ■ 4-2026



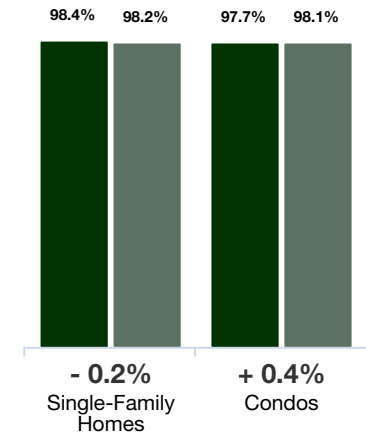
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	93.5%	92.7%	- 0.9%	93.3%	92.4%	- 1.0%	94.0%	94.1%	+ 0.1%
\$150,001 to \$250,000	98.6%	98.7%	+ 0.1%	98.6%	98.6%	0.0%	98.7%	99.1%	+ 0.4%
\$250,001 to \$350,000	99.2%	98.9%	- 0.3%	99.2%	99.0%	- 0.2%	98.4%	98.3%	- 0.1%
\$350,001 to \$500,000	98.8%	98.7%	- 0.1%	98.8%	98.7%	- 0.1%	97.4%	97.5%	+ 0.1%
\$500,001 to \$750,000	98.4%	98.5%	+ 0.1%	98.4%	98.5%	+ 0.1%	98.6%	94.3%	- 4.4%
\$750,001 to \$1,000,000	97.9%	97.3%	- 0.6%	97.9%	97.3%	- 0.6%	98.7%	—	—
\$1,000,001 and Above	96.2%	95.4%	- 0.8%	96.2%	95.4%	- 0.8%	—	—	—
<b>All Price Ranges</b>	<b>98.3%</b>	<b>98.2%</b>	<b>- 0.1%</b>	<b>98.4%</b>	<b>98.2%</b>	<b>- 0.2%</b>	<b>97.7%</b>	<b>98.1%</b>	<b>+ 0.4%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	96.3%	96.1%	- 0.2%	96.1%	95.6%	- 0.5%	96.6%	96.7%	+ 0.1%
3 Bedrooms	98.3%	98.3%	0.0%	98.3%	98.2%	- 0.1%	98.7%	99.0%	+ 0.3%
4 Bedrooms or More	98.7%	98.6%	- 0.1%	98.7%	98.6%	- 0.1%	97.3%	98.0%	+ 0.7%
<b>All Bedroom Counts</b>	<b>98.3%</b>	<b>98.2%</b>	<b>- 0.1%</b>	<b>98.4%</b>	<b>98.2%</b>	<b>- 0.2%</b>	<b>97.7%</b>	<b>98.1%</b>	<b>+ 0.4%</b>

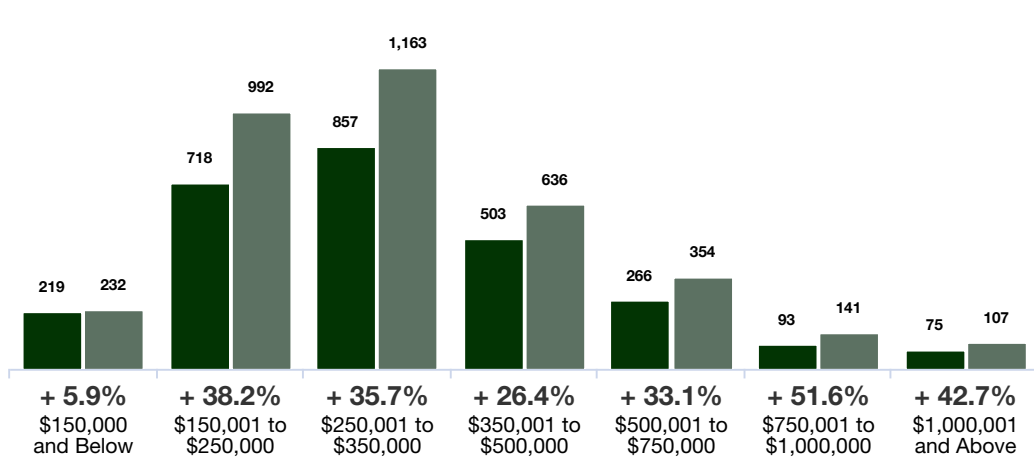
# Inventory of Homes for Sale



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

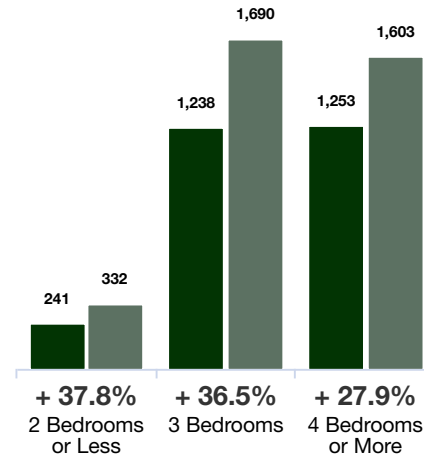
## By Price Range

■ 4-2025 ■ 4-2026



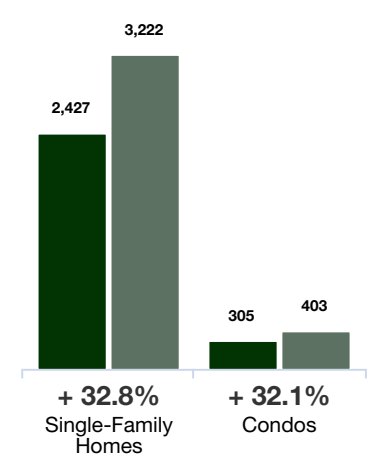
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	219	232	+ 5.9%	163	169	+ 3.7%	56	63	+ 12.5%
\$150,001 to \$250,000	718	992	+ 38.2%	535	754	+ 40.9%	183	238	+ 30.1%
\$250,001 to \$350,000	857	1,163	+ 35.7%	817	1,097	+ 34.3%	40	66	+ 65.0%
\$350,001 to \$500,000	503	636	+ 26.4%	483	605	+ 25.3%	20	31	+ 55.0%
\$500,001 to \$750,000	266	354	+ 33.1%	261	350	+ 34.1%	5	4	- 20.0%
\$750,001 to \$1,000,000	93	141	+ 51.6%	92	141	+ 53.3%	1	0	- 100.0%
\$1,000,001 and Above	75	107	+ 42.7%	75	106	+ 41.3%	0	1	—
<b>All Price Ranges</b>	<b>2,732</b>	<b>3,625</b>	<b>+ 32.7%</b>	<b>2,427</b>	<b>3,222</b>	<b>+ 32.8%</b>	<b>305</b>	<b>403</b>	<b>+ 32.1%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	241	332	+ 37.8%	123	186	+ 51.2%	118	146	+ 23.7%
3 Bedrooms	1,238	1,690	+ 36.5%	1,061	1,458	+ 37.4%	177	232	+ 31.1%
4 Bedrooms or More	1,253	1,603	+ 27.9%	1,243	1,578	+ 27.0%	10	25	+ 150.0%
<b>All Bedroom Counts</b>	<b>2,732</b>	<b>3,625</b>	<b>+ 32.7%</b>	<b>2,427</b>	<b>3,222</b>	<b>+ 32.8%</b>	<b>305</b>	<b>403</b>	<b>+ 32.1%</b>

# Months Supply of Inventory

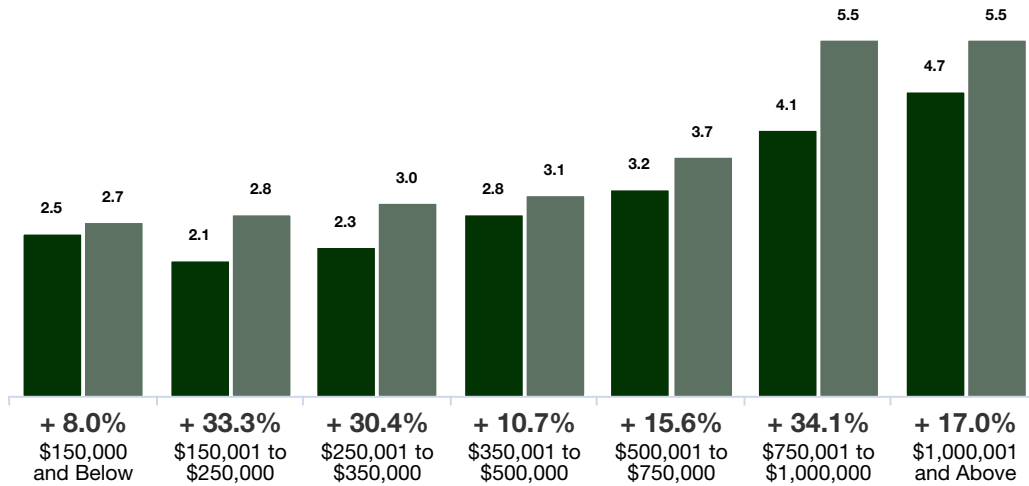


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

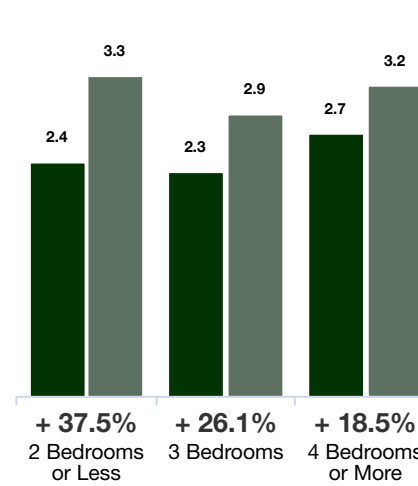
## By Price Range

■ 4-2025 ■ 4-2026



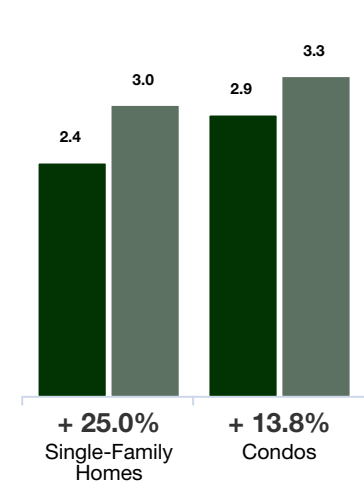
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



### All Properties

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	2.5	2.7	+ 8.0%
\$150,001 to \$250,000	2.1	2.8	+ 33.3%
\$250,001 to \$350,000	2.3	3.0	+ 30.4%
\$350,001 to \$500,000	2.8	3.1	+ 10.7%
\$500,001 to \$750,000	3.2	3.7	+ 15.6%
\$750,001 to \$1,000,000	4.1	5.5	+ 34.1%
\$1,000,001 and Above	4.7	5.5	+ 17.0%
<b>All Price Ranges</b>	<b>2.5</b>	<b>3.1</b>	<b>+ 24.0%</b>

### Single-Family Homes

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	2.3	2.6	+ 13.0%
\$150,001 to \$250,000	2.0	2.7	+ 35.0%
\$250,001 to \$350,000	2.2	2.9	+ 31.8%
\$350,001 to \$500,000	2.8	3.0	+ 7.1%
\$500,001 to \$750,000	3.2	3.7	+ 15.6%
\$750,001 to \$1,000,000	4.1	5.5	+ 34.1%
\$1,000,001 and Above	4.7	5.5	+ 17.0%
<b>All Price Ranges</b>	<b>2.4</b>	<b>3.0</b>	<b>+ 25.0%</b>

### Condos

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	3.0	3.3	+ 10.0%
\$150,001 to \$250,000	2.6	3.0	+ 15.4%
\$250,001 to \$350,000	3.2	4.5	+ 40.6%
\$350,001 to \$500,000	4.4	6.0	+ 36.4%
\$500,001 to \$750,000	3.2	1.9	- 40.6%
\$750,001 to \$1,000,000	0.5	—	—
\$1,000,001 and Above	—	—	—
<b>All Price Ranges</b>	<b>2.9</b>	<b>3.3</b>	<b>+ 13.8%</b>

### By Bedroom Count

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	2.4	3.3	+ 37.5%
3 Bedrooms	2.3	2.9	+ 26.1%
4 Bedrooms or More	2.7	3.2	+ 18.5%
<b>All Bedroom Counts</b>	<b>2.5</b>	<b>3.1</b>	<b>+ 24.0%</b>

### Single-Family Homes

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	2.3	3.5	+ 52.2%
3 Bedrooms	2.2	2.9	+ 31.8%
4 Bedrooms or More	2.7	3.2	+ 18.5%
<b>All Bedroom Counts</b>	<b>2.4</b>	<b>3.0</b>	<b>+ 25.0%</b>

### Condos

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	2.6	3.2	+ 23.1%
3 Bedrooms	3.1	3.3	+ 6.5%
4 Bedrooms or More	2.8	4.5	+ 60.7%
<b>All Bedroom Counts</b>	<b>2.9</b>	<b>3.3</b>	<b>+ 13.8%</b>