

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2026

Pending home sales fell 4.7% from a year earlier, with contract signings down in all four regions, according to the National Association of REALTORS®. Contract signings edged up 0.3% from the previous month. They are running roughly 30% below where they were in the years leading up to the pandemic, according to NAR Chief Economist Lawrence Yun. The 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac. For the 12-month period spanning October 2025 through September 2026, Pending Sales in the Consolidated Multiple Listing Service, Inc. region improved 1.7 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 14.2 percent.

The overall Median Sales Price rose 1.5 percent to \$280,000. The property type with the largest gain was the Single-Family Homes segment, where prices rose 1.0 percent to \$290,500. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 52 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 60 days.

Market-wide, inventory levels went up 33.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 34.9 percent. That amounts to 3.6 months of inventory for Single-Family Homes and 3.7 months of inventory for Condos.

Quick Facts

+ 14.2%	+ 4.3%	+ 2.1%
Price Range with Strongest Sales: \$1,000,001 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Single-Family Homes
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
Percent of List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8

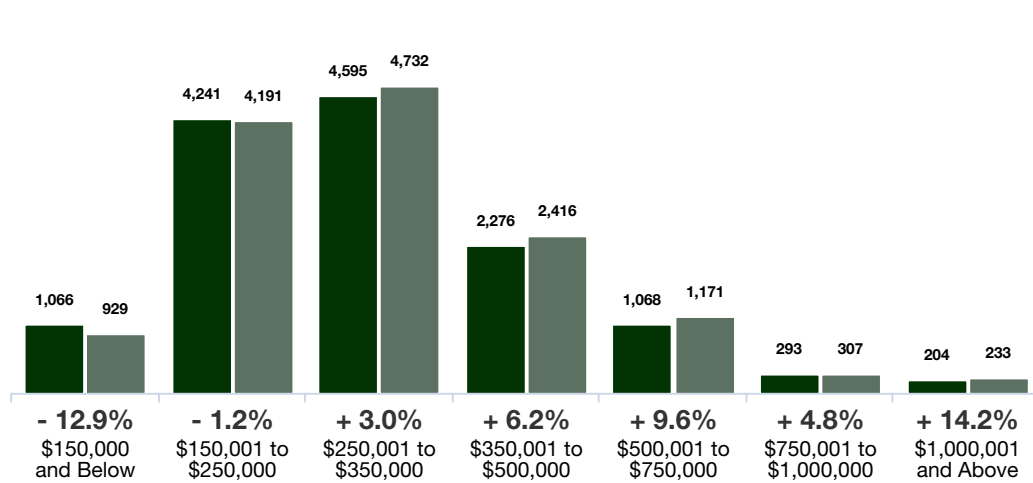
Pending Sales



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

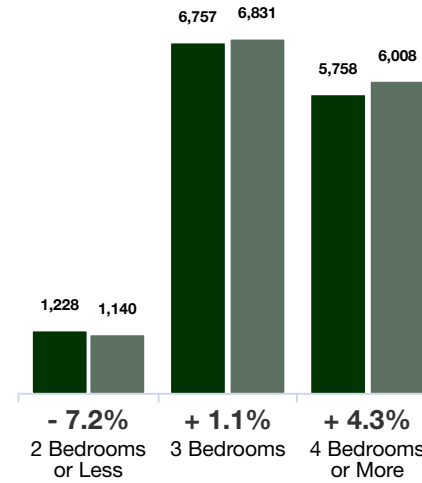
By Price Range

■ 9-2025 ■ 9-2026



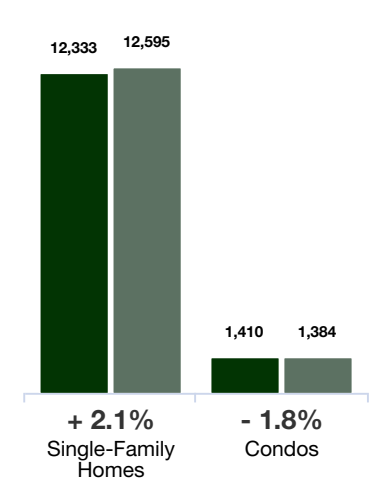
By Bedroom Count

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties				Single-Family Homes				Condos			
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change		9-2025	9-2026	Change	
\$150,000 and Below	1,066	929	- 12.9%	833	726	- 12.8%		233	203	- 12.9%	
\$150,001 to \$250,000	4,241	4,191	- 1.2%	3,301	3,250	- 1.5%		940	941	+ 0.1%	
\$250,001 to \$350,000	4,595	4,732	+ 3.0%	4,432	4,573	+ 3.2%		163	159	- 2.5%	
\$350,001 to \$500,000	2,276	2,416	+ 6.2%	2,218	2,355	+ 6.2%		58	61	+ 5.2%	
\$500,001 to \$750,000	1,068	1,171	+ 9.6%	1,054	1,151	+ 9.2%		14	20	+ 42.9%	
\$750,001 to \$1,000,000	293	307	+ 4.8%	291	307	+ 5.5%		2	0	- 100.0%	
\$1,000,001 and Above	204	233	+ 14.2%	204	233	+ 14.2%		0	0	0.0%	
All Price Ranges	13,743	13,979	+ 1.7%	12,333	12,595	+ 2.1%		1,410	1,384	- 1.8%	
By Bedroom Count	9-2025	9-2026	Change	9-2025	9-2026	Change		9-2025	9-2026	Change	
2 Bedrooms or Less	1,228	1,140	- 7.2%	670	638	- 4.8%		558	502	- 10.0%	
3 Bedrooms	6,757	6,831	+ 1.1%	5,959	6,015	+ 0.9%		798	816	+ 2.3%	
4 Bedrooms or More	5,758	6,008	+ 4.3%	5,704	5,942	+ 4.2%		54	66	+ 22.2%	
All Bedroom Counts	13,743	13,979	+ 1.7%	12,333	12,595	+ 2.1%		1,410	1,384	- 1.8%	

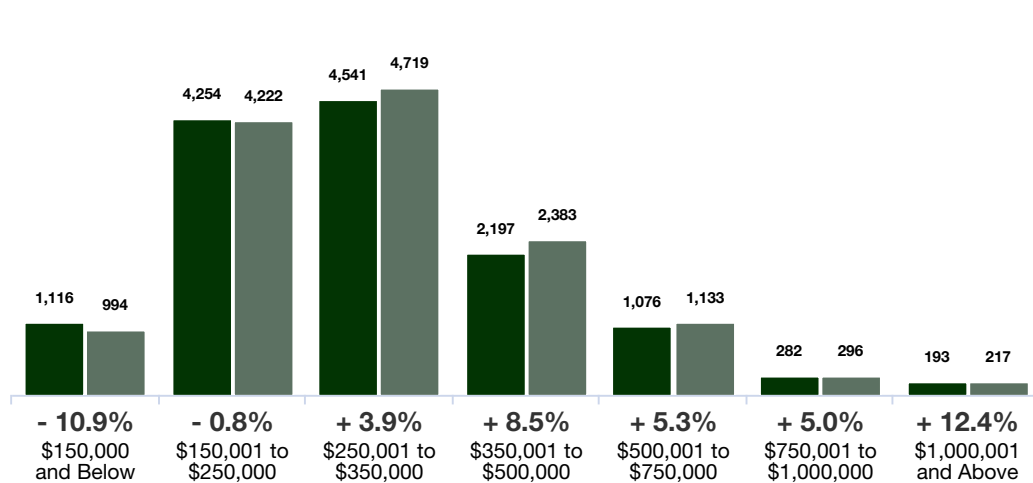
Closed Sales

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



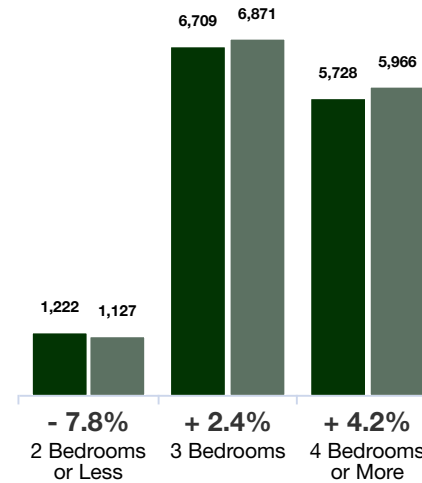
By Price Range

■ 9-2025 ■ 9-2026



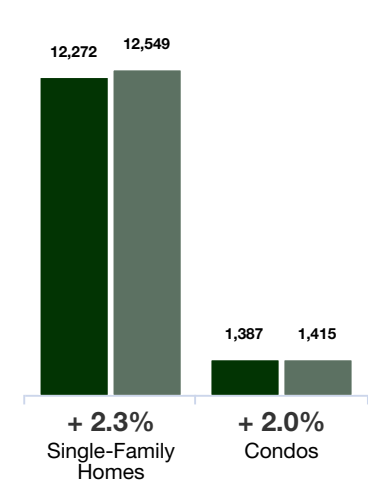
By Bedroom Count

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties

By Price Range	9-2025	9-2026	Change
\$150,000 and Below	1,116	994	- 10.9%
\$150,001 to \$250,000	4,254	4,222	- 0.8%
\$250,001 to \$350,000	4,541	4,719	+ 3.9%
\$350,001 to \$500,000	2,197	2,383	+ 8.5%
\$500,001 to \$750,000	1,076	1,133	+ 5.3%
\$750,001 to \$1,000,000	282	296	+ 5.0%
\$1,000,001 and Above	193	217	+ 12.4%
All Price Ranges	13,659	13,964	+ 2.2%

Single-Family Homes

By Price Range	9-2025	9-2026	Change
\$150,000 and Below	875	774	- 11.5%
\$150,001 to \$250,000	3,323	3,264	- 1.8%
\$250,001 to \$350,000	4,389	4,563	+ 4.0%
\$350,001 to \$500,000	2,152	2,320	+ 7.8%
\$500,001 to \$750,000	1,059	1,115	+ 5.3%
\$750,001 to \$1,000,000	281	296	+ 5.3%
\$1,000,001 and Above	193	217	+ 12.4%
All Price Ranges	12,272	12,549	+ 2.3%

Condos

By Price Range	9-2025	9-2026	Change
\$150,000 and Below	241	220	- 8.7%
\$150,001 to \$250,000	931	958	+ 2.9%
\$250,001 to \$350,000	152	156	+ 2.6%
\$350,001 to \$500,000	45	63	+ 40.0%
\$500,001 to \$750,000	17	18	+ 5.9%
\$750,001 to \$1,000,000	1	0	- 100.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	1,387	1,415	+ 2.0%

By Bedroom Count	9-2025	9-2026	Change
2 Bedrooms or Less	1,222	1,127	- 7.8%
3 Bedrooms	6,709	6,871	+ 2.4%
4 Bedrooms or More	5,728	5,966	+ 4.2%
All Bedroom Counts	13,659	13,964	+ 2.2%

By Bedroom Count	9-2025	9-2026	Change
2 Bedrooms or Less	667	622	- 6.7%
3 Bedrooms	5,927	6,029	+ 1.7%
4 Bedrooms or More	5,678	5,898	+ 3.9%
All Bedroom Counts	12,272	12,549	+ 2.3%

Days On Market Until Sale

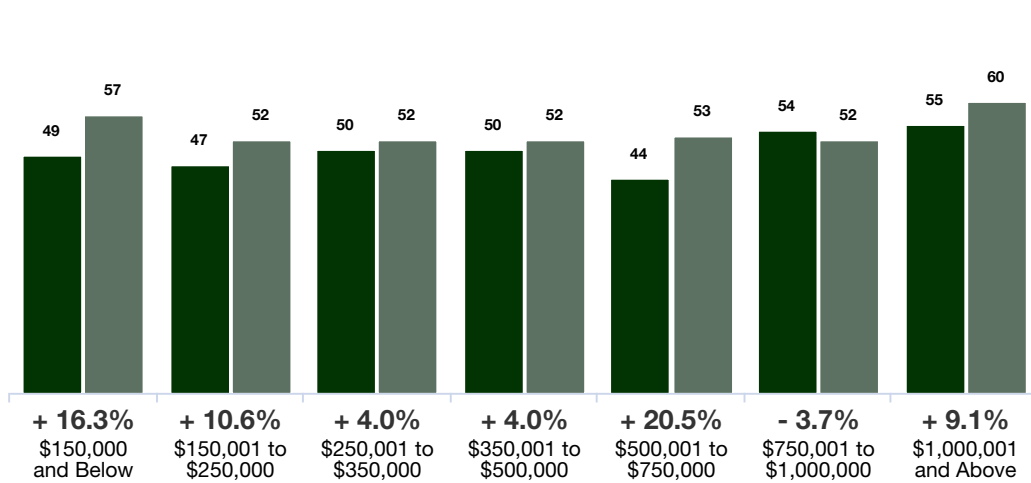


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

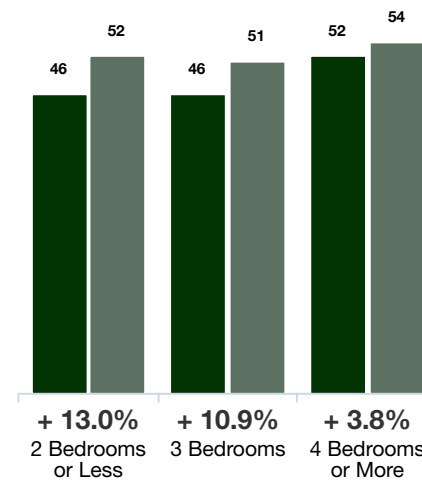
By Price Range

■ 9-2025 ■ 9-2026



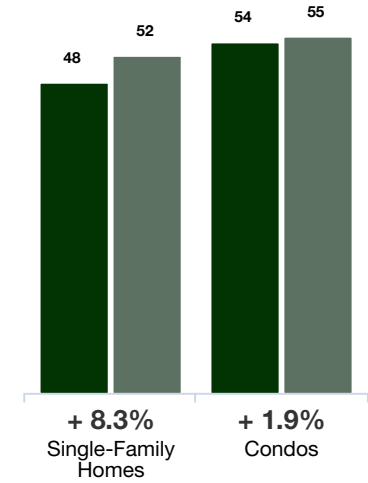
By Bedroom Count

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties

By Price Range	9-2025	9-2026	Change
\$150,000 and Below	49	57	+ 16.3%
\$150,001 to \$250,000	47	52	+ 10.6%
\$250,001 to \$350,000	50	52	+ 4.0%
\$350,001 to \$500,000	50	52	+ 4.0%
\$500,001 to \$750,000	44	53	+ 20.5%
\$750,001 to \$1,000,000	54	52	- 3.7%
\$1,000,001 and Above	55	60	+ 9.1%
All Price Ranges	49	52	+ 6.1%

Single-Family Homes

	9-2025	9-2026	Change
	48	56	+ 16.7%
	45	51	+ 13.3%
	50	52	+ 4.0%
	50	52	+ 4.0%
	44	53	+ 20.5%
	54	52	- 3.7%
	55	60	+ 9.1%
	48	52	+ 8.3%

Condos

	9-2025	9-2026	Change
	53	59	+ 11.3%
	53	54	+ 1.9%
	61	55	- 9.8%
	41	63	+ 53.7%
	47	36	- 23.4%
	206	—	—
	—	—	—
	54	55	+ 1.9%

By Bedroom Count

	9-2025	9-2026	Change
2 Bedrooms or Less	46	52	+ 13.0%
3 Bedrooms	46	51	+ 10.9%
4 Bedrooms or More	52	54	+ 3.8%
All Bedroom Counts	49	52	+ 6.1%

Single-Family Homes

	9-2025	9-2026	Change
	43	50	+ 16.3%
	45	50	+ 11.1%
	52	54	+ 3.8%
	48	52	+ 8.3%

Condos

	9-2025	9-2026	Change
	49	56	+ 14.3%
	57	55	- 3.5%
	52	53	+ 1.9%
	54	55	+ 1.9%

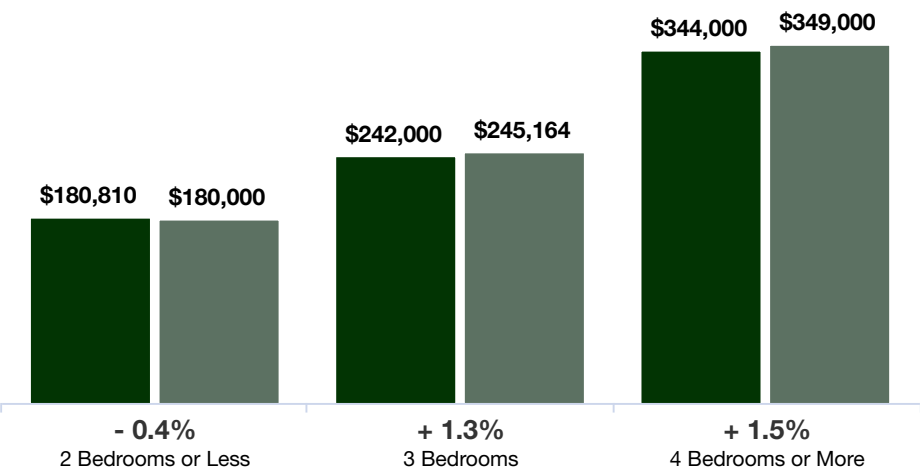
Median Sales Price



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

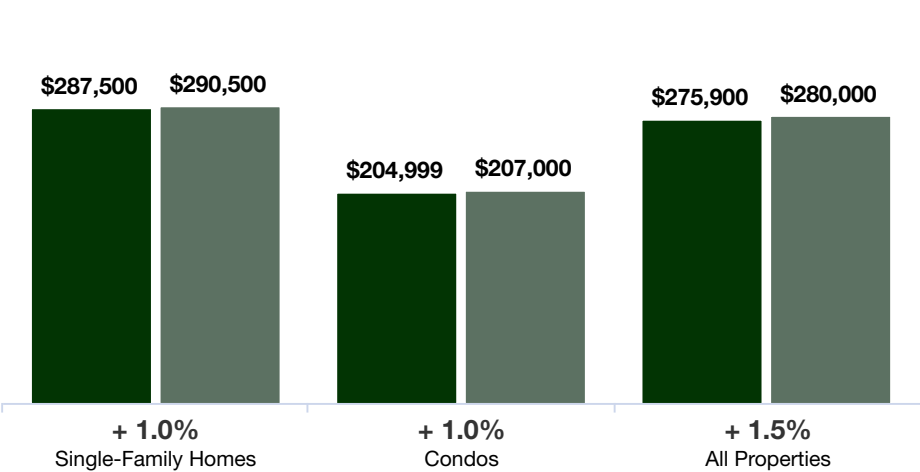
By Bedroom Count

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties

By Bedroom Count	9-2025	9-2026	Change
2 Bedrooms or Less	\$180,810	\$180,000	- 0.4%
3 Bedrooms	\$242,000	\$245,164	+ 1.3%
4 Bedrooms or More	\$344,000	\$349,000	+ 1.5%
All Bedroom Counts	\$275,900	\$280,000	+ 1.5%

Single-Family Homes

9-2025	9-2026	Change
\$190,000	\$194,900	+ 2.6%
\$249,900	\$252,224	+ 0.9%
\$345,000	\$349,995	+ 1.4%
\$287,500	\$290,500	+ 1.0%

Condos

9-2025	9-2026	Change
\$175,000	\$172,000	- 1.7%
\$209,000	\$210,447	+ 0.7%
\$252,400	\$244,900	- 3.0%
\$204,999	\$207,000	+ 1.0%

Percent of List Price Received

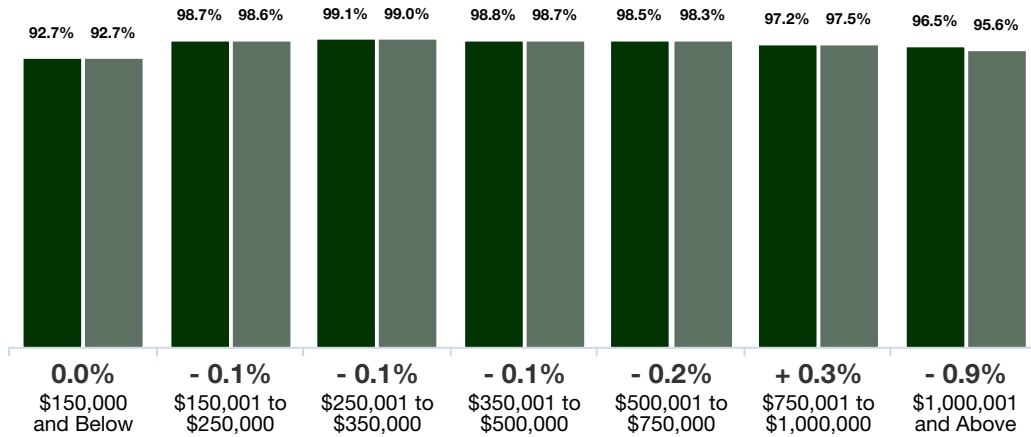


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

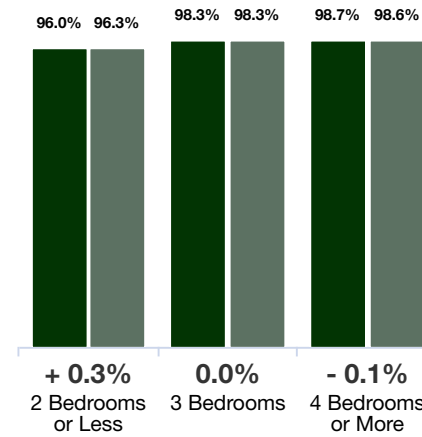
By Price Range

■ 9-2025 ■ 9-2026



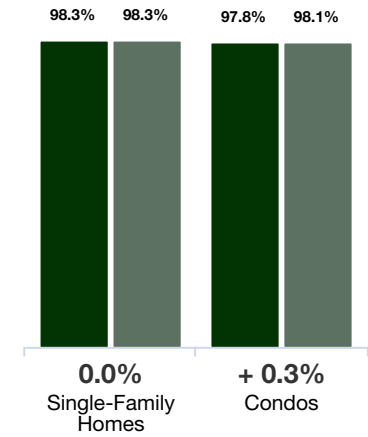
By Bedroom Count

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties				Single-Family Homes			Condos		
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
\$150,000 and Below	92.7%	92.7%	0.0%	92.5%	92.2%	- 0.3%	93.3%	94.5%	+ 1.3%
\$150,001 to \$250,000	98.7%	98.6%	- 0.1%	98.7%	98.5%	- 0.2%	98.9%	99.0%	+ 0.1%
\$250,001 to \$350,000	99.1%	99.0%	- 0.1%	99.1%	99.0%	- 0.1%	98.3%	98.2%	- 0.1%
\$350,001 to \$500,000	98.8%	98.7%	- 0.1%	98.8%	98.7%	- 0.1%	97.7%	97.3%	- 0.4%
\$500,001 to \$750,000	98.5%	98.3%	- 0.2%	98.5%	98.3%	- 0.2%	96.2%	94.6%	- 1.7%
\$750,001 to \$1,000,000	97.2%	97.5%	+ 0.3%	97.2%	97.5%	+ 0.3%	98.7%	—	—
\$1,000,001 and Above	96.5%	95.6%	- 0.9%	96.5%	95.6%	- 0.9%	—	—	—
All Price Ranges	98.3%	98.2%	- 0.1%	98.3%	98.3%	0.0%	97.8%	98.1%	+ 0.3%
By Bedroom Count	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
2 Bedrooms or Less	96.0%	96.3%	+ 0.3%	95.5%	96.0%	+ 0.5%	96.5%	96.6%	+ 0.1%
3 Bedrooms	98.3%	98.3%	0.0%	98.2%	98.2%	0.0%	98.8%	98.9%	+ 0.1%
4 Bedrooms or More	98.7%	98.6%	- 0.1%	98.7%	98.6%	- 0.1%	96.9%	98.6%	+ 1.8%
All Bedroom Counts	98.3%	98.2%	- 0.1%	98.3%	98.3%	0.0%	97.8%	98.1%	+ 0.3%

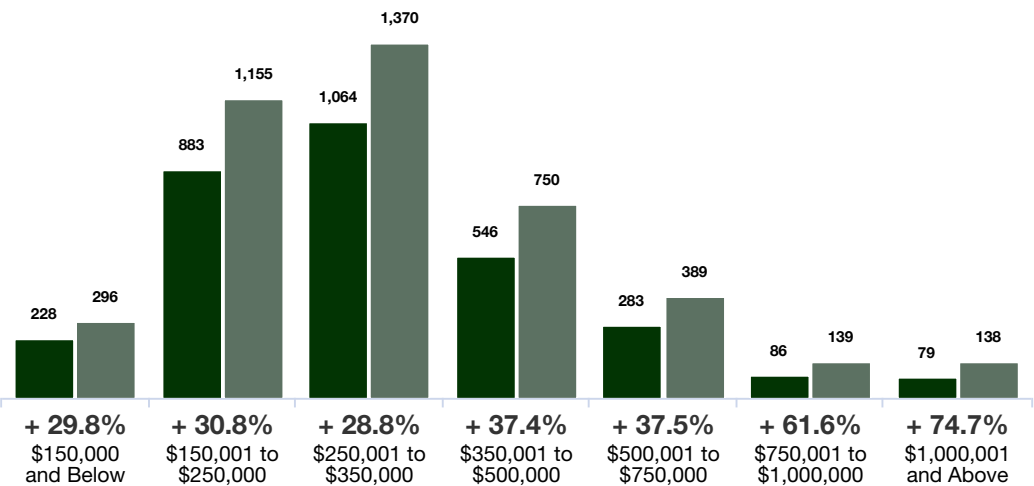
Inventory of Homes for Sale



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

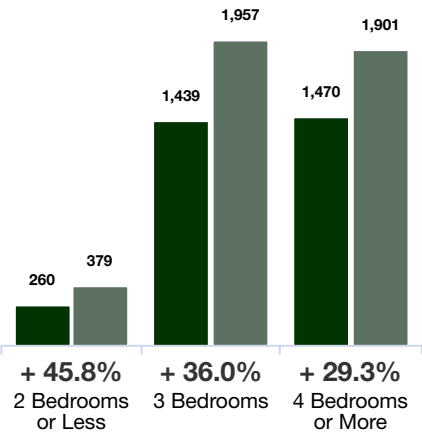
By Price Range

■ 9-2025 ■ 9-2026



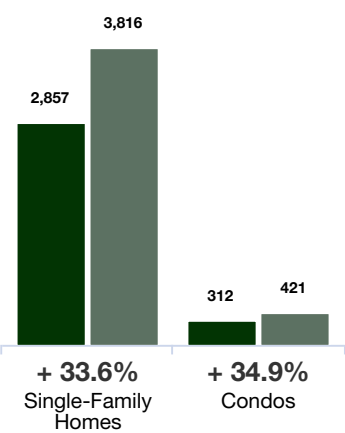
By Bedroom Count

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties			
By Price Range	9-2025	9-2026	Change
\$150,000 and Below	228	296	+ 29.8%
\$150,001 to \$250,000	883	1,155	+ 30.8%
\$250,001 to \$350,000	1,064	1,370	+ 28.8%
\$350,001 to \$500,000	546	750	+ 37.4%
\$500,001 to \$750,000	283	389	+ 37.5%
\$750,001 to \$1,000,000	86	139	+ 61.6%
\$1,000,001 and Above	79	138	+ 74.7%
All Price Ranges	3,169	4,237	+ 33.7%
By Bedroom Count	9-2025	9-2026	Change
2 Bedrooms or Less	260	379	+ 45.8%
3 Bedrooms	1,439	1,957	+ 36.0%
4 Bedrooms or More	1,470	1,901	+ 29.3%
All Bedroom Counts	3,169	4,237	+ 33.7%

Single-Family Homes			Condos		
9-2025	9-2026	Change	9-2025	9-2026	Change
156	204	+ 30.8%	72	92	+ 27.8%
708	913	+ 29.0%	175	242	+ 38.3%
1,019	1,312	+ 28.8%	45	58	+ 28.9%
530	730	+ 37.7%	16	20	+ 25.0%
279	384	+ 37.6%	4	5	+ 25.0%
86	138	+ 60.5%	0	1	—
79	135	+ 70.9%	0	3	—
2,857	3,816	+ 33.6%	312	421	+ 34.9%
9-2025	9-2026	Change	9-2025	9-2026	Change
134	204	+ 52.2%	126	175	+ 38.9%
1,270	1,734	+ 36.5%	169	223	+ 32.0%
1,453	1,878	+ 29.2%	17	23	+ 35.3%
2,857	3,816	+ 33.6%	312	421	+ 34.9%

Months Supply of Inventory

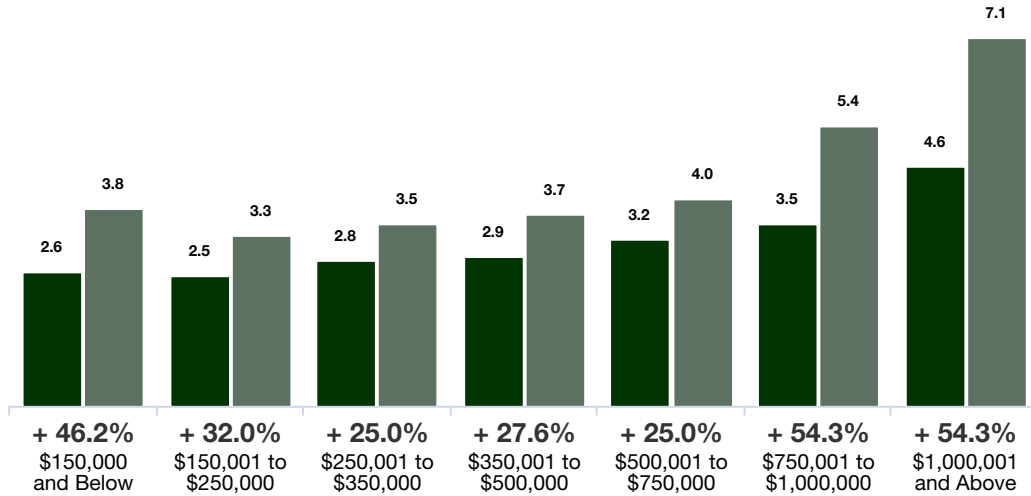


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

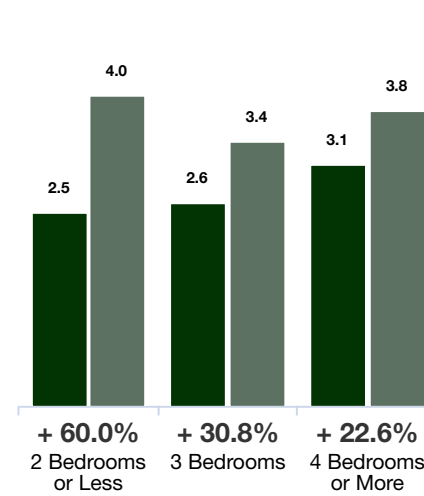
By Price Range

■ 9-2025 ■ 9-2026



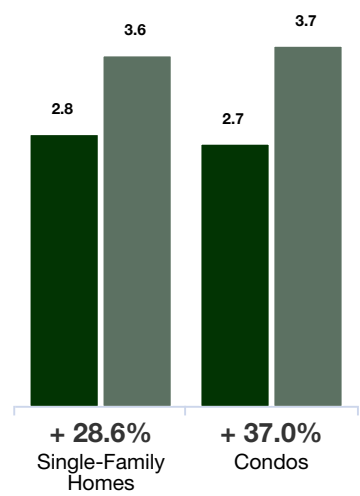
By Bedroom Count

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties				Single-Family Homes			Condos		
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
\$150,000 and Below	2.6	3.8	+ 46.2%	2.2	3.4	+ 54.5%	3.7	5.4	+ 45.9%
\$150,001 to \$250,000	2.5	3.3	+ 32.0%	2.6	3.4	+ 30.8%	2.2	3.1	+ 40.9%
\$250,001 to \$350,000	2.8	3.5	+ 25.0%	2.8	3.4	+ 21.4%	3.3	4.4	+ 33.3%
\$350,001 to \$500,000	2.9	3.7	+ 27.6%	2.9	3.7	+ 27.6%	3.3	3.9	+ 18.2%
\$500,001 to \$750,000	3.2	4.0	+ 25.0%	3.2	4.0	+ 25.0%	2.9	2.3	- 20.7%
\$750,001 to \$1,000,000	3.5	5.4	+ 54.3%	3.5	5.4	+ 54.3%	—	—	—
\$1,000,001 and Above	4.6	7.1	+ 54.3%	4.6	7.0	+ 52.2%	—	—	—
All Price Ranges	2.8	3.6	+ 28.6%	2.8	3.6	+ 28.6%	2.7	3.7	+ 37.0%
By Bedroom Count	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
2 Bedrooms or Less	2.5	4.0	+ 60.0%	2.4	3.8	+ 58.3%	2.7	4.2	+ 55.6%
3 Bedrooms	2.6	3.4	+ 30.8%	2.6	3.5	+ 34.6%	2.5	3.3	+ 32.0%
4 Bedrooms or More	3.1	3.8	+ 22.6%	3.1	3.8	+ 22.6%	3.8	4.2	+ 10.5%
All Bedroom Counts	2.8	3.6	+ 28.6%	2.8	3.6	+ 28.6%	2.7	3.7	+ 37.0%