Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®

SOUTH CAROLINA REALTORS®

October 2026

Pending home sales fell 11.3 percent from a year earlier in September and 7.3 percent from August, with declines in all four regions, according to the National Association of REALTORS®. The West had the largest decreases, down 15.0 percent from a year earlier and 9.2 percent from August. For the 12-month period spanning November 2025 through October 2026, Pending Sales in the South Carolina REALTORS® region improved 0.4 percent overall. The price range with the largest pending sales gain was the $1,000,001 and Above range, where sales were up 12.1 percent.

The overall Median Sales Price improved 0.8 percent to $342,500. The property type with the largest gain was the Single-Family Homes segment, where prices improved 1.7 percent to $358,935. The price range that tended to sell the quickest was the $150,001 to $250,000 range at 73 days. The price range that tended to sell the slowest was the $150,000 and Below range at 83 days.

Market-wide, inventory levels rose 11.1 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale rose 12.9 percent. That amounts to 4.3 months of inventory for Single-Family Homes and 5.6 months of inventory for Condos.

Quick Facts

+ 12.1%	+ 2.5%	+ 3.3%
Price Range with Strongest Sales: **$1,000,001 and Above**	Bedroom Count with Strongest Sales: **4 Bedrooms or More**	Property Type With Strongest Sales: **Condos**

Pending Sales	2
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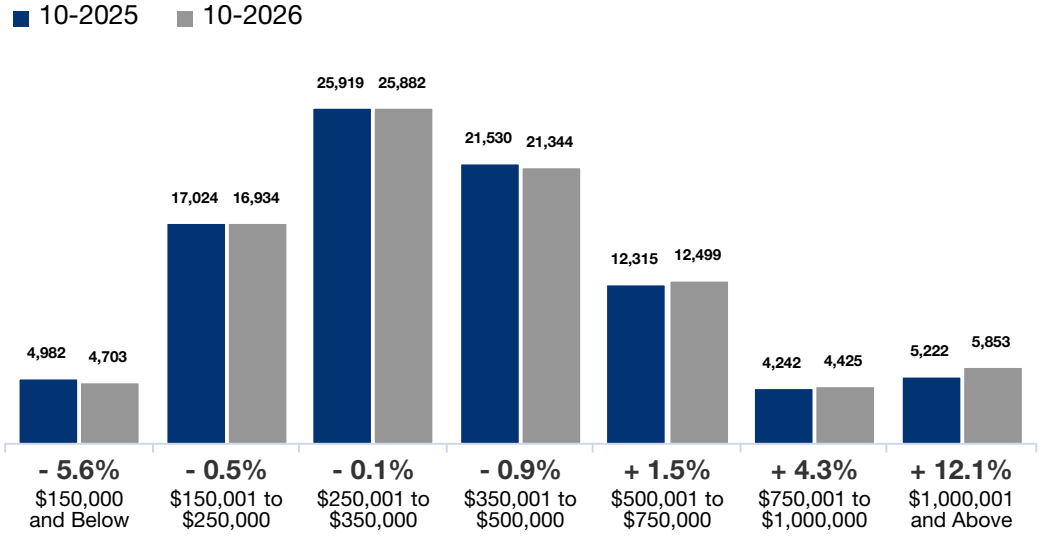
Current as of November 10, 2026. All data from the Multiple Listing Services of NC and SC. Provided by South Carolina REALTORS®. Report © 2026 ShowingTime Plus, LLC.

Pending Sales

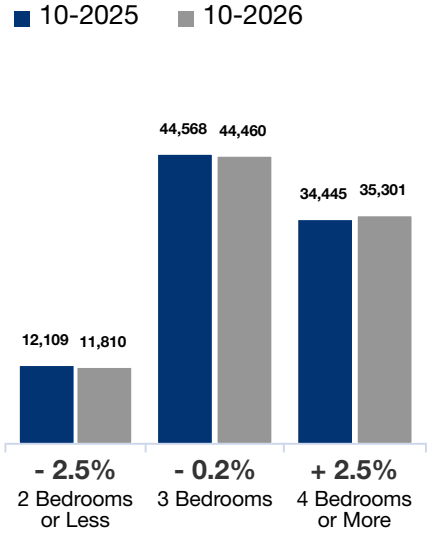
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

SOUTH CAROLINA REALTORS®

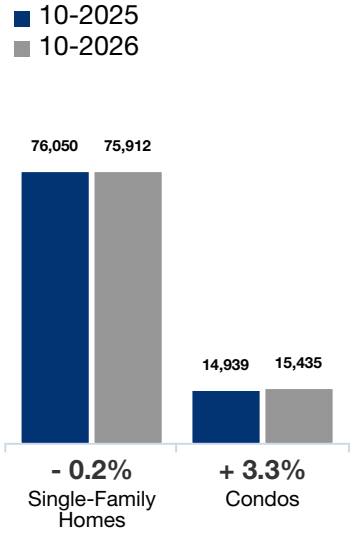
By Price Range



By Bedroom Count



By Property Type

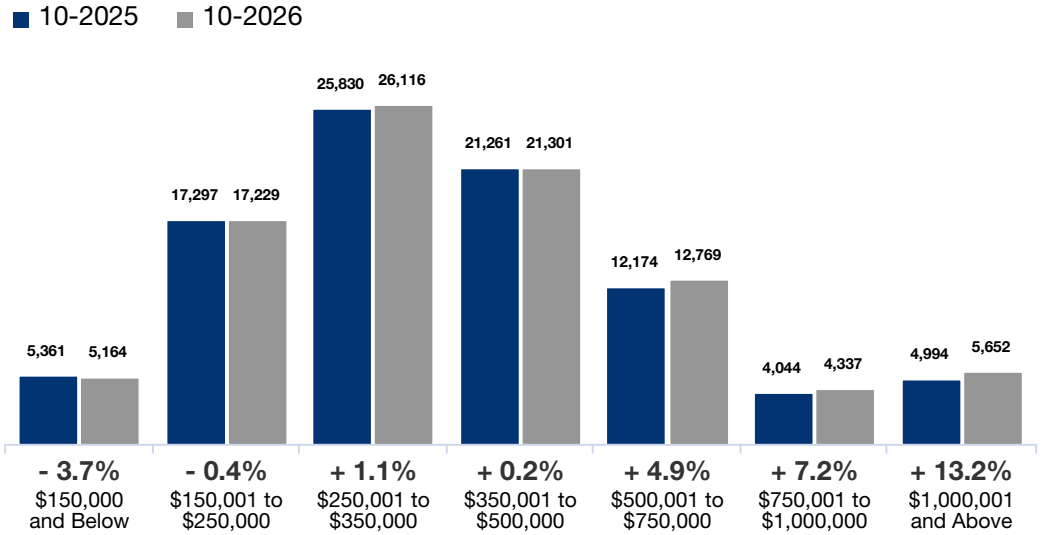


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	4,982	4,703	- 5.6%	3,661	3,215	- 12.2%	1,186	1,339	+ 12.9%
$150,001 to $250,000	17,024	16,934	- 0.5%	11,792	11,458	- 2.8%	5,185	5,406	+ 4.3%
$250,001 to $350,000	25,919	25,882	- 0.1%	21,768	21,771	+ 0.0%	4,124	4,076	- 1.2%
$350,001 to $500,000	21,530	21,344	- 0.9%	19,041	18,794	- 1.3%	2,482	2,532	+ 2.0%
$500,001 to $750,000	12,315	12,499	+ 1.5%	11,172	11,331	+ 1.4%	1,130	1,161	+ 2.7%
$750,001 to $1,000,000	4,242	4,425	+ 4.3%	3,810	4,000	+ 5.0%	427	419	- 1.9%
$1,000,001 and Above	5,222	5,853	+ 12.1%	4,806	5,343	+ 11.2%	405	502	+ 24.0%
All Price Ranges	**91,234**	**91,640**	**+ 0.4%**	**76,050**	**75,912**	**- 0.2%**	**14,939**	**15,435**	**+ 3.3%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	12,109	11,810	- 2.5%	5,463	5,199	- 4.8%	6,521	6,445	- 1.2%
3 Bedrooms	44,568	44,460	- 0.2%	37,086	36,457	- 1.7%	7,398	7,919	+ 7.0%
4 Bedrooms or More	34,445	35,301	+ 2.5%	33,486	34,247	+ 2.3%	934	1,020	+ 9.2%
All Bedroom Counts	**91,234**	**91,640**	**+ 0.4%**	**76,050**	**75,912**	**- 0.2%**	**14,939**	**15,435**	**+ 3.3%**

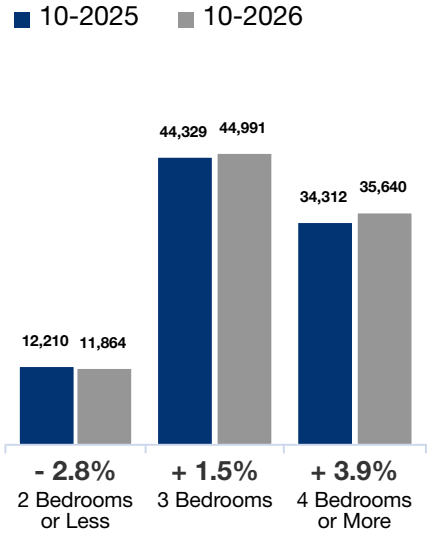
Closed Sales

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

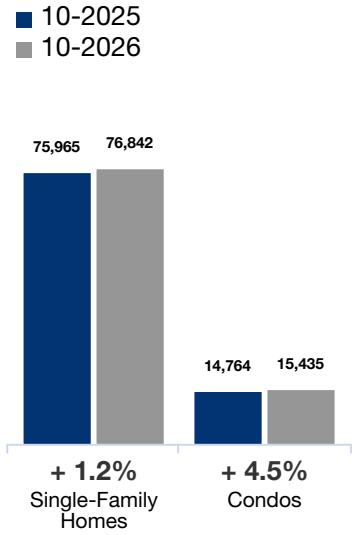
By Price Range



By Bedroom Count



By Property Type



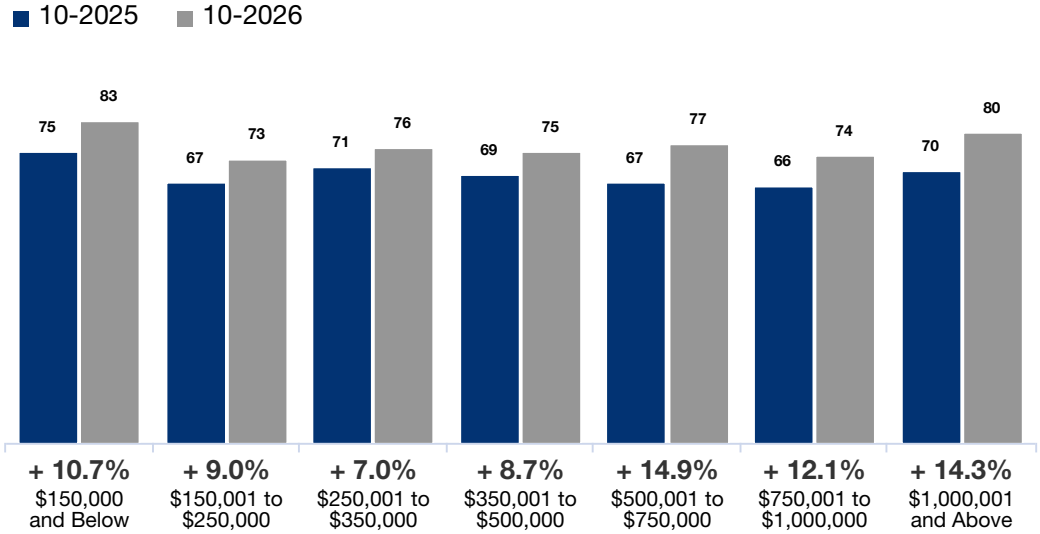
	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	5,361	5,164	- 3.7%	3,918	3,504	- 10.6%	1,315	1,500	+ 14.1%
$150,001 to $250,000	17,297	17,229	- 0.4%	12,057	11,699	- 3.0%	5,191	5,465	+ 5.3%
$250,001 to $350,000	25,830	26,116	+ 1.1%	21,791	22,094	+ 1.4%	4,017	3,991	- 0.6%
$350,001 to $500,000	21,261	21,301	+ 0.2%	18,864	18,862	- 0.0%	2,386	2,422	+ 1.5%
$500,001 to $750,000	12,174	12,769	+ 4.9%	11,070	11,587	+ 4.7%	1,093	1,174	+ 7.4%
$750,001 to $1,000,000	4,044	4,337	+ 7.2%	3,660	3,922	+ 7.2%	382	411	+ 7.6%
$1,000,001 and Above	4,994	5,652	+ 13.2%	4,602	5,174	+ 12.4%	380	472	+ 24.2%
All Price Ranges	**90,964**	**92,568**	**+ 1.8%**	**75,965**	**76,842**	**+ 1.2%**	**14,764**	**15,435**	**+ 4.5%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	12,210	11,864	- 2.8%	5,575	5,257	- 5.7%	6,518	6,437	- 1.2%
3 Bedrooms	44,329	44,991	+ 1.5%	37,026	36,968	- 0.2%	7,224	7,935	+ 9.8%
4 Bedrooms or More	34,312	35,640	+ 3.9%	33,350	34,605	+ 3.8%	935	1,006	+ 7.6%
All Bedroom Counts	**90,964**	**92,568**	**+ 1.8%**	**75,965**	**76,842**	**+ 1.2%**	**14,764**	**15,435**	**+ 4.5%**

Days On Market Until Sale

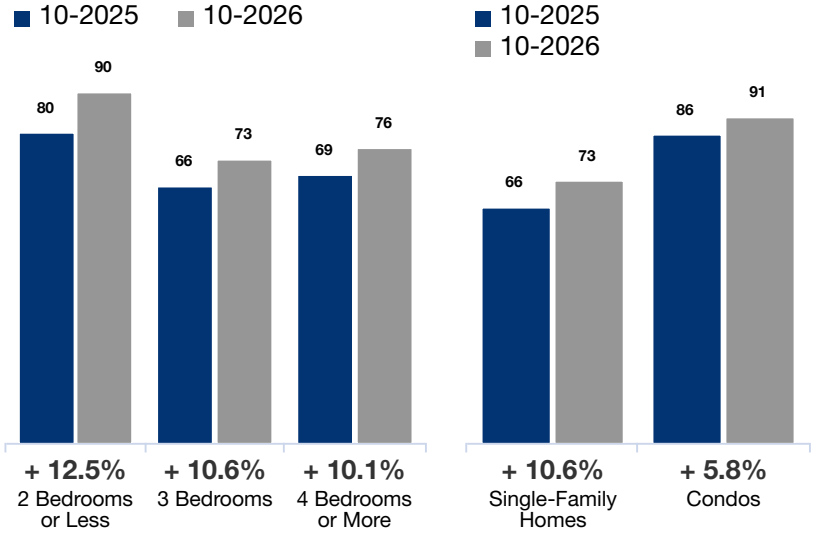
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

By Price Range



By Bedroom Count



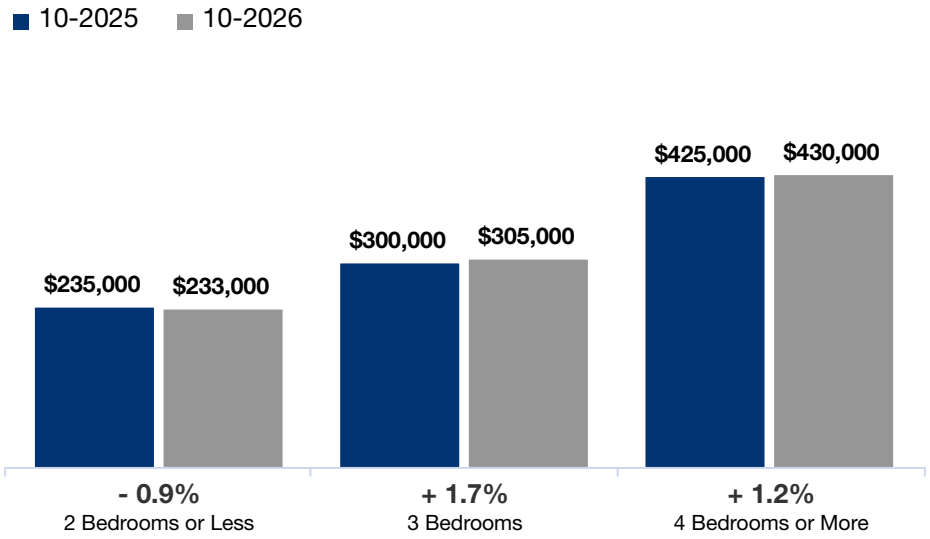
By Property Type

	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	75	83	+ 10.7%	63	69	+ 9.5%	107	108	+ 0.9%
$150,001 to $250,000	67	73	+ 9.0%	59	65	+ 10.2%	85	92	+ 8.2%
$250,001 to $350,000	71	76	+ 7.0%	68	74	+ 8.8%	86	91	+ 5.8%
$350,001 to $500,000	69	75	+ 8.7%	68	74	+ 8.8%	79	85	+ 7.6%
$500,001 to $750,000	67	77	+ 14.9%	65	76	+ 16.9%	87	95	+ 9.2%
$750,001 to $1,000,000	66	74	+ 12.1%	65	73	+ 12.3%	71	85	+ 19.7%
$1,000,001 and Above	70	80	+ 14.3%	70	81	+ 15.7%	67	69	+ 3.0%
All Price Ranges	**69**	**76**	**+ 10.1%**	**66**	**73**	**+ 10.6%**	**86**	**91**	**+ 5.8%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	80	90	+ 12.5%	61	74	+ 21.3%	96	102	+ 6.3%
3 Bedrooms	66	73	+ 10.6%	64	70	+ 9.4%	77	84	+ 9.1%
4 Bedrooms or More	69	76	+ 10.1%	69	76	+ 10.1%	70	83	+ 18.6%
All Bedroom Counts	**69**	**76**	**+ 10.1%**	**66**	**73**	**+ 10.6%**	**86**	**91**	**+ 5.8%**

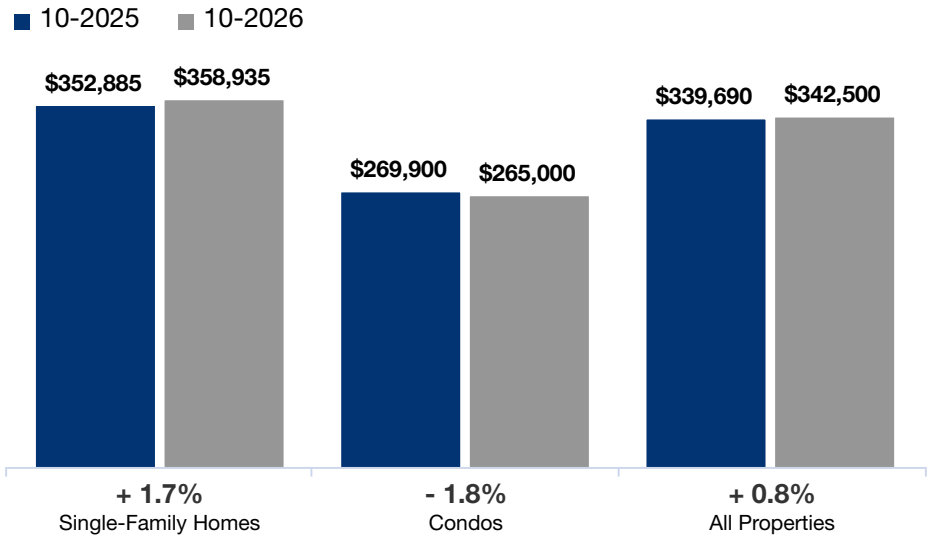
Median Sales Price

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

By Bedroom Count



By Property Type

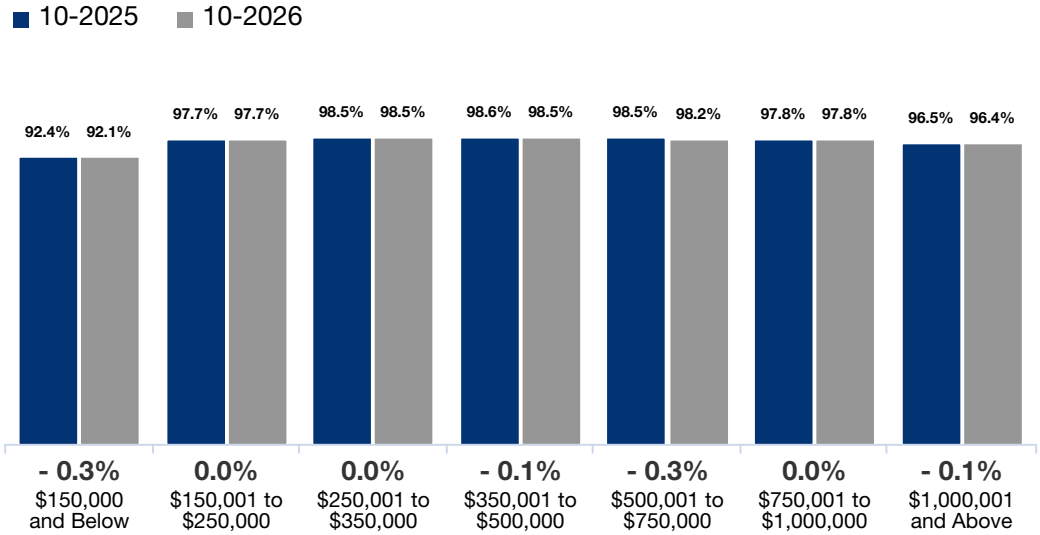


	All Properties			Single-Family Homes			Condos		
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	$235,000	$233,000	- 0.9%	$232,000	$240,000	+ 3.4%	$237,500	$231,500	- 2.5%
3 Bedrooms	$300,000	$305,000	+ 1.7%	$305,000	$310,000	+ 1.6%	$285,000	$277,250	- 2.7%
4 Bedrooms or More	$425,000	$430,000	+ 1.2%	$425,534	$430,000	+ 1.0%	$389,000	$419,990	+ 8.0%
All Bedroom Counts	**$339,690**	**$342,500**	**+ 0.8%**	**$352,885**	**$358,935**	**+ 1.7%**	**$269,900**	**$265,000**	**- 1.8%**

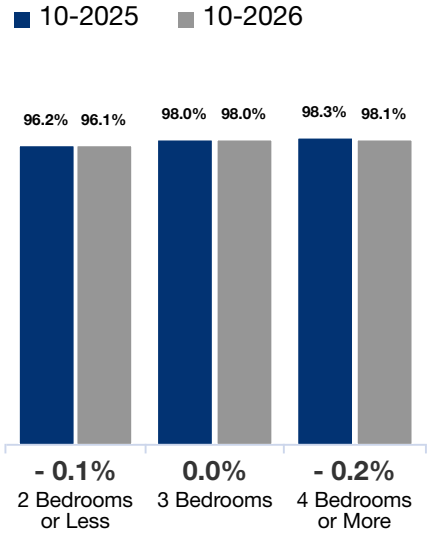
Percent of List Price Received

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.**

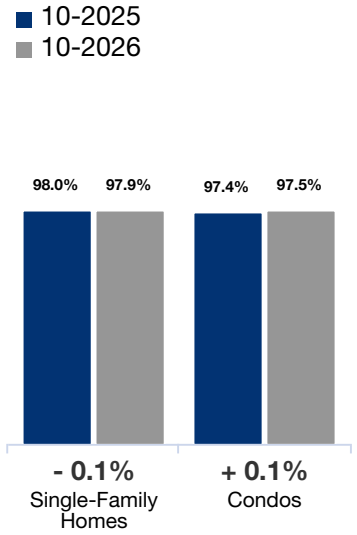
By Price Range



By Bedroom Count



By Property Type

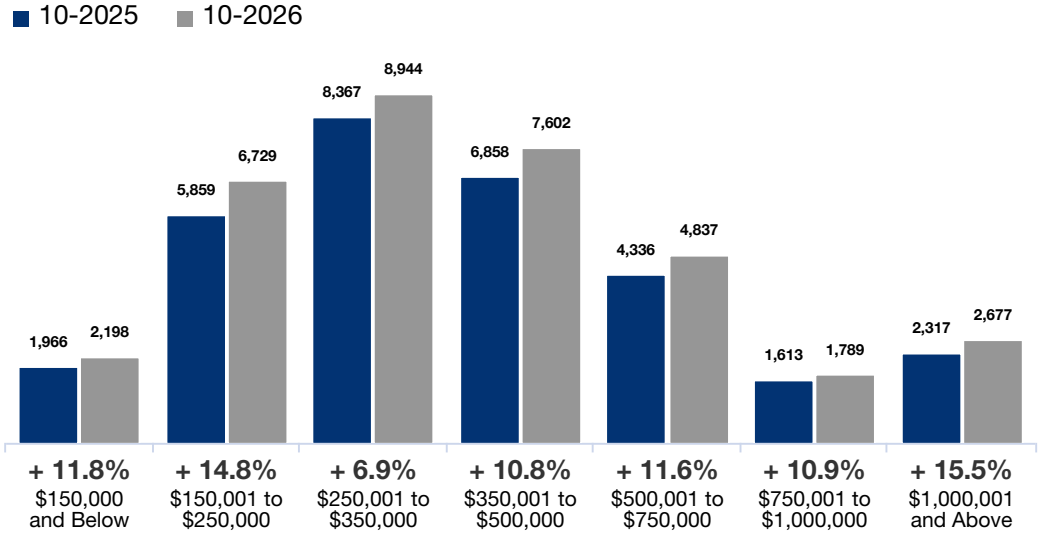


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	92.4%	92.1%	- 0.3%	92.0%	91.5%	- 0.5%	93.6%	93.4%	- 0.2%
$150,001 to $250,000	97.7%	97.7%	0.0%	97.8%	97.8%	0.0%	97.6%	97.6%	0.0%
$250,001 to $350,000	98.5%	98.5%	0.0%	98.6%	98.6%	0.0%	98.1%	98.4%	+ 0.3%
$350,001 to $500,000	98.6%	98.5%	- 0.1%	98.6%	98.5%	- 0.1%	98.1%	98.0%	- 0.1%
$500,001 to $750,000	98.5%	98.2%	- 0.3%	98.6%	98.3%	- 0.3%	97.6%	97.8%	+ 0.2%
$750,001 to $1,000,000	97.8%	97.8%	0.0%	97.8%	97.8%	0.0%	97.5%	97.6%	+ 0.1%
$1,000,001 and Above	96.5%	96.4%	- 0.1%	96.4%	96.3%	- 0.1%	96.7%	96.7%	0.0%
All Price Ranges	**97.9%**	**97.8%**	**- 0.1%**	**98.0%**	**97.9%**	**- 0.1%**	**97.4%**	**97.5%**	**+ 0.1%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	96.2%	96.1%	- 0.1%	96.2%	96.2%	0.0%	96.4%	96.1%	- 0.3%
3 Bedrooms	98.0%	98.0%	0.0%	98.0%	97.9%	- 0.1%	98.4%	98.5%	+ 0.1%
4 Bedrooms or More	98.3%	98.1%	- 0.2%	98.3%	98.1%	- 0.2%	98.1%	98.0%	- 0.1%
All Bedroom Counts	**97.9%**	**97.8%**	**- 0.1%**	**98.0%**	**97.9%**	**- 0.1%**	**97.4%**	**97.5%**	**+ 0.1%**

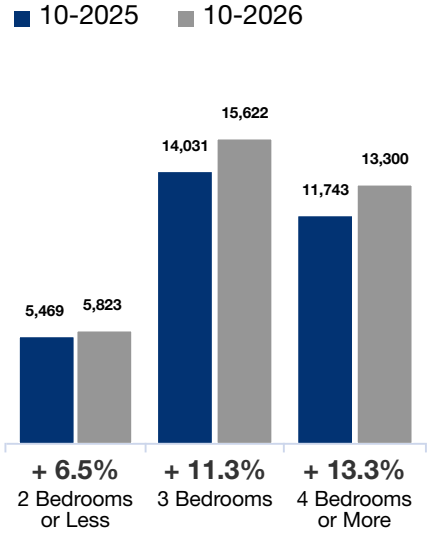
Inventory of Homes for Sale

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

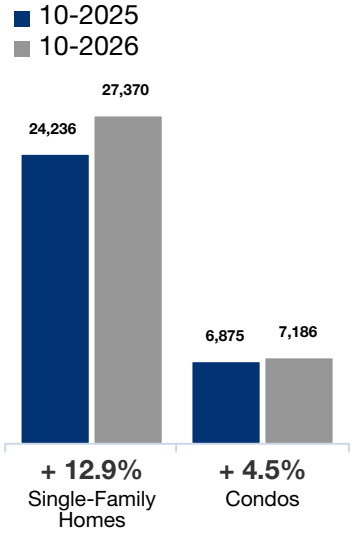
By Price Range



By Bedroom Count



By Property Type



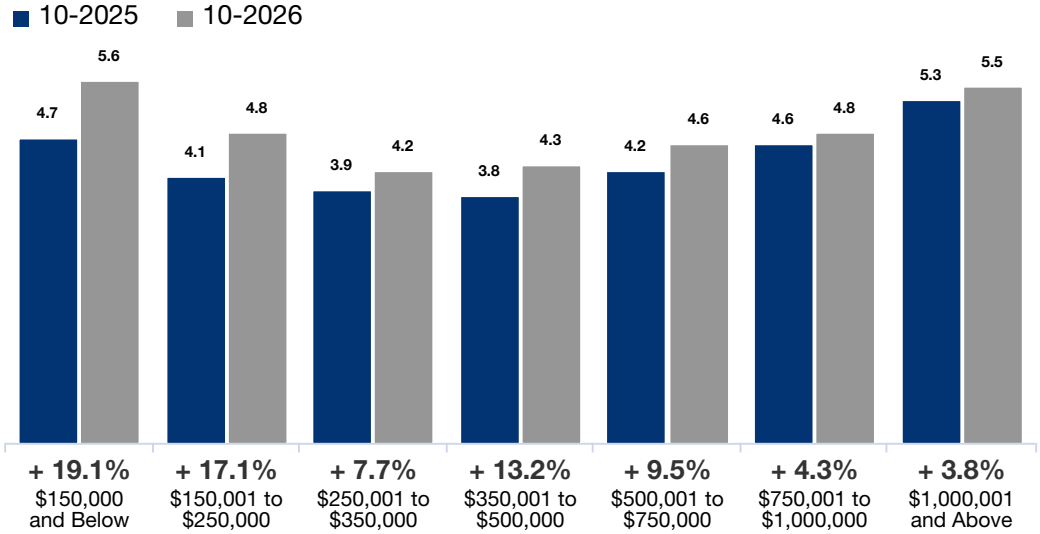
	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	1,966	2,198	+ 11.8%	1,067	1,285	+ 20.4%	790	804	+ 1.8%
$150,001 to $250,000	5,859	6,729	+ 14.8%	3,449	4,084	+ 18.4%	2,380	2,604	+ 9.4%
$250,001 to $350,000	8,367	8,944	+ 6.9%	6,555	7,219	+ 10.1%	1,790	1,699	- 5.1%
$350,001 to $500,000	6,858	7,602	+ 10.8%	5,783	6,474	+ 11.9%	1,056	1,116	+ 5.7%
$500,001 to $750,000	4,336	4,837	+ 11.6%	3,812	4,263	+ 11.8%	519	559	+ 7.7%
$750,001 to $1,000,000	1,613	1,789	+ 10.9%	1,453	1,598	+ 10.0%	154	186	+ 20.8%
$1,000,001 and Above	2,317	2,677	+ 15.5%	2,115	2,438	+ 15.3%	185	216	+ 16.8%
All Price Ranges	**31,319**	**34,788**	**+ 11.1%**	**24,236**	**27,370**	**+ 12.9%**	**6,875**	**7,186**	**+ 4.5%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	5,469	5,823	+ 6.5%	1,768	2,014	+ 13.9%	3,562	3,676	+ 3.2%
3 Bedrooms	14,031	15,622	+ 11.3%	11,108	12,524	+ 12.7%	2,882	3,038	+ 5.4%
4 Bedrooms or More	11,743	13,300	+ 13.3%	11,348	12,818	+ 13.0%	382	468	+ 22.5%
All Bedroom Counts	**31,319**	**34,788**	**+ 11.1%**	**24,236**	**27,370**	**+ 12.9%**	**6,875**	**7,186**	**+ 4.5%**

Months Supply of Inventory

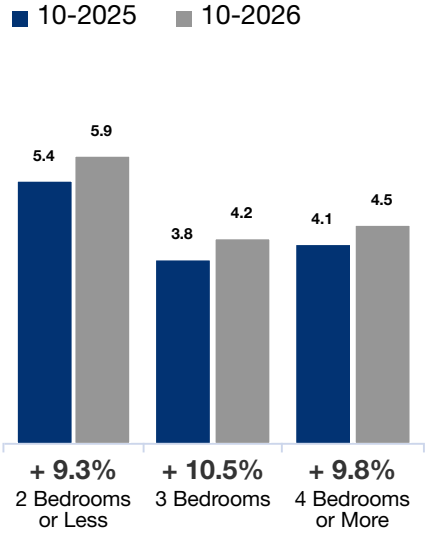
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

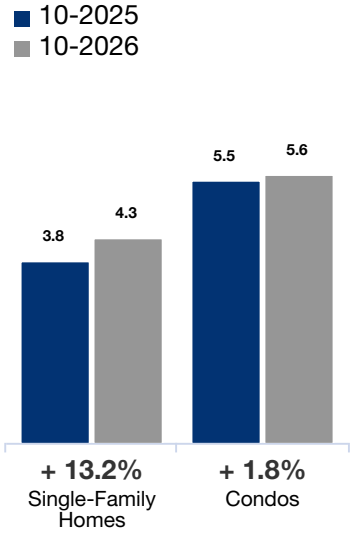
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	4.7	5.6	+ 19.1%	3.5	4.8	+ 37.1%	8.0	7.2	- 10.0%
$150,001 to $250,000	4.1	4.8	+ 17.1%	3.5	4.3	+ 22.9%	5.5	5.8	+ 5.5%
$250,001 to $350,000	3.9	4.2	+ 7.7%	3.6	4.0	+ 11.1%	5.2	5.0	- 3.8%
$350,001 to $500,000	3.8	4.3	+ 13.2%	3.6	4.1	+ 13.9%	5.1	5.3	+ 3.9%
$500,001 to $750,000	4.2	4.6	+ 9.5%	4.1	4.5	+ 9.8%	5.5	5.8	+ 5.5%
$750,001 to $1,000,000	4.6	4.8	+ 4.3%	4.6	4.8	+ 4.3%	4.3	5.3	+ 23.3%
$1,000,001 and Above	5.3	5.5	+ 3.8%	5.3	5.5	+ 3.8%	5.5	5.2	- 5.5%
All Price Ranges	**4.1**	**4.6**	**+ 12.2%**	**3.8**	**4.3**	**+ 13.2%**	**5.5**	**5.6**	**+ 1.8%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	5.4	5.9	+ 9.3%	3.9	4.6	+ 17.9%	6.6	6.9	+ 4.5%
3 Bedrooms	3.8	4.2	+ 10.5%	3.6	4.1	+ 13.9%	4.7	4.6	- 2.1%
4 Bedrooms or More	4.1	4.5	+ 9.8%	4.1	4.5	+ 9.8%	4.9	5.5	+ 12.2%
All Bedroom Counts	**4.1**	**4.6**	**+ 12.2%**	**3.8**	**4.3**	**+ 13.2%**	**5.5**	**5.6**	**+ 1.8%**