

# 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 South Carolina REALTORS® region went up 4.9 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales increased 10.9 percent.

The overall Median Sales Price went up 1.2 percent to \$340,000. The property type with the largest gain was the Single-Family Homes segment, where prices rose 1.4 percent to \$355,000. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 71 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 81 days.

Market-wide, inventory levels increased 13.1 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale were up 13.4 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 5.6 months of inventory for Condos.

## Quick Facts

**+ 10.9%**

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

**+ 6.8%**

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

**+ 7.5%**

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>



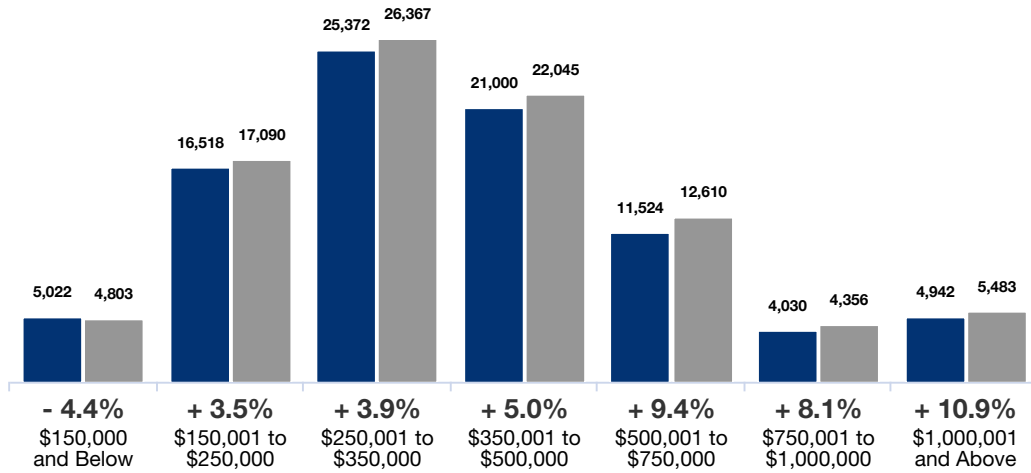
# Pending Sales



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

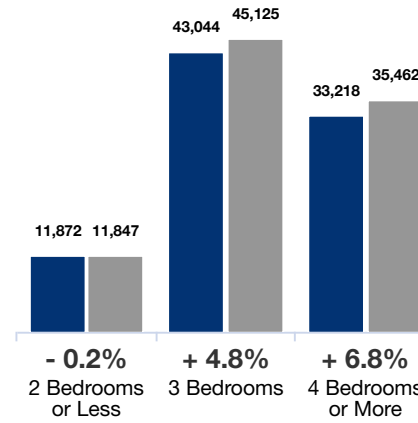
## By Price Range

■ 4-2025 ■ 4-2026



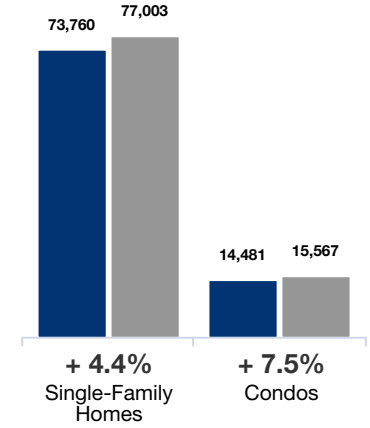
## By Bedroom Count

■ 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	5,022	4,803	- 4.4%	3,806	3,393	- 10.9%	1,104	1,315	+ 19.1%
\$150,001 to \$250,000	16,518	17,090	+ 3.5%	11,688	11,619	- 0.6%	4,820	5,451	+ 13.1%
\$250,001 to \$350,000	25,372	26,367	+ 3.9%	21,254	22,186	+ 4.4%	4,107	4,149	+ 1.0%
\$350,001 to \$500,000	21,000	22,045	+ 5.0%	18,491	19,442	+ 5.1%	2,497	2,587	+ 3.6%
\$500,001 to \$750,000	11,524	12,610	+ 9.4%	10,420	11,436	+ 9.8%	1,095	1,165	+ 6.4%
\$750,001 to \$1,000,000	4,030	4,356	+ 8.1%	3,596	3,927	+ 9.2%	431	425	- 1.4%
\$1,000,001 and Above	4,942	5,483	+ 10.9%	4,505	5,000	+ 11.0%	427	475	+ 11.2%
<b>All Price Ranges</b>	<b>88,408</b>	<b>92,754</b>	<b>+ 4.9%</b>	<b>73,760</b>	<b>77,003</b>	<b>+ 4.4%</b>	<b>14,481</b>	<b>15,567</b>	<b>+ 7.5%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	11,872	11,847	- 0.2%	5,505	5,322	- 3.3%	6,267	6,406	+ 2.2%
3 Bedrooms	43,044	45,125	+ 4.8%	35,949	37,226	+ 3.6%	7,056	7,858	+ 11.4%
4 Bedrooms or More	33,218	35,462	+ 6.8%	32,295	34,444	+ 6.7%	905	1,002	+ 10.7%
<b>All Bedroom Counts</b>	<b>88,408</b>	<b>92,754</b>	<b>+ 4.9%</b>	<b>73,760</b>	<b>77,003</b>	<b>+ 4.4%</b>	<b>14,481</b>	<b>15,567</b>	<b>+ 7.5%</b>

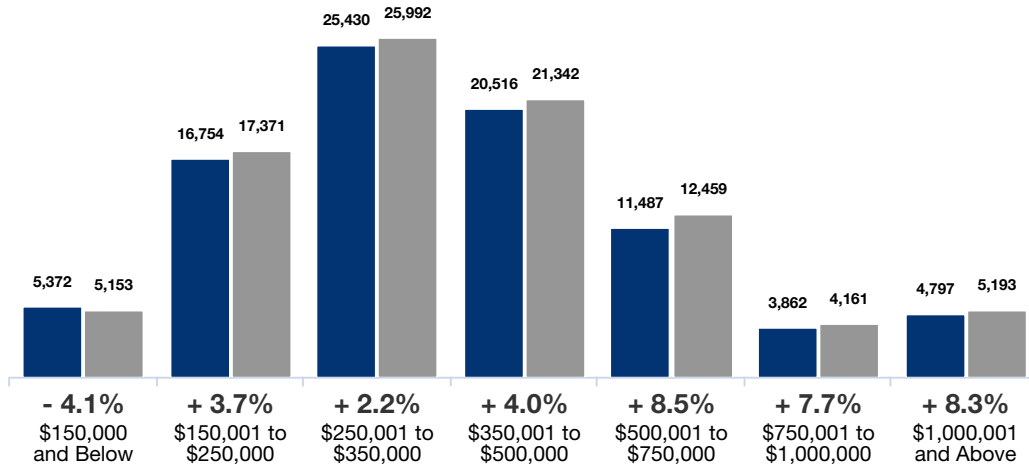
# Closed Sales



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

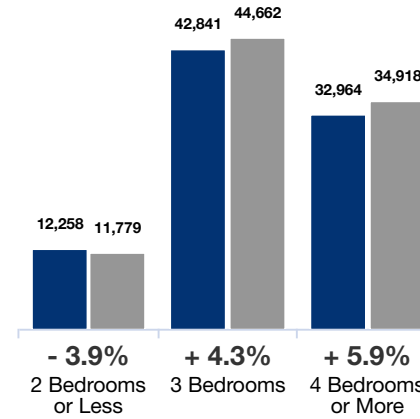
## By Price Range

■ 4-2025 ■ 4-2026



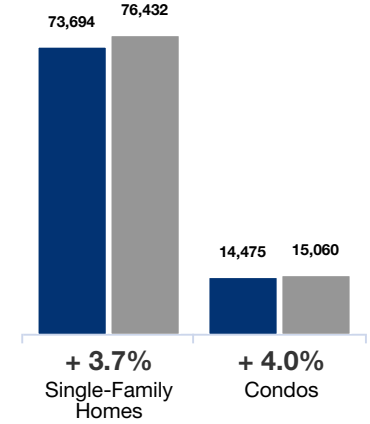
## By Bedroom Count

■ 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	5,372	5,153	- 4.1%
\$150,001 to \$250,000	16,754	17,371	+ 3.7%
\$250,001 to \$350,000	25,430	25,992	+ 2.2%
\$350,001 to \$500,000	20,516	21,342	+ 4.0%
\$500,001 to \$750,000	11,487	12,459	+ 8.5%
\$750,001 to \$1,000,000	3,862	4,161	+ 7.7%
\$1,000,001 and Above	4,797	5,193	+ 8.3%
<b>All Price Ranges</b>	<b>88,328</b>	<b>91,672</b>	<b>+ 3.8%</b>

### Single-Family Homes

	4-2025	4-2026	Change
2 Bedrooms or Less	4,019	3,645	- 9.3%
3 Bedrooms	11,974	11,938	- 0.3%
4 Bedrooms or More	21,286	21,981	+ 3.3%
Single-Family Homes	18,104	19,000	+ 4.9%
Condos	10,415	11,333	+ 8.8%
Other	3,453	3,755	+ 8.7%
Other	4,340	4,779	+ 10.1%
<b>All Single-Family Homes</b>	<b>73,694</b>	<b>76,432</b>	<b>+ 3.7%</b>

### Condos

	4-2025	4-2026	Change
2 Bedrooms or Less	1,241	1,410	+ 13.6%
3 Bedrooms	4,769	5,417	+ 13.6%
4 Bedrooms or More	4,136	3,981	- 3.7%
Condos	2,400	2,324	- 3.2%
Other	1,067	1,115	+ 4.5%
Other	406	405	- 0.2%
Other	449	408	- 9.1%
<b>All Condos</b>	<b>14,475</b>	<b>15,060</b>	<b>+ 4.0%</b>

### By Bedroom Count

	4-2025	4-2026	Change
2 Bedrooms or Less	12,258	11,779	- 3.9%
3 Bedrooms	42,841	44,662	+ 4.3%
4 Bedrooms or More	32,964	34,918	+ 5.9%
<b>All Bedroom Counts</b>	<b>88,328</b>	<b>91,672</b>	<b>+ 3.8%</b>

### Single-Family Homes

	4-2025	4-2026	Change
2 Bedrooms or Less	5,857	5,369	- 8.3%
3 Bedrooms	35,787	37,068	+ 3.6%
4 Bedrooms or More	32,044	33,980	+ 6.0%
<b>All Single-Family Homes</b>	<b>73,694</b>	<b>76,432</b>	<b>+ 3.7%</b>

### Condos

	4-2025	4-2026	Change
2 Bedrooms or Less	6,299	6,294	- 0.1%
3 Bedrooms	7,019	7,555	+ 7.6%
4 Bedrooms or More	905	921	+ 1.8%
<b>All Condos</b>	<b>14,475</b>	<b>15,060</b>	<b>+ 4.0%</b>

# Days On Market Until Sale

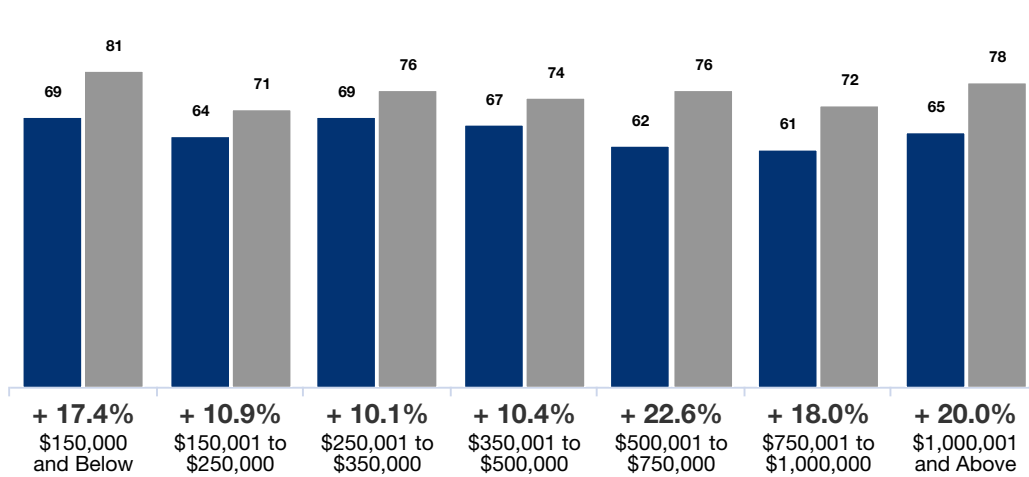


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

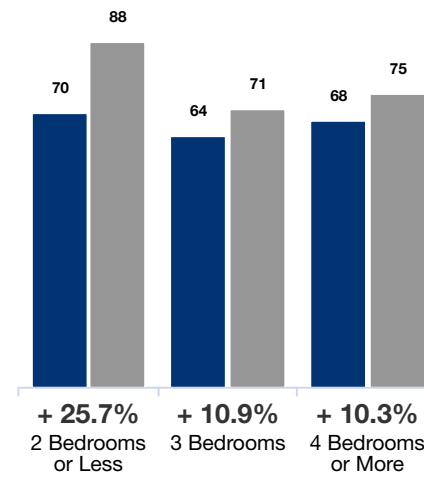
## By Price Range

■ 4-2025 ■ 4-2026



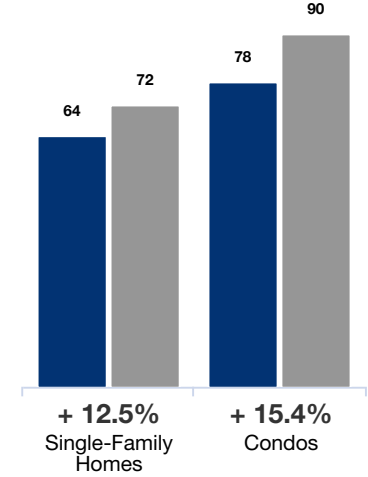
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



### All Properties

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	69	81	+17.4%
\$150,001 to \$250,000	64	71	+10.9%
\$250,001 to \$350,000	69	76	+10.1%
\$350,001 to \$500,000	67	74	+10.4%
\$500,001 to \$750,000	62	76	+22.6%
\$750,001 to \$1,000,000	61	72	+18.0%
\$1,000,001 and Above	65	78	+20.0%
<b>All Price Ranges</b>	<b>66</b>	<b>75</b>	<b>+13.6%</b>

### Single-Family Homes

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	70	88	+25.7%
3 Bedrooms	64	71	+10.9%
4 Bedrooms or More	68	75	+10.3%
<b>All Bedroom Counts</b>	<b>66</b>	<b>75</b>	<b>+13.6%</b>

### Condos

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	59	68	+15.3%
\$150,001 to \$250,000	58	62	+6.9%
\$250,001 to \$350,000	68	74	+8.8%
\$350,001 to \$500,000	67	73	+9.0%
\$500,001 to \$750,000	60	74	+23.3%
\$750,001 to \$1,000,000	60	71	+18.3%
\$1,000,001 and Above	65	78	+20.0%
<b>All Price Ranges</b>	<b>64</b>	<b>72</b>	<b>+12.5%</b>

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	70	88	+25.7%
3 Bedrooms	64	71	+10.9%
4 Bedrooms or More	68	75	+10.3%
<b>All Bedroom Counts</b>	<b>66</b>	<b>75</b>	<b>+13.6%</b>

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	96	110	+14.6%
\$150,001 to \$250,000	80	90	+12.5%
\$250,001 to \$350,000	77	89	+15.6%
\$350,001 to \$500,000	73	82	+12.3%
\$500,001 to \$750,000	78	93	+19.2%
\$750,001 to \$1,000,000	66	81	+22.7%
\$1,000,001 and Above	69	70	+1.4%
<b>All Price Ranges</b>	<b>78</b>	<b>90</b>	<b>+15.4%</b>

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	55	73	+32.7%
3 Bedrooms	61	69	+13.1%
4 Bedrooms or More	68	75	+10.3%
<b>All Bedroom Counts</b>	<b>64</b>	<b>72</b>	<b>+12.5%</b>

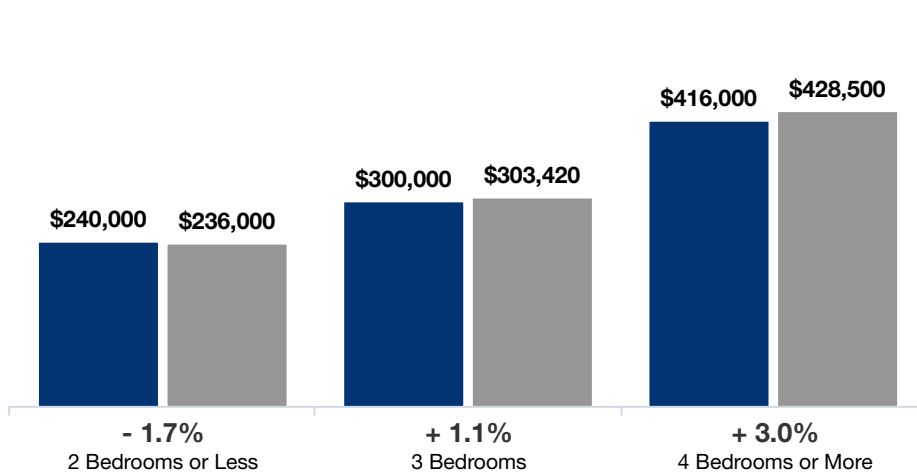
# Median Sales Price



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

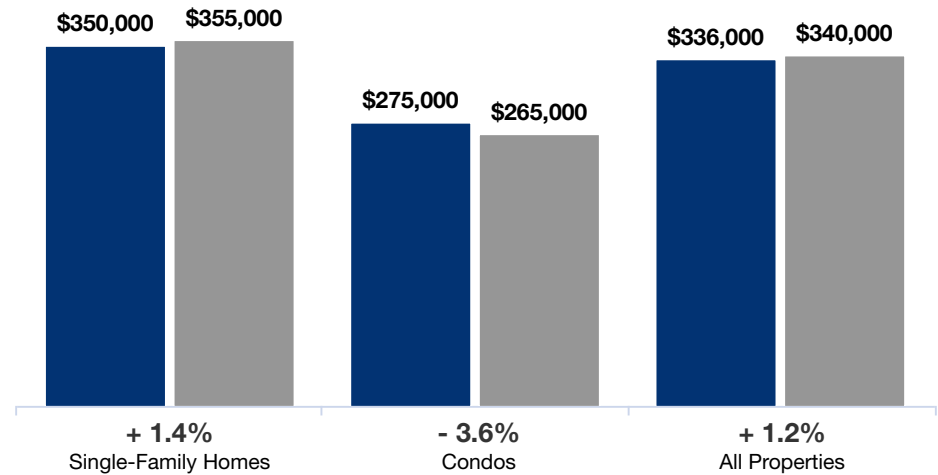
## By Bedroom Count

■ 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	\$240,000	\$236,000	- 1.7%
3 Bedrooms	\$300,000	\$303,420	+ 1.1%
4 Bedrooms or More	\$416,000	\$428,500	+ 3.0%
<b>All Bedroom Counts</b>	<b>\$336,000</b>	<b>\$340,000</b>	<b>+ 1.2%</b>

### Single-Family Homes

	4-2025	4-2026	Change
Single-Family Homes	\$236,648	\$238,000	+ 0.6%
Single-Family Homes	\$302,000	\$309,000	+ 2.3%
Single-Family Homes	\$418,000	\$429,000	+ 2.6%
<b>All Single-Family Homes</b>	<b>\$350,000</b>	<b>\$355,000</b>	<b>+ 1.4%</b>

### Condos

	4-2025	4-2026	Change
Condos	\$243,000	\$237,500	- 2.3%
Condos	\$292,825	\$280,000	- 4.4%
Condos	\$379,990	\$413,990	+ 8.9%
<b>All Condos</b>	<b>\$275,000</b>	<b>\$265,000</b>	<b>- 3.6%</b>

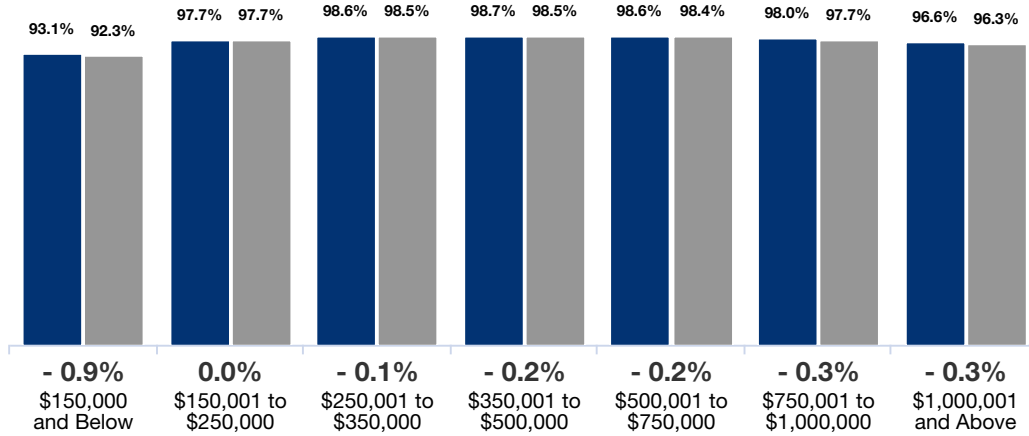
# Percent of List Price Received



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.**

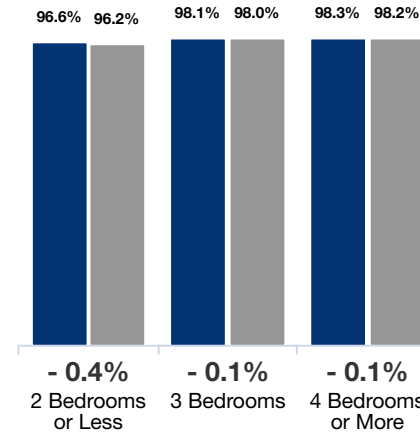
## By Price Range

■ 4-2025 ■ 4-2026



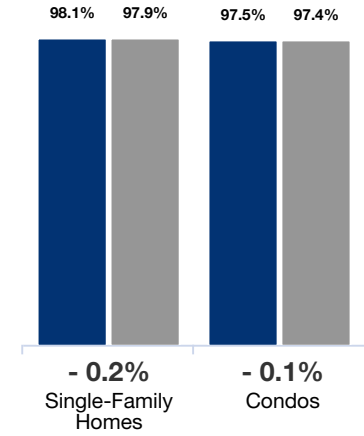
## By Bedroom Count

■ 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	93.1%	92.3%	- 0.9%	92.8%	91.8%	- 1.1%	94.0%	93.5%	- 0.5%
\$150,001 to \$250,000	97.7%	97.7%	0.0%	97.8%	97.8%	0.0%	97.5%	97.6%	+ 0.1%
\$250,001 to \$350,000	98.6%	98.5%	- 0.1%	98.6%	98.5%	- 0.1%	98.2%	98.3%	+ 0.1%
\$350,001 to \$500,000	98.7%	98.5%	- 0.2%	98.7%	98.6%	- 0.1%	98.1%	98.0%	- 0.1%
\$500,001 to \$750,000	98.6%	98.4%	- 0.2%	98.7%	98.4%	- 0.3%	97.7%	97.7%	0.0%
\$750,001 to \$1,000,000	98.0%	97.7%	- 0.3%	98.0%	97.7%	- 0.3%	97.5%	97.7%	+ 0.2%
\$1,000,001 and Above	96.6%	96.3%	- 0.3%	96.5%	96.2%	- 0.3%	97.0%	96.6%	- 0.4%
<b>All Price Ranges</b>	<b>98.0%</b>	<b>97.8%</b>	<b>- 0.2%</b>	<b>98.1%</b>	<b>97.9%</b>	<b>- 0.2%</b>	<b>97.5%</b>	<b>97.4%</b>	<b>- 0.1%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	96.6%	96.2%	- 0.4%	96.6%	96.2%	- 0.4%	96.7%	96.3%	- 0.4%
3 Bedrooms	98.1%	98.0%	- 0.1%	98.1%	97.9%	- 0.2%	98.3%	98.5%	+ 0.2%
4 Bedrooms or More	98.3%	98.2%	- 0.1%	98.3%	98.2%	- 0.1%	97.9%	98.0%	+ 0.1%
<b>All Bedroom Counts</b>	<b>98.0%</b>	<b>97.8%</b>	<b>- 0.2%</b>	<b>98.1%</b>	<b>97.9%</b>	<b>- 0.2%</b>	<b>97.5%</b>	<b>97.4%</b>	<b>- 0.1%</b>

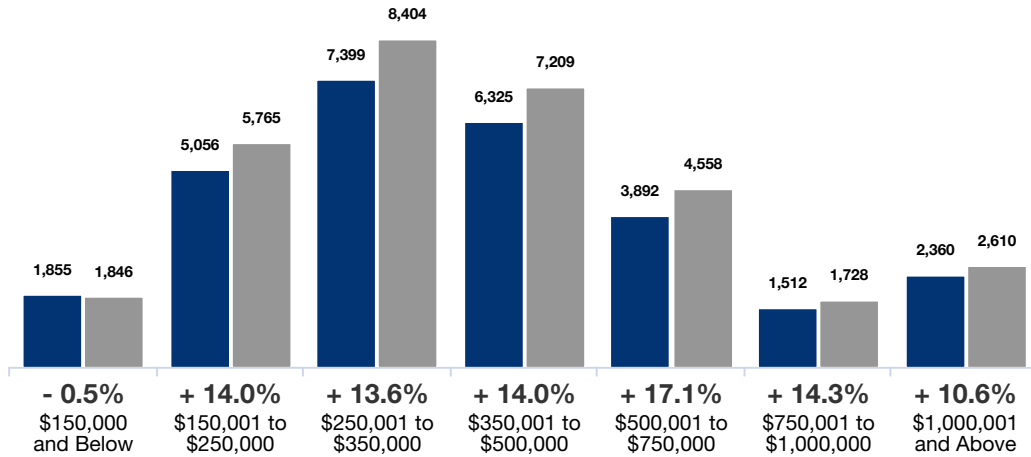
# Inventory of Homes for Sale



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

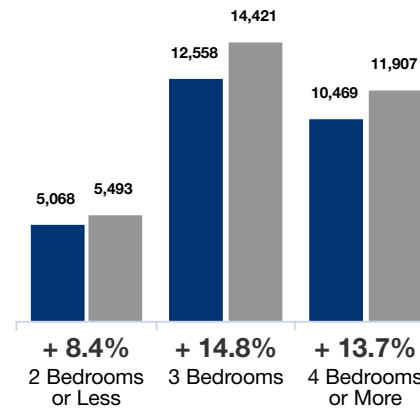
## By Price Range

■ 4-2025 ■ 4-2026



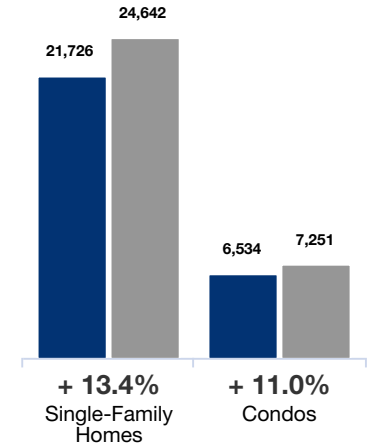
## By Bedroom Count

■ 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	1,855	1,846	- 0.5%	1,100	1,018	- 7.5%	686	705	+ 2.8%
\$150,001 to \$250,000	5,056	5,765	+ 14.0%	2,786	3,257	+ 16.9%	2,261	2,468	+ 9.2%
\$250,001 to \$350,000	7,399	8,404	+ 13.6%	5,712	6,419	+ 12.4%	1,673	1,956	+ 16.9%
\$350,001 to \$500,000	6,325	7,209	+ 14.0%	5,286	6,044	+ 14.3%	1,017	1,151	+ 13.2%
\$500,001 to \$750,000	3,892	4,558	+ 17.1%	3,359	3,962	+ 18.0%	526	586	+ 11.4%
\$750,001 to \$1,000,000	1,512	1,728	+ 14.3%	1,341	1,544	+ 15.1%	164	177	+ 7.9%
\$1,000,001 and Above	2,360	2,610	+ 10.6%	2,139	2,389	+ 11.7%	205	207	+ 1.0%
<b>All Price Ranges</b>	<b>28,404</b>	<b>32,130</b>	<b>+ 13.1%</b>	<b>21,726</b>	<b>24,642</b>	<b>+ 13.4%</b>	<b>6,534</b>	<b>7,251</b>	<b>+ 11.0%</b>
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	5,068	5,493	+ 8.4%	1,679	1,854	+ 10.4%	3,286	3,481	+ 5.9%
3 Bedrooms	12,558	14,421	+ 14.8%	9,943	11,313	+ 13.8%	2,601	3,058	+ 17.6%
4 Bedrooms or More	10,469	11,907	+ 13.7%	10,100	11,460	+ 13.5%	356	428	+ 20.2%
<b>All Bedroom Counts</b>	<b>28,404</b>	<b>32,130</b>	<b>+ 13.1%</b>	<b>21,726</b>	<b>24,642</b>	<b>+ 13.4%</b>	<b>6,534</b>	<b>7,251</b>	<b>+ 11.0%</b>

# Months Supply of Inventory

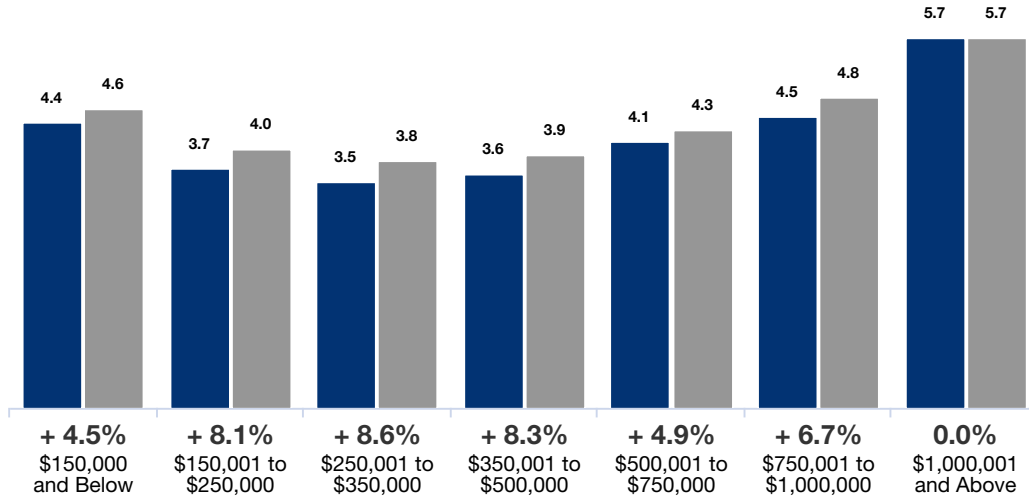


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

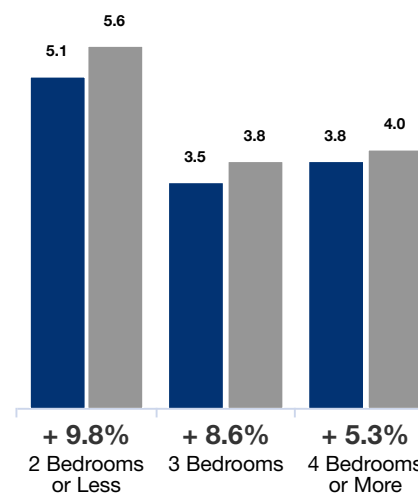
## By Price Range

■ 4-2025 ■ 4-2026



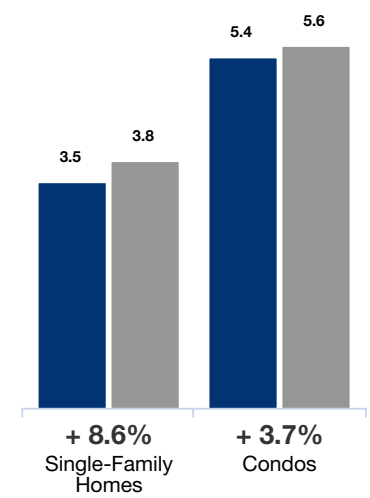
## By Bedroom Count

■ 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	4.4	4.6	+ 4.5%
\$150,001 to \$250,000	3.7	4.0	+ 8.1%
\$250,001 to \$350,000	3.5	3.8	+ 8.6%
\$350,001 to \$500,000	3.6	3.9	+ 8.3%
\$500,001 to \$750,000	4.1	4.3	+ 4.9%
\$750,001 to \$1,000,000	4.5	4.8	+ 6.7%
\$1,000,001 and Above	5.7	5.7	0.0%
<b>All Price Ranges</b>	<b>3.9</b>	<b>4.2</b>	<b>+ 7.7%</b>

### Single-Family Homes

	4-2025	4-2026	Change
2 Bedrooms or Less	5.1	5.6	+ 9.8%
3 Bedrooms	3.5	3.8	+ 8.6%
4 Bedrooms or More	3.8	4.0	+ 5.3%
<b>All Bedroom Counts</b>	<b>3.9</b>	<b>4.2</b>	<b>+ 7.7%</b>

### Condos

	4-2025	4-2026	Change
Single-Family Homes	3.5	3.8	+ 8.6%
Condos	5.4	5.6	+ 3.7%

### By Bedroom Count

	4-2025	4-2026	Change
2 Bedrooms or Less	5.1	5.6	+ 9.8%
3 Bedrooms	3.5	3.8	+ 8.6%
4 Bedrooms or More	3.8	4.0	+ 5.3%
<b>All Bedroom Counts</b>	<b>3.9</b>	<b>4.2</b>	<b>+ 7.7%</b>

### Single-Family Homes

	4-2025	4-2026	Change
2 Bedrooms or Less	5.1	5.6	+ 9.8%
3 Bedrooms	3.5	3.8	+ 8.6%
4 Bedrooms or More	3.8	4.0	+ 5.3%
<b>All Bedroom Counts</b>	<b>3.9</b>	<b>4.2</b>	<b>+ 7.7%</b>

### Condos

	4-2025	4-2026	Change
Single-Family Homes	3.5	3.8	+ 8.6%
Condos	5.4	5.6	+ 3.7%