

# 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 South Carolina REALTORS® region improved 4.3 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 10.3 percent.

The overall Median Sales Price rose 0.9 percent to \$339,900. The property type with the largest gain was the Single-Family Homes segment, where prices increased 1.1 percent to \$353,990. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 70 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 79 days.

Market-wide, inventory levels rose 14.1 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale improved 14.5 percent. That amounts to 3.5 months of inventory for Single-Family Homes and 5.3 months of inventory for Condos.

## Quick Facts

**+ 10.3%**

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

**+ 5.9%**

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

**+ 5.0%**

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>



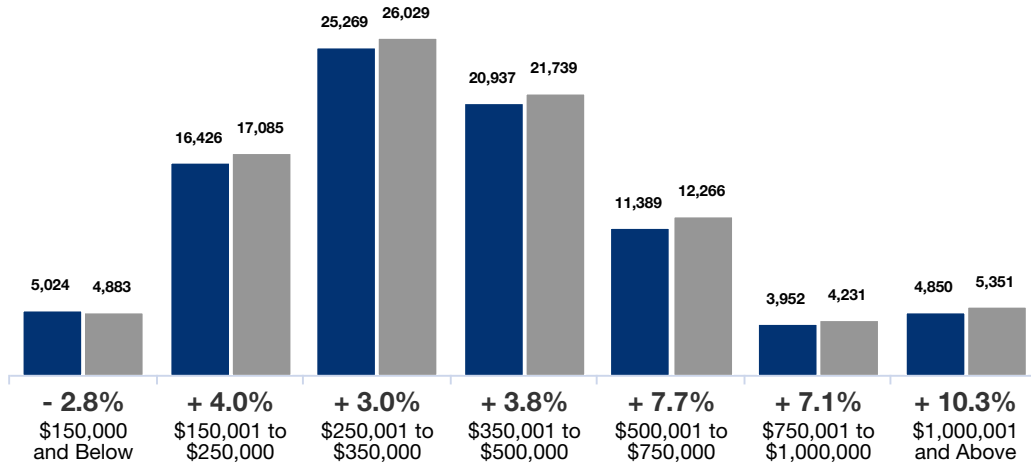
# Pending Sales



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

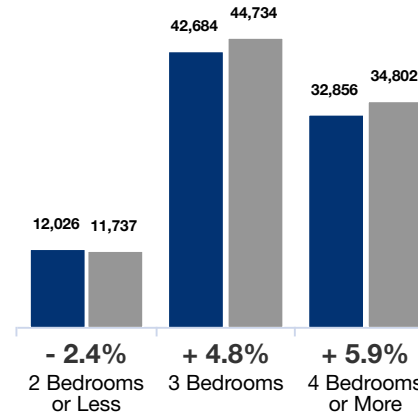
## By Price Range

■ 2-2025 ■ 2-2026



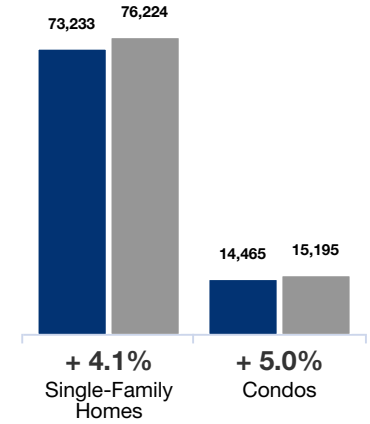
## By Bedroom Count

■ 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	5,024	4,883	- 2.8%
\$150,001 to \$250,000	16,426	17,085	+ 4.0%
\$250,001 to \$350,000	25,269	26,029	+ 3.0%
\$350,001 to \$500,000	20,937	21,739	+ 3.8%
\$500,001 to \$750,000	11,389	12,266	+ 7.7%
\$750,001 to \$1,000,000	3,952	4,231	+ 7.1%
\$1,000,001 and Above	4,850	5,351	+ 10.3%
<b>All Price Ranges</b>	<b>87,847</b>	<b>91,584</b>	<b>+ 4.3%</b>

### Single-Family Homes

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	3,821	3,529	- 7.6%
\$150,001 to \$250,000	11,729	11,729	0.0%
\$250,001 to \$350,000	21,062	21,907	+ 4.0%
\$350,001 to \$500,000	18,411	19,229	+ 4.4%
\$500,001 to \$750,000	10,274	11,118	+ 8.2%
\$750,001 to \$1,000,000	3,527	3,808	+ 8.0%
\$1,000,001 and Above	4,409	4,904	+ 11.2%
<b>All Price Ranges</b>	<b>73,233</b>	<b>76,224</b>	<b>+ 4.1%</b>

### Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	1,102	1,261	+ 14.4%
\$150,001 to \$250,000	4,686	5,342	+ 14.0%
\$250,001 to \$350,000	4,197	4,107	- 2.1%
\$350,001 to \$500,000	2,518	2,491	- 1.1%
\$500,001 to \$750,000	1,109	1,136	+ 2.4%
\$750,001 to \$1,000,000	422	420	- 0.5%
\$1,000,001 and Above	431	438	+ 1.6%
<b>All Price Ranges</b>	<b>14,465</b>	<b>15,195</b>	<b>+ 5.0%</b>

### By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	12,026	11,737	- 2.4%
3 Bedrooms	42,684	44,734	+ 4.8%
4 Bedrooms or More	32,856	34,802	+ 5.9%
<b>All Bedroom Counts</b>	<b>87,847</b>	<b>91,584</b>	<b>+ 4.3%</b>

### Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	5,628	5,294	- 5.9%
3 Bedrooms	35,676	37,060	+ 3.9%
4 Bedrooms or More	31,921	33,857	+ 6.1%
<b>All Bedroom Counts</b>	<b>73,233</b>	<b>76,224</b>	<b>+ 4.1%</b>

### Condos

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	6,305	6,342	+ 0.6%
3 Bedrooms	6,974	7,636	+ 9.5%
4 Bedrooms or More	921	928	+ 0.8%
<b>All Bedroom Counts</b>	<b>14,465</b>	<b>15,195</b>	<b>+ 5.0%</b>

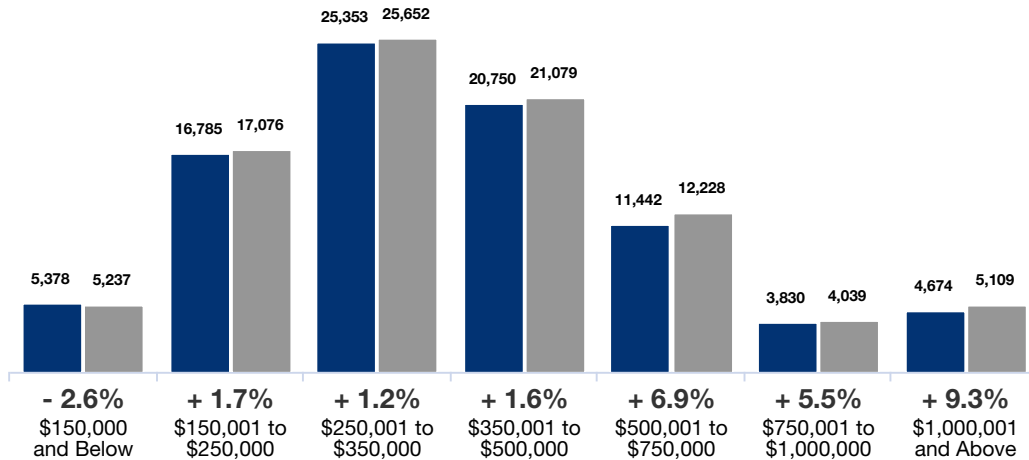
# Closed Sales



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

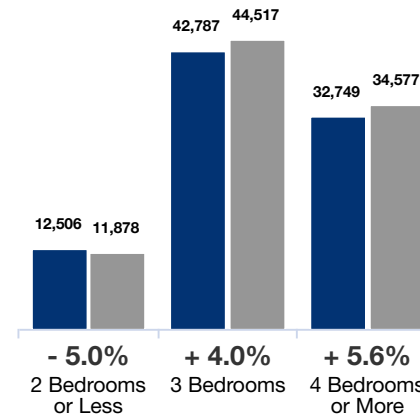
## By Price Range

■ 2-2025 ■ 2-2026



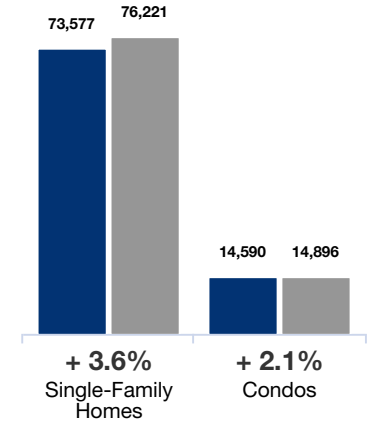
## By Bedroom Count

■ 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	5,378	5,237	- 2.6%
\$150,001 to \$250,000	16,785	17,076	+ 1.7%
\$250,001 to \$350,000	25,353	25,652	+ 1.2%
\$350,001 to \$500,000	20,750	21,079	+ 1.6%
\$500,001 to \$750,000	11,442	12,228	+ 6.9%
\$750,001 to \$1,000,000	3,830	4,039	+ 5.5%
\$1,000,001 and Above	4,674	5,109	+ 9.3%
<b>All Price Ranges</b>	<b>88,324</b>	<b>91,281</b>	<b>+ 3.3%</b>

### Single-Family Homes

	2-2025	2-2026	Change
2 Bedrooms or Less	4,073	3,747	- 8.0%
3 Bedrooms	12,007	11,822	- 1.5%
4 Bedrooms or More	21,134	21,654	+ 2.5%
Single-Family Homes	18,317	18,711	+ 2.2%
Condos	2,421	2,346	- 3.1%
Single-Family Homes	10,327	11,108	+ 7.6%
Condos	1,107	1,110	+ 0.3%
Single-Family Homes	3,413	3,665	+ 7.4%
Condos	414	373	- 9.9%
Single-Family Homes	4,202	4,723	+ 12.4%
Condos	466	377	- 19.1%
<b>All Single-Family Homes</b>	<b>73,577</b>	<b>76,221</b>	<b>+ 3.6%</b>

### Condos

	2-2025	2-2026	Change
Single-Family Homes	1,197	1,396	+ 16.6%
Condos	4,767	5,240	+ 9.9%
Single-Family Homes	4,210	3,984	- 5.4%
Condos	2,421	2,346	- 3.1%
Single-Family Homes	1,107	1,110	+ 0.3%
Condos	1,107	1,110	+ 0.3%
Single-Family Homes	414	373	- 9.9%
Condos	414	373	- 9.9%
Single-Family Homes	466	377	- 19.1%
Condos	466	377	- 19.1%
<b>All Condos</b>	<b>14,590</b>	<b>14,896</b>	<b>+ 2.1%</b>

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	12,506	11,878	- 5.0%
3 Bedrooms	42,787	44,517	+ 4.0%
4 Bedrooms or More	32,749	34,577	+ 5.6%
<b>All Bedroom Counts</b>	<b>88,324</b>	<b>91,281</b>	<b>+ 3.3%</b>

	2-2025	2-2026	Change
2 Bedrooms or Less	5,971	5,457	- 8.6%
3 Bedrooms	35,766	37,078	+ 3.7%
4 Bedrooms or More	31,835	33,672	+ 5.8%
<b>All Single-Family Homes</b>	<b>73,577</b>	<b>76,221</b>	<b>+ 3.6%</b>

# Days On Market Until Sale

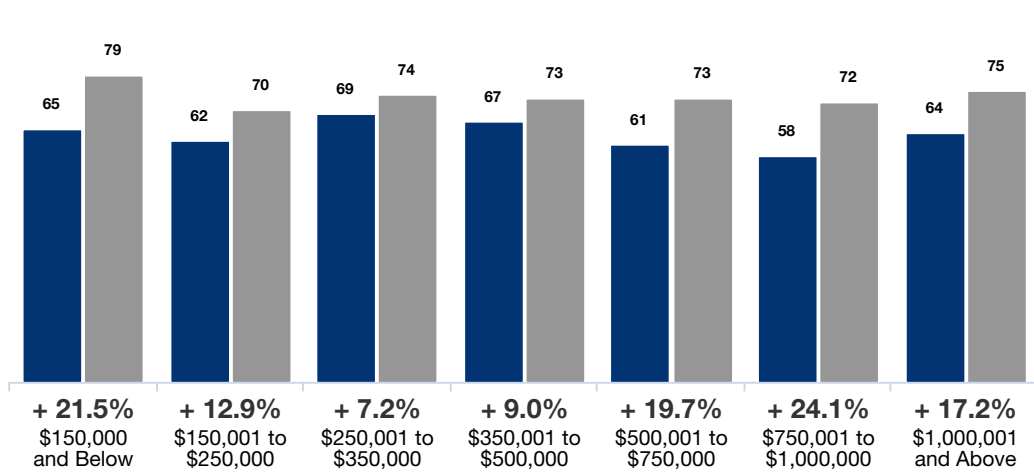


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

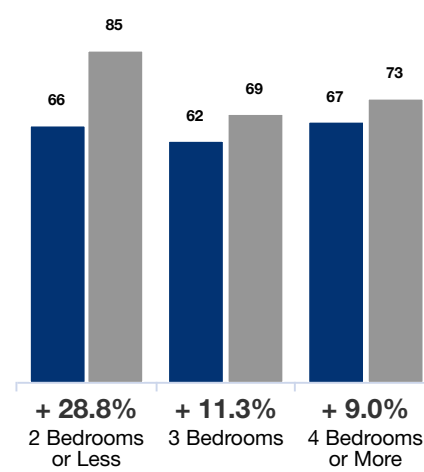
## By Price Range

■ 2-2025 ■ 2-2026



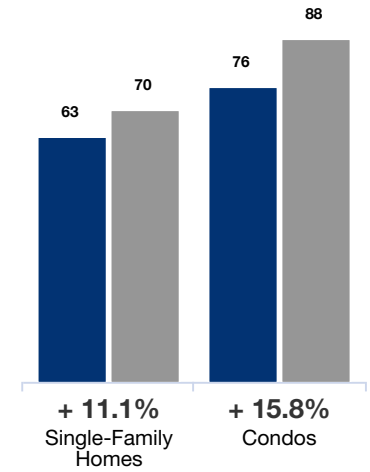
## By Bedroom Count

■ 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	65	79	+ 21.5%
\$150,001 to \$250,000	62	70	+ 12.9%
\$250,001 to \$350,000	69	74	+ 7.2%
\$350,001 to \$500,000	67	73	+ 9.0%
\$500,001 to \$750,000	61	73	+ 19.7%
\$750,001 to \$1,000,000	58	72	+ 24.1%
\$1,000,001 and Above	64	75	+ 17.2%
<b>All Price Ranges</b>	<b>65</b>	<b>73</b>	<b>+ 12.3%</b>

### Single-Family Homes

	2-2025	2-2026	Change
	58	66	+ 13.8%
	55	62	+ 12.7%
	67	72	+ 7.5%
	66	72	+ 9.1%
	60	71	+ 18.3%
	57	72	+ 26.3%
	63	76	+ 20.6%
<b>All Single-Family Homes</b>	<b>63</b>	<b>70</b>	<b>+ 11.1%</b>

### Condos

	2-2025	2-2026	Change
	87	109	+ 25.3%
	78	89	+ 14.1%
	75	89	+ 18.7%
	71	80	+ 12.7%
	74	89	+ 20.3%
	66	77	+ 16.7%
	66	68	+ 3.0%
<b>All Condos</b>	<b>76</b>	<b>88</b>	<b>+ 15.8%</b>

### By Bedroom Count

	2-2025	2-2026	Change
2 Bedrooms or Less	66	85	+ 28.8%
3 Bedrooms	62	69	+ 11.3%
4 Bedrooms or More	67	73	+ 9.0%
<b>All Bedroom Counts</b>	<b>65</b>	<b>73</b>	<b>+ 12.3%</b>

### Single-Family Homes

	2-2025	2-2026	Change
	53	69	+ 30.2%
	60	67	+ 11.7%
	67	73	+ 9.0%
<b>All Single-Family Homes</b>	<b>63</b>	<b>70</b>	<b>+ 11.1%</b>

### Condos

	2-2025	2-2026	Change
	78	99	+ 26.9%
	73	79	+ 8.2%
	69	72	+ 4.3%
<b>All Condos</b>	<b>76</b>	<b>88</b>	<b>+ 15.8%</b>

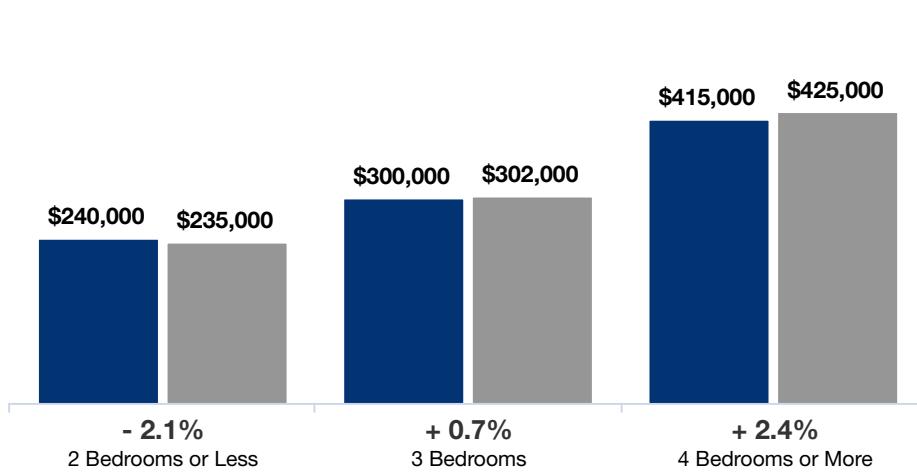
# Median Sales Price



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

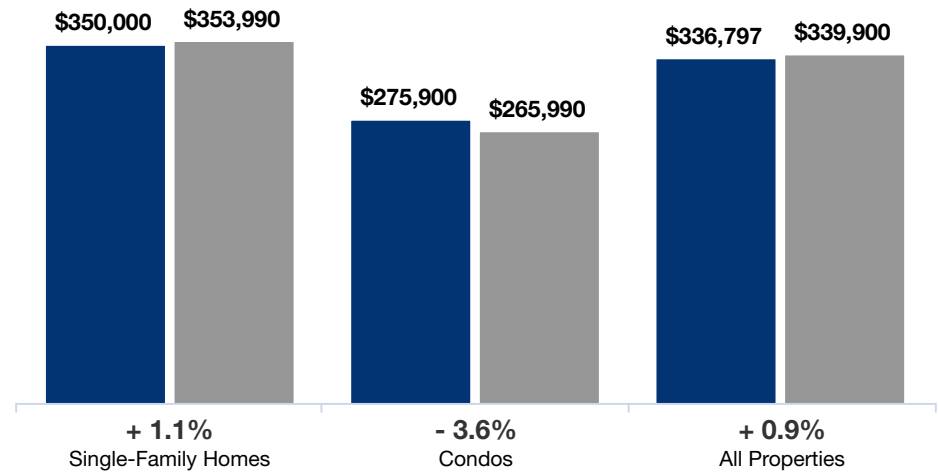
## By Bedroom Count

■ 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	\$240,000	\$235,000	- 2.1%
3 Bedrooms	\$300,000	\$302,000	+ 0.7%
4 Bedrooms or More	\$415,000	\$425,000	+ 2.4%
<b>All Bedroom Counts</b>	<b>\$336,797</b>	<b>\$339,900</b>	<b>+ 0.9%</b>

### Single-Family Homes

	2-2025	2-2026	Change
Single-Family Homes	\$239,900	\$234,900	- 2.1%
	\$301,990	\$306,486	+ 1.5%
	\$415,502	\$427,000	+ 2.8%
<b>All Single-Family Homes</b>	<b>\$350,000</b>	<b>\$353,990</b>	<b>+ 1.1%</b>

### Condos

	2-2025	2-2026	Change
Condos	\$244,900	\$239,900	- 2.0%
	\$295,000	\$283,735	- 3.8%
	\$384,995	\$395,000	+ 2.6%
<b>All Condos</b>	<b>\$275,900</b>	<b>\$265,990</b>	<b>- 3.6%</b>

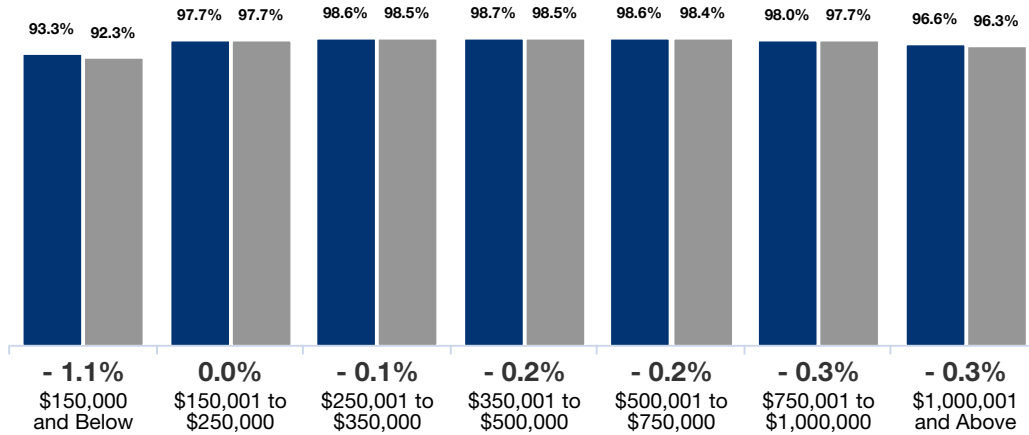
# Percent of List Price Received



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.**

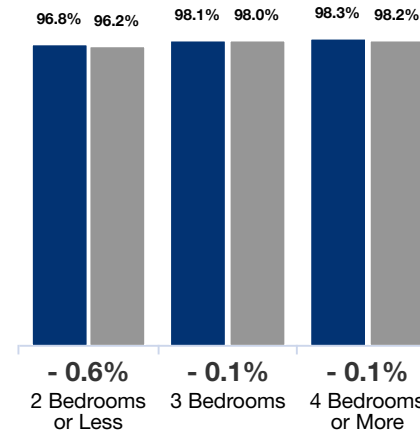
## By Price Range

■ 2-2025 ■ 2-2026



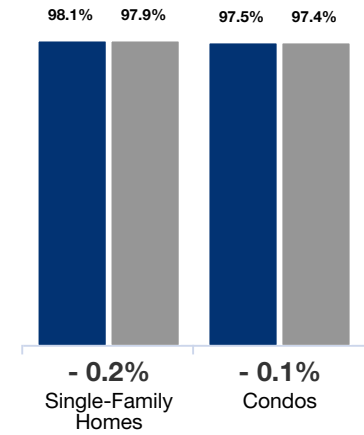
## By Bedroom Count

■ 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	93.3%	92.3%	- 1.1%	93.1%	91.9%	- 1.3%	94.4%	93.5%	- 1.0%
\$150,001 to \$250,000	97.7%	97.7%	0.0%	97.8%	97.8%	0.0%	97.5%	97.5%	0.0%
\$250,001 to \$350,000	98.6%	98.5%	- 0.1%	98.6%	98.6%	0.0%	98.2%	98.2%	0.0%
\$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%	98.5%	- 0.2%	97.7%	97.7%	0.0%
\$750,001 to \$1,000,000	98.0%	97.7%	- 0.3%	98.1%	97.7%	- 0.4%	97.7%	97.6%	- 0.1%
\$1,000,001 and Above	96.6%	96.3%	- 0.3%	96.5%	96.3%	- 0.2%	97.2%	96.4%	- 0.8%
<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	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
2 Bedrooms or Less	96.8%	96.2%	- 0.6%	96.8%	96.2%	- 0.6%	96.8%	96.3%	- 0.5%
3 Bedrooms	98.1%	98.0%	- 0.1%	98.1%	97.9%	- 0.2%	98.3%	98.4%	+ 0.1%
4 Bedrooms or More	98.3%	98.2%	- 0.1%	98.3%	98.2%	- 0.1%	97.8%	98.1%	+ 0.3%
<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>

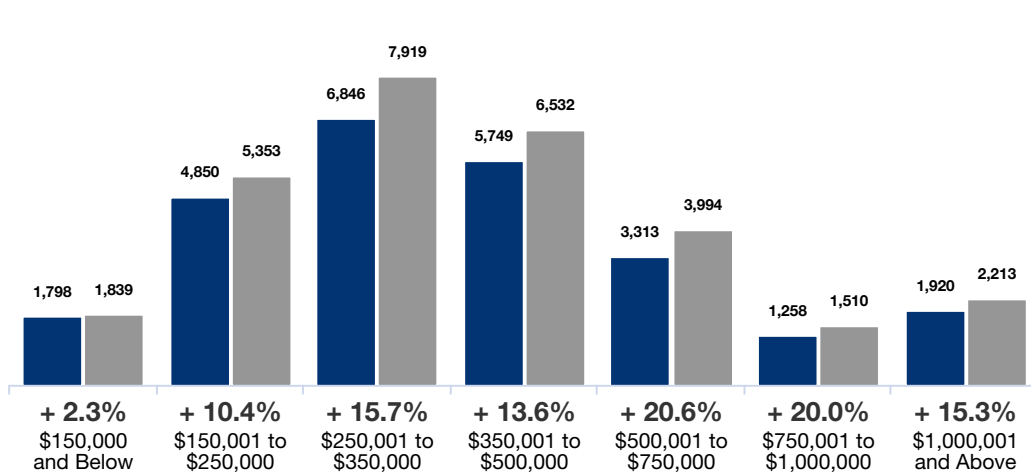
# Inventory of Homes for Sale



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

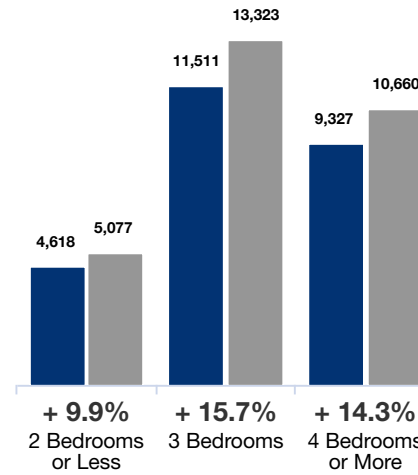
## By Price Range

■ 2-2025 ■ 2-2026



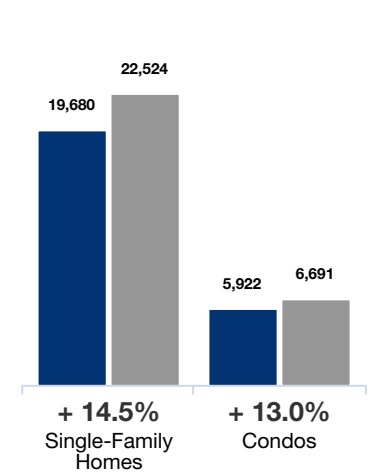
## By Bedroom Count

■ 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	1,798	1,839	+ 2.3%	1,113	1,022	- 8.2%	619	729	+ 17.8%
\$150,001 to \$250,000	4,850	5,353	+ 10.4%	2,797	3,061	+ 9.4%	2,049	2,285	+ 11.5%
\$250,001 to \$350,000	6,846	7,919	+ 15.7%	5,345	6,128	+ 14.6%	1,491	1,775	+ 19.0%
\$350,001 to \$500,000	5,749	6,532	+ 13.6%	4,780	5,492	+ 14.9%	945	1,031	+ 9.1%
\$500,001 to \$750,000	3,313	3,994	+ 20.6%	2,828	3,464	+ 22.5%	476	522	+ 9.7%
\$750,001 to \$1,000,000	1,258	1,510	+ 20.0%	1,106	1,335	+ 20.7%	143	164	+ 14.7%
\$1,000,001 and Above	1,920	2,213	+ 15.3%	1,708	2,012	+ 17.8%	197	182	- 7.6%
<b>All Price Ranges</b>	<b>25,739</b>	<b>29,373</b>	<b>+ 14.1%</b>	<b>19,680</b>	<b>22,524</b>	<b>+ 14.5%</b>	<b>5,922</b>	<b>6,691</b>	<b>+ 13.0%</b>
By Bedroom Count	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
2 Bedrooms or Less	4,618	5,077	+ 9.9%	1,514	1,777	+ 17.4%	3,011	3,196	+ 6.1%
3 Bedrooms	11,511	13,323	+ 15.7%	9,157	10,459	+ 14.2%	2,340	2,840	+ 21.4%
4 Bedrooms or More	9,327	10,660	+ 14.3%	9,004	10,278	+ 14.1%	306	368	+ 20.3%
<b>All Bedroom Counts</b>	<b>25,739</b>	<b>29,373</b>	<b>+ 14.1%</b>	<b>19,680</b>	<b>22,524</b>	<b>+ 14.5%</b>	<b>5,922</b>	<b>6,691</b>	<b>+ 13.0%</b>

# Months Supply of Inventory

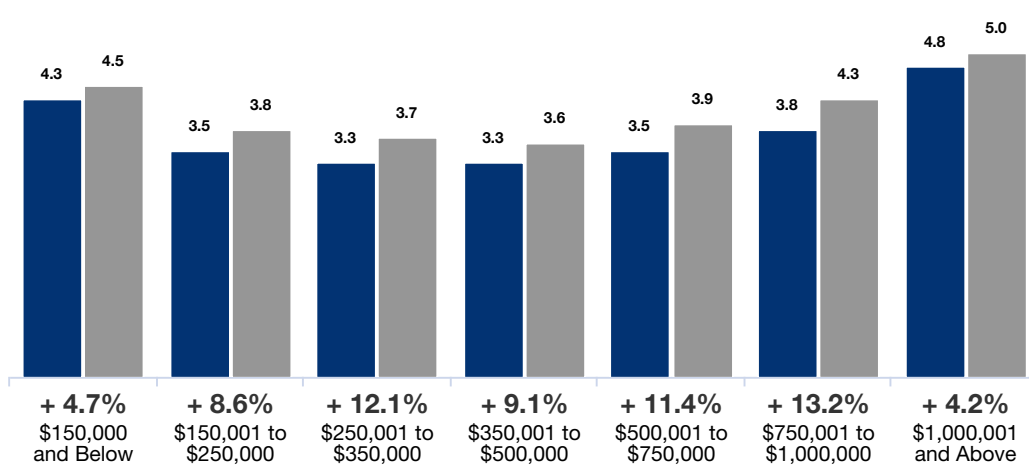


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

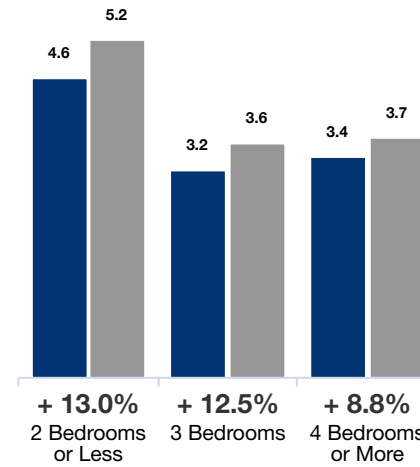
## By Price Range

■ 2-2025 ■ 2-2026



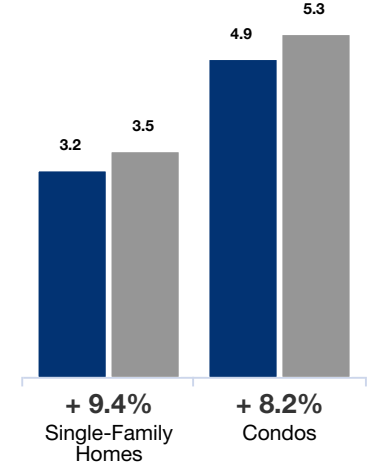
## By Bedroom Count

■ 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	4.3	4.5	+ 4.7%
\$150,001 to \$250,000	3.5	3.8	+ 8.6%
\$250,001 to \$350,000	3.3	3.7	+ 12.1%
\$350,001 to \$500,000	3.3	3.6	+ 9.1%
\$500,001 to \$750,000	3.5	3.9	+ 11.4%
\$750,001 to \$1,000,000	3.8	4.3	+ 13.2%
\$1,000,001 and Above	4.8	5.0	+ 4.2%
<b>All Price Ranges</b>	<b>3.5</b>	<b>3.8</b>	<b>+ 8.6%</b>

### Single-Family Homes

	2-2025	2-2026	Change
	3.5	3.5	0.0%
	2.9	3.1	+ 6.9%
	3.0	3.4	+ 13.3%
	3.1	3.4	+ 9.7%
	3.3	3.7	+ 12.1%
	3.8	4.2	+ 10.5%
	4.6	4.9	+ 6.5%
	3.2	3.5	+ 9.4%

### Condos

	2-2025	2-2026	Change
	6.7	6.9	+ 3.0%
	5.2	5.1	- 1.9%
	4.3	5.2	+ 20.9%
	4.5	5.0	+ 11.1%
	5.2	5.5	+ 5.8%
	4.1	4.7	+ 14.6%
	5.5	5.0	- 9.1%
	4.9	5.3	+ 8.2%

### By Bedroom Count

	2-2025	2-2026	Change
2 Bedrooms or Less	4.6	5.2	+ 13.0%
3 Bedrooms	3.2	3.6	+ 12.5%
4 Bedrooms or More	3.4	3.7	+ 8.8%
<b>All Bedroom Counts</b>	<b>3.5</b>	<b>3.8</b>	<b>+ 8.6%</b>

### Single-Family Homes

	2-2025	2-2026	Change
	3.2	4.0	+ 25.0%
	3.1	3.4	+ 9.7%
	3.4	3.6	+ 5.9%
	3.2	3.5	+ 9.4%

### Condos

	2-2025	2-2026	Change
	5.7	6.0	+ 5.3%
	4.0	4.5	+ 12.5%
	4.0	4.8	+ 20.0%
	4.9	5.3	+ 8.2%