

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2026

U.S. pending home sales fell 9.3% from the previous month, according to the National Association of REALTORS®. The drop in contract signings was broad-based, with all four regions reporting declines. On a year-over-year basis, pending home sales were down 3.0%, with the South recording a modest gain while the Northeast, West, and Midwest posted declines. For the 12-month period spanning February 2025 through January 2026, Pending Sales in the South Carolina REALTORS® region improved 4.4 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 10.9 percent.

The overall Median Sales Price increased 1.1 percent to \$339,900. The property type with the largest gain was the Single-Family Homes segment, where prices improved 1.1 percent to \$354,000. 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 78 days.

Market-wide, inventory levels was up 14.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 15.9 percent. That amounts to 3.4 months of inventory for Single-Family Homes and 5.1 months of inventory for Condos.

Quick Facts

+ 10.9%

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

+ 6.3%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 4.6%

Property Type With
Strongest Sales:
Single-Family Homes

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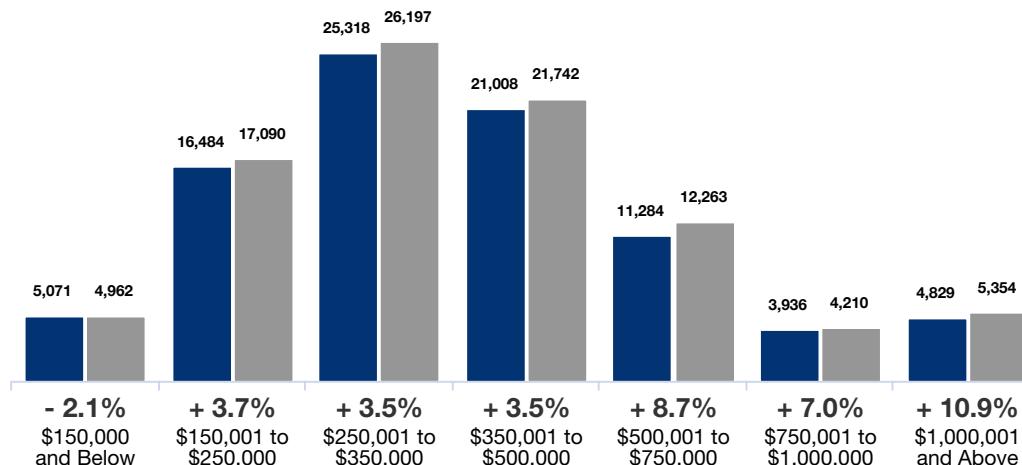
Pending Sales



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

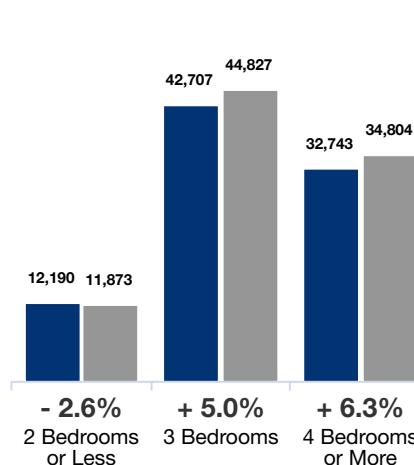
By Price Range

■ 1-2025 ■ 1-2026



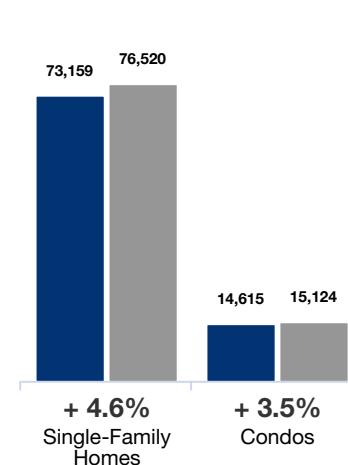
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	5,071	4,962	- 2.1%
\$150,001 to \$250,000	16,484	17,090	+ 3.7%
\$250,001 to \$350,000	25,318	26,197	+ 3.5%
\$350,001 to \$500,000	21,008	21,742	+ 3.5%
\$500,001 to \$750,000	11,284	12,263	+ 8.7%
\$750,001 to \$1,000,000	3,936	4,210	+ 7.0%
\$1,000,001 and Above	4,829	5,354	+ 10.9%
All Price Ranges	87,930	91,818	+ 4.4%

Single-Family Homes

By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	12,190	11,873	- 2.6%	3,881	3,607	- 7.1%
3 Bedrooms	42,707	44,827	+ 5.0%	11,816	11,784	- 0.3%
4 Bedrooms or More	32,743	34,804	+ 6.3%	21,017	22,081	+ 5.1%
All Bedroom Counts	73,159	76,520	+ 4.6%	3,881	3,607	- 7.1%

Condos

By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	12,190	11,873	- 2.6%	5,655	5,410	- 4.3%
3 Bedrooms	42,707	44,827	+ 5.0%	35,693	37,216	+ 4.3%
4 Bedrooms or More	32,743	34,804	+ 6.3%	31,804	33,879	+ 6.5%
All Bedroom Counts	73,159	76,520	+ 4.6%	14,615	15,124	+ 3.5%

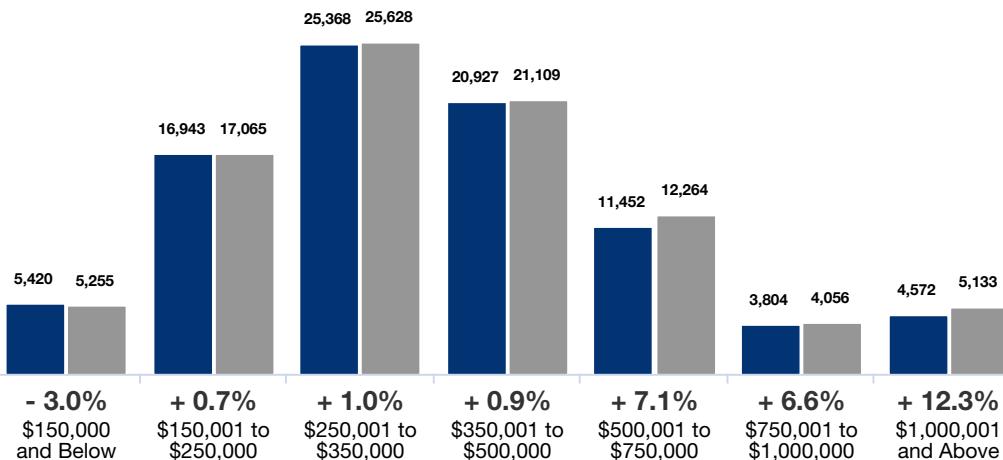
Closed Sales

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



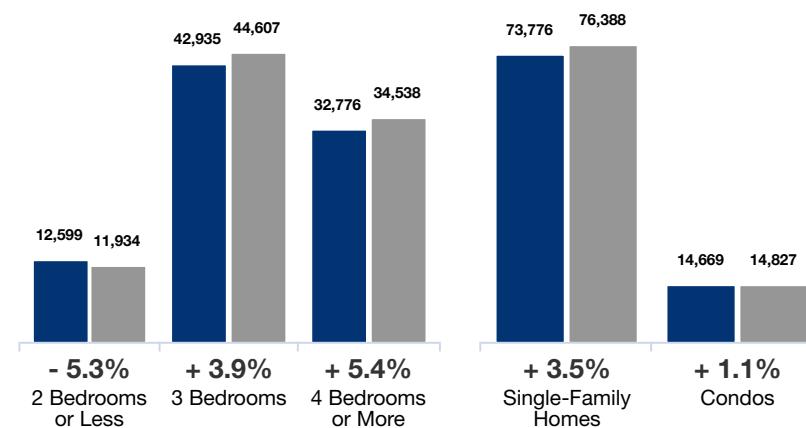
By Price Range

■ 1-2025 ■ 1-2026



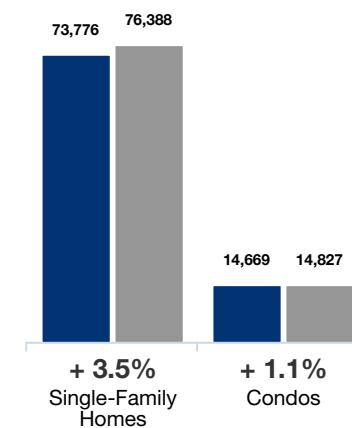
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	5,420	5,255	- 3.0%
\$150,001 to \$250,000	16,943	17,065	+ 0.7%
\$250,001 to \$350,000	25,368	25,628	+ 1.0%
\$350,001 to \$500,000	20,927	21,109	+ 0.9%
\$500,001 to \$750,000	11,452	12,264	+ 7.1%
\$750,001 to \$1,000,000	3,804	4,056	+ 6.6%
\$1,000,001 and Above	4,572	5,133	+ 12.3%
All Price Ranges	88,597	91,378	+ 3.1%

Single-Family Homes

1-2025	1-2026	Change	1-2025	1-2026	Change
4,134	3,805	- 8.0%	1,178	1,361	+ 15.5%
12,163	11,834	- 2.7%	4,771	5,217	+ 9.3%
21,108	21,632	+ 2.5%	4,252	3,980	- 6.4%
18,459	18,755	+ 1.6%	2,458	2,331	- 5.2%
10,323	11,151	+ 8.0%	1,120	1,103	- 1.5%
3,378	3,678	+ 8.9%	423	377	- 10.9%
4,108	4,737	+ 15.3%	459	386	- 15.9%
73,776	76,388	+ 3.5%	14,669	14,827	+ 1.1%

By Bedroom Count

1-2025	1-2026	Change
12,599	11,934	- 5.3%
42,935	44,607	+ 3.9%
32,776	34,538	+ 5.4%
All Bedroom Counts	88,597	91,378

Condos

1-2025	1-2026	Change
6,020	5,533	- 8.1%
35,877	37,212	+ 3.7%
31,874	33,628	+ 5.5%
73,776	76,388	+ 3.5%

Days On Market Until Sale

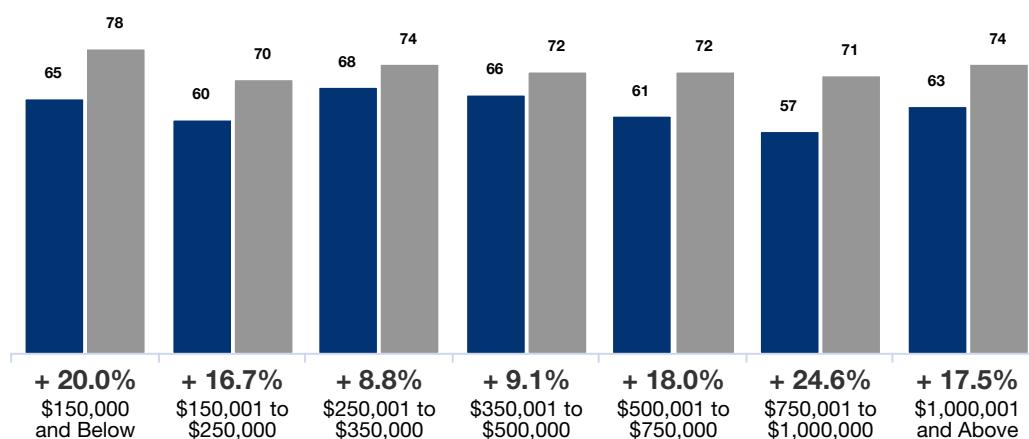


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

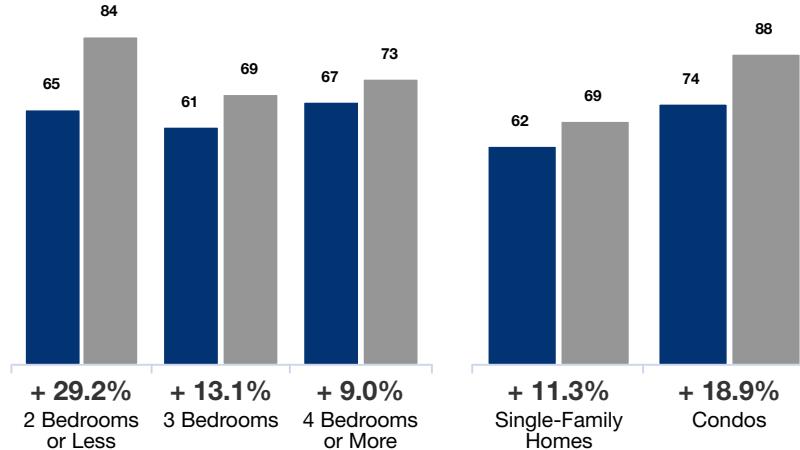
By Price Range

■ 1-2025 ■ 1-2026



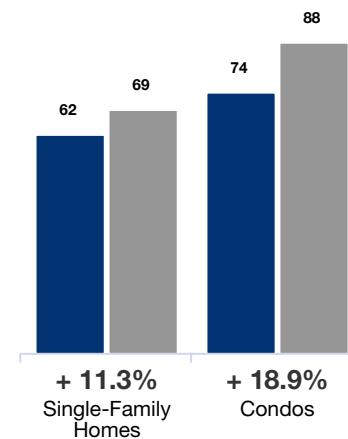
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	65	78	+ 20.0%
\$150,001 to \$250,000	60	70	+ 16.7%
\$250,001 to \$350,000	68	74	+ 8.8%
\$350,001 to \$500,000	66	72	+ 9.1%
\$500,001 to \$750,000	61	72	+ 18.0%
\$750,001 to \$1,000,000	57	71	+ 24.6%
\$1,000,001 and Above	63	74	+ 17.5%
All Price Ranges	64	73	+ 14.1%

Single-Family Homes

By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	65	84	+ 29.2%	58	65	+ 12.1%
3 Bedrooms	61	69	+ 13.1%	54	62	+ 14.8%
4 Bedrooms or More	67	73	+ 9.0%	67	71	+ 6.0%
All Bedroom Counts	64	73	+ 14.1%	60	71	+ 7.6%
				60	70	+ 16.7%
				56	71	+ 26.8%
				62	75	+ 21.0%
				62	65	- 1.5%
				85	109	+ 28.2%
				76	89	+ 17.1%
				74	88	+ 18.9%
				70	79	+ 12.9%
				72	89	+ 23.6%
				64	75	+ 17.2%
				67	66	- 1.5%
				74	88	+ 18.9%

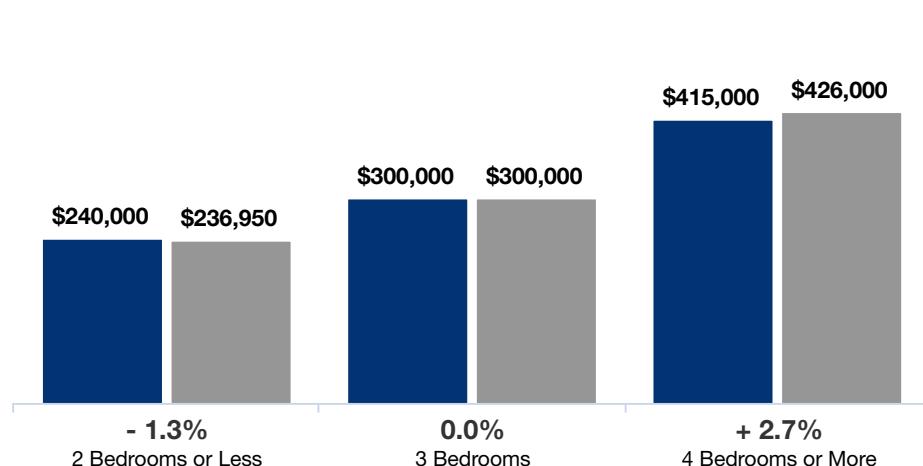
Median Sales Price

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



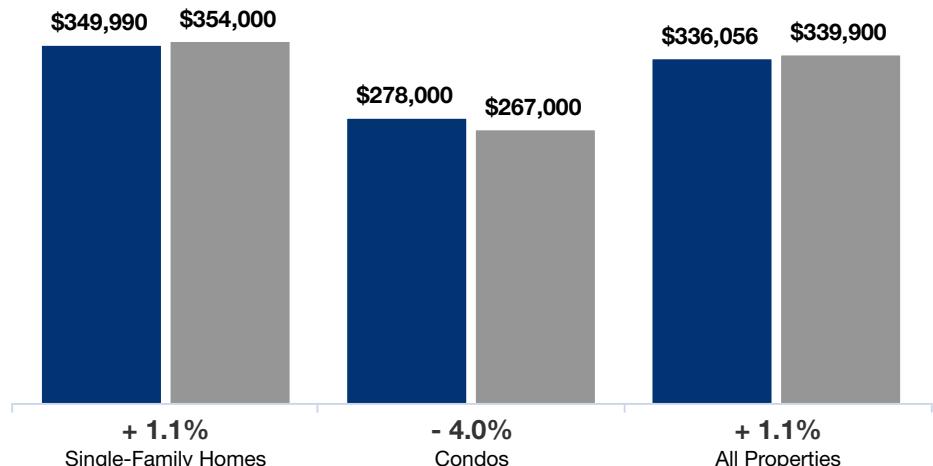
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



By Bedroom Count

	1-2025	1-2026	Change
2 Bedrooms or Less	\$240,000	\$236,950	- 1.3%
3 Bedrooms	\$300,000	\$300,000	0.0%
4 Bedrooms or More	\$415,000	\$426,000	+ 2.7%
All Bedroom Counts	\$336,056	\$339,900	+ 1.1%

All Properties

Single-Family Homes

Condos

	1-2025	1-2026	Change	1-2025	1-2026	Change
Single-Family Homes	\$240,000	\$235,000	- 2.1%	\$245,000	\$240,000	- 2.0%
Condos	\$300,000	\$305,325	+ 1.8%	\$295,000	\$283,000	- 4.1%
All Properties	\$415,000	\$428,280	+ 3.2%	\$388,245	\$389,000	+ 0.2%
Condos	\$278,000	\$267,000	- 4.0%			

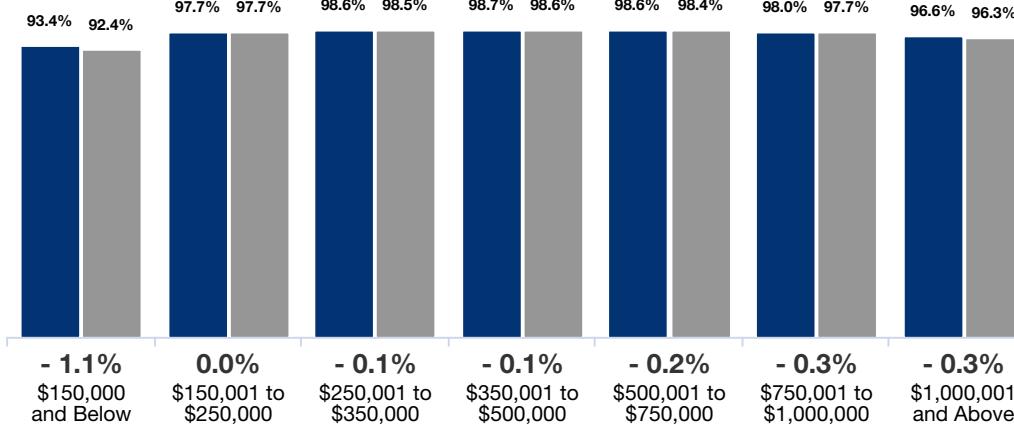
Percent of List Price Received



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.**

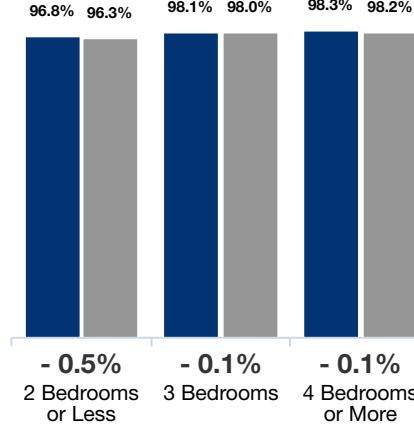
By Price Range

■ 1-2025 ■ 1-2026



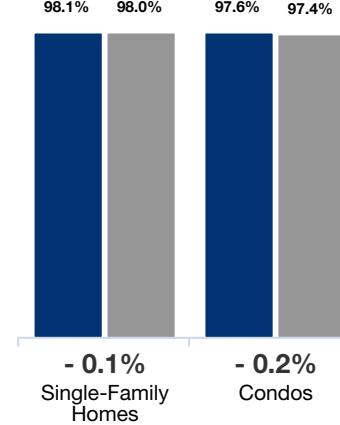
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	93.4%	92.4%	- 1.1%
\$150,001 to \$250,000	97.7%	97.7%	0.0%
\$250,001 to \$350,000	98.6%	98.5%	- 0.1%
\$350,001 to \$500,000	98.7%	98.6%	- 0.1%
\$500,001 to \$750,000	98.6%	98.4%	- 0.2%
\$750,001 to \$1,000,000	98.0%	97.7%	- 0.3%
\$1,000,001 and Above	96.6%	96.3%	- 0.3%

Single-Family Homes

By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	93.0%	92.1%	- 1.0%	94.5%	93.5%	- 1.1%
\$150,001 to \$250,000	97.8%	97.9%	+ 0.1%	97.5%	97.5%	0.0%
\$250,001 to \$350,000	98.6%	98.6%	0.0%	98.2%	98.2%	0.0%
\$350,001 to \$500,000	98.7%	98.6%	- 0.1%	98.1%	98.0%	- 0.1%
\$500,001 to \$750,000	98.7%	98.5%	- 0.2%	97.7%	97.7%	0.0%
\$750,001 to \$1,000,000	98.1%	97.8%	- 0.3%	97.7%	97.6%	- 0.1%
\$1,000,001 and Above	96.5%	96.3%	- 0.2%	97.1%	96.6%	- 0.5%

All Price Ranges 98.0% 97.9% - 0.1%

By Bedroom Count 1-2025 1-2026 Change

1-2025 1-2026 Change

2 Bedrooms or Less 96.8% 96.3% - 0.5%

1-2025 1-2026 Change

3 Bedrooms 98.1% 98.0% - 0.1%

1-2025 1-2026 Change

4 Bedrooms or More 98.3% 98.2% - 0.1%

1-2025 1-2026 Change

All Bedroom Counts 98.0% 97.9% - 0.1%

1-2025 1-2026 Change

98.1% 98.0% - 0.1%

1-2025 1-2026 Change

97.6% 97.4% - 0.2%

1-2025 1-2026 Change

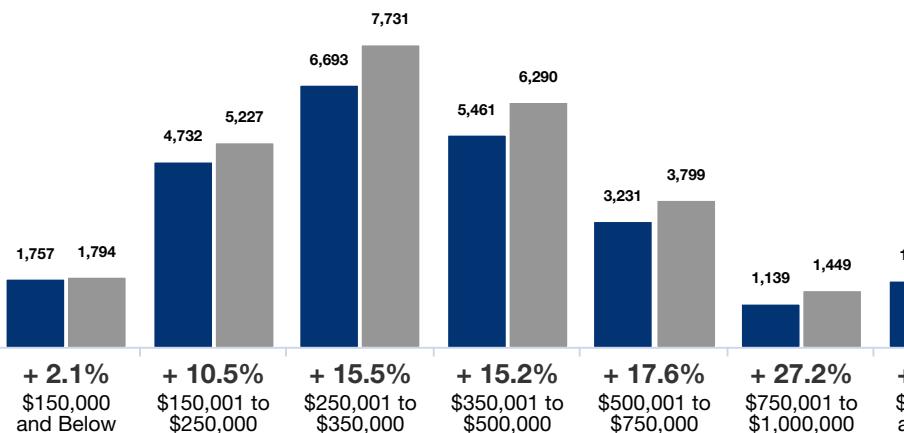
Inventory of Homes for Sale

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



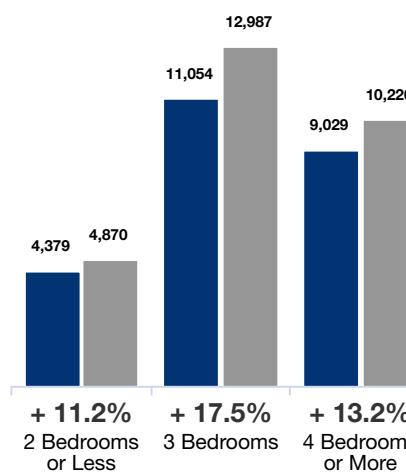
By Price Range

■ 1-2025 ■ 1-2026



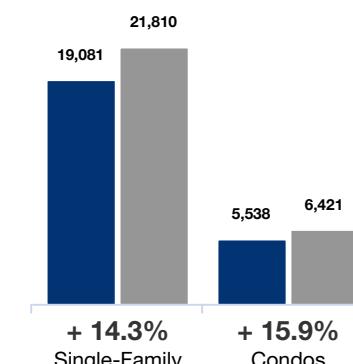
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	1,757	1,794	+ 2.1%
\$150,001 to \$250,000	4,732	5,227	+ 10.5%
\$250,001 to \$350,000	6,693	7,731	+ 15.5%
\$350,001 to \$500,000	5,461	6,290	+ 15.2%
\$500,001 to \$750,000	3,231	3,799	+ 17.6%
\$750,001 to \$1,000,000	1,139	1,449	+ 27.2%
\$1,000,001 and Above	1,730	2,077	+ 20.1%

Single-Family Homes

1-2025	1-2026	Change	1-2025	1-2026	Change
1,073	1,011	- 5.8%	619	698	+ 12.8%
2,776	3,063	+ 10.3%	1,951	2,153	+ 10.4%
5,313	5,955	+ 12.1%	1,371	1,763	+ 28.6%
4,557	5,310	+ 16.5%	884	973	+ 10.1%
2,774	3,285	+ 18.4%	448	508	+ 13.4%
1,013	1,289	+ 27.2%	120	151	+ 25.8%
1,573	1,889	+ 20.1%	144	169	+ 17.4%

All Price Ranges 24,746 28,381 + 14.7%

By Bedroom Count 1-2025 1-2026 Change

2 Bedrooms or Less	4,379	4,870	+ 11.2%
3 Bedrooms	11,054	12,987	+ 17.5%
4 Bedrooms or More	9,029	10,220	+ 13.2%

All Bedroom Counts 24,746 28,381 + 14.7%

1-2025 1-2026 Change

1,473	1,675	+ 13.7%
8,869	10,275	+ 15.9%
8,734	9,852	+ 12.8%

19,081 21,810 + 14.3%

1-2025 1-2026 Change

2,825	3,094	+ 9.5%
2,169	2,688	+ 23.9%
278	357	+ 28.4%

5,538 6,421 + 15.9%

Months Supply of Inventory

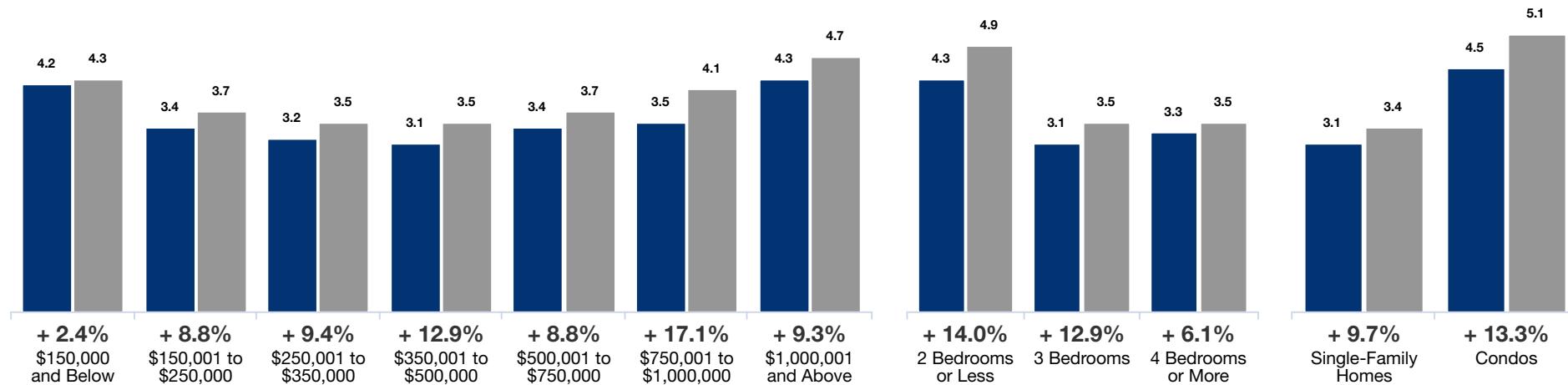


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

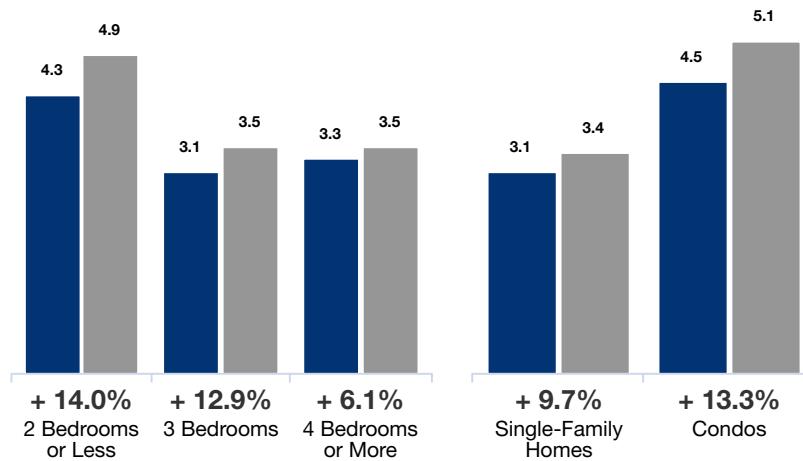
By Price Range

■ 1-2025 ■ 1-2026



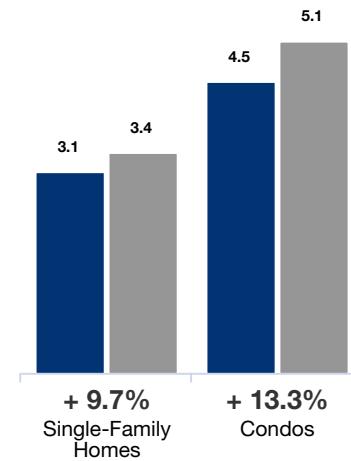
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	4.2	4.3	+ 2.4%
\$150,001 to \$250,000	3.4	3.7	+ 8.8%
\$250,001 to \$350,000	3.2	3.5	+ 9.4%
\$350,001 to \$500,000	3.1	3.5	+ 12.9%
\$500,001 to \$750,000	3.4	3.7	+ 8.8%
\$750,001 to \$1,000,000	3.5	4.1	+ 17.1%
\$1,000,001 and Above	4.3	4.7	+ 9.3%
All Price Ranges	3.4	3.7	+ 8.8%

Single-Family Homes

By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	3.3	3.4	+ 3.0%	6.9	6.7	- 2.9%
\$150,001 to \$250,000	2.8	3.1	+ 10.7%	5.0	4.9	- 2.0%
\$250,001 to \$350,000	3.0	3.2	+ 6.7%	3.8	5.2	+ 36.8%
\$350,001 to \$500,000	3.0	3.3	+ 10.0%	4.2	4.7	+ 11.9%
\$500,001 to \$750,000	3.3	3.5	+ 6.1%	4.7	5.4	+ 14.9%
\$750,001 to \$1,000,000	3.5	4.1	+ 17.1%	3.4	4.4	+ 29.4%
\$1,000,001 and Above	4.3	4.6	+ 7.0%	3.6	4.6	+ 27.8%
All Price Ranges	3.1	3.4	+ 9.7%	4.5	5.1	+ 13.3%

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	4.3	4.9	+ 14.0%
3 Bedrooms	3.1	3.5	+ 12.9%
4 Bedrooms or More	3.3	3.5	+ 6.1%

By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	3.1	3.7	+ 19.4%	5.3	5.8	+ 9.4%
3 Bedrooms	3.0	3.3	+ 10.0%	3.7	4.3	+ 16.2%
4 Bedrooms or More	3.3	3.5	+ 6.1%	3.6	4.7	+ 30.6%

All Bedroom Counts	1-2025	1-2026	Change
All Bedroom Counts	3.4	3.7	+ 8.8%

All Bedroom Counts	1-2025	1-2026	Change
All Bedroom Counts	3.1	3.4	+ 9.7%