

Monthly Indicators



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings were up 7.0 percent to 10,842. Pending Sales increased 6.1 percent to 7,273. Inventory grew 14.7 percent to 28,381 units.

Median Sales Price was up 0.6 percent to \$337,000. Days on Market increased 11.5 percent to 87 days. Months Supply of Inventory was up 8.8 percent to 3.7 months.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 2.9% **+ 0.6%** **+ 8.8%**

One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply
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A research tool provided by South Carolina REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

Key market metrics for the current month and year-to-date figures.



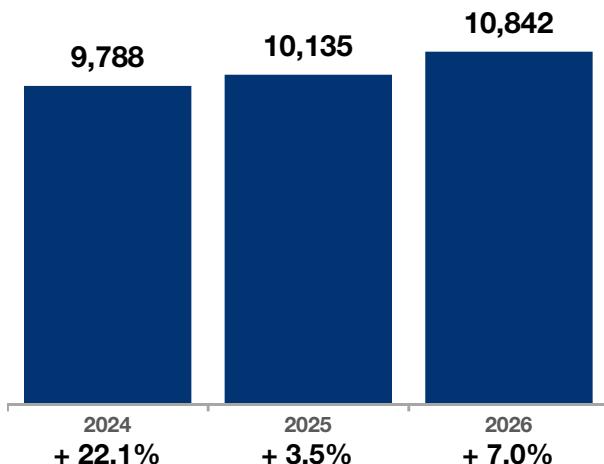
Key Metrics	Historical Sparkbars			01-2025	01-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	01-2024	01-2025	01-2026						
New Listings				10,135	10,842	+ 7.0%	10,135	10,842	+ 7.0%
Pending Sales				6,854	7,273	+ 6.1%	6,854	7,273	+ 6.1%
Closed Sales				5,387	5,232	- 2.9%	5,387	5,232	- 2.9%
Days on Market				78	87	+ 11.5%	78	87	+ 11.5%
Median Sales Price				\$335,000	\$337,000	+ 0.6%	\$335,000	\$337,000	+ 0.6%
Average Sales Price				\$449,174	\$481,976	+ 7.3%	\$449,174	\$481,976	+ 7.3%
Pct. of List Price Received				97.5%	97.5%	0.0%	97.5%	97.5%	0.0%
Housing Affordability Index				93	99	+ 6.5%	93	99	+ 6.5%
Inventory of Homes for Sale				24,746	28,381	+ 14.7%	--	--	--
Months Supply of Inventory				3.4	3.7	+ 8.8%	--	--	--

New Listings

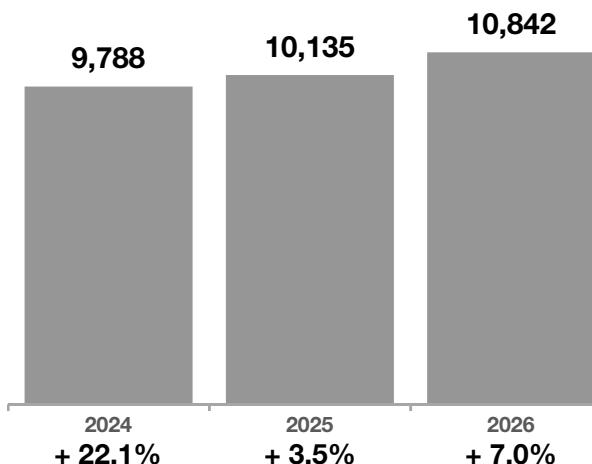
A count of the properties that have been newly listed on the market in a given month.



January

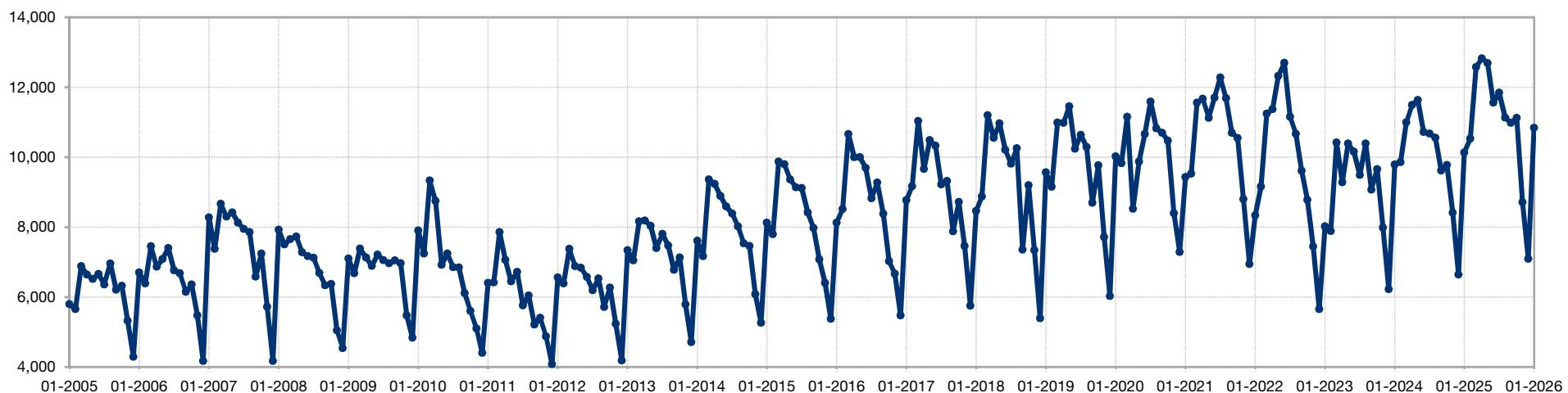


Year to Date



	New Listings	Prior Year	Percent Change
February 2025	10,534	9,860	+6.8%
March 2025	12,574	10,999	+14.3%
April 2025	12,825	11,489	+11.6%
May 2025	12,686	11,636	+9.0%
June 2025	11,560	10,722	+7.8%
July 2025	11,844	10,677	+10.9%
August 2025	11,129	10,557	+5.4%
September 2025	10,980	9,617	+14.2%
October 2025	11,122	9,777	+13.8%
November 2025	8,712	8,413	+3.6%
December 2025	7,094	6,644	+6.8%
January 2026	10,842	10,135	+7.0%
12-Month Avg	10,992	10,044	+9.4%

Historical New Listings by Month

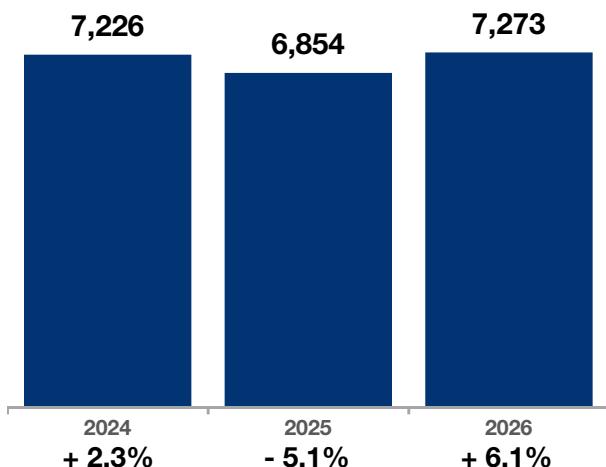


Pending Sales

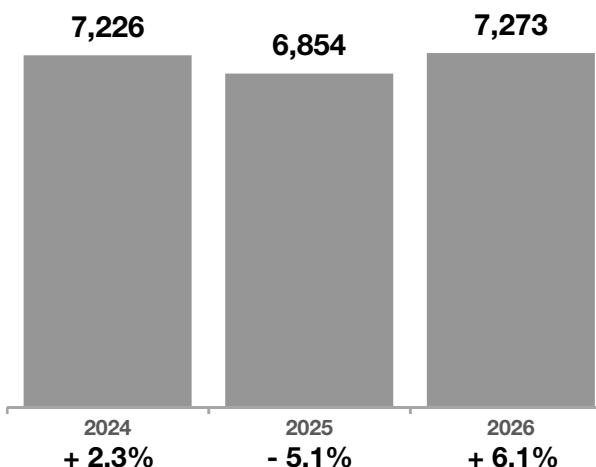
A count of the properties on which offers have been accepted in a given month.



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Year to Date



Pending Sales	Prior Year	Percent Change
February 2025	7,466	7,509 -0.6%
March 2025	8,891	8,609 +3.3%
April 2025	8,885	8,600 +3.3%
May 2025	8,607	8,376 +2.8%
June 2025	8,154	7,871 +3.6%
July 2025	8,156	7,618 +7.1%
August 2025	7,782	7,419 +4.9%
September 2025	7,309	6,611 +10.6%
October 2025	7,527	6,930 +8.6%
November 2025	6,296	6,305 -0.1%
December 2025	5,472	5,228 +4.7%
January 2026	7,273	6,854 +6.1%
12-Month Avg	7,652	7,328 +4.4%

Historical Pending Sales by Month

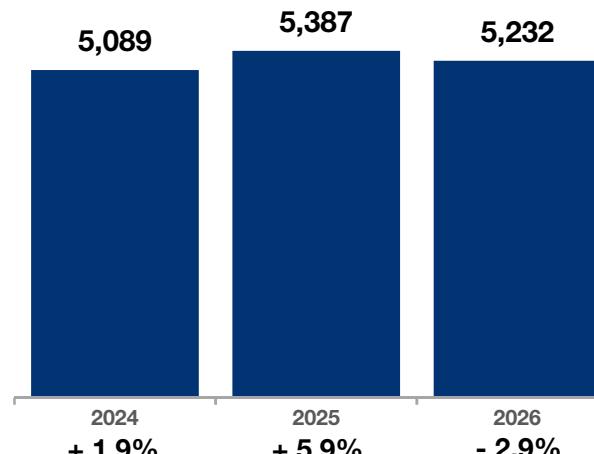


Closed Sales

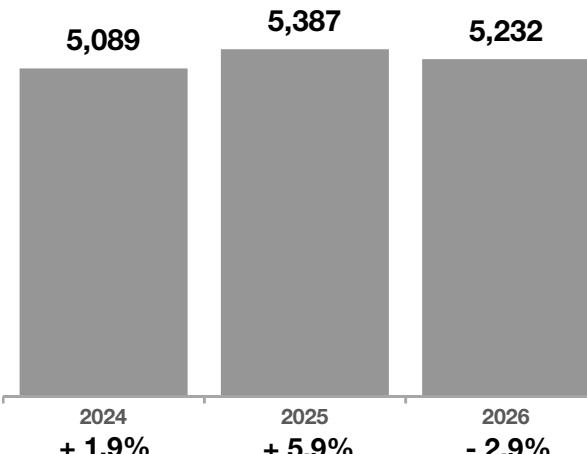
A count of the actual sales that closed in a given month.



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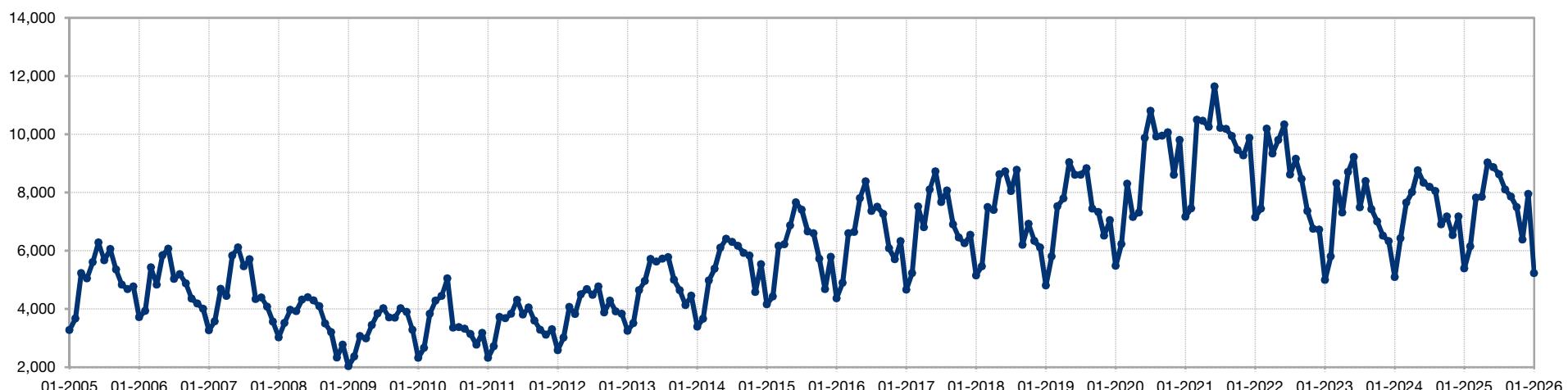


Year to Date



	Closed Sales	Prior Year	Percent Change
February 2025	6,148	6,423	-4.3%
March 2025	7,820	7,652	+2.2%
April 2025	7,852	8,014	-2.0%
May 2025	9,026	8,757	+3.1%
June 2025	8,871	8,332	+6.5%
July 2025	8,627	8,191	+5.3%
August 2025	8,106	8,049	+0.7%
September 2025	7,856	6,900	+13.9%
October 2025	7,502	7,178	+4.5%
November 2025	6,385	6,537	-2.3%
December 2025	7,953	7,177	+10.8%
January 2026	5,232	5,387	-2.9%
12-Month Avg	7,615	7,383	+3.1%

Historical Closed Sales by Month

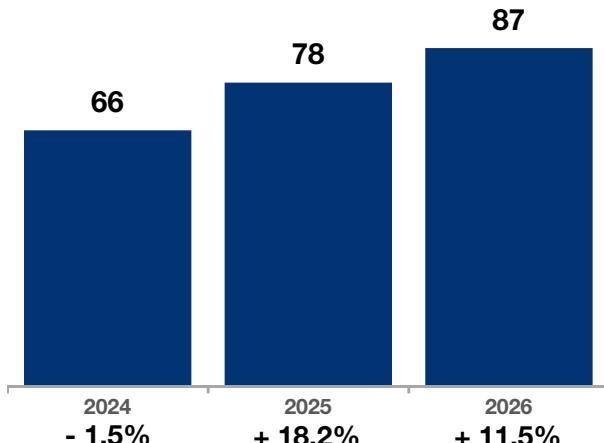


Days on Market Until Sale

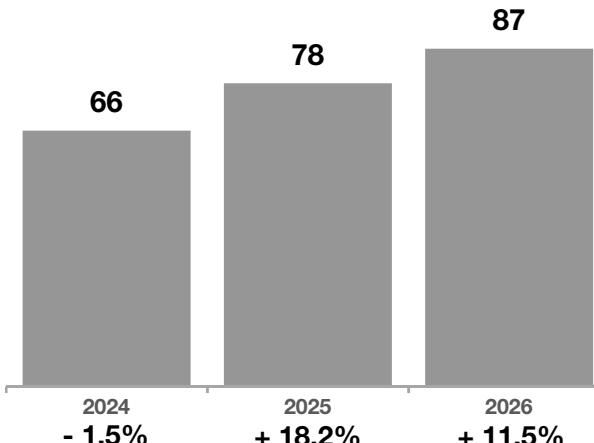
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



Year to Date



	Days on Market	Prior Year	Percent Change
February 2025	75	66	+13.6%
March 2025	74	66	+12.1%
April 2025	69	62	+11.3%
May 2025	65	59	+10.2%
June 2025	65	57	+14.0%
July 2025	68	58	+17.2%
August 2025	70	58	+20.7%
September 2025	75	68	+10.3%
October 2025	77	67	+14.9%
November 2025	75	68	+10.3%
December 2025	78	71	+9.9%
January 2026	87	78	+11.5%
12-Month Avg*	73	64	+14.1%

* Average Days on Market of all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

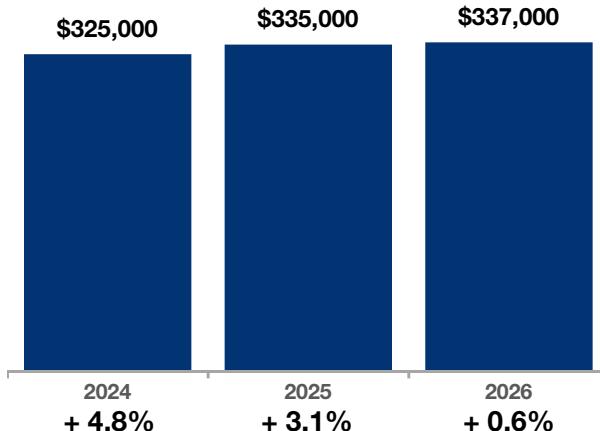


Median Sales Price

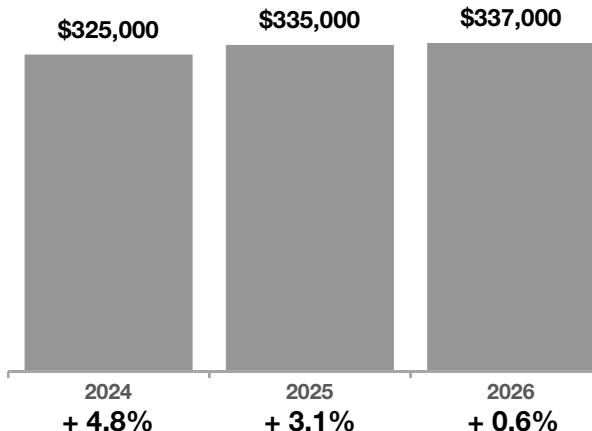
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



Year to Date



	Median Sales Price	Prior Year	Percent Change
February 2025	\$329,995	\$327,600	+0.7%
March 2025	\$333,990	\$335,000	-0.3%
April 2025	\$340,000	\$340,000	0.0%
May 2025	\$342,442	\$340,000	+0.7%
June 2025	\$345,000	\$342,000	+0.9%
July 2025	\$349,900	\$340,000	+2.9%
August 2025	\$341,000	\$336,750	+1.3%
September 2025	\$339,000	\$330,870	+2.5%
October 2025	\$339,740	\$339,803	-0.0%
November 2025	\$337,553	\$337,808	-0.1%
December 2025	\$335,000	\$330,000	+1.5%
January 2026	\$337,000	\$335,000	+0.6%
12-Month Med*	\$339,900	\$336,056	+1.1%

* Median Sales Price of all properties from February 2025 through January 2026. This is not the median of the individual figures above.

Historical Median Sales Price by Month

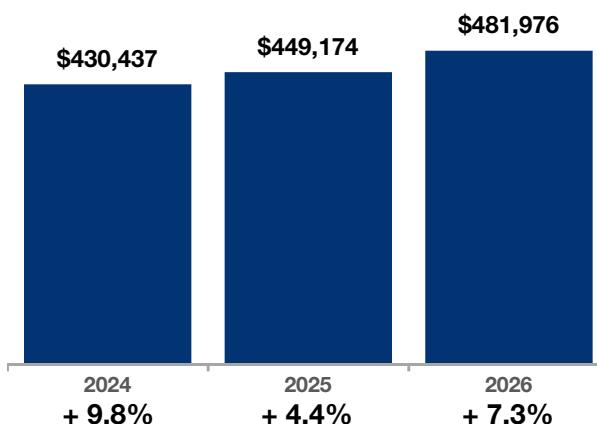


Average Sales Price

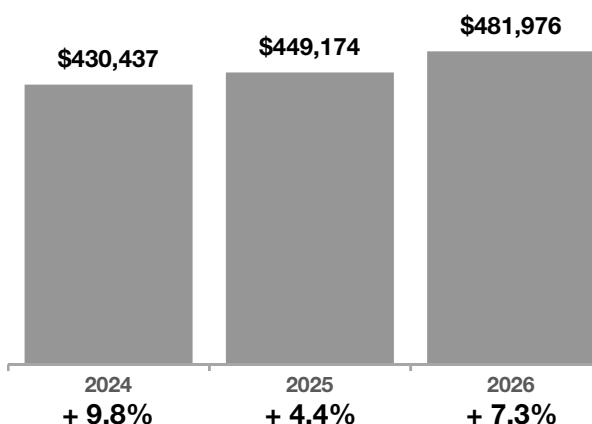
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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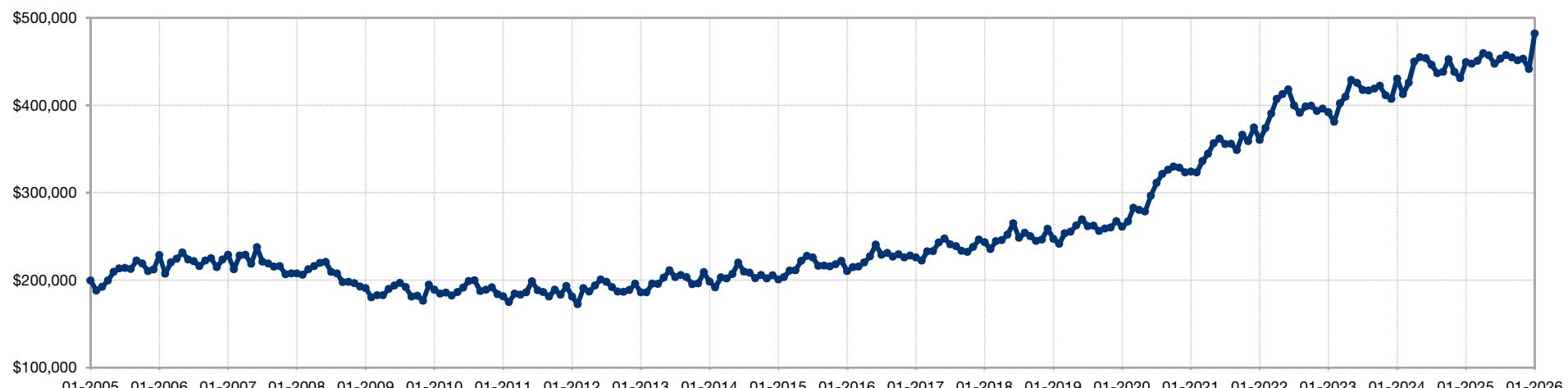
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
February 2025	\$447,476	\$412,628	+8.4%
March 2025	\$450,919	\$425,907	+5.9%
April 2025	\$459,456	\$449,861	+2.1%
May 2025	\$457,083	\$455,108	+0.4%
June 2025	\$447,576	\$453,766	-1.4%
July 2025	\$453,095	\$446,323	+1.5%
August 2025	\$457,309	\$436,706	+4.7%
September 2025	\$454,725	\$438,181	+3.8%
October 2025	\$451,441	\$452,584	-0.3%
November 2025	\$453,089	\$438,305	+3.4%
December 2025	\$441,358	\$430,930	+2.4%
January 2026	\$481,976	\$449,174	+7.3%
12-Month Avg*	\$454,625	\$440,789	+3.1%

* Avg. Sales Price of all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

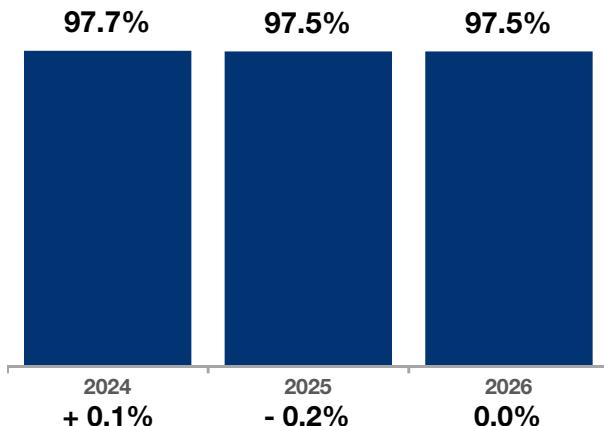


Percent of List Price Received

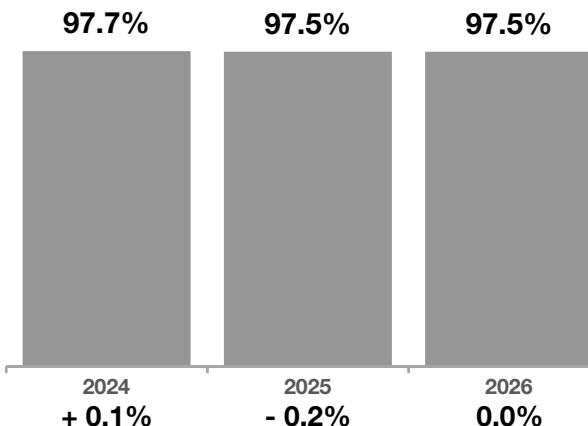
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January



Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
February 2025	97.8%	98.0%	-0.2%
March 2025	98.0%	98.2%	-0.2%
April 2025	98.1%	98.1%	0.0%
May 2025	98.2%	98.2%	0.0%
June 2025	98.0%	98.4%	-0.4%
July 2025	97.9%	98.1%	-0.2%
August 2025	97.8%	98.0%	-0.2%
September 2025	97.8%	97.9%	-0.1%
October 2025	97.5%	97.8%	-0.3%
November 2025	97.6%	97.8%	-0.2%
December 2025	97.8%	97.8%	0.0%
January 2026	97.5%	97.5%	0.0%
12-Month Avg*	97.9%	98.0%	-0.1%

* Average Pct. of List Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

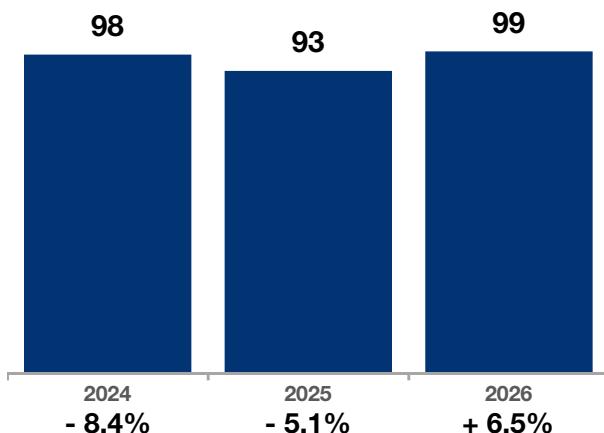


Housing Affordability Index

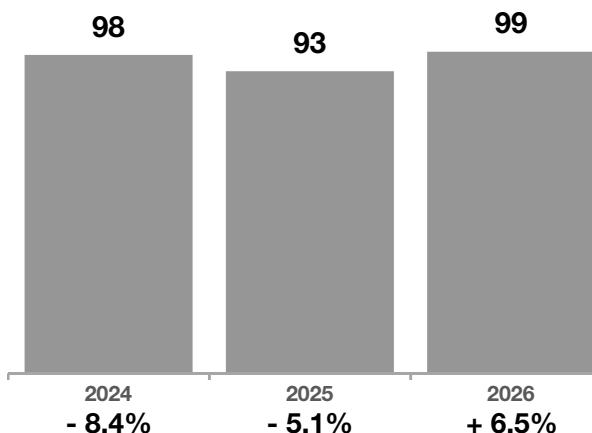
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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Year to Date



Affordability Index	Prior Year	Percent Change
February 2025	96	95 +1.1%
March 2025	95	94 +1.1%
April 2025	92	90 +2.2%
May 2025	91	91 0.0%
June 2025	91	91 0.0%
July 2025	90	93 -3.2%
August 2025	94	97 -3.1%
September 2025	97	101 -4.0%
October 2025	98	95 +3.2%
November 2025	98	93 +5.4%
December 2025	99	95 +4.2%
January 2026	99	93 +6.5%
12-Month Avg	95	94 +1.1%

Historical Housing Affordability Index by Month

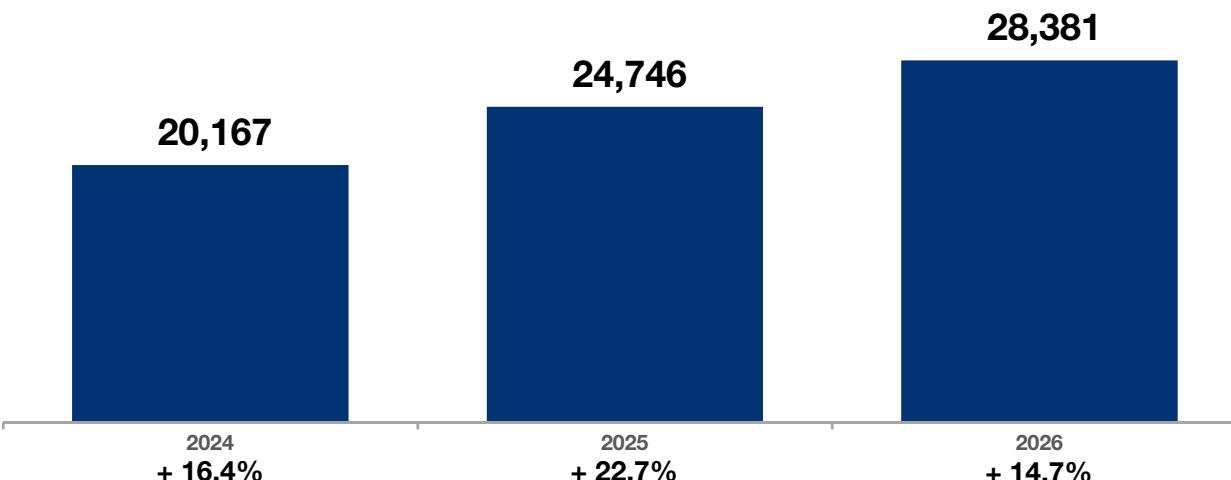


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



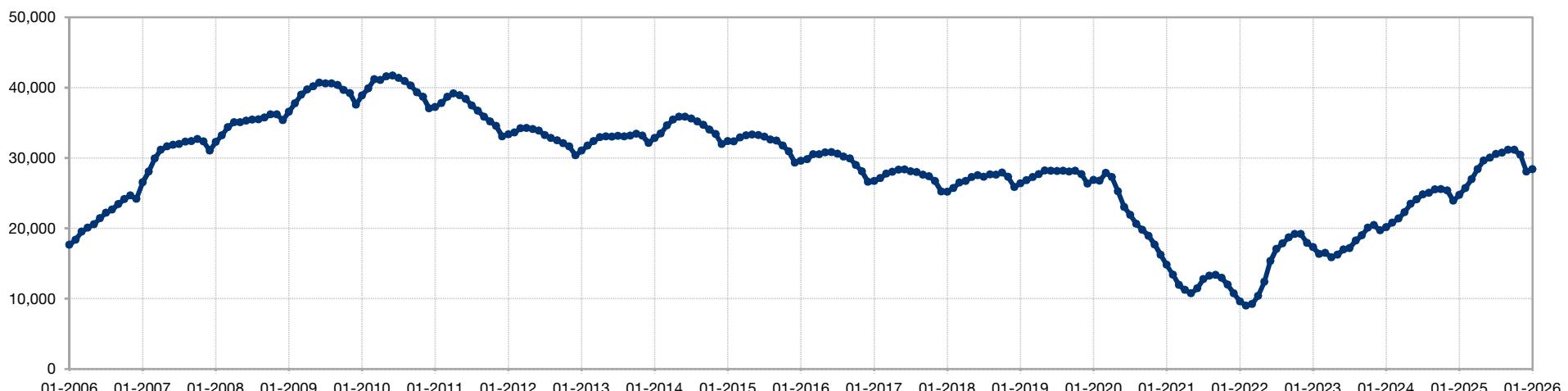
January



	Homes for Sale	Prior Year	Percent Change
February 2025	25,709	20,775	+23.7%
March 2025	26,957	21,396	+26.0%
April 2025	28,389	22,288	+27.4%
May 2025	29,627	23,472	+26.2%
June 2025	30,035	24,095	+24.7%
July 2025	30,548	24,808	+23.1%
August 2025	30,734	25,031	+22.8%
September 2025	31,150	25,528	+22.0%
October 2025	31,153	25,543	+22.0%
November 2025	30,433	25,382	+19.9%
December 2025	28,043	23,899	+17.3%
January 2026	28,381	24,746	+14.7%
12-Month Avg*	29,263	23,914	+22.4%

* Homes for Sale for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

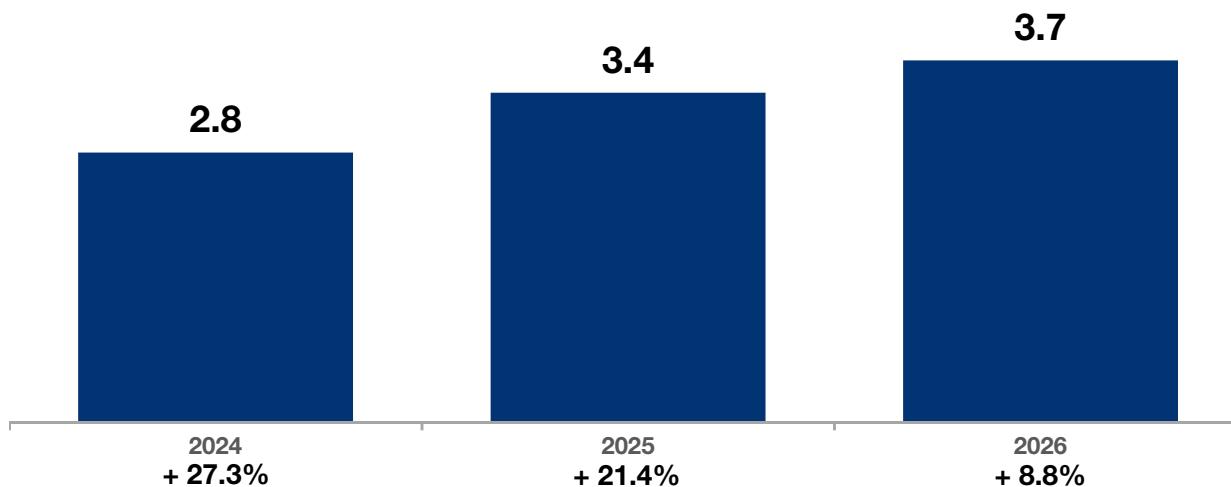


Months Supply of Inventory

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



January



Months Supply	Prior Year	Percent Change
February 2025	3.5	2.8 +25.0%
March 2025	3.7	2.9 +27.6%
April 2025	3.9	3.1 +25.8%
May 2025	4.0	3.2 +25.0%
June 2025	4.1	3.3 +24.2%
July 2025	4.1	3.4 +20.6%
August 2025	4.1	3.5 +17.1%
September 2025	4.1	3.5 +17.1%
October 2025	4.1	3.5 +17.1%
November 2025	4.0	3.5 +14.3%
December 2025	3.7	3.2 +15.6%
January 2026	3.7	3.4 +8.8%
12-Month Avg*	3.9	3.3 +18.2%

* Months Supply for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

