Monthly Indicators

SOUTH CAROLINA REALTORS®

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings were down 5.3 percent to 10,546. Pending Sales decreased 12.9 percent to 6,550. Inventory grew 11.1 percent to 34,788 units.

Median Sales Price was up 1.5 percent to $345,000. Days on Market increased 4.0 percent to 78 days. Months Supply of Inventory was up 12.2 percent to 4.6 months.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 8.4%	+ 1.5%	+ 12.2%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Months Supply**

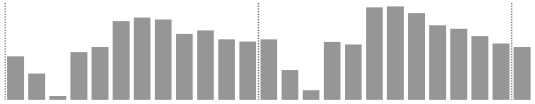
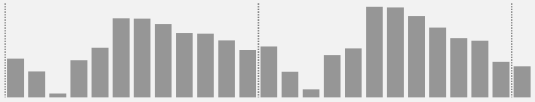
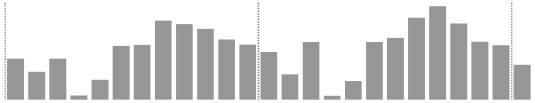
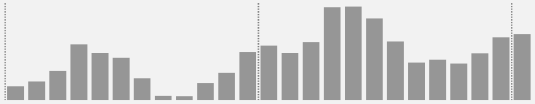
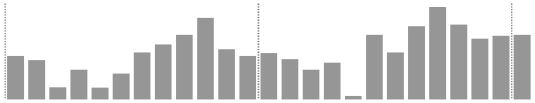
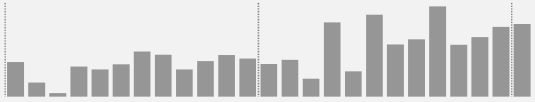
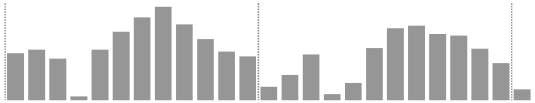
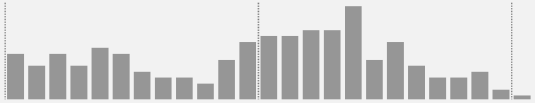
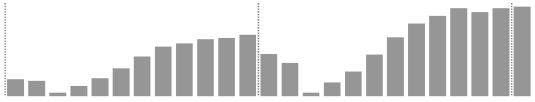
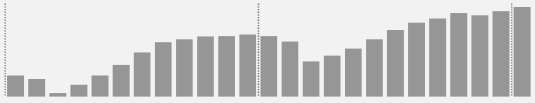
A research tool provided by South Carolina REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

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

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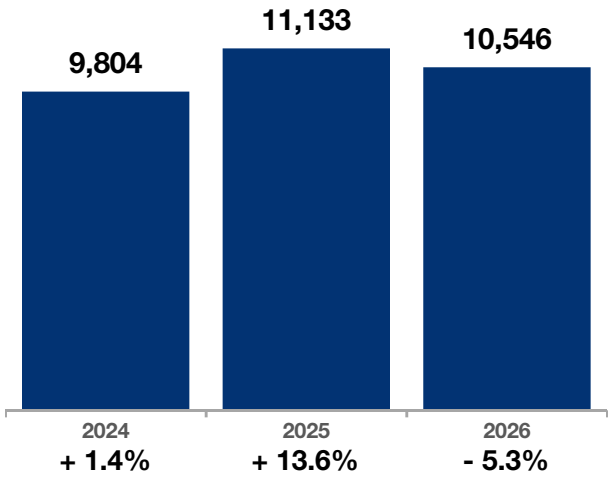
Key Metrics	Historical Sparkbars 10-2024 10-2025 10-2026	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		11,133	**10,546**	- 5.3%	115,525	**119,363**	+ 3.3%
Pending Sales		7,523	**6,550**	- 12.9%	79,699	**79,923**	+ 0.3%
Closed Sales		7,513	**6,881**	- 8.4%	77,243	**78,158**	+ 1.2%
Days on Market		75	**78**	+ 4.0%	69	**76**	+ 10.1%
Median Sales Price		$339,755	**$345,000**	+ 1.5%	$340,000	**$344,900**	+ 1.4%
Average Sales Price		$450,970	**$478,288**	+ 6.1%	$452,947	**$472,540**	+ 4.3%
Pct. of List Price Received		97.5%	**97.5%**	0.0%	97.9%	**97.8%**	- 0.1%
Housing Affordability Index		98	**88**	- 10.2%	98	**88**	- 10.2%
Inventory of Homes for Sale		31,319	**34,788**	+ 11.1%	--	**--**	--
Months Supply of Inventory		4.1	**4.6**	+ 12.2%	--	**--**	--

New Listings

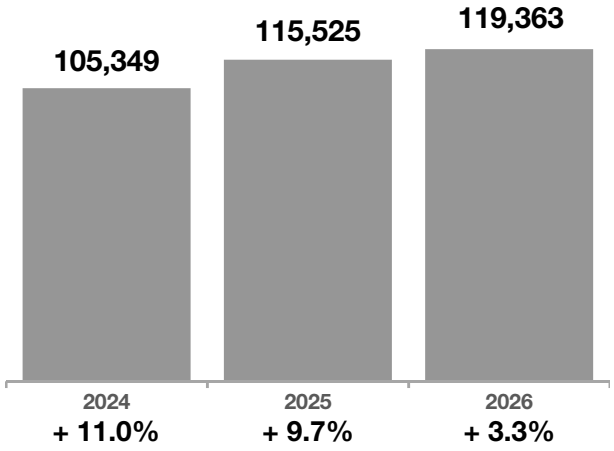
A count of the properties that have been newly listed on the market in a given month.

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October

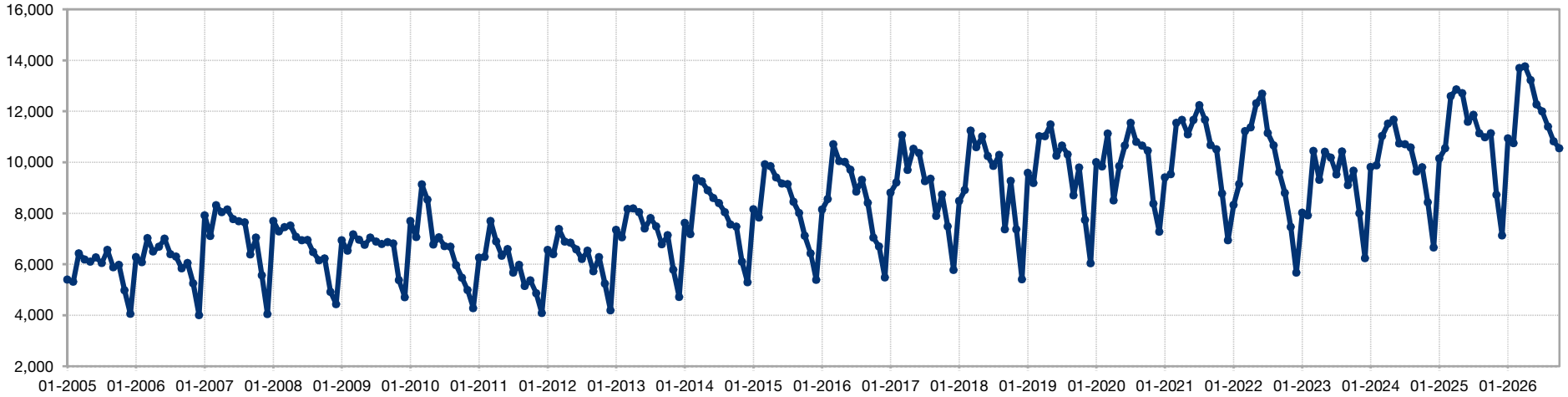


Year to Date



New Listings		Prior Year	Percent Change
November 2025	8,715	8,424	+3.5%
December 2025	7,125	6,654	+7.1%
January 2026	10,930	10,143	+7.8%
February 2026	10,743	10,545	+1.9%
March 2026	13,690	12,587	+8.8%
April 2026	13,751	12,857	+7.0%
May 2026	13,226	12,710	+4.1%
June 2026	12,269	11,581	+5.9%
July 2026	11,993	11,857	+1.1%
August 2026	11,394	11,135	+2.3%
September 2026	10,821	10,977	-1.4%
October 2026	**10,546**	**11,133**	**-5.3%**
12-Month Avg	11,267	10,884	+3.5%

Historical New Listings by Month

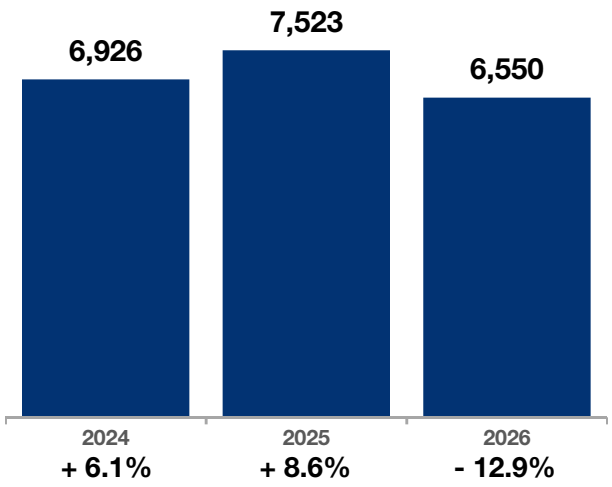


Pending Sales

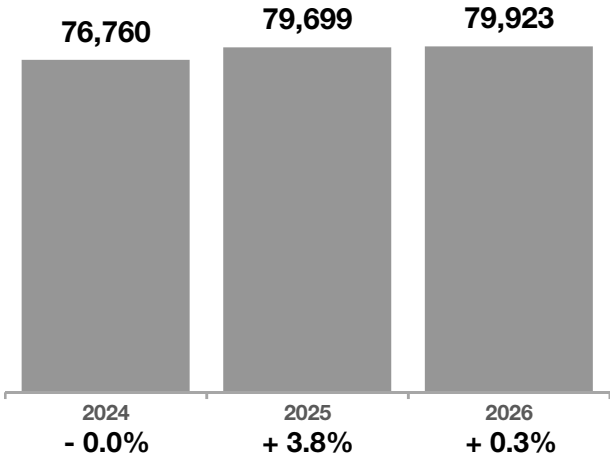
A count of the properties on which offers have been accepted in a given month.

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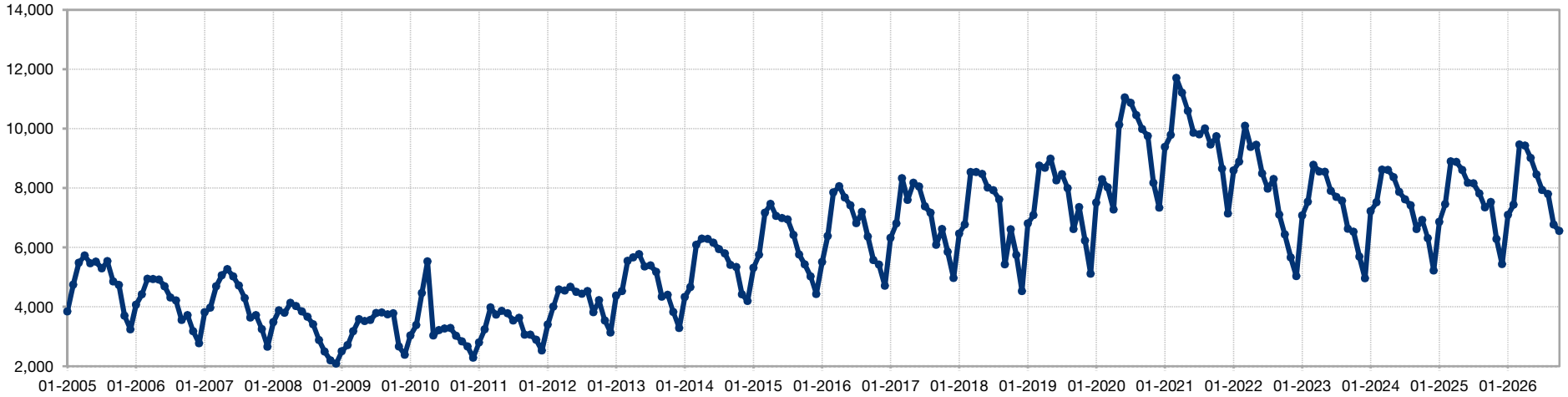


Year to Date



Pending Sales		Prior Year	Percent Change
November 2025	6,283	6,312	-0.5%
December 2025	5,434	5,223	+4.0%
January 2026	7,094	6,857	+3.5%
February 2026	7,434	7,455	-0.3%
March 2026	9,459	8,892	+6.4%
April 2026	9,425	8,876	+6.2%
May 2026	9,008	8,610	+4.6%
June 2026	8,450	8,170	+3.4%
July 2026	7,935	8,153	-2.7%
August 2026	7,798	7,816	-0.2%
September 2026	6,770	7,347	-7.9%
October 2026	**6,550**	**7,523**	**-12.9%**
12-Month Avg	7,637	7,603	+0.4%

Historical Pending Sales by Month

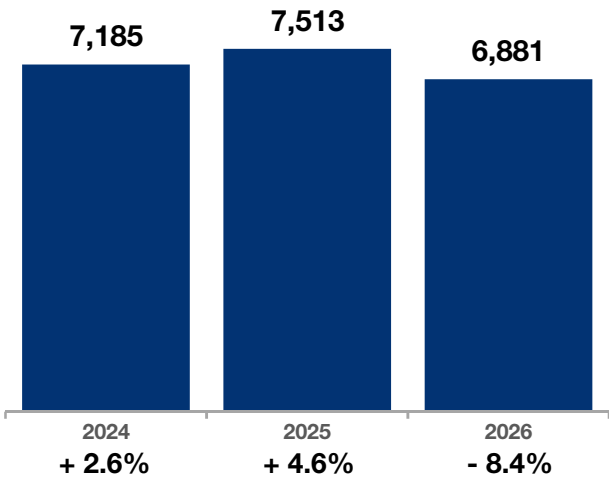


Closed Sales

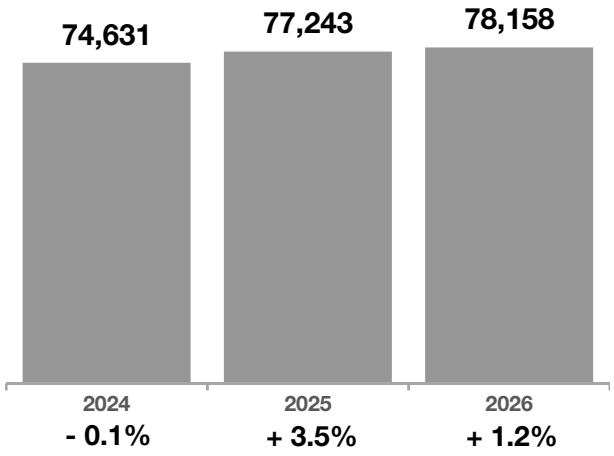
A count of the actual sales that closed in a given month.

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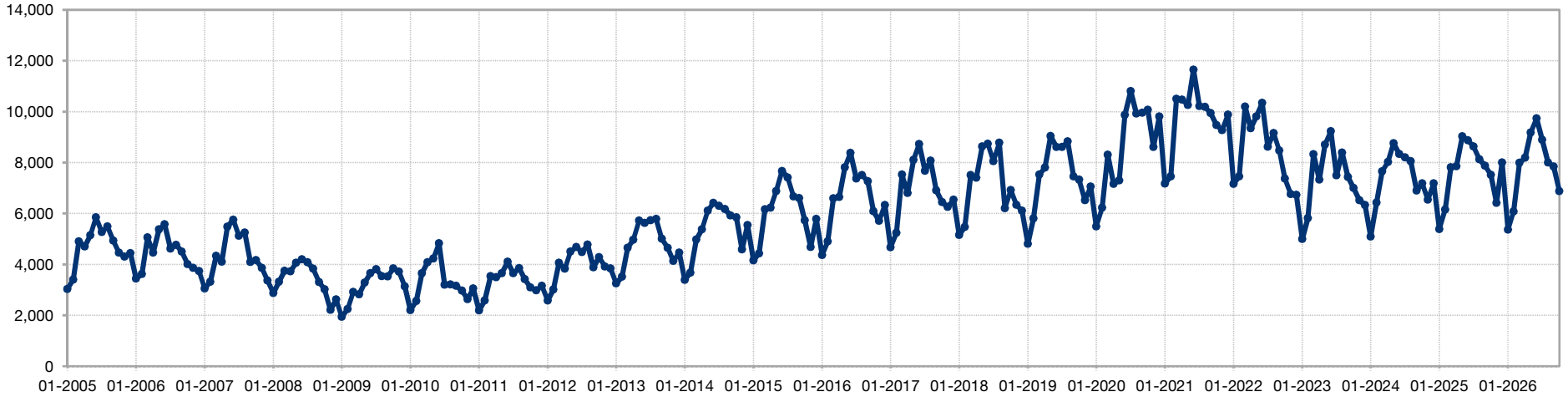


Year to Date



Closed Sales		Prior Year	Percent Change
November 2025	6,412	6,541	-2.0%
December 2025	7,998	7,180	+11.4%
January 2026	5,367	5,387	-0.4%
February 2026	6,080	6,149	-1.1%
March 2026	7,988	7,808	+2.3%
April 2026	8,188	7,851	+4.3%
May 2026	9,179	9,032	+1.6%
June 2026	9,737	8,872	+9.7%
July 2026	8,893	8,637	+3.0%
August 2026	8,006	8,123	-1.4%
September 2026	7,839	7,871	-0.4%
October 2026	**6,881**	**7,513**	**-8.4%**
12-Month Avg	7,714	7,580	+1.8%

Historical Closed Sales by Month

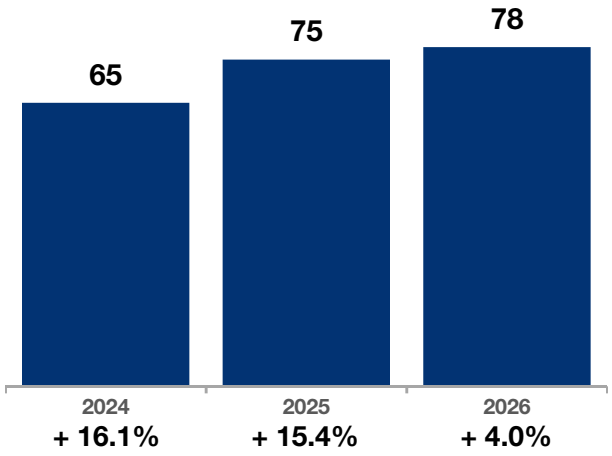


Days on Market Until Sale

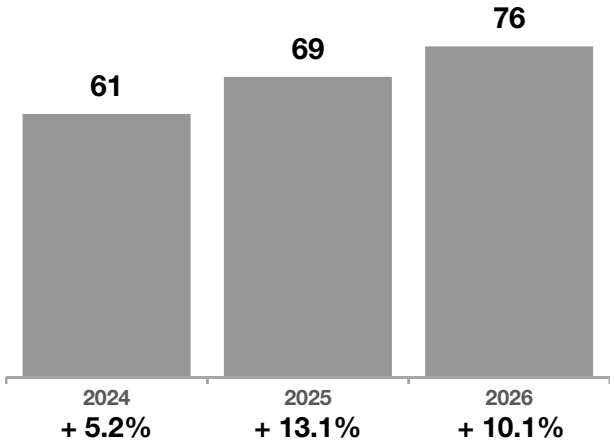
Average number of days between when a property is listed and when an offer is accepted in a given month.

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Year to Date



Days on Market		Prior Year	Percent Change
November 2025	74	67	+10.4%
December 2025	76	69	+10.1%
January 2026	85	76	+11.8%
February 2026	85	74	+14.9%
March 2026	82	72	+13.9%
April 2026	76	67	+13.4%
May 2026	71	63	+12.7%
June 2026	72	63	+14.3%
July 2026	71	66	+7.6%
August 2026	73	69	+5.8%
September 2026	77	74	+4.1%
October 2026	**78**	**75**	**+4.0%**
12-Month Avg*	76	69	+10.1%

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

Historical Days on Market Until Sale by Month

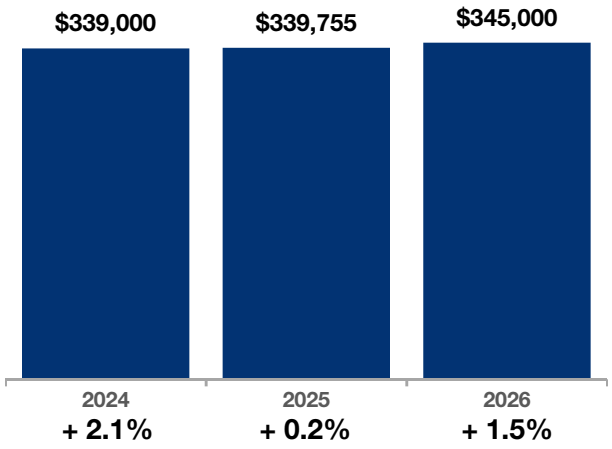


Median Sales Price

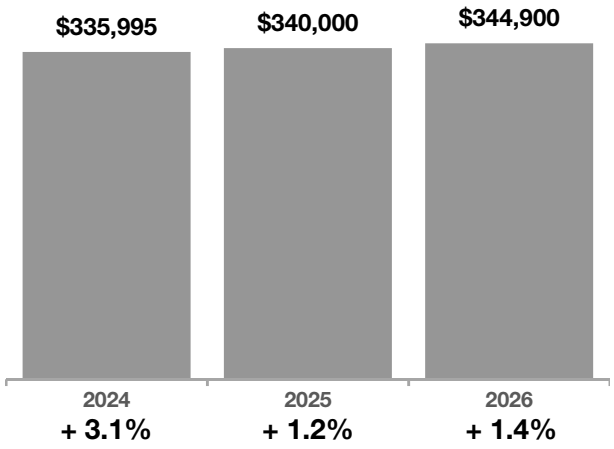
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

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October



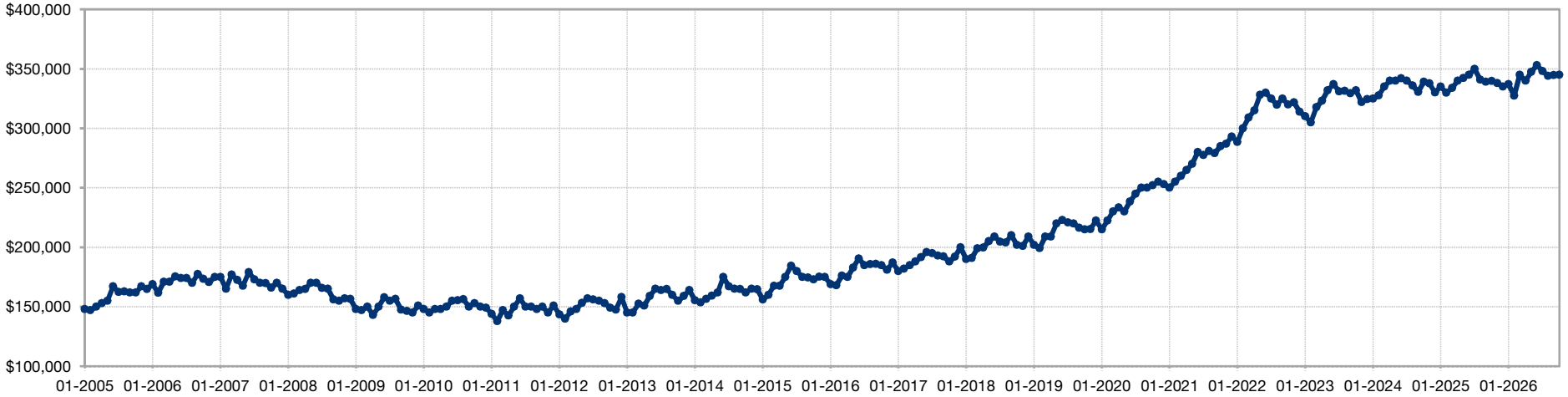
Year to Date



Median Sales Price		Prior Year	Percent Change
November 2025	$338,000	$337,808	+0.1%
December 2025	$335,000	$330,000	+1.5%
January 2026	$337,000	$335,000	+0.6%
February 2026	$327,500	$329,900	-0.7%
March 2026	$345,000	$333,900	+3.3%
April 2026	$340,000	$340,000	0.0%
May 2026	$347,500	$342,221	+1.5%
June 2026	$353,000	$345,000	+2.3%
July 2026	$348,000	$349,900	-0.5%
August 2026	$343,946	$340,900	+0.9%
September 2026	$344,708	$339,000	+1.7%
October 2026	**$345,000**	**$339,755**	**+1.5%**
12-Month Med*	$342,500	$339,690	+0.8%

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

Historical Median Sales Price by Month

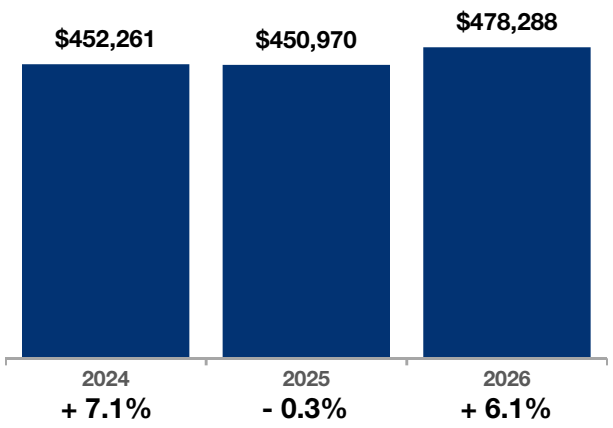


Average Sales Price

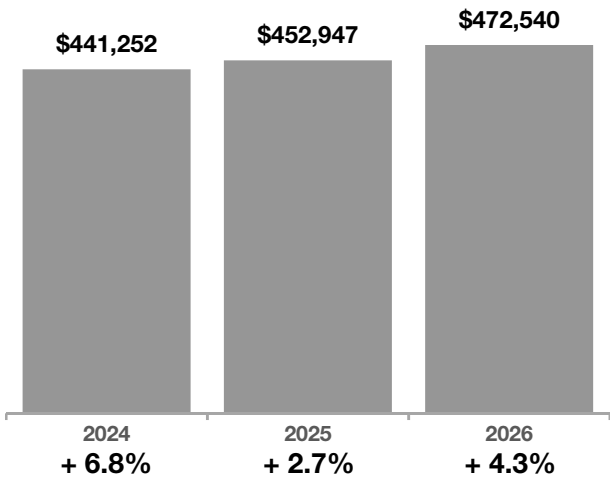
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

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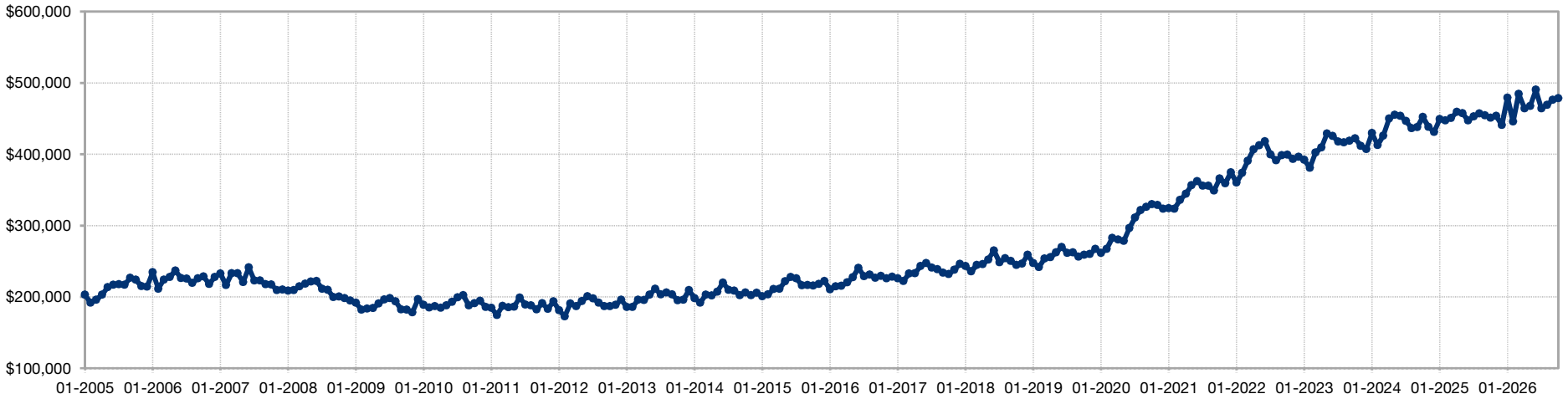
Year to Date



Avg. Sales Price		Prior Year	Percent Change
November 2025	$453,848	$438,247	+3.6%
December 2025	$440,838	$431,199	+2.2%
January 2026	$479,374	$449,273	+6.7%
February 2026	$445,952	$447,222	-0.3%
March 2026	$484,564	$450,835	+7.5%
April 2026	$464,310	$459,395	+1.1%
May 2026	$467,708	$457,310	+2.3%
June 2026	$490,285	$447,194	+9.6%
July 2026	$464,068	$453,030	+2.4%
August 2026	$469,263	$457,079	+2.7%
September 2026	$476,346	$454,611	+4.8%
October 2026	**$478,288**	**$450,970**	**+6.1%**
12-Month Avg*	$467,904	$449,697	+4.0%

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

Historical Average Sales Price by Month

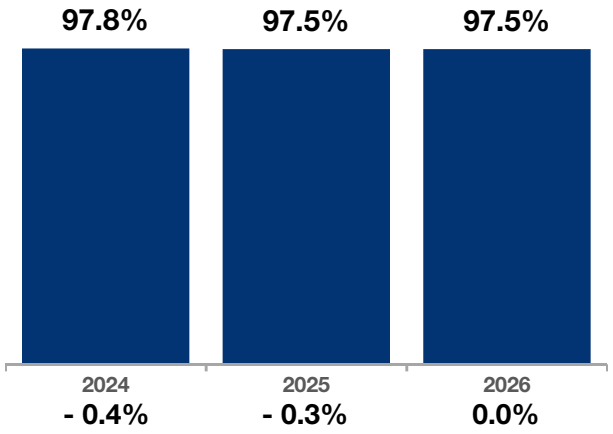


Percent of List Price Received

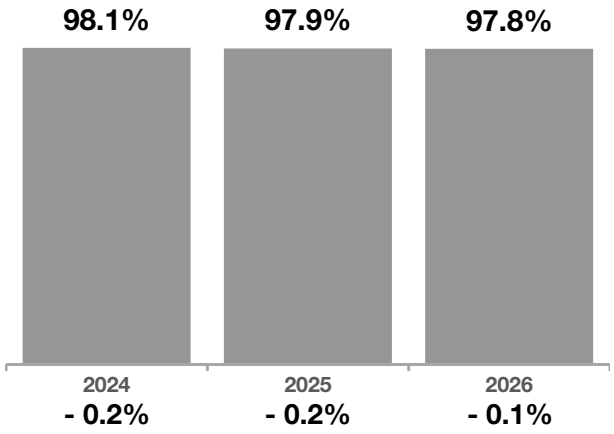
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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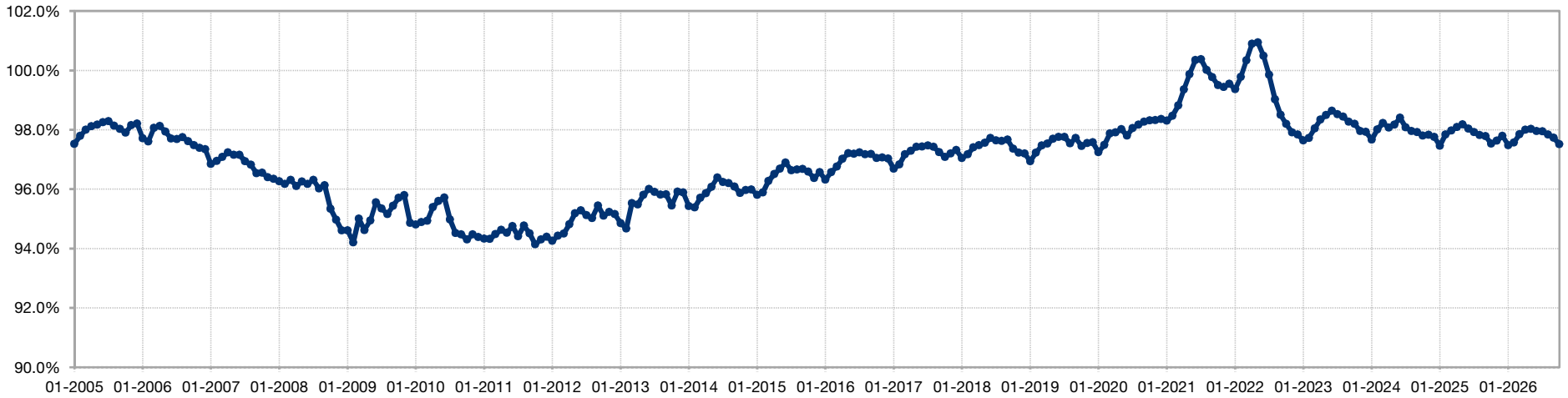
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
November 2025	97.6%	97.8%	-0.2%
December 2025	97.8%	97.8%	0.0%
January 2026	97.5%	97.5%	0.0%
February 2026	97.6%	97.8%	-0.2%
March 2026	97.8%	98.0%	-0.2%
April 2026	98.0%	98.1%	-0.1%
May 2026	98.0%	98.2%	-0.2%
June 2026	98.0%	98.0%	0.0%
July 2026	97.9%	97.9%	0.0%
August 2026	97.8%	97.8%	0.0%
September 2026	97.7%	97.8%	-0.1%
October 2026	**97.5%**	**97.5%**	**0.0%**
12-Month Avg*	97.8%	97.9%	-0.1%

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

Historical Percent of List Price Received by Month

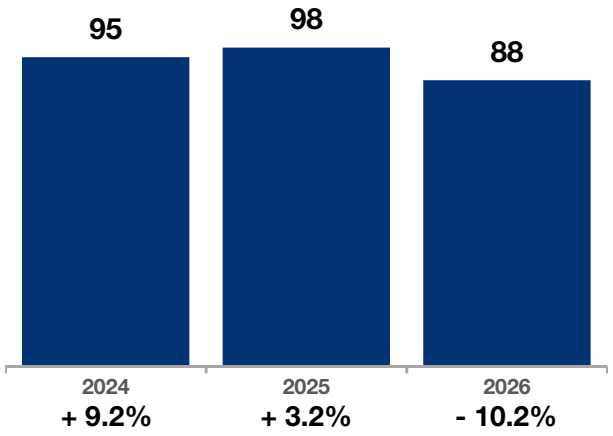


Housing Affordability Index

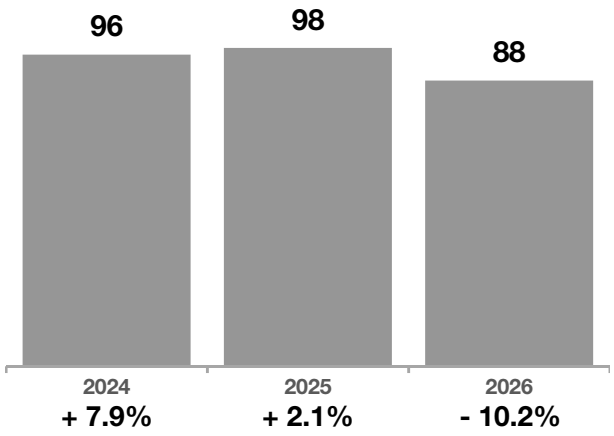
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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Year to Date



Affordability Index		Prior Year	Percent Change
November 2025	98	93	+5.4%
December 2025	99	95	+4.2%
January 2026	99	93	+6.5%
February 2026	103	96	+7.3%
March 2026	94	95	-1.1%
April 2026	97	92	+5.4%
May 2026	93	91	+2.2%
June 2026	91	91	0.0%
July 2026	91	90	+1.1%
August 2026	92	94	-2.1%
September 2026	89	97	-8.2%
October 2026	**88**	**98**	**-10.2%**
12-Month Avg	95	94	+0.8%

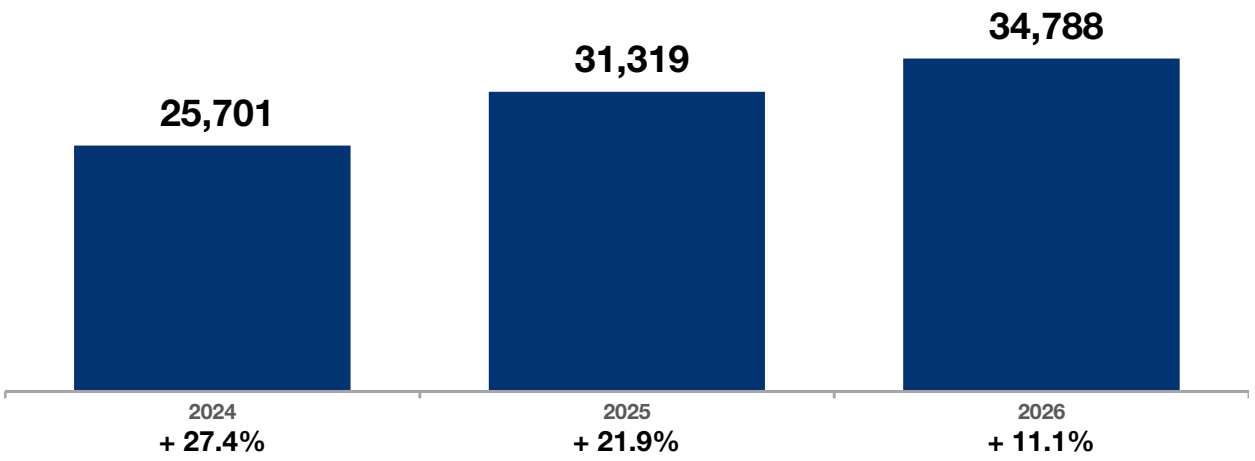
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

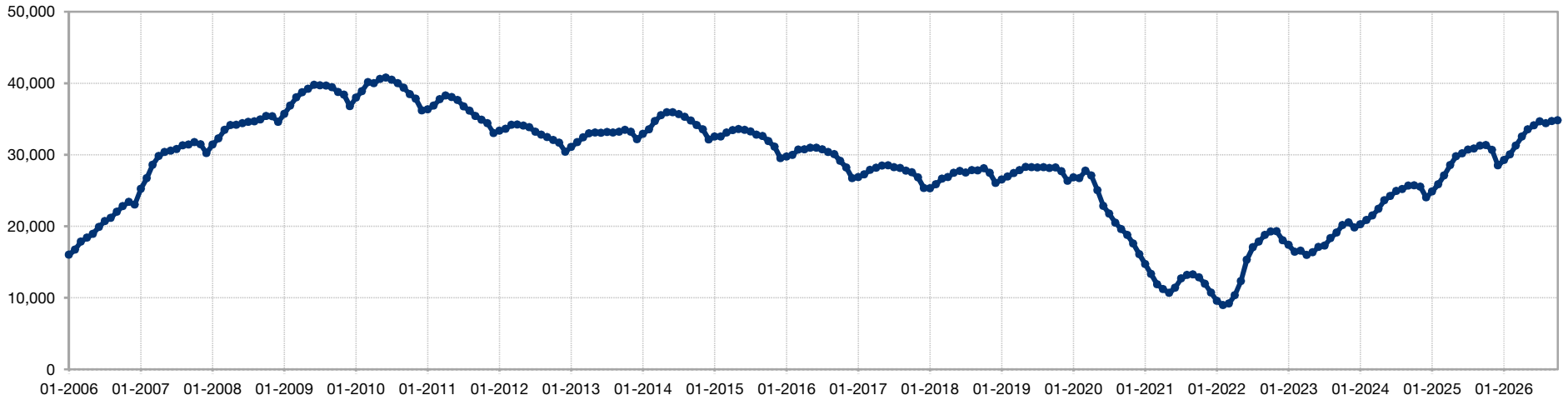
October



Homes for Sale		Prior Year	Percent Change
November 2025	30,672	25,516	+20.2%
December 2025	28,486	24,036	+18.5%
January 2026	29,239	24,858	+17.6%
February 2026	30,030	25,838	+16.2%
March 2026	31,272	27,086	+15.5%
April 2026	32,536	28,547	+14.0%
May 2026	33,545	29,773	+12.7%
June 2026	34,108	30,177	+13.0%
July 2026	34,657	30,699	+12.9%
August 2026	34,384	30,861	+11.4%
September 2026	34,674	31,274	+10.9%
October 2026	**34,788**	**31,319**	**+11.1%**
12-Month Avg*	32,366	28,332	+14.2%

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

Historical Inventory of Homes for Sale by Month

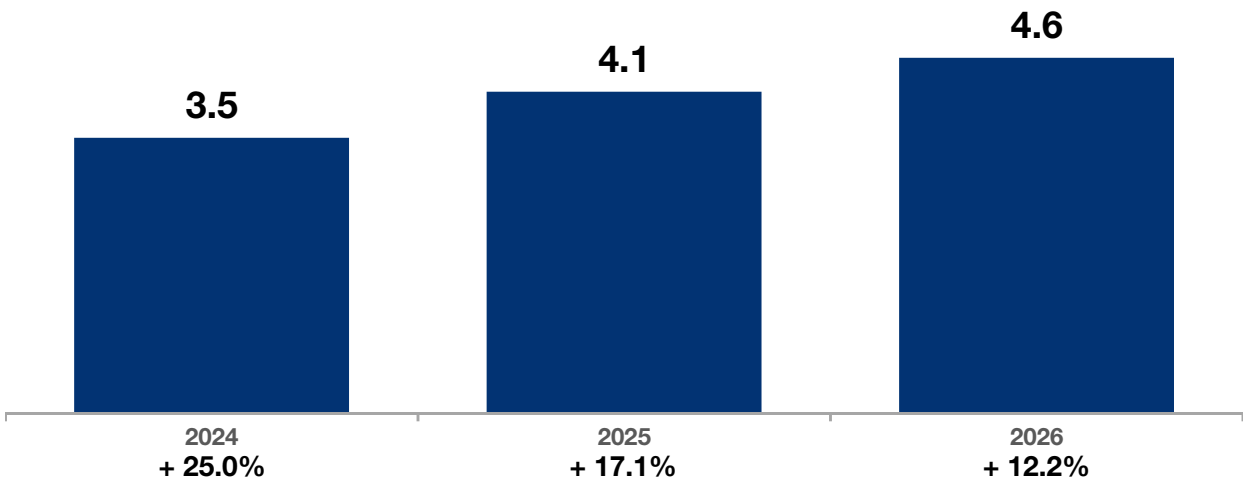


Months Supply of Inventory

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.

SOUTH CAROLINA REALTORS®

October



Months Supply		Prior Year	Percent Change
November 2025	4.0	3.5	+14.3%
December 2025	3.7	3.3	+12.1%
January 2026	3.8	3.4	+11.8%
February 2026	3.9	3.5	+11.4%
March 2026	4.1	3.7	+10.8%
April 2026	4.2	3.9	+7.7%
May 2026	4.3	4.0	+7.5%
June 2026	4.4	4.1	+7.3%
July 2026	4.5	4.1	+9.8%
August 2026	4.4	4.1	+7.3%
September 2026	4.5	4.1	+9.8%
October 2026	**4.6**	**4.1**	**+12.2%**
12-Month Avg*	4.2	3.8	+10.5%

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

Historical Months Supply of Inventory by Month

