

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2025

Although mortgage rates have edged down, U.S. pending home sales were unchanged from the previous month, with contract activity remaining 0.9% lower than a year ago, according to the National Association of REALTORS®. Contract signings increased both month-over-month and year-over-year in the Northeast and South, while the Midwest and West posted declines. For the 12-month period spanning November 2024 through October 2025, Pending Sales in the Western Upstate Association of REALTORS® region increased 5.4 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales were up 29.2 percent.

The overall Median Sales Price increased 2.5 percent to \$310,000. The property type with the largest gain was the Condos segment, where prices went up 2.6 percent to \$249,945. The price range that tended to sell the quickest was the \$150,000 and Below range at 60 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 89 days.

Market-wide, inventory levels went up 43.7 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale increased 46.7 percent. That amounts to 4.7 months of inventory for Single-Family Homes and 4.7 months of inventory for Condos.

Quick Facts

+ 29.2%	+ 15.8%	+ 8.5%
Price Range with Strongest Sales: \$750,001 to \$1,000,000	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Condos
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
Percent of List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8



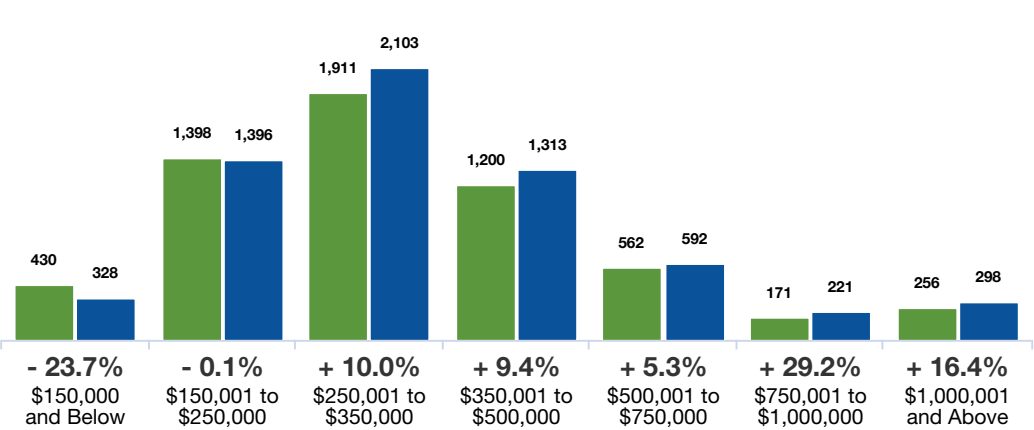
Pending Sales



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

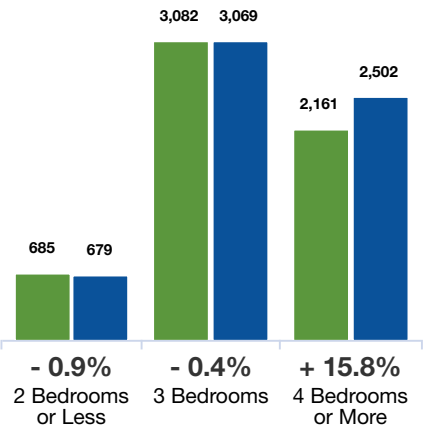
By Price Range

10-2024 10-2025



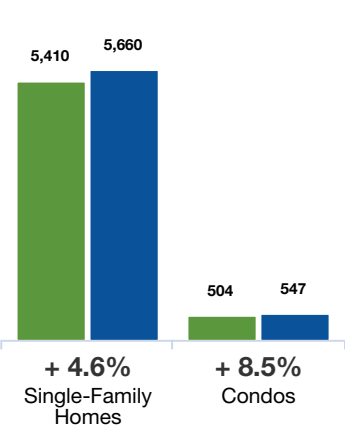
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024
10-2025

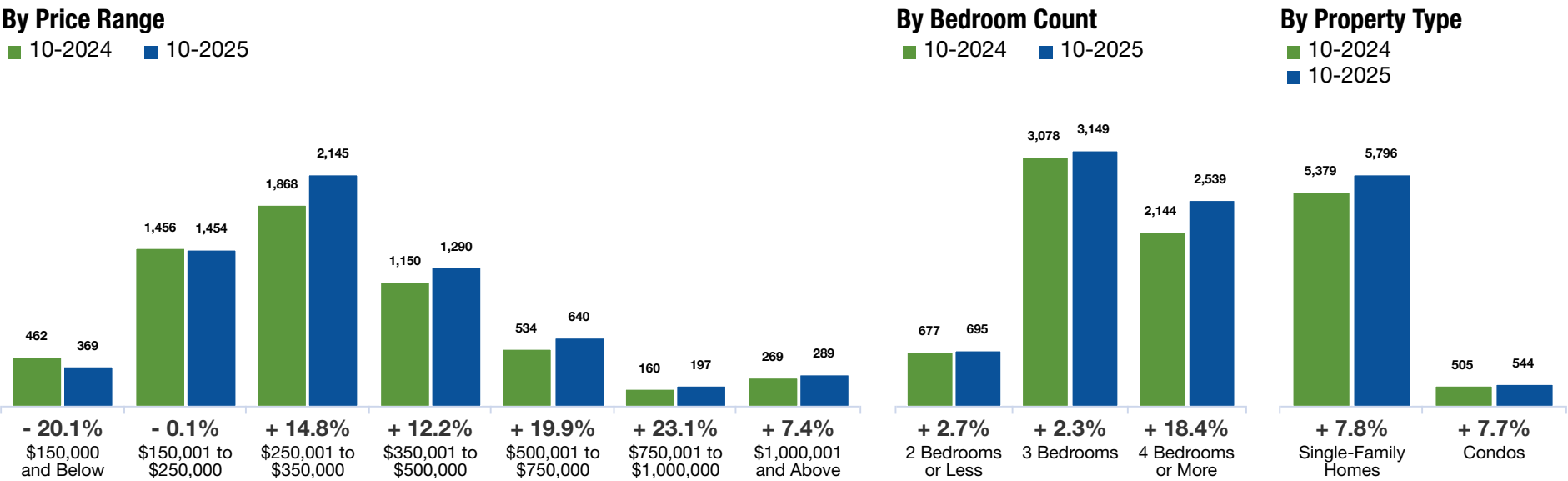


All Properties				Single-Family Homes				Condos			
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change		10-2024	10-2025	Change	
\$150,000 and Below	430	328	- 23.7%	399	313	- 21.6%		26	9	- 65.4%	
\$150,001 to \$250,000	1,398	1,396	- 0.1%	1,163	1,112	- 4.4%		230	280	+ 21.7%	
\$250,001 to \$350,000	1,911	2,103	+ 10.0%	1,753	1,936	+ 10.4%		158	156	- 1.3%	
\$350,001 to \$500,000	1,200	1,313	+ 9.4%	1,139	1,228	+ 7.8%		59	70	+ 18.6%	
\$500,001 to \$750,000	562	592	+ 5.3%	540	564	+ 4.4%		21	23	+ 9.5%	
\$750,001 to \$1,000,000	171	221	+ 29.2%	165	213	+ 29.1%		6	6	0.0%	
\$1,000,001 and Above	256	298	+ 16.4%	251	294	+ 17.1%		4	3	- 25.0%	
All Price Ranges	5,928	6,251	+ 5.4%	5,410	5,660	+ 4.6%		504	547	+ 8.5%	
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change		10-2024	10-2025	Change	
2 Bedrooms or Less	685	679	- 0.9%	561	503	- 10.3%		116	164	+ 41.4%	
3 Bedrooms	3,082	3,069	- 0.4%	2,760	2,753	- 0.3%		317	309	- 2.5%	
4 Bedrooms or More	2,161	2,502	+ 15.8%	2,089	2,403	+ 15.0%		71	74	+ 4.2%	
All Bedroom Counts	5,928	6,251	+ 5.4%	5,410	5,660	+ 4.6%		504	547	+ 8.5%	

Closed Sales



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



All Properties				Single-Family Homes				Condos			
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025
\$150,000 and Below	462	369	- 20.1%	428	346	- 19.2%	27	16	- 40.7%		
\$150,001 to \$250,000	1,456	1,454	- 0.1%	1,206	1,185	- 1.7%	246	263	+ 6.9%		
\$250,001 to \$350,000	1,868	2,145	+ 14.8%	1,719	1,981	+ 15.2%	148	156	+ 5.4%		
\$350,001 to \$500,000	1,150	1,290	+ 12.2%	1,090	1,200	+ 10.1%	58	74	+ 27.6%		
\$500,001 to \$750,000	534	640	+ 19.9%	519	609	+ 17.3%	15	27	+ 80.0%		
\$750,001 to \$1,000,000	160	197	+ 23.1%	153	190	+ 24.2%	7	5	- 28.6%		
\$1,000,001 and Above	269	289	+ 7.4%	264	285	+ 8.0%	4	3	- 25.0%		
All Price Ranges	5,899	6,384	+ 8.2%	5,379	5,796	+ 7.8%	505	544	+ 7.7%		
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025
2 Bedrooms or Less	677	695	+ 2.7%	554	512	- 7.6%	114	170	+ 49.1%		
3 Bedrooms	3,078	3,149	+ 2.3%	2,753	2,847	+ 3.4%	320	295	- 7.8%		
4 Bedrooms or More	2,144	2,539	+ 18.4%	2,072	2,436	+ 17.6%	71	79	+ 11.3%		
All Bedroom Counts	5,899	6,384	+ 8.2%	5,379	5,796	+ 7.8%	505	544	+ 7.7%		

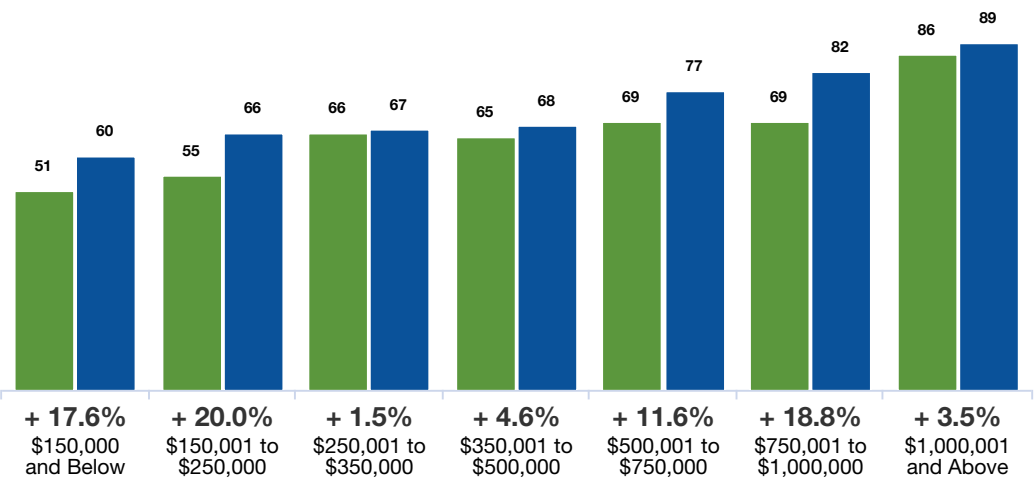
Days On Market Until Sale



Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.

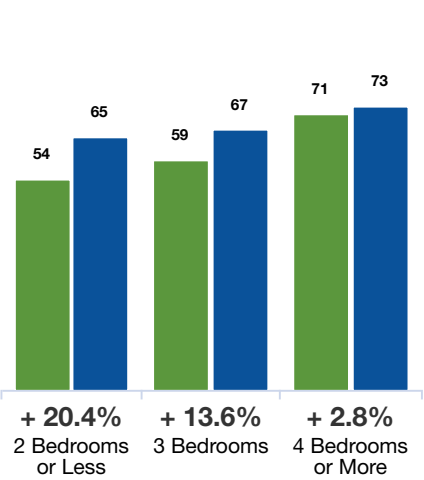
By Price Range

10-2024 10-2025



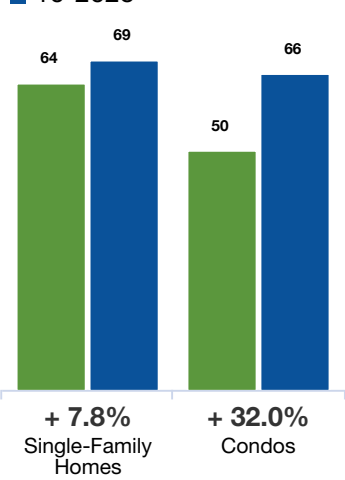
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



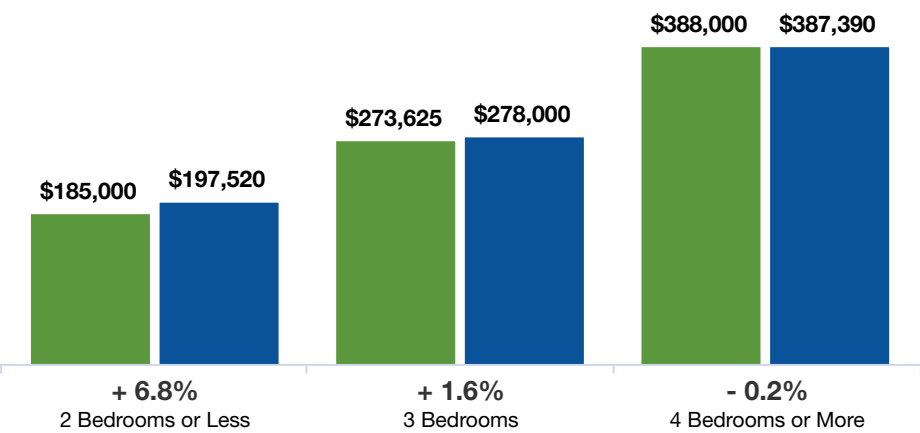
By Price Range	All Properties			Single-Family Homes			Condos		
	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
\$150,000 and Below	51	60	+ 17.6%	51	60	+ 17.6%	51	83	+ 62.7%
\$150,001 to \$250,000	55	66	+ 20.0%	58	66	+ 13.8%	43	65	+ 51.2%
\$250,001 to \$350,000	66	67	+ 1.5%	67	68	+ 1.5%	53	51	- 3.8%
\$350,001 to \$500,000	65	68	+ 4.6%	65	66	+ 1.5%	63	93	+ 47.6%
\$500,001 to \$750,000	69	77	+ 11.6%	69	76	+ 10.1%	81	85	+ 4.9%
\$750,001 to \$1,000,000	69	82	+ 18.8%	70	82	+ 17.1%	62	56	- 9.7%
\$1,000,001 and Above	86	89	+ 3.5%	86	89	+ 3.5%	82	101	+ 23.2%
All Price Ranges	63	69	+ 9.5%	64	69	+ 7.8%	50	66	+ 32.0%
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	54	65	+ 20.4%	56	65	+ 16.1%	48	69	+ 43.8%
3 Bedrooms	59	67	+ 13.6%	60	67	+ 11.7%	52	67	+ 28.8%
4 Bedrooms or More	71	73	+ 2.8%	72	73	+ 1.4%	46	59	+ 28.3%
All Bedroom Counts	63	69	+ 9.5%	64	69	+ 7.8%	50	66	+ 32.0%

Median Sales Price

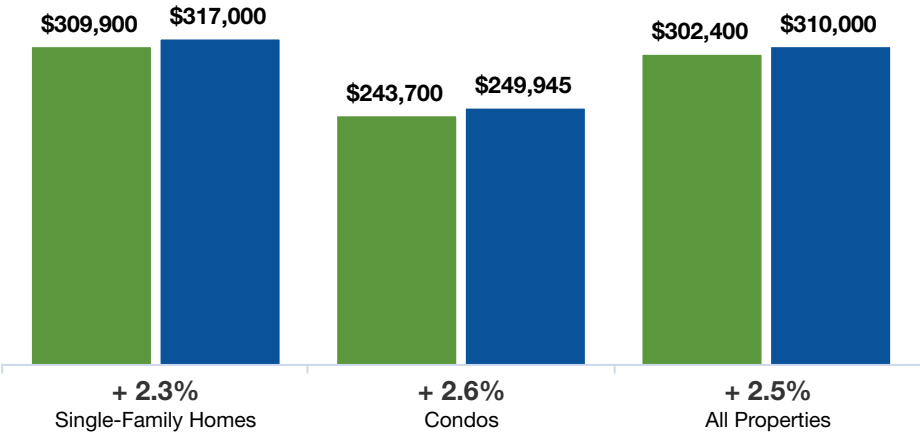


Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

By Bedroom Count
■ 10-2024 ■ 10-2025



By Property Type
■ 10-2024 ■ 10-2025



All Properties			
By Bedroom Count	10-2024	10-2025	Change
2 Bedrooms or Less	\$185,000	\$197,520	+ 6.8%
3 Bedrooms	\$273,625	\$278,000	+ 1.6%
4 Bedrooms or More	\$388,000	\$387,390	- 0.2%
All Bedroom Counts	\$302,400	\$310,000	+ 2.5%

Single-Family Homes			Condos		
10-2024	10-2025	Change	10-2024	10-2025	Change
\$177,750	\$190,000	+ 6.9%	\$214,950	\$217,500	+ 1.2%
\$275,000	\$280,000	+ 1.8%	\$255,000	\$255,000	0.0%
\$396,000	\$390,000	- 1.5%	\$205,000	\$272,000	+ 32.7%
\$309,900	\$317,000	+ 2.3%	\$243,700	\$249,945	+ 2.6%

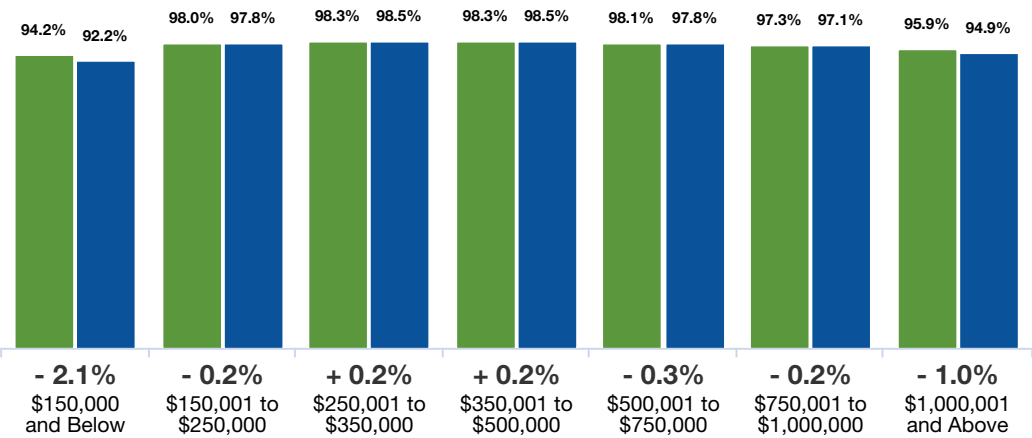
Percent of List Price Received



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.**

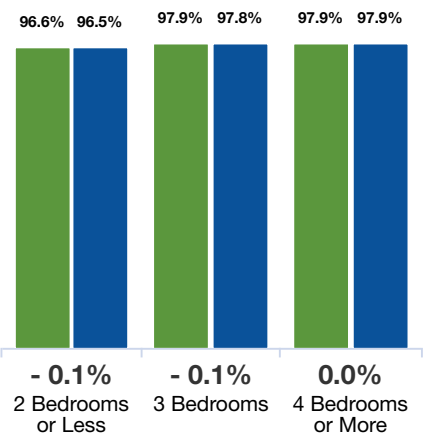
By Price Range

10-2024 10-2025



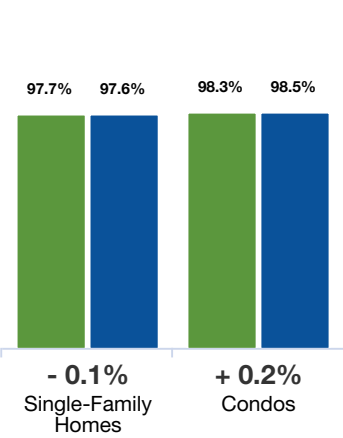
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025

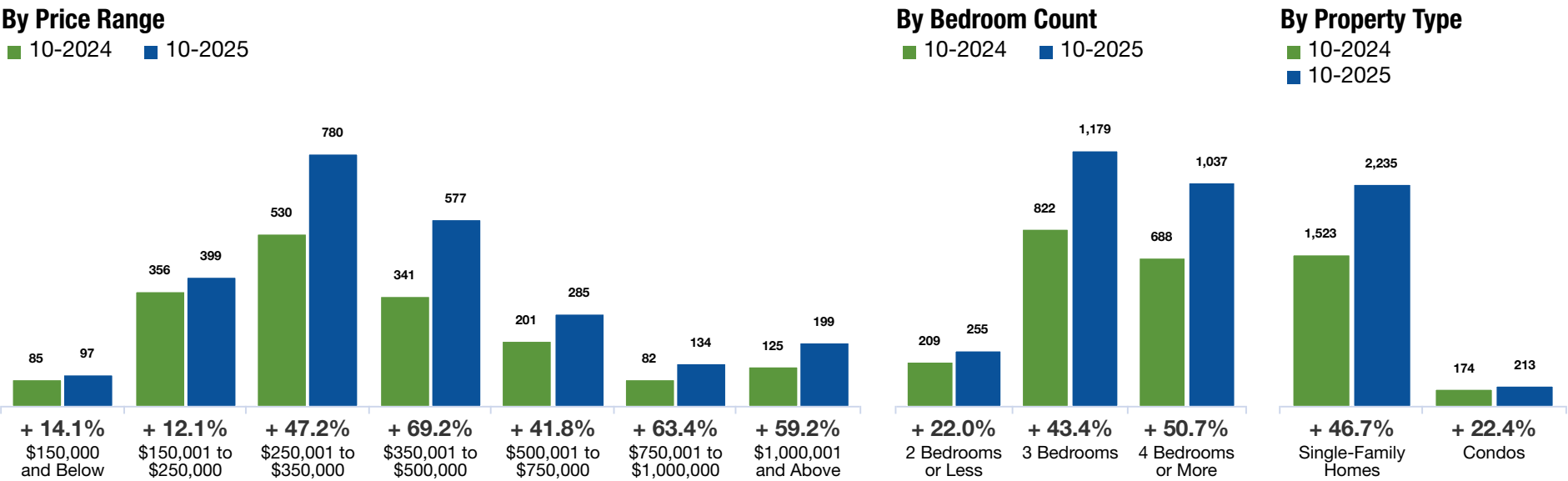


All Properties				Single-Family Homes			Condos		
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
\$150,000 and Below	94.2%	92.2%	- 2.1%	94.1%	91.9%	- 2.3%	95.6%	96.4%	+ 0.8%
\$150,001 to \$250,000	98.0%	97.8%	- 0.2%	97.9%	97.8%	- 0.1%	98.5%	98.2%	- 0.3%
\$250,001 to \$350,000	98.3%	98.5%	+ 0.2%	98.3%	98.5%	+ 0.2%	98.7%	99.2%	+ 0.5%
\$350,001 to \$500,000	98.3%	98.5%	+ 0.2%	98.4%	98.5%	+ 0.1%	97.8%	98.3%	+ 0.5%
\$500,001 to \$750,000	98.1%	97.8%	- 0.3%	98.1%	97.8%	- 0.3%	99.3%	98.5%	- 0.8%
\$750,001 to \$1,000,000	97.3%	97.1%	- 0.2%	97.2%	97.1%	- 0.1%	99.2%	98.6%	- 0.6%
\$1,000,001 and Above	95.9%	94.9%	- 1.0%	95.9%	94.9%	- 1.0%	95.0%	97.6%	+ 2.7%
All Price Ranges	97.8%	97.7%	- 0.1%	97.7%	97.6%	- 0.1%	98.3%	98.5%	+ 0.2%
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	96.6%	96.5%	- 0.1%	96.5%	96.0%	- 0.5%	97.4%	97.6%	+ 0.2%
3 Bedrooms	97.9%	97.8%	- 0.1%	97.9%	97.7%	- 0.2%	98.5%	99.1%	+ 0.6%
4 Bedrooms or More	97.9%	97.9%	0.0%	97.9%	97.9%	0.0%	99.1%	97.9%	- 1.2%
All Bedroom Counts	97.8%	97.7%	- 0.1%	97.7%	97.6%	- 0.1%	98.3%	98.5%	+ 0.2%

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.**



All Properties				Single-Family Homes				Condos			
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025
\$150,000 and Below	85	97	+ 14.1%	68	89	+ 30.9%	9	2	- 77.8%	9	2
\$150,001 to \$250,000	356	399	+ 12.1%	288	298	+ 3.5%	65	97	+ 49.2%	65	97
\$250,001 to \$350,000	530	780	+ 47.2%	474	708	+ 49.4%	52	68	+ 30.8%	52	68
\$350,001 to \$500,000	341	577	+ 69.2%	306	535	+ 74.8%	32	36	+ 12.5%	32	36
\$500,001 to \$750,000	201	285	+ 41.8%	187	274	+ 46.5%	11	8	- 27.3%	11	8
\$750,001 to \$1,000,000	82	134	+ 63.4%	78	133	+ 70.5%	2	1	- 50.0%	2	1
\$1,000,001 and Above	125	199	+ 59.2%	122	198	+ 62.3%	3	1	- 66.7%	3	1
All Price Ranges	1,720	2,471	+ 43.7%	1,523	2,235	+ 46.7%	174	213	+ 22.4%	174	213
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025
2 Bedrooms or Less	209	255	+ 22.0%	143	186	+ 30.1%	56	58	+ 3.6%	56	58
3 Bedrooms	822	1,179	+ 43.4%	715	1,024	+ 43.2%	105	148	+ 41.0%	105	148
4 Bedrooms or More	688	1,037	+ 50.7%	664	1,025	+ 54.4%	13	7	- 46.2%	13	7
All Bedroom Counts	1,720	2,471	+ 43.7%	1,523	2,235	+ 46.7%	174	213	+ 22.4%	174	213

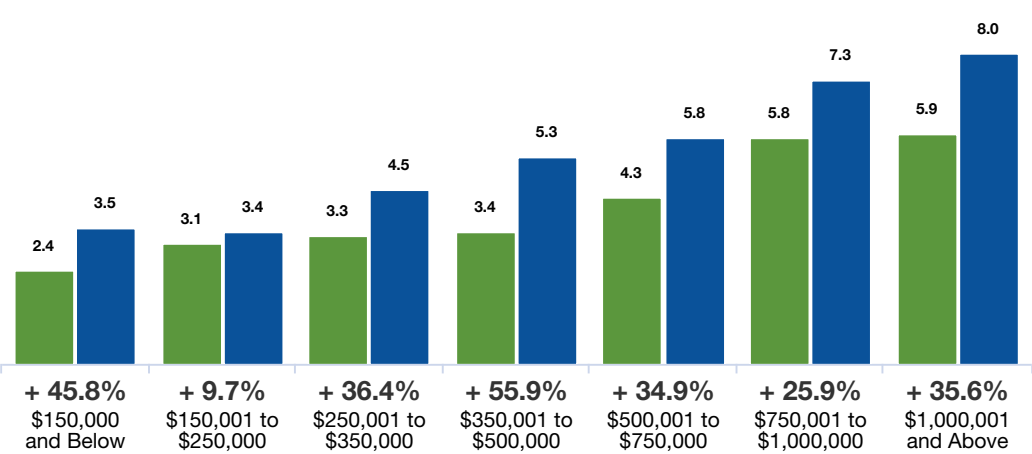
Months Supply of Inventory



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.

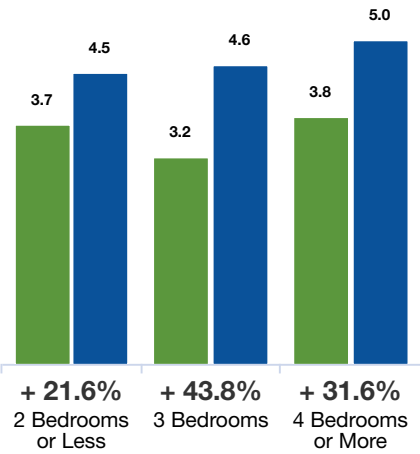
By Price Range

10-2024 10-2025



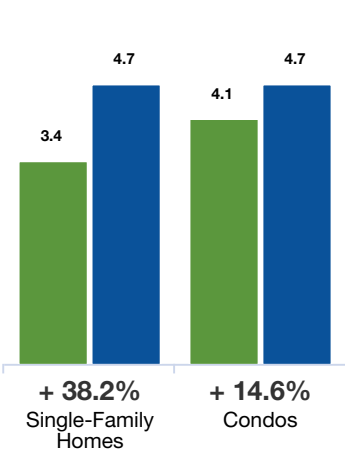
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



All Properties				Single-Family Homes				Condos			
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change		10-2024	10-2025	Change	
\$150,000 and Below	2.4	3.5	+ 45.8%	2.0	3.4	+ 70.0%		3.5	1.8	- 48.6%	
\$150,001 to \$250,000	3.1	3.4	+ 9.7%	3.0	3.2	+ 6.7%		3.4	4.2	+ 23.5%	
\$250,001 to \$350,000	3.3	4.5	+ 36.4%	3.2	4.4	+ 37.5%		3.9	5.2	+ 33.3%	
\$350,001 to \$500,000	3.4	5.3	+ 55.9%	3.2	5.2	+ 62.5%		6.5	6.2	- 4.6%	
\$500,001 to \$750,000	4.3	5.8	+ 34.9%	4.2	5.8	+ 38.1%		4.7	3.5	- 25.5%	
\$750,001 to \$1,000,000	5.8	7.3	+ 25.9%	5.7	7.5	+ 31.6%		1.3	0.7	- 46.2%	
\$1,000,001 and Above	5.9	8.0	+ 35.6%	5.8	8.1	+ 39.7%		1.5	1.0	- 33.3%	
All Price Ranges	3.5	4.7	+ 34.3%	3.4	4.7	+ 38.2%		4.1	4.7	+ 14.6%	
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change		10-2024	10-2025	Change	
2 Bedrooms or Less	3.7	4.5	+ 21.6%	3.1	4.4	+ 41.9%		5.8	4.2	- 27.6%	
3 Bedrooms	3.2	4.6	+ 43.8%	3.1	4.5	+ 45.2%		4.0	5.7	+ 42.5%	
4 Bedrooms or More	3.8	5.0	+ 31.6%	3.8	5.1	+ 34.2%		2.2	1.1	- 50.0%	
All Bedroom Counts	3.5	4.7	+ 34.3%	3.4	4.7	+ 38.2%		4.1	4.7	+ 14.6%	