

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Pending Sales in the Western Upstate Association of REALTORS® region increased 5.3 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales were up 18.4 percent.

The overall Median Sales Price improved 2.0 percent to \$310,000. The property type with the largest gain was the Single-Family Homes segment, where prices increased 2.6 percent to \$317,950. The price range that tended to sell the quickest was the \$150,000 and Below range at 59 days. The price range that tended to sell the slowest was the \$750,001 to \$1,000,000 range at 88 days.

Market-wide, inventory levels was up 43.8 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale improved 45.0 percent. That amounts to 4.0 months of inventory for Single-Family Homes and 4.5 months of inventory for Condos.

Quick Facts

+ 18.4%	+ 12.3%	+ 11.3%
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



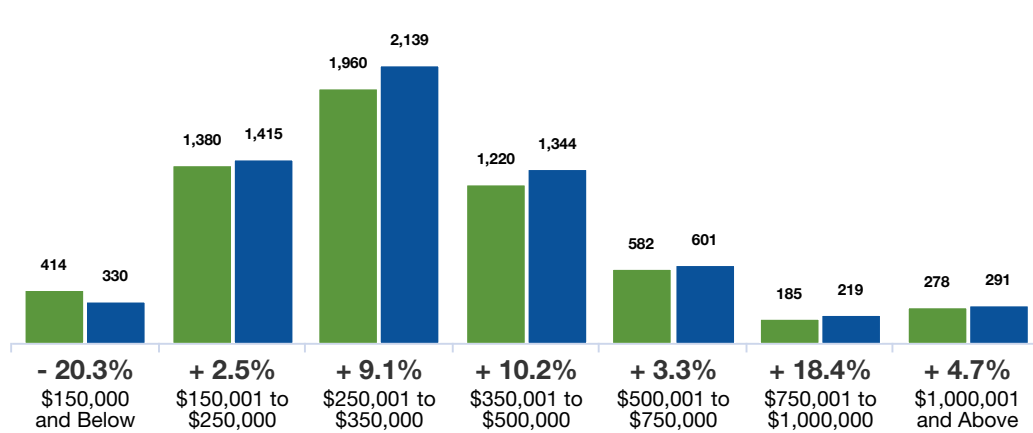
Pending Sales



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

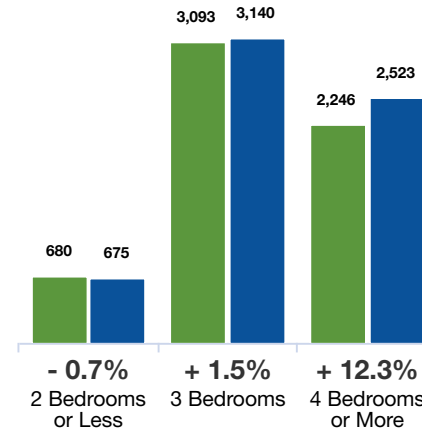
By Price Range

■ 12-2024 ■ 12-2025



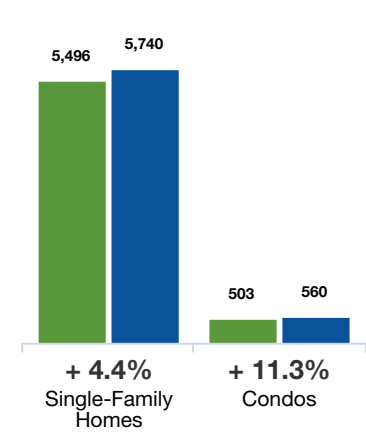
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$150,000 and Below	414	330	- 20.3%
\$150,001 to \$250,000	1,380	1,415	+ 2.5%
\$250,001 to \$350,000	1,960	2,139	+ 9.1%
\$350,001 to \$500,000	1,220	1,344	+ 10.2%
\$500,001 to \$750,000	582	601	+ 3.3%
\$750,001 to \$1,000,000	185	219	+ 18.4%
\$1,000,001 and Above	278	291	+ 4.7%
All Price Ranges	6,019	6,339	+ 5.3%

Single-Family Homes

12-2024	12-2025	Change
384	317	- 17.4%
1,153	1,125	- 2.4%
1,797	1,973	+ 9.8%
1,156	1,251	+ 8.2%
557	574	+ 3.1%
177	213	+ 20.3%
272	287	+ 5.5%
5,496	5,740	+ 4.4%

Condos

12-2024	12-2025	Change
24	7	- 70.8%
222	286	+ 28.8%
161	157	- 2.5%
61	79	+ 29.5%
23	23	0.0%
7	5	- 28.6%
5	3	- 40.0%
503	560	+ 11.3%

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	680	675	- 0.7%
3 Bedrooms	3,093	3,140	+ 1.5%
4 Bedrooms or More	2,246	2,523	+ 12.3%
All Bedroom Counts	6,019	6,339	+ 5.3%

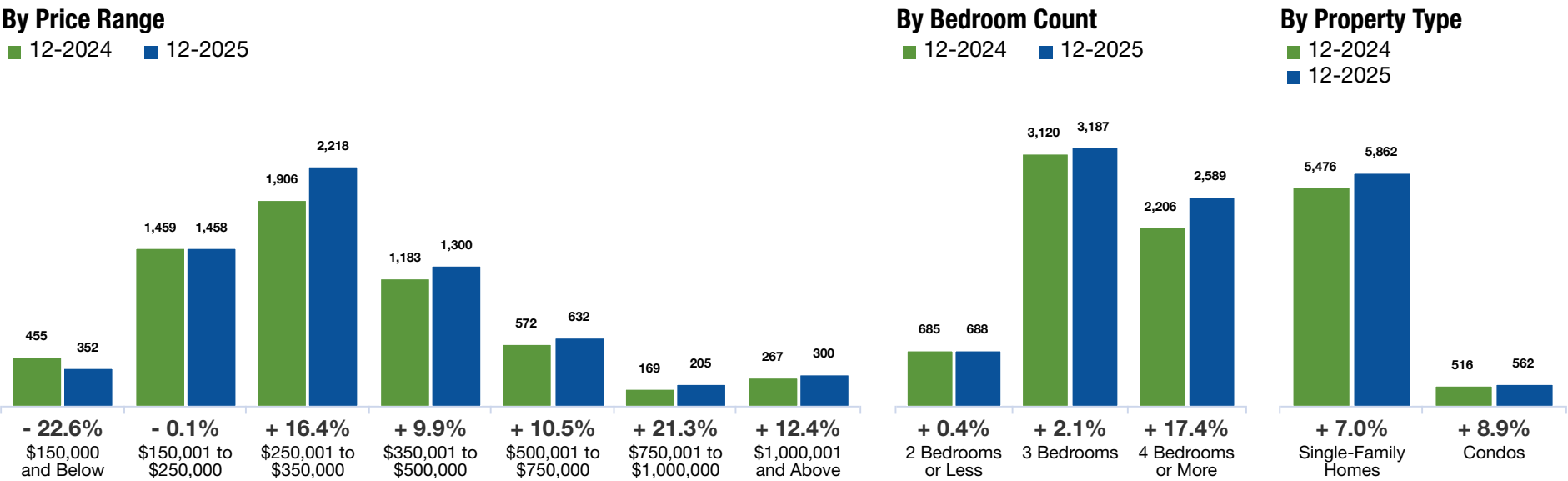
12-2024	12-2025	Change
548	508	- 7.3%
2,781	2,806	+ 0.9%
2,167	2,425	+ 11.9%
5,496	5,740	+ 4.4%

12-2024	12-2025	Change
122	157	+ 28.7%
308	326	+ 5.8%
73	77	+ 5.5%
503	560	+ 11.3%

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	12-2024	12-2025	Change	12-2024	12-2025	Change		12-2024	12-2025	Change	
\$150,000 and Below	455	352	- 22.6%	416	335	- 19.5%		31	11	- 64.5%	
\$150,001 to \$250,000	1,459	1,458	- 0.1%	1,211	1,171	- 3.3%		243	282	+ 16.0%	
\$250,001 to \$350,000	1,906	2,218	+ 16.4%	1,755	2,048	+ 16.7%		150	162	+ 8.0%	
\$350,001 to \$500,000	1,183	1,300	+ 9.9%	1,120	1,211	+ 8.1%		60	74	+ 23.3%	
\$500,001 to \$750,000	572	632	+ 10.5%	552	602	+ 9.1%		20	25	+ 25.0%	
\$750,001 to \$1,000,000	169	205	+ 21.3%	160	200	+ 25.0%		8	4	- 50.0%	
\$1,000,001 and Above	267	300	+ 12.4%	262	295	+ 12.6%		4	4	0.0%	
All Price Ranges	6,011	6,465	+ 7.6%	5,476	5,862	+ 7.0%		516	562	+ 8.9%	
By Bedroom Count	12-2024	12-2025	Change	12-2024	12-2025	Change		12-2024	12-2025	Change	
2 Bedrooms or Less	685	688	+ 0.4%	561	512	- 8.7%		114	165	+ 44.7%	
3 Bedrooms	3,120	3,187	+ 2.1%	2,789	2,857	+ 2.4%		326	322	- 1.2%	
4 Bedrooms or More	2,206	2,589	+ 17.4%	2,126	2,492	+ 17.2%		76	75	- 1.3%	
All Bedroom Counts	6,011	6,465	+ 7.6%	5,476	5,862	+ 7.0%		516	562	+ 8.9%	

Days On Market Until Sale

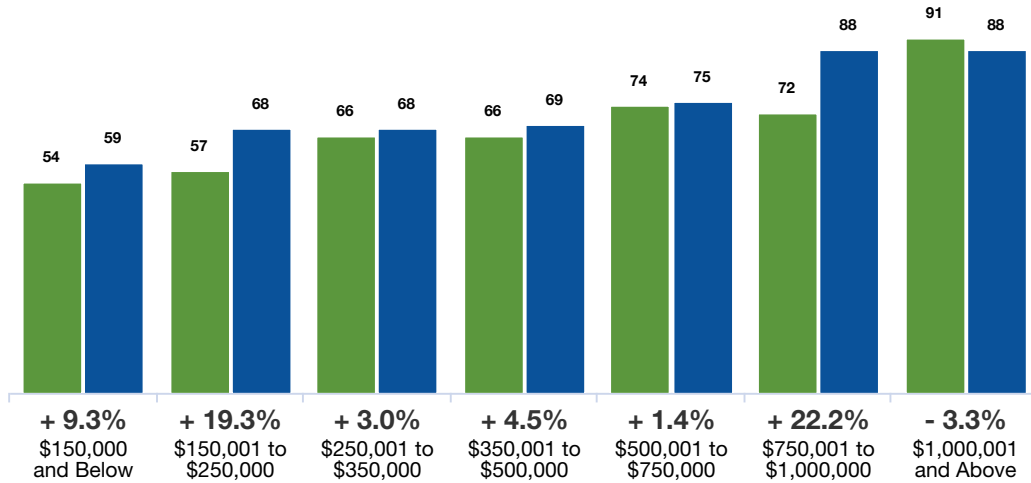


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

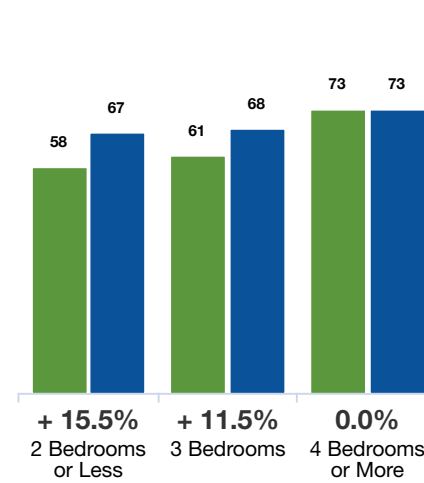
By Price Range

■ 12-2024 ■ 12-2025



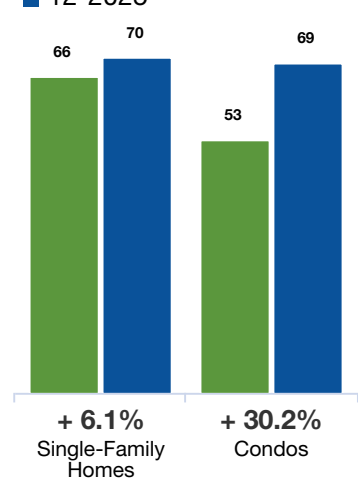
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$150,000 and Below	54	59	+ 9.3%
\$150,001 to \$250,000	57	68	+ 19.3%
\$250,001 to \$350,000	66	68	+ 3.0%
\$350,001 to \$500,000	66	69	+ 4.5%
\$500,001 to \$750,000	74	75	+ 1.4%
\$750,001 to \$1,000,000	72	88	+ 22.2%
\$1,000,001 and Above	91	88	- 3.3%
All Price Ranges	65	70	+ 7.7%

Single-Family Homes

	12-2024	12-2025	Change
\$150,000 and Below	54	58	+ 7.4%
\$150,001 to \$250,000	60	67	+ 11.7%
\$250,001 to \$350,000	67	69	+ 3.0%
\$350,001 to \$500,000	66	68	+ 3.0%
\$500,001 to \$750,000	74	74	0.0%
\$750,001 to \$1,000,000	72	88	+ 22.2%
\$1,000,001 and Above	91	88	- 3.3%
All Price Ranges	66	70	+ 6.1%

Condos

	12-2024	12-2025	Change
\$150,000 and Below	61	82	+ 34.4%
\$150,001 to \$250,000	45	70	+ 55.6%
\$250,001 to \$350,000	52	52	0.0%
\$350,001 to \$500,000	71	96	+ 35.2%
\$500,001 to \$750,000	83	79	- 4.8%
\$750,001 to \$1,000,000	66	45	- 31.8%
\$1,000,001 and Above	82	89	+ 8.5%
All Price Ranges	53	69	+ 30.2%

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	58	67	+ 15.5%
3 Bedrooms	61	68	+ 11.5%
4 Bedrooms or More	73	73	0.0%
All Bedroom Counts	65	70	+ 7.7%

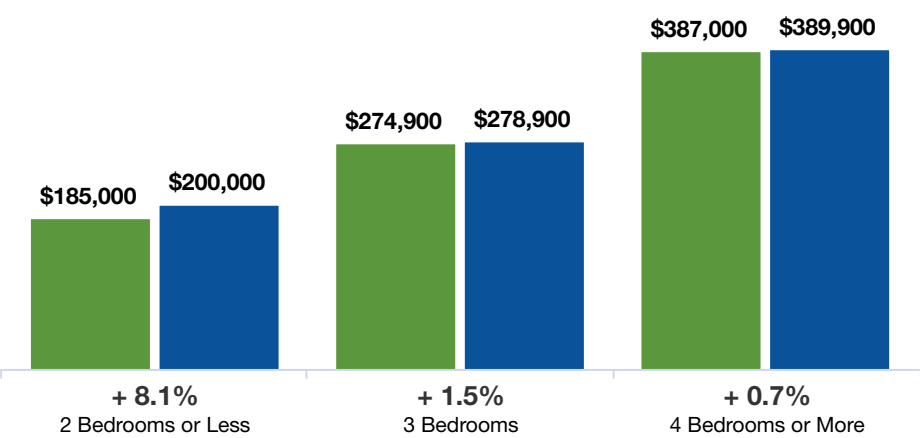
	12-2024	12-2025	Change
2 Bedrooms or Less	59	65	+ 10.2%
3 Bedrooms	62	67	+ 8.1%
4 Bedrooms or More	74	74	0.0%
All Bedroom Counts	66	70	+ 6.1%

Median Sales Price

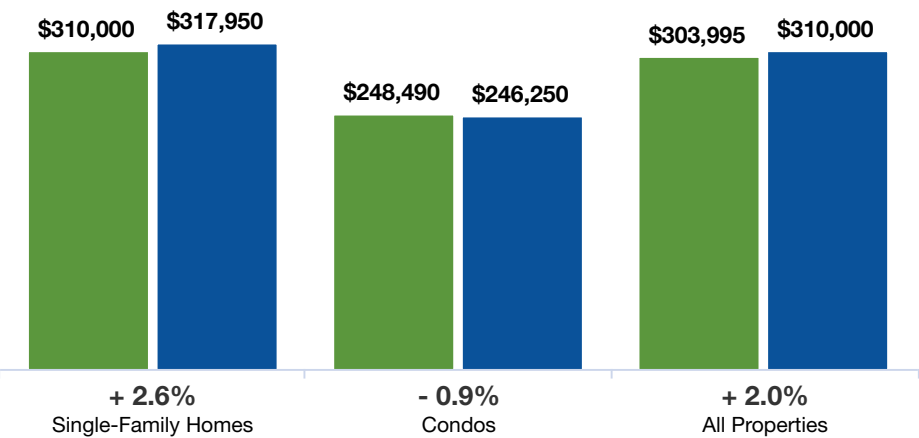


Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

By Bedroom Count
■ 12-2024 ■ 12-2025



By Property Type
■ 12-2024 ■ 12-2025



All Properties			
By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	\$185,000	\$200,000	+ 8.1%
3 Bedrooms	\$274,900	\$278,900	+ 1.5%
4 Bedrooms or More	\$387,000	\$389,900	+ 0.7%
All Bedroom Counts	\$303,995	\$310,000	+ 2.0%

Single-Family Homes			Condos		
12-2024	12-2025	Change	12-2024	12-2025	Change
\$179,500	\$190,000	+ 5.8%	\$208,400	\$220,000	+ 5.6%
\$275,000	\$280,000	+ 1.8%	\$256,990	\$254,000	- 1.2%
\$394,950	\$394,900	- 0.0%	\$226,500	\$254,900	+ 12.5%
\$310,000	\$317,950	+ 2.6%	\$248,490	\$246,250	- 0.9%

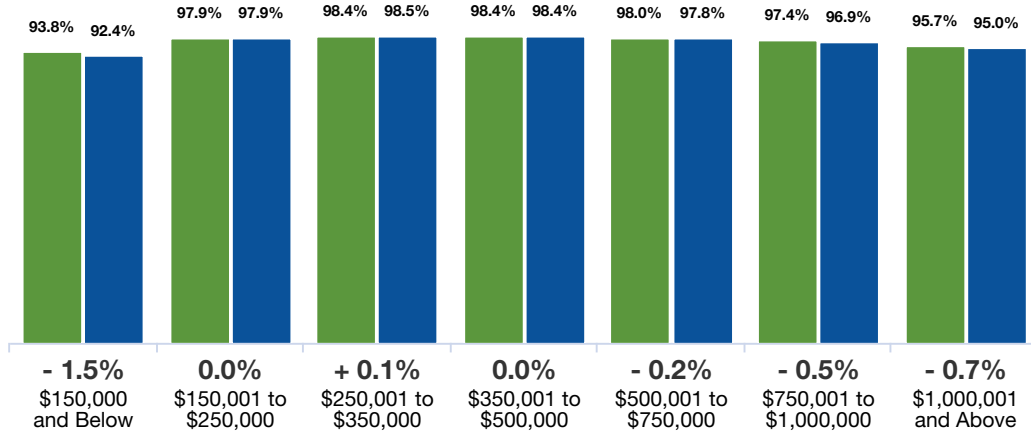
Percent of List Price Received



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.**

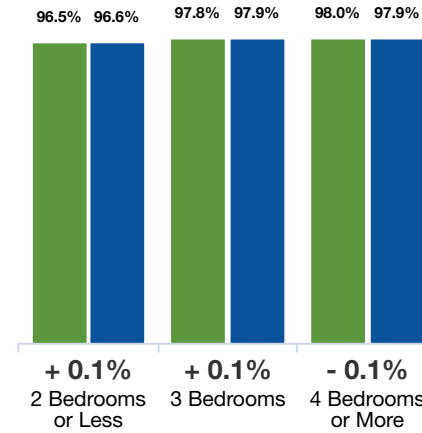
By Price Range

■ 12-2024 ■ 12-2025



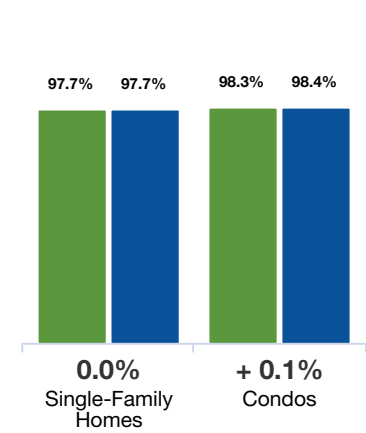
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025

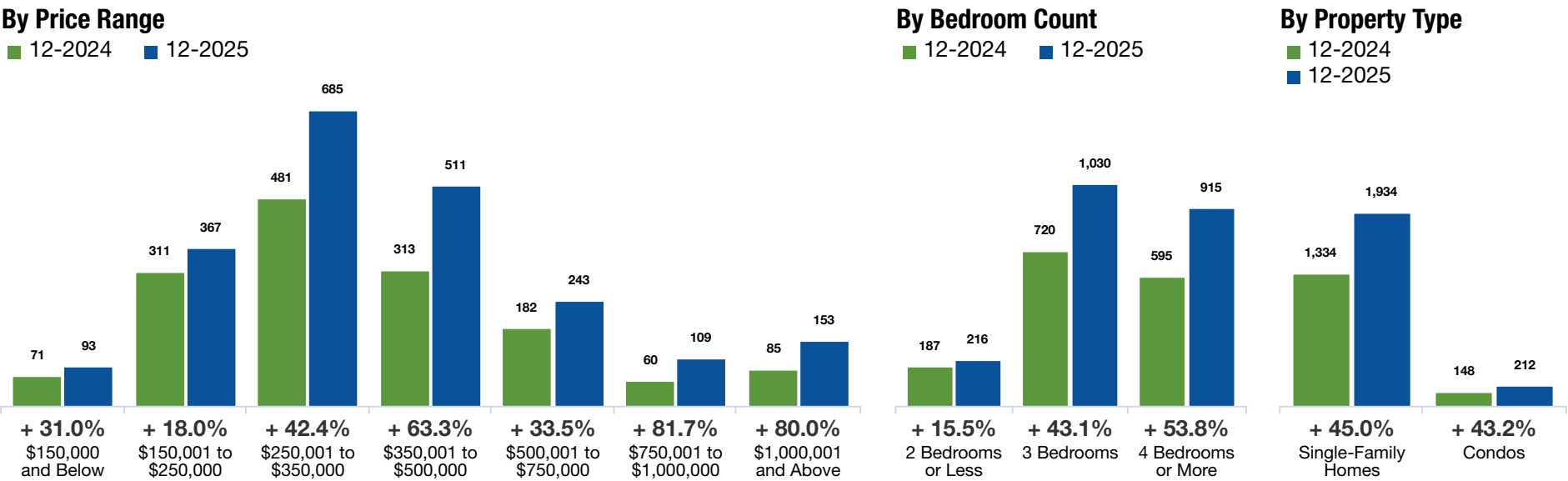


All Properties				Single-Family Homes			Condos		
By Price Range	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
\$150,000 and Below	93.8%	92.4%	- 1.5%	93.7%	92.4%	- 1.4%	95.5%	93.7%	- 1.9%
\$150,001 to \$250,000	97.9%	97.9%	0.0%	97.8%	97.8%	0.0%	98.4%	98.2%	- 0.2%
\$250,001 to \$350,000	98.4%	98.5%	+ 0.1%	98.3%	98.5%	+ 0.2%	98.7%	99.4%	+ 0.7%
\$350,001 to \$500,000	98.4%	98.4%	0.0%	98.4%	98.4%	0.0%	97.8%	98.2%	+ 0.4%
\$500,001 to \$750,000	98.0%	97.8%	- 0.2%	98.0%	97.8%	- 0.2%	99.6%	98.1%	- 1.5%
\$750,001 to \$1,000,000	97.4%	96.9%	- 0.5%	97.3%	96.8%	- 0.5%	99.3%	98.3%	- 1.0%
\$1,000,001 and Above	95.7%	95.0%	- 0.7%	95.7%	95.0%	- 0.7%	95.0%	96.2%	+ 1.3%
All Price Ranges	97.7%	97.7%	0.0%	97.7%	97.7%	0.0%	98.3%	98.4%	+ 0.1%
By Bedroom Count	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	96.5%	96.6%	+ 0.1%	96.2%	96.3%	+ 0.1%	97.7%	97.5%	- 0.2%
3 Bedrooms	97.8%	97.9%	+ 0.1%	97.8%	97.8%	0.0%	98.4%	99.1%	+ 0.7%
4 Bedrooms or More	98.0%	97.9%	- 0.1%	98.0%	97.8%	- 0.2%	98.5%	97.9%	- 0.6%
All Bedroom Counts	97.7%	97.7%	0.0%	97.7%	97.7%	0.0%	98.3%	98.4%	+ 0.1%

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	12-2024	12-2025	Change	12-2024	12-2025	Change		12-2024	12-2025	Change	
\$150,000 and Below	71	93	+ 31.0%	61	85	+ 39.3%		4	6	+ 50.0%	
\$150,001 to \$250,000	311	367	+ 18.0%	251	264	+ 5.2%		57	99	+ 73.7%	
\$250,001 to \$350,000	481	685	+ 42.4%	435	610	+ 40.2%		42	69	+ 64.3%	
\$350,001 to \$500,000	313	511	+ 63.3%	282	481	+ 70.6%		27	28	+ 3.7%	
\$500,001 to \$750,000	182	243	+ 33.5%	166	235	+ 41.6%		13	8	- 38.5%	
\$750,001 to \$1,000,000	60	109	+ 81.7%	56	108	+ 92.9%		3	1	- 66.7%	
\$1,000,001 and Above	85	153	+ 80.0%	83	151	+ 81.9%		2	1	- 50.0%	
All Price Ranges	1,503	2,161	+ 43.8%	1,334	1,934	+ 45.0%		148	212	+ 43.2%	
By Bedroom Count	12-2024	12-2025	Change	12-2024	12-2025	Change		12-2024	12-2025	Change	
2 Bedrooms or Less	187	216	+ 15.5%	126	157	+ 24.6%		55	53	- 3.6%	
3 Bedrooms	720	1,030	+ 43.1%	631	882	+ 39.8%		83	143	+ 72.3%	
4 Bedrooms or More	595	915	+ 53.8%	576	895	+ 55.4%		10	16	+ 60.0%	
All Bedroom Counts	1,503	2,161	+ 43.8%	1,334	1,934	+ 45.0%		148	212	+ 43.2%	

Months Supply of Inventory

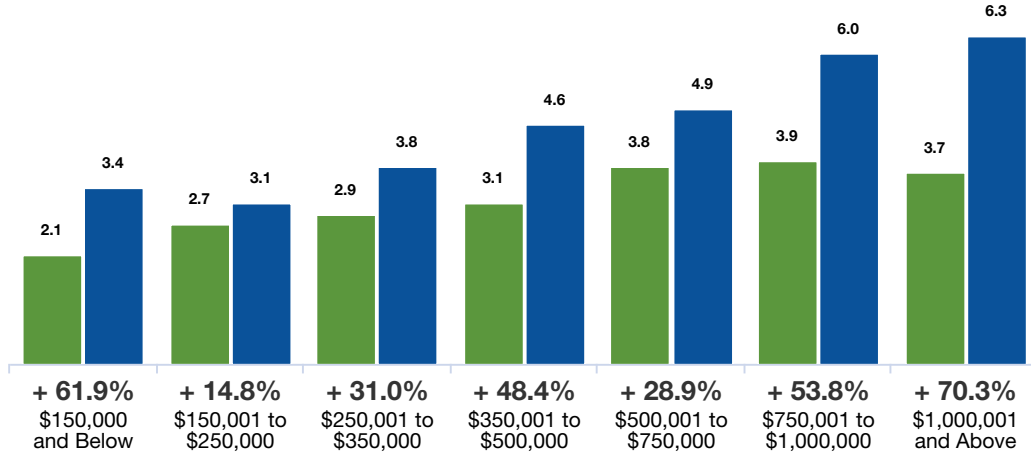


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

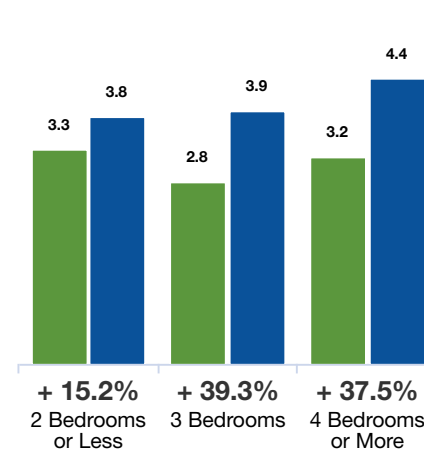
By Price Range

■ 12-2024 ■ 12-2025



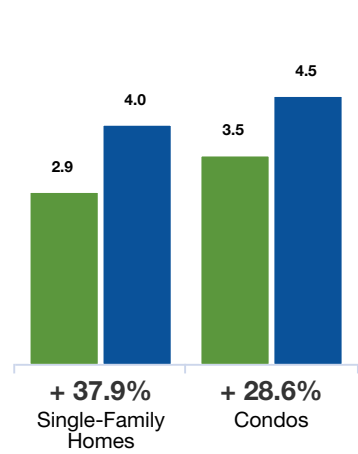
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$150,000 and Below	2.1	3.4	+ 61.9%
\$150,001 to \$250,000	2.7	3.1	+ 14.8%
\$250,001 to \$350,000	2.9	3.8	+ 31.0%
\$350,001 to \$500,000	3.1	4.6	+ 48.4%
\$500,001 to \$750,000	3.8	4.9	+ 28.9%
\$750,001 to \$1,000,000	3.9	6.0	+ 53.8%
\$1,000,001 and Above	3.7	6.3	+ 70.3%
All Price Ranges	3.0	4.1	+ 36.7%

Single-Family Homes

12-2024	12-2025	Change
1.9	3.2	+ 68.4%
2.6	2.8	+ 7.7%
2.9	3.7	+ 27.6%
2.9	4.6	+ 58.6%
3.6	4.9	+ 36.1%
3.8	6.1	+ 60.5%
3.7	6.3	+ 70.3%
2.9	4.0	+ 37.9%

Condos

12-2024	12-2025	Change
1.8	5.1	+ 183.3%
3.1	4.2	+ 35.5%
3.1	5.3	+ 71.0%
5.3	4.3	- 18.9%
6.2	3.5	- 43.5%
2.1	0.6	- 71.4%
1.2	1.0	- 16.7%
3.5	4.5	+ 28.6%

By Bedroom Count

12-2024	12-2025	Change
2 Bedrooms or Less	3.8	+ 15.2%
3 Bedrooms	3.9	+ 39.3%
4 Bedrooms or More	4.4	+ 37.5%
3.0	4.1	+ 36.7%

Single-Family Homes

12-2024	12-2025	Change
2.8	3.7	+ 32.1%
2.7	3.8	+ 40.7%
3.2	4.4	+ 37.5%
2.9	4.0	+ 37.9%

Condos

12-2024	12-2025	Change
5.4	4.1	- 24.1%
3.2	5.3	+ 65.6%
1.6	2.5	+ 56.2%
3.5	4.5	+ 28.6%