

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%

Price Range with
Strongest Sales:
\$750,001 to \$1,000,000

+ 12.3%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 11.3%

Property Type With
Strongest Sales:
Condos

Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
Median Sales Price	5
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Inventory of Homes for Sale	7
Months Supply of Inventory	8



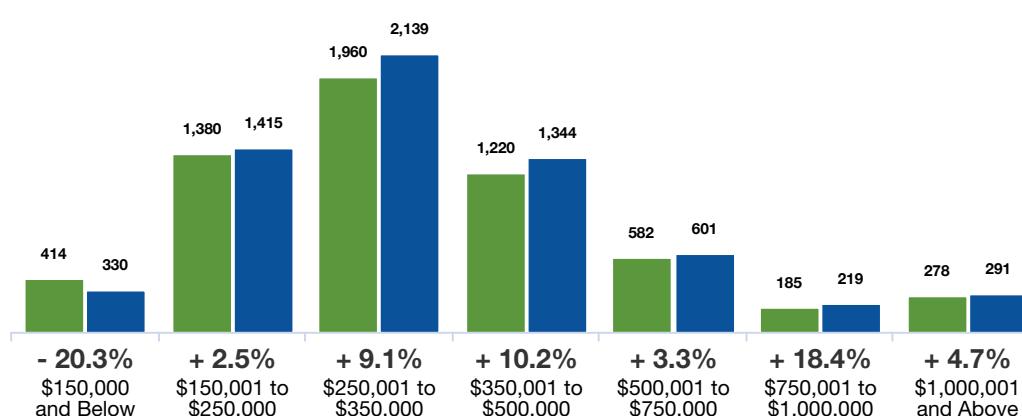
Pending Sales



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

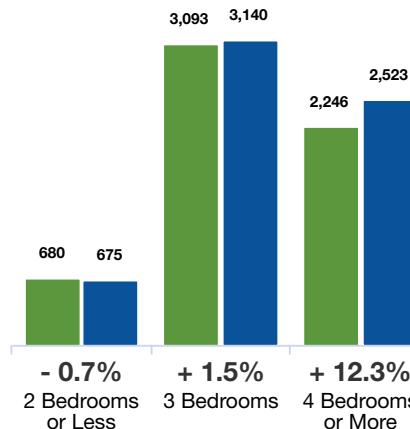
By Price Range

■ 12-2024 ■ 12-2025



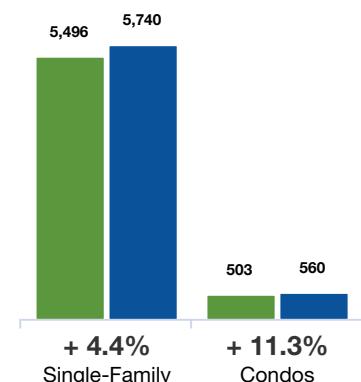
By Bedroom Count

■ 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

By Price Range	12-2024	12-2025	Change	12-2024	12-2025	Change
\$150,000 and Below	384	317	- 17.4%	24	7	- 70.8%
\$150,001 to \$250,000	1,153	1,125	- 2.4%	222	286	+ 28.8%
\$250,001 to \$350,000	1,797	1,973	+ 9.8%	161	157	- 2.5%
\$350,001 to \$500,000	1,156	1,251	+ 8.2%	61	79	+ 29.5%
\$500,001 to \$750,000	557	574	+ 3.1%	23	23	0.0%
\$750,001 to \$1,000,000	177	213	+ 20.3%	7	5	- 28.6%
\$1,000,001 and Above	272	287	+ 5.5%	5	3	- 40.0%
All Price Ranges	5,496	5,740	+ 4.4%	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%

By Bedroom Count	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	548	508	- 7.3%	122	157	+ 28.7%
3 Bedrooms	2,781	2,806	+ 0.9%	308	326	+ 5.8%
4 Bedrooms or More	2,167	2,425	+ 11.9%	73	77	+ 5.5%
All Bedroom Counts	5,496	5,740	+ 4.4%	503	560	+ 11.3%

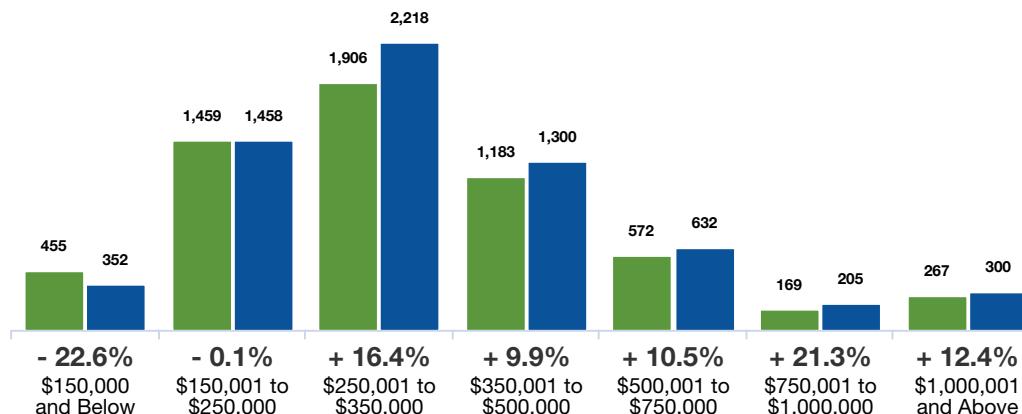
Closed Sales



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

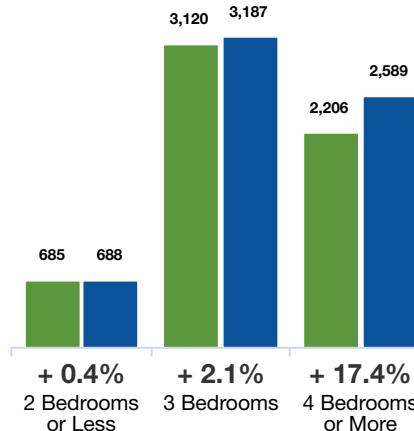
By Price Range

■ 12-2024 ■ 12-2025



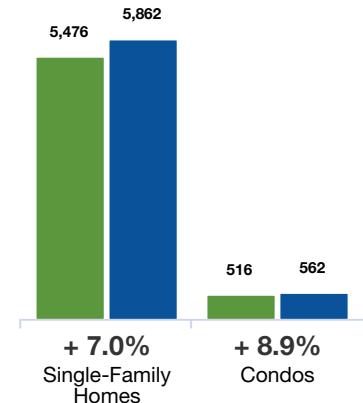
By Bedroom Count

■ 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	455	352	- 22.6%
\$150,001 to \$250,000	1,459	1,458	- 0.1%
\$250,001 to \$350,000	1,906	2,218	+ 16.4%
\$350,001 to \$500,000	1,183	1,300	+ 9.9%
\$500,001 to \$750,000	572	632	+ 10.5%
\$750,001 to \$1,000,000	169	205	+ 21.3%
\$1,000,001 and Above	267	300	+ 12.4%
All Price Ranges	6,011	6,465	+ 7.6%

Single-Family Homes

12-2024	12-2025	Change	12-2024	12-2025	Change
416	335	- 19.5%	31	11	- 64.5%
1,211	1,171	- 3.3%	243	282	+ 16.0%
1,755	2,048	+ 16.7%	150	162	+ 8.0%
1,120	1,211	+ 8.1%	60	74	+ 23.3%
552	602	+ 9.1%	20	25	+ 25.0%
160	200	+ 25.0%	8	4	- 50.0%
262	295	+ 12.6%	4	4	0.0%
5,476	5,862	+ 7.0%	516	562	+ 8.9%

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	685	688	+ 0.4%
3 Bedrooms	3,120	3,187	+ 2.1%
4 Bedrooms or More	2,206	2,589	+ 17.4%
All Bedroom Counts	6,011	6,465	+ 7.6%

12-2024	12-2025	Change	12-2024	12-2025	Change
561	512	- 8.7%	114	165	+ 44.7%
2,789	2,857	+ 2.4%	326	322	- 1.2%
2,126	2,492	+ 17.2%	76	75	- 1.3%
5,476	5,862	+ 7.0%	516	562	+ 8.9%

Days On Market Until Sale

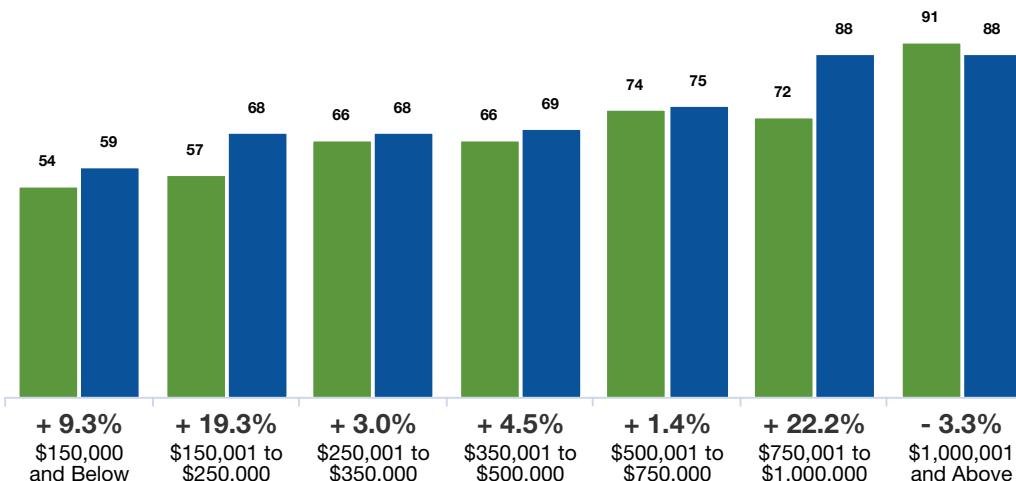


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

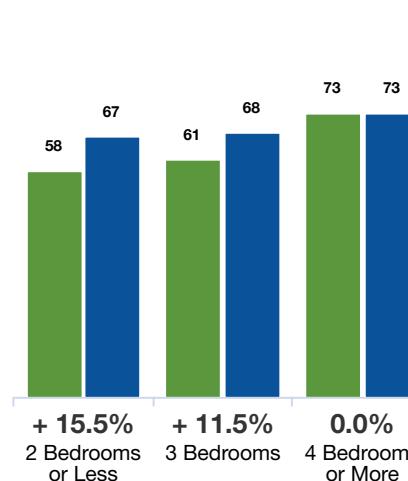
By Price Range

■ 12-2024 ■ 12-2025



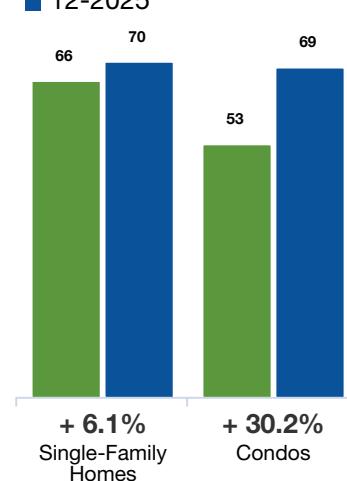
By Bedroom Count

■ 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	12-2024	12-2025	Change
54	58	+ 7.4%	61	82	+ 34.4%
60	67	+ 11.7%	45	70	+ 55.6%
67	69	+ 3.0%	52	52	0.0%
66	68	+ 3.0%	71	96	+ 35.2%
74	74	0.0%	83	79	- 4.8%
72	88	+ 22.2%	66	45	- 31.8%
91	88	- 3.3%	82	89	+ 8.5%
66	70	+ 6.1%	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	12-2024	12-2025	Change
59	65	+ 10.2%	52	72	+ 38.5%
62	67	+ 8.1%	54	69	+ 27.8%
74	74	0.0%	49	59	+ 20.4%
66	70	+ 6.1%	53	69	+ 30.2%

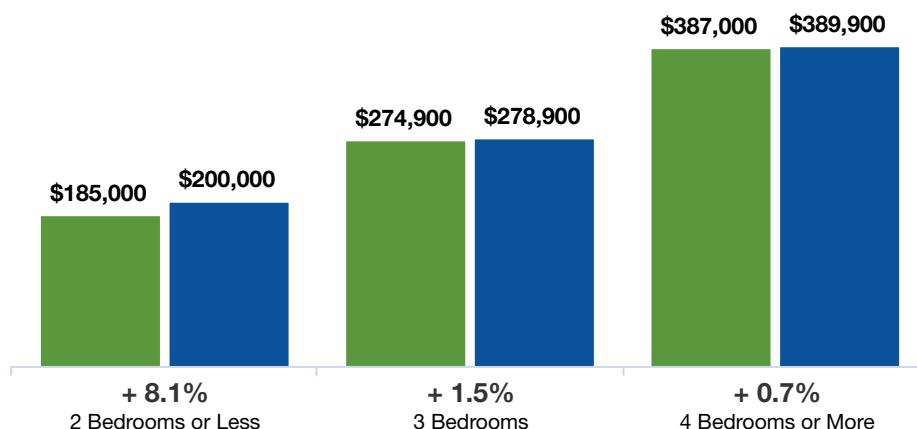
Median Sales Price



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

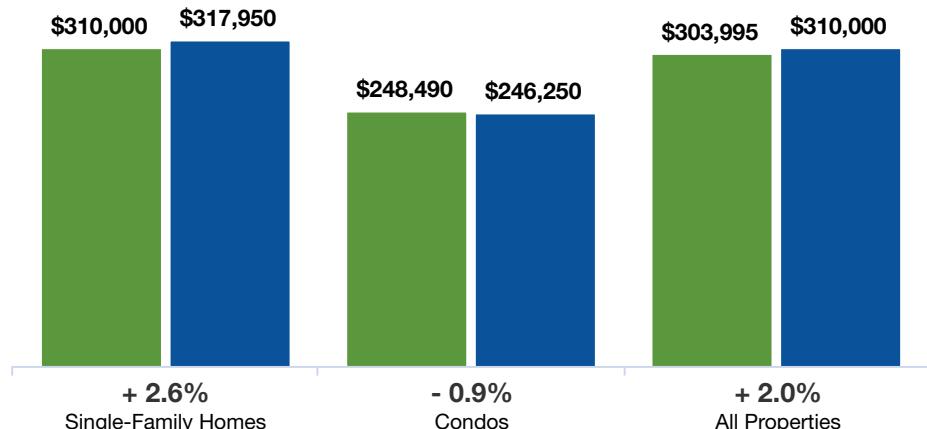
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



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%

All Properties

Single-Family Homes

Condos

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

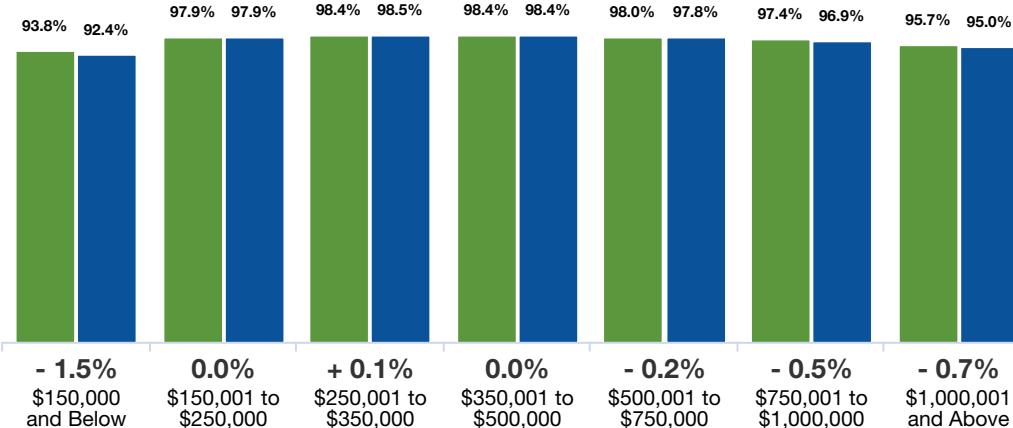
Percent of List Price Received



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.**

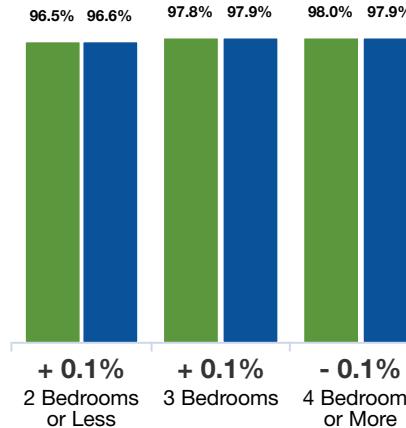
By Price Range

■ 12-2024 ■ 12-2025



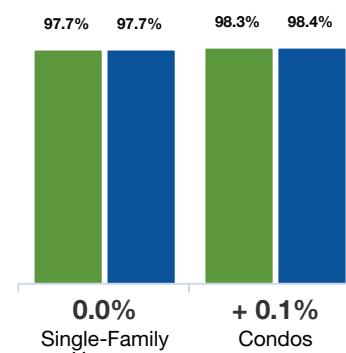
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$150,000 and Below	93.8%	92.4%	- 1.5%
\$150,001 to \$250,000	97.9%	97.9%	0.0%
\$250,001 to \$350,000	98.4%	98.5%	+ 0.1%
\$350,001 to \$500,000	98.4%	98.4%	0.0%
\$500,001 to \$750,000	98.0%	97.8%	- 0.2%
\$750,001 to \$1,000,000	97.4%	96.9%	- 0.5%
\$1,000,001 and Above	95.7%	95.0%	- 0.7%
All Price Ranges	97.7%	97.7%	0.0%

Single-Family Homes

By Price Range	12-2024	12-2025	Change	12-2024	12-2025	Change
\$150,000 and Below	93.7%	92.4%	- 1.4%	95.5%	93.7%	- 1.9%
\$150,001 to \$250,000	97.8%	97.8%	0.0%	98.4%	98.2%	- 0.2%
\$250,001 to \$350,000	98.3%	98.5%	+ 0.2%	98.7%	99.4%	+ 0.7%
\$350,001 to \$500,000	98.4%	98.4%	0.0%	97.8%	98.2%	+ 0.4%
\$500,001 to \$750,000	98.0%	97.8%	- 0.2%	99.6%	98.1%	- 1.5%
\$750,001 to \$1,000,000	97.3%	96.8%	- 0.5%	99.3%	98.3%	- 1.0%
\$1,000,001 and Above	95.7%	95.0%	- 0.7%	95.0%	96.2%	+ 1.3%
All Price Ranges	97.7%	97.7%	0.0%	98.3%	98.4%	+ 0.1%

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	96.5%	96.6%	+ 0.1%
3 Bedrooms	97.8%	97.9%	+ 0.1%
4 Bedrooms or More	98.0%	97.9%	- 0.1%
All Bedroom Counts	97.7%	97.7%	0.0%

Single-Family Homes	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	93.7%	92.4%	- 1.4%	95.5%	93.7%	- 1.9%
3 Bedrooms	97.8%	97.8%	0.0%	98.4%	98.2%	- 0.2%
4 Bedrooms or More	98.0%	97.8%	- 0.2%	99.6%	98.1%	- 1.5%
All Bedroom Counts	97.7%	97.7%	0.0%	98.3%	98.4%	+ 0.1%

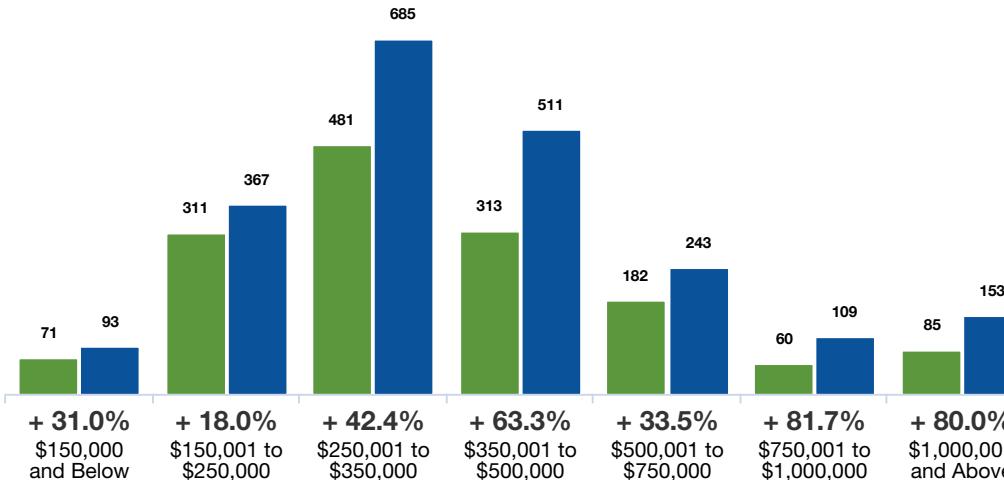
Inventory of Homes for Sale



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

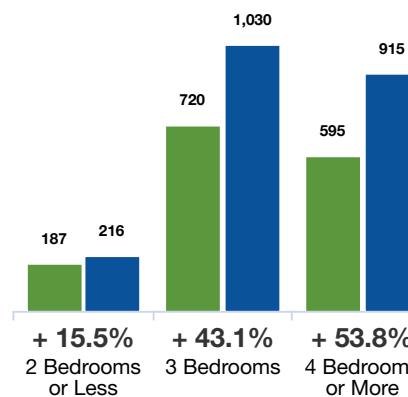
By Price Range

■ 12-2024 ■ 12-2025



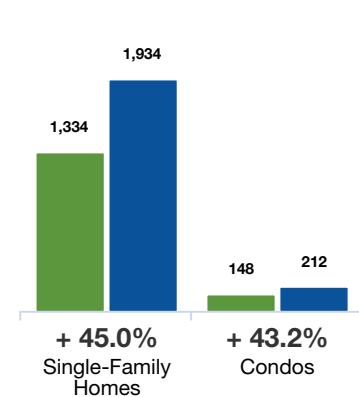
By Bedroom Count

■ 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	71	93	+ 31.0%
\$150,001 to \$250,000	311	367	+ 18.0%
\$250,001 to \$350,000	481	685	+ 42.4%
\$350,001 to \$500,000	313	511	+ 63.3%
\$500,001 to \$750,000	182	243	+ 33.5%
\$750,001 to \$1,000,000	60	109	+ 81.7%
\$1,000,001 and Above	85	153	+ 80.0%
All Price Ranges	1,503	2,161	+ 43.8%

Single-Family Homes

By Bedroom Count	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	61	85	+ 39.3%	4	6	+ 50.0%
3 Bedrooms	251	264	+ 5.2%	57	99	+ 73.7%
4 Bedrooms or More	435	610	+ 40.2%	42	69	+ 64.3%
All Bedroom Counts	1,334	1,934	+ 45.0%	148	212	+ 43.2%

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	187	216	+ 15.5%
3 Bedrooms	720	1,030	+ 43.1%
4 Bedrooms or More	595	915	+ 53.8%
All Bedroom Counts	1,503	2,161	+ 43.8%

By Price Range	12-2024	12-2025	Change	12-2024	12-2025	Change
\$150,000 and Below	61	85	+ 39.3%	4	6	+ 50.0%
\$150,001 to \$250,000	251	264	+ 5.2%	57	99	+ 73.7%
\$250,001 to \$350,000	435	610	+ 40.2%	42	69	+ 64.3%
\$350,001 to \$500,000	282	481	+ 70.6%	27	28	+ 3.7%
\$500,001 to \$750,000	166	235	+ 41.6%	13	8	- 38.5%
\$750,001 to \$1,000,000	56	108	+ 92.9%	3	1	- 66.7%
\$1,000,001 and Above	83	151	+ 81.9%	2	1	- 50.0%
All Price Ranges	1,334	1,934	+ 45.0%	148	212	+ 43.2%

Months Supply of Inventory

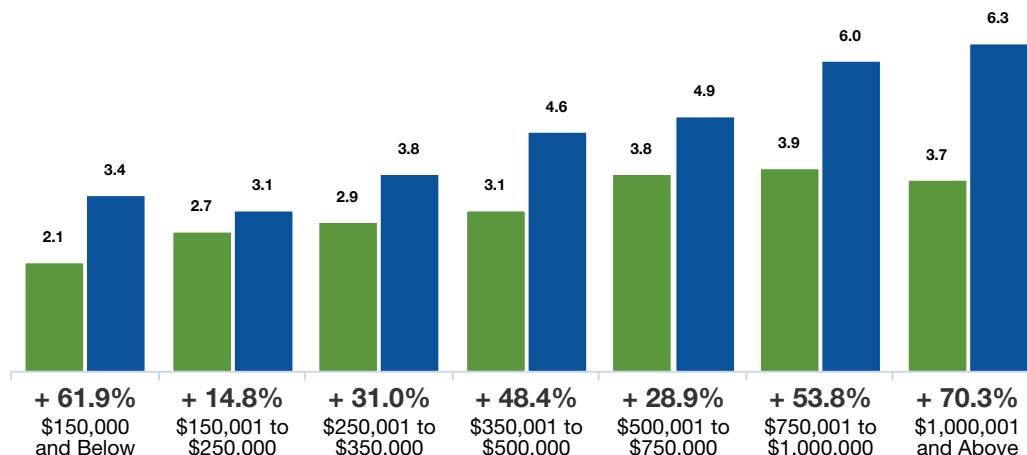


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

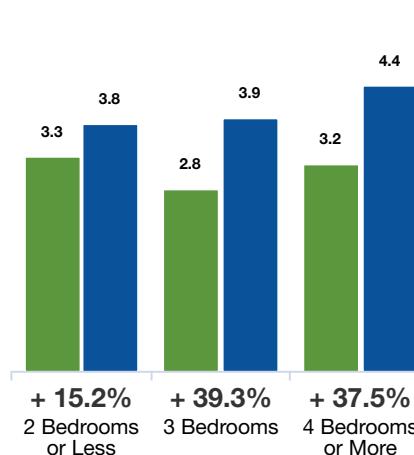
By Price Range

■ 12-2024 ■ 12-2025



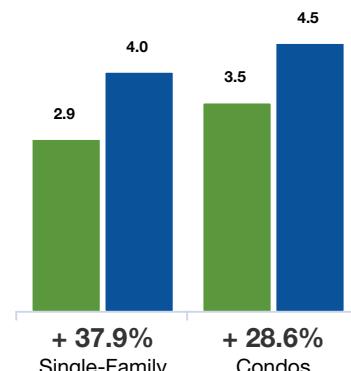
By Bedroom Count

■ 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	12-2024	12-2025	Change
1.9	3.2	+ 68.4%	1.8	5.1	+ 183.3%
2.6	2.8	+ 7.7%	3.1	4.2	+ 35.5%
2.9	3.7	+ 27.6%	3.1	5.3	+ 71.0%
2.9	4.6	+ 58.6%	5.3	4.3	- 18.9%
3.6	4.9	+ 36.1%	6.2	3.5	- 43.5%
3.8	6.1	+ 60.5%	2.1	0.6	- 71.4%
3.7	6.3	+ 70.3%	1.2	1.0	- 16.7%
2.9	4.0	+ 37.9%	3.5	4.5	+ 28.6%

By Bedroom Count

12-2024	12-2025	Change
3.3	3.8	+ 15.2%
2.8	3.9	+ 39.3%
3.2	4.4	+ 37.5%
3.0	4.1	+ 36.7%

12-2024	12-2025	Change	12-2024	12-2025	Change
2.8	3.7	+ 32.1%	5.4	4.1	- 24.1%
2.7	3.8	+ 40.7%	3.2	5.3	+ 65.6%
3.2	4.4	+ 37.5%	1.6	2.5	+ 56.2%
2.9	4.0	+ 37.9%	3.5	4.5	+ 28.6%