

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2026

U.S. pending home sales fell 9.3% from the previous month, according to the National Association of REALTORS®. The drop in contract signings was broad-based, with all four regions reporting declines. On a year-over-year basis, pending home sales were down 3.0%, with the South recording a modest gain while the Northeast, West, and Midwest posted declines. For the 12-month period spanning February 2025 through January 2026, Pending Sales in the Western Upstate Association of REALTORS® region increased 4.6 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales increased 14.7 percent.

The overall Median Sales Price were up 2.0 percent to \$310,990. The property type with the largest gain was the Single-Family Homes segment, where prices rose 2.9 percent to \$319,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 62 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 93 days.

Market-wide, inventory levels rose 36.1 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale increased 37.4 percent. That amounts to 4.1 months of inventory for Single-Family Homes and 4.8 months of inventory for Condos.

Quick Facts

+ 14.7%	+ 12.9%	+ 17.3%
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



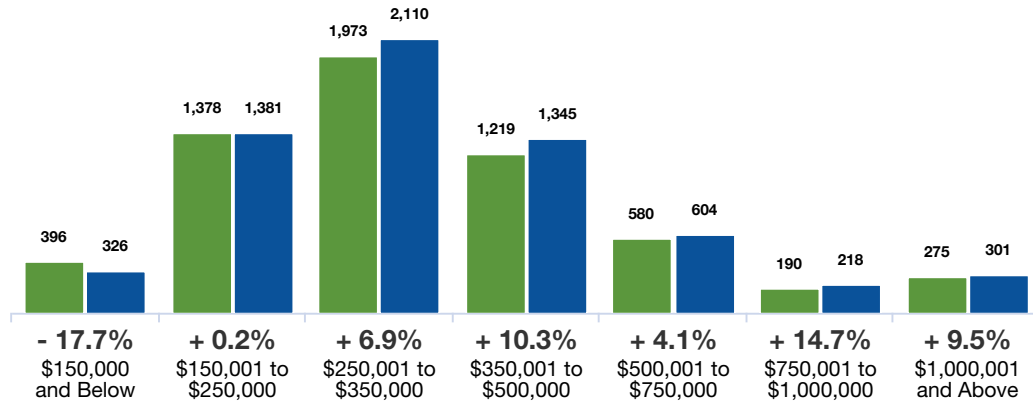
Pending Sales



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

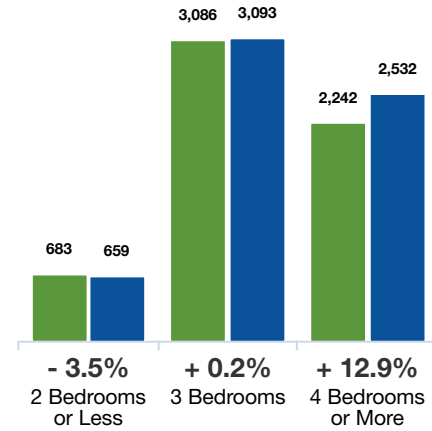
By Price Range

■ 1-2025 ■ 1-2026



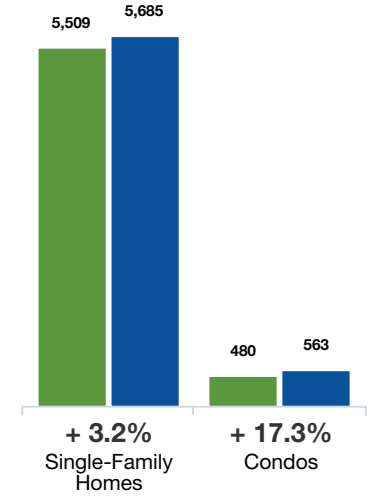
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties				Single-Family Homes				Condos			
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change		1-2025	1-2026	Change	
\$150,000 and Below	396	326	- 17.7%	369	314	- 14.9%		19	8	- 57.9%	
\$150,001 to \$250,000	1,378	1,381	+ 0.2%	1,156	1,093	- 5.4%		218	284	+ 30.3%	
\$250,001 to \$350,000	1,973	2,110	+ 6.9%	1,820	1,940	+ 6.6%		150	160	+ 6.7%	
\$350,001 to \$500,000	1,219	1,345	+ 10.3%	1,158	1,253	+ 8.2%		58	79	+ 36.2%	
\$500,001 to \$750,000	580	604	+ 4.1%	555	578	+ 4.1%		23	22	- 4.3%	
\$750,001 to \$1,000,000	190	218	+ 14.7%	182	212	+ 16.5%		7	5	- 28.6%	
\$1,000,001 and Above	275	301	+ 9.5%	269	295	+ 9.7%		5	5	0.0%	
All Price Ranges	6,011	6,285	+ 4.6%	5,509	5,685	+ 3.2%		480	563	+ 17.3%	
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change		1-2025	1-2026	Change	
2 Bedrooms or Less	683	659	- 3.5%	551	498	- 9.6%		122	152	+ 24.6%	
3 Bedrooms	3,086	3,093	+ 0.2%	2,793	2,752	- 1.5%		288	334	+ 16.0%	
4 Bedrooms or More	2,242	2,532	+ 12.9%	2,165	2,434	+ 12.4%		70	77	+ 10.0%	
All Bedroom Counts	6,011	6,285	+ 4.6%	5,509	5,685	+ 3.2%		480	563	+ 17.3%	

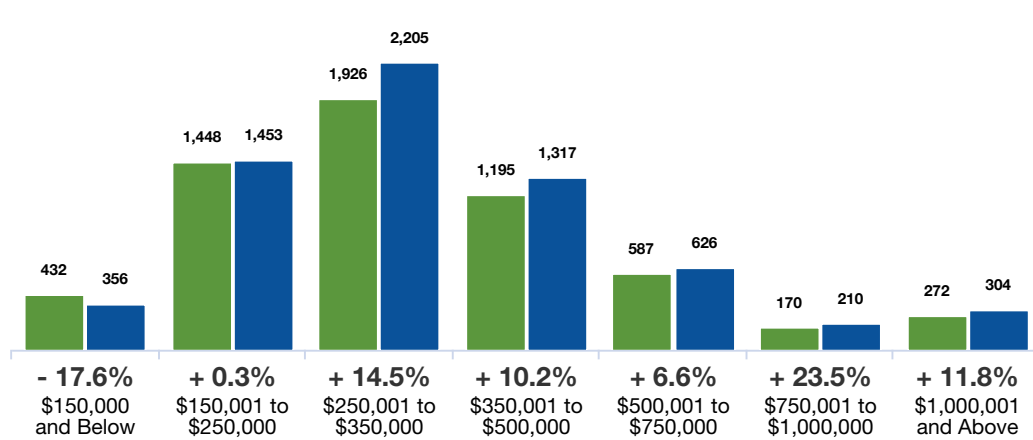
Closed Sales

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



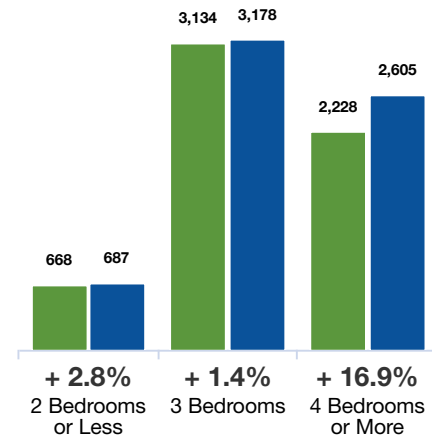
By Price Range

■ 1-2025 ■ 1-2026



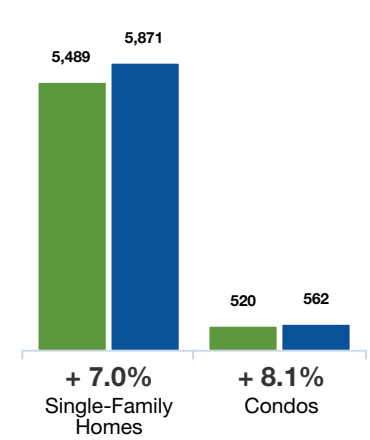
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties				Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	432	356	- 17.6%	393	339	- 13.7%	30	12	- 60.0%
\$150,001 to \$250,000	1,448	1,453	+ 0.3%	1,201	1,167	- 2.8%	243	281	+ 15.6%
\$250,001 to \$350,000	1,926	2,205	+ 14.5%	1,771	2,040	+ 15.2%	153	158	+ 3.3%
\$350,001 to \$500,000	1,195	1,317	+ 10.2%	1,132	1,224	+ 8.1%	60	78	+ 30.0%
\$500,001 to \$750,000	587	626	+ 6.6%	565	598	+ 5.8%	21	24	+ 14.3%
\$750,001 to \$1,000,000	170	210	+ 23.5%	161	205	+ 27.3%	8	4	- 50.0%
\$1,000,001 and Above	272	304	+ 11.8%	266	298	+ 12.0%	5	5	0.0%
All Price Ranges	6,030	6,471	+ 7.3%	5,489	5,871	+ 7.0%	520	562	+ 8.1%
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	668	687	+ 2.8%	540	514	- 4.8%	117	164	+ 40.2%
3 Bedrooms	3,134	3,178	+ 1.4%	2,802	2,852	+ 1.8%	328	318	- 3.0%
4 Bedrooms or More	2,228	2,605	+ 16.9%	2,147	2,504	+ 16.6%	75	80	+ 6.7%
All Bedroom Counts	6,030	6,471	+ 7.3%	5,489	5,871	+ 7.0%	520	562	+ 8.1%

Days On Market Until Sale

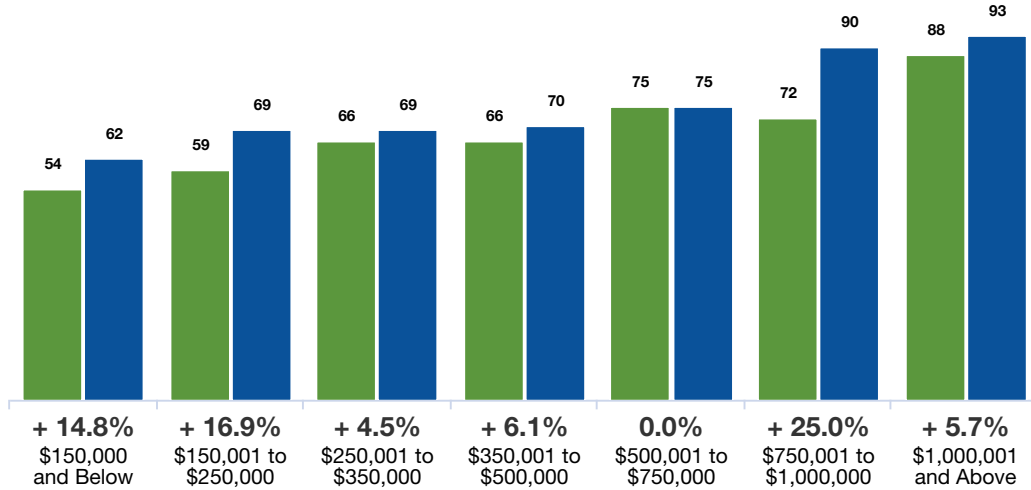


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

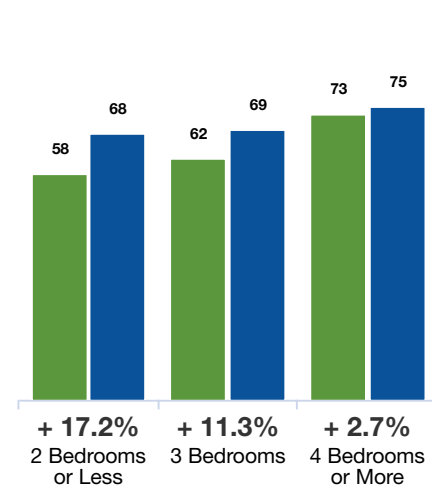
By Price Range

■ 1-2025 ■ 1-2026



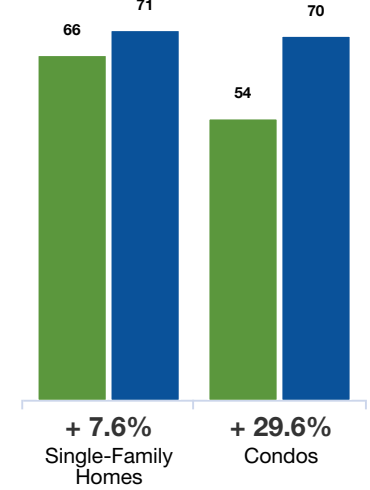
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	54	62	+ 14.8%
\$150,001 to \$250,000	59	69	+ 16.9%
\$250,001 to \$350,000	66	69	+ 4.5%
\$350,001 to \$500,000	66	70	+ 6.1%
\$500,001 to \$750,000	75	75	0.0%
\$750,001 to \$1,000,000	72	90	+ 25.0%
\$1,000,001 and Above	88	93	+ 5.7%
All Price Ranges	65	71	+ 9.2%

Single-Family Homes

1-2025	1-2026	Change
53	61	+ 15.1%
61	69	+ 13.1%
67	70	+ 4.5%
66	69	+ 4.5%
74	74	0.0%
73	90	+ 23.3%
88	93	+ 5.7%
66	71	+ 7.6%

Condos

1-2025	1-2026	Change
66	101	+ 53.0%
47	71	+ 51.1%
53	52	- 1.9%
69	95	+ 37.7%
79	82	+ 3.8%
66	45	- 31.8%
75	61	- 18.7%
54	70	+ 29.6%

By Bedroom Count

1-2025	1-2026	Change
58	68	+ 17.2%
62	69	+ 11.3%
73	75	+ 2.7%
65	71	+ 9.2%

Single-Family Homes

1-2025	1-2026	Change
59	65	+ 10.2%
62	69	+ 11.3%
74	75	+ 1.4%
66	71	+ 7.6%

Condos

1-2025	1-2026	Change
51	76	+ 49.0%
56	70	+ 25.0%
51	57	+ 11.8%
54	70	+ 29.6%

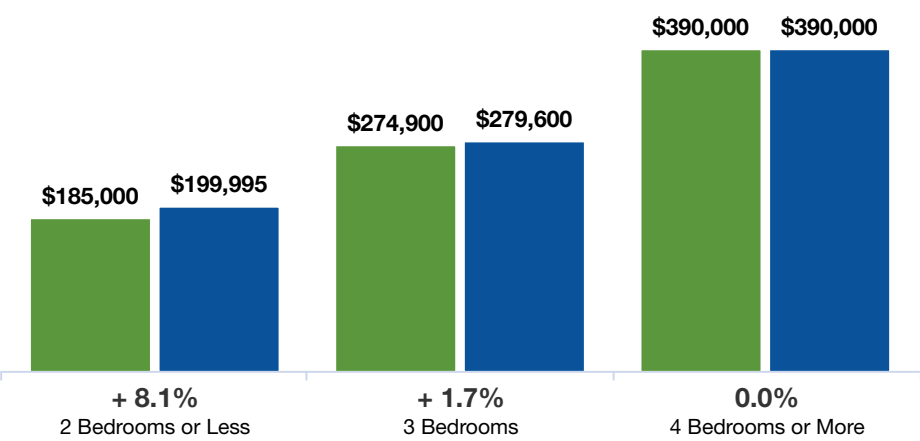
Median Sales Price



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

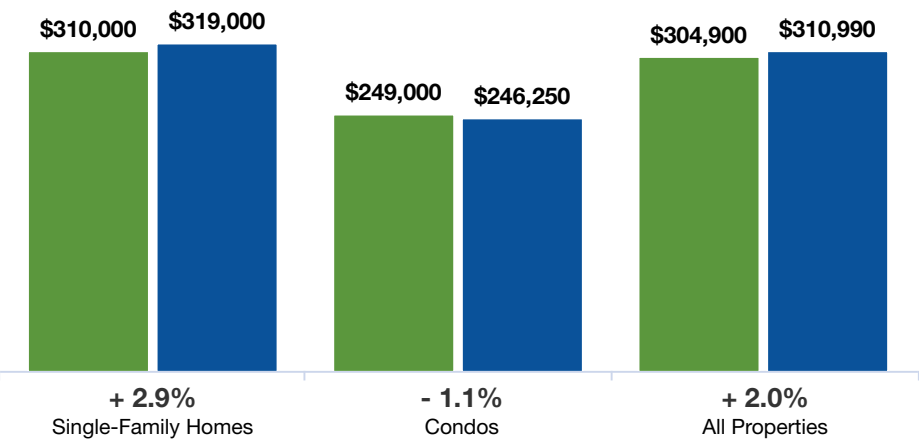
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties			
By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	\$185,000	\$199,995	+ 8.1%
3 Bedrooms	\$274,900	\$279,600	+ 1.7%
4 Bedrooms or More	\$390,000	\$390,000	0.0%
All Bedroom Counts	\$304,900	\$310,990	+ 2.0%

Single-Family Homes			Condos		
1-2025	1-2026	Change	1-2025	1-2026	Change
\$179,250	\$190,000	+ 6.0%	\$209,900	\$219,000	+ 4.3%
\$275,000	\$281,045	+ 2.2%	\$259,990	\$254,450	- 2.1%
\$396,200	\$395,000	- 0.3%	\$239,000	\$252,450	+ 5.6%
\$310,000	\$319,000	+ 2.9%	\$249,000	\$246,250	- 1.1%

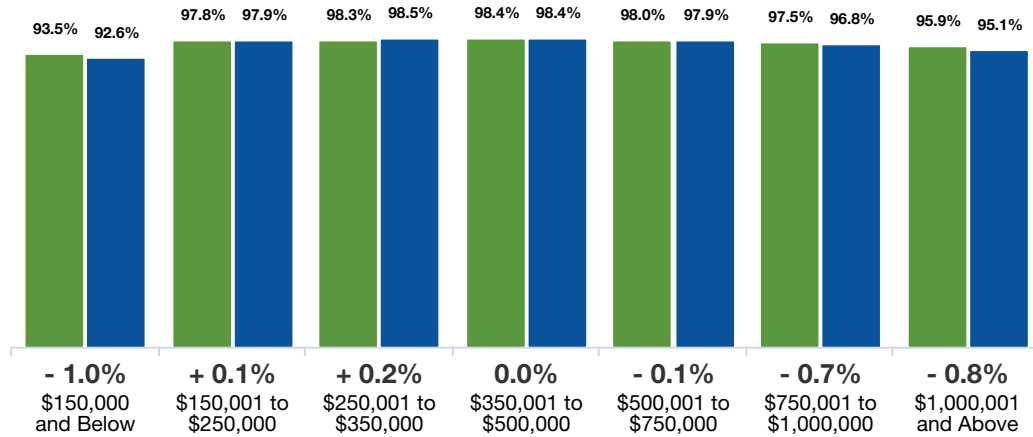
Percent of List Price Received



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.**

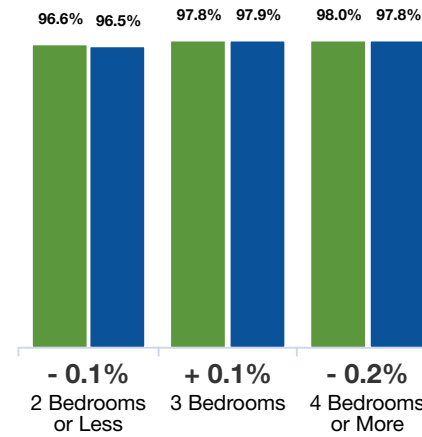
By Price Range

■ 1-2025 ■ 1-2026



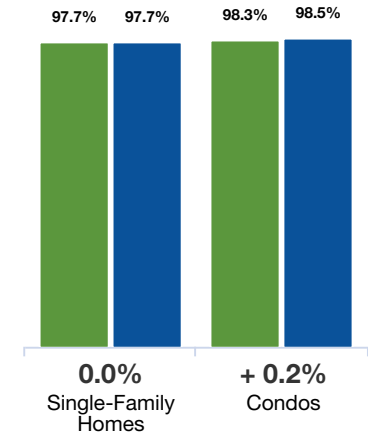
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	93.5%	92.6%	- 1.0%
\$150,001 to \$250,000	97.8%	97.9%	+ 0.1%
\$250,001 to \$350,000	98.3%	98.5%	+ 0.2%
\$350,001 to \$500,000	98.4%	98.4%	0.0%
\$500,001 to \$750,000	98.0%	97.9%	- 0.1%
\$750,001 to \$1,000,000	97.5%	96.8%	- 0.7%
\$1,000,001 and Above	95.9%	95.1%	- 0.8%
All Price Ranges	97.7%	97.7%	0.0%

Single-Family Homes

1-2025	1-2026	Change
93.3%	92.6%	- 0.8%
97.7%	97.8%	+ 0.1%
98.3%	98.5%	+ 0.2%
98.5%	98.4%	- 0.1%
97.9%	97.8%	- 0.1%
97.4%	96.7%	- 0.7%
95.9%	95.0%	- 0.9%
97.7%	97.7%	0.0%

Condos

1-2025	1-2026	Change
96.0%	92.4%	- 3.8%
98.5%	98.2%	- 0.3%
98.5%	99.5%	+ 1.0%
97.9%	98.3%	+ 0.4%
99.5%	98.1%	- 1.4%
99.3%	98.3%	- 1.0%
95.3%	97.7%	+ 2.5%
98.3%	98.5%	+ 0.2%

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	96.6%	96.5%	- 0.1%
3 Bedrooms	97.8%	97.9%	+ 0.1%
4 Bedrooms or More	98.0%	97.8%	- 0.2%
All Bedroom Counts	97.7%	97.7%	0.0%

1-2025	1-2026	Change
96.3%	96.3%	0.0%
97.7%	97.8%	+ 0.1%
98.0%	97.8%	- 0.2%
97.7%	97.7%	0.0%

1-2025	1-2026	Change
97.9%	97.3%	- 0.6%
98.4%	99.2%	+ 0.8%
98.6%	98.0%	- 0.6%
98.3%	98.5%	+ 0.2%

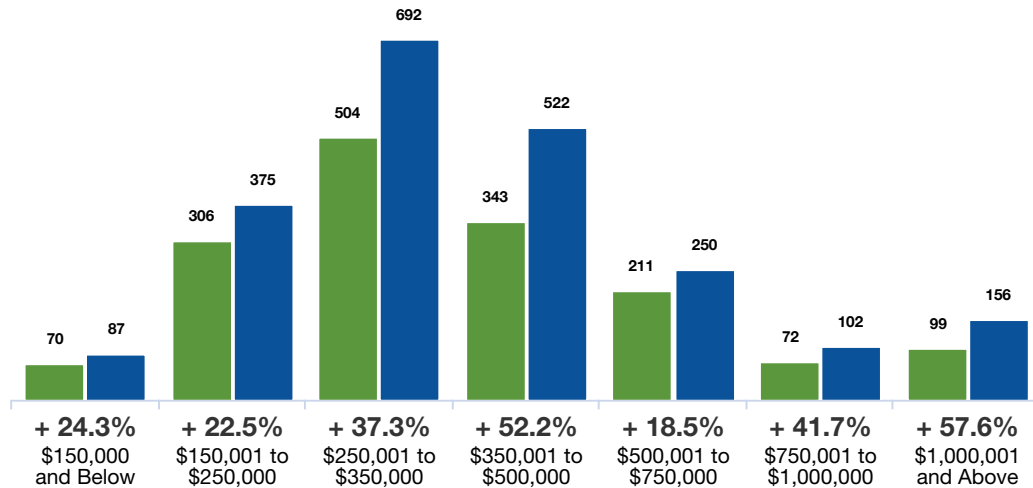
Inventory of Homes for Sale



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

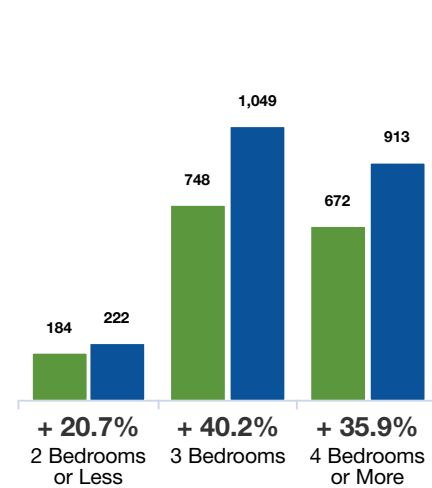
By Price Range

■ 1-2025 ■ 1-2026



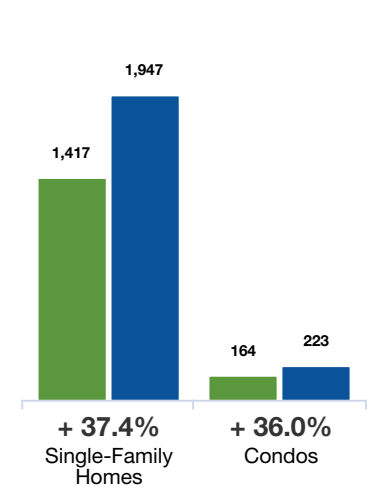
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	70	87	+ 24.3%
\$150,001 to \$250,000	306	375	+ 22.5%
\$250,001 to \$350,000	504	692	+ 37.3%
\$350,001 to \$500,000	343	522	+ 52.2%
\$500,001 to \$750,000	211	250	+ 18.5%
\$750,001 to \$1,000,000	72	102	+ 41.7%
\$1,000,001 and Above	99	156	+ 57.6%
All Price Ranges	1,605	2,184	+ 36.1%

Single-Family Homes

	1-2025	1-2026	Change
	59	78	+ 32.2%
	236	263	+ 11.4%
	459	622	+ 35.5%
	302	491	+ 62.6%
	196	239	+ 21.9%
	69	101	+ 46.4%
	96	153	+ 59.4%
All Single-Family Homes	1,417	1,947	+ 37.4%

Condos

	1-2025	1-2026	Change
	5	7	+ 40.0%
	68	107	+ 57.4%
	41	66	+ 61.0%
	35	30	- 14.3%
	11	10	- 9.1%
	2	1	- 50.0%
	2	2	0.0%
All Condos	164	223	+ 36.0%

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	184	222	+ 20.7%
3 Bedrooms	748	1,049	+ 40.2%
4 Bedrooms or More	672	913	+ 35.9%
All Bedroom Counts	1,605	2,184	+ 36.1%

	1-2025	1-2026	Change
	121	158	+ 30.6%
	648	896	+ 38.3%
	647	893	+ 38.0%
All Single-Family Homes	1,417	1,947	+ 37.4%

	1-2025	1-2026	Change
	55	56	+ 1.8%
	94	149	+ 58.5%
	15	18	+ 20.0%
All Condos	164	223	+ 36.0%

Months Supply of Inventory

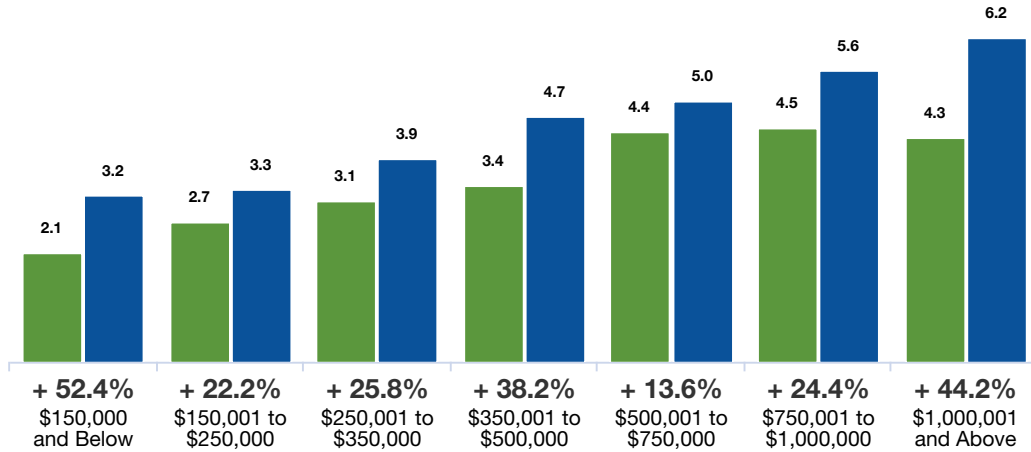


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

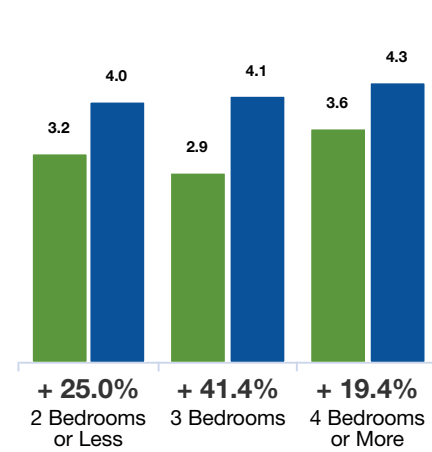
By Price Range

■ 1-2025 ■ 1-2026



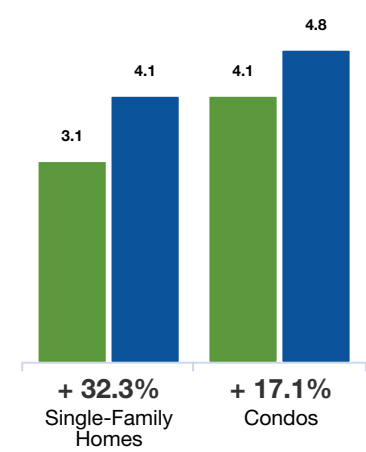
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	2.1	3.2	+ 52.4%
\$150,001 to \$250,000	2.7	3.3	+ 22.2%
\$250,001 to \$350,000	3.1	3.9	+ 25.8%
\$350,001 to \$500,000	3.4	4.7	+ 38.2%
\$500,001 to \$750,000	4.4	5.0	+ 13.6%
\$750,001 to \$1,000,000	4.5	5.6	+ 24.4%
\$1,000,001 and Above	4.3	6.2	+ 44.2%
All Price Ranges	3.2	4.2	+ 31.2%

Single-Family Homes

	1-2025	1-2026	Change
	1.9	3.0	+ 57.9%
	2.4	2.9	+ 20.8%
	3.0	3.8	+ 26.7%
	3.1	4.7	+ 51.6%
	4.2	5.0	+ 19.0%
	4.5	5.7	+ 26.7%
	4.3	6.2	+ 44.2%
All Single-Family Homes	3.1	4.1	+ 32.3%

Condos

	1-2025	1-2026	Change
	2.6	6.1	+ 134.6%
	3.7	4.5	+ 21.6%
	3.3	5.0	+ 51.5%
	7.2	4.6	- 36.1%
	5.3	4.1	- 22.6%
	1.4	0.6	- 57.1%
	1.2	1.6	+ 33.3%
All Condos	4.1	4.8	+ 17.1%

By Bedroom Count

	1-2025	1-2026	Change
2 Bedrooms or Less	3.2	4.0	+ 25.0%
3 Bedrooms	2.9	4.1	+ 41.4%
4 Bedrooms or More	3.6	4.3	+ 19.4%

All Bedroom Counts

3.2 **4.2** **+ 31.2%**

Single-Family Homes

	1-2025	1-2026	Change
	2.6	3.8	+ 46.2%
	2.8	3.9	+ 39.3%
	3.6	4.4	+ 22.2%

3.1 **4.1** **+ 32.3%**

Condos

	1-2025	1-2026	Change
	5.4	4.4	- 18.5%
	3.9	5.4	+ 38.5%
	2.6	2.8	+ 7.7%

4.1 **4.8** **+ 17.1%**