

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## February 2026

U.S. pending home sales dipped 0.8% month-over-month and 0.4% year-over-year, according to the National Association of REALTORS®, with the decline attributed to low housing inventory. Regionally, monthly contract signings rose in the Midwest and West but fell in the South and Northeast. On a year-over-year basis, contracts increased in the South and West but declined in the Northeast and Midwest. For the 12-month period spanning March 2025 through February 2026, Pending Sales in the Western Upstate Association of REALTORS® region increased 2.9 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales improved 11.5 percent.

The overall Median Sales Price increased 1.6 percent to \$310,000. The property type with the largest gain was the Single-Family Homes segment, where prices were up 1.8 percent to \$316,900. The price range that tended to sell the quickest was the \$150,000 and Below range at 63 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 91 days.

Market-wide, inventory levels was up 44.5 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 56.8 percent. That amounts to 4.4 months of inventory for Single-Family Homes and 5.3 months of inventory for Condos.

## Quick Facts

**+ 11.5%**

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

**+ 7.8%**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

**+ 19.2%**

Property Type With  
Strongest Sales:  
**Condos**

|                                |          |
|--------------------------------|----------|
| Pending Sales                  | <b>2</b> |
| Closed Sales                   | <b>3</b> |
| Days On Market Until Sale      | <b>4</b> |
| Median Sales Price             | <b>5</b> |
| Percent of List Price Received | <b>6</b> |
| Inventory of Homes for Sale    | <b>7</b> |
| Months Supply of Inventory     | <b>8</b> |



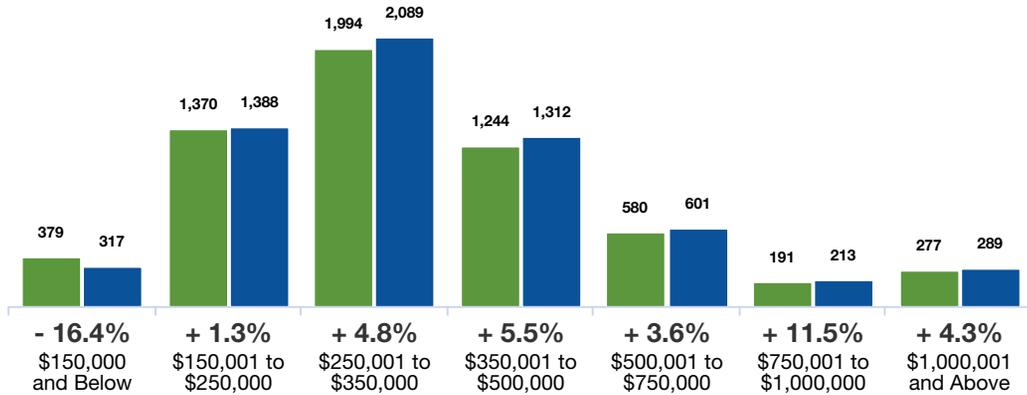
# Pending Sales



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

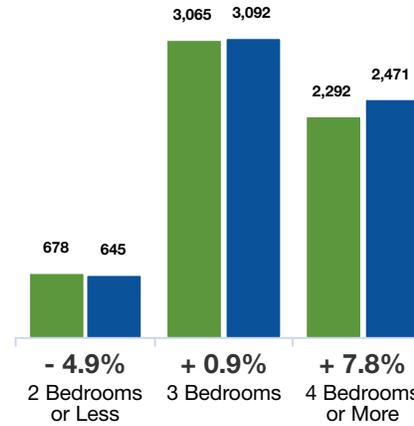
## By Price Range

■ 2-2025 ■ 2-2026



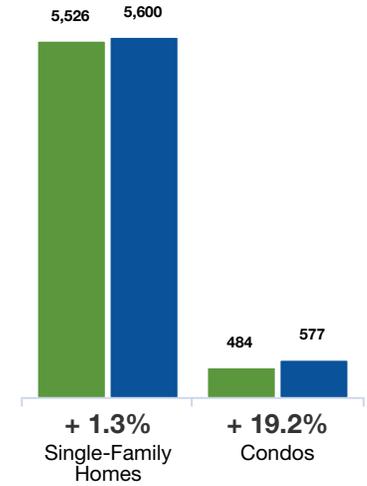
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



|                           | All Properties |              |               | Single-Family Homes |              |               | Condos     |            |                |
|---------------------------|----------------|--------------|---------------|---------------------|--------------|---------------|------------|------------|----------------|
| By Price Range            | 2-2025         | 2-2026       | Change        | 2-2025              | 2-2026       | Change        | 2-2025     | 2-2026     | Change         |
| \$150,000 and Below       | 379            | 317          | - 16.4%       | 354                 | 306          | - 13.6%       | 18         | 8          | - 55.6%        |
| \$150,001 to \$250,000    | 1,370          | 1,388        | + 1.3%        | 1,143               | 1,073        | - 6.1%        | 223        | 311        | + 39.5%        |
| \$250,001 to \$350,000    | 1,994          | 2,089        | + 4.8%        | 1,847               | 1,924        | + 4.2%        | 142        | 157        | + 10.6%        |
| \$350,001 to \$500,000    | 1,244          | 1,312        | + 5.5%        | 1,171               | 1,232        | + 5.2%        | 68         | 69         | + 1.5%         |
| \$500,001 to \$750,000    | 580            | 601          | + 3.6%        | 557                 | 575          | + 3.2%        | 21         | 22         | + 4.8%         |
| \$750,001 to \$1,000,000  | 191            | 213          | + 11.5%       | 183                 | 207          | + 13.1%       | 7          | 5          | - 28.6%        |
| \$1,000,001 and Above     | 277            | 289          | + 4.3%        | 271                 | 283          | + 4.4%        | 5          | 5          | 0.0%           |
| <b>All Price Ranges</b>   | <b>6,035</b>   | <b>6,209</b> | <b>+ 2.9%</b> | <b>5,526</b>        | <b>5,600</b> | <b>+ 1.3%</b> | <b>484</b> | <b>577</b> | <b>+ 19.2%</b> |
| By Bedroom Count          | 2-2025         | 2-2026       | Change        | 2-2025              | 2-2026       | Change        | 2-2025     | 2-2026     | Change         |
| 2 Bedrooms or Less        | 678            | 645          | - 4.9%        | 537                 | 494          | - 8.0%        | 132        | 143        | + 8.3%         |
| 3 Bedrooms                | 3,065          | 3,092        | + 0.9%        | 2,782               | 2,727        | - 2.0%        | 279        | 358        | + 28.3%        |
| 4 Bedrooms or More        | 2,292          | 2,471        | + 7.8%        | 2,207               | 2,378        | + 7.7%        | 73         | 76         | + 4.1%         |
| <b>All Bedroom Counts</b> | <b>6,035</b>   | <b>6,209</b> | <b>+ 2.9%</b> | <b>5,526</b>        | <b>5,600</b> | <b>+ 1.3%</b> | <b>484</b> | <b>577</b> | <b>+ 19.2%</b> |

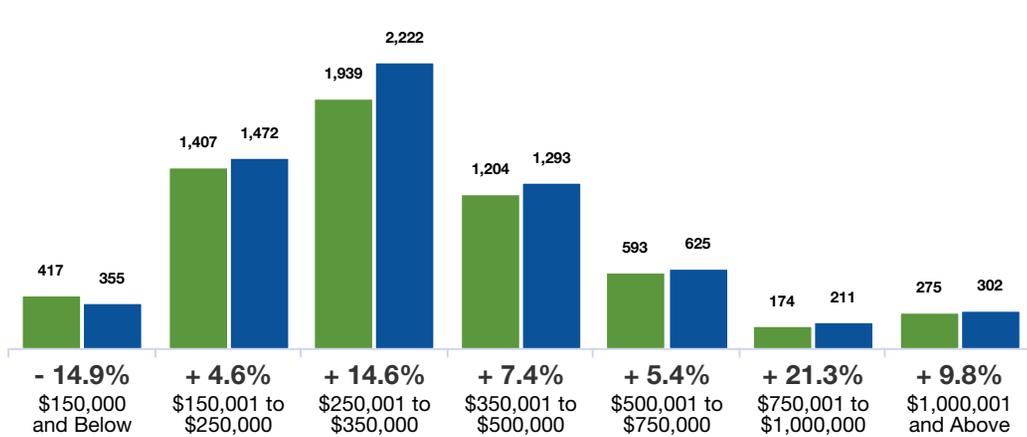
# Closed Sales



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

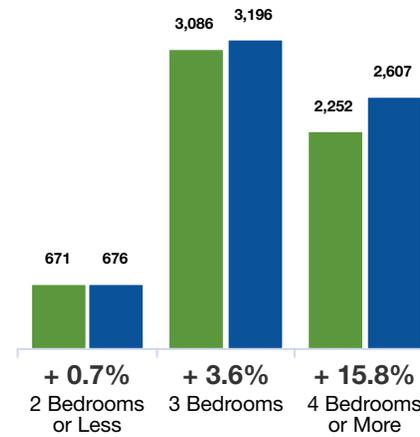
## By Price Range

■ 2-2025 ■ 2-2026



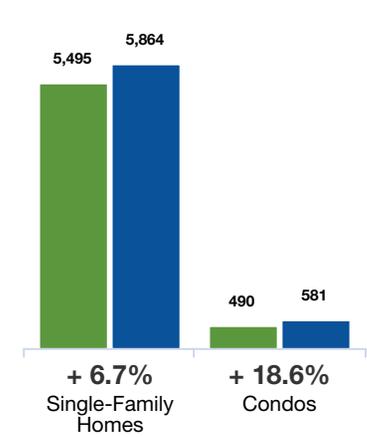
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

| By Price Range           | 2-2025       | 2-2026       | Change        |
|--------------------------|--------------|--------------|---------------|
| \$150,000 and Below      | 417          | 355          | - 14.9%       |
| \$150,001 to \$250,000   | 1,407        | 1,472        | + 4.6%        |
| \$250,001 to \$350,000   | 1,939        | 2,222        | + 14.6%       |
| \$350,001 to \$500,000   | 1,204        | 1,293        | + 7.4%        |
| \$500,001 to \$750,000   | 593          | 625          | + 5.4%        |
| \$750,001 to \$1,000,000 | 174          | 211          | + 21.3%       |
| \$1,000,001 and Above    | 275          | 302          | + 9.8%        |
| <b>All Price Ranges</b>  | <b>6,009</b> | <b>6,480</b> | <b>+ 7.8%</b> |

### Single-Family Homes

| By Bedroom Count          | 2-2025       | 2-2026       | Change        |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less        | 671          | 676          | + 0.7%        |
| 3 Bedrooms                | 3,086        | 3,196        | + 3.6%        |
| 4 Bedrooms or More        | 2,252        | 2,607        | + 15.8%       |
| <b>All Bedroom Counts</b> | <b>6,009</b> | <b>6,480</b> | <b>+ 7.8%</b> |

### Condos

| By Price Range           | 2-2025       | 2-2026       | Change        |
|--------------------------|--------------|--------------|---------------|
| \$150,000 and Below      | 380          | 337          | - 11.3%       |
| \$150,001 to \$250,000   | 1,183        | 1,176        | - 0.6%        |
| \$250,001 to \$350,000   | 1,786        | 2,053        | + 14.9%       |
| \$350,001 to \$500,000   | 1,139        | 1,200        | + 5.4%        |
| \$500,001 to \$750,000   | 573          | 596          | + 4.0%        |
| \$750,001 to \$1,000,000 | 165          | 206          | + 24.8%       |
| \$1,000,001 and Above    | 269          | 296          | + 10.0%       |
| <b>All Price Ranges</b>  | <b>5,495</b> | <b>5,864</b> | <b>+ 6.7%</b> |

| By Bedroom Count          | 2-2025       | 2-2026       | Change        |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less        | 671          | 676          | + 0.7%        |
| 3 Bedrooms                | 3,086        | 3,196        | + 3.6%        |
| 4 Bedrooms or More        | 2,252        | 2,607        | + 15.8%       |
| <b>All Bedroom Counts</b> | <b>6,009</b> | <b>6,480</b> | <b>+ 7.8%</b> |

| By Property Type    | 2-2025 | 2-2026 | Change  |
|---------------------|--------|--------|---------|
| Single-Family Homes | 5,495  | 5,864  | + 6.7%  |
| Condos              | 490    | 581    | + 18.6% |

# Days On Market Until Sale

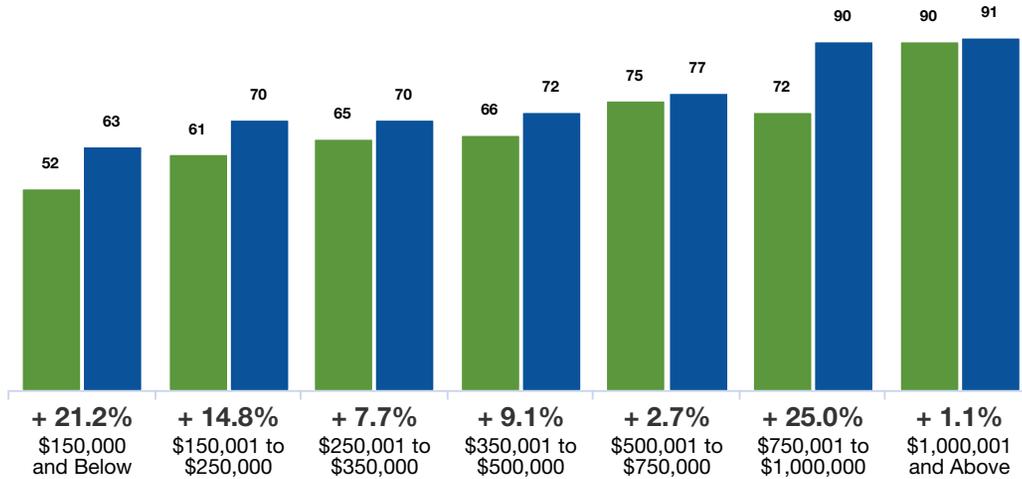


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

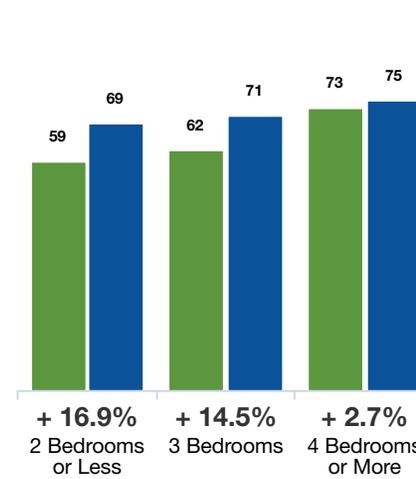
## By Price Range

■ 2-2025 ■ 2-2026



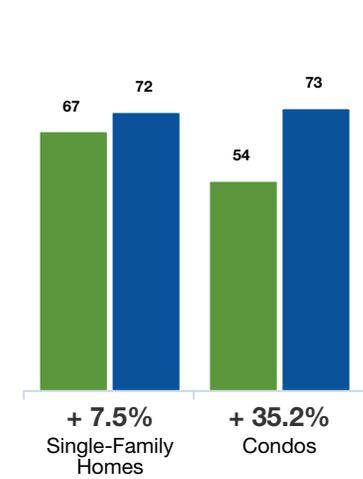
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

| By Price Range           | 2-2025    | 2-2026    | Change         |
|--------------------------|-----------|-----------|----------------|
| \$150,000 and Below      | 52        | 63        | + 21.2%        |
| \$150,001 to \$250,000   | 61        | 70        | + 14.8%        |
| \$250,001 to \$350,000   | 65        | 70        | + 7.7%         |
| \$350,001 to \$500,000   | 66        | 72        | + 9.1%         |
| \$500,001 to \$750,000   | 75        | 77        | + 2.7%         |
| \$750,001 to \$1,000,000 | 72        | 90        | + 25.0%        |
| \$1,000,001 and Above    | 90        | 91        | + 1.1%         |
| <b>All Price Ranges</b>  | <b>66</b> | <b>73</b> | <b>+ 10.6%</b> |

### Single-Family Homes

| By Price Range           | 2-2025    | 2-2026    | Change        |
|--------------------------|-----------|-----------|---------------|
| \$150,000 and Below      | 51        | 61        | + 19.6%       |
| \$150,001 to \$250,000   | 63        | 69        | + 9.5%        |
| \$250,001 to \$350,000   | 66        | 71        | + 7.6%        |
| \$350,001 to \$500,000   | 66        | 70        | + 6.1%        |
| \$500,001 to \$750,000   | 75        | 77        | + 2.7%        |
| \$750,001 to \$1,000,000 | 72        | 90        | + 25.0%       |
| \$1,000,001 and Above    | 91        | 92        | + 1.1%        |
| <b>All Price Ranges</b>  | <b>67</b> | <b>72</b> | <b>+ 7.5%</b> |

### Condos

| By Price Range           | 2-2025    | 2-2026    | Change         |
|--------------------------|-----------|-----------|----------------|
| \$150,000 and Below      | 66        | 102       | + 54.5%        |
| \$150,001 to \$250,000   | 49        | 74        | + 51.0%        |
| \$250,001 to \$350,000   | 49        | 55        | + 12.2%        |
| \$350,001 to \$500,000   | 69        | 104       | + 50.7%        |
| \$500,001 to \$750,000   | 80        | 80        | 0.0%           |
| \$750,001 to \$1,000,000 | 66        | 45        | - 31.8%        |
| \$1,000,001 and Above    | 75        | 61        | - 18.7%        |
| <b>All Price Ranges</b>  | <b>54</b> | <b>73</b> | <b>+ 35.2%</b> |

### By Bedroom Count

| By Bedroom Count          | 2-2025    | 2-2026    | Change         |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less        | 59        | 69        | + 16.9%        |
| 3 Bedrooms                | 62        | 71        | + 14.5%        |
| 4 Bedrooms or More        | 73        | 75        | + 2.7%         |
| <b>All Bedroom Counts</b> | <b>66</b> | <b>73</b> | <b>+ 10.6%</b> |

### Single-Family Homes

| By Bedroom Count          | 2-2025    | 2-2026    | Change        |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less        | 61        | 65        | + 6.6%        |
| 3 Bedrooms                | 62        | 70        | + 12.9%       |
| 4 Bedrooms or More        | 73        | 76        | + 4.1%        |
| <b>All Bedroom Counts</b> | <b>67</b> | <b>72</b> | <b>+ 7.5%</b> |

### Condos

| By Bedroom Count          | 2-2025    | 2-2026    | Change         |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less        | 50        | 81        | + 62.0%        |
| 3 Bedrooms                | 57        | 73        | + 28.1%        |
| 4 Bedrooms or More        | 50        | 58        | + 16.0%        |
| <b>All Bedroom Counts</b> | <b>54</b> | <b>73</b> | <b>+ 35.2%</b> |

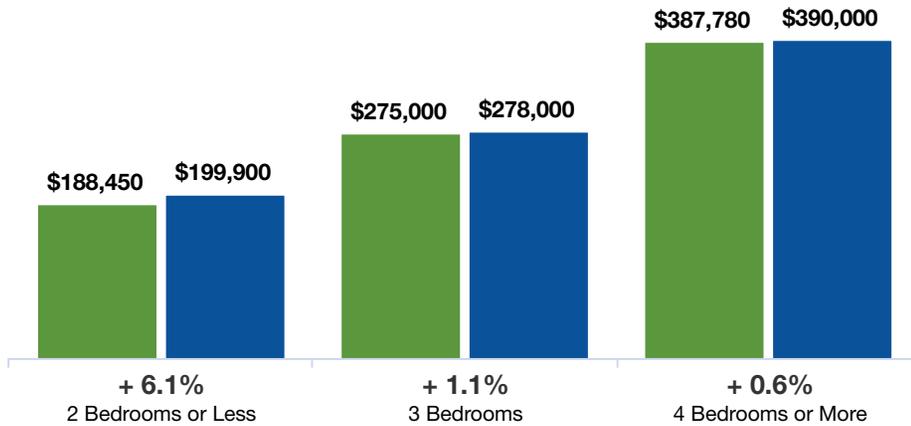
# Median Sales Price



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

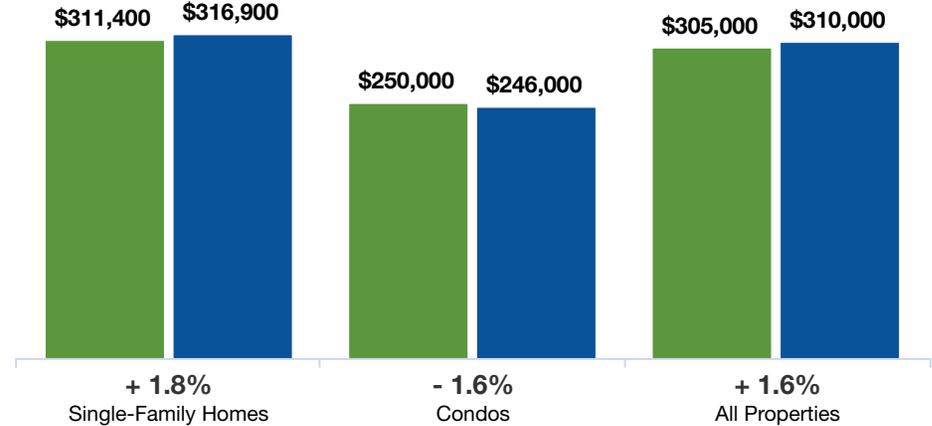
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

#### By Bedroom Count

|                           | 2-2025           | 2-2026           | Change        |
|---------------------------|------------------|------------------|---------------|
| 2 Bedrooms or Less        | \$188,450        | \$199,900        | + 6.1%        |
| 3 Bedrooms                | \$275,000        | \$278,000        | + 1.1%        |
| 4 Bedrooms or More        | \$387,780        | \$390,000        | + 0.6%        |
| <b>All Bedroom Counts</b> | <b>\$305,000</b> | <b>\$310,000</b> | <b>+ 1.6%</b> |

### Single-Family Homes

|                     | 2-2025    | 2-2026    | Change |
|---------------------|-----------|-----------|--------|
| Single-Family Homes | \$311,400 | \$316,900 | + 1.8% |

### Condos

|        | 2-2025    | 2-2026    | Change |
|--------|-----------|-----------|--------|
| Condos | \$250,000 | \$246,000 | - 1.6% |

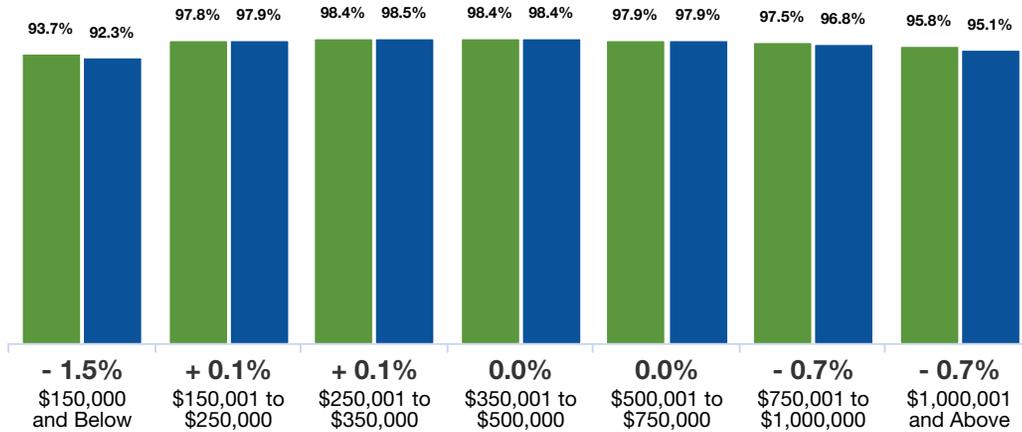
# Percent of List Price Received



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.**

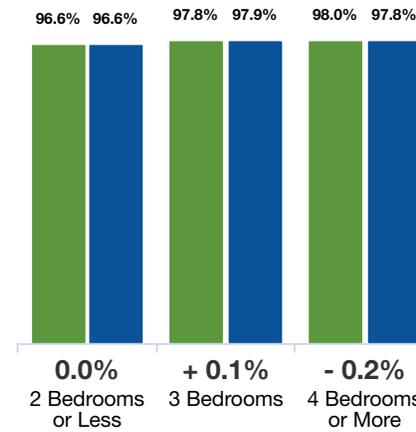
## By Price Range

■ 2-2025 ■ 2-2026



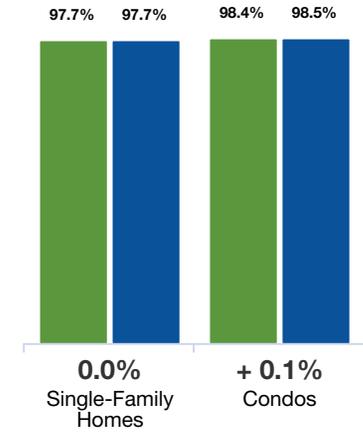
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



|                           | All Properties |              |             | Single-Family Homes |              |             | Condos       |              |              |
|---------------------------|----------------|--------------|-------------|---------------------|--------------|-------------|--------------|--------------|--------------|
| By Price Range            | 2-2025         | 2-2026       | Change      | 2-2025              | 2-2026       | Change      | 2-2025       | 2-2026       | Change       |
| \$150,000 and Below       | 93.7%          | 92.3%        | -1.5%       | 93.5%               | 92.4%        | -1.2%       | 96.8%        | 92.2%        | -4.8%        |
| \$150,001 to \$250,000    | 97.8%          | 97.9%        | +0.1%       | 97.6%               | 97.8%        | +0.2%       | 98.5%        | 98.3%        | -0.2%        |
| \$250,001 to \$350,000    | 98.4%          | 98.5%        | +0.1%       | 98.3%               | 98.4%        | +0.1%       | 98.7%        | 99.5%        | +0.8%        |
| \$350,001 to \$500,000    | 98.4%          | 98.4%        | 0.0%        | 98.5%               | 98.4%        | -0.1%       | 97.9%        | 98.2%        | +0.3%        |
| \$500,001 to \$750,000    | 97.9%          | 97.9%        | 0.0%        | 97.8%               | 97.8%        | 0.0%        | 99.4%        | 98.2%        | -1.2%        |
| \$750,001 to \$1,000,000  | 97.5%          | 96.8%        | -0.7%       | 97.4%               | 96.7%        | -0.7%       | 99.3%        | 98.3%        | -1.0%        |
| \$1,000,001 and Above     | 95.8%          | 95.1%        | -0.7%       | 95.8%               | 95.1%        | -0.7%       | 95.3%        | 97.7%        | +2.5%        |
| <b>All Price Ranges</b>   | <b>97.7%</b>   | <b>97.7%</b> | <b>0.0%</b> | <b>97.7%</b>        | <b>97.7%</b> | <b>0.0%</b> | <b>98.4%</b> | <b>98.5%</b> | <b>+0.1%</b> |
| By Bedroom Count          | 2-2025         | 2-2026       | Change      | 2-2025              | 2-2026       | Change      | 2-2025       | 2-2026       | Change       |
| 2 Bedrooms or Less        | 96.6%          | 96.6%        | 0.0%        | 96.3%               | 96.4%        | +0.1%       | 98.1%        | 97.2%        | -0.9%        |
| 3 Bedrooms                | 97.8%          | 97.9%        | +0.1%       | 97.7%               | 97.8%        | +0.1%       | 98.5%        | 99.2%        | +0.7%        |
| 4 Bedrooms or More        | 98.0%          | 97.8%        | -0.2%       | 98.0%               | 97.8%        | -0.2%       | 98.5%        | 98.0%        | -0.5%        |
| <b>All Bedroom Counts</b> | <b>97.7%</b>   | <b>97.7%</b> | <b>0.0%</b> | <b>97.7%</b>        | <b>97.7%</b> | <b>0.0%</b> | <b>98.4%</b> | <b>98.5%</b> | <b>+0.1%</b> |

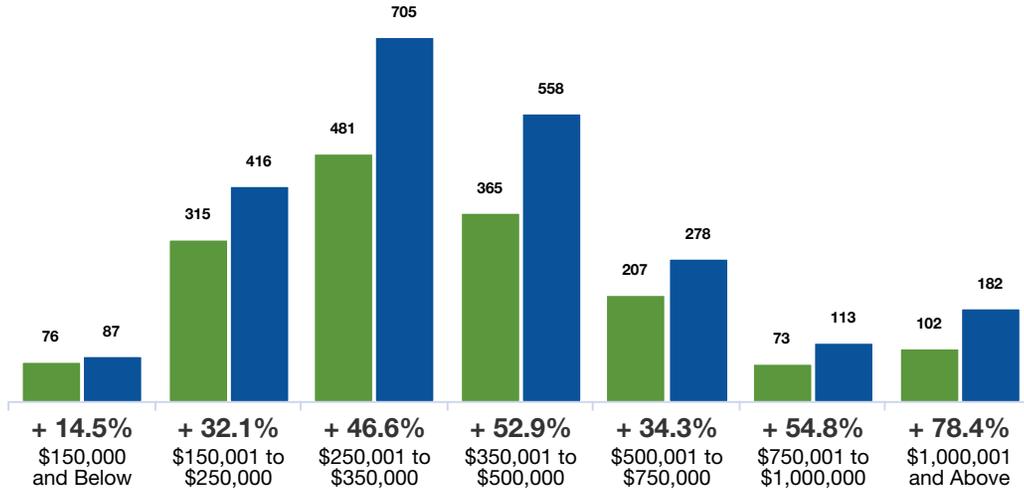
# Inventory of Homes for Sale



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

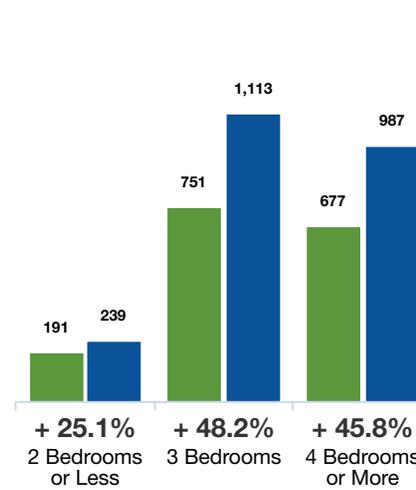
## By Price Range

■ 2-2025 ■ 2-2026



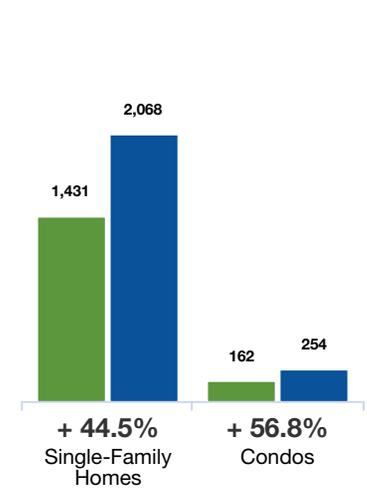
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

| By Price Range           | 2-2025       | 2-2026       | Change         |
|--------------------------|--------------|--------------|----------------|
| \$150,000 and Below      | 76           | 87           | + 14.5%        |
| \$150,001 to \$250,000   | 315          | 416          | + 32.1%        |
| \$250,001 to \$350,000   | 481          | 705          | + 46.6%        |
| \$350,001 to \$500,000   | 365          | 558          | + 52.9%        |
| \$500,001 to \$750,000   | 207          | 278          | + 34.3%        |
| \$750,001 to \$1,000,000 | 73           | 113          | + 54.8%        |
| \$1,000,001 and Above    | 102          | 182          | + 78.4%        |
| <b>All Price Ranges</b>  | <b>1,619</b> | <b>2,339</b> | <b>+ 44.5%</b> |

### Single-Family Homes

| By Price Range           | 2-2025       | 2-2026       | Change         |
|--------------------------|--------------|--------------|----------------|
| \$150,000 and Below      | 67           | 80           | + 19.4%        |
| \$150,001 to \$250,000   | 242          | 286          | + 18.2%        |
| \$250,001 to \$350,000   | 428          | 624          | + 45.8%        |
| \$350,001 to \$500,000   | 337          | 526          | + 56.1%        |
| \$500,001 to \$750,000   | 187          | 264          | + 41.2%        |
| \$750,001 to \$1,000,000 | 71           | 110          | + 54.9%        |
| \$1,000,001 and Above    | 99           | 178          | + 79.8%        |
| <b>All Price Ranges</b>  | <b>1,431</b> | <b>2,068</b> | <b>+ 44.5%</b> |

### Condos

| By Bedroom Count          | 2-2025       | 2-2026       | Change         |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less        | 125          | 176          | + 40.8%        |
| 3 Bedrooms                | 655          | 926          | + 41.4%        |
| 4 Bedrooms or More        | 651          | 966          | + 48.4%        |
| <b>All Bedroom Counts</b> | <b>1,431</b> | <b>2,068</b> | <b>+ 44.5%</b> |

| By Bedroom Count          | 2-2025       | 2-2026       | Change         |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less        | 191          | 239          | + 25.1%        |
| 3 Bedrooms                | 751          | 1,113        | + 48.2%        |
| 4 Bedrooms or More        | 677          | 987          | + 45.8%        |
| <b>All Bedroom Counts</b> | <b>1,619</b> | <b>2,339</b> | <b>+ 44.5%</b> |

| By Property Type    | 2-2025 | 2-2026 | Change  |
|---------------------|--------|--------|---------|
| Single-Family Homes | 1,431  | 2,068  | + 44.5% |
| Condos              | 162    | 254    | + 56.8% |

# Months Supply of Inventory

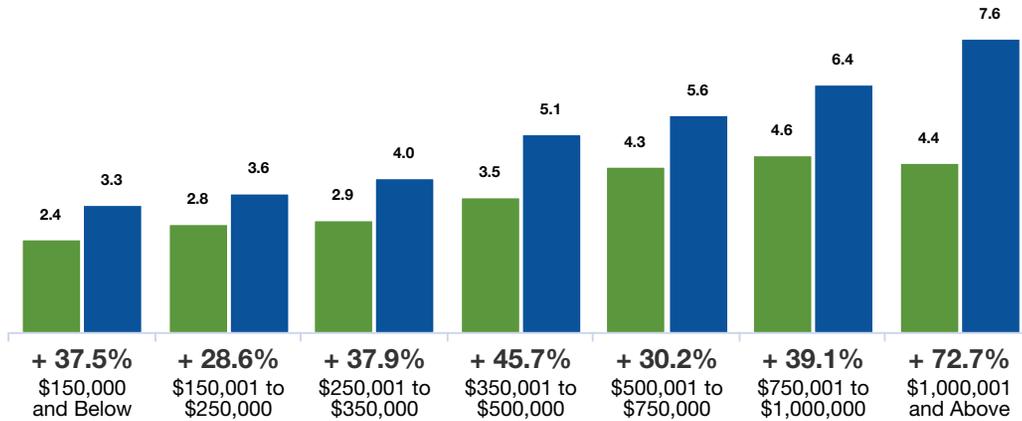


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

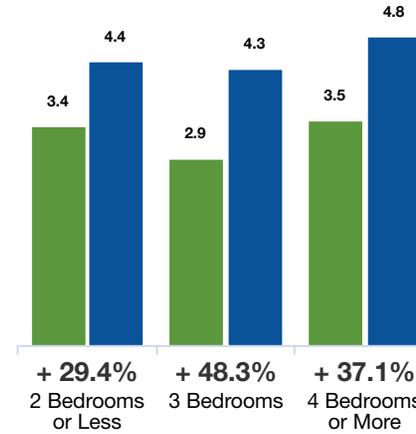
## By Price Range

■ 2-2025 ■ 2-2026



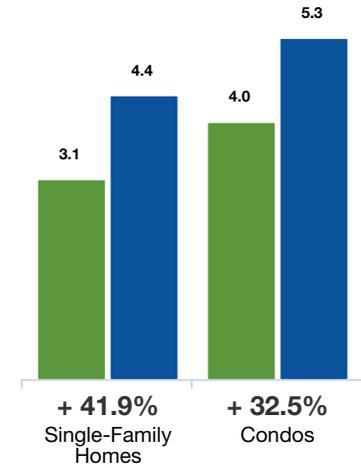
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

| By Price Range           | 2-2025     | 2-2026     | Change         |
|--------------------------|------------|------------|----------------|
| \$150,000 and Below      | 2.4        | 3.3        | + 37.5%        |
| \$150,001 to \$250,000   | 2.8        | 3.6        | + 28.6%        |
| \$250,001 to \$350,000   | 2.9        | 4.0        | + 37.9%        |
| \$350,001 to \$500,000   | 3.5        | 5.1        | + 45.7%        |
| \$500,001 to \$750,000   | 4.3        | 5.6        | + 30.2%        |
| \$750,001 to \$1,000,000 | 4.6        | 6.4        | + 39.1%        |
| \$1,000,001 and Above    | 4.4        | 7.6        | + 72.7%        |
| <b>All Price Ranges</b>  | <b>3.2</b> | <b>4.5</b> | <b>+ 40.6%</b> |

### Single-Family Homes

|  | 2-2025 | 2-2026 | Change  |
|--|--------|--------|---------|
|  | 2.3    | 3.1    | + 34.8% |
|  | 2.5    | 3.2    | + 28.0% |
|  | 2.8    | 3.9    | + 39.3% |
|  | 3.5    | 5.1    | + 45.7% |
|  | 4.0    | 5.5    | + 37.5% |
|  | 4.7    | 6.4    | + 36.2% |
|  | 4.4    | 7.5    | + 70.5% |
|  | 3.1    | 4.4    | + 41.9% |

### Condos

|  | 2-2025 | 2-2026 | Change   |
|--|--------|--------|----------|
|  | 1.7    | 3.5    | + 105.9% |
|  | 3.8    | 4.9    | + 28.9%  |
|  | 4.1    | 5.9    | + 43.9%  |
|  | 3.9    | 5.2    | + 33.3%  |
|  | 7.9    | 4.9    | - 38.0%  |
|  | 0.7    | 1.2    | + 71.4%  |
|  | 1.2    | 1.6    | + 33.3%  |
|  | 4.0    | 5.3    | + 32.5%  |

| By Bedroom Count          | 2-2025     | 2-2026     | Change         |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less        | 3.4        | 4.4        | + 29.4%        |
| 3 Bedrooms                | 2.9        | 4.3        | + 48.3%        |
| 4 Bedrooms or More        | 3.5        | 4.8        | + 37.1%        |
| <b>All Bedroom Counts</b> | <b>3.2</b> | <b>4.5</b> | <b>+ 40.6%</b> |

|  | 2-2025 | 2-2026 | Change  |
|--|--------|--------|---------|
|  | 2.8    | 4.3    | + 53.6% |
|  | 2.8    | 4.1    | + 46.4% |
|  | 3.5    | 4.9    | + 40.0% |
|  | 3.1    | 4.4    | + 41.9% |
|  | 5.1    | 4.6    | - 9.8%  |
|  | 3.8    | 6.1    | + 60.5% |
|  | 3.0    | 2.7    | - 10.0% |
|  | 4.0    | 5.3    | + 32.5% |