

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2026

Nationally, pending home sales rose 1.5% month-over-month, exceeding economists' expectations and marking the second consecutive monthly increase, according to the National Association of REALTORS®. Contract signings advanced in the South and Northeast but declined in the Midwest and West. Year-over-year, pending home sales were higher in the South but lower in the Northeast, Midwest, and West. For the 12-month period spanning May 2025 through April 2026, Pending Sales in the Western Upstate Association of REALTORS® region improved 1.3 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 7.1 percent.

The overall Median Sales Price rose 1.9 percent to \$310,900. The property type with the largest gain was the Single-Family Homes segment, where prices increased 2.9 percent to \$318,950. The price range that tended to sell the quickest was the \$150,000 and Below range at 67 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 98 days.

Market-wide, inventory levels improved 43.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 59.3 percent. That amounts to 5.1 months of inventory for Single-Family Homes and 5.8 months of inventory for Condos.

Quick Facts

+ 7.1%	+ 4.5%	+ 17.4%
Price Range with Strongest Sales: \$1,000,001 and Above	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



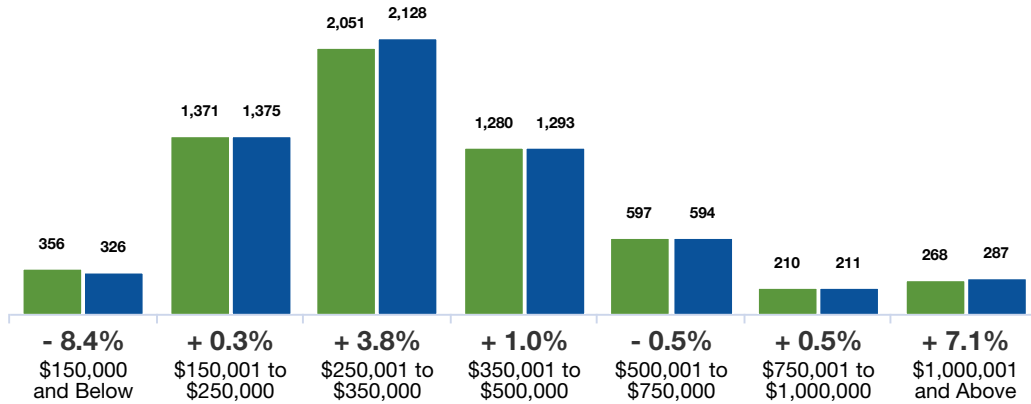
Pending Sales



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

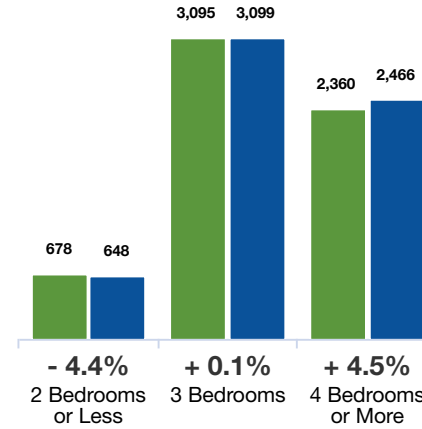
By Price Range

■ 4-2025 ■ 4-2026



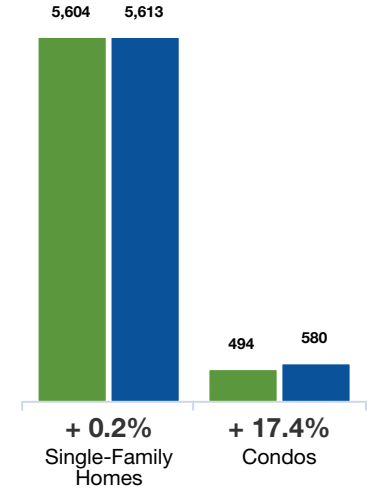
By Bedroom Count

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties				Single-Family Homes				Condos			
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change		4-2025	4-2026	Change	
\$150,000 and Below	356	326	- 8.4%	334	315	- 5.7%		15	8	- 46.7%	
\$150,001 to \$250,000	1,371	1,375	+ 0.3%	1,138	1,056	- 7.2%		228	317	+ 39.0%	
\$250,001 to \$350,000	2,051	2,128	+ 3.8%	1,896	1,963	+ 3.5%		148	158	+ 6.8%	
\$350,001 to \$500,000	1,280	1,293	+ 1.0%	1,198	1,224	+ 2.2%		71	64	- 9.9%	
\$500,001 to \$750,000	597	594	- 0.5%	575	567	- 1.4%		19	24	+ 26.3%	
\$750,001 to \$1,000,000	210	211	+ 0.5%	200	207	+ 3.5%		8	4	- 50.0%	
\$1,000,001 and Above	268	287	+ 7.1%	263	281	+ 6.8%		5	5	0.0%	
All Price Ranges	6,133	6,214	+ 1.3%	5,604	5,613	+ 0.2%		494	580	+ 17.4%	
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change		4-2025	4-2026	Change	
2 Bedrooms or Less	678	648	- 4.4%	524	513	- 2.1%		144	129	- 10.4%	
3 Bedrooms	3,095	3,099	+ 0.1%	2,816	2,709	- 3.8%		272	386	+ 41.9%	
4 Bedrooms or More	2,360	2,466	+ 4.5%	2,264	2,390	+ 5.6%		78	65	- 16.7%	
All Bedroom Counts	6,133	6,214	+ 1.3%	5,604	5,613	+ 0.2%		494	580	+ 17.4%	

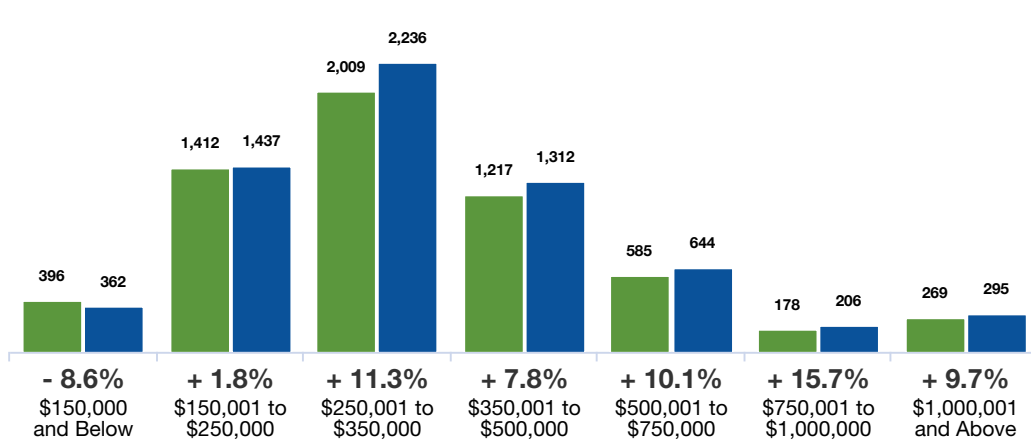
Closed Sales

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



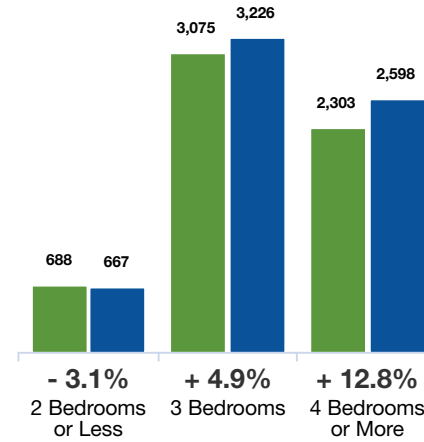
By Price Range

■ 4-2025 ■ 4-2026



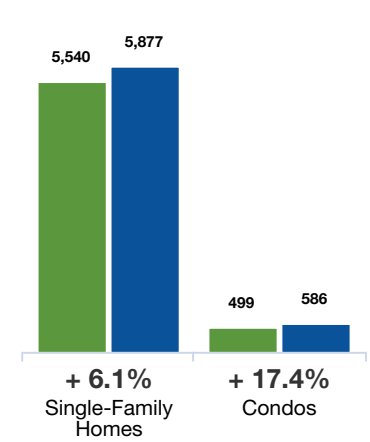
By Bedroom Count

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties				Single-Family Homes				Condos			
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change		4-2025	4-2026	Change	
\$150,000 and Below	396	362	- 8.6%	365	345	- 5.5%		24	14	- 41.7%	
\$150,001 to \$250,000	1,412	1,437	+ 1.8%	1,184	1,133	- 4.3%		223	300	+ 34.5%	
\$250,001 to \$350,000	2,009	2,236	+ 11.3%	1,851	2,065	+ 11.6%		154	164	+ 6.5%	
\$350,001 to \$500,000	1,217	1,312	+ 7.8%	1,144	1,227	+ 7.3%		64	76	+ 18.8%	
\$500,001 to \$750,000	585	644	+ 10.1%	562	618	+ 10.0%		22	22	0.0%	
\$750,001 to \$1,000,000	178	206	+ 15.7%	170	201	+ 18.2%		7	4	- 42.9%	
\$1,000,001 and Above	269	295	+ 9.7%	264	288	+ 9.1%		5	6	+ 20.0%	
All Price Ranges	6,066	6,492	+ 7.0%	5,540	5,877	+ 6.1%		499	586	+ 17.4%	
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change		4-2025	4-2026	Change	
2 Bedrooms or Less	688	667	- 3.1%	542	522	- 3.7%		137	138	+ 0.7%	
3 Bedrooms	3,075	3,226	+ 4.9%	2,785	2,844	+ 2.1%		285	376	+ 31.9%	
4 Bedrooms or More	2,303	2,598	+ 12.8%	2,213	2,510	+ 13.4%		77	72	- 6.5%	
All Bedroom Counts	6,066	6,492	+ 7.0%	5,540	5,877	+ 6.1%		499	586	+ 17.4%	

Days On Market Until Sale

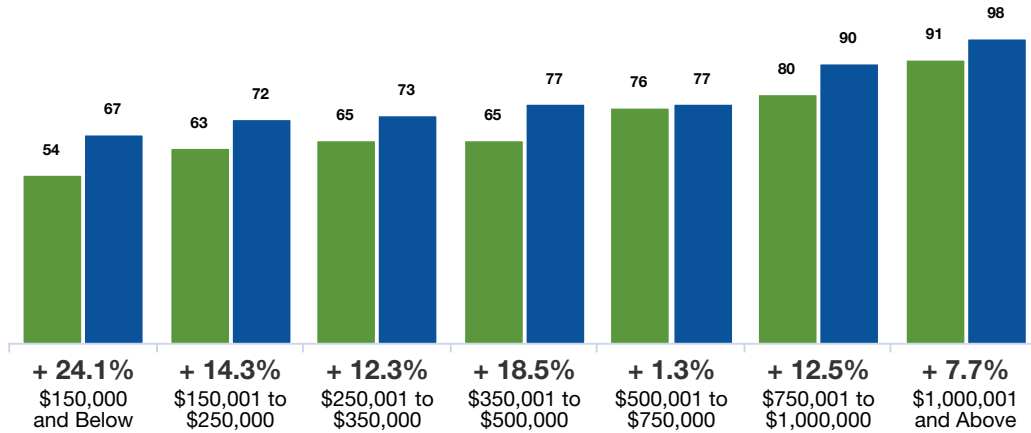


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

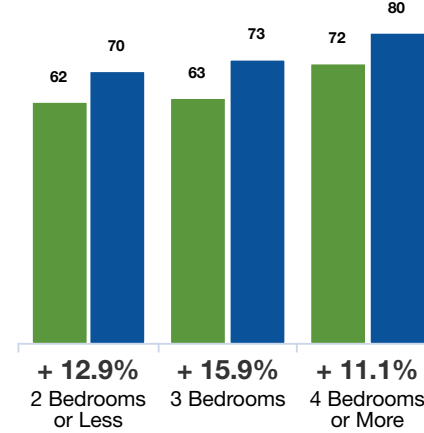
By Price Range

■ 4-2025 ■ 4-2026



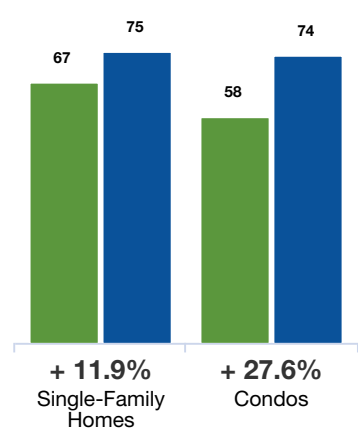
By Bedroom Count

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	54	67	+ 24.1%
\$150,001 to \$250,000	63	72	+ 14.3%
\$250,001 to \$350,000	65	73	+ 12.3%
\$350,001 to \$500,000	65	77	+ 18.5%
\$500,001 to \$750,000	76	77	+ 1.3%
\$750,001 to \$1,000,000	80	90	+ 12.5%
\$1,000,001 and Above	91	98	+ 7.7%
All Price Ranges	66	75	+ 13.6%

Single-Family Homes

	4-2025	4-2026	Change
	53	65	+ 22.6%
	65	69	+ 6.2%
	66	75	+ 13.6%
	65	75	+ 15.4%
	76	77	+ 1.3%
	80	91	+ 13.8%
	91	99	+ 8.8%
	67	75	+ 11.9%

Condos

	4-2025	4-2026	Change
	68	105	+ 54.4%
	52	79	+ 51.9%
	51	53	+ 3.9%
	76	98	+ 28.9%
	90	71	- 21.1%
	72	45	- 37.5%
	75	52	- 30.7%
	58	74	+ 27.6%

By Bedroom Count

	4-2025	4-2026	Change
2 Bedrooms or Less	62	70	+ 12.9%
3 Bedrooms	63	73	+ 15.9%
4 Bedrooms or More	72	80	+ 11.1%
All Bedroom Counts	66	75	+ 13.6%

	4-2025	4-2026	Change
	63	68	+ 7.9%
	63	72	+ 14.3%
	73	80	+ 9.6%
	67	75	+ 11.9%

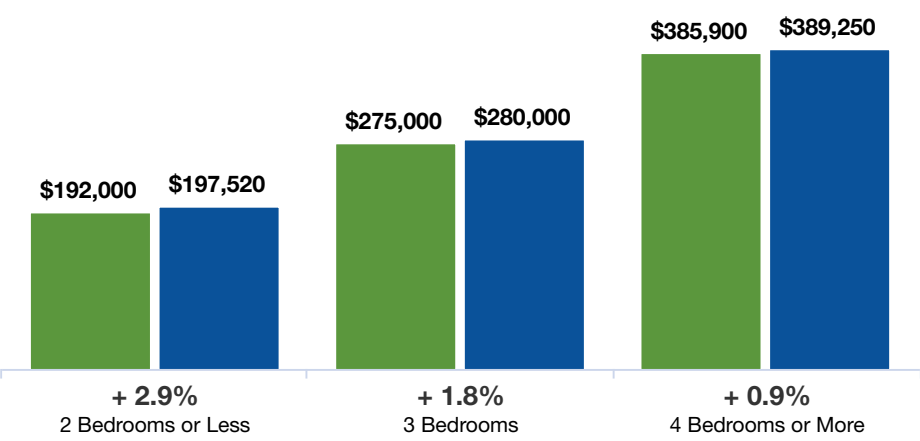
Median Sales Price



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

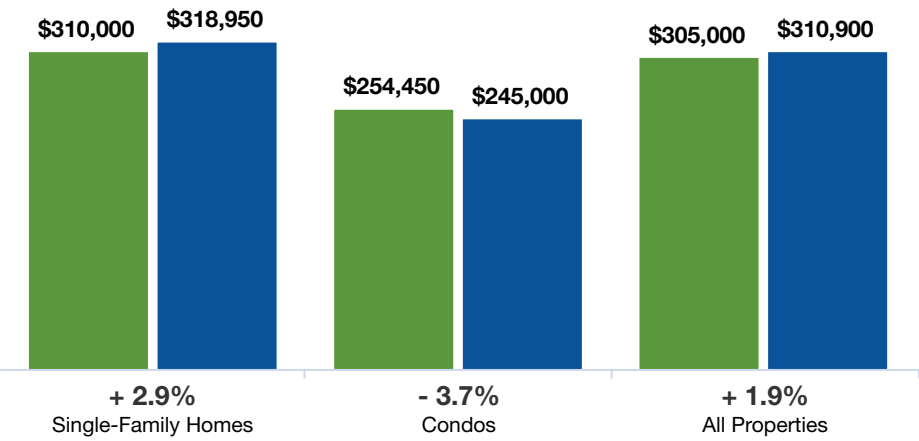
By Bedroom Count

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties			
By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	\$192,000	\$197,520	+ 2.9%
3 Bedrooms	\$275,000	\$280,000	+ 1.8%
4 Bedrooms or More	\$385,900	\$389,250	+ 0.9%
All Bedroom Counts	\$305,000	\$310,900	+ 1.9%

Single-Family Homes			Condos		
4-2025	4-2026	Change	4-2025	4-2026	Change
\$186,000	\$190,000	+ 2.2%	\$213,000	\$220,000	+ 3.3%
\$278,400	\$284,950	+ 2.4%	\$263,300	\$249,990	- 5.1%
\$392,950	\$393,900	+ 0.2%	\$243,500	\$235,000	- 3.5%
\$310,000	\$318,950	+ 2.9%	\$254,450	\$245,000	- 3.7%

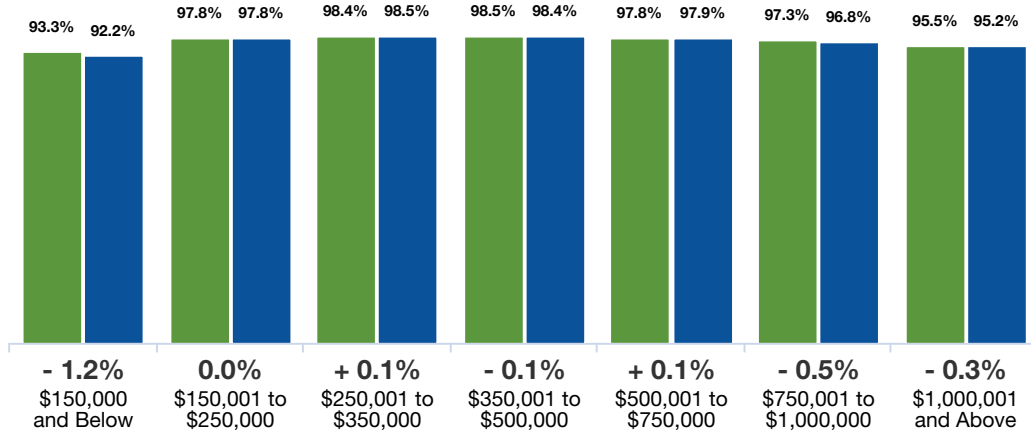
Percent of List Price Received



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.**

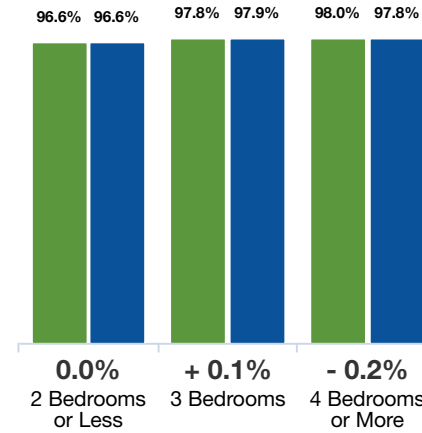
By Price Range

■ 4-2025 ■ 4-2026



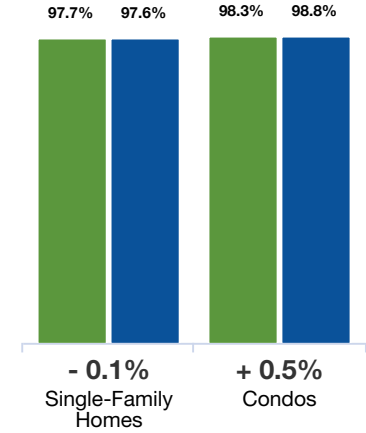
By Bedroom Count

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties				Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	93.3%	92.2%	- 1.2%	93.1%	92.1%	- 1.1%	96.3%	92.5%	- 3.9%
\$150,001 to \$250,000	97.8%	97.8%	0.0%	97.7%	97.6%	- 0.1%	98.7%	98.4%	- 0.3%
\$250,001 to \$350,000	98.4%	98.5%	+ 0.1%	98.4%	98.4%	0.0%	98.4%	100.0%	+ 1.6%
\$350,001 to \$500,000	98.5%	98.4%	- 0.1%	98.5%	98.4%	- 0.1%	97.7%	98.5%	+ 0.8%
\$500,001 to \$750,000	97.8%	97.9%	+ 0.1%	97.8%	97.8%	0.0%	98.9%	99.2%	+ 0.3%
\$750,001 to \$1,000,000	97.3%	96.8%	- 0.5%	97.3%	96.7%	- 0.6%	99.4%	98.3%	- 1.1%
\$1,000,001 and Above	95.5%	95.2%	- 0.3%	95.5%	95.2%	- 0.3%	95.3%	98.4%	+ 3.3%
All Price Ranges	97.7%	97.7%	0.0%	97.7%	97.6%	- 0.1%	98.3%	98.8%	+ 0.5%
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	96.6%	96.6%	0.0%	96.1%	96.4%	+ 0.3%	98.1%	97.1%	- 1.0%
3 Bedrooms	97.8%	97.9%	+ 0.1%	97.8%	97.7%	- 0.1%	98.4%	99.6%	+ 1.2%
4 Bedrooms or More	98.0%	97.8%	- 0.2%	98.0%	97.8%	- 0.2%	98.4%	97.8%	- 0.6%
All Bedroom Counts	97.7%	97.7%	0.0%	97.7%	97.6%	- 0.1%	98.3%	98.8%	+ 0.5%

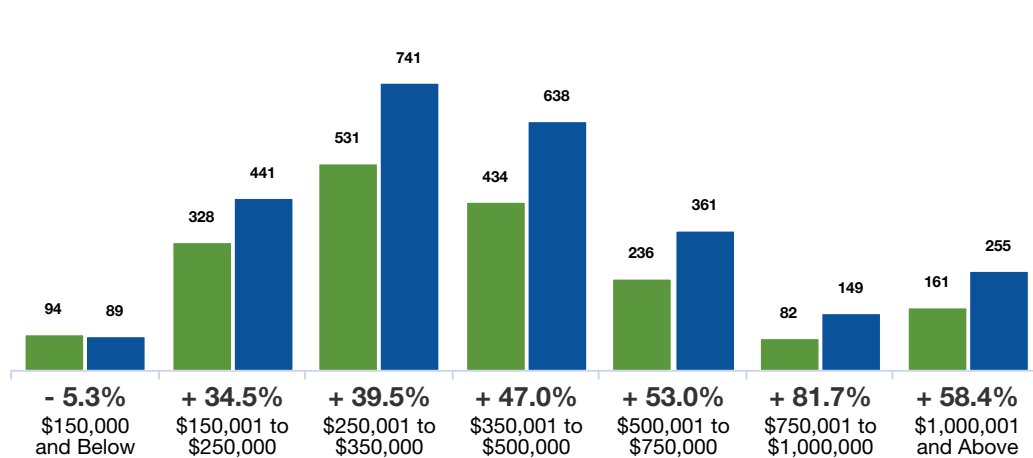
Inventory of Homes for Sale



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

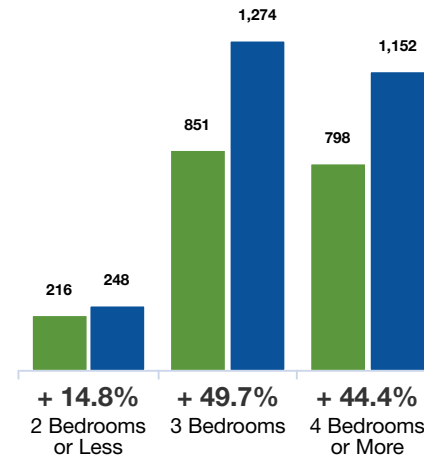
By Price Range

■ 4-2025 ■ 4-2026



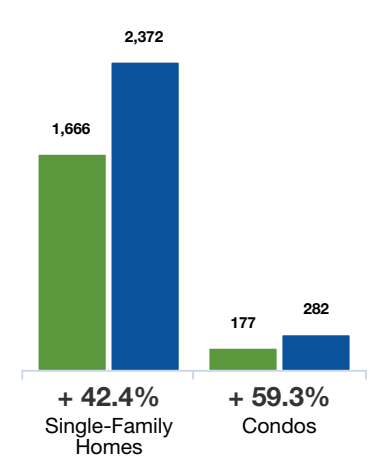
By Bedroom Count

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$150,000 and Below	94	89	- 5.3%
\$150,001 to \$250,000	328	441	+ 34.5%
\$250,001 to \$350,000	531	741	+ 39.5%
\$350,001 to \$500,000	434	638	+ 47.0%
\$500,001 to \$750,000	236	361	+ 53.0%
\$750,001 to \$1,000,000	82	149	+ 81.7%
\$1,000,001 and Above	161	255	+ 58.4%
All Price Ranges	1,866	2,674	+ 43.3%

Single-Family Homes

	4-2025	4-2026	Change
	85	78	- 8.2%
	237	308	+ 30.0%
	480	644	+ 34.2%
	402	606	+ 50.7%
	222	342	+ 54.1%
	81	145	+ 79.0%
	159	249	+ 56.6%
All Single-Family Homes	1,666	2,372	+ 42.4%

Condos

	4-2025	4-2026	Change
	0	7	—
	89	130	+ 46.1%
	47	93	+ 97.9%
	28	27	- 3.6%
	11	16	+ 45.5%
	1	4	+ 300.0%
	1	5	+ 400.0%
All Condos	177	282	+ 59.3%

By Bedroom Count

	4-2025	4-2026	Change
2 Bedrooms or Less	216	248	+ 14.8%
3 Bedrooms	851	1,274	+ 49.7%
4 Bedrooms or More	798	1,152	+ 44.4%
All Bedroom Counts	1,866	2,674	+ 43.3%

Single-Family Homes

	4-2025	4-2026	Change
	147	172	+ 17.0%
	737	1,081	+ 46.7%
	781	1,119	+ 43.3%
All Single-Family Homes	1,666	2,372	+ 42.4%

Condos

	4-2025	4-2026	Change
	56	66	+ 17.9%
	109	190	+ 74.3%
	12	26	+ 116.7%
All Condos	177	282	+ 59.3%

Months Supply of Inventory

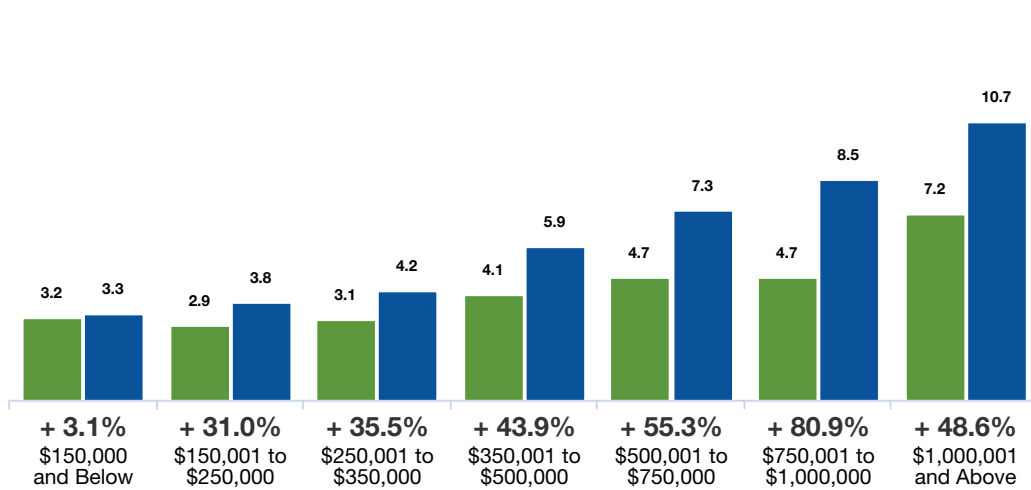


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

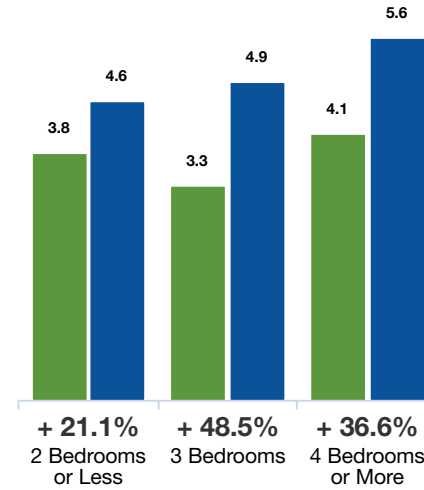
By Price Range

■ 4-2025 ■ 4-2026



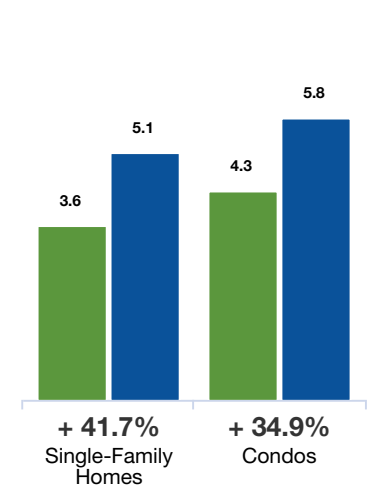
By Bedroom Count

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties				Single-Family Homes			Condos		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$150,000 and Below	3.2	3.3	+ 3.1%	3.1	3.0	- 3.2%	—	6.1	—
\$150,001 to \$250,000	2.9	3.8	+ 31.0%	2.5	3.5	+ 40.0%	4.7	4.9	+ 4.3%
\$250,001 to \$350,000	3.1	4.2	+ 35.5%	3.0	3.9	+ 30.0%	3.8	7.1	+ 86.8%
\$350,001 to \$500,000	4.1	5.9	+ 43.9%	4.0	5.9	+ 47.5%	4.7	5.1	+ 8.5%
\$500,001 to \$750,000	4.7	7.3	+ 55.3%	4.6	7.2	+ 56.5%	5.8	6.7	+ 15.5%
\$750,001 to \$1,000,000	4.7	8.5	+ 80.9%	4.9	8.4	+ 71.4%	0.5	4.0	+ 700.0%
\$1,000,001 and Above	7.2	10.7	+ 48.6%	7.3	10.6	+ 45.2%	0.6	4.0	+ 566.7%
All Price Ranges	3.7	5.2	+ 40.5%	3.6	5.1	+ 41.7%	4.3	5.8	+ 34.9%
By Bedroom Count	4-2025	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
2 Bedrooms or Less	3.8	4.6	+ 21.1%	3.4	4.0	+ 17.6%	4.7	6.1	+ 29.8%
3 Bedrooms	3.3	4.9	+ 48.5%	3.1	4.8	+ 54.8%	4.8	5.9	+ 22.9%
4 Bedrooms or More	4.1	5.6	+ 36.6%	4.1	5.6	+ 36.6%	1.8	4.8	+ 166.7%
All Bedroom Counts	3.7	5.2	+ 40.5%	3.6	5.1	+ 41.7%	4.3	5.8	+ 34.9%