

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2025

Although mortgage rates have edged down, U.S. pending home sales were unchanged from the previous month, with contract activity remaining 0.9% lower than a year ago, according to the National Association of REALTORS®. Contract signings increased both month-over-month and year-over-year in the Northeast and South, while the Midwest and West posted declines. For the 12-month period spanning November 2024 through October 2025, Pending Sales in the Greenwood Association of REALTORS® region improved 1.3 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales rose 25.7 percent.

The overall Median Sales Price were up 4.2 percent to \$260,000. The property type with the largest gain was the Condos segment, where prices improved 30.8 percent to \$212,500. The price range that tended to sell the quickest was the \$150,000 and Below range at 92 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 161 days.

Market-wide, inventory levels was up 33.0 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 300.0 percent. That amounts to 4.7 months of inventory for Single-Family Homes and 3.3 months of inventory for Condos.

Quick Facts

+ 25.7%	+ 6.2%	+ 2.2%
Price Range with Strongest Sales: \$250,001 to \$350,000	Bedroom Count with Strongest Sales: 3 Bedrooms	Property Type With Strongest Sales: Single-Family Homes
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



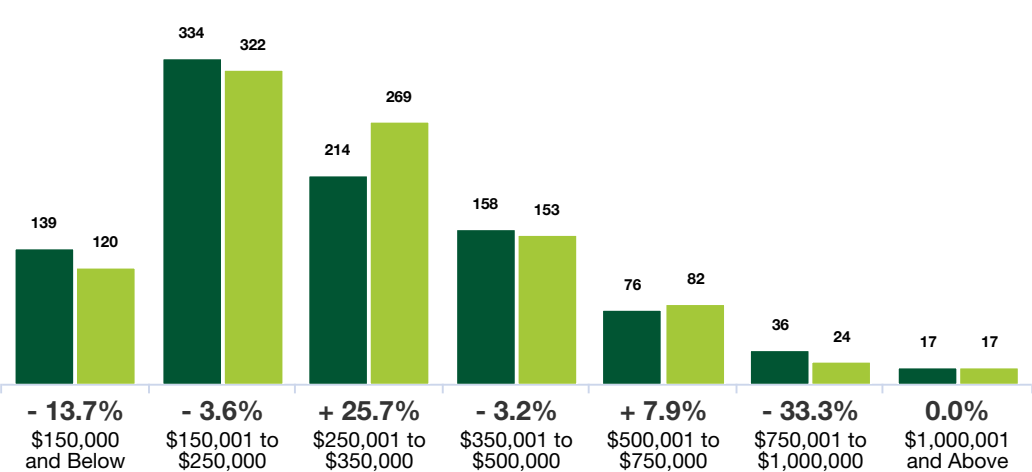
Pending Sales

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



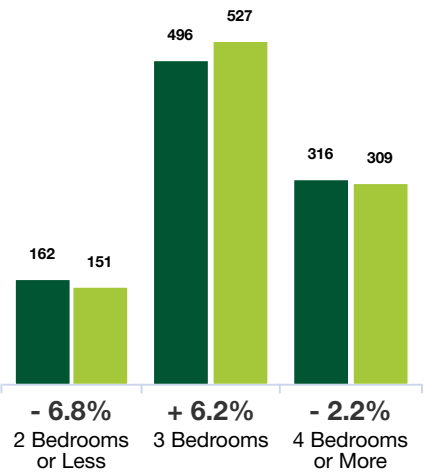
By Price Range

10-2024 10-2025



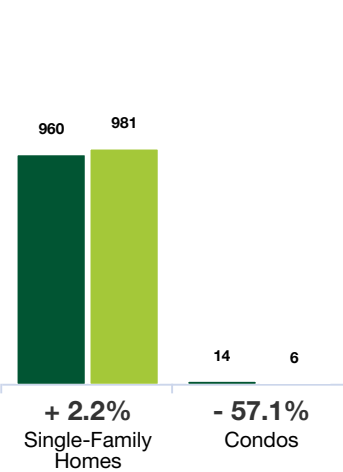
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



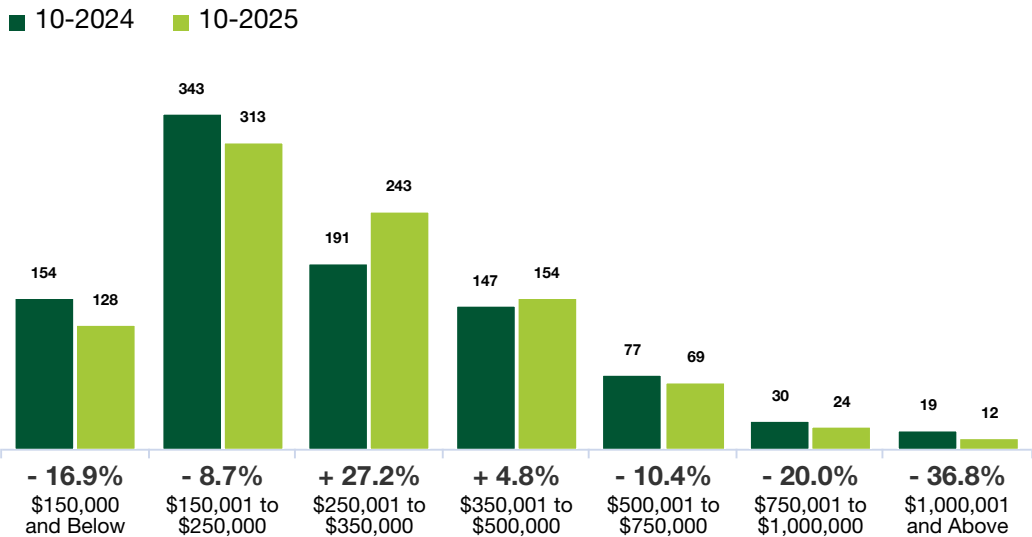
All Properties				Single-Family Homes				Condos			
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change		10-2024	10-2025	Change	
\$150,000 and Below	139	120	- 13.7%	135	120	- 11.1%		4	0	- 100.0%	
\$150,001 to \$250,000	334	322	- 3.6%	325	319	- 1.8%		9	3	- 66.7%	
\$250,001 to \$350,000	214	269	+ 25.7%	214	268	+ 25.2%		0	1	—	
\$350,001 to \$500,000	158	153	- 3.2%	157	153	- 2.5%		1	0	- 100.0%	
\$500,001 to \$750,000	76	82	+ 7.9%	76	80	+ 5.3%		0	2	—	
\$750,001 to \$1,000,000	36	24	- 33.3%	36	24	- 33.3%		0	0	0.0%	
\$1,000,001 and Above	17	17	0.0%	17	17	0.0%		0	0	0.0%	
All Price Ranges	974	987	+ 1.3%	960	981	+ 2.2%		14	6	- 57.1%	
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change		10-2024	10-2025	Change	
2 Bedrooms or Less	162	151	- 6.8%	152	148	- 2.6%		10	3	- 70.0%	
3 Bedrooms	496	527	+ 6.2%	493	524	+ 6.3%		3	3	0.0%	
4 Bedrooms or More	316	309	- 2.2%	315	309	- 1.9%		1	0	- 100.0%	
All Bedroom Counts	974	987	+ 1.3%	960	981	+ 2.2%		14	6	- 57.1%	

Closed Sales

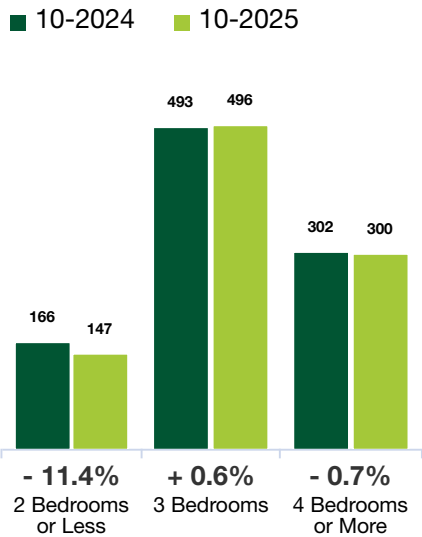
A count of the actual sales that closed. Based on a rolling 12-month total.



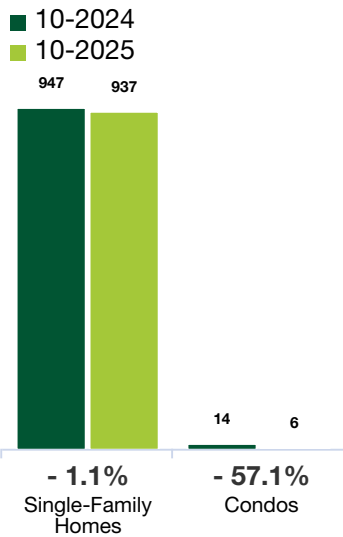
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes				Condos			
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025
\$150,000 and Below	154	128	- 16.9%	150	128	- 14.7%	4	0	- 100.0%	4	0
\$150,001 to \$250,000	343	313	- 8.7%	335	309	- 7.8%	8	4	- 50.0%	8	4
\$250,001 to \$350,000	191	243	+ 27.2%	191	243	+ 27.2%	0	0	0.0%	0	0
\$350,001 to \$500,000	147	154	+ 4.8%	145	153	+ 5.5%	2	1	- 50.0%	2	1
\$500,001 to \$750,000	77	69	- 10.4%	77	68	- 11.7%	0	1	—	0	1
\$750,001 to \$1,000,000	30	24	- 20.0%	30	24	- 20.0%	0	0	0.0%	0	0
\$1,000,001 and Above	19	12	- 36.8%	19	12	- 36.8%	0	0	0.0%	0	0
All Price Ranges	961	943	- 1.9%	947	937	- 1.1%	14	6	- 57.1%	14	6
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025
2 Bedrooms or Less	166	147	- 11.4%	157	144	- 8.3%	9	3	- 66.7%	9	3
3 Bedrooms	493	496	+ 0.6%	489	493	+ 0.8%	4	3	- 25.0%	4	3
4 Bedrooms or More	302	300	- 0.7%	301	300	- 0.3%	1	0	- 100.0%	1	0
All Bedroom Counts	961	943	- 1.9%	947	937	- 1.1%	14	6	- 57.1%	14	6

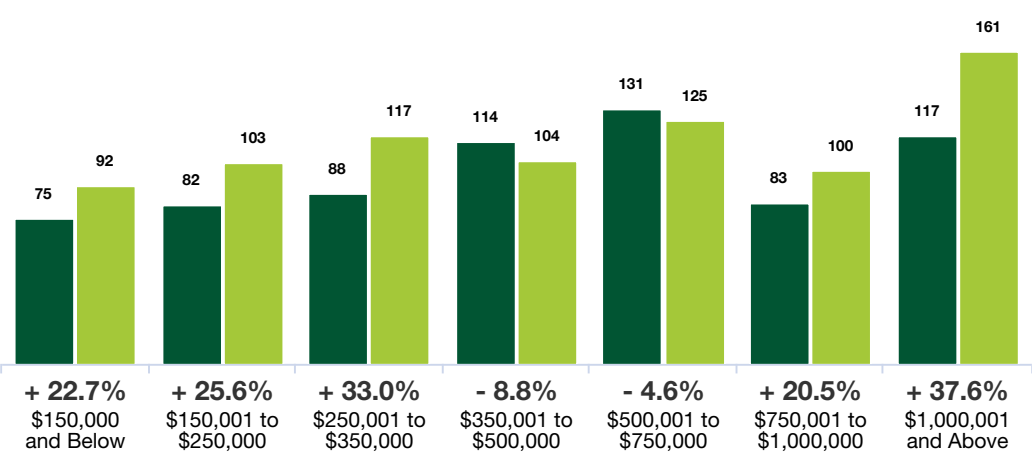
Days On Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



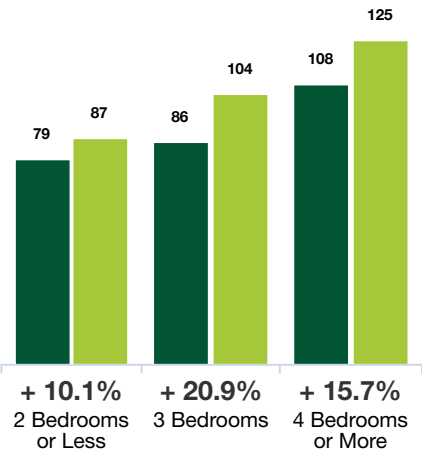
By Price Range

10-2024 10-2025



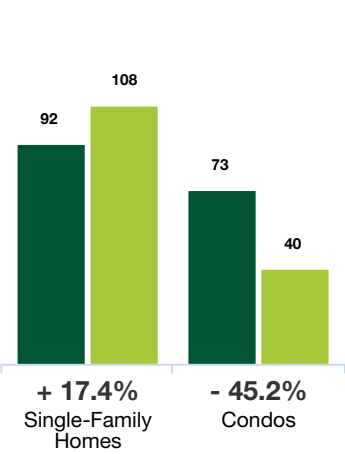
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



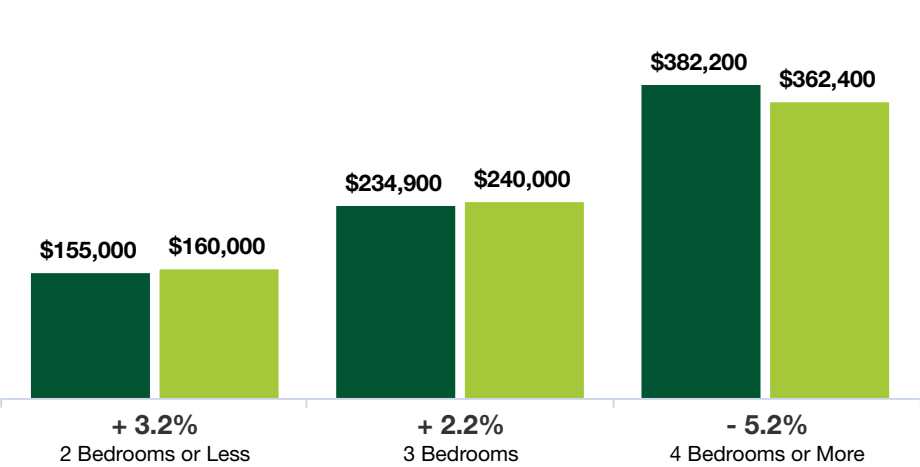
All Properties				Single-Family Homes				Condos			
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025
\$150,000 and Below	75	92	+ 22.7%	76	92	+ 21.1%	59	—	—	59	—
\$150,001 to \$250,000	82	103	+ 25.6%	82	104	+ 26.8%	83	46	- 44.6%	83	46
\$250,001 to \$350,000	88	117	+ 33.0%	88	117	+ 33.0%	—	—	—	—	—
\$350,001 to \$500,000	114	104	- 8.8%	114	105	- 7.9%	58	55	- 5.2%	58	55
\$500,001 to \$750,000	131	125	- 4.6%	131	127	- 3.1%	—	3	—	—	3
\$750,001 to \$1,000,000	83	100	+ 20.5%	83	100	+ 20.5%	—	—	—	—	—
\$1,000,001 and Above	117	161	+ 37.6%	117	161	+ 37.6%	—	—	—	—	—
All Price Ranges	92	108	+ 17.4%	92	108	+ 17.4%	73	40	- 45.2%	73	40
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025
2 Bedrooms or Less	79	87	+ 10.1%	79	88	+ 11.4%	84	41	- 51.2%	84	41
3 Bedrooms	86	104	+ 20.9%	86	104	+ 20.9%	54	39	- 27.8%	54	39
4 Bedrooms or More	108	125	+ 15.7%	108	125	+ 15.7%	49	—	—	49	—
All Bedroom Counts	92	108	+ 17.4%	92	108	+ 17.4%	73	40	- 45.2%	73	40

Median Sales Price

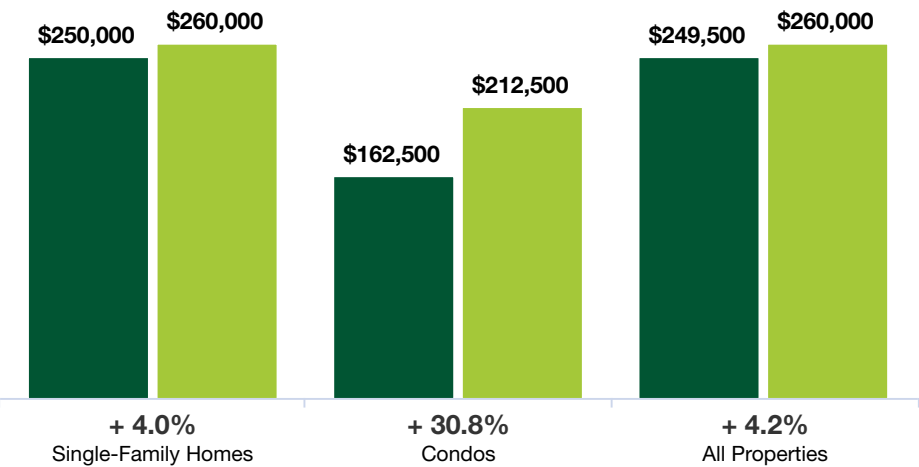
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count
■ 10-2024 ■ 10-2025



By Property Type
■ 10-2024 ■ 10-2025



All Properties			
By Bedroom Count	10-2024	10-2025	Change
2 Bedrooms or Less	\$155,000	\$160,000	+ 3.2%
3 Bedrooms	\$234,900	\$240,000	+ 2.2%
4 Bedrooms or More	\$382,200	\$362,400	- 5.2%
All Bedroom Counts	\$249,500	\$260,000	+ 4.2%

Single-Family Homes			Condos		
10-2024	10-2025	Change	10-2024	10-2025	Change
\$155,000	\$160,000	+ 3.2%	\$159,900	\$175,000	+ 9.4%
\$235,000	\$240,000	+ 2.1%	\$218,500	\$490,000	+ 124.3%
\$384,500	\$362,400	- 5.7%	\$210,000	—	—
\$250,000	\$260,000	+ 4.0%	\$162,500	\$212,500	+ 30.8%

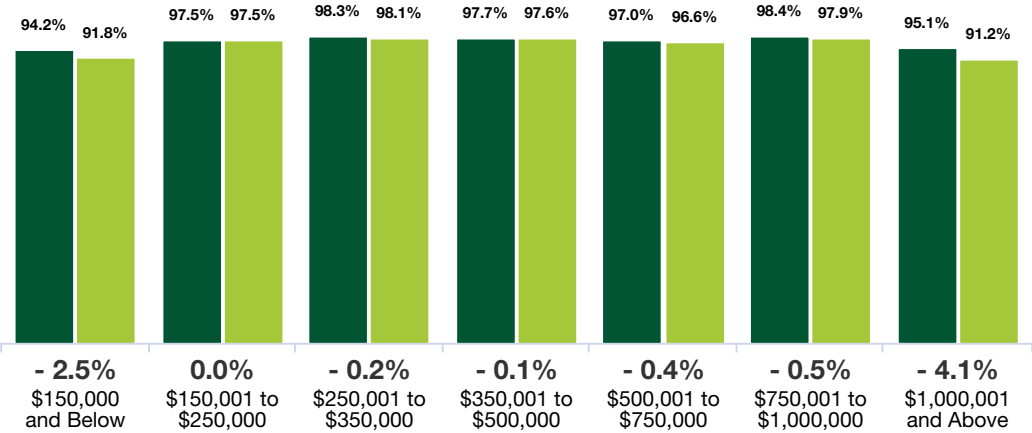
Percent of List Price Received

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.



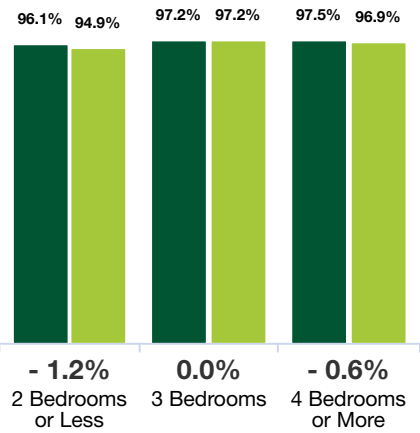
By Price Range

10-2024 10-2025



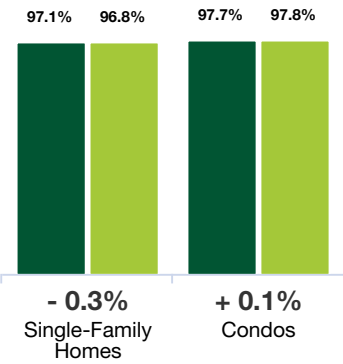
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



All Properties				Single-Family Homes			Condos		
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
\$150,000 and Below	94.2%	91.8%	- 2.5%	94.2%	91.8%	- 2.5%	94.4%	—	—
\$150,001 to \$250,000	97.5%	97.5%	0.0%	97.5%	97.5%	0.0%	98.9%	98.4%	- 0.5%
\$250,001 to \$350,000	98.3%	98.1%	- 0.2%	98.3%	98.1%	- 0.2%	—	—	—
\$350,001 to \$500,000	97.7%	97.6%	- 0.1%	97.7%	97.6%	- 0.1%	99.1%	94.2%	- 4.9%
\$500,001 to \$750,000	97.0%	96.6%	- 0.4%	97.0%	96.6%	- 0.4%	—	99.0%	—
\$750,001 to \$1,000,000	98.4%	97.9%	- 0.5%	98.4%	97.9%	- 0.5%	—	—	—
\$1,000,001 and Above	95.1%	91.2%	- 4.1%	95.1%	91.2%	- 4.1%	—	—	—
All Price Ranges	97.1%	96.8%	- 0.3%	97.1%	96.8%	- 0.3%	97.7%	97.8%	+ 0.1%
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	96.1%	94.9%	- 1.2%	96.0%	94.9%	- 1.1%	97.0%	97.8%	+ 0.8%
3 Bedrooms	97.2%	97.2%	0.0%	97.2%	97.2%	0.0%	98.5%	97.8%	- 0.7%
4 Bedrooms or More	97.5%	96.9%	- 0.6%	97.5%	96.9%	- 0.6%	100.0%	—	—
All Bedroom Counts	97.1%	96.8%	- 0.3%	97.1%	96.8%	- 0.3%	97.7%	97.8%	+ 0.1%

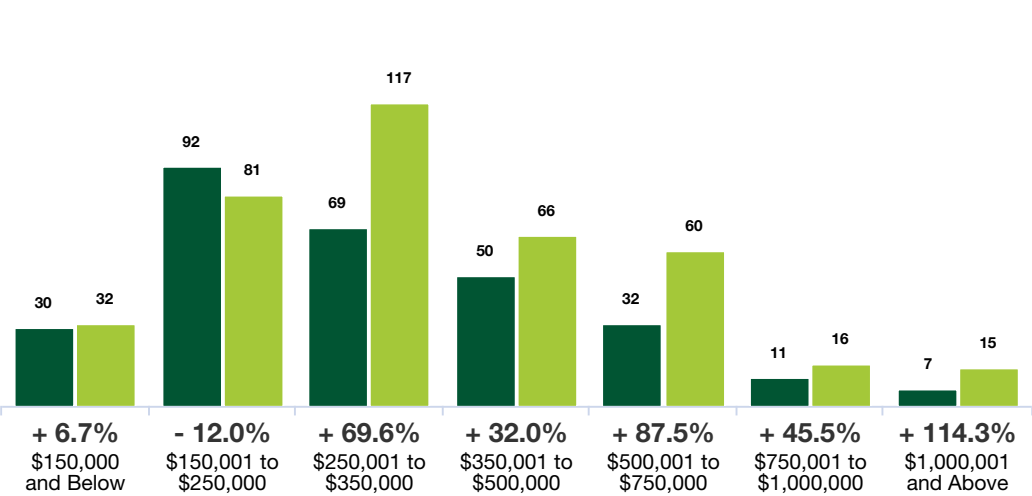
Inventory of Homes for Sale

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



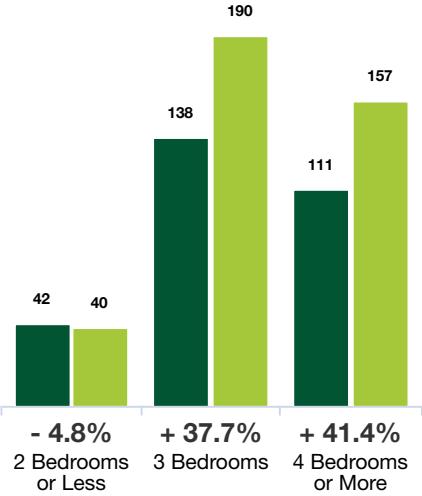
By Price Range

10-2024 10-2025



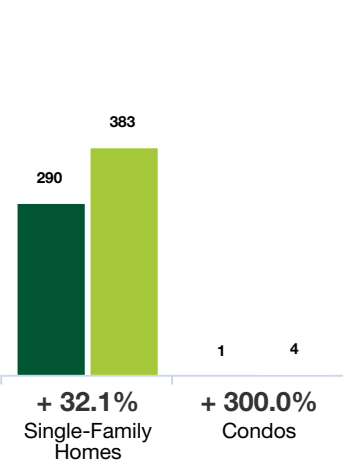
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



All Properties				Single-Family Homes			Condos		
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
\$150,000 and Below	30	32	+ 6.7%	30	31	+ 3.3%	0	1	—
\$150,001 to \$250,000	92	81	- 12.0%	91	79	- 13.2%	1	2	+ 100.0%
\$250,001 to \$350,000	69	117	+ 69.6%	69	117	+ 69.6%	0	0	0.0%
\$350,001 to \$500,000	50	66	+ 32.0%	50	65	+ 30.0%	0	1	—
\$500,001 to \$750,000	32	60	+ 87.5%	32	60	+ 87.5%	0	0	0.0%
\$750,001 to \$1,000,000	11	16	+ 45.5%	11	16	+ 45.5%	0	0	0.0%
\$1,000,001 and Above	7	15	+ 114.3%	7	15	+ 114.3%	0	0	0.0%
All Price Ranges	291	387	+ 33.0%	290	383	+ 32.1%	1	4	+ 300.0%
By Bedroom Count	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	42	40	- 4.8%	41	38	- 7.3%	1	2	+ 100.0%
3 Bedrooms	138	190	+ 37.7%	138	189	+ 37.0%	0	1	—
4 Bedrooms or More	111	157	+ 41.4%	111	156	+ 40.5%	0	1	—
All Bedroom Counts	291	387	+ 33.0%	290	383	+ 32.1%	1	4	+ 300.0%

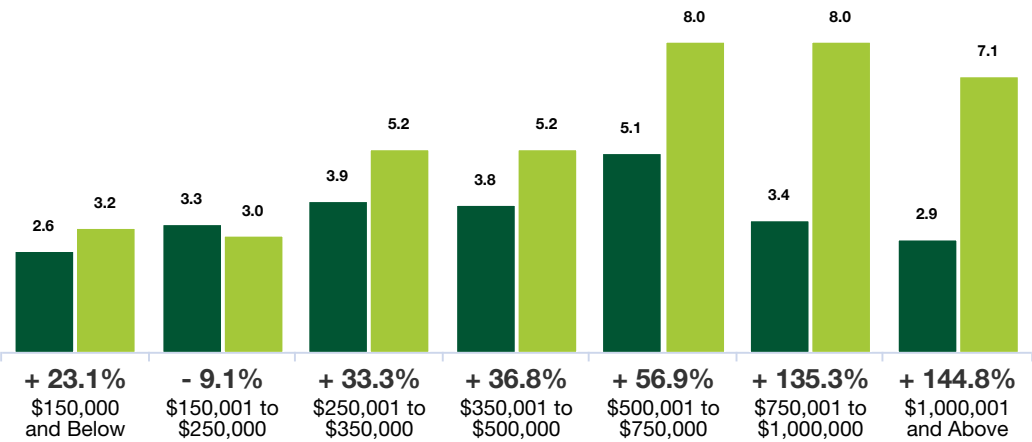
Months Supply of Inventory

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.



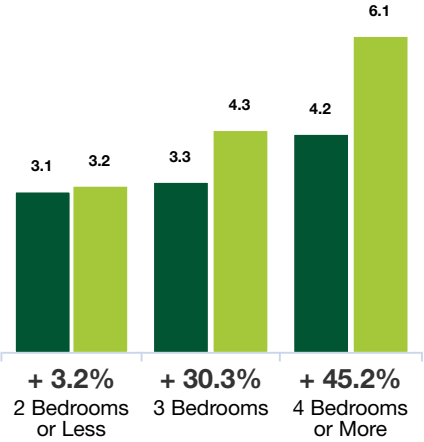
By Price Range

10-2024 10-2025



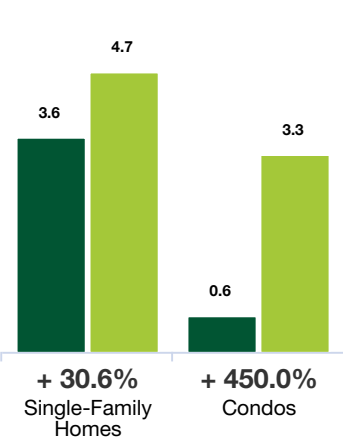
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024
10-2025



All Properties			
By Price Range	10-2024	10-2025	Change
\$150,000 and Below	2.6	3.2	+ 23.1%
\$150,001 to \$250,000	3.3	3.0	- 9.1%
\$250,001 to \$350,000	3.9	5.2	+ 33.3%
\$350,001 to \$500,000	3.8	5.2	+ 36.8%
\$500,001 to \$750,000	5.1	8.0	+ 56.9%
\$750,001 to \$1,000,000	3.4	8.0	+ 135.3%
\$1,000,001 and Above	2.9	7.1	+ 144.8%
All Price Ranges	3.6	4.7	+ 30.6%
By Bedroom Count	10-2024	10-2025	Change
2 Bedrooms or Less	3.1	3.2	+ 3.2%
3 Bedrooms	3.3	4.3	+ 30.3%
4 Bedrooms or More	4.2	6.1	+ 45.2%
All Bedroom Counts	3.6	4.7	+ 30.6%

Single-Family Homes			Condos		
10-2024	10-2025	Change	10-2024	10-2025	Change
2.7	3.1	+ 14.8%	—	—	—
3.4	3.0	- 11.8%	0.7	2.0	+ 185.7%
3.9	5.2	+ 33.3%	—	—	—
3.8	5.1	+ 34.2%	—	—	—
5.1	8.2	+ 60.8%	—	—	—
3.4	8.0	+ 135.3%	—	—	—
2.9	7.1	+ 144.8%	—	—	—
3.6	4.7	+ 30.6%	0.6	3.3	+ 450.0%
10-2024	10-2025	Change	10-2024	10-2025	Change
3.2	3.1	- 3.1%	0.7	2.0	+ 185.7%
3.4	4.3	+ 26.5%	—	0.7	—
4.2	6.1	+ 45.2%	—	—	—
3.6	4.7	+ 30.6%	0.6	3.3	+ 450.0%