

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2025

Nationally, pending home sales rose 1.9% month-over-month, driven by gains in the Northeast, Midwest, and South, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.5% increase for the month. Year-over-year, pending sales were down 0.4%, with the Midwest and South reporting increases, while the Northeast and West experienced declines. For the 12-month period spanning December 2024 through November 2025, Pending Sales in the Greenwood Association of REALTORS® region increased 9.1 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales were up 38.3 percent.

The overall Median Sales Price improved 3.5 percent to \$259,900. The property type with the largest gain was the Condos segment, where prices increased 32.8 percent to \$212,500. The price range that tended to sell the quickest was the \$150,000 and Below range at 91 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 increased 18.6 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 400.0 percent. That amounts to 4.3 months of inventory for Single-Family Homes and 4.2 months of inventory for Condos.

Quick Facts

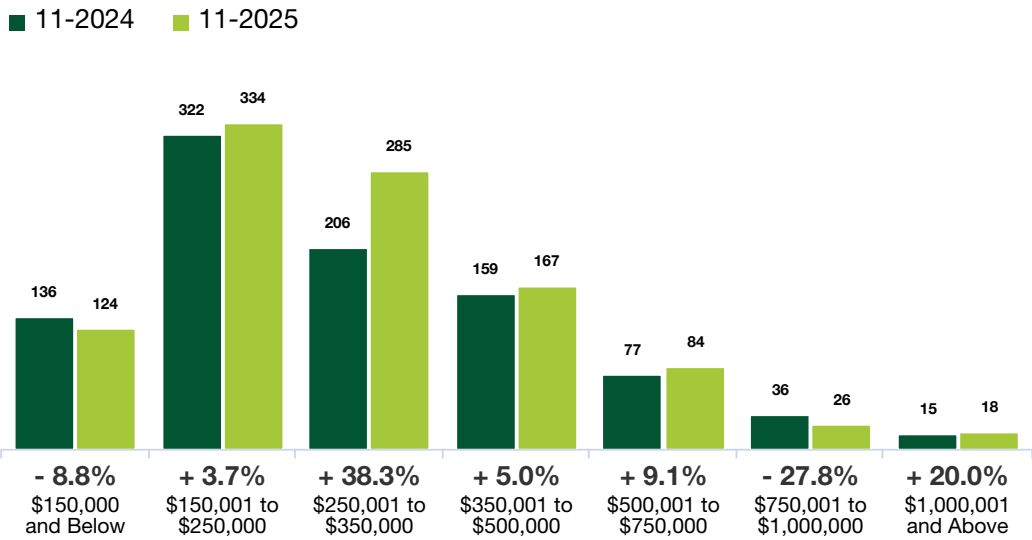
+ 38.3%	+ 15.7%	+ 10.0%
Price Range with Strongest Sales: \$250,001 to \$350,000	Bedroom Count with Strongest Sales: 3 Bedrooms	Property Type With Strongest Sales: Single-Family Homes
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
Percent of List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8

Pending Sales

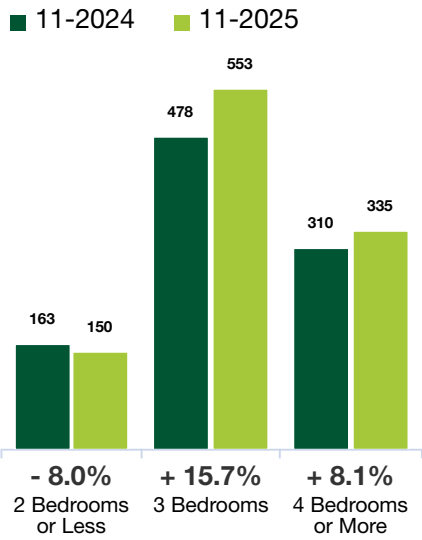
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



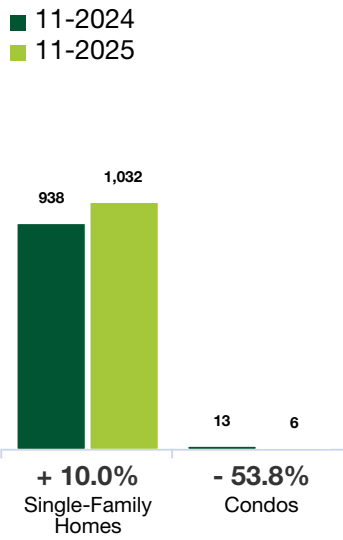
By Price Range



By Bedroom Count



By Property Type



All Properties			
By Price Range	11-2024	11-2025	Change
\$150,000 and Below	136	124	- 8.8%
\$150,001 to \$250,000	322	334	+ 3.7%
\$250,001 to \$350,000	206	285	+ 38.3%
\$350,001 to \$500,000	159	167	+ 5.0%
\$500,001 to \$750,000	77	84	+ 9.1%
\$750,001 to \$1,000,000	36	26	- 27.8%
\$1,000,001 and Above	15	18	+ 20.0%
All Price Ranges	951	1,038	+ 9.1%
By Bedroom Count	11-2024	11-2025	Change
2 Bedrooms or Less	163	150	- 8.0%
3 Bedrooms	478	553	+ 15.7%
4 Bedrooms or More	310	335	+ 8.1%
All Bedroom Counts	951	1,038	+ 9.1%

Single-Family Homes			Condos		
11-2024	11-2025	Change	11-2024	11-2025	Change
132	124	- 6.1%	4	0	- 100.0%
314	331	+ 5.4%	8	3	- 62.5%
206	284	+ 37.9%	0	1	—
158	167	+ 5.7%	1	0	- 100.0%
77	82	+ 6.5%	0	2	—
36	26	- 27.8%	0	0	0.0%
15	18	+ 20.0%	0	0	0.0%
938	1,032	+ 10.0%	13	6	- 53.8%
11-2024	11-2025	Change	11-2024	11-2025	Change
153	147	- 3.9%	10	3	- 70.0%
476	550	+ 15.5%	2	3	+ 50.0%
309	335	+ 8.4%	1	0	- 100.0%
938	1,032	+ 10.0%	13	6	- 53.8%

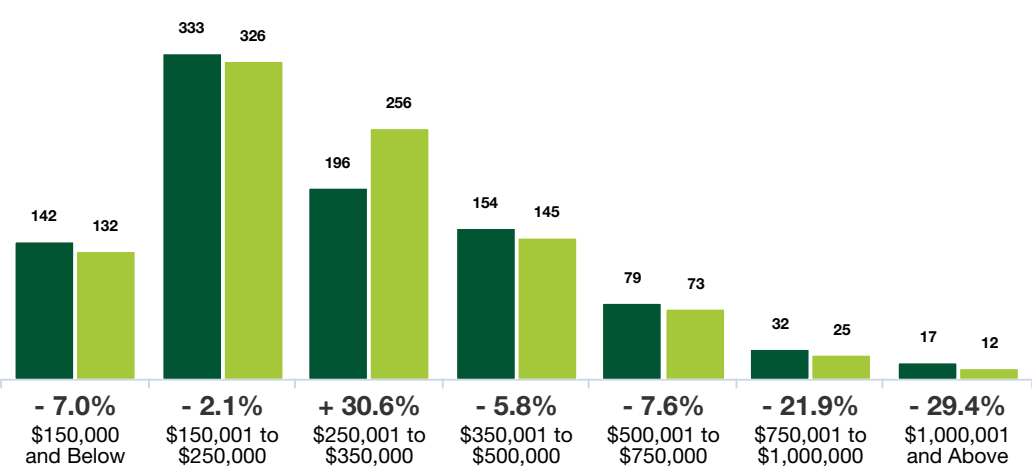
Closed Sales

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



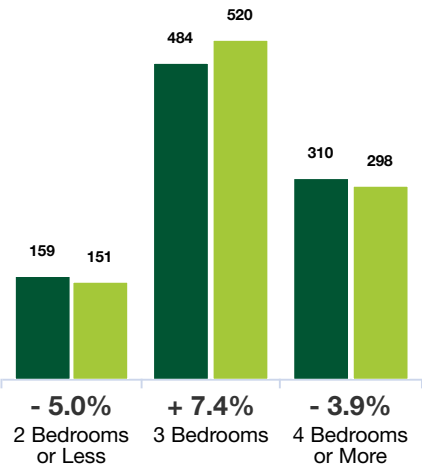
By Price Range

■ 11-2024 ■ 11-2025



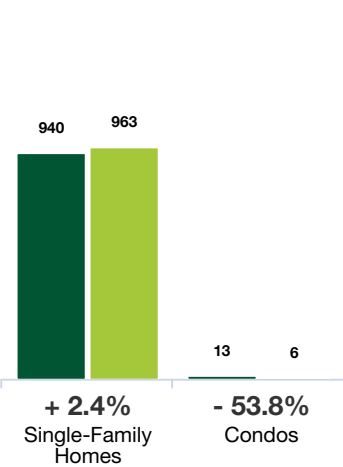
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024
■ 11-2025



All Properties			
By Price Range	11-2024	11-2025	Change
\$150,000 and Below	142	132	- 7.0%
\$150,001 to \$250,000	333	326	- 2.1%
\$250,001 to \$350,000	196	256	+ 30.6%
\$350,001 to \$500,000	154	145	- 5.8%
\$500,001 to \$750,000	79	73	- 7.6%
\$750,001 to \$1,000,000	32	25	- 21.9%
\$1,000,001 and Above	17	12	- 29.4%
All Price Ranges	953	969	+ 1.7%
By Bedroom Count	11-2024	11-2025	Change
2 Bedrooms or Less	159	151	- 5.0%
3 Bedrooms	484	520	+ 7.4%
4 Bedrooms or More	310	298	- 3.9%
All Bedroom Counts	953	969	+ 1.7%

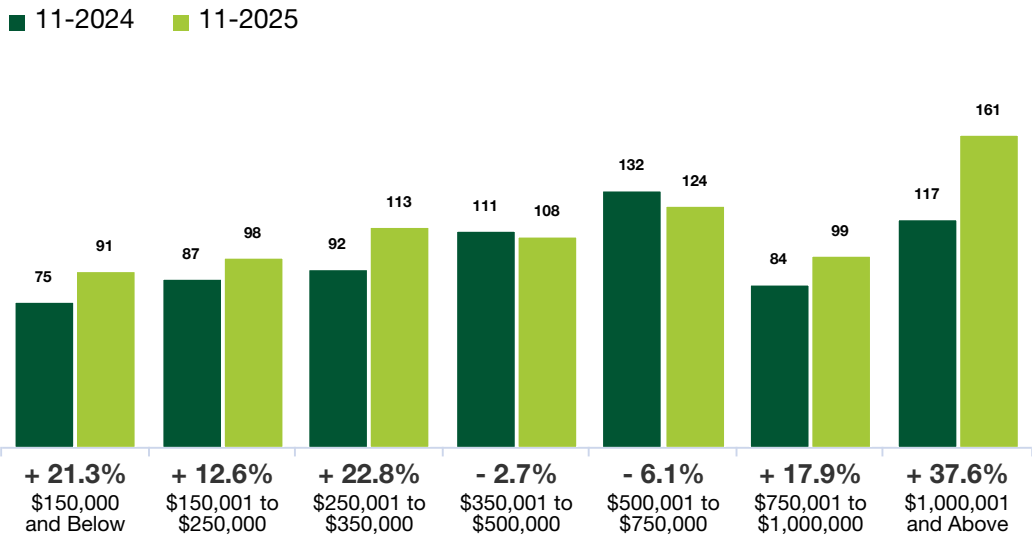
Single-Family Homes			Condos		
11-2024	11-2025	Change	11-2024	11-2025	Change
138	132	- 4.3%	4	0	- 100.0%
325	322	- 0.9%	8	4	- 50.0%
196	256	+ 30.6%	0	0	0.0%
153	144	- 5.9%	1	1	0.0%
79	72	- 8.9%	0	1	—
32	25	- 21.9%	0	0	0.0%
17	12	- 29.4%	0	0	0.0%
940	963	+ 2.4%	13	6	- 53.8%
11-2024	11-2025	Change	11-2024	11-2025	Change
150	148	- 1.3%	9	3	- 66.7%
481	517	+ 7.5%	3	3	0.0%
309	298	- 3.6%	1	0	- 100.0%
940	963	+ 2.4%	13	6	- 53.8%

Days On Market Until Sale

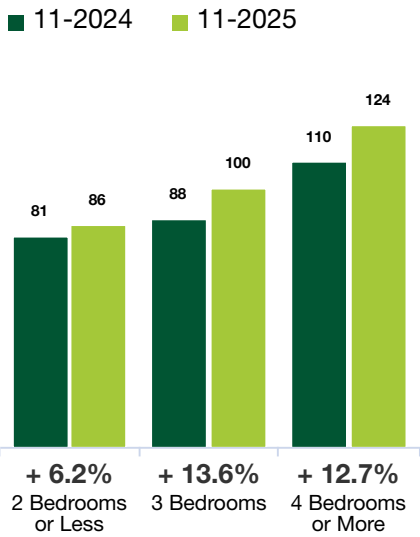
Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



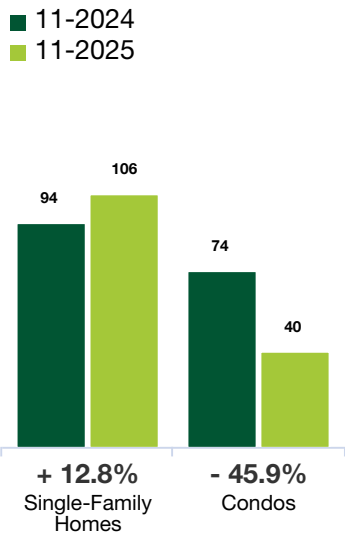
By Price Range



By Bedroom Count



By Property Type



All Properties			
By Price Range	11-2024	11-2025	Change
\$150,000 and Below	75	91	+ 21.3%
\$150,001 to \$250,000	87	98	+ 12.6%
\$250,001 to \$350,000	92	113	+ 22.8%
\$350,001 to \$500,000	111	108	- 2.7%
\$500,001 to \$750,000	132	124	- 6.1%
\$750,001 to \$1,000,000	84	99	+ 17.9%
\$1,000,001 and Above	117	161	+ 37.6%
All Price Ranges	94	105	+ 11.7%
By Bedroom Count	11-2024	11-2025	Change
2 Bedrooms or Less	81	86	+ 6.2%
3 Bedrooms	88	100	+ 13.6%
4 Bedrooms or More	110	124	+ 12.7%
All Bedroom Counts	94	105	+ 11.7%

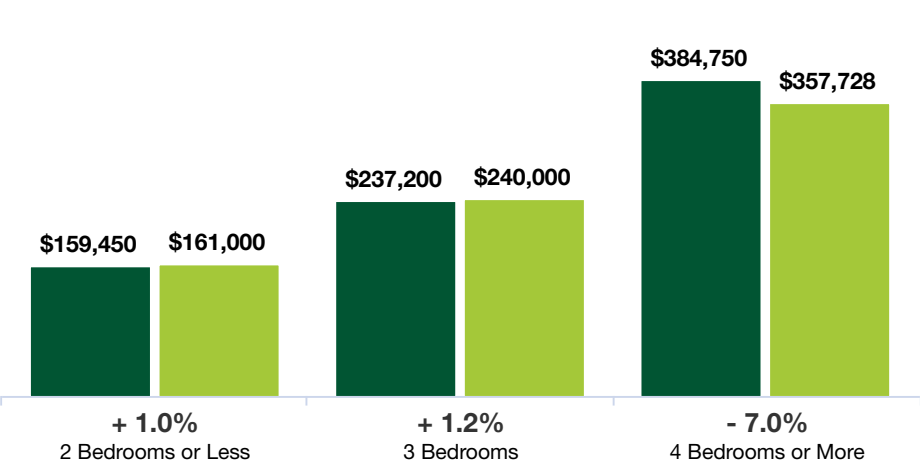
Single-Family Homes			Condos		
11-2024	11-2025	Change	11-2024	11-2025	Change
75	91	+ 21.3%	59	—	—
87	99	+ 13.8%	83	46	- 44.6%
92	113	+ 22.8%	—	—	—
112	109	- 2.7%	57	55	- 3.5%
132	125	- 5.3%	—	3	—
84	99	+ 17.9%	—	—	—
117	161	+ 37.6%	—	—	—
94	106	+ 12.8%	74	40	- 45.9%
11-2024	11-2025	Change	11-2024	11-2025	Change
81	87	+ 7.4%	84	41	- 51.2%
88	101	+ 14.8%	53	39	- 26.4%
110	124	+ 12.7%	49	—	—
94	106	+ 12.8%	74	40	- 45.9%

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
■ 11-2024 ■ 11-2025



By Property Type
■ 11-2024 ■ 11-2025



All Properties			
By Bedroom Count	11-2024	11-2025	Change
2 Bedrooms or Less	\$159,450	\$161,000	+ 1.0%
3 Bedrooms	\$237,200	\$240,000	+ 1.2%
4 Bedrooms or More	\$384,750	\$357,728	- 7.0%
All Bedroom Counts	\$251,000	\$259,900	+ 3.5%

Single-Family Homes			Condos		
11-2024	11-2025	Change	11-2024	11-2025	Change
\$159,000	\$160,000	+ 0.6%	\$159,900	\$175,000	+ 9.4%
\$237,900	\$240,000	+ 0.9%	\$212,000	\$490,000	+ 131.1%
\$385,000	\$357,728	- 7.1%	\$210,000	—	—
\$252,500	\$259,900	+ 2.9%	\$160,000	\$212,500	+ 32.8%

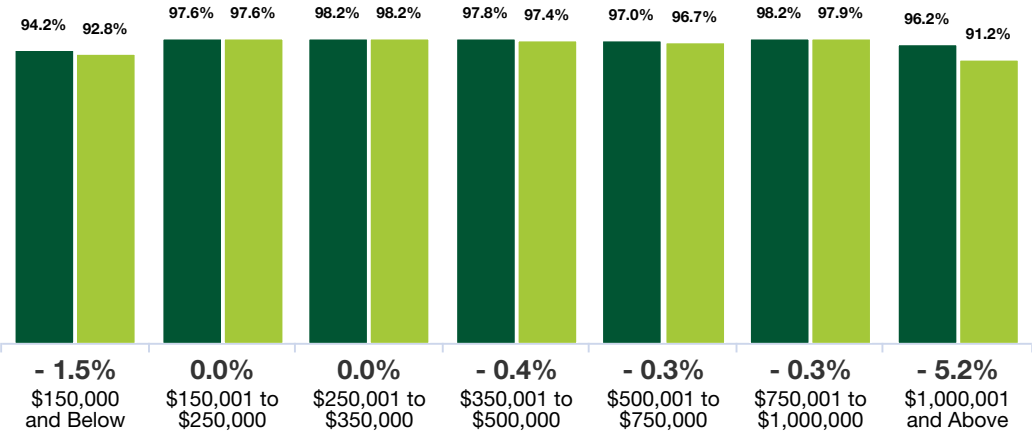
Percent of List Price Received

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.



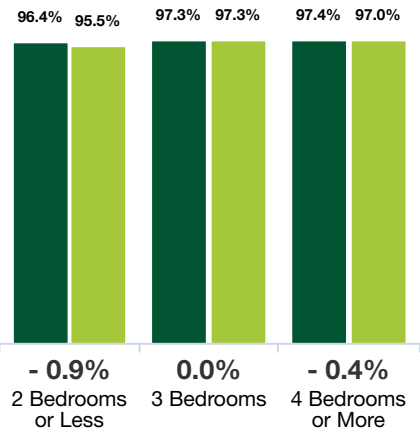
By Price Range

■ 11-2024 ■ 11-2025



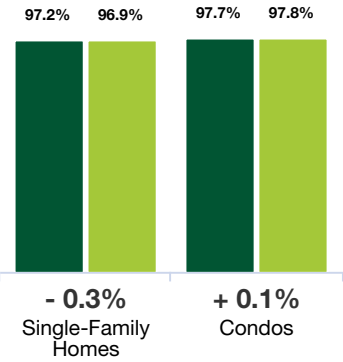
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties				Single-Family Homes			Condos		
By Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
\$150,000 and Below	94.2%	92.8%	- 1.5%	94.2%	92.8%	- 1.5%	94.4%	—	—
\$150,001 to \$250,000	97.6%	97.6%	0.0%	97.5%	97.6%	+ 0.1%	98.9%	98.4%	- 0.5%
\$250,001 to \$350,000	98.2%	98.2%	0.0%	98.2%	98.2%	0.0%	—	—	—
\$350,001 to \$500,000	97.8%	97.4%	- 0.4%	97.7%	97.4%	- 0.3%	100.5%	94.2%	- 6.3%
\$500,001 to \$750,000	97.0%	96.7%	- 0.3%	97.0%	96.6%	- 0.4%	—	99.0%	—
\$750,001 to \$1,000,000	98.2%	97.9%	- 0.3%	98.2%	97.9%	- 0.3%	—	—	—
\$1,000,001 and Above	96.2%	91.2%	- 5.2%	96.2%	91.2%	- 5.2%	—	—	—
All Price Ranges	97.2%	96.9%	- 0.3%	97.2%	96.9%	- 0.3%	97.7%	97.8%	+ 0.1%
By Bedroom Count	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
2 Bedrooms or Less	96.4%	95.5%	- 0.9%	96.4%	95.5%	- 0.9%	97.0%	97.8%	+ 0.8%
3 Bedrooms	97.3%	97.3%	0.0%	97.2%	97.3%	+ 0.1%	98.8%	97.8%	- 1.0%
4 Bedrooms or More	97.4%	97.0%	- 0.4%	97.4%	97.0%	- 0.4%	100.0%	—	—
All Bedroom Counts	97.2%	96.9%	- 0.3%	97.2%	96.9%	- 0.3%	97.7%	97.8%	+ 0.1%

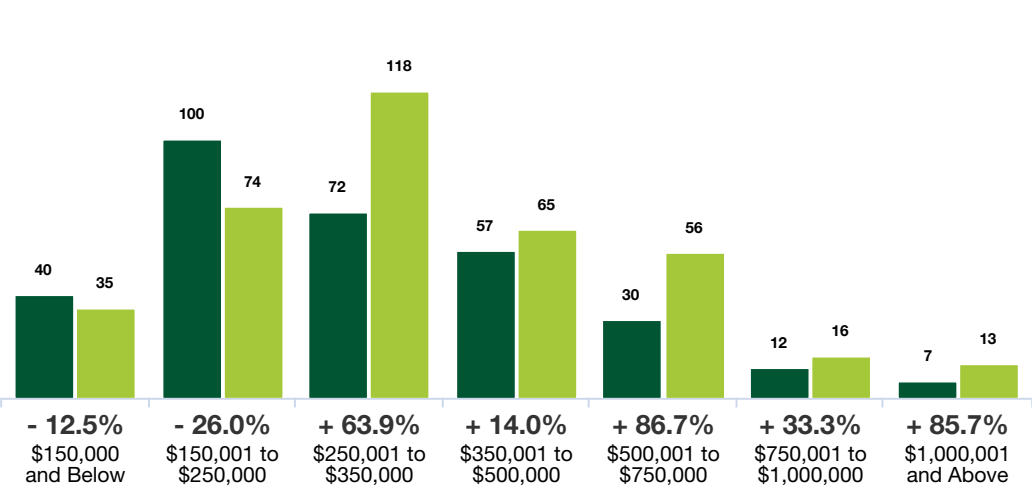
Inventory of Homes for Sale

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



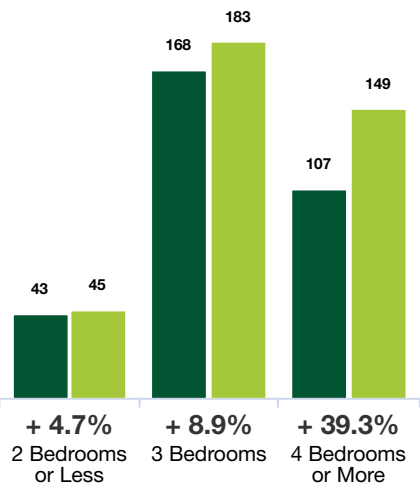
By Price Range

■ 11-2024 ■ 11-2025



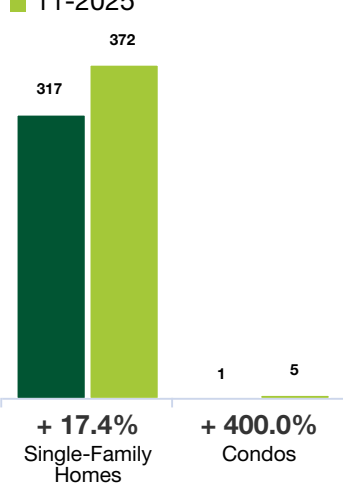
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties				Single-Family Homes				Condos			
By Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025
\$150,000 and Below	40	35	- 12.5%	40	33	- 17.5%	0	2	—	0	2
\$150,001 to \$250,000	100	74	- 26.0%	99	72	- 27.3%	1	2	+ 100.0%	1	2
\$250,001 to \$350,000	72	118	+ 63.9%	72	118	+ 63.9%	0	0	0.0%	0	0
\$350,001 to \$500,000	57	65	+ 14.0%	57	64	+ 12.3%	0	1	—	0	1
\$500,001 to \$750,000	30	56	+ 86.7%	30	56	+ 86.7%	0	0	0.0%	0	0
\$750,001 to \$1,000,000	12	16	+ 33.3%	12	16	+ 33.3%	0	0	0.0%	0	0
\$1,000,001 and Above	7	13	+ 85.7%	7	13	+ 85.7%	0	0	0.0%	0	0
All Price Ranges	318	377	+ 18.6%	317	372	+ 17.4%	1	5	+ 400.0%	1	5
By Bedroom Count	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025
2 Bedrooms or Less	43	45	+ 4.7%	42	42	0.0%	1	3	+ 200.0%	1	3
3 Bedrooms	168	183	+ 8.9%	168	182	+ 8.3%	0	1	—	0	1
4 Bedrooms or More	107	149	+ 39.3%	107	148	+ 38.3%	0	1	—	0	1
All Bedroom Counts	318	377	+ 18.6%	317	372	+ 17.4%	1	5	+ 400.0%	1	5

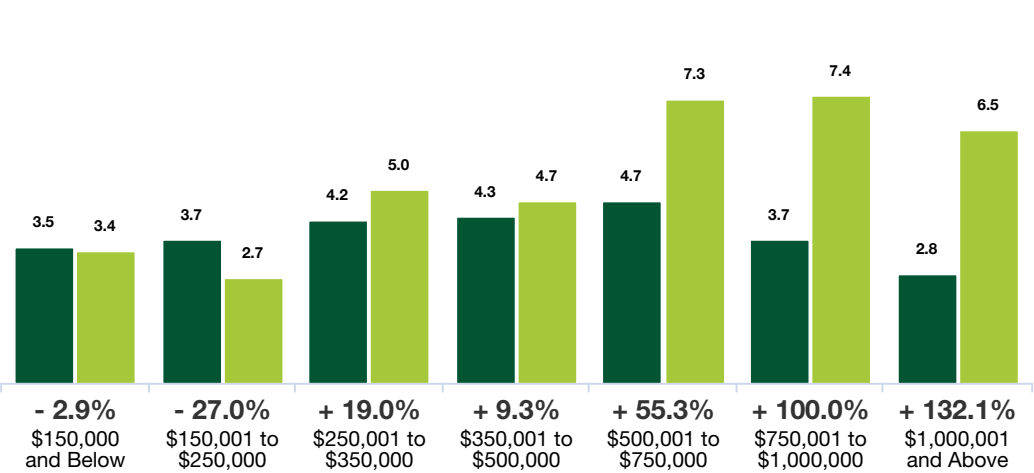
Months Supply of Inventory

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.



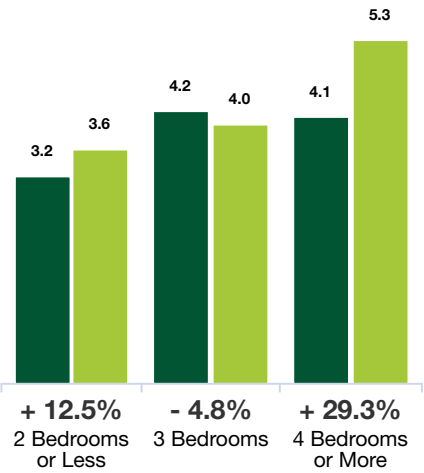
By Price Range

■ 11-2024 ■ 11-2025



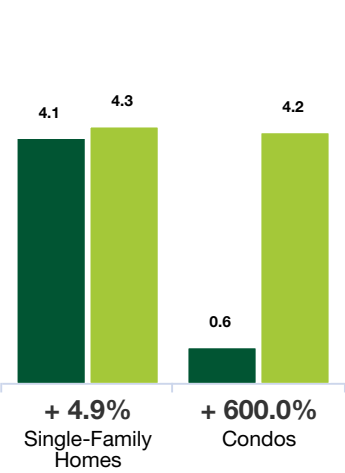
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties			
By Price Range	11-2024	11-2025	Change
\$150,000 and Below	3.5	3.4	- 2.9%
\$150,001 to \$250,000	3.7	2.7	- 27.0%
\$250,001 to \$350,000	4.2	5.0	+ 19.0%
\$350,001 to \$500,000	4.3	4.7	+ 9.3%
\$500,001 to \$750,000	4.7	7.3	+ 55.3%
\$750,001 to \$1,000,000	3.7	7.4	+ 100.0%
\$1,000,001 and Above	2.8	6.5	+ 132.1%
All Price Ranges	4.0	4.4	+ 10.0%
By Bedroom Count	11-2024	11-2025	Change
2 Bedrooms or Less	3.2	3.6	+ 12.5%
3 Bedrooms	4.2	4.0	- 4.8%
4 Bedrooms or More	4.1	5.3	+ 29.3%
All Bedroom Counts	4.0	4.4	+ 10.0%

Single-Family Homes			Condos		
11-2024	11-2025	Change	11-2024	11-2025	Change
3.6	3.2	- 11.1%	—	—	—
3.8	2.6	- 31.6%	0.6	2.0	+ 233.3%
4.2	5.0	+ 19.0%	—	—	—
4.3	4.6	+ 7.0%	—	—	—
4.7	7.5	+ 59.6%	—	—	—
3.7	7.4	+ 100.0%	—	—	—
2.8	6.5	+ 132.1%	—	—	—
4.1	4.3	+ 4.9%	0.6	4.2	+ 600.0%
11-2024	11-2025	Change	11-2024	11-2025	Change
3.3	3.4	+ 3.0%	0.7	3.0	+ 328.6%
4.2	4.0	- 4.8%	—	0.7	—
4.2	5.3	+ 26.2%	—	—	—
4.1	4.3	+ 4.9%	0.6	4.2	+ 600.0%