

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Pending Sales in the Greenwood Association of REALTORS® region increased 12.2 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales went up 42.0 percent.

The overall Median Sales Price were up 1.6 percent to \$258,900. The property type with the largest gain was the Condos segment, where prices improved 32.8 percent to \$212,500. The price range that tended to sell the quickest was the \$150,000 and Below range at 95 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 144 days.

Market-wide, inventory levels went up 6.9 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 150.0 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 4.3 months of inventory for Condos.

Quick Facts

+ 42.0% **+ 16.0%** **+ 12.9%**

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
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Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
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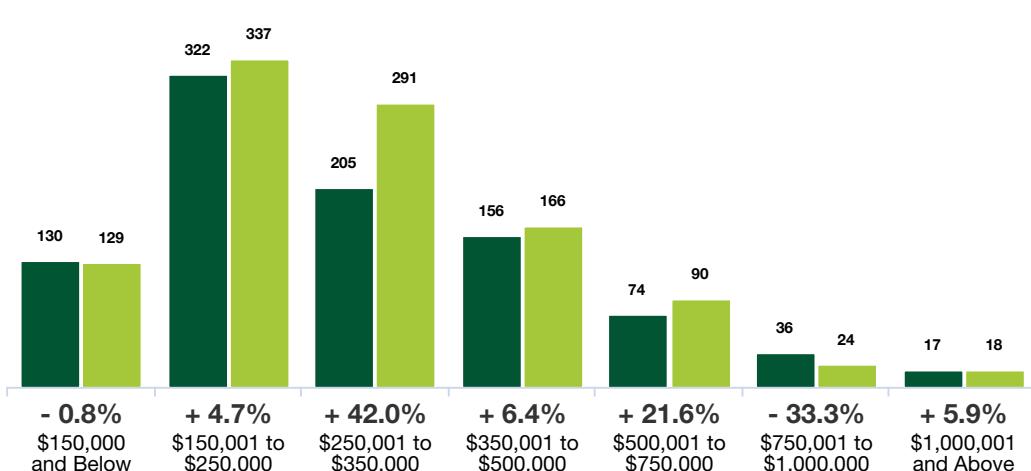
Pending Sales

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



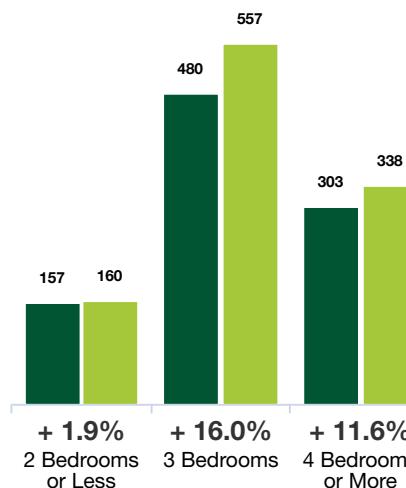
By Price Range

■ 12-2024 ■ 12-2025



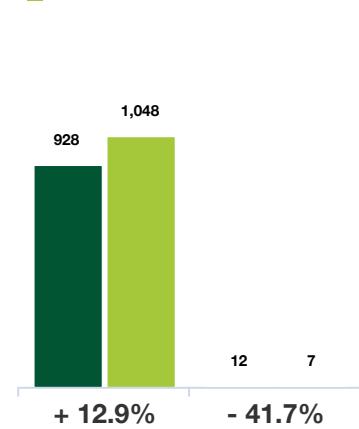
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$150,000 and Below	130	129	- 0.8%
\$150,001 to \$250,000	322	337	+ 4.7%
\$250,001 to \$350,000	205	291	+ 42.0%
\$350,001 to \$500,000	156	166	+ 6.4%
\$500,001 to \$750,000	74	90	+ 21.6%
\$750,001 to \$1,000,000	36	24	- 33.3%
\$1,000,001 and Above	17	18	+ 5.9%
All Price Ranges	940	1,055	+ 12.2%

Single-Family Homes

By Bedroom Count	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	127	129	+ 1.6%	3	0	- 100.0%
3 Bedrooms	314	333	+ 6.1%	8	4	- 50.0%
4 Bedrooms or More	205	290	+ 41.5%	0	1	—
All Bedroom Counts	928	1,048	+ 12.9%	12	7	- 41.7%

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	157	160	+ 1.9%
3 Bedrooms	480	557	+ 16.0%
4 Bedrooms or More	303	338	+ 11.6%
All Bedroom Counts	940	1,055	+ 12.2%

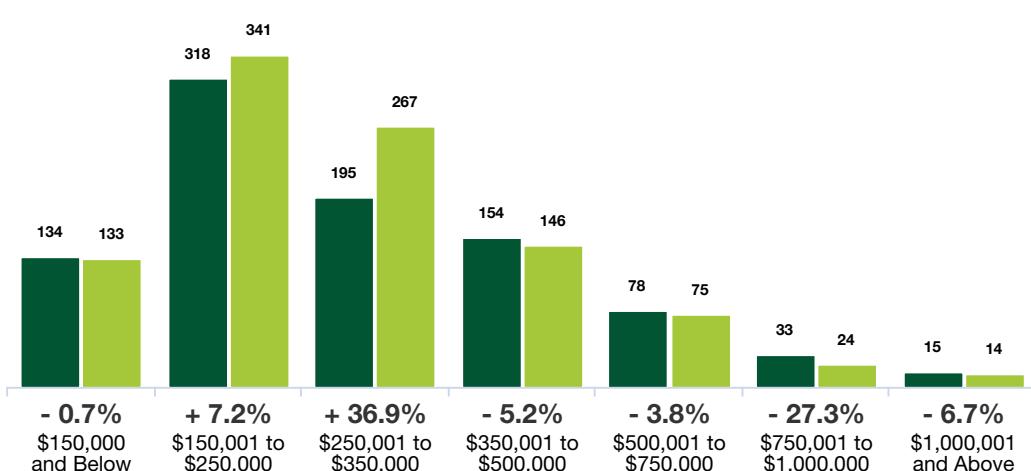
Closed Sales

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



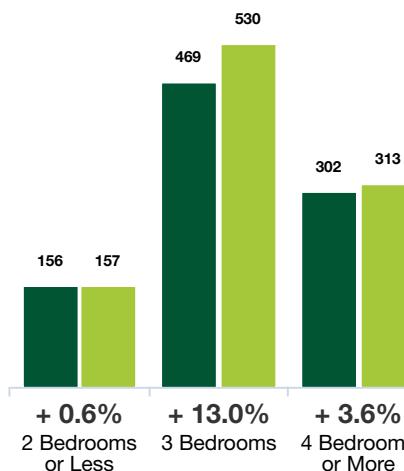
By Price Range

■ 12-2024 ■ 12-2025



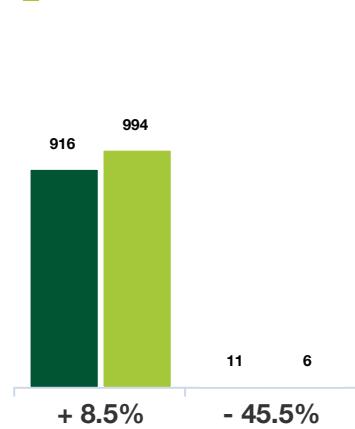
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$150,000 and Below	134	133	- 0.7%
\$150,001 to \$250,000	318	341	+ 7.2%
\$250,001 to \$350,000	195	267	+ 36.9%
\$350,001 to \$500,000	154	146	- 5.2%
\$500,001 to \$750,000	78	75	- 3.8%
\$750,001 to \$1,000,000	33	24	- 27.3%
\$1,000,001 and Above	15	14	- 6.7%
All Price Ranges	927	1,000	+ 7.9%

Single-Family Homes

By Bedroom Count	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	131	133	+ 1.5%	3	0	- 100.0%
3 Bedrooms	311	337	+ 8.4%	7	4	- 42.9%
4 Bedrooms or More	195	267	+ 36.9%	0	0	0.0%
All Bedroom Counts	916	994	+ 8.5%	11	6	- 45.5%

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	156	157	+ 0.6%
3 Bedrooms	469	530	+ 13.0%
4 Bedrooms or More	302	313	+ 3.6%
All Bedroom Counts	927	1,000	+ 7.9%

By Bedroom Count	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	148	154	+ 4.1%	8	3	- 62.5%
3 Bedrooms	467	527	+ 12.8%	2	3	+ 50.0%
4 Bedrooms or More	301	313	+ 4.0%	1	0	- 100.0%
All Bedroom Counts	916	994	+ 8.5%	11	6	- 45.5%

Days On Market Until Sale

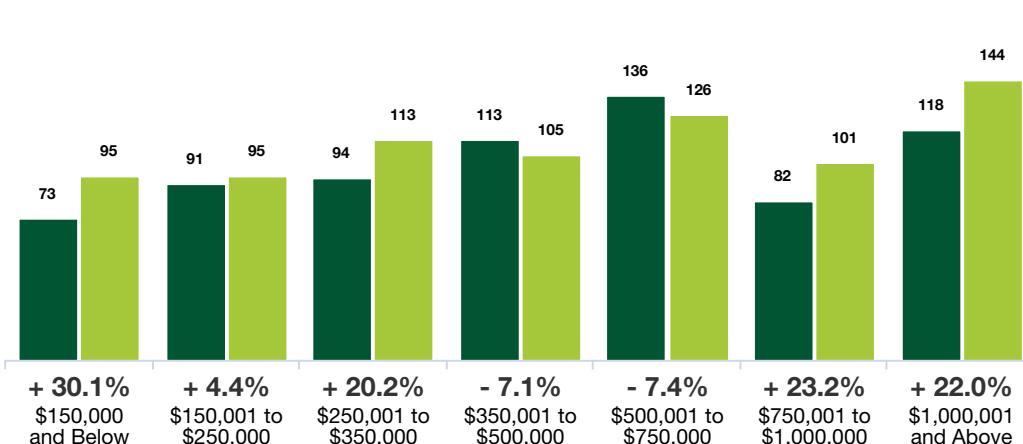
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



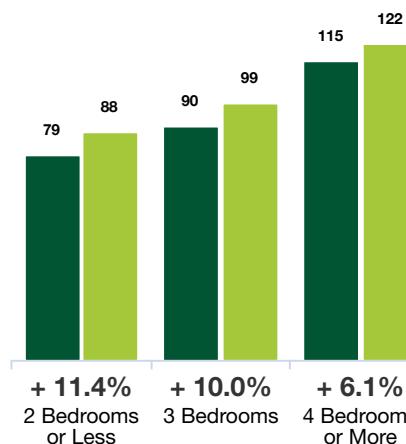
By Price Range

■ 12-2024 ■ 12-2025



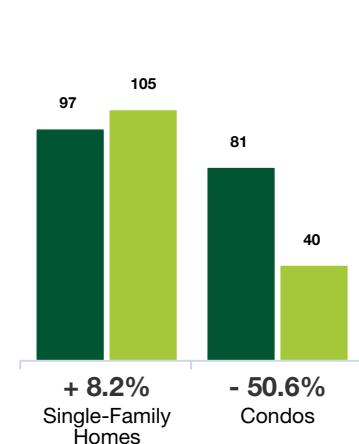
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$150,000 and Below	73	95	+ 30.1%
\$150,001 to \$250,000	91	95	+ 4.4%
\$250,001 to \$350,000	94	113	+ 20.2%
\$350,001 to \$500,000	113	105	- 7.1%
\$500,001 to \$750,000	136	126	- 7.4%
\$750,001 to \$1,000,000	82	101	+ 23.2%
\$1,000,001 and Above	118	144	+ 22.0%
All Price Ranges	96	104	+ 8.3%

Single-Family Homes

By Price Range	12-2024	12-2025	Change	12-2024	12-2025	Change
\$150,000 and Below	73	95	+ 30.1%	71	—	—
\$150,001 to \$250,000	91	96	+ 5.5%	89	46	- 48.3%
\$250,001 to \$350,000	94	113	+ 20.2%	—	—	—
\$350,001 to \$500,000	113	105	- 7.1%	57	55	- 3.5%
\$500,001 to \$750,000	136	127	- 6.6%	—	3	—
\$750,001 to \$1,000,000	82	101	+ 23.2%	—	—	—
\$1,000,001 and Above	118	144	+ 22.0%	—	—	—
All Price Ranges	96	104	+ 8.3%	81	40	- 50.6%

By Bedroom Count

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	79	88	+ 11.4%
3 Bedrooms	90	99	+ 10.0%
4 Bedrooms or More	115	122	+ 6.1%
All Bedroom Counts	96	104	+ 8.3%

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	79	89	+ 12.7%
3 Bedrooms	91	100	+ 9.9%
4 Bedrooms or More	115	122	+ 6.1%
All Bedroom Counts	97	105	+ 8.2%

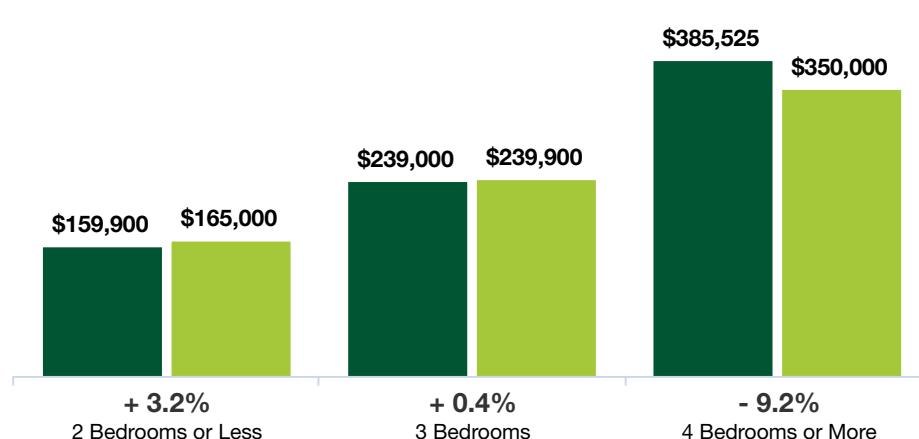
Median Sales Price

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



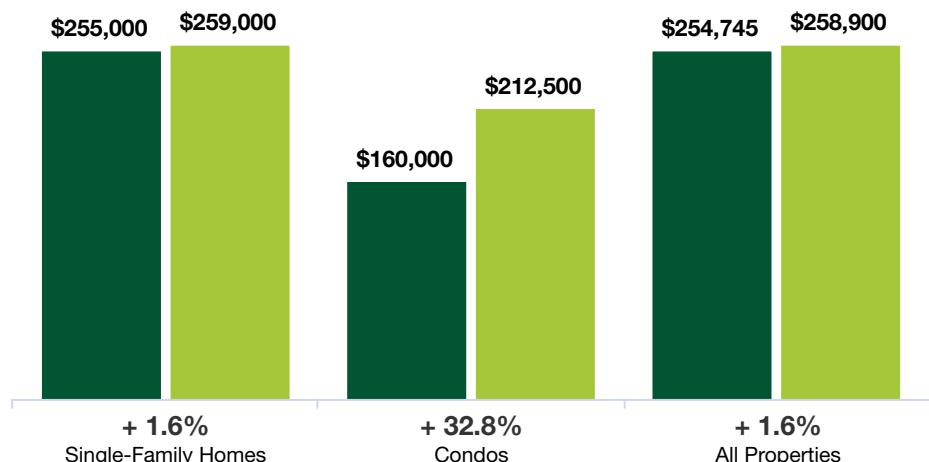
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	\$159,900	\$165,000	+ 3.2%
3 Bedrooms	\$239,000	\$239,900	+ 0.4%
4 Bedrooms or More	\$385,525	\$350,000	- 9.2%
All Bedroom Counts	\$254,745	\$258,900	+ 1.6%

Single-Family Homes

	12-2024	12-2025	Change		12-2024	12-2025	Change
	\$159,000	\$164,950	+ 3.7%		\$159,950	\$175,000	+ 9.4%
	\$239,000	\$239,710	+ 0.3%		\$183,450	\$490,000	+ 167.1%
	\$386,050	\$350,000	- 9.3%		\$210,000	—	—
All Bedroom Counts	\$255,000	\$259,000	+ 1.6%		\$160,000	\$212,500	+ 32.8%

Percent of List Price Received

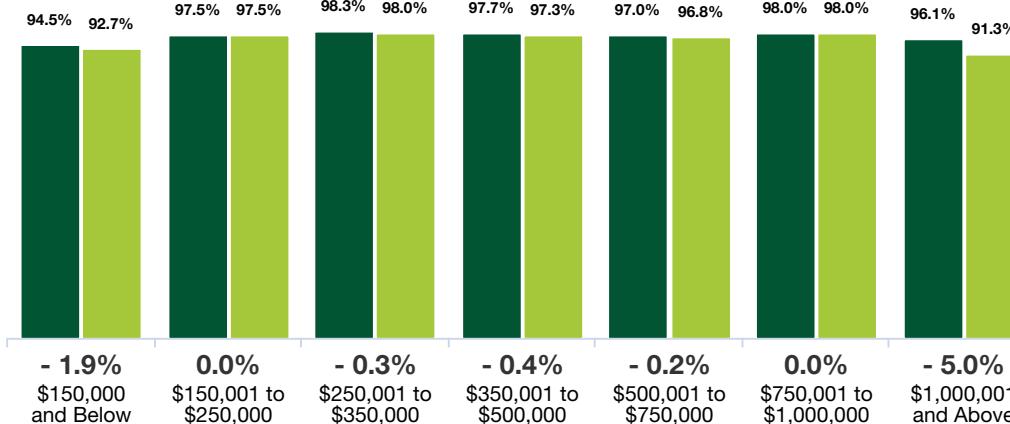
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.



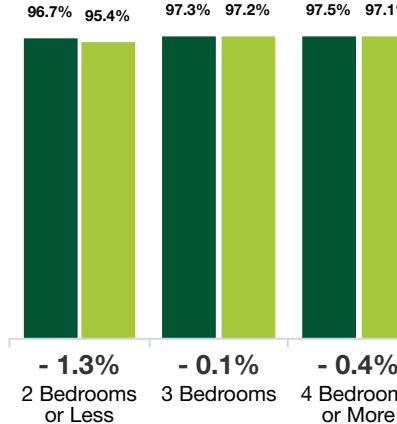
By Price Range

■ 12-2024 ■ 12-2025



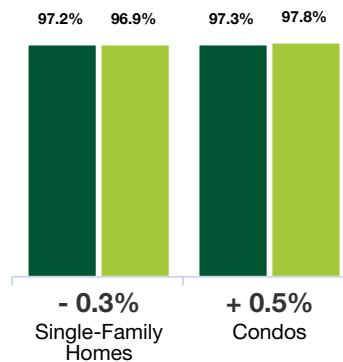
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$150,000 and Below	94.5%	92.7%	- 1.9%
\$150,001 to \$250,000	97.5%	97.5%	0.0%
\$250,001 to \$350,000	98.3%	98.0%	- 0.3%
\$350,001 to \$500,000	97.7%	97.3%	- 0.4%
\$500,001 to \$750,000	97.0%	96.8%	- 0.2%
\$750,001 to \$1,000,000	98.0%	98.0%	0.0%
\$1,000,001 and Above	96.1%	91.3%	- 5.0%

Single-Family Homes

By Price Range	12-2024	12-2025	Change	12-2024	12-2025	Change
\$150,000 and Below	94.5%	92.7%	- 1.9%	92.9%	—	—
\$150,001 to \$250,000	97.5%	97.5%	0.0%	98.8%	98.4%	- 0.4%
\$250,001 to \$350,000	98.3%	98.0%	- 0.3%	—	—	—
\$350,001 to \$500,000	97.7%	97.3%	- 0.4%	97.6%	97.3%	- 0.3%
\$500,001 to \$750,000	97.0%	96.8%	- 0.2%	97.0%	96.8%	- 0.2%
\$750,001 to \$1,000,000	98.0%	98.0%	0.0%	98.0%	98.0%	0.0%
\$1,000,001 and Above	96.1%	91.3%	- 5.0%	96.1%	91.3%	- 5.0%

All Price Ranges 97.2% 96.9% - 0.3%

By Bedroom Count 12-2024 12-2025 Change

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	96.7%	95.4%	- 1.3%
3 Bedrooms	97.3%	97.2%	- 0.1%
4 Bedrooms or More	97.5%	97.1%	- 0.4%

All Bedroom Counts 97.2% 96.9% - 0.3%

By Bedroom Count	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	96.7%	95.3%	- 1.4%	96.8%	97.8%	+ 1.0%
3 Bedrooms	97.3%	97.2%	- 0.1%	98.2%	97.8%	- 0.4%
4 Bedrooms or More	97.5%	97.1%	- 0.4%	100.0%	—	—

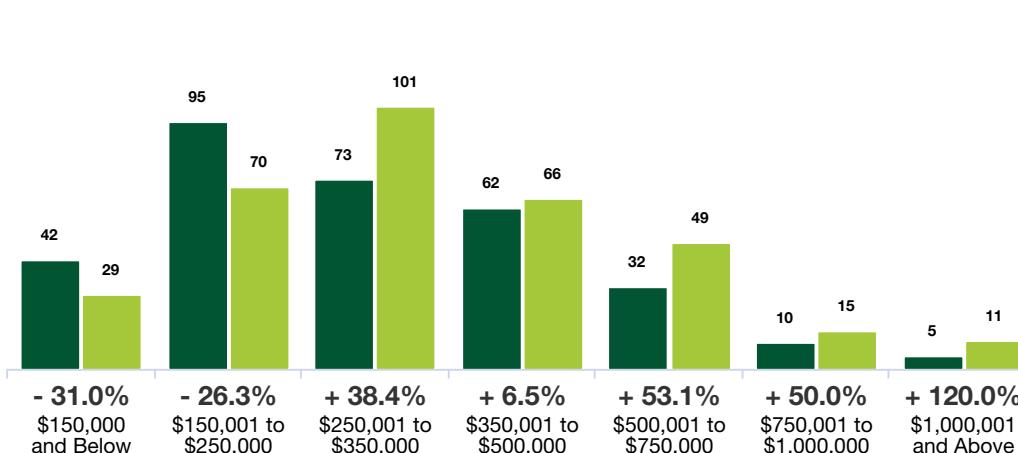
Inventory of Homes for Sale

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



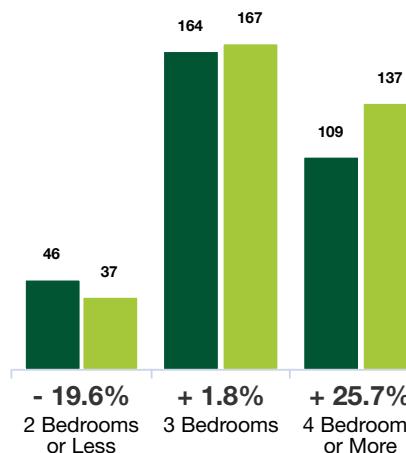
By Price Range

■ 12-2024 ■ 12-2025



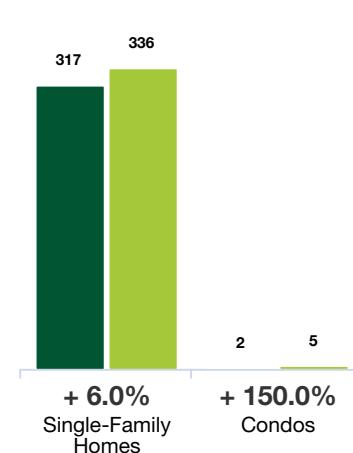
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$150,000 and Below	42	29	-31.0%
\$150,001 to \$250,000	95	70	-26.3%
\$250,001 to \$350,000	73	101	+38.4%
\$350,001 to \$500,000	62	66	+6.5%
\$500,001 to \$750,000	32	49	+53.1%
\$750,001 to \$1,000,000	10	15	+50.0%
\$1,000,001 and Above	5	11	+120.0%
All Price Ranges	319	341	+6.9%

Single-Family Homes

By Price Range	12-2024	12-2025	Change	12-2024	12-2025	Change
\$150,000 and Below	42	27	-35.7%	0	2	—
\$150,001 to \$250,000	93	68	-26.9%	2	2	0.0%
\$250,001 to \$350,000	73	101	+38.4%	0	0	0.0%
\$350,001 to \$500,000	62	65	+4.8%	0	1	—
\$500,001 to \$750,000	32	49	+53.1%	0	0	0.0%
\$750,001 to \$1,000,000	10	15	+50.0%	0	0	0.0%
\$1,000,001 and Above	5	11	+120.0%	0	0	0.0%
All Price Ranges	317	336	+6.0%	2	5	+150.0%

By Bedroom Count

By Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	46	37	-19.6%
3 Bedrooms	164	167	+1.8%
4 Bedrooms or More	109	137	+25.7%
All Bedroom Counts	319	341	+6.9%

By Bedroom Count	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	45	34	-24.4%	1	3	+200.0%
3 Bedrooms	163	166	+1.8%	1	1	0.0%
4 Bedrooms or More	109	136	+24.8%	0	1	—
All Bedroom Counts	317	336	+6.0%	2	5	+150.0%

Months Supply of Inventory

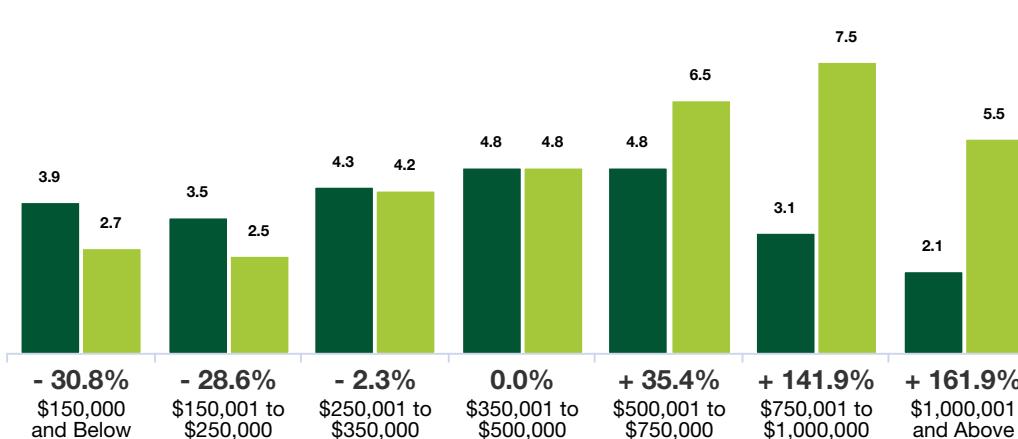
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



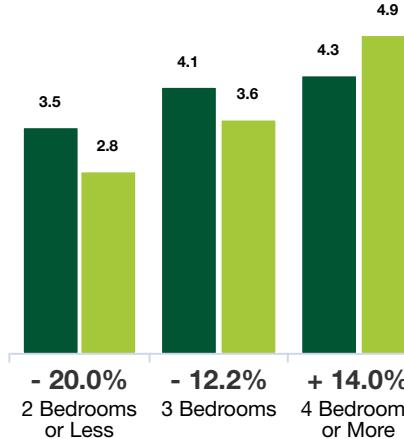
By Price Range

■ 12-2024 ■ 12-2025



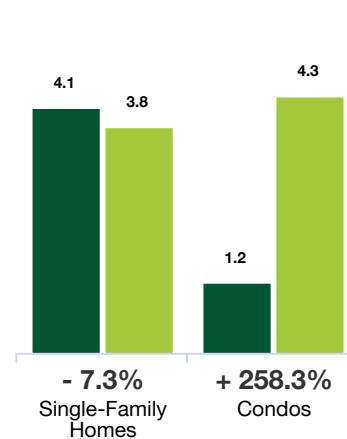
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$150,000 and Below	3.9	2.7	- 30.8%
\$150,001 to \$250,000	3.5	2.5	- 28.6%
\$250,001 to \$350,000	4.3	4.2	- 2.3%
\$350,001 to \$500,000	4.8	4.8	0.0%
\$500,001 to \$750,000	4.8	6.5	+ 35.4%
\$750,001 to \$1,000,000	3.1	7.5	+ 141.9%
\$1,000,001 and Above	2.1	5.5	+ 161.9%

Single-Family Homes

12-2024	12-2025	Change	12-2024	12-2025	Change
4.0	2.5	- 37.5%	—	—	—
3.6	2.5	- 30.6%	1.2	2.0	+ 66.7%
4.3	4.2	- 2.3%	—	—	—
4.8	4.7	- 2.1%	—	—	—
4.8	6.7	+ 39.6%	—	—	—
3.1	7.5	+ 141.9%	—	—	—
2.1	5.5	+ 161.9%	—	—	—

All Price Ranges 4.1 3.9 - 4.9%

4.1 3.8 - 7.3% 1.2 4.3 + 258.3%

By Bedroom Count

12-2024	12-2025	Change
3.5	2.8	- 20.0%
4.1	3.6	- 12.2%
4.3	4.9	+ 14.0%

12-2024	12-2025	Change	12-2024	12-2025	Change
3.6	2.6	- 27.8%	0.7	3.0	+ 328.6%
4.1	3.6	- 12.2%	1.0	0.7	- 30.0%
4.3	4.8	+ 11.6%	—	—	—

All Bedroom Counts 4.1 3.9 - 4.9%

4.1 3.8 - 7.3% 1.2 4.3 + 258.3%