

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2026

U.S. pending home sales fell 9.3% from the previous month, according to the National Association of REALTORS®. The drop in contract signings was broad-based, with all four regions reporting declines. On a year-over-year basis, pending home sales were down 3.0%, with the South recording a modest gain while the Northeast, West, and Midwest posted declines. For the 12-month period spanning February 2025 through January 2026, Pending Sales in the Greenwood Association of REALTORS® region improved 12.5 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales were up 45.6 percent.

The overall Median Sales Price went up 2.0 percent to \$260,000. The property type with the largest gain was the Condos segment, where prices were up 32.8 percent to \$212,500. The price range that tended to sell the quickest was the \$150,000 and Below range at 93 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 154 days.

Market-wide, inventory levels increased 12.5 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 3.9 months of inventory for Single-Family Homes and 3.8 months of inventory for Condos.

Quick Facts

+ 45.6%	+ 19.7%	+ 13.1%
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

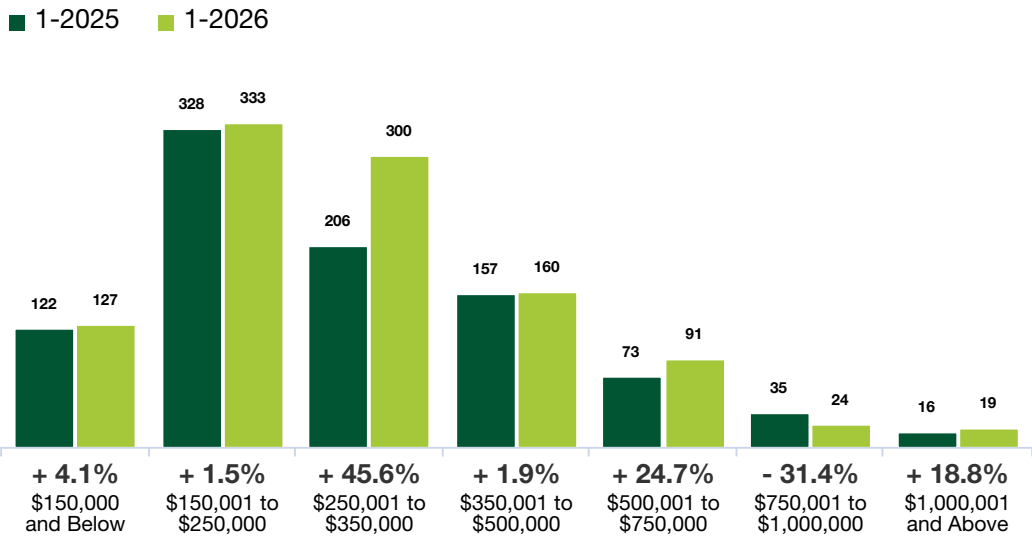


Pending Sales

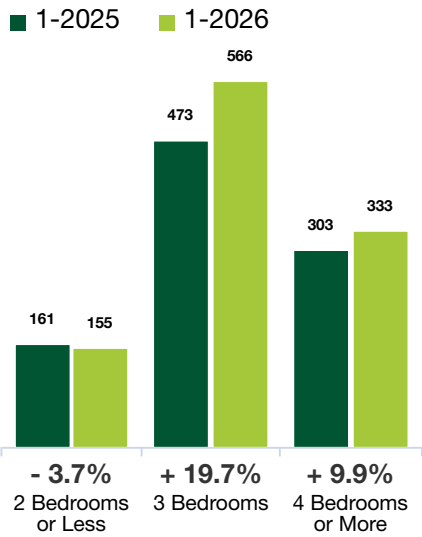
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



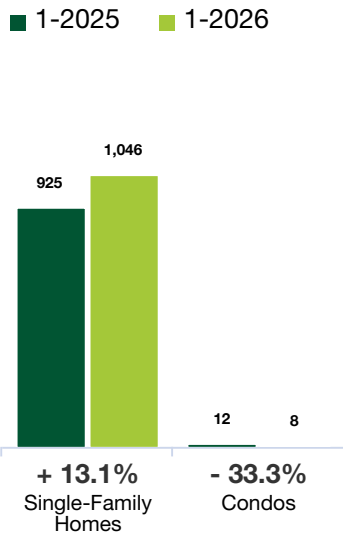
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	122	127	+ 4.1%	120	126	+ 5.0%	2	1	- 50.0%
\$150,001 to \$250,000	328	333	+ 1.5%	319	329	+ 3.1%	9	4	- 55.6%
\$250,001 to \$350,000	206	300	+ 45.6%	206	299	+ 45.1%	0	1	—
\$350,001 to \$500,000	157	160	+ 1.9%	156	160	+ 2.6%	1	0	- 100.0%
\$500,001 to \$750,000	73	91	+ 24.7%	73	89	+ 21.9%	0	2	—
\$750,001 to \$1,000,000	35	24	- 31.4%	35	24	- 31.4%	0	0	0.0%
\$1,000,001 and Above	16	19	+ 18.8%	16	19	+ 18.8%	0	0	0.0%
All Price Ranges	937	1,054	+ 12.5%	925	1,046	+ 13.1%	12	8	- 33.3%
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	161	155	- 3.7%	153	149	- 2.6%	8	6	- 25.0%
3 Bedrooms	473	566	+ 19.7%	470	564	+ 20.0%	3	2	- 33.3%
4 Bedrooms or More	303	333	+ 9.9%	302	333	+ 10.3%	1	0	- 100.0%
All Bedroom Counts	937	1,054	+ 12.5%	925	1,046	+ 13.1%	12	8	- 33.3%

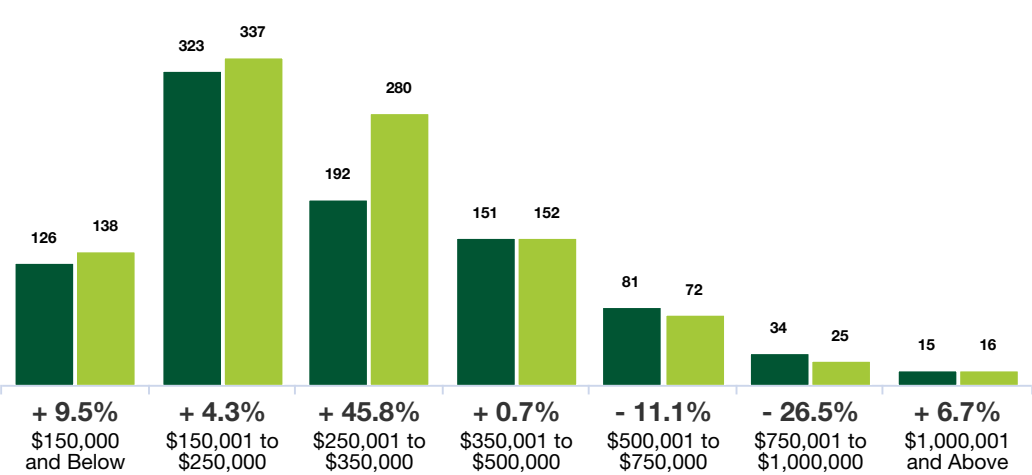
Closed Sales

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



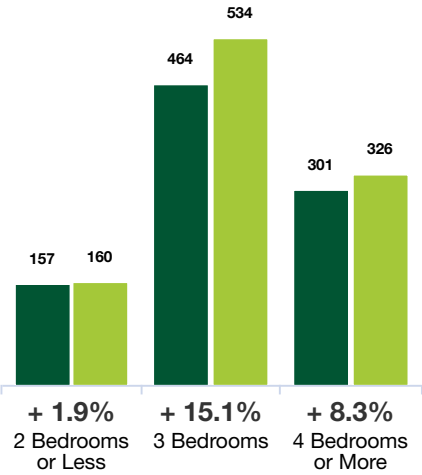
By Price Range

1-2025 1-2026



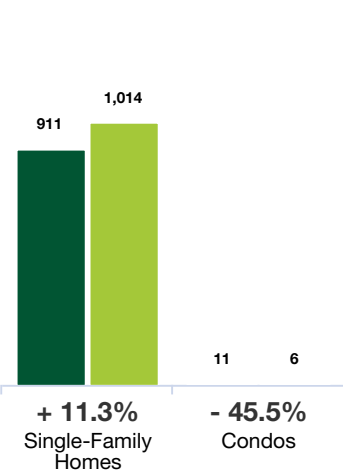
By Bedroom Count

1-2025 1-2026



By Property Type

1-2025 1-2026



All Properties				Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	126	138	+ 9.5%	123	138	+ 12.2%	3	0	- 100.0%
\$150,001 to \$250,000	323	337	+ 4.3%	316	333	+ 5.4%	7	4	- 42.9%
\$250,001 to \$350,000	192	280	+ 45.8%	192	280	+ 45.8%	0	0	0.0%
\$350,001 to \$500,000	151	152	+ 0.7%	150	151	+ 0.7%	1	1	0.0%
\$500,001 to \$750,000	81	72	- 11.1%	81	71	- 12.3%	0	1	—
\$750,001 to \$1,000,000	34	25	- 26.5%	34	25	- 26.5%	0	0	0.0%
\$1,000,001 and Above	15	16	+ 6.7%	15	16	+ 6.7%	0	0	0.0%
All Price Ranges	922	1,020	+ 10.6%	911	1,014	+ 11.3%	11	6	- 45.5%
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	157	160	+ 1.9%	149	157	+ 5.4%	8	3	- 62.5%
3 Bedrooms	464	534	+ 15.1%	462	531	+ 14.9%	2	3	+ 50.0%
4 Bedrooms or More	301	326	+ 8.3%	300	326	+ 8.7%	1	0	- 100.0%
All Bedroom Counts	922	1,020	+ 10.6%	911	1,014	+ 11.3%	11	6	- 45.5%

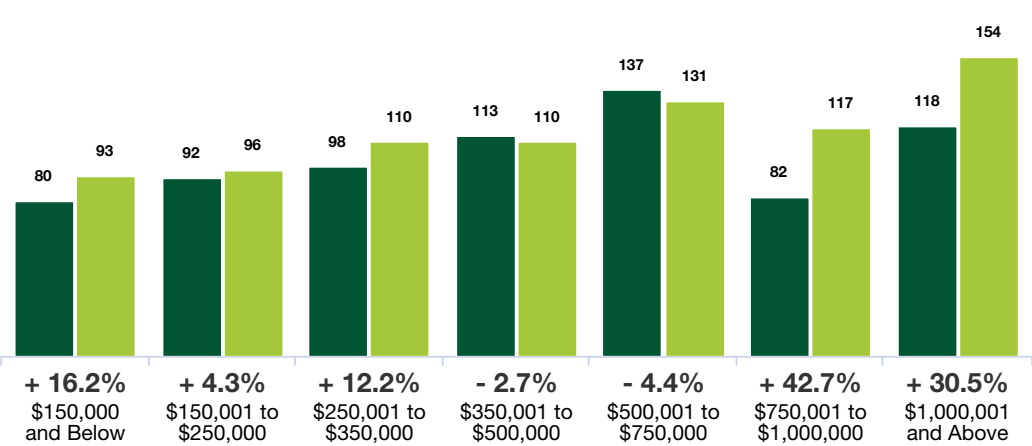
Days On Market Until Sale

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



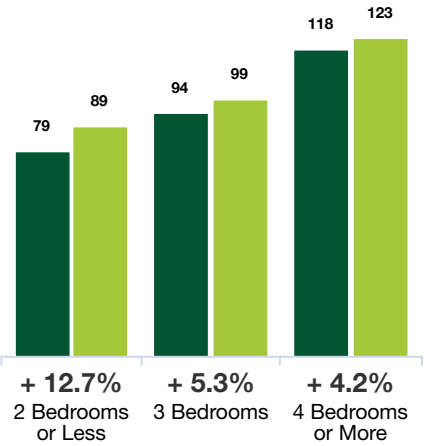
By Price Range

1-2025 1-2026



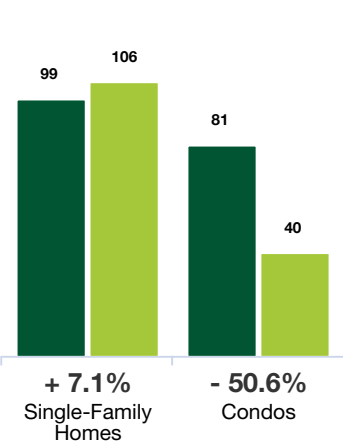
By Bedroom Count

1-2025 1-2026



By Property Type

1-2025 1-2026



All Properties				Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	80	93	+ 16.2%	81	93	+ 14.8%	71	—	—
\$150,001 to \$250,000	92	96	+ 4.3%	92	96	+ 4.3%	89	46	- 48.3%
\$250,001 to \$350,000	98	110	+ 12.2%	98	110	+ 12.2%	—	—	—
\$350,001 to \$500,000	113	110	- 2.7%	114	110	- 3.5%	57	55	- 3.5%
\$500,001 to \$750,000	137	131	- 4.4%	137	132	- 3.6%	—	3	—
\$750,001 to \$1,000,000	82	117	+ 42.7%	82	117	+ 42.7%	—	—	—
\$1,000,001 and Above	118	154	+ 30.5%	118	154	+ 30.5%	—	—	—
All Price Ranges	99	105	+ 6.1%	99	106	+ 7.1%	81	40	- 50.6%
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	79	89	+ 12.7%	79	90	+ 13.9%	91	41	- 54.9%
3 Bedrooms	94	99	+ 5.3%	94	100	+ 6.4%	58	39	- 32.8%
4 Bedrooms or More	118	123	+ 4.2%	118	123	+ 4.2%	49	—	—
All Bedroom Counts	99	105	+ 6.1%	99	106	+ 7.1%	81	40	- 50.6%

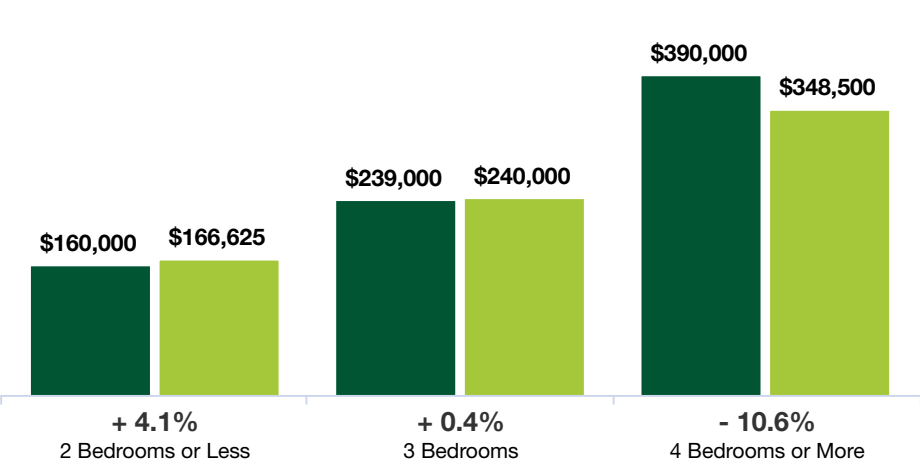
Median Sales Price

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



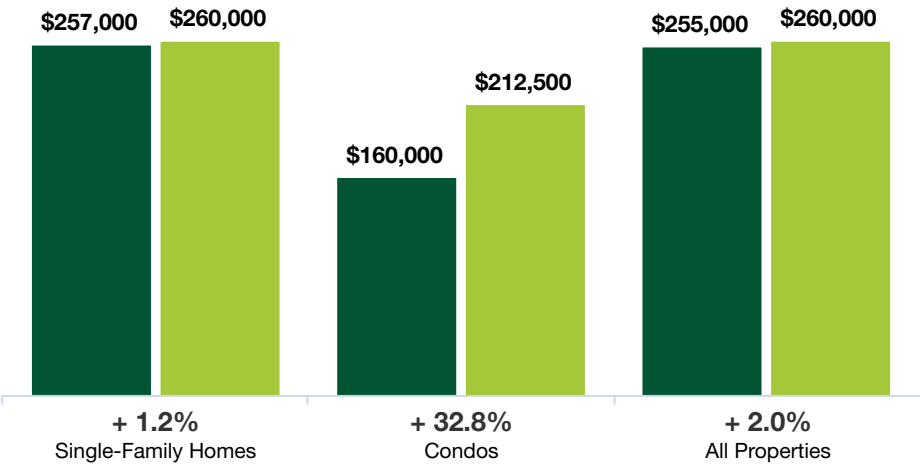
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties				Single-Family Homes			Condos		
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	\$160,000	\$166,625	+ 4.1%	\$160,000	\$166,250	+ 3.9%	\$159,950	\$175,000	+ 9.4%
3 Bedrooms	\$239,000	\$240,000	+ 0.4%	\$239,000	\$240,000	+ 0.4%	\$183,450	\$490,000	+ 167.1%
4 Bedrooms or More	\$390,000	\$348,500	- 10.6%	\$390,000	\$348,500	- 10.6%	\$210,000	—	—
All Bedroom Counts	\$255,000	\$260,000	+ 2.0%	\$257,000	\$260,000	+ 1.2%	\$160,000	\$212,500	+ 32.8%

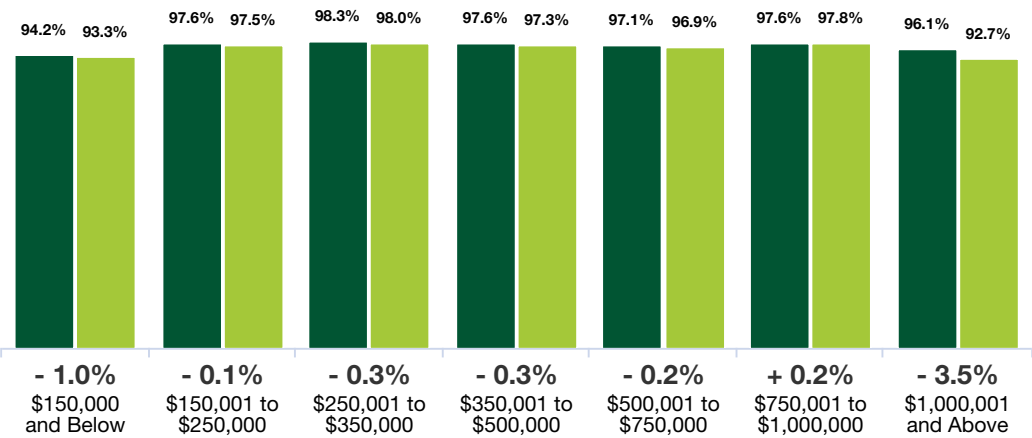
Percent of List Price Received

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.



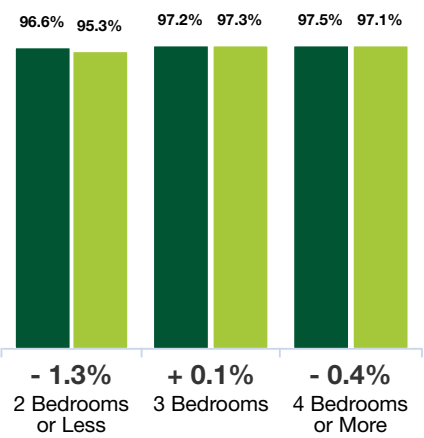
By Price Range

1-2025 1-2026



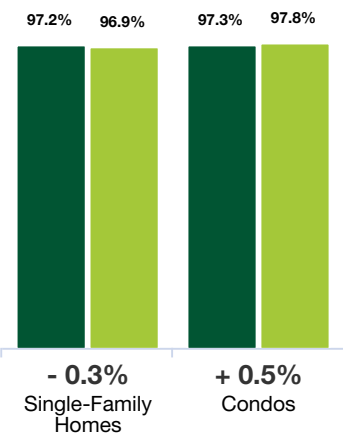
By Bedroom Count

1-2025 1-2026



By Property Type

1-2025 1-2026



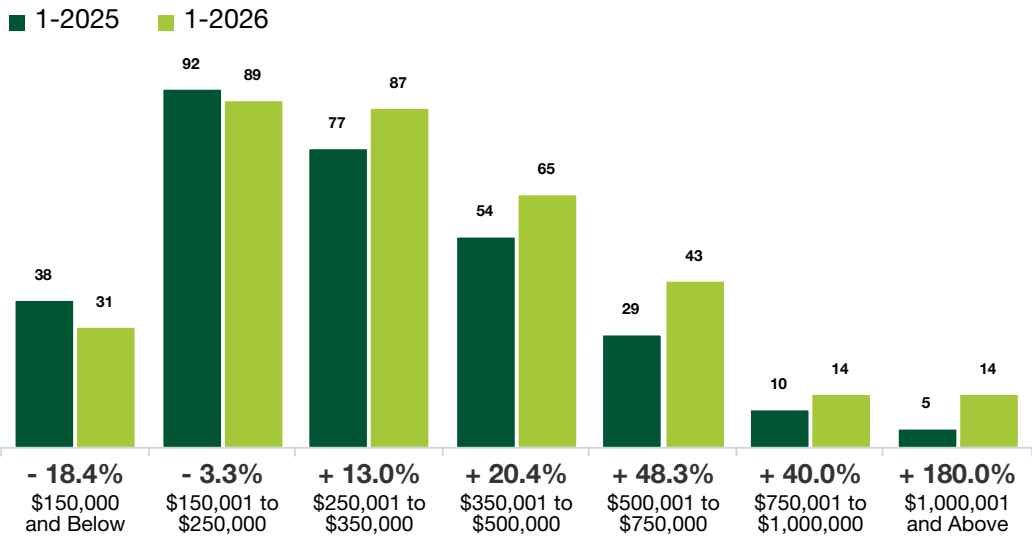
All Properties				Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	94.2%	93.3%	- 1.0%	94.2%	93.3%	- 1.0%	92.9%	—	—
\$150,001 to \$250,000	97.6%	97.5%	- 0.1%	97.5%	97.5%	0.0%	98.8%	98.4%	- 0.4%
\$250,001 to \$350,000	98.3%	98.0%	- 0.3%	98.3%	98.0%	- 0.3%	—	—	—
\$350,001 to \$500,000	97.6%	97.3%	- 0.3%	97.6%	97.3%	- 0.3%	100.5%	94.2%	- 6.3%
\$500,001 to \$750,000	97.1%	96.9%	- 0.2%	97.1%	96.8%	- 0.3%	—	99.0%	—
\$750,001 to \$1,000,000	97.6%	97.8%	+ 0.2%	97.6%	97.8%	+ 0.2%	—	—	—
\$1,000,001 and Above	96.1%	92.7%	- 3.5%	96.1%	92.7%	- 3.5%	—	—	—
All Price Ranges	97.2%	96.9%	- 0.3%	97.2%	96.9%	- 0.3%	97.3%	97.8%	+ 0.5%
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	96.6%	95.3%	- 1.3%	96.6%	95.2%	- 1.4%	96.8%	97.8%	+ 1.0%
3 Bedrooms	97.2%	97.3%	+ 0.1%	97.2%	97.3%	+ 0.1%	98.2%	97.8%	- 0.4%
4 Bedrooms or More	97.5%	97.1%	- 0.4%	97.5%	97.1%	- 0.4%	100.0%	—	—
All Bedroom Counts	97.2%	96.9%	- 0.3%	97.2%	96.9%	- 0.3%	97.3%	97.8%	+ 0.5%

Inventory of Homes for Sale

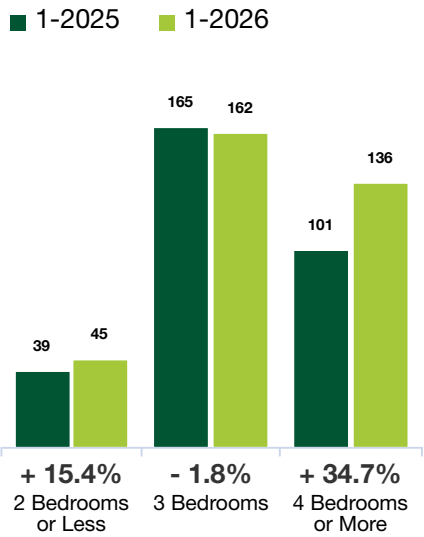
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



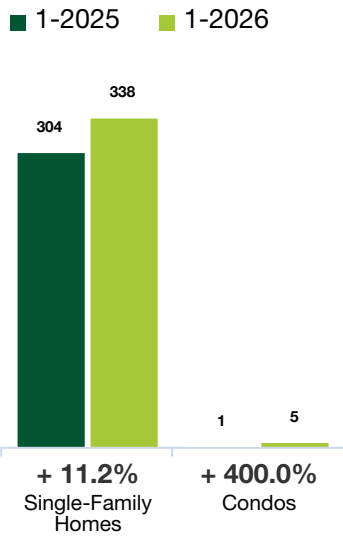
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	38	31	- 18.4%	38	29	- 23.7%	0	2	—
\$150,001 to \$250,000	92	89	- 3.3%	91	87	- 4.4%	1	2	+ 100.0%
\$250,001 to \$350,000	77	87	+ 13.0%	77	87	+ 13.0%	0	0	0.0%
\$350,001 to \$500,000	54	65	+ 20.4%	54	64	+ 18.5%	0	1	—
\$500,001 to \$750,000	29	43	+ 48.3%	29	43	+ 48.3%	0	0	0.0%
\$750,001 to \$1,000,000	10	14	+ 40.0%	10	14	+ 40.0%	0	0	0.0%
\$1,000,001 and Above	5	14	+ 180.0%	5	14	+ 180.0%	0	0	0.0%
All Price Ranges	305	343	+ 12.5%	304	338	+ 11.2%	1	5	+ 400.0%
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	39	45	+ 15.4%	38	42	+ 10.5%	1	3	+ 200.0%
3 Bedrooms	165	162	- 1.8%	165	161	- 2.4%	0	1	—
4 Bedrooms or More	101	136	+ 34.7%	101	135	+ 33.7%	0	1	—
All Bedroom Counts	305	343	+ 12.5%	304	338	+ 11.2%	1	5	+ 400.0%

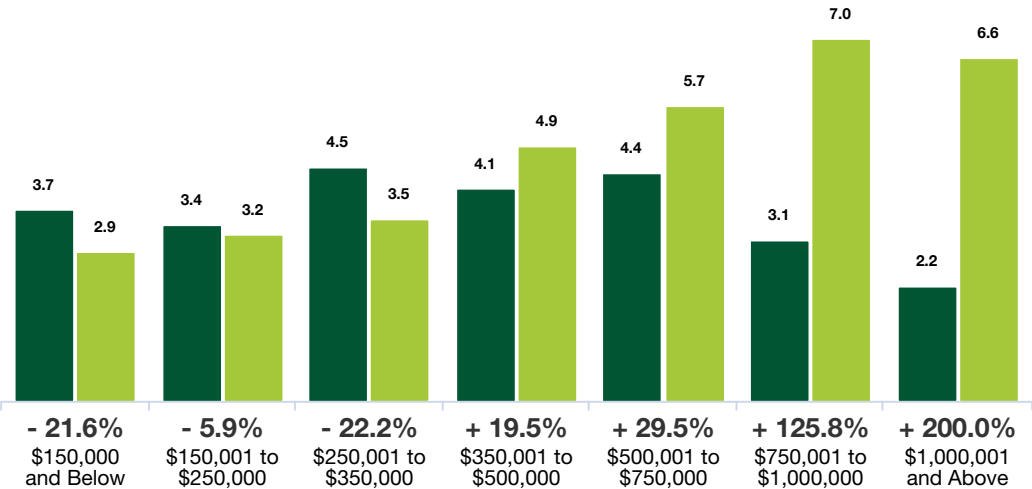
Months Supply of Inventory

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.



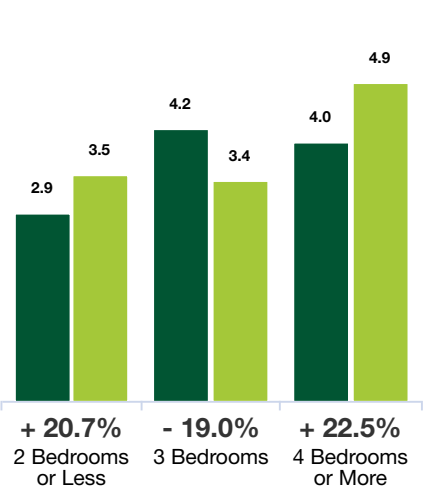
By Price Range

1-2025 1-2026



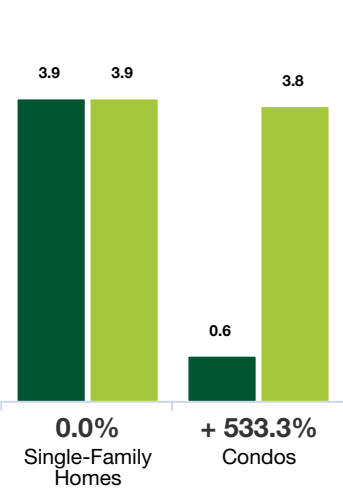
By Bedroom Count

1-2025 1-2026



By Property Type

1-2025 1-2026



All Properties			
By Price Range	1-2025	1-2026	Change
\$150,000 and Below	3.7	2.9	- 21.6%
\$150,001 to \$250,000	3.4	3.2	- 5.9%
\$250,001 to \$350,000	4.5	3.5	- 22.2%
\$350,001 to \$500,000	4.1	4.9	+ 19.5%
\$500,001 to \$750,000	4.4	5.7	+ 29.5%
\$750,001 to \$1,000,000	3.1	7.0	+ 125.8%
\$1,000,001 and Above	2.2	6.6	+ 200.0%
All Price Ranges	3.9	3.9	0.0%
By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	2.9	3.5	+ 20.7%
3 Bedrooms	4.2	3.4	- 19.0%
4 Bedrooms or More	4.0	4.9	+ 22.5%
All Bedroom Counts	3.9	3.9	0.0%

Single-Family Homes			Condos		
1-2025	1-2026	Change	1-2025	1-2026	Change
3.8	2.8	- 26.3%	—	2.0	—
3.4	3.2	- 5.9%	0.7	2.0	+ 185.7%
4.5	3.5	- 22.2%	—	—	—
4.2	4.8	+ 14.3%	—	—	—
4.4	5.8	+ 31.8%	—	—	—
3.1	7.0	+ 125.8%	—	—	—
2.2	6.6	+ 200.0%	—	—	—
3.9	3.9	0.0%	0.6	3.8	+ 533.3%
1-2025	1-2026	Change	1-2025	1-2026	Change
3.0	3.4	+ 13.3%	0.6	2.5	+ 316.7%
4.2	3.4	- 19.0%	—	0.5	—
4.0	4.9	+ 22.5%	—	—	—
3.9	3.9	0.0%	0.6	3.8	+ 533.3%