

# 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%**

Price Range with  
Strongest Sales:  
**\$250,001 to \$350,000**

**+ 19.7%**

Bedroom Count with  
Strongest Sales:  
**3 Bedrooms**

**+ 13.1%**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Days On Market Until Sale	<b>4</b>
Median Sales Price	<b>5</b>
Percent of List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>



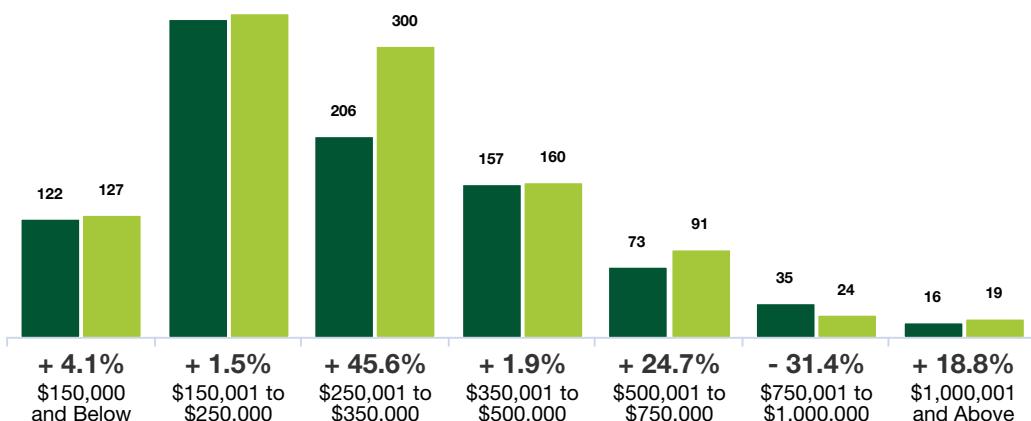
# Pending Sales

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



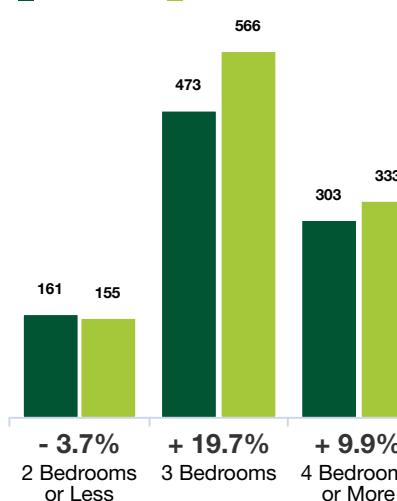
## By Price Range

■ 1-2025 ■ 1-2026



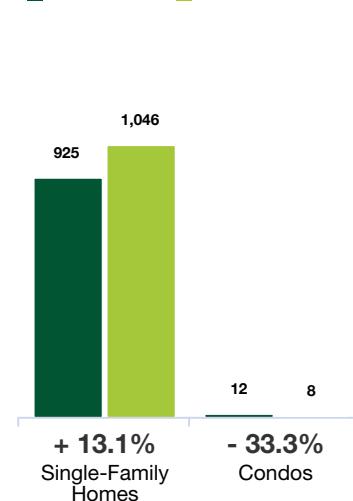
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



## All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	122	127	+ 4.1%
\$150,001 to \$250,000	328	333	+ 1.5%
\$250,001 to \$350,000	206	300	+ 45.6%
\$350,001 to \$500,000	157	160	+ 1.9%
\$500,001 to \$750,000	73	91	+ 24.7%
\$750,001 to \$1,000,000	35	24	- 31.4%
\$1,000,001 and Above	16	19	+ 18.8%
<b>All Price Ranges</b>	<b>937</b>	<b>1,054</b>	<b>+ 12.5%</b>

## Single-Family Homes

By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	120	126	+ 5.0%	2	1	- 50.0%
\$150,001 to \$250,000	319	329	+ 3.1%	9	4	- 55.6%
\$250,001 to \$350,000	206	299	+ 45.1%	0	1	—
\$350,001 to \$500,000	156	160	+ 2.6%	1	0	- 100.0%
\$500,001 to \$750,000	73	89	+ 21.9%	0	2	—
\$750,001 to \$1,000,000	35	24	- 31.4%	0	0	0.0%
\$1,000,001 and Above	16	19	+ 18.8%	0	0	0.0%
<b>All Price Ranges</b>	<b>925</b>	<b>1,046</b>	<b>+ 13.1%</b>	<b>12</b>	<b>8</b>	<b>- 33.3%</b>

## By Bedroom Count

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	161	155	- 3.7%
3 Bedrooms	473	566	+ 19.7%
4 Bedrooms or More	303	333	+ 9.9%
<b>All Bedroom Counts</b>	<b>937</b>	<b>1,054</b>	<b>+ 12.5%</b>

By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	153	149	- 2.6%	8	6	- 25.0%
3 Bedrooms	470	564	+ 20.0%	3	2	- 33.3%
4 Bedrooms or More	302	333	+ 10.3%	1	0	- 100.0%
<b>All Bedroom Counts</b>	<b>925</b>	<b>1,046</b>	<b>+ 13.1%</b>	<b>12</b>	<b>8</b>	<b>- 33.3%</b>

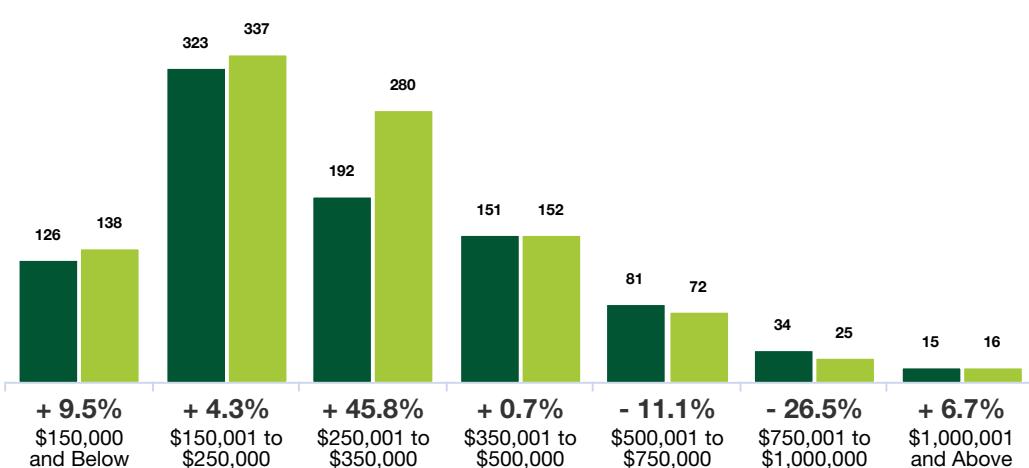
# Closed Sales

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



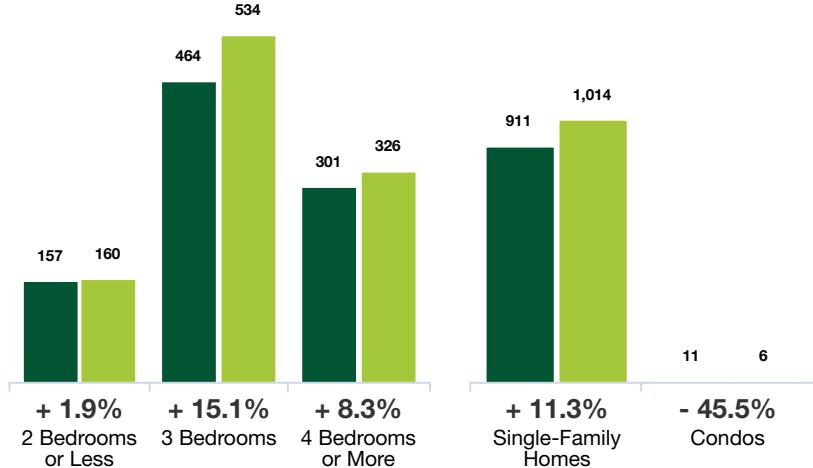
## By Price Range

■ 1-2025 ■ 1-2026



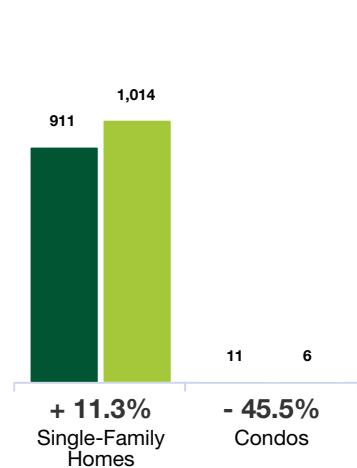
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



## All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	126	138	+ 9.5%
\$150,001 to \$250,000	323	337	+ 4.3%
\$250,001 to \$350,000	192	280	+ 45.8%
\$350,001 to \$500,000	151	152	+ 0.7%
\$500,001 to \$750,000	81	72	- 11.1%
\$750,001 to \$1,000,000	34	25	- 26.5%
\$1,000,001 and Above	15	16	+ 6.7%
<b>All Price Ranges</b>	<b>922</b>	<b>1,020</b>	<b>+ 10.6%</b>

## Single-Family Homes

By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	123	138	+ 12.2%	3	0	- 100.0%
\$150,001 to \$250,000	316	333	+ 5.4%	7	4	- 42.9%
\$250,001 to \$350,000	192	280	+ 45.8%	0	0	0.0%
\$350,001 to \$500,000	150	151	+ 0.7%	1	1	0.0%
\$500,001 to \$750,000	81	71	- 12.3%	0	1	—
\$750,001 to \$1,000,000	34	25	- 26.5%	0	0	0.0%
\$1,000,001 and Above	15	16	+ 6.7%	0	0	0.0%
<b>All Price Ranges</b>	<b>911</b>	<b>1,014</b>	<b>+ 11.3%</b>	<b>11</b>	<b>6</b>	<b>- 45.5%</b>

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	157	160	+ 1.9%
3 Bedrooms	464	534	+ 15.1%
4 Bedrooms or More	301	326	+ 8.3%
<b>All Bedroom Counts</b>	<b>922</b>	<b>1,020</b>	<b>+ 10.6%</b>

By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	149	157	+ 5.4%	8	3	- 62.5%
3 Bedrooms	462	531	+ 14.9%	2	3	+ 50.0%
4 Bedrooms or More	300	326	+ 8.7%	1	0	- 100.0%
<b>All Bedroom Counts</b>	<b>911</b>	<b>1,014</b>	<b>+ 11.3%</b>	<b>11</b>	<b>6</b>	<b>- 45.5%</b>

# Days On Market Until Sale

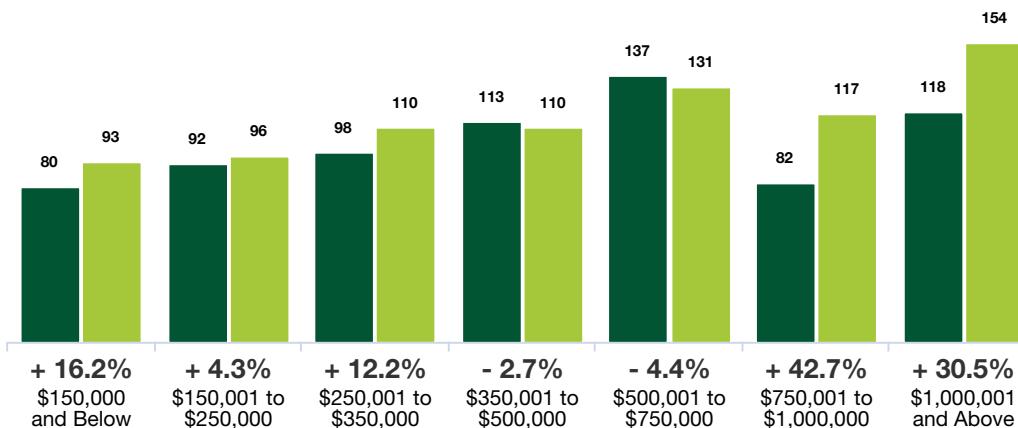
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



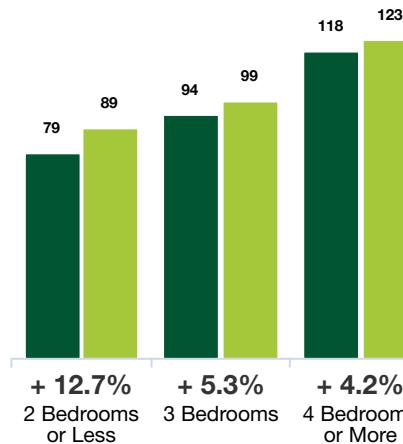
## By Price Range

■ 1-2025 ■ 1-2026



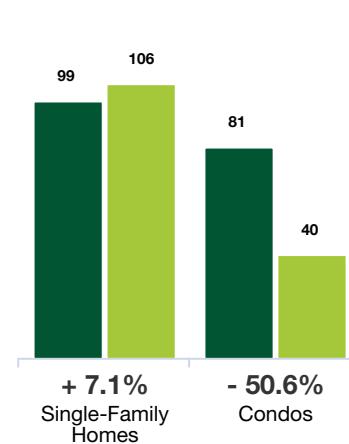
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	80	93	+ 16.2%
\$150,001 to \$250,000	92	96	+ 4.3%
\$250,001 to \$350,000	98	110	+ 12.2%
\$350,001 to \$500,000	113	110	- 2.7%
\$500,001 to \$750,000	137	131	- 4.4%
\$750,001 to \$1,000,000	82	117	+ 42.7%
\$1,000,001 and Above	118	154	+ 30.5%
All Price Ranges	99	105	+ 6.1%

### Single-Family Homes

By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	81	93	+ 14.8%	71	—	—
\$150,001 to \$250,000	92	96	+ 4.3%	89	46	- 48.3%
\$250,001 to \$350,000	98	110	+ 12.2%	—	—	—
\$350,001 to \$500,000	114	110	- 3.5%	57	55	- 3.5%
\$500,001 to \$750,000	137	132	- 3.6%	—	3	—
\$750,001 to \$1,000,000	82	117	+ 42.7%	—	—	—
\$1,000,001 and Above	118	154	+ 30.5%	—	—	—
All Price Ranges	99	106	+ 7.1%	81	40	- 50.6%

### By Bedroom Count

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	79	89	+ 12.7%
3 Bedrooms	94	99	+ 5.3%
4 Bedrooms or More	118	123	+ 4.2%
All Bedroom Counts	99	105	+ 6.1%

### Condos

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	79	90	+ 13.9%
3 Bedrooms	94	100	+ 6.4%
4 Bedrooms or More	118	123	+ 4.2%
All Bedroom Counts	99	106	+ 7.1%

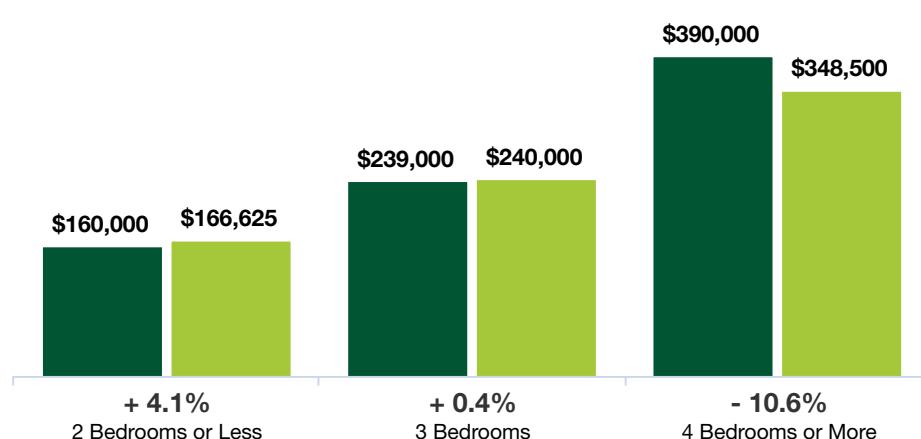
# Median Sales Price

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



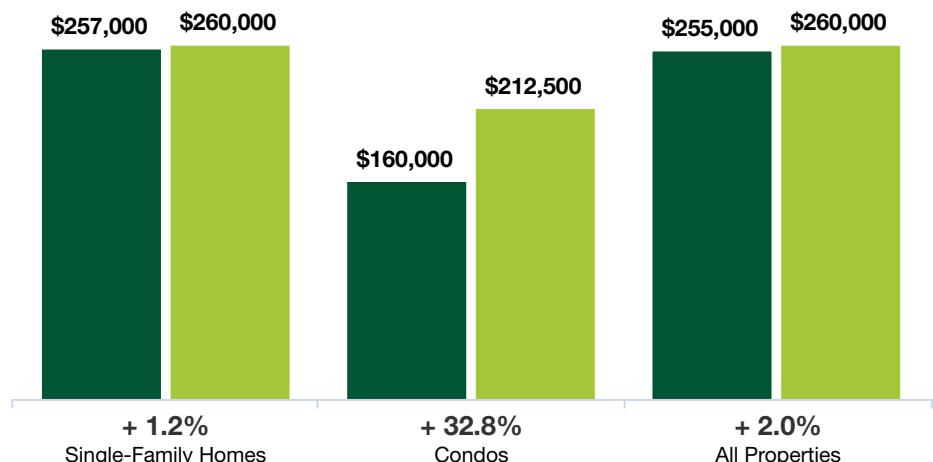
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



## All Properties

### By Bedroom Count

	1-2025	1-2026	Change
2 Bedrooms or Less	\$160,000	\$166,625	+ 4.1%
3 Bedrooms	\$239,000	\$240,000	+ 0.4%
4 Bedrooms or More	\$390,000	\$348,500	- 10.6%
<b>All Bedroom Counts</b>	<b>\$255,000</b>	<b>\$260,000</b>	<b>+ 2.0%</b>

## Single-Family Homes

	1-2025	1-2026	Change		1-2025	1-2026	Change
1-2025	\$160,000	\$166,250	+ 3.9%	1-2025	\$159,950	\$175,000	+ 9.4%
1-2026	\$239,000	\$240,000	+ 0.4%	1-2026	\$183,450	\$490,000	+ 167.1%
Change	\$390,000	\$348,500	- 10.6%	Change	\$210,000	—	—
<b>1-2025</b>	<b>\$257,000</b>	<b>\$260,000</b>	<b>+ 1.2%</b>	<b>1-2025</b>	<b>\$160,000</b>	<b>\$212,500</b>	<b>+ 32.8%</b>
<b>1-2026</b>				<b>1-2026</b>			

# Percent of List Price Received

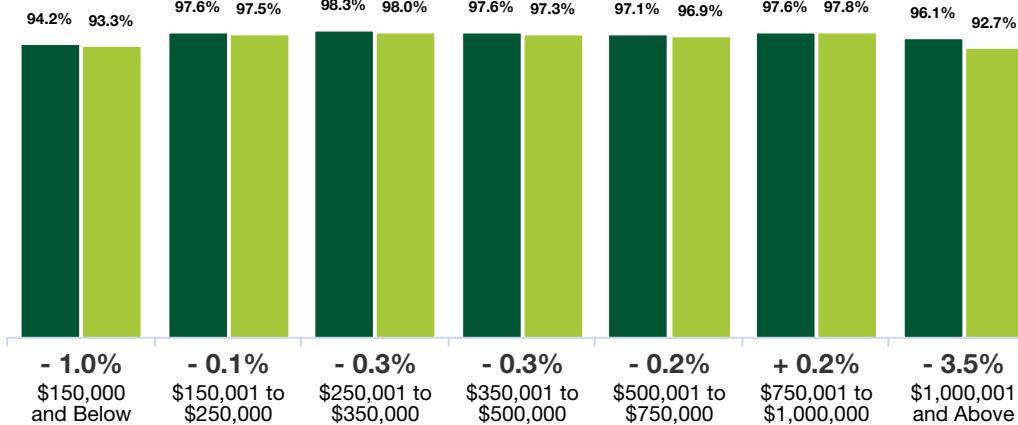
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.



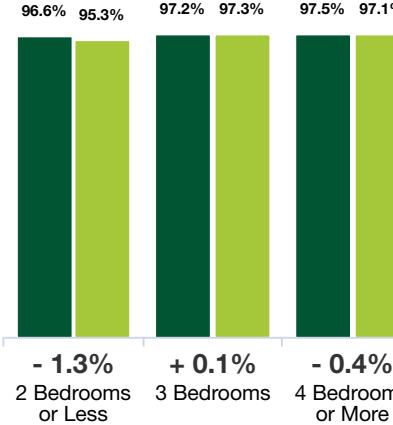
## By Price Range

■ 1-2025 ■ 1-2026



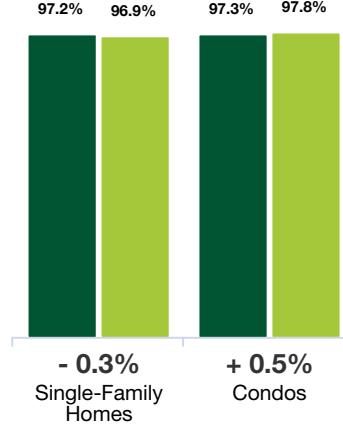
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



## All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	94.2%	93.3%	- 1.0%
\$150,001 to \$250,000	97.6%	97.5%	- 0.1%
\$250,001 to \$350,000	98.3%	98.0%	- 0.3%
\$350,001 to \$500,000	97.6%	97.3%	- 0.3%
\$500,001 to \$750,000	97.1%	96.9%	- 0.2%
\$750,001 to \$1,000,000	97.6%	97.8%	+ 0.2%
\$1,000,001 and Above	96.1%	92.7%	- 3.5%

## Single-Family Homes

By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	94.2%	93.3%	- 1.0%	92.9%	—	—
\$150,001 to \$250,000	97.6%	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	97.6%	97.3%	- 0.3%	100.5%	94.2%	- 6.3%
\$500,001 to \$750,000	97.1%	96.8%	- 0.3%	—	99.0%	—
\$750,001 to \$1,000,000	97.6%	97.8%	+ 0.2%	—	—	—
\$1,000,001 and Above	96.1%	92.7%	- 3.5%	—	—	—

All Price Ranges	1-2025	1-2026	Change
All Price Ranges	97.2%	96.9%	- 0.3%

## Condos

By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	94.2%	93.3%	- 1.0%	92.9%	—	—
\$150,001 to \$250,000	97.6%	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	97.6%	97.3%	- 0.3%	100.5%	94.2%	- 6.3%
\$500,001 to \$750,000	97.1%	96.8%	- 0.3%	—	99.0%	—
\$750,001 to \$1,000,000	97.6%	97.8%	+ 0.2%	—	—	—
\$1,000,001 and Above	96.1%	92.7%	- 3.5%	—	—	—

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	96.6%	95.3%	- 1.3%
3 Bedrooms	97.2%	97.3%	+ 0.1%
4 Bedrooms or More	97.5%	97.1%	- 0.4%

All Bedroom Counts	1-2025	1-2026	Change
All Bedroom Counts	97.2%	96.9%	- 0.3%

By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	94.2%	93.3%	- 1.0%	92.9%	—	—
\$150,001 to \$250,000	97.6%	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	97.6%	97.3%	- 0.3%	100.5%	94.2%	- 6.3%
\$500,001 to \$750,000	97.1%	96.8%	- 0.3%	—	99.0%	—
\$750,001 to \$1,000,000	97.6%	97.8%	+ 0.2%	—	—	—
\$1,000,001 and Above	96.1%	92.7%	- 3.5%	—	—	—

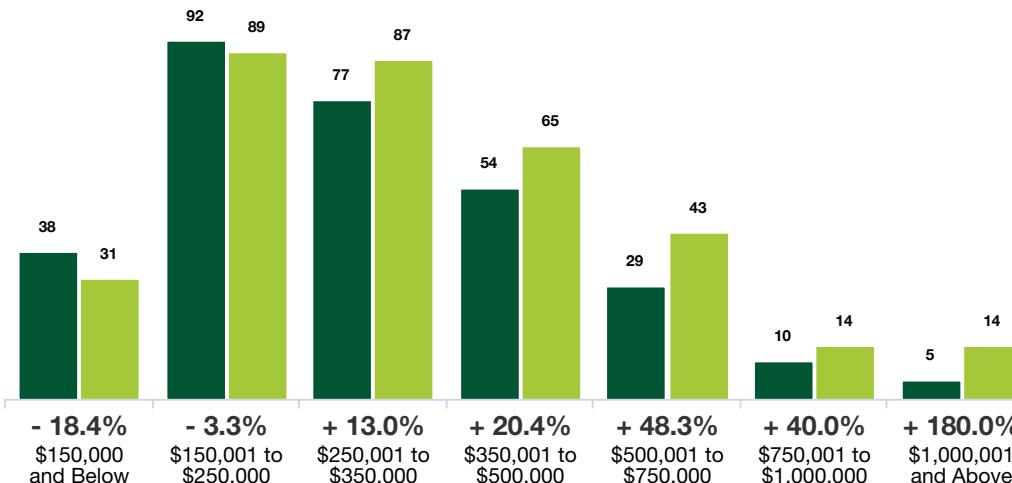
# Inventory of Homes for Sale

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



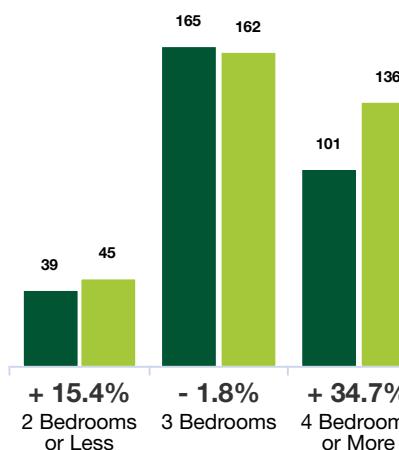
## By Price Range

■ 1-2025 ■ 1-2026



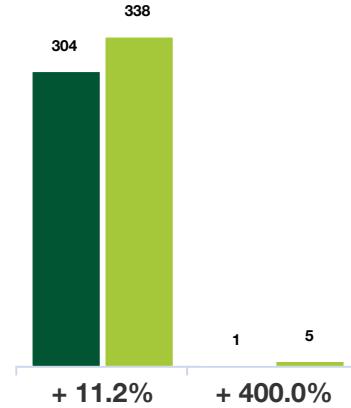
## By Bedroom Count

■ 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	38	31	- 18.4%
\$150,001 to \$250,000	92	89	- 3.3%
\$250,001 to \$350,000	77	87	+ 13.0%
\$350,001 to \$500,000	54	65	+ 20.4%
\$500,001 to \$750,000	29	43	+ 48.3%
\$750,001 to \$1,000,000	10	14	+ 40.0%
\$1,000,001 and Above	5	14	+ 180.0%
<b>All Price Ranges</b>	<b>305</b>	<b>343</b>	<b>+ 12.5%</b>

## Single-Family Homes

By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	38	42	+ 10.5%	1	3	+ 200.0%
3 Bedrooms	165	161	- 2.4%	0	1	—
4 Bedrooms or More	101	135	+ 33.7%	0	1	—
<b>All Bedroom Counts</b>	<b>305</b>	<b>343</b>	<b>+ 12.5%</b>	<b>1</b>	<b>5</b>	<b>+ 400.0%</b>

# Months Supply of Inventory

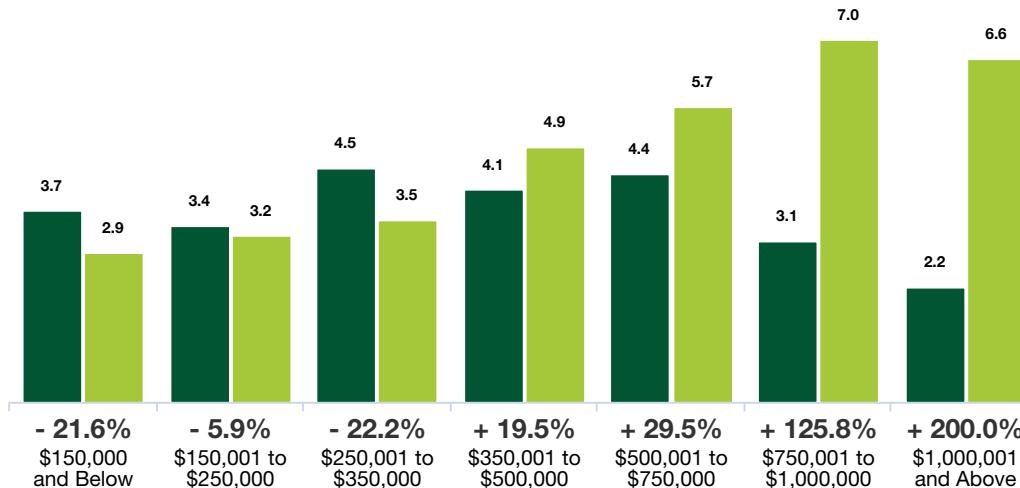
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



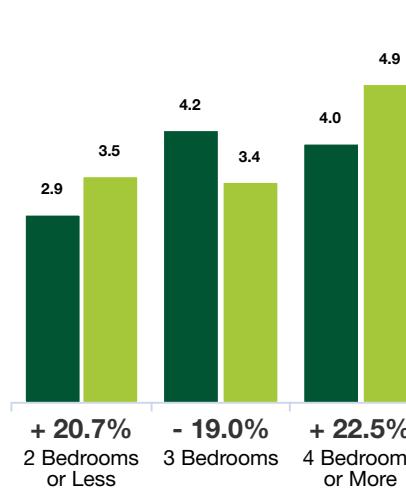
## By Price Range

■ 1-2025 ■ 1-2026



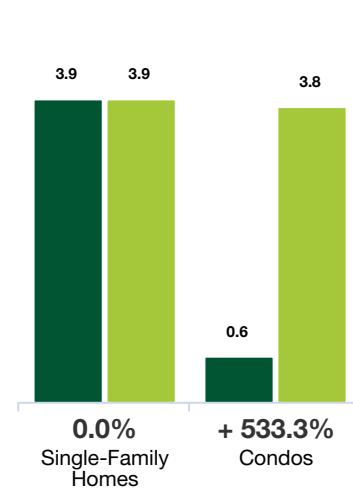
## By Bedroom Count

■ 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%

### Single-Family Homes

By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	3.8	2.8	- 26.3%	—	2.0	—
\$150,001 to \$250,000	3.4	3.2	- 5.9%	0.7	2.0	+ 185.7%
\$250,001 to \$350,000	4.5	3.5	- 22.2%	—	—	—
\$350,001 to \$500,000	4.2	4.8	+ 14.3%	—	—	—
\$500,001 to \$750,000	4.4	5.8	+ 31.8%	—	—	—
\$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

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%

By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	3.0	3.4	+ 13.3%	0.6	2.5	+ 316.7%
3 Bedrooms	4.2	3.4	- 19.0%	—	0.5	—
4 Bedrooms or More	4.0	4.9	+ 22.5%	—	—	—

All Bedroom Counts 3.9 3.9 0.0% 0.6 3.8 + 533.3%