

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2026

U.S. pending home sales dipped 0.8% month-over-month and 0.4% year-over-year, according to the National Association of REALTORS®, with the decline attributed to low housing inventory. Regionally, monthly contract signings rose in the Midwest and West but fell in the South and Northeast. On a year-over-year basis, contracts increased in the South and West but declined in the Northeast and Midwest. For the 12-month period spanning March 2025 through February 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 \$1,000,001 and Above range, where sales improved 76.9 percent.

The overall Median Sales Price increased 1.2 percent to \$260,000. The property type with the largest gain was the Condos segment, where prices increased 9.4 percent to \$175,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 94 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 142 days.

Market-wide, inventory levels increased 8.8 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 3.5 months of inventory for Condos.

Quick Facts

+ 76.9%

Price Range with
Strongest Sales:
\$1,000,001 and Above

+ 15.4%

Bedroom Count with
Strongest Sales:
3 Bedrooms

+ 12.7%

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



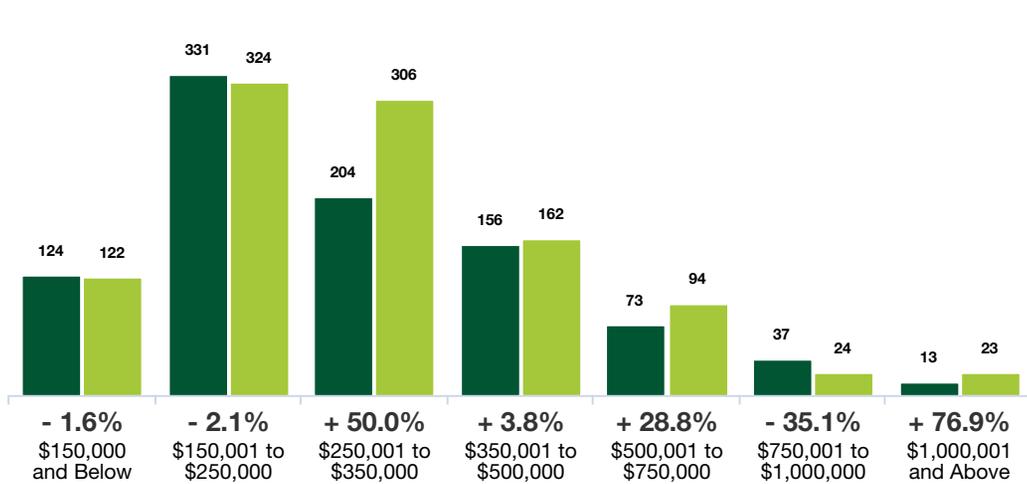
Pending Sales

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



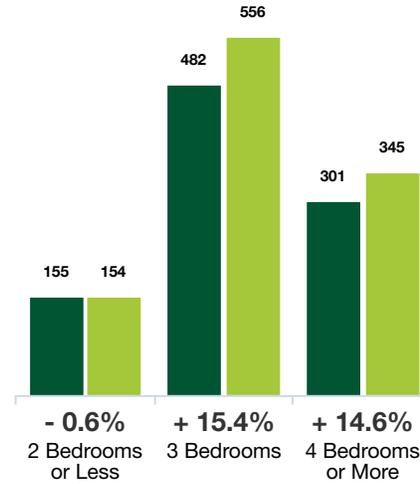
By Price Range

■ 2-2025 ■ 2-2026



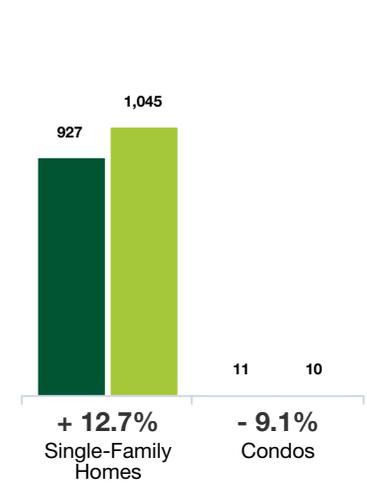
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	124	122	- 1.6%
\$150,001 to \$250,000	331	324	- 2.1%
\$250,001 to \$350,000	204	306	+ 50.0%
\$350,001 to \$500,000	156	162	+ 3.8%
\$500,001 to \$750,000	73	94	+ 28.8%
\$750,001 to \$1,000,000	37	24	- 35.1%
\$1,000,001 and Above	13	23	+ 76.9%
All Price Ranges	938	1,055	+ 12.5%

Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	155	154	- 0.6%
3 Bedrooms	482	556	+ 15.4%
4 Bedrooms or More	301	345	+ 14.6%
All Bedroom Counts	927	1,045	+ 12.7%

Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	2	2	0.0%
\$150,001 to \$250,000	8	5	- 37.5%
\$250,001 to \$350,000	0	1	—
\$350,001 to \$500,000	1	0	- 100.0%
\$500,001 to \$750,000	0	2	—
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	11	10	- 9.1%

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	155	154	- 0.6%
3 Bedrooms	482	556	+ 15.4%
4 Bedrooms or More	301	345	+ 14.6%
All Bedroom Counts	938	1,055	+ 12.5%

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	122	120	- 1.6%
\$150,001 to \$250,000	323	319	- 1.2%
\$250,001 to \$350,000	204	305	+ 49.5%
\$350,001 to \$500,000	155	162	+ 4.5%
\$500,001 to \$750,000	73	92	+ 26.0%
\$750,001 to \$1,000,000	37	24	- 35.1%
\$1,000,001 and Above	13	23	+ 76.9%
All Price Ranges	927	1,045	+ 12.7%

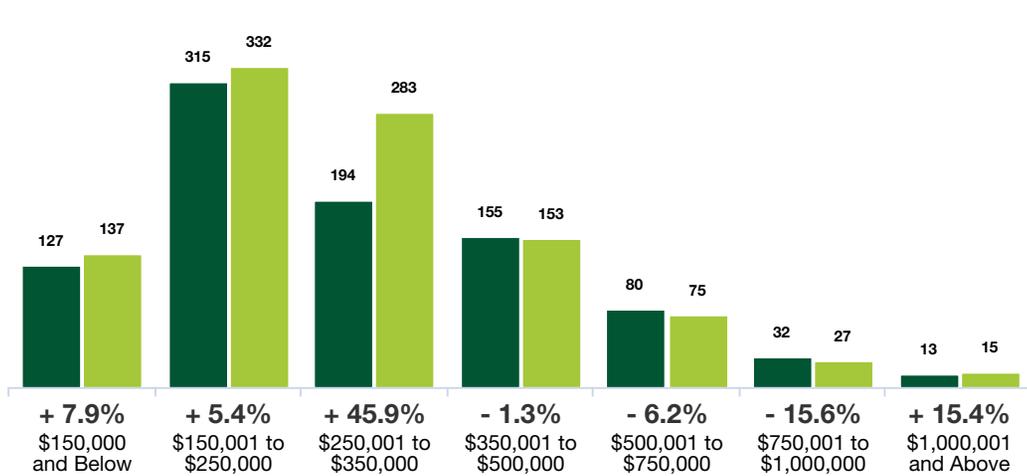
Closed Sales

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



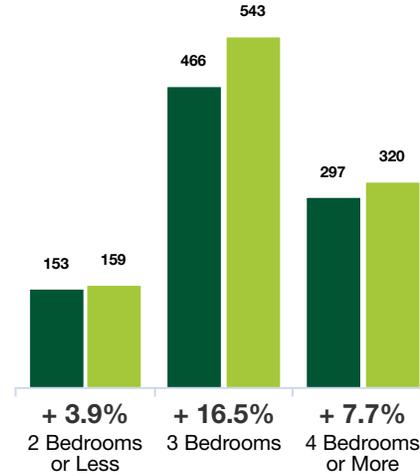
By Price Range

■ 2-2025 ■ 2-2026



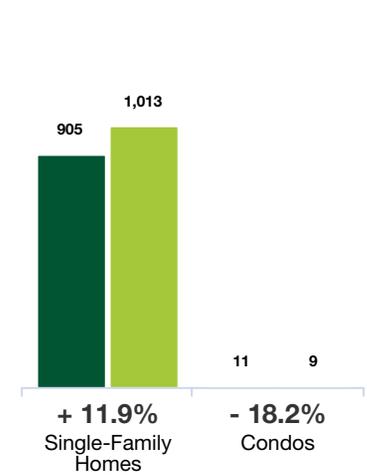
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	127	137	+ 7.9%
\$150,001 to \$250,000	315	332	+ 5.4%
\$250,001 to \$350,000	194	283	+ 45.9%
\$350,001 to \$500,000	155	153	- 1.3%
\$500,001 to \$750,000	80	75	- 6.2%
\$750,001 to \$1,000,000	32	27	- 15.6%
\$1,000,001 and Above	13	15	+ 15.4%
All Price Ranges	916	1,022	+ 11.6%

Single-Family Homes

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	125	134	+ 7.2%
\$150,001 to \$250,000	307	328	+ 6.8%
\$250,001 to \$350,000	194	283	+ 45.9%
\$350,001 to \$500,000	154	152	- 1.3%
\$500,001 to \$750,000	80	74	- 7.5%
\$750,001 to \$1,000,000	32	27	- 15.6%
\$1,000,001 and Above	13	15	+ 15.4%
All Price Ranges	905	1,013	+ 11.9%

Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	2	3	+ 50.0%
\$150,001 to \$250,000	8	4	- 50.0%
\$250,001 to \$350,000	0	0	0.0%
\$350,001 to \$500,000	1	1	0.0%
\$500,001 to \$750,000	0	1	—
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	11	9	- 18.2%

By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	153	159	+ 3.9%
3 Bedrooms	466	543	+ 16.5%
4 Bedrooms or More	297	320	+ 7.7%
All Bedroom Counts	916	1,022	+ 11.6%

Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	146	152	+ 4.1%
3 Bedrooms	463	541	+ 16.8%
4 Bedrooms or More	296	320	+ 8.1%
All Bedroom Counts	905	1,013	+ 11.9%

Condos

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	7	7	0.0%
3 Bedrooms	3	2	- 33.3%
4 Bedrooms or More	1	0	- 100.0%
All Bedroom Counts	11	9	- 18.2%

Days On Market Until Sale

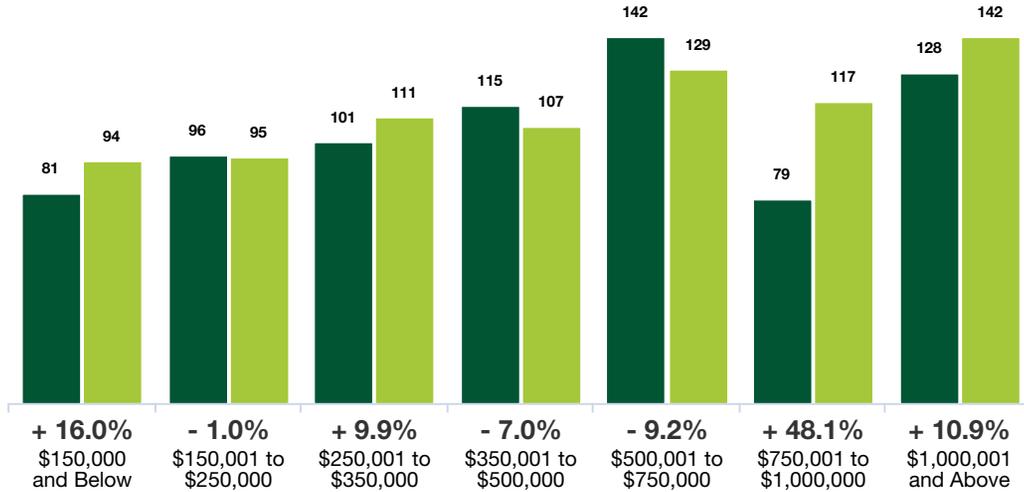
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



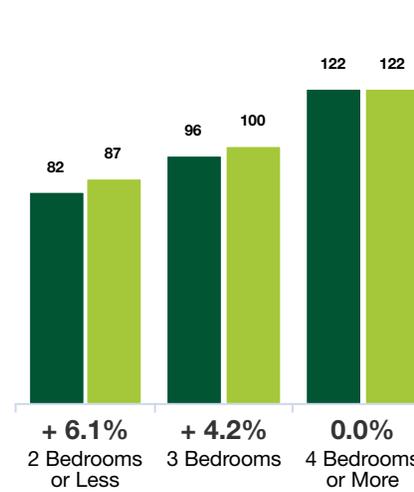
By Price Range

■ 2-2025 ■ 2-2026



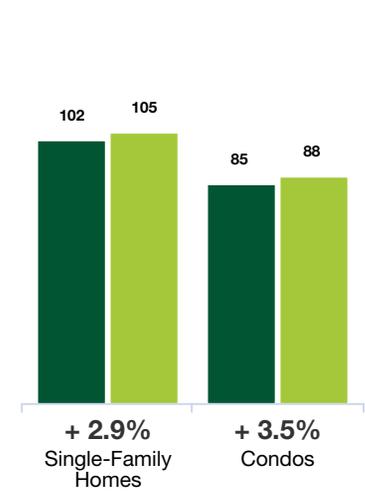
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	81	94	+ 16.0%
\$150,001 to \$250,000	96	95	- 1.0%
\$250,001 to \$350,000	101	111	+ 9.9%
\$350,001 to \$500,000	115	107	- 7.0%
\$500,001 to \$750,000	142	129	- 9.2%
\$750,001 to \$1,000,000	79	117	+ 48.1%
\$1,000,001 and Above	128	142	+ 10.9%
All Price Ranges	102	105	+ 2.9%

Single-Family Homes

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	81	92	+ 13.6%
\$150,001 to \$250,000	96	95	- 1.0%
\$250,001 to \$350,000	101	111	+ 9.9%
\$350,001 to \$500,000	115	107	- 7.0%
\$500,001 to \$750,000	142	130	- 8.5%
\$750,001 to \$1,000,000	79	117	+ 48.1%
\$1,000,001 and Above	128	142	+ 10.9%
All Price Ranges	102	105	+ 2.9%

Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	96	189	+ 96.9%
\$150,001 to \$250,000	86	43	- 50.0%
\$250,001 to \$350,000	—	—	—
\$350,001 to \$500,000	57	55	- 3.5%
\$500,001 to \$750,000	—	3	—
\$750,001 to \$1,000,000	—	—	—
\$1,000,001 and Above	—	—	—
All Price Ranges	85	88	+ 3.5%

By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	82	87	+ 6.1%
3 Bedrooms	96	100	+ 4.2%
4 Bedrooms or More	122	122	0.0%
All Bedroom Counts	102	105	+ 2.9%

Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	81	86	+ 6.2%
3 Bedrooms	96	101	+ 5.2%
4 Bedrooms or More	122	122	0.0%
All Bedroom Counts	102	105	+ 2.9%

Condos

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	101	105	+ 4.0%
3 Bedrooms	59	29	- 50.8%
4 Bedrooms or More	49	—	—
All Bedroom Counts	85	88	+ 3.5%

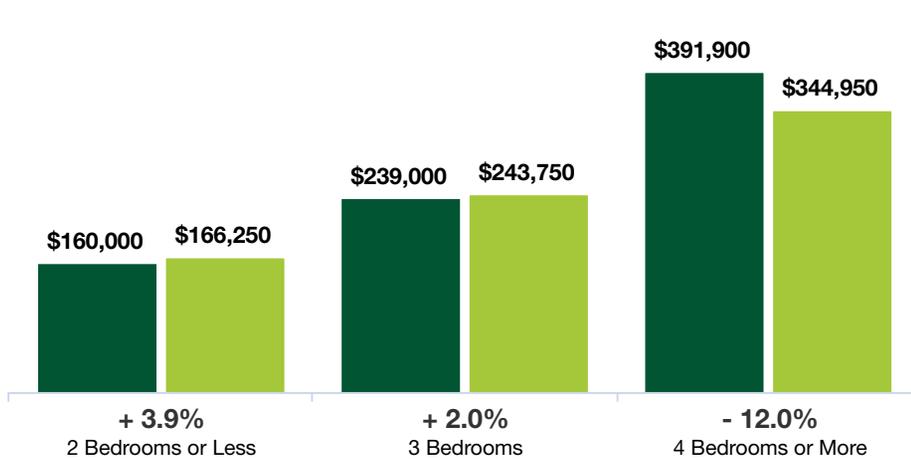
Median Sales Price

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



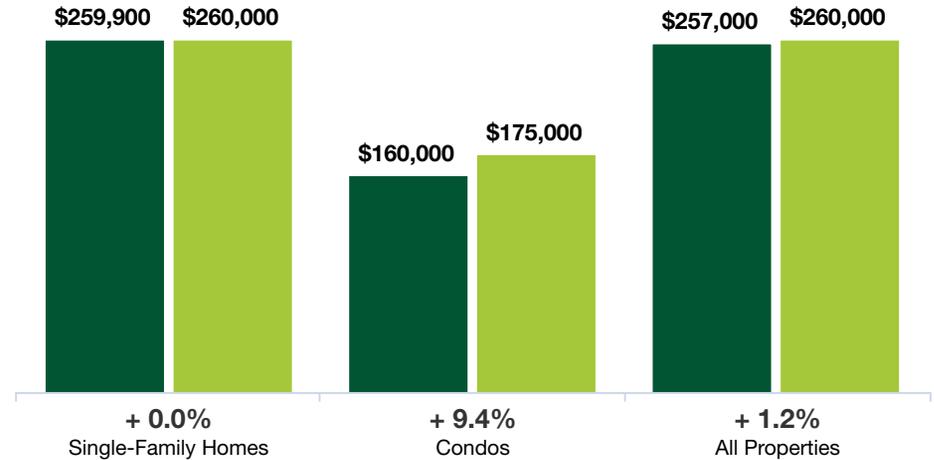
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Bedroom Count

	2-2025	2-2026	Change
2 Bedrooms or Less	\$160,000	\$166,250	+ 3.9%
3 Bedrooms	\$239,000	\$243,750	+ 2.0%
4 Bedrooms or More	\$391,900	\$344,950	- 12.0%
All Bedroom Counts	\$257,000	\$260,000	+ 1.2%

Single-Family Homes

	2-2025	2-2026	Change
Single-Family Homes	\$259,900	\$260,000	+ 0.0%

Condos

	2-2025	2-2026	Change
Condos	\$160,000	\$175,000	+ 9.4%

Percent of List Price Received

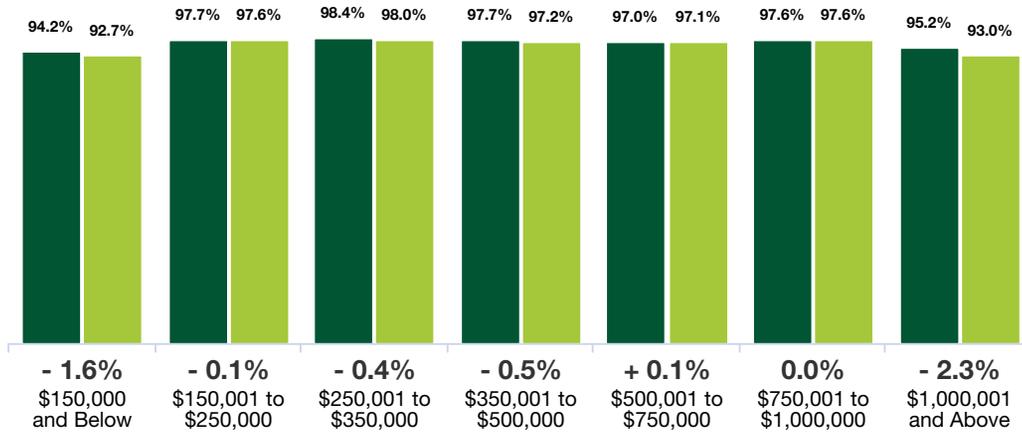


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

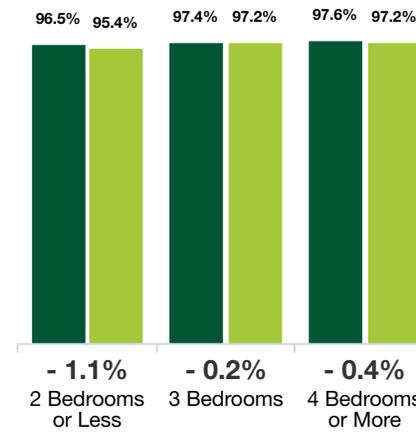
By Price Range

■ 2-2025 ■ 2-2026



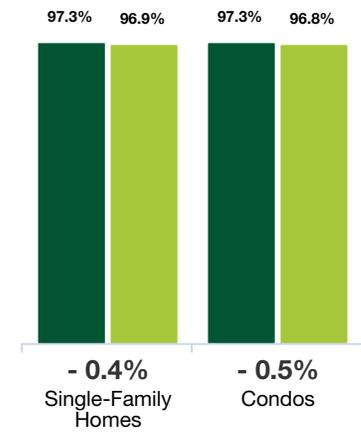
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	94.2%	92.7%	-1.6%
\$150,001 to \$250,000	97.7%	97.6%	-0.1%
\$250,001 to \$350,000	98.4%	98.0%	-0.4%
\$350,001 to \$500,000	97.7%	97.2%	-0.5%
\$500,001 to \$750,000	97.0%	97.1%	+0.1%
\$750,001 to \$1,000,000	97.6%	97.6%	0.0%
\$1,000,001 and Above	95.2%	93.0%	-2.3%
All Price Ranges	97.3%	96.9%	-0.4%

Single-Family Homes

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	94.3%	92.7%	-1.7%
\$150,001 to \$250,000	97.7%	97.6%	-0.1%
\$250,001 to \$350,000	98.4%	98.0%	-0.4%
\$350,001 to \$500,000	97.6%	97.2%	-0.4%
\$500,001 to \$750,000	97.0%	97.0%	0.0%
\$750,001 to \$1,000,000	97.6%	97.6%	0.0%
\$1,000,001 and Above	95.2%	93.0%	-2.3%
All Price Ranges	97.3%	96.9%	-0.4%

Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	89.3%	94.7%	+6.0%
\$150,001 to \$250,000	98.9%	98.4%	-0.5%
\$250,001 to \$350,000	—	—	—
\$350,001 to \$500,000	100.5%	94.2%	-6.3%
\$500,001 to \$750,000	—	99.0%	—
\$750,001 to \$1,000,000	—	—	—
\$1,000,001 and Above	—	—	—
All Price Ranges	97.3%	96.8%	-0.5%

By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	96.5%	95.4%	-1.1%
3 Bedrooms	97.4%	97.2%	-0.2%
4 Bedrooms or More	97.6%	97.2%	-0.4%
All Bedroom Counts	97.3%	96.9%	-0.4%

Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	96.5%	95.3%	-1.2%
3 Bedrooms	97.3%	97.2%	-0.1%
4 Bedrooms or More	97.5%	97.2%	-0.3%
All Bedroom Counts	97.3%	96.9%	-0.4%

Condos

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	96.3%	96.8%	+0.5%
3 Bedrooms	98.8%	96.6%	-2.2%
4 Bedrooms or More	100.0%	—	—
All Bedroom Counts	97.3%	96.8%	-0.5%

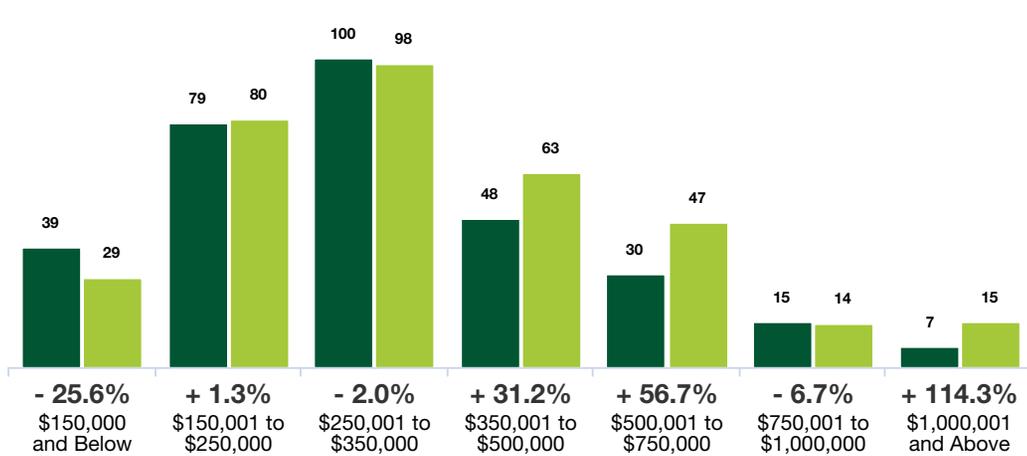
Inventory of Homes for Sale

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



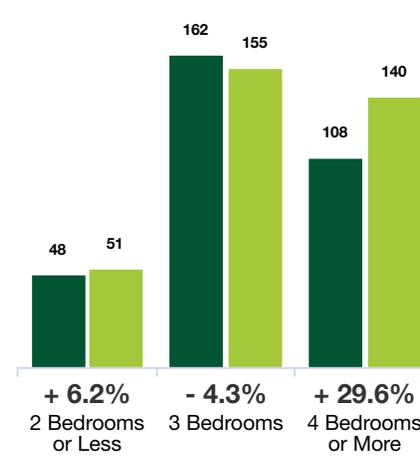
By Price Range

■ 2-2025 ■ 2-2026



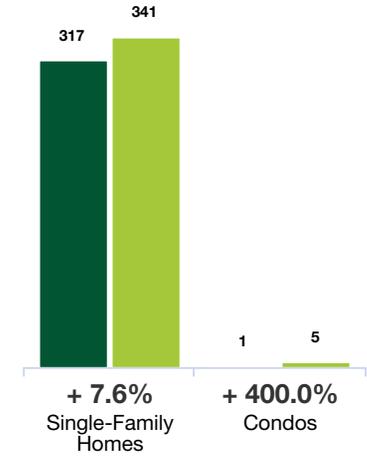
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	39	29	- 25.6%
\$150,001 to \$250,000	79	80	+ 1.3%
\$250,001 to \$350,000	100	98	- 2.0%
\$350,001 to \$500,000	48	63	+ 31.2%
\$500,001 to \$750,000	30	47	+ 56.7%
\$750,001 to \$1,000,000	15	14	- 6.7%
\$1,000,001 and Above	7	15	+ 114.3%
All Price Ranges	318	346	+ 8.8%

Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	48	51	+ 6.2%
3 Bedrooms	162	155	- 4.3%
4 Bedrooms or More	108	140	+ 29.6%
All Bedroom Counts	317	341	+ 7.6%

Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	0	2	—
\$150,001 to \$250,000	1	2	+ 100.0%
\$250,001 to \$350,000	0	0	0.0%
\$350,001 to \$500,000	0	1	—
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	1	5	+ 400.0%

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	48	51	+ 6.2%
3 Bedrooms	162	155	- 4.3%
4 Bedrooms or More	108	140	+ 29.6%
All Bedroom Counts	318	346	+ 8.8%

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	39	27	- 30.8%
\$150,001 to \$250,000	78	78	0.0%
\$250,001 to \$350,000	100	98	- 2.0%
\$350,001 to \$500,000	48	62	+ 29.2%
\$500,001 to \$750,000	30	47	+ 56.7%
\$750,001 to \$1,000,000	15	14	- 6.7%
\$1,000,001 and Above	7	15	+ 114.3%
All Price Ranges	317	341	+ 7.6%

By Property Type	2-2025	2-2026	Change
Single-Family Homes	317	341	+ 7.6%
Condos	1	5	+ 400.0%
All Property Types	318	346	+ 8.8%

Months Supply of Inventory

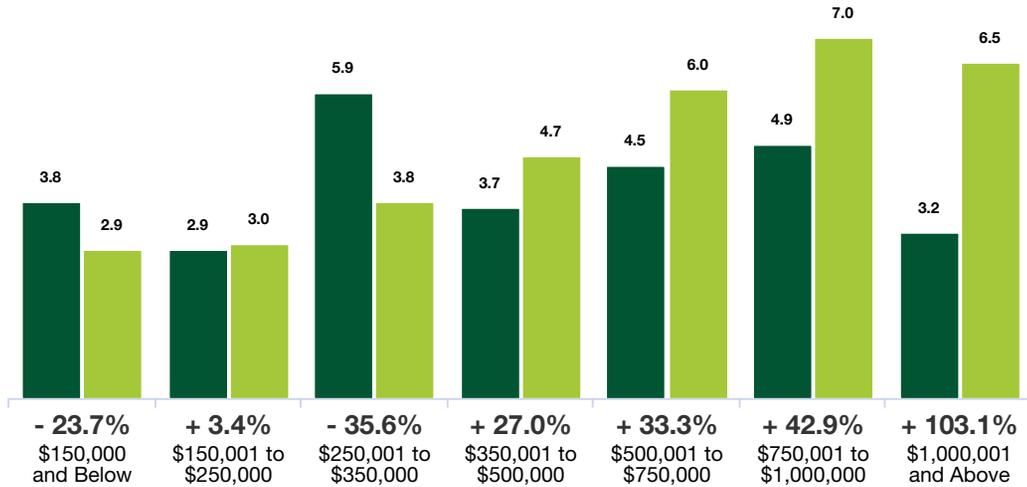


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

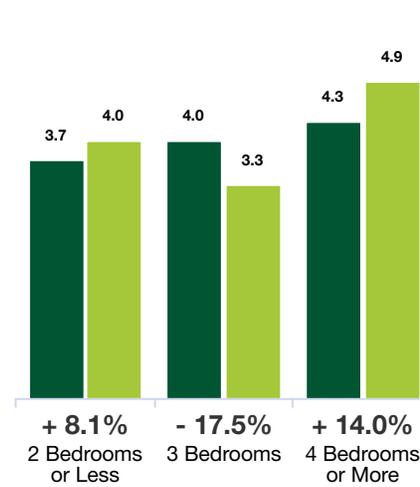
By Price Range

■ 2-2025 ■ 2-2026



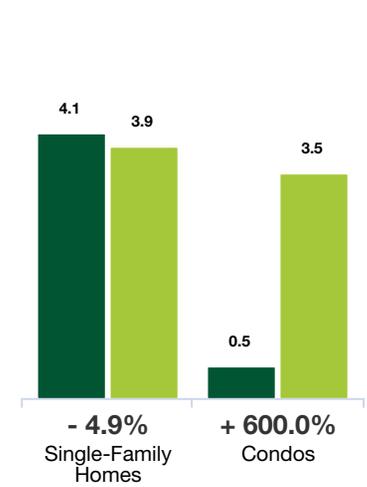
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	3.8	2.9	- 23.7%
\$150,001 to \$250,000	2.9	3.0	+ 3.4%
\$250,001 to \$350,000	5.9	3.8	- 35.6%
\$350,001 to \$500,000	3.7	4.7	+ 27.0%
\$500,001 to \$750,000	4.5	6.0	+ 33.3%
\$750,001 to \$1,000,000	4.9	7.0	+ 42.9%
\$1,000,001 and Above	3.2	6.5	+ 103.1%
All Price Ranges	4.1	3.9	- 4.9%

Single-Family Homes

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	3.8	2.7	- 28.9%
\$150,001 to \$250,000	2.9	2.9	0.0%
\$250,001 to \$350,000	5.9	3.9	- 33.9%
\$350,001 to \$500,000	3.7	4.6	+ 24.3%
\$500,001 to \$750,000	4.5	6.1	+ 35.6%
\$750,001 to \$1,000,000	4.9	7.0	+ 42.9%
\$1,000,001 and Above	3.2	6.5	+ 103.1%
All Price Ranges	4.1	3.9	- 4.9%

Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	—	2.0	—
\$150,001 to \$250,000	0.6	2.0	+ 233.3%
\$250,001 to \$350,000	—	—	—
\$350,001 to \$500,000	—	—	—
\$500,001 to \$750,000	—	—	—
\$750,001 to \$1,000,000	—	—	—
\$1,000,001 and Above	—	—	—
All Price Ranges	0.5	3.5	+ 600.0%

By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	3.7	4.0	+ 8.1%
3 Bedrooms	4.0	3.3	- 17.5%
4 Bedrooms or More	4.3	4.9	+ 14.0%
All Bedroom Counts	4.1	3.9	- 4.9%

Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	3.8	4.0	+ 5.3%
3 Bedrooms	4.1	3.3	- 19.5%
4 Bedrooms or More	4.3	4.8	+ 11.6%
All Bedroom Counts	4.1	3.9	- 4.9%

Condos

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	0.6	1.5	+ 150.0%
3 Bedrooms	—	1.0	—
4 Bedrooms or More	—	—	—
All Bedroom Counts	0.5	3.5	+ 600.0%