

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Pending Sales in the Greenwood Association of REALTORS® region improved 10.2 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales rose 118.2 percent.

The overall Median Sales Price increased 1.5 percent to \$261,950. 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 92 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 137 days.

Market-wide, inventory levels rose 5.8 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 400.0 percent. That amounts to 4.2 months of inventory for Single-Family Homes and 3.6 months of inventory for Condos.

Quick Facts

+ 118.2%

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

+ 16.7%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 10.2%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Closed Sales	3
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Percent of List Price Received	6
Inventory of Homes for Sale	7
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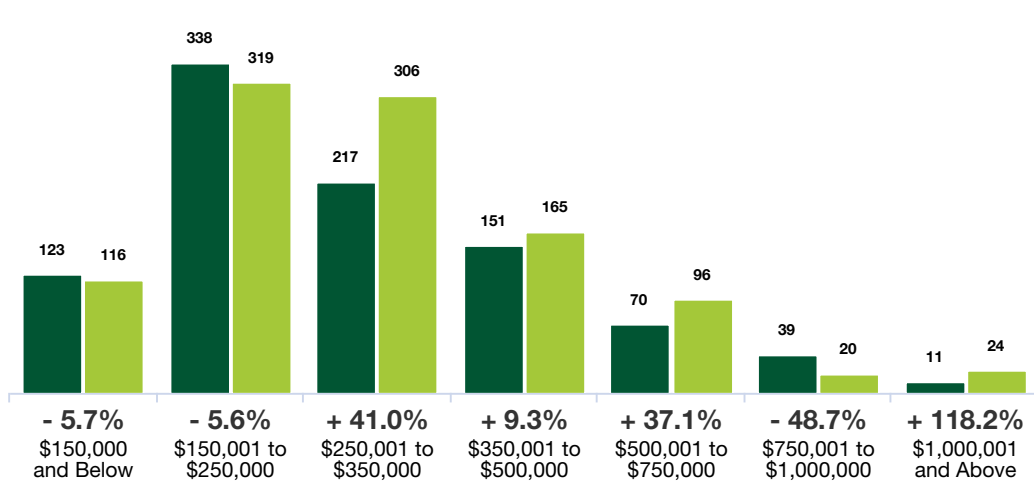
Pending Sales

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



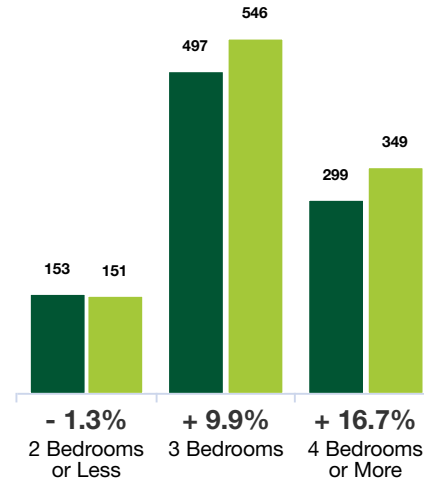
By Price Range

■ 3-2025 ■ 3-2026



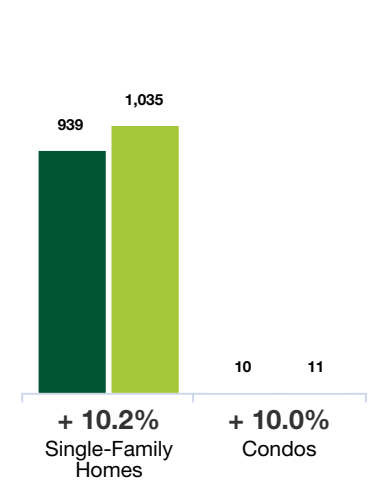
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	123	116	- 5.7%
\$150,001 to \$250,000	338	319	- 5.6%
\$250,001 to \$350,000	217	306	+ 41.0%
\$350,001 to \$500,000	151	165	+ 9.3%
\$500,001 to \$750,000	70	96	+ 37.1%
\$750,001 to \$1,000,000	39	20	- 48.7%
\$1,000,001 and Above	11	24	+ 118.2%
All Price Ranges	949	1,046	+ 10.2%

Single-Family Homes

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	121	114	- 5.8%
\$150,001 to \$250,000	331	314	- 5.1%
\$250,001 to \$350,000	217	305	+ 40.6%
\$350,001 to \$500,000	150	164	+ 9.3%
\$500,001 to \$750,000	70	94	+ 34.3%
\$750,001 to \$1,000,000	39	20	- 48.7%
\$1,000,001 and Above	11	24	+ 118.2%
All Price Ranges	939	1,035	+ 10.2%

Condos

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	2	2	0.0%
\$150,001 to \$250,000	7	5	- 28.6%
\$250,001 to \$350,000	0	1	—
\$350,001 to \$500,000	1	1	0.0%
\$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	10	11	+ 10.0%

By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	153	151	- 1.3%
3 Bedrooms	497	546	+ 9.9%
4 Bedrooms or More	299	349	+ 16.7%
All Bedroom Counts	949	1,046	+ 10.2%

Single-Family Homes

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	147	143	- 2.7%
3 Bedrooms	494	544	+ 10.1%
4 Bedrooms or More	298	348	+ 16.8%
All Bedroom Counts	939	1,035	+ 10.2%

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	6	8	+ 33.3%
3 Bedrooms	3	2	- 33.3%
4 Bedrooms or More	1	1	0.0%
All Bedroom Counts	10	11	+ 10.0%

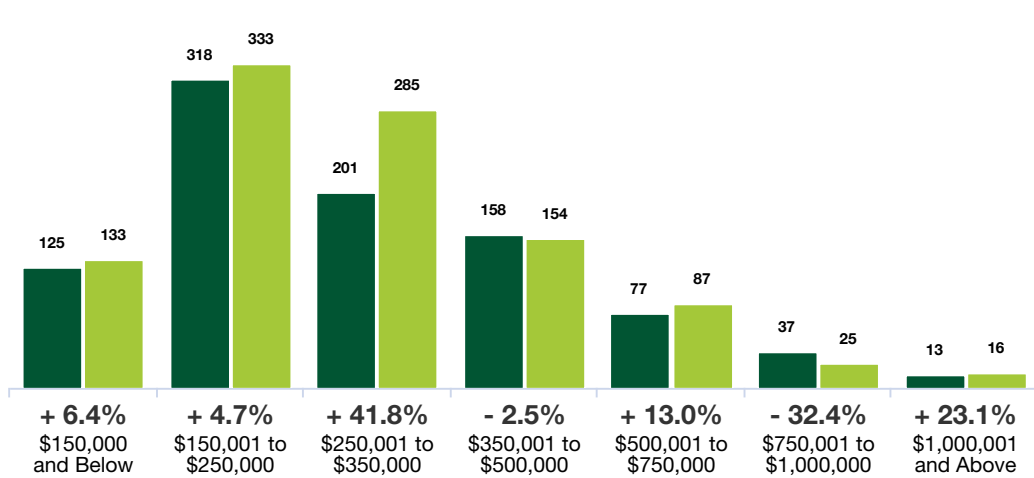
Closed Sales

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



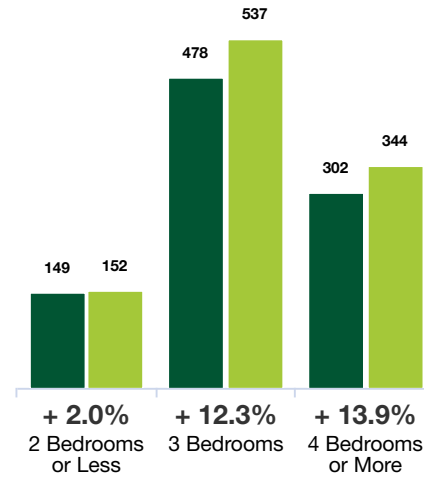
By Price Range

■ 3-2025 ■ 3-2026



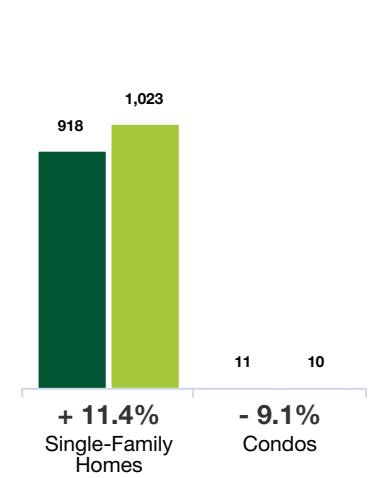
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	125	133	+ 6.4%
\$150,001 to \$250,000	318	333	+ 4.7%
\$250,001 to \$350,000	201	285	+ 41.8%
\$350,001 to \$500,000	158	154	- 2.5%
\$500,001 to \$750,000	77	87	+ 13.0%
\$750,001 to \$1,000,000	37	25	- 32.4%
\$1,000,001 and Above	13	16	+ 23.1%
All Price Ranges	929	1,033	+ 11.2%

Single-Family Homes

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	142	144	+ 1.4%
3 Bedrooms	475	535	+ 12.6%
4 Bedrooms or More	301	344	+ 14.3%
All Bedroom Counts	918	1,023	+ 11.4%

Condos

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	2	3	+ 50.0%
\$150,001 to \$250,000	8	5	- 37.5%
\$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	10	- 9.1%

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	149	152	+ 2.0%
3 Bedrooms	478	537	+ 12.3%
4 Bedrooms or More	302	344	+ 13.9%
All Bedroom Counts	929	1,033	+ 11.2%

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	123	130	+ 5.7%
\$150,001 to \$250,000	310	328	+ 5.8%
\$250,001 to \$350,000	201	285	+ 41.8%
\$350,001 to \$500,000	157	153	- 2.5%
\$500,001 to \$750,000	77	86	+ 11.7%
\$750,001 to \$1,000,000	37	25	- 32.4%
\$1,000,001 and Above	13	16	+ 23.1%
All Price Ranges	918	1,023	+ 11.4%

Days On Market Until Sale

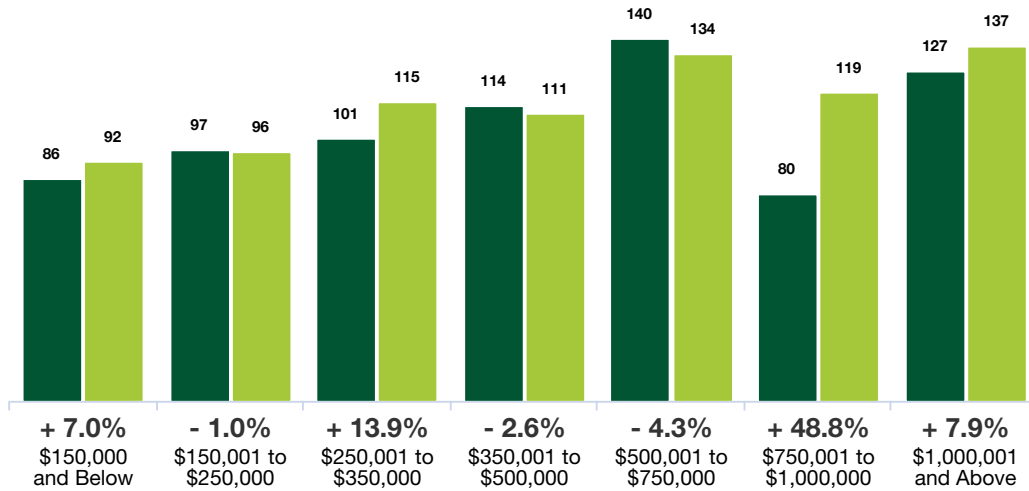
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



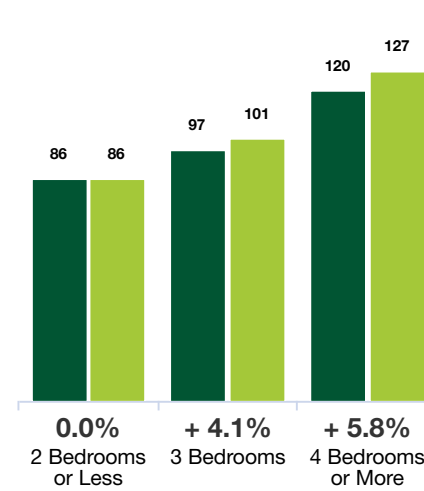
By Price Range

■ 3-2025 ■ 3-2026



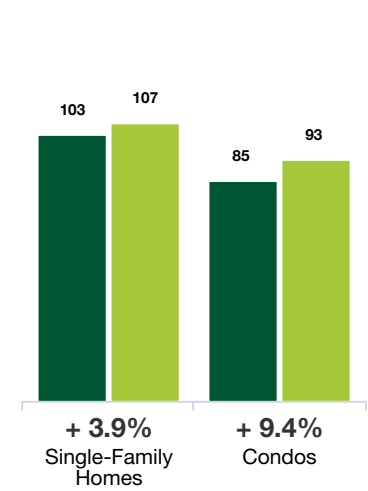
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	86	92	+ 7.0%
\$150,001 to \$250,000	97	96	- 1.0%
\$250,001 to \$350,000	101	115	+ 13.9%
\$350,001 to \$500,000	114	111	- 2.6%
\$500,001 to \$750,000	140	134	- 4.3%
\$750,001 to \$1,000,000	80	119	+ 48.8%
\$1,000,001 and Above	127	137	+ 7.9%
All Price Ranges	102	107	+ 4.9%

Single-Family Homes

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	85	90	+ 5.9%
\$150,001 to \$250,000	97	96	- 1.0%
\$250,001 to \$350,000	101	115	+ 13.9%
\$350,001 to \$500,000	114	112	- 1.8%
\$500,001 to \$750,000	140	136	- 2.9%
\$750,001 to \$1,000,000	80	119	+ 48.8%
\$1,000,001 and Above	127	137	+ 7.9%
All Price Ranges	103	107	+ 3.9%

Condos

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	96	189	+ 96.9%
\$150,001 to \$250,000	86	62	- 27.9%
\$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	93	+ 9.4%

By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	86	86	0.0%
3 Bedrooms	97	101	+ 4.1%
4 Bedrooms or More	120	127	+ 5.8%
All Bedroom Counts	102	107	+ 4.9%

Single-Family Homes

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	85	85	0.0%
3 Bedrooms	97	101	+ 4.1%
4 Bedrooms or More	120	127	+ 5.8%
All Bedroom Counts	103	107	+ 3.9%

Condos

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	101	109	+ 7.9%
3 Bedrooms	59	29	- 50.8%
4 Bedrooms or More	49	—	—
All Bedroom Counts	85	93	+ 9.4%

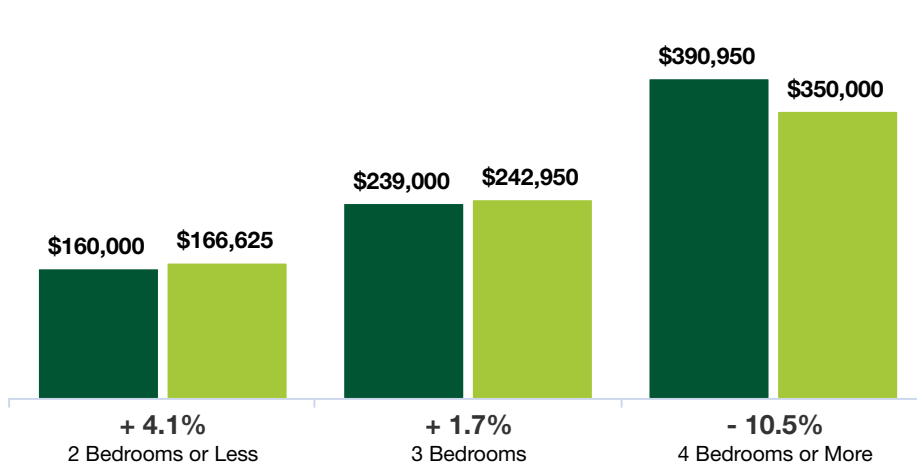
Median Sales Price

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



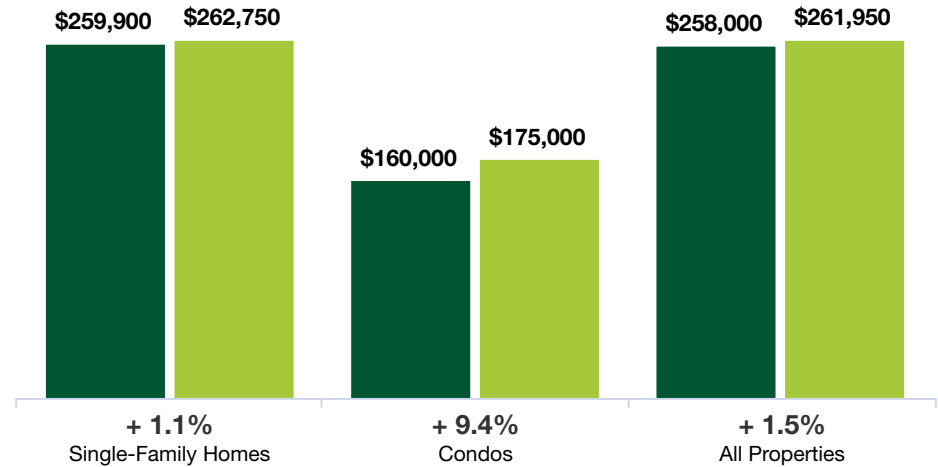
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Bedroom Count

	3-2025	3-2026	Change
2 Bedrooms or Less	\$160,000	\$166,625	+ 4.1%
3 Bedrooms	\$239,000	\$242,950	+ 1.7%
4 Bedrooms or More	\$390,950	\$350,000	- 10.5%
All Bedroom Counts	\$258,000	\$261,950	+ 1.5%

Single-Family Homes

	3-2025	3-2026	Change
Single-Family Homes	\$259,900	\$262,750	+ 1.1%

Condos

	3-2025	3-2026	Change
Condos	\$160,000	\$175,000	+ 9.4%

Percent of List Price Received

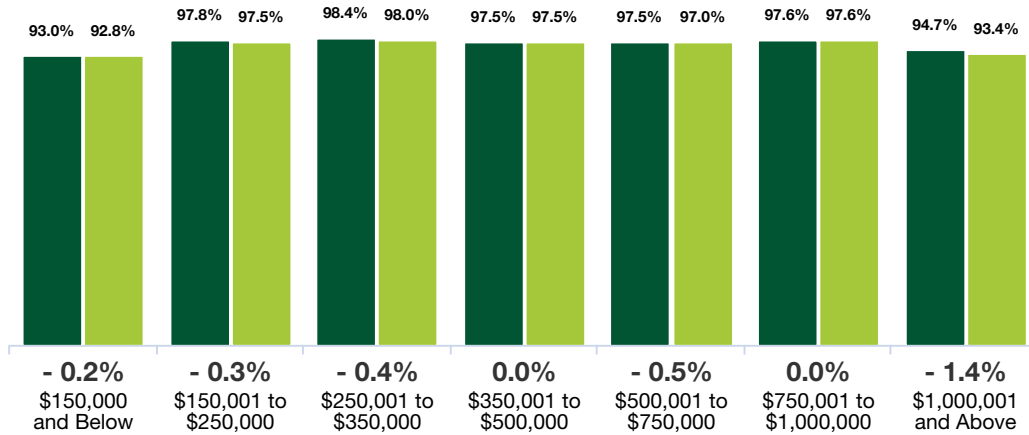


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

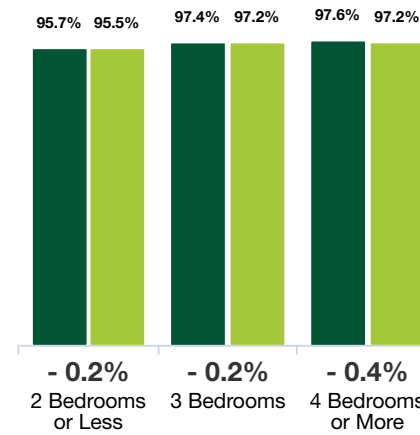
By Price Range

■ 3-2025 ■ 3-2026



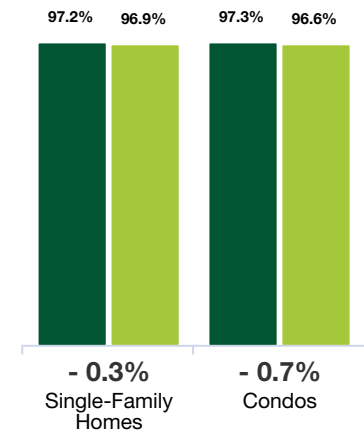
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	3-2025	3-2026	Change	3-2025	3-2026	Change	3-2025	3-2026	Change
\$150,000 and Below	93.0%	92.8%	-0.2%	93.1%	92.8%	-0.3%	89.3%	94.7%	+6.0%
\$150,001 to \$250,000	97.8%	97.5%	-0.3%	97.8%	97.5%	-0.3%	98.9%	97.7%	-1.2%
\$250,001 to \$350,000	98.4%	98.0%	-0.4%	98.4%	98.0%	-0.4%	—	—	—
\$350,001 to \$500,000	97.5%	97.5%	0.0%	97.5%	97.5%	0.0%	100.5%	94.2%	-6.3%
\$500,001 to \$750,000	97.5%	97.0%	-0.5%	97.5%	97.0%	-0.5%	—	99.0%	—
\$750,001 to \$1,000,000	97.6%	97.6%	0.0%	97.6%	97.6%	0.0%	—	—	—
\$1,000,001 and Above	94.7%	93.4%	-1.4%	94.7%	93.4%	-1.4%	—	—	—
All Price Ranges	97.2%	96.9%	-0.3%	97.2%	96.9%	-0.3%	97.3%	96.6%	-0.7%
By Bedroom Count	3-2025	3-2026	Change	3-2025	3-2026	Change	3-2025	3-2026	Change
2 Bedrooms or Less	95.7%	95.5%	-0.2%	95.7%	95.4%	-0.3%	96.3%	96.6%	+0.3%
3 Bedrooms	97.4%	97.2%	-0.2%	97.3%	97.2%	-0.1%	98.8%	96.6%	-2.2%
4 Bedrooms or More	97.6%	97.2%	-0.4%	97.5%	97.2%	-0.3%	100.0%	—	—
All Bedroom Counts	97.2%	96.9%	-0.3%	97.2%	96.9%	-0.3%	97.3%	96.6%	-0.7%

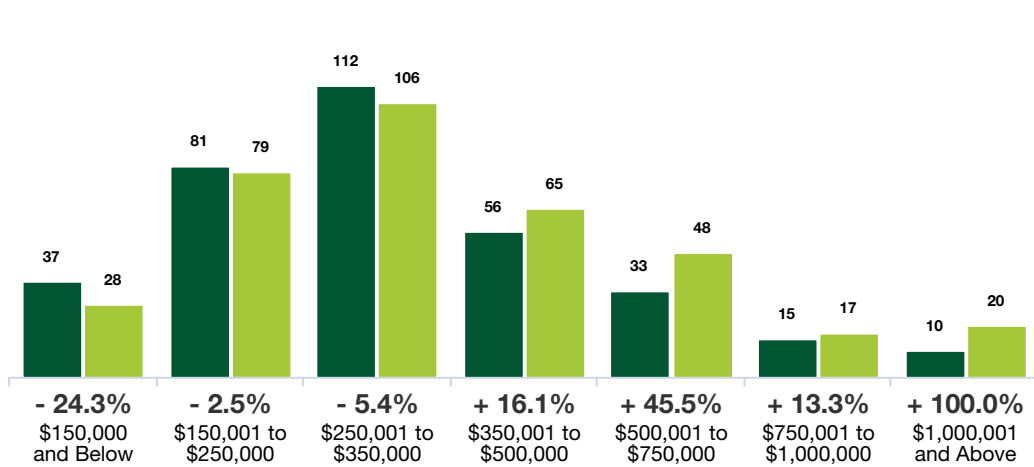
Inventory of Homes for Sale

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



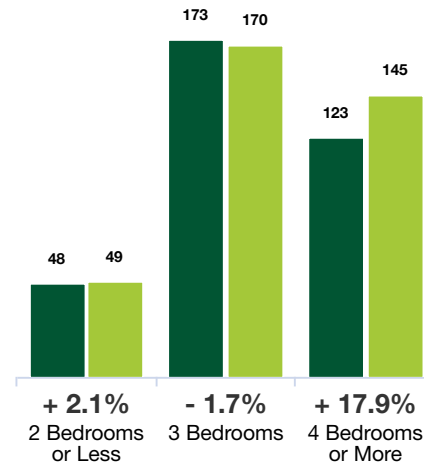
By Price Range

■ 3-2025 ■ 3-2026



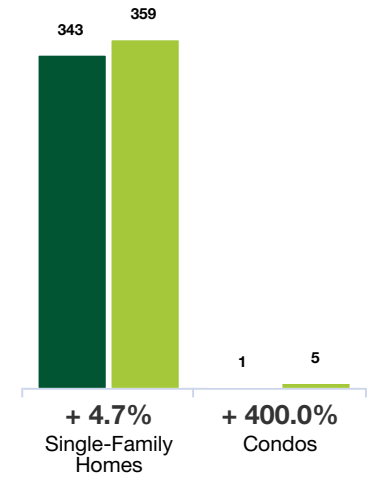
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	3-2025	3-2026	Change	3-2025	3-2026	Change	3-2025	3-2026	Change
\$150,000 and Below	37	28	- 24.3%	37	26	- 29.7%	0	2	—
\$150,001 to \$250,000	81	79	- 2.5%	80	77	- 3.8%	1	2	+ 100.0%
\$250,001 to \$350,000	112	106	- 5.4%	112	105	- 6.2%	0	1	—
\$350,001 to \$500,000	56	65	+ 16.1%	56	65	+ 16.1%	0	0	0.0%
\$500,001 to \$750,000	33	48	+ 45.5%	33	48	+ 45.5%	0	0	0.0%
\$750,001 to \$1,000,000	15	17	+ 13.3%	15	17	+ 13.3%	0	0	0.0%
\$1,000,001 and Above	10	20	+ 100.0%	10	20	+ 100.0%	0	0	0.0%
All Price Ranges	344	364	+ 5.8%	343	359	+ 4.7%	1	5	+ 400.0%
By Bedroom Count	3-2025	3-2026	Change	3-2025	3-2026	Change	3-2025	3-2026	Change
2 Bedrooms or Less	48	49	+ 2.1%	47	47	0.0%	1	2	+ 100.0%
3 Bedrooms	173	170	- 1.7%	173	167	- 3.5%	0	3	—
4 Bedrooms or More	123	145	+ 17.9%	123	145	+ 17.9%	0	0	0.0%
All Bedroom Counts	344	364	+ 5.8%	343	359	+ 4.7%	1	5	+ 400.0%

Months Supply of Inventory

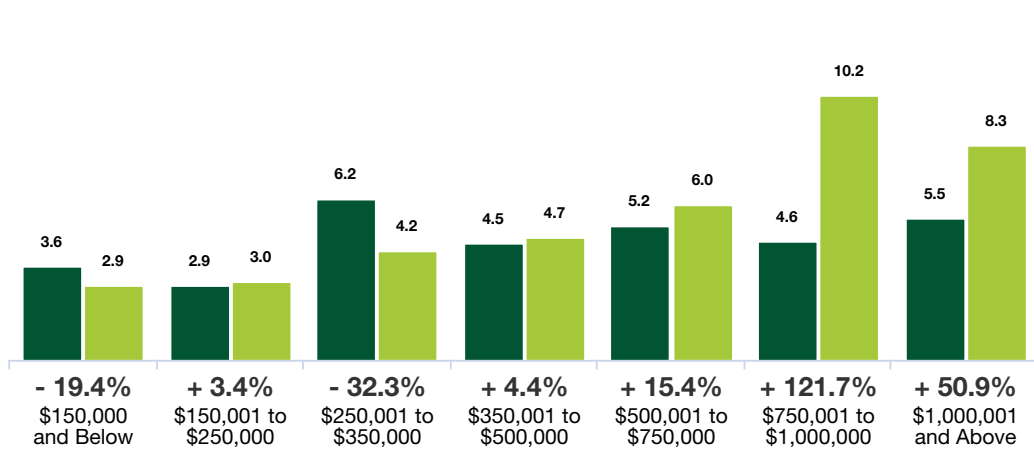


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

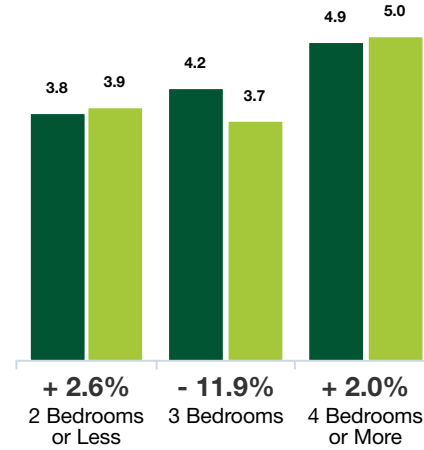
By Price Range

■ 3-2025 ■ 3-2026



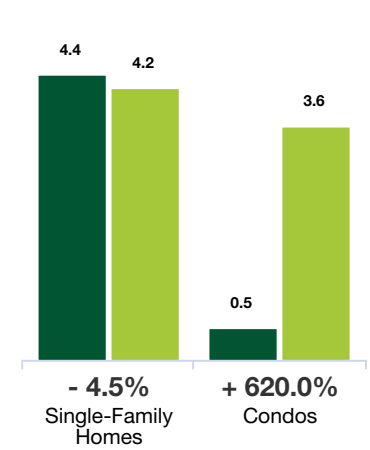
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	3.6	2.9	- 19.4%
\$150,001 to \$250,000	2.9	3.0	+ 3.4%
\$250,001 to \$350,000	6.2	4.2	- 32.3%
\$350,001 to \$500,000	4.5	4.7	+ 4.4%
\$500,001 to \$750,000	5.2	6.0	+ 15.4%
\$750,001 to \$1,000,000	4.6	10.2	+ 121.7%
\$1,000,001 and Above	5.5	8.3	+ 50.9%
All Price Ranges	4.3	4.2	- 2.3%

Single-Family Homes

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	3.7	2.7	- 27.0%
\$150,001 to \$250,000	2.9	2.9	0.0%
\$250,001 to \$350,000	6.2	4.1	- 33.9%
\$350,001 to \$500,000	4.5	4.8	+ 6.7%
\$500,001 to \$750,000	5.2	6.1	+ 17.3%
\$750,001 to \$1,000,000	4.6	10.2	+ 121.7%
\$1,000,001 and Above	5.5	8.3	+ 50.9%
All Price Ranges	4.4	4.2	- 4.5%

Condos

By Price Range	3-2025	3-2026	Change
\$150,000 and Below	—	2.0	—
\$150,001 to \$250,000	0.6	2.0	+ 233.3%
\$250,001 to \$350,000	—	1.0	—
\$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	3.6	+ 620.0%

By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	3.8	3.9	+ 2.6%
3 Bedrooms	4.2	3.7	- 11.9%
4 Bedrooms or More	4.9	5.0	+ 2.0%
All Bedroom Counts	4.3	4.2	- 2.3%

Single-Family Homes

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	3.8	3.9	+ 2.6%
3 Bedrooms	4.2	3.7	- 11.9%
4 Bedrooms or More	5.0	5.0	0.0%
All Bedroom Counts	4.4	4.2	- 4.5%

Condos

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	0.5	1.5	+ 200.0%
3 Bedrooms	—	1.5	—
4 Bedrooms or More	—	—	—
All Bedroom Counts	0.5	3.6	+ 620.0%