

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2026

U.S. pending home sales increased for the third straight month, rising 1.4%, according to the National Association of REALTORS®, led by gains in the Northeast, Midwest, and West. On a year-over-year basis, pending sales were up 3.2%, with contract activity increasing in the Midwest, South, and West. For the 12-month period spanning June 2025 through May 2026, Pending Sales in the Greenwood Association of REALTORS® region improved 7.6 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales increased 233.3 percent.

The overall Median Sales Price went up 2.7 percent to \$264,000. The property type with the largest gain was the Condos segment, where prices went up 3.4 percent to \$175,000. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 94 days. The price range that tended to sell the slowest was the \$500,001 to \$750,000 range at 137 days.

Market-wide, inventory levels decreased 1.2 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 150.0 percent. That amounts to 4.8 months of inventory for Single-Family Homes and 3.6 months of inventory for Condos.

Quick Facts

+ 233.3%

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

+ 20.3%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 10.0%

Property Type With
Strongest Sales:
Condos

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



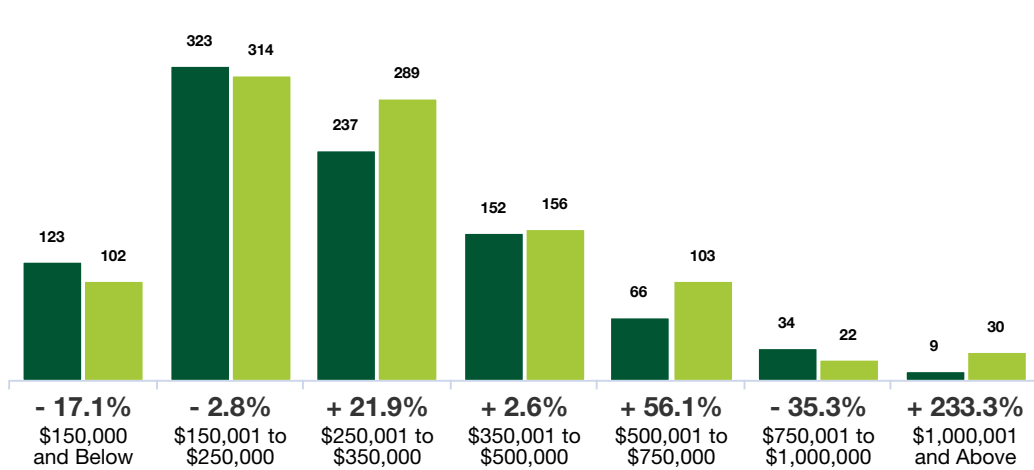
Pending Sales

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



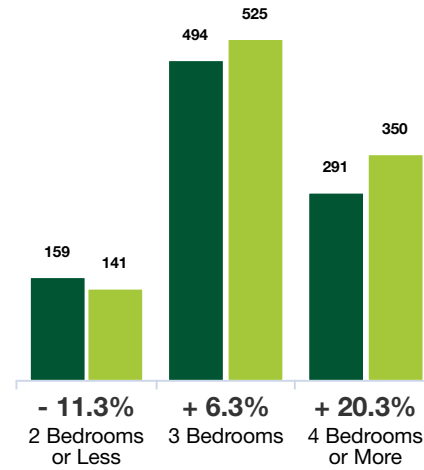
By Price Range

■ 5-2025 ■ 5-2026



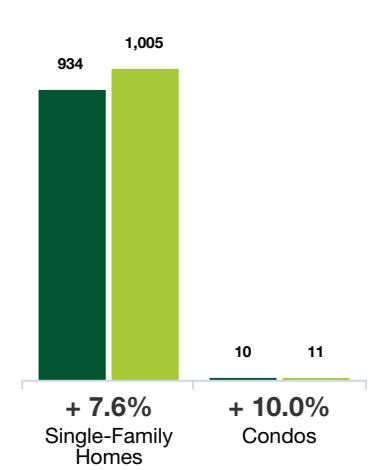
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	123	102	- 17.1%
\$150,001 to \$250,000	323	314	- 2.8%
\$250,001 to \$350,000	237	289	+ 21.9%
\$350,001 to \$500,000	152	156	+ 2.6%
\$500,001 to \$750,000	66	103	+ 56.1%
\$750,001 to \$1,000,000	34	22	- 35.3%
\$1,000,001 and Above	9	30	+ 233.3%
All Price Ranges	944	1,016	+ 7.6%

Single-Family Homes

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	153	134	- 12.4%
3 Bedrooms	491	522	+ 6.3%
4 Bedrooms or More	290	349	+ 20.3%
All Bedroom Counts	934	1,005	+ 7.6%

Condos

By Price Range	5-2025	5-2026	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 Price Range	5-2025	5-2026	Change
2 Bedrooms or Less	159	141	- 11.3%
3 Bedrooms	494	525	+ 6.3%
4 Bedrooms or More	291	350	+ 20.3%
All Bedroom Counts	944	1,016	+ 7.6%

By Price Range

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	153	134	- 12.4%
3 Bedrooms	491	522	+ 6.3%
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All Bedroom Counts	934	1,005	+ 7.6%

By Price Range	5-2025	5-2026	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%

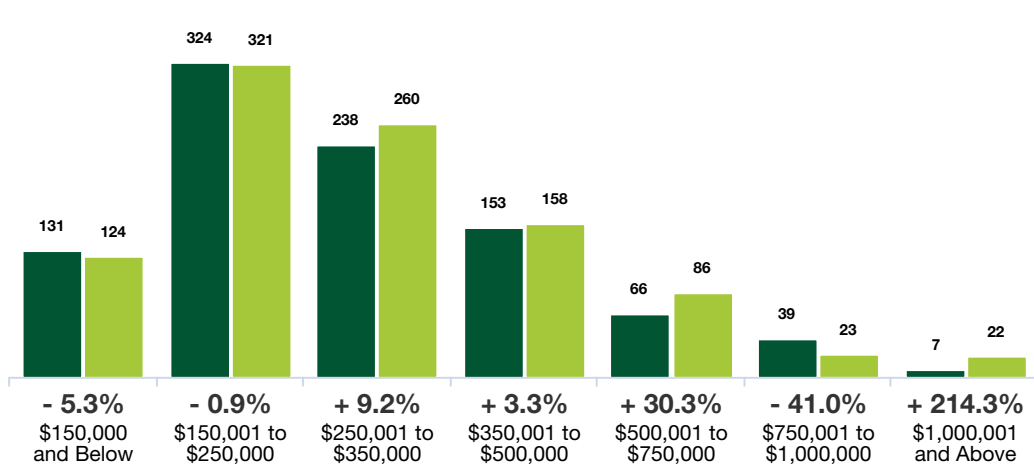
Closed Sales

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



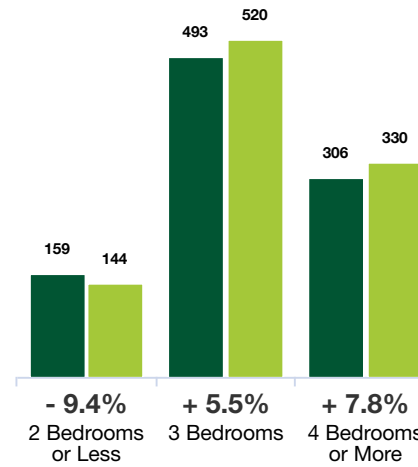
By Price Range

■ 5-2025 ■ 5-2026



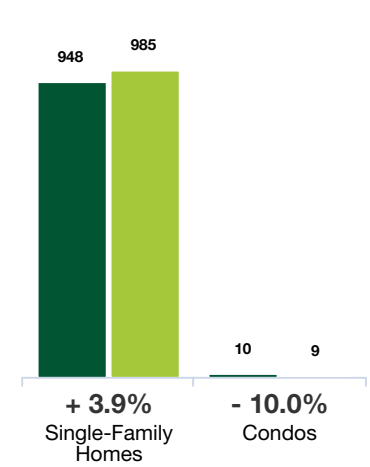
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	131	124	- 5.3%
\$150,001 to \$250,000	324	321	- 0.9%
\$250,001 to \$350,000	238	260	+ 9.2%
\$350,001 to \$500,000	153	158	+ 3.3%
\$500,001 to \$750,000	66	86	+ 30.3%
\$750,001 to \$1,000,000	39	23	- 41.0%
\$1,000,001 and Above	7	22	+ 214.3%
All Price Ranges	958	994	+ 3.8%

Single-Family Homes

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	129	121	- 6.2%
3 Bedrooms	317	317	0.0%
4 Bedrooms or More	238	260	+ 9.2%
2 Bedrooms or Less	152	157	+ 3.3%
3 Bedrooms	66	85	+ 28.8%
4 Bedrooms or More	39	23	- 41.0%
2 Bedrooms or Less	7	22	+ 214.3%
All Bedroom Counts	948	985	+ 3.9%

Condos

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	2	3	+ 50.0%
\$150,001 to \$250,000	7	4	- 42.9%
\$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	10	9	- 10.0%

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	159	144	- 9.4%
3 Bedrooms	493	520	+ 5.5%
4 Bedrooms or More	306	330	+ 7.8%
All Bedroom Counts	958	994	+ 3.8%

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	129	121	- 6.2%
\$150,001 to \$250,000	317	317	0.0%
\$250,001 to \$350,000	238	260	+ 9.2%
\$350,001 to \$500,000	152	157	+ 3.3%
\$500,001 to \$750,000	66	85	+ 28.8%
\$750,001 to \$1,000,000	39	23	- 41.0%
\$1,000,001 and Above	7	22	+ 214.3%
All Price Ranges	948	985	+ 3.9%

Days On Market Until Sale

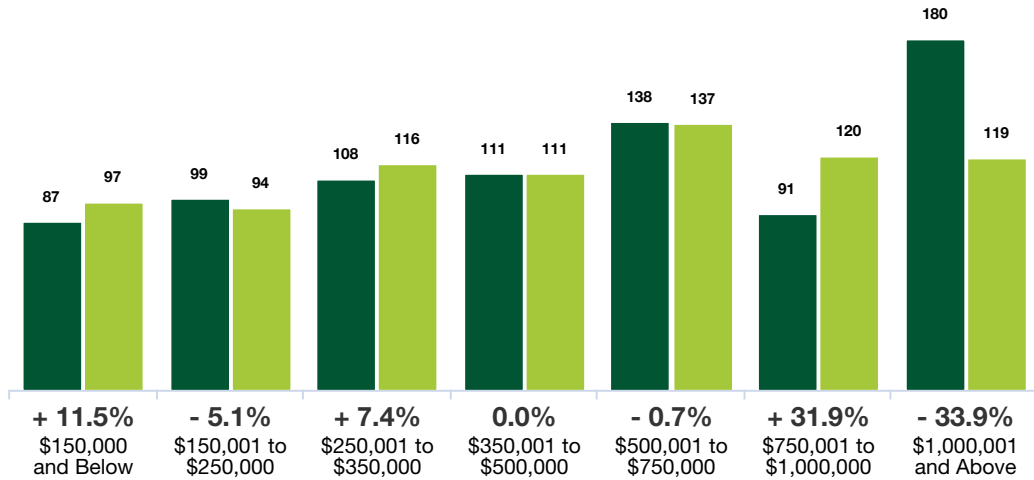
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



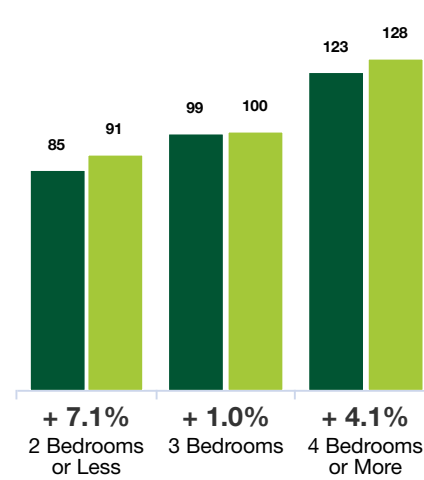
By Price Range

■ 5-2025 ■ 5-2026



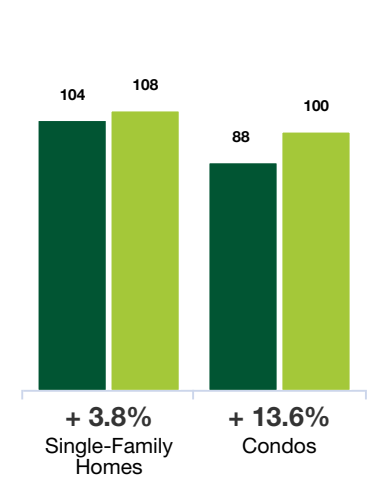
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
\$150,000 and Below	87	97	+ 11.5%	87	95	+ 9.2%	96	189	+ 96.9%
\$150,001 to \$250,000	99	94	- 5.1%	99	94	- 5.1%	90	70	- 22.2%
\$250,001 to \$350,000	108	116	+ 7.4%	108	116	+ 7.4%	—	—	—
\$350,001 to \$500,000	111	111	0.0%	111	112	+ 0.9%	57	55	- 3.5%
\$500,001 to \$750,000	138	137	- 0.7%	138	139	+ 0.7%	—	3	—
\$750,001 to \$1,000,000	91	120	+ 31.9%	91	120	+ 31.9%	—	—	—
\$1,000,001 and Above	180	119	- 33.9%	180	119	- 33.9%	—	—	—
All Price Ranges	104	108	+ 3.8%	104	108	+ 3.8%	88	100	+ 13.6%
By Bedroom Count	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
2 Bedrooms or Less	85	91	+ 7.1%	84	89	+ 6.0%	108	121	+ 12.0%
3 Bedrooms	99	100	+ 1.0%	99	100	+ 1.0%	59	29	- 50.8%
4 Bedrooms or More	123	128	+ 4.1%	123	128	+ 4.1%	49	—	—
All Bedroom Counts	104	108	+ 3.8%	104	108	+ 3.8%	88	100	+ 13.6%

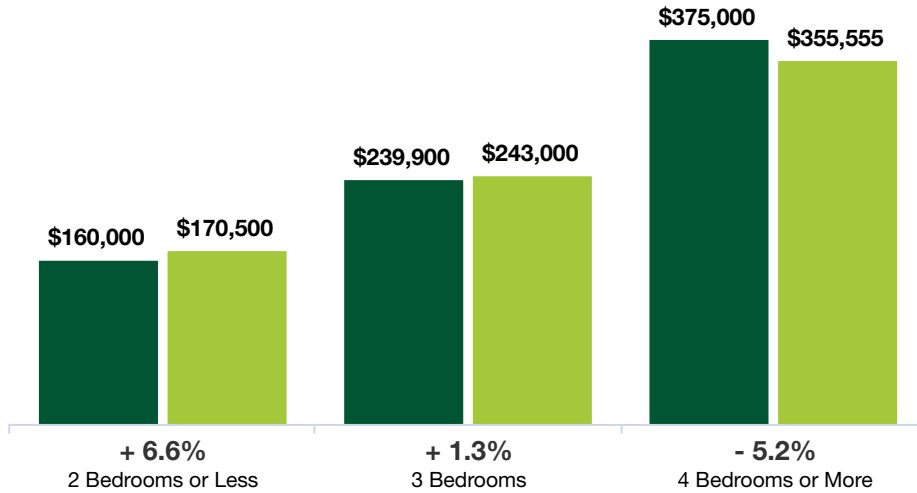
Median Sales Price

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



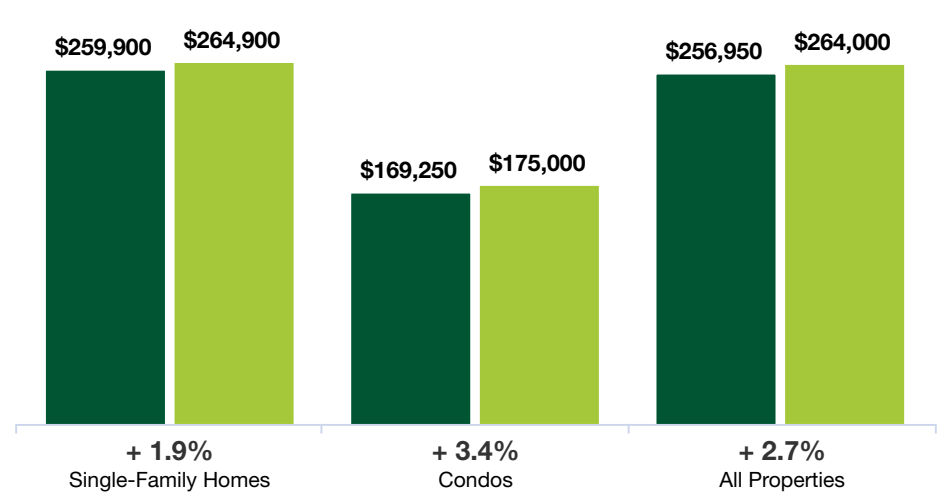
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Bedroom Count

	5-2025	5-2026	Change
2 Bedrooms or Less	\$160,000	\$170,500	+ 6.6%
3 Bedrooms	\$239,900	\$243,000	+ 1.3%
4 Bedrooms or More	\$375,000	\$355,555	- 5.2%
All Bedroom Counts	\$256,950	\$264,000	+ 2.7%

Single-Family Homes

	5-2025	5-2026	Change
Single-Family Homes	\$259,900	\$264,900	+ 1.9%

Condos

	5-2025	5-2026	Change
Condos	\$169,250	\$175,000	+ 3.4%

Percent of List Price Received

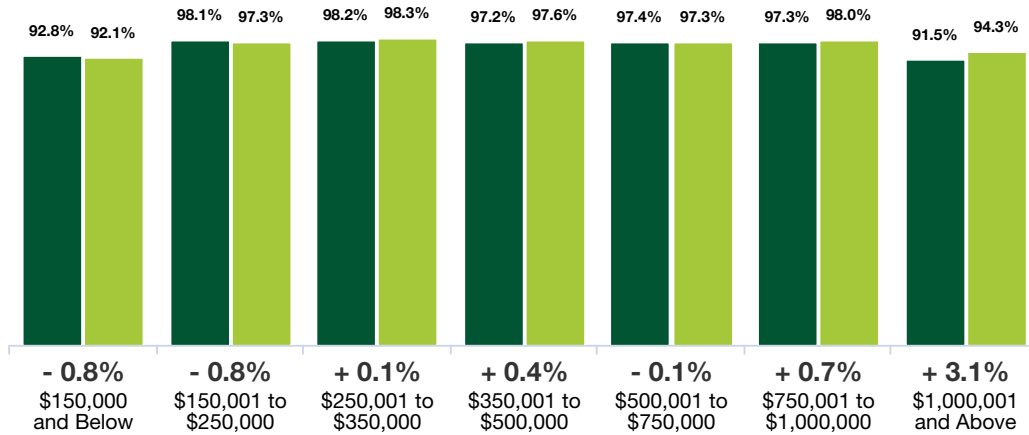


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

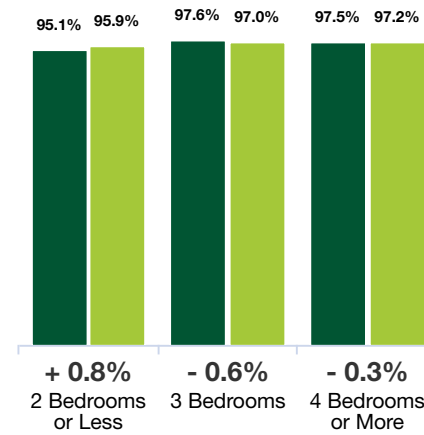
By Price Range

■ 5-2025 ■ 5-2026



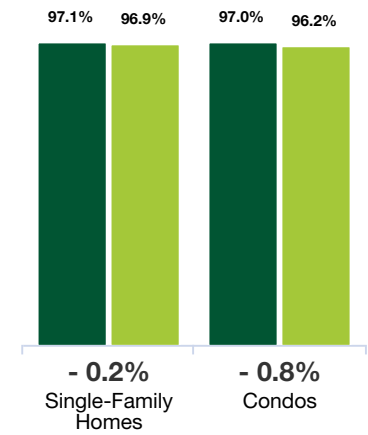
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	92.8%	92.1%	- 0.8%
\$150,001 to \$250,000	98.1%	97.3%	- 0.8%
\$250,001 to \$350,000	98.2%	98.3%	+ 0.1%
\$350,001 to \$500,000	97.2%	97.6%	+ 0.4%
\$500,001 to \$750,000	97.4%	97.3%	- 0.1%
\$750,001 to \$1,000,000	97.3%	98.0%	+ 0.7%
\$1,000,001 and Above	91.5%	94.3%	+ 3.1%
All Price Ranges	97.1%	96.9%	- 0.2%

Single-Family Homes

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	92.8%	92.0%	- 0.9%
\$150,001 to \$250,000	98.1%	97.3%	- 0.8%
\$250,001 to \$350,000	98.2%	98.3%	+ 0.1%
\$350,001 to \$500,000	97.2%	97.6%	+ 0.4%
\$500,001 to \$750,000	97.4%	97.2%	- 0.2%
\$750,001 to \$1,000,000	97.3%	98.0%	+ 0.7%
\$1,000,001 and Above	91.5%	94.3%	+ 3.1%
All Price Ranges	97.1%	96.9%	- 0.2%

Condos

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	89.3%	94.7%	+ 6.0%
\$150,001 to \$250,000	98.7%	97.1%	- 1.6%
\$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	97.0%	96.2%	- 0.8%

By Bedroom Count

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	95.1%	95.9%	+ 0.8%
3 Bedrooms	97.6%	97.0%	- 0.6%
4 Bedrooms or More	97.5%	97.2%	- 0.3%
All Bedroom Counts	97.1%	96.9%	- 0.2%

Single-Family Homes

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	95.1%	95.9%	+ 0.8%
3 Bedrooms	97.6%	97.0%	- 0.6%
4 Bedrooms or More	97.5%	97.2%	- 0.3%
All Bedroom Counts	97.1%	96.9%	- 0.2%

Condos

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	95.6%	96.1%	+ 0.5%
3 Bedrooms	98.8%	96.6%	- 2.2%
4 Bedrooms or More	100.0%	—	—
All Bedroom Counts	97.0%	96.2%	- 0.8%

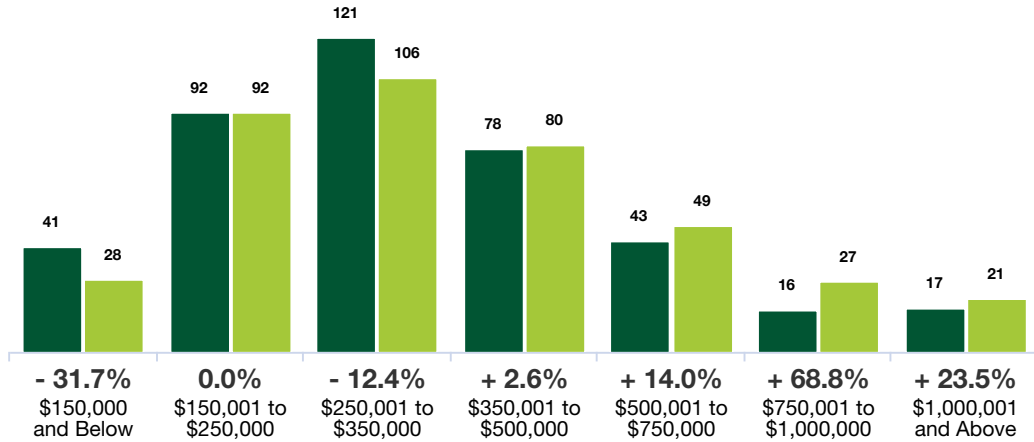
Inventory of Homes for Sale



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

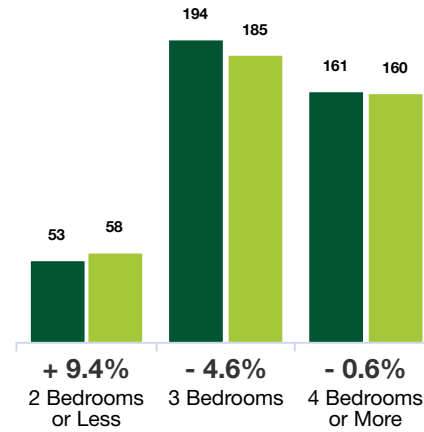
By Price Range

■ 5-2025 ■ 5-2026



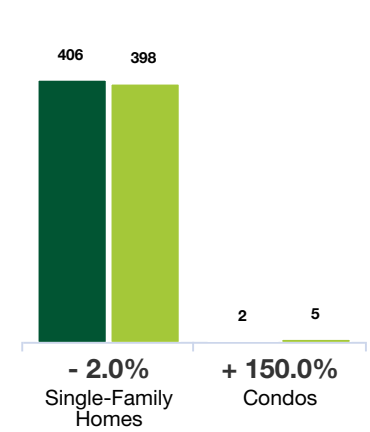
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	41	28	- 31.7%
\$150,001 to \$250,000	92	92	0.0%
\$250,001 to \$350,000	121	106	- 12.4%
\$350,001 to \$500,000	78	80	+ 2.6%
\$500,001 to \$750,000	43	49	+ 14.0%
\$750,001 to \$1,000,000	16	27	+ 68.8%
\$1,000,001 and Above	17	21	+ 23.5%
All Price Ranges	408	403	- 1.2%

Single-Family Homes

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	41	25	- 39.0%
\$150,001 to \$250,000	91	91	0.0%
\$250,001 to \$350,000	121	105	- 13.2%
\$350,001 to \$500,000	77	80	+ 3.9%
\$500,001 to \$750,000	43	49	+ 14.0%
\$750,001 to \$1,000,000	16	27	+ 68.8%
\$1,000,001 and Above	17	21	+ 23.5%
All Price Ranges	406	398	- 2.0%

Condos

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	0	3	—
\$150,001 to \$250,000	1	1	0.0%
\$250,001 to \$350,000	0	1	—
\$350,001 to \$500,000	1	0	- 100.0%
\$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	2	5	+ 150.0%

By Bedroom Count

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	53	58	+ 9.4%
3 Bedrooms	194	185	- 4.6%
4 Bedrooms or More	161	160	- 0.6%
All Bedroom Counts	408	403	- 1.2%

Single-Family Homes

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	52	55	+ 5.8%
3 Bedrooms	194	183	- 5.7%
4 Bedrooms or More	160	160	0.0%
All Bedroom Counts	406	398	- 2.0%

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	1	3	+ 200.0%
3 Bedrooms	0	2	—
4 Bedrooms or More	1	0	- 100.0%
All Bedroom Counts	2	5	+ 150.0%

Months Supply of Inventory

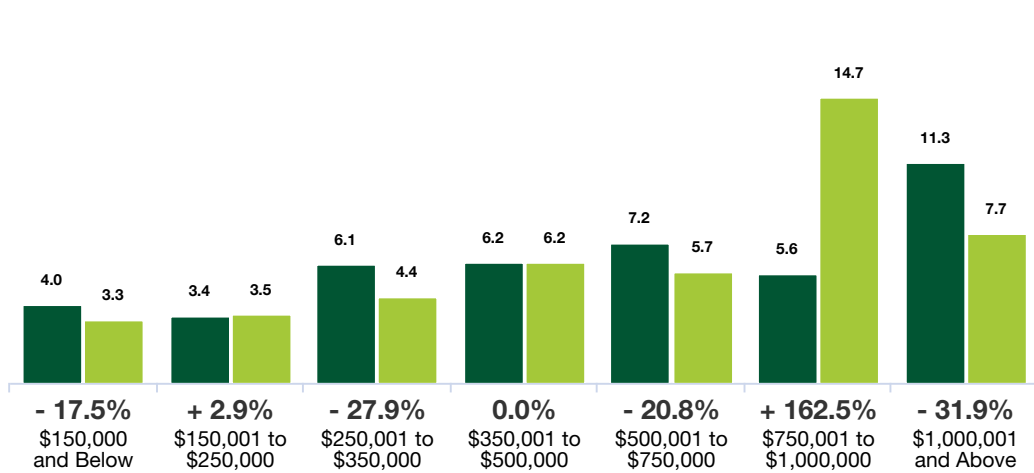


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

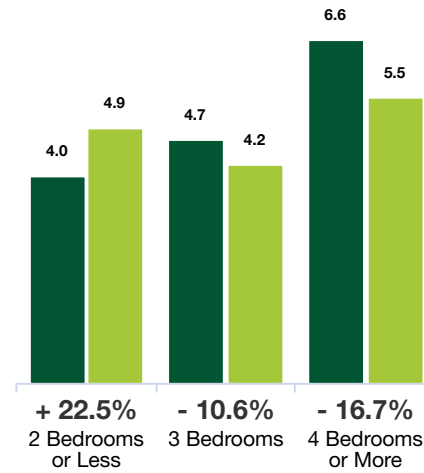
By Price Range

■ 5-2025 ■ 5-2026



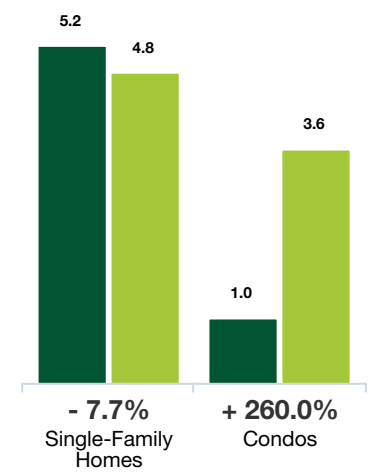
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
\$150,000 and Below	4.0	3.3	- 17.5%	4.1	3.0	- 26.8%	—	3.0	—
\$150,001 to \$250,000	3.4	3.5	+ 2.9%	3.5	3.5	0.0%	0.6	1.0	+ 66.7%
\$250,001 to \$350,000	6.1	4.4	- 27.9%	6.1	4.4	- 27.9%	—	1.0	—
\$350,001 to \$500,000	6.2	6.2	0.0%	6.1	6.2	+ 1.6%	1.0	—	—
\$500,001 to \$750,000	7.2	5.7	- 20.8%	7.2	5.8	- 19.4%	—	—	—
\$750,001 to \$1,000,000	5.6	14.7	+ 162.5%	5.6	14.7	+ 162.5%	—	—	—
\$1,000,001 and Above	11.3	7.7	- 31.9%	11.3	7.7	- 31.9%	—	—	—
All Price Ranges	5.2	4.8	- 7.7%	5.2	4.8	- 7.7%	1.0	3.6	+ 260.0%
By Bedroom Count	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
2 Bedrooms or Less	4.0	4.9	+ 22.5%	4.1	4.9	+ 19.5%	0.5	2.1	+ 320.0%
3 Bedrooms	4.7	4.2	- 10.6%	4.7	4.2	- 10.6%	—	1.3	—
4 Bedrooms or More	6.6	5.5	- 16.7%	6.6	5.5	- 16.7%	1.0	—	—
All Bedroom Counts	5.2	4.8	- 7.7%	5.2	4.8	- 7.7%	1.0	3.6	+ 260.0%