

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2026

U.S. pending home sales increased for the fourth consecutive month, rising 3.8%, according to the National Association of REALTORS®. Contract signings were up 4.8% from a year earlier. Sales advanced across all four regions month-over-month and year-over-year, reflecting continued buyer activity as consumers adjust to elevated mortgage rates. For the 12-month period spanning July 2025 through June 2026, Pending Sales in the Greenwood Association of REALTORS® region increased 6.3 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales improved 172.7 percent.

The overall Median Sales Price improved 1.6 percent to \$264,000. The property type with the largest gain was the Single-Family Homes segment, where prices rose 2.0 percent to \$265,000. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 93 days. The price range that tended to sell the slowest was the \$500,001 to \$750,000 range at 140 days.

Market-wide, inventory levels went up 6.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 200.0 percent. That amounts to 4.9 months of inventory for Single-Family Homes and 4.5 months of inventory for Condos.

Quick Facts

+ 172.7%	+ 22.0%	+ 33.3%
Price Range with Strongest Sales: \$1,000,001 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	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

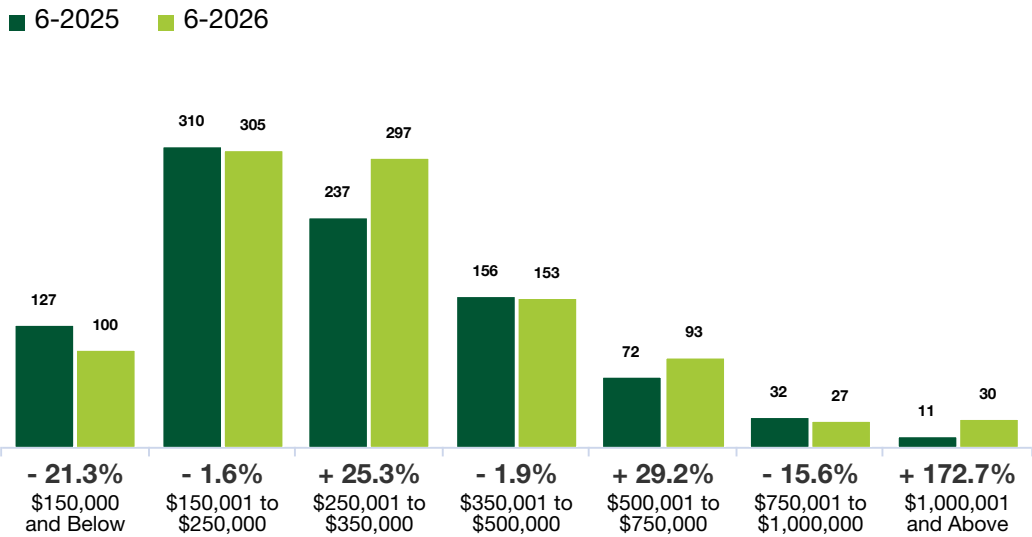


Pending Sales

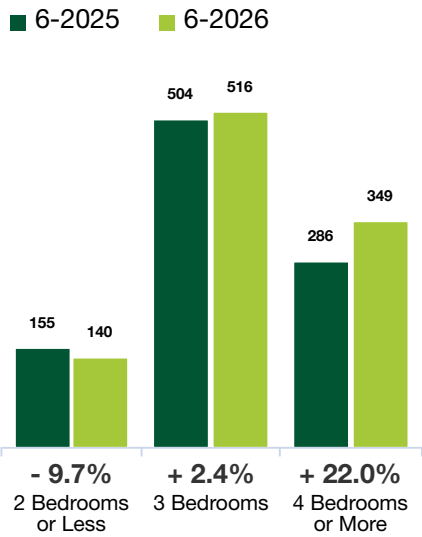
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



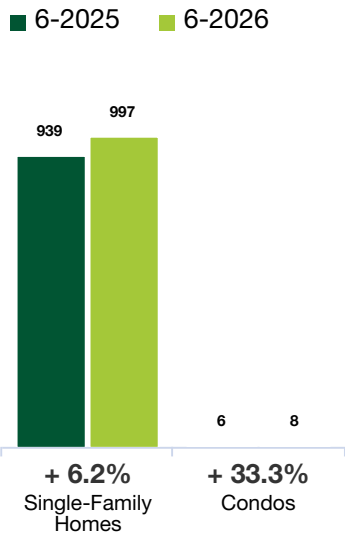
By Price Range



By Bedroom Count



By Property Type



All Properties			
By Price Range	6-2025	6-2026	Change
\$150,000 and Below	127	100	- 21.3%
\$150,001 to \$250,000	310	305	- 1.6%
\$250,001 to \$350,000	237	297	+ 25.3%
\$350,001 to \$500,000	156	153	- 1.9%
\$500,001 to \$750,000	72	93	+ 29.2%
\$750,001 to \$1,000,000	32	27	- 15.6%
\$1,000,001 and Above	11	30	+ 172.7%
All Price Ranges	945	1,005	+ 6.3%
By Bedroom Count	6-2025	6-2026	Change
2 Bedrooms or Less	155	140	- 9.7%
3 Bedrooms	504	516	+ 2.4%
4 Bedrooms or More	286	349	+ 22.0%
All Bedroom Counts	945	1,005	+ 6.3%

Single-Family Homes			Condos		
6-2025	6-2026	Change	6-2025	6-2026	Change
127	98	- 22.8%	0	2	—
307	301	- 2.0%	3	4	+ 33.3%
237	296	+ 24.9%	0	1	—
155	152	- 1.9%	1	1	0.0%
70	93	+ 32.9%	2	0	- 100.0%
32	27	- 15.6%	0	0	0.0%
11	30	+ 172.7%	0	0	0.0%
939	997	+ 6.2%	6	8	+ 33.3%
6-2025	6-2026	Change	6-2025	6-2026	Change
153	133	- 13.1%	2	7	+ 250.0%
500	516	+ 3.2%	4	0	- 100.0%
286	348	+ 21.7%	0	1	—
939	997	+ 6.2%	6	8	+ 33.3%

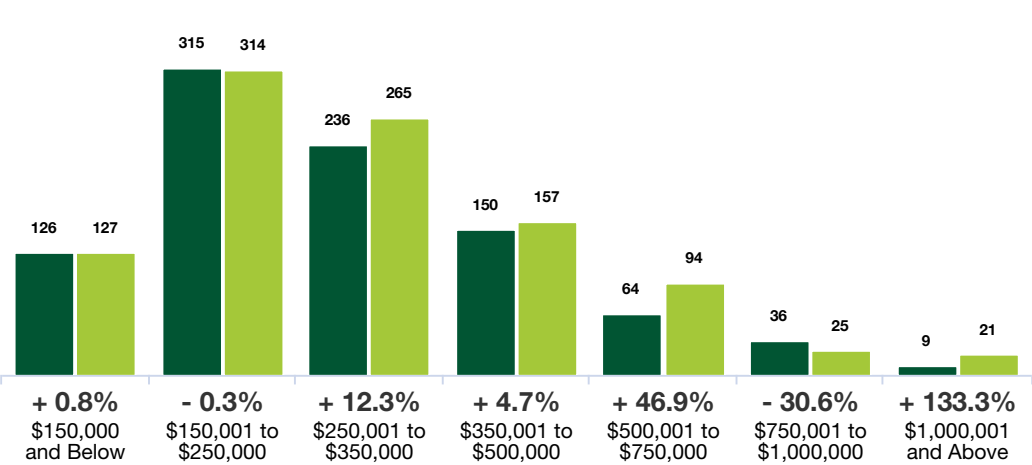
Closed Sales

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



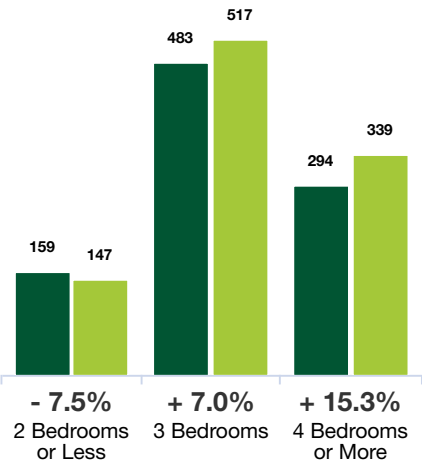
By Price Range

6-2025 6-2026



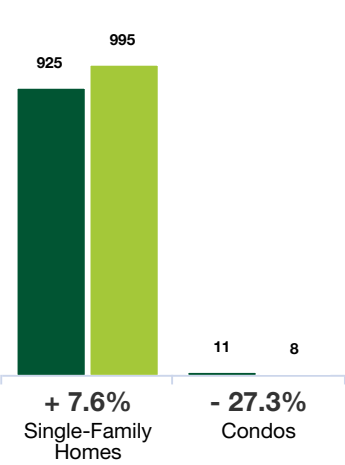
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	126	127	+ 0.8%	124	124	0.0%	2	3	+ 50.0%
\$150,001 to \$250,000	315	314	- 0.3%	308	310	+ 0.6%	7	4	- 42.9%
\$250,001 to \$350,000	236	265	+ 12.3%	236	265	+ 12.3%	0	0	0.0%
\$350,001 to \$500,000	150	157	+ 4.7%	149	156	+ 4.7%	1	1	0.0%
\$500,001 to \$750,000	64	94	+ 46.9%	63	94	+ 49.2%	1	0	- 100.0%
\$750,001 to \$1,000,000	36	25	- 30.6%	36	25	- 30.6%	0	0	0.0%
\$1,000,001 and Above	9	21	+ 133.3%	9	21	+ 133.3%	0	0	0.0%
All Price Ranges	936	1,003	+ 7.2%	925	995	+ 7.6%	11	8	- 27.3%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	159	147	- 7.5%	153	140	- 8.5%	6	7	+ 16.7%
3 Bedrooms	483	517	+ 7.0%	479	516	+ 7.7%	4	1	- 75.0%
4 Bedrooms or More	294	339	+ 15.3%	293	339	+ 15.7%	1	0	- 100.0%
All Bedroom Counts	936	1,003	+ 7.2%	925	995	+ 7.6%	11	8	- 27.3%

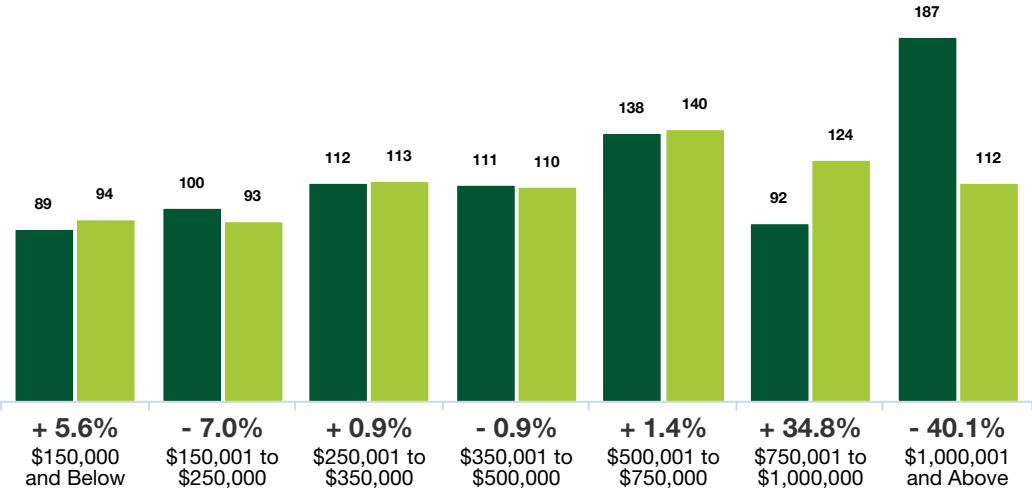
Days On Market Until Sale

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



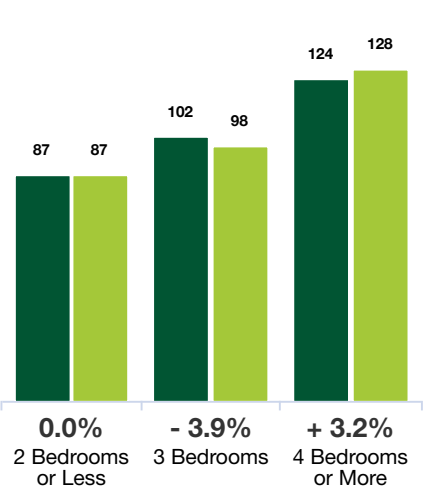
By Price Range

6-2025 6-2026



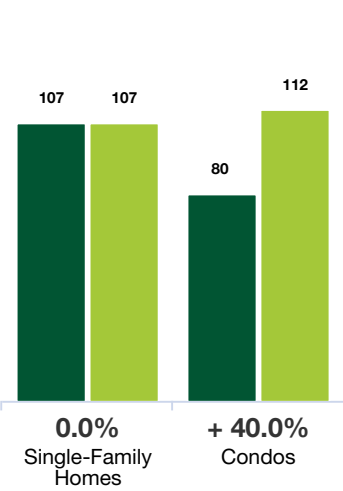
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



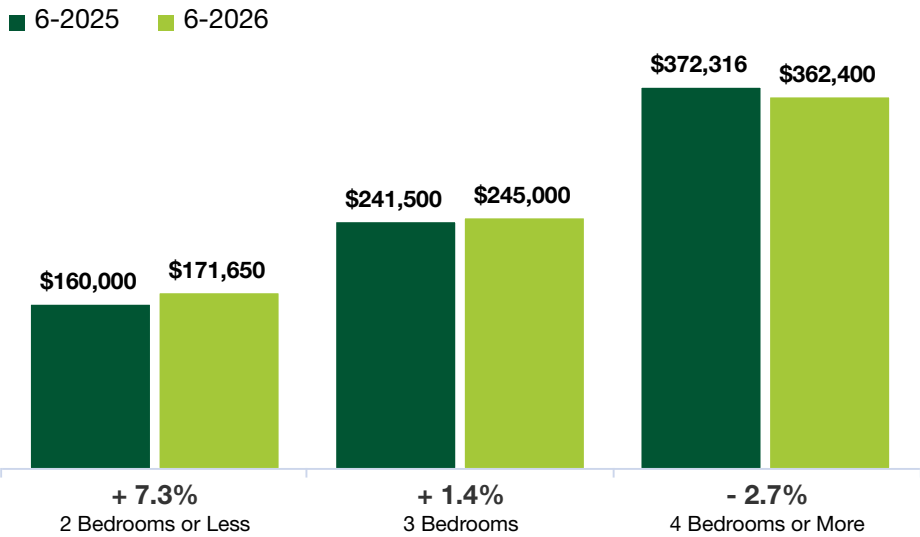
All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	89	94	+ 5.6%	89	91	+ 2.2%	96	189	+ 96.9%
\$150,001 to \$250,000	100	93	- 7.0%	100	94	- 6.0%	90	70	- 22.2%
\$250,001 to \$350,000	112	113	+ 0.9%	112	113	+ 0.9%	—	—	—
\$350,001 to \$500,000	111	110	- 0.9%	111	111	0.0%	57	55	- 3.5%
\$500,001 to \$750,000	138	140	+ 1.4%	140	140	0.0%	3	—	—
\$750,001 to \$1,000,000	92	124	+ 34.8%	92	124	+ 34.8%	—	—	—
\$1,000,001 and Above	187	112	- 40.1%	187	112	- 40.1%	—	—	—
All Price Ranges	106	107	+ 0.9%	107	107	0.0%	80	112	+ 40.0%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	87	87	0.0%	87	85	- 2.3%	108	121	+ 12.0%
3 Bedrooms	102	98	- 3.9%	102	99	- 2.9%	45	55	+ 22.2%
4 Bedrooms or More	124	128	+ 3.2%	124	128	+ 3.2%	49	—	—
All Bedroom Counts	106	107	+ 0.9%	107	107	0.0%	80	112	+ 40.0%

Median Sales Price

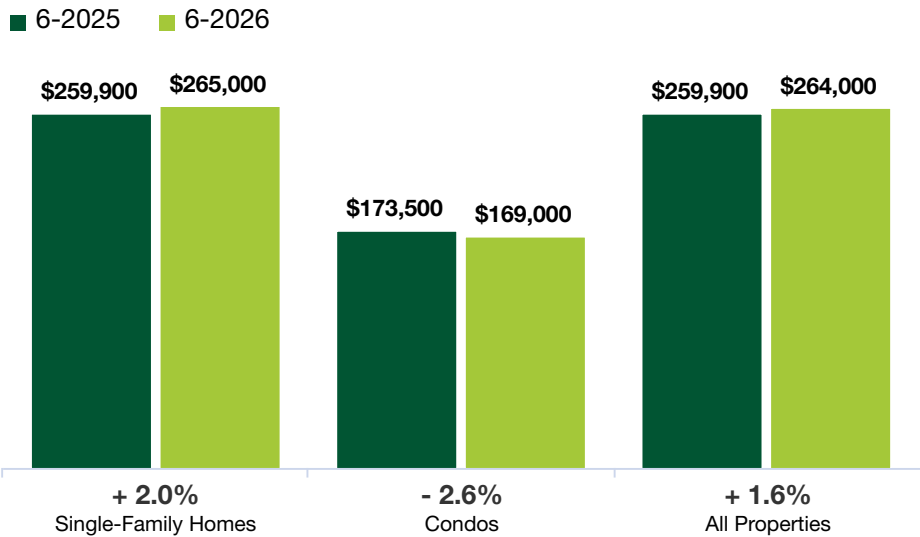
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



All Properties			
By Bedroom Count	6-2025	6-2026	Change
2 Bedrooms or Less	\$160,000	\$171,650	+ 7.3%
3 Bedrooms	\$241,500	\$245,000	+ 1.4%
4 Bedrooms or More	\$372,316	\$362,400	- 2.7%
All Bedroom Counts	\$259,900	\$264,000	+ 1.6%

Single-Family Homes			Condos		
6-2025	6-2026	Change	6-2025	6-2026	Change
\$160,000	\$172,300	+ 7.7%	\$169,250	\$163,000	- 3.7%
\$242,450	\$245,000	+ 1.1%	\$183,450	\$490,000	+ 167.1%
\$374,250	\$362,400	- 3.2%	\$210,000	—	—
\$259,900	\$265,000	+ 2.0%	\$173,500	\$169,000	- 2.6%

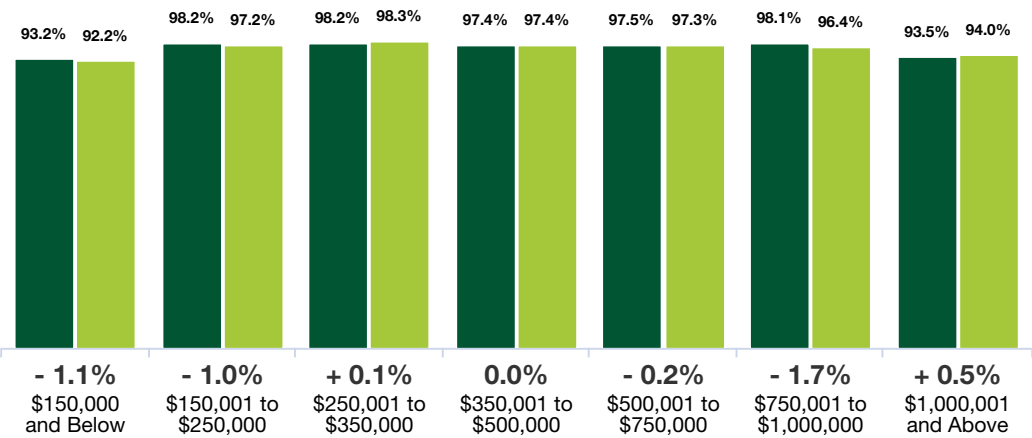
Percent of List Price Received

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.



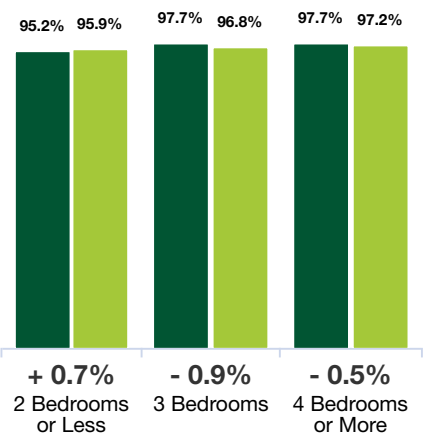
By Price Range

6-2025 6-2026



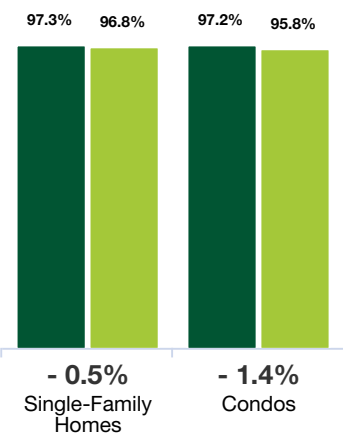
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	93.2%	92.2%	- 1.1%	93.3%	92.1%	- 1.3%	89.3%	94.7%	+ 6.0%
\$150,001 to \$250,000	98.2%	97.2%	- 1.0%	98.1%	97.2%	- 0.9%	98.7%	97.1%	- 1.6%
\$250,001 to \$350,000	98.2%	98.3%	+ 0.1%	98.2%	98.3%	+ 0.1%	—	—	—
\$350,001 to \$500,000	97.4%	97.4%	0.0%	97.4%	97.4%	0.0%	100.5%	94.2%	- 6.3%
\$500,001 to \$750,000	97.5%	97.3%	- 0.2%	97.5%	97.3%	- 0.2%	99.0%	—	—
\$750,001 to \$1,000,000	98.1%	96.4%	- 1.7%	98.1%	96.4%	- 1.7%	—	—	—
\$1,000,001 and Above	93.5%	94.0%	+ 0.5%	93.5%	94.0%	+ 0.5%	—	—	—
All Price Ranges	97.3%	96.8%	- 0.5%	97.3%	96.8%	- 0.5%	97.2%	95.8%	- 1.4%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	95.2%	95.9%	+ 0.7%	95.2%	95.9%	+ 0.7%	95.6%	96.1%	+ 0.5%
3 Bedrooms	97.7%	96.8%	- 0.9%	97.7%	96.8%	- 0.9%	98.9%	94.2%	- 4.8%
4 Bedrooms or More	97.7%	97.2%	- 0.5%	97.7%	97.2%	- 0.5%	100.0%	—	—
All Bedroom Counts	97.3%	96.8%	- 0.5%	97.3%	96.8%	- 0.5%	97.2%	95.8%	- 1.4%

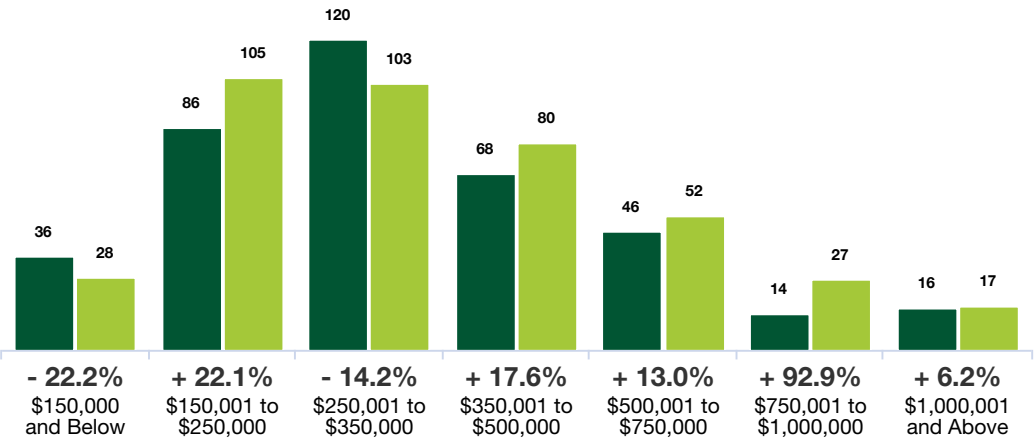
Inventory of Homes for Sale

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



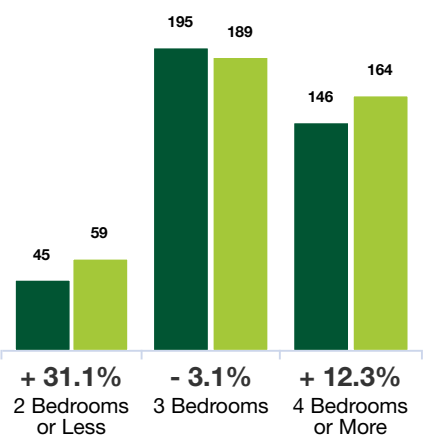
By Price Range

6-2025 6-2026



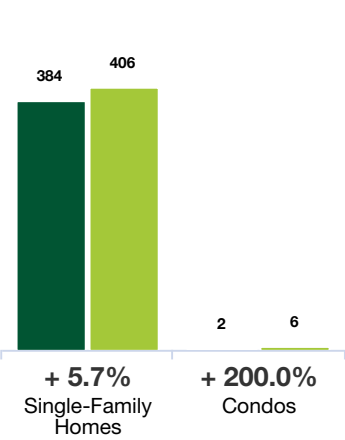
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties				Single-Family Homes				Condos			
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026
\$150,000 and Below	36	28	- 22.2%	36	25	- 30.6%	0	3	—	0	3
\$150,001 to \$250,000	86	105	+ 22.1%	85	103	+ 21.2%	1	2	+ 100.0%	1	2
\$250,001 to \$350,000	120	103	- 14.2%	120	102	- 15.0%	0	1	—	0	1
\$350,001 to \$500,000	68	80	+ 17.6%	67	80	+ 19.4%	1	0	- 100.0%	1	0
\$500,001 to \$750,000	46	52	+ 13.0%	46	52	+ 13.0%	0	0	0.0%	0	0
\$750,001 to \$1,000,000	14	27	+ 92.9%	14	27	+ 92.9%	0	0	0.0%	0	0
\$1,000,001 and Above	16	17	+ 6.2%	16	17	+ 6.2%	0	0	0.0%	0	0
All Price Ranges	386	412	+ 6.7%	384	406	+ 5.7%	2	6	+ 200.0%	2	6
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026
2 Bedrooms or Less	45	59	+ 31.1%	44	56	+ 27.3%	1	3	+ 200.0%	1	3
3 Bedrooms	195	189	- 3.1%	195	186	- 4.6%	0	3	—	0	3
4 Bedrooms or More	146	164	+ 12.3%	145	164	+ 13.1%	1	0	- 100.0%	1	0
All Bedroom Counts	386	412	+ 6.7%	384	406	+ 5.7%	2	6	+ 200.0%	2	6

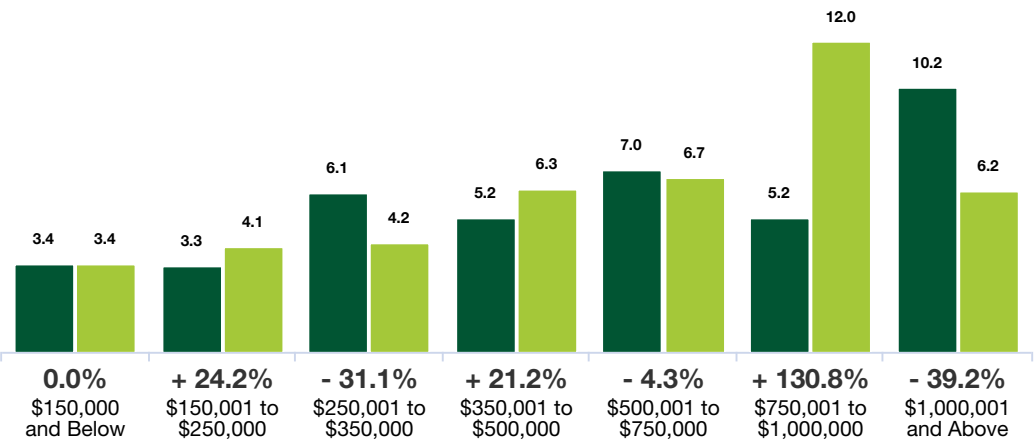
Months Supply of Inventory

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.



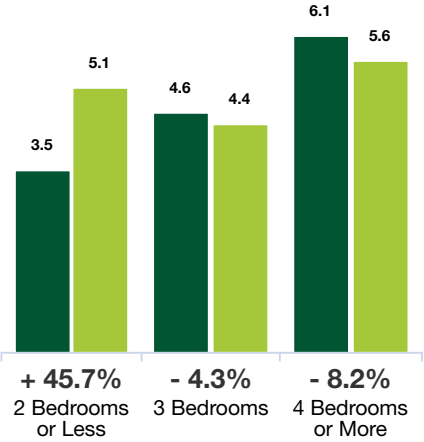
By Price Range

6-2025 6-2026



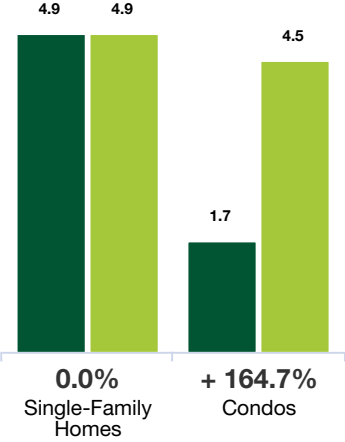
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties				Single-Family Homes			Condos		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
\$150,000 and Below	3.4	3.4	0.0%	3.4	3.1	- 8.8%	—	3.0	—
\$150,001 to \$250,000	3.3	4.1	+ 24.2%	3.3	4.1	+ 24.2%	1.0	2.0	+ 100.0%
\$250,001 to \$350,000	6.1	4.2	- 31.1%	6.1	4.1	- 32.8%	—	1.0	—
\$350,001 to \$500,000	5.2	6.3	+ 21.2%	5.2	6.3	+ 21.2%	1.0	—	—
\$500,001 to \$750,000	7.0	6.7	- 4.3%	7.2	6.7	- 6.9%	—	—	—
\$750,001 to \$1,000,000	5.2	12.0	+ 130.8%	5.2	12.0	+ 130.8%	—	—	—
\$1,000,001 and Above	10.2	6.2	- 39.2%	10.2	6.2	- 39.2%	—	—	—
All Price Ranges	4.9	4.9	0.0%	4.9	4.9	0.0%	1.7	4.5	+ 164.7%
By Bedroom Count	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	3.5	5.1	+ 45.7%	3.5	5.1	+ 45.7%	1.0	2.1	+ 110.0%
3 Bedrooms	4.6	4.4	- 4.3%	4.7	4.3	- 8.5%	—	—	—
4 Bedrooms or More	6.1	5.6	- 8.2%	6.1	5.7	- 6.6%	—	—	—
All Bedroom Counts	4.9	4.9	0.0%	4.9	4.9	0.0%	1.7	4.5	+ 164.7%