

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2026

Nationally, pending home sales decreased 5.4% month-over-month and 0.3% year-over-year, according to the National Association of REALTORS®, as elevated mortgage rates and record-high home prices affected buyer activity. Contract signings declined in all four regions month-over-month. Year-over-year, pending home sales rose in the Northeast and Midwest but fell in the South and West. For the 12-month period spanning August 2025 through July 2026, Pending Sales in the Greenwood Association of REALTORS® region went up 5.3 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 100.0 percent.

The overall Median Sales Price were up 2.3 percent to \$265,950. The property type with the largest gain was the Single-Family Homes segment, where prices rose 2.6 percent to \$266,700. 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 \$500,001 to \$750,000 range at 136 days.

Market-wide, inventory levels improved 1.0 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 150.0 percent. That amounts to 4.6 months of inventory for Single-Family Homes and 3.8 months of inventory for Condos.

Quick Facts

+ 100.0%	+ 25.3%	+ 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

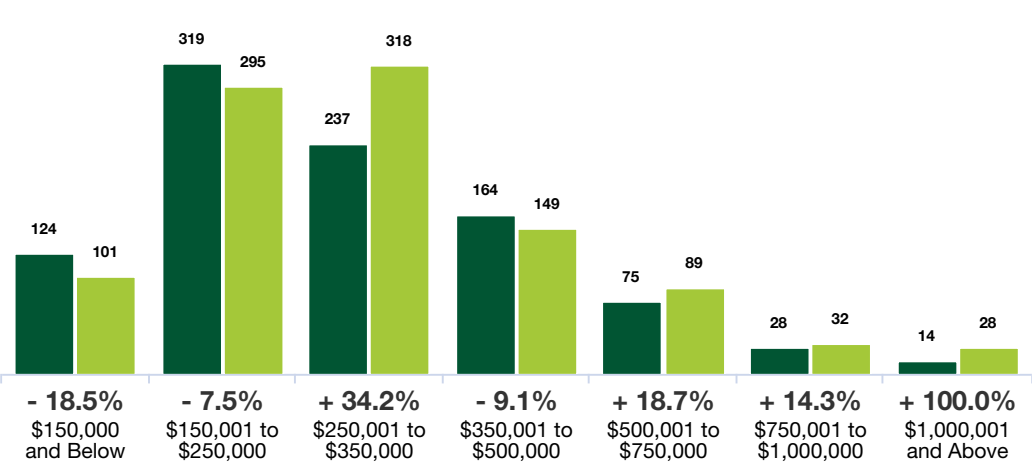
Pending Sales

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



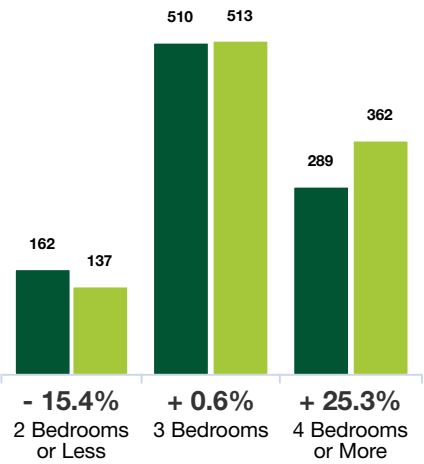
By Price Range

7-2025 7-2026



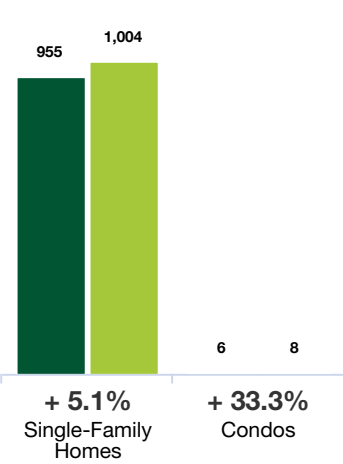
By Bedroom Count

7-2025 7-2026



By Property Type

7-2025 7-2026



All Properties				Single-Family Homes			Condos		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
\$150,000 and Below	124	101	- 18.5%	124	99	- 20.2%	0	2	—
\$150,001 to \$250,000	319	295	- 7.5%	317	290	- 8.5%	2	5	+ 150.0%
\$250,001 to \$350,000	237	318	+ 34.2%	236	318	+ 34.7%	1	0	- 100.0%
\$350,001 to \$500,000	164	149	- 9.1%	163	148	- 9.2%	1	1	0.0%
\$500,001 to \$750,000	75	89	+ 18.7%	73	89	+ 21.9%	2	0	- 100.0%
\$750,001 to \$1,000,000	28	32	+ 14.3%	28	32	+ 14.3%	0	0	0.0%
\$1,000,001 and Above	14	28	+ 100.0%	14	28	+ 100.0%	0	0	0.0%
All Price Ranges	961	1,012	+ 5.3%	955	1,004	+ 5.1%	6	8	+ 33.3%
By Bedroom Count	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
2 Bedrooms or Less	162	137	- 15.4%	159	131	- 17.6%	3	6	+ 100.0%
3 Bedrooms	510	513	+ 0.6%	507	512	+ 1.0%	3	1	- 66.7%
4 Bedrooms or More	289	362	+ 25.3%	289	361	+ 24.9%	0	1	—
All Bedroom Counts	961	1,012	+ 5.3%	955	1,004	+ 5.1%	6	8	+ 33.3%

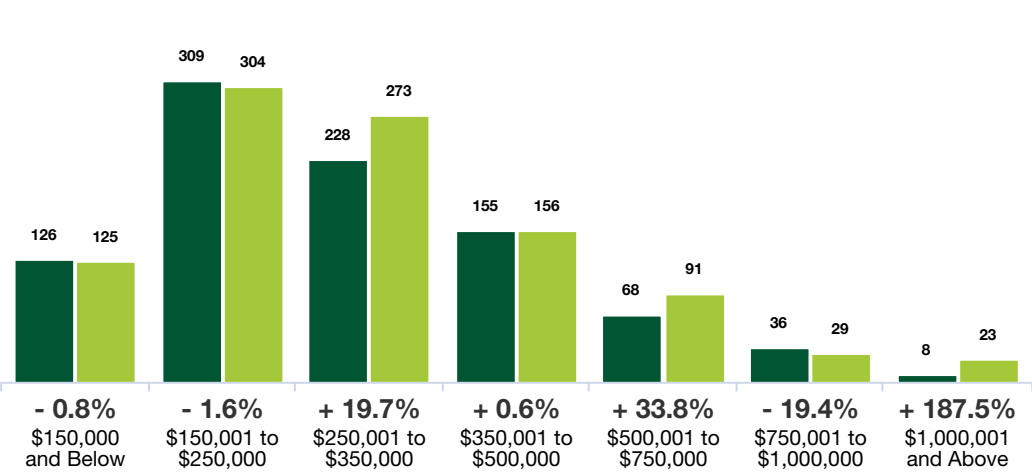
Closed Sales

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



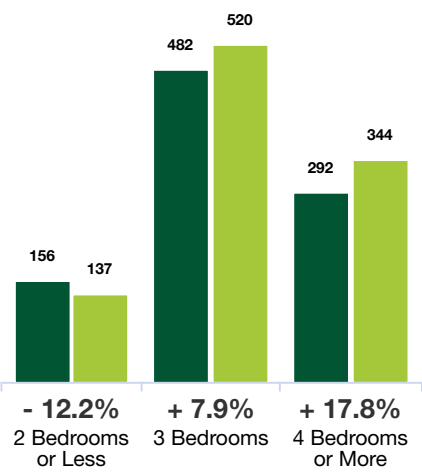
By Price Range

7-2025 7-2026



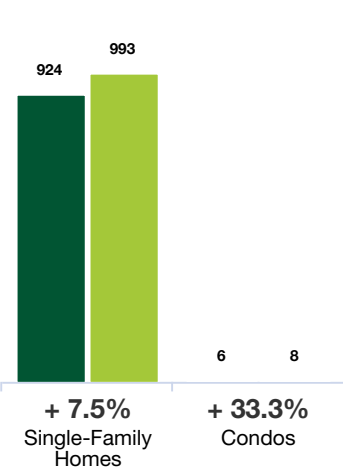
By Bedroom Count

7-2025 7-2026



By Property Type

7-2025 7-2026



All Properties				Single-Family Homes			Condos		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
\$150,000 and Below	126	125	- 0.8%	126	122	- 3.2%	0	3	—
\$150,001 to \$250,000	309	304	- 1.6%	305	300	- 1.6%	4	4	0.0%
\$250,001 to \$350,000	228	273	+ 19.7%	228	273	+ 19.7%	0	0	0.0%
\$350,001 to \$500,000	155	156	+ 0.6%	154	155	+ 0.6%	1	1	0.0%
\$500,001 to \$750,000	68	91	+ 33.8%	67	91	+ 35.8%	1	0	- 100.0%
\$750,001 to \$1,000,000	36	29	- 19.4%	36	29	- 19.4%	0	0	0.0%
\$1,000,001 and Above	8	23	+ 187.5%	8	23	+ 187.5%	0	0	0.0%
All Price Ranges	930	1,001	+ 7.6%	924	993	+ 7.5%	6	8	+ 33.3%
By Bedroom Count	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
2 Bedrooms or Less	156	137	- 12.2%	153	130	- 15.0%	3	7	+ 133.3%
3 Bedrooms	482	520	+ 7.9%	479	519	+ 8.4%	3	1	- 66.7%
4 Bedrooms or More	292	344	+ 17.8%	292	344	+ 17.8%	0	0	0.0%
All Bedroom Counts	930	1,001	+ 7.6%	924	993	+ 7.5%	6	8	+ 33.3%

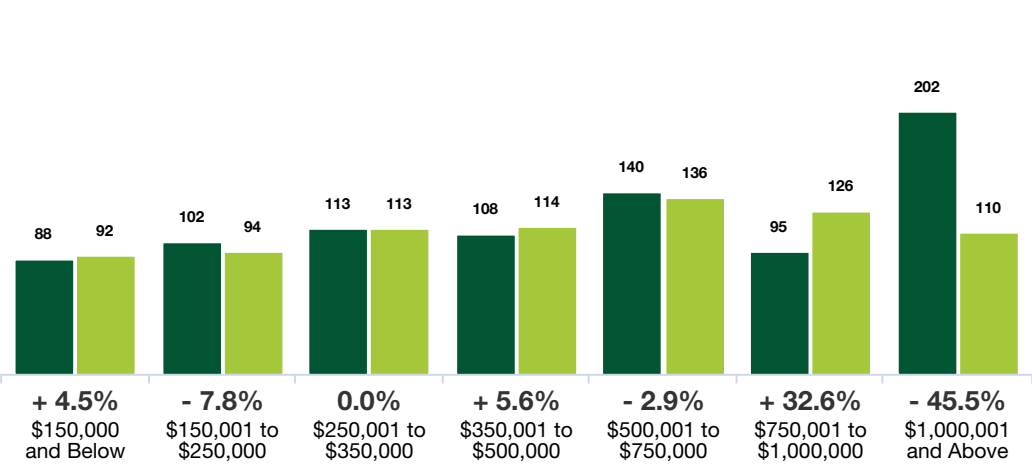
Days On Market Until Sale

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



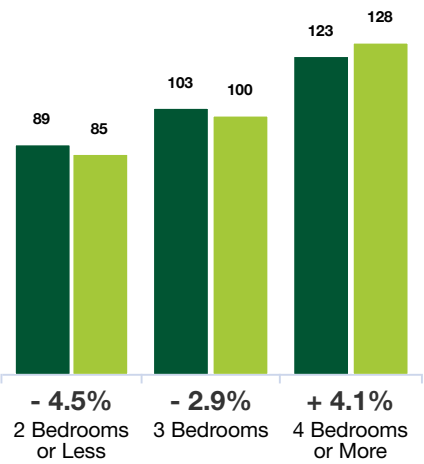
By Price Range

7-2025 7-2026



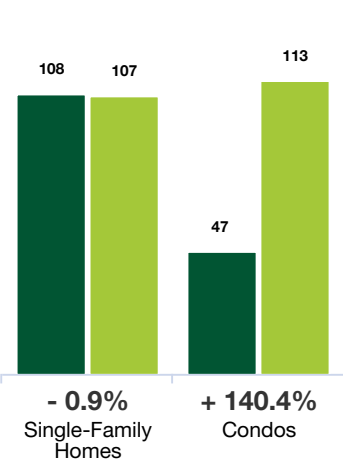
By Bedroom Count

7-2025 7-2026



By Property Type

7-2025 7-2026



All Properties				Single-Family Homes			Condos		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
\$150,000 and Below	88	92	+ 4.5%	88	90	+ 2.3%	—	189	—
\$150,001 to \$250,000	102	94	- 7.8%	103	94	- 8.7%	55	70	+ 27.3%
\$250,001 to \$350,000	113	113	0.0%	113	113	0.0%	—	—	—
\$350,001 to \$500,000	108	114	+ 5.6%	108	115	+ 6.5%	57	55	- 3.5%
\$500,001 to \$750,000	140	136	- 2.9%	142	136	- 4.2%	3	—	—
\$750,001 to \$1,000,000	95	126	+ 32.6%	95	126	+ 32.6%	—	—	—
\$1,000,001 and Above	202	110	- 45.5%	202	110	- 45.5%	—	—	—
All Price Ranges	107	107	0.0%	108	107	- 0.9%	47	113	+ 140.4%
By Bedroom Count	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
2 Bedrooms or Less	89	85	- 4.5%	90	84	- 6.7%	62	121	+ 95.2%
3 Bedrooms	103	100	- 2.9%	104	100	- 3.8%	31	55	+ 77.4%
4 Bedrooms or More	123	128	+ 4.1%	123	128	+ 4.1%	—	—	—
All Bedroom Counts	107	107	0.0%	108	107	- 0.9%	47	113	+ 140.4%

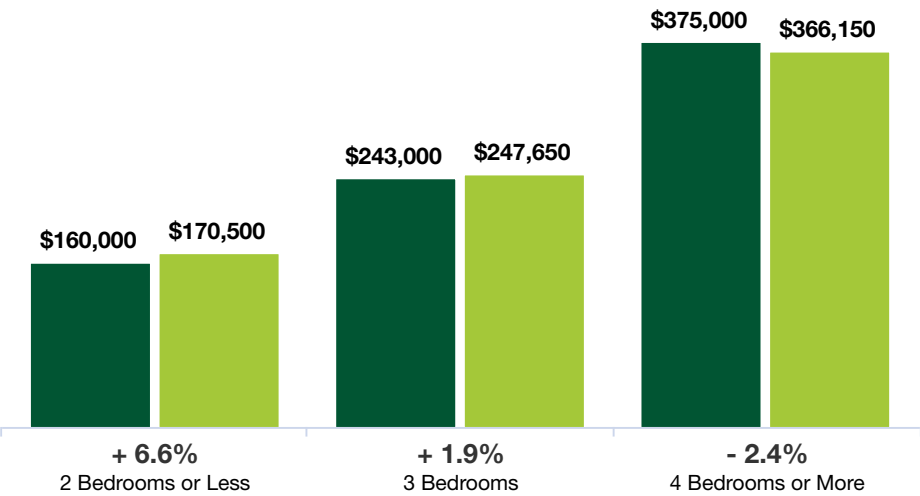
Median Sales Price

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



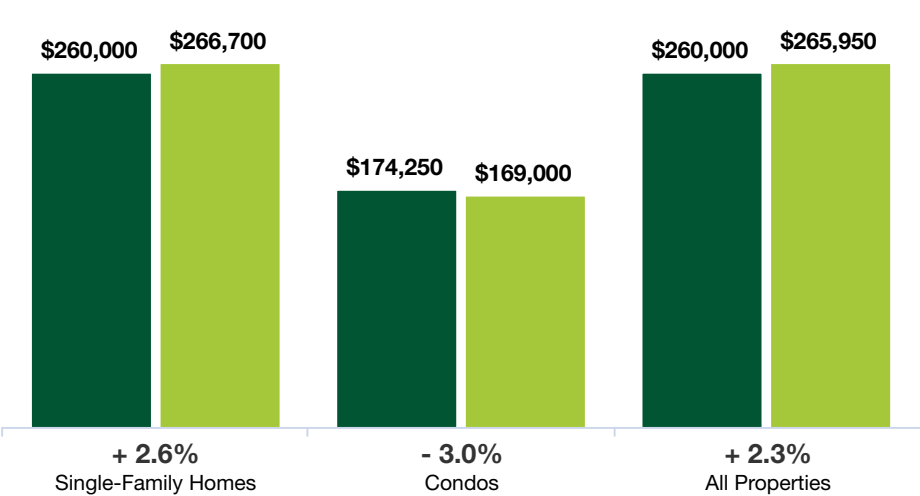
By Bedroom Count

7-2025 7-2026



By Property Type

7-2025 7-2026



All Properties				Single-Family Homes			Condos		
By Bedroom Count	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
2 Bedrooms or Less	\$160,000	\$170,500	+ 6.6%	\$160,000	\$171,000	+ 6.9%	\$175,000	\$163,000	- 6.9%
3 Bedrooms	\$243,000	\$247,650	+ 1.9%	\$243,000	\$247,500	+ 1.9%	\$154,900	\$490,000	+ 216.3%
4 Bedrooms or More	\$375,000	\$366,150	- 2.4%	\$375,000	\$366,150	- 2.4%	—	—	—
All Bedroom Counts	\$260,000	\$265,950	+ 2.3%	\$260,000	\$266,700	+ 2.6%	\$174,250	\$169,000	- 3.0%

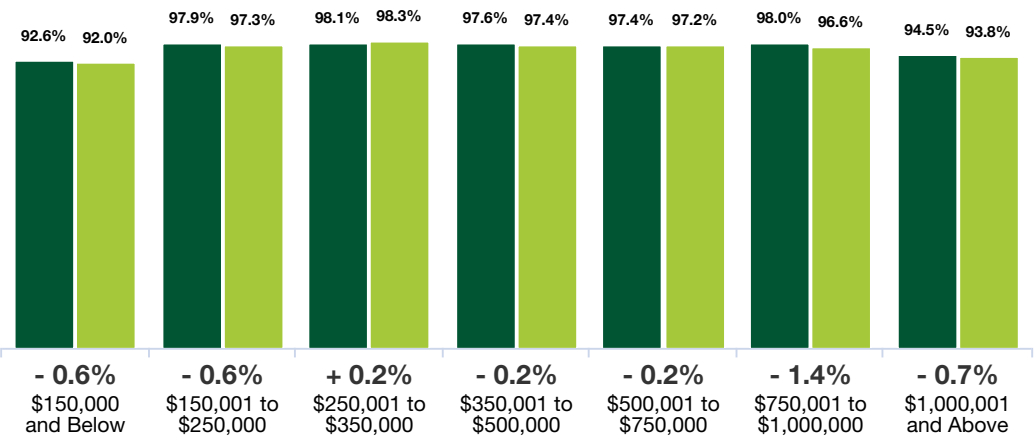
Percent of List Price Received

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.



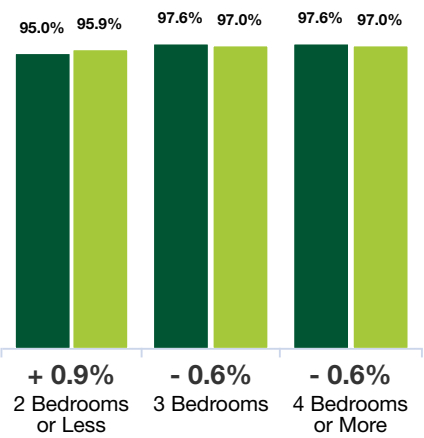
By Price Range

7-2025 7-2026



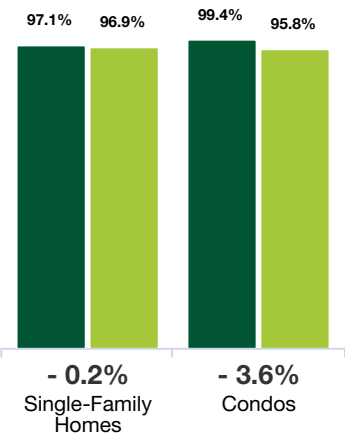
By Bedroom Count

7-2025 7-2026



By Property Type

7-2025 7-2026



All Properties				Single-Family Homes			Condos		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
\$150,000 and Below	92.6%	92.0%	- 0.6%	92.6%	92.0%	- 0.6%	—	94.7%	—
\$150,001 to \$250,000	97.9%	97.3%	- 0.6%	97.9%	97.3%	- 0.6%	99.2%	97.1%	- 2.1%
\$250,001 to \$350,000	98.1%	98.3%	+ 0.2%	98.1%	98.3%	+ 0.2%	—	—	—
\$350,001 to \$500,000	97.6%	97.4%	- 0.2%	97.6%	97.5%	- 0.1%	100.5%	94.2%	- 6.3%
\$500,001 to \$750,000	97.4%	97.2%	- 0.2%	97.4%	97.2%	- 0.2%	99.0%	—	—
\$750,001 to \$1,000,000	98.0%	96.6%	- 1.4%	98.0%	96.6%	- 1.4%	—	—	—
\$1,000,001 and Above	94.5%	93.8%	- 0.7%	94.5%	93.8%	- 0.7%	—	—	—
All Price Ranges	97.1%	96.9%	- 0.2%	97.1%	96.9%	- 0.2%	99.4%	95.8%	- 3.6%
By Bedroom Count	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
2 Bedrooms or Less	95.0%	95.9%	+ 0.9%	94.9%	95.9%	+ 1.1%	99.2%	96.1%	- 3.1%
3 Bedrooms	97.6%	97.0%	- 0.6%	97.6%	97.0%	- 0.6%	99.7%	94.2%	- 5.5%
4 Bedrooms or More	97.6%	97.0%	- 0.6%	97.6%	97.0%	- 0.6%	—	—	—
All Bedroom Counts	97.1%	96.9%	- 0.2%	97.1%	96.9%	- 0.2%	99.4%	95.8%	- 3.6%

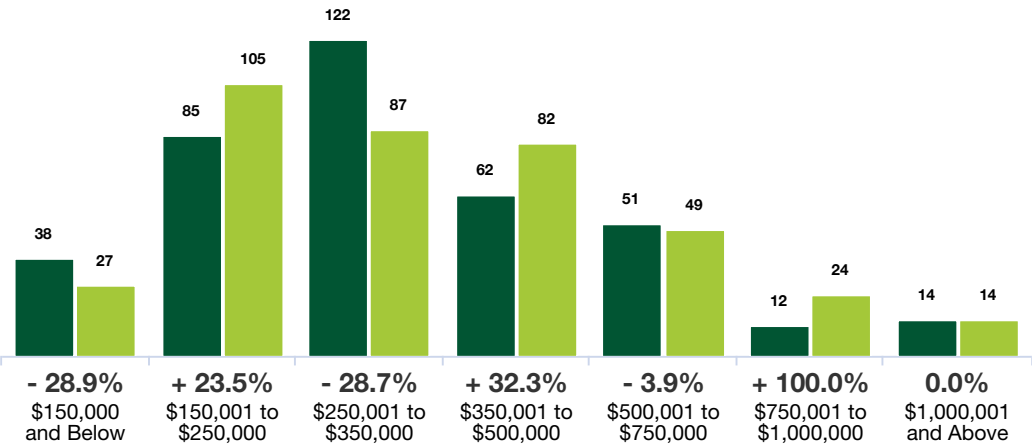
Inventory of Homes for Sale

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



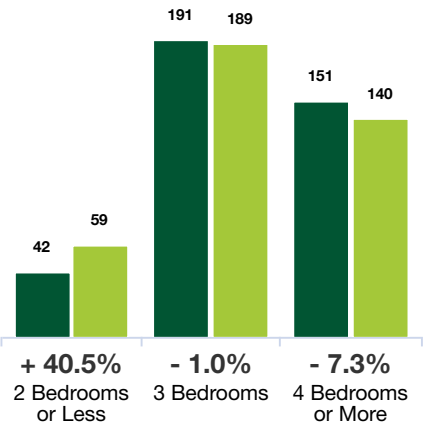
By Price Range

7-2025 7-2026



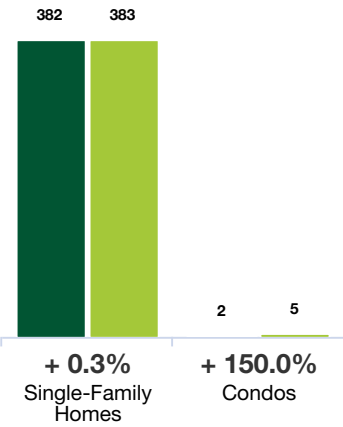
By Bedroom Count

7-2025 7-2026



By Property Type

7-2025 7-2026



All Properties				Single-Family Homes			Condos		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
\$150,000 and Below	38	27	- 28.9%	38	25	- 34.2%	0	2	—
\$150,001 to \$250,000	85	105	+ 23.5%	84	103	+ 22.6%	1	2	+ 100.0%
\$250,001 to \$350,000	122	87	- 28.7%	122	86	- 29.5%	0	1	—
\$350,001 to \$500,000	62	82	+ 32.3%	61	82	+ 34.4%	1	0	- 100.0%
\$500,001 to \$750,000	51	49	- 3.9%	51	49	- 3.9%	0	0	0.0%
\$750,001 to \$1,000,000	12	24	+ 100.0%	12	24	+ 100.0%	0	0	0.0%
\$1,000,001 and Above	14	14	0.0%	14	14	0.0%	0	0	0.0%
All Price Ranges	384	388	+ 1.0%	382	383	+ 0.3%	2	5	+ 150.0%
By Bedroom Count	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
2 Bedrooms or Less	42	59	+ 40.5%	41	56	+ 36.6%	1	3	+ 200.0%
3 Bedrooms	191	189	- 1.0%	191	187	- 2.1%	0	2	—
4 Bedrooms or More	151	140	- 7.3%	150	140	- 6.7%	1	0	- 100.0%
All Bedroom Counts	384	388	+ 1.0%	382	383	+ 0.3%	2	5	+ 150.0%

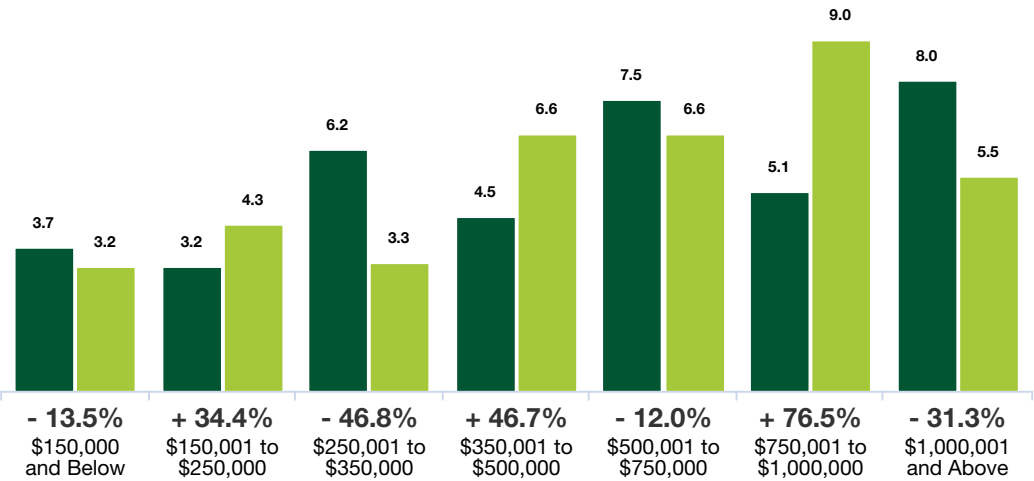
Months Supply of Inventory

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.



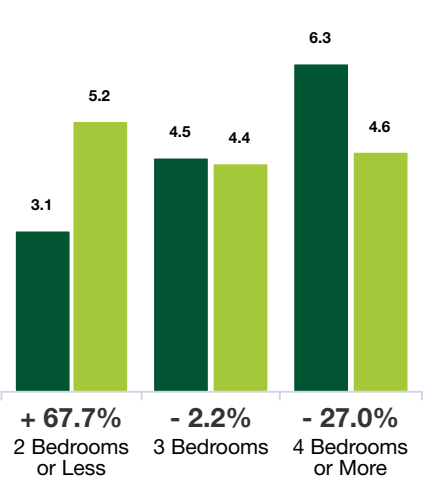
By Price Range

7-2025 7-2026



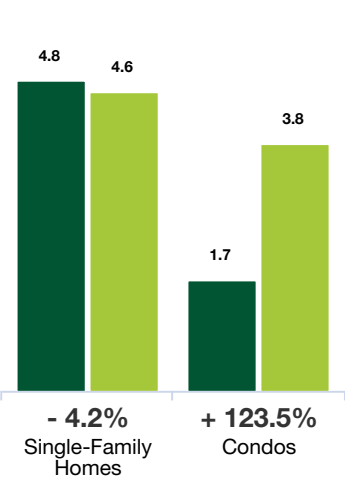
By Bedroom Count

7-2025 7-2026



By Property Type

7-2025 7-2026



All Properties				Single-Family Homes			Condos		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
\$150,000 and Below	3.7	3.2	- 13.5%	3.7	3.0	- 18.9%	—	2.0	—
\$150,001 to \$250,000	3.2	4.3	+ 34.4%	3.2	4.3	+ 34.4%	1.0	2.0	+ 100.0%
\$250,001 to \$350,000	6.2	3.3	- 46.8%	6.2	3.2	- 48.4%	—	—	—
\$350,001 to \$500,000	4.5	6.6	+ 46.7%	4.5	6.6	+ 46.7%	1.0	—	—
\$500,001 to \$750,000	7.5	6.6	- 12.0%	7.7	6.6	- 14.3%	—	—	—
\$750,001 to \$1,000,000	5.1	9.0	+ 76.5%	5.1	9.0	+ 76.5%	—	—	—
\$1,000,001 and Above	8.0	5.5	- 31.3%	8.0	5.5	- 31.3%	—	—	—
All Price Ranges	4.8	4.6	- 4.2%	4.8	4.6	- 4.2%	1.7	3.8	+ 123.5%
By Bedroom Count	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
2 Bedrooms or Less	3.1	5.2	+ 67.7%	3.1	5.1	+ 64.5%	1.0	2.0	+ 100.0%
3 Bedrooms	4.5	4.4	- 2.2%	4.5	4.4	- 2.2%	—	2.0	—
4 Bedrooms or More	6.3	4.6	- 27.0%	6.2	4.7	- 24.2%	—	—	—
All Bedroom Counts	4.8	4.6	- 4.2%	4.8	4.6	- 4.2%	1.7	3.8	+ 123.5%