

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2026

Pending home sales fell 4.7% from a year earlier, with contract signings down in all four regions, according to the National Association of REALTORS®. Contract signings edged up 0.3% from the previous month. They are running roughly 30% below where they were in the years leading up to the pandemic, according to NAR Chief Economist Lawrence Yun. The 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac. For the 12-month period spanning October 2025 through September 2026, Pending Sales in the Greenwood Association of REALTORS® region were up 3.6 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 44.4 percent.

The overall Median Sales Price rose 0.8 percent to \$264,000. The property type with the largest gain was the Single-Family Homes segment, where prices rose 1.1 percent to \$265,000. 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 \$500,001 to \$750,000 range at 142 days.

Market-wide, inventory levels was down 3.9 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 50.0 percent. That amounts to 4.7 months of inventory for Single-Family Homes and 1.8 months of inventory for Condos.

Quick Facts

+ 44.4%	+ 13.0%	+ 71.4%
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

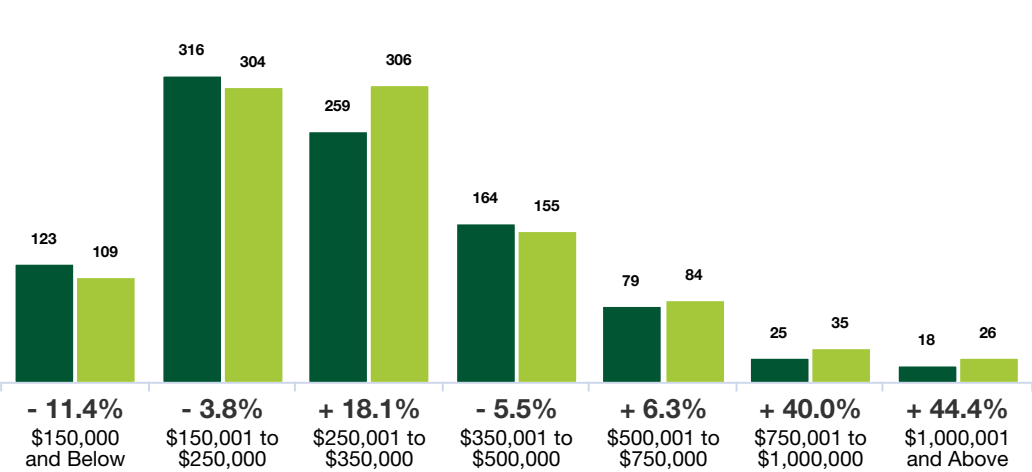
Pending Sales

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



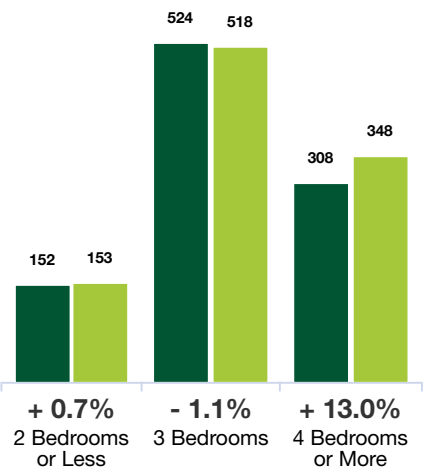
By Price Range

9-2025 9-2026



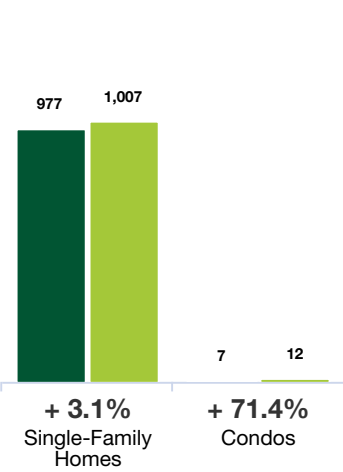
By Bedroom Count

9-2025 9-2026



By Property Type

9-2025 9-2026



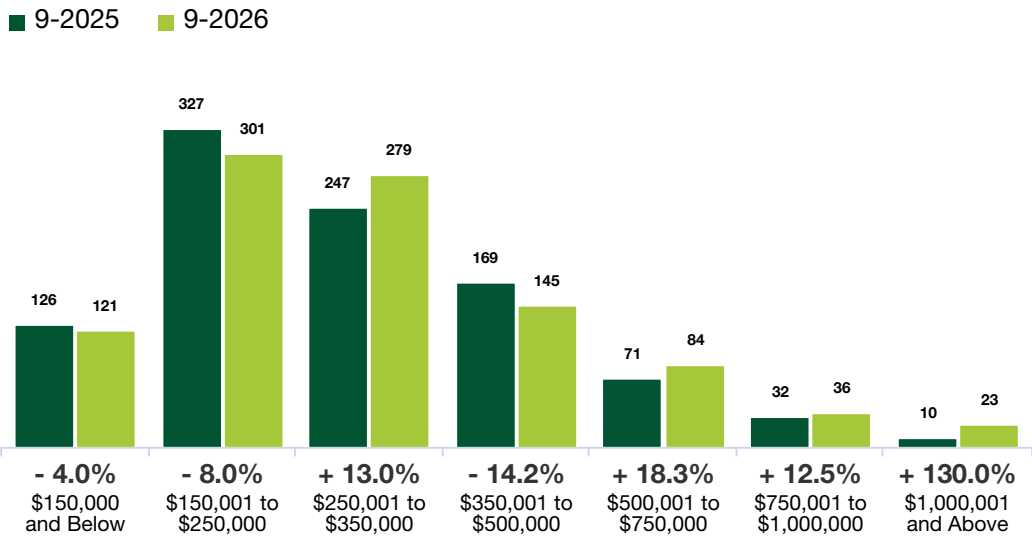
All Properties				Single-Family Homes				Condos			
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change		9-2025	9-2026	Change	
\$150,000 and Below	123	109	- 11.4%	123	104	- 15.4%		0	5	—	
\$150,001 to \$250,000	316	304	- 3.8%	313	299	- 4.5%		3	5	+ 66.7%	
\$250,001 to \$350,000	259	306	+ 18.1%	258	305	+ 18.2%		1	1	0.0%	
\$350,001 to \$500,000	164	155	- 5.5%	163	154	- 5.5%		1	1	0.0%	
\$500,001 to \$750,000	79	84	+ 6.3%	77	84	+ 9.1%		2	0	- 100.0%	
\$750,001 to \$1,000,000	25	35	+ 40.0%	25	35	+ 40.0%		0	0	0.0%	
\$1,000,001 and Above	18	26	+ 44.4%	18	26	+ 44.4%		0	0	0.0%	
All Price Ranges	984	1,019	+ 3.6%	977	1,007	+ 3.1%		7	12	+ 71.4%	
By Bedroom Count	9-2025	9-2026	Change	9-2025	9-2026	Change		9-2025	9-2026	Change	
2 Bedrooms or Less	152	153	+ 0.7%	148	144	- 2.7%		4	9	+ 125.0%	
3 Bedrooms	524	518	- 1.1%	521	516	- 1.0%		3	2	- 33.3%	
4 Bedrooms or More	308	348	+ 13.0%	308	347	+ 12.7%		0	1	—	
All Bedroom Counts	984	1,019	+ 3.6%	977	1,007	+ 3.1%		7	12	+ 71.4%	

Closed Sales

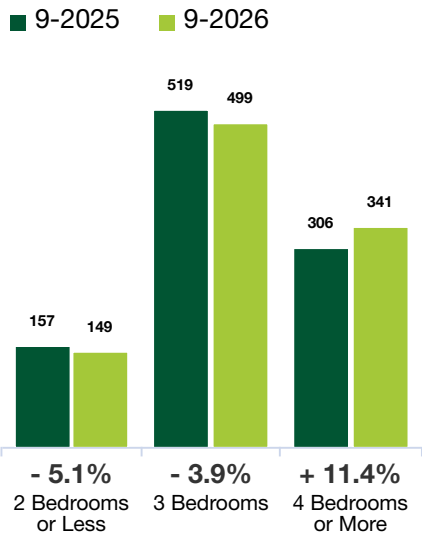
A count of the actual sales that closed. Based on a rolling 12-month total.



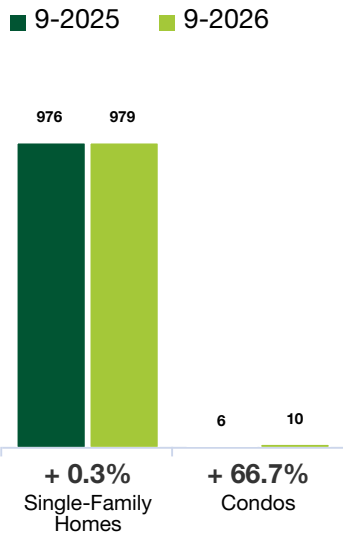
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes				Condos			
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change		9-2025	9-2026	Change	
\$150,000 and Below	126	121	- 4.0%	126	117	- 7.1%		0	4	—	
\$150,001 to \$250,000	327	301	- 8.0%	324	296	- 8.6%		3	5	+ 66.7%	
\$250,001 to \$350,000	247	279	+ 13.0%	247	278	+ 12.6%		0	1	—	
\$350,001 to \$500,000	169	145	- 14.2%	167	145	- 13.2%		2	0	- 100.0%	
\$500,001 to \$750,000	71	84	+ 18.3%	70	84	+ 20.0%		1	0	- 100.0%	
\$750,001 to \$1,000,000	32	36	+ 12.5%	32	36	+ 12.5%		0	0	0.0%	
\$1,000,001 and Above	10	23	+ 130.0%	10	23	+ 130.0%		0	0	0.0%	
All Price Ranges	982	989	+ 0.7%	976	979	+ 0.3%		6	10	+ 66.7%	
By Bedroom Count	9-2025	9-2026	Change	9-2025	9-2026	Change		9-2025	9-2026	Change	
2 Bedrooms or Less	157	149	- 5.1%	154	141	- 8.4%		3	8	+ 166.7%	
3 Bedrooms	519	499	- 3.9%	516	497	- 3.7%		3	2	- 33.3%	
4 Bedrooms or More	306	341	+ 11.4%	306	341	+ 11.4%		0	0	0.0%	
All Bedroom Counts	982	989	+ 0.7%	976	979	+ 0.3%		6	10	+ 66.7%	

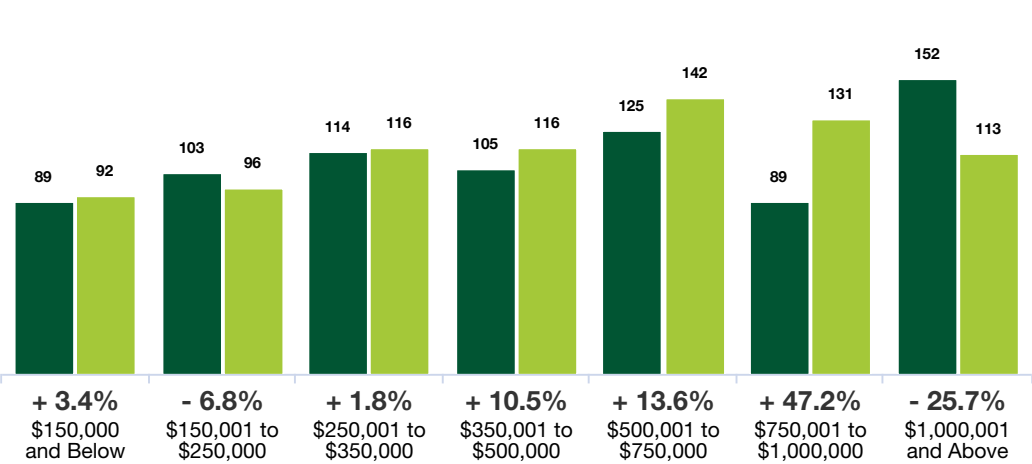
Days On Market Until Sale

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



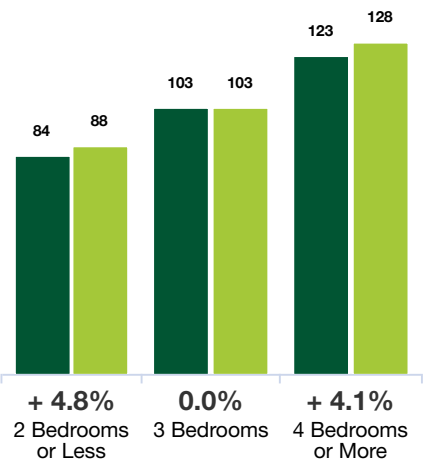
By Price Range

■ 9-2025 ■ 9-2026



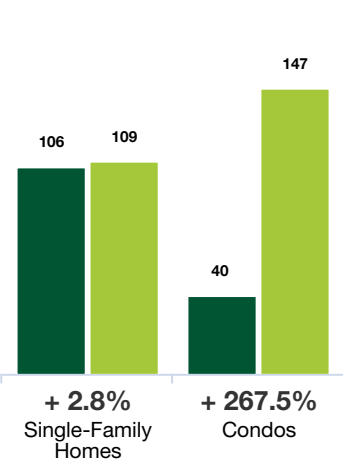
By Bedroom Count

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties				Single-Family Homes			Condos		
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
\$150,000 and Below	89	92	+ 3.4%	89	89	0.0%	—	165	—
\$150,001 to \$250,000	103	96	- 6.8%	104	95	- 8.7%	42	122	+ 190.5%
\$250,001 to \$350,000	114	116	+ 1.8%	114	116	+ 1.8%	—	199	—
\$350,001 to \$500,000	105	116	+ 10.5%	106	116	+ 9.4%	56	—	—
\$500,001 to \$750,000	125	142	+ 13.6%	126	142	+ 12.7%	3	—	—
\$750,001 to \$1,000,000	89	131	+ 47.2%	89	131	+ 47.2%	—	—	—
\$1,000,001 and Above	152	113	- 25.7%	152	113	- 25.7%	—	—	—
All Price Ranges	106	109	+ 2.8%	106	109	+ 2.8%	40	147	+ 267.5%
By Bedroom Count	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
2 Bedrooms or Less	84	88	+ 4.8%	85	86	+ 1.2%	41	120	+ 192.7%
3 Bedrooms	103	103	0.0%	103	103	0.0%	39	253	+ 548.7%
4 Bedrooms or More	123	128	+ 4.1%	123	128	+ 4.1%	—	—	—
All Bedroom Counts	106	109	+ 2.8%	106	109	+ 2.8%	40	147	+ 267.5%

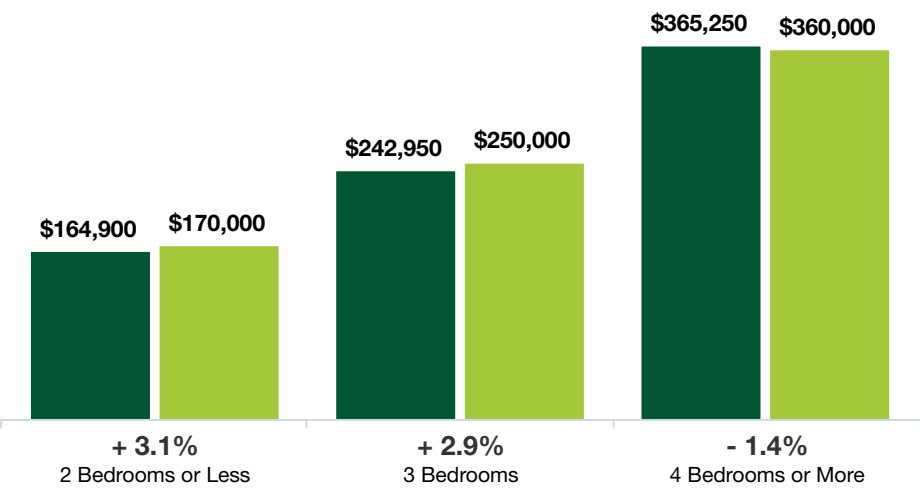
Median Sales Price

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



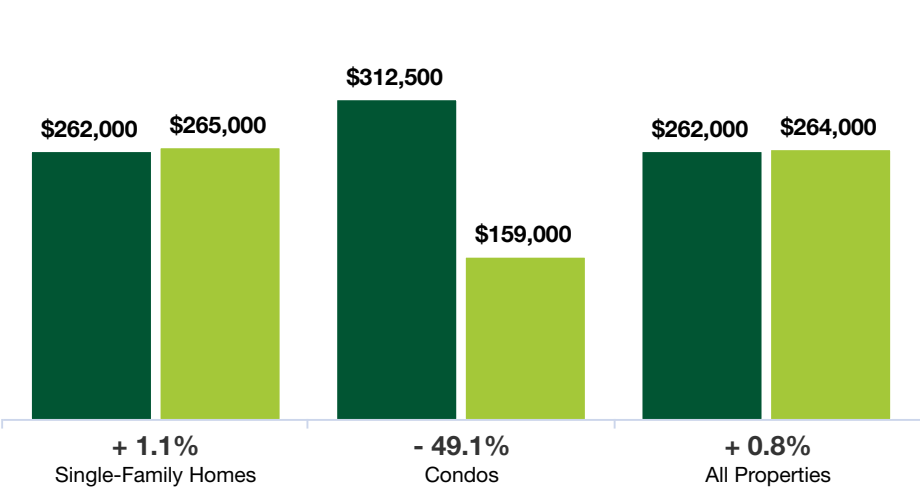
By Bedroom Count

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties			
By Bedroom Count	9-2025	9-2026	Change
2 Bedrooms or Less	\$164,900	\$170,000	+ 3.1%
3 Bedrooms	\$242,950	\$250,000	+ 2.9%
4 Bedrooms or More	\$365,250	\$360,000	- 1.4%
All Bedroom Counts	\$262,000	\$264,000	+ 0.8%

Single-Family Homes			Condos		
9-2025	9-2026	Change	9-2025	9-2026	Change
\$160,000	\$171,650	+ 7.3%	\$250,000	\$151,500	- 39.4%
\$242,900	\$250,000	+ 2.9%	\$490,000	\$231,250	- 52.8%
\$365,250	\$360,000	- 1.4%	—	—	—
\$262,000	\$265,000	+ 1.1%	\$312,500	\$159,000	- 49.1%

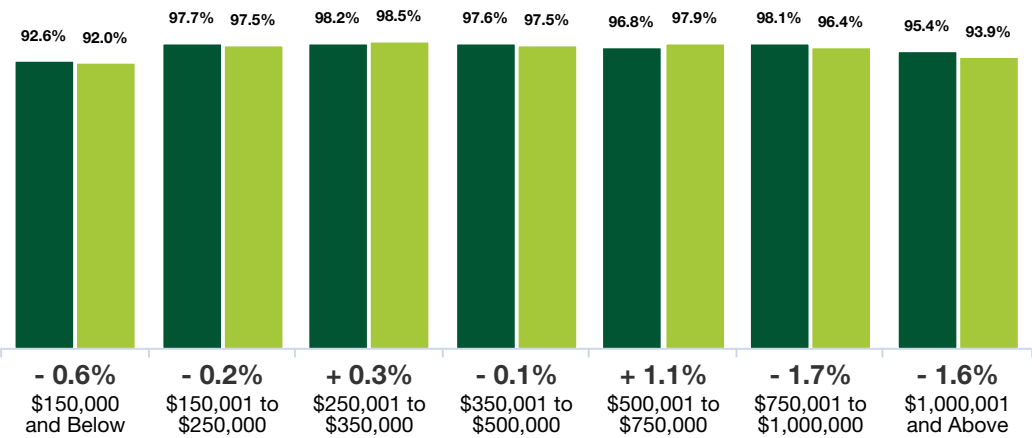
Percent of List Price Received

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.



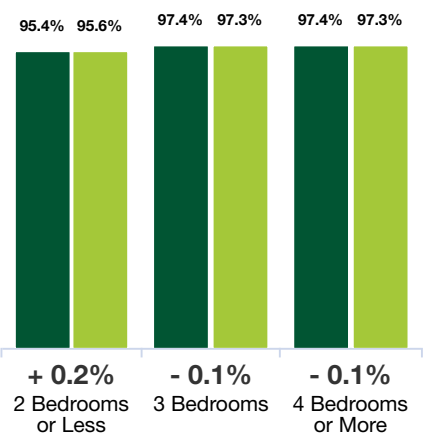
By Price Range

■ 9-2025 ■ 9-2026



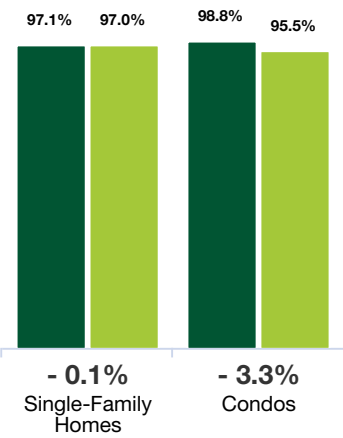
By Bedroom Count

■ 9-2025 ■ 9-2026



By Property Type

■ 9-2025 ■ 9-2026



All Properties				Single-Family Homes				Condos			
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026
\$150,000 and Below	92.6%	92.0%	- 0.6%	92.6%	92.0%	- 0.6%	—	94.6%	—	—	—
\$150,001 to \$250,000	97.7%	97.5%	- 0.2%	97.7%	97.5%	- 0.2%	99.7%	95.8%	- 3.9%	—	—
\$250,001 to \$350,000	98.2%	98.5%	+ 0.3%	98.2%	98.5%	+ 0.3%	—	97.6%	—	—	—
\$350,001 to \$500,000	97.6%	97.5%	- 0.1%	97.6%	97.5%	- 0.1%	97.4%	—	—	—	—
\$500,001 to \$750,000	96.8%	97.9%	+ 1.1%	96.8%	97.9%	+ 1.1%	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	95.4%	93.9%	- 1.6%	95.4%	93.9%	- 1.6%	—	—	—	—	—
All Price Ranges	97.1%	97.0%	- 0.1%	97.1%	97.0%	- 0.1%	98.8%	95.5%	- 3.3%	—	—
By Bedroom Count	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026
2 Bedrooms or Less	95.4%	95.6%	+ 0.2%	95.3%	95.6%	+ 0.3%	99.8%	95.4%	- 4.4%	—	—
3 Bedrooms	97.4%	97.3%	- 0.1%	97.4%	97.3%	- 0.1%	97.8%	95.8%	- 2.0%	—	—
4 Bedrooms or More	97.4%	97.3%	- 0.1%	97.4%	97.3%	- 0.1%	—	—	—	—	—
All Bedroom Counts	97.1%	97.0%	- 0.1%	97.1%	97.0%	- 0.1%	98.8%	95.5%	- 3.3%	—	—

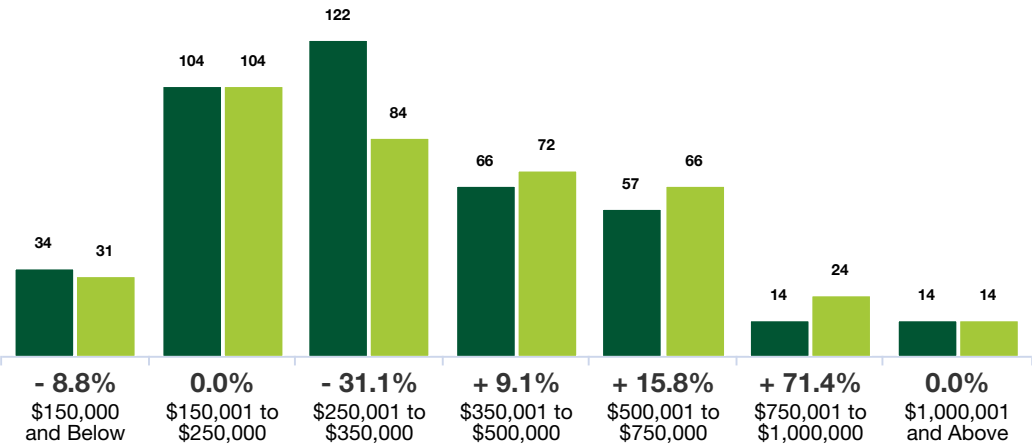
Inventory of Homes for Sale

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



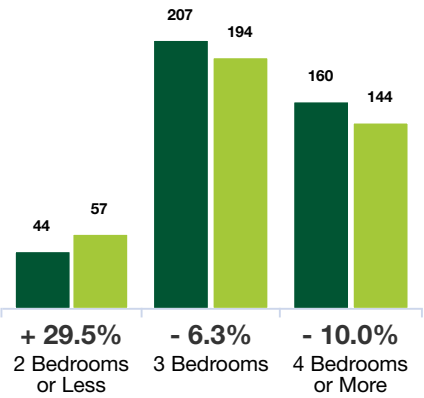
By Price Range

9-2025 9-2026



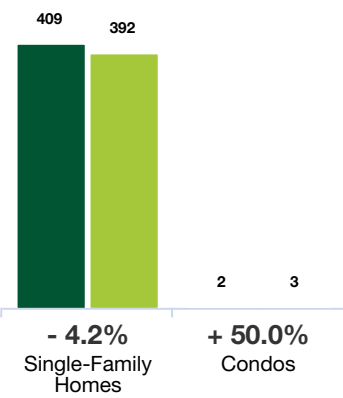
By Bedroom Count

9-2025 9-2026



By Property Type

9-2025 9-2026



All Properties				Single-Family Homes				Condos			
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026
\$150,000 and Below	34	31	- 8.8%	34	31	- 8.8%	0	0	0.0%	0	0
\$150,001 to \$250,000	104	104	0.0%	103	102	- 1.0%	1	2	+ 100.0%	1	2
\$250,001 to \$350,000	122	84	- 31.1%	122	83	- 32.0%	0	1	—	0	1
\$350,001 to \$500,000	66	72	+ 9.1%	65	72	+ 10.8%	1	0	- 100.0%	1	0
\$500,001 to \$750,000	57	66	+ 15.8%	57	66	+ 15.8%	0	0	0.0%	0	0
\$750,001 to \$1,000,000	14	24	+ 71.4%	14	24	+ 71.4%	0	0	0.0%	0	0
\$1,000,001 and Above	14	14	0.0%	14	14	0.0%	0	0	0.0%	0	0
All Price Ranges	411	395	- 3.9%	409	392	- 4.2%	2	3	+ 50.0%	2	3
By Bedroom Count	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026
2 Bedrooms or Less	44	57	+ 29.5%	43	55	+ 27.9%	1	2	+ 100.0%	1	2
3 Bedrooms	207	194	- 6.3%	207	193	- 6.8%	0	1	—	0	1
4 Bedrooms or More	160	144	- 10.0%	159	144	- 9.4%	1	0	- 100.0%	1	0
All Bedroom Counts	411	395	- 3.9%	409	392	- 4.2%	2	3	+ 50.0%	2	3

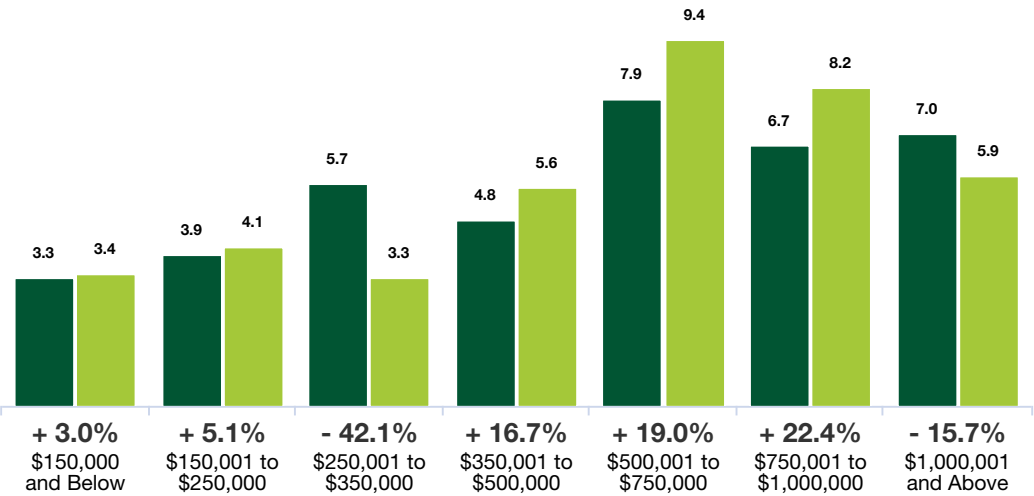
Months Supply of Inventory

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.



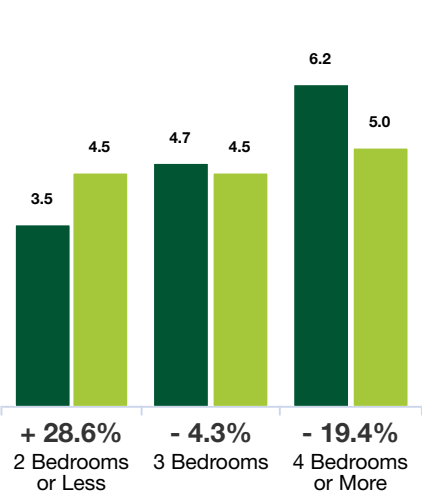
By Price Range

9-2025 9-2026



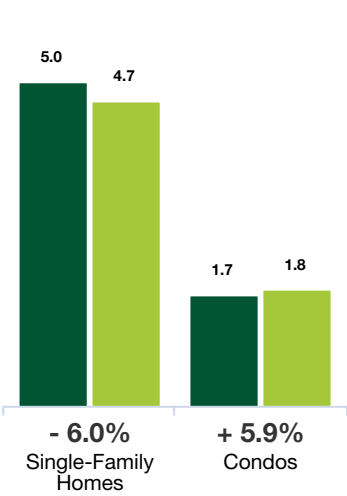
By Bedroom Count

9-2025 9-2026



By Property Type

9-2025 9-2026



All Properties				Single-Family Homes			Condos		
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
\$150,000 and Below	3.3	3.4	+ 3.0%	3.3	3.6	+ 9.1%	—	—	—
\$150,001 to \$250,000	3.9	4.1	+ 5.1%	3.9	4.1	+ 5.1%	1.0	2.0	+ 100.0%
\$250,001 to \$350,000	5.7	3.3	- 42.1%	5.7	3.3	- 42.1%	—	1.0	—
\$350,001 to \$500,000	4.8	5.6	+ 16.7%	4.8	5.6	+ 16.7%	1.0	—	—
\$500,001 to \$750,000	7.9	9.4	+ 19.0%	8.1	9.4	+ 16.0%	—	—	—
\$750,001 to \$1,000,000	6.7	8.2	+ 22.4%	6.7	8.2	+ 22.4%	—	—	—
\$1,000,001 and Above	7.0	5.9	- 15.7%	7.0	5.9	- 15.7%	—	—	—
All Price Ranges	5.0	4.7	- 6.0%	5.0	4.7	- 6.0%	1.7	1.8	+ 5.9%
By Bedroom Count	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
2 Bedrooms or Less	3.5	4.5	+ 28.6%	3.5	4.6	+ 31.4%	1.0	1.1	+ 10.0%
3 Bedrooms	4.7	4.5	- 4.3%	4.8	4.5	- 6.3%	—	1.0	—
4 Bedrooms or More	6.2	5.0	- 19.4%	6.2	5.0	- 19.4%	—	—	—
All Bedroom Counts	5.0	4.7	- 6.0%	5.0	4.7	- 6.0%	1.7	1.8	+ 5.9%