Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®

October 2026

Pending home sales fell 11.3 percent from a year earlier in September and 7.3 percent from August, with declines in all four regions, according to the National Association of REALTORS®. The West had the largest decreases, down 15.0 percent from a year earlier and 9.2 percent from August. For the 12-month period spanning November 2025 through October 2026, Pending Sales in the Greenwood Association of REALTORS® region went up 1.3 percent overall. The price range with the largest pending sales gain was the $1,000,001 and Above range, where sales were up 64.7 percent.

The overall Median Sales Price went up 1.9 percent to $265,000. The property type with the largest gain was the Single-Family Homes segment, where prices went up 2.3 percent to $265,900. The price range that tended to sell the quickest was the $150,000 and Below range at 91 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 dropped 3.6 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale fell 3.1 percent. That amounts to 4.9 months of inventory for Single-Family Homes and 2.0 months of inventory for Condos.

Quick Facts

+ 64.7%	+ 10.6%	+ 100.0%
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**

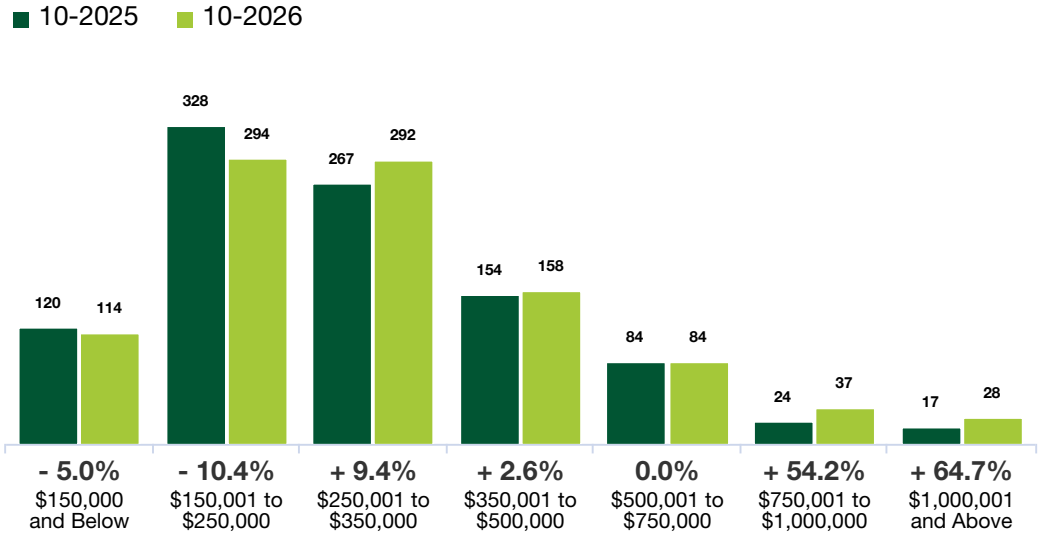
Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
Median Sales Price	5
Percent of List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

Current as of November 10, 2026. All data from the Greenwood Association of REALTORS® Multiple Listing Service. Provided by South Carolina REALTORS®. Report © 2026 ShowingTime Plus, LLC.

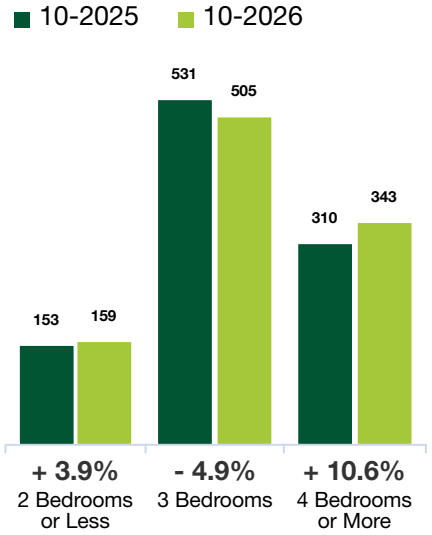
Pending Sales

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

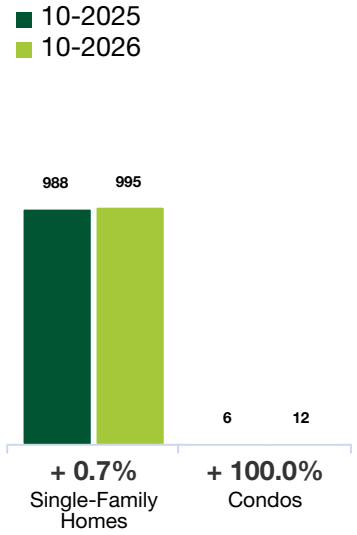
By Price Range



By Bedroom Count



By Property Type

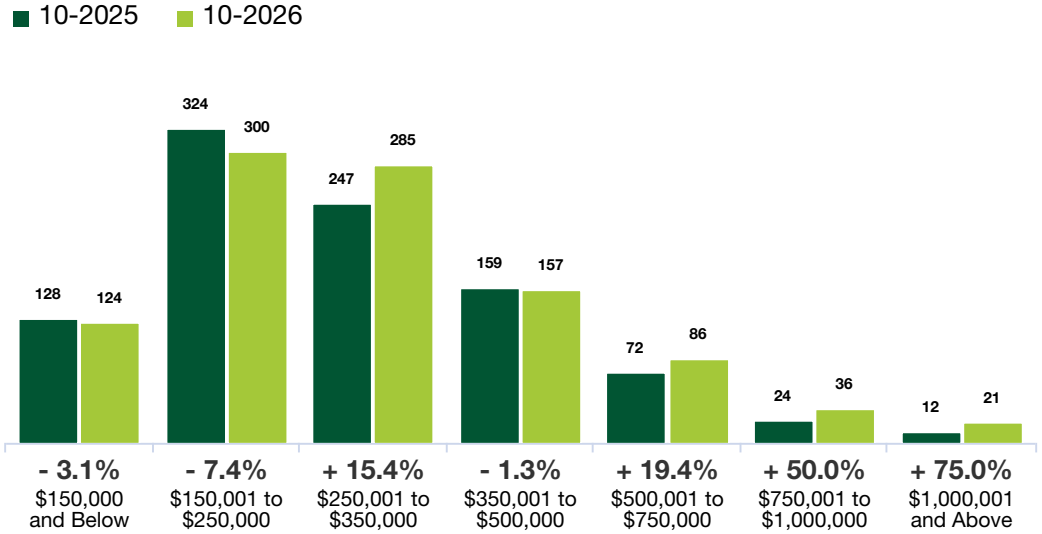


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	120	114	- 5.0%	120	110	- 8.3%	0	4	—
$150,001 to $250,000	328	294	- 10.4%	325	288	- 11.4%	3	6	+ 100.0%
$250,001 to $350,000	267	292	+ 9.4%	266	291	+ 9.4%	1	1	0.0%
$350,001 to $500,000	154	158	+ 2.6%	154	157	+ 1.9%	0	1	—
$500,001 to $750,000	84	84	0.0%	82	84	+ 2.4%	2	0	- 100.0%
$750,001 to $1,000,000	24	37	+ 54.2%	24	37	+ 54.2%	0	0	0.0%
$1,000,001 and Above	17	28	+ 64.7%	17	28	+ 64.7%	0	0	0.0%
All Price Ranges	**994**	**1,007**	**+ 1.3%**	**988**	**995**	**+ 0.7%**	**6**	**12**	**+ 100.0%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	153	159	+ 3.9%	150	151	+ 0.7%	3	8	+ 166.7%
3 Bedrooms	531	505	- 4.9%	528	502	- 4.9%	3	3	0.0%
4 Bedrooms or More	310	343	+ 10.6%	310	342	+ 10.3%	0	1	—
All Bedroom Counts	**994**	**1,007**	**+ 1.3%**	**988**	**995**	**+ 0.7%**	**6**	**12**	**+ 100.0%**

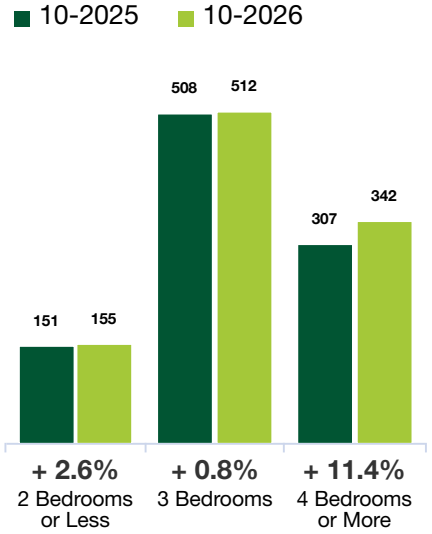
Closed Sales

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

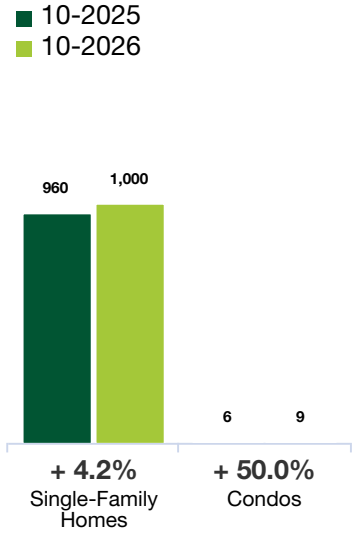
By Price Range



By Bedroom Count



By Property Type



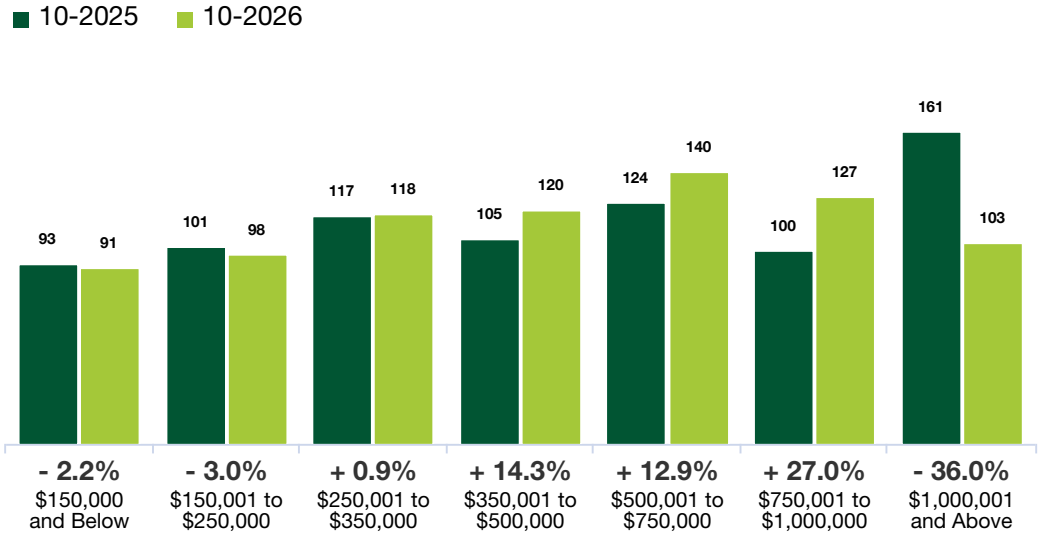
	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	128	124	- 3.1%	128	120	- 6.3%	0	4	—
$150,001 to $250,000	324	300	- 7.4%	320	296	- 7.5%	4	4	0.0%
$250,001 to $350,000	247	285	+ 15.4%	247	284	+ 15.0%	0	1	—
$350,001 to $500,000	159	157	- 1.3%	158	157	- 0.6%	1	0	- 100.0%
$500,001 to $750,000	72	86	+ 19.4%	71	86	+ 21.1%	1	0	- 100.0%
$750,001 to $1,000,000	24	36	+ 50.0%	24	36	+ 50.0%	0	0	0.0%
$1,000,001 and Above	12	21	+ 75.0%	12	21	+ 75.0%	0	0	0.0%
All Price Ranges	**966**	**1,009**	**+ 4.5%**	**960**	**1,000**	**+ 4.2%**	**6**	**9**	**+ 50.0%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	151	155	+ 2.6%	148	148	0.0%	3	7	+ 133.3%
3 Bedrooms	508	512	+ 0.8%	505	510	+ 1.0%	3	2	- 33.3%
4 Bedrooms or More	307	342	+ 11.4%	307	342	+ 11.4%	0	0	0.0%
All Bedroom Counts	**966**	**1,009**	**+ 4.5%**	**960**	**1,000**	**+ 4.2%**	**6**	**9**	**+ 50.0%**

Days On Market Until Sale

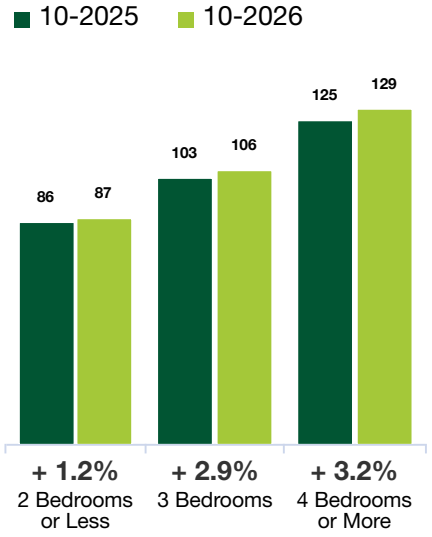
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

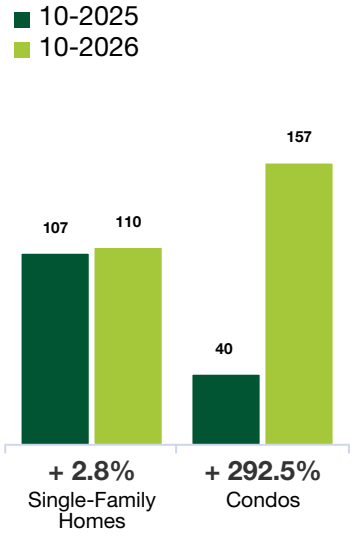
By Price Range



By Bedroom Count



By Property Type

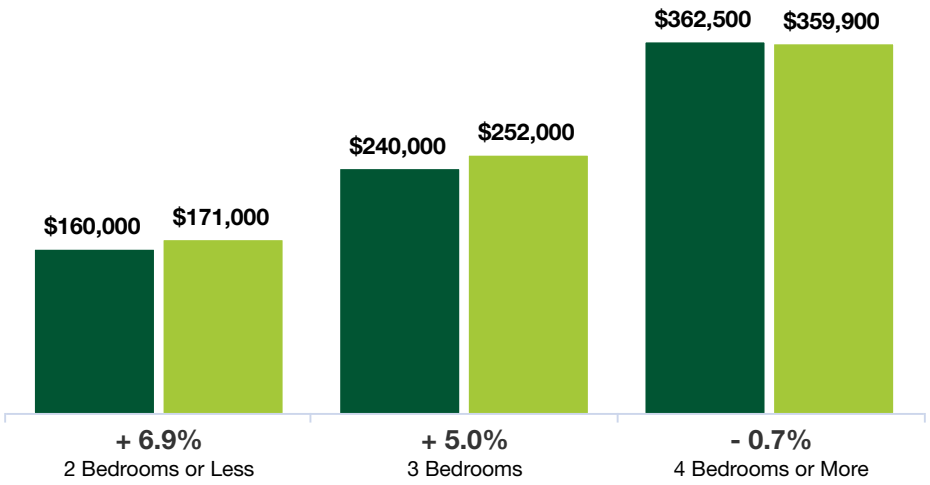


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	93	91	- 2.2%	93	88	- 5.4%	—	165	—
$150,001 to $250,000	101	98	- 3.0%	102	98	- 3.9%	46	139	+ 202.2%
$250,001 to $350,000	117	118	+ 0.9%	117	117	0.0%	—	199	—
$350,001 to $500,000	105	120	+ 14.3%	105	120	+ 14.3%	55	—	—
$500,001 to $750,000	124	140	+ 12.9%	125	140	+ 12.0%	3	—	—
$750,001 to $1,000,000	100	127	+ 27.0%	100	127	+ 27.0%	—	—	—
$1,000,001 and Above	161	103	- 36.0%	161	103	- 36.0%	—	—	—
All Price Ranges	**107**	**111**	**+ 3.7%**	**107**	**110**	**+ 2.8%**	**40**	**157**	**+ 292.5%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	86	87	+ 1.2%	86	85	- 1.2%	41	130	+ 217.1%
3 Bedrooms	103	106	+ 2.9%	103	105	+ 1.9%	39	253	+ 548.7%
4 Bedrooms or More	125	129	+ 3.2%	125	129	+ 3.2%	—	—	—
All Bedroom Counts	**107**	**111**	**+ 3.7%**	**107**	**110**	**+ 2.8%**	**40**	**157**	**+ 292.5%**

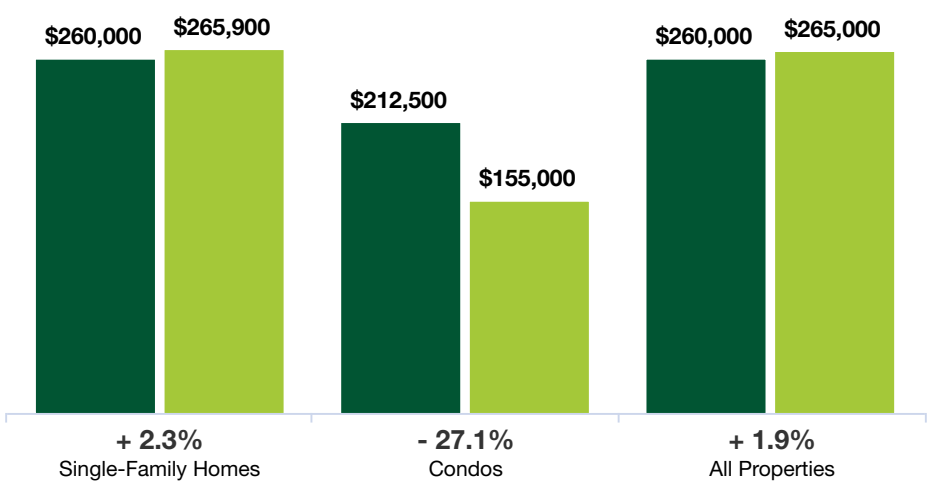
Median Sales Price

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

By Bedroom Count



By Property Type



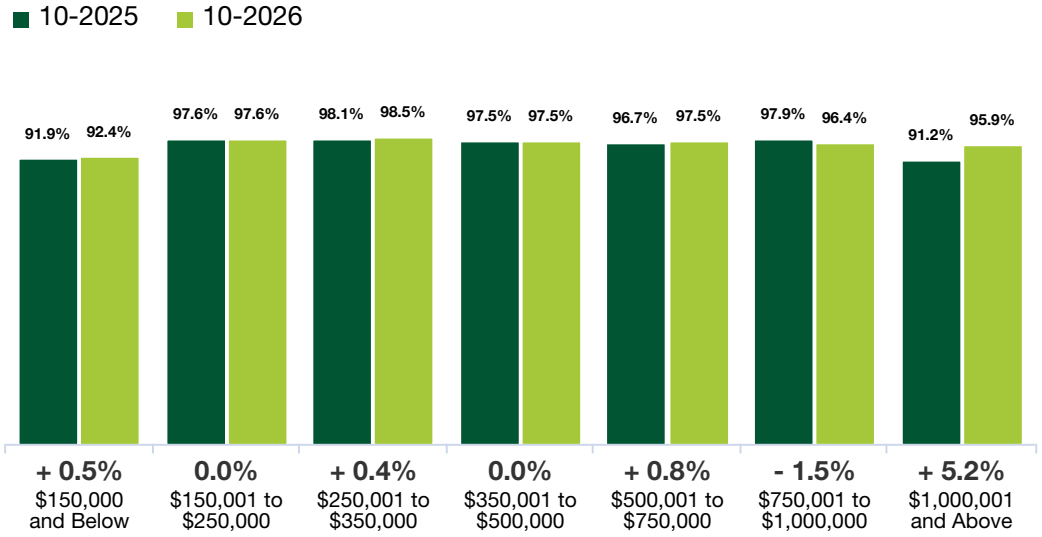
	All Properties			Single-Family Homes			Condos		
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	$160,000	$171,000	+ 6.9%	$160,000	$171,000	+ 6.9%	$175,000	$140,000	- 20.0%
3 Bedrooms	$240,000	$252,000	+ 5.0%	$240,000	$252,000	+ 5.0%	$490,000	$231,250	- 52.8%
4 Bedrooms or More	$362,500	$359,900	- 0.7%	$362,500	$359,900	- 0.7%	—	—	—
All Bedroom Counts	**$260,000**	**$265,000**	**+ 1.9%**	**$260,000**	**$265,900**	**+ 2.3%**	**$212,500**	**$155,000**	**- 27.1%**

Percent of List Price Received

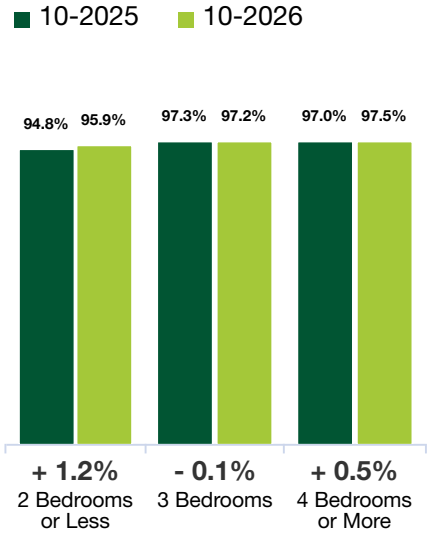
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

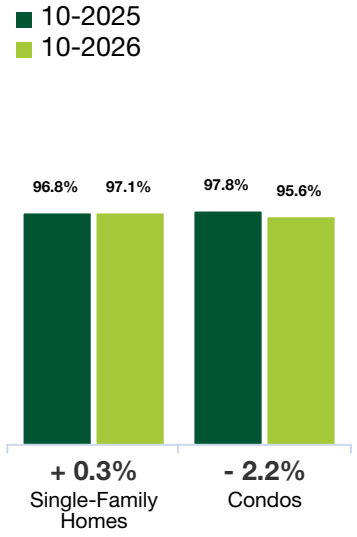
By Price Range



By Bedroom Count



By Property Type

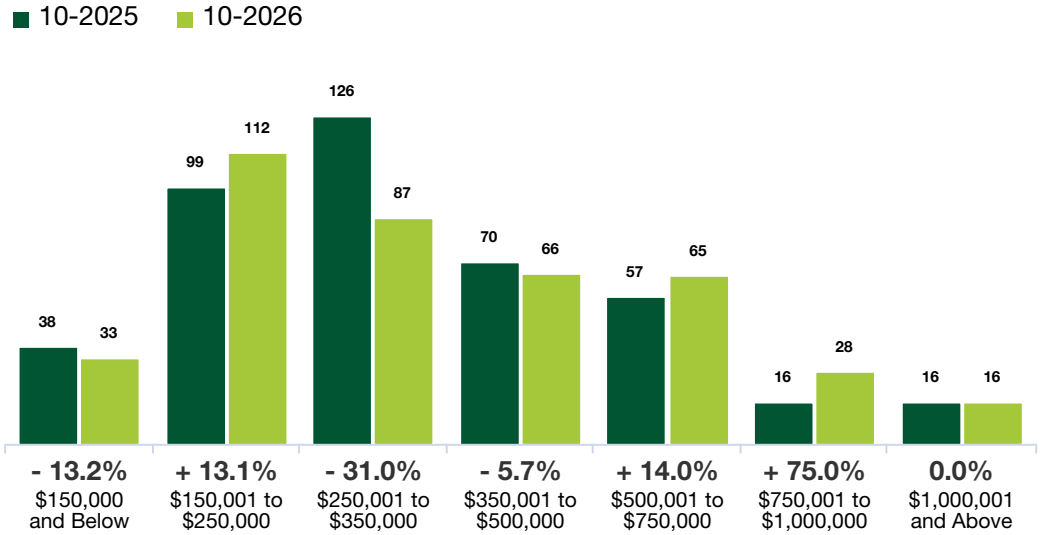


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	91.9%	92.4%	+ 0.5%	91.9%	92.3%	+ 0.4%	—	94.6%	—
$150,001 to $250,000	97.6%	97.6%	0.0%	97.6%	97.6%	0.0%	98.4%	96.1%	- 2.3%
$250,001 to $350,000	98.1%	98.5%	+ 0.4%	98.1%	98.5%	+ 0.4%	—	97.6%	—
$350,001 to $500,000	97.5%	97.5%	0.0%	97.5%	97.5%	0.0%	94.2%	—	—
$500,001 to $750,000	96.7%	97.5%	+ 0.8%	96.6%	97.5%	+ 0.9%	99.0%	—	—
$750,001 to $1,000,000	97.9%	96.4%	- 1.5%	97.9%	96.4%	- 1.5%	—	—	—
$1,000,001 and Above	91.2%	95.9%	+ 5.2%	91.2%	95.9%	+ 5.2%	—	—	—
All Price Ranges	**96.8%**	**97.1%**	**+ 0.3%**	**96.8%**	**97.1%**	**+ 0.3%**	**97.8%**	**95.6%**	**- 2.2%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	94.8%	95.9%	+ 1.2%	94.7%	95.9%	+ 1.3%	97.8%	95.5%	- 2.4%
3 Bedrooms	97.3%	97.2%	- 0.1%	97.3%	97.2%	- 0.1%	97.8%	95.8%	- 2.0%
4 Bedrooms or More	97.0%	97.5%	+ 0.5%	97.0%	97.5%	+ 0.5%	—	—	—
All Bedroom Counts	**96.8%**	**97.1%**	**+ 0.3%**	**96.8%**	**97.1%**	**+ 0.3%**	**97.8%**	**95.6%**	**- 2.2%**

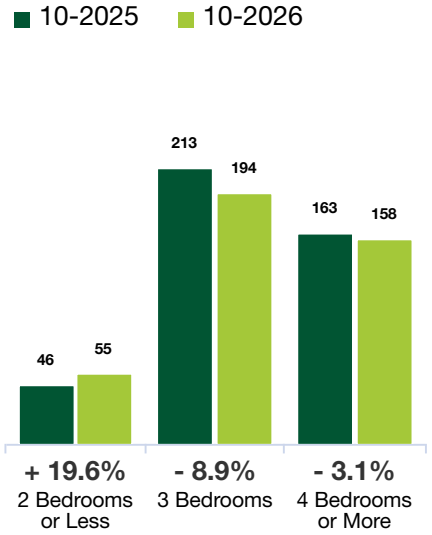
Inventory of Homes for Sale

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

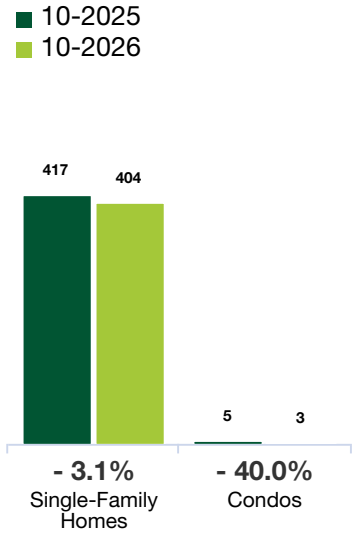
By Price Range



By Bedroom Count



By Property Type



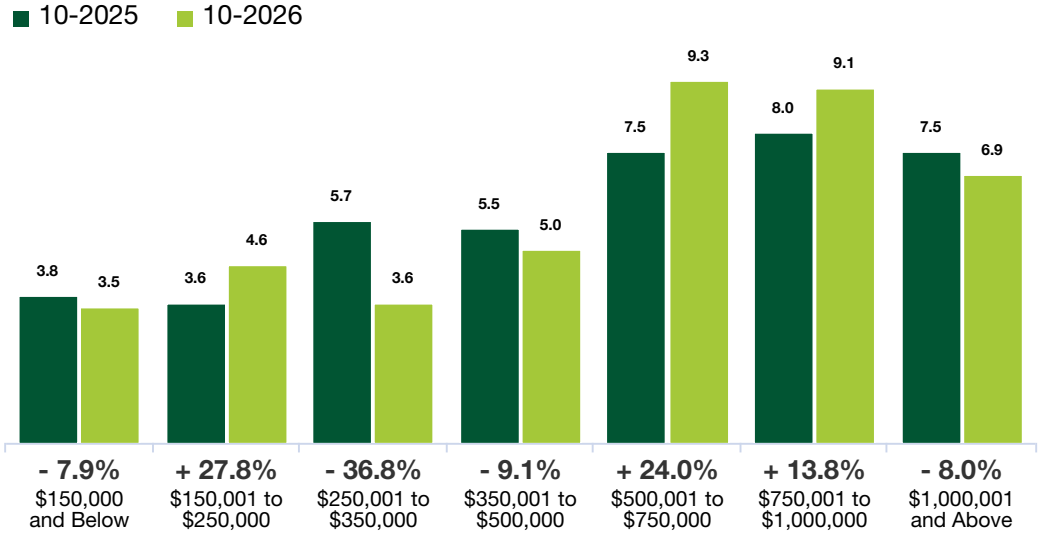
	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	38	33	- 13.2%	37	32	- 13.5%	1	1	0.0%
$150,001 to $250,000	99	112	+ 13.1%	96	111	+ 15.6%	3	1	- 66.7%
$250,001 to $350,000	126	87	- 31.0%	126	86	- 31.7%	0	1	—
$350,001 to $500,000	70	66	- 5.7%	69	66	- 4.3%	1	0	- 100.0%
$500,001 to $750,000	57	65	+ 14.0%	57	65	+ 14.0%	0	0	0.0%
$750,001 to $1,000,000	16	28	+ 75.0%	16	28	+ 75.0%	0	0	0.0%
$1,000,001 and Above	16	16	0.0%	16	16	0.0%	0	0	0.0%
All Price Ranges	**422**	**407**	**- 3.6%**	**417**	**404**	**- 3.1%**	**5**	**3**	**- 40.0%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	46	55	+ 19.6%	43	52	+ 20.9%	3	3	0.0%
3 Bedrooms	213	194	- 8.9%	212	194	- 8.5%	1	0	- 100.0%
4 Bedrooms or More	163	158	- 3.1%	162	158	- 2.5%	1	0	- 100.0%
All Bedroom Counts	**422**	**407**	**- 3.6%**	**417**	**404**	**- 3.1%**	**5**	**3**	**- 40.0%**

Months Supply of Inventory

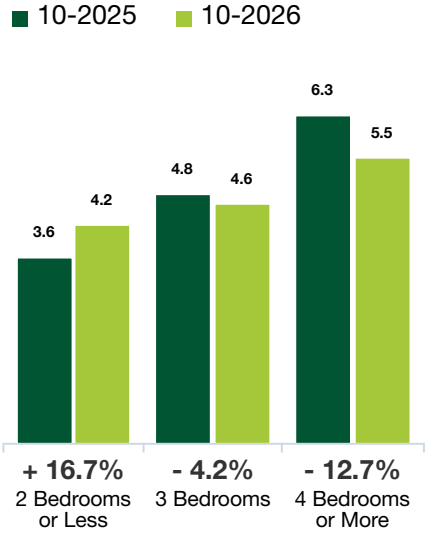
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

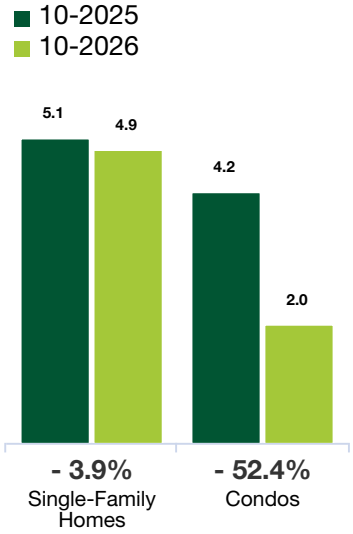
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	3.8	3.5	- 7.9%	3.7	3.5	- 5.4%	—	0.8	—
$150,001 to $250,000	3.6	4.6	+ 27.8%	3.5	4.6	+ 31.4%	3.0	1.0	- 66.7%
$250,001 to $350,000	5.7	3.6	- 36.8%	5.7	3.5	- 38.6%	—	1.0	—
$350,001 to $500,000	5.5	5.0	- 9.1%	5.4	5.0	- 7.4%	—	—	—
$500,001 to $750,000	7.5	9.3	+ 24.0%	7.6	9.3	+ 22.4%	—	—	—
$750,001 to $1,000,000	8.0	9.1	+ 13.8%	8.0	9.1	+ 13.8%	—	—	—
$1,000,001 and Above	7.5	6.9	- 8.0%	7.5	6.9	- 8.0%	—	—	—
All Price Ranges	**5.1**	**4.9**	**- 3.9%**	**5.1**	**4.9**	**- 3.9%**	**4.2**	**2.0**	**- 52.4%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	3.6	4.2	+ 16.7%	3.4	4.1	+ 20.6%	3.0	1.9	- 36.7%
3 Bedrooms	4.8	4.6	- 4.2%	4.8	4.6	- 4.2%	0.7	—	—
4 Bedrooms or More	6.3	5.5	- 12.7%	6.3	5.5	- 12.7%	—	—	—
All Bedroom Counts	**5.1**	**4.9**	**- 3.9%**	**5.1**	**4.9**	**- 3.9%**	**4.2**	**2.0**	**- 52.4%**