

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2026

U.S. pending home sales dipped 0.8% month-over-month and 0.4% year-over-year, according to the National Association of REALTORS®, with the decline attributed to low housing inventory. Regionally, monthly contract signings rose in the Midwest and West but fell in the South and Northeast. On a year-over-year basis, contracts increased in the South and West but declined in the Northeast and Midwest. For the 12-month period spanning March 2025 through February 2026, Pending Sales in the Greater Greenville Association of REALTORS® region increased 6.6 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales were up 22.5 percent.

The overall Median Sales Price went up 1.6 percent to \$319,900. The property type with the largest gain was the Single-Family Homes segment, where prices increased 1.6 percent to \$330,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 48 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 62 days.

Market-wide, inventory levels was up 28.2 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 51.7 percent. That amounts to 3.5 months of inventory for Single-Family Homes and 4.7 months of inventory for Condos.

Quick Facts

+ 22.5%

Price Range with
Strongest Sales:
\$750,001 to \$1,000,000

+ 9.0%

Bedroom Count with
Strongest Sales:
3 Bedrooms

+ 18.2%

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



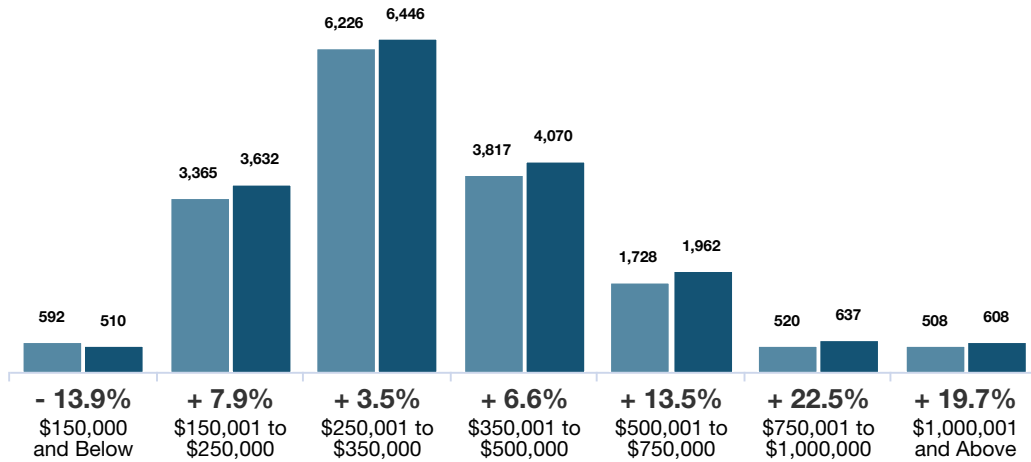
Pending Sales

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



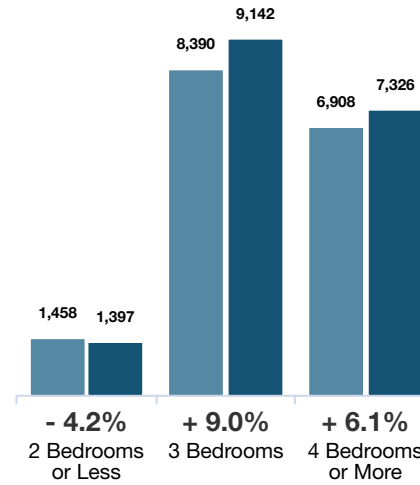
By Price Range

■ 2-2025 ■ 2-2026



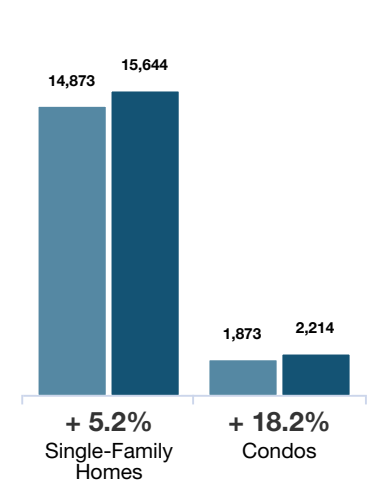
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	592	510	- 13.9%
\$150,001 to \$250,000	3,365	3,632	+ 7.9%
\$250,001 to \$350,000	6,226	6,446	+ 3.5%
\$350,001 to \$500,000	3,817	4,070	+ 6.6%
\$500,001 to \$750,000	1,728	1,962	+ 13.5%
\$750,001 to \$1,000,000	520	637	+ 22.5%
\$1,000,001 and Above	508	608	+ 19.7%
All Price Ranges	16,756	17,865	+ 6.6%

Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	1,458	1,397	- 4.2%
3 Bedrooms	8,390	9,142	+ 9.0%
4 Bedrooms or More	6,908	7,326	+ 6.1%
All Bedroom Counts	16,756	17,865	+ 6.6%

Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	41	35	- 14.6%
\$150,001 to \$250,000	844	1,166	+ 38.2%
\$250,001 to \$350,000	708	689	- 2.7%
\$350,001 to \$500,000	143	163	+ 14.0%
\$500,001 to \$750,000	83	98	+ 18.1%
\$750,001 to \$1,000,000	28	31	+ 10.7%
\$1,000,001 and Above	26	32	+ 23.1%
All Price Ranges	1,873	2,214	+ 18.2%

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	1,458	1,397	- 4.2%
3 Bedrooms	8,390	9,142	+ 9.0%
4 Bedrooms or More	6,908	7,326	+ 6.1%
All Bedroom Counts	16,756	17,865	+ 6.6%

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	550	475	- 13.6%
\$150,001 to \$250,000	2,518	2,466	- 2.1%
\$250,001 to \$350,000	5,516	5,756	+ 4.4%
\$350,001 to \$500,000	3,674	3,907	+ 6.3%
\$500,001 to \$750,000	1,644	1,861	+ 13.2%
\$750,001 to \$1,000,000	490	605	+ 23.5%
\$1,000,001 and Above	481	574	+ 19.3%
All Price Ranges	14,873	15,644	+ 5.2%

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	1,062	993	- 6.5%
3 Bedrooms	7,037	7,430	+ 5.6%
4 Bedrooms or More	6,774	7,221	+ 6.6%
All Bedroom Counts	14,873	15,644	+ 5.2%

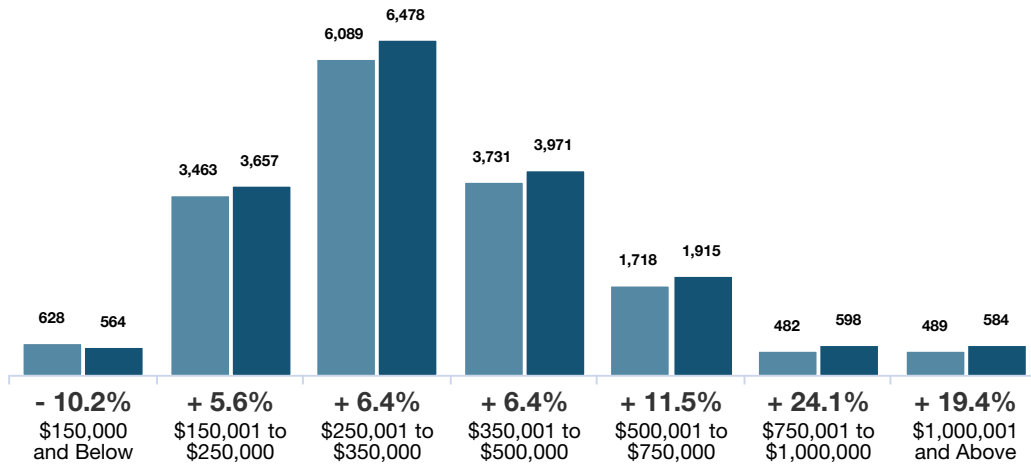
Closed Sales

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



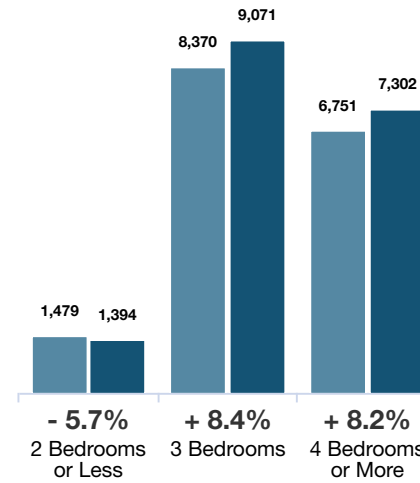
By Price Range

■ 2-2025 ■ 2-2026



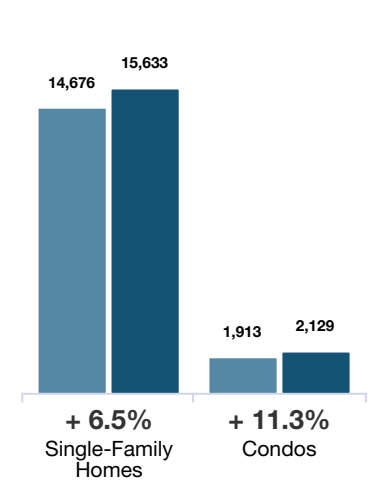
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	628	564	- 10.2%
\$150,001 to \$250,000	3,463	3,657	+ 5.6%
\$250,001 to \$350,000	6,089	6,478	+ 6.4%
\$350,001 to \$500,000	3,731	3,971	+ 6.4%
\$500,001 to \$750,000	1,718	1,915	+ 11.5%
\$750,001 to \$1,000,000	482	598	+ 24.1%
\$1,000,001 and Above	489	584	+ 19.4%
All Price Ranges	16,600	17,767	+ 7.0%

Single-Family Homes

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	1,479	1,394	- 5.7%
3 Bedrooms	8,370	9,071	+ 8.4%
4 Bedrooms or More	6,751	7,302	+ 8.2%
All Bedroom Counts	16,600	17,767	+ 7.0%

Condos

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	42	43	+ 2.4%
\$150,001 to \$250,000	834	1,108	+ 32.9%
\$250,001 to \$350,000	719	674	- 6.3%
\$350,001 to \$500,000	154	154	0.0%
\$500,001 to \$750,000	77	101	+ 31.2%
\$750,001 to \$1,000,000	41	21	- 48.8%
\$1,000,001 and Above	46	28	- 39.1%
All Price Ranges	1,913	2,129	+ 11.3%

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	1,479	1,394	- 5.7%
3 Bedrooms	8,370	9,071	+ 8.4%
4 Bedrooms or More	6,751	7,302	+ 8.2%
All Bedroom Counts	16,600	17,767	+ 7.0%

By Price Range	2-2025	2-2026	Change
\$150,000 and Below	585	521	- 10.9%
\$150,001 to \$250,000	2,626	2,548	- 3.0%
\$250,001 to \$350,000	5,369	5,803	+ 8.1%
\$350,001 to \$500,000	3,575	3,816	+ 6.7%
\$500,001 to \$750,000	1,639	1,813	+ 10.6%
\$750,001 to \$1,000,000	440	577	+ 31.1%
\$1,000,001 and Above	442	555	+ 25.6%
All Price Ranges	14,676	15,633	+ 6.5%

Days On Market Until Sale

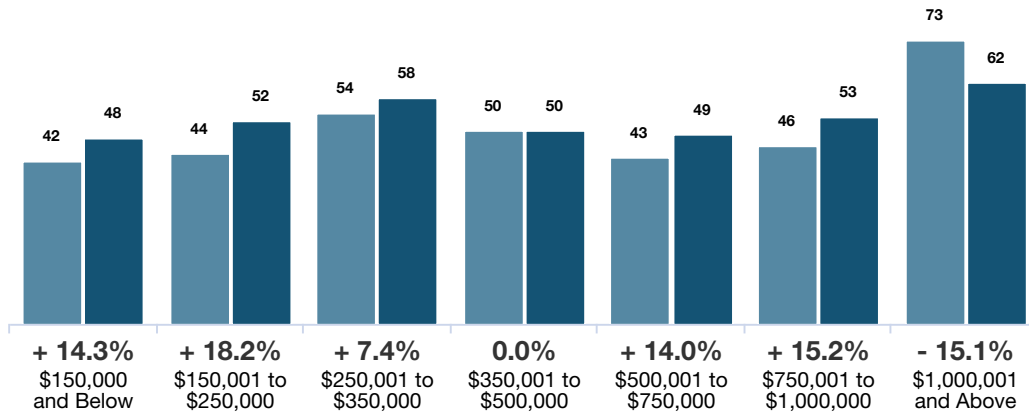
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



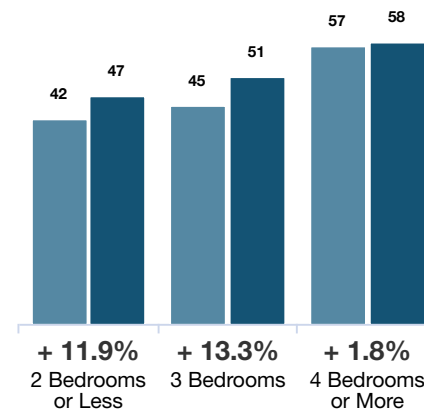
By Price Range

■ 2-2025 ■ 2-2026



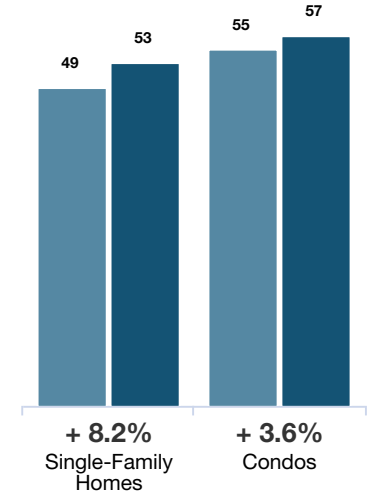
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
\$150,000 and Below	42	48	+ 14.3%	41	47	+ 14.6%	61	64	+ 4.9%
\$150,001 to \$250,000	44	52	+ 18.2%	42	50	+ 19.0%	51	59	+ 15.7%
\$250,001 to \$350,000	54	58	+ 7.4%	54	58	+ 7.4%	52	55	+ 5.8%
\$350,001 to \$500,000	50	50	0.0%	50	50	0.0%	50	53	+ 6.0%
\$500,001 to \$750,000	43	49	+ 14.0%	43	49	+ 14.0%	45	59	+ 31.1%
\$750,001 to \$1,000,000	46	53	+ 15.2%	44	52	+ 18.2%	72	80	+ 11.1%
\$1,000,001 and Above	73	62	- 15.1%	60	62	+ 3.3%	212	59	- 72.2%
All Price Ranges	50	54	+ 8.0%	49	53	+ 8.2%	55	57	+ 3.6%
By Bedroom Count	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
2 Bedrooms or Less	42	47	+ 11.9%	37	44	+ 18.9%	53	56	+ 5.7%
3 Bedrooms	45	51	+ 13.3%	43	50	+ 16.3%	57	58	+ 1.8%
4 Bedrooms or More	57	58	+ 1.8%	58	58	0.0%	41	49	+ 19.5%
All Bedroom Counts	50	54	+ 8.0%	49	53	+ 8.2%	55	57	+ 3.6%

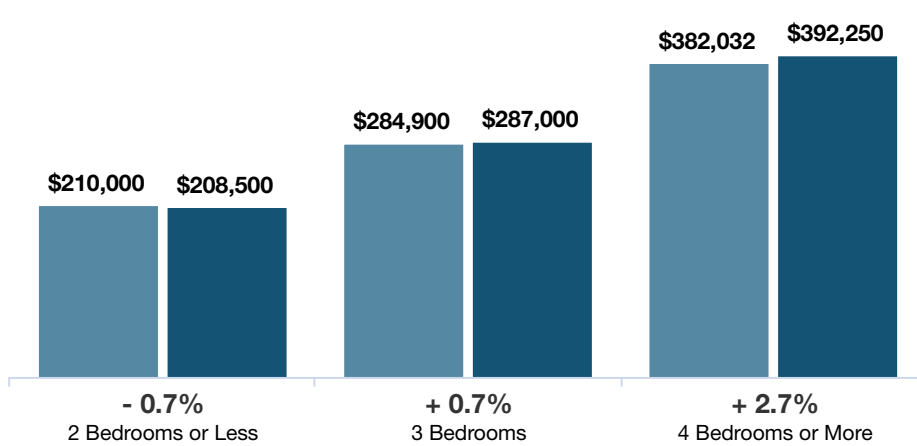
Median Sales Price

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



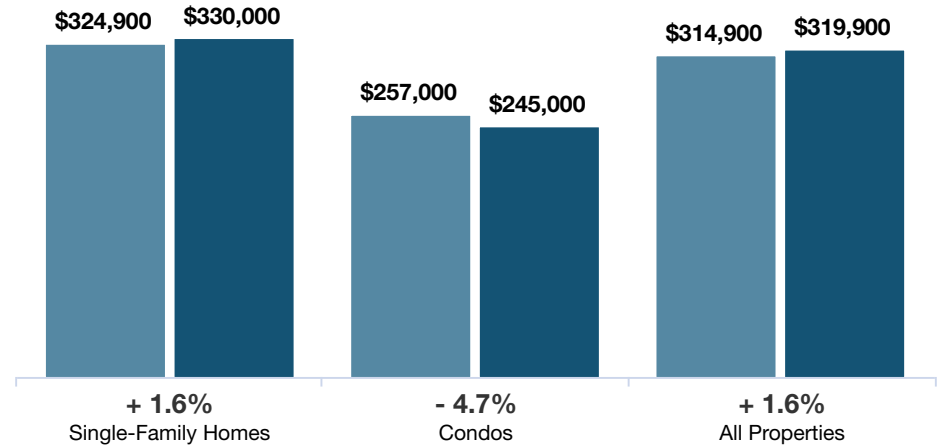
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Bedroom Count

	2-2025	2-2026	Change
2 Bedrooms or Less	\$210,000	\$208,500	- 0.7%
3 Bedrooms	\$284,900	\$287,000	+ 0.7%
4 Bedrooms or More	\$382,032	\$392,250	+ 2.7%
All Bedroom Counts	\$314,900	\$319,900	+ 1.6%

Single-Family Homes

	2-2025	2-2026	Change
Single-Family Homes	\$199,000	\$200,000	+ 0.5%
	\$290,000	\$298,000	+ 2.8%
	\$385,000	\$394,900	+ 2.6%
All Single-Family Homes	\$324,900	\$330,000	+ 1.6%

Condos

	2-2025	2-2026	Change
Condos	\$226,000	\$226,100	+ 0.0%
	\$258,999	\$244,900	- 5.4%
	\$290,000	\$305,520	+ 5.4%
All Condos	\$257,000	\$245,000	- 4.7%

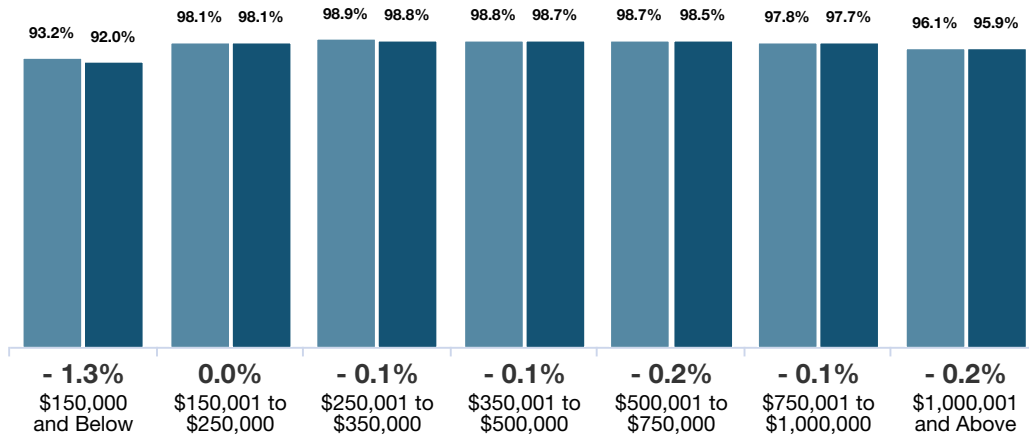
Percent of List Price Received

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.**



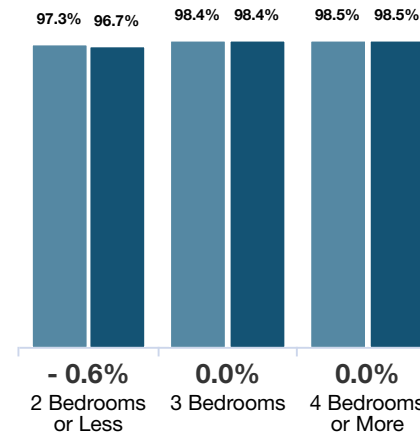
By Price Range

■ 2-2025 ■ 2-2026



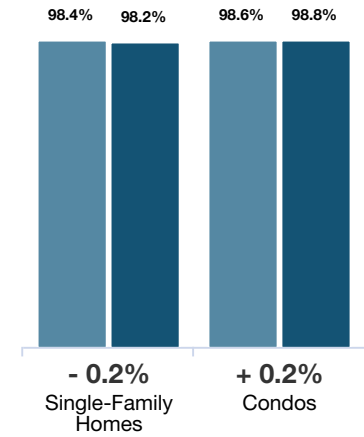
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
\$150,000 and Below	93.2%	92.0%	- 1.3%	93.1%	91.9%	- 1.3%	95.1%	93.9%	- 1.3%
\$150,001 to \$250,000	98.1%	98.1%	0.0%	98.0%	97.9%	- 0.1%	98.6%	98.7%	+ 0.1%
\$250,001 to \$350,000	98.9%	98.8%	- 0.1%	98.9%	98.7%	- 0.2%	98.8%	99.4%	+ 0.6%
\$350,001 to \$500,000	98.8%	98.7%	- 0.1%	98.9%	98.7%	- 0.2%	98.4%	98.5%	+ 0.1%
\$500,001 to \$750,000	98.7%	98.5%	- 0.2%	98.7%	98.5%	- 0.2%	99.2%	99.4%	+ 0.2%
\$750,001 to \$1,000,000	97.8%	97.7%	- 0.1%	97.8%	97.7%	- 0.1%	98.3%	97.0%	- 1.3%
\$1,000,001 and Above	96.1%	95.9%	- 0.2%	95.9%	95.8%	- 0.1%	97.8%	97.4%	- 0.4%
All Price Ranges	98.4%	98.3%	- 0.1%	98.4%	98.2%	- 0.2%	98.6%	98.8%	+ 0.2%
By Bedroom Count	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
2 Bedrooms or Less	97.3%	96.7%	- 0.6%	97.0%	96.4%	- 0.6%	98.1%	97.4%	- 0.7%
3 Bedrooms	98.4%	98.4%	0.0%	98.4%	98.2%	- 0.2%	98.8%	99.2%	+ 0.4%
4 Bedrooms or More	98.5%	98.5%	0.0%	98.6%	98.5%	- 0.1%	98.1%	98.7%	+ 0.6%
All Bedroom Counts	98.4%	98.3%	- 0.1%	98.4%	98.2%	- 0.2%	98.6%	98.8%	+ 0.2%

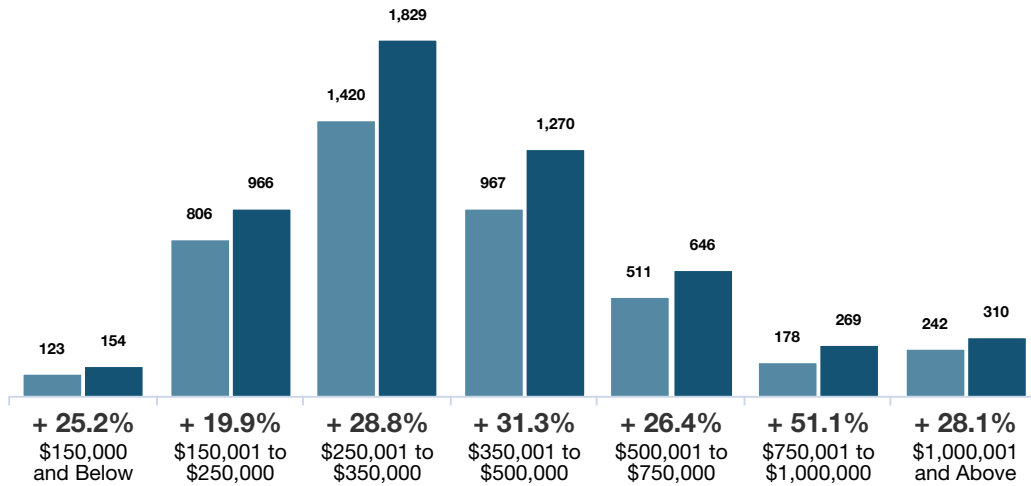
Inventory of Homes for Sale

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



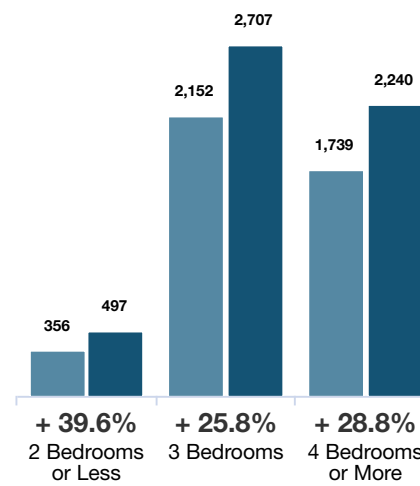
By Price Range

■ 2-2025 ■ 2-2026



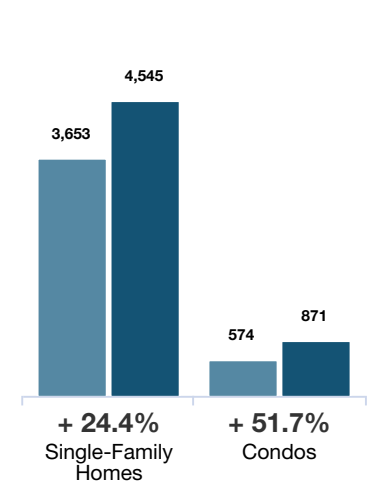
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
\$150,000 and Below	123	154	+ 25.2%	104	137	+ 31.7%	14	12	- 14.3%
\$150,001 to \$250,000	806	966	+ 19.9%	543	557	+ 2.6%	261	406	+ 55.6%
\$250,001 to \$350,000	1,420	1,829	+ 28.8%	1,250	1,539	+ 23.1%	169	287	+ 69.8%
\$350,001 to \$500,000	967	1,270	+ 31.3%	914	1,180	+ 29.1%	53	86	+ 62.3%
\$500,001 to \$750,000	511	646	+ 26.4%	468	603	+ 28.8%	40	38	- 5.0%
\$750,001 to \$1,000,000	178	269	+ 51.1%	163	250	+ 53.4%	11	17	+ 54.5%
\$1,000,001 and Above	242	310	+ 28.1%	211	279	+ 32.2%	26	25	- 3.8%
All Price Ranges	4,247	5,444	+ 28.2%	3,653	4,545	+ 24.4%	574	871	+ 51.7%
By Bedroom Count	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
2 Bedrooms or Less	356	497	+ 39.6%	228	334	+ 46.5%	119	150	+ 26.1%
3 Bedrooms	2,152	2,707	+ 25.8%	1,712	2,020	+ 18.0%	436	678	+ 55.5%
4 Bedrooms or More	1,739	2,240	+ 28.8%	1,713	2,191	+ 27.9%	19	43	+ 126.3%
All Bedroom Counts	4,247	5,444	+ 28.2%	3,653	4,545	+ 24.4%	574	871	+ 51.7%

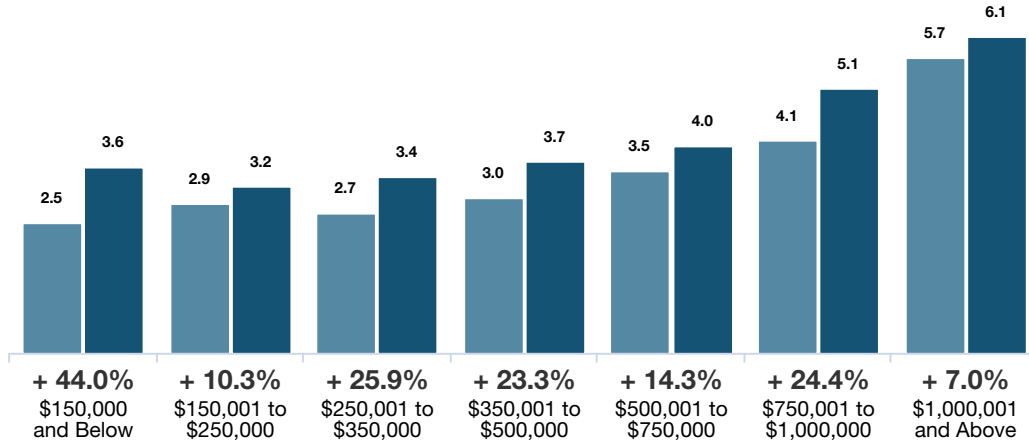
Months Supply of Inventory

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.**



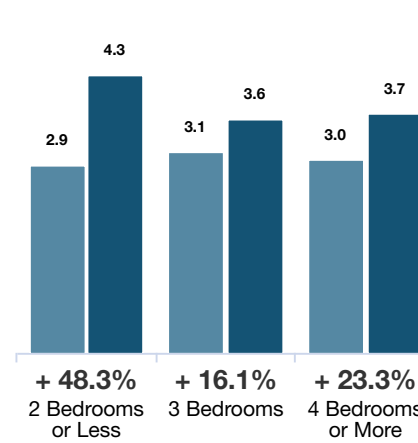
By Price Range

■ 2-2025 ■ 2-2026



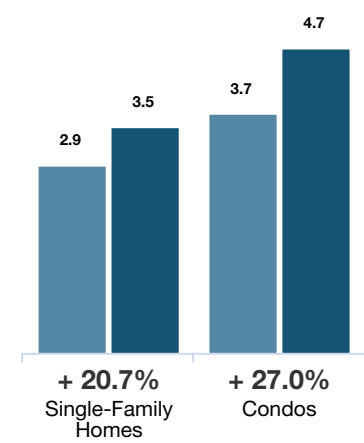
By Bedroom Count

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
\$150,000 and Below	2.5	3.6	+ 44.0%	2.3	3.5	+ 52.2%	4.1	3.8	- 7.3%
\$150,001 to \$250,000	2.9	3.2	+ 10.3%	2.6	2.7	+ 3.8%	3.7	4.2	+ 13.5%
\$250,001 to \$350,000	2.7	3.4	+ 25.9%	2.7	3.2	+ 18.5%	2.9	5.0	+ 72.4%
\$350,001 to \$500,000	3.0	3.7	+ 23.3%	3.0	3.6	+ 20.0%	4.4	6.3	+ 43.2%
\$500,001 to \$750,000	3.5	4.0	+ 14.3%	3.4	3.9	+ 14.7%	5.8	4.7	- 19.0%
\$750,001 to \$1,000,000	4.1	5.1	+ 24.4%	4.0	5.0	+ 25.0%	4.3	5.5	+ 27.9%
\$1,000,001 and Above	5.7	6.1	+ 7.0%	5.3	5.8	+ 9.4%	11.0	8.6	- 21.8%
All Price Ranges	3.0	3.7	+ 23.3%	2.9	3.5	+ 20.7%	3.7	4.7	+ 27.0%
By Bedroom Count	2-2025	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
2 Bedrooms or Less	2.9	4.3	+ 48.3%	2.6	4.0	+ 53.8%	3.7	4.5	+ 21.6%
3 Bedrooms	3.1	3.6	+ 16.1%	2.9	3.3	+ 13.8%	3.9	4.8	+ 23.1%
4 Bedrooms or More	3.0	3.7	+ 23.3%	3.0	3.6	+ 20.0%	1.7	5.0	+ 194.1%
All Bedroom Counts	3.0	3.7	+ 23.3%	2.9	3.5	+ 20.7%	3.7	4.7	+ 27.0%