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 Charleston Trident Association of REALTORS® region went up 4.5 percent overall. The price range with the largest pending sales gain was the $150,000 and Below range, where sales went up 15.2 percent.

The overall Median Sales Price rose 2.4 percent to $435,000. The property type with the largest gain was the Single-Family Homes segment, where prices rose 3.0 percent to $465,000. The price range that tended to sell the quickest was the $750,001 to $1,000,000 range at 47 days. The price range that tended to sell the slowest was the $150,000 and Below range at 72 days.

Market-wide, inventory levels improved 1.1 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale improved 0.9 percent. That amounts to 3.5 months of inventory for Single-Family Homes and 3.8 months of inventory for Condos.

Quick Facts

+ 15.2%	+ 5.5%	+ 8.2%
Price Range with Strongest Sales: **$150,000 and Below**	Bedroom Count with Strongest Sales: **3 Bedrooms**	Property Type With Strongest Sales: **Condos**

Pending Sales	2
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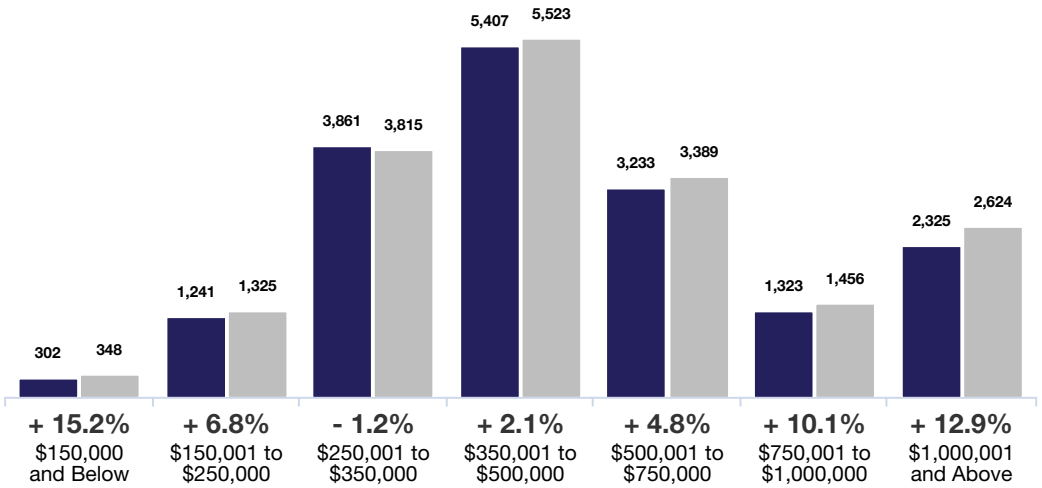
Current as of November 09, 2026. All data from the Charleston Trident Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC. Data deemed reliable but not guaranteed. Consult your agent for market specifics.

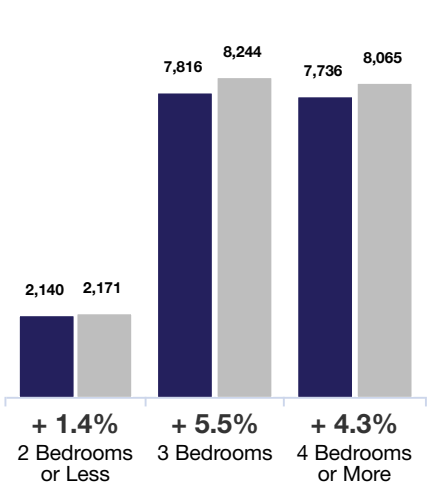
Pending Sales

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

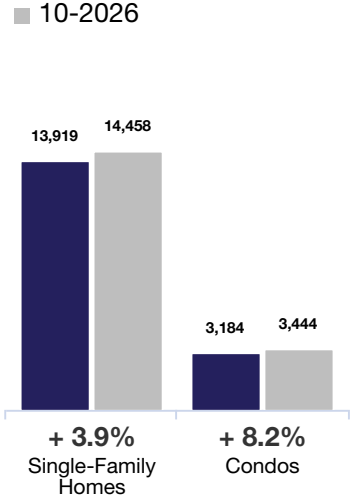
By Price Range



By Bedroom Count



By Property Type

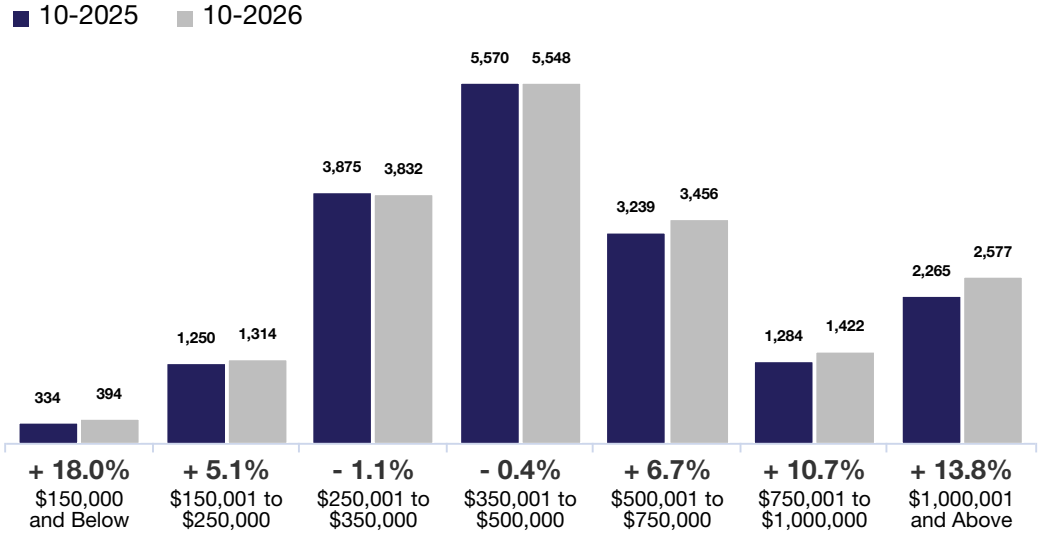


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	302	348	+ 15.2%	173	209	+ 20.8%	31	42	+ 35.5%
$150,001 to $250,000	1,241	1,325	+ 6.8%	662	663	+ 0.2%	377	473	+ 25.5%
$250,001 to $350,000	3,861	3,815	- 1.2%	2,447	2,382	- 2.7%	1,193	1,209	+ 1.3%
$350,001 to $500,000	5,407	5,523	+ 2.1%	4,558	4,662	+ 2.3%	795	812	+ 2.1%
$500,001 to $750,000	3,233	3,389	+ 4.8%	2,841	2,935	+ 3.3%	384	439	+ 14.3%
$750,001 to $1,000,000	1,323	1,456	+ 10.1%	1,149	1,275	+ 11.0%	172	179	+ 4.1%
$1,000,001 and Above	2,325	2,624	+ 12.9%	2,089	2,332	+ 11.6%	232	290	+ 25.0%
All Price Ranges	**17,692**	**18,480**	**+ 4.5%**	**13,919**	**14,458**	**+ 3.9%**	**3,184**	**3,444**	**+ 8.2%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	2,140	2,171	+ 1.4%	746	762	+ 2.1%	1,319	1,319	0.0%
3 Bedrooms	7,816	8,244	+ 5.5%	5,925	6,184	+ 4.4%	1,570	1,798	+ 14.5%
4 Bedrooms or More	7,736	8,065	+ 4.3%	7,248	7,512	+ 3.6%	295	327	+ 10.8%
All Bedroom Counts	**17,692**	**18,480**	**+ 4.5%**	**13,919**	**14,458**	**+ 3.9%**	**3,184**	**3,444**	**+ 8.2%**

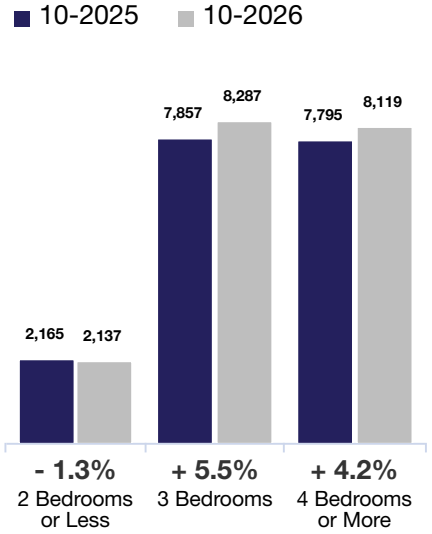
Closed Sales

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

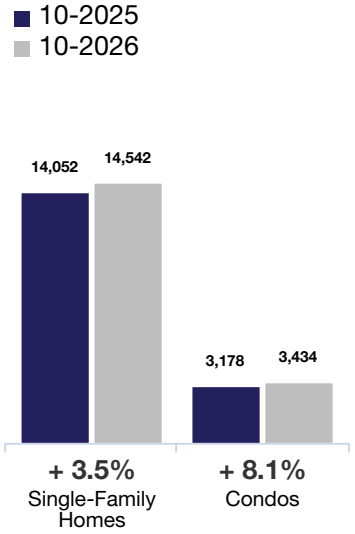
By Price Range



By Bedroom Count



By Property Type



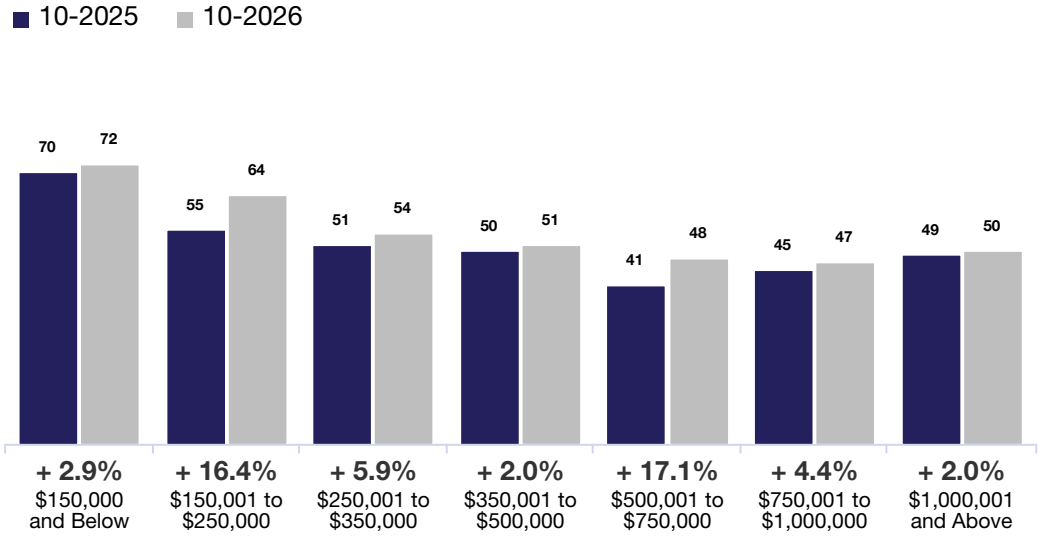
	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	334	394	+ 18.0%	187	242	+ 29.4%	40	47	+ 17.5%
$150,001 to $250,000	1,250	1,314	+ 5.1%	671	676	+ 0.7%	381	458	+ 20.2%
$250,001 to $350,000	3,875	3,832	- 1.1%	2,441	2,398	- 1.8%	1,216	1,219	+ 0.2%
$350,001 to $500,000	5,570	5,548	- 0.4%	4,729	4,717	- 0.3%	787	783	- 0.5%
$500,001 to $750,000	3,239	3,456	+ 6.7%	2,855	2,985	+ 4.6%	377	457	+ 21.2%
$750,001 to $1,000,000	1,284	1,422	+ 10.7%	1,119	1,240	+ 10.8%	165	180	+ 9.1%
$1,000,001 and Above	2,265	2,577	+ 13.8%	2,050	2,284	+ 11.4%	212	290	+ 36.8%
All Price Ranges	**17,817**	**18,543**	**+ 4.1%**	**14,052**	**14,542**	**+ 3.5%**	**3,178**	**3,434**	**+ 8.1%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	2,165	2,137	- 1.3%	757	734	- 3.0%	1,325	1,314	- 0.8%
3 Bedrooms	7,857	8,287	+ 5.5%	5,980	6,248	+ 4.5%	1,560	1,785	+ 14.4%
4 Bedrooms or More	7,795	8,119	+ 4.2%	7,315	7,560	+ 3.3%	293	335	+ 14.3%
All Bedroom Counts	**17,817**	**18,543**	**+ 4.1%**	**14,052**	**14,542**	**+ 3.5%**	**3,178**	**3,434**	**+ 8.1%**

Days On Market Until Sale

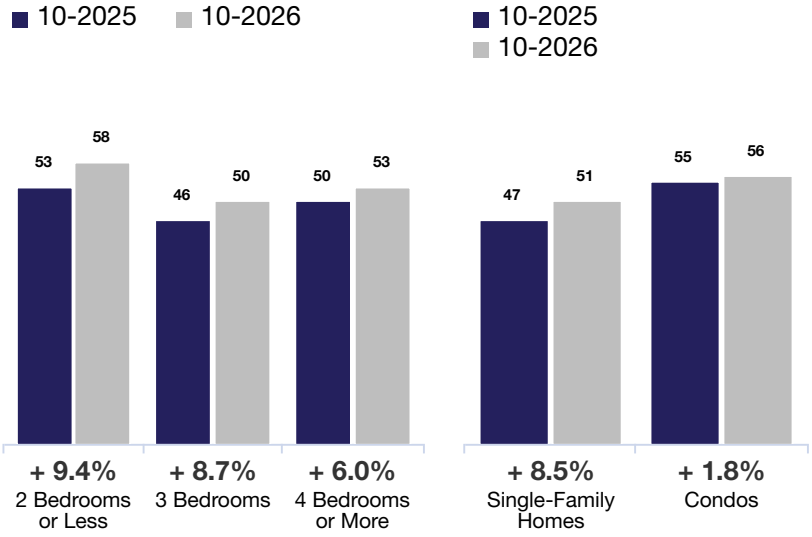
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

By Price Range



By Bedroom Count



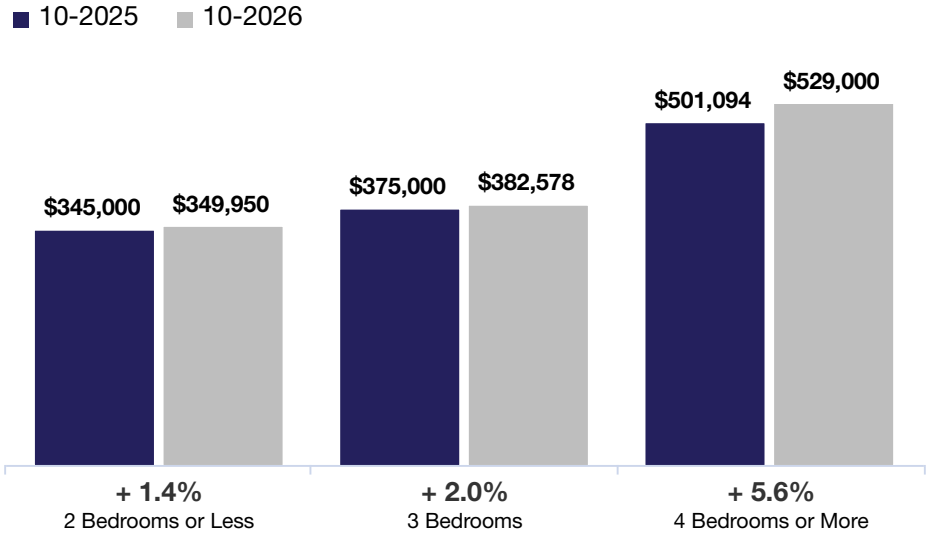
By Property Type

	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	70	72	+ 2.9%	69	60	- 13.0%	52	82	+ 57.7%
$150,001 to $250,000	55	64	+ 16.4%	54	62	+ 14.8%	51	64	+ 25.5%
$250,001 to $350,000	51	54	+ 5.9%	46	52	+ 13.0%	60	58	- 3.3%
$350,001 to $500,000	50	51	+ 2.0%	50	52	+ 4.0%	47	48	+ 2.1%
$500,001 to $750,000	41	48	+ 17.1%	39	46	+ 17.9%	61	57	- 6.6%
$750,001 to $1,000,000	45	47	+ 4.4%	44	46	+ 4.5%	55	55	0.0%
$1,000,001 and Above	49	50	+ 2.0%	48	50	+ 4.2%	51	49	- 3.9%
All Price Ranges	**49**	**52**	**+ 6.1%**	**47**	**51**	**+ 8.5%**	**55**	**56**	**+ 1.8%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	53	58	+ 9.4%	45	48	+ 6.7%	55	61	+ 10.9%
3 Bedrooms	46	50	+ 8.7%	44	48	+ 9.1%	54	54	0.0%
4 Bedrooms or More	50	53	+ 6.0%	50	53	+ 6.0%	56	49	- 12.5%
All Bedroom Counts	**49**	**52**	**+ 6.1%**	**47**	**51**	**+ 8.5%**	**55**	**56**	**+ 1.8%**

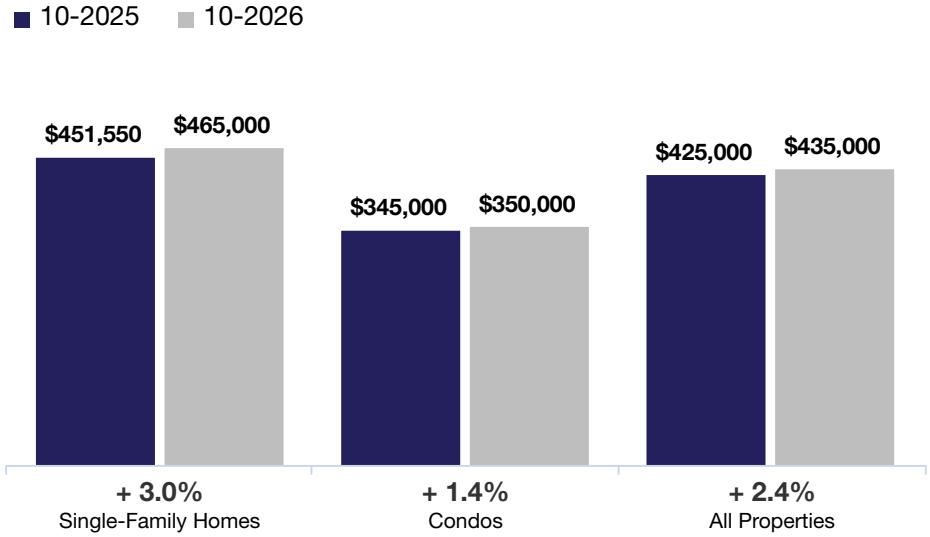
Median Sales Price

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



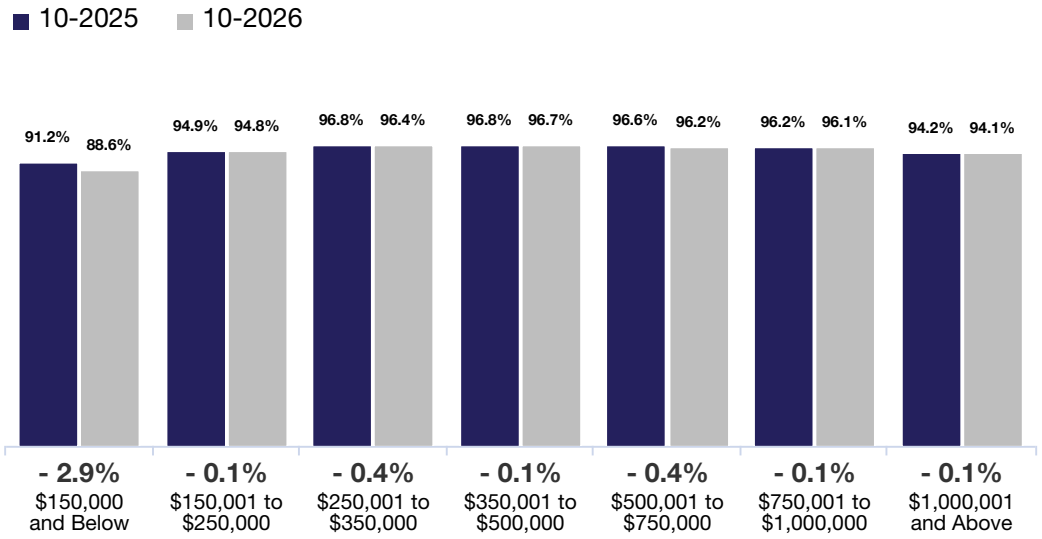
	All Properties			Single-Family Homes			Condos		
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	$345,000	$349,950	+ 1.4%	$400,968	$387,250	- 3.4%	$339,128	$342,500	+ 1.0%
3 Bedrooms	$375,000	$382,578	+ 2.0%	$390,000	$398,590	+ 2.2%	$335,995	$331,500	- 1.3%
4 Bedrooms or More	$501,094	$529,000	+ 5.6%	$520,000	$547,000	+ 5.2%	$389,990	$490,590	+ 25.8%
All Bedroom Counts	**$425,000**	**$435,000**	**+ 2.4%**	**$451,550**	**$465,000**	**+ 3.0%**	**$345,000**	**$350,000**	**+ 1.4%**

Percent of Original List Price Received

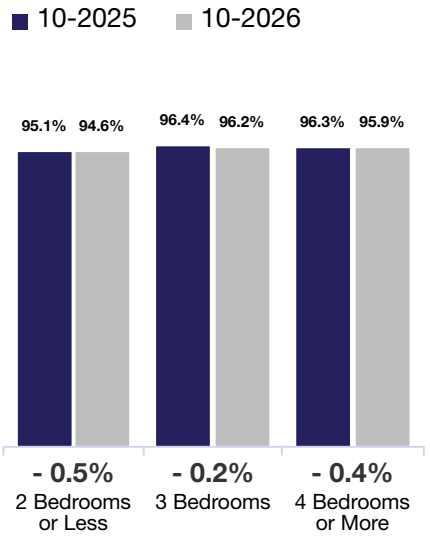
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

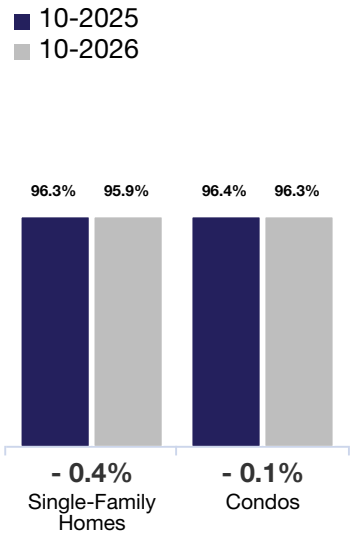
By Price Range



By Bedroom Count



By Property Type

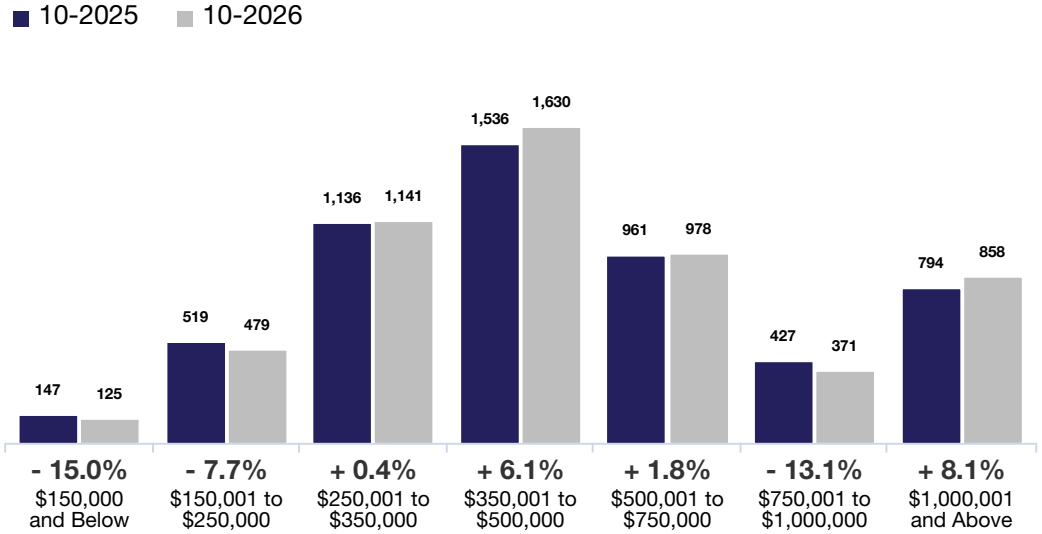


	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	91.2%	88.6%	- 2.9%	94.0%	88.5%	- 5.9%	88.8%	91.7%	+ 3.3%
$150,001 to $250,000	94.9%	94.8%	- 0.1%	94.7%	94.7%	0.0%	96.0%	95.8%	- 0.2%
$250,001 to $350,000	96.8%	96.4%	- 0.4%	96.9%	96.5%	- 0.4%	97.0%	96.6%	- 0.4%
$350,001 to $500,000	96.8%	96.7%	- 0.1%	96.9%	96.7%	- 0.2%	96.7%	96.8%	+ 0.1%
$500,001 to $750,000	96.6%	96.2%	- 0.4%	96.7%	96.2%	- 0.5%	96.2%	96.1%	- 0.1%
$750,001 to $1,000,000	96.2%	96.1%	- 0.1%	96.3%	96.0%	- 0.3%	95.6%	96.9%	+ 1.4%
$1,000,001 and Above	94.2%	94.1%	- 0.1%	94.2%	94.0%	- 0.2%	94.0%	94.7%	+ 0.7%
All Price Ranges	**96.2%**	**95.9%**	**- 0.3%**	**96.3%**	**95.9%**	**- 0.4%**	**96.4%**	**96.3%**	**- 0.1%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	95.1%	94.6%	- 0.5%	95.4%	94.4%	- 1.0%	95.3%	95.1%	- 0.2%
3 Bedrooms	96.4%	96.2%	- 0.2%	96.4%	96.0%	- 0.4%	97.1%	97.1%	0.0%
4 Bedrooms or More	96.3%	95.9%	- 0.4%	96.3%	95.9%	- 0.4%	97.2%	97.0%	- 0.2%
All Bedroom Counts	**96.2%**	**95.9%**	**- 0.3%**	**96.3%**	**95.9%**	**- 0.4%**	**96.4%**	**96.3%**	**- 0.1%**

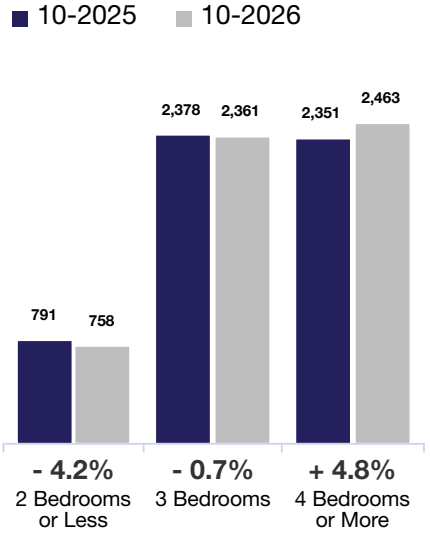
Inventory of Homes for Sale

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

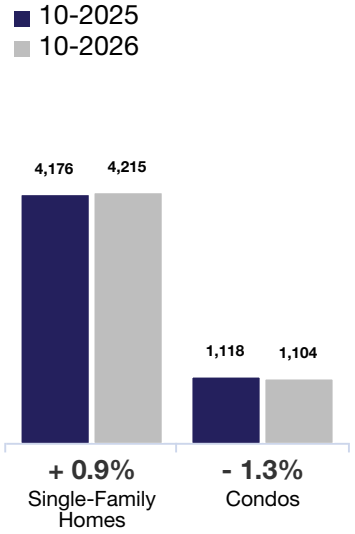
By Price Range



By Bedroom Count



By Property Type



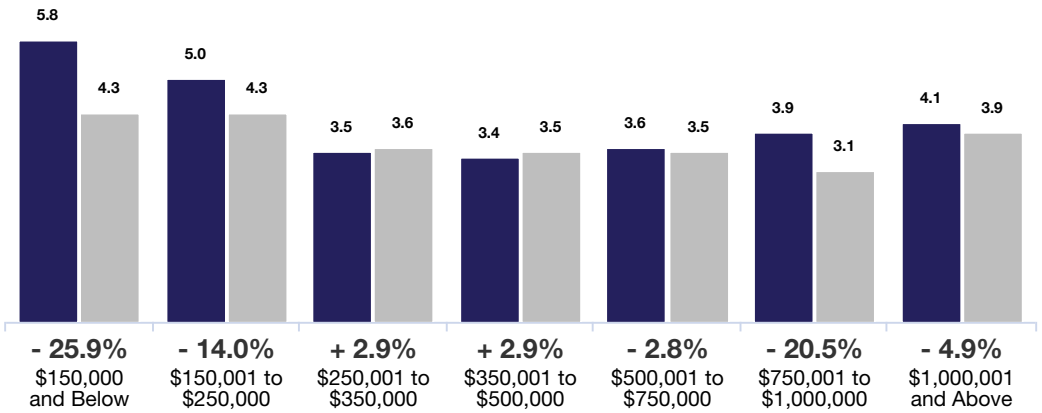
	All Properties			Single-Family Homes			Condos		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$150,000 and Below	147	125	- 15.0%	75	75	0.0%	20	11	- 45.0%
$150,001 to $250,000	519	479	- 7.7%	257	215	- 16.3%	190	193	+ 1.6%
$250,001 to $350,000	1,136	1,141	+ 0.4%	679	684	+ 0.7%	383	346	- 9.7%
$350,001 to $500,000	1,536	1,630	+ 6.1%	1,281	1,336	+ 4.3%	234	266	+ 13.7%
$500,001 to $750,000	961	978	+ 1.8%	820	838	+ 2.2%	139	130	- 6.5%
$750,001 to $1,000,000	427	371	- 13.1%	366	320	- 12.6%	58	49	- 15.5%
$1,000,001 and Above	794	858	+ 8.1%	698	747	+ 7.0%	94	109	+ 16.0%
All Price Ranges	**5,520**	**5,582**	**+ 1.1%**	**4,176**	**4,215**	**+ 0.9%**	**1,118**	**1,104**	**- 1.3%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	791	758	- 4.2%	229	232	+ 1.3%	503	482	- 4.2%
3 Bedrooms	2,378	2,361	- 0.7%	1,765	1,722	- 2.4%	525	520	- 1.0%
4 Bedrooms or More	2,351	2,463	+ 4.8%	2,182	2,261	+ 3.6%	90	102	+ 13.3%
All Bedroom Counts	**5,520**	**5,582**	**+ 1.1%**	**4,176**	**4,215**	**+ 0.9%**	**1,118**	**1,104**	**- 1.3%**

Months Supply of Inventory

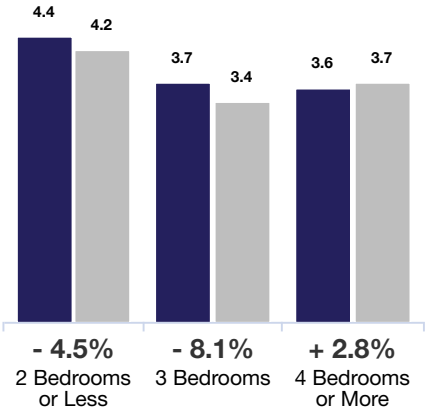
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

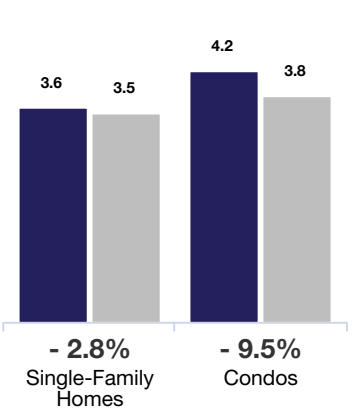
By Price Range



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	5.8	4.3	- 25.9%	5.2	4.3	- 17.3%	6.5	3.1	- 52.3%
$150,001 to $250,000	5.0	4.3	- 14.0%	4.7	3.9	- 17.0%	6.0	4.9	- 18.3%
$250,001 to $350,000	3.5	3.6	+ 2.9%	3.3	3.4	+ 3.0%	3.9	3.4	- 12.8%
$350,001 to $500,000	3.4	3.5	+ 2.9%	3.4	3.4	0.0%	3.5	3.9	+ 11.4%
$500,001 to $750,000	3.6	3.5	- 2.8%	3.5	3.4	- 2.9%	4.3	3.6	- 16.3%
$750,001 to $1,000,000	3.9	3.1	- 20.5%	3.8	3.0	- 21.1%	4.0	3.3	- 17.5%
$1,000,001 and Above	4.1	3.9	- 4.9%	4.0	3.8	- 5.0%	4.9	4.5	- 8.2%
All Price Ranges	**3.7**	**3.6**	**- 2.7%**	**3.6**	**3.5**	**- 2.8%**	**4.2**	**3.8**	**- 9.5%**
By Bedroom Count	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
2 Bedrooms or Less	4.4	4.2	- 4.5%	3.7	3.7	0.0%	4.6	4.4	- 4.3%
3 Bedrooms	3.7	3.4	- 8.1%	3.6	3.3	- 8.3%	4.0	3.5	- 12.5%
4 Bedrooms or More	3.6	3.7	+ 2.8%	3.6	3.6	0.0%	3.7	3.7	0.0%
All Bedroom Counts	**3.7**	**3.6**	**- 2.7%**	**3.6**	**3.5**	**- 2.8%**	**4.2**	**3.8**	**- 9.5%**