

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2026

Pending home sales fell 2.2% year-over-year in July, declining to the lowest level since January 2026, according to the National Association of REALTORS®. Contract signings remain about 30% below their pre-pandemic 2019 level even as payroll employment is 5% above, pointing to sizable pent-up demand. Elevated mortgage rates and record-high home prices continued to weigh on buyer activity, with signings down across all four major U.S. regions compared to a year ago. For the 12-month period spanning September 2025 through August 2026, Pending Sales in the Charleston Trident Association of REALTORS® region went up 6.7 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales rose 14.5 percent.

The overall Median Sales Price rose 2.2 percent to \$433,335. The property type with the largest gain was the Condos segment, where prices improved 2.6 percent to \$352,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 47 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 67 days.

Market-wide, inventory levels increased 2.1 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 7.1 percent. That amounts to 3.4 months of inventory for Single-Family Homes and 3.9 months of inventory for Condos.

Quick Facts

+ 14.5%	+ 8.6%	+ 7.6%
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 Original List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8

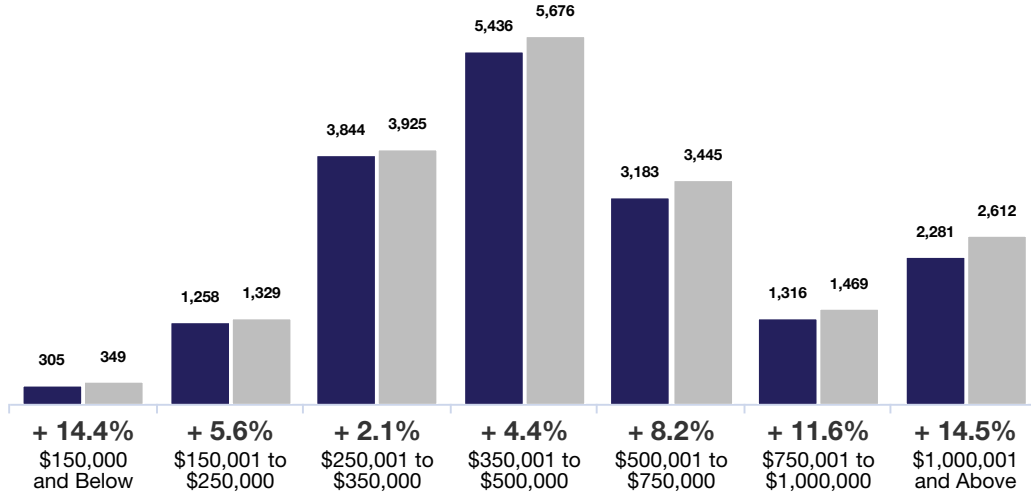


Pending Sales

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

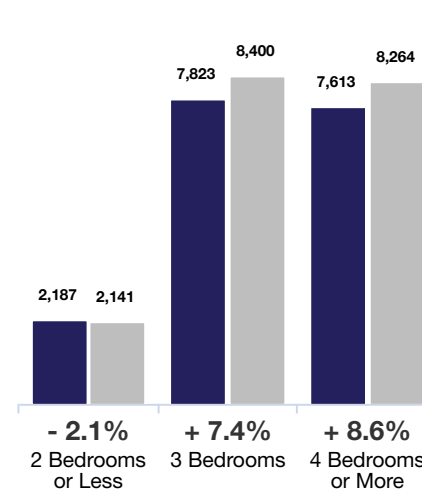
By Price Range

■ 8-2025 ■ 8-2026



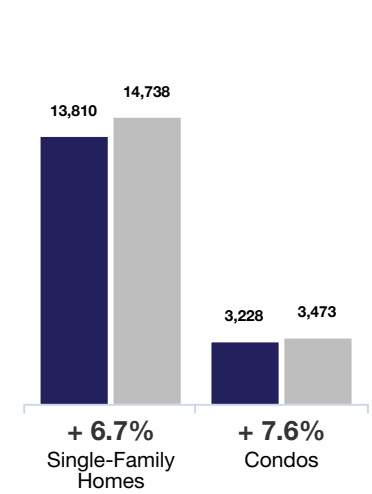
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$150,000 and Below	305	349	+ 14.4%
\$150,001 to \$250,000	1,258	1,329	+ 5.6%
\$250,001 to \$350,000	3,844	3,925	+ 2.1%
\$350,001 to \$500,000	5,436	5,676	+ 4.4%
\$500,001 to \$750,000	3,183	3,445	+ 8.2%
\$750,001 to \$1,000,000	1,316	1,469	+ 11.6%
\$1,000,001 and Above	2,281	2,612	+ 14.5%
All Price Ranges	17,623	18,805	+ 6.7%

Single-Family Homes

8-2025	8-2026	Change
180	210	+ 16.7%
660	682	+ 3.3%
2,420	2,459	+ 1.6%
4,573	4,803	+ 5.0%
2,804	2,978	+ 6.2%
1,127	1,287	+ 14.2%
2,046	2,319	+ 13.3%
13,810	14,738	+ 6.7%

Condos

8-2025	8-2026	Change
25	45	+ 80.0%
385	457	+ 18.7%
1,220	1,221	+ 0.1%
808	828	+ 2.5%
372	452	+ 21.5%
187	180	- 3.7%
231	290	+ 25.5%
3,228	3,473	+ 7.6%

By Bedroom Count

8-2025	8-2026	Change
2,187	2,141	- 2.1%
7,823	8,400	+ 7.4%
7,613	8,264	+ 8.6%
17,623	18,805	+ 6.7%

Single-Family Homes

8-2025	8-2026	Change
747	731	- 2.1%
5,942	6,305	+ 6.1%
7,121	7,702	+ 8.2%
13,810	14,738	+ 6.7%

Condos

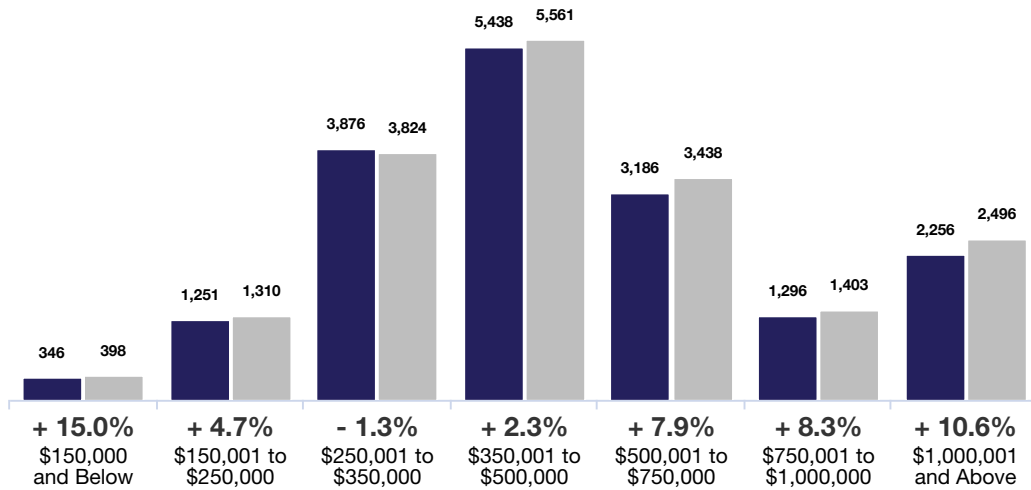
8-2025	8-2026	Change
1,356	1,324	- 2.4%
1,570	1,811	+ 15.4%
302	338	+ 11.9%
3,228	3,473	+ 7.6%

Closed Sales

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

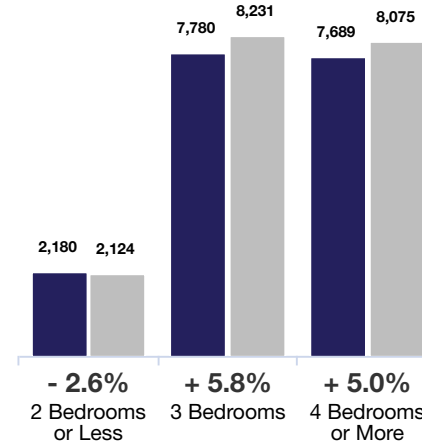
By Price Range

■ 8-2025 ■ 8-2026



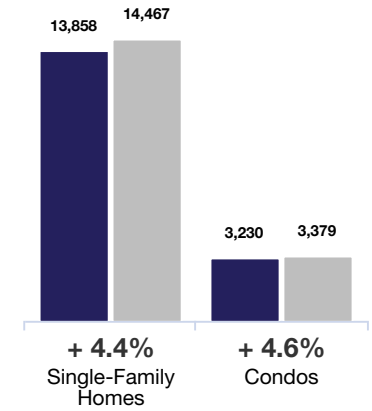
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties				Single-Family Homes			Condos		
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
\$150,000 and Below	346	398	+ 15.0%	204	241	+ 18.1%	38	50	+ 31.6%
\$150,001 to \$250,000	1,251	1,310	+ 4.7%	661	675	+ 2.1%	404	442	+ 9.4%
\$250,001 to \$350,000	3,876	3,824	- 1.3%	2,411	2,408	- 0.1%	1,256	1,192	- 5.1%
\$350,001 to \$500,000	5,438	5,561	+ 2.3%	4,600	4,733	+ 2.9%	783	784	+ 0.1%
\$500,001 to \$750,000	3,186	3,438	+ 7.9%	2,820	2,973	+ 5.4%	361	454	+ 25.8%
\$750,001 to \$1,000,000	1,296	1,403	+ 8.3%	1,120	1,220	+ 8.9%	176	182	+ 3.4%
\$1,000,001 and Above	2,256	2,496	+ 10.6%	2,042	2,217	+ 8.6%	212	275	+ 29.7%
All Price Ranges	17,649	18,430	+ 4.4%	13,858	14,467	+ 4.4%	3,230	3,379	+ 4.6%
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
2 Bedrooms or Less	2,180	2,124	- 2.6%	750	713	- 4.9%	1,348	1,323	- 1.9%
3 Bedrooms	7,780	8,231	+ 5.8%	5,920	6,226	+ 5.2%	1,561	1,728	+ 10.7%
4 Bedrooms or More	7,689	8,075	+ 5.0%	7,188	7,528	+ 4.7%	321	328	+ 2.2%
All Bedroom Counts	17,649	18,430	+ 4.4%	13,858	14,467	+ 4.4%	3,230	3,379	+ 4.6%

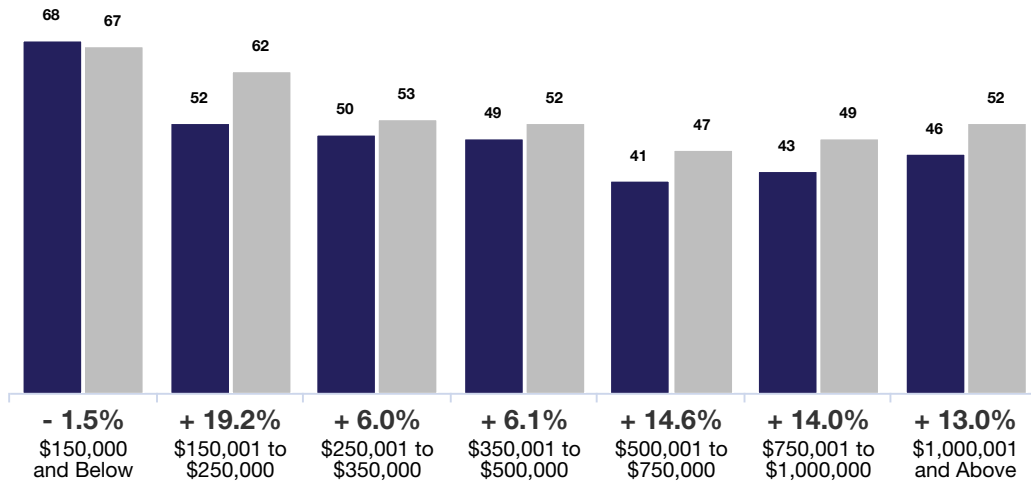
Days On Market Until Sale

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

Based on a rolling 12-month average.

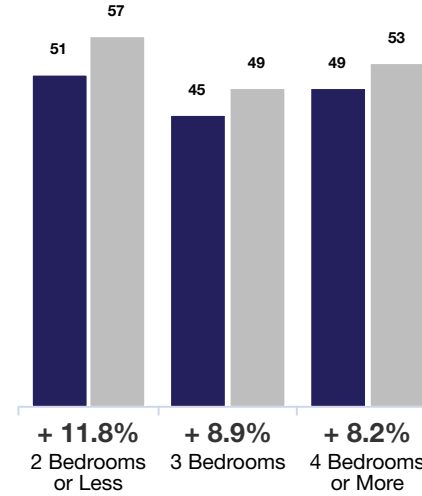
By Price Range

■ 8-2025 ■ 8-2026



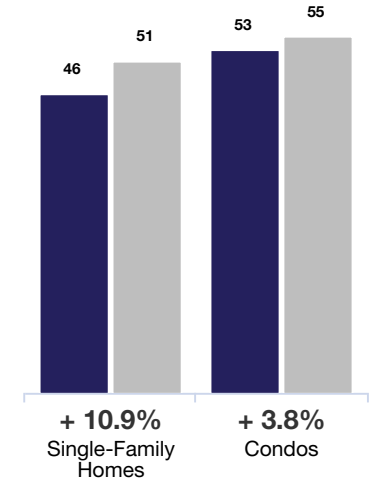
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$150,000 and Below	68	67	- 1.5%
\$150,001 to \$250,000	52	62	+ 19.2%
\$250,001 to \$350,000	50	53	+ 6.0%
\$350,001 to \$500,000	49	52	+ 6.1%
\$500,001 to \$750,000	41	47	+ 14.6%
\$750,001 to \$1,000,000	43	49	+ 14.0%
\$1,000,001 and Above	46	52	+ 13.0%
All Price Ranges	48	52	+ 8.3%

Single-Family Homes

8-2025	8-2026	Change
64	56	- 12.5%
51	60	+ 17.6%
45	51	+ 13.3%
49	52	+ 6.1%
38	46	+ 21.1%
42	48	+ 14.3%
47	52	+ 10.6%
46	51	+ 10.9%

Condos

8-2025	8-2026	Change
46	75	+ 63.0%
50	63	+ 26.0%
59	56	- 5.1%
43	50	+ 16.3%
61	56	- 8.2%
53	56	+ 5.7%
40	52	+ 30.0%
53	55	+ 3.8%

By Bedroom Count

8-2025	8-2026	Change
51	57	+ 11.8%
45	49	+ 8.9%
49	53	+ 8.2%
48	52	+ 8.3%

Single-Family Homes

8-2025	8-2026	Change
45	49	+ 8.9%
42	48	+ 14.3%
49	53	+ 8.2%
46	51	+ 10.9%

Condos

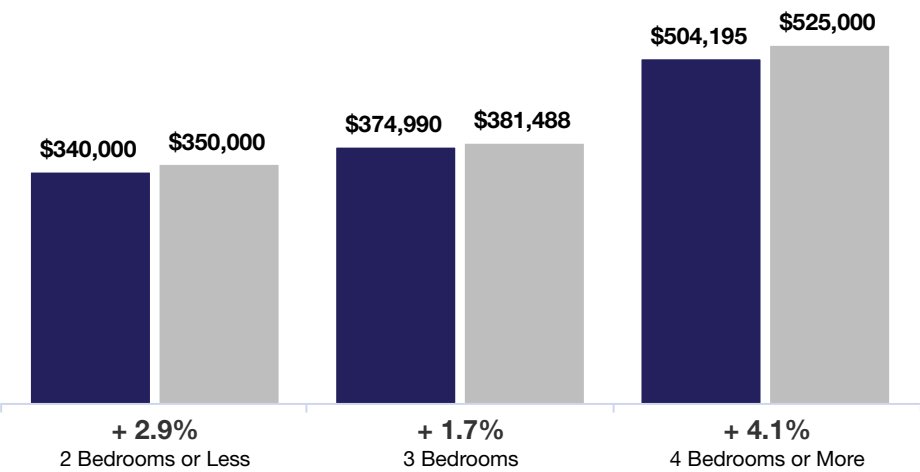
8-2025	8-2026	Change
53	60	+ 13.2%
52	53	+ 1.9%
51	49	- 3.9%
53	55	+ 3.8%

Median Sales Price

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

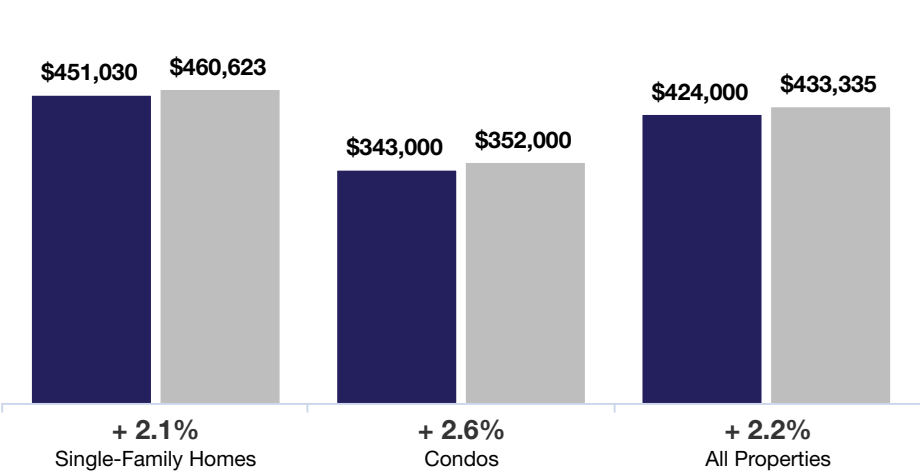
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Bedroom Count	8-2025	8-2026	Change
2 Bedrooms or Less	\$340,000	\$350,000	+ 2.9%
3 Bedrooms	\$374,990	\$381,488	+ 1.7%
4 Bedrooms or More	\$504,195	\$525,000	+ 4.1%
All Bedroom Counts	\$424,000	\$433,335	+ 2.2%

Single-Family Homes

8-2025	8-2026	Change
\$406,325	\$383,000	- 5.7%
\$388,000	\$396,000	+ 2.1%
\$525,000	\$543,805	+ 3.6%
\$451,030	\$460,623	+ 2.1%

Condos

8-2025	8-2026	Change
\$330,000	\$345,000	+ 4.5%
\$340,542	\$334,945	- 1.6%
\$370,000	\$482,500	+ 30.4%
\$343,000	\$352,000	+ 2.6%

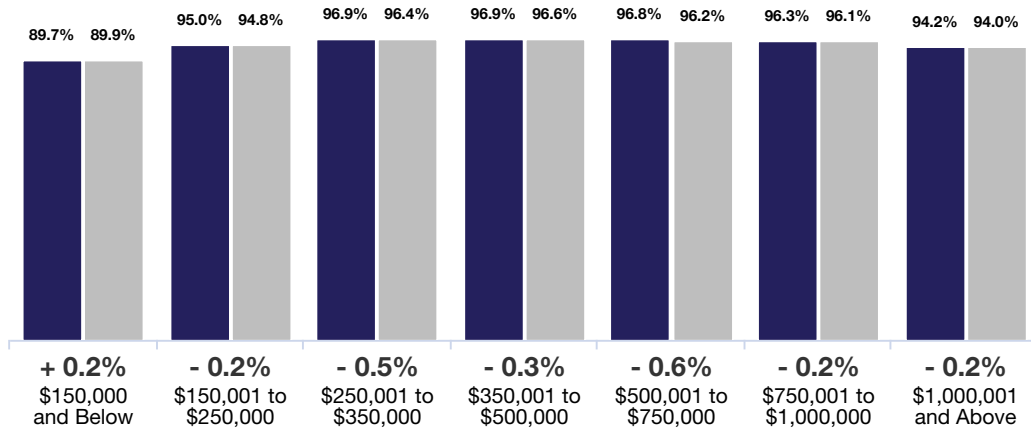
Percent of Original List Price Received

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.

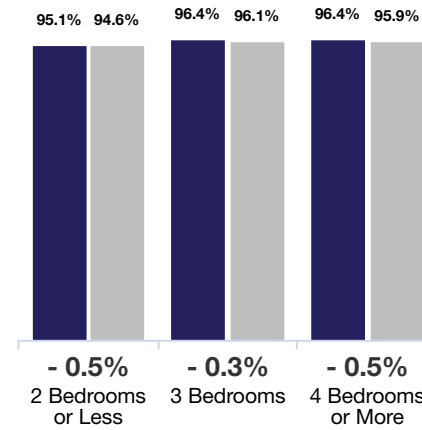
By Price Range

■ 8-2025 ■ 8-2026



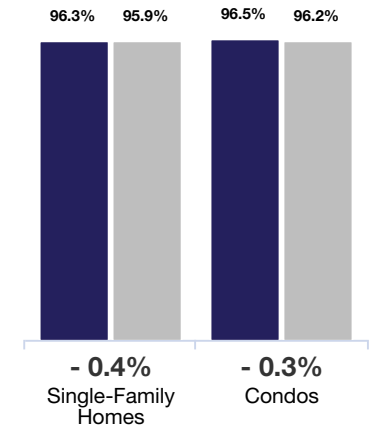
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



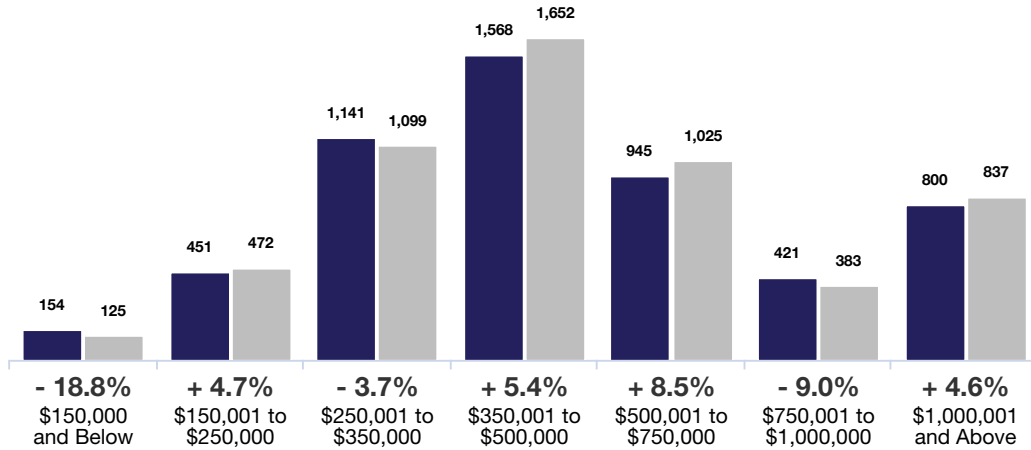
All Properties				Single-Family Homes			Condos		
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
\$150,000 and Below	89.7%	89.9%	+ 0.2%	91.3%	90.3%	- 1.1%	89.0%	92.5%	+ 3.9%
\$150,001 to \$250,000	95.0%	94.8%	- 0.2%	94.9%	94.8%	- 0.1%	96.0%	95.5%	- 0.5%
\$250,001 to \$350,000	96.9%	96.4%	- 0.5%	96.9%	96.5%	- 0.4%	97.1%	96.5%	- 0.6%
\$350,001 to \$500,000	96.9%	96.6%	- 0.3%	97.0%	96.7%	- 0.3%	96.9%	96.6%	- 0.3%
\$500,001 to \$750,000	96.8%	96.2%	- 0.6%	96.9%	96.2%	- 0.7%	96.2%	96.0%	- 0.2%
\$750,001 to \$1,000,000	96.3%	96.1%	- 0.2%	96.5%	96.0%	- 0.5%	95.3%	96.9%	+ 1.7%
\$1,000,001 and Above	94.2%	94.0%	- 0.2%	94.2%	93.9%	- 0.3%	94.1%	94.6%	+ 0.5%
All Price Ranges	96.2%	95.8%	- 0.4%	96.3%	95.9%	- 0.4%	96.5%	96.2%	- 0.3%
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
2 Bedrooms or Less	95.1%	94.6%	- 0.5%	95.4%	94.4%	- 1.0%	95.4%	95.0%	- 0.4%
3 Bedrooms	96.4%	96.1%	- 0.3%	96.4%	96.0%	- 0.4%	97.2%	96.9%	- 0.3%
4 Bedrooms or More	96.4%	95.9%	- 0.5%	96.4%	96.0%	- 0.4%	97.4%	96.9%	- 0.5%
All Bedroom Counts	96.2%	95.8%	- 0.4%	96.3%	95.9%	- 0.4%	96.5%	96.2%	- 0.3%

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.**

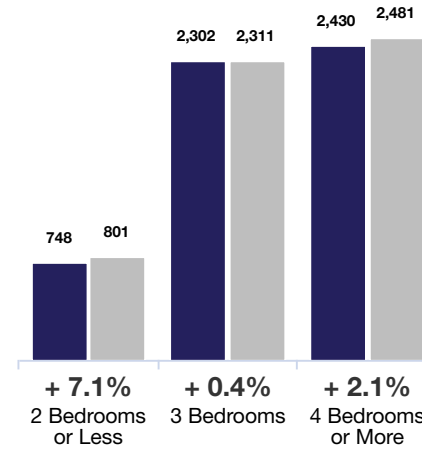
By Price Range

■ 8-2025 ■ 8-2026



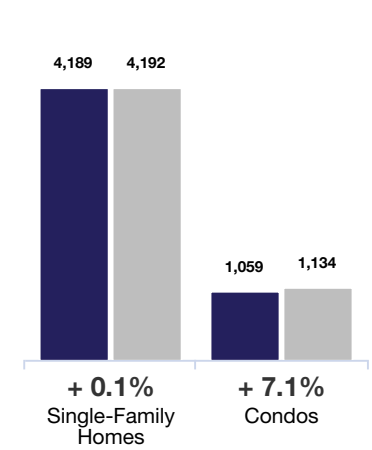
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$150,000 and Below	154	125	- 18.8%
\$150,001 to \$250,000	451	472	+ 4.7%
\$250,001 to \$350,000	1,141	1,099	- 3.7%
\$350,001 to \$500,000	1,568	1,652	+ 5.4%
\$500,001 to \$750,000	945	1,025	+ 8.5%
\$750,001 to \$1,000,000	421	383	- 9.0%
\$1,000,001 and Above	800	837	+ 4.6%
All Price Ranges	5,480	5,593	+ 2.1%

Single-Family Homes

8-2025	8-2026	Change
84	72	- 14.3%
215	195	- 9.3%
672	627	- 6.7%
1,312	1,342	+ 2.3%
816	883	+ 8.2%
374	335	- 10.4%
716	738	+ 3.1%
4,189	4,192	+ 0.1%

Condos

8-2025	8-2026	Change
26	6	- 76.9%
167	191	+ 14.4%
384	390	+ 1.6%
227	274	+ 20.7%
128	132	+ 3.1%
45	44	- 2.2%
82	97	+ 18.3%
1,059	1,134	+ 7.1%

By Bedroom Count	8-2025	8-2026	Change
2 Bedrooms or Less	748	801	+ 7.1%
3 Bedrooms	2,302	2,311	+ 0.4%
4 Bedrooms or More	2,430	2,481	+ 2.1%
All Bedroom Counts	5,480	5,593	+ 2.1%

8-2025	8-2026	Change
221	261	+ 18.1%
1,696	1,653	- 2.5%
2,272	2,278	+ 0.3%
4,189	4,192	+ 0.1%

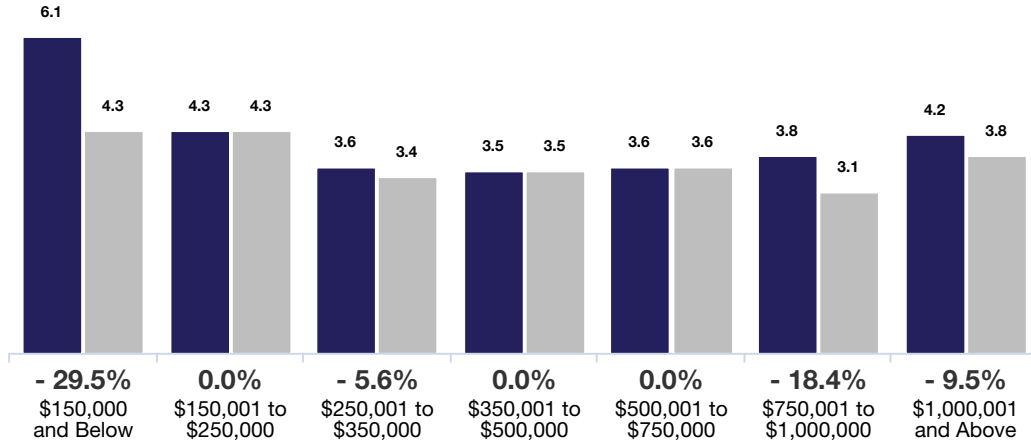
Months Supply of Inventory

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.

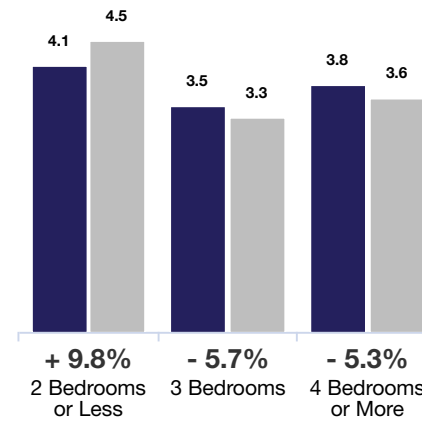
By Price Range

■ 8-2025 ■ 8-2026



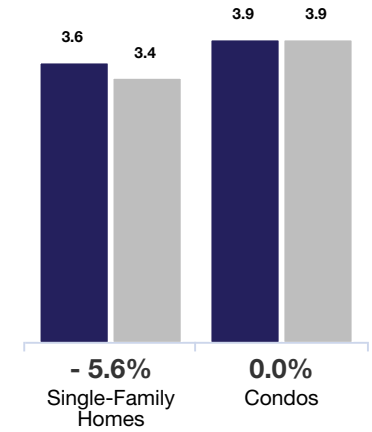
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$150,000 and Below	6.1	4.3	- 29.5%
\$150,001 to \$250,000	4.3	4.3	0.0%
\$250,001 to \$350,000	3.6	3.4	- 5.6%
\$350,001 to \$500,000	3.5	3.5	0.0%
\$500,001 to \$750,000	3.6	3.6	0.0%
\$750,001 to \$1,000,000	3.8	3.1	- 18.4%
\$1,000,001 and Above	4.2	3.8	- 9.5%
All Price Ranges	3.7	3.6	- 2.7%

Single-Family Homes

	8-2025	8-2026	Change
2 Bedrooms or Less	5.6	4.1	- 26.8%
3 Bedrooms	3.9	3.4	- 12.8%
4 Bedrooms or More	3.3	3.1	- 6.1%
	3.4	3.4	0.0%
	3.5	3.6	+ 2.9%
	4.0	3.1	- 22.5%
	4.2	3.8	- 9.5%
All Single-Family Homes	3.6	3.4	- 5.6%

Condos

	8-2025	8-2026	Change
	10.4	1.6	- 84.6%
	5.2	5.0	- 3.8%
	3.8	3.8	0.0%
	3.4	4.0	+ 17.6%
	4.1	3.5	- 14.6%
	2.9	2.9	0.0%
	4.3	4.0	- 7.0%
All Condos	3.9	3.9	0.0%

By Bedroom Count	8-2025	8-2026	Change
2 Bedrooms or Less	4.1	4.5	+ 9.8%
3 Bedrooms	3.5	3.3	- 5.7%
4 Bedrooms or More	3.8	3.6	- 5.3%
All Bedroom Counts	3.7	3.6	- 2.7%

	8-2025	8-2026	Change
	3.6	4.3	+ 19.4%
	3.4	3.1	- 8.8%
	3.8	3.6	- 5.3%
	3.5	3.9	+ 11.4%
All Single-Family Homes	3.6	3.4	- 5.6%