

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## January 2026

U.S. pending home sales fell 9.3% from the previous month, according to the National Association of REALTORS®. The drop in contract signings was broad-based, with all four regions reporting declines. On a year-over-year basis, pending home sales were down 3.0%, with the South recording a modest gain while the Northeast, West, and Midwest posted declines. For the 12-month period spanning February 2025 through January 2026, Pending Sales in the Charleston Trident Association of REALTORS® region were up 4.7 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales rose 9.0 percent.

The overall Median Sales Price were up 2.5 percent to \$427,490. The property type with the largest gain was the Single-Family Homes segment, where prices increased 3.4 percent to \$455,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 43 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 75 days.

Market-wide, inventory levels rose 11.0 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 19.4 percent. That amounts to 3.0 months of inventory for Single-Family Homes and 3.6 months of inventory for Condos.

## Quick Facts

**+ 9.0%**

Price Range with  
Strongest Sales:  
**\$500,001 to \$750,000**

**+ 5.6%**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

**+ 4.7%**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

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

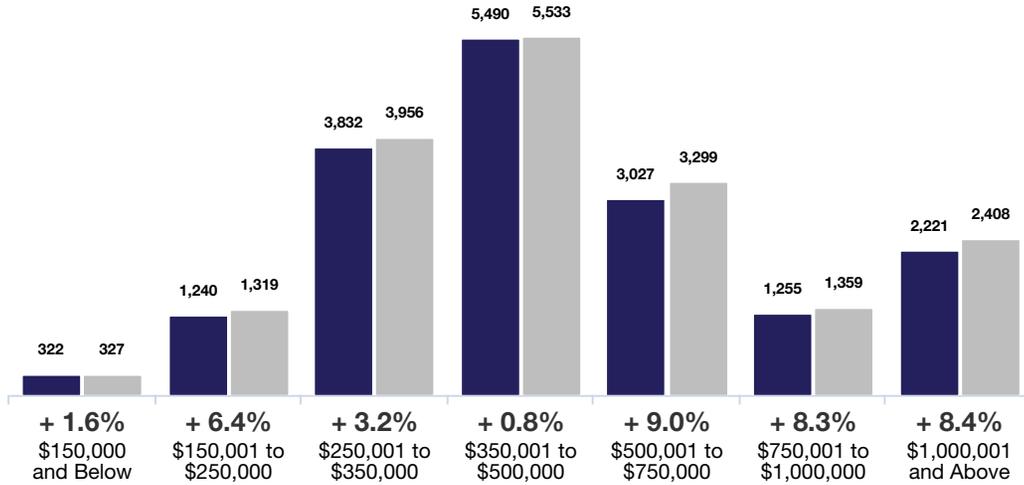


# Pending Sales

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

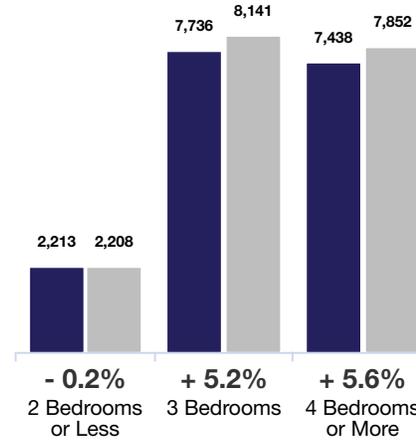
## By Price Range

■ 1-2025 ■ 1-2026



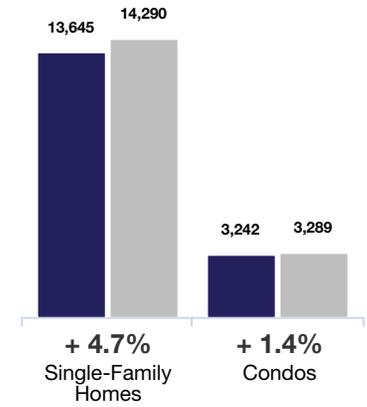
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



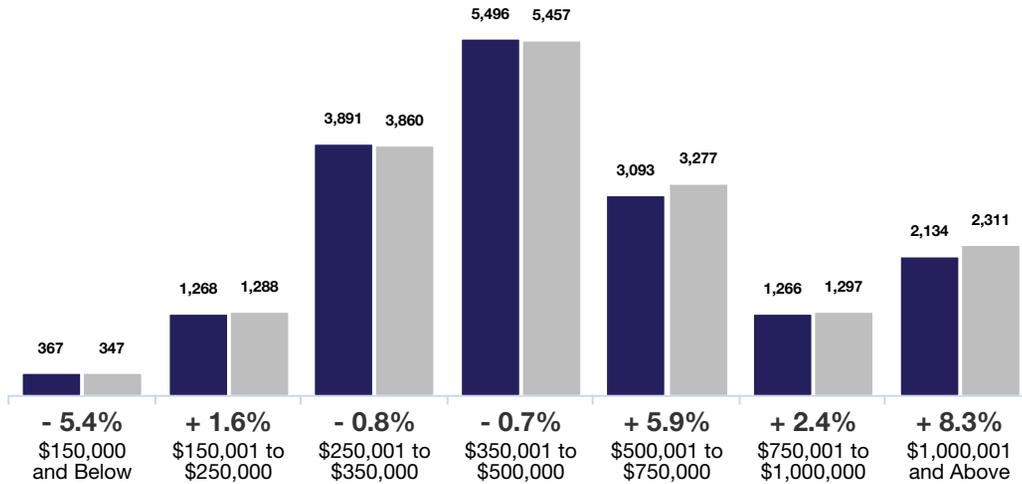
	All Properties			Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	322	327	+ 1.6%	208	176	- 15.4%	25	40	+ 60.0%
\$150,001 to \$250,000	1,240	1,319	+ 6.4%	642	710	+ 10.6%	420	401	- 4.5%
\$250,001 to \$350,000	3,832	3,956	+ 3.2%	2,466	2,526	+ 2.4%	1,186	1,192	+ 0.5%
\$350,001 to \$500,000	5,490	5,533	+ 0.8%	4,653	4,671	+ 0.4%	790	810	+ 2.5%
\$500,001 to \$750,000	3,027	3,299	+ 9.0%	2,680	2,888	+ 7.8%	344	405	+ 17.7%
\$750,001 to \$1,000,000	1,255	1,359	+ 8.3%	1,077	1,178	+ 9.4%	177	179	+ 1.1%
\$1,000,001 and Above	2,221	2,408	+ 8.4%	1,919	2,141	+ 11.6%	300	262	- 12.7%
<b>All Price Ranges</b>	<b>17,387</b>	<b>18,201</b>	<b>+ 4.7%</b>	<b>13,645</b>	<b>14,290</b>	<b>+ 4.7%</b>	<b>3,242</b>	<b>3,289</b>	<b>+ 1.4%</b>
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	2,213	2,208	- 0.2%	786	764	- 2.8%	1,346	1,363	+ 1.3%
3 Bedrooms	7,736	8,141	+ 5.2%	5,873	6,183	+ 5.3%	1,602	1,629	+ 1.7%
4 Bedrooms or More	7,438	7,852	+ 5.6%	6,986	7,343	+ 5.1%	294	297	+ 1.0%
<b>All Bedroom Counts</b>	<b>17,387</b>	<b>18,201</b>	<b>+ 4.7%</b>	<b>13,645</b>	<b>14,290</b>	<b>+ 4.7%</b>	<b>3,242</b>	<b>3,289</b>	<b>+ 1.4%</b>

# Closed Sales

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

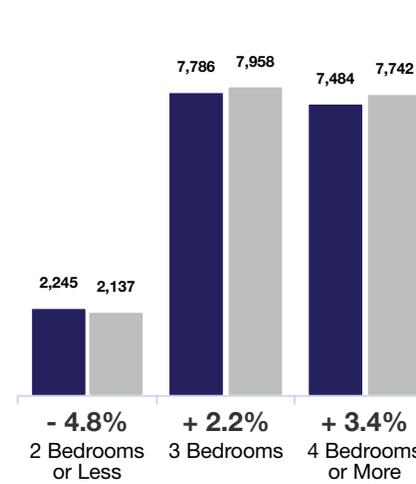
## By Price Range

■ 1-2025 ■ 1-2026



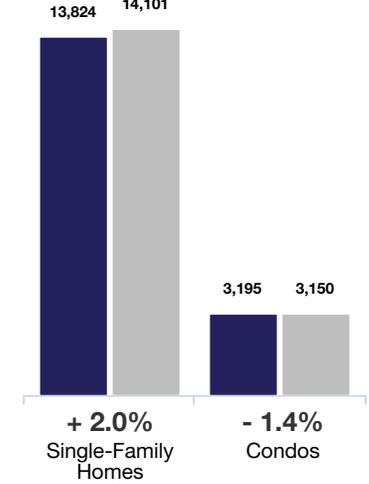
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	367	347	- 5.4%	233	192	- 17.6%	34	48	+ 41.2%
\$150,001 to \$250,000	1,268	1,288	+ 1.6%	665	694	+ 4.4%	434	398	- 8.3%
\$250,001 to \$350,000	3,891	3,860	- 0.8%	2,548	2,451	- 3.8%	1,162	1,184	+ 1.9%
\$350,001 to \$500,000	5,496	5,457	- 0.7%	4,691	4,661	- 0.6%	764	747	- 2.2%
\$500,001 to \$750,000	3,093	3,277	+ 5.9%	2,736	2,885	+ 5.4%	354	387	+ 9.3%
\$750,001 to \$1,000,000	1,266	1,297	+ 2.4%	1,090	1,130	+ 3.7%	175	167	- 4.6%
\$1,000,001 and Above	2,134	2,311	+ 8.3%	1,861	2,088	+ 12.2%	272	219	- 19.5%
<b>All Price Ranges</b>	<b>17,515</b>	<b>17,837</b>	<b>+ 1.8%</b>	<b>13,824</b>	<b>14,101</b>	<b>+ 2.0%</b>	<b>3,195</b>	<b>3,150</b>	<b>- 1.4%</b>
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	2,245	2,137	- 4.8%	832	742	- 10.8%	1,337	1,318	- 1.4%
3 Bedrooms	7,786	7,958	+ 2.2%	5,933	6,088	+ 2.6%	1,586	1,556	- 1.9%
4 Bedrooms or More	7,484	7,742	+ 3.4%	7,059	7,271	+ 3.0%	272	276	+ 1.5%
<b>All Bedroom Counts</b>	<b>17,515</b>	<b>17,837</b>	<b>+ 1.8%</b>	<b>13,824</b>	<b>14,101</b>	<b>+ 2.0%</b>	<b>3,195</b>	<b>3,150</b>	<b>- 1.4%</b>

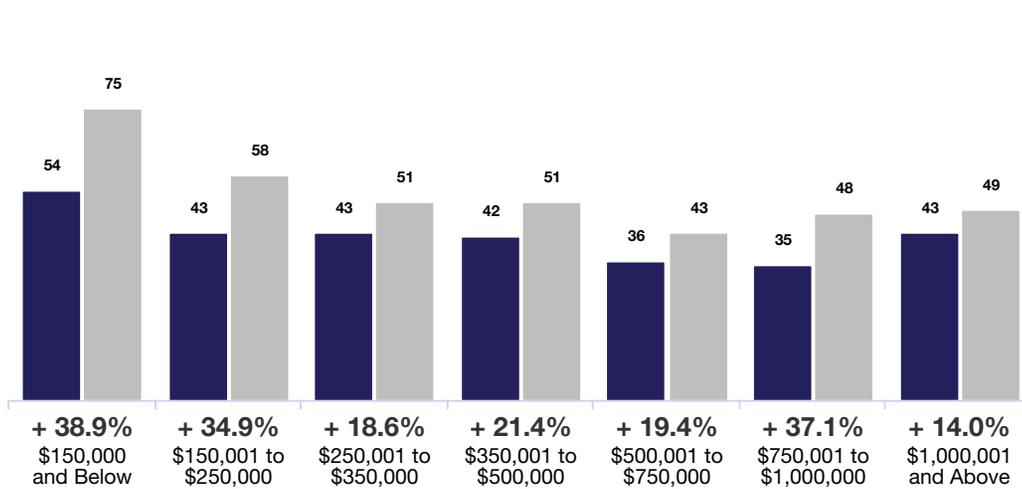
# Days On Market Until Sale

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

Based on a rolling 12-month average.

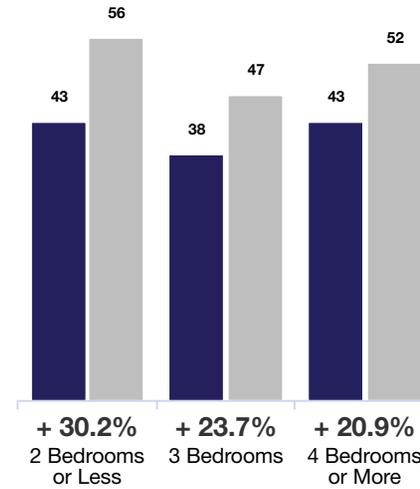
## By Price Range

■ 1-2025 ■ 1-2026



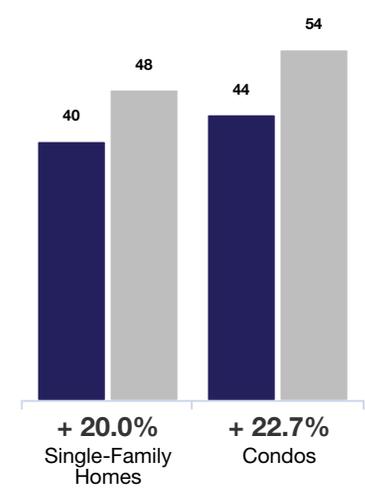
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	54	75	+ 38.9%
\$150,001 to \$250,000	43	58	+ 34.9%
\$250,001 to \$350,000	43	51	+ 18.6%
\$350,001 to \$500,000	42	51	+ 21.4%
\$500,001 to \$750,000	36	43	+ 19.4%
\$750,001 to \$1,000,000	35	48	+ 37.1%
\$1,000,001 and Above	43	49	+ 14.0%
<b>All Price Ranges</b>	<b>41</b>	<b>50</b>	<b>+ 22.0%</b>

### Single-Family Homes

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	43	56	+ 30.2%
3 Bedrooms	38	47	+ 23.7%
4 Bedrooms or More	43	52	+ 20.9%
<b>All Bedroom Counts</b>	<b>40</b>	<b>48</b>	<b>+ 20.0%</b>

### Condos

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	32	60	+ 87.5%
\$150,001 to \$250,000	39	57	+ 46.2%
\$250,001 to \$350,000	51	59	+ 15.7%
\$350,001 to \$500,000	39	46	+ 17.9%
\$500,001 to \$750,000	40	59	+ 47.5%
\$750,001 to \$1,000,000	52	51	- 1.9%
\$1,000,001 and Above	41	49	+ 19.5%
<b>All Price Ranges</b>	<b>44</b>	<b>54</b>	<b>+ 22.7%</b>

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	43	56	+ 30.2%
3 Bedrooms	38	47	+ 23.7%
4 Bedrooms or More	43	52	+ 20.9%
<b>All Bedroom Counts</b>	<b>41</b>	<b>50</b>	<b>+ 22.0%</b>

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	42	49	+ 16.7%
\$150,001 to \$250,000	36	45	+ 25.0%
\$250,001 to \$350,000	43	51	+ 18.6%
<b>All Price Ranges</b>	<b>40</b>	<b>48</b>	<b>+ 20.0%</b>

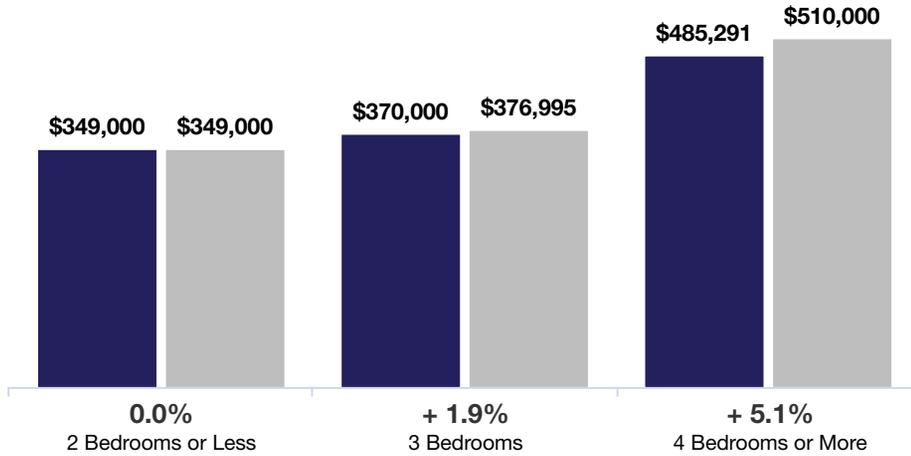
By Price Range	1-2025	1-2026	Change
\$150,000 and Below	42	58	+ 38.1%
\$150,001 to \$250,000	45	53	+ 17.8%
\$250,001 to \$350,000	55	47	- 14.5%
<b>All Price Ranges</b>	<b>44</b>	<b>54</b>	<b>+ 22.7%</b>

# Median Sales Price

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

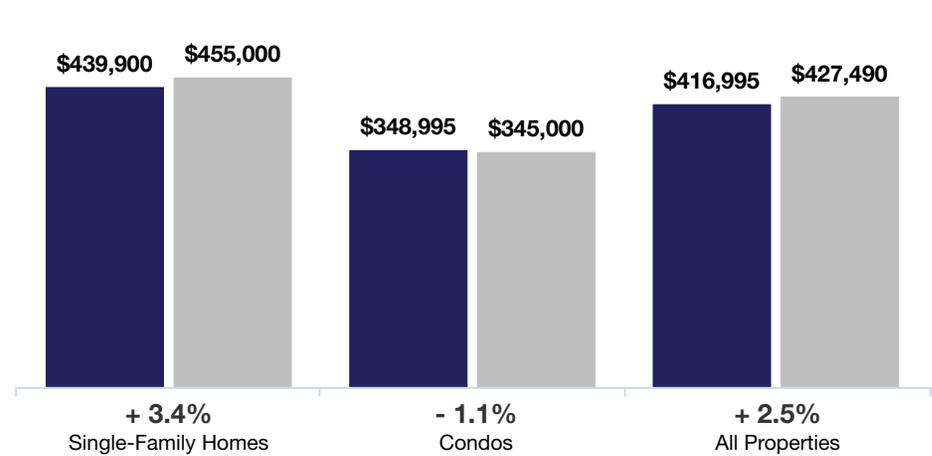
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

#### By Bedroom Count

	1-2025	1-2026	Change
2 Bedrooms or Less	\$349,000	\$349,000	0.0%
3 Bedrooms	\$370,000	\$376,995	+ 1.9%
4 Bedrooms or More	\$485,291	\$510,000	+ 5.1%
<b>All Bedroom Counts</b>	<b>\$416,995</b>	<b>\$427,490</b>	<b>+ 2.5%</b>

### Single-Family Homes

	1-2025	1-2026	Change
	\$394,470	\$400,865	+ 1.6%
	\$382,000	\$391,825	+ 2.6%
	\$500,000	\$525,000	+ 5.0%
<b>All Single-Family Homes</b>	<b>\$439,900</b>	<b>\$455,000</b>	<b>+ 3.4%</b>

### Condos

	1-2025	1-2026	Change
	\$345,000	\$340,000	- 1.4%
	\$342,734	\$334,450	- 2.4%
	\$389,490	\$414,490	+ 6.4%
<b>All Condos</b>	<b>\$348,995</b>	<b>\$345,000</b>	<b>- 1.1%</b>

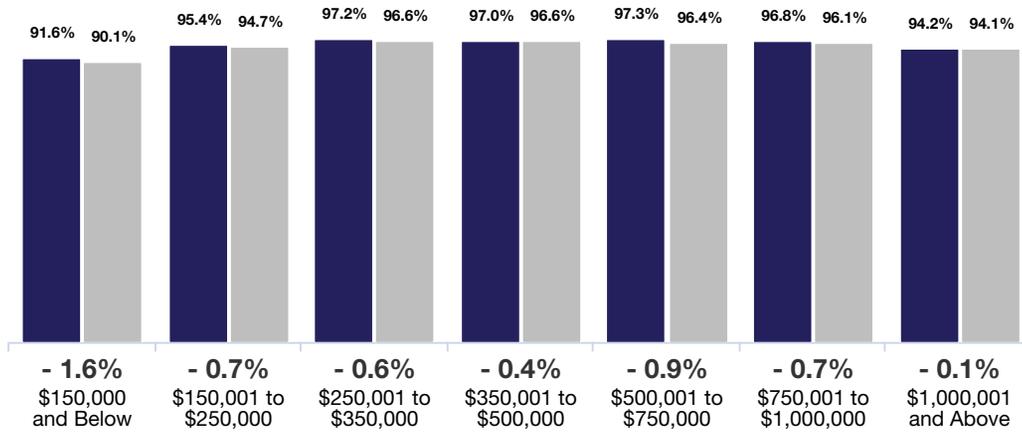
# Percent of Original List Price Received

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.

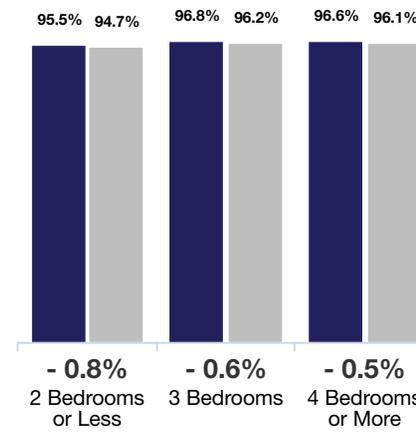
## By Price Range

■ 1-2025 ■ 1-2026



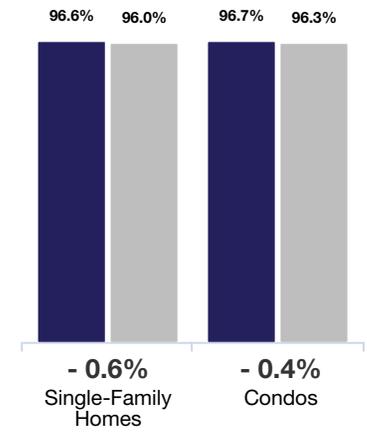
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	91.6%	90.1%	- 1.6%
\$150,001 to \$250,000	95.4%	94.7%	- 0.7%
\$250,001 to \$350,000	97.2%	96.6%	- 0.6%
\$350,001 to \$500,000	97.0%	96.6%	- 0.4%
\$500,001 to \$750,000	97.3%	96.4%	- 0.9%
\$750,001 to \$1,000,000	96.8%	96.1%	- 0.7%
\$1,000,001 and Above	94.2%	94.1%	- 0.1%
<b>All Price Ranges</b>	<b>96.5%</b>	<b>96.0%</b>	<b>- 0.5%</b>

### Single-Family Homes

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	95.5%	94.7%	- 0.8%
3 Bedrooms	96.8%	96.2%	- 0.6%
4 Bedrooms or More	96.6%	96.1%	- 0.5%
<b>All Bedroom Counts</b>	<b>96.5%</b>	<b>96.0%</b>	<b>- 0.5%</b>

### Condos

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	92.7%	91.8%	- 1.0%
\$150,001 to \$250,000	95.6%	94.6%	- 1.0%
\$250,001 to \$350,000	97.2%	96.7%	- 0.5%
\$350,001 to \$500,000	97.1%	96.7%	- 0.4%
\$500,001 to \$750,000	97.4%	96.5%	- 0.9%
\$750,001 to \$1,000,000	96.9%	96.1%	- 0.8%
\$1,000,001 and Above	94.1%	94.1%	0.0%
<b>All Price Ranges</b>	<b>96.6%</b>	<b>96.0%</b>	<b>- 0.6%</b>

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	95.4%	89.6%	- 6.1%
\$150,001 to \$250,000	96.0%	95.6%	- 0.4%
\$250,001 to \$350,000	97.3%	96.9%	- 0.4%
\$350,001 to \$500,000	97.0%	96.5%	- 0.5%
\$500,001 to \$750,000	96.4%	96.3%	- 0.1%
\$750,001 to \$1,000,000	96.1%	96.1%	0.0%
\$1,000,001 and Above	95.2%	94.4%	- 0.8%
<b>All Price Ranges</b>	<b>96.7%</b>	<b>96.3%</b>	<b>- 0.4%</b>

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	95.3%	94.8%	- 0.5%
3 Bedrooms	96.8%	96.2%	- 0.6%
4 Bedrooms or More	96.7%	96.1%	- 0.6%
<b>All Bedroom Counts</b>	<b>96.6%</b>	<b>96.0%</b>	<b>- 0.6%</b>

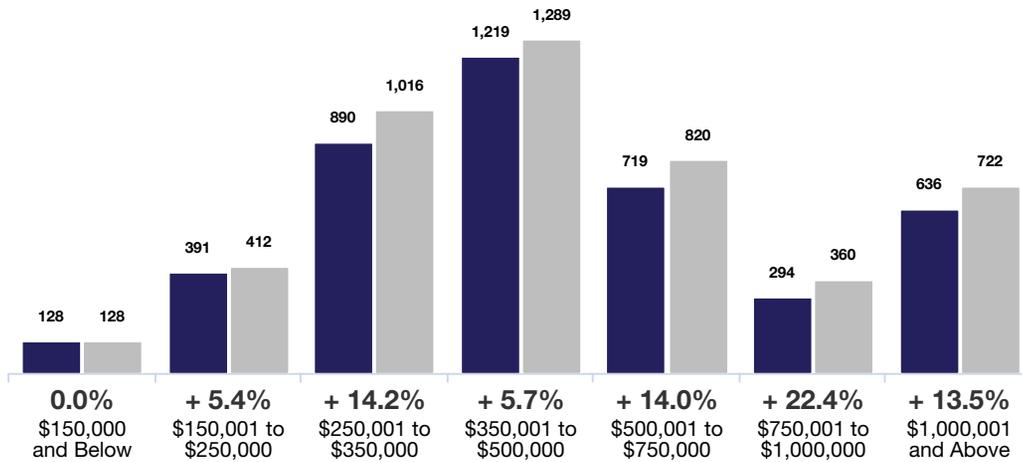
By Price Range	1-2025	1-2026	Change
\$150,000 and Below	96.1%	95.1%	- 1.0%
\$150,001 to \$250,000	97.3%	97.1%	- 0.2%
\$250,001 to \$350,000	96.5%	97.4%	+ 0.9%
<b>All Price Ranges</b>	<b>96.7%</b>	<b>96.3%</b>	<b>- 0.4%</b>

# 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.**

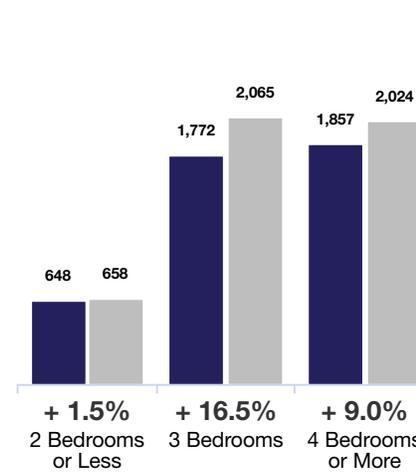
## By Price Range

■ 1-2025 ■ 1-2026



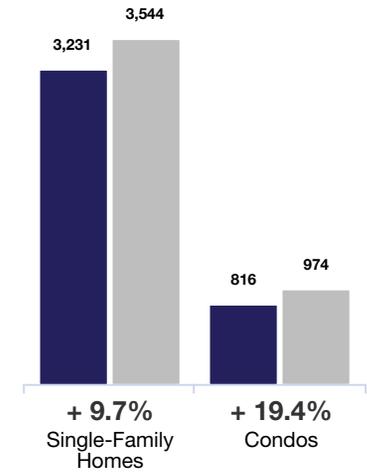
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
\$150,000 and Below	128	128	0.0%	69	71	+ 2.9%	14	11	- 21.4%
\$150,001 to \$250,000	391	412	+ 5.4%	210	202	- 3.8%	108	141	+ 30.6%
\$250,001 to \$350,000	890	1,016	+ 14.2%	538	567	+ 5.4%	282	367	+ 30.1%
\$350,001 to \$500,000	1,219	1,289	+ 5.7%	1,002	1,087	+ 8.5%	183	186	+ 1.6%
\$500,001 to \$750,000	719	820	+ 14.0%	598	669	+ 11.9%	118	142	+ 20.3%
\$750,001 to \$1,000,000	294	360	+ 22.4%	248	310	+ 25.0%	44	45	+ 2.3%
\$1,000,001 and Above	636	722	+ 13.5%	566	638	+ 12.7%	67	82	+ 22.4%
<b>All Price Ranges</b>	<b>4,277</b>	<b>4,747</b>	<b>+ 11.0%</b>	<b>3,231</b>	<b>3,544</b>	<b>+ 9.7%</b>	<b>816</b>	<b>974</b>	<b>+ 19.4%</b>
By Bedroom Count	1-2025	1-2026	Change	1-2025	1-2026	Change	1-2025	1-2026	Change
2 Bedrooms or Less	648	658	+ 1.5%	215	208	- 3.3%	381	399	+ 4.7%
3 Bedrooms	1,772	2,065	+ 16.5%	1,279	1,480	+ 15.7%	381	484	+ 27.0%
4 Bedrooms or More	1,857	2,024	+ 9.0%	1,737	1,856	+ 6.9%	54	91	+ 68.5%
<b>All Bedroom Counts</b>	<b>4,277</b>	<b>4,747</b>	<b>+ 11.0%</b>	<b>3,231</b>	<b>3,544</b>	<b>+ 9.7%</b>	<b>816</b>	<b>974</b>	<b>+ 19.4%</b>

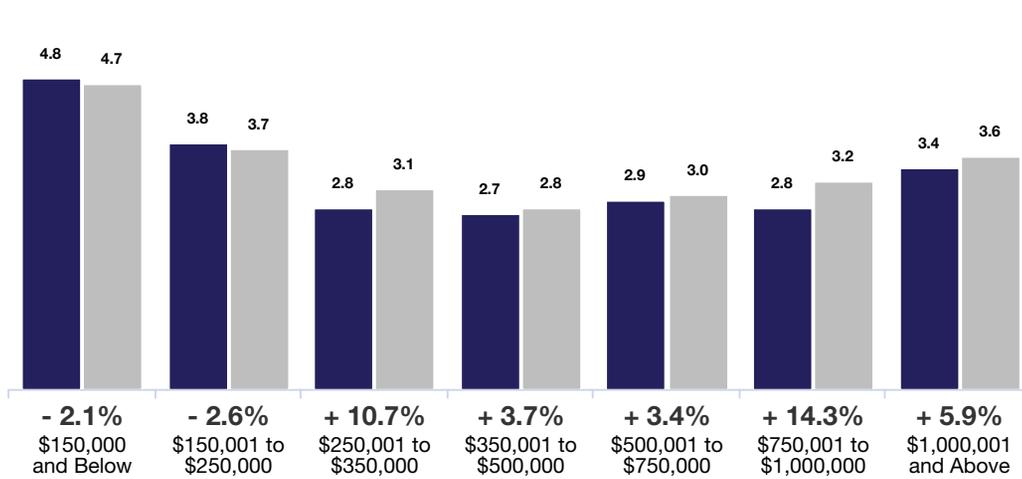
# Months Supply of Inventory

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.

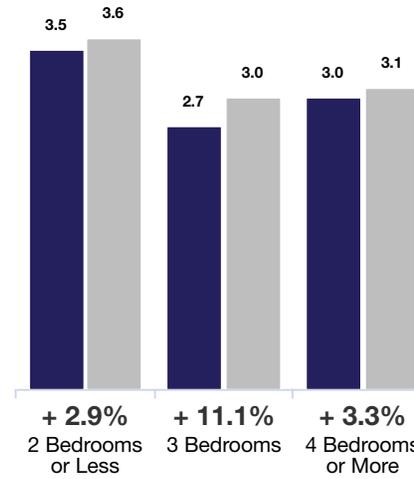
## By Price Range

■ 1-2025 ■ 1-2026



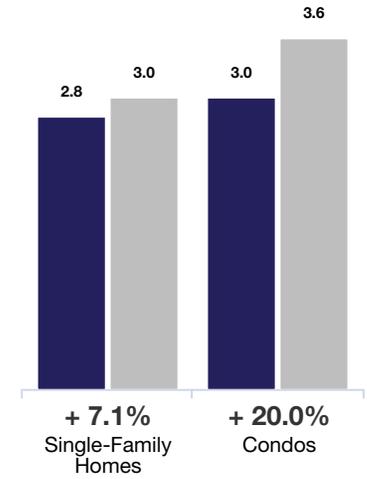
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	4.8	4.7	- 2.1%
\$150,001 to \$250,000	3.8	3.7	- 2.6%
\$250,001 to \$350,000	2.8	3.1	+ 10.7%
\$350,001 to \$500,000	2.7	2.8	+ 3.7%
\$500,001 to \$750,000	2.9	3.0	+ 3.4%
\$750,001 to \$1,000,000	2.8	3.2	+ 14.3%
\$1,000,001 and Above	3.4	3.6	+ 5.9%
<b>All Price Ranges</b>	<b>3.0</b>	<b>3.1</b>	<b>+ 3.3%</b>

### Single-Family Homes

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	3.5	3.6	+ 2.9%
3 Bedrooms	2.7	3.0	+ 11.1%
4 Bedrooms or More	3.0	3.1	+ 3.3%
<b>All Bedroom Counts</b>	<b>3.0</b>	<b>3.1</b>	<b>+ 3.3%</b>

### Condos

By Price Range	1-2025	1-2026	Change
\$150,000 and Below	4.0	4.8	+ 20.0%
\$150,001 to \$250,000	3.9	3.4	- 12.8%
\$250,001 to \$350,000	2.6	2.7	+ 3.8%
\$350,001 to \$500,000	2.6	2.8	+ 7.7%
\$500,001 to \$750,000	2.7	2.8	+ 3.7%
\$750,001 to \$1,000,000	2.8	3.2	+ 14.3%
\$1,000,001 and Above	3.5	3.6	+ 2.9%
<b>All Price Ranges</b>	<b>2.8</b>	<b>3.0</b>	<b>+ 7.1%</b>

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	3.3	3.3	0.0%
3 Bedrooms	2.6	2.9	+ 11.5%
4 Bedrooms or More	3.0	3.0	0.0%
<b>All Bedroom Counts</b>	<b>2.8</b>	<b>3.0</b>	<b>+ 7.1%</b>

By Property Type	1-2025	1-2026	Change
Single-Family Homes	3.4	3.5	+ 2.9%
Condos	2.9	3.6	+ 24.1%
<b>All Property Types</b>	<b>3.0</b>	<b>3.6</b>	<b>+ 20.0%</b>