

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2026

U.S. pending home sales increased for the third straight month, rising 1.4%, according to the National Association of REALTORS®, led by gains in the Northeast, Midwest, and West. On a year-over-year basis, pending sales were up 3.2%, with contract activity increasing in the Midwest, South, and West. For the 12-month period spanning June 2025 through May 2026, Pending Sales in the Charleston Trident Association of REALTORS® region were up 7.6 percent overall. The price range with the largest pending sales gain was the \$150,000 and Below range, where sales rose 13.7 percent.

The overall Median Sales Price were up 2.3 percent to \$430,000. The property type with the largest gain was the Single-Family Homes segment, where prices were up 1.6 percent to \$457,325. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 44 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 72 days.

Market-wide, inventory levels went up 3.2 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 15.4 percent. That amounts to 3.4 months of inventory for Single-Family Homes and 4.0 months of inventory for Condos.

Quick Facts

+ 13.7%

Price Range with
Strongest Sales:
\$150,000 and Below

+ 10.2%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 7.8%

Property Type With
Strongest Sales:
Single-Family Homes

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

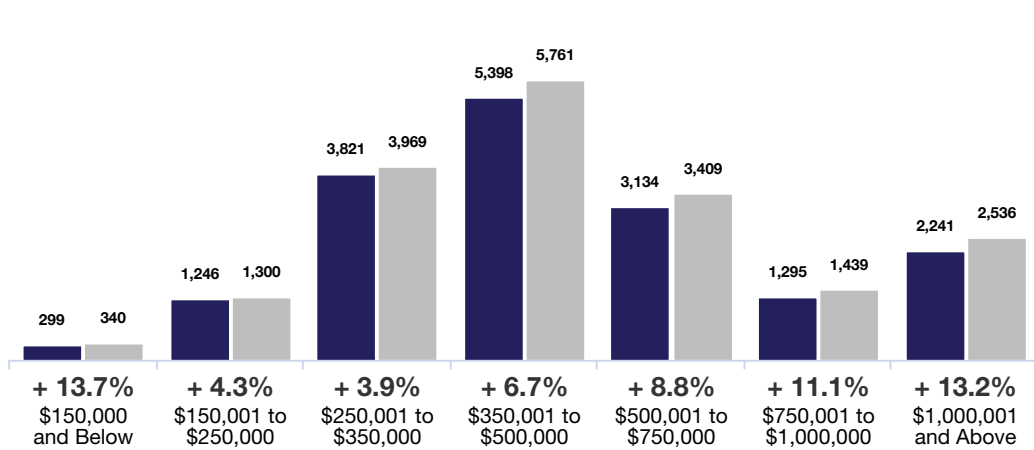


Pending Sales

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

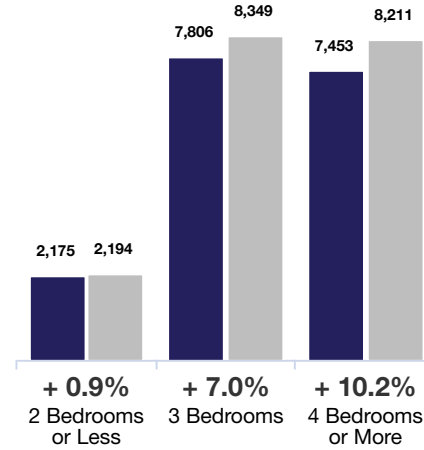
By Price Range

■ 5-2025 ■ 5-2026



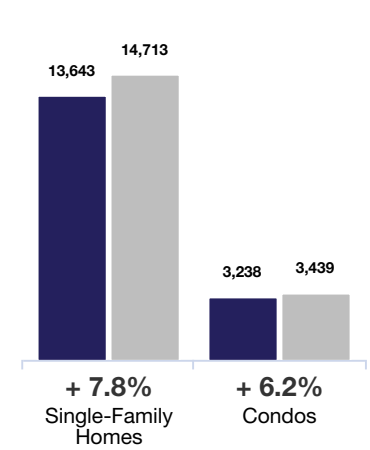
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



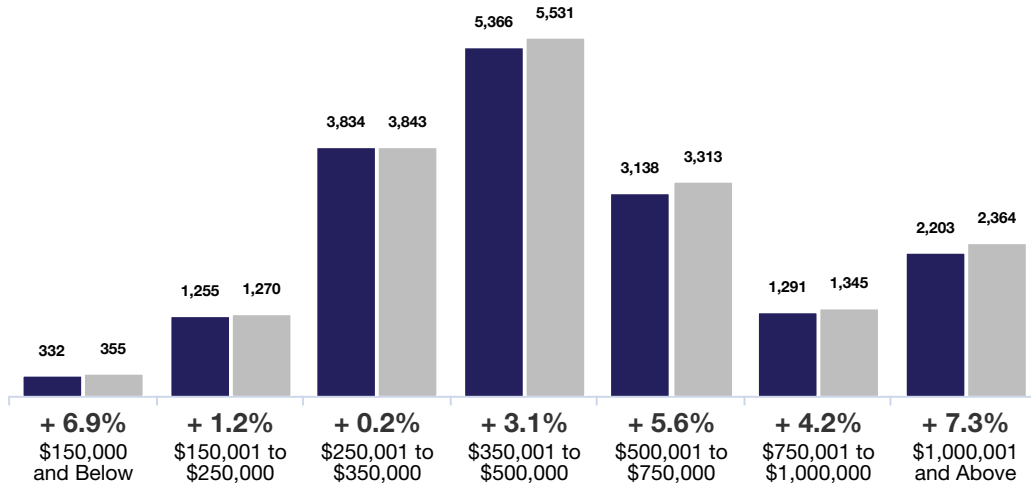
	All Properties			Single-Family Homes			Condos		
By Price Range	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
\$150,000 and Below	299	340	+ 13.7%	185	191	+ 3.2%	22	45	+ 104.5%
\$150,001 to \$250,000	1,246	1,300	+ 4.3%	635	675	+ 6.3%	415	432	+ 4.1%
\$250,001 to \$350,000	3,821	3,969	+ 3.9%	2,410	2,496	+ 3.6%	1,214	1,232	+ 1.5%
\$350,001 to \$500,000	5,398	5,761	+ 6.7%	4,538	4,882	+ 7.6%	803	829	+ 3.2%
\$500,001 to \$750,000	3,134	3,409	+ 8.8%	2,777	2,964	+ 6.7%	351	436	+ 24.2%
\$750,001 to \$1,000,000	1,295	1,439	+ 11.1%	1,103	1,264	+ 14.6%	191	174	- 8.9%
\$1,000,001 and Above	2,241	2,536	+ 13.2%	1,995	2,241	+ 12.3%	242	291	+ 20.2%
All Price Ranges	17,434	18,754	+ 7.6%	13,643	14,713	+ 7.8%	3,238	3,439	+ 6.2%
By Bedroom Count	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
2 Bedrooms or Less	2,175	2,194	+ 0.9%	751	763	+ 1.6%	1,347	1,345	- 0.1%
3 Bedrooms	7,806	8,349	+ 7.0%	5,911	6,310	+ 6.8%	1,592	1,743	+ 9.5%
4 Bedrooms or More	7,453	8,211	+ 10.2%	6,981	7,640	+ 9.4%	299	351	+ 17.4%
All Bedroom Counts	17,434	18,754	+ 7.6%	13,643	14,713	+ 7.8%	3,238	3,439	+ 6.2%

Closed Sales

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

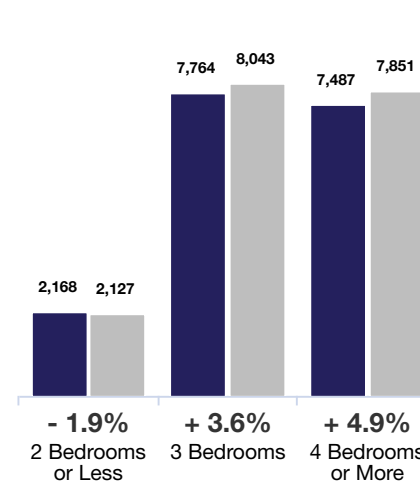
By Price Range

■ 5-2025 ■ 5-2026



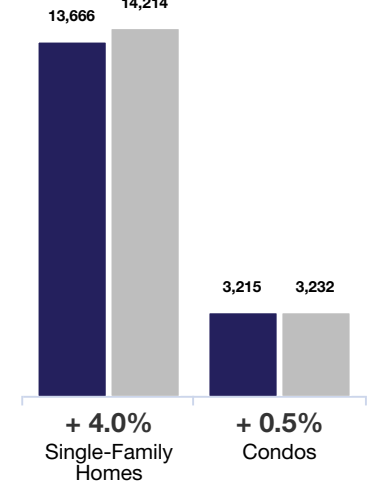
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	332	355	+ 6.9%
\$150,001 to \$250,000	1,255	1,270	+ 1.2%
\$250,001 to \$350,000	3,834	3,843	+ 0.2%
\$350,001 to \$500,000	5,366	5,531	+ 3.1%
\$500,001 to \$750,000	3,138	3,313	+ 5.6%
\$750,001 to \$1,000,000	1,291	1,345	+ 4.2%
\$1,000,001 and Above	2,203	2,364	+ 7.3%
All Price Ranges	17,419	18,021	+ 3.5%

Single-Family Homes

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	212	195	- 8.0%
3 Bedrooms	635	693	+ 9.1%
4 Bedrooms or More	2,443	2,411	- 1.3%
Single-Family Homes	2,443	2,411	- 1.3%
Single-Family Homes	4,533	4,734	+ 4.4%
Single-Family Homes	2,778	2,901	+ 4.4%
Single-Family Homes	1,102	1,174	+ 6.5%
Single-Family Homes	1,963	2,106	+ 7.3%
All Single-Family Homes	13,666	14,214	+ 4.0%

Condos

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	28	54	+ 92.9%
\$150,001 to \$250,000	421	398	- 5.5%
\$250,001 to \$350,000	1,200	1,195	- 0.4%
\$350,001 to \$500,000	784	751	- 4.2%
\$500,001 to \$750,000	356	407	+ 14.3%
\$750,001 to \$1,000,000	189	171	- 9.5%
\$1,000,001 and Above	237	256	+ 8.0%
All Condos	3,215	3,232	+ 0.5%

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	2,168	2,127	- 1.9%
3 Bedrooms	7,764	8,043	+ 3.6%
4 Bedrooms or More	7,487	7,851	+ 4.9%
All Bedroom Counts	17,419	18,021	+ 3.5%

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	212	195	- 8.0%
\$150,001 to \$250,000	635	693	+ 9.1%
\$250,001 to \$350,000	2,443	2,411	- 1.3%
\$350,001 to \$500,000	4,533	4,734	+ 4.4%
\$500,001 to \$750,000	2,778	2,901	+ 4.4%
\$750,001 to \$1,000,000	1,102	1,174	+ 6.5%
\$1,000,001 and Above	1,963	2,106	+ 7.3%
All Single-Family Homes	13,666	14,214	+ 4.0%

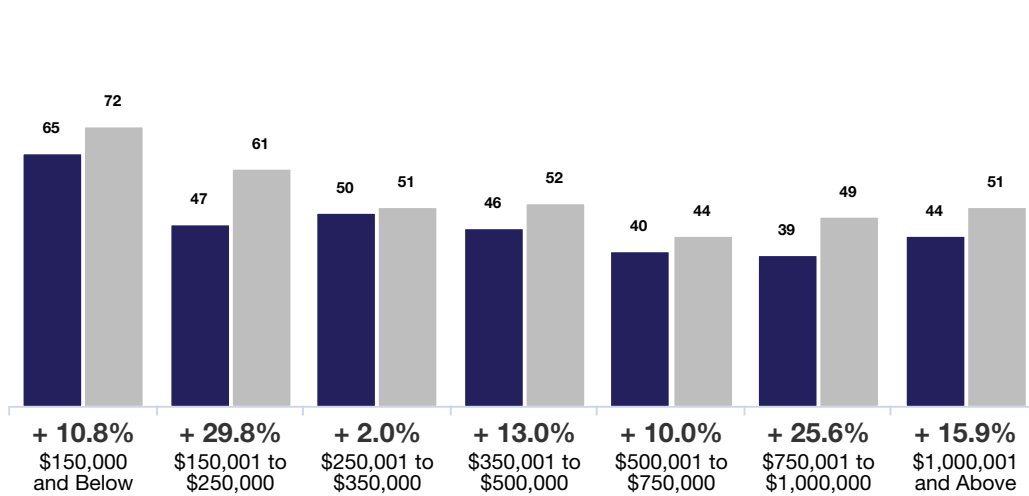
Days On Market Until Sale

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

Based on a rolling 12-month average.

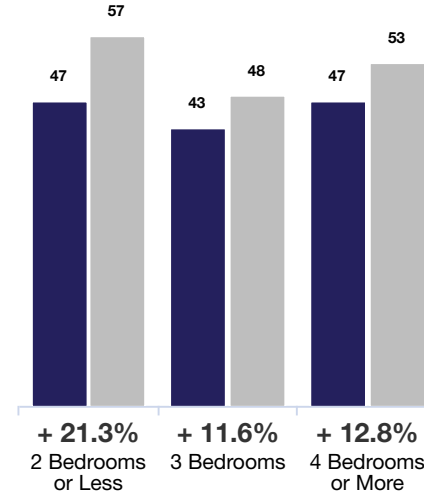
By Price Range

■ 5-2025 ■ 5-2026



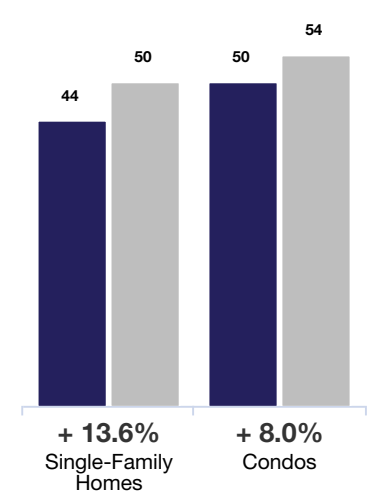
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	65	72	+ 10.8%
\$150,001 to \$250,000	47	61	+ 29.8%
\$250,001 to \$350,000	50	51	+ 2.0%
\$350,001 to \$500,000	46	52	+ 13.0%
\$500,001 to \$750,000	40	44	+ 10.0%
\$750,001 to \$1,000,000	39	49	+ 25.6%
\$1,000,001 and Above	44	51	+ 15.9%
All Price Ranges	45	51	+ 13.3%

Single-Family Homes

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	65	65	0.0%
\$150,001 to \$250,000	47	58	+ 23.4%
\$250,001 to \$350,000	45	49	+ 8.9%
\$350,001 to \$500,000	46	52	+ 13.0%
\$500,001 to \$750,000	38	43	+ 13.2%
\$750,001 to \$1,000,000	37	48	+ 29.7%
\$1,000,001 and Above	45	51	+ 13.3%
All Price Ranges	44	50	+ 13.6%

Condos

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	33	74	+ 124.2%
\$150,001 to \$250,000	44	62	+ 40.9%
\$250,001 to \$350,000	59	56	- 5.1%
\$350,001 to \$500,000	42	49	+ 16.7%
\$500,001 to \$750,000	56	52	- 7.1%
\$750,001 to \$1,000,000	48	54	+ 12.5%
\$1,000,001 and Above	37	54	+ 45.9%
All Price Ranges	50	54	+ 8.0%

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	47	57	+ 21.3%
3 Bedrooms	43	48	+ 11.6%
4 Bedrooms or More	47	53	+ 12.8%
All Bedroom Counts	45	51	+ 13.3%

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	42	50	+ 19.0%
3 Bedrooms	41	47	+ 14.6%
4 Bedrooms or More	47	52	+ 10.6%
All Bedroom Counts	44	50	+ 13.6%

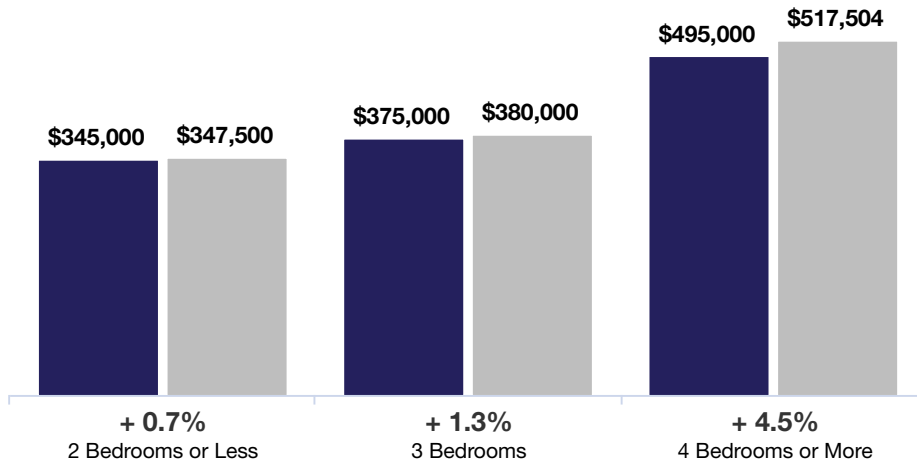
By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	48	60	+ 25.0%
3 Bedrooms	51	52	+ 2.0%
4 Bedrooms or More	54	45	- 16.7%
All Bedroom Counts	50	54	+ 8.0%

Median Sales Price

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

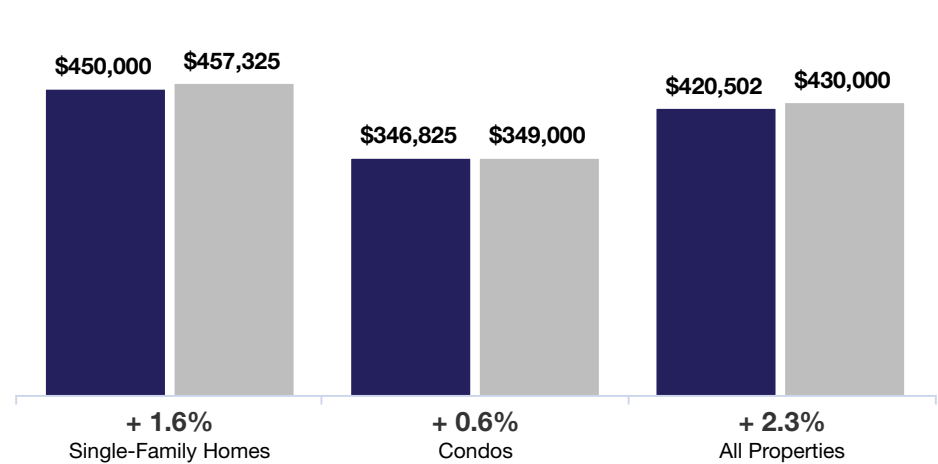
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Bedroom Count

	5-2025	5-2026	Change
2 Bedrooms or Less	\$345,000	\$347,500	+ 0.7%
3 Bedrooms	\$375,000	\$380,000	+ 1.3%
4 Bedrooms or More	\$495,000	\$517,504	+ 4.5%
All Bedroom Counts	\$420,502	\$430,000	+ 2.3%

Single-Family Homes

	5-2025	5-2026	Change
	\$412,000	\$366,732	- 11.0%
	\$387,700	\$395,854	+ 2.1%
	\$515,000	\$530,000	+ 2.9%
All Single-Family Homes	\$450,000	\$457,325	+ 1.6%

Condos

	5-2025	5-2026	Change
	\$337,500	\$345,000	+ 2.2%
	\$345,000	\$330,000	- 4.3%
	\$383,212	\$473,000	+ 23.4%
All Condos	\$346,825	\$349,000	+ 0.6%

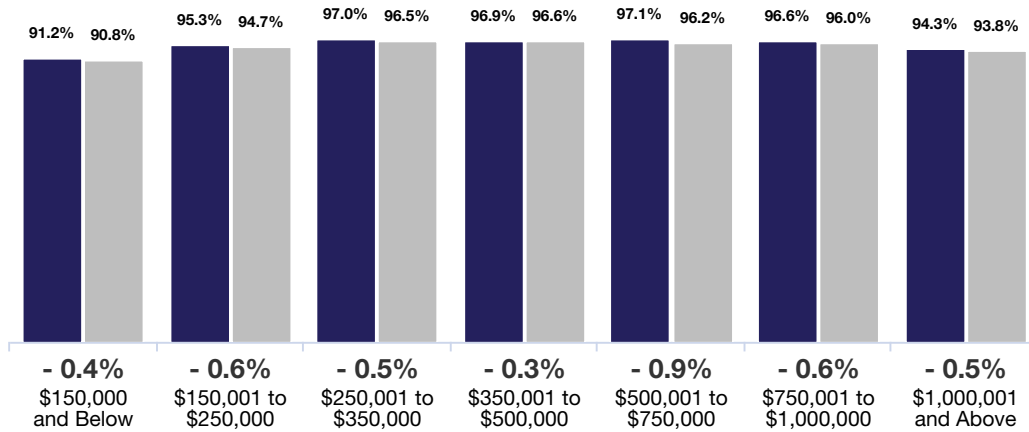
Percent of Original List Price Received

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.

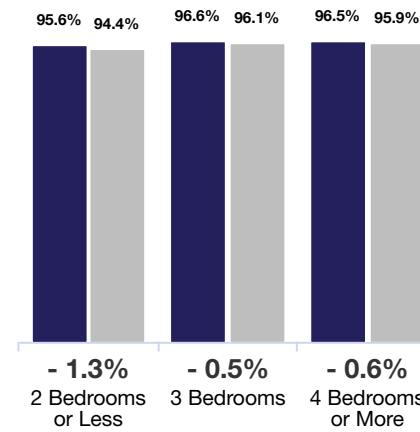
By Price Range

■ 5-2025 ■ 5-2026



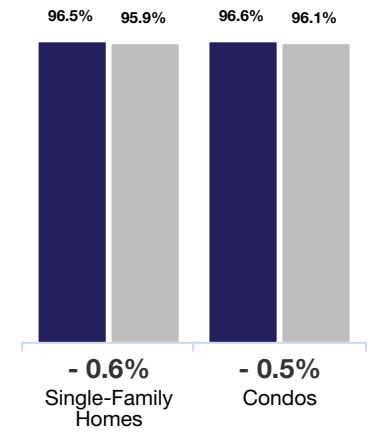
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	91.2%	90.8%	- 0.4%
\$150,001 to \$250,000	95.3%	94.7%	- 0.6%
\$250,001 to \$350,000	97.0%	96.5%	- 0.5%
\$350,001 to \$500,000	96.9%	96.6%	- 0.3%
\$500,001 to \$750,000	97.1%	96.2%	- 0.9%
\$750,001 to \$1,000,000	96.6%	96.0%	- 0.6%
\$1,000,001 and Above	94.3%	93.8%	- 0.5%
All Price Ranges	96.4%	95.9%	- 0.5%

Single-Family Homes

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	92.5%	91.7%	- 0.9%
\$150,001 to \$250,000	95.1%	94.8%	- 0.3%
\$250,001 to \$350,000	97.1%	96.6%	- 0.5%
\$350,001 to \$500,000	97.0%	96.6%	- 0.4%
\$500,001 to \$750,000	97.1%	96.3%	- 0.8%
\$750,001 to \$1,000,000	96.7%	95.9%	- 0.8%
\$1,000,001 and Above	94.4%	93.8%	- 0.6%
All Price Ranges	96.5%	95.9%	- 0.6%

Condos

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	94.0%	90.8%	- 3.4%
\$150,001 to \$250,000	96.5%	95.3%	- 1.2%
\$250,001 to \$350,000	97.1%	96.7%	- 0.4%
\$350,001 to \$500,000	96.8%	96.4%	- 0.4%
\$500,001 to \$750,000	96.7%	96.0%	- 0.7%
\$750,001 to \$1,000,000	96.0%	96.3%	+ 0.3%
\$1,000,001 and Above	94.4%	94.6%	+ 0.2%
All Price Ranges	96.6%	96.1%	- 0.5%

By Bedroom Count

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	95.6%	94.4%	- 1.3%
3 Bedrooms	96.6%	96.1%	- 0.5%
4 Bedrooms or More	96.5%	95.9%	- 0.6%
All Bedroom Counts	96.4%	95.9%	- 0.5%

Single-Family Homes

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	95.8%	94.2%	- 1.7%
3 Bedrooms	96.6%	96.1%	- 0.5%
4 Bedrooms or More	96.5%	96.0%	- 0.5%
All Bedroom Counts	96.5%	95.9%	- 0.6%

Condos

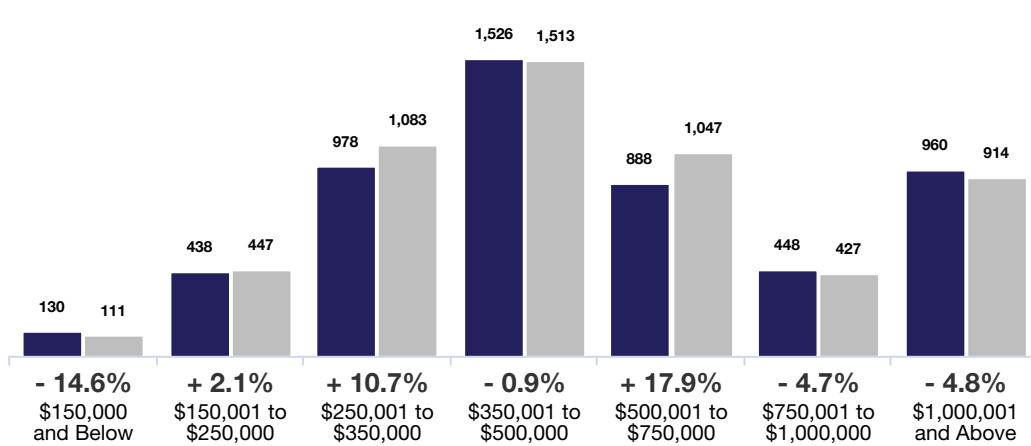
By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	95.8%	94.9%	- 0.9%
3 Bedrooms	97.2%	97.0%	- 0.2%
4 Bedrooms or More	97.4%	96.9%	- 0.5%
All Bedroom Counts	96.6%	96.1%	- 0.5%

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.**

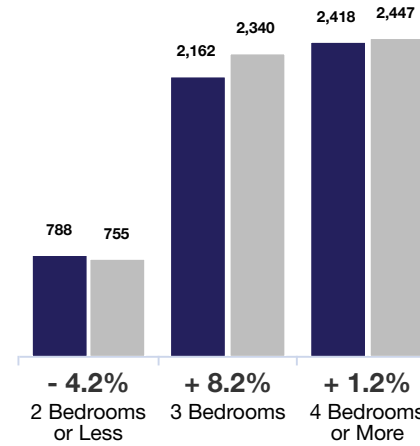
By Price Range

■ 5-2025 ■ 5-2026



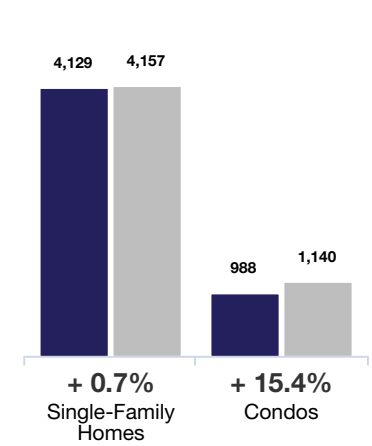
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	130	111	-14.6%
\$150,001 to \$250,000	438	447	+2.1%
\$250,001 to \$350,000	978	1,083	+10.7%
\$350,001 to \$500,000	1,526	1,513	-0.9%
\$500,001 to \$750,000	888	1,047	+17.9%
\$750,001 to \$1,000,000	448	427	-4.7%
\$1,000,001 and Above	960	914	-4.8%
All Price Ranges	5,368	5,542	+3.2%

Single-Family Homes

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	788	755	-4.2%
3 Bedrooms	2,162	2,340	+8.2%
4 Bedrooms or More	2,418	2,447	+1.2%
All Bedroom Counts	5,368	5,542	+3.2%

Condos

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	62	68	+9.7%
\$150,001 to \$250,000	218	202	-7.3%
\$250,001 to \$350,000	581	594	+2.2%
\$350,001 to \$500,000	1,279	1,250	-2.3%
\$500,001 to \$750,000	754	888	+17.8%
\$750,001 to \$1,000,000	391	360	-7.9%
\$1,000,001 and Above	844	795	-5.8%
All Price Ranges	4,129	4,157	+0.7%

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	20	4	-80.0%
\$150,001 to \$250,000	151	166	+9.9%
\$250,001 to \$350,000	317	403	+27.1%
\$350,001 to \$500,000	202	238	+17.8%
\$500,001 to \$750,000	131	148	+13.0%
\$750,001 to \$1,000,000	54	63	+16.7%
\$1,000,001 and Above	113	118	+4.4%
All Price Ranges	988	1,140	+15.4%

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	62	68	+9.7%
\$150,001 to \$250,000	218	202	-7.3%
\$250,001 to \$350,000	581	594	+2.2%
\$350,001 to \$500,000	1,279	1,250	-2.3%
\$500,001 to \$750,000	754	888	+17.8%
\$750,001 to \$1,000,000	391	360	-7.9%
\$1,000,001 and Above	844	795	-5.8%
All Price Ranges	4,129	4,157	+0.7%

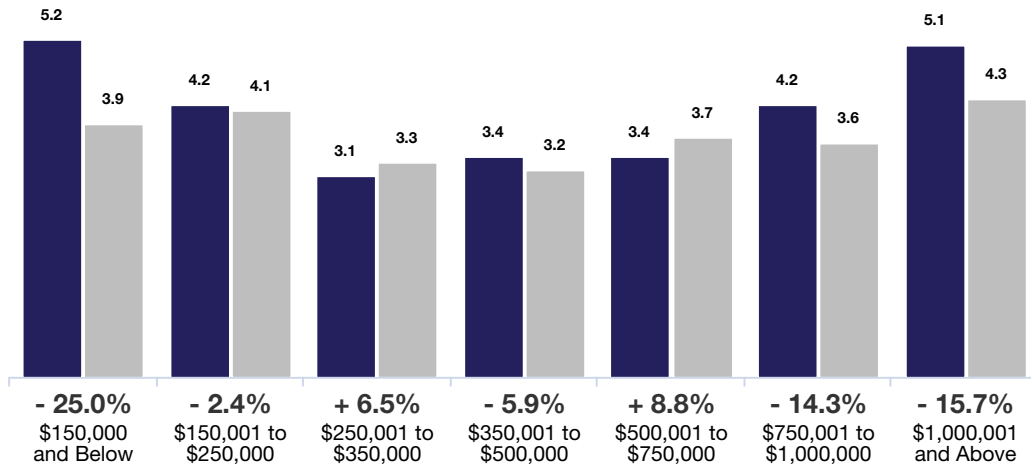
Months Supply of Inventory

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.

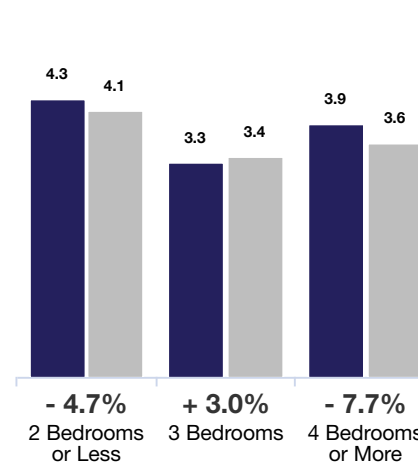
By Price Range

■ 5-2025 ■ 5-2026



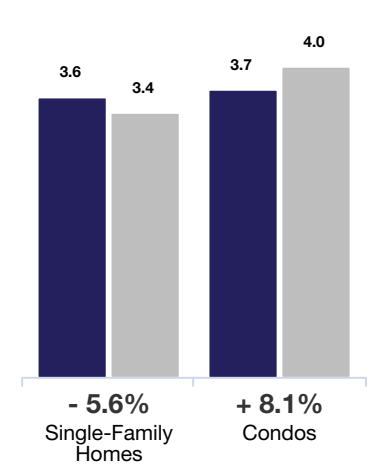
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	5.2	3.9	- 25.0%
\$150,001 to \$250,000	4.2	4.1	- 2.4%
\$250,001 to \$350,000	3.1	3.3	+ 6.5%
\$350,001 to \$500,000	3.4	3.2	- 5.9%
\$500,001 to \$750,000	3.4	3.7	+ 8.8%
\$750,001 to \$1,000,000	4.2	3.6	- 14.3%
\$1,000,001 and Above	5.1	4.3	- 15.7%
All Price Ranges	3.7	3.5	- 5.4%

Single-Family Homes

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	4.0	4.3	+ 7.5%
\$150,001 to \$250,000	4.1	3.6	- 12.2%
\$250,001 to \$350,000	2.9	2.9	0.0%
\$350,001 to \$500,000	3.4	3.1	- 8.8%
\$500,001 to \$750,000	3.3	3.6	+ 9.1%
\$750,001 to \$1,000,000	4.3	3.4	- 20.9%
\$1,000,001 and Above	5.1	4.3	- 15.7%
All Price Ranges	3.6	3.4	- 5.6%

Condos

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	9.1	1.1	- 87.9%
\$150,001 to \$250,000	4.4	4.6	+ 4.5%
\$250,001 to \$350,000	3.1	3.9	+ 25.8%
\$350,001 to \$500,000	3.0	3.4	+ 13.3%
\$500,001 to \$750,000	4.5	4.1	- 8.9%
\$750,001 to \$1,000,000	3.4	4.3	+ 26.5%
\$1,000,001 and Above	5.6	4.9	- 12.5%
All Price Ranges	3.7	4.0	+ 8.1%

By Bedroom Count

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	4.3	4.1	- 4.7%
3 Bedrooms	3.3	3.4	+ 3.0%
4 Bedrooms or More	3.9	3.6	- 7.7%
All Bedroom Counts	3.7	3.5	- 5.4%

Single-Family Homes

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	3.8	3.9	+ 2.6%
3 Bedrooms	3.3	3.2	- 3.0%
4 Bedrooms or More	3.9	3.5	- 10.3%
All Bedroom Counts	3.6	3.4	- 5.6%

Condos

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	4.4	4.1	- 6.8%
3 Bedrooms	3.2	3.9	+ 21.9%
4 Bedrooms or More	3.2	4.1	+ 28.1%
All Bedroom Counts	3.7	4.0	+ 8.1%