

Local Market Update for January 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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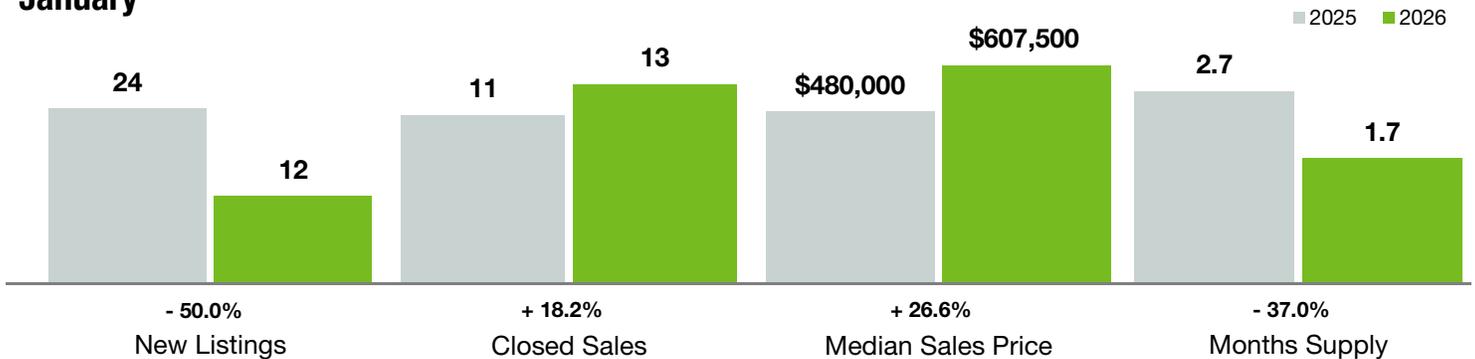
Tega Cay

South Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	24	12	- 50.0%	24	12	- 50.0%
Pending Sales	15	22	+ 46.7%	15	22	+ 46.7%
Closed Sales	11	13	+ 18.2%	11	13	+ 18.2%
Median Sales Price*	\$480,000	\$607,500	+ 26.6%	\$480,000	\$607,500	+ 26.6%
Average Sales Price*	\$518,126	\$611,192	+ 18.0%	\$518,126	\$611,192	+ 18.0%
Percent of Original List Price Received*	95.7%	95.3%	- 0.4%	95.7%	95.3%	- 0.4%
List to Close	80	115	+ 43.8%	80	115	+ 43.8%
Days on Market Until Sale	34	57	+ 67.6%	34	57	+ 67.6%
Cumulative Days on Market Until Sale	39	57	+ 46.2%	39	57	+ 46.2%
Average List Price	\$636,780	\$560,566	- 12.0%	\$636,780	\$560,566	- 12.0%
Inventory of Homes for Sale	47	34	- 27.7%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--

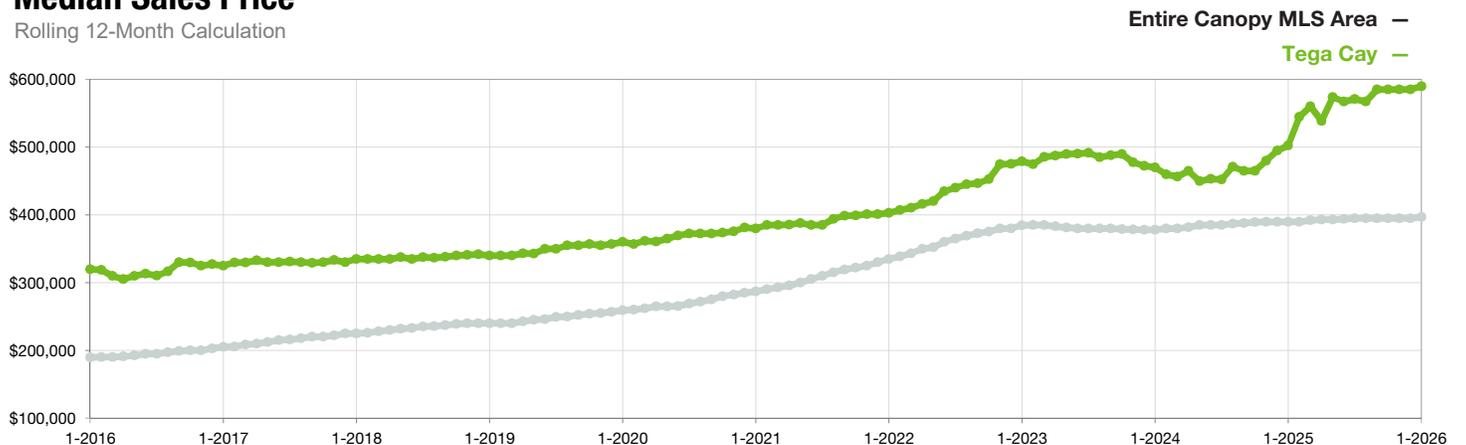
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



Current as of February 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.