

Local Market Update for February 2026

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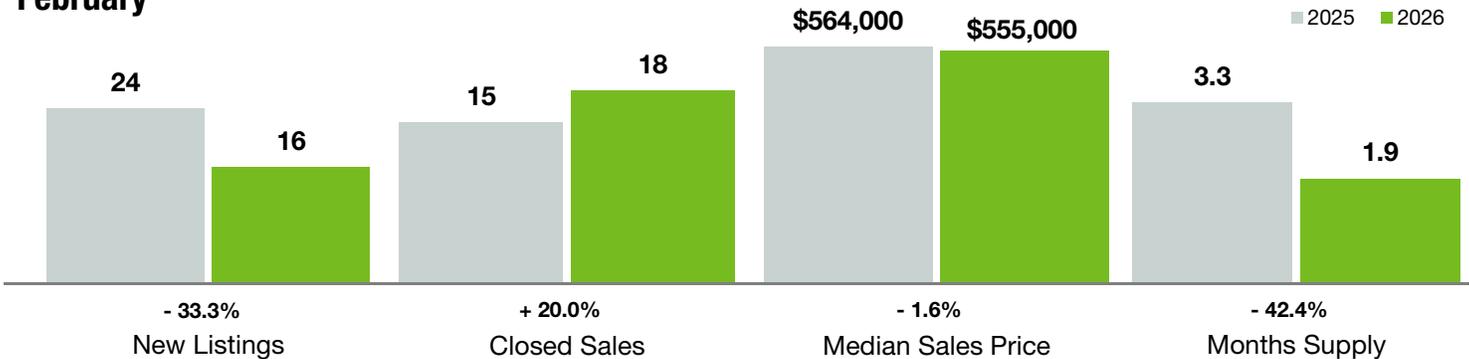
Tega Cay

South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	24	16	- 33.3%	48	29	- 39.6%
Pending Sales	10	12	+ 20.0%	25	33	+ 32.0%
Closed Sales	15	18	+ 20.0%	26	31	+ 19.2%
Median Sales Price*	\$564,000	\$555,000	- 1.6%	\$527,750	\$594,650	+ 12.7%
Average Sales Price*	\$602,782	\$640,342	+ 6.2%	\$566,966	\$628,118	+ 10.8%
Percent of Original List Price Received*	97.3%	95.3%	- 2.1%	96.6%	95.3%	- 1.3%
List to Close	90	119	+ 32.2%	85	118	+ 38.8%
Days on Market Until Sale	46	72	+ 56.5%	41	66	+ 61.0%
Cumulative Days on Market Until Sale	49	86	+ 75.5%	45	74	+ 64.4%
Average List Price	\$634,199	\$747,874	+ 17.9%	\$635,404	\$657,440	+ 3.5%
Inventory of Homes for Sale	56	38	- 32.1%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--

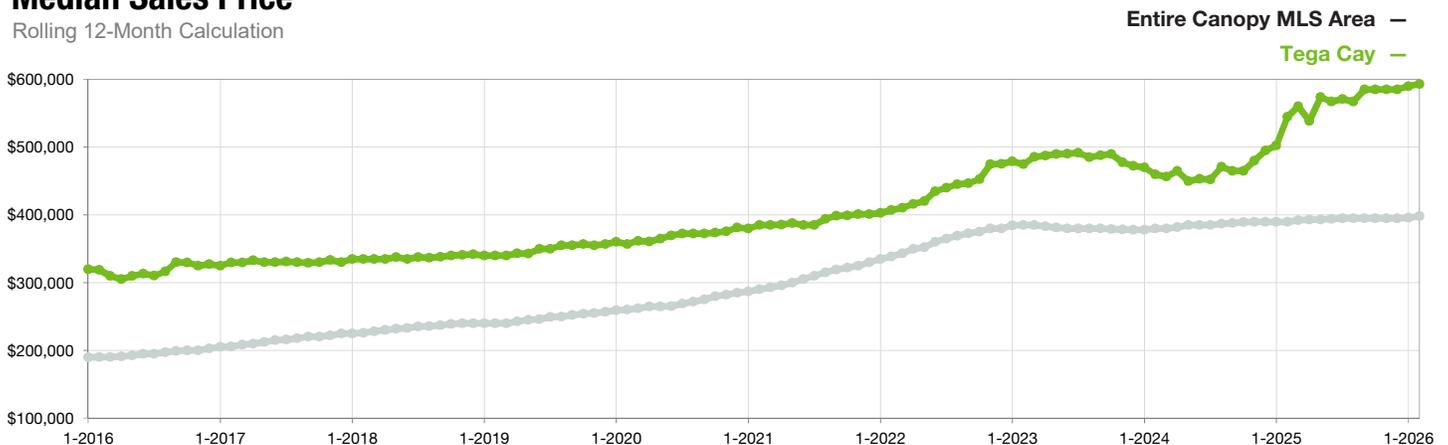
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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