

Local Market Update for July 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®

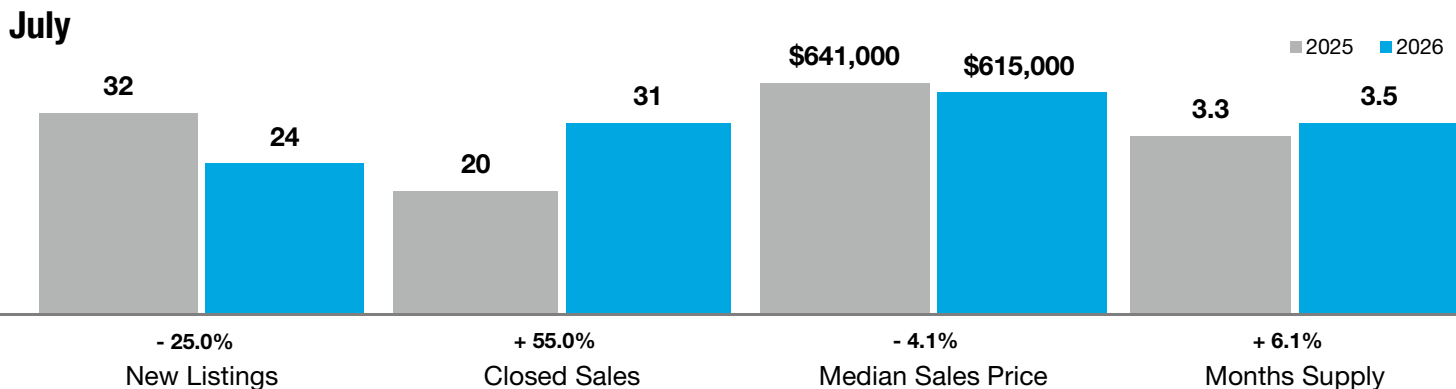


Tega Cay

South Carolina

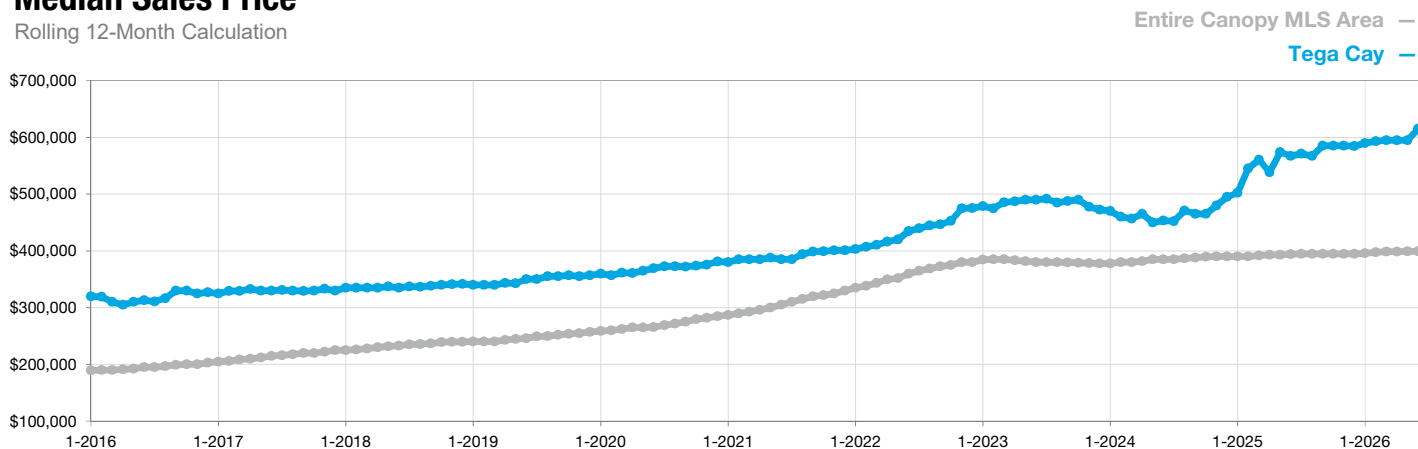
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	32	24	- 25.0%	188	173	- 8.0%
Pending Sales	34	20	- 41.2%	141	123	- 12.8%
Closed Sales	20	31	+ 55.0%	124	119	- 4.0%
Median Sales Price*	\$641,000	\$615,000	- 4.1%	\$564,500	\$607,500	+ 7.6%
Average Sales Price*	\$701,775	\$655,738	- 6.6%	\$624,087	\$642,034	+ 2.9%
Percent of Original List Price Received*	95.9%	96.8%	+ 0.9%	96.5%	96.8%	+ 0.3%
List to Close	96	87	- 9.4%	99	102	+ 3.0%
Days on Market Until Sale	56	41	- 26.8%	55	54	- 1.8%
Cumulative Days on Market Until Sale	52	34	- 34.6%	55	55	0.0%
Average List Price	\$657,033	\$684,755	+ 4.2%	\$678,825	\$643,742	- 5.2%
Inventory of Homes for Sale	58	61	+ 5.2%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 6.1%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation



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