

Columbia's Housing Market: Stable Growth Amidst Regional Shifts

New data reveals consistent trends for Midlands' real estate.

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THE DATA

2.2%

Annual Price Increase (May 2025-May 2026)

U.S. house prices rose 2.2 percent from May 2025 to May 2026, according to the FHFA.

While national house prices saw a 2.2 percent increase year-over-year through May 2026, according to the Federal Housing Finance Agency, the Columbia metro area has demonstrated a pattern of predictable, steady growth within this broader trend. This stability offers a consistent environment for both buyers and sellers in the Midlands.



Source: Federal Housing Finance Agency · Published July 29, 2026

01

Midlands Affordability Maintains Competitive Edge

Research from the University of South Carolina's Darla Moore School of Business consistently highlights Columbia's relative affordability, positioning it favorably against other South Carolina metros. This factor continues to attract new residents and sustain local demand, fostering a healthy and accessible market environment.



02

Strategic Inventory Adjustments Foster Market Balance

Analysis of housing supply data suggests strategic adjustments in inventory levels across the Midlands. This measured evolution helps prevent significant market imbalances, contributing to the stable conditions observed by the Federal Reserve Bank of Richmond in the Fifth District.

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