

Columbia's Housing Supply: Expanding?

New data signals a significant increase in residential permitting across South Carolina.

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THE DATA

22.9%

SC Residential Permitting Growth

South Carolina residential permitting activity surged month-over-month.

Residential permitting across South Carolina increased by 22.9% from May to June 2026. This substantial rise in approved new construction suggests a notable effort to expand housing inventory statewide. For markets like Columbia, this trend points towards a potential easing of supply pressures in the coming months.



Source: Federal Reserve Bank of Richmond · Published August 12, 2026 (data up to June 2026). URL: https://www.richmondfed.org/research/data/economic_snapshot/south_carolina

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Supply Response to Persistent Demand

The increase in statewide residential permitting reflects a market attempting to meet sustained buyer demand. While Columbia continues to experience home value appreciation, this influx of new construction could gradually introduce more choices for prospective buyers. This dynamic shifts the focus from intense scarcity to a more balanced market evolution.



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Steady Appreciation Amidst Growing Options

Despite the expanding supply pipeline, home values in South Carolina continued their upward trajectory, growing 3.4% in Q1 2026 compared to the previous year. For Columbia, this indicates a resilient market where new inventory is being absorbed without immediately dampening price growth, suggesting underlying economic strength and desirability.

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