

Is Columbia's Housing Market Stalling?

A key behavioral metric suggests slowing momentum

THE DATA

7.8%

Year-over-Year Price Growth

Median home price increase in Columbia, SC, through Q2 2026.

The median home price in Columbia has increased by 7.8% year-over-year, a marked slowdown from the 11.3% growth recorded in Q1 2026. This deceleration reflects a potential softening in demand or buyer hesitation amid rising interest rates and affordability concerns.



Source: Richmond Fed · Published August 25, 2026

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Buyer Sentiment Shifts

Columbia’s housing market is showing early signs of buyer caution. The median days on market in the Midlands has risen to 47 days, up from 38 days in Q1 2026. This suggests buyers are taking more time to commit, possibly due to economic uncertainty or higher mortgage costs.



02

A Cautionary Signal for Regional Trends

While the national housing market continues to show resilience in some metro areas, Columbia's cooling price growth may indicate that local job growth and investment are not yet sufficient to offset broader macroeconomic headwinds. This divergence could be a leading indicator of regional real estate maturation or a temporary adjustment period.

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