

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2025

U.S. new-home sales increased 0.6% month-over-month to a seasonally adjusted annual rate of 627,000 units, according to the U.S. Census Bureau. Despite the monthly gain, sales were down 6.6% from the same period last year. The median sales price for new homes fell 4.9% from the previous month to \$401,800 and was 2.9% lower than a year earlier. There were 511,000 new homes available for sale heading into July, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning August 2024 through July 2025, Pending Sales in the South Carolina REALTORS® region went up 1.8 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales improved 12.9 percent.

The overall Median Sales Price improved 1.9 percent to \$339,000. The property type with the largest gain was the Single-Family Homes segment, where prices improved 1.4 percent to \$350,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 63 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 72 days.

Market-wide, inventory levels increased 24.3 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale increased 25.4 percent. That amounts to 3.9 months of inventory for Single-Family Homes and 5.5 months of inventory for Condos.

Quick Facts

+ 12.9%	+ 4.7%	+ 2.1%
Price Range with Strongest Sales: \$1,000,001 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Single-Family Homes
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
Percent of List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8



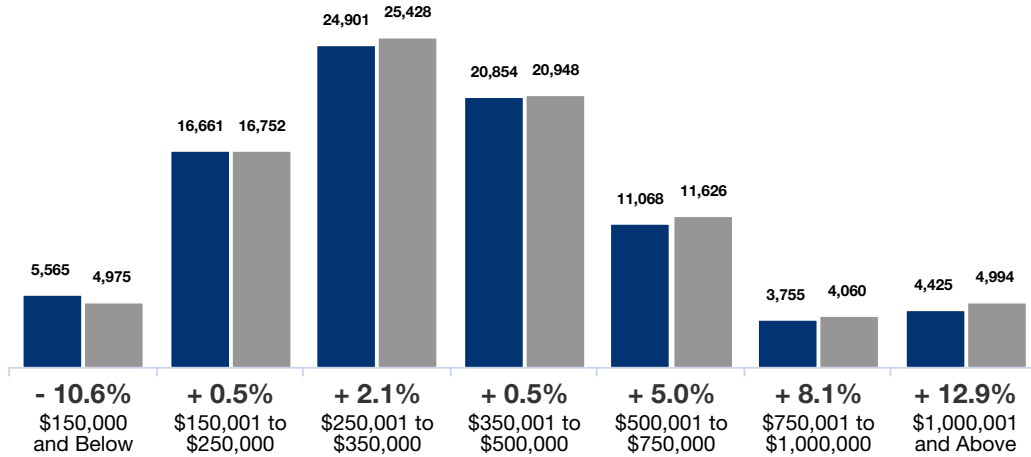
Pending Sales



A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

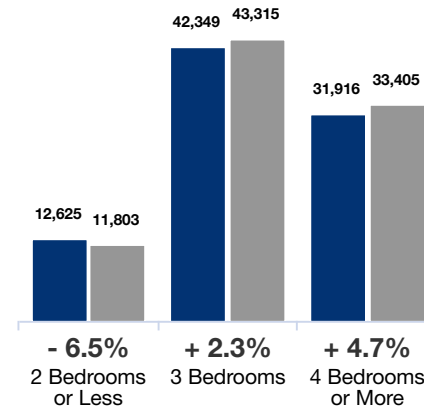
By Price Range

■ 7-2024 ■ 7-2025



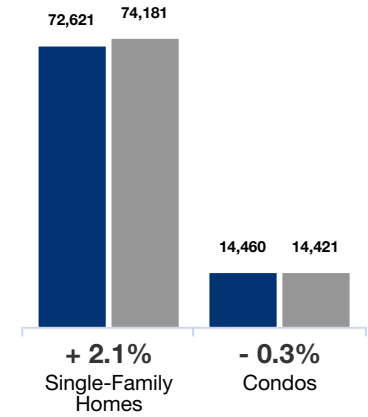
By Bedroom Count

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties

By Price Range	7-2024	7-2025	Change
\$150,000 and Below	5,565	4,975	- 10.6%
\$150,001 to \$250,000	16,661	16,752	+ 0.5%
\$250,001 to \$350,000	24,901	25,428	+ 2.1%
\$350,001 to \$500,000	20,854	20,948	+ 0.5%
\$500,001 to \$750,000	11,068	11,626	+ 5.0%
\$750,001 to \$1,000,000	3,755	4,060	+ 8.1%
\$1,000,001 and Above	4,425	4,994	+ 12.9%
All Price Ranges	87,230	88,783	+ 1.8%

Single-Family Homes

7-2024	7-2025	Change
4,352	3,717	- 14.6%
12,177	11,779	- 3.3%
20,629	21,381	+ 3.6%
18,276	18,549	+ 1.5%
9,879	10,521	+ 6.5%
3,326	3,648	+ 9.7%
3,981	4,586	+ 15.2%
72,621	74,181	+ 2.1%

Condos

7-2024	7-2025	Change
1,109	1,144	+ 3.2%
4,475	4,964	+ 10.9%
4,260	4,030	- 5.4%
2,569	2,383	- 7.2%
1,180	1,094	- 7.3%
426	409	- 4.0%
441	397	- 10.0%
14,460	14,421	- 0.3%

By Bedroom Count	7-2024	7-2025	Change
2 Bedrooms or Less	12,625	11,803	- 6.5%
3 Bedrooms	42,349	43,315	+ 2.3%
4 Bedrooms or More	31,916	33,405	+ 4.7%
All Bedroom Counts	87,230	88,783	+ 1.8%

7-2024	7-2025	Change
5,805	5,429	- 6.5%
35,707	36,241	+ 1.5%
31,107	32,502	+ 4.5%
72,621	74,181	+ 2.1%

7-2024	7-2025	Change
6,711	6,250	- 6.9%
6,616	7,035	+ 6.3%
801	895	+ 11.7%
14,460	14,421	- 0.3%

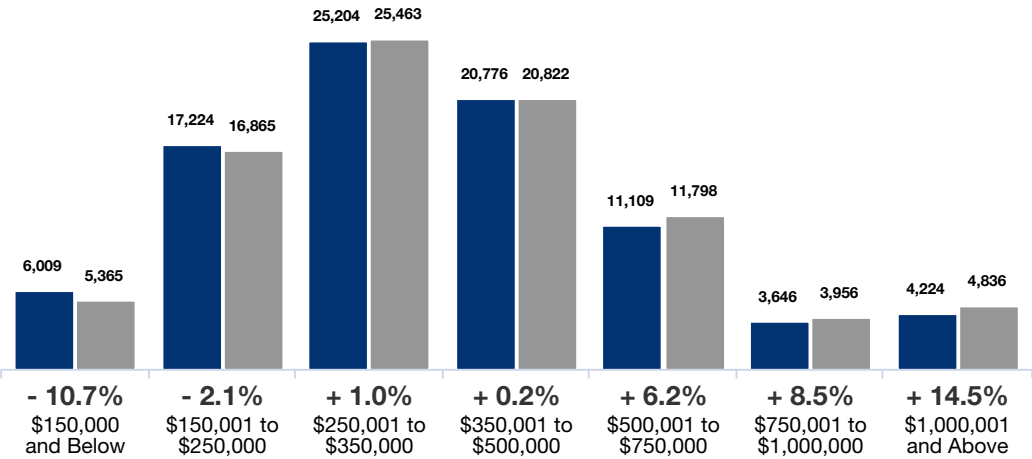
Closed Sales



A count of the actual sales that closed. Based on a rolling 12-month total.

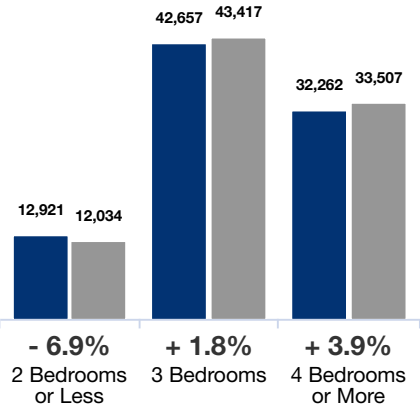
By Price Range

7-2024 7-2025



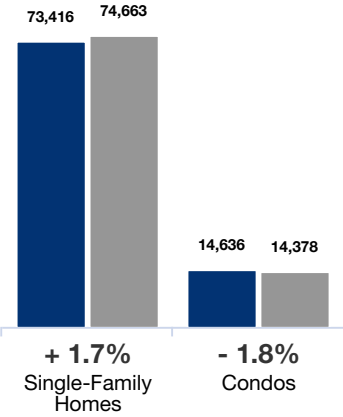
By Bedroom Count

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties				Single-Family Homes				Condos			
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change		7-2024	7-2025	Change	
\$150,000 and Below	6,009	5,365	- 10.7%	4,704	3,978	- 15.4%		1,206	1,268	+ 5.1%	
\$150,001 to \$250,000	17,224	16,865	- 2.1%	12,567	11,916	- 5.2%		4,648	4,938	+ 6.2%	
\$250,001 to \$350,000	25,204	25,463	+ 1.0%	20,898	21,483	+ 2.8%		4,297	3,968	- 7.7%	
\$350,001 to \$500,000	20,776	20,822	+ 0.2%	18,282	18,444	+ 0.9%		2,486	2,368	- 4.7%	
\$500,001 to \$750,000	11,109	11,798	+ 6.2%	9,938	10,728	+ 7.9%		1,161	1,062	- 8.5%	
\$750,001 to \$1,000,000	3,646	3,956	+ 8.5%	3,222	3,564	+ 10.6%		421	390	- 7.4%	
\$1,000,001 and Above	4,224	4,836	+ 14.5%	3,805	4,448	+ 16.9%		417	378	- 9.4%	
All Price Ranges	88,192	89,213	+ 1.2%	73,416	74,663	+ 1.7%		14,636	14,378	- 1.8%	
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change		7-2024	7-2025	Change	
2 Bedrooms or Less	12,921	12,034	- 6.9%	6,029	5,721	- 5.1%		6,792	6,201	- 8.7%	
3 Bedrooms	42,657	43,417	+ 1.8%	35,939	36,317	+ 1.1%		6,693	7,060	+ 5.5%	
4 Bedrooms or More	32,262	33,507	+ 3.9%	31,446	32,616	+ 3.7%		809	882	+ 9.0%	
All Bedroom Counts	88,192	89,213	+ 1.2%	73,416	74,663	+ 1.7%		14,636	14,378	- 1.8%	

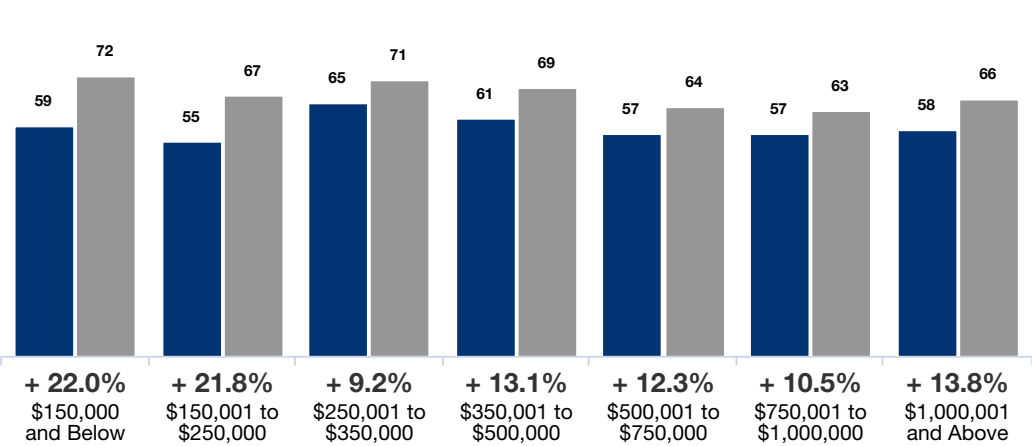
Days On Market Until Sale



Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.

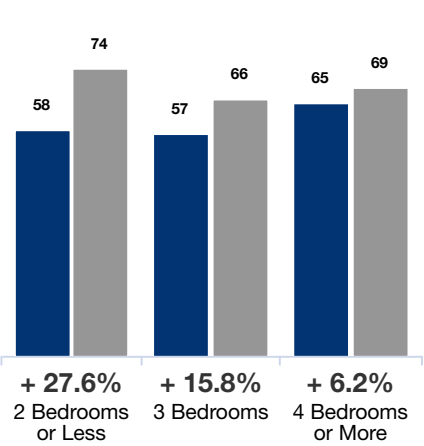
By Price Range

■ 7-2024 ■ 7-2025



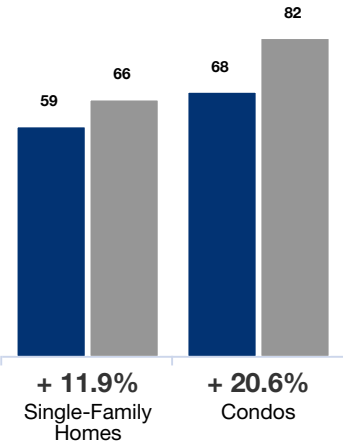
By Bedroom Count

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties				Single-Family Homes			Condos		
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
\$150,000 and Below	59	72	+ 22.0%	56	61	+ 8.9%	70	102	+ 45.7%
\$150,001 to \$250,000	55	67	+ 21.8%	48	60	+ 25.0%	73	82	+ 12.3%
\$250,001 to \$350,000	65	71	+ 9.2%	64	70	+ 9.4%	71	80	+ 12.7%
\$350,001 to \$500,000	61	69	+ 13.1%	62	68	+ 9.7%	58	75	+ 29.3%
\$500,001 to \$750,000	57	64	+ 12.3%	57	62	+ 8.8%	60	84	+ 40.0%
\$750,001 to \$1,000,000	57	63	+ 10.5%	57	63	+ 10.5%	57	64	+ 12.3%
\$1,000,001 and Above	58	66	+ 13.8%	59	66	+ 11.9%	53	71	+ 34.0%
All Price Ranges	60	68	+ 13.3%	59	66	+ 11.9%	68	82	+ 20.6%
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
2 Bedrooms or Less	58	74	+ 27.6%	48	58	+ 20.8%	66	89	+ 34.8%
3 Bedrooms	57	66	+ 15.8%	55	64	+ 16.4%	67	76	+ 13.4%
4 Bedrooms or More	65	69	+ 6.2%	65	69	+ 6.2%	68	65	- 4.4%
All Bedroom Counts	60	68	+ 13.3%	59	66	+ 11.9%	68	82	+ 20.6%

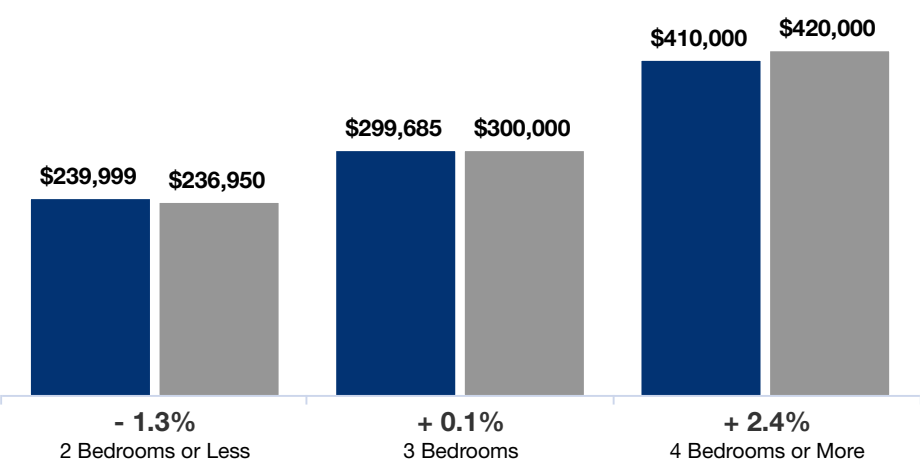
Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

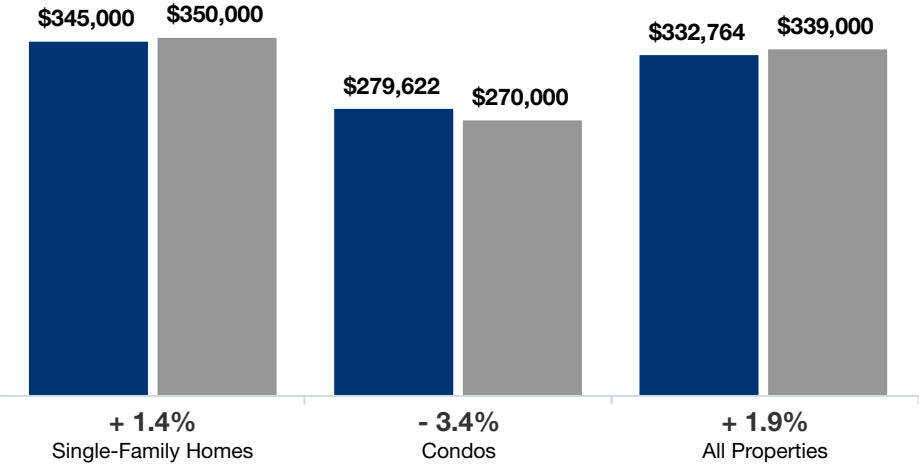
By Bedroom Count

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties

By Bedroom Count	7-2024	7-2025	Change
2 Bedrooms or Less	\$239,999	\$236,950	- 1.3%
3 Bedrooms	\$299,685	\$300,000	+ 0.1%
4 Bedrooms or More	\$410,000	\$420,000	+ 2.4%
All Bedroom Counts	\$332,764	\$339,000	+ 1.9%

Single-Family Homes

7-2024	7-2025	Change
\$229,050	\$235,000	+ 2.6%
\$299,000	\$305,000	+ 2.0%
\$410,308	\$422,000	+ 2.8%
\$345,000	\$350,000	+ 1.4%

Condos

7-2024	7-2025	Change
\$245,000	\$240,000	- 2.0%
\$303,000	\$289,900	- 4.3%
\$398,241	\$389,000	- 2.3%
\$279,622	\$270,000	- 3.4%

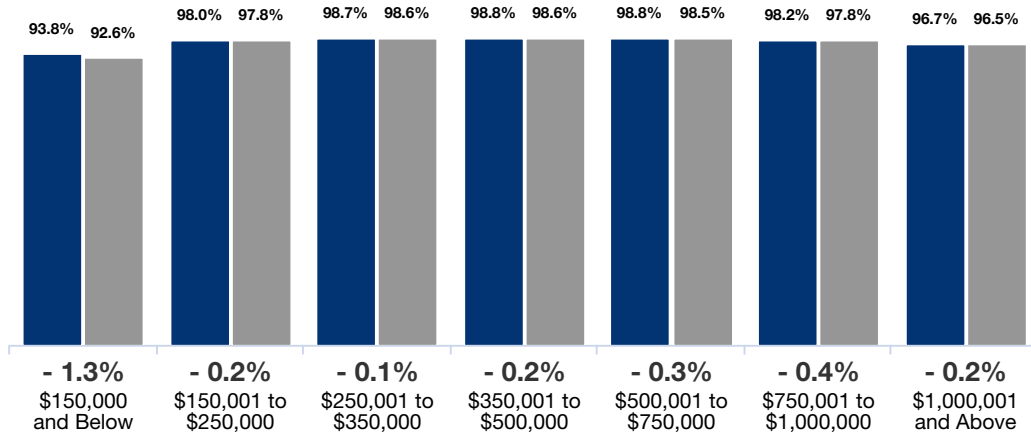
Percent of List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

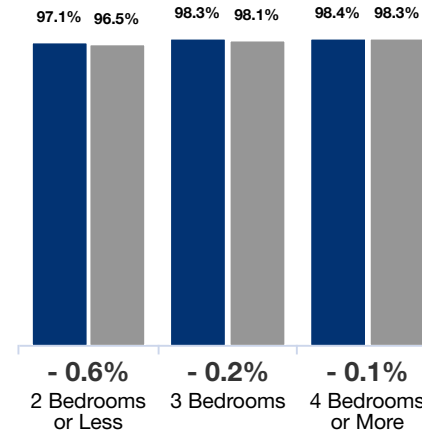
By Price Range

■ 7-2024 ■ 7-2025



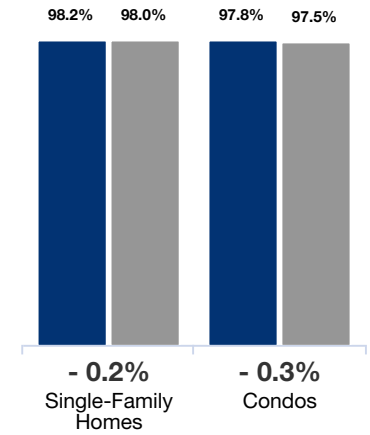
By Bedroom Count

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties				Single-Family Homes			Condos		
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
\$150,000 and Below	93.8%	92.6%	- 1.3%	93.5%	92.3%	- 1.3%	95.2%	93.8%	- 1.5%
\$150,001 to \$250,000	98.0%	97.8%	- 0.2%	98.1%	97.8%	- 0.3%	97.5%	97.6%	+ 0.1%
\$250,001 to \$350,000	98.7%	98.6%	- 0.1%	98.7%	98.6%	- 0.1%	98.4%	98.2%	- 0.2%
\$350,001 to \$500,000	98.8%	98.6%	- 0.2%	98.9%	98.7%	- 0.2%	98.3%	98.1%	- 0.2%
\$500,001 to \$750,000	98.8%	98.5%	- 0.3%	98.9%	98.6%	- 0.3%	98.0%	97.7%	- 0.3%
\$750,001 to \$1,000,000	98.2%	97.8%	- 0.4%	98.2%	97.9%	- 0.3%	98.3%	97.5%	- 0.8%
\$1,000,001 and Above	96.7%	96.5%	- 0.2%	96.7%	96.5%	- 0.2%	97.4%	96.9%	- 0.5%
All Price Ranges	98.1%	97.9%	- 0.2%	98.2%	98.0%	- 0.2%	97.8%	97.5%	- 0.3%
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
2 Bedrooms or Less	97.1%	96.5%	- 0.6%	97.0%	96.4%	- 0.6%	97.2%	96.6%	- 0.6%
3 Bedrooms	98.3%	98.1%	- 0.2%	98.3%	98.0%	- 0.3%	98.5%	98.3%	- 0.2%
4 Bedrooms or More	98.4%	98.3%	- 0.1%	98.4%	98.3%	- 0.1%	98.3%	98.1%	- 0.2%
All Bedroom Counts	98.1%	97.9%	- 0.2%	98.2%	98.0%	- 0.2%	97.8%	97.5%	- 0.3%

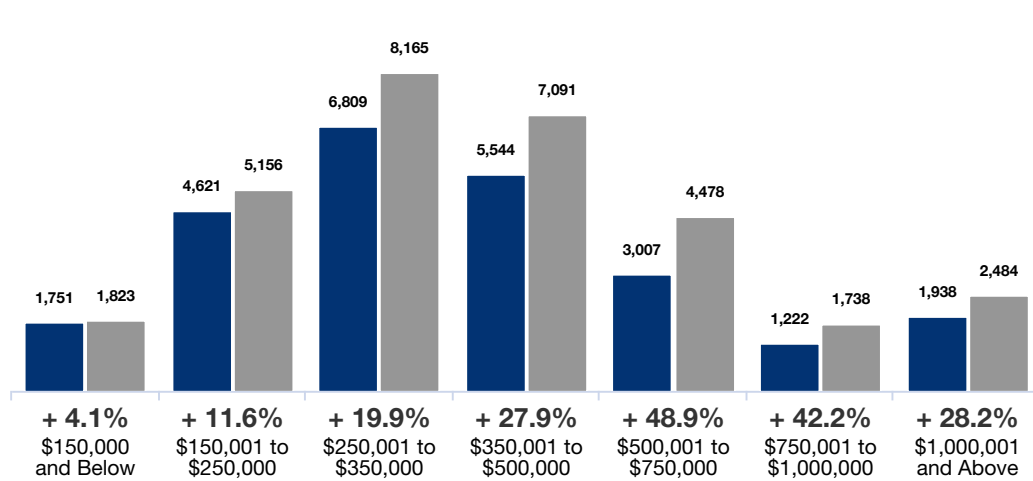
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

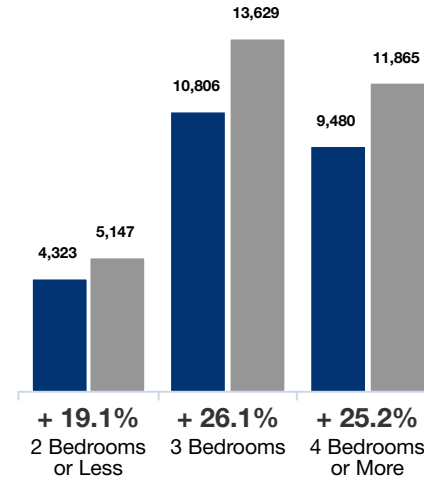
By Price Range

■ 7-2024 ■ 7-2025



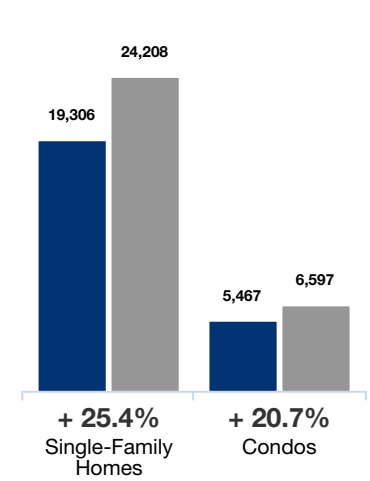
By Bedroom Count

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties

By Price Range	7-2024	7-2025	Change
\$150,000 and Below	1,751	1,823	+ 4.1%
\$150,001 to \$250,000	4,621	5,156	+ 11.6%
\$250,001 to \$350,000	6,809	8,165	+ 19.9%
\$350,001 to \$500,000	5,544	7,091	+ 27.9%
\$500,001 to \$750,000	3,007	4,478	+ 48.9%
\$750,001 to \$1,000,000	1,222	1,738	+ 42.2%
\$1,000,001 and Above	1,938	2,484	+ 28.2%
All Price Ranges	24,894	30,954	+ 24.3%

Single-Family Homes

7-2024	7-2025	Change
1,116	1,028	- 7.9%
2,800	2,954	+ 5.5%
5,321	6,422	+ 20.7%
4,710	6,006	+ 27.5%
2,572	3,919	+ 52.4%
1,063	1,585	+ 49.1%
1,722	2,278	+ 32.3%
19,306	24,208	+ 25.4%

Condos

7-2024	7-2025	Change
567	721	+ 27.2%
1,811	2,189	+ 20.9%
1,479	1,725	+ 16.6%
824	1,067	+ 29.5%
425	554	+ 30.4%
155	145	- 6.5%
206	193	- 6.3%
5,467	6,597	+ 20.7%

By Bedroom Count	7-2024	7-2025	Change
2 Bedrooms or Less	4,323	5,147	+ 19.1%
3 Bedrooms	10,806	13,629	+ 26.1%
4 Bedrooms or More	9,480	11,865	+ 25.2%
All Bedroom Counts	24,894	30,954	+ 24.3%

7-2024	7-2025	Change
1,460	1,729	+ 18.4%
8,631	10,981	+ 27.2%
9,212	11,492	+ 24.8%
19,306	24,208	+ 25.4%

7-2024	7-2025	Change
2,781	3,313	+ 19.1%
2,160	2,630	+ 21.8%
258	356	+ 38.0%
5,467	6,597	+ 20.7%

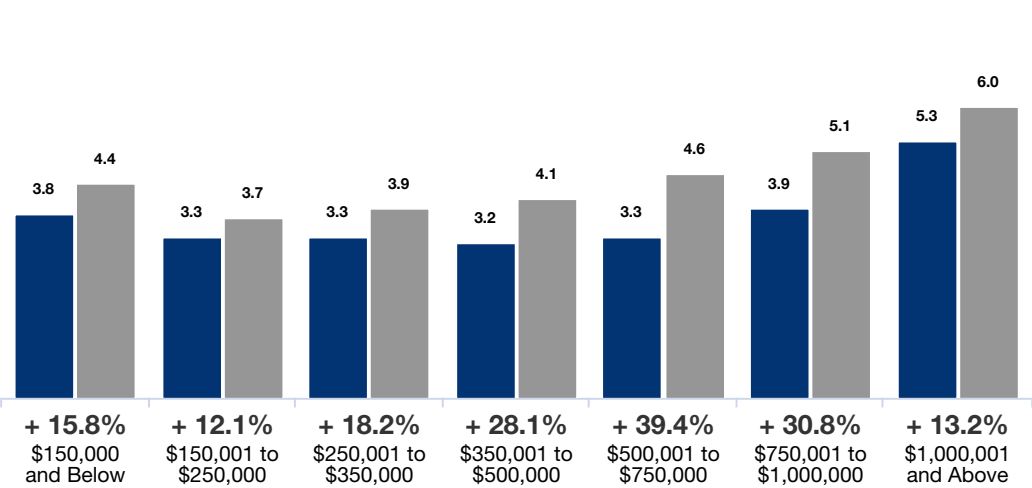
Months Supply of Inventory



The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.
Based on one month of activity.

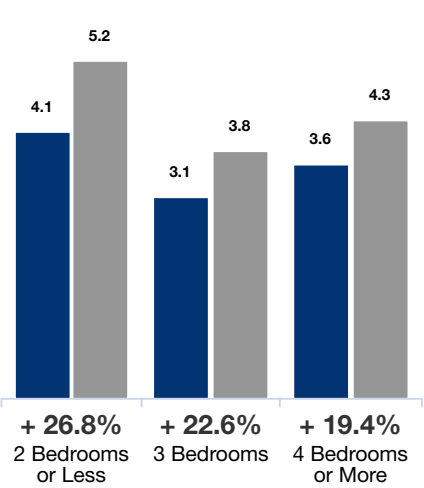
By Price Range

■ 7-2024 ■ 7-2025



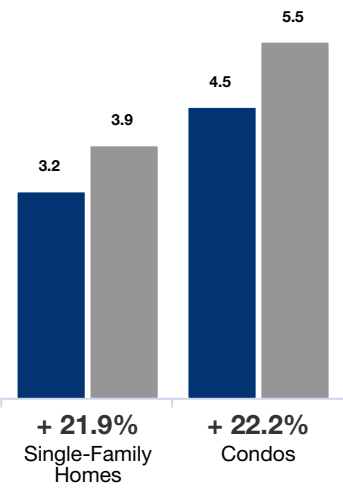
By Bedroom Count

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties				Single-Family Homes			Condos		
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
\$150,000 and Below	3.8	4.4	+ 15.8%	3.1	3.3	+ 6.5%	6.1	7.6	+ 24.6%
\$150,001 to \$250,000	3.3	3.7	+ 12.1%	2.8	3.0	+ 7.1%	4.9	5.3	+ 8.2%
\$250,001 to \$350,000	3.3	3.9	+ 18.2%	3.1	3.6	+ 16.1%	4.2	5.1	+ 21.4%
\$350,001 to \$500,000	3.2	4.1	+ 28.1%	3.1	3.9	+ 25.8%	3.8	5.4	+ 42.1%
\$500,001 to \$750,000	3.3	4.6	+ 39.4%	3.1	4.5	+ 45.2%	4.3	6.1	+ 41.9%
\$750,001 to \$1,000,000	3.9	5.1	+ 30.8%	3.8	5.2	+ 36.8%	4.4	4.3	- 2.3%
\$1,000,001 and Above	5.3	6.0	+ 13.2%	5.2	6.0	+ 15.4%	5.6	5.8	+ 3.6%
All Price Ranges	3.4	4.2	+ 23.5%	3.2	3.9	+ 21.9%	4.5	5.5	+ 22.2%
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
2 Bedrooms or Less	4.1	5.2	+ 26.8%	3.0	3.8	+ 26.7%	5.0	6.4	+ 28.0%
3 Bedrooms	3.1	3.8	+ 22.6%	2.9	3.6	+ 24.1%	3.9	4.5	+ 15.4%
4 Bedrooms or More	3.6	4.3	+ 19.4%	3.6	4.2	+ 16.7%	3.9	4.8	+ 23.1%
All Bedroom Counts	3.4	4.2	+ 23.5%	3.2	3.9	+ 21.9%	4.5	5.5	+ 22.2%