

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Pending Sales in the South Carolina REALTORS® region were up 0.9 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 13.5 percent.

The overall Median Sales Price improved 1.9 percent to \$337,433. The property type with the largest gain was the Single-Family Homes segment, where prices improved 1.7 percent to \$350,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 61 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 71 days.

Market-wide, inventory levels was up 26.0 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale improved 26.8 percent. That amounts to 3.9 months of inventory for Single-Family Homes and 5.5 months of inventory for Condos.

Quick Facts

+ 13.5%	+ 3.5%	+ 1.3%
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



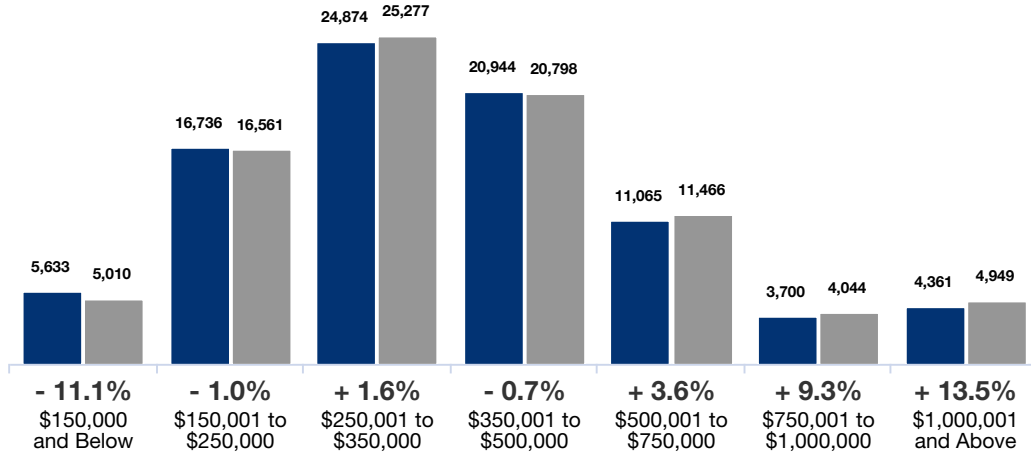
Pending Sales



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

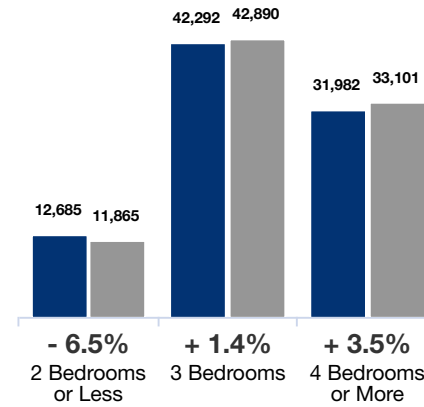
By Price Range

■ 6-2024 ■ 6-2025



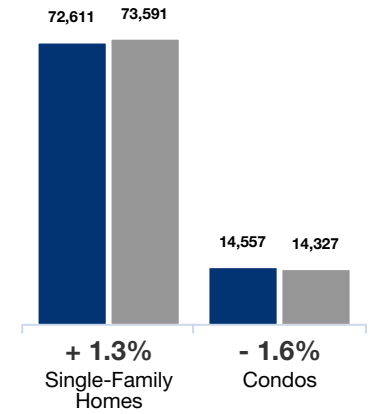
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes				Condos			
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change		6-2024	6-2025	Change	
\$150,000 and Below	5,633	5,010	- 11.1%	4,419	3,751	- 15.1%		1,111	1,141	+ 2.7%	
\$150,001 to \$250,000	16,736	16,561	- 1.0%	12,210	11,692	- 4.2%		4,519	4,858	+ 7.5%	
\$250,001 to \$350,000	24,874	25,277	+ 1.6%	20,555	21,286	+ 3.6%		4,307	3,975	- 7.7%	
\$350,001 to \$500,000	20,944	20,798	- 0.7%	18,368	18,350	- 0.1%		2,568	2,430	- 5.4%	
\$500,001 to \$750,000	11,065	11,466	+ 3.6%	9,853	10,369	+ 5.2%		1,202	1,087	- 9.6%	
\$750,001 to \$1,000,000	3,700	4,044	+ 9.3%	3,268	3,617	+ 10.7%		429	423	- 1.4%	
\$1,000,001 and Above	4,361	4,949	+ 13.5%	3,937	4,526	+ 15.0%		421	413	- 1.9%	
All Price Ranges	87,314	88,105	+ 0.9%	72,611	73,591	+ 1.3%		14,557	14,327	- 1.6%	
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change		6-2024	6-2025	Change	
2 Bedrooms or Less	12,685	11,865	- 6.5%	5,818	5,471	- 6.0%		6,762	6,264	- 7.4%	
3 Bedrooms	42,292	42,890	+ 1.4%	35,627	35,885	+ 0.7%		6,640	6,966	+ 4.9%	
4 Bedrooms or More	31,982	33,101	+ 3.5%	31,164	32,226	+ 3.4%		810	867	+ 7.0%	
All Bedroom Counts	87,314	88,105	+ 0.9%	72,611	73,591	+ 1.3%		14,557	14,327	- 1.6%	

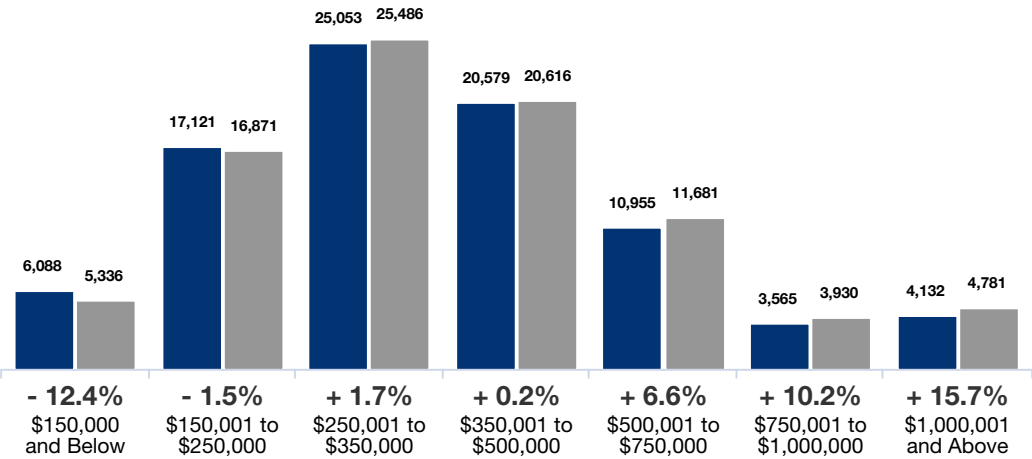
Closed Sales



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

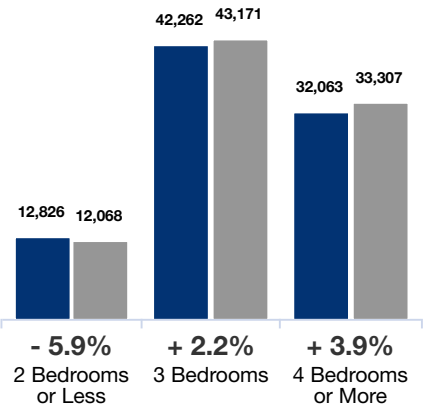
By Price Range

6-2024 6-2025



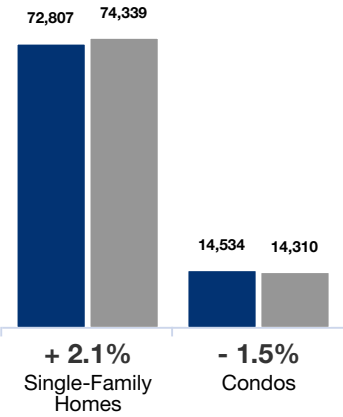
By Bedroom Count

6-2024 6-2025



By Property Type

6-2024 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	6,088	5,336	- 12.4%	4,788	3,972	- 17.0%	1,192	1,252	+ 5.0%
\$150,001 to \$250,000	17,121	16,871	- 1.5%	12,491	12,000	- 3.9%	4,620	4,861	+ 5.2%
\$250,001 to \$350,000	25,053	25,486	+ 1.7%	20,781	21,538	+ 3.6%	4,262	3,937	- 7.6%
\$350,001 to \$500,000	20,579	20,616	+ 0.2%	18,085	18,227	+ 0.8%	2,485	2,380	- 4.2%
\$500,001 to \$750,000	10,955	11,681	+ 6.6%	9,789	10,602	+ 8.3%	1,156	1,072	- 7.3%
\$750,001 to \$1,000,000	3,565	3,930	+ 10.2%	3,150	3,526	+ 11.9%	412	402	- 2.4%
\$1,000,001 and Above	4,132	4,781	+ 15.7%	3,723	4,372	+ 17.4%	407	400	- 1.7%
All Price Ranges	87,493	88,809	+ 1.5%	72,807	74,339	+ 2.1%	14,534	14,310	- 1.5%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	12,826	12,068	- 5.9%	5,976	5,732	- 4.1%	6,741	6,230	- 7.6%
3 Bedrooms	42,262	43,171	+ 2.2%	35,610	36,143	+ 1.5%	6,626	6,991	+ 5.5%
4 Bedrooms or More	32,063	33,307	+ 3.9%	31,219	32,456	+ 4.0%	835	844	+ 1.1%
All Bedroom Counts	87,493	88,809	+ 1.5%	72,807	74,339	+ 2.1%	14,534	14,310	- 1.5%

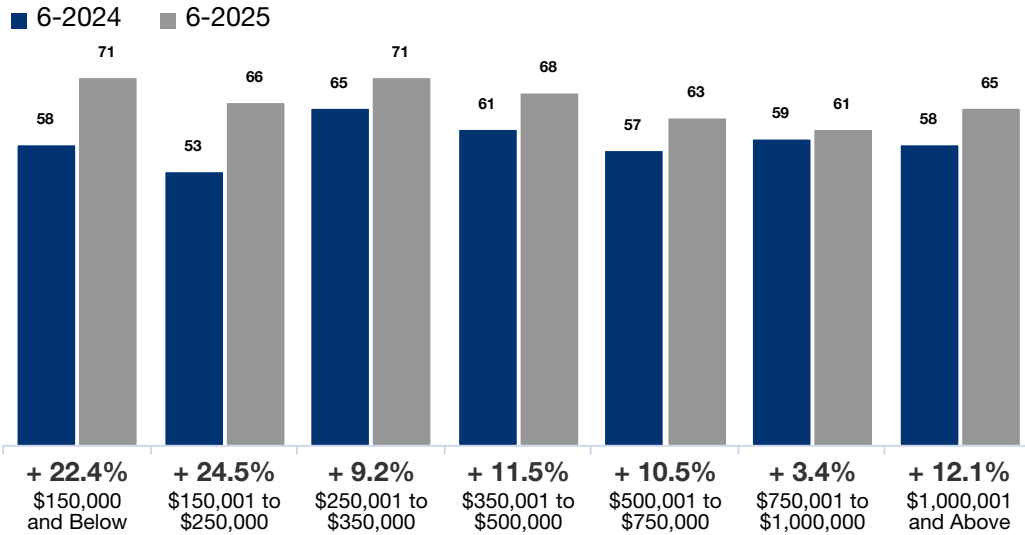
Days On Market Until Sale



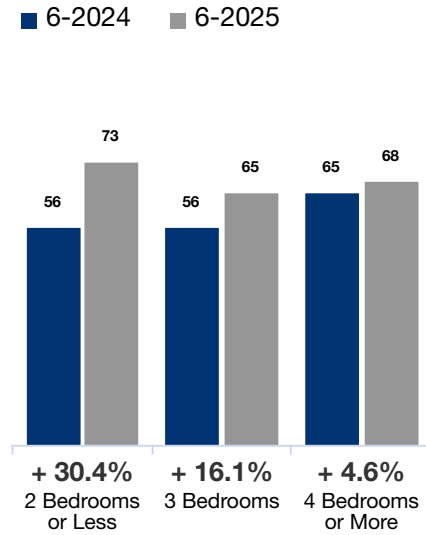
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

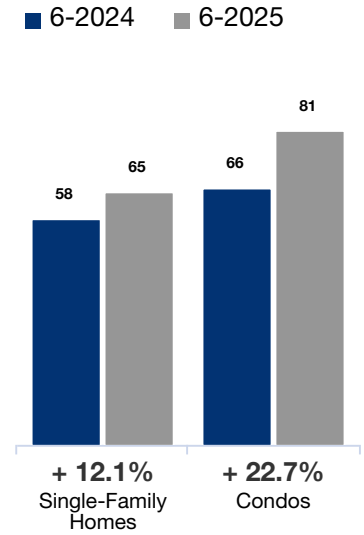
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	58	71	+ 22.4%
\$150,001 to \$250,000	53	66	+ 24.5%
\$250,001 to \$350,000	65	71	+ 9.2%
\$350,001 to \$500,000	61	68	+ 11.5%
\$500,001 to \$750,000	57	63	+ 10.5%
\$750,001 to \$1,000,000	59	61	+ 3.4%
\$1,000,001 and Above	58	65	+ 12.1%
All Price Ranges	60	67	+ 11.7%

Single-Family Homes

	6-2024	6-2025	Change
	56	60	+ 7.1%
	47	60	+ 27.7%
	64	69	+ 7.8%
	62	68	+ 9.7%
	57	61	+ 7.0%
	59	61	+ 3.4%
	58	64	+ 10.3%
	58	65	+ 12.1%

Condos

	6-2024	6-2025	Change
	67	101	+ 50.7%
	71	82	+ 15.5%
	70	79	+ 12.9%
	57	74	+ 29.8%
	60	82	+ 36.7%
	55	63	+ 14.5%
	52	66	+ 26.9%
	66	81	+ 22.7%

By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	56	73	+ 30.4%
3 Bedrooms	56	65	+ 16.1%
4 Bedrooms or More	65	68	+ 4.6%
All Bedroom Counts	60	67	+ 11.7%

Single-Family Homes

	6-2024	6-2025	Change
	47	56	+ 19.1%
	55	63	+ 14.5%
	65	69	+ 6.2%
	58	65	+ 12.1%

Condos

	6-2024	6-2025	Change
	64	87	+ 35.9%
	66	75	+ 13.6%
	66	63	- 4.5%
	66	81	+ 22.7%

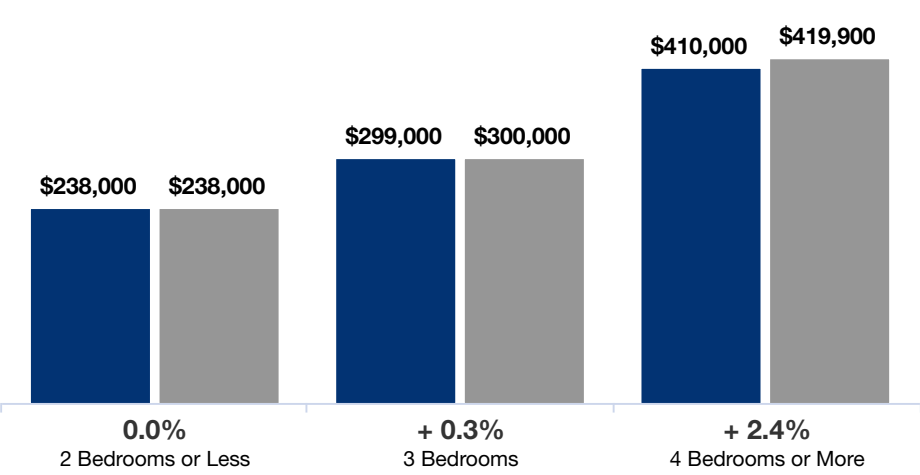
Median Sales Price



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

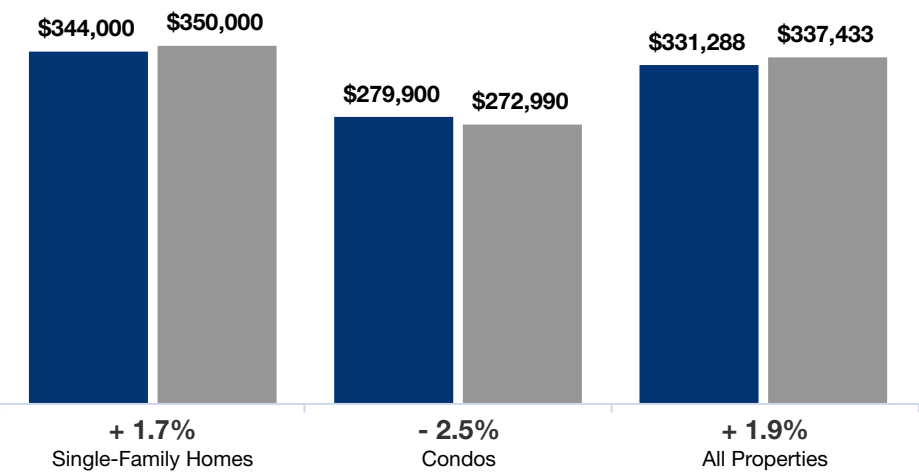
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes			Condos		
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	\$238,000	\$238,000	0.0%	\$225,000	\$235,000	+ 4.4%	\$245,000	\$240,000	- 2.0%
3 Bedrooms	\$299,000	\$300,000	+ 0.3%	\$297,278	\$303,000	+ 1.9%	\$302,718	\$290,639	- 4.0%
4 Bedrooms or More	\$410,000	\$419,900	+ 2.4%	\$410,000	\$420,000	+ 2.4%	\$398,241	\$389,990	- 2.1%
All Bedroom Counts	\$331,288	\$337,433	+ 1.9%	\$344,000	\$350,000	+ 1.7%	\$279,900	\$272,990	- 2.5%

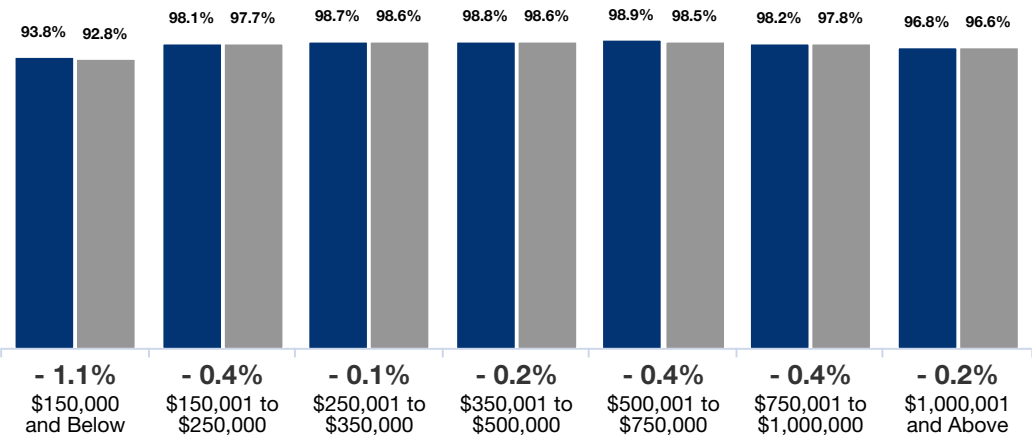
Percent of List Price Received



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.**

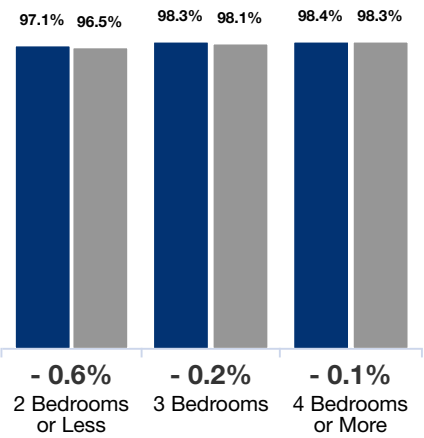
By Price Range

■ 6-2024 ■ 6-2025



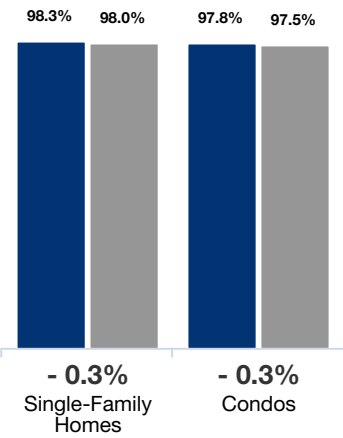
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	93.8%	92.8%	- 1.1%	93.5%	92.4%	- 1.2%	95.2%	93.9%	- 1.4%
\$150,001 to \$250,000	98.1%	97.7%	- 0.4%	98.3%	97.8%	- 0.5%	97.6%	97.5%	- 0.1%
\$250,001 to \$350,000	98.7%	98.6%	- 0.1%	98.8%	98.6%	- 0.2%	98.4%	98.1%	- 0.3%
\$350,001 to \$500,000	98.8%	98.6%	- 0.2%	98.9%	98.7%	- 0.2%	98.4%	98.1%	- 0.3%
\$500,001 to \$750,000	98.9%	98.5%	- 0.4%	99.0%	98.6%	- 0.4%	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	96.8%	96.6%	- 0.2%	96.7%	96.5%	- 0.2%	97.5%	97.0%	- 0.5%
All Price Ranges	98.2%	97.9%	- 0.3%	98.3%	98.0%	- 0.3%	97.8%	97.5%	- 0.3%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	97.1%	96.5%	- 0.6%	97.0%	96.5%	- 0.5%	97.3%	96.6%	- 0.7%
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	98.2%	97.9%	- 0.3%	98.3%	98.0%	- 0.3%	97.8%	97.5%	- 0.3%

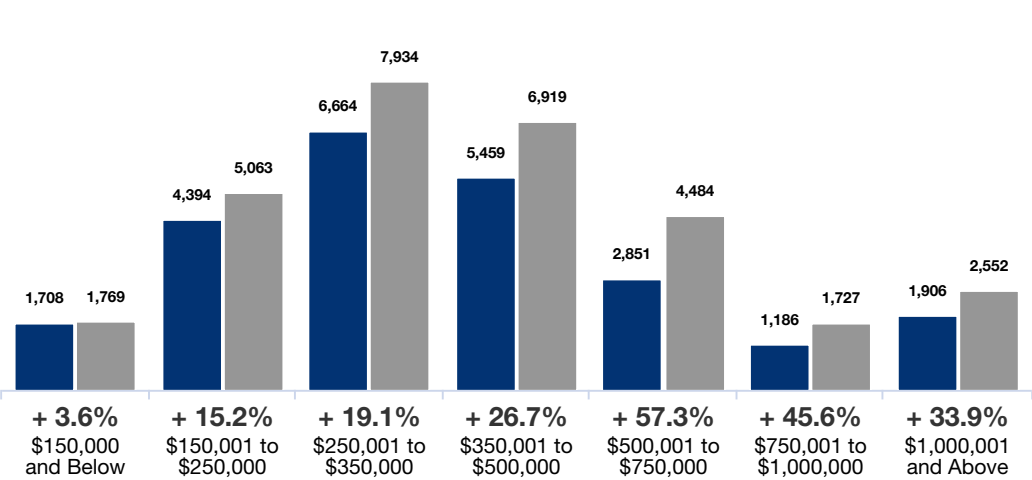
Inventory of Homes for Sale



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

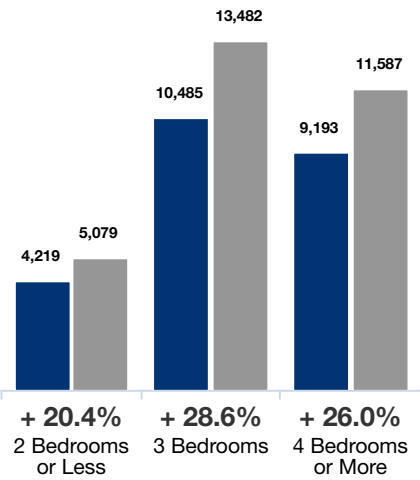
By Price Range

■ 6-2024 ■ 6-2025



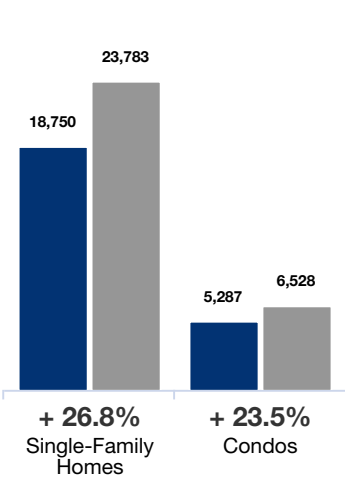
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	1,708	1,769	+ 3.6%	1,104	1,029	- 6.8%	530	660	+ 24.5%
\$150,001 to \$250,000	4,394	5,063	+ 15.2%	2,657	2,859	+ 7.6%	1,728	2,193	+ 26.9%
\$250,001 to \$350,000	6,664	7,934	+ 19.1%	5,186	6,189	+ 19.3%	1,466	1,733	+ 18.2%
\$350,001 to \$500,000	5,459	6,919	+ 26.7%	4,651	5,873	+ 26.3%	795	1,030	+ 29.6%
\$500,001 to \$750,000	2,851	4,484	+ 57.3%	2,420	3,908	+ 61.5%	423	572	+ 35.2%
\$750,001 to \$1,000,000	1,186	1,727	+ 45.6%	1,037	1,572	+ 51.6%	145	149	+ 2.8%
\$1,000,001 and Above	1,906	2,552	+ 33.9%	1,694	2,348	+ 38.6%	200	190	- 5.0%
All Price Ranges	24,169	30,454	+ 26.0%	18,750	23,783	+ 26.8%	5,287	6,528	+ 23.5%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	4,219	5,079	+ 20.4%	1,425	1,711	+ 20.1%	2,702	3,262	+ 20.7%
3 Bedrooms	10,485	13,482	+ 28.6%	8,403	10,852	+ 29.1%	2,067	2,616	+ 26.6%
4 Bedrooms or More	9,193	11,587	+ 26.0%	8,919	11,214	+ 25.7%	262	361	+ 37.8%
All Bedroom Counts	24,169	30,454	+ 26.0%	18,750	23,783	+ 26.8%	5,287	6,528	+ 23.5%

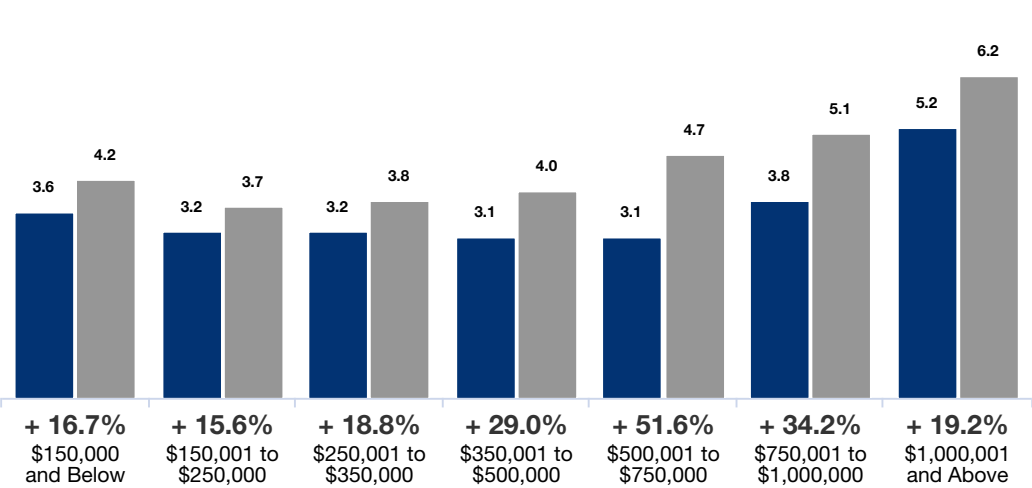
Months Supply of Inventory



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.

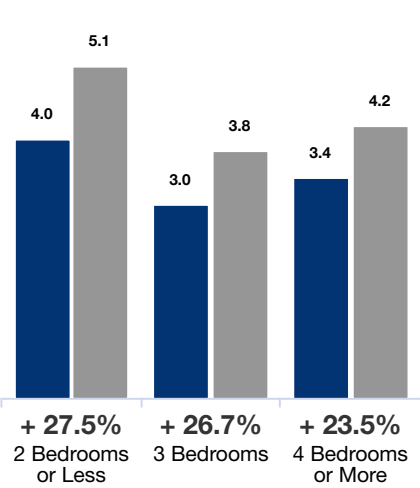
By Price Range

■ 6-2024 ■ 6-2025



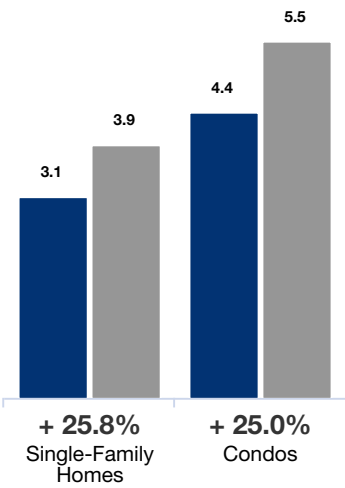
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	3.6	4.2	+ 16.7%	3.0	3.3	+ 10.0%	5.7	6.9	+ 21.1%
\$150,001 to \$250,000	3.2	3.7	+ 15.6%	2.6	2.9	+ 11.5%	4.6	5.4	+ 17.4%
\$250,001 to \$350,000	3.2	3.8	+ 18.8%	3.0	3.5	+ 16.7%	4.1	5.2	+ 26.8%
\$350,001 to \$500,000	3.1	4.0	+ 29.0%	3.0	3.8	+ 26.7%	3.7	5.1	+ 37.8%
\$500,001 to \$750,000	3.1	4.7	+ 51.6%	2.9	4.5	+ 55.2%	4.2	6.3	+ 50.0%
\$750,001 to \$1,000,000	3.8	5.1	+ 34.2%	3.8	5.2	+ 36.8%	4.1	4.2	+ 2.4%
\$1,000,001 and Above	5.2	6.2	+ 19.2%	5.2	6.2	+ 19.2%	5.7	5.5	- 3.5%
All Price Ranges	3.3	4.1	+ 24.2%	3.1	3.9	+ 25.8%	4.4	5.5	+ 25.0%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	4.0	5.1	+ 27.5%	2.9	3.8	+ 31.0%	4.8	6.2	+ 29.2%
3 Bedrooms	3.0	3.8	+ 26.7%	2.8	3.6	+ 28.6%	3.7	4.5	+ 21.6%
4 Bedrooms or More	3.4	4.2	+ 23.5%	3.4	4.2	+ 23.5%	3.9	5.0	+ 28.2%
All Bedroom Counts	3.3	4.1	+ 24.2%	3.1	3.9	+ 25.8%	4.4	5.5	+ 25.0%