# **Housing Supply Overview**

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



#### October 2025

Although mortgage rates have edged down, U.S. pending home sales were unchanged from the previous month, with contract activity remaining 0.9% lower than a year ago, according to the National Association of REALTORS®. Contract signings increased both monthover-month and year-over-year in the Northeast and South, while the Midwest and West posted declines. For the 12-month period spanning November 2024 through October 2025, Pending Sales in the South Carolina REALTORS® region improved 4.4 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 13.9 percent.

The overall Median Sales Price rose 1.5 percent to \$339,900. The property type with the largest gain was the Single-Family Homes segment, where prices rose 1.5 percent to \$352,822. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 67 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 75 days.

Market-wide, inventory levels increased 20.1 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale increased 21.2 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 5.4 months of inventory for Condos.

## **Quick Facts**

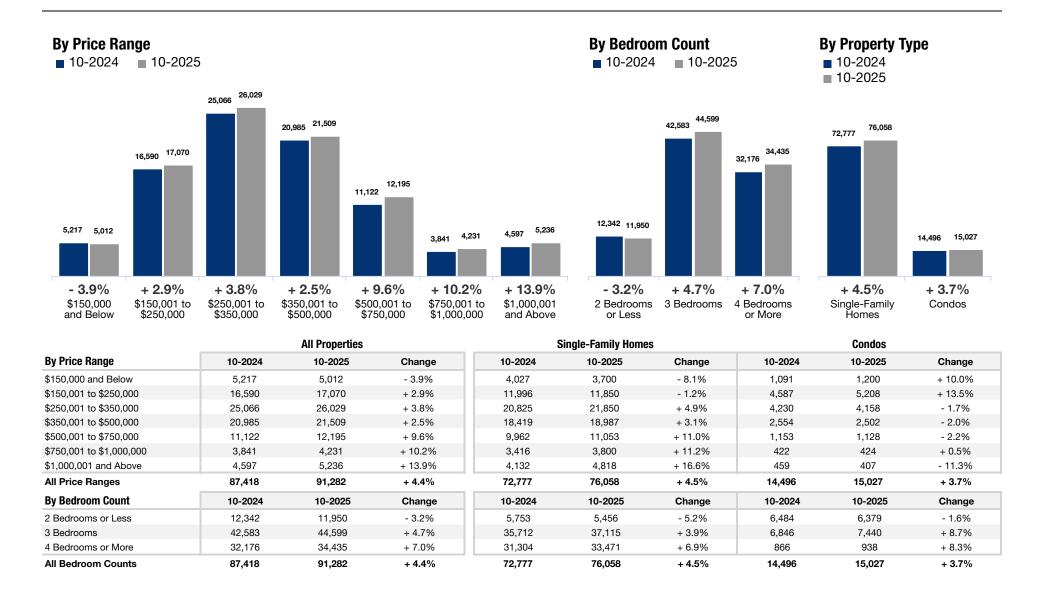
+ 13.9%	+ 7.0%	+ 4.5%	
Price Range with	Bedroom Count with	Property Type With	
Strongest Sales:	Strongest Sales:	Strongest Sales:	
\$1,000,001 and Above	4 Bedrooms or More	Single-Family Homes	
Pending Sales		2	
Closed Sales	3		
Days On Market Unti	ys On Market Until Sale 4		
Median Sales Price		5	
Percent of List Price	6		
Inventory of Homes f	7		
Months Supply of Inv	8		



## **Pending Sales**

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

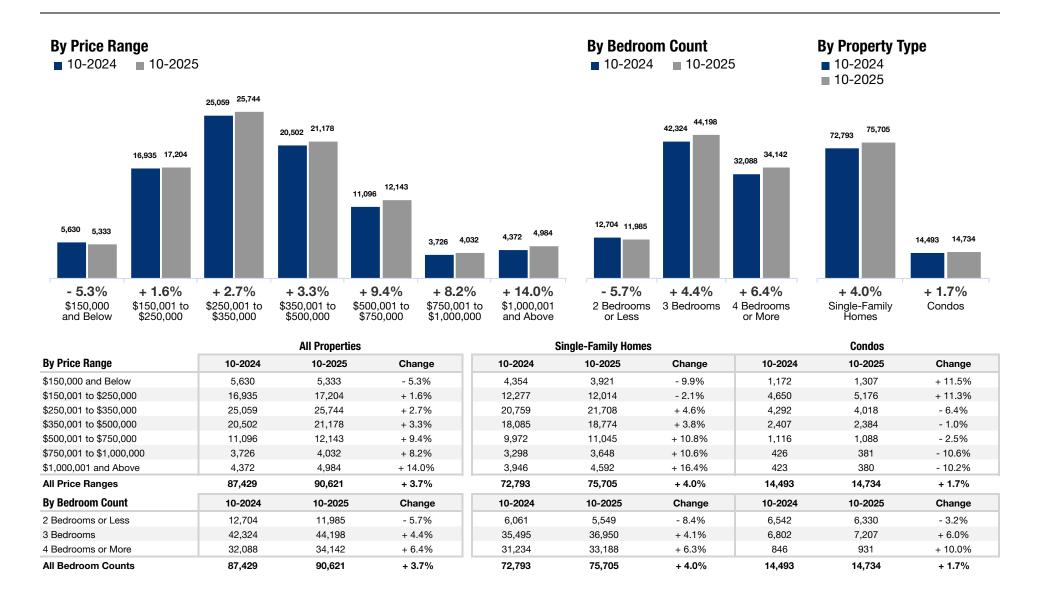




#### **Closed Sales**





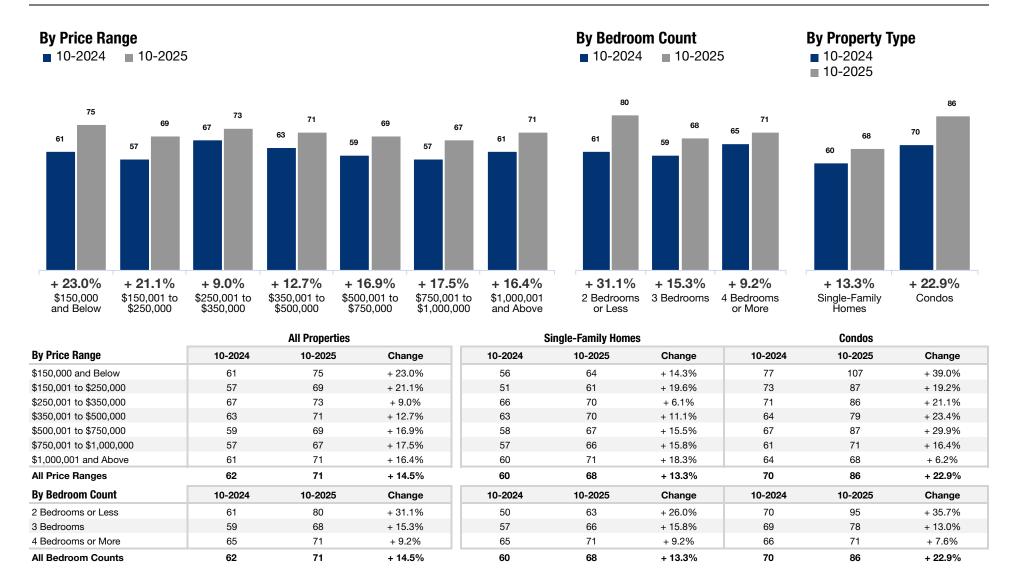


## **Days On Market Until Sale**



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

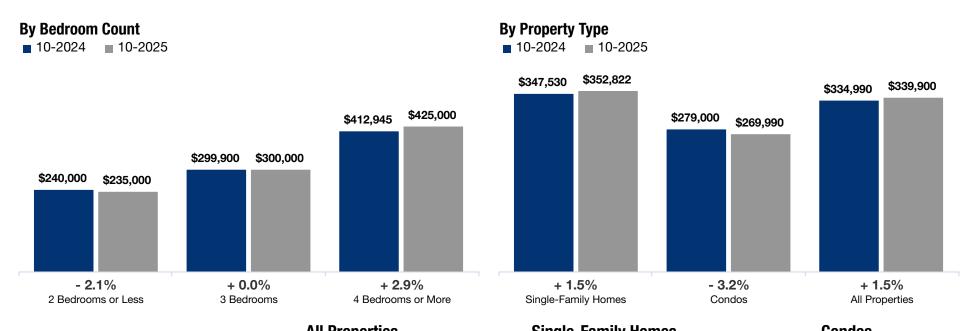
Based on a rolling 12-month average.



#### **Median Sales Price**



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



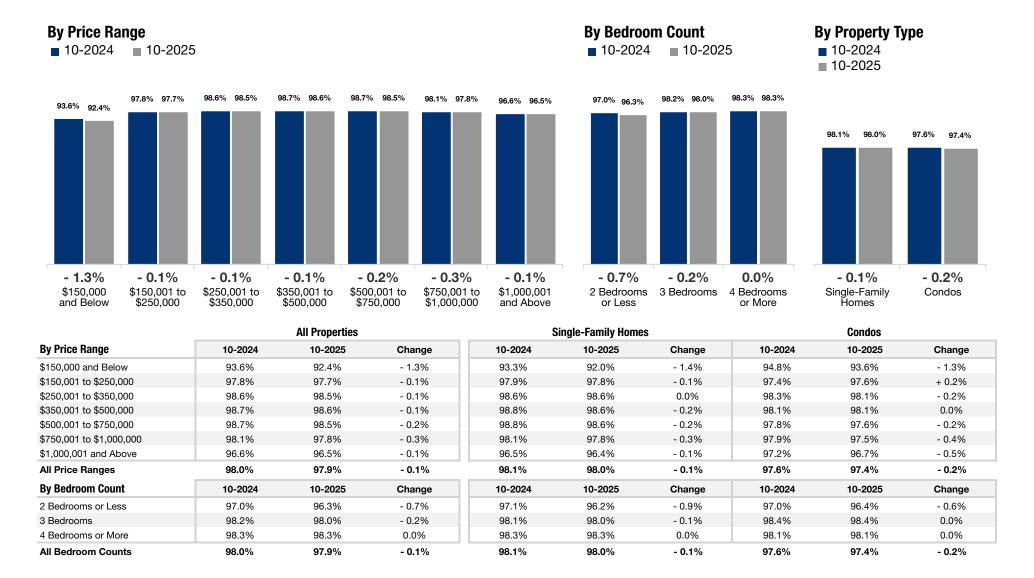
	All Properties		
By Bedroom Count	10-2024	10-2025	Change
2 Bedrooms or Less	\$240,000	\$235,000	- 2.1%
3 Bedrooms	\$299,900	\$300,000	+ 0.0%
4 Bedrooms or More	\$412,945	\$425,000	+ 2.9%
All Bedroom Counts	\$334,990	\$339,900	+ 1.5%

Single-ramily Homes			Condos			
	10-2024	10-2025	Change	10-2024	10-2025	Change
ľ	\$238,000	\$231,950	- 2.5%	\$243,500	\$240,000	- 1.4%
ı	\$299,900	\$305,000	+ 1.7%	\$299,900	\$285,000	- 5.0%
	\$414,022	\$425,340	+ 2.7%	\$385,438	\$389,000	+ 0.9%
	\$347,530	\$352,822	+ 1.5%	\$279,000	\$269,990	- 3.2%

#### **Percent of List Price Received**



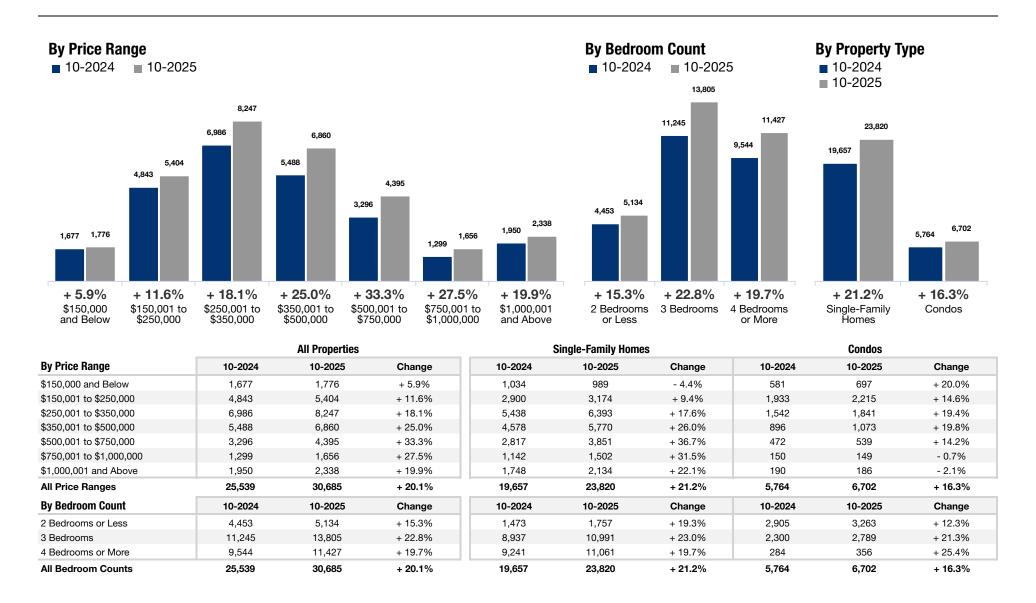
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.** 



#### **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.



## **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.

