

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2025

U.S. sales of new single-family homes increased 1.8% month-over-month and 5.1% year-over-year to a seasonally adjusted annual rate of 676,000 units, according to the U.S. Census Bureau. There were about 500,000 new homes for sale heading into March, equivalent to an 8.9-month supply at the current sales rate. The median sales price for new homes slipped 1.5% year-over-year to \$414,500. For the 12-month period spanning April 2024 through March 2025, Pending Sales in the South Carolina REALTORS® region softened 0.3 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales improved 20.9 percent.

The overall Median Sales Price rose 1.8 percent to \$335,732. The property type with the largest gain was the Single-Family Homes segment, where prices went up 2.9 percent to \$349,900. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 59 days. The price range that tended to sell the slowest was the \$250,001 to \$350,000 range at 70 days.

Market-wide, inventory levels improved 26.9 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 29.3 percent. That amounts to 3.5 months of inventory for Single-Family Homes and 5.1 months of inventory for Condos.

Quick Facts

+ 20.9%	+ 1.4%	- 0.0%
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



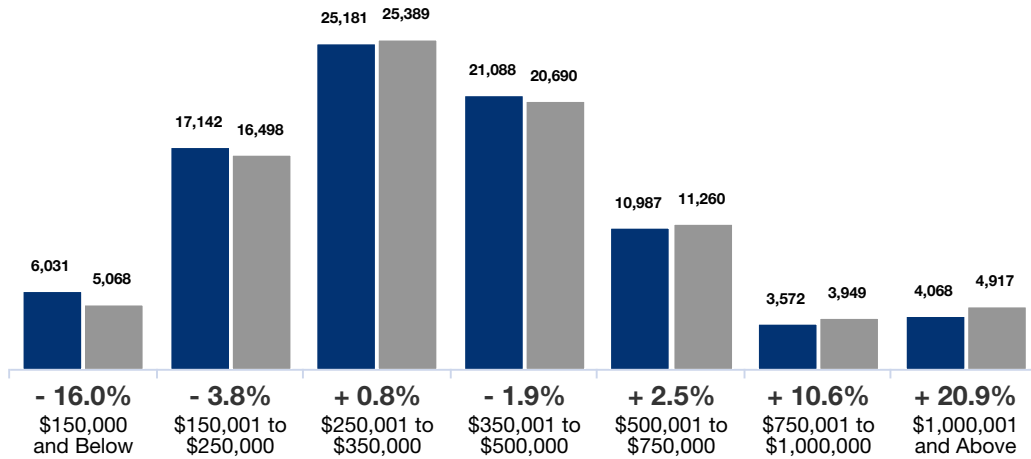
Pending Sales



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

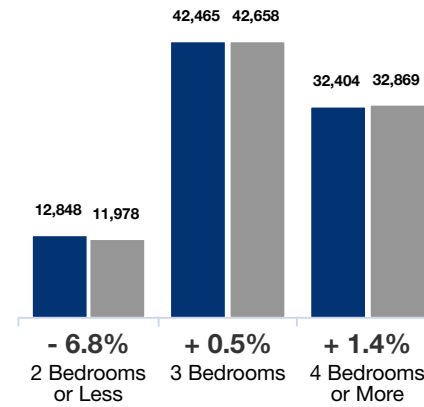
By Price Range

■ 3-2024 ■ 3-2025



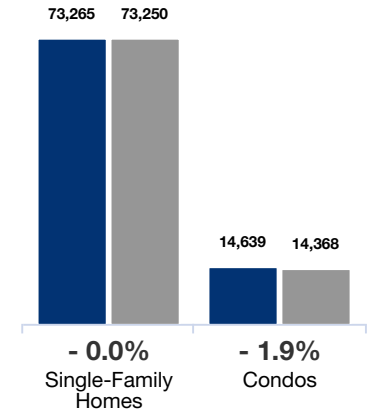
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties				Single-Family Homes			Condos		
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
\$150,000 and Below	6,031	5,068	- 16.0%	4,735	3,844	- 18.8%	1,171	1,115	- 4.8%
\$150,001 to \$250,000	17,142	16,498	- 3.8%	12,524	11,789	- 5.9%	4,609	4,699	+ 2.0%
\$250,001 to \$350,000	25,181	25,389	+ 0.8%	20,872	21,311	+ 2.1%	4,294	4,067	- 5.3%
\$350,001 to \$500,000	21,088	20,690	- 1.9%	18,517	18,192	- 1.8%	2,562	2,487	- 2.9%
\$500,001 to \$750,000	10,987	11,260	+ 2.5%	9,778	10,160	+ 3.9%	1,201	1,097	- 8.7%
\$750,001 to \$1,000,000	3,572	3,949	+ 10.6%	3,124	3,518	+ 12.6%	447	427	- 4.5%
\$1,000,001 and Above	4,068	4,917	+ 20.9%	3,711	4,436	+ 19.5%	355	476	+ 34.1%
All Price Ranges	88,073	87,771	- 0.3%	73,265	73,250	- 0.0%	14,639	14,368	- 1.9%
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
2 Bedrooms or Less	12,848	11,978	- 6.8%	5,789	5,545	- 4.2%	6,928	6,322	- 8.7%
3 Bedrooms	42,465	42,658	+ 0.5%	35,898	35,707	- 0.5%	6,538	6,915	+ 5.8%
4 Bedrooms or More	32,404	32,869	+ 1.4%	31,576	31,993	+ 1.3%	819	870	+ 6.2%
All Bedroom Counts	88,073	87,771	- 0.3%	73,265	73,250	- 0.0%	14,639	14,368	- 1.9%

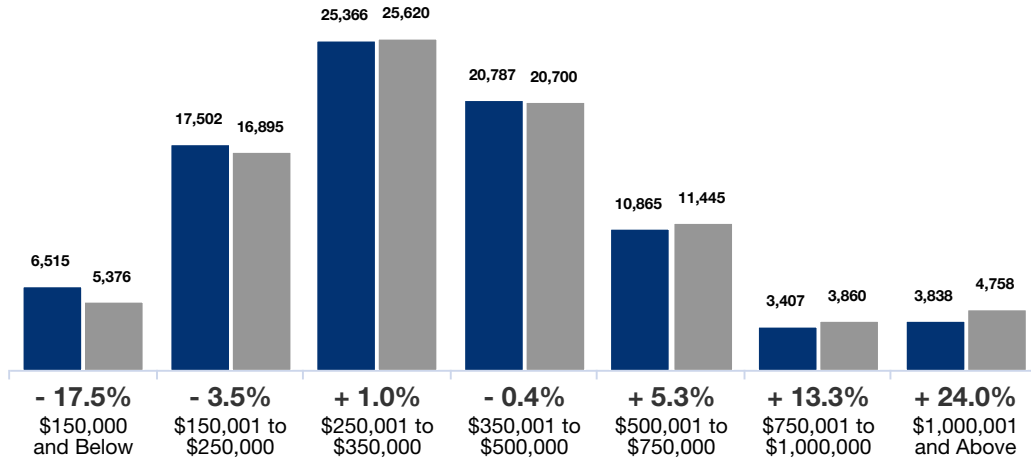
Closed Sales



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

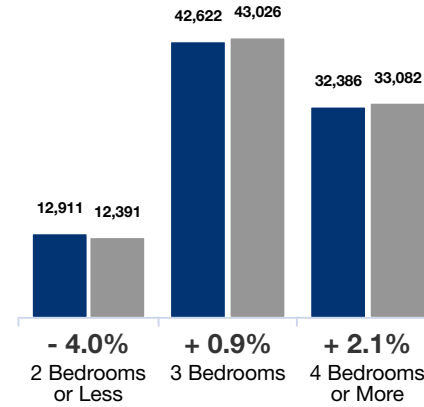
By Price Range

■ 3-2024 ■ 3-2025



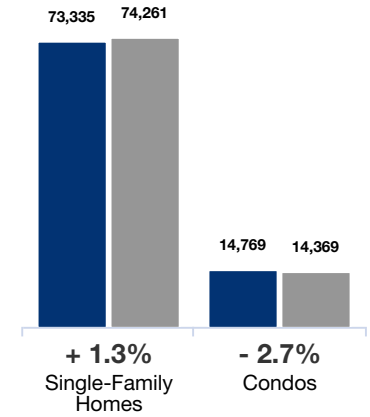
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties				Single-Family Homes				Condos			
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025
\$150,000 and Below	6,515	5,376	- 17.5%	5,096	4,062	- 20.3%	1,287	1,211	- 5.9%	1,287	1,211
\$150,001 to \$250,000	17,502	16,895	- 3.5%	12,682	12,125	- 4.4%	4,809	4,760	- 1.0%	4,809	4,760
\$250,001 to \$350,000	25,366	25,620	+ 1.0%	21,161	21,521	+ 1.7%	4,192	4,092	- 2.4%	4,192	4,092
\$350,001 to \$500,000	20,787	20,700	- 0.4%	18,234	18,335	+ 0.6%	2,543	2,362	- 7.1%	2,543	2,362
\$500,001 to \$750,000	10,865	11,445	+ 5.3%	9,680	10,374	+ 7.2%	1,178	1,067	- 9.4%	1,178	1,067
\$750,001 to \$1,000,000	3,407	3,860	+ 13.3%	2,992	3,444	+ 15.1%	414	414	0.0%	414	414
\$1,000,001 and Above	3,838	4,758	+ 24.0%	3,490	4,298	+ 23.2%	346	457	+ 32.1%	346	457
All Price Ranges	88,280	88,762	+ 0.5%	73,335	74,261	+ 1.3%	14,769	14,369	- 2.7%	14,769	14,369
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025
2 Bedrooms or Less	12,911	12,391	- 4.0%	5,832	5,952	+ 2.1%	6,946	6,344	- 8.7%	6,946	6,344
3 Bedrooms	42,622	43,026	+ 0.9%	35,985	36,068	+ 0.2%	6,603	6,926	+ 4.9%	6,603	6,926
4 Bedrooms or More	32,386	33,082	+ 2.1%	31,514	32,236	+ 2.3%	863	841	- 2.5%	863	841
All Bedroom Counts	88,280	88,762	+ 0.5%	73,335	74,261	+ 1.3%	14,769	14,369	- 2.7%	14,769	14,369

Days On Market Until Sale

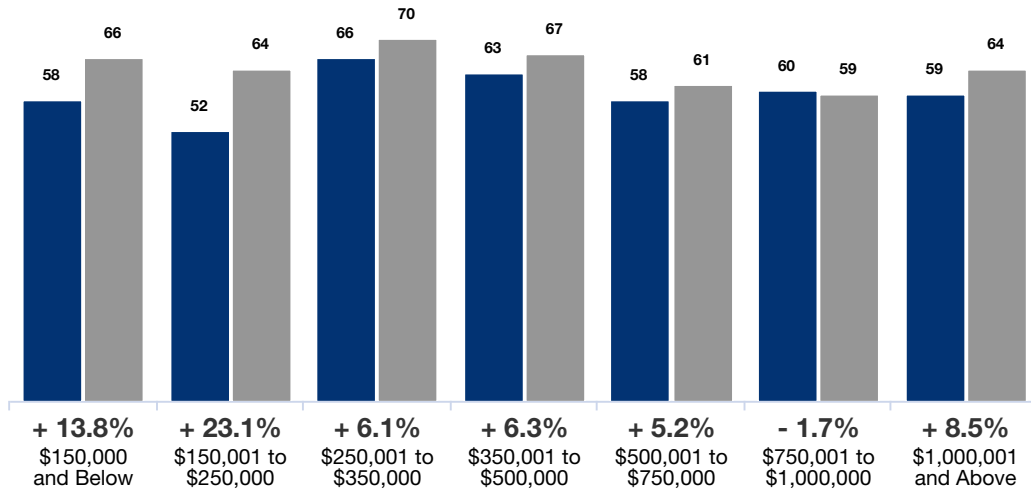


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

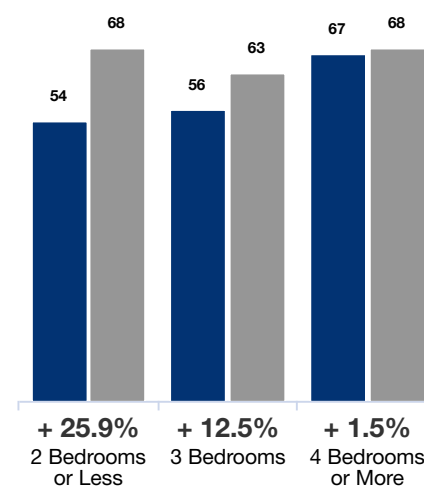
By Price Range

■ 3-2024 ■ 3-2025



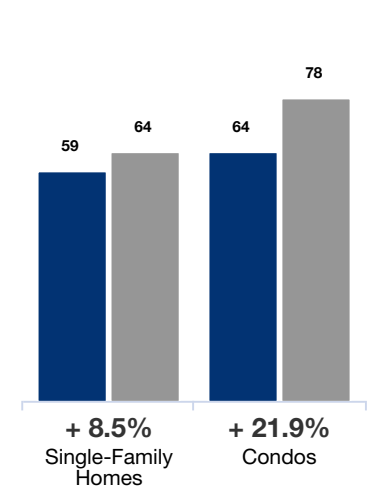
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$150,000 and Below	58	66	+ 13.8%
\$150,001 to \$250,000	52	64	+ 23.1%
\$250,001 to \$350,000	66	70	+ 6.1%
\$350,001 to \$500,000	63	67	+ 6.3%
\$500,001 to \$750,000	58	61	+ 5.2%
\$750,001 to \$1,000,000	60	59	- 1.7%
\$1,000,001 and Above	59	64	+ 8.5%
All Price Ranges	60	66	+ 10.0%

Single-Family Homes

	3-2024	3-2025	Change
2 Bedrooms or Less	55	58	+ 5.5%
3 Bedrooms	45	57	+ 26.7%
4 Bedrooms or More	65	69	+ 6.2%
	64	67	+ 4.7%
	58	60	+ 3.4%
	61	58	- 4.9%
	60	64	+ 6.7%
All Single-Family Homes	59	64	+ 8.5%

Condos

	3-2024	3-2025	Change
	64	91	+ 42.2%
	71	81	+ 14.1%
	67	76	+ 13.4%
	55	72	+ 30.9%
	59	76	+ 28.8%
	53	64	+ 20.8%
	49	67	+ 36.7%
All Condos	64	78	+ 21.9%

By Bedroom Count

	3-2024	3-2025	Change
2 Bedrooms or Less	54	68	+ 25.9%
3 Bedrooms	56	63	+ 12.5%
4 Bedrooms or More	67	68	+ 1.5%
All Bedroom Counts	60	66	+ 10.0%

Single-Family Homes

	3-2024	3-2025	Change
2 Bedrooms or Less	45	54	+ 20.0%
3 Bedrooms	55	61	+ 10.9%
4 Bedrooms or More	67	68	+ 1.5%
All Single-Family Homes	59	64	+ 8.5%

Condos

	3-2024	3-2025	Change
	61	81	+ 32.8%
	66	74	+ 12.1%
	63	65	+ 3.2%
All Condos	64	78	+ 21.9%

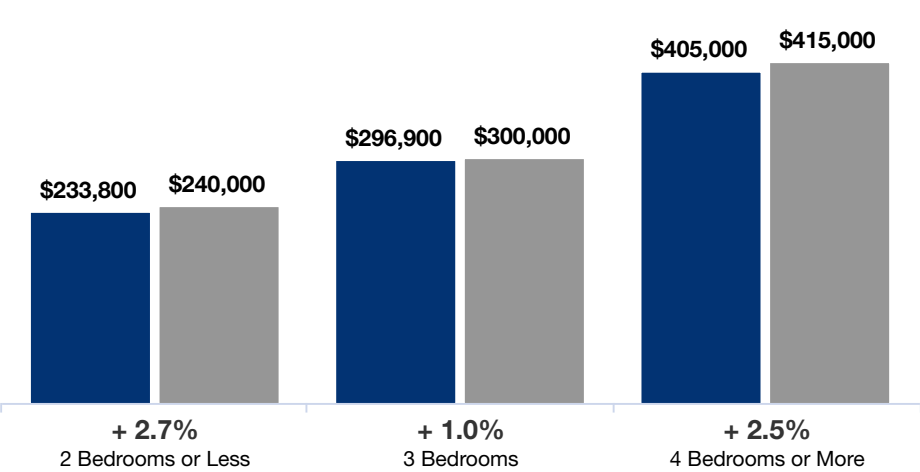
Median Sales Price



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

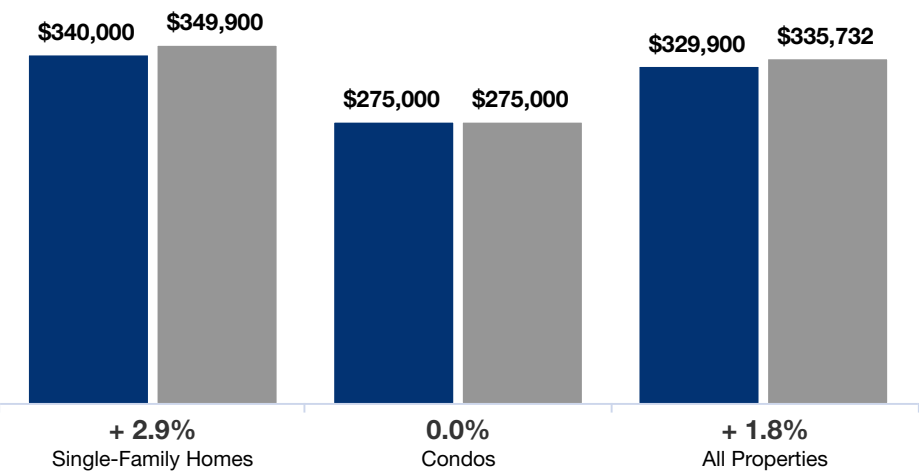
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	\$233,800	\$240,000	+ 2.7%
3 Bedrooms	\$296,900	\$300,000	+ 1.0%
4 Bedrooms or More	\$405,000	\$415,000	+ 2.5%
All Bedroom Counts	\$329,900	\$335,732	+ 1.8%

Single-Family Homes

3-2024	3-2025	Change
\$220,000	\$237,000	+ 7.7%
\$295,000	\$301,900	+ 2.3%
\$405,000	\$415,000	+ 2.5%
\$340,000	\$349,900	+ 2.9%

Condos

3-2024	3-2025	Change
\$240,000	\$243,000	+ 1.2%
\$305,320	\$293,900	- 3.7%
\$400,000	\$389,585	- 2.6%
\$275,000	\$275,000	0.0%

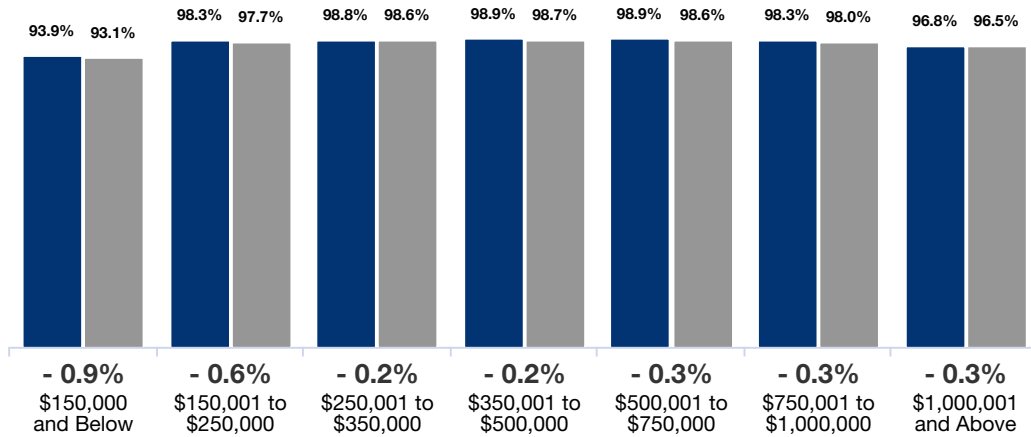
Percent of List Price Received



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.**

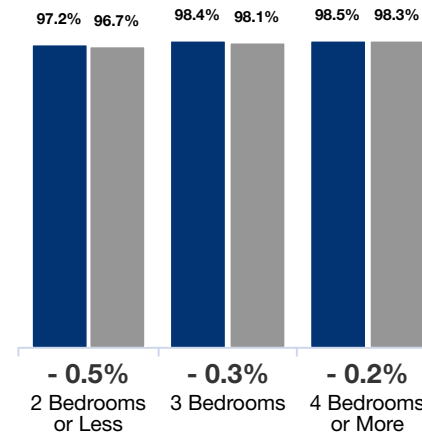
By Price Range

■ 3-2024 ■ 3-2025



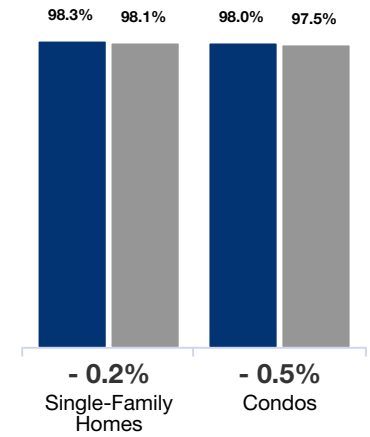
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties				Single-Family Homes			Condos		
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
\$150,000 and Below	93.9%	93.1%	- 0.9%	93.5%	92.8%	- 0.7%	95.7%	94.2%	- 1.6%
\$150,001 to \$250,000	98.3%	97.7%	- 0.6%	98.5%	97.8%	- 0.7%	97.8%	97.5%	- 0.3%
\$250,001 to \$350,000	98.8%	98.6%	- 0.2%	98.9%	98.6%	- 0.3%	98.5%	98.2%	- 0.3%
\$350,001 to \$500,000	98.9%	98.7%	- 0.2%	98.9%	98.7%	- 0.2%	98.6%	98.0%	- 0.6%
\$500,001 to \$750,000	98.9%	98.6%	- 0.3%	99.0%	98.7%	- 0.3%	98.3%	97.6%	- 0.7%
\$750,001 to \$1,000,000	98.3%	98.0%	- 0.3%	98.2%	98.0%	- 0.2%	98.3%	97.6%	- 0.7%
\$1,000,001 and Above	96.8%	96.5%	- 0.3%	96.8%	96.5%	- 0.3%	97.5%	97.0%	- 0.5%
All Price Ranges	98.3%	98.0%	- 0.3%	98.3%	98.1%	- 0.2%	98.0%	97.5%	- 0.5%
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
2 Bedrooms or Less	97.2%	96.7%	- 0.5%	97.0%	96.7%	- 0.3%	97.6%	96.8%	- 0.8%
3 Bedrooms	98.4%	98.1%	- 0.3%	98.4%	98.1%	- 0.3%	98.6%	98.3%	- 0.3%
4 Bedrooms or More	98.5%	98.3%	- 0.2%	98.5%	98.3%	- 0.2%	98.6%	98.0%	- 0.6%
All Bedroom Counts	98.3%	98.0%	- 0.3%	98.3%	98.1%	- 0.2%	98.0%	97.5%	- 0.5%

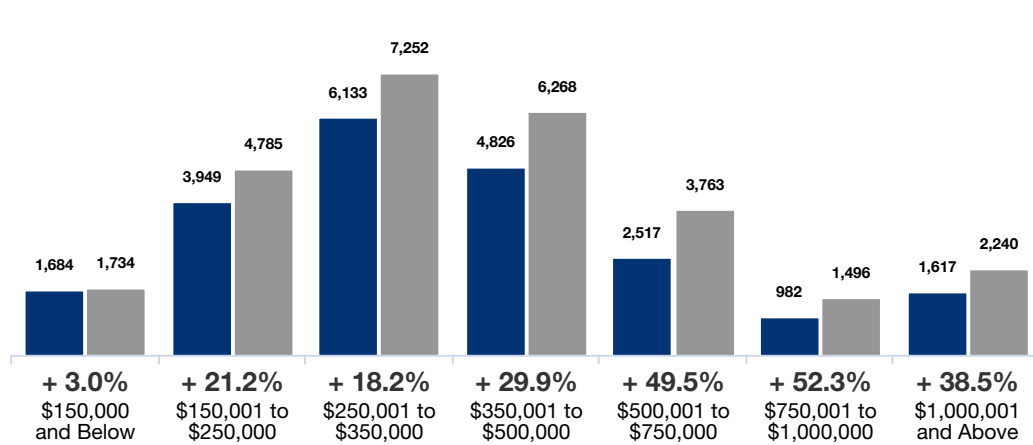
Inventory of Homes for Sale



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

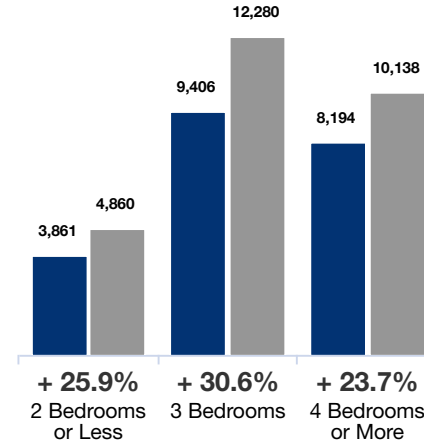
By Price Range

■ 3-2024 ■ 3-2025



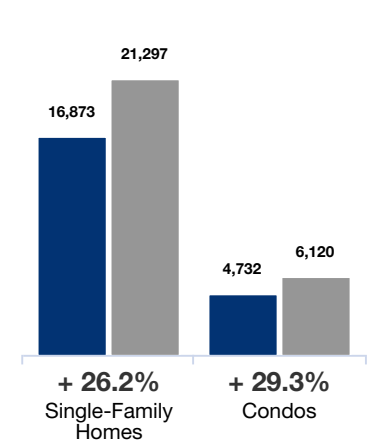
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$150,000 and Below	1,684	1,734	+ 3.0%
\$150,001 to \$250,000	3,949	4,785	+ 21.2%
\$250,001 to \$350,000	6,133	7,252	+ 18.2%
\$350,001 to \$500,000	4,826	6,268	+ 29.9%
\$500,001 to \$750,000	2,517	3,763	+ 49.5%
\$750,001 to \$1,000,000	982	1,496	+ 52.3%
\$1,000,001 and Above	1,617	2,240	+ 38.5%
All Price Ranges	21,709	27,538	+ 26.9%

Single-Family Homes

3-2024	3-2025	Change
1,174	1,074	- 8.5%
2,388	2,742	+ 14.8%
4,801	5,620	+ 17.1%
4,089	5,208	+ 27.4%
2,129	3,261	+ 53.2%
843	1,333	+ 58.1%
1,448	2,059	+ 42.2%
16,873	21,297	+ 26.2%

Condos

3-2024	3-2025	Change
447	592	+ 32.4%
1,553	2,035	+ 31.0%
1,320	1,624	+ 23.0%
726	1,041	+ 43.4%
384	495	+ 28.9%
135	158	+ 17.0%
167	175	+ 4.8%
4,732	6,120	+ 29.3%

By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	3,861	4,860	+ 25.9%
3 Bedrooms	9,406	12,280	+ 30.6%
4 Bedrooms or More	8,194	10,138	+ 23.7%
All Bedroom Counts	21,709	27,538	+ 26.9%

3-2024	3-2025	Change
1,349	1,666	+ 23.5%
7,548	9,806	+ 29.9%
7,973	9,820	+ 23.2%
16,873	21,297	+ 26.2%

3-2024	3-2025	Change
2,434	3,101	+ 27.4%
1,841	2,460	+ 33.6%
212	304	+ 43.4%
4,732	6,120	+ 29.3%

Months Supply of Inventory

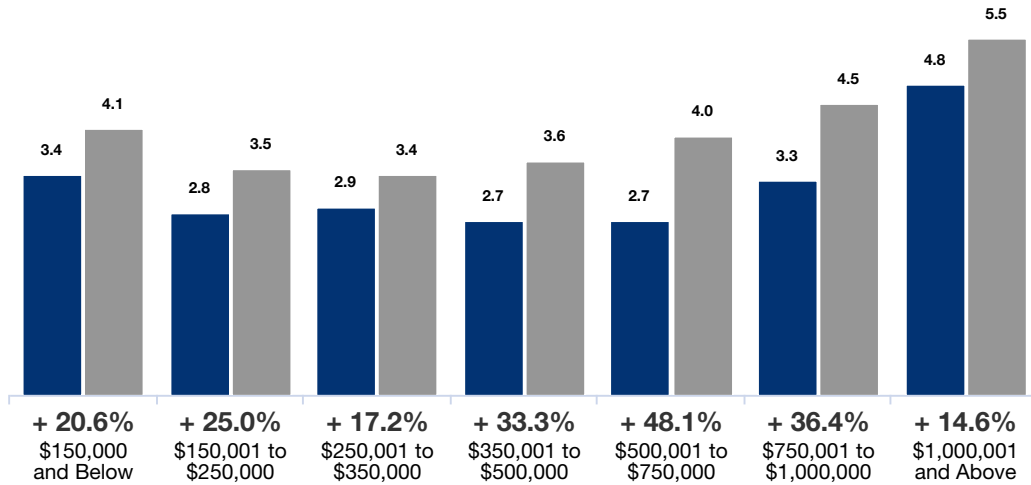


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

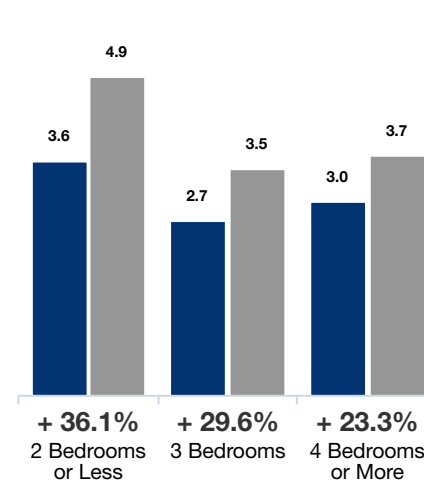
By Price Range

■ 3-2024 ■ 3-2025



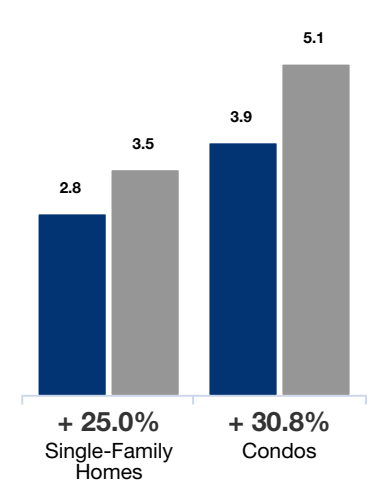
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$150,000 and Below	3.4	4.1	+ 20.6%
\$150,001 to \$250,000	2.8	3.5	+ 25.0%
\$250,001 to \$350,000	2.9	3.4	+ 17.2%
\$350,001 to \$500,000	2.7	3.6	+ 33.3%
\$500,001 to \$750,000	2.7	4.0	+ 48.1%
\$750,001 to \$1,000,000	3.3	4.5	+ 36.4%
\$1,000,001 and Above	4.8	5.5	+ 14.6%
All Price Ranges	3.0	3.8	+ 26.7%

Single-Family Homes

	3-2024	3-2025	Change
2 Bedrooms or Less	3.0	3.4	+ 13.3%
3 Bedrooms	2.3	2.8	+ 21.7%
4 Bedrooms or More	2.8	3.2	+ 14.3%
Single-Family Homes	2.6	3.4	+ 30.8%
Single-Family Homes	2.6	3.9	+ 50.0%
Single-Family Homes	3.2	4.5	+ 40.6%
Single-Family Homes	4.7	5.6	+ 19.1%
All Single-Family Homes	2.8	3.5	+ 25.0%

Condos

	3-2024	3-2025	Change
Condos	4.6	6.4	+ 39.1%
Condos	4.0	5.2	+ 30.0%
Condos	3.7	4.8	+ 29.7%
Condos	3.4	5.0	+ 47.1%
Condos	3.8	5.4	+ 42.1%
Condos	3.6	4.4	+ 22.2%
Condos	5.6	4.4	- 21.4%
All Condos	3.9	5.1	+ 30.8%

By Bedroom Count

	3-2024	3-2025	Change
2 Bedrooms or Less	3.6	4.9	+ 36.1%
3 Bedrooms	2.7	3.5	+ 29.6%
4 Bedrooms or More	3.0	3.7	+ 23.3%
All Bedroom Counts	3.0	3.8	+ 26.7%

Single-Family Homes

	3-2024	3-2025	Change
2 Bedrooms or Less	2.8	3.6	+ 28.6%
3 Bedrooms	2.5	3.3	+ 32.0%
4 Bedrooms or More	3.0	3.7	+ 23.3%
All Single-Family Homes	2.8	3.5	+ 25.0%

Condos

	3-2024	3-2025	Change
Condos	4.2	5.9	+ 40.5%
Condos	3.4	4.3	+ 26.5%
Condos	3.1	4.2	+ 35.5%
All Condos	3.9	5.1	+ 30.8%