

Monthly Indicators



May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings were up 18.7 percent to 2,683. Pending Sales decreased 44.2 percent to 881. Inventory grew 45.9 percent to 6,110 units.

Prices moved higher as Median Sales Price was up 2.5 percent to \$322,900. Days on Market held steady at 46. Months Supply of Inventory was up 43.8 percent to 4.6 months, indicating that supply increased relative to demand.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Quick Facts

+ 9.0%	+ 2.5%	+ 43.8%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Greater Greenville Association of REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

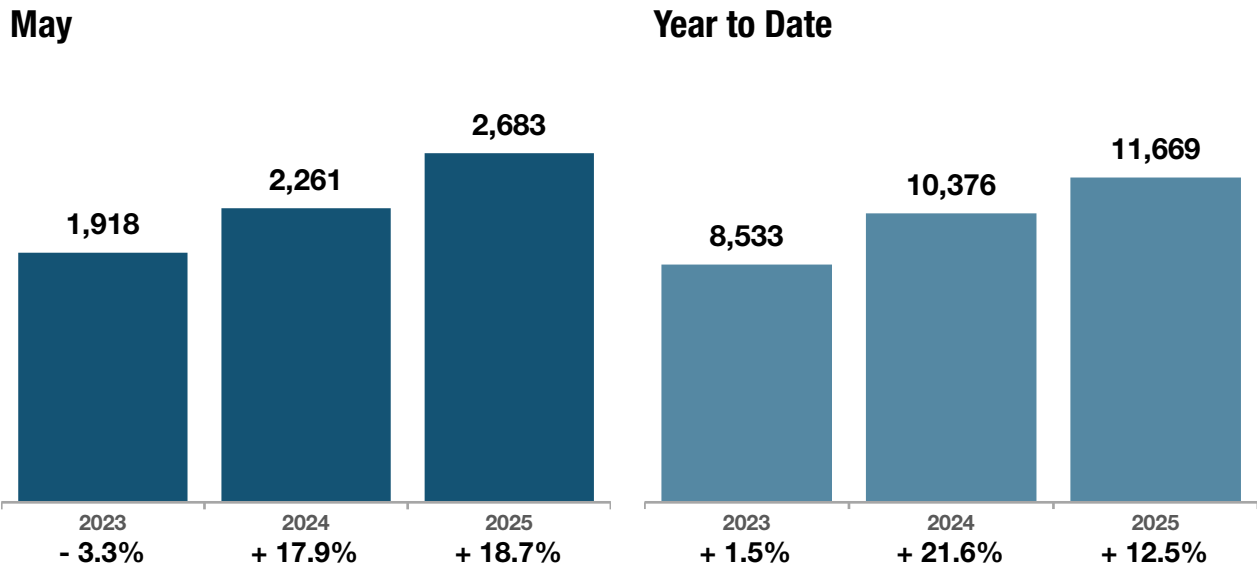
Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars			05-2024	05-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	05-2023	05-2024	05-2025						
New Listings				2,261	2,683	+ 18.7%	10,376	11,669	+ 12.5%
Pending Sales				1,578	881	- 44.2%	7,443	6,918	- 7.1%
Closed Sales				1,617	1,763	+ 9.0%	6,439	7,043	+ 9.4%
Days on Market				46	46	0.0%	51	54	+ 5.9%
Median Sales Price				\$314,900	\$322,900	+ 2.5%	\$310,000	\$315,000	+ 1.6%
Average Sales Price				\$389,135	\$402,777	+ 3.5%	\$373,776	\$392,326	+ 5.0%
Pct. of List Price Received				98.7%	98.6%	- 0.1%	98.5%	98.3%	- 0.2%
Housing Affordability Index				94	93	- 1.1%	96	96	0.0%
Inventory of Homes for Sale				4,187	6,110	+ 45.9%	--	--	--
Months Supply of Inventory				3.2	4.6	+ 43.8%	--	--	--

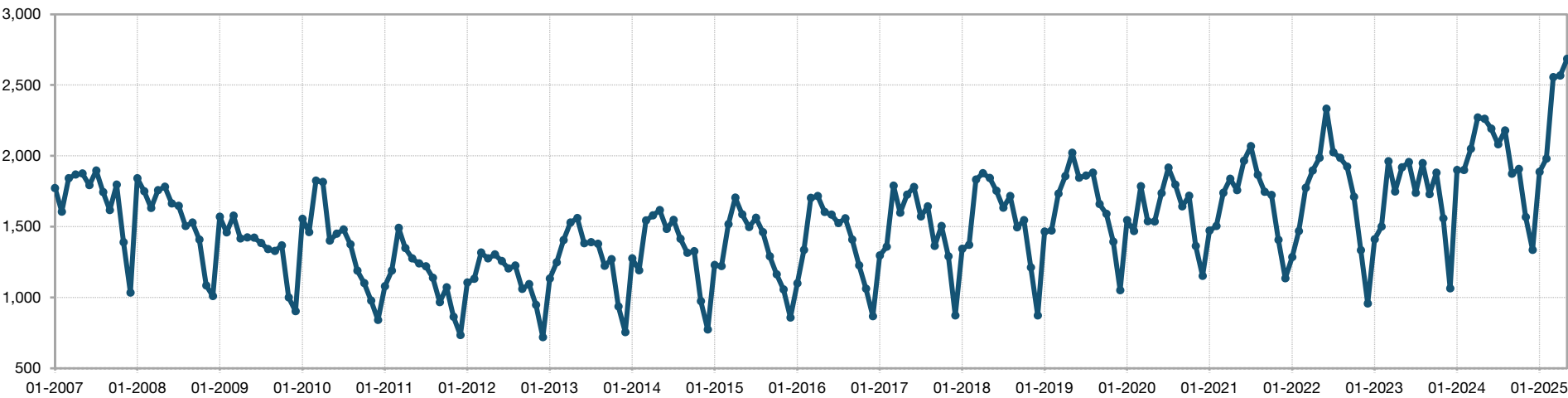
New Listings

A count of the properties that have been newly listed on the market in a given month.



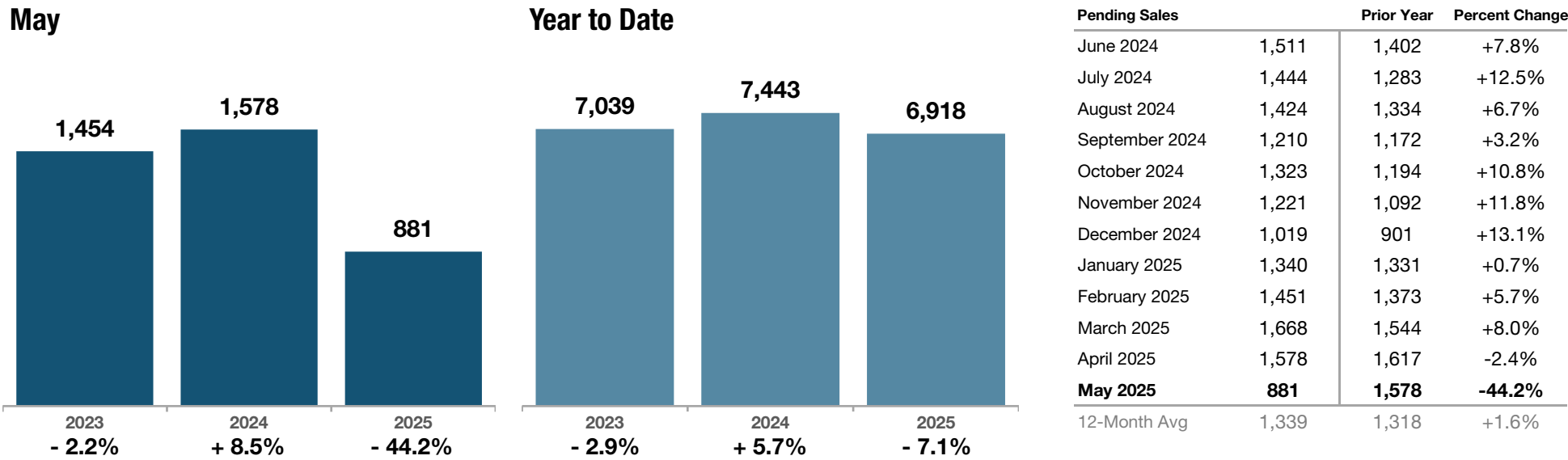
New Listings		Prior Year	Percent Change
June 2024	2,190	1,955	+12.0%
July 2024	2,081	1,737	+19.8%
August 2024	2,177	1,947	+11.8%
September 2024	1,873	1,728	+8.4%
October 2024	1,906	1,879	+1.4%
November 2024	1,566	1,558	+0.5%
December 2024	1,335	1,063	+25.6%
January 2025	1,886	1,899	-0.7%
February 2025	1,980	1,899	+4.3%
March 2025	2,555	2,048	+24.8%
April 2025	2,565	2,269	+13.0%
May 2025	2,683	2,261	+18.7%
12-Month Avg	2,066	1,854	+11.5%

Historical New Listings by Month

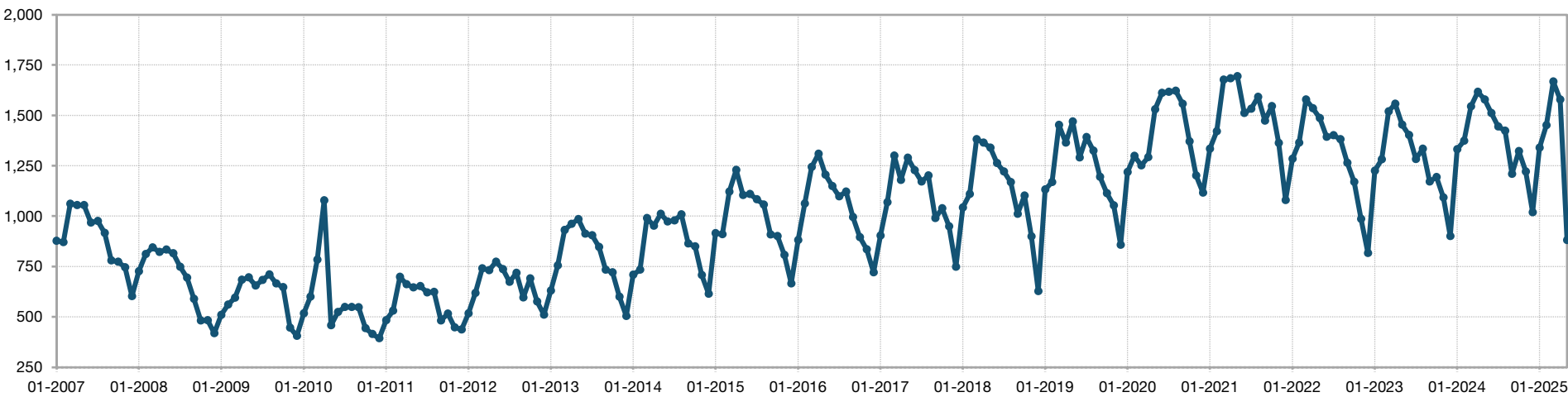


Pending Sales

A count of the properties on which offers have been accepted in a given month.

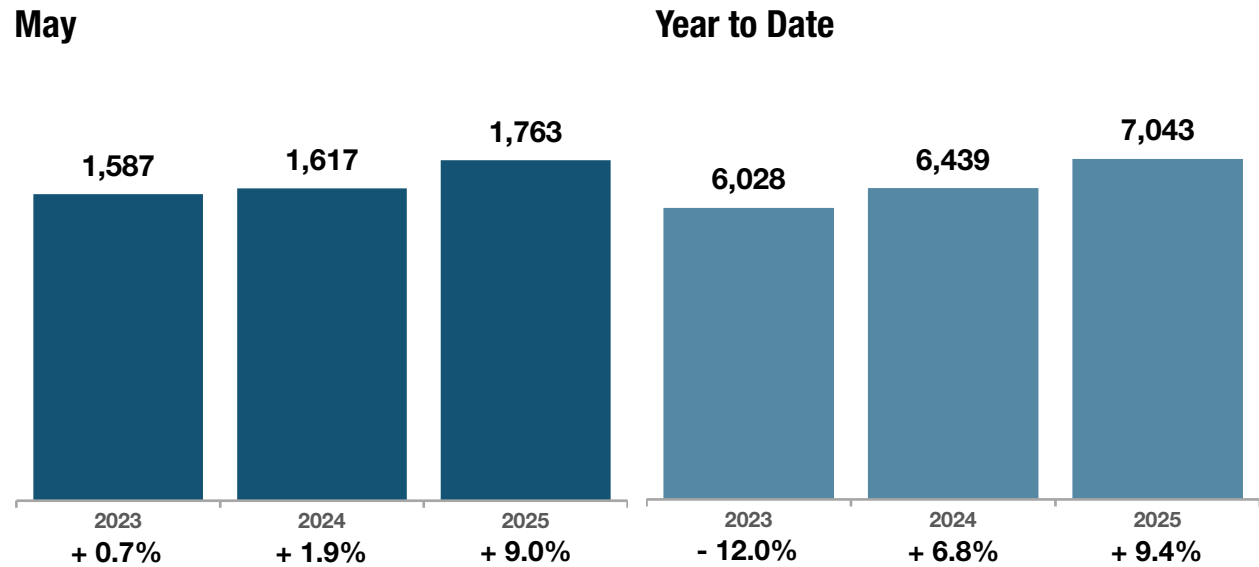


Historical Pending Sales by Month



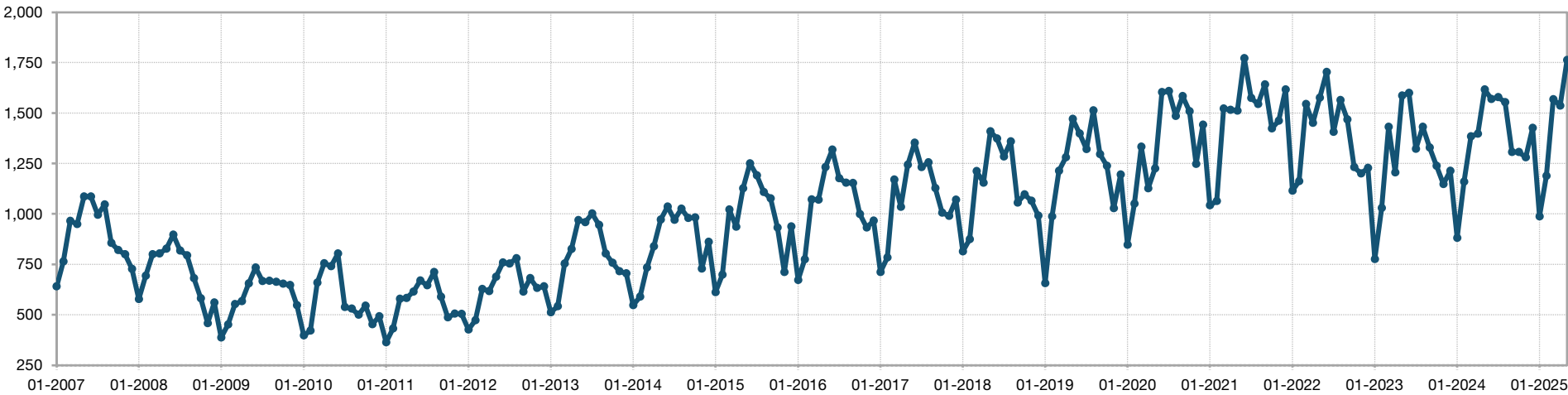
Closed Sales

A count of the actual sales that closed in a given month.



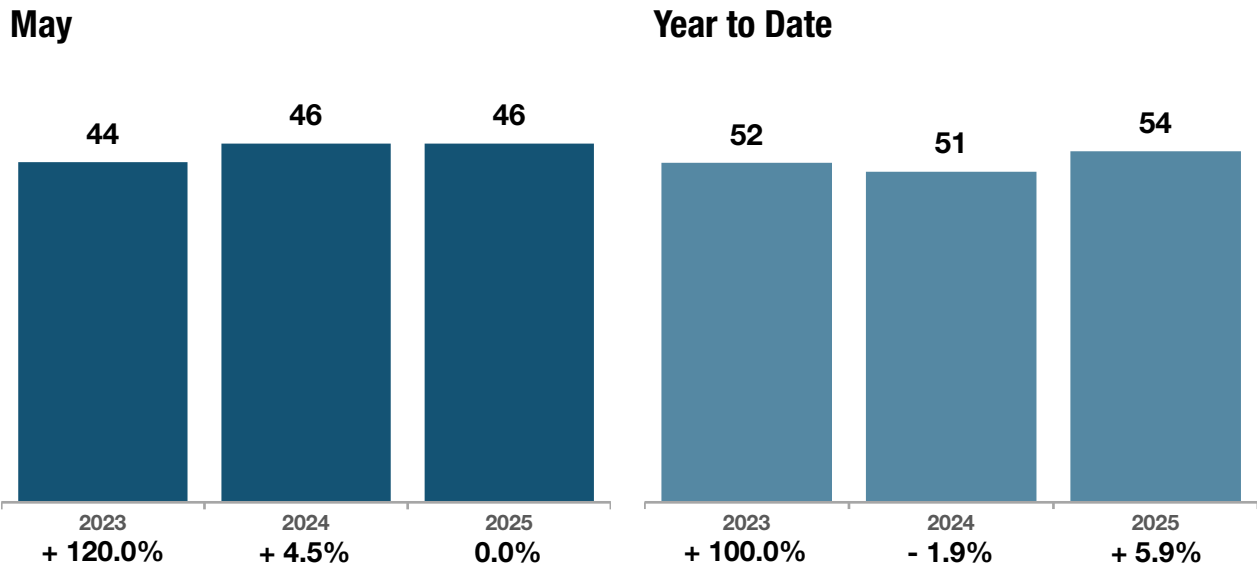
Closed Sales		Prior Year	Percent Change
June 2024	1,570	1,599	-1.8%
July 2024	1,578	1,322	+19.4%
August 2024	1,554	1,431	+8.6%
September 2024	1,307	1,329	-1.7%
October 2024	1,307	1,239	+5.5%
November 2024	1,280	1,148	+11.5%
December 2024	1,426	1,213	+17.6%
January 2025	987	881	+12.0%
February 2025	1,188	1,160	+2.4%
March 2025	1,568	1,384	+13.3%
April 2025	1,537	1,397	+10.0%
May 2025	1,763	1,617	+9.0%
12-Month Avg	1,422	1,310	+8.6%

Historical Closed Sales by Month



Days on Market Until Sale

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



Days on Market		Prior Year	Percent Change
June 2024	41	39	+5.1%
July 2024	40	38	+5.3%
August 2024	45	41	+9.8%
September 2024	49	40	+22.5%
October 2024	54	42	+28.6%
November 2024	53	45	+17.8%
December 2024	54	51	+5.9%
January 2025	61	52	+17.3%
February 2025	62	57	+8.8%
March 2025	58	54	+7.4%
April 2025	48	47	+2.1%
May 2025	46	46	0.0%
12-Month Avg*	50	46	+8.7%

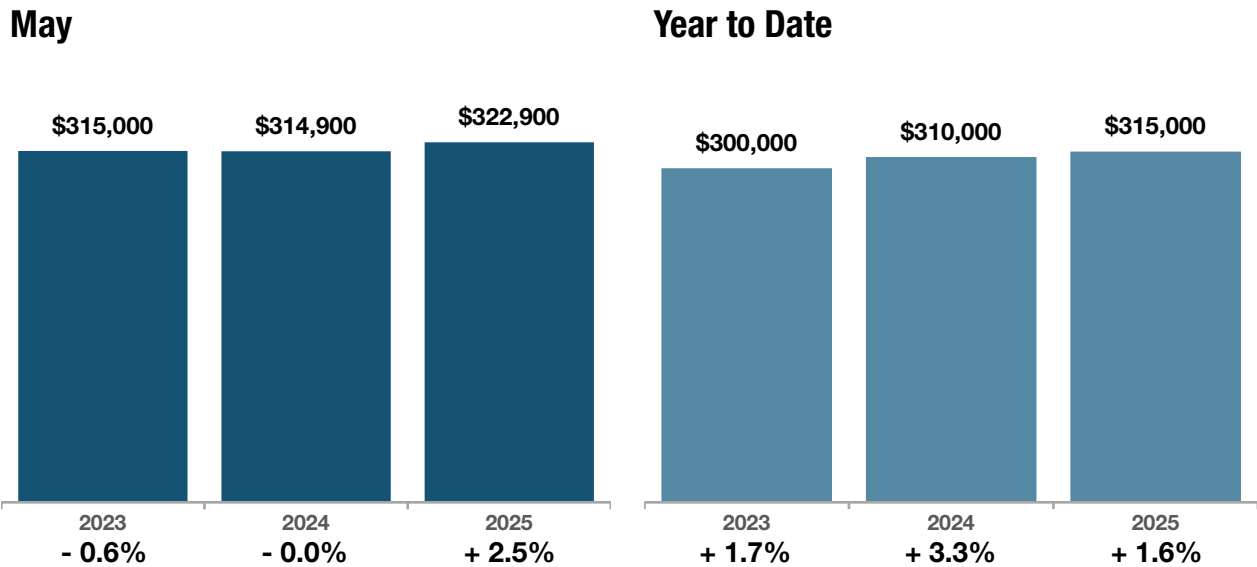
* Average Days on Market of all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Median Sales Price

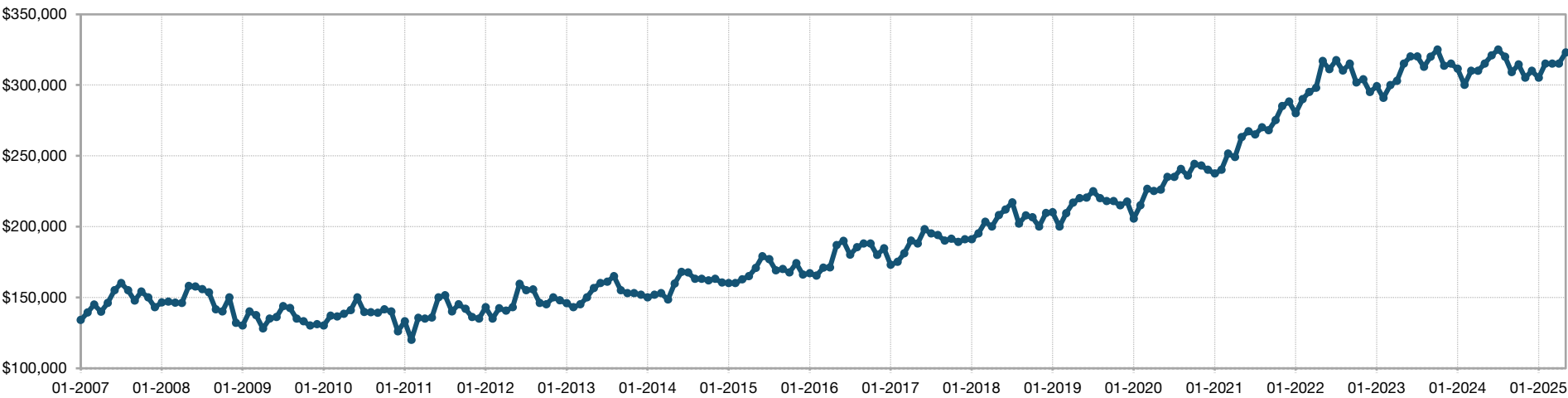
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



	Median Sales Price	Prior Year	Percent Change
June 2024	\$320,840	\$320,000	+0.3%
July 2024	\$324,990	\$320,000	+1.6%
August 2024	\$319,950	\$312,690	+2.3%
September 2024	\$309,000	\$319,900	-3.4%
October 2024	\$314,445	\$324,900	-3.2%
November 2024	\$305,000	\$313,400	-2.7%
December 2024	\$310,000	\$315,000	-1.6%
January 2025	\$305,000	\$311,500	-2.1%
February 2025	\$314,900	\$299,958	+5.0%
March 2025	\$315,000	\$310,000	+1.6%
April 2025	\$315,000	\$310,005	+1.6%
May 2025	\$322,900	\$314,900	+2.5%
12-Month Med*	\$315,000	\$315,000	0.0%

* Median Sales Price of all properties from June 2024 through May 2025. This is not the median of the individual figures above.

Historical Median Sales Price by Month

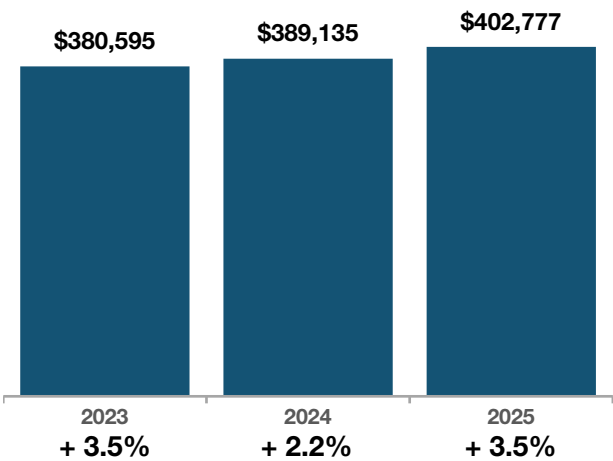


Average Sales Price

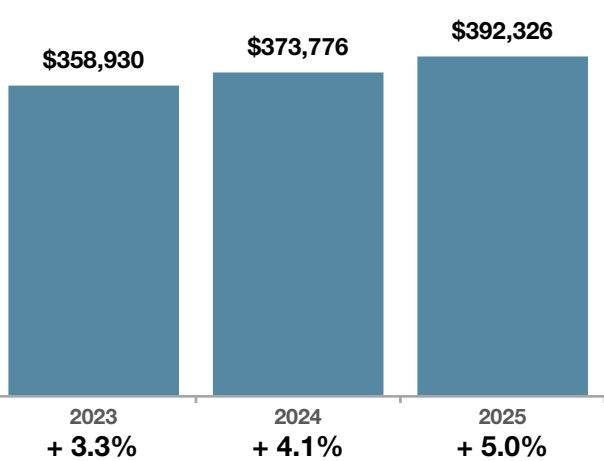
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



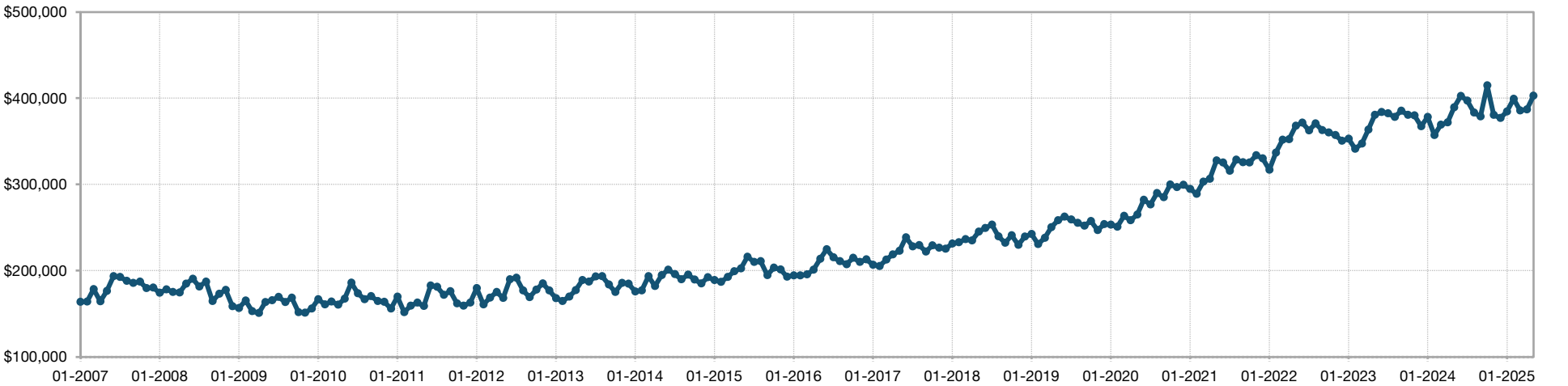
Year to Date



Avg. Sales Price		Prior Year	Percent Change
June 2024	\$402,424	\$383,768	+4.9%
July 2024	\$397,200	\$382,484	+3.8%
August 2024	\$383,145	\$378,169	+1.3%
September 2024	\$378,799	\$385,290	-1.7%
October 2024	\$414,655	\$380,669	+8.9%
November 2024	\$380,531	\$379,835	+0.2%
December 2024	\$377,022	\$367,488	+2.6%
January 2025	\$384,559	\$378,039	+1.7%
February 2025	\$399,240	\$357,050	+11.8%
March 2025	\$385,693	\$369,171	+4.5%
April 2025	\$386,738	\$371,760	+4.0%
May 2025	\$402,777	\$389,135	+3.5%
12-Month Avg*	\$391,379	\$377,400	+3.7%

* Avg. Sales Price of all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

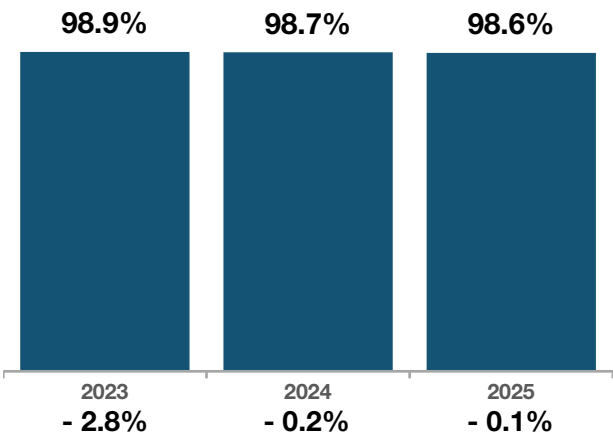


Percent of List Price Received

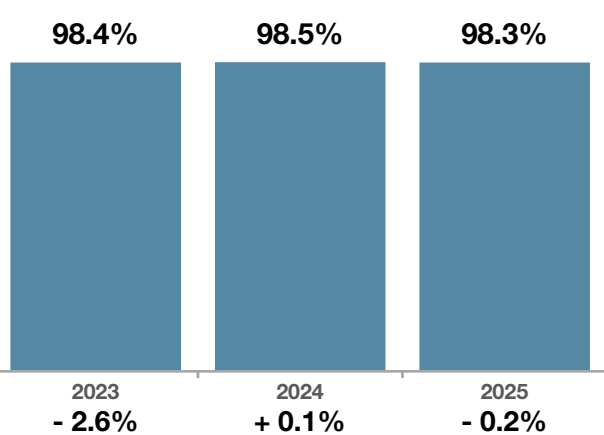
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May



Year to Date



Pct. of List Price Received		Prior Year	Percent Change
June 2024	98.7%	99.1%	-0.4%
July 2024	98.5%	98.8%	-0.3%
August 2024	98.4%	98.7%	-0.3%
September 2024	98.3%	98.7%	-0.4%
October 2024	98.0%	98.3%	-0.3%
November 2024	98.3%	98.3%	0.0%
December 2024	98.3%	98.1%	+0.2%
January 2025	97.7%	98.1%	-0.4%
February 2025	98.1%	98.3%	-0.2%
March 2025	98.4%	98.6%	-0.2%
April 2025	98.6%	98.5%	+0.1%
May 2025	98.6%	98.7%	-0.1%
12-Month Avg*		98.4%	-0.2%

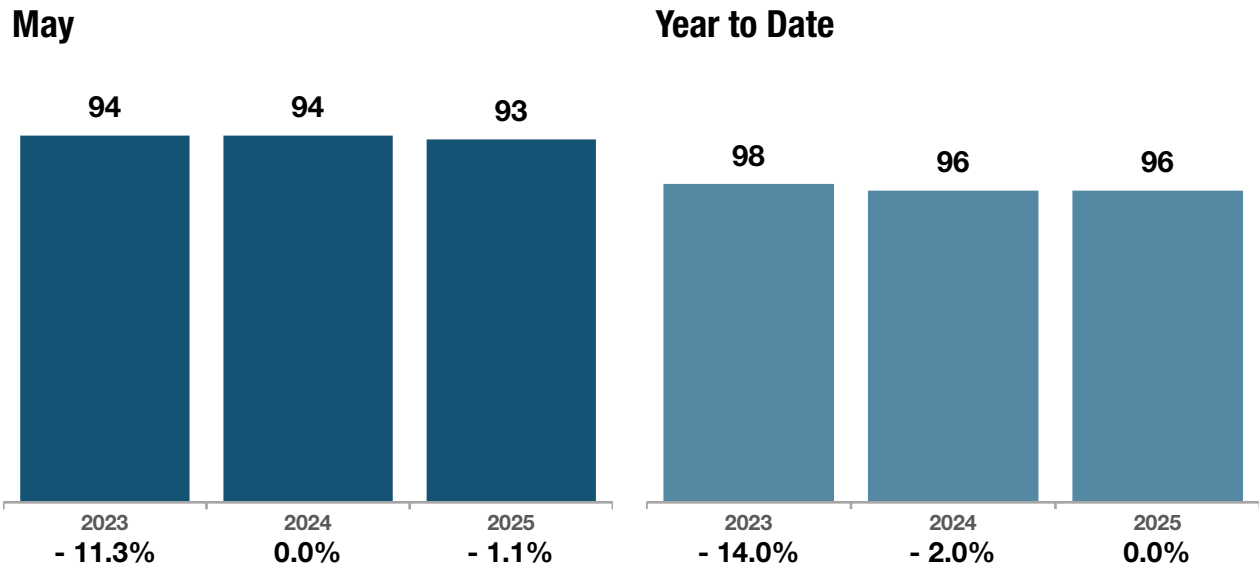
* Average Pct. of List Price Received for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Affordability Index		Prior Year	Percent Change
June 2024	94	91	+3.3%
July 2024	93	90	+3.3%
August 2024	98	94	+4.3%
September 2024	104	91	+14.3%
October 2024	99	86	+15.1%
November 2024	99	93	+6.5%
December 2024	97	98	-1.0%
January 2025	98	98	0.0%
February 2025	97	100	-3.0%
March 2025	98	98	0.0%
April 2025	96	95	+1.1%
May 2025	93	94	-1.1%
12-Month Avg	97	94	+3.4%

Historical Housing Affordability Index by Month

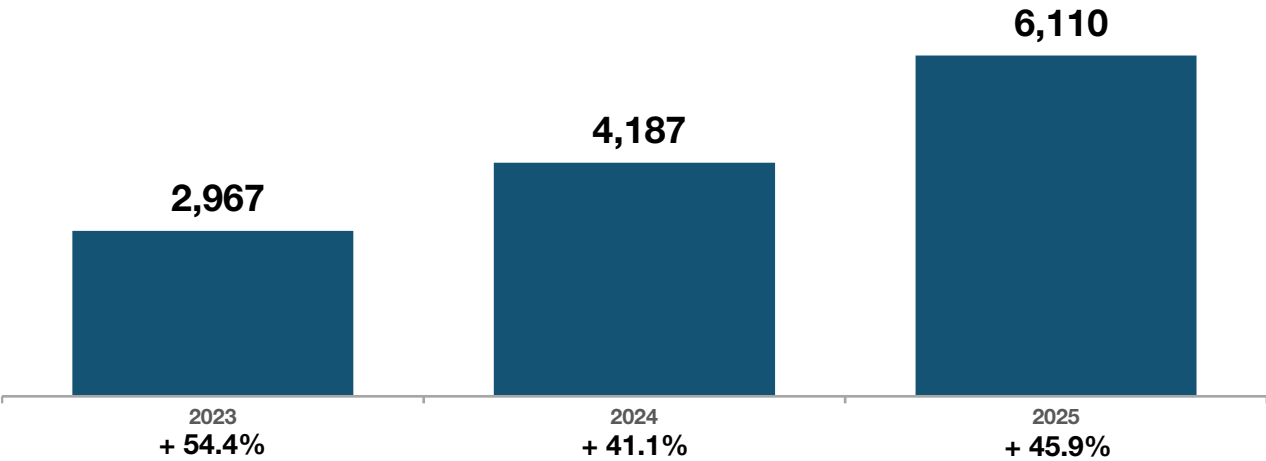


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



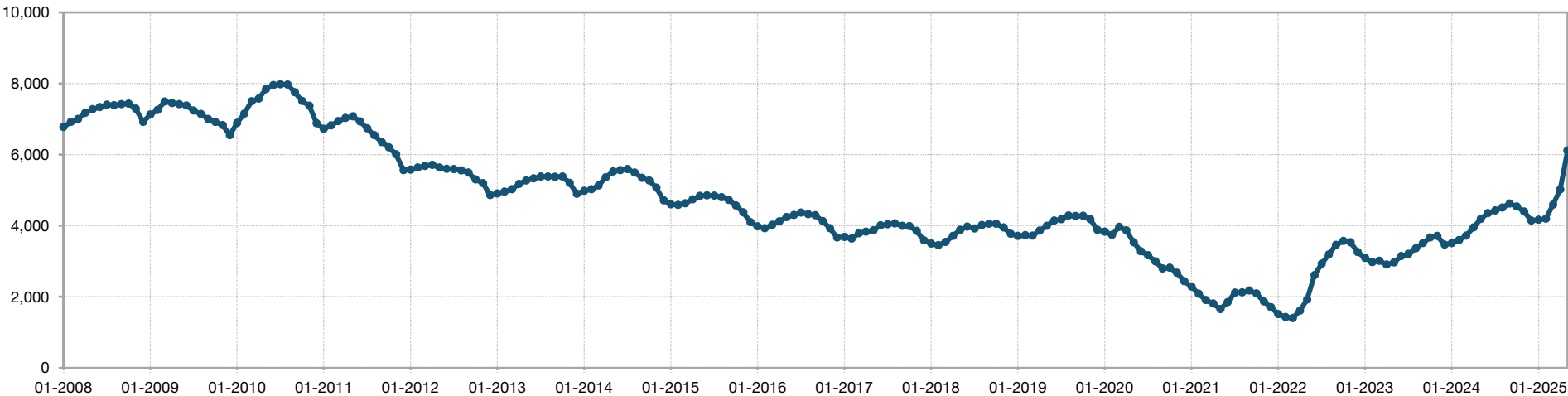
May



Homes for Sale		Prior Year	Percent Change
June 2024	4,354	3,145	+38.4%
July 2024	4,428	3,199	+38.4%
August 2024	4,510	3,358	+34.3%
September 2024	4,620	3,506	+31.8%
October 2024	4,538	3,662	+23.9%
November 2024	4,398	3,706	+18.7%
December 2024	4,140	3,461	+19.6%
January 2025	4,165	3,510	+18.7%
February 2025	4,193	3,587	+16.9%
March 2025	4,589	3,717	+23.5%
April 2025	5,011	3,948	+26.9%
May 2025	6,110	4,187	+45.9%
12-Month Avg*	4,588	3,582	+28.1%

* Homes for Sale for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

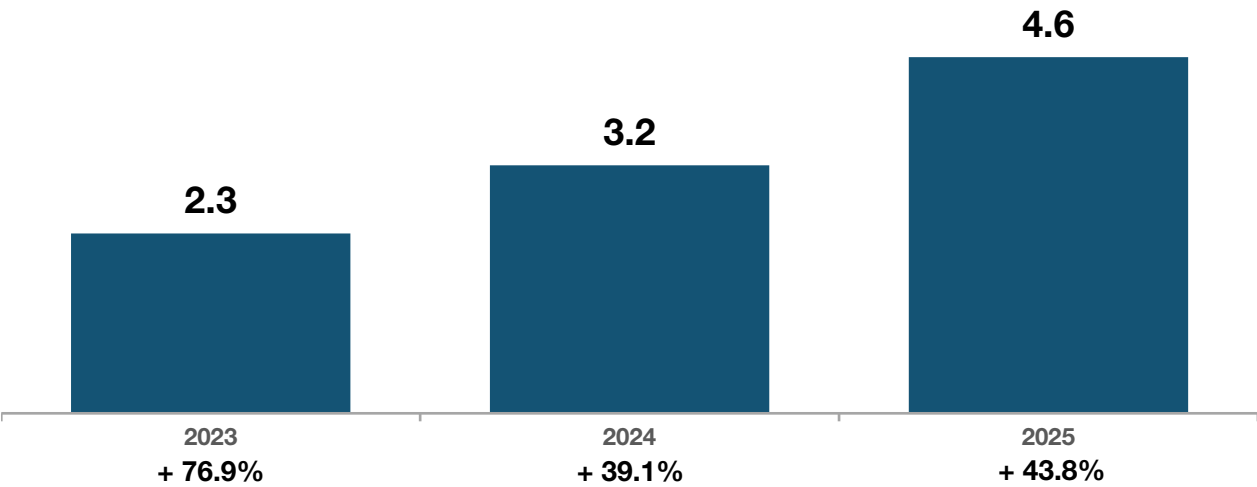


Months Supply of Inventory

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



May



Months Supply		Prior Year	Percent Change
June 2024	3.3	2.4	+37.5%
July 2024	3.3	2.5	+32.0%
August 2024	3.3	2.6	+26.9%
September 2024	3.4	2.8	+21.4%
October 2024	3.3	2.9	+13.8%
November 2024	3.2	2.9	+10.3%
December 2024	3.0	2.7	+11.1%
January 2025	3.0	2.7	+11.1%
February 2025	3.0	2.8	+7.1%
March 2025	3.3	2.9	+13.8%
April 2025	3.6	3.0	+20.0%
May 2025	4.6	3.2	+43.8%
12-Month Avg*	3.4	2.8	+21.4%

* Months Supply for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

