

Monthly Indicators



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings were up 25.1 percent to 1,111. Pending Sales increased 19.4 percent to 629. Inventory grew 16.8 percent to 2,381 units.

Prices moved lower as Median Sales Price was down 0.3 percent to \$296,295. Days on Market increased 27.3 percent to 42 days. Months Supply of Inventory was up 2.4 percent to 4.2 months.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Quick Facts

+ 9.2%	- 0.3%	+ 2.4%
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 Spartanburg Association of REALTORS®. Percent changes are calculated using rounded figures.

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Market Overview

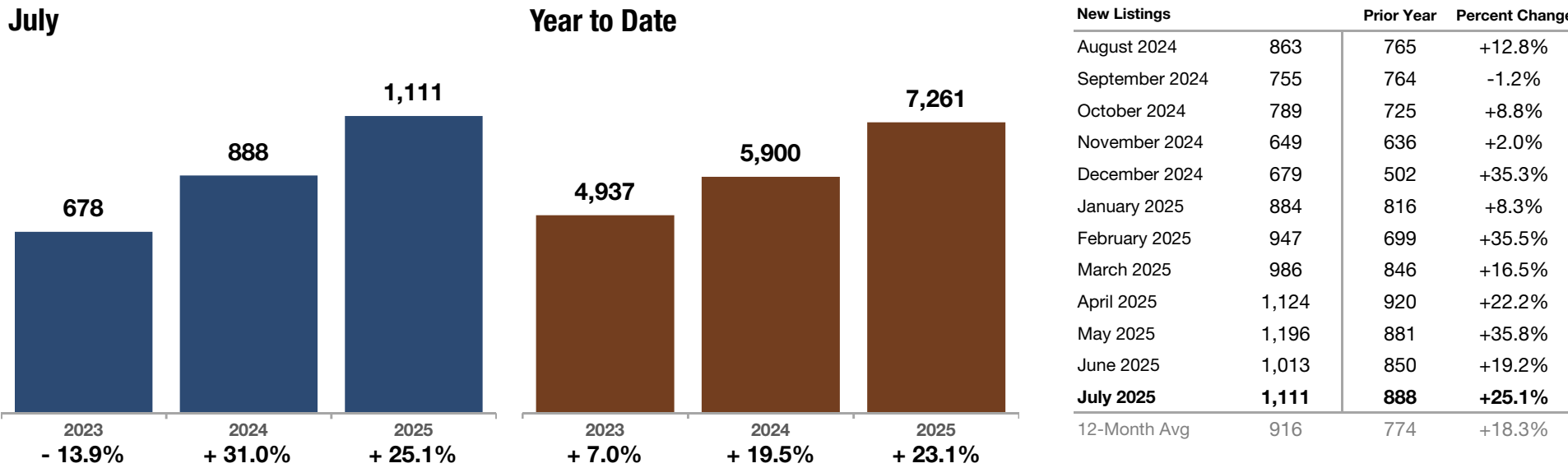
Key market metrics for the current month and year-to-date figures.



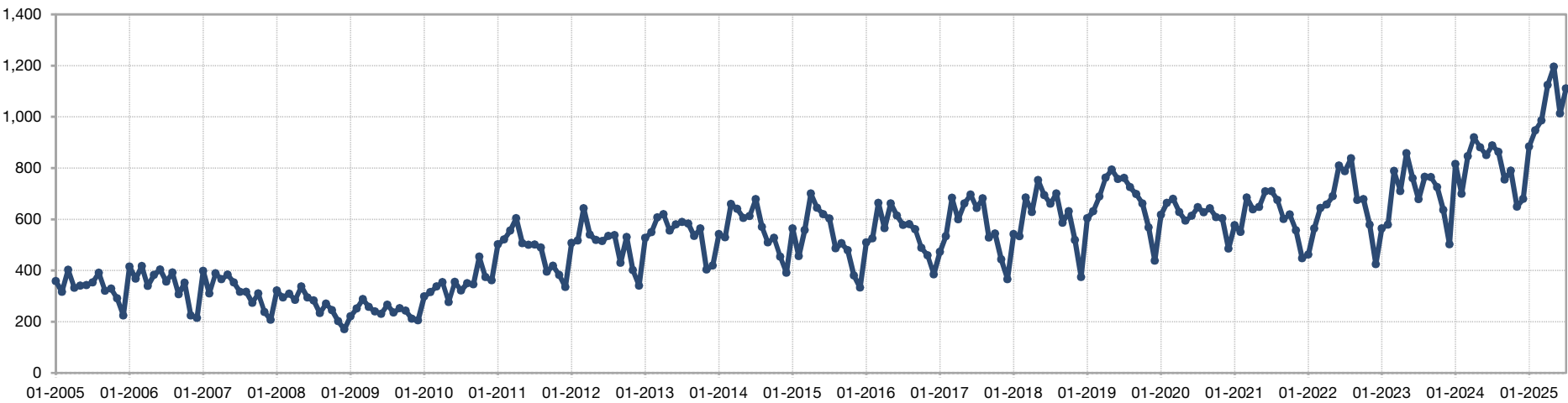
Key Metrics	Historical Sparkbars			07-2024	07-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	07-2023	07-2024	07-2025						
New Listings				888	1,111	+ 25.1%	5,900	7,261	+ 23.1%
Pending Sales				527	629	+ 19.4%	3,872	4,424	+ 14.3%
Closed Sales				573	626	+ 9.2%	3,597	4,142	+ 15.2%
Days on Market				33	42	+ 27.3%	38	43	+ 13.2%
Median Sales Price				\$297,167	\$296,295	- 0.3%	\$290,000	\$292,000	+ 0.7%
Average Sales Price				\$322,220	\$317,850	- 1.4%	\$318,187	\$315,315	- 0.9%
Pct. of List Price Received				98.5%	98.1%	- 0.4%	98.4%	98.2%	- 0.2%
Housing Affordability Index				102	103	+ 1.0%	105	105	0.0%
Inventory of Homes for Sale				2,039	2,381	+ 16.8%	--	--	--
Months Supply of Inventory				4.1	4.2	+ 2.4%	--	--	--

New Listings

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



Historical New Listings by Month

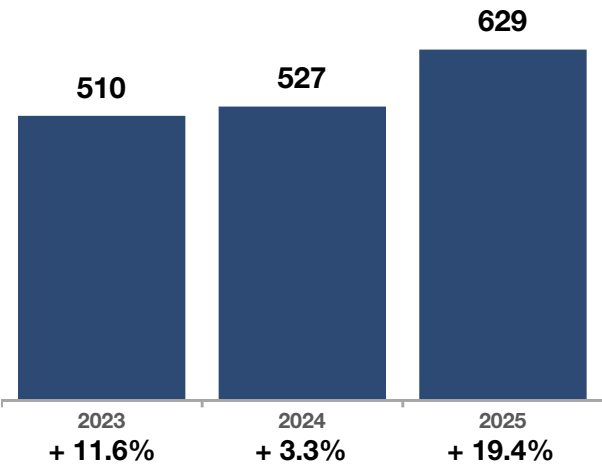


Pending Sales

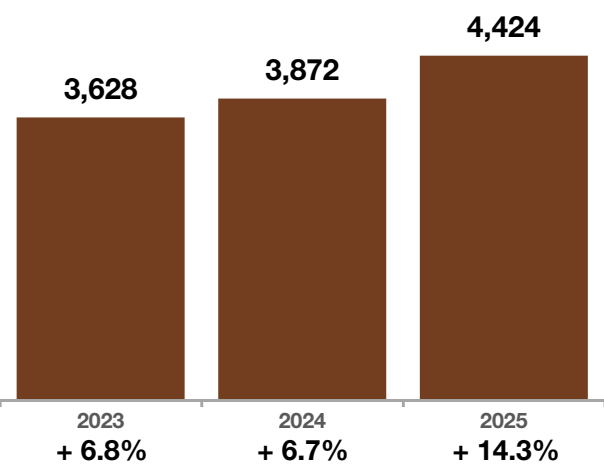
A count of the properties on which offers have been accepted in a given month.



July

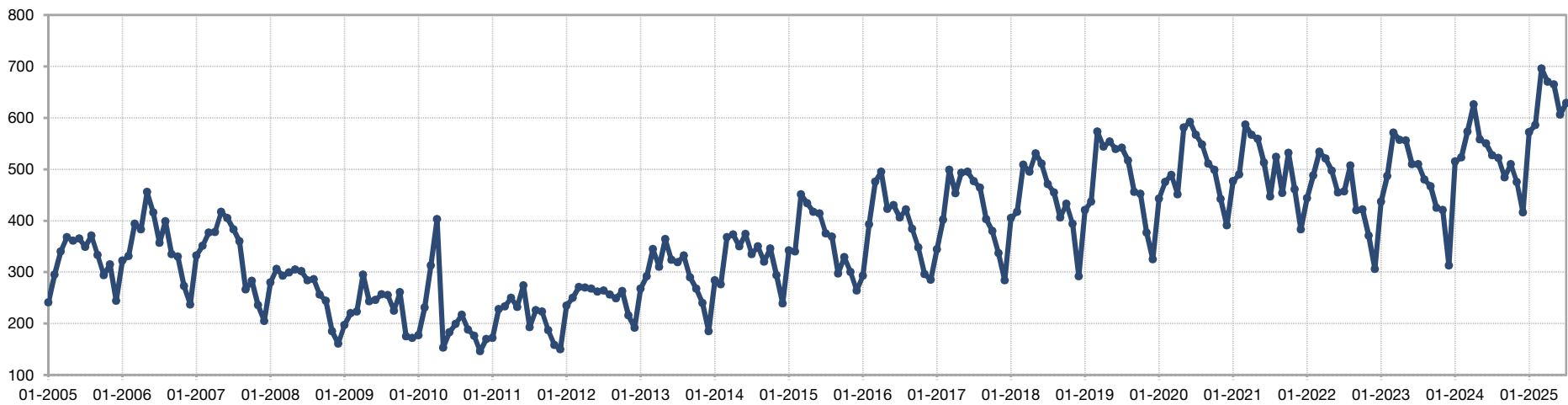


Year to Date



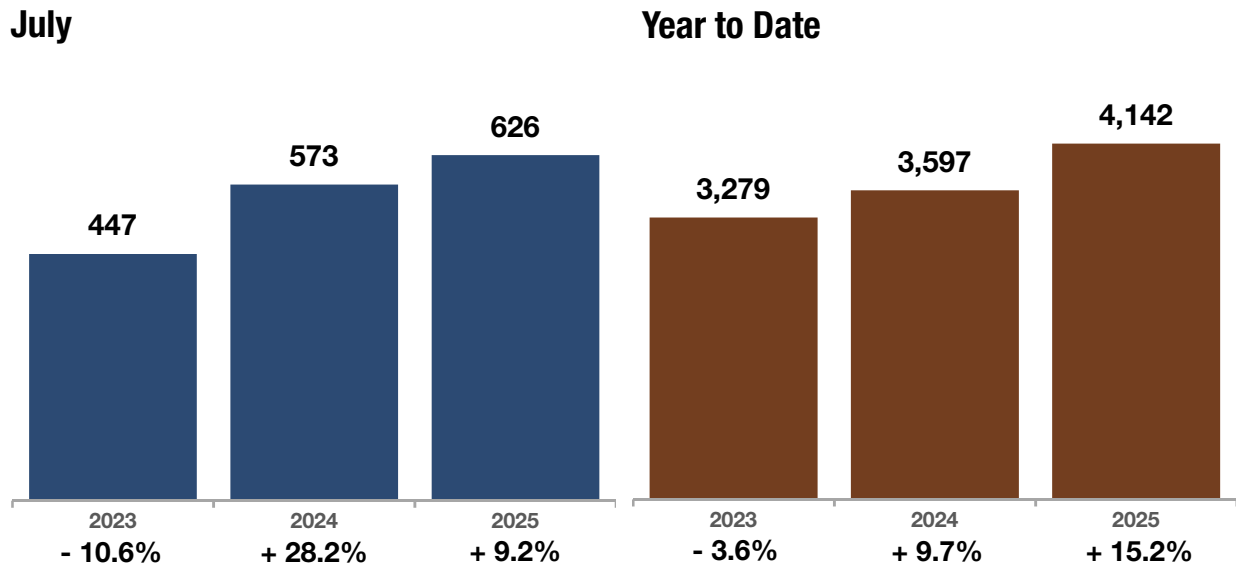
Pending Sales		Prior Year	Percent Change
August 2024	522	480	+8.7%
September 2024	484	467	+3.6%
October 2024	510	425	+20.0%
November 2024	475	421	+12.8%
December 2024	416	313	+32.9%
January 2025	572	515	+11.1%
February 2025	586	523	+12.0%
March 2025	696	573	+21.5%
April 2025	670	626	+7.0%
May 2025	665	558	+19.2%
June 2025	606	550	+10.2%
July 2025	629	527	+19.4%
12-Month Avg	569	498	+14.3%

Historical Pending Sales by Month



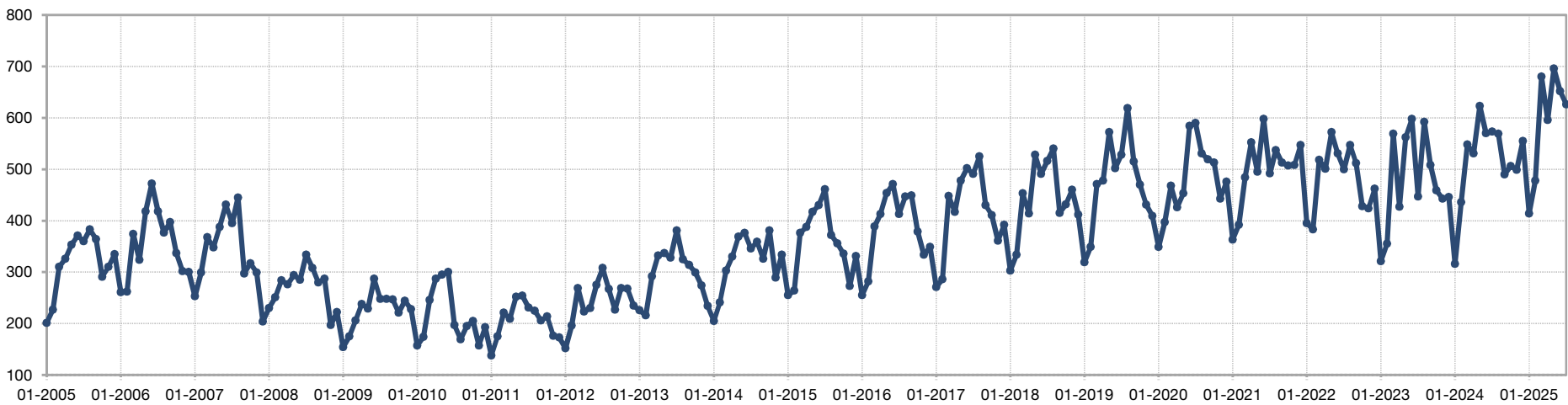
Closed Sales

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



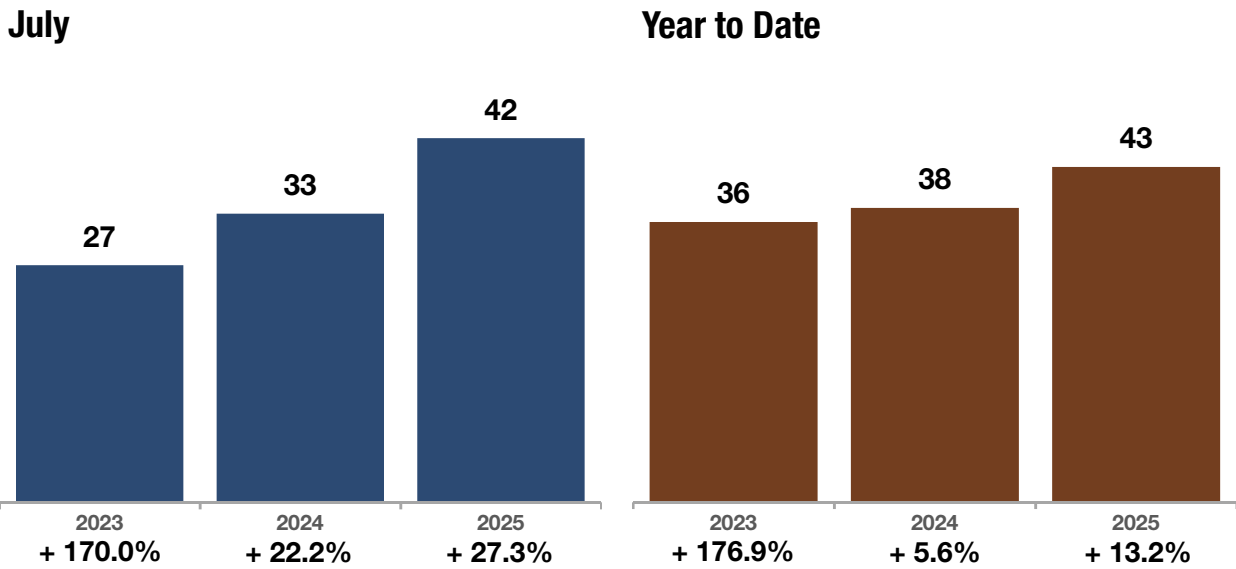
Closed Sales		Prior Year	Percent Change
August 2024	569	592	-3.9%
September 2024	490	508	-3.5%
October 2024	506	459	+10.2%
November 2024	499	443	+12.6%
December 2024	555	446	+24.4%
January 2025	414	316	+31.0%
February 2025	478	436	+9.6%
March 2025	680	548	+24.1%
April 2025	596	531	+12.2%
May 2025	696	623	+11.7%
June 2025	652	570	+14.4%
July 2025	626	573	+9.2%
12-Month Avg	563	504	+11.8%

Historical Closed Sales by Month



Days on Market Until Sale

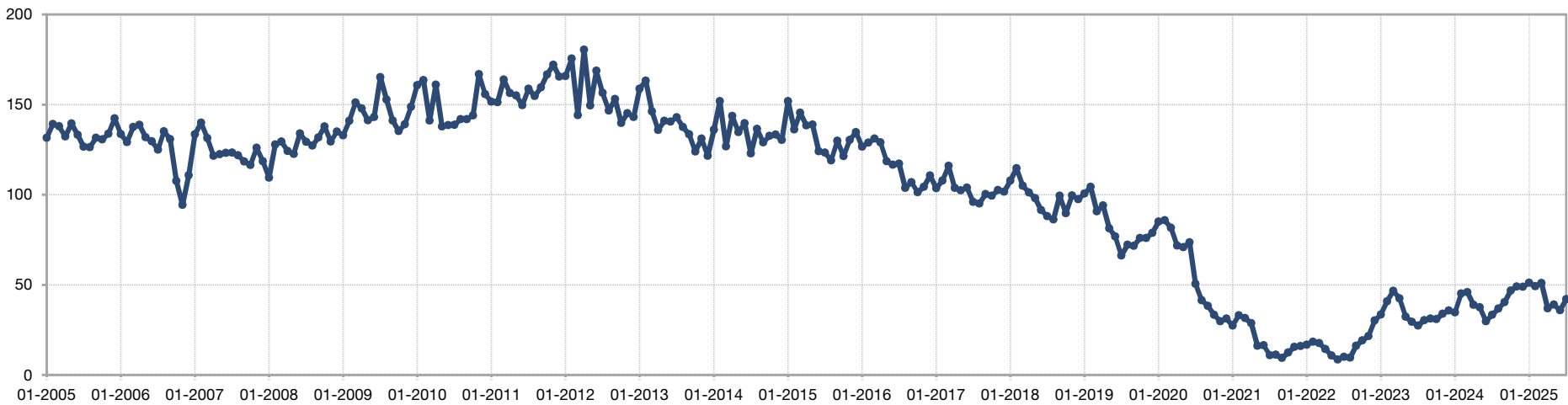
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
August 2024	37	30	+23.3%
September 2024	40	31	+29.0%
October 2024	47	31	+51.6%
November 2024	49	34	+44.1%
December 2024	49	36	+36.1%
January 2025	51	35	+45.7%
February 2025	49	45	+8.9%
March 2025	51	46	+10.9%
April 2025	37	39	-5.1%
May 2025	39	37	+5.4%
June 2025	36	30	+20.0%
July 2025	42	33	+27.3%
12-Month Avg*	44	36	+22.2%

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

Historical Days on Market Until Sale by Month

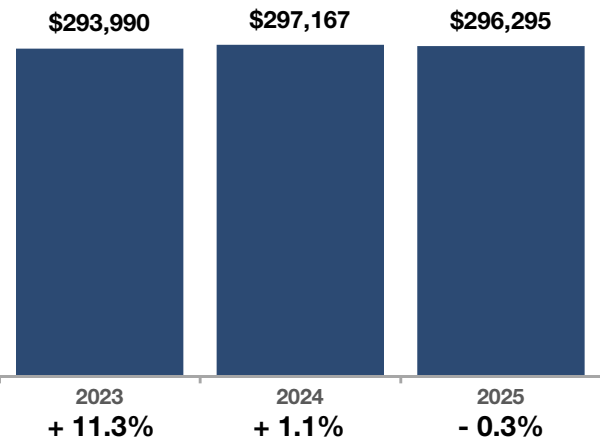


Median Sales Price

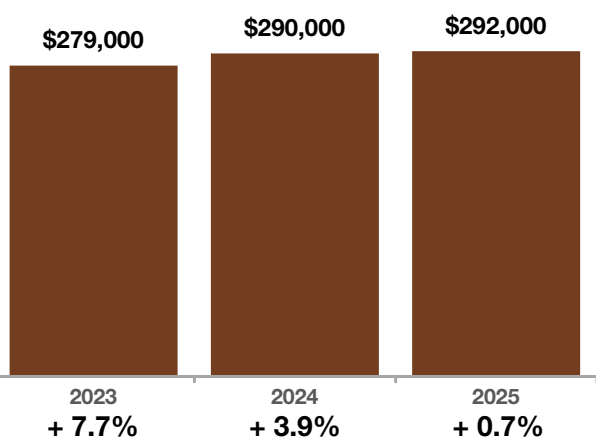
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



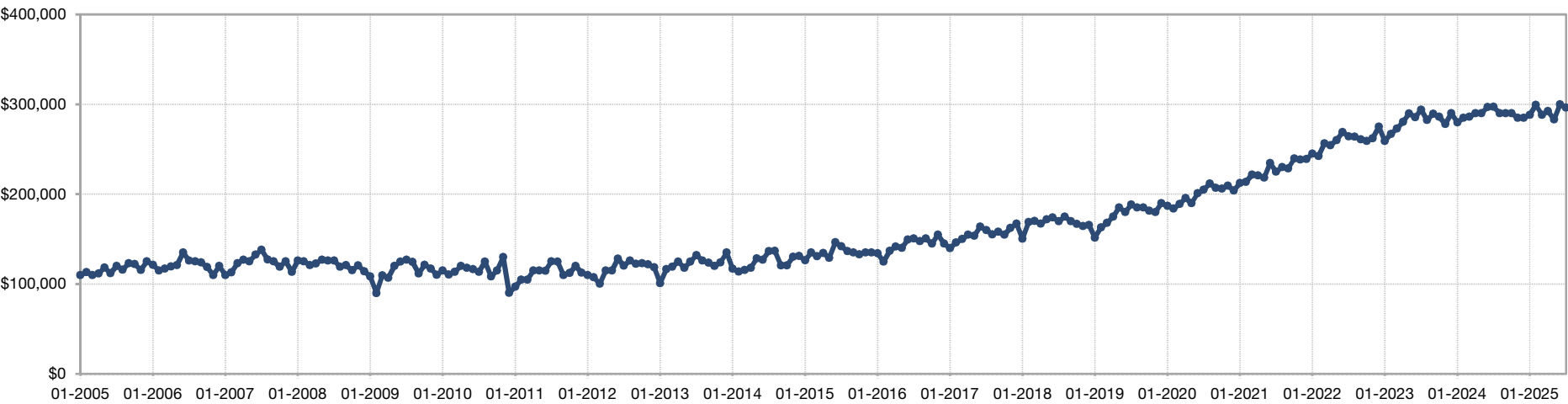
Year to Date



Median Sales Price		Prior Year	Percent Change
August 2024	\$289,900	\$282,450	+2.6%
September 2024	\$289,900	\$289,450	+0.2%
October 2024	\$289,953	\$286,000	+1.4%
November 2024	\$285,000	\$278,000	+2.5%
December 2024	\$285,000	\$289,900	-1.7%
January 2025	\$288,278	\$279,900	+3.0%
February 2025	\$299,450	\$285,000	+5.1%
March 2025	\$288,300	\$285,995	+0.8%
April 2025	\$292,500	\$289,900	+0.9%
May 2025	\$283,000	\$289,900	-2.4%
June 2025	\$299,900	\$297,000	+1.0%
July 2025	\$296,295	\$297,167	-0.3%
12-Month Med*	\$290,000	\$289,495	+0.2%

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

Historical Median Sales Price by Month



Average Sales Price

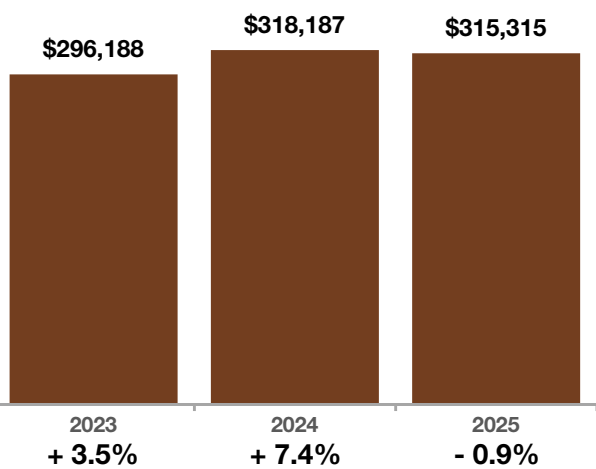
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



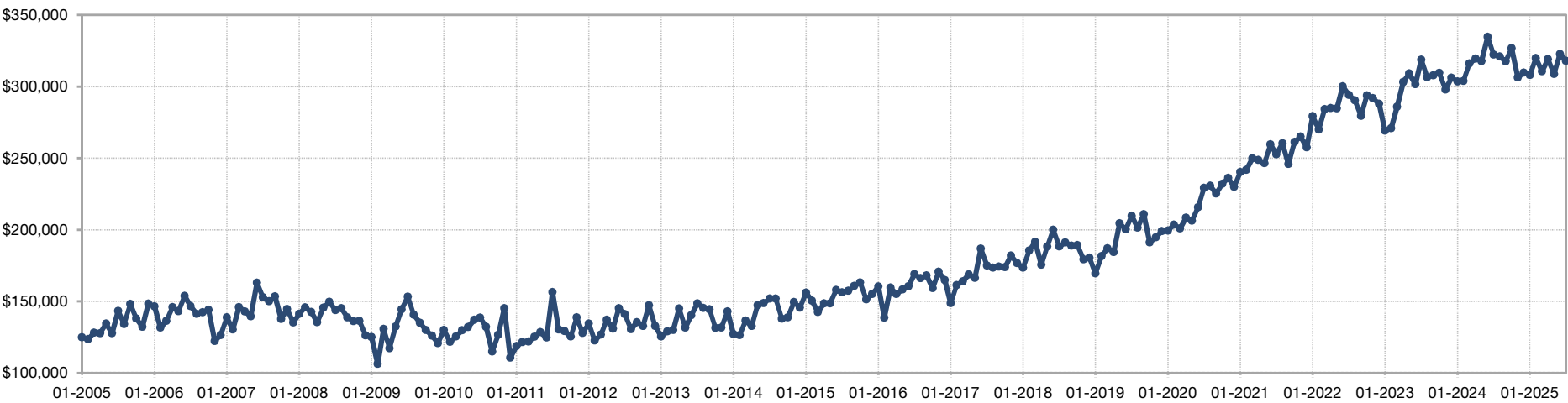
Year to Date



Avg. Sales Price	Prior Year	Percent Change
August 2024	\$320,991	\$306,485 +4.7%
September 2024	\$317,574	\$307,843 +3.2%
October 2024	\$326,699	\$309,410 +5.6%
November 2024	\$306,285	\$297,826 +2.8%
December 2024	\$309,684	\$306,205 +1.1%
January 2025	\$307,959	\$303,467 +1.5%
February 2025	\$319,852	\$303,932 +5.2%
March 2025	\$310,696	\$315,972 -1.7%
April 2025	\$319,129	\$319,433 -0.1%
May 2025	\$308,756	\$317,672 -2.8%
June 2025	\$322,562	\$334,702 -3.6%
July 2025	\$317,850	\$322,220 -1.4%
12-Month Avg*	\$315,670	\$312,097 +1.1%

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

Historical Average Sales Price by Month

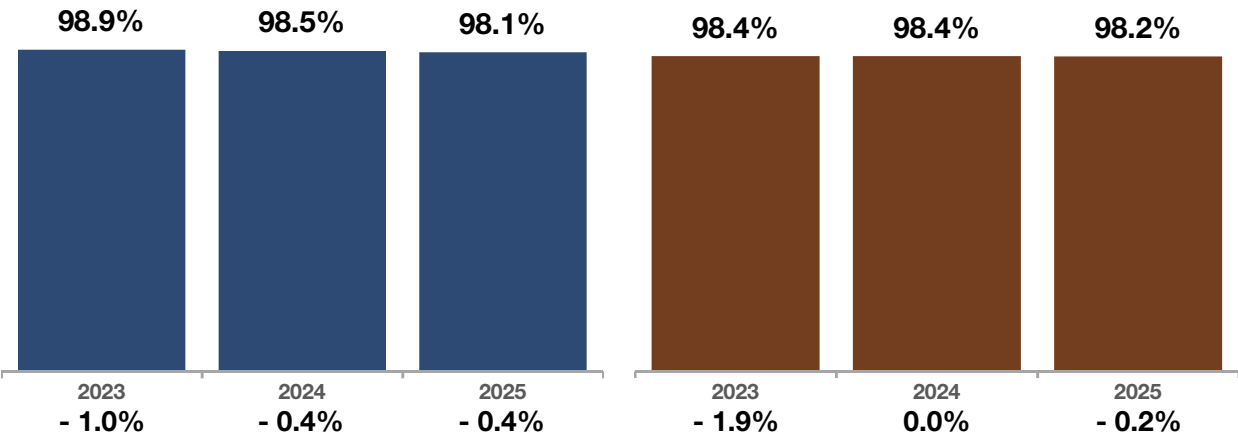


Percent of List Price Received

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.



July



Pct. of List Price Received		Prior Year	Percent Change
August 2024	98.2%	98.4%	-0.2%
September 2024	98.5%	98.9%	-0.4%
October 2024	98.0%	98.6%	-0.6%
November 2024	98.0%	97.8%	+0.2%
December 2024	98.1%	98.2%	-0.1%
January 2025	97.8%	98.1%	-0.3%
February 2025	98.0%	98.0%	0.0%
March 2025	98.4%	98.3%	+0.1%
April 2025	98.4%	98.4%	0.0%
May 2025	98.5%	98.3%	+0.2%
June 2025	98.3%	98.7%	-0.4%
July 2025	98.1%	98.5%	-0.4%
12-Month Avg*	98.2%	98.4%	-0.2%

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

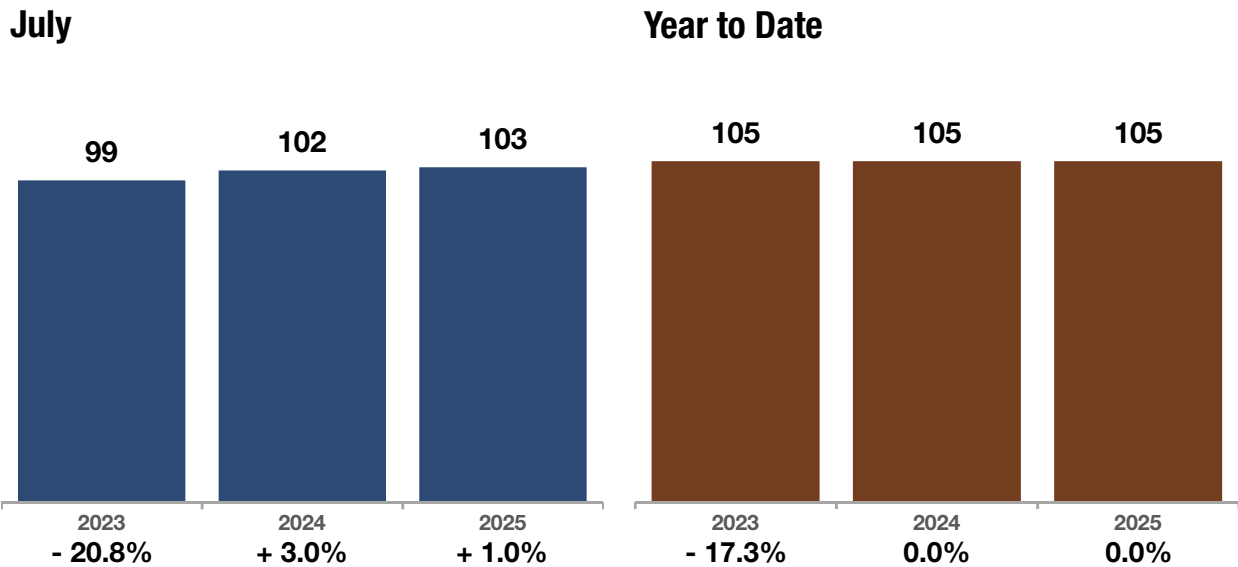
Historical Percent of List Price Received by Month



Housing Affordability Index

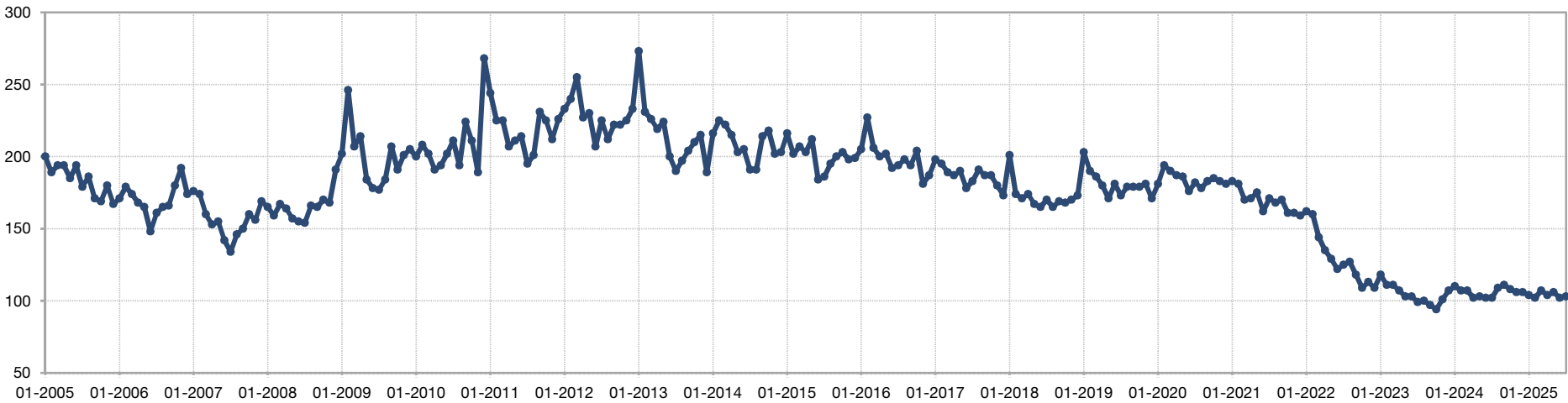


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Affordability Index		Prior Year	Percent Change
August 2024	109	100	+9.0%
September 2024	111	97	+14.4%
October 2024	108	94	+14.9%
November 2024	106	101	+5.0%
December 2024	106	107	-0.9%
January 2025	104	110	-5.5%
February 2025	102	107	-4.7%
March 2025	107	107	0.0%
April 2025	104	102	+2.0%
May 2025	106	103	+2.9%
June 2025	102	102	0.0%
July 2025	103	102	+1.0%
12-Month Avg		106	+2.9%

Historical Housing Affordability Index by Month

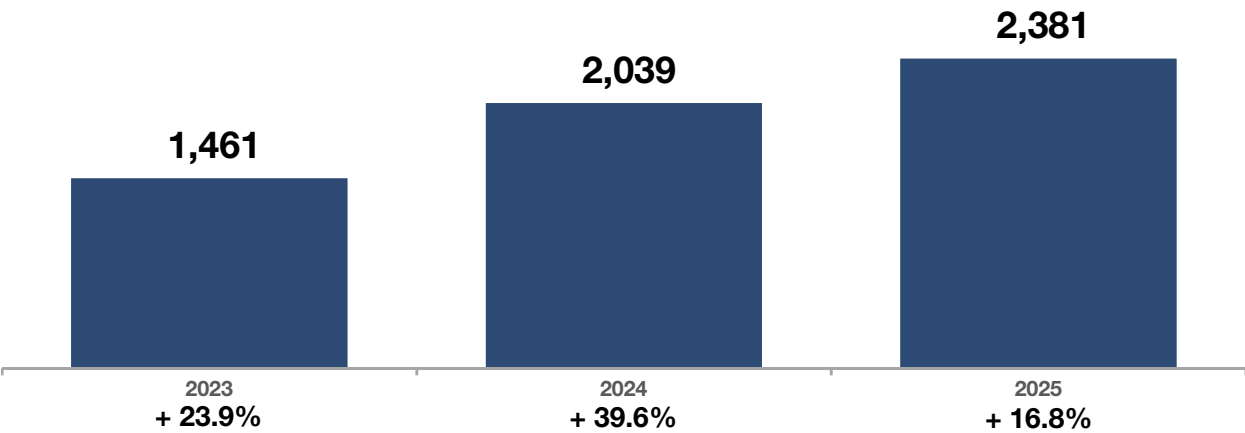


Inventory of Homes for Sale

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



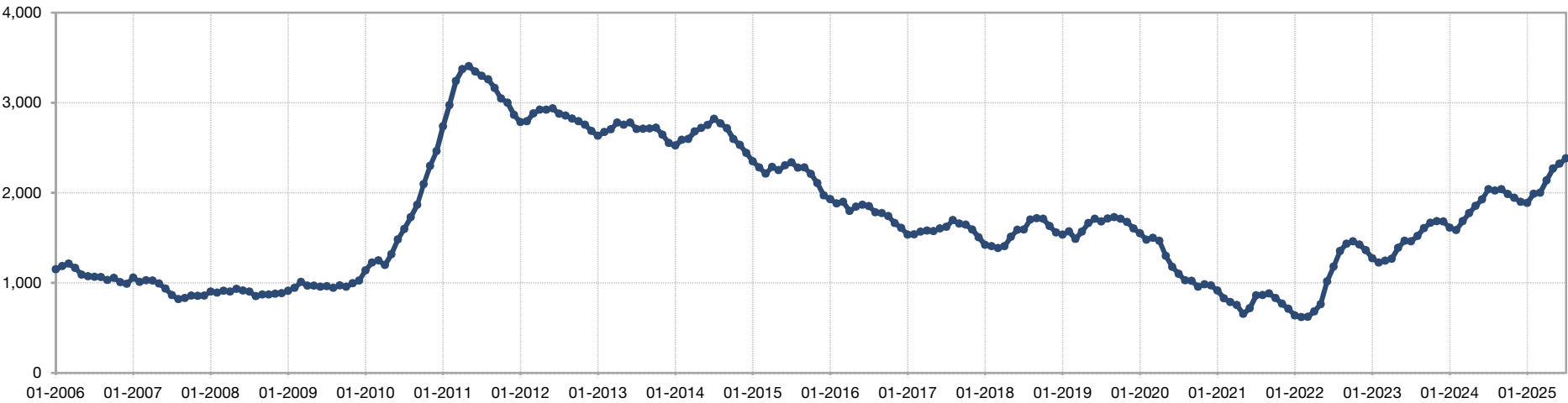
July



Homes for Sale		Prior Year	Percent Change
August 2024	2,023	1,519	+33.2%
September 2024	2,037	1,606	+26.8%
October 2024	1,985	1,667	+19.1%
November 2024	1,944	1,684	+15.4%
December 2024	1,899	1,680	+13.0%
January 2025	1,886	1,613	+16.9%
February 2025	1,989	1,585	+25.5%
March 2025	2,000	1,685	+18.7%
April 2025	2,138	1,772	+20.7%
May 2025	2,267	1,855	+22.2%
June 2025	2,322	1,924	+20.7%
July 2025	2,381	2,039	+16.8%
12-Month Avg*	2,073	1,719	+20.6%

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

Historical Inventory of Homes for Sale by Month

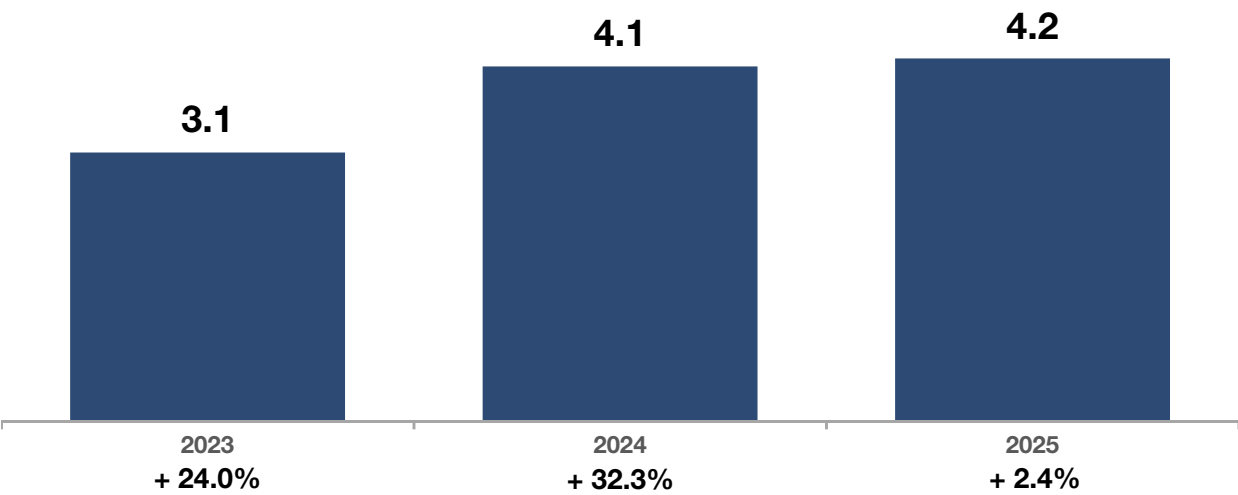


Months Supply of Inventory

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.



July



Months Supply		Prior Year	Percent Change
August 2024	4.0	3.2	+25.0%
September 2024	4.0	3.4	+17.6%
October 2024	3.9	3.5	+11.4%
November 2024	3.8	3.5	+8.6%
December 2024	3.6	3.5	+2.9%
January 2025	3.6	3.3	+9.1%
February 2025	3.7	3.3	+12.1%
March 2025	3.7	3.5	+5.7%
April 2025	3.9	3.6	+8.3%
May 2025	4.1	3.8	+7.9%
June 2025	4.1	3.9	+5.1%
July 2025	4.2	4.1	+2.4%
12-Month Avg*	3.9	3.5	+11.4%

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

Historical Months Supply of Inventory by Month

