

Monthly Indicators



June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists’ expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings were up 6.5 percent to 98. Pending Sales increased 20.3 percent to 77. Inventory grew 13.4 percent to 382 units.

Prices moved lower as Median Sales Price was down 5.5 percent to \$264,495. Days on Market decreased 6.5 percent to 87 days. Months Supply of Inventory was up 10.9 percent to 6.1 months, indicating that supply increased relative to demand.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Quick Facts

- 12.7%	- 5.5%	+ 10.9%
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 Charleston Trident Association of REALTORS® covering Bamberg, Carnwell, Calhoun, Clarendon, Lexington, and Orangeburg counties. Percent changes are calculated using rounded figures.

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Market Overview

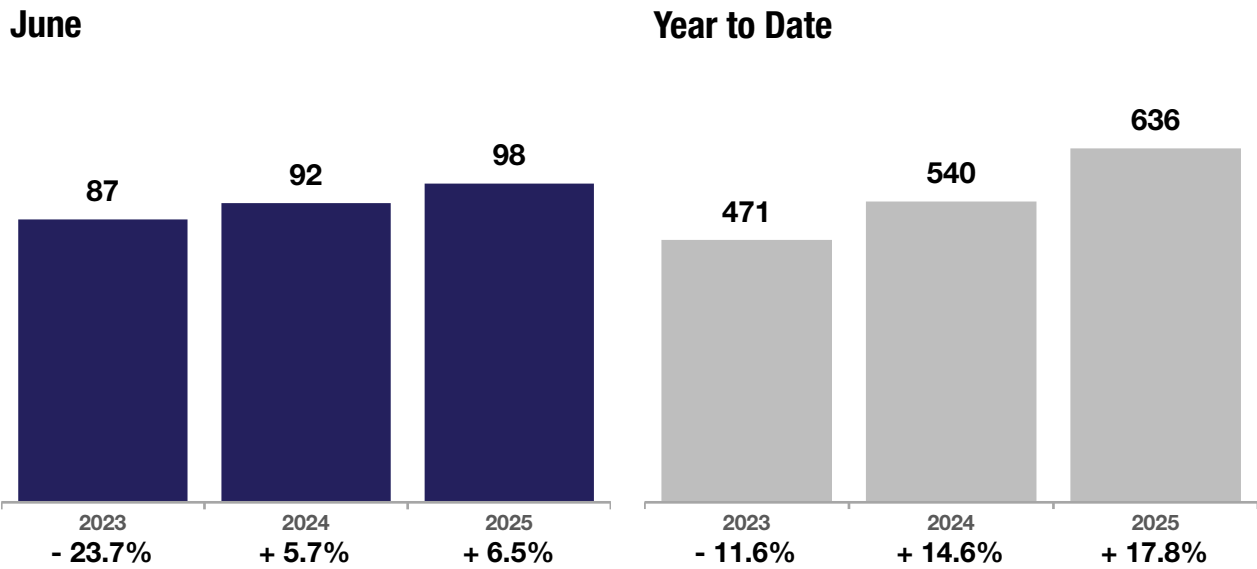
Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars			06-2024	06-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	06-2023	06-2024	06-2025						
New Listings				92	98	+ 6.5%	540	636	+ 17.8%
Pending Sales				64	77	+ 20.3%	402	404	+ 0.5%
Closed Sales				71	62	- 12.7%	374	352	- 5.9%
Days on Market				93	87	- 6.5%	77	87	+ 13.0%
Median Sales Price				\$279,950	\$264,495	- 5.5%	\$270,000	\$249,950	- 7.4%
Average Sales Price				\$299,846	\$290,526	- 3.1%	\$289,506	\$271,835	- 6.1%
Pct. of List Price Received				98.2%	96.7%	- 1.5%	96.5%	96.8%	+ 0.3%
Housing Affordability Index				102	108	+ 5.9%	105	114	+ 8.6%
Inventory of Homes for Sale				337	382	+ 13.4%	--	--	--
Months Supply of Inventory				5.5	6.1	+ 10.9%	--	--	--

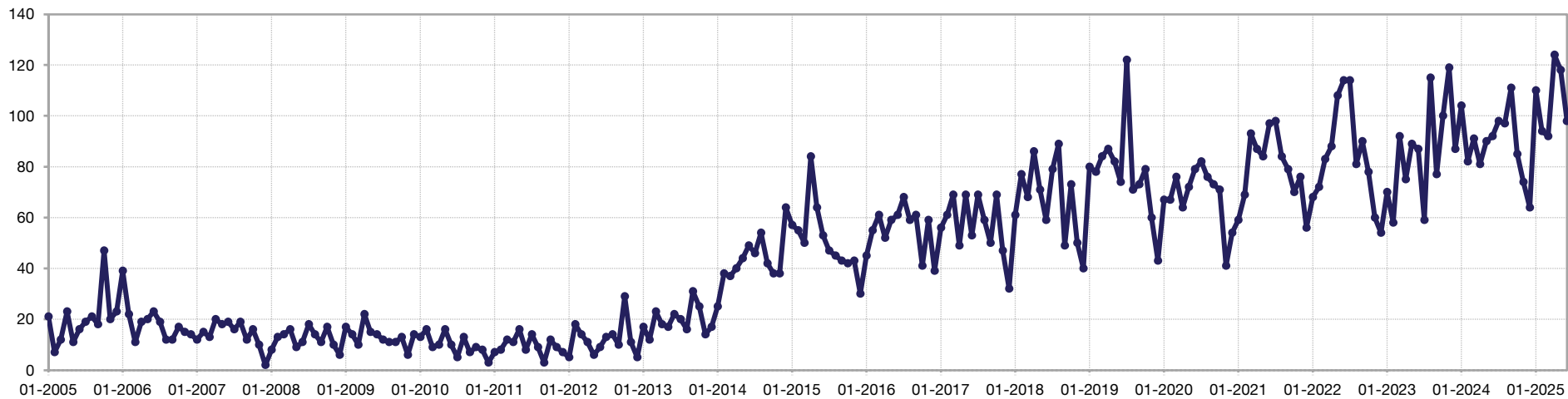
New Listings

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



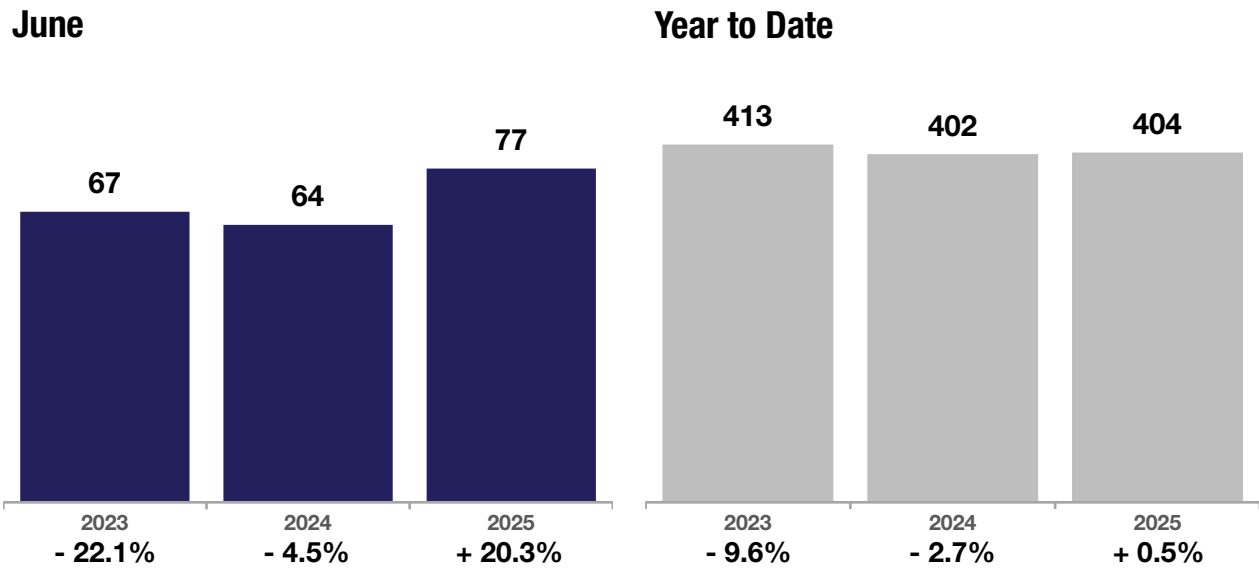
New Listings		Prior Year	Percent Change
July 2024	98	59	+66.1%
August 2024	97	115	-15.7%
September 2024	111	77	+44.2%
October 2024	85	100	-15.0%
November 2024	74	119	-37.8%
December 2024	64	87	-26.4%
January 2025	110	104	+5.8%
February 2025	94	82	+14.6%
March 2025	92	91	+1.1%
April 2025	124	81	+53.1%
May 2025	118	90	+31.1%
June 2025	98	92	+6.5%
12-Month Avg	97	91	+6.2%

Historical New Listings by Month



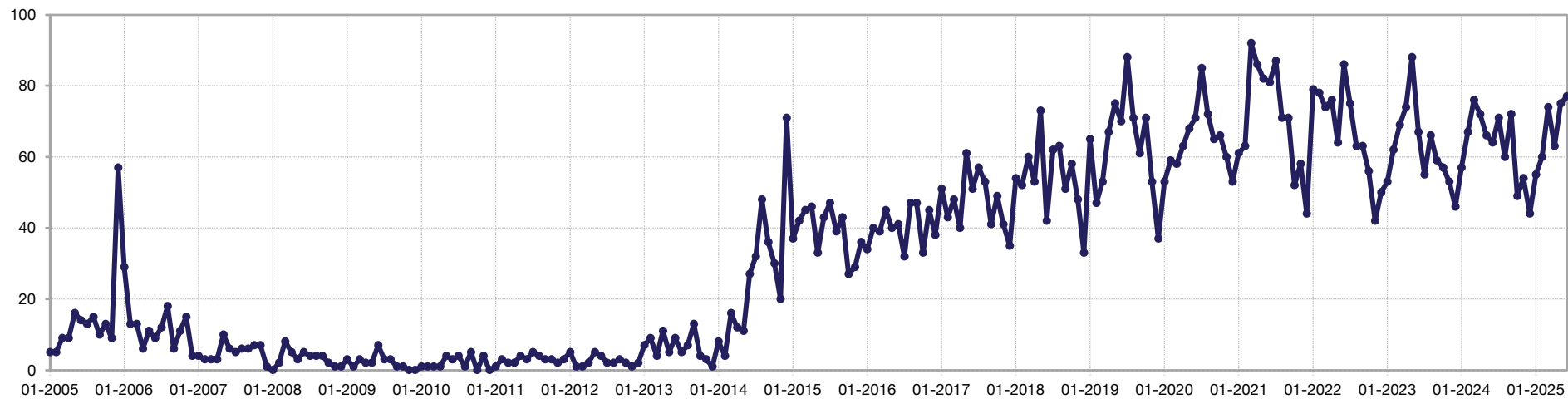
Pending Sales

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



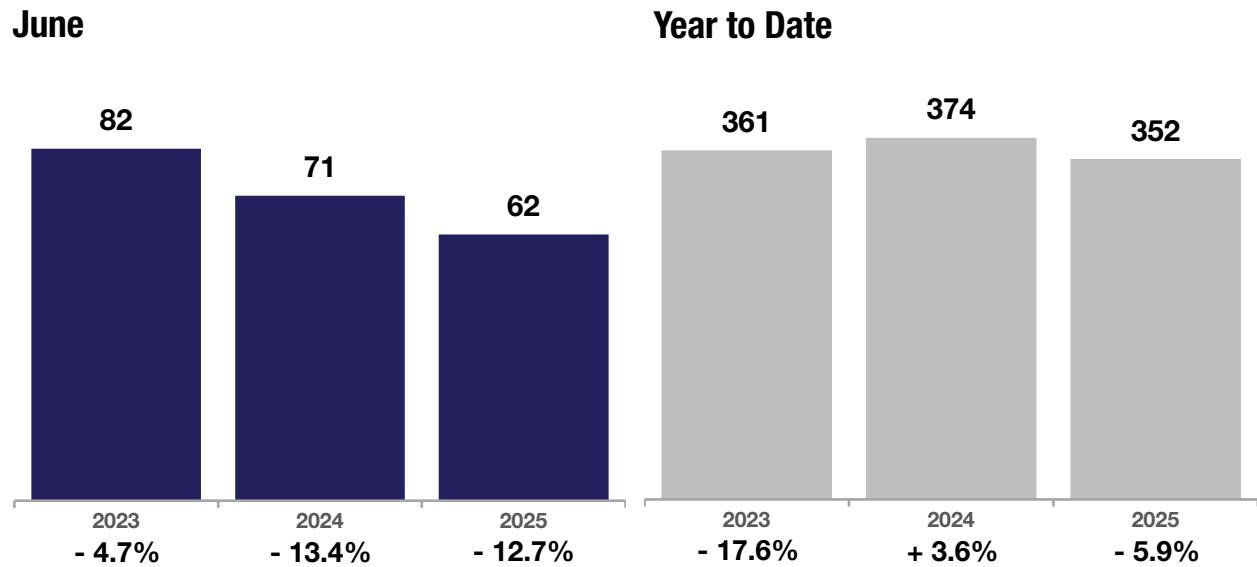
Pending Sales		Prior Year	Percent Change
July 2024	71	55	+29.1%
August 2024	60	66	-9.1%
September 2024	72	59	+22.0%
October 2024	49	57	-14.0%
November 2024	54	53	+1.9%
December 2024	44	46	-4.3%
January 2025	55	57	-3.5%
February 2025	60	67	-10.4%
March 2025	74	76	-2.6%
April 2025	63	72	-12.5%
May 2025	75	66	+13.6%
June 2025	77	64	+20.3%
12-Month Avg	63	62	+2.2%

Historical Pending Sales by Month



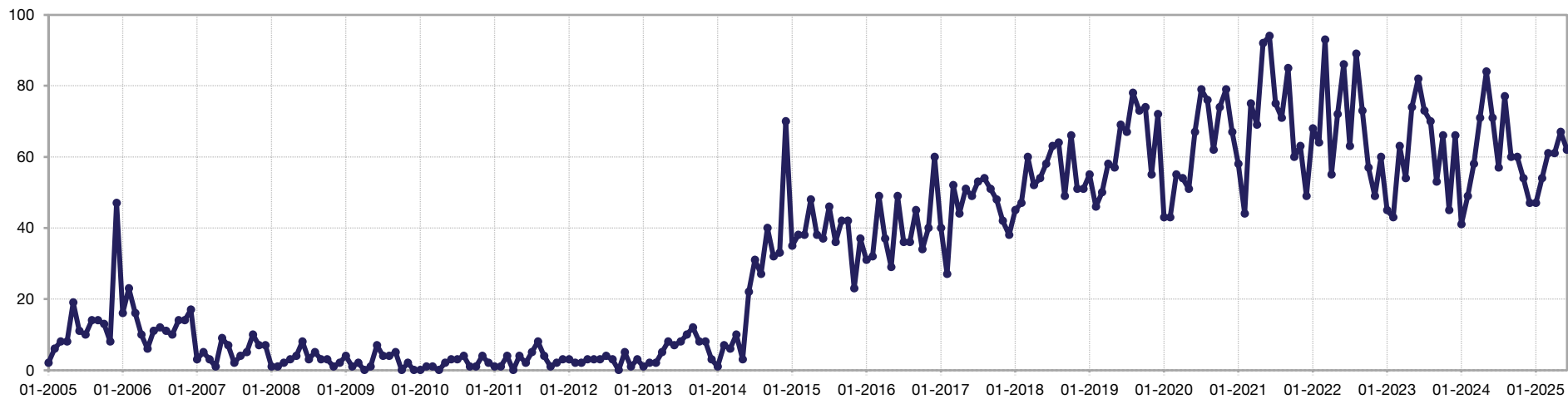
Closed Sales

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



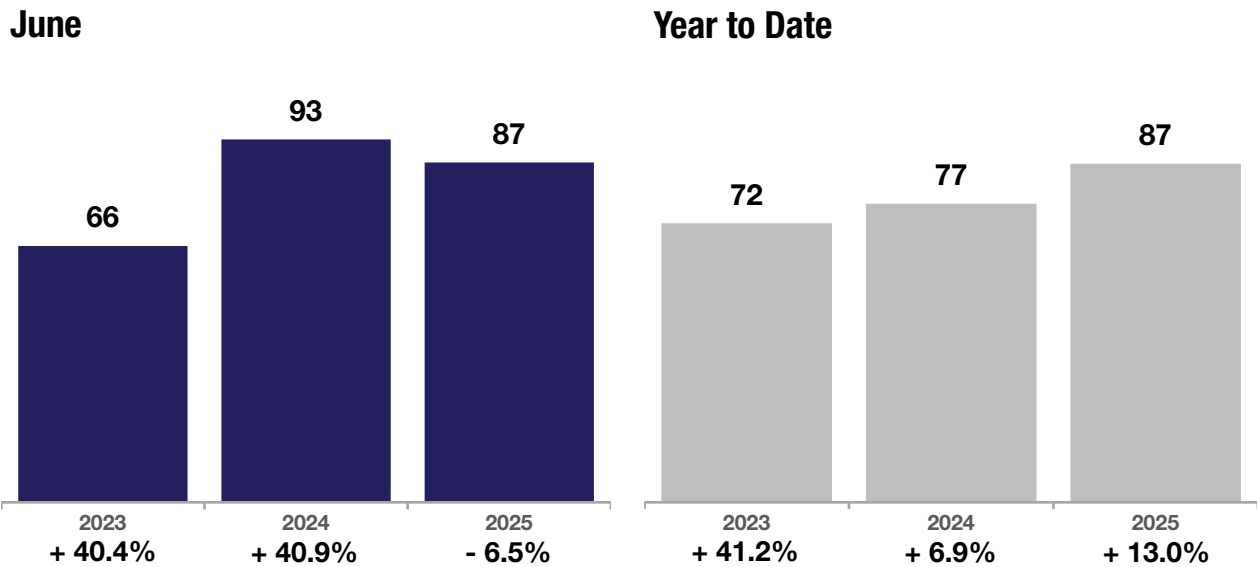
Closed Sales		Prior Year	Percent Change
July 2024	57	73	-21.9%
August 2024	77	70	+10.0%
September 2024	60	53	+13.2%
October 2024	60	66	-9.1%
November 2024	54	45	+20.0%
December 2024	47	66	-28.8%
January 2025	47	41	+14.6%
February 2025	54	49	+10.2%
March 2025	61	58	+5.2%
April 2025	61	71	-14.1%
May 2025	67	84	-20.2%
June 2025	62	71	-12.7%
12-Month Avg	59	62	-5.4%

Historical Closed Sales by Month



Days on Market Until Sale

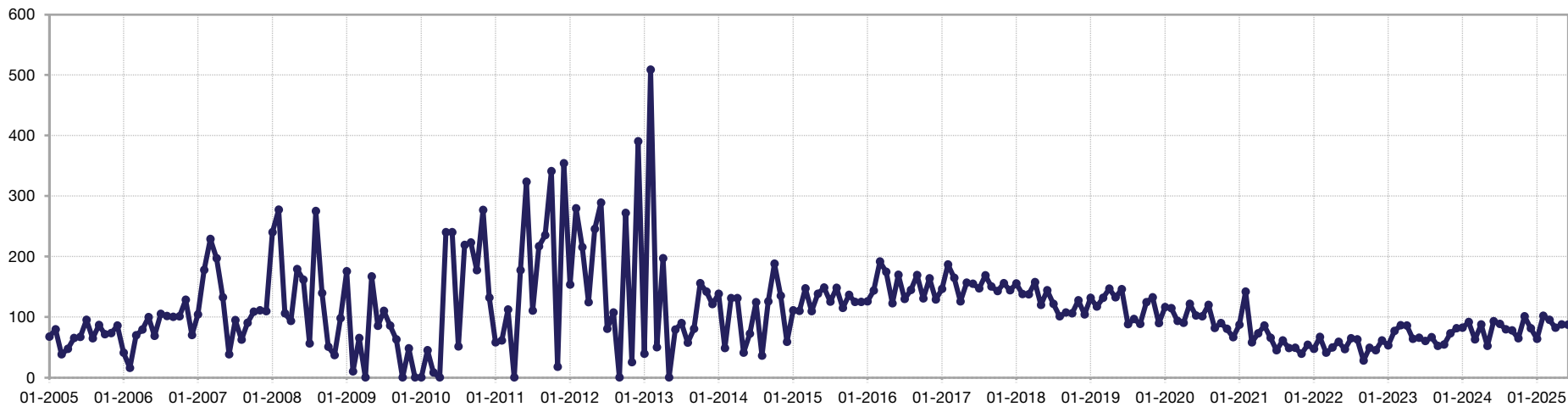
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
July 2024	88	60	+46.7%
August 2024	80	66	+21.2%
September 2024	78	52	+50.0%
October 2024	65	54	+20.4%
November 2024	101	73	+38.4%
December 2024	81	81	0.0%
January 2025	64	82	-22.0%
February 2025	102	91	+12.1%
March 2025	95	63	+50.8%
April 2025	82	87	-5.7%
May 2025	88	52	+69.2%
June 2025	87	93	-6.5%
12-Month Avg*	84	71	+18.3%

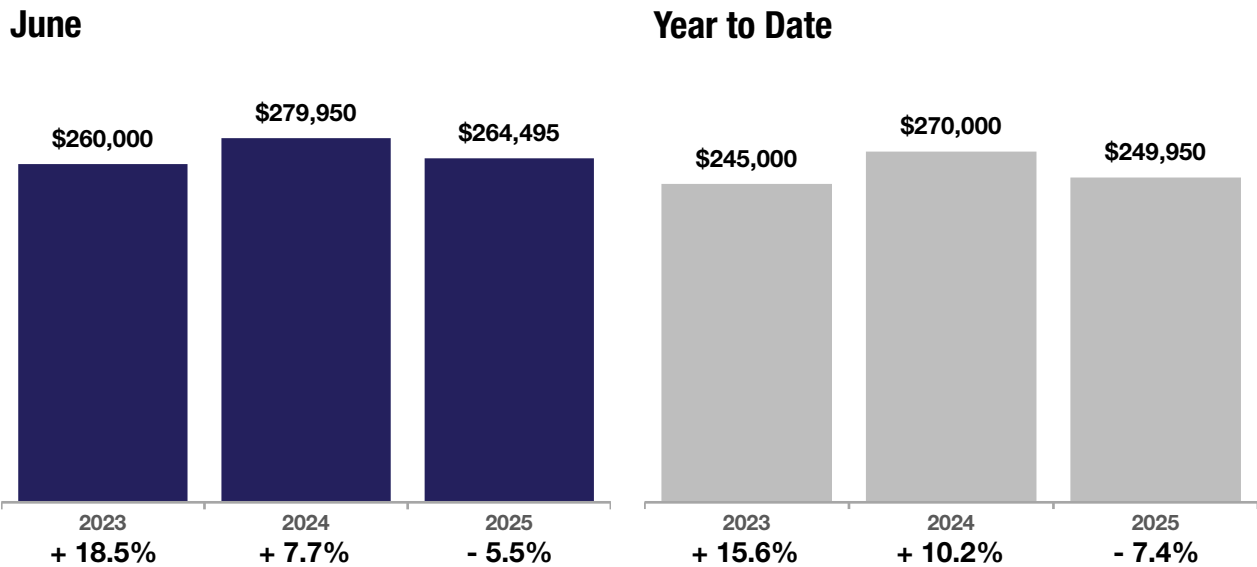
* Average Days on Market of all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Median Sales Price

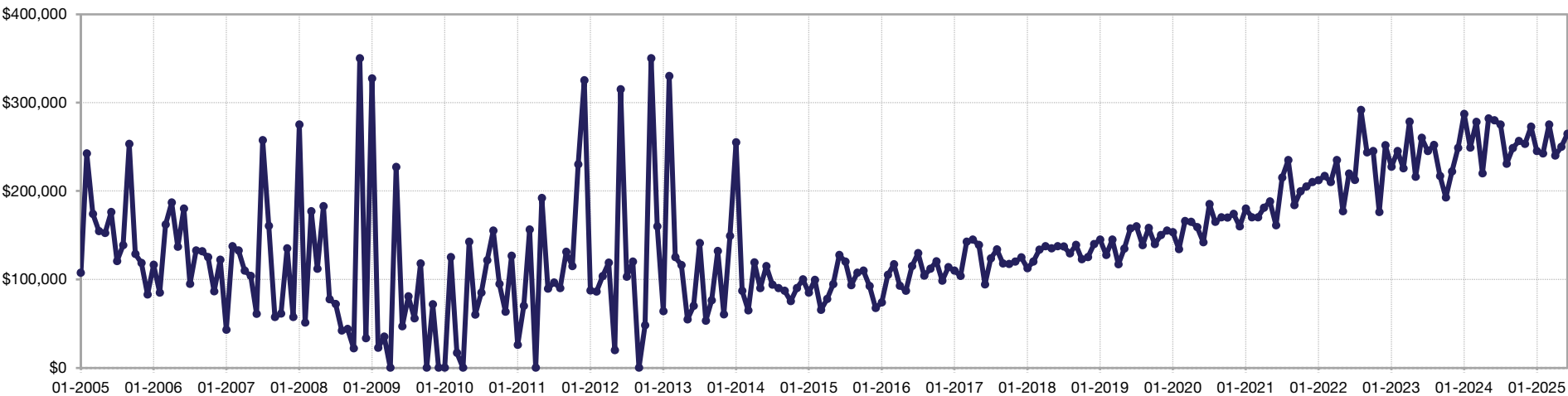
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



	Median Sales Price	Prior Year	Percent Change
July 2024	\$275,000	\$245,000	+12.2%
August 2024	\$230,725	\$251,950	-8.4%
September 2024	\$248,495	\$217,000	+14.5%
October 2024	\$256,500	\$192,500	+33.2%
November 2024	\$253,250	\$222,000	+14.1%
December 2024	\$272,500	\$248,700	+9.6%
January 2025	\$245,000	\$286,900	-14.6%
February 2025	\$242,250	\$248,900	-2.7%
March 2025	\$275,000	\$278,000	-1.1%
April 2025	\$240,000	\$220,000	+9.1%
May 2025	\$249,900	\$282,000	-11.4%
June 2025	\$264,495	\$279,950	-5.5%
12-Month Med*	\$252,000	\$250,000	+0.8%

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

Historical Median Sales Price by Month

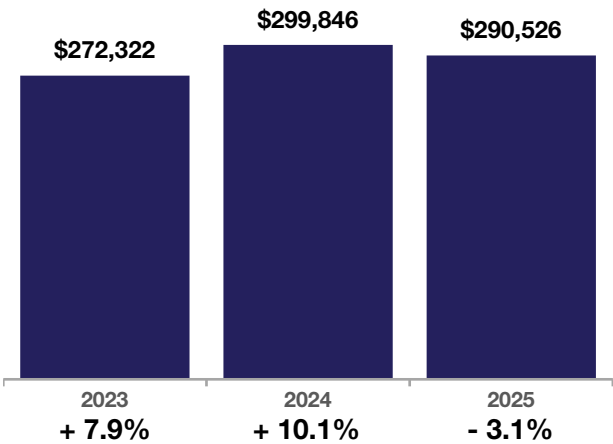


Average Sales Price

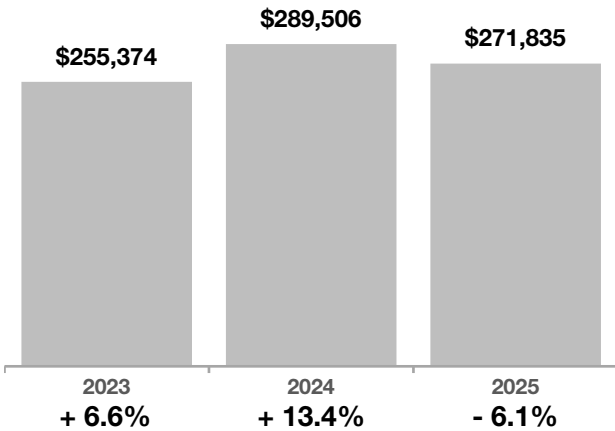
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



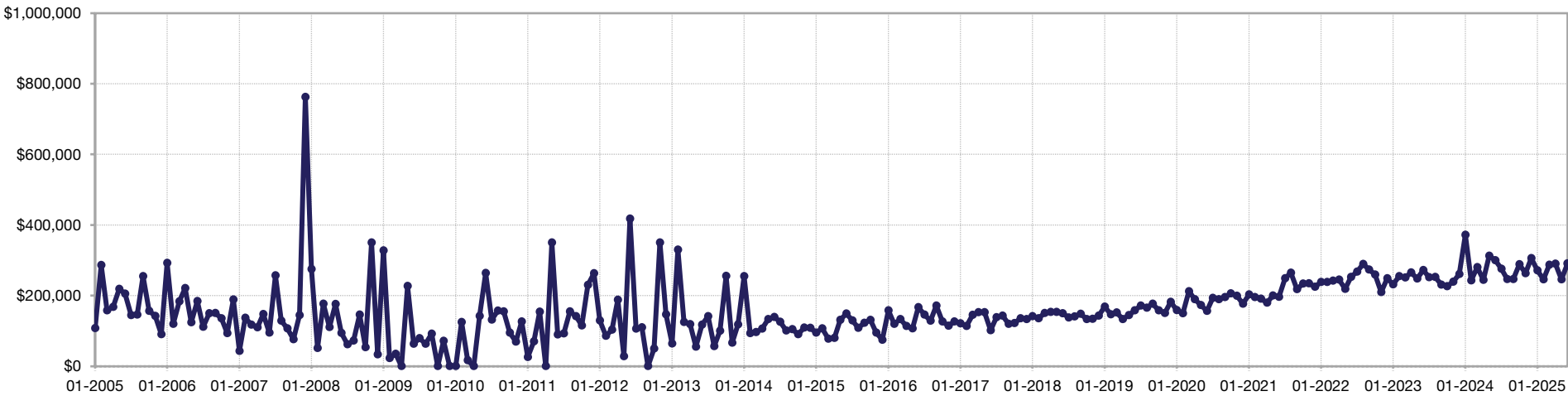
Year to Date



Avg. Sales Price	Prior Year	Percent Change
July 2024	\$275,516	\$251,788 +9.4%
August 2024	\$246,520	\$252,863 -2.5%
September 2024	\$246,685	\$230,584 +7.0%
October 2024	\$288,550	\$226,044 +27.7%
November 2024	\$262,734	\$238,901 +10.0%
December 2024	\$305,686	\$260,487 +17.4%
January 2025	\$271,240	\$371,707 -27.0%
February 2025	\$245,606	\$242,968 +1.1%
March 2025	\$286,841	\$280,119 +2.4%
April 2025	\$289,945	\$244,207 +18.7%
May 2025	\$245,947	\$312,685 -21.3%
June 2025	\$290,526	\$299,846 -3.1%
12-Month Avg*	\$271,316	\$267,683 +1.4%

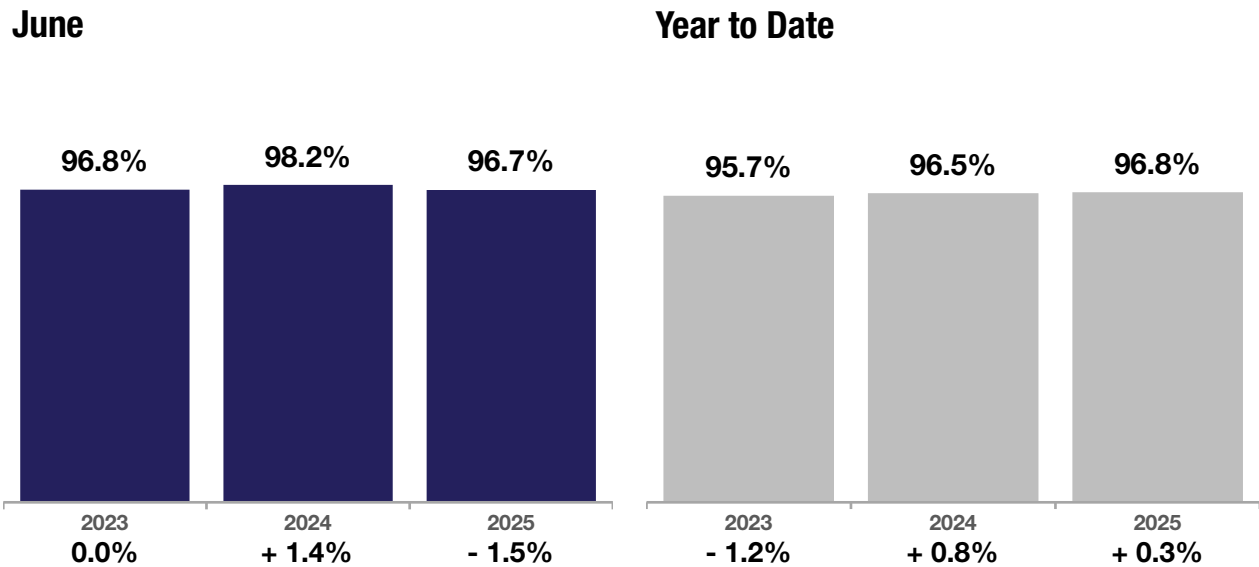
* Avg. Sales Price of all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of List Price Received

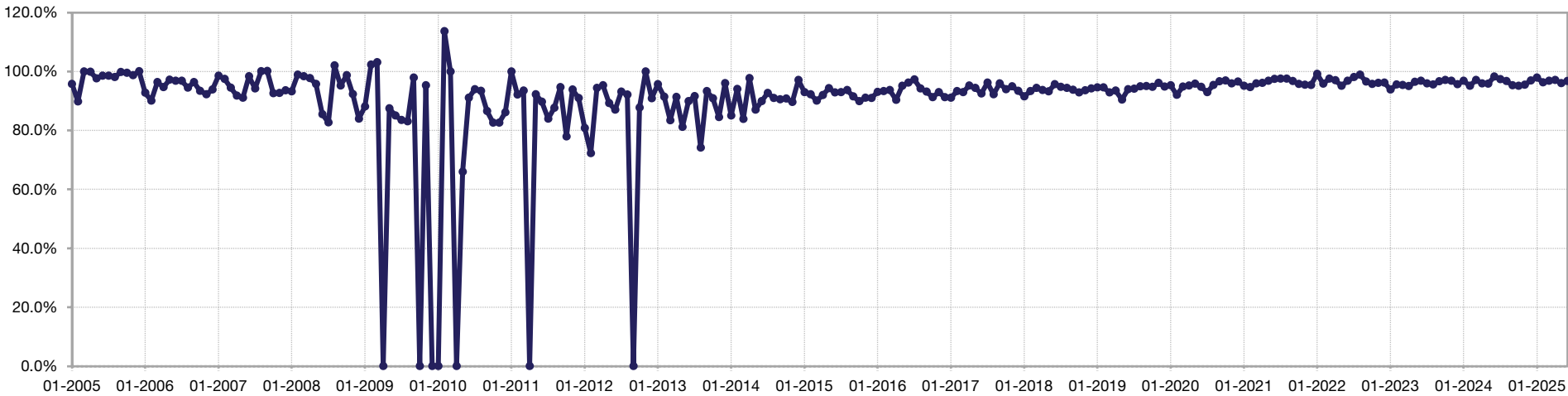
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



	Pct. of List Price Received	Prior Year	Percent Change
July 2024	97.4%	95.9%	+1.6%
August 2024	96.7%	95.6%	+1.2%
September 2024	95.3%	96.7%	-1.4%
October 2024	95.1%	97.0%	-2.0%
November 2024	95.5%	96.8%	-1.3%
December 2024	96.9%	95.6%	+1.4%
January 2025	97.9%	96.9%	+1.0%
February 2025	96.3%	95.1%	+1.3%
March 2025	96.8%	97.1%	-0.3%
April 2025	97.1%	95.9%	+1.3%
May 2025	96.0%	95.8%	+0.2%
June 2025	96.7%	98.2%	-1.5%
12-Month Avg*	96.4%	96.4%	0.0%

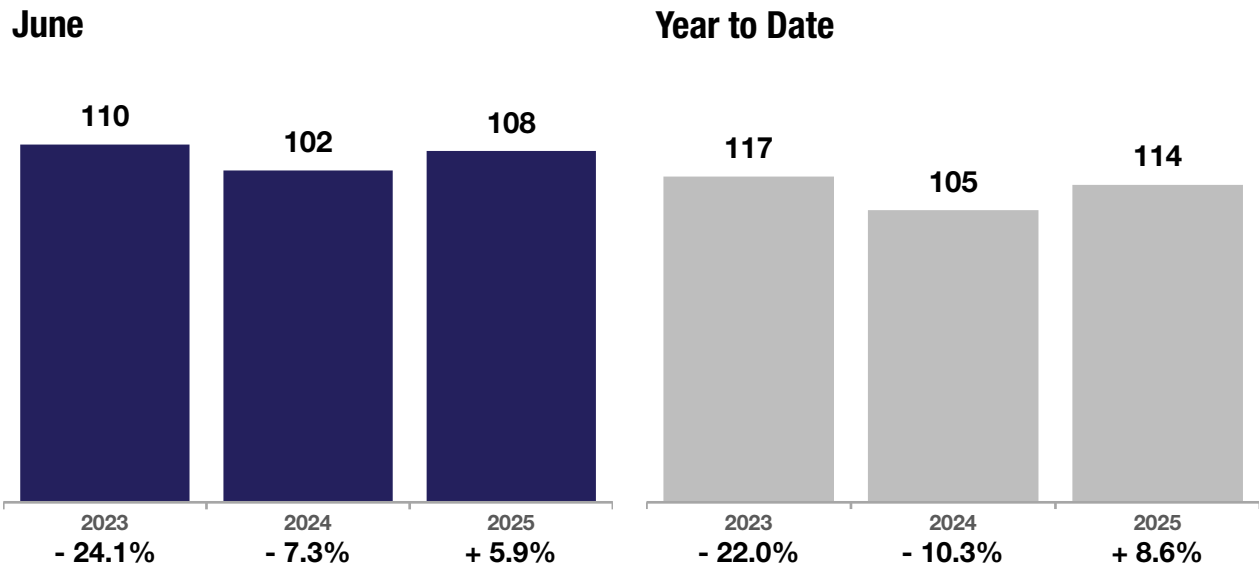
* Average Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



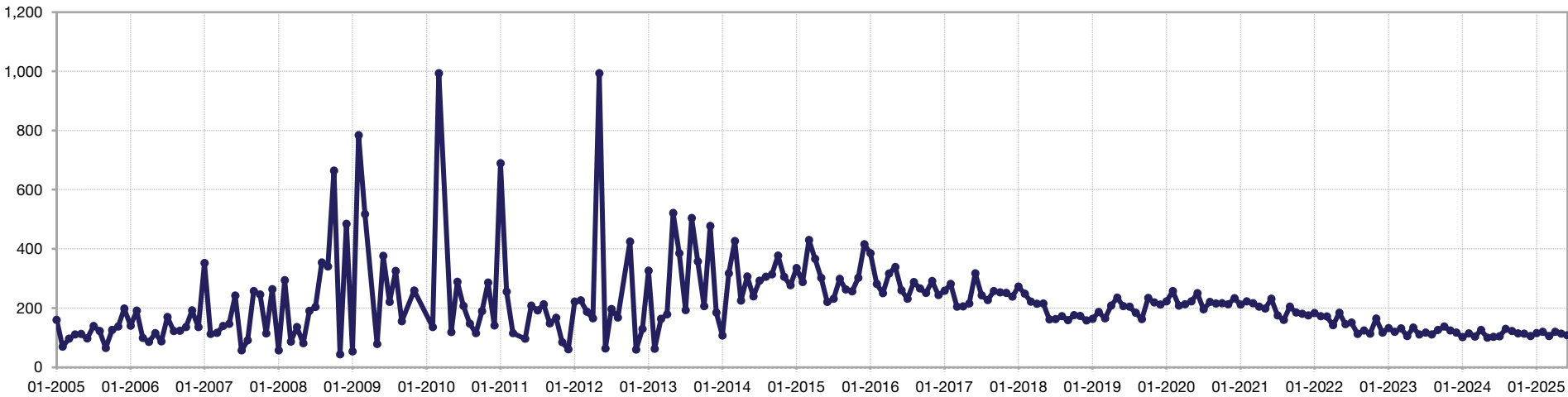
Housing Affordability Index

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
July 2024	104	117	-11.1%
August 2024	129	110	+17.3%
September 2024	122	126	-3.2%
October 2024	114	137	-16.8%
November 2024	113	124	-8.9%
December 2024	105	117	-10.3%
January 2025	115	101	+13.9%
February 2025	119	114	+4.4%
March 2025	105	103	+1.9%
April 2025	119	126	-5.6%
May 2025	113	100	+13.0%
June 2025	108	102	+5.9%
12-Month Avg	114	115	-0.8%

Historical Housing Affordability Index by Month

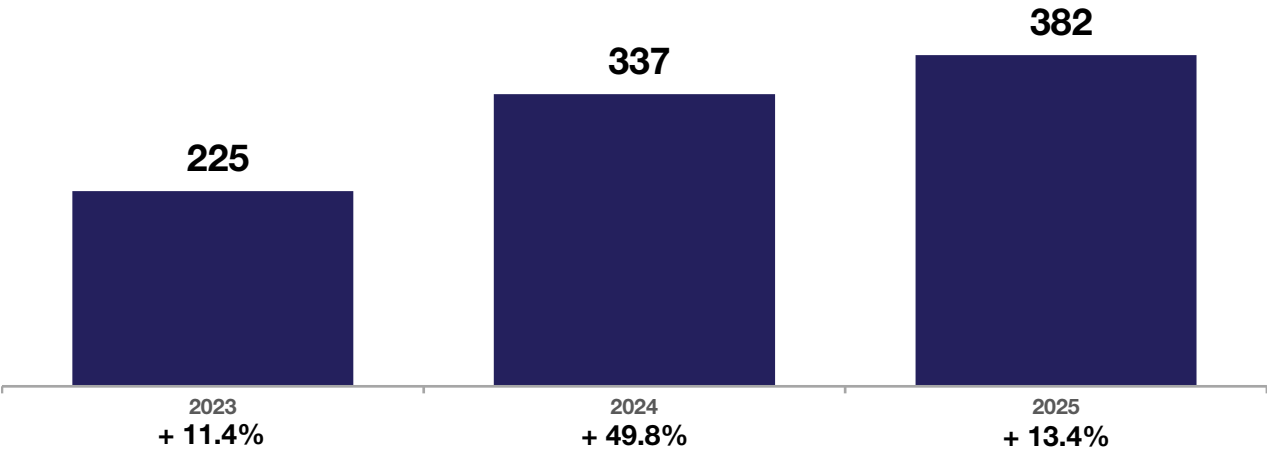


Inventory of Homes for Sale

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



June



Homes for Sale		Prior Year	Percent Change
July 2024	328	208	+57.7%
August 2024	342	240	+42.5%
September 2024	344	246	+39.8%
October 2024	341	267	+27.7%
November 2024	338	297	+13.8%
December 2024	325	313	+3.8%
January 2025	348	328	+6.1%
February 2025	366	328	+11.6%
March 2025	360	330	+9.1%
April 2025	393	323	+21.7%
May 2025	405	331	+22.4%
June 2025	382	337	+13.4%
12-Month Avg*	356	296	+20.3%

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

Historical Inventory of Homes for Sale by Month

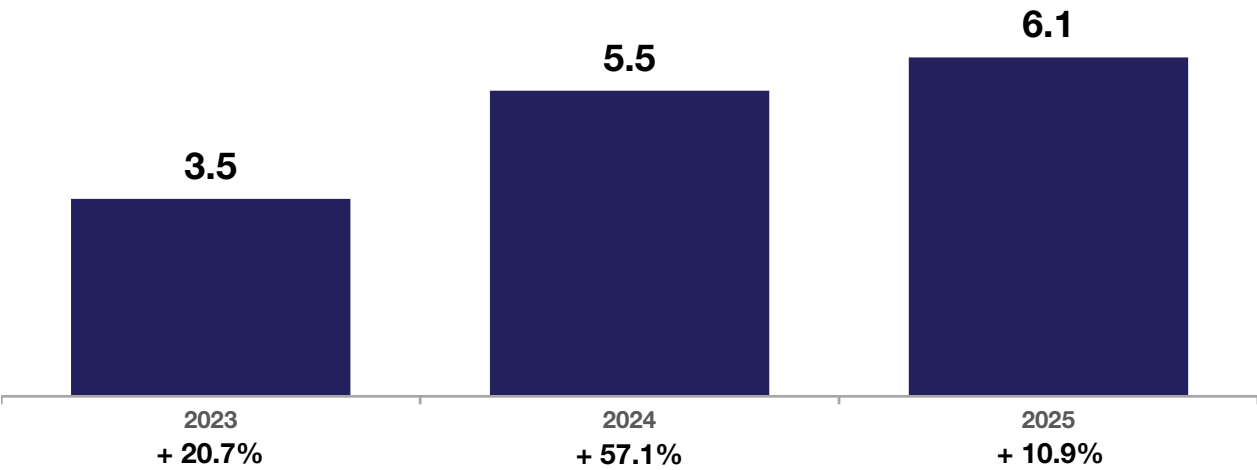


Months Supply of Inventory

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.



June



Months Supply		Prior Year	Percent Change
July 2024	5.2	3.4	+52.9%
August 2024	5.5	3.9	+41.0%
September 2024	5.4	4.0	+35.0%
October 2024	5.4	4.3	+25.6%
November 2024	5.4	4.7	+14.9%
December 2024	5.2	5.0	+4.0%
January 2025	5.6	5.2	+7.7%
February 2025	5.9	5.2	+13.5%
March 2025	5.8	5.2	+11.5%
April 2025	6.4	5.1	+25.5%
May 2025	6.6	5.4	+22.2%
June 2025	6.1	5.5	+10.9%
12-Month Avg*	5.7	4.7	+21.3%

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

Historical Months Supply of Inventory by Month

