

# Monthly Indicators



## December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings were up 8.7 percent to 1,455. Pending Sales increased 6.1 percent to 1,089. Inventory grew 26.0 percent to 5,309 units.

Prices moved higher as Median Sales Price was up 0.7 percent to \$312,240. Days on Market increased 16.7 percent to 63 days, the twelfth consecutive month of year-over-year gains. Months Supply of Inventory was up 20.0 percent to 3.6 months, the twelfth consecutive month of year-over-year gains.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

## Quick Facts

**+ 16.1%**    **+ 0.7%**    **+ 20.0%**

One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply
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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.



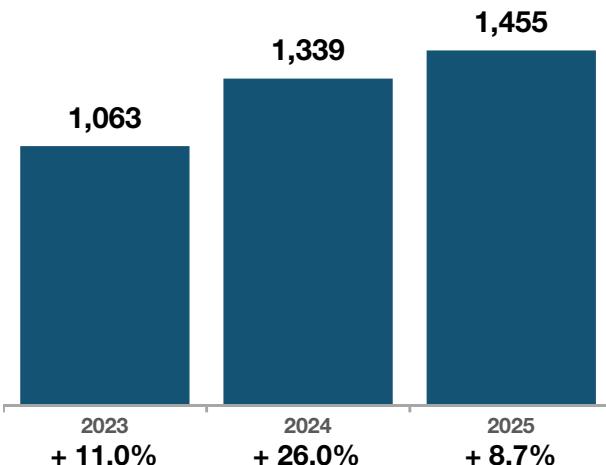
Key Metrics	Historical Sparkbars			12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	12-2023	12-2024	12-2025						
New Listings				1,339	1,455	+ 8.7%	23,509	27,288	+ 16.1%
Pending Sales				1,026	1,089	+ 6.1%	16,612	17,912	+ 7.8%
Closed Sales				1,428	1,658	+ 16.1%	16,463	17,869	+ 8.5%
Days on Market				54	63	+ 16.7%	49	53	+ 8.2%
Median Sales Price				\$310,000	\$312,240	+ 0.7%	\$314,500	\$319,900	+ 1.7%
Average Sales Price				\$376,908	\$381,971	+ 1.3%	\$384,066	\$397,877	+ 3.6%
Pct. of List Price Received				98.3%	98.2%	- 0.1%	98.4%	98.3%	- 0.1%
Housing Affordability Index				97	98	+ 1.0%	96	95	- 1.0%
Inventory of Homes for Sale				4,212	5,309	+ 26.0%	--	--	--
Months Supply of Inventory				3.0	3.6	+ 20.0%	--	--	--

# New Listings

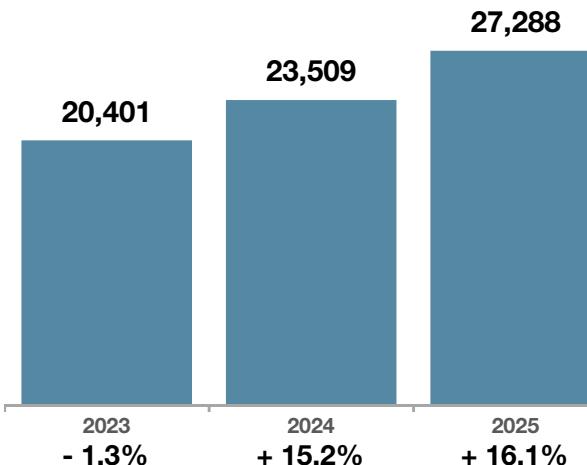
A count of the properties that have been newly listed on the market in a given month.



## December



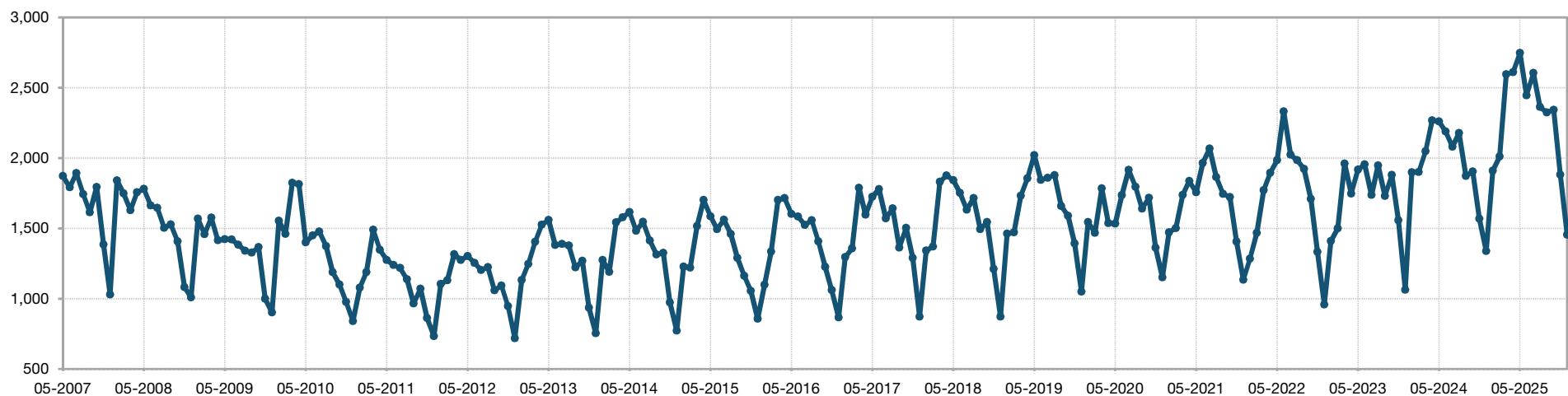
## Year to Date



## New Listings

	New Listings	Prior Year	Percent Change
January 2025	1,909	1,899	+0.5%
February 2025	2,011	1,900	+5.8%
March 2025	2,595	2,049	+26.6%
April 2025	2,610	2,267	+15.1%
May 2025	2,747	2,261	+21.5%
June 2025	2,445	2,189	+11.7%
July 2025	2,605	2,080	+25.2%
August 2025	2,363	2,178	+8.5%
September 2025	2,324	1,873	+24.1%
October 2025	2,342	1,905	+22.9%
November 2025	1,882	1,569	+19.9%
December 2025	1,455	1,339	+8.7%
12-Month Avg	2,274	1,959	+16.1%

## Historical New Listings by Month

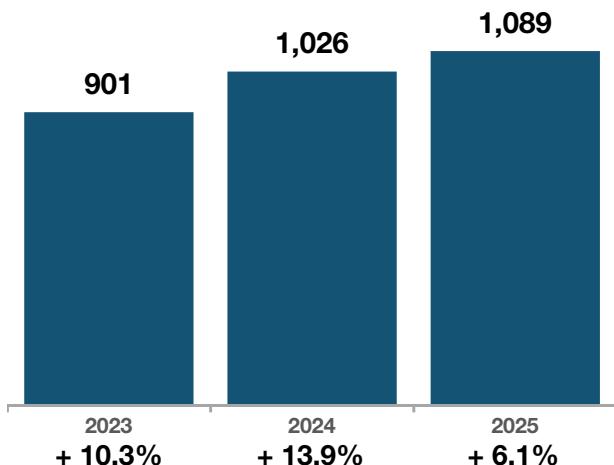


# Pending Sales

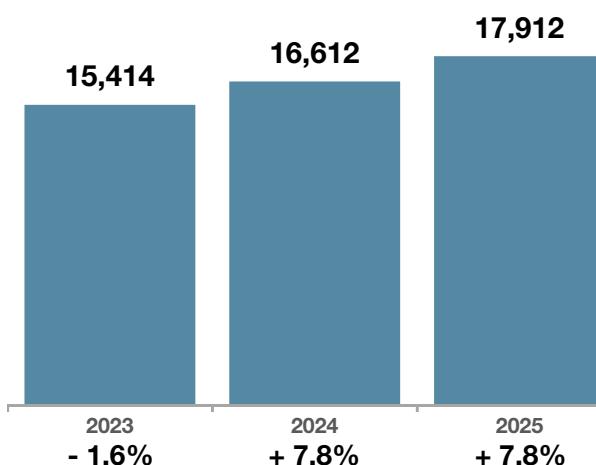
A count of the properties on which offers have been accepted in a given month.



## December



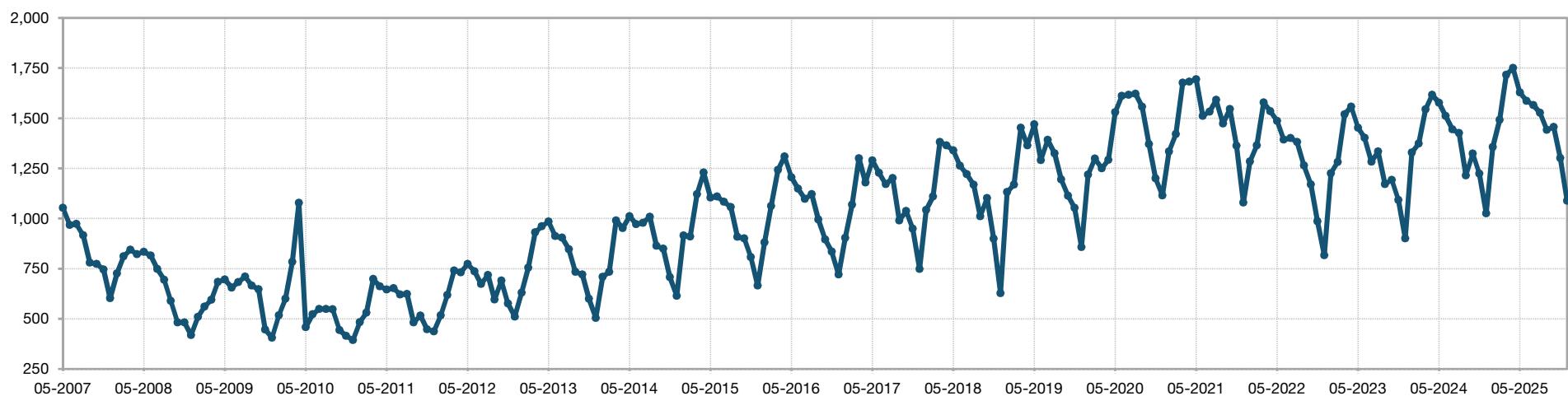
## Year to Date



## Pending Sales

	Pending Sales	Prior Year	Percent Change
January 2025	1,356	1,329	+2.0%
February 2025	1,492	1,373	+8.7%
March 2025	1,716	1,544	+11.1%
April 2025	1,751	1,617	+8.3%
May 2025	1,629	1,577	+3.3%
June 2025	1,587	1,512	+5.0%
July 2025	1,566	1,445	+8.4%
August 2025	1,527	1,426	+7.1%
September 2025	1,442	1,215	+18.7%
October 2025	1,456	1,324	+10.0%
November 2025	1,301	1,224	+6.3%
December 2025	1,089	1,026	+6.1%
12-Month Avg	1,493	1,384	+7.8%

## Historical Pending Sales by Month

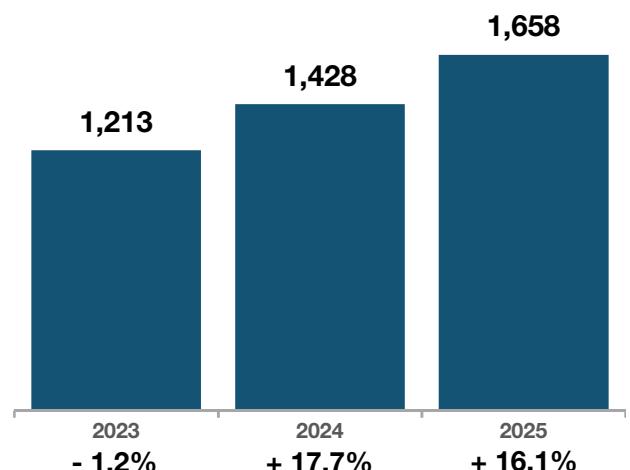


# Closed Sales

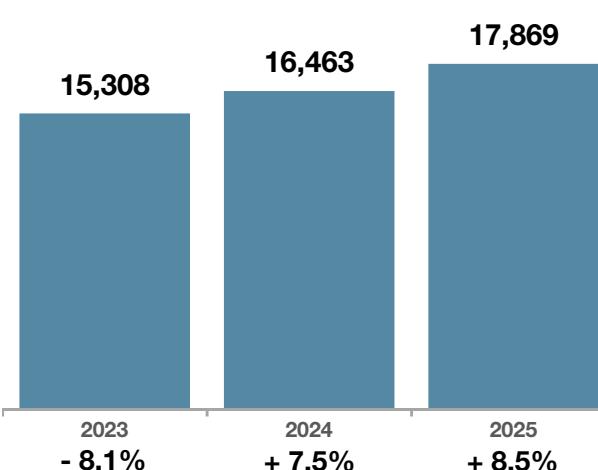
A count of the actual sales that closed in a given month.



## December



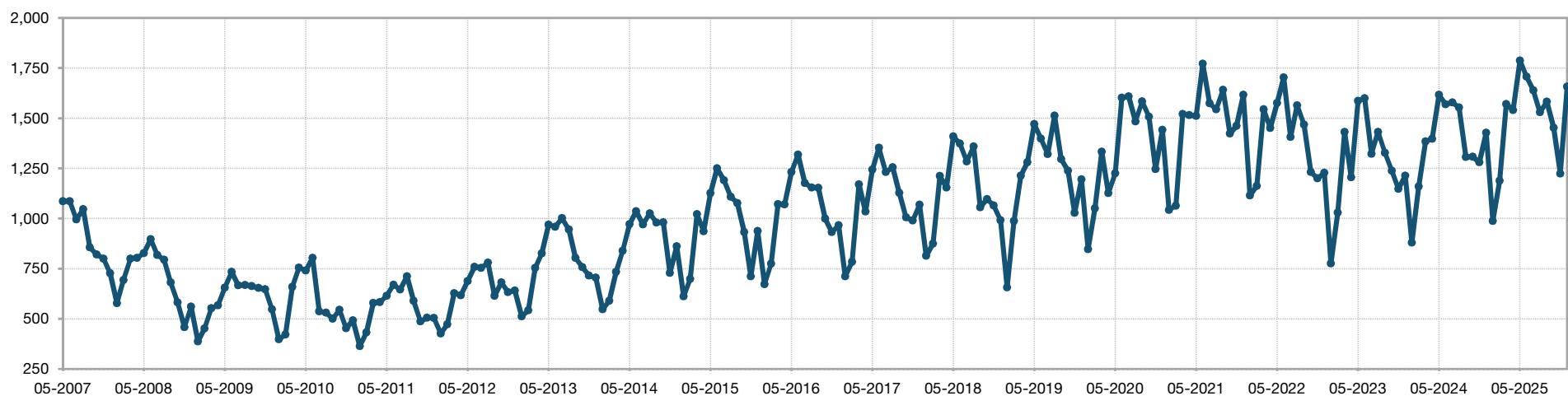
## Year to Date



## Closed Sales

	Closed Sales	Prior Year	Percent Change
January 2025	988	880	+12.3%
February 2025	1,189	1,160	+2.5%
March 2025	1,571	1,384	+13.5%
April 2025	1,541	1,397	+10.3%
May 2025	1,788	1,616	+10.6%
June 2025	1,707	1,570	+8.7%
July 2025	1,639	1,578	+3.9%
August 2025	1,530	1,554	-1.5%
September 2025	1,582	1,307	+21.0%
October 2025	1,452	1,308	+11.0%
November 2025	1,224	1,281	-4.4%
December 2025	1,658	1,428	+16.1%
12-Month Avg	1,489	1,372	+8.5%

## Historical Closed Sales by Month

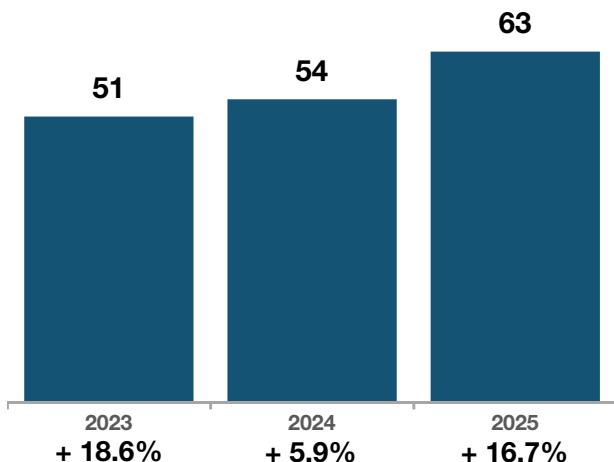


# Days on Market Until Sale

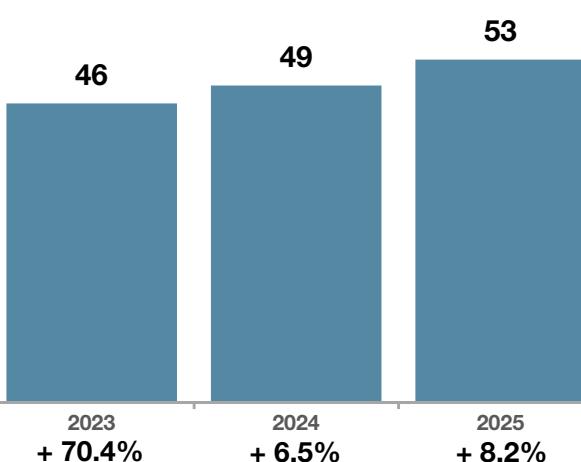
Average number of days between when a property is listed and when an offer is accepted in a given month.



## December



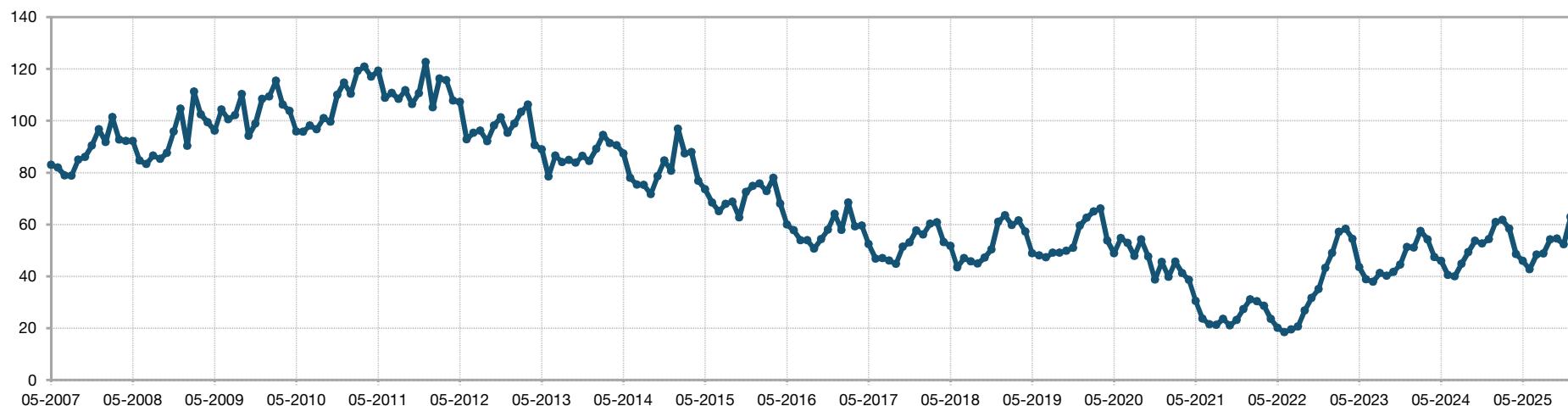
## Year to Date



Days on Market	Prior Year	Percent Change
January 2025	61	+19.6%
February 2025	62	+8.8%
March 2025	58	+7.4%
April 2025	49	+4.3%
May 2025	46	0.0%
June 2025	43	+4.9%
July 2025	48	+20.0%
August 2025	49	+8.9%
September 2025	54	+10.2%
October 2025	55	+1.9%
November 2025	52	-1.9%
December 2025	63	+16.7%
12-Month Avg*	53	+8.2%

\* Average Days on Market of all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

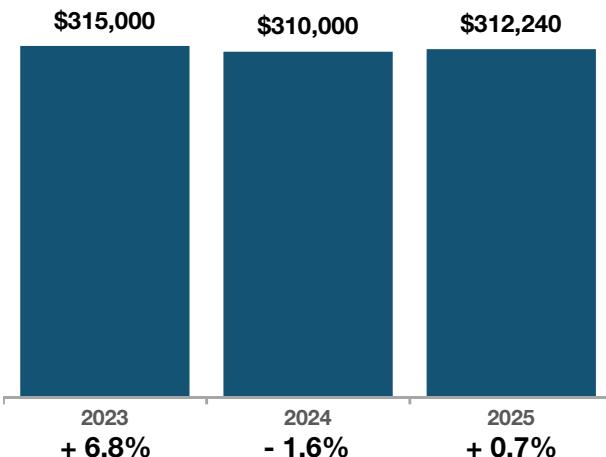


# Median Sales Price

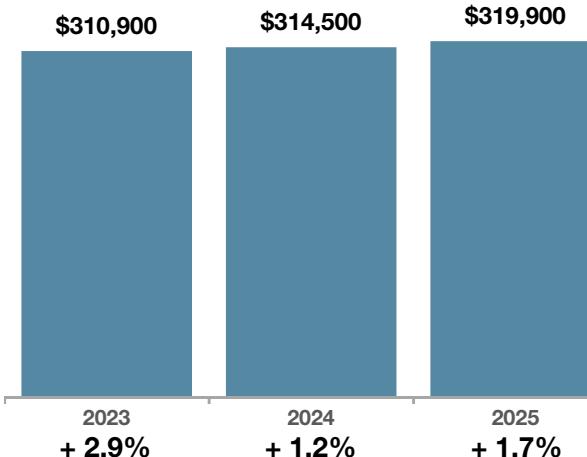
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## December



## Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$320,753	\$314,900	+1.9%
June 2025	\$330,000	\$320,840	+2.9%
July 2025	\$331,644	\$324,990	+2.0%
August 2025	\$324,740	\$319,950	+1.5%
September 2025	\$319,964	\$309,000	+3.5%
October 2025	\$322,495	\$313,990	+2.7%
November 2025	\$315,000	\$305,000	+3.3%
<b>December 2025</b>	<b>\$312,240</b>	<b>\$310,000</b>	<b>+0.7%</b>
12-Month Med*	\$319,900	\$314,500	+1.7%

\* Median Sales Price of all properties from January 2025 through December 2025. This is not the median of the individual figures above.

## Historical Median Sales Price by Month

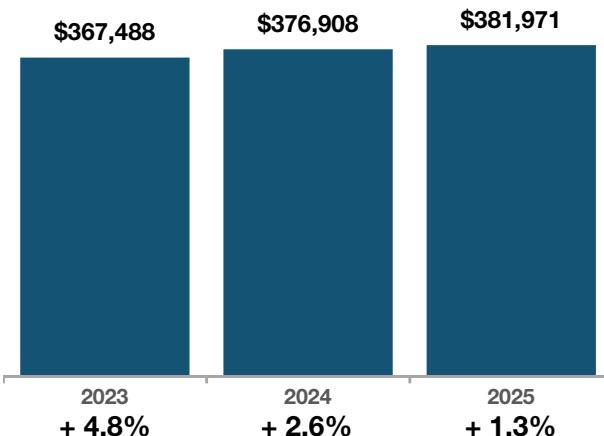


# Average Sales Price

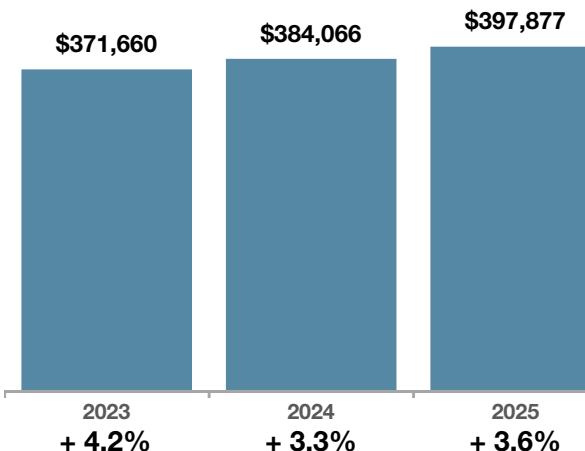
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## December



## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
January 2025	\$384,466	\$378,080	+1.7%
February 2025	\$399,136	\$357,050	+11.8%
March 2025	\$385,428	\$369,171	+4.4%
April 2025	\$387,206	\$371,760	+4.2%
May 2025	\$401,131	\$389,128	+3.1%
June 2025	\$404,330	\$402,424	+0.5%
July 2025	\$401,061	\$397,200	+1.0%
August 2025	\$396,772	\$383,152	+3.6%
September 2025	\$423,314	\$378,799	+11.8%
October 2025	\$416,094	\$414,534	+0.4%
November 2025	\$387,273	\$380,444	+1.8%
<b>December 2025</b>	<b>\$381,971</b>	<b>\$376,908</b>	<b>+1.3%</b>
12-Month Avg*	\$397,877	\$384,066	+3.6%

\* Avg. Sales Price of all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

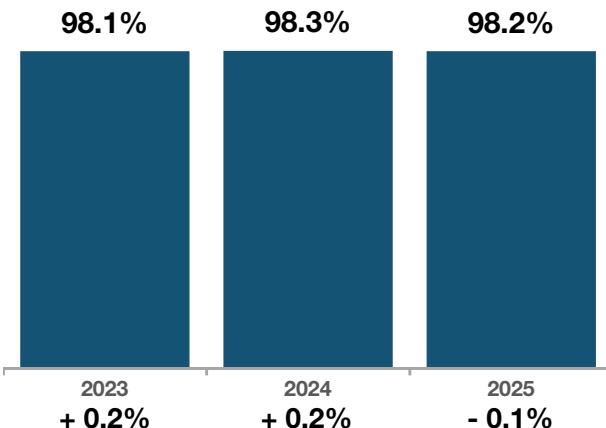


# Percent of List Price Received

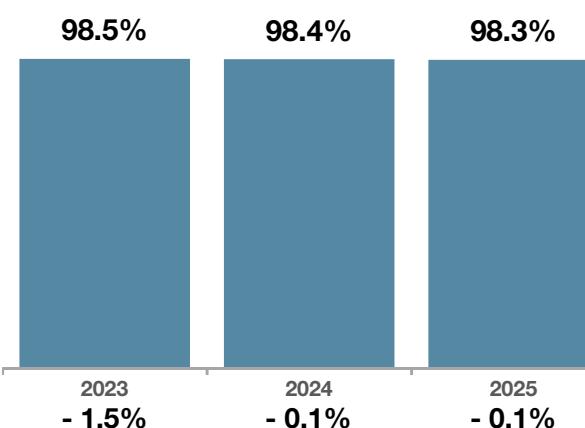
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## December



## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
June 2025	98.5%	98.7%	-0.2%
July 2025	98.5%	98.5%	0.0%
August 2025	98.2%	98.4%	-0.2%
September 2025	98.1%	98.3%	-0.2%
October 2025	97.8%	98.0%	-0.2%
November 2025	98.2%	98.3%	-0.1%
<b>December 2025</b>	<b>98.2%</b>	<b>98.3%</b>	<b>-0.1%</b>
12-Month Avg*	98.3%	98.4%	-0.1%

\* Average Pct. of List Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

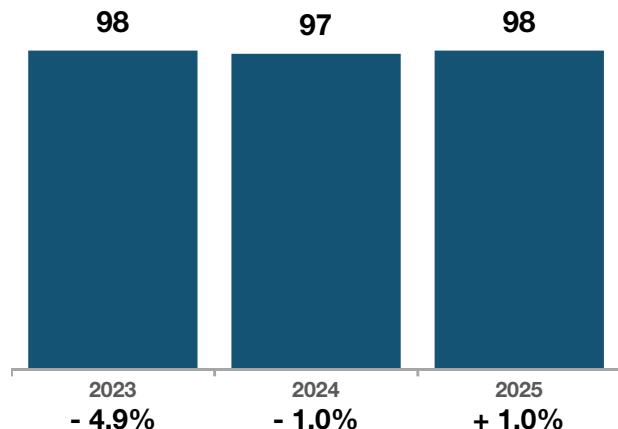


# Housing Affordability Index

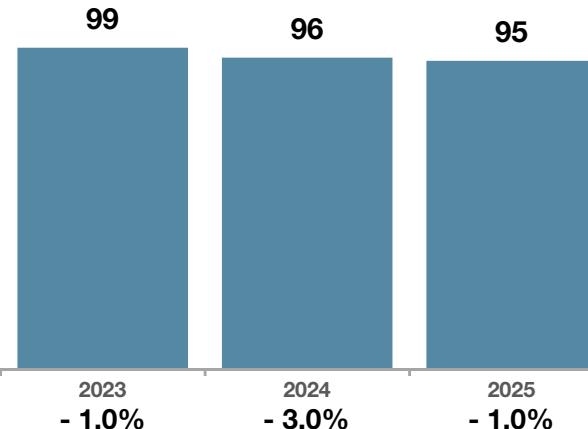
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## December



## Year to Date



## Affordability Index

	Prior Year	Percent Change
January 2025	98	0.0%
February 2025	97	-3.0%
March 2025	98	0.0%
April 2025	96	+1.1%
May 2025	94	0.0%
June 2025	92	-2.1%
July 2025	92	-1.1%
August 2025	95	-3.1%
September 2025	99	-4.8%
October 2025	99	0.0%
November 2025	96	-3.0%
<b>December 2025</b>	<b>98</b>	<b>+1.0%</b>
12-Month Avg	96	-1.3%

## Historical Housing Affordability Index by Month

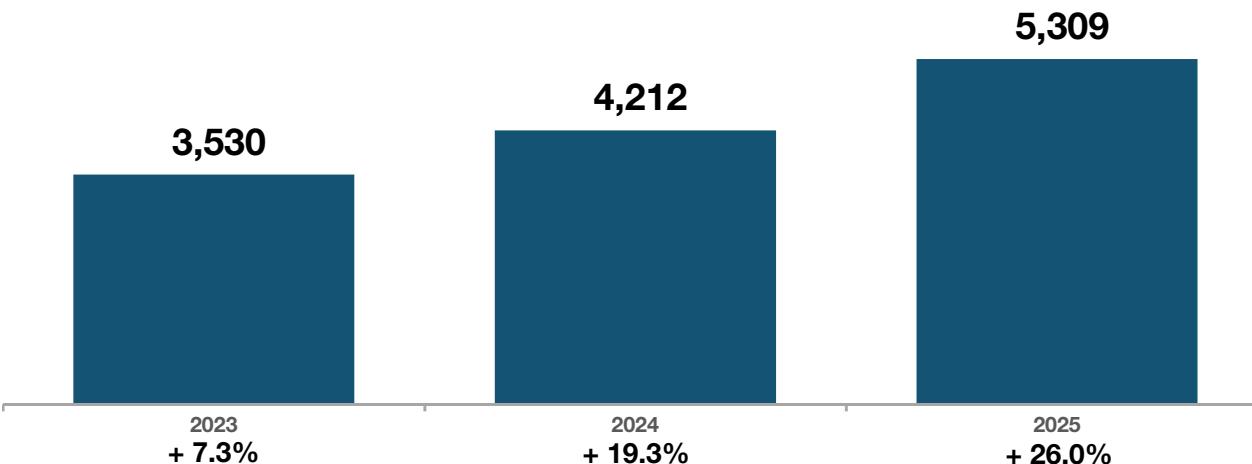


# Inventory of Homes for Sale

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



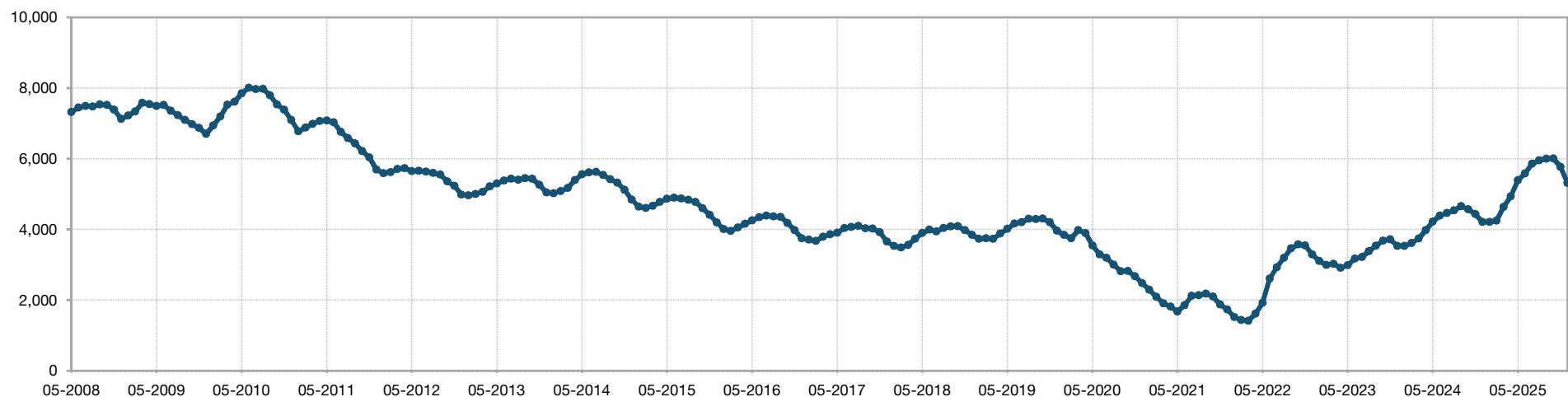
## December



Homes for Sale	Prior Year	Percent Change
January 2025	4,210	3,534 +19.1%
February 2025	4,246	3,615 +17.5%
March 2025	4,635	3,742 +23.9%
April 2025	4,929	3,977 +23.9%
May 2025	5,389	4,219 +27.7%
June 2025	5,581	4,388 +27.2%
July 2025	5,857	4,460 +31.3%
August 2025	5,952	4,539 +31.1%
September 2025	5,998	4,654 +28.9%
October 2025	6,003	4,570 +31.4%
November 2025	5,765	4,434 +30.0%
<b>December 2025</b>	<b>5,309</b>	<b>4,212 +26.0%</b>
12-Month Avg*	5,323	4,195 +26.9%

\* Homes for Sale for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Inventory of Homes for Sale by Month

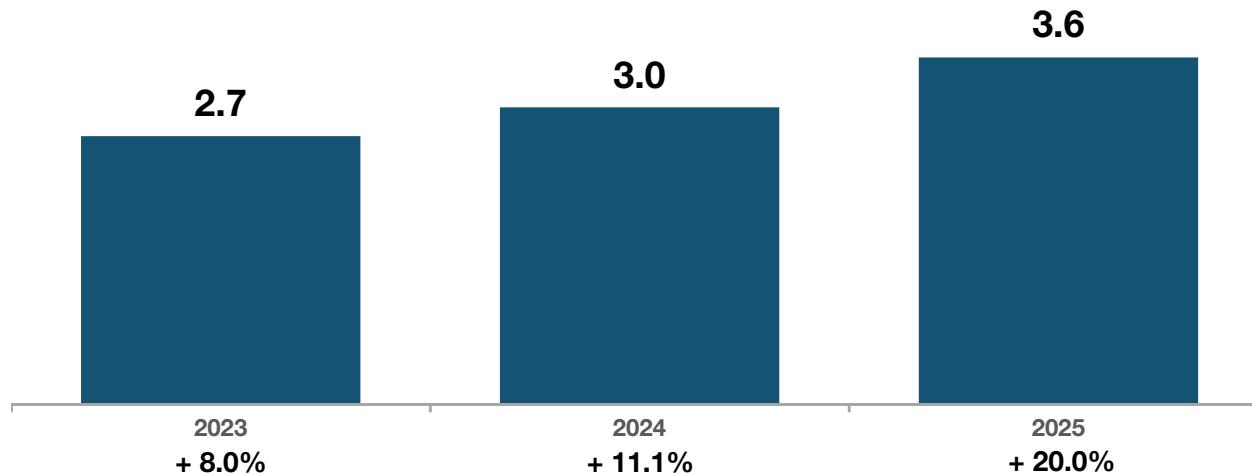


# Months Supply of Inventory

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.



## December



	Months Supply	Prior Year	Percent Change
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	3.5	3.0	+16.7%
May 2025	3.8	3.2	+18.8%
June 2025	3.9	3.3	+18.2%
July 2025	4.1	3.3	+24.2%
August 2025	4.1	3.4	+20.6%
September 2025	4.1	3.4	+20.6%
October 2025	4.1	3.4	+20.6%
November 2025	3.9	3.2	+21.9%
<b>December 2025</b>	<b>3.6</b>	<b>3.0</b>	<b>+20.0%</b>
12-Month Avg*	3.7	3.1	+19.4%

\* Months Supply for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month

