

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 9.5 percent to 2,397. Pending Sales decreased 42.4 percent to 871. Inventory grew 43.0 percent to 6,226 units.

Prices moved higher as Median Sales Price was up 2.9 percent to \$330,000. Days on Market increased 4.9 percent to 43 days. Months Supply of Inventory was up 39.4 percent to 4.6 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

+ 7.6%	+ 2.9%	+ 39.4%
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 Greater Greenville Association of REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

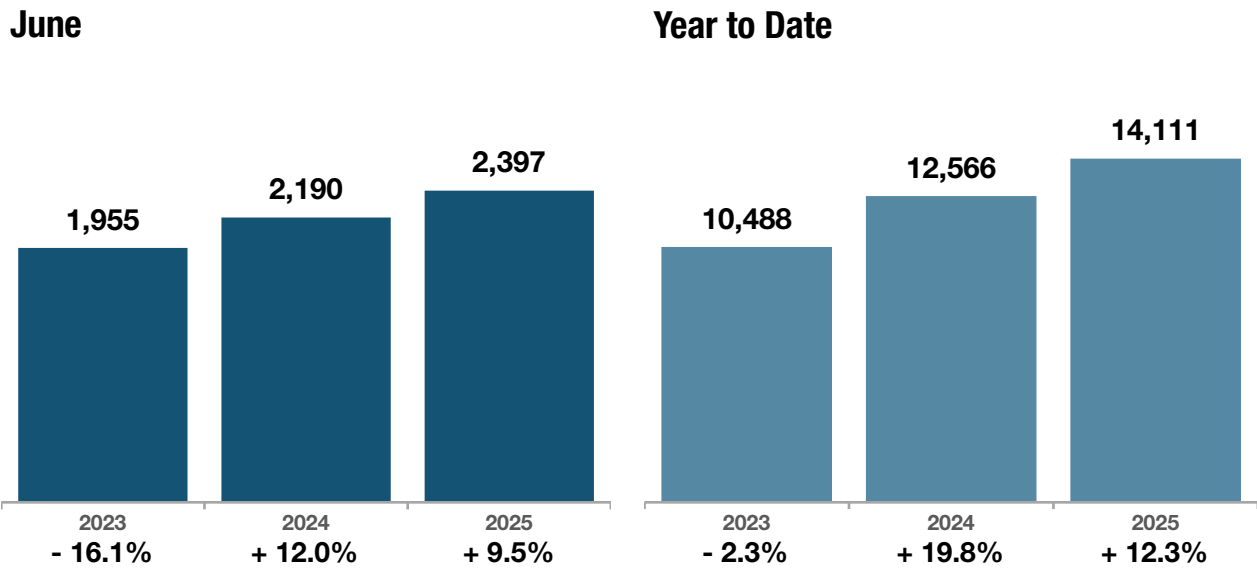
Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars			06-2024	06-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	06-2023	06-2024	06-2025						
New Listings				2,190	2,397	+ 9.5%	12,566	14,111	+ 12.3%
Pending Sales				1,511	871	- 42.4%	8,954	8,540	- 4.6%
Closed Sales				1,570	1,689	+ 7.6%	8,009	8,748	+ 9.2%
Days on Market				41	43	+ 4.9%	49	52	+ 6.1%
Median Sales Price				\$320,840	\$330,000	+ 2.9%	\$312,500	\$318,970	+ 2.1%
Average Sales Price				\$402,424	\$405,249	+ 0.7%	\$379,391	\$394,731	+ 4.0%
Pct. of List Price Received				98.7%	98.5%	- 0.2%	98.5%	98.4%	- 0.1%
Housing Affordability Index				94	92	- 2.1%	97	95	- 2.1%
Inventory of Homes for Sale				4,354	6,226	+ 43.0%	--	--	--
Months Supply of Inventory				3.3	4.6	+ 39.4%	--	--	--

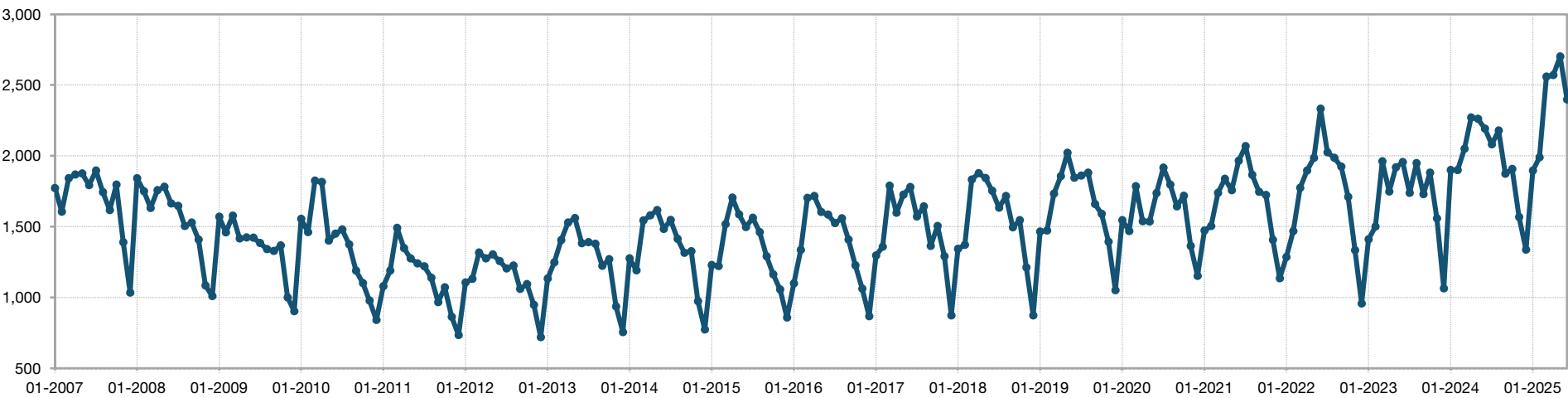
New Listings

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



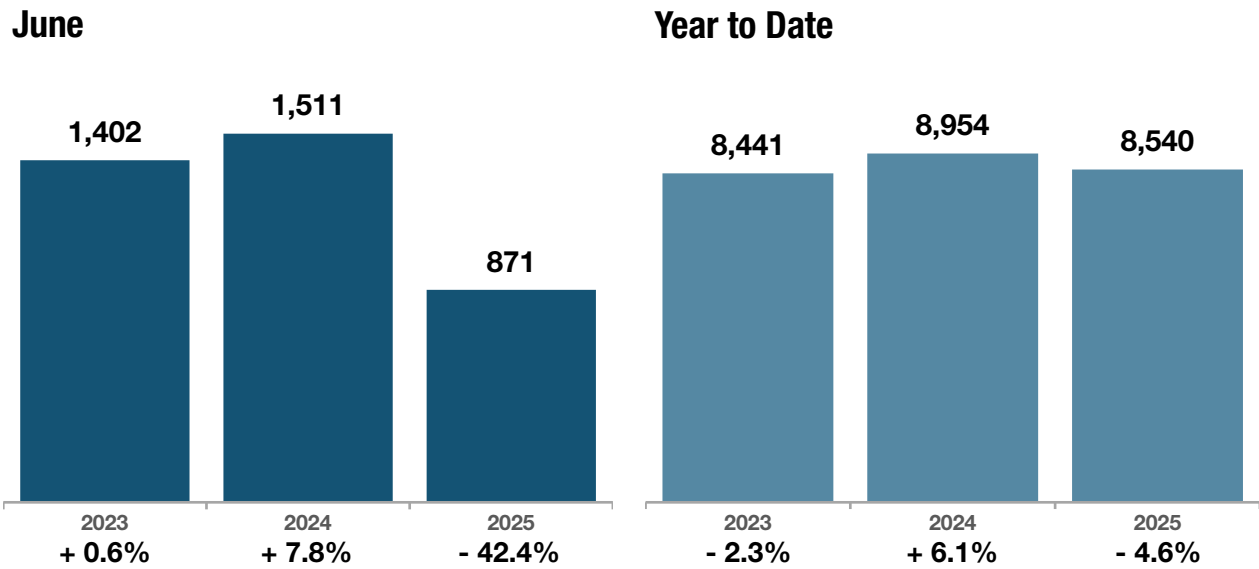
New Listings		Prior Year	Percent Change
July 2024	2,081	1,737	+19.8%
August 2024	2,177	1,947	+11.8%
September 2024	1,873	1,728	+8.4%
October 2024	1,906	1,879	+1.4%
November 2024	1,567	1,558	+0.6%
December 2024	1,337	1,063	+25.8%
January 2025	1,895	1,899	-0.2%
February 2025	1,989	1,899	+4.7%
March 2025	2,559	2,048	+25.0%
April 2025	2,570	2,269	+13.3%
May 2025	2,701	2,261	+19.5%
June 2025	2,397	2,190	+9.5%
12-Month Avg	2,088	1,873	+11.5%

Historical New Listings by Month



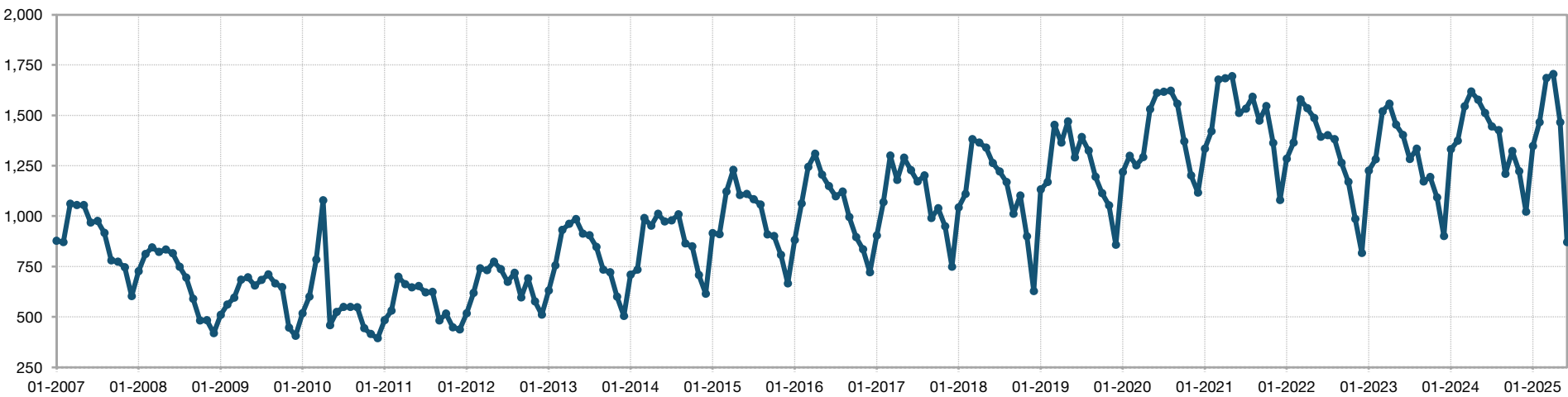
Pending Sales

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



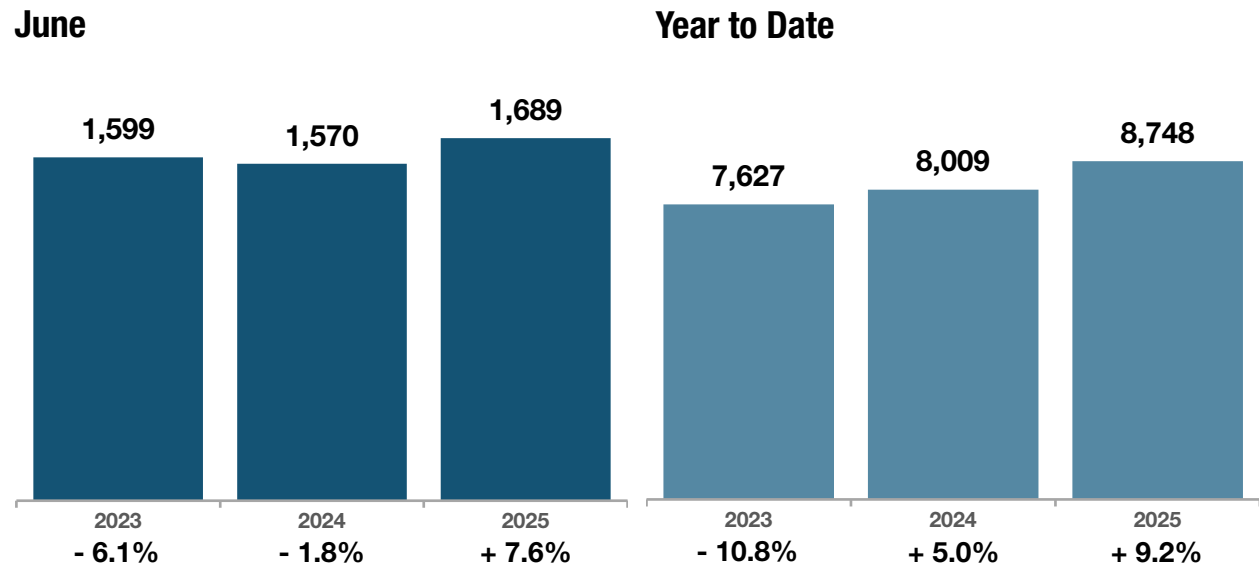
Pending Sales		Prior Year	Percent Change
July 2024	1,444	1,283	+12.5%
August 2024	1,426	1,334	+6.9%
September 2024	1,210	1,172	+3.2%
October 2024	1,322	1,194	+10.7%
November 2024	1,222	1,092	+11.9%
December 2024	1,022	901	+13.4%
January 2025	1,348	1,331	+1.3%
February 2025	1,466	1,373	+6.8%
March 2025	1,685	1,544	+9.1%
April 2025	1,705	1,618	+5.4%
May 2025	1,465	1,577	-7.1%
June 2025	871	1,511	-42.4%
12-Month Avg	1,349	1,328	+1.6%

Historical Pending Sales by Month



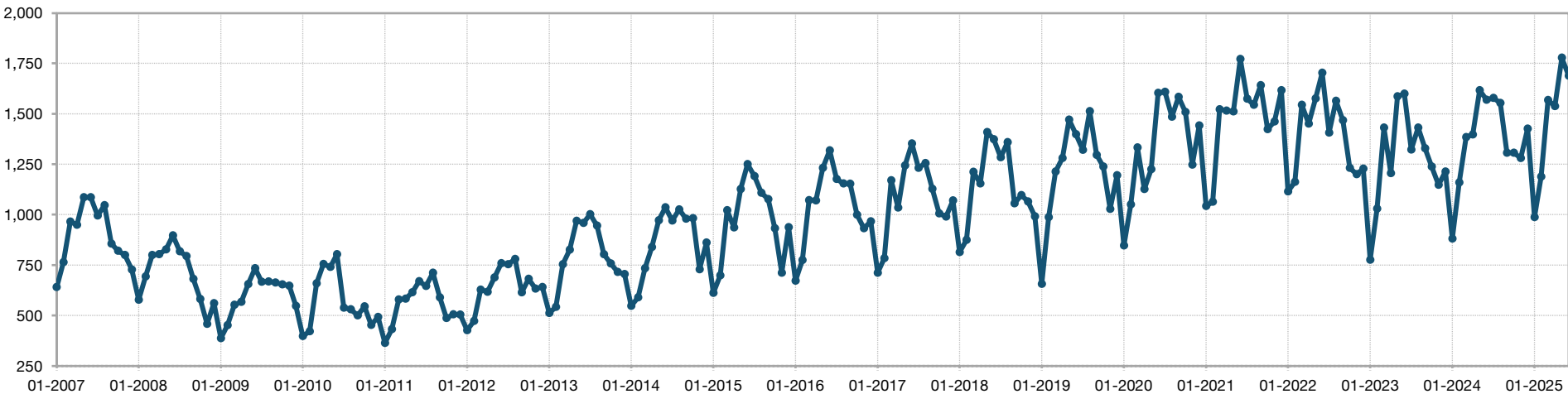
Closed Sales

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



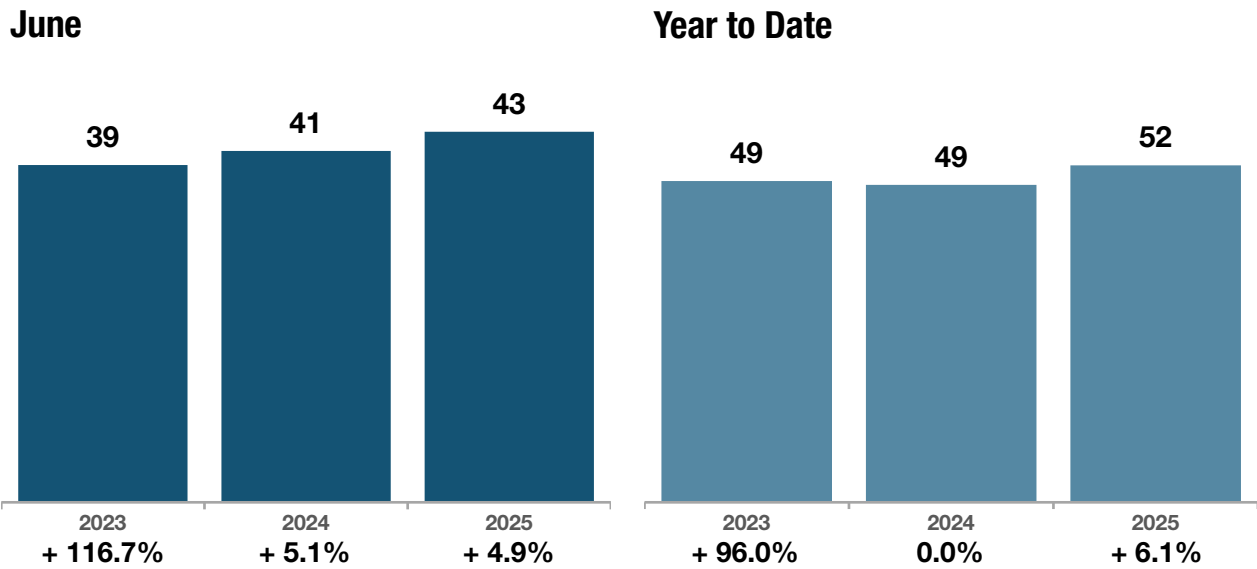
Closed Sales		Prior Year	Percent Change
July 2024	1,578	1,322	+19.4%
August 2024	1,554	1,431	+8.6%
September 2024	1,307	1,329	-1.7%
October 2024	1,307	1,239	+5.5%
November 2024	1,280	1,148	+11.5%
December 2024	1,426	1,213	+17.6%
January 2025	987	881	+12.0%
February 2025	1,188	1,160	+2.4%
March 2025	1,568	1,384	+13.3%
April 2025	1,538	1,397	+10.1%
May 2025	1,778	1,617	+10.0%
June 2025	1,689	1,570	+7.6%
12-Month Avg	1,433	1,308	+9.6%

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
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%
June 2025	43	41	+4.9%
12-Month Avg*	50	46	+8.7%

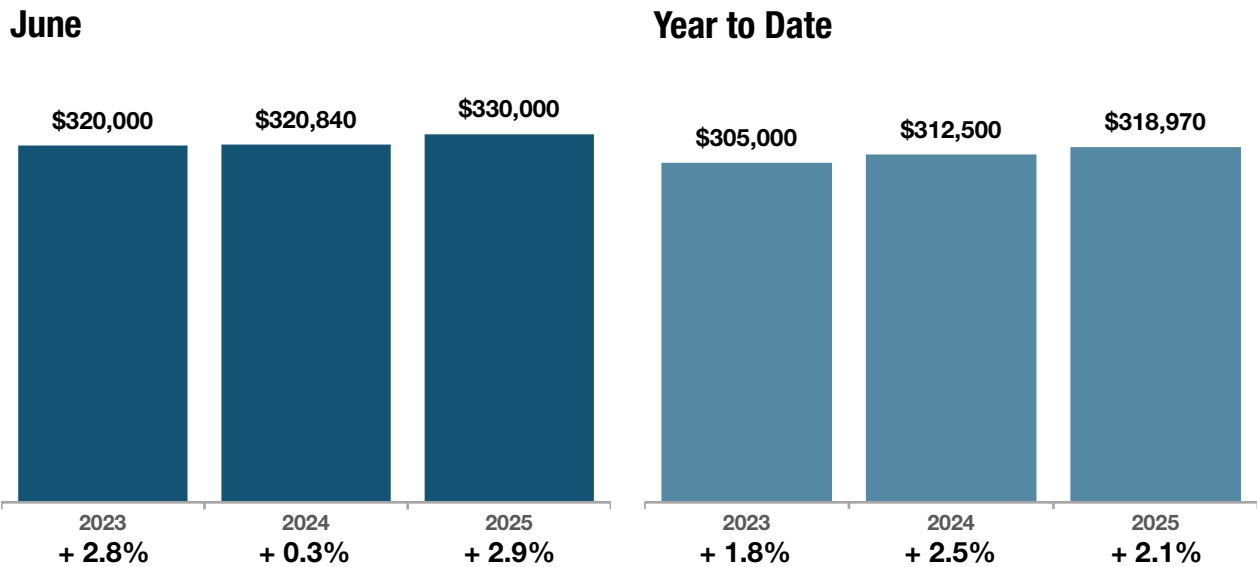
* Average Days on Market of all properties from July 2024 through June 2025. This is not the average of the individual figures above.

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	\$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	\$322,535	\$314,900	+2.4%
June 2025	\$330,000	\$320,840	+2.9%
12-Month Med*	\$316,000	\$315,000	+0.3%

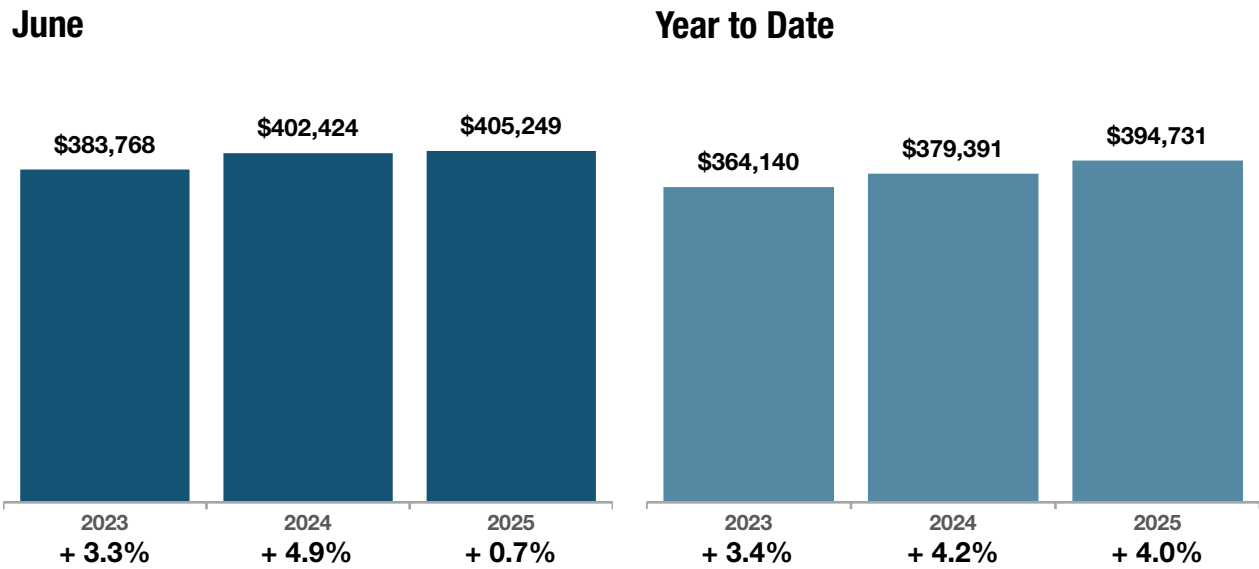
* Median Sales Price of all properties from July 2024 through June 2025. This is not the median of the individual figures above.

Historical Median Sales Price by Month



Average Sales Price

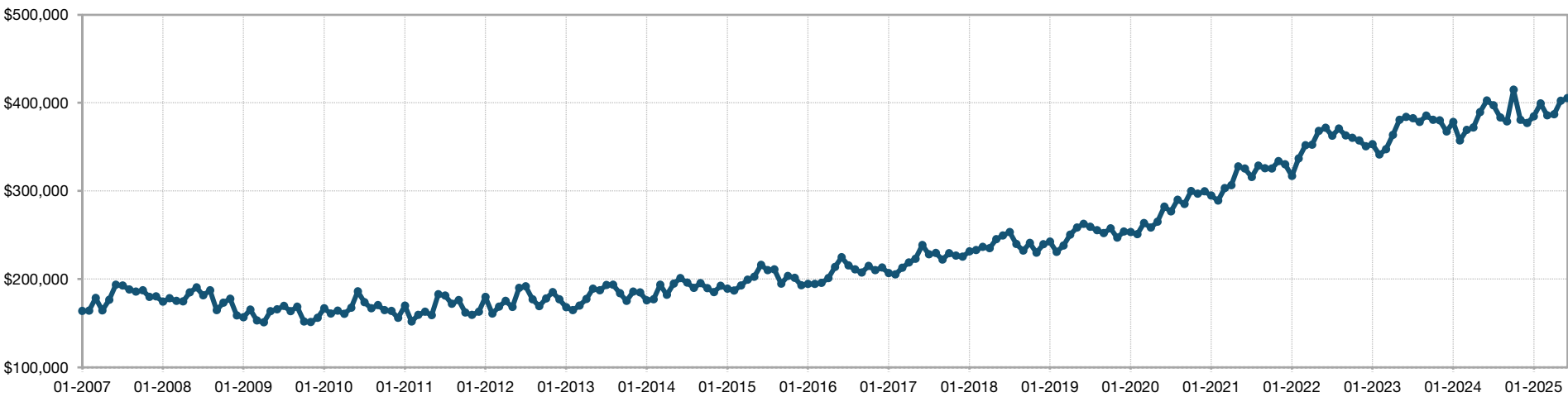
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



Avg. Sales Price	Prior Year	Percent Change
July 2024	\$397,200	\$382,484 +3.8%
August 2024	\$383,152	\$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	\$386,893	\$371,760 +4.1%
May 2025	\$402,113	\$389,135 +3.3%
June 2025	\$405,249	\$402,424 +0.7%
12-Month Avg*	\$391,689	\$379,254 +3.3%

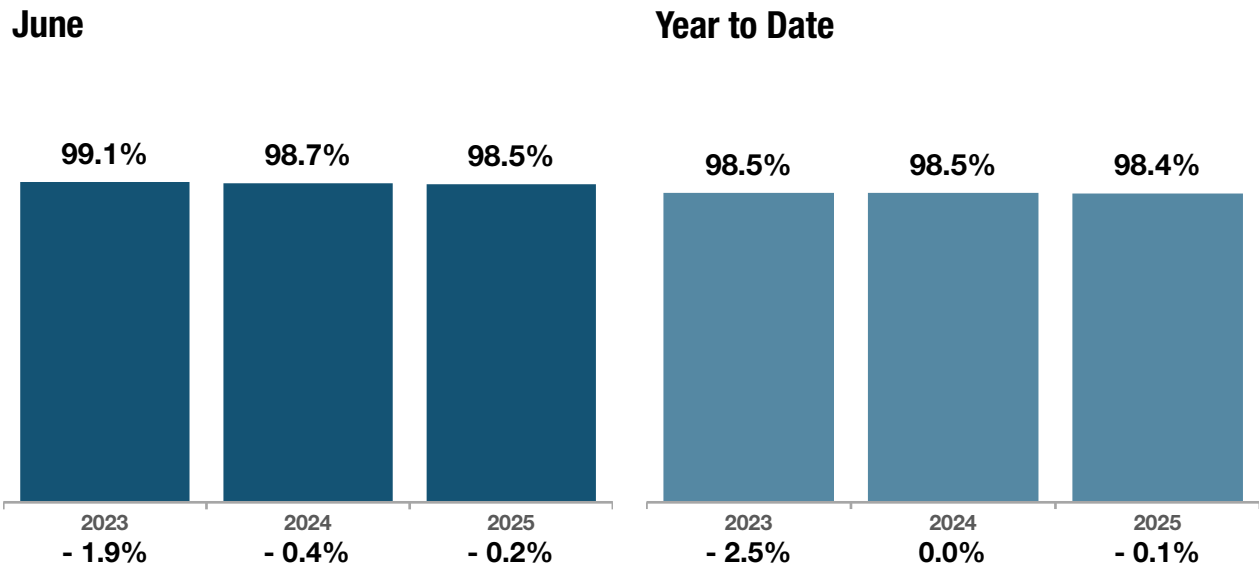
* Avg. Sales Price of all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of List Price Received

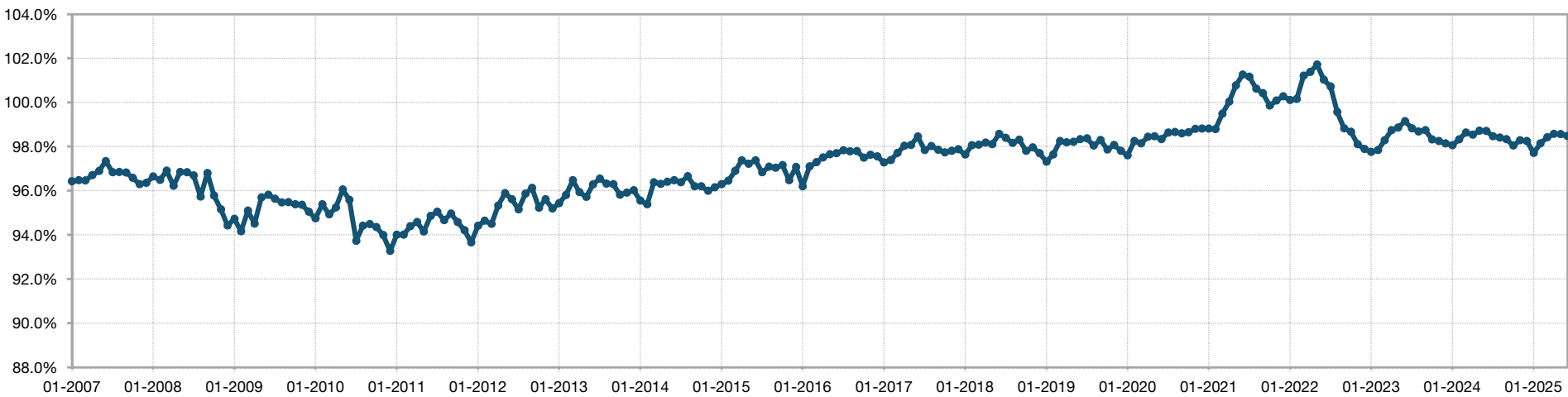
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



Pct. of List Price Received		Prior Year	Percent Change
July 2024	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%
June 2025	98.5%	98.7%	-0.2%
12-Month Avg*		98.3%	-0.2%

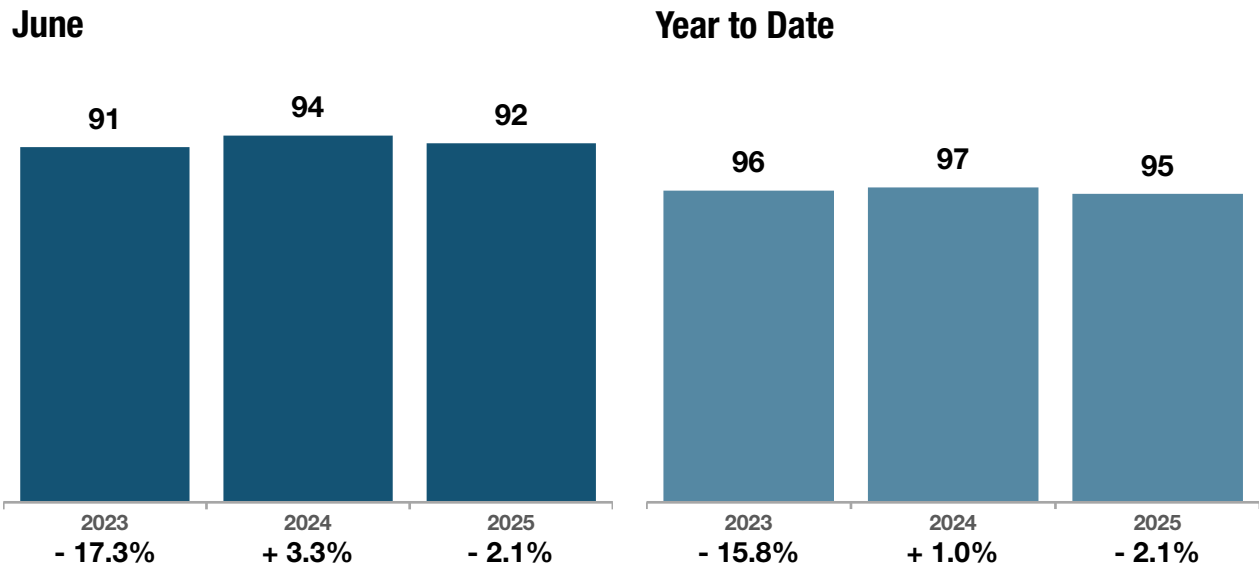
* Average Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



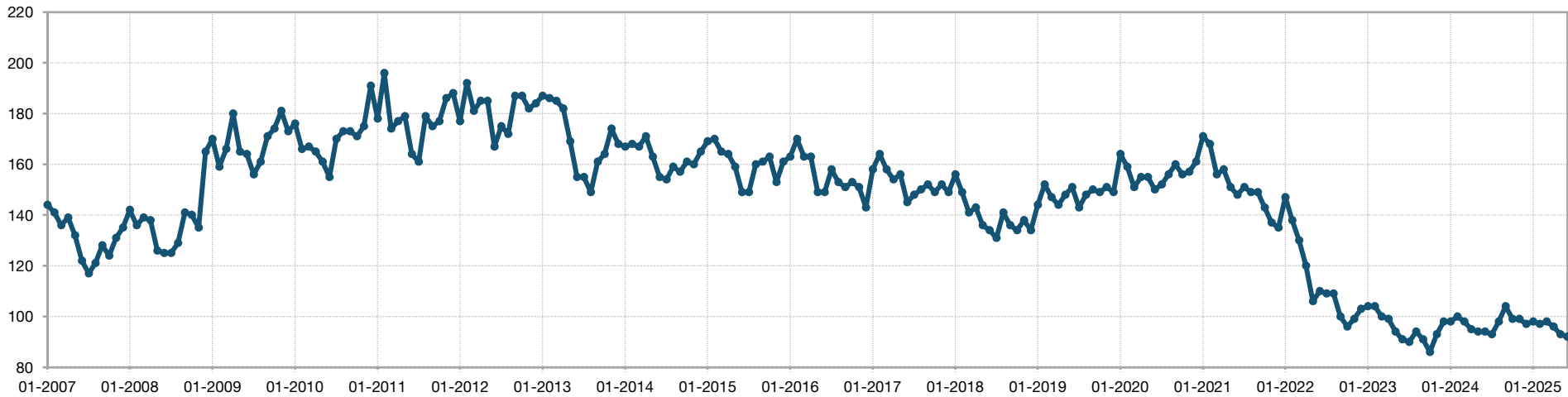
Housing Affordability Index

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	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%
June 2025	92	94	-2.1%
12-Month Avg		97	+2.9%

Historical Housing Affordability Index by Month

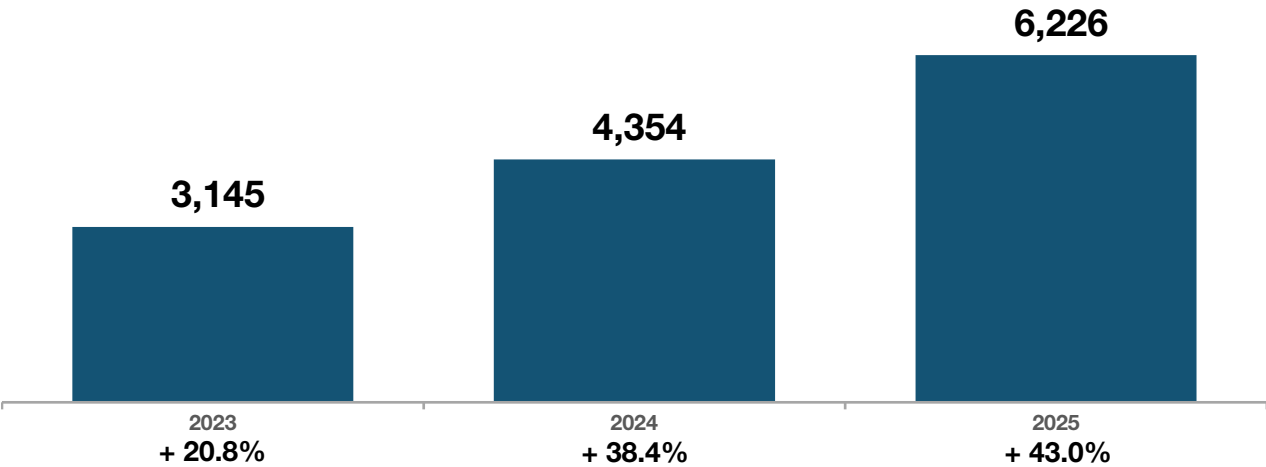


Inventory of Homes for Sale

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



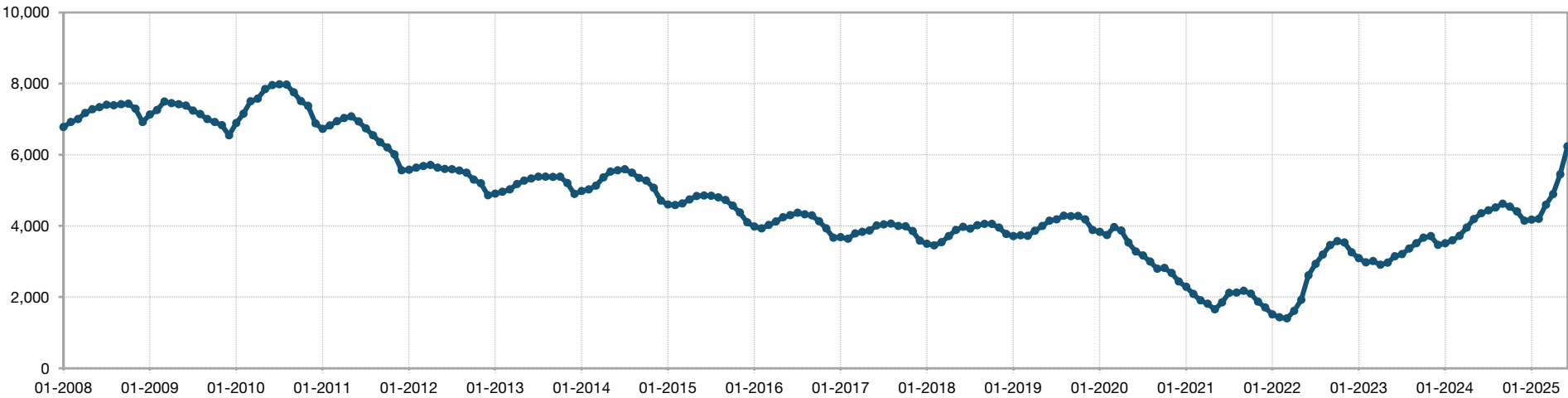
June



Homes for Sale		Prior Year	Percent Change
July 2024	4,429	3,199	+38.4%
August 2024	4,511	3,358	+34.3%
September 2024	4,621	3,506	+31.8%
October 2024	4,540	3,662	+24.0%
November 2024	4,400	3,706	+18.7%
December 2024	4,142	3,461	+19.7%
January 2025	4,168	3,510	+18.7%
February 2025	4,196	3,587	+17.0%
March 2025	4,590	3,717	+23.5%
April 2025	4,887	3,948	+23.8%
May 2025	5,444	4,187	+30.0%
June 2025	6,226	4,354	+43.0%
12-Month Avg*	4,680	3,683	+27.1%

* 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

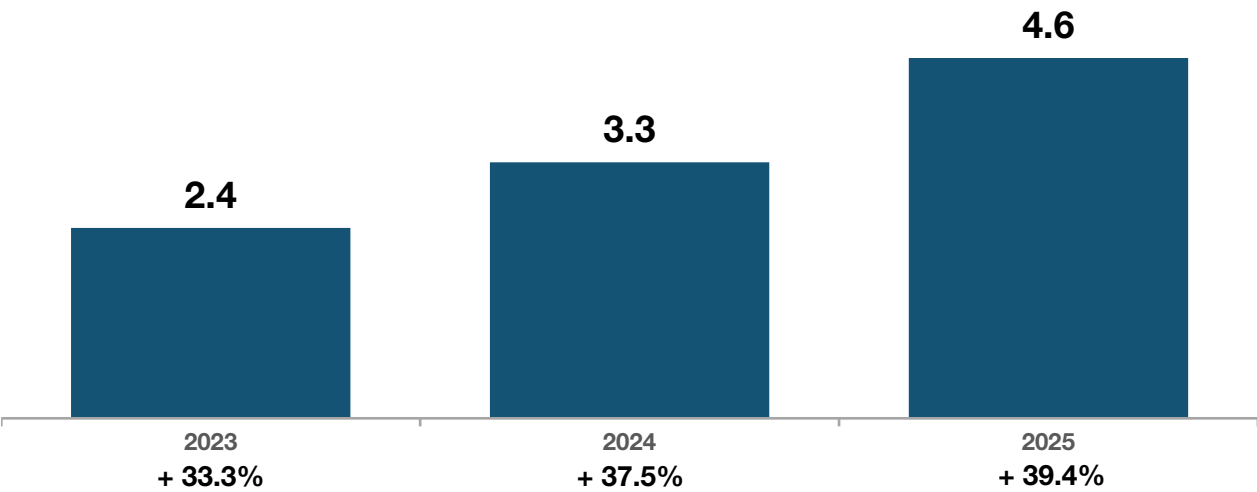


Months Supply of Inventory

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	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	3.5	3.0	+16.7%
May 2025	3.9	3.2	+21.9%
June 2025	4.6	3.3	+39.4%
12-Month Avg*	3.4	2.8	+21.4%

* 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

