

Monthly Indicators



August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings were up 6.8 percent to 2,327. Pending Sales decreased 39.2 percent to 867. Inventory grew 44.8 percent to 6,540 units.

Prices moved higher as Median Sales Price was up 1.3 percent to \$324,250. Days on Market increased 8.9 percent to 49 days. Months Supply of Inventory was up 38.2 percent to 4.7 months.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Quick Facts

- 2.1%	+ 1.3%	+ 38.2%
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.



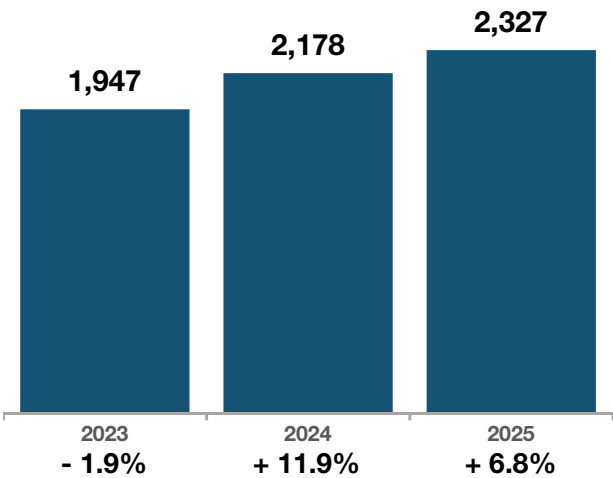
Key Metrics	Historical Sparkbars			08-2024	08-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	08-2023	08-2024	08-2025						
New Listings				2,178	2,327	+ 6.8%	16,828	19,118	+ 13.6%
Pending Sales				1,425	867	- 39.2%	11,823	11,749	- 0.6%
Closed Sales				1,554	1,522	- 2.1%	11,140	11,934	+ 7.1%
Days on Market				45	49	+ 8.9%	47	51	+ 8.5%
Median Sales Price				\$319,950	\$324,250	+ 1.3%	\$315,000	\$320,000	+ 1.6%
Average Sales Price				\$383,152	\$395,254	+ 3.2%	\$382,443	\$395,414	+ 3.4%
Pct. of List Price Received				98.4%	98.2%	- 0.2%	98.5%	98.4%	- 0.1%
Housing Affordability Index				98	95	- 3.1%	100	97	- 3.0%
Inventory of Homes for Sale				4,518	6,540	+ 44.8%	--	--	--
Months Supply of Inventory				3.4	4.7	+ 38.2%	--	--	--

New Listings

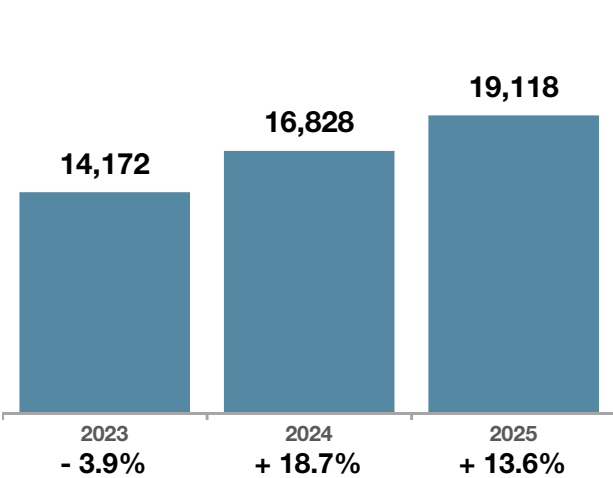
A count of the properties that have been newly listed on the market in a given month.



August

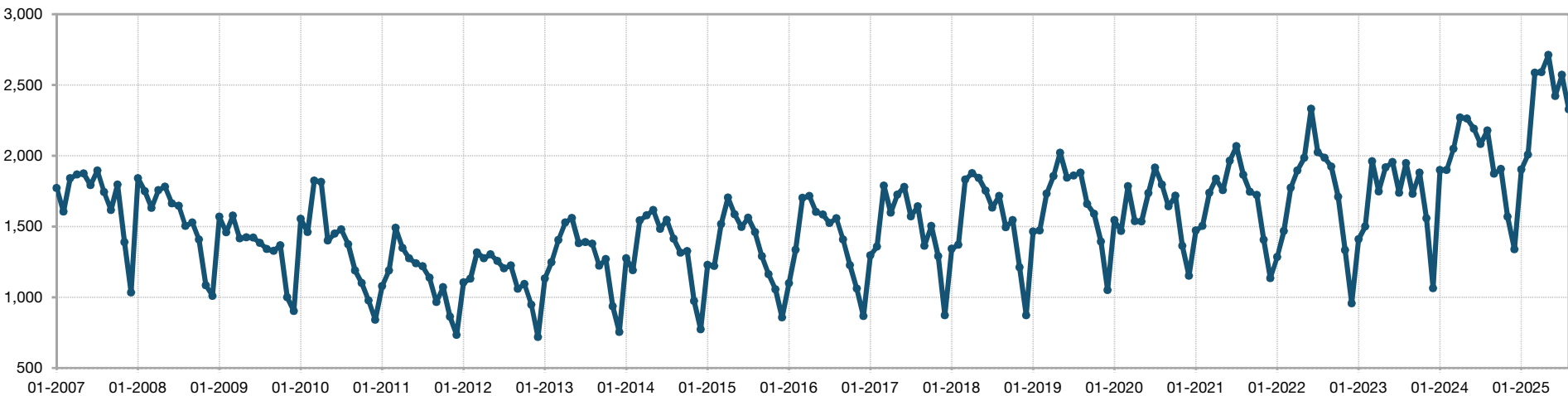


Year to Date



New Listings		Prior Year	Percent Change
September 2024	1,873	1,729	+8.3%
October 2024	1,906	1,879	+1.4%
November 2024	1,569	1,558	+0.7%
December 2024	1,339	1,063	+26.0%
January 2025	1,903	1,899	+0.2%
February 2025	2,008	1,899	+5.7%
March 2025	2,586	2,049	+26.2%
April 2025	2,589	2,269	+14.1%
May 2025	2,712	2,262	+19.9%
June 2025	2,421	2,190	+10.5%
July 2025	2,572	2,082	+23.5%
August 2025	2,327	2,178	+6.8%
12-Month Avg	2,150	1,921	+11.9%

Historical New Listings by Month

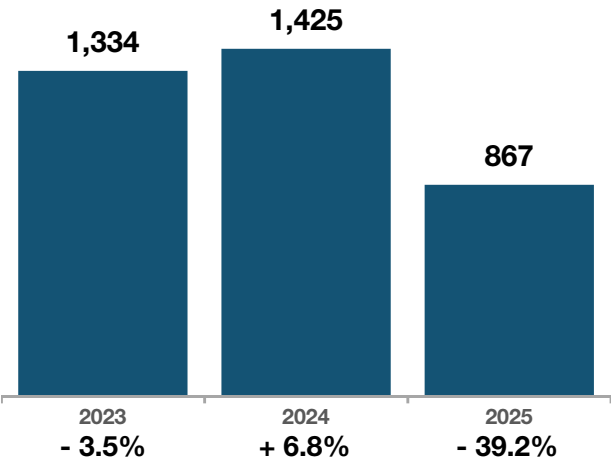


Pending Sales

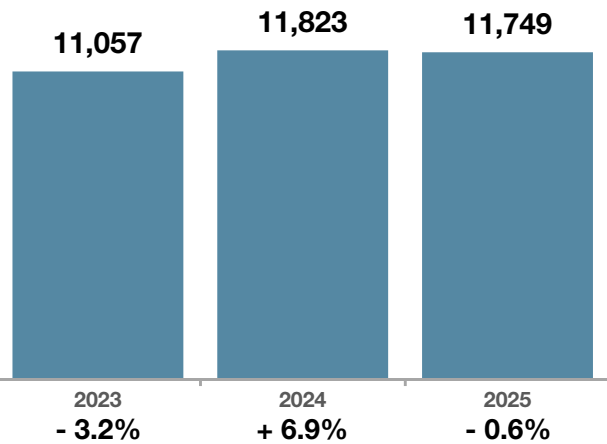
A count of the properties on which offers have been accepted in a given month.



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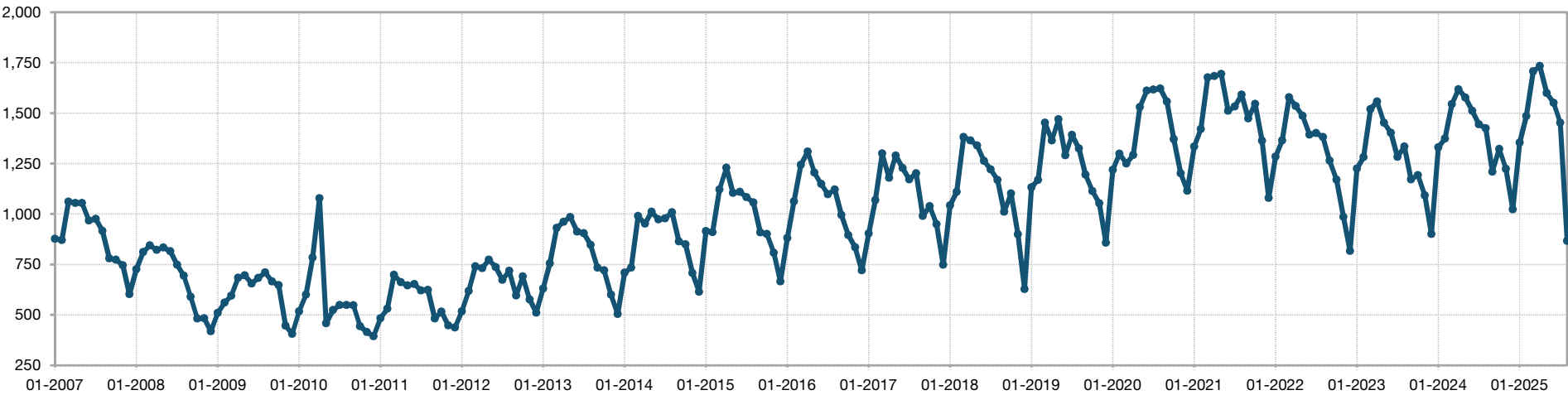


Year to Date



Pending Sales		Prior Year	Percent Change
September 2024	1,210	1,172	+3.2%
October 2024	1,323	1,193	+10.9%
November 2024	1,224	1,092	+12.1%
December 2024	1,023	901	+13.5%
January 2025	1,354	1,330	+1.8%
February 2025	1,485	1,373	+8.2%
March 2025	1,707	1,544	+10.6%
April 2025	1,733	1,618	+7.1%
May 2025	1,600	1,577	+1.5%
June 2025	1,551	1,511	+2.6%
July 2025	1,452	1,445	+0.5%
August 2025	867	1,425	-39.2%
12-Month Avg	1,377	1,348	+2.2%

Historical Pending Sales by Month

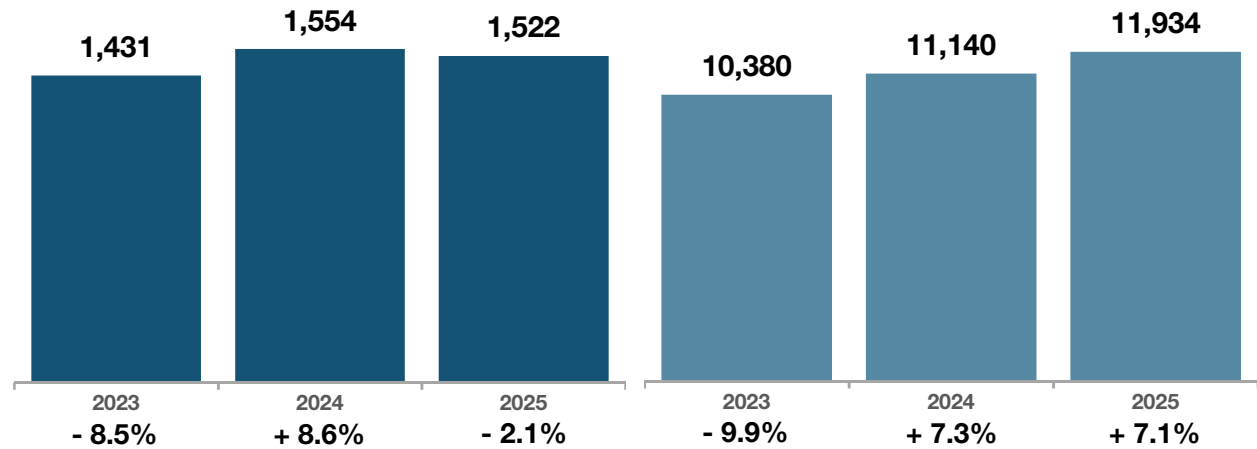


Closed Sales

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

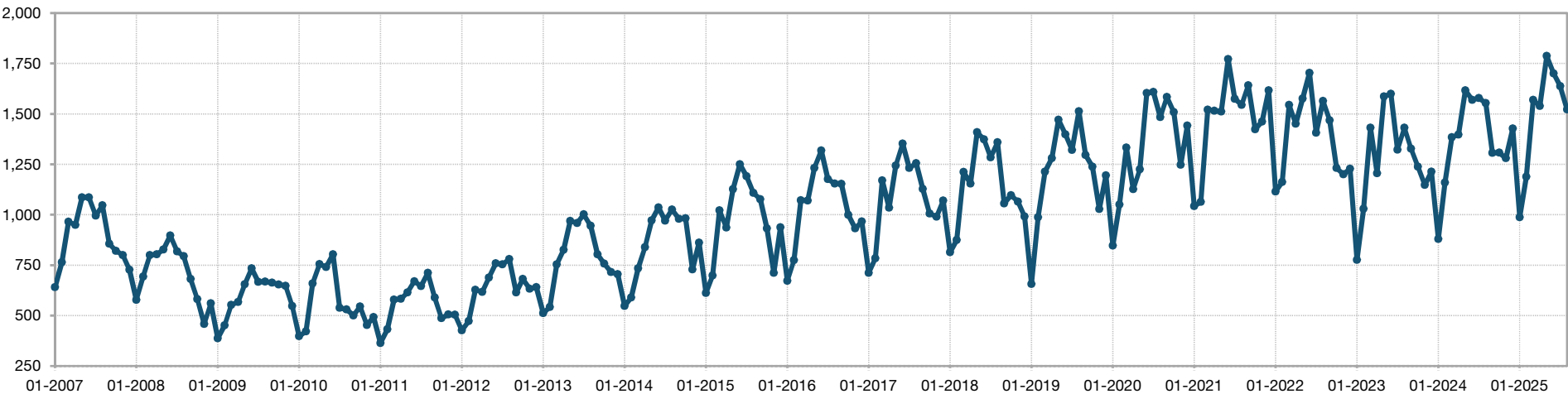


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Closed Sales		Prior Year	Percent Change
September 2024	1,307	1,328	-1.6%
October 2024	1,308	1,239	+5.6%
November 2024	1,280	1,148	+11.5%
December 2024	1,427	1,213	+17.6%
January 2025	988	880	+12.3%
February 2025	1,189	1,160	+2.5%
March 2025	1,570	1,384	+13.4%
April 2025	1,539	1,397	+10.2%
May 2025	1,787	1,617	+10.5%
June 2025	1,701	1,570	+8.3%
July 2025	1,638	1,578	+3.8%
August 2025	1,522	1,554	-2.1%
12-Month Avg	1,438	1,339	+7.4%

Historical Closed Sales by Month

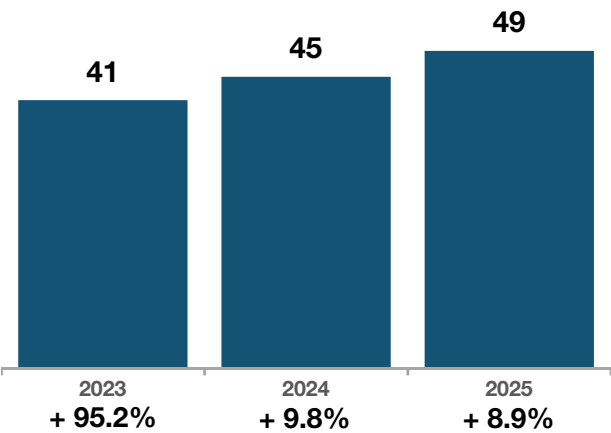


Days on Market Until Sale

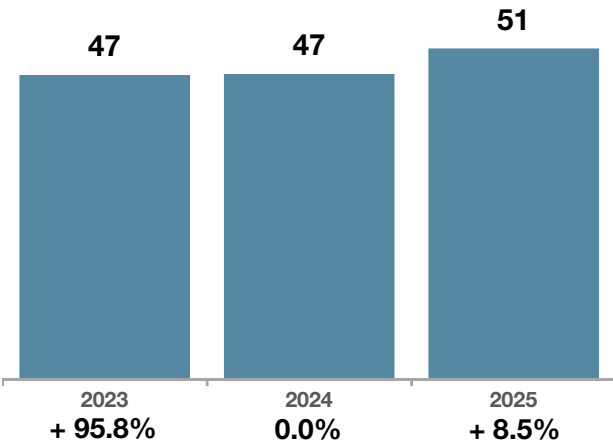
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



Year to Date



Days on Market		Prior Year	Percent Change
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	51	+19.6%
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%
July 2025	48	40	+20.0%
August 2025	49	45	+8.9%
12-Month Avg*	51	46	+10.9%

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

Historical Days on Market Until Sale by Month

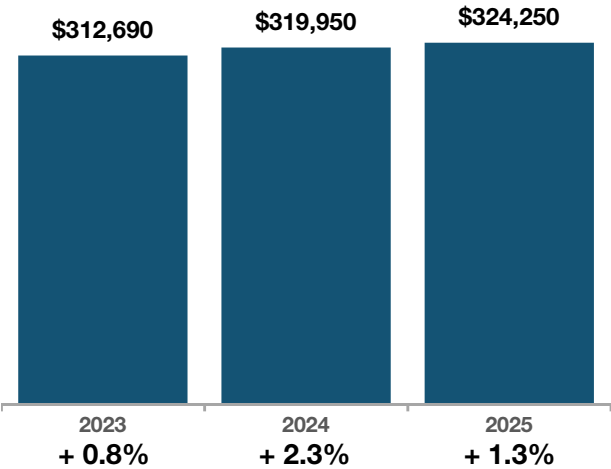


Median Sales Price

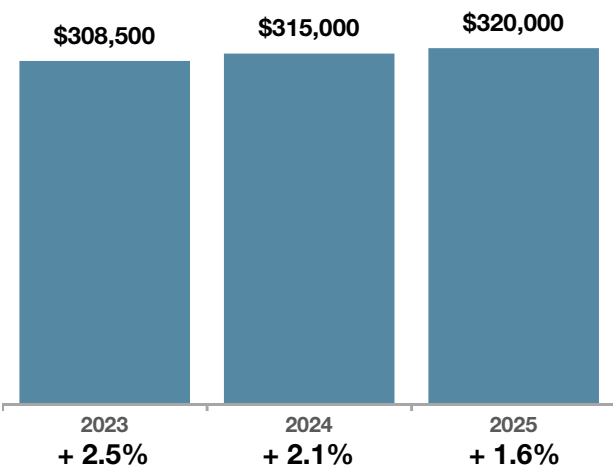
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



Year to Date



	Median Sales Price	Prior Year	Percent Change
September 2024	\$309,000	\$319,900	-3.4%
October 2024	\$313,990	\$324,900	-3.4%
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	\$320,900	\$314,900	+1.9%
June 2025	\$330,000	\$320,840	+2.9%
July 2025	\$331,938	\$324,990	+2.1%
August 2025	\$324,250	\$319,950	+1.3%
12-Month Med*	\$317,500	\$315,000	+0.8%

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

Historical Median Sales Price by Month

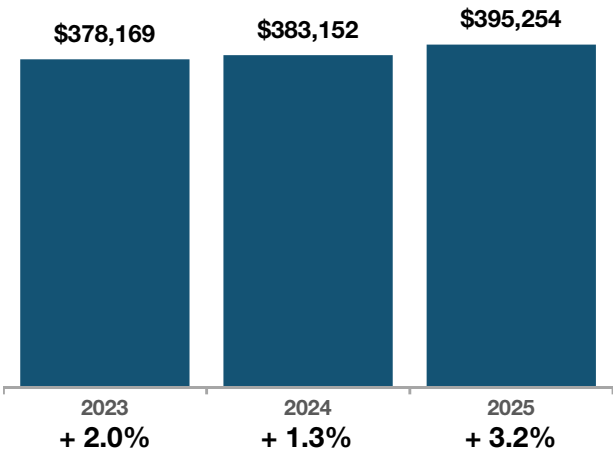


Average Sales Price

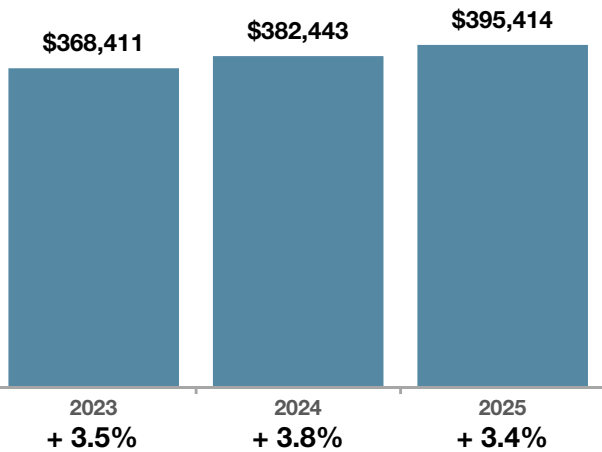
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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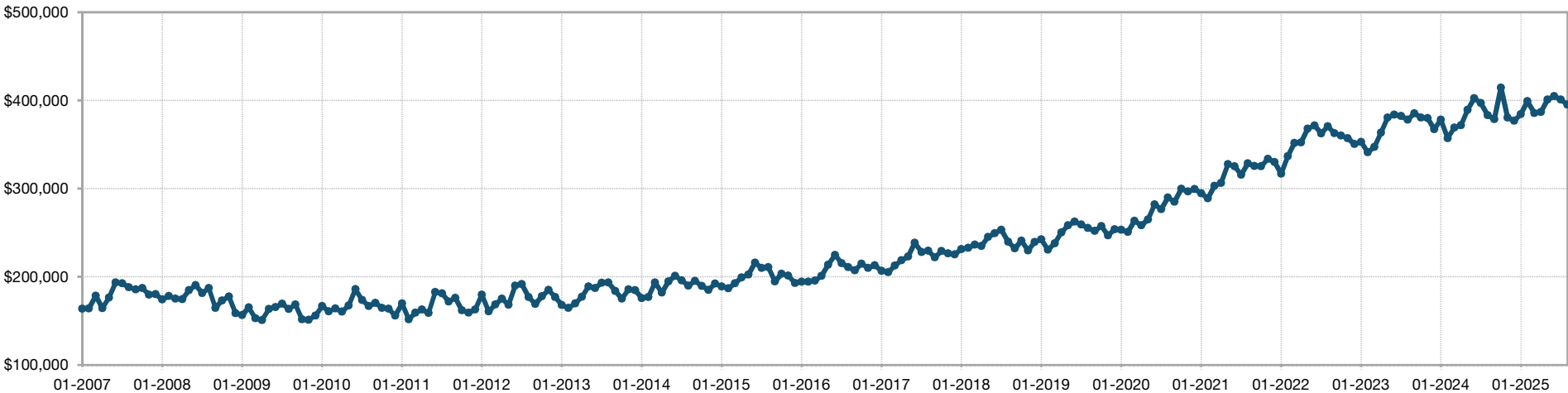
Year to Date



Avg. Sales Price		Prior Year	Percent Change
September 2024	\$378,799	\$385,400	-1.7%
October 2024	\$414,534	\$380,669	+8.9%
November 2024	\$380,531	\$379,835	+0.2%
December 2024	\$376,975	\$367,488	+2.6%
January 2025	\$384,466	\$378,080	+1.7%
February 2025	\$399,136	\$357,050	+11.8%
March 2025	\$385,524	\$369,171	+4.4%
April 2025	\$386,785	\$371,760	+4.0%
May 2025	\$401,086	\$389,135	+3.1%
June 2025	\$404,797	\$402,424	+0.6%
July 2025	\$401,110	\$397,200	+1.0%
August 2025	\$395,254	\$383,152	+3.2%
12-Month Avg*	\$392,974	\$381,236	+3.1%

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

Historical Average Sales Price by Month

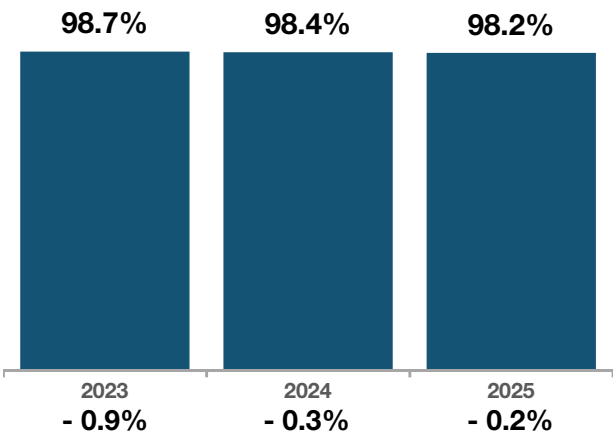


Percent of List Price Received

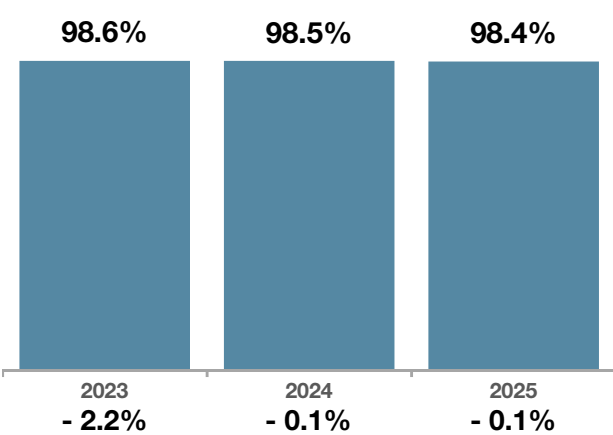
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



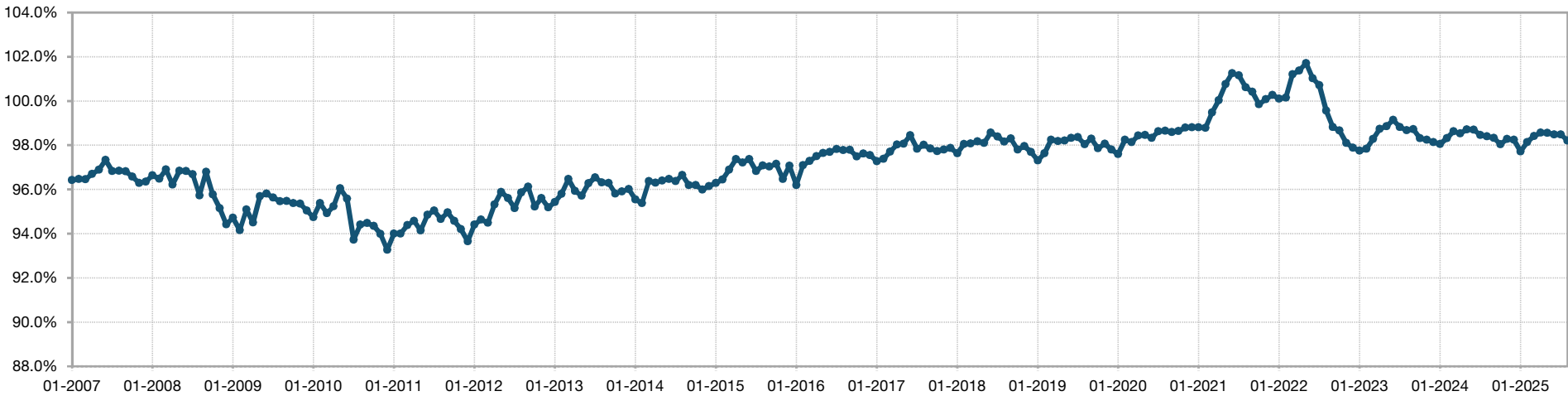
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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	98.2%	98.1%	+0.1%
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%
12-Month Avg*		98.3%	-0.2%

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

Historical Percent of List Price Received by Month

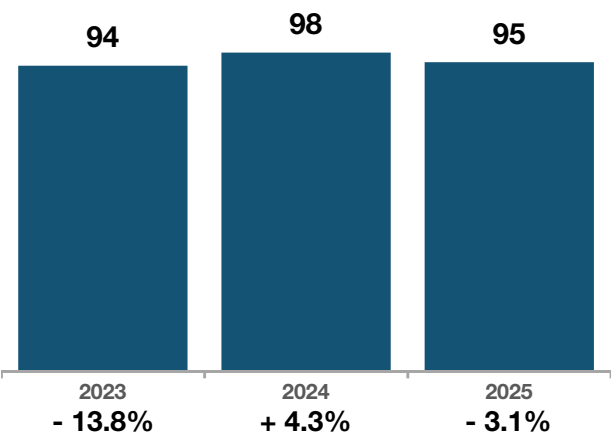


Housing Affordability Index

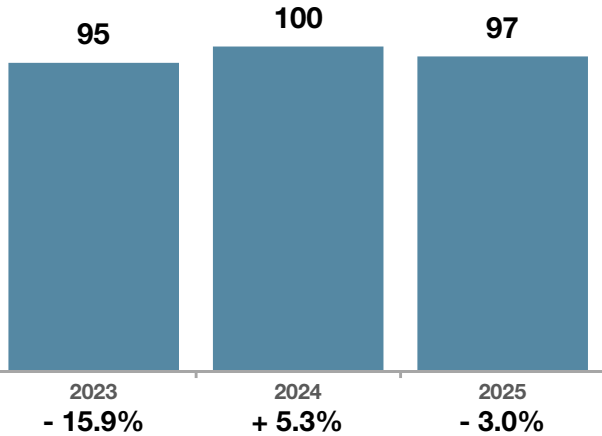
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August



Year to Date



Affordability Index		Prior Year	Percent Change
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	94	94	0.0%
June 2025	92	94	-2.1%
July 2025	92	93	-1.1%
August 2025	95	98	-3.1%
12-Month Avg	97	95	+2.0%

Historical Housing Affordability Index by Month

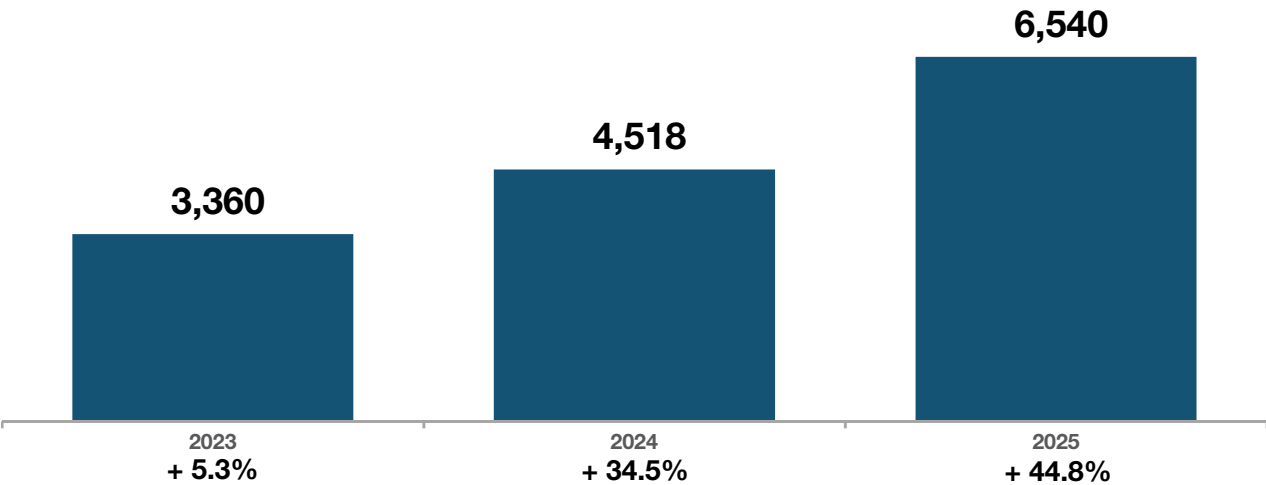


Inventory of Homes for Sale

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



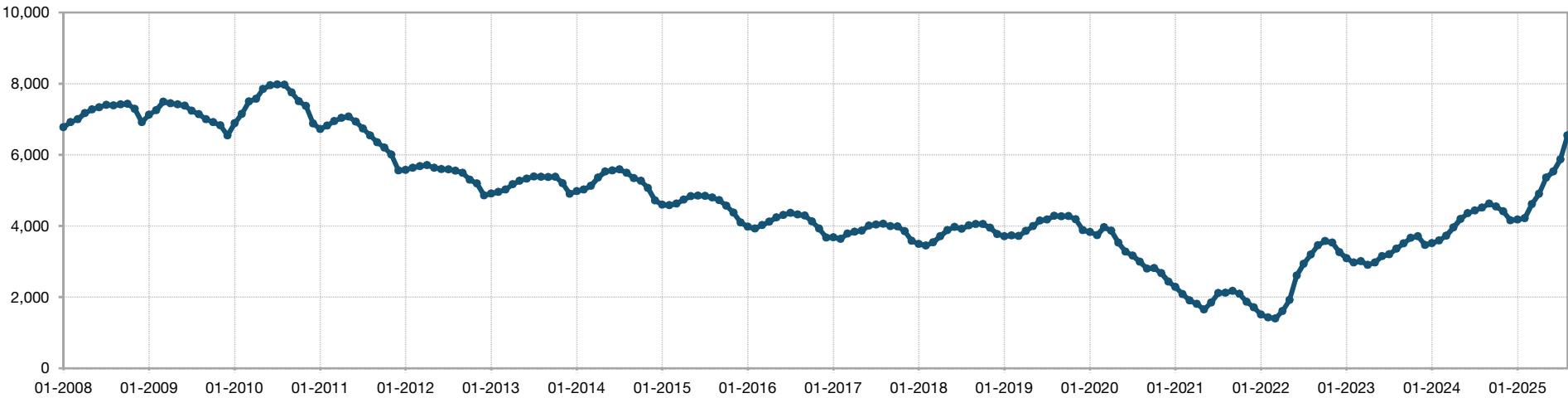
August



Homes for Sale		Prior Year	Percent Change
September 2024	4,628	3,508	+31.9%
October 2024	4,547	3,664	+24.1%
November 2024	4,409	3,709	+18.9%
December 2024	4,153	3,464	+19.9%
January 2025	4,182	3,514	+19.0%
February 2025	4,213	3,591	+17.3%
March 2025	4,611	3,721	+23.9%
April 2025	4,900	3,952	+24.0%
May 2025	5,359	4,192	+27.8%
June 2025	5,526	4,359	+26.8%
July 2025	5,871	4,434	+32.4%
August 2025	6,540	4,518	+44.8%
12-Month Avg*	4,912	3,886	+26.4%

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

Historical Inventory of Homes for Sale by Month

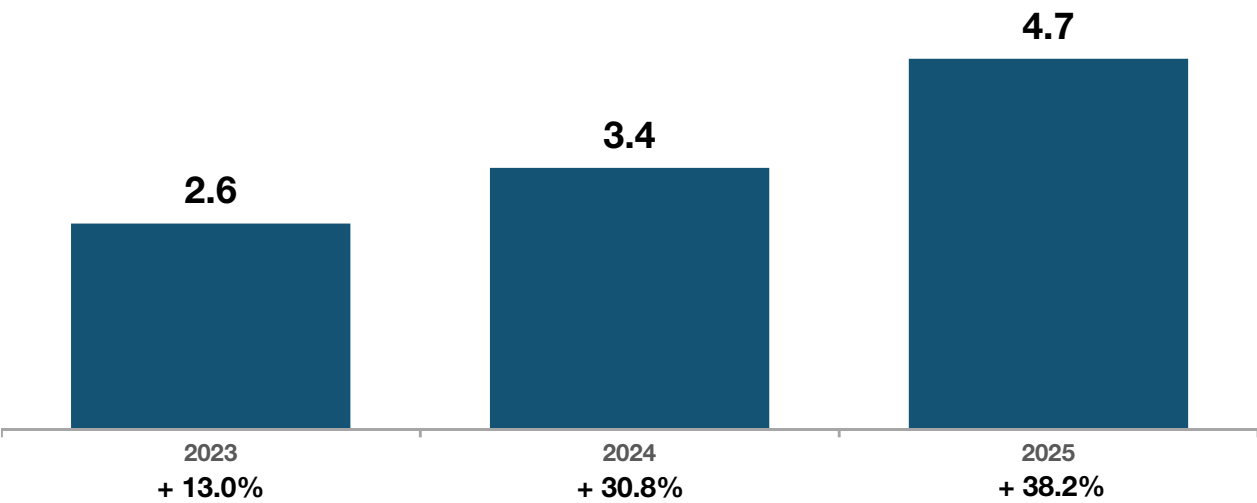


Months Supply of Inventory

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.



August



Months Supply		Prior Year	Percent Change
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	3.8	3.2	+18.8%
June 2025	3.9	3.3	+18.2%
July 2025	4.1	3.3	+24.2%
August 2025	4.7	3.4	+38.2%
12-Month Avg*	3.5	3.0	+16.7%

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

Historical Months Supply of Inventory by Month

