

Monthly Indicators



March 2025

U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month. Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.

New Listings were up 24.0 percent to 2,539. Pending Sales decreased 38.3 percent to 952. Inventory grew 42.8 percent to 5,303 units.

Prices moved higher as Median Sales Price was up 1.6 percent to \$315,000. Days on Market increased 7.4 percent to 58 days. Months Supply of Inventory was up 42.9 percent to 4.0 months, indicating that supply increased relative to demand.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

Quick Facts

+ 12.7%	+ 1.6%	+ 42.9%
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 Greater Greenville Association of REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

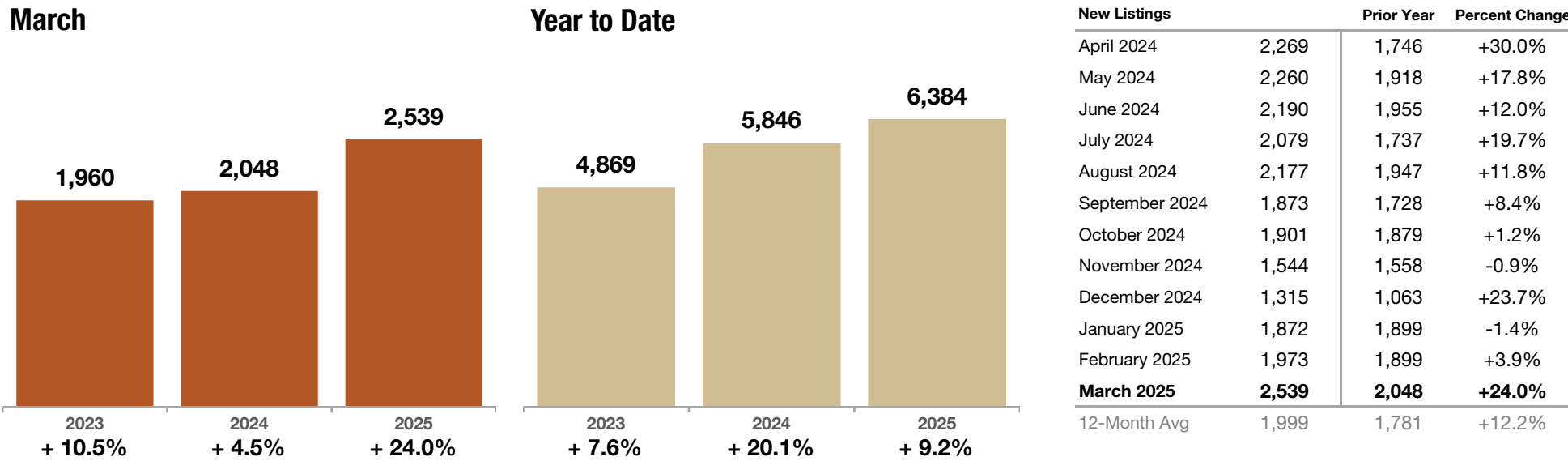
Key market metrics for the current month and year-to-date figures.



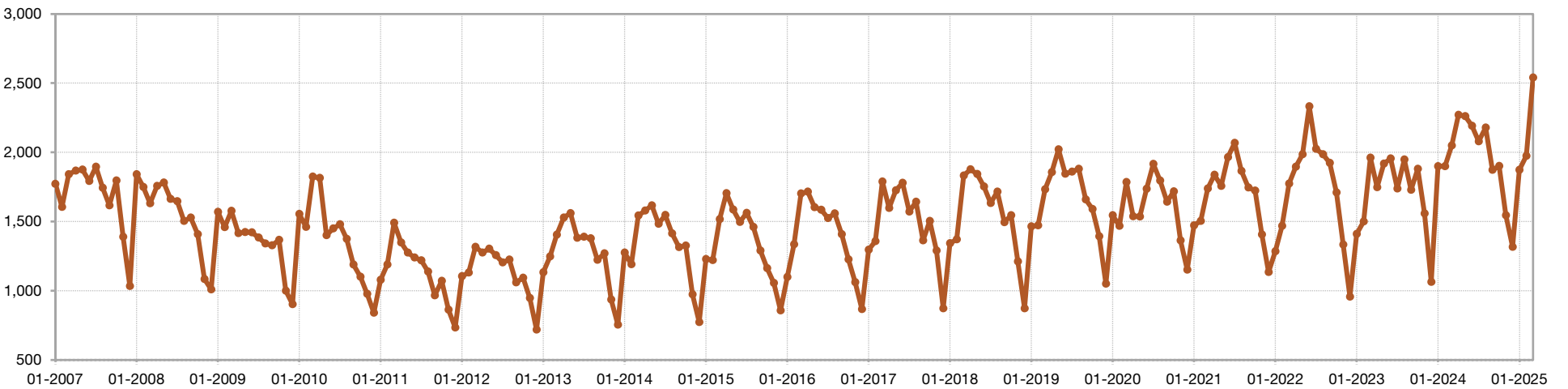
Key Metrics	Historical Sparkbars			03-2024	03-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	03-2023	03-2024	03-2025						
New Listings				2,048	2,539	+ 24.0%	5,846	6,384	+ 9.2%
Pending Sales				1,544	952	- 38.3%	4,249	3,623	- 14.7%
Closed Sales				1,384	1,560	+ 12.7%	3,425	3,729	+ 8.9%
Days on Market				54	58	+ 7.4%	55	60	+ 9.1%
Median Sales Price				\$310,000	\$315,000	+ 1.6%	\$309,500	\$314,000	+ 1.5%
Average Sales Price				\$369,171	\$386,430	+ 4.7%	\$367,343	\$390,255	+ 6.2%
Pct. of List Price Received				98.6%	98.4%	- 0.2%	98.4%	98.2%	- 0.2%
Housing Affordability Index				98	98	0.0%	98	98	0.0%
Inventory of Homes for Sale				3,713	5,303	+ 42.8%	--	--	--
Months Supply of Inventory				2.8	4.0	+ 42.9%	--	--	--

New Listings

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

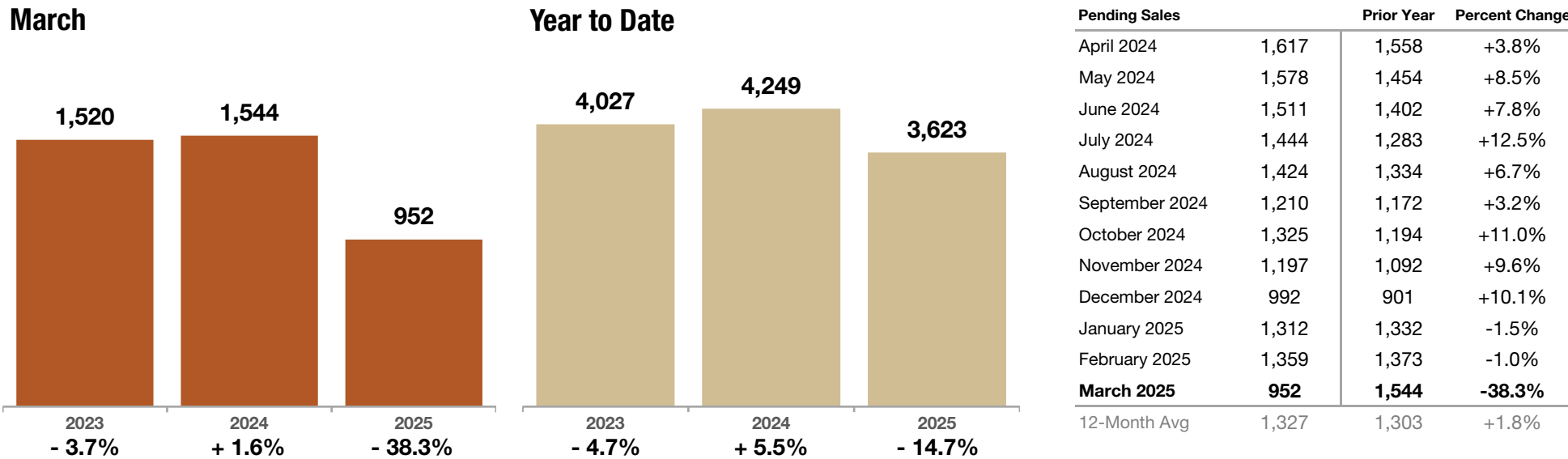


Historical New Listings by Month

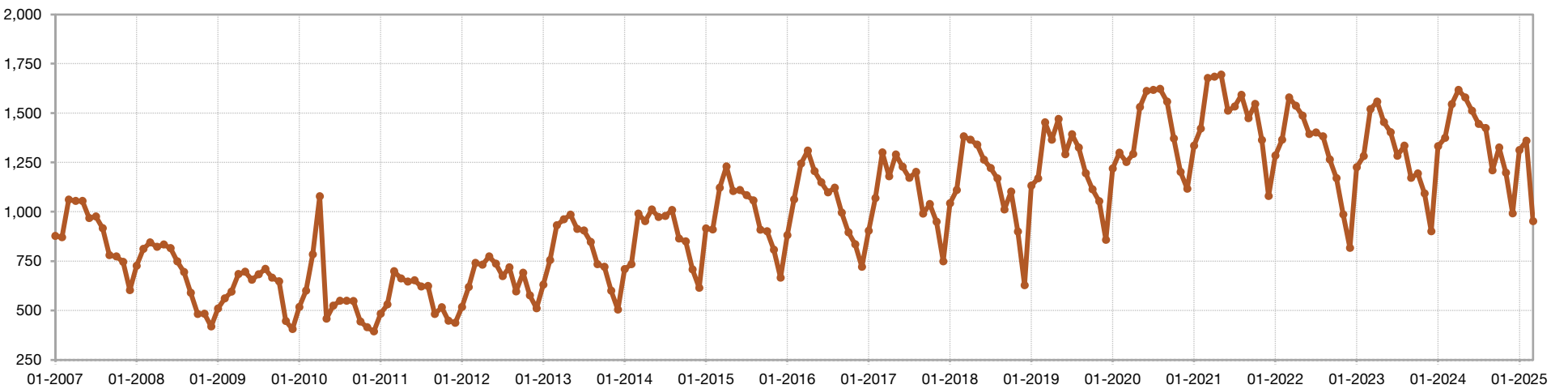


Pending Sales

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



Historical Pending Sales by Month

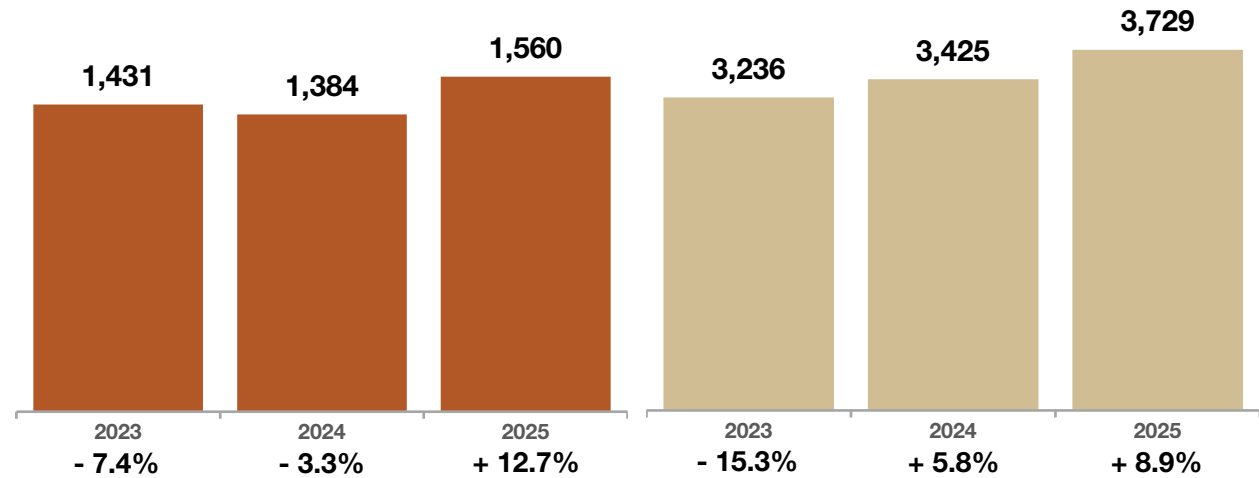


Closed Sales

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

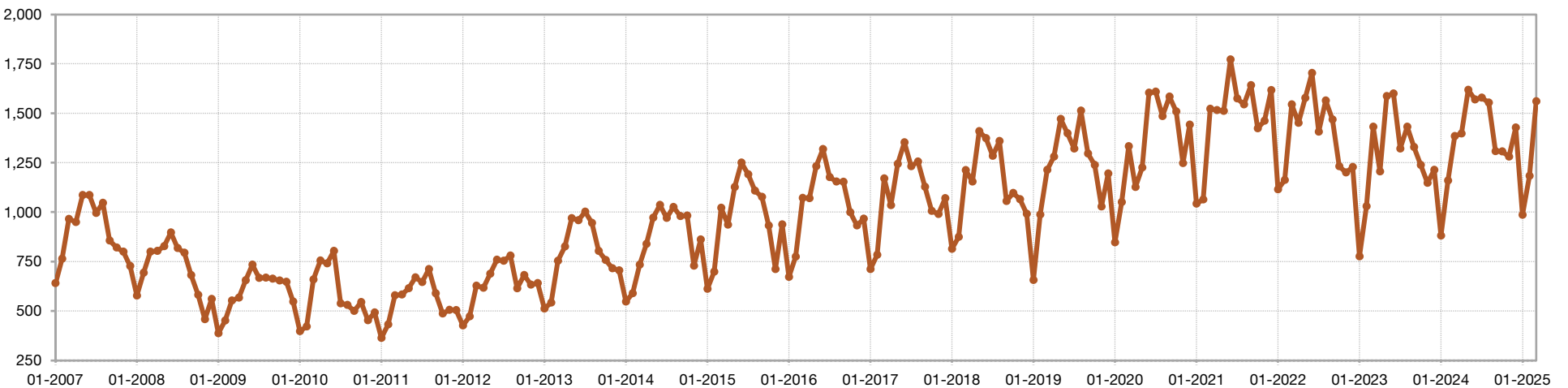


March



Closed Sales		Prior Year	Percent Change
April 2024	1,397	1,205	+15.9%
May 2024	1,618	1,587	+2.0%
June 2024	1,570	1,599	-1.8%
July 2024	1,579	1,321	+19.5%
August 2024	1,554	1,432	+8.5%
September 2024	1,308	1,329	-1.6%
October 2024	1,307	1,239	+5.5%
November 2024	1,280	1,148	+11.5%
December 2024	1,427	1,213	+17.6%
January 2025	986	881	+11.9%
February 2025	1,183	1,160	+2.0%
March 2025	1,560	1,384	+12.7%
12-Month Avg	1,397	1,292	+8.2%

Historical Closed Sales by Month

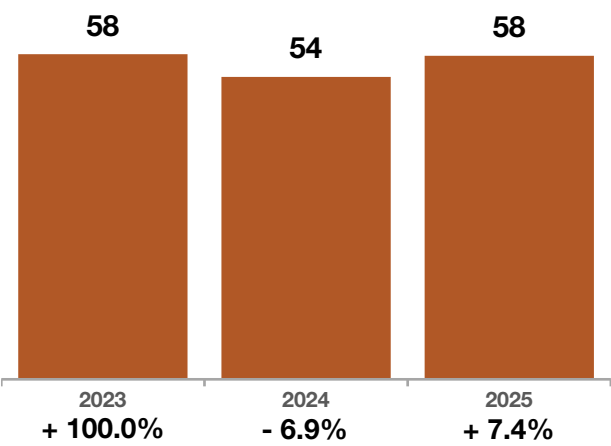


Days on Market Until Sale

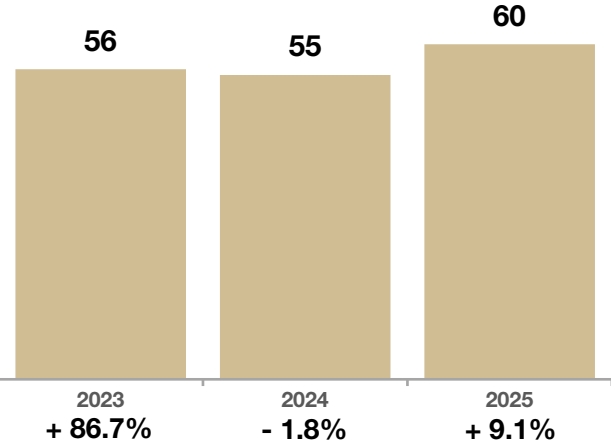
Average number of days between when a property is listed and when an offer is accepted in a given month.



March



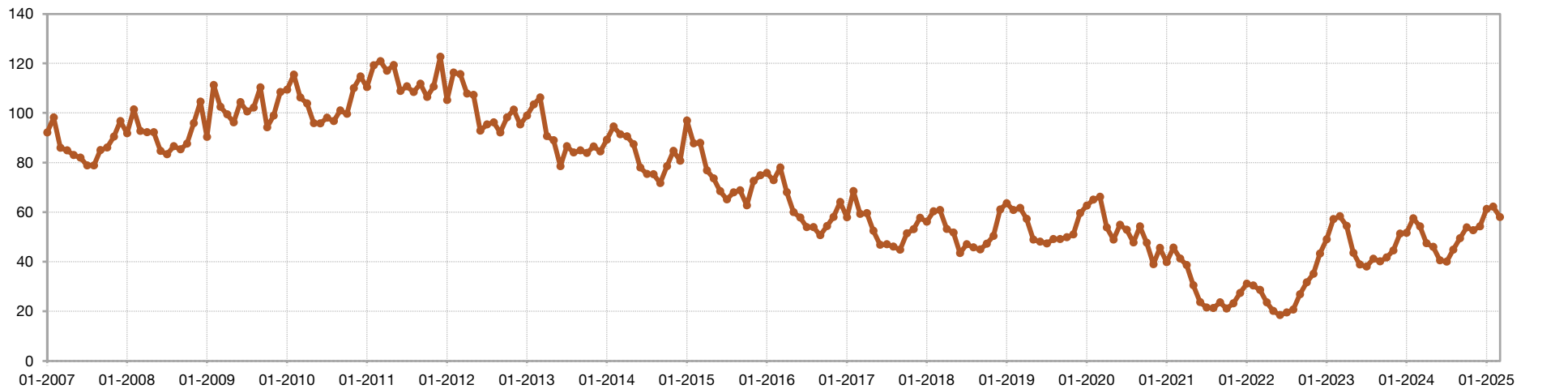
Year to Date



Days on Market		Prior Year	Percent Change
April 2024	47	54	-13.0%
May 2024	46	44	+4.5%
June 2024	41	39	+5.1%
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%
12-Month Avg*	50	46	+8.7%

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

Historical Days on Market Until Sale by Month

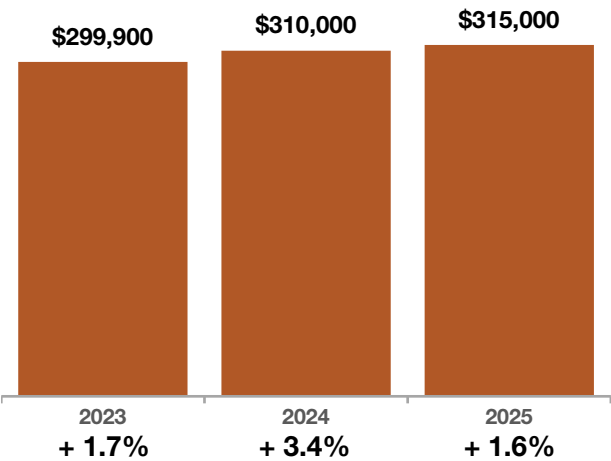


Median Sales Price

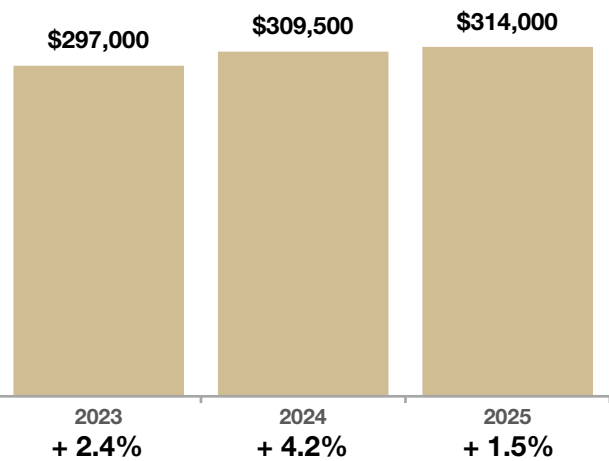
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



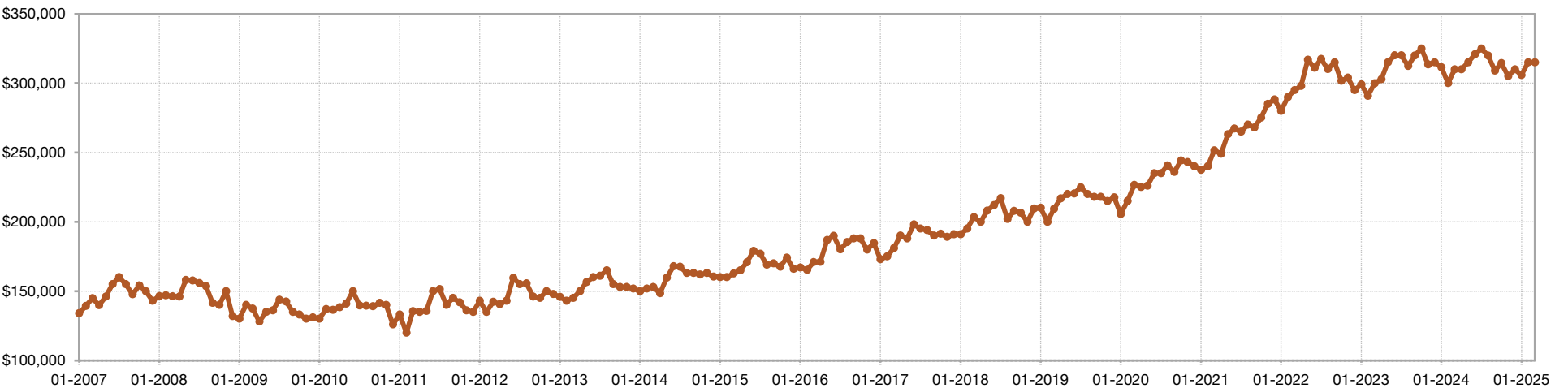
Year to Date



Median Sales Price	Prior Year	Percent Change
April 2024	\$310,005	\$302,890 +2.3%
May 2024	\$314,900	\$315,000 -0.0%
June 2024	\$320,840	\$320,000 +0.3%
July 2024	\$324,990	\$320,000 +1.6%
August 2024	\$319,950	\$312,345 +2.4%
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	\$305,900	\$311,500 -1.8%
February 2025	\$314,950	\$299,958 +5.0%
March 2025	\$315,000	\$310,000 +1.6%
12-Month Med*	\$315,000	\$315,000 0.0%

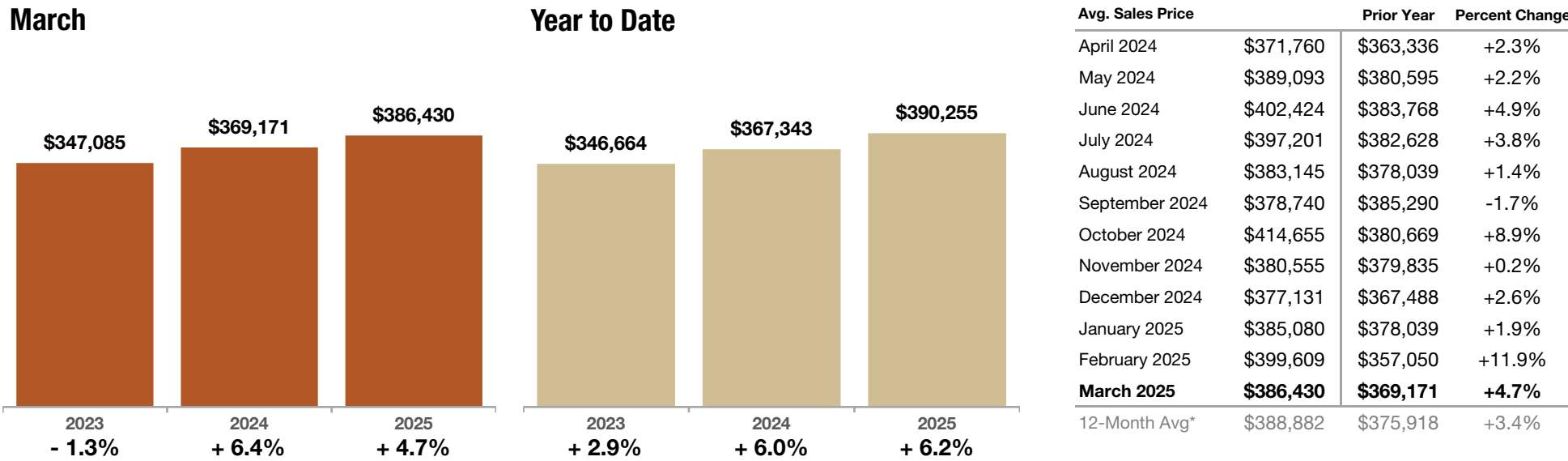
* Median Sales Price of all properties from April 2024 through March 2025. This is not the median of the individual figures above.

Historical Median Sales Price by Month



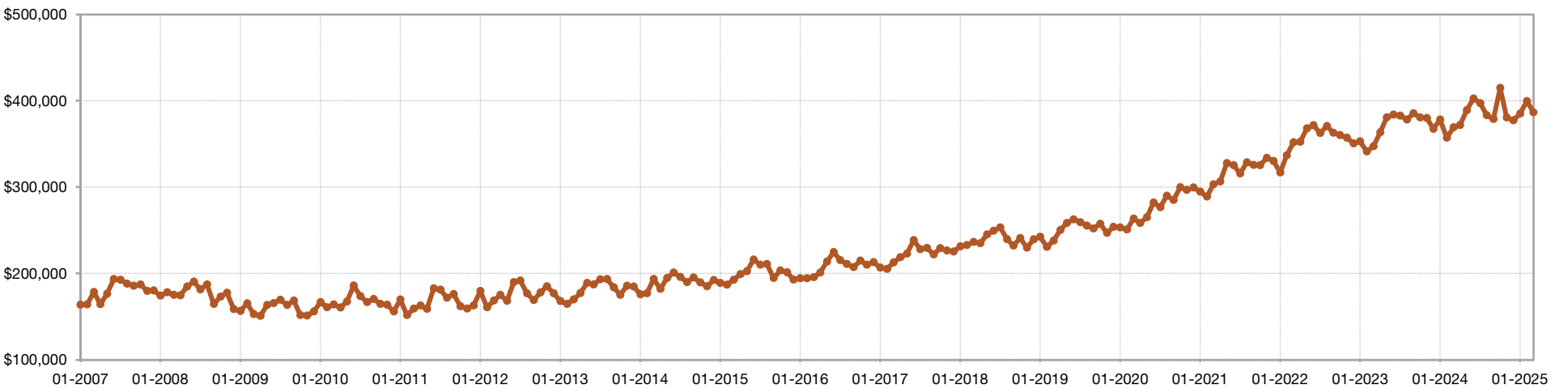
Average Sales Price

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



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

Historical Average Sales Price by Month

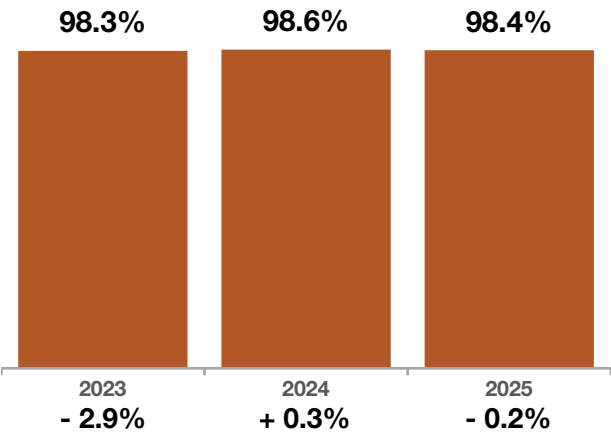


Percent of List Price Received

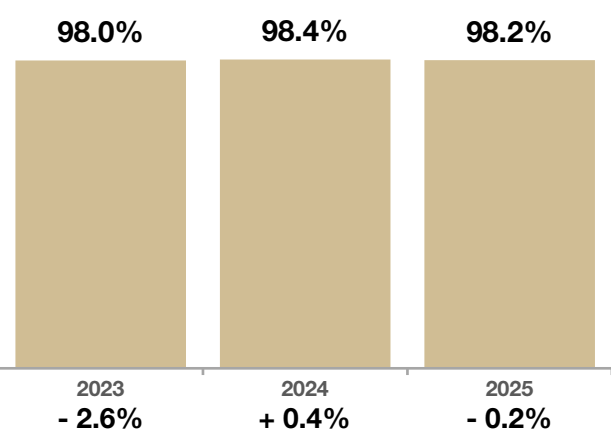
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



March



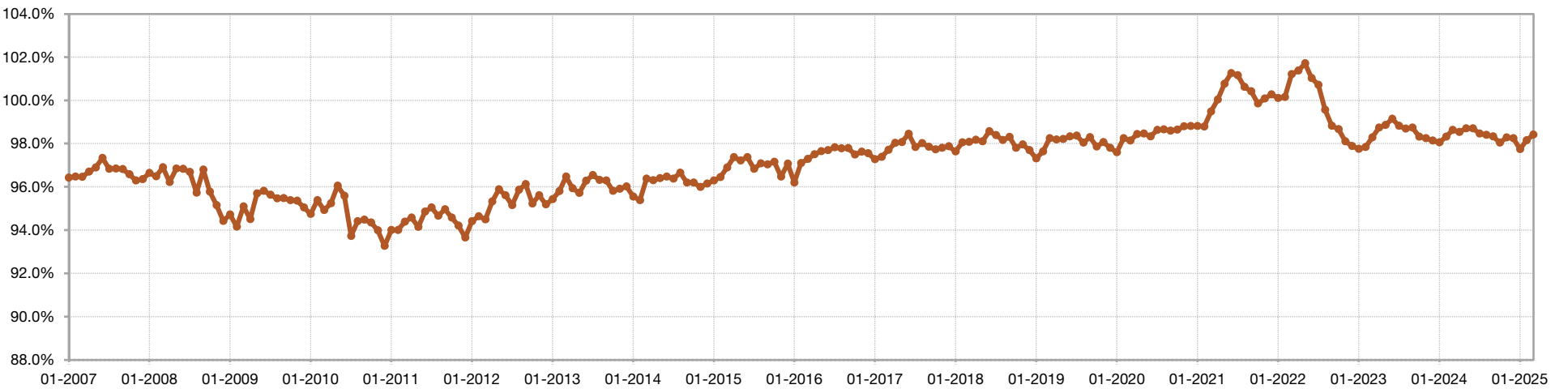
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
April 2024	98.5%	98.7%	-0.2%
May 2024	98.7%	98.9%	-0.2%
June 2024	98.7%	99.1%	-0.4%
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	98.2%	98.3%	-0.1%
March 2025	98.4%	98.6%	-0.2%
12-Month Avg*	98.4%	98.6%	-0.2%

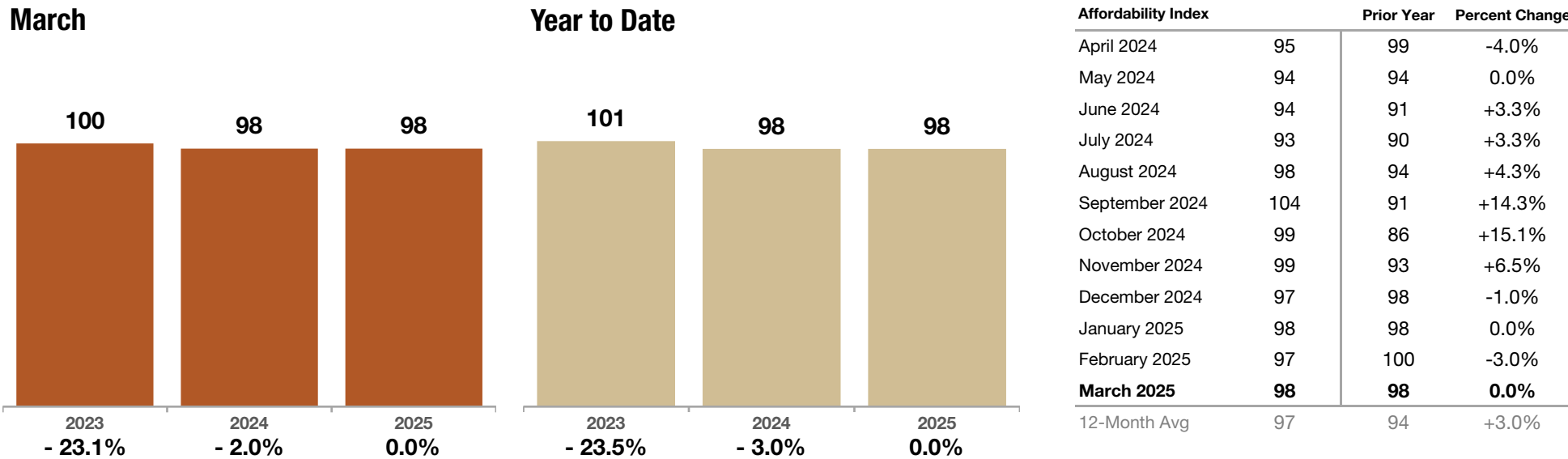
* Average Pct. of List Price Received for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

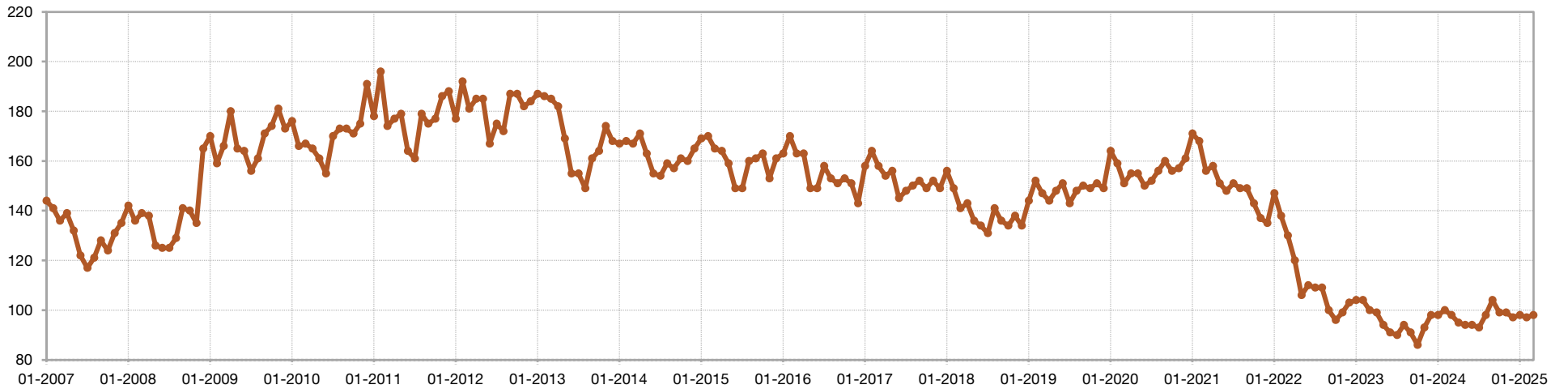


Housing Affordability Index

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.



Historical Housing Affordability Index by Month

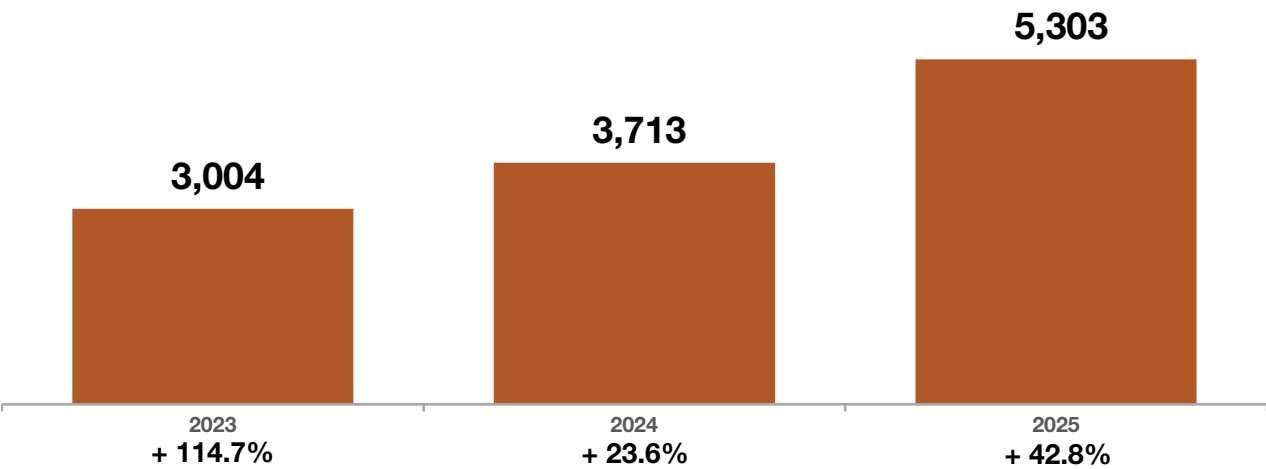


Inventory of Homes for Sale

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



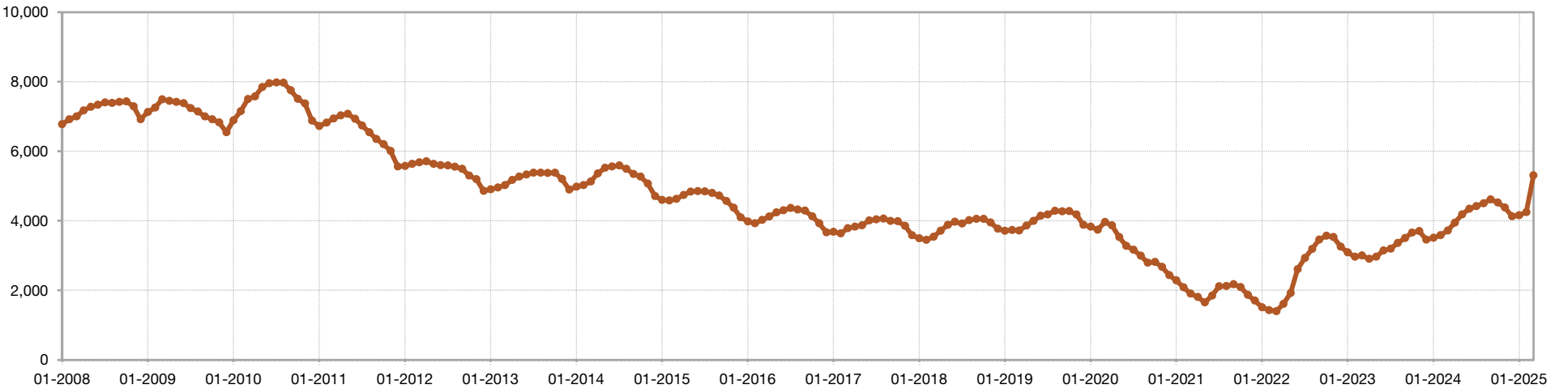
March



Homes for Sale		Prior Year	Percent Change
April 2024	3,942	2,904	+35.7%
May 2024	4,179	2,966	+40.9%
June 2024	4,345	3,144	+38.2%
July 2024	4,417	3,198	+38.1%
August 2024	4,499	3,356	+34.1%
September 2024	4,610	3,504	+31.6%
October 2024	4,521	3,660	+23.5%
November 2024	4,383	3,704	+18.3%
December 2024	4,126	3,459	+19.3%
January 2025	4,157	3,507	+18.5%
February 2025	4,249	3,584	+18.6%
March 2025	5,303	3,713	+42.8%
12-Month Avg*	4,394	3,392	+29.5%

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

Historical Inventory of Homes for Sale by Month

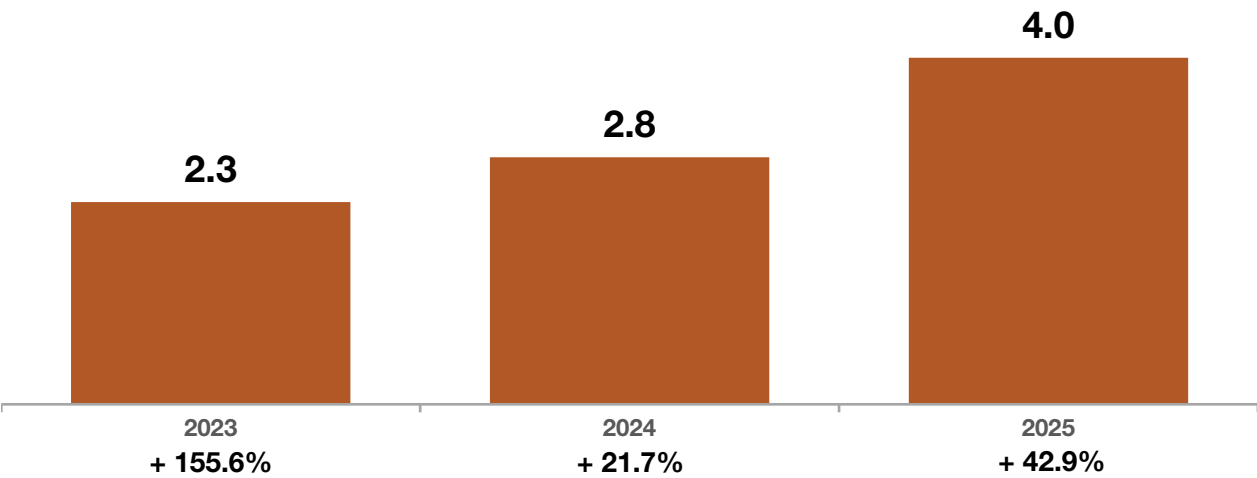


Months Supply of Inventory

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.



March



Months Supply		Prior Year	Percent Change
April 2024	3.0	2.3	+30.4%
May 2024	3.2	2.3	+39.1%
June 2024	3.3	2.4	+37.5%
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	3.1	2.8	+10.7%
March 2025	4.0	2.8	+42.9%
12-Month Avg*	3.3	2.6	+26.9%

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

Historical Months Supply of Inventory by Month

