

# Monthly Indicators



## April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings were up 0.9 percent to 329. Pending Sales decreased 78.5 percent to 56. Inventory grew 60.1 percent to 1,097 units.

Prices moved higher as Median Sales Price was up 4.9 percent to \$225,000. Days on Market increased 54.5 percent to 85 days. Months Supply of Inventory was up 70.6 percent to 5.8 months.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

## Quick Facts

<b>+ 11.2%</b>	<b>+ 4.9%</b>	<b>+ 70.6%</b>
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 Pee Dee REALTOR® Association. 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.



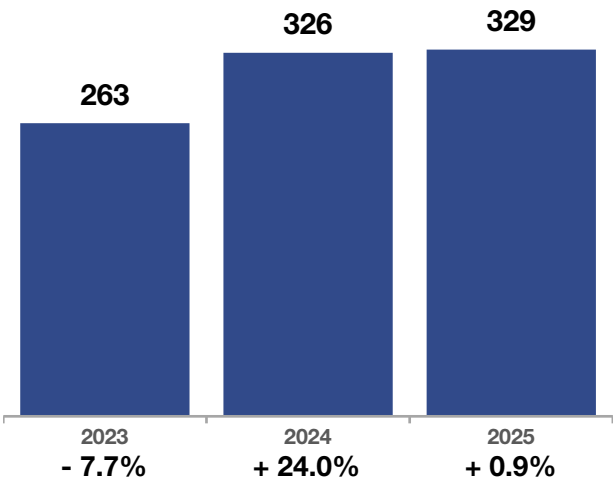
Key Metrics	Historical Sparkbars			04-2024	04-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	04-2023	04-2024	04-2025						
New Listings				326	<b>329</b>	+ 0.9%	1,156	<b>1,154</b>	- 0.2%
Pending Sales				260	<b>56</b>	- 78.5%	866	<b>639</b>	- 26.2%
Closed Sales				197	<b>219</b>	+ 11.2%	727	<b>771</b>	+ 6.1%
Days on Market				55	<b>85</b>	+ 54.5%	59	<b>72</b>	+ 22.0%
Median Sales Price				\$214,495	<b>\$225,000</b>	+ 4.9%	\$213,990	<b>\$218,000</b>	+ 1.9%
Average Sales Price				\$233,054	<b>\$257,178</b>	+ 10.4%	\$232,131	<b>\$235,410</b>	+ 1.4%
Pct. of List Price Received				96.8%	<b>97.1%</b>	+ 0.3%	97.3%	<b>96.9%</b>	- 0.4%
Housing Affordability Index				120	<b>118</b>	- 1.7%	120	<b>122</b>	+ 1.7%
Inventory of Homes for Sale				685	<b>1,097</b>	+ 60.1%	--	<b>--</b>	--
Months Supply of Inventory				3.4	<b>5.8</b>	+ 70.6%	--	<b>--</b>	--

# New Listings

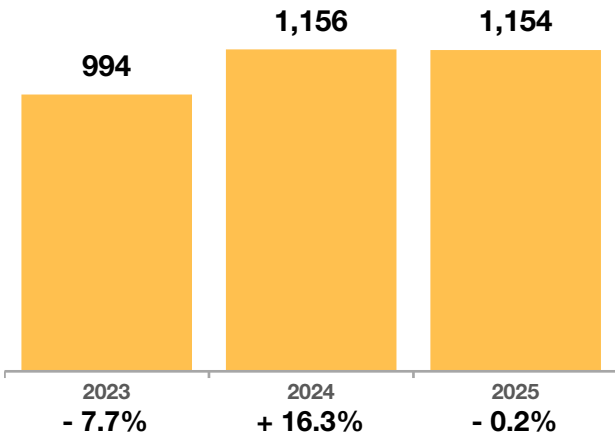
A count of the properties that have been newly listed on the market in a given month.



## April

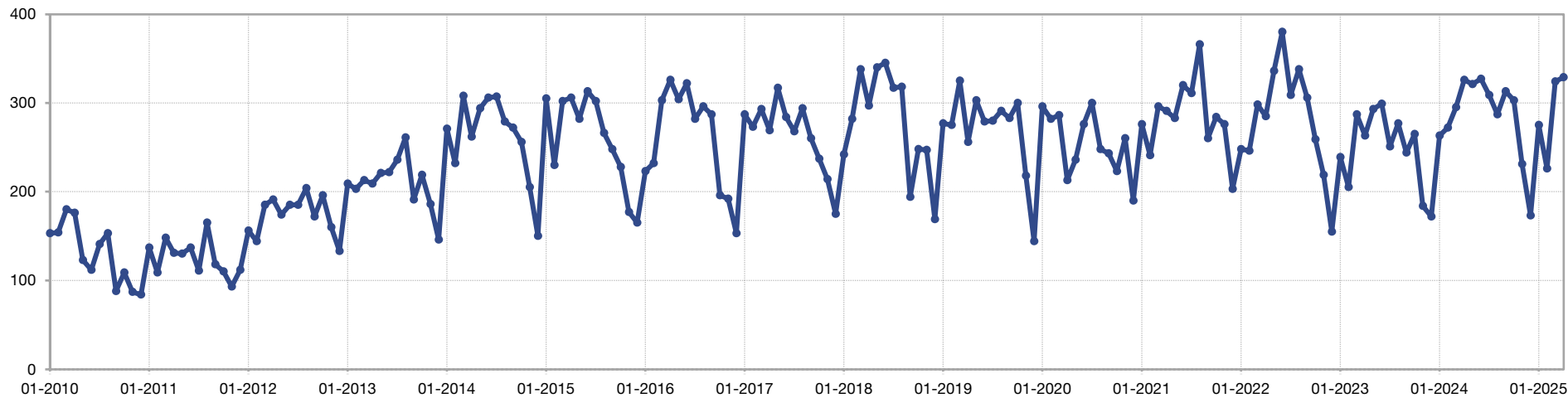


## Year to Date



New Listings		Prior Year	Percent Change
May 2024	321	293	+9.6%
June 2024	327	299	+9.4%
July 2024	309	251	+23.1%
August 2024	287	277	+3.6%
September 2024	313	244	+28.3%
October 2024	303	265	+14.3%
November 2024	231	184	+25.5%
December 2024	173	172	+0.6%
January 2025	275	263	+4.6%
February 2025	226	272	-16.9%
March 2025	324	295	+9.8%
April 2025	329	326	+0.9%
12-Month Avg	285	262	+8.8%

## Historical New Listings by Month

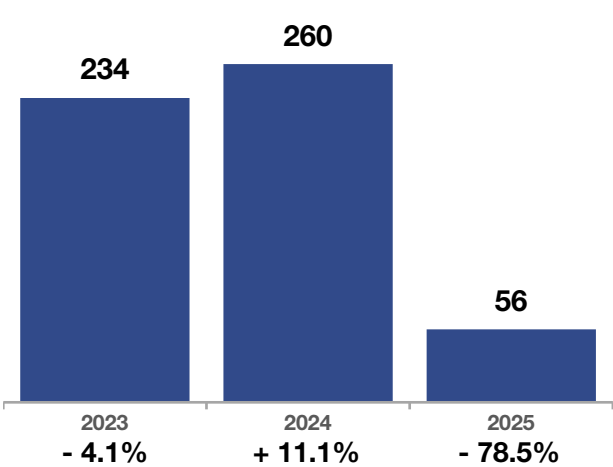


# Pending Sales

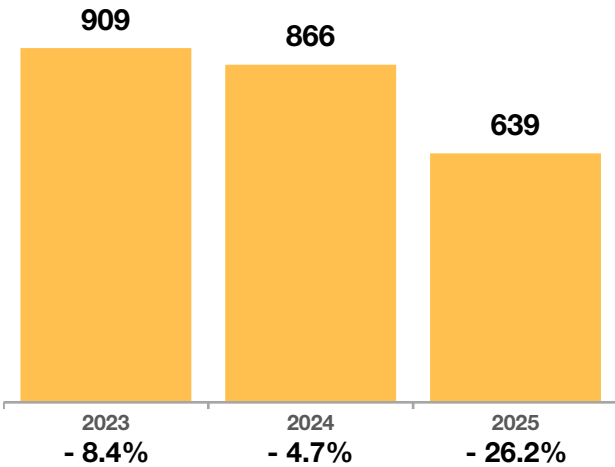
A count of the properties on which offers have been accepted in a given month.



## April

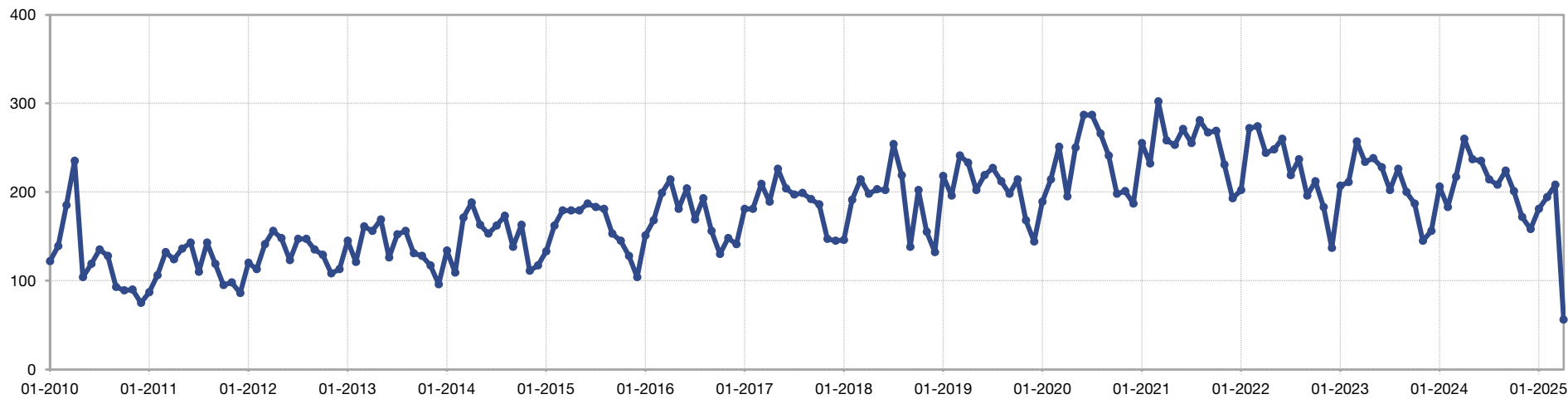


## Year to Date



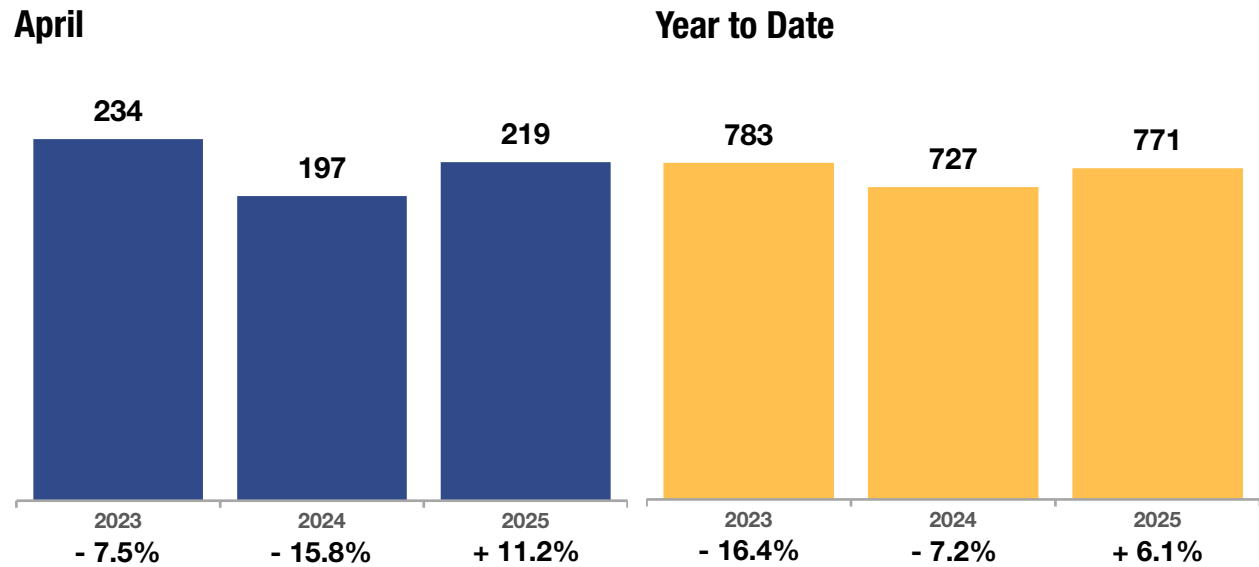
Pending Sales		Prior Year	Percent Change
May 2024	237	238	-0.4%
June 2024	235	228	+3.1%
July 2024	214	202	+5.9%
August 2024	208	226	-8.0%
September 2024	224	200	+12.0%
October 2024	201	187	+7.5%
November 2024	172	145	+18.6%
December 2024	158	156	+1.3%
January 2025	181	206	-12.1%
February 2025	194	183	+6.0%
March 2025	208	217	-4.1%
April 2025	56	260	-78.5%
12-Month Avg	191	204	-6.5%

## Historical Pending Sales by Month



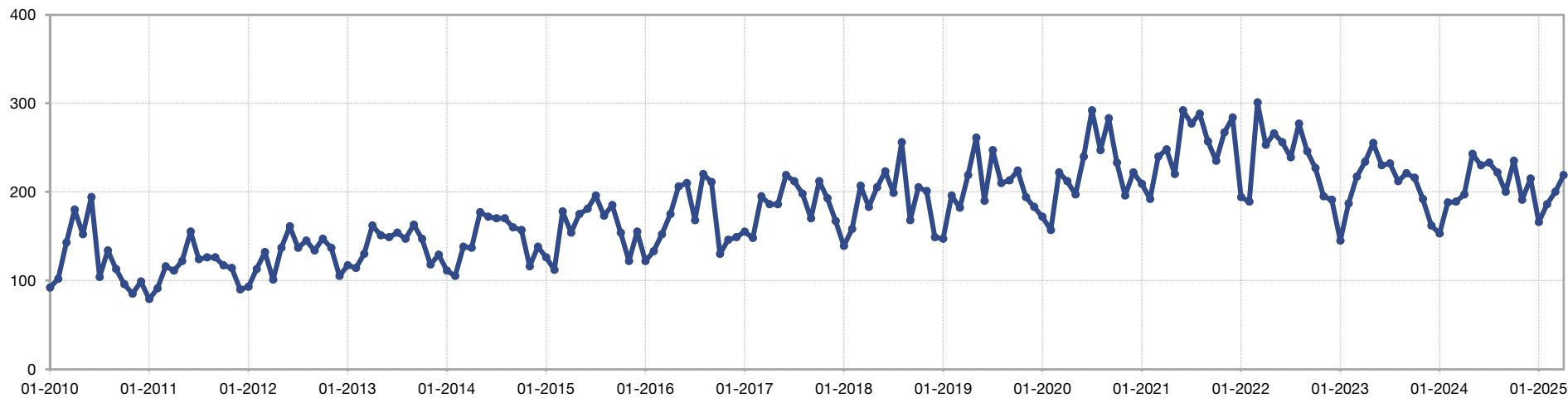
# Closed Sales

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



Closed Sales		Prior Year	Percent Change
May 2024	243	255	-4.7%
June 2024	230	230	0.0%
July 2024	233	232	+0.4%
August 2024	222	212	+4.7%
September 2024	200	221	-9.5%
October 2024	235	216	+8.8%
November 2024	191	192	-0.5%
December 2024	215	162	+32.7%
January 2025	166	153	+8.5%
February 2025	186	188	-1.1%
March 2025	200	189	+5.8%
April 2025	219	197	+11.2%
12-Month Avg	212	204	+3.8%

## Historical Closed Sales by Month

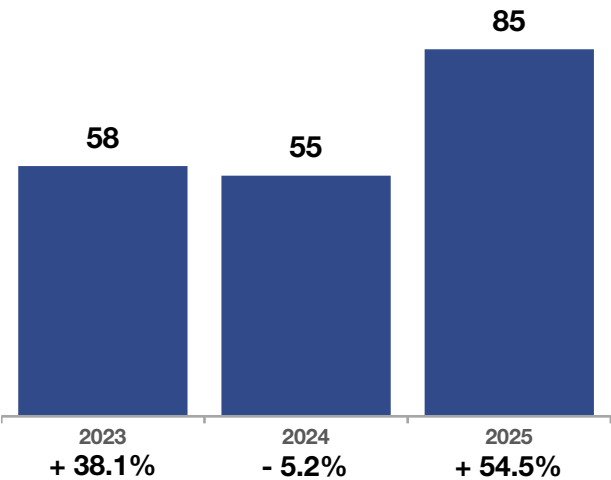


# Days on Market Until Sale

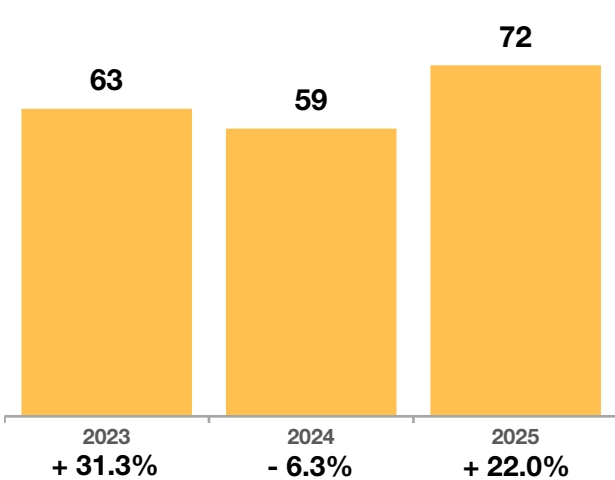
Average number of days between when a property is listed and when an offer is accepted in a given month.



## April



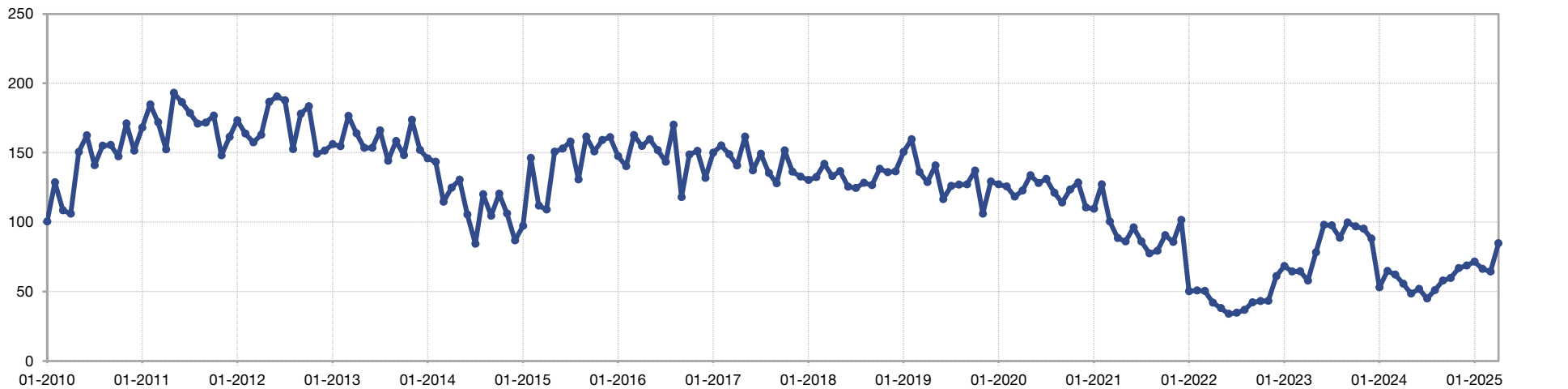
## Year to Date



Days on Market		Prior Year	Percent Change
May 2024	48	78	-38.5%
June 2024	52	98	-46.9%
July 2024	45	98	-54.1%
August 2024	51	89	-42.7%
September 2024	58	100	-42.0%
October 2024	60	97	-38.1%
November 2024	67	95	-29.5%
December 2024	69	88	-21.6%
January 2025	71	53	+34.0%
February 2025	66	65	+1.5%
March 2025	64	62	+3.2%
April 2025	85	55	+54.5%
12-Month Avg*	61	83	-26.5%

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

## Historical Days on Market Until Sale by Month

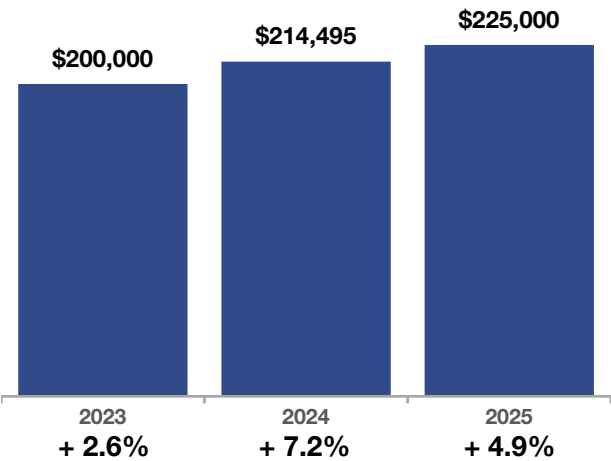


# Median Sales Price

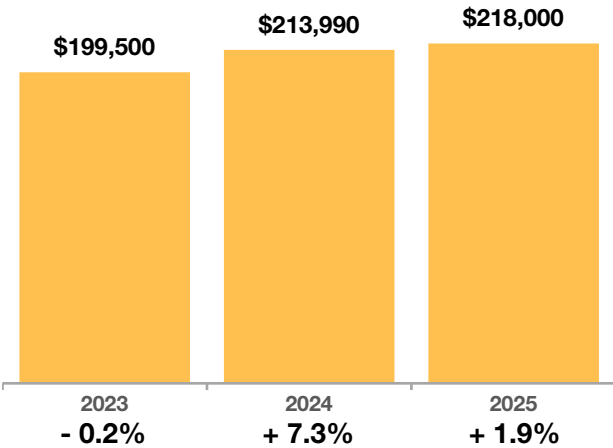
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## April



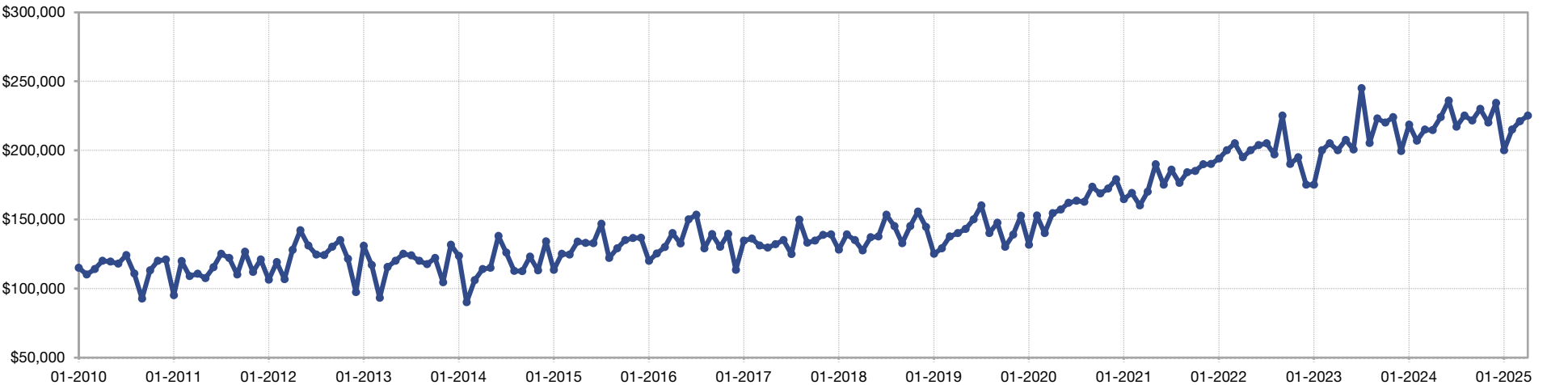
## Year to Date



	Median Sales Price	Prior Year	Percent Change
May 2024	\$224,000	\$207,500	+8.0%
June 2024	\$236,000	\$200,500	+17.7%
July 2024	\$217,000	\$245,000	-11.4%
August 2024	\$225,000	\$205,250	+9.6%
September 2024	\$221,450	\$222,958	-0.7%
October 2024	\$230,000	\$220,000	+4.5%
November 2024	\$220,000	\$224,000	-1.8%
December 2024	\$234,300	\$199,450	+17.5%
January 2025	\$200,000	\$218,450	-8.4%
February 2025	\$215,000	\$206,990	+3.9%
March 2025	\$221,000	\$214,990	+2.8%
April 2025	\$225,000	\$214,495	+4.9%
12-Month Med*	\$224,000	\$215,000	+4.2%

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

## Historical Median Sales Price by Month

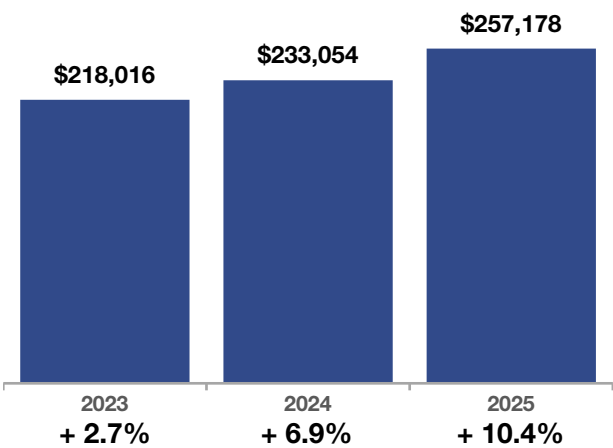


# Average Sales Price

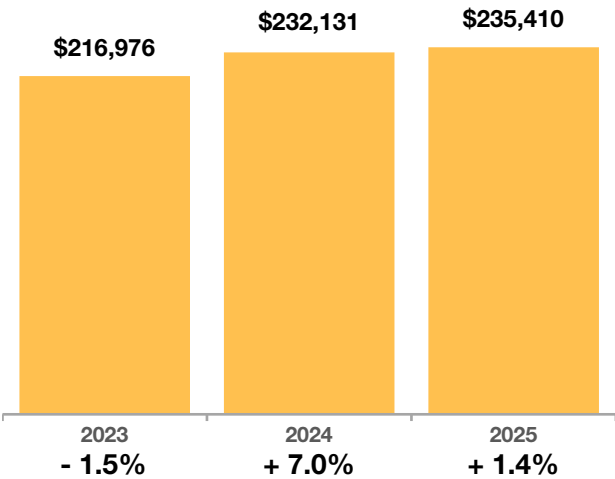
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## April



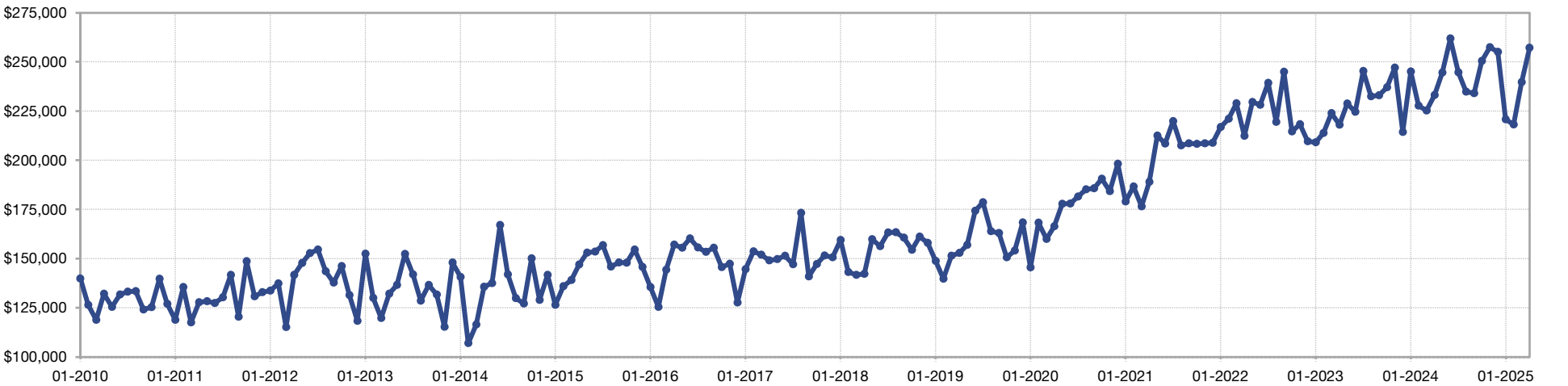
## Year to Date



Avg. Sales Price		Prior Year	Percent Change
May 2024	\$244,541	\$228,816	+6.9%
June 2024	\$261,830	\$224,641	+16.6%
July 2024	\$244,688	\$245,400	-0.3%
August 2024	\$234,884	\$232,423	+1.1%
September 2024	\$234,072	\$232,926	+0.5%
October 2024	\$250,413	\$237,111	+5.6%
November 2024	\$257,403	\$247,102	+4.2%
December 2024	\$255,084	\$214,298	+19.0%
January 2025	\$220,832	\$245,013	-9.9%
February 2025	\$218,143	\$227,718	-4.2%
March 2025	\$239,648	\$225,203	+6.4%
April 2025	\$257,178	\$233,054	+10.4%
12-Month Avg*	\$243,226	\$232,809	+4.5%

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

## Historical Average Sales Price by Month





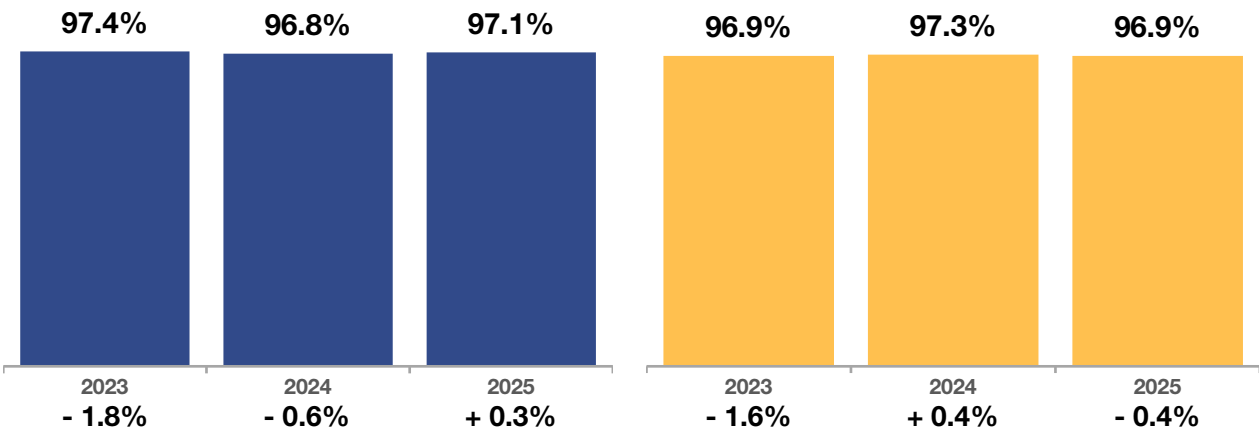
# Percent of List Price Received

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.



## April

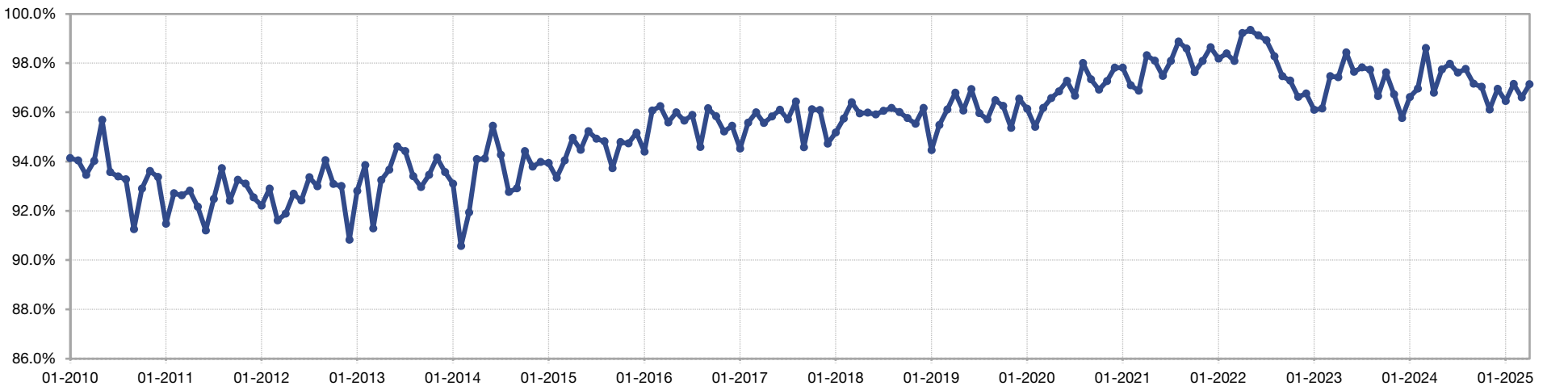
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
May 2024	97.7%	98.4%	-0.7%
June 2024	98.0%	97.6%	+0.4%
July 2024	97.6%	97.8%	-0.2%
August 2024	97.8%	97.7%	+0.1%
September 2024	97.2%	96.7%	+0.5%
October 2024	97.0%	97.6%	-0.6%
November 2024	96.1%	96.7%	-0.6%
December 2024	96.9%	95.8%	+1.1%
January 2025	96.4%	96.6%	-0.2%
February 2025	97.1%	97.0%	+0.1%
March 2025	96.6%	98.6%	-2.0%
April 2025	97.1%	96.8%	+0.3%
12-Month Avg*	97.2%	97.4%	-0.2%

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

## Historical Percent of List Price Received by Month

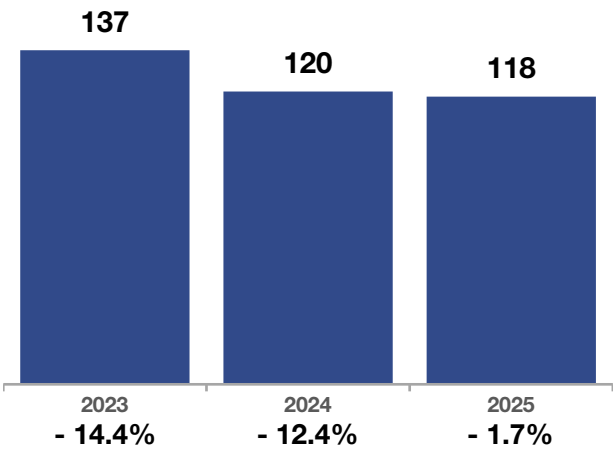


# Housing Affordability Index

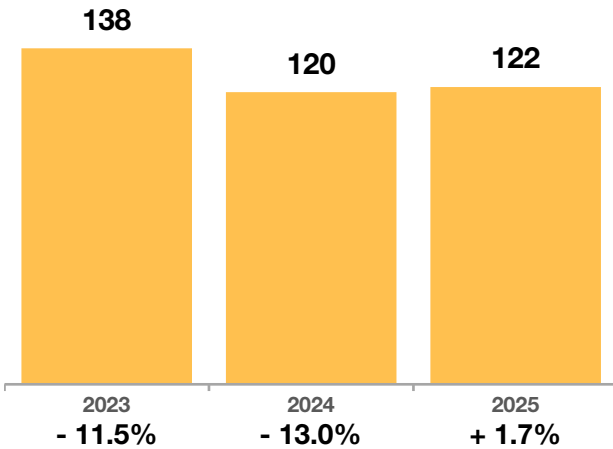
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## April

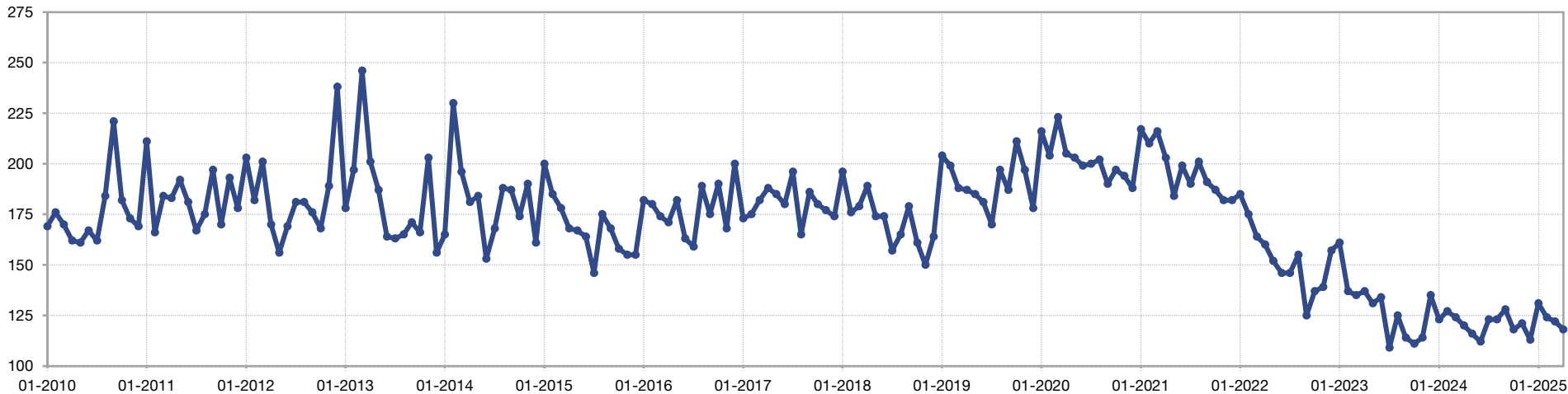


## Year to Date



Affordability Index		Prior Year	Percent Change
May 2024	116	131	-11.5%
June 2024	112	134	-16.4%
July 2024	123	109	+12.8%
August 2024	123	125	-1.6%
September 2024	128	114	+12.3%
October 2024	118	111	+6.3%
November 2024	121	114	+6.1%
December 2024	113	135	-16.3%
January 2025	131	123	+6.5%
February 2025	124	127	-2.4%
March 2025	122	124	-1.6%
April 2025	118	120	-1.7%
12-Month Avg	121	122	-1.2%

## Historical Housing Affordability Index by Month

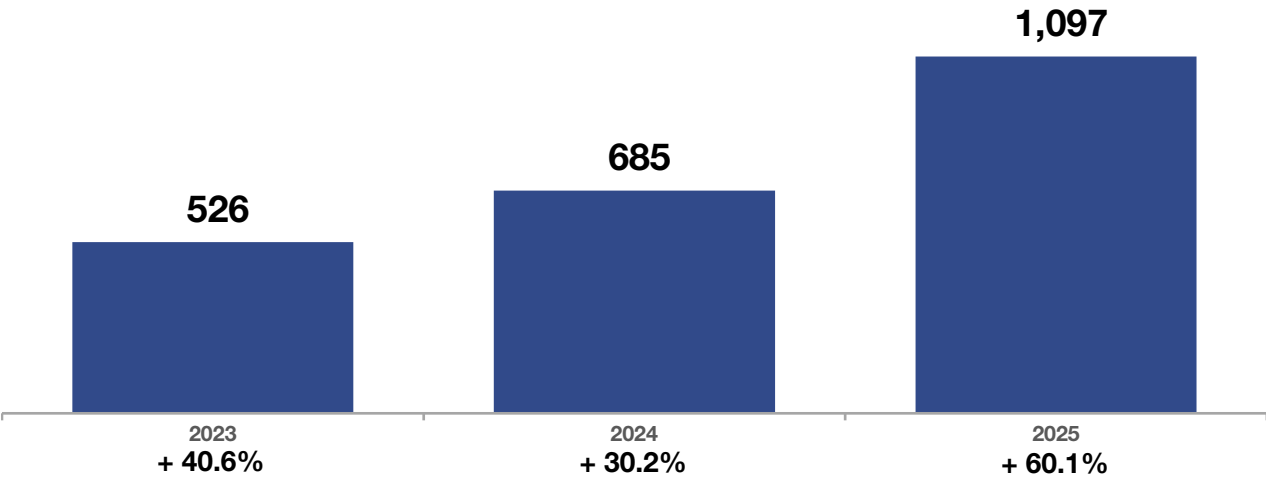


# Inventory of Homes for Sale

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



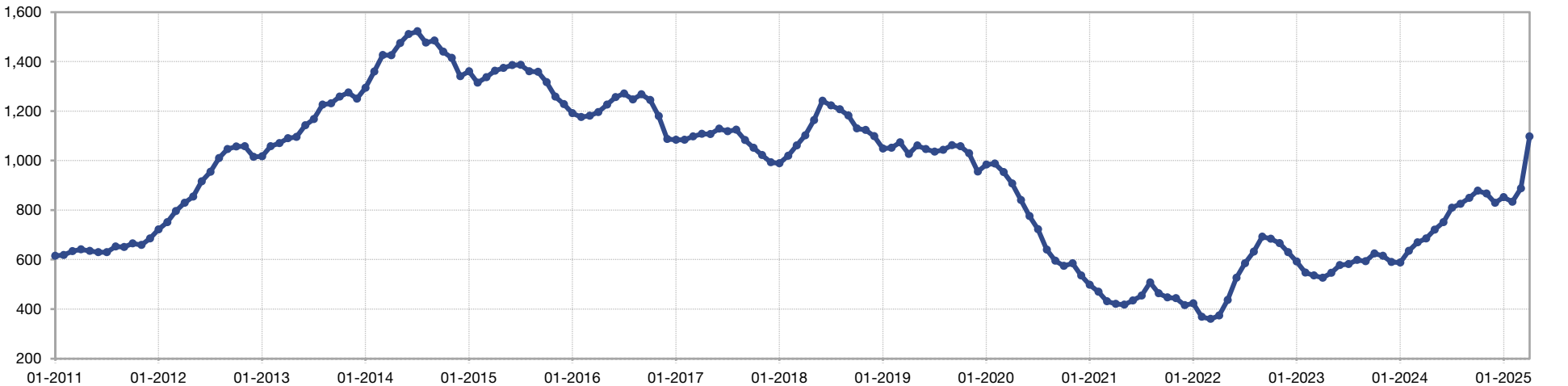
## April



Homes for Sale		Prior Year	Percent Change
May 2024	720	546	+31.9%
June 2024	751	577	+30.2%
July 2024	809	582	+39.0%
August 2024	825	598	+38.0%
September 2024	849	593	+43.2%
October 2024	878	624	+40.7%
November 2024	867	615	+41.0%
December 2024	829	590	+40.5%
January 2025	852	588	+44.9%
February 2025	833	635	+31.2%
March 2025	887	669	+32.6%
April 2025	1,097	685	+60.1%
12-Month Avg*	850	609	+39.6%

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

## Historical Inventory of Homes for Sale by Month

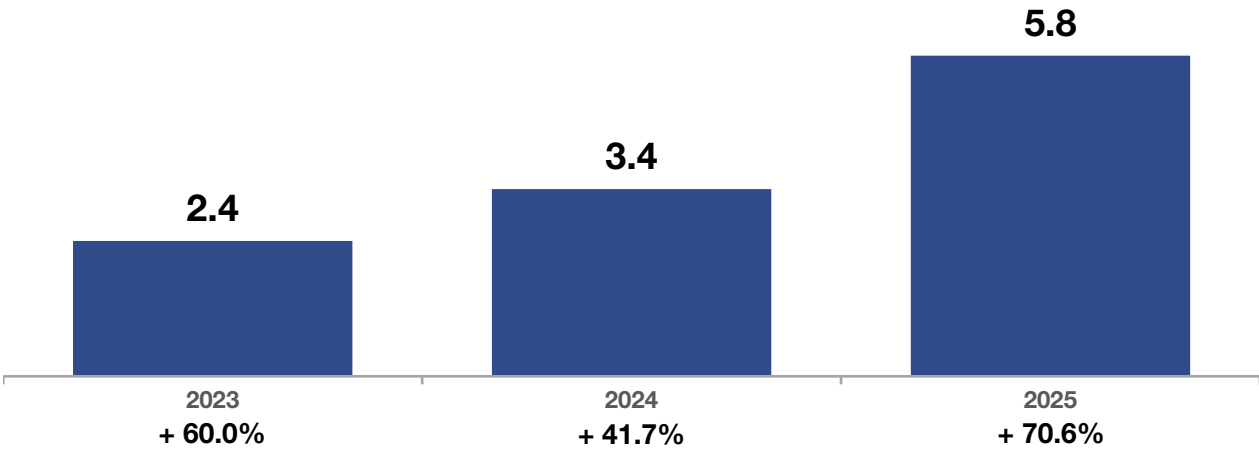


# Months Supply of Inventory

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.



## April



Months Supply		Prior Year	Percent Change
May 2024	3.5	2.5	+40.0%
June 2024	3.7	2.7	+37.0%
July 2024	3.9	2.7	+44.4%
August 2024	4.0	2.8	+42.9%
September 2024	4.1	2.8	+46.4%
October 2024	4.2	3.0	+40.0%
November 2024	4.1	3.0	+36.7%
December 2024	4.0	2.8	+42.9%
January 2025	4.1	2.8	+46.4%
February 2025	4.0	3.1	+29.0%
March 2025	4.3	3.3	+30.3%
April 2025	5.8	3.4	+70.6%
12-Month Avg*	4.1	2.9	+41.4%

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

## Historical Months Supply of Inventory by Month

