

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 down 0.9 percent to 324. Pending Sales decreased 72.2 percent to 65. Inventory grew 48.7 percent to 1,118 units.

Prices moved higher as Median Sales Price was up 3.8 percent to \$245,000. Days on Market increased 21.2 percent to 63 days. Months Supply of Inventory was up 56.8 percent to 5.8 months.

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

+ 12.6%	+ 3.8%	+ 56.8%
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.

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Market Overview

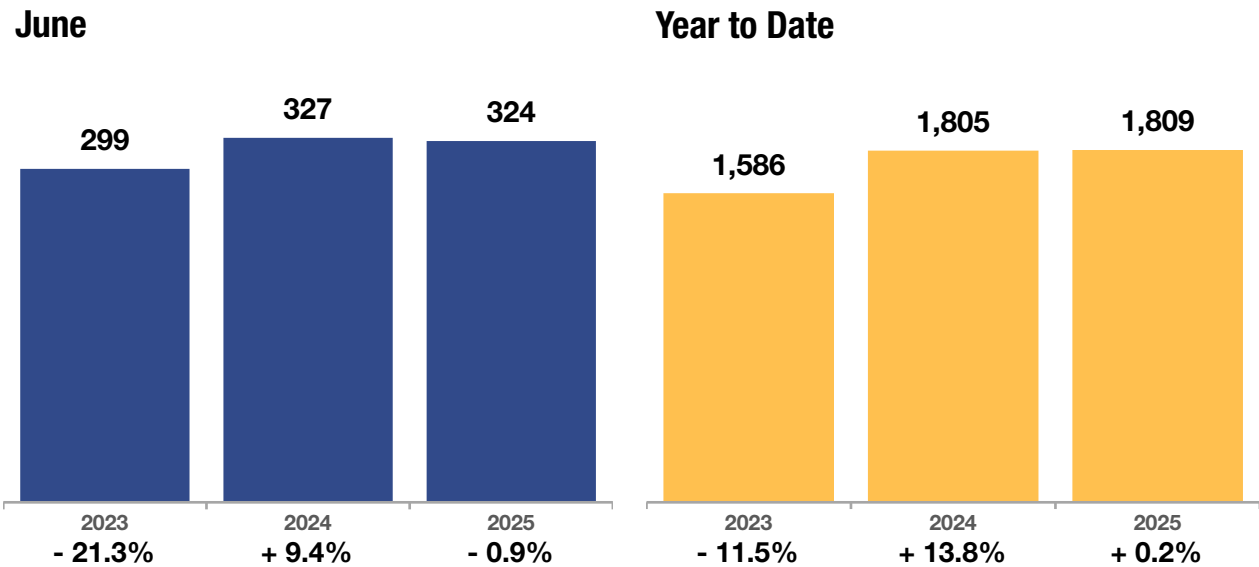
Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars			06-2024	06-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	06-2023	06-2024	06-2025						
New Listings				327	324	- 0.9%	1,805	1,809	+ 0.2%
Pending Sales				234	65	- 72.2%	1,337	1,151	- 13.9%
Closed Sales				230	259	+ 12.6%	1,200	1,298	+ 8.2%
Days on Market				52	63	+ 21.2%	56	70	+ 25.0%
Median Sales Price				\$236,000	\$245,000	+ 3.8%	\$217,000	\$228,000	+ 5.1%
Average Sales Price				\$261,830	\$265,928	+ 1.6%	\$240,332	\$247,111	+ 2.8%
Pct. of List Price Received				98.0%	97.3%	- 0.7%	97.5%	97.2%	- 0.3%
Housing Affordability Index				112	109	- 2.7%	122	117	- 4.1%
Inventory of Homes for Sale				752	1,118	+ 48.7%	--	--	--
Months Supply of Inventory				3.7	5.8	+ 56.8%	--	--	--

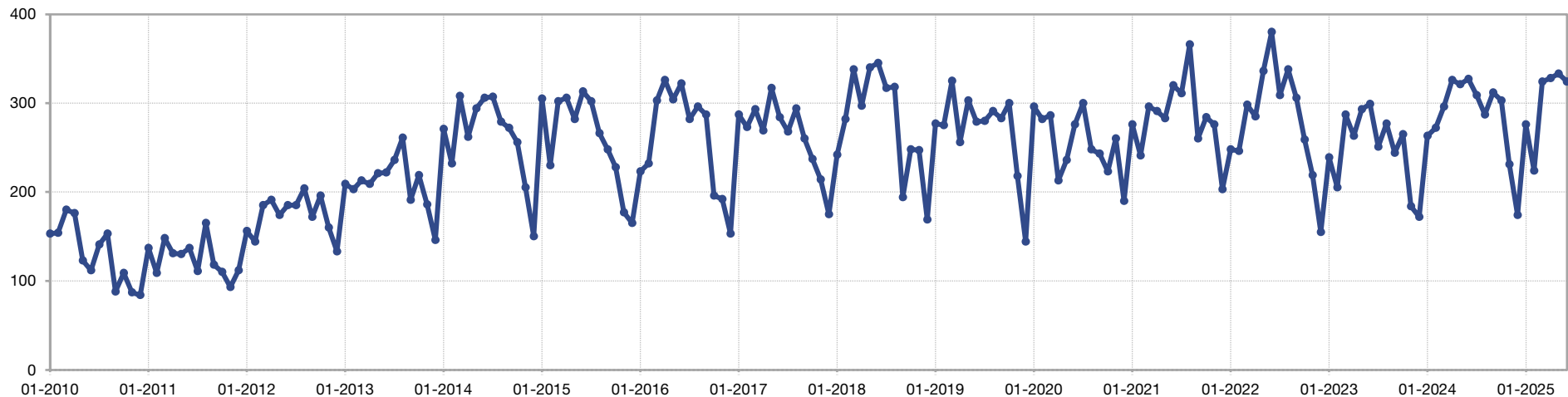
New Listings

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



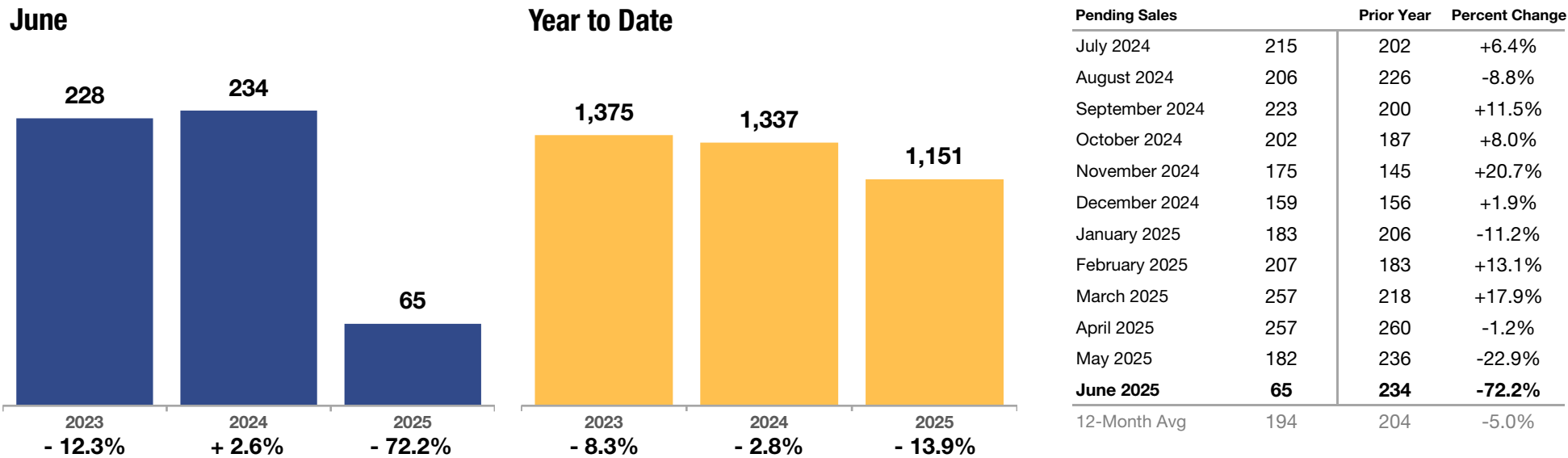
New Listings		Prior Year	Percent Change
July 2024	309	251	+23.1%
August 2024	287	277	+3.6%
September 2024	312	244	+27.9%
October 2024	303	265	+14.3%
November 2024	231	184	+25.5%
December 2024	174	172	+1.2%
January 2025	276	263	+4.9%
February 2025	224	272	-17.6%
March 2025	324	296	+9.5%
April 2025	328	326	+0.6%
May 2025	333	321	+3.7%
June 2025	324	327	-0.9%
12-Month Avg	285	267	+7.1%

Historical New Listings by Month

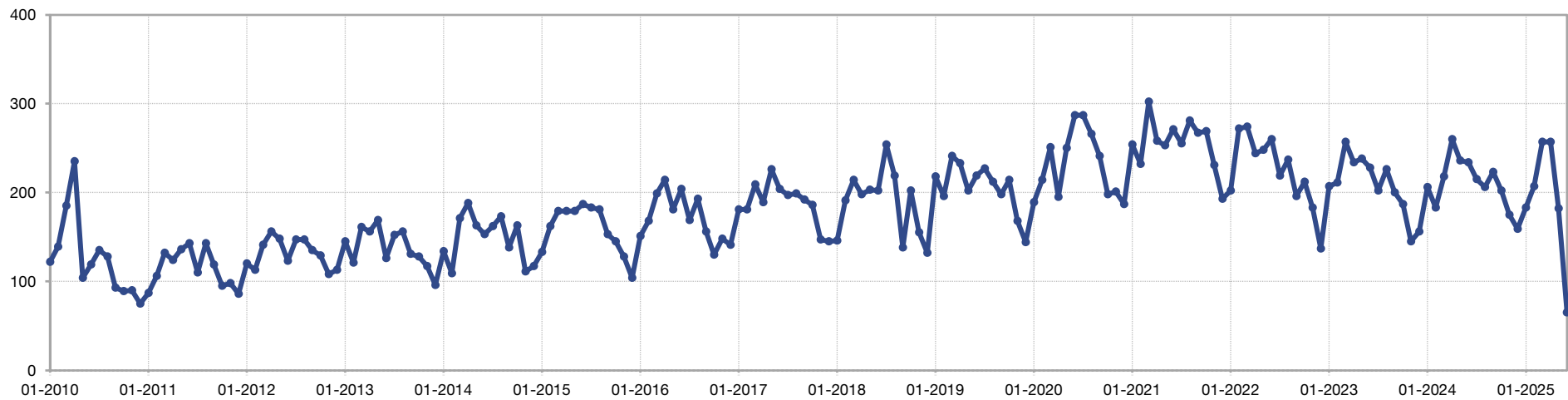


Pending Sales

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

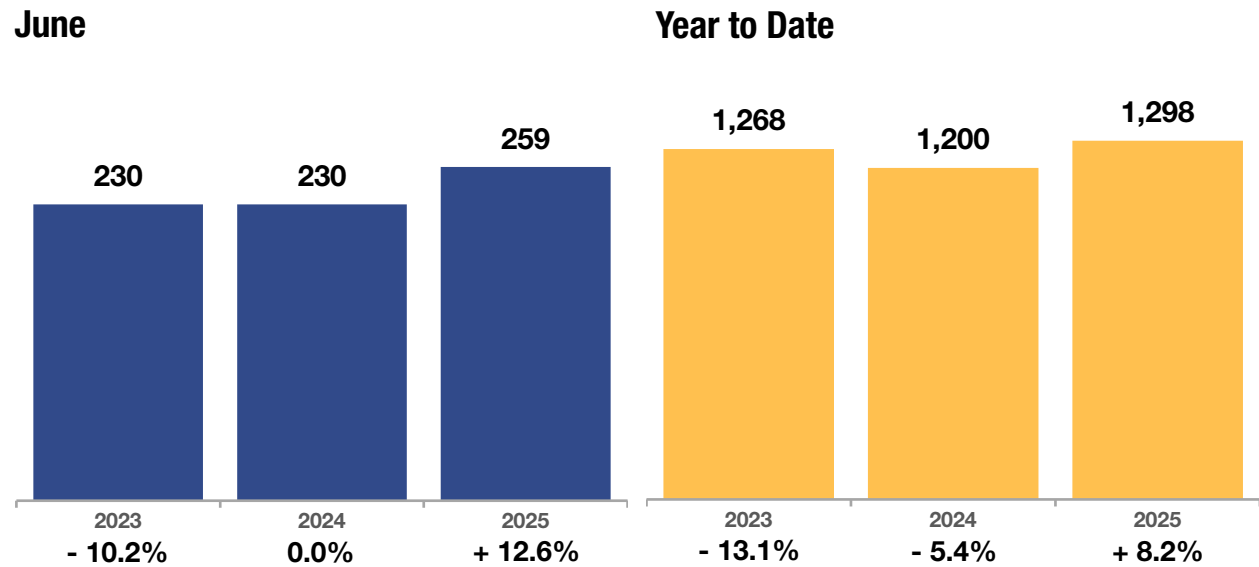


Historical Pending Sales by Month



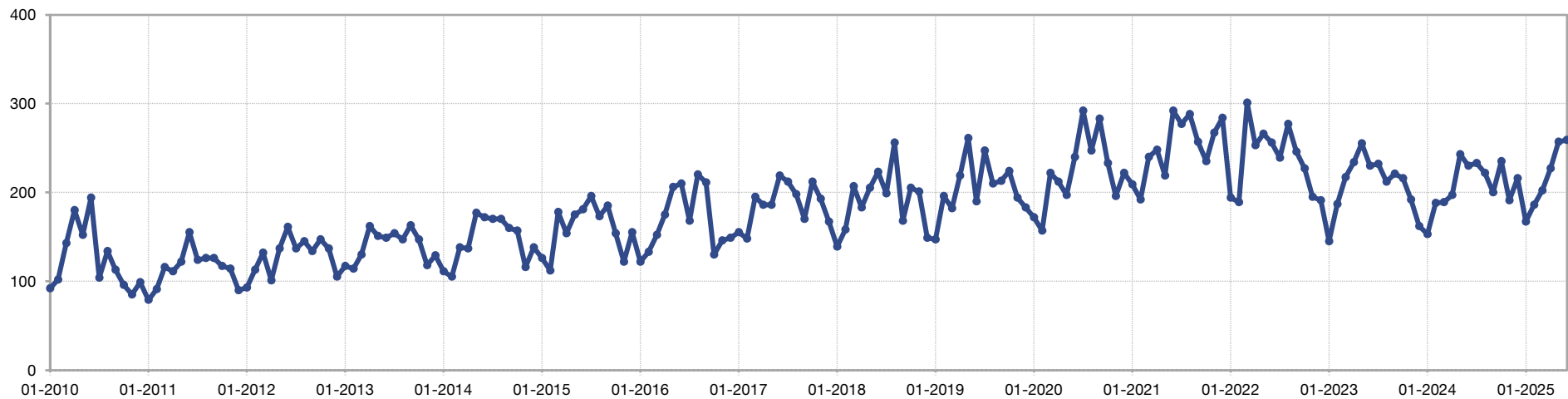
Closed Sales

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



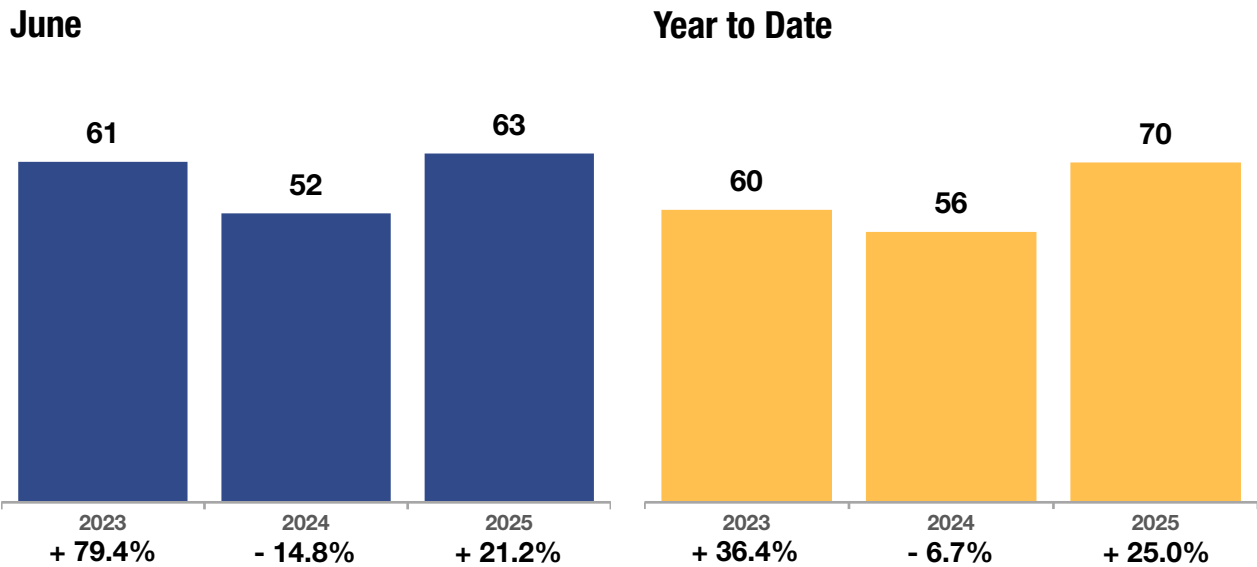
Closed Sales		Prior Year	Percent Change
July 2024	233	232	+0.4%
August 2024	222	212	+4.7%
September 2024	200	221	-9.5%
October 2024	235	216	+8.8%
November 2024	191	192	-0.5%
December 2024	216	162	+33.3%
January 2025	167	153	+9.2%
February 2025	186	188	-1.1%
March 2025	202	189	+6.9%
April 2025	227	197	+15.2%
May 2025	257	243	+5.8%
June 2025	259	230	+12.6%
12-Month Avg	216	203	+6.6%

Historical Closed Sales by Month



Days on Market Until Sale

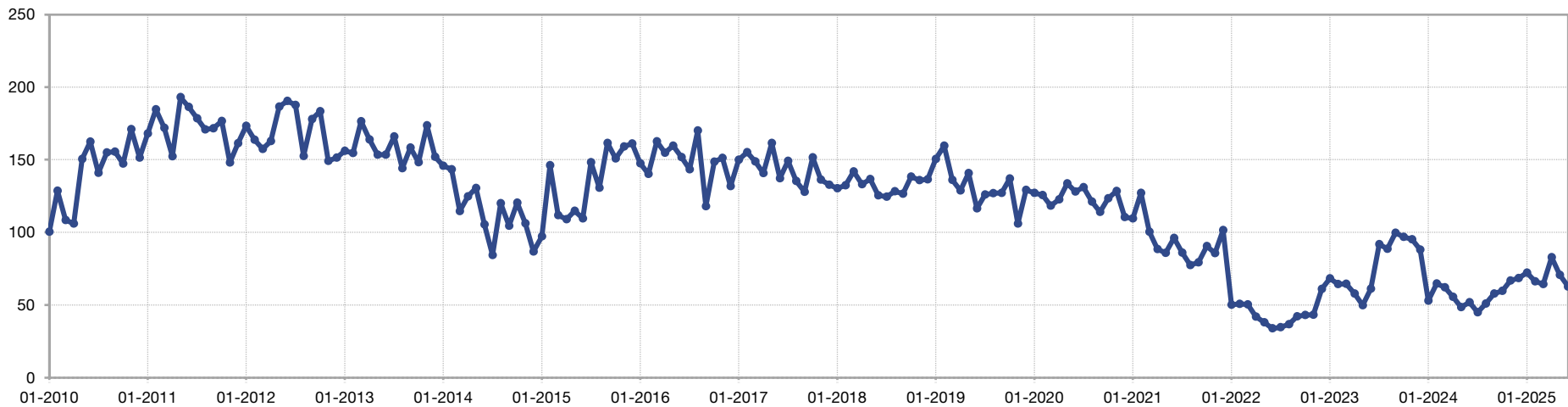
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
July 2024	45	92	-51.1%
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	68	88	-22.7%
January 2025	72	53	+35.8%
February 2025	66	65	+1.5%
March 2025	64	62	+3.2%
April 2025	83	55	+50.9%
May 2025	71	48	+47.9%
June 2025	63	52	+21.2%
12-Month Avg*		75	-14.7%

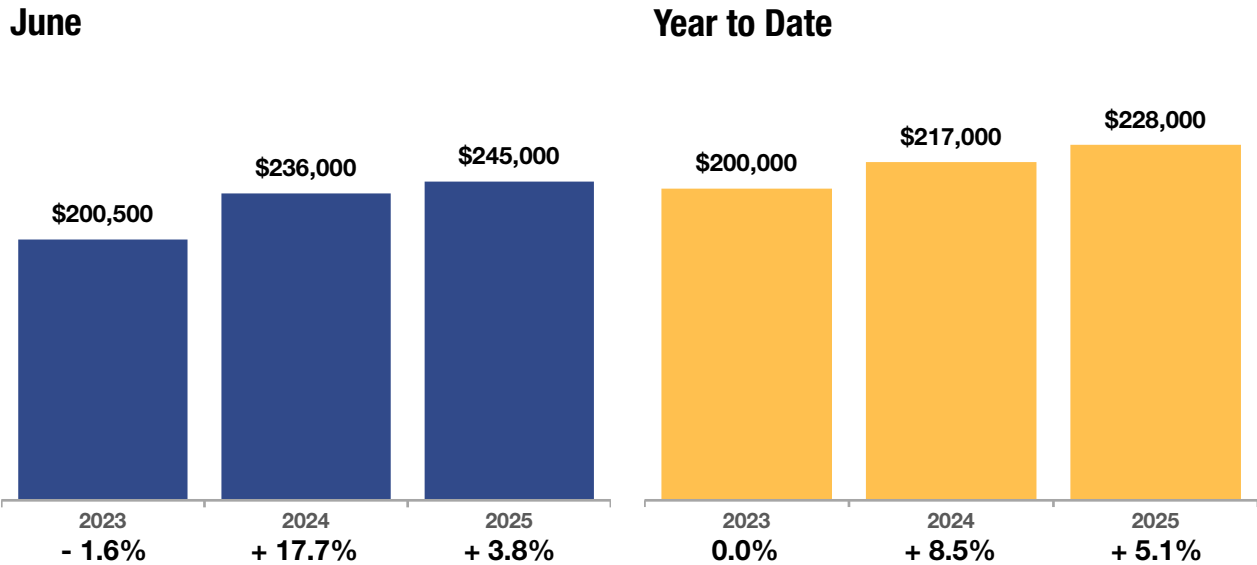
* Average Days on Market of all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Median Sales Price

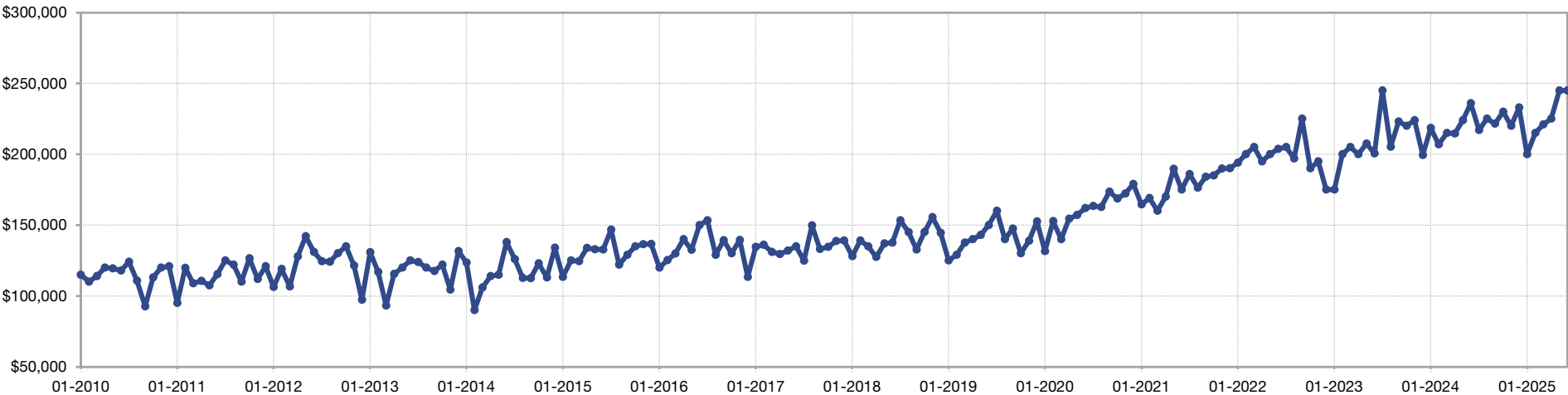
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



	Median Sales Price	Prior Year	Percent Change
July 2024	\$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	\$232,920	\$199,450	+16.8%
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%
May 2025	\$245,000	\$224,000	+9.4%
June 2025	\$245,000	\$236,000	+3.8%
12-Month Med*	\$225,000	\$218,750	+2.9%

* 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

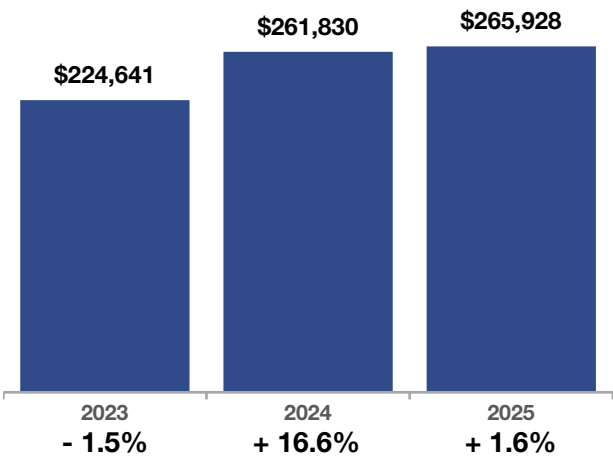


Average Sales Price

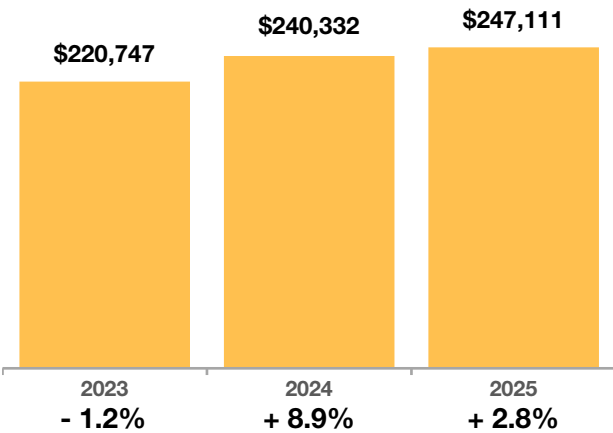
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



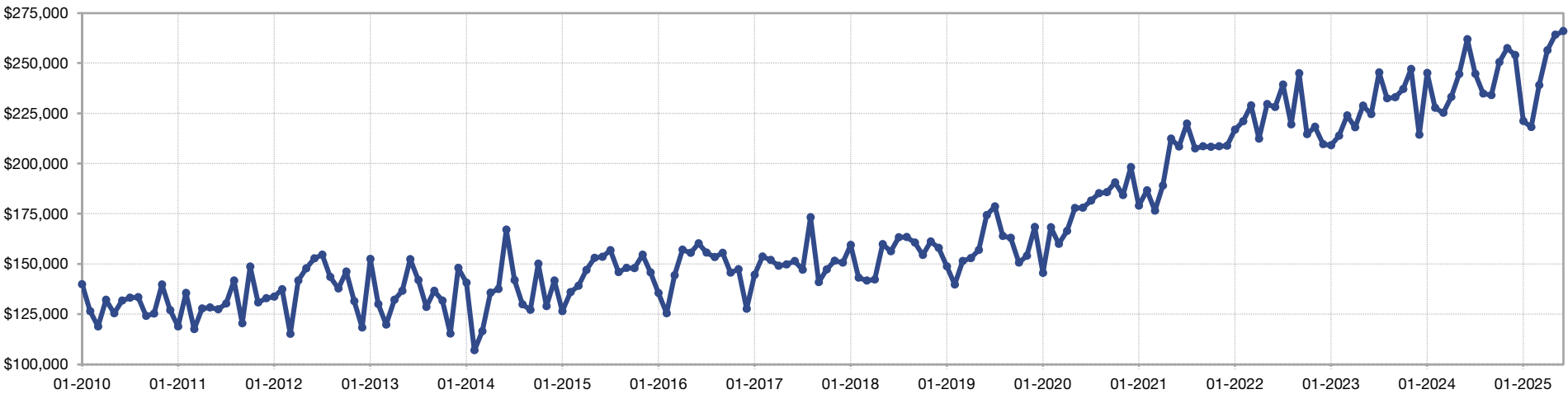
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	\$254,065	\$214,298	+18.6%
January 2025	\$221,201	\$245,013	-9.7%
February 2025	\$218,143	\$227,718	-4.2%
March 2025	\$238,978	\$225,203	+6.1%
April 2025	\$256,422	\$233,054	+10.0%
May 2025	\$264,079	\$244,541	+8.0%
June 2025	\$265,928	\$261,830	+1.6%
12-Month Avg*	\$245,023	\$237,218	+3.3%

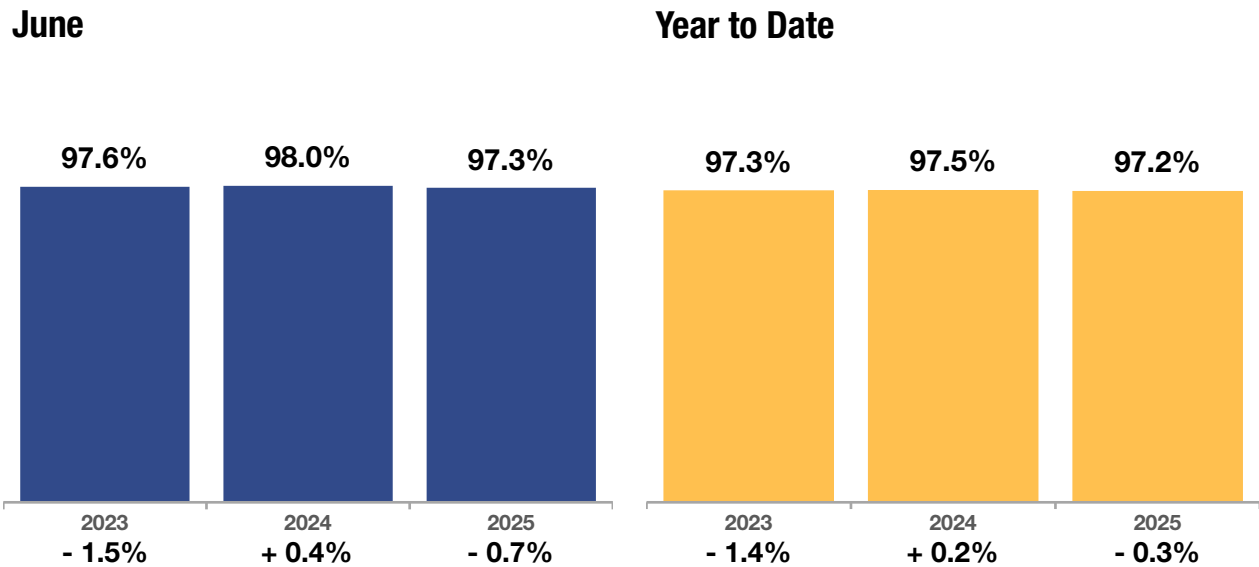
* Avg. Sales Price of all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of List Price Received

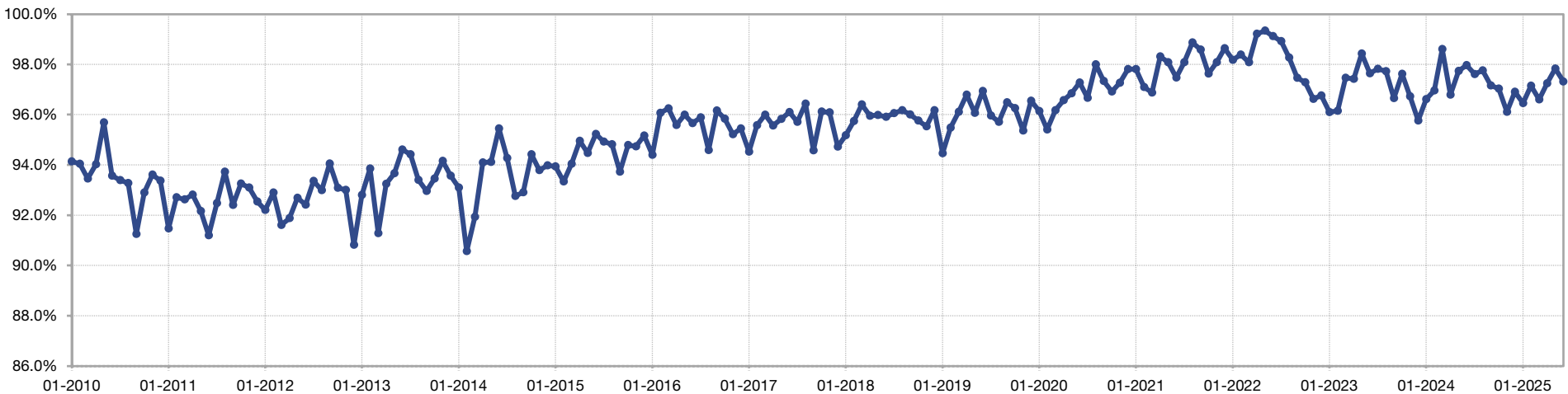
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



	Pct. of List Price Received	Prior Year	Percent Change
July 2024	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	96.5%	96.6%	-0.1%
February 2025	97.1%	97.0%	+0.1%
March 2025	96.6%	98.6%	-2.0%
April 2025	97.2%	96.8%	+0.4%
May 2025	97.8%	97.7%	+0.1%
June 2025	97.3%	98.0%	-0.7%
12-Month Avg*	97.1%	97.3%	-0.2%

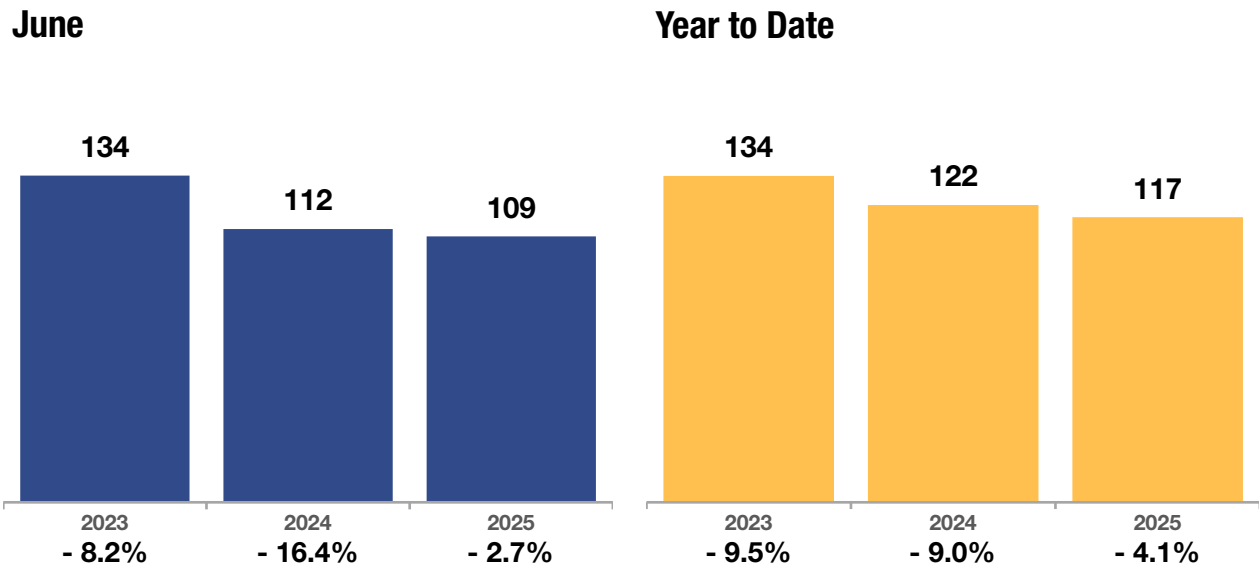
* Average Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



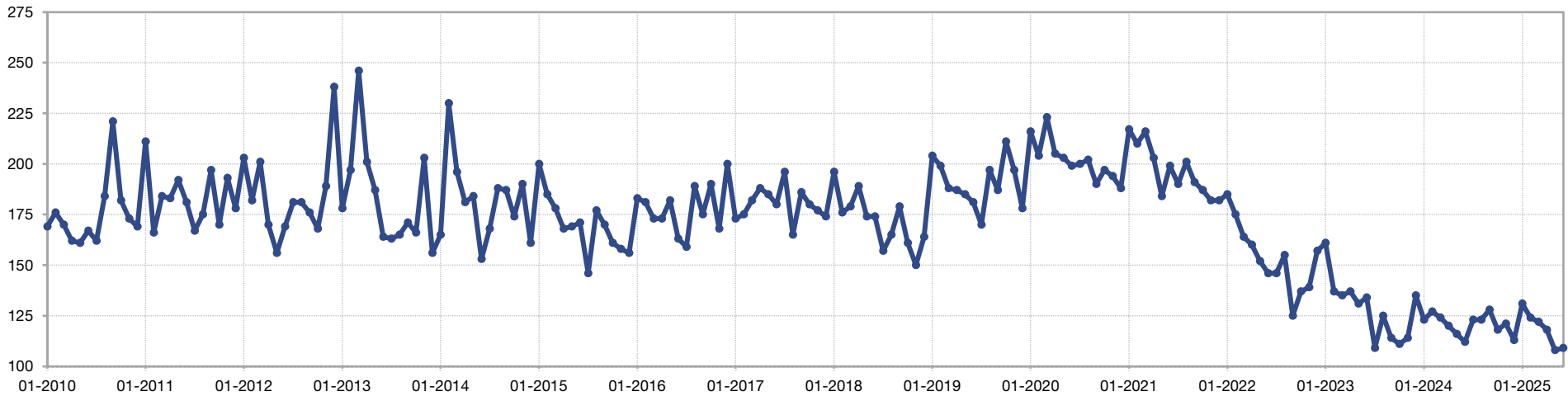
Housing Affordability Index

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	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%
May 2025	108	116	-6.9%
June 2025	109	112	-2.7%
12-Month Avg		120	+0.6%

Historical Housing Affordability Index by Month

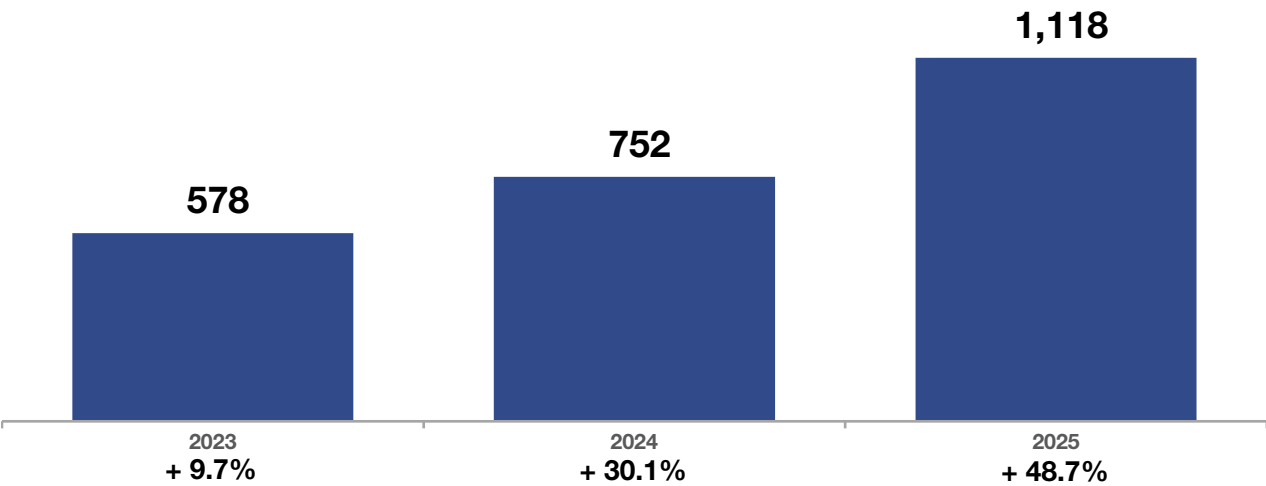


Inventory of Homes for Sale

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



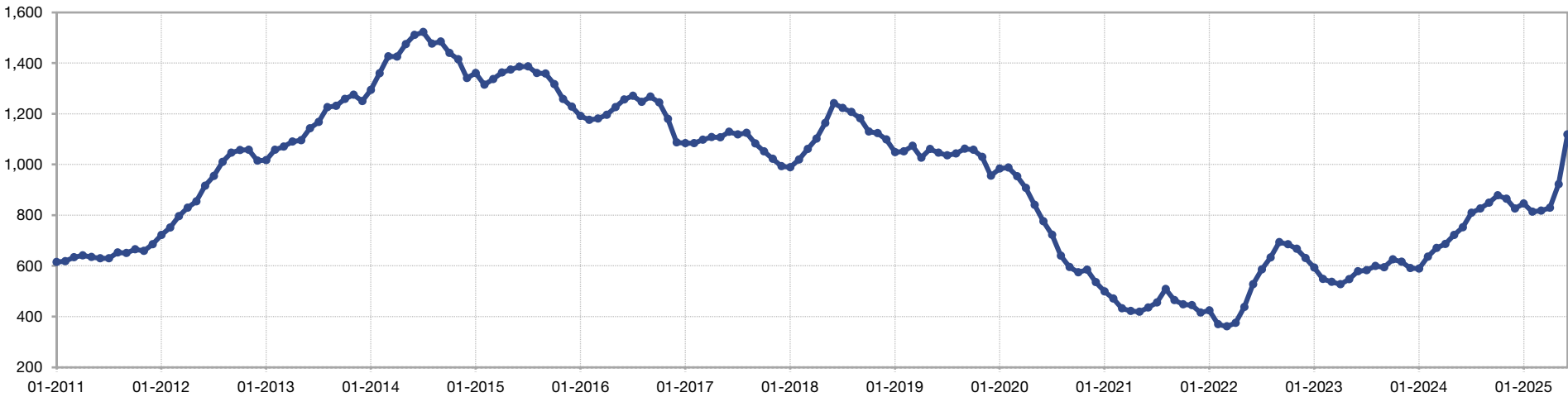
June



Homes for Sale		Prior Year	Percent Change
July 2024	809	583	+38.8%
August 2024	826	599	+37.9%
September 2024	849	594	+42.9%
October 2024	878	625	+40.5%
November 2024	864	616	+40.3%
December 2024	826	591	+39.8%
January 2025	846	589	+43.6%
February 2025	813	636	+27.8%
March 2025	817	670	+21.9%
April 2025	829	686	+20.8%
May 2025	922	721	+27.9%
June 2025	1,118	752	+48.7%
12-Month Avg*	866	639	+35.5%

* 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

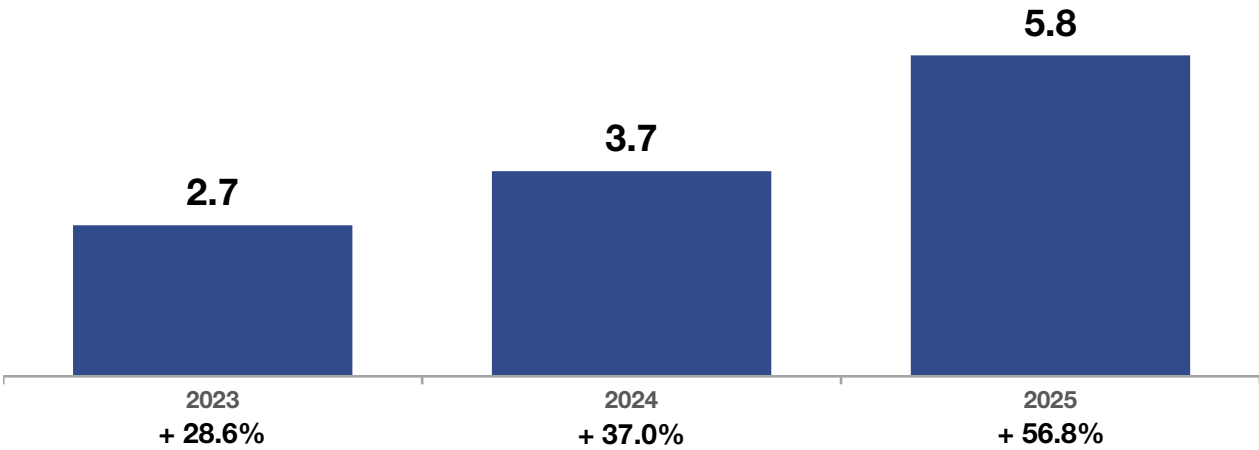


Months Supply of Inventory

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	3.9	2.8	+39.3%
August 2024	4.1	2.8	+46.4%
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	3.9	2.8	+39.3%
January 2025	4.1	2.8	+46.4%
February 2025	3.9	3.1	+25.8%
March 2025	3.8	3.3	+15.2%
April 2025	3.9	3.4	+14.7%
May 2025	4.4	3.5	+25.7%
June 2025	5.8	3.7	+56.8%
12-Month Avg*	4.2	3.1	+35.5%

* 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

