

Monthly Indicators



May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings were up 9.1 percent to 12,749. Pending Sales decreased 3.2 percent to 8,125. Inventory grew 27.8 percent to 30,153 units.

Prices moved higher as Median Sales Price was up 1.1 percent to \$343,851. Days on Market increased 8.5 percent to 64 days. Months Supply of Inventory was up 28.1 percent to 4.1 months, the twelfth consecutive month of year-over-year gains.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Quick Facts

+ 1.2%	+ 1.1%	+ 28.1%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by South Carolina 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.



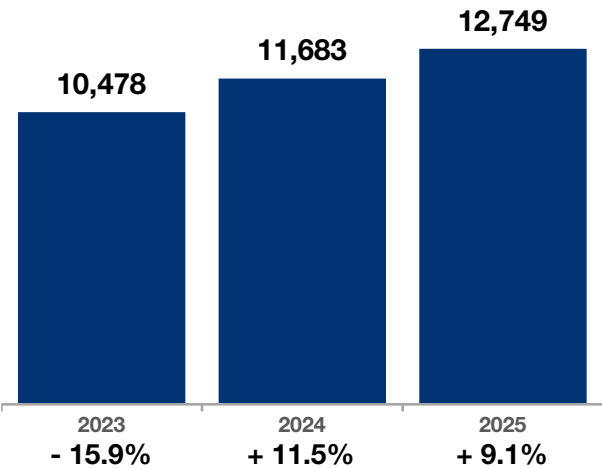
Key Metrics	Historical Sparkbars			05-2024	05-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	05-2023	05-2024	05-2025						
New Listings				11,683	12,749	+ 9.1%	53,880	58,879	+ 9.3%
Pending Sales				8,396	8,125	- 3.2%	40,327	39,877	- 1.1%
Closed Sales				8,749	8,853	+ 1.2%	35,913	35,915	+ 0.0%
Days on Market				59	64	+ 8.5%	64	71	+ 10.9%
Median Sales Price				\$340,000	\$343,851	+ 1.1%	\$335,000	\$336,000	+ 0.3%
Average Sales Price				\$455,355	\$457,940	+ 0.6%	\$436,701	\$453,918	+ 3.9%
Pct. of List Price Received				98.2%	98.2%	0.0%	98.1%	97.9%	- 0.2%
Housing Affordability Index				86	87	+ 1.2%	88	89	+ 1.1%
Inventory of Homes for Sale				23,586	30,153	+ 27.8%	--	--	--
Months Supply of Inventory				3.2	4.1	+ 28.1%	--	--	--

New Listings

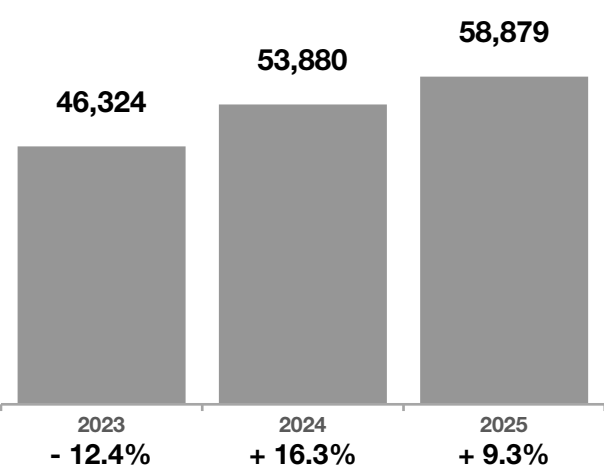
A count of the properties that have been newly listed on the market in a given month.



May

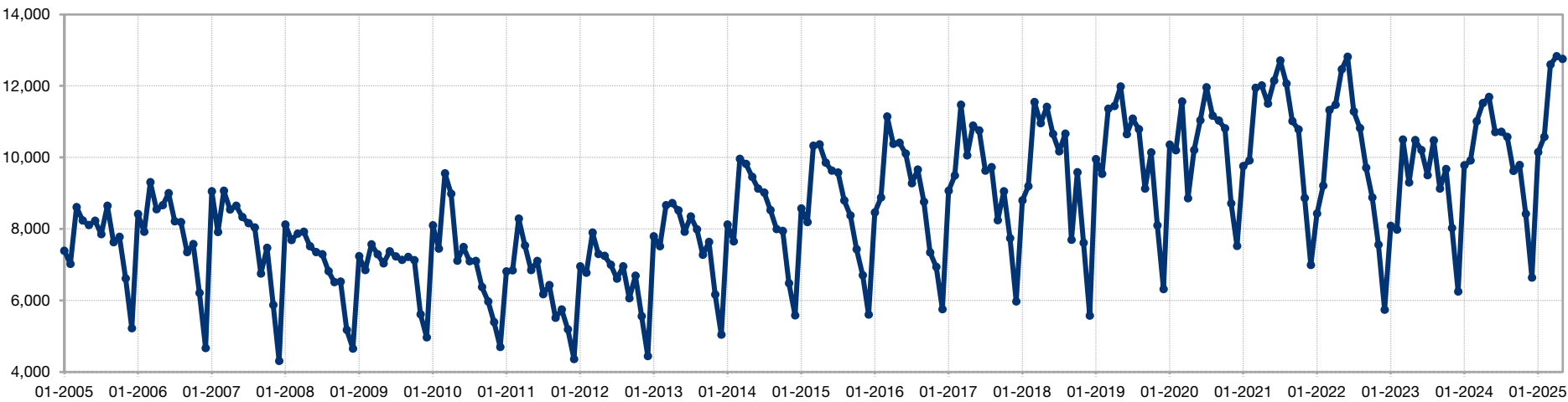


Year to Date



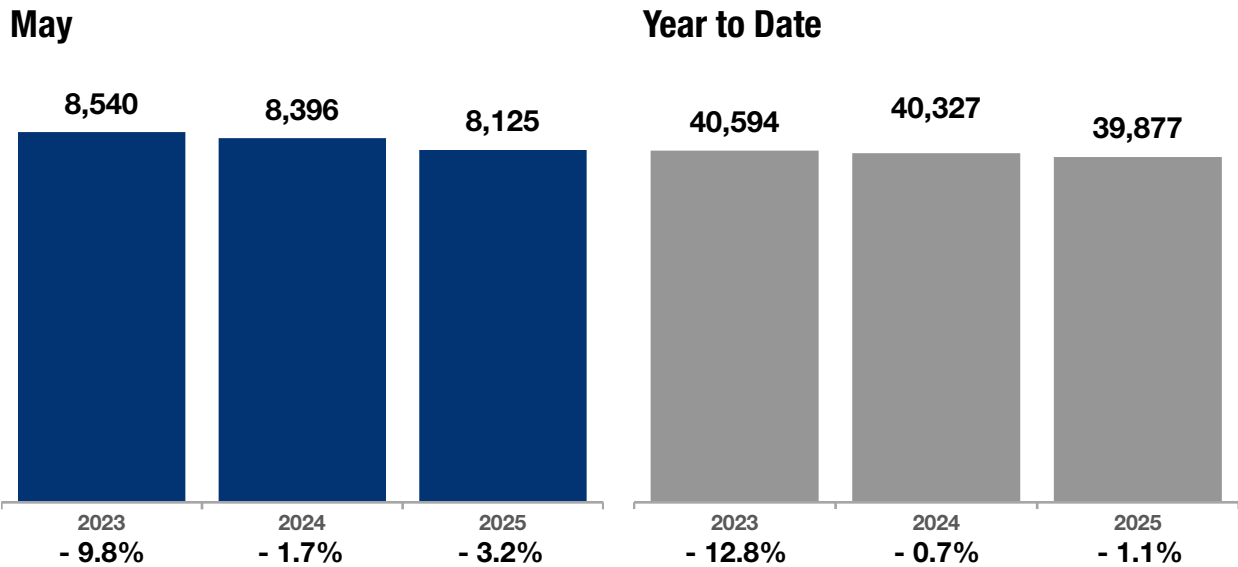
New Listings		Prior Year	Percent Change
June 2024	10,706	10,199	+5.0%
July 2024	10,710	9,496	+12.8%
August 2024	10,570	10,472	+0.9%
September 2024	9,615	9,124	+5.4%
October 2024	9,784	9,667	+1.2%
November 2024	8,419	8,023	+4.9%
December 2024	6,635	6,246	+6.2%
January 2025	10,145	9,773	+3.8%
February 2025	10,568	9,906	+6.7%
March 2025	12,589	11,006	+14.4%
April 2025	12,828	11,512	+11.4%
May 2025	12,749	11,683	+9.1%
12-Month Avg	10,443	9,759	+7.0%

Historical New Listings by Month



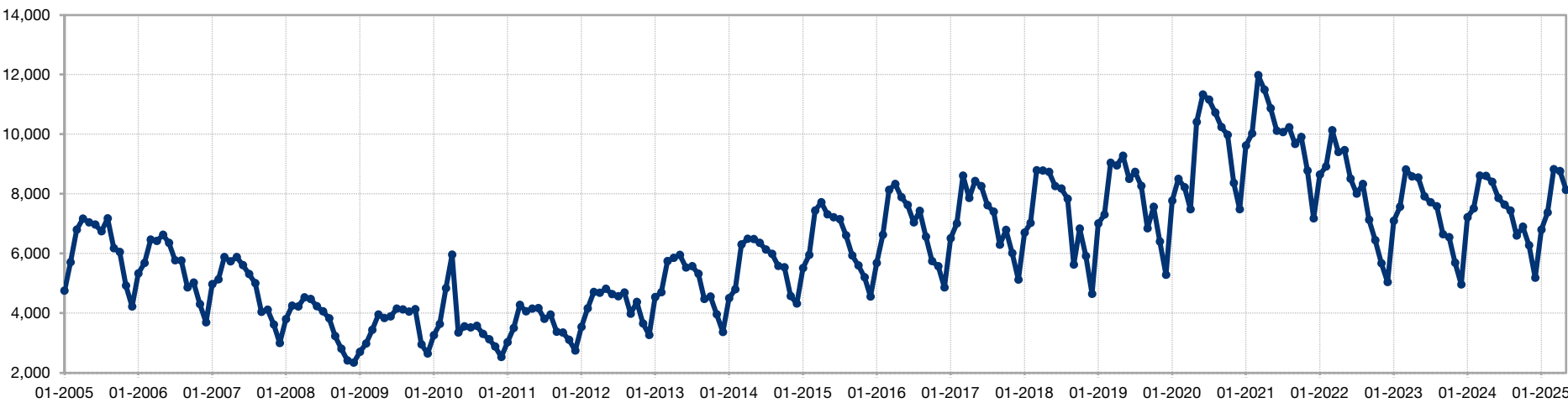
Pending Sales

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



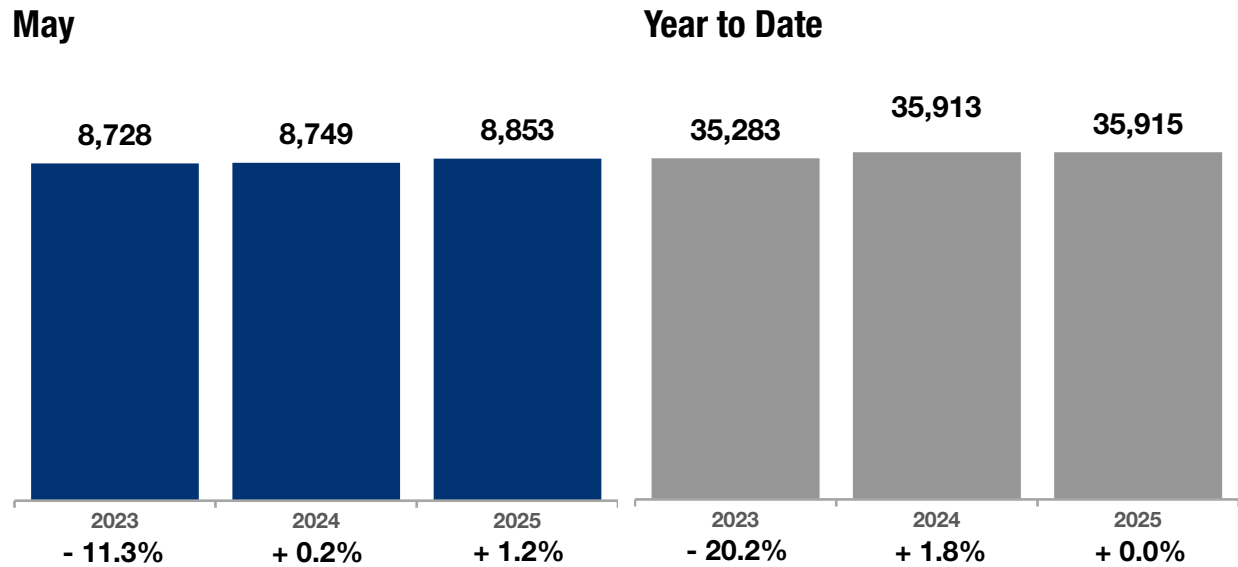
Pending Sales		Prior Year	Percent Change
June 2024	7,863	7,917	-0.7%
July 2024	7,629	7,715	-1.1%
August 2024	7,431	7,580	-2.0%
September 2024	6,602	6,642	-0.6%
October 2024	6,899	6,544	+5.4%
November 2024	6,277	5,690	+10.3%
December 2024	5,180	4,957	+4.5%
January 2025	6,793	7,213	-5.8%
February 2025	7,375	7,507	-1.8%
March 2025	8,822	8,610	+2.5%
April 2025	8,762	8,601	+1.9%
May 2025	8,125	8,396	-3.2%
12-Month Avg	7,313	7,281	+0.4%

Historical Pending Sales by Month



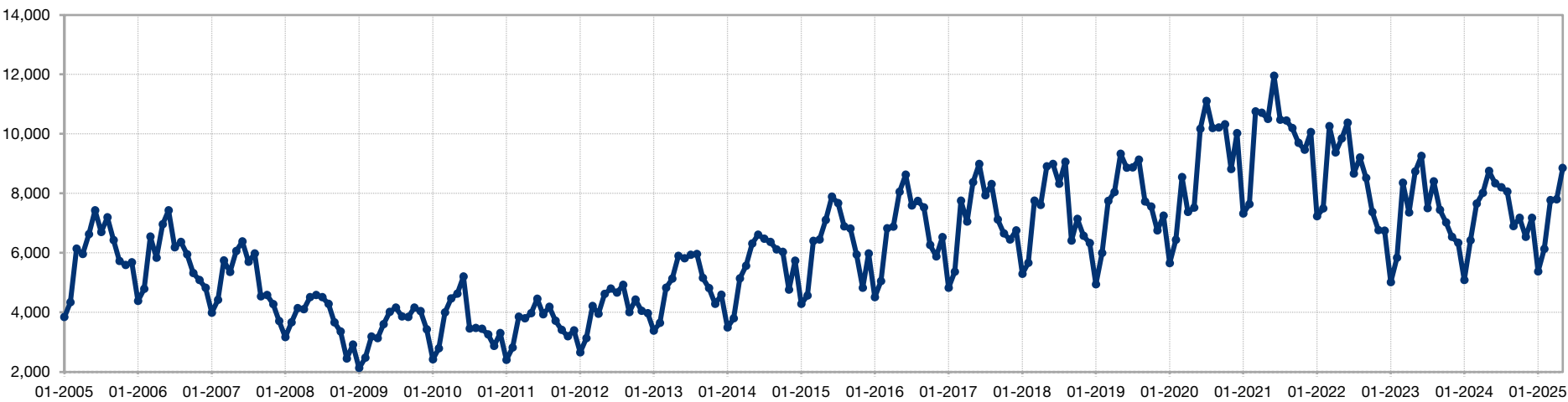
Closed Sales

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



Closed Sales		Prior Year	Percent Change
June 2024	8,339	9,252	-9.9%
July 2024	8,197	7,499	+9.3%
August 2024	8,055	8,401	-4.1%
September 2024	6,899	7,443	-7.3%
October 2024	7,177	7,018	+2.3%
November 2024	6,534	6,537	-0.0%
December 2024	7,172	6,339	+13.1%
January 2025	5,371	5,087	+5.6%
February 2025	6,130	6,415	-4.4%
March 2025	7,768	7,649	+1.6%
April 2025	7,793	8,013	-2.7%
May 2025	8,853	8,749	+1.2%
12-Month Avg	7,357	7,367	-0.1%

Historical Closed Sales by Month

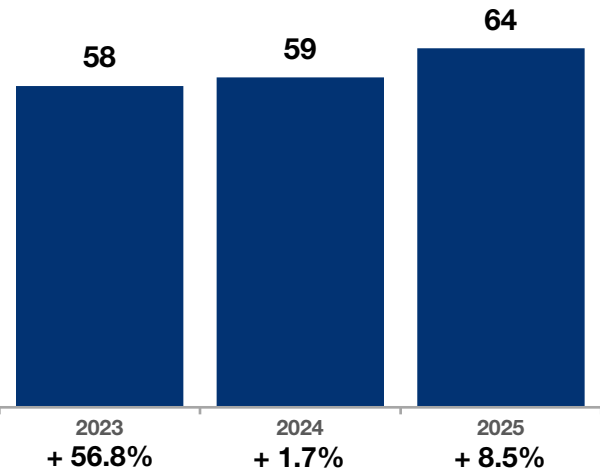


Days on Market Until Sale

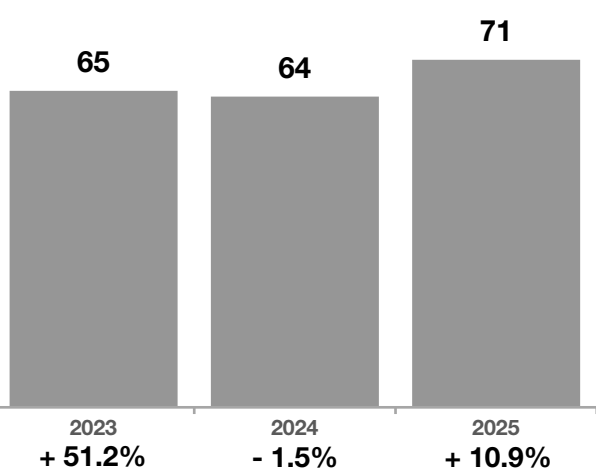
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



Year to Date



Days on Market		Prior Year	Percent Change
June 2024	57	55	+3.6%
July 2024	59	54	+9.3%
August 2024	59	55	+7.3%
September 2024	68	56	+21.4%
October 2024	67	58	+15.5%
November 2024	68	58	+17.2%
December 2024	71	62	+14.5%
January 2025	78	66	+18.2%
February 2025	75	67	+11.9%
March 2025	74	67	+10.4%
April 2025	69	63	+9.5%
May 2025	64	59	+8.5%
12-Month Avg*	67	60	+11.7%

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

Historical Days on Market Until Sale by Month

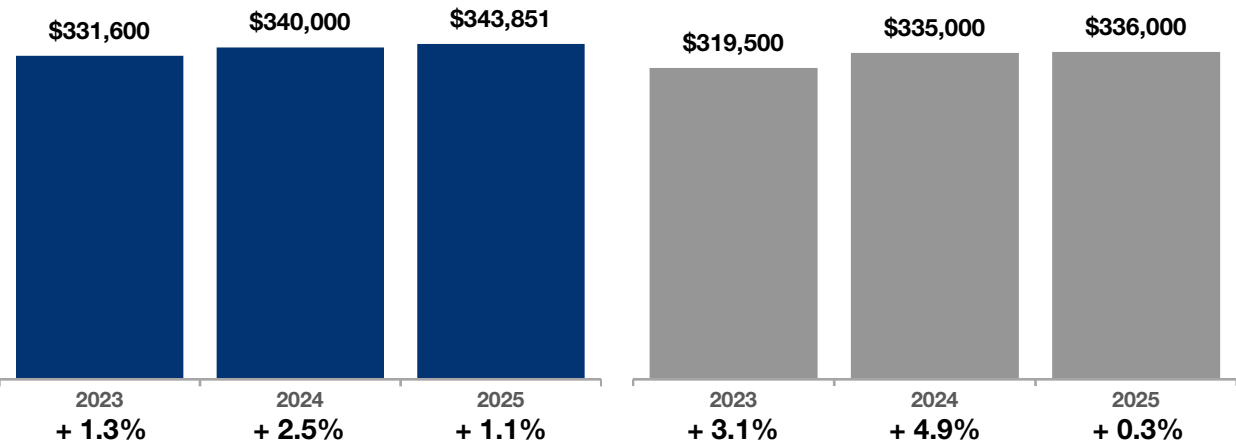


Median Sales Price

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



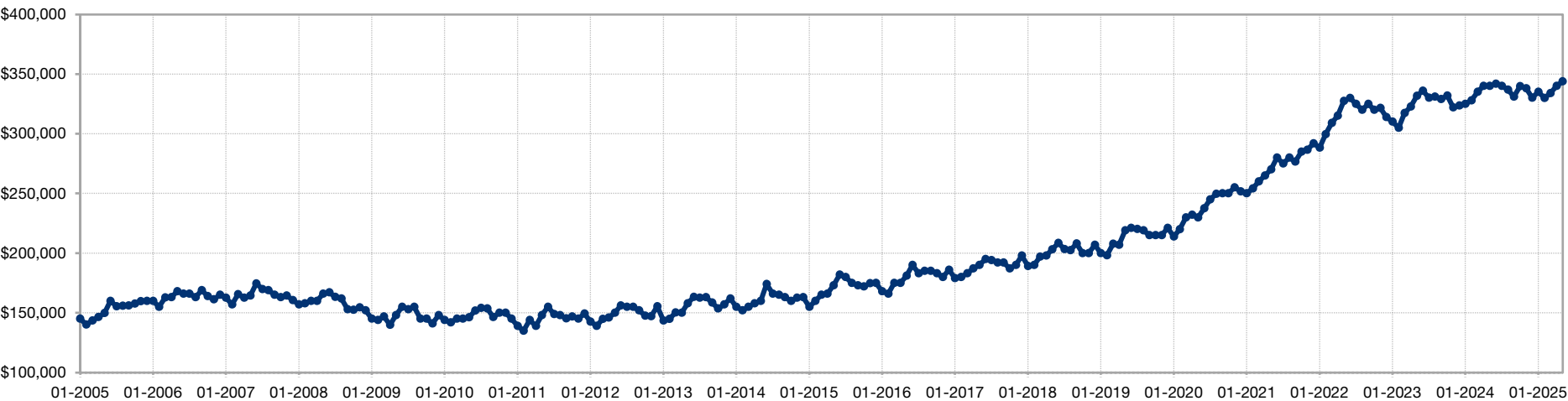
May



Median Sales Price	Prior Year	Percent Change
June 2024	\$341,900	\$336,000 +1.8%
July 2024	\$340,000	\$330,000 +3.0%
August 2024	\$336,900	\$331,000 +1.8%
September 2024	\$331,000	\$329,000 +0.6%
October 2024	\$339,688	\$332,000 +2.3%
November 2024	\$337,900	\$322,000 +4.9%
December 2024	\$330,000	\$323,548 +2.0%
January 2025	\$335,000	\$325,000 +3.1%
February 2025	\$329,900	\$327,923 +0.6%
March 2025	\$333,990	\$335,000 -0.3%
April 2025	\$340,000	\$340,000 0.0%
May 2025	\$343,851	\$340,000 +1.1%
12-Month Med*	\$336,999	\$330,000 +2.1%

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

Historical Median Sales Price by Month

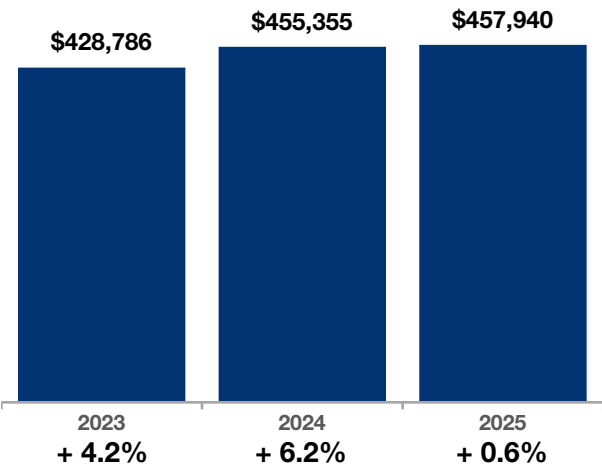


Average Sales Price

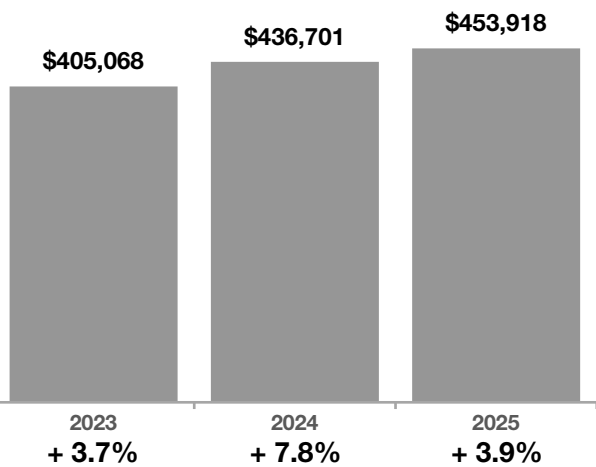
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



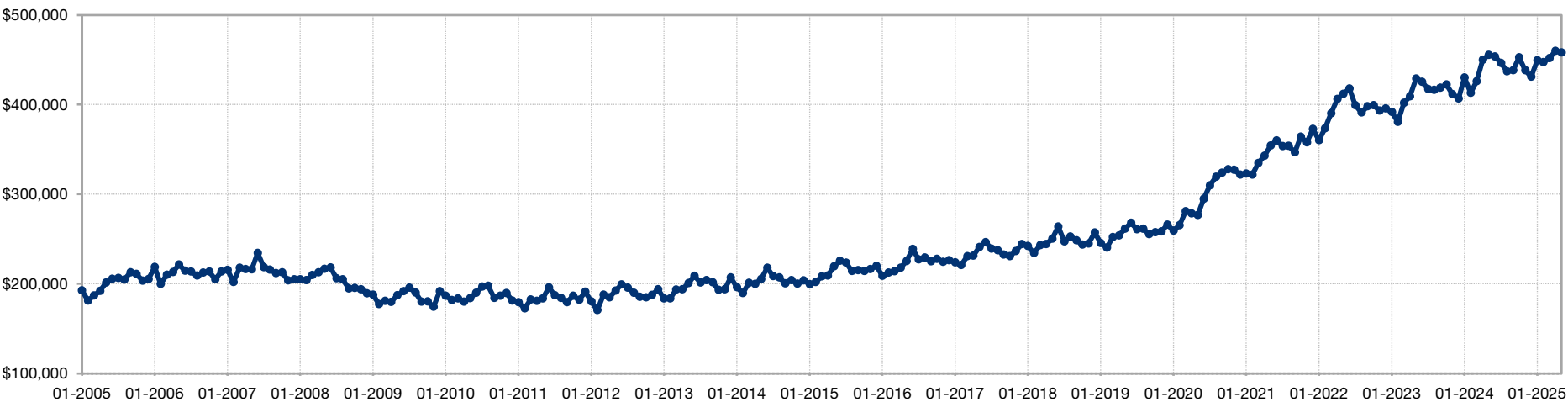
Year to Date



Avg. Sales Price	Prior Year	Percent Change
June 2024	\$453,508	\$425,331 +6.6%
July 2024	\$446,379	\$417,198 +7.0%
August 2024	\$436,882	\$416,396 +4.9%
September 2024	\$438,163	\$418,612 +4.7%
October 2024	\$452,474	\$422,226 +7.2%
November 2024	\$438,161	\$411,363 +6.5%
December 2024	\$431,005	\$406,815 +5.9%
January 2025	\$449,450	\$430,095 +4.5%
February 2025	\$447,347	\$412,944 +8.3%
March 2025	\$451,744	\$426,002 +6.0%
April 2025	\$459,763	\$449,769 +2.2%
May 2025	\$457,940	\$455,355 +0.6%
12-Month Avg*	\$446,901	\$424,342 +5.3%

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

Historical Average Sales Price by Month



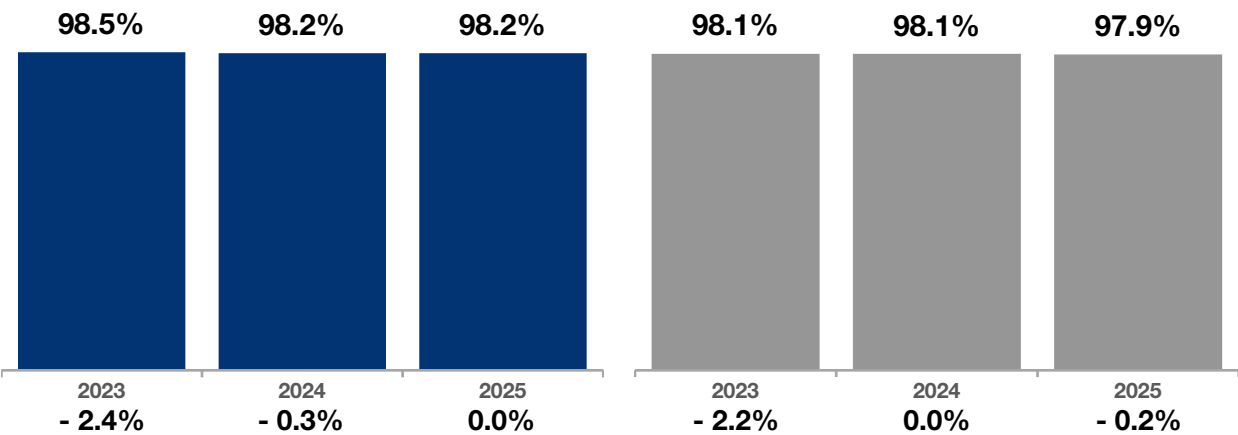
Percent of List Price Received

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.



May

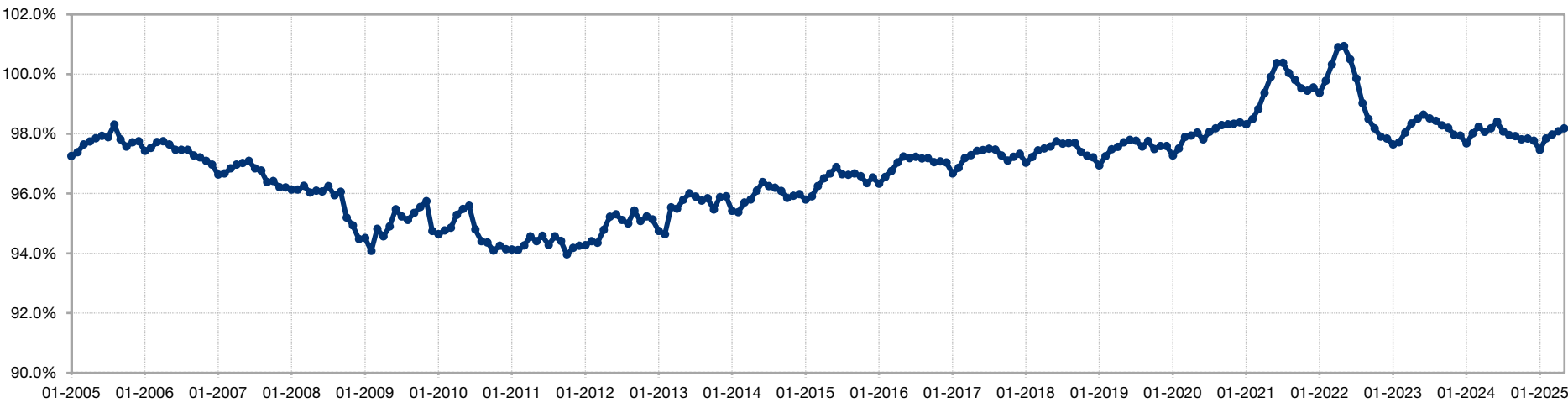
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
June 2024	98.4%	98.6%	-0.2%
July 2024	98.1%	98.5%	-0.4%
August 2024	98.0%	98.4%	-0.4%
September 2024	97.9%	98.3%	-0.4%
October 2024	97.8%	98.2%	-0.4%
November 2024	97.8%	98.0%	-0.2%
December 2024	97.8%	97.9%	-0.1%
January 2025	97.5%	97.7%	-0.2%
February 2025	97.8%	98.0%	-0.2%
March 2025	98.0%	98.2%	-0.2%
April 2025	98.1%	98.1%	0.0%
May 2025	98.2%	98.2%	0.0%
12-Month Avg*	98.0%	98.2%	-0.2%

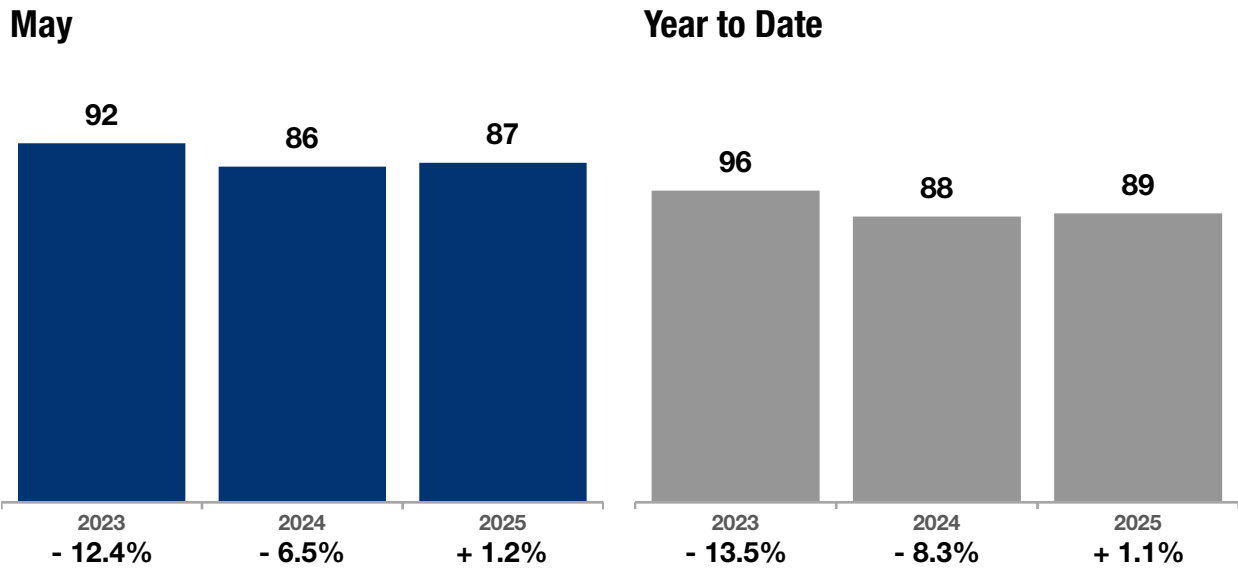
* Average Pct. of List Price Received for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

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
June 2024	87	90	-3.3%
July 2024	88	91	-3.3%
August 2024	92	87	+5.7%
September 2024	96	87	+10.3%
October 2024	90	83	+8.4%
November 2024	89	89	0.0%
December 2024	90	94	-4.3%
January 2025	88	93	-5.4%
February 2025	91	90	+1.1%
March 2025	91	90	+1.1%
April 2025	88	85	+3.5%
May 2025	87	86	+1.2%
12-Month Avg	90	89	+1.1%

Historical Housing Affordability Index by Month

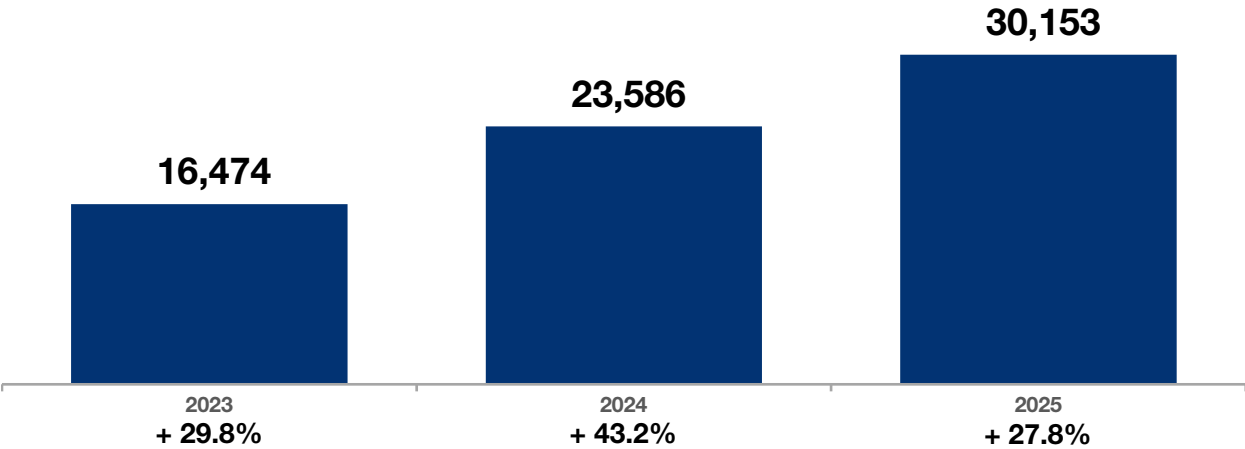


Inventory of Homes for Sale

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



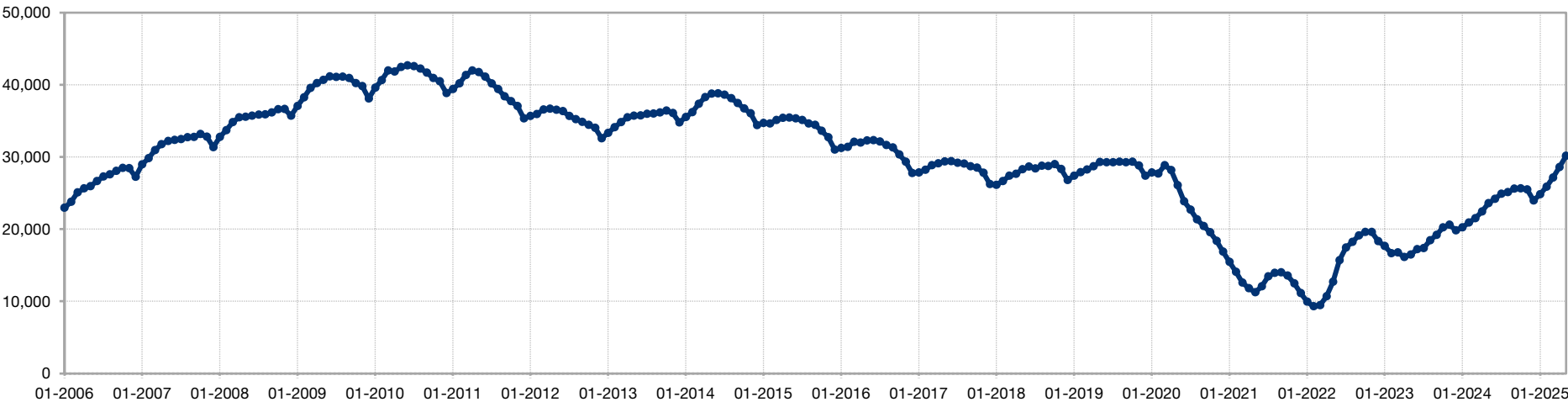
May



Homes for Sale		Prior Year	Percent Change
June 2024	24,164	17,203	+40.5%
July 2024	24,888	17,352	+43.4%
August 2024	25,094	18,442	+36.1%
September 2024	25,597	19,177	+33.5%
October 2024	25,619	20,223	+26.7%
November 2024	25,467	20,611	+23.6%
December 2024	23,958	19,821	+20.9%
January 2025	24,816	20,236	+22.6%
February 2025	25,836	20,884	+23.7%
March 2025	27,103	21,504	+26.0%
April 2025	28,569	22,407	+27.5%
May 2025	30,153	23,586	+27.8%
12-Month Avg*	25,939	20,121	+28.9%

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

Historical Inventory of Homes for Sale by Month

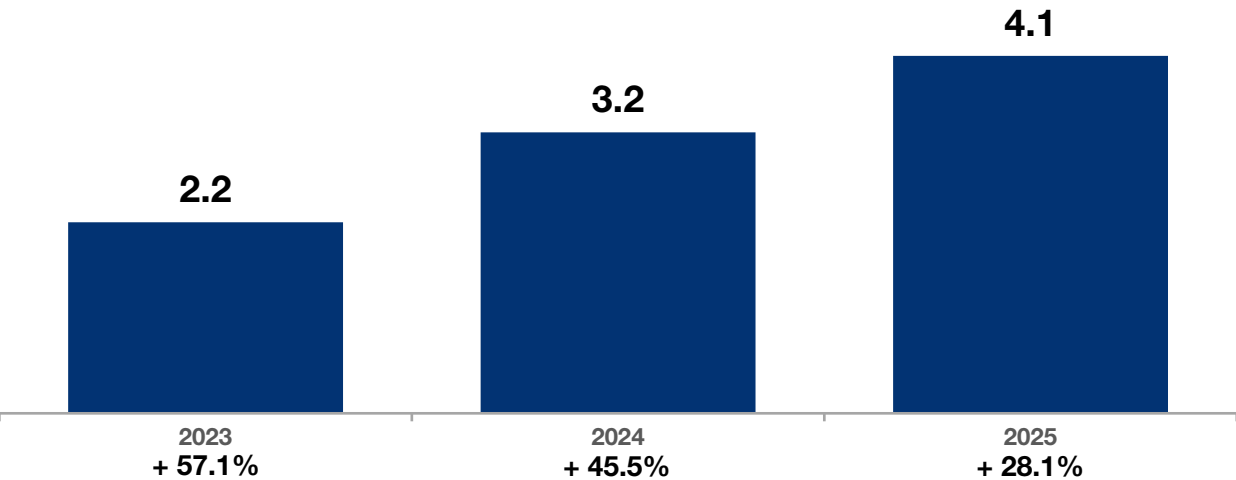


Months Supply of Inventory

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.



May



Months Supply		Prior Year	Percent Change
June 2024	3.3	2.3	+43.5%
July 2024	3.4	2.3	+47.8%
August 2024	3.5	2.5	+40.0%
September 2024	3.5	2.6	+34.6%
October 2024	3.5	2.8	+25.0%
November 2024	3.5	2.8	+25.0%
December 2024	3.3	2.7	+22.2%
January 2025	3.4	2.8	+21.4%
February 2025	3.5	2.9	+20.7%
March 2025	3.7	2.9	+27.6%
April 2025	3.9	3.1	+25.8%
May 2025	4.1	3.2	+28.1%
12-Month Avg*	3.6	2.7	+33.3%

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

Historical Months Supply of Inventory by Month

