

Monthly Indicators



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings were up 3.4 percent to 8,695. Pending Sales increased 2.5 percent to 6,463. Inventory grew 18.1 percent to 29,957 units.

Median Sales Price was up 0.2 percent to \$338,500. Days on Market increased 10.3 percent to 75 days. Months Supply of Inventory was up 11.4 percent to 3.9 months.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Quick Facts

- 3.9%	+ 0.2%	+ 11.4%
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.

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.



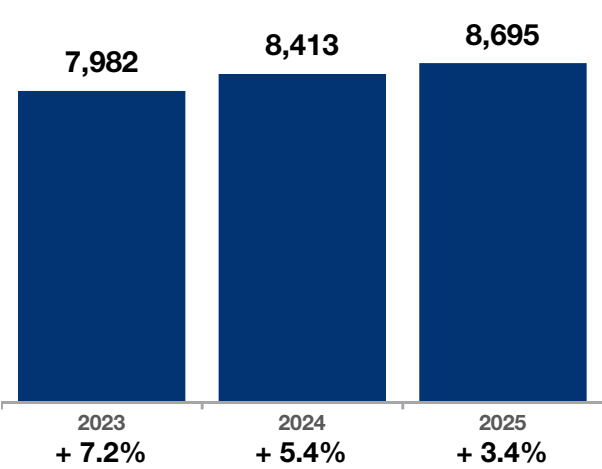
Key Metrics	Historical Sparkbars			11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	11-2023	11-2024	11-2025						
New Listings				8,413	8,695	+ 3.4%	113,540	124,220	+ 9.4%
Pending Sales				6,308	6,463	+ 2.5%	83,074	86,092	+ 3.6%
Closed Sales				6,537	6,281	- 3.9%	81,121	83,350	+ 2.7%
Days on Market				68	75	+ 10.3%	63	71	+ 12.7%
Median Sales Price				\$337,808	\$338,500	+ 0.2%	\$336,000	\$340,000	+ 1.2%
Average Sales Price				\$438,305	\$454,800	+ 3.8%	\$441,057	\$453,272	+ 2.8%
Pct. of List Price Received				97.8%	97.6%	- 0.2%	98.0%	97.9%	- 0.1%
Housing Affordability Index				89	93	+ 4.5%	89	93	+ 4.5%
Inventory of Homes for Sale				25,371	29,957	+ 18.1%	--	--	--
Months Supply of Inventory				3.5	3.9	+ 11.4%	--	--	--

New Listings

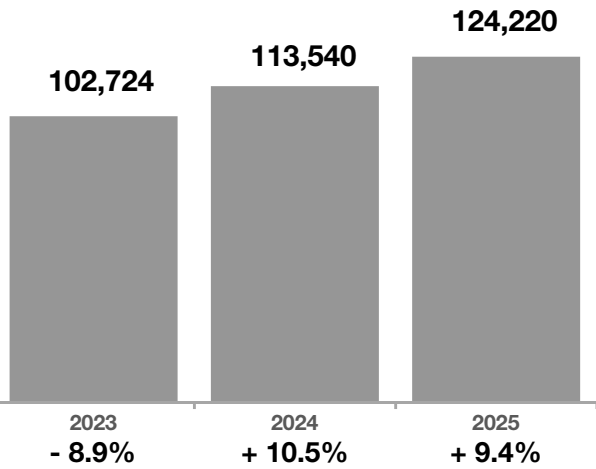
A count of the properties that have been newly listed on the market in a given month.



November

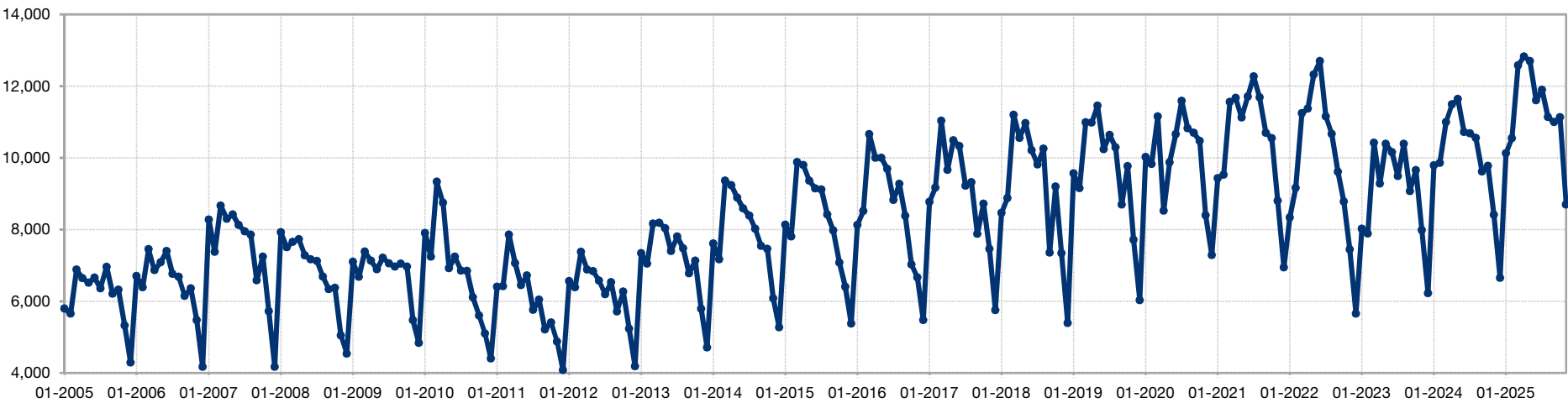


Year to Date



New Listings		Prior Year	Percent Change
December 2024	6,647	6,223	+6.8%
January 2025	10,130	9,790	+3.5%
February 2025	10,545	9,860	+6.9%
March 2025	12,576	10,998	+14.3%
April 2025	12,826	11,491	+11.6%
May 2025	12,694	11,637	+9.1%
June 2025	11,601	10,722	+8.2%
July 2025	11,893	10,679	+11.4%
August 2025	11,137	10,557	+5.5%
September 2025	10,993	9,617	+14.3%
October 2025	11,130	9,776	+13.9%
November 2025	8,695	8,413	+3.4%
12-Month Avg	10,906	9,980	+9.3%

Historical New Listings by Month

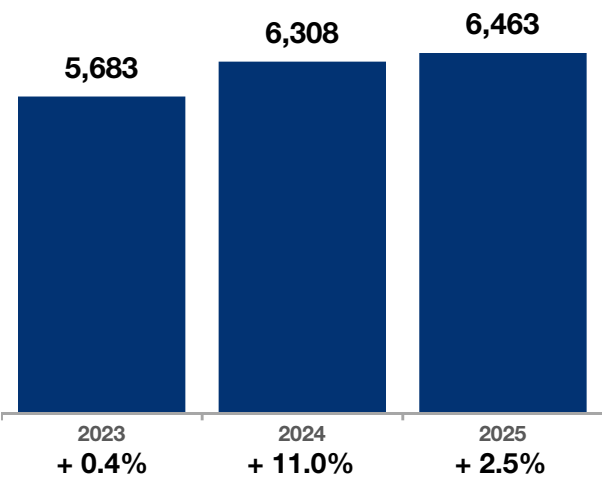


Pending Sales

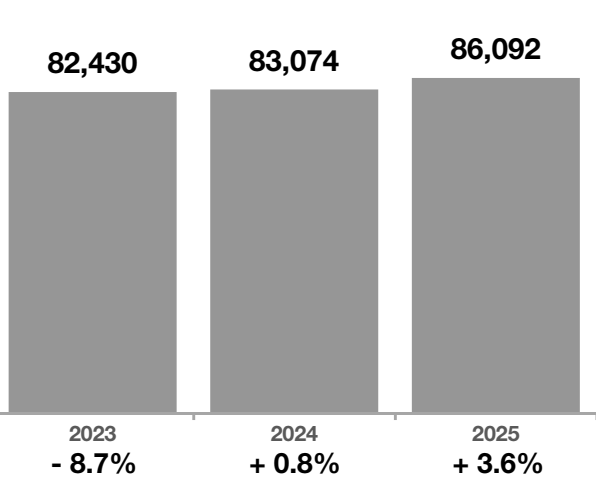
A count of the properties on which offers have been accepted in a given month.



November

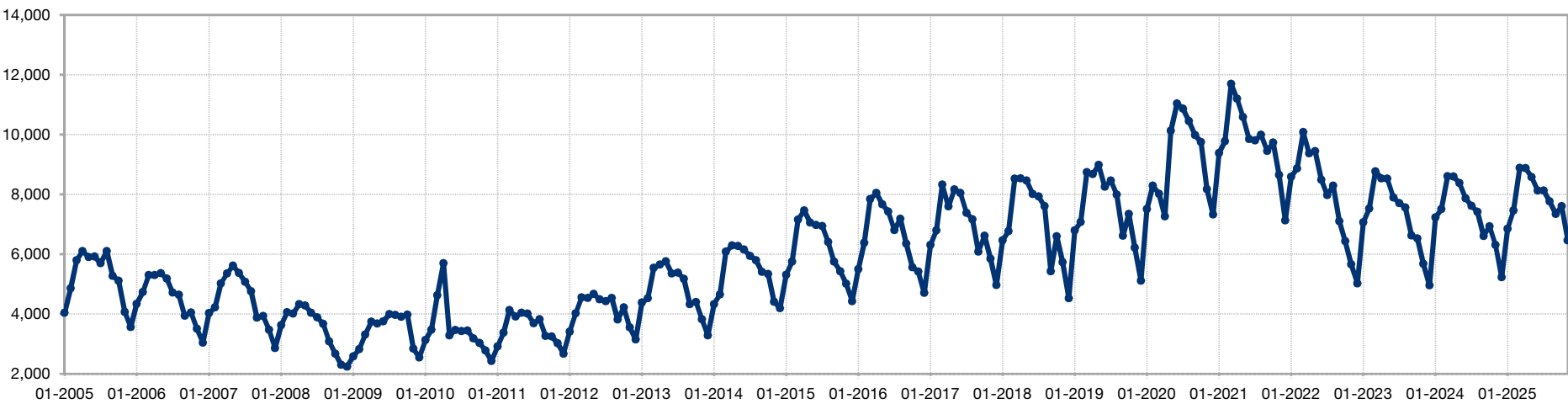


Year to Date



Pending Sales		Prior Year	Percent Change
December 2024	5,228	4,958	+5.4%
January 2025	6,848	7,226	-5.2%
February 2025	7,461	7,509	-0.6%
March 2025	8,881	8,609	+3.2%
April 2025	8,877	8,600	+3.2%
May 2025	8,578	8,378	+2.4%
June 2025	8,129	7,869	+3.3%
July 2025	8,132	7,619	+6.7%
August 2025	7,772	7,419	+4.8%
September 2025	7,342	6,610	+11.1%
October 2025	7,609	6,927	+9.8%
November 2025	6,463	6,308	+2.5%
12-Month Avg	7,610	7,336	+3.7%

Historical Pending Sales by Month

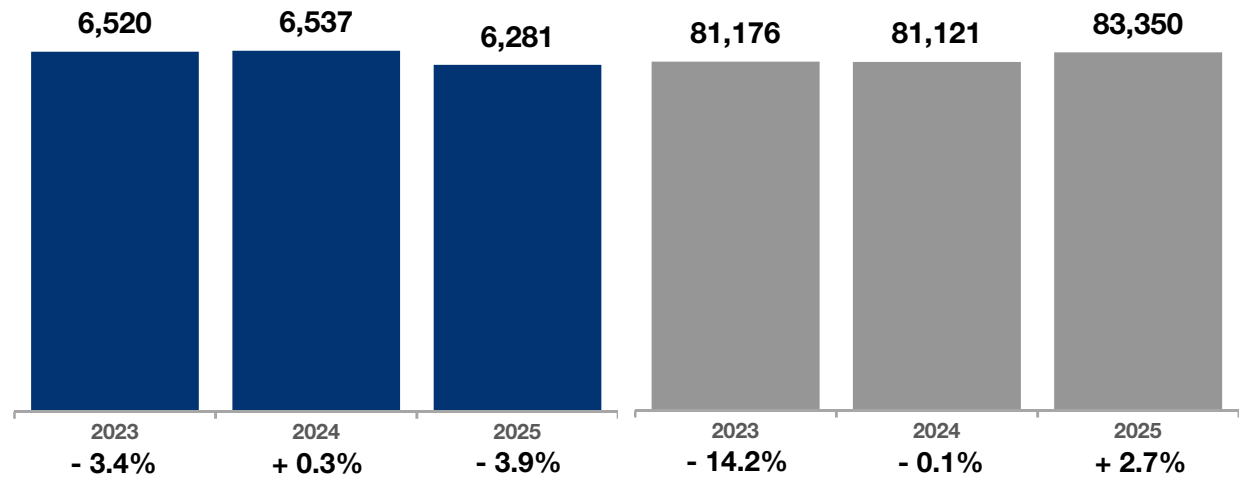


Closed Sales

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

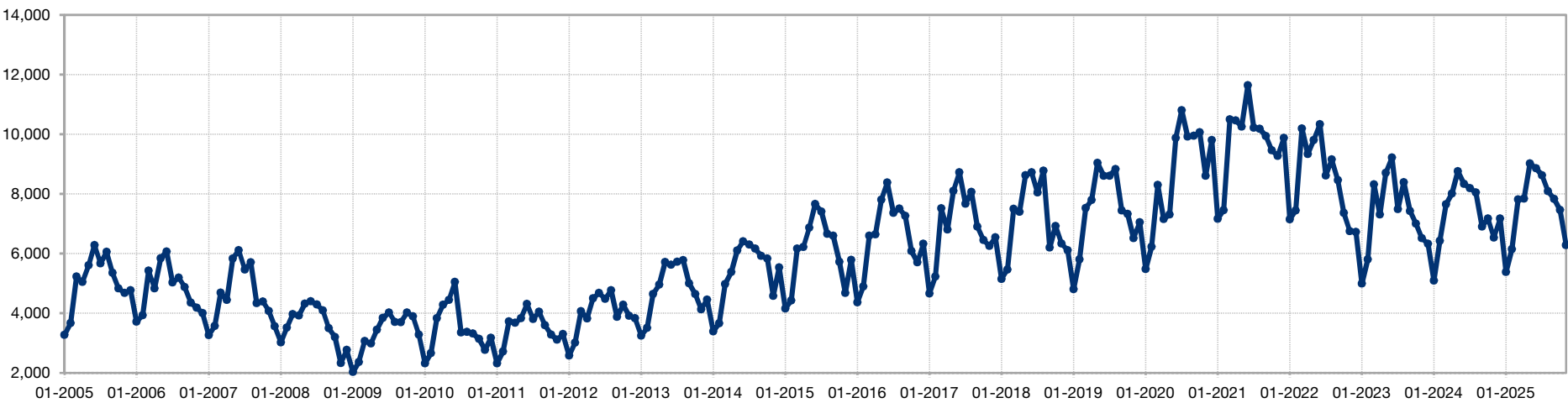


November



Closed Sales		Prior Year	Percent Change
December 2024	7,177	6,325	+13.5%
January 2025	5,385	5,089	+5.8%
February 2025	6,145	6,423	-4.3%
March 2025	7,812	7,652	+2.1%
April 2025	7,843	8,013	-2.1%
May 2025	9,020	8,757	+3.0%
June 2025	8,858	8,332	+6.3%
July 2025	8,621	8,191	+5.2%
August 2025	8,096	8,049	+0.6%
September 2025	7,831	6,900	+13.5%
October 2025	7,458	7,178	+3.9%
November 2025	6,281	6,537	-3.9%
12-Month Avg	7,544	7,287	+3.5%

Historical Closed Sales by Month

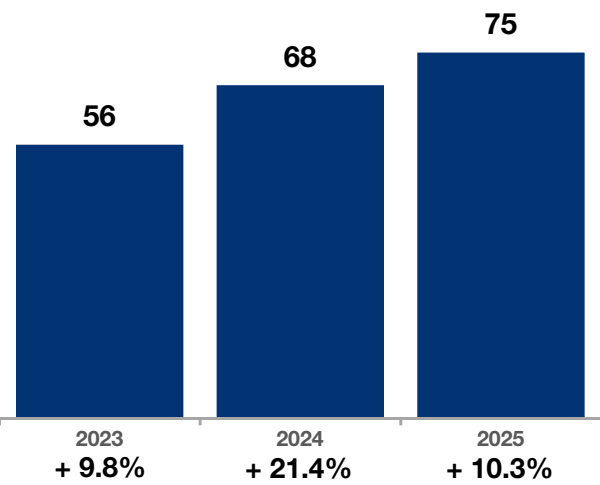


Days on Market Until Sale

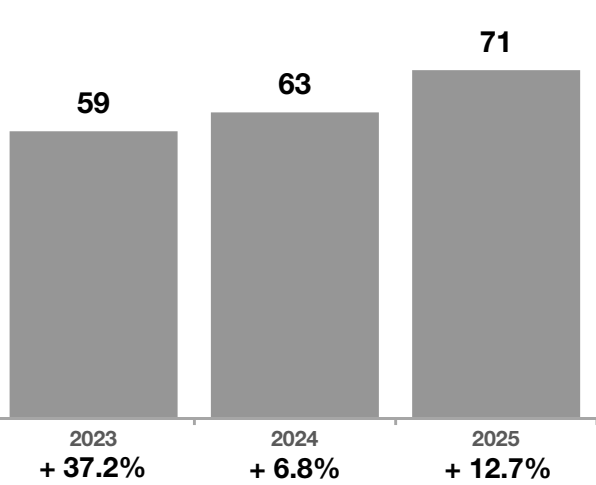
Average number of days between when a property is listed and when an offer is accepted in a given month.



November



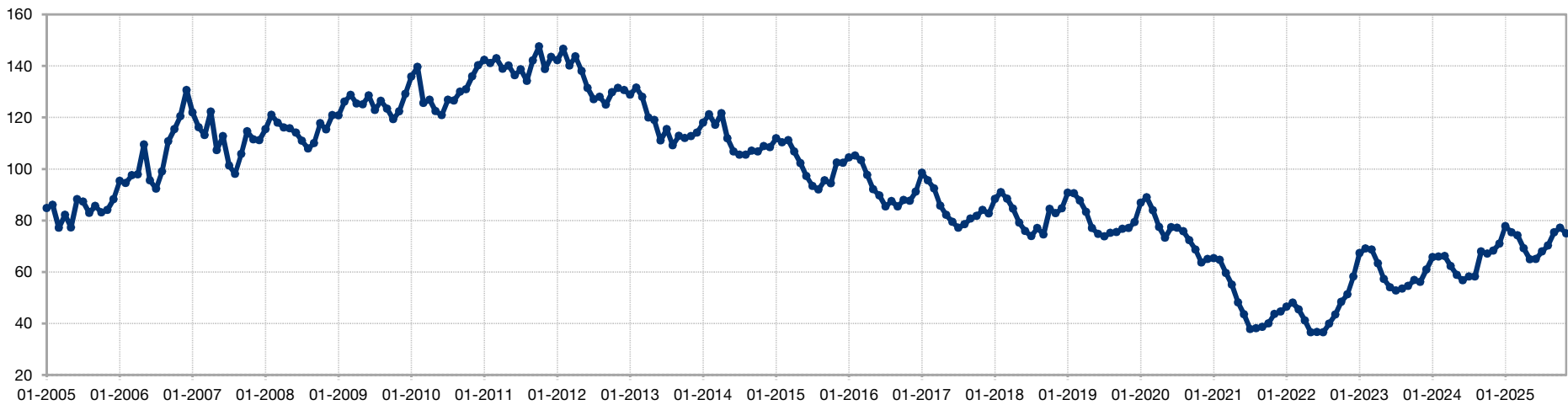
Year to Date



Days on Market		Prior Year	Percent Change
December 2024	71	61	+16.4%
January 2025	78	66	+18.2%
February 2025	75	66	+13.6%
March 2025	74	66	+12.1%
April 2025	69	62	+11.3%
May 2025	65	59	+10.2%
June 2025	65	57	+14.0%
July 2025	68	58	+17.2%
August 2025	70	58	+20.7%
September 2025	75	68	+10.3%
October 2025	77	67	+14.9%
November 2025	75	68	+10.3%
12-Month Avg*	71	63	+12.7%

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

Historical Days on Market Until Sale by Month

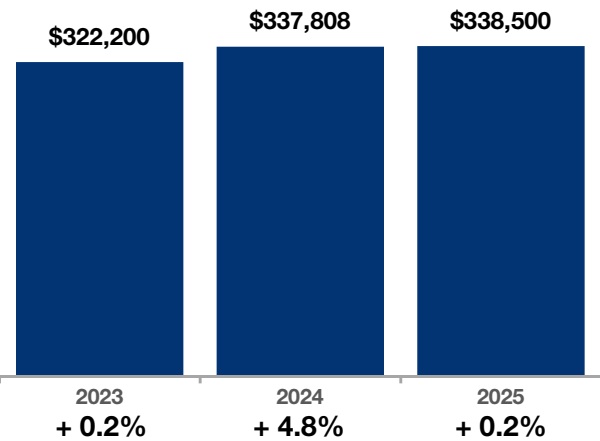


Median Sales Price

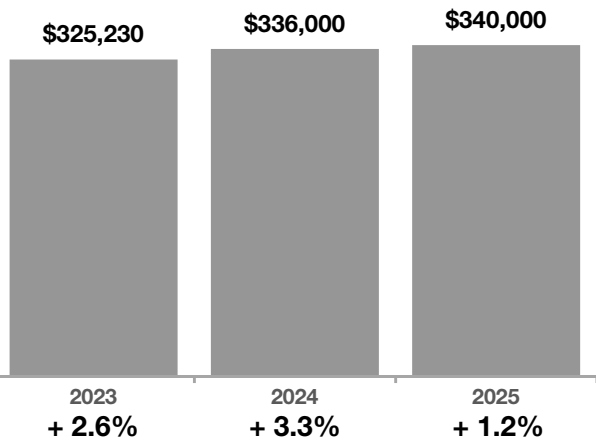
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



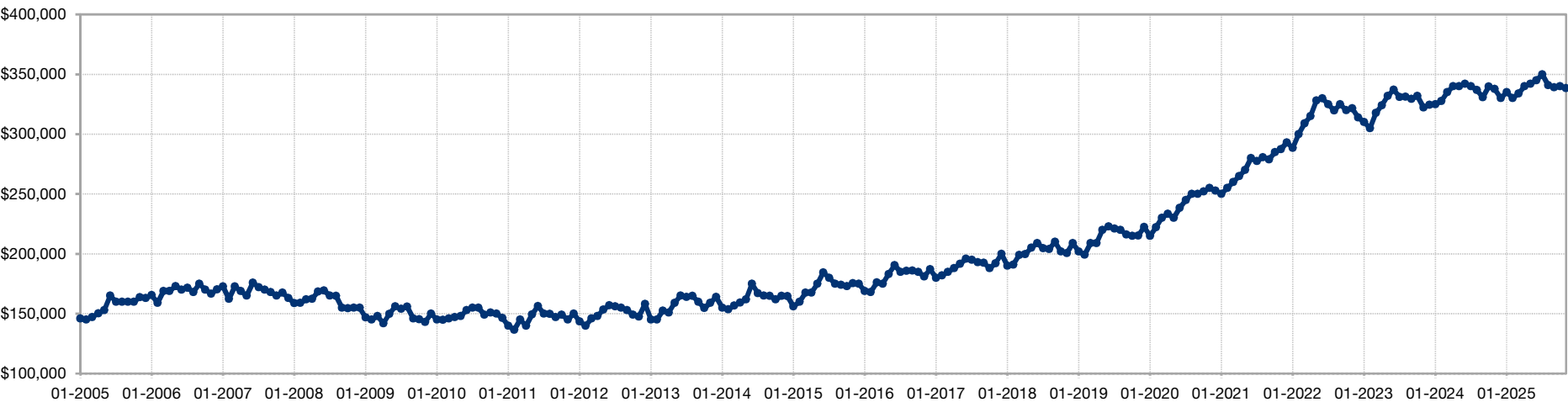
Year to Date



Median Sales Price		Prior Year	Percent Change
December 2024	\$330,000	\$324,500	+1.7%
January 2025	\$335,000	\$325,000	+3.1%
February 2025	\$330,000	\$327,600	+0.7%
March 2025	\$334,000	\$335,000	-0.3%
April 2025	\$340,000	\$340,000	0.0%
May 2025	\$342,000	\$340,000	+0.6%
June 2025	\$345,000	\$342,000	+0.9%
July 2025	\$349,900	\$340,000	+2.9%
August 2025	\$341,000	\$336,750	+1.3%
September 2025	\$339,000	\$330,870	+2.5%
October 2025	\$339,900	\$339,803	+0.0%
November 2025	\$338,500	\$337,808	+0.2%
12-Month Med*	\$339,900	\$335,000	+1.5%

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

Historical Median Sales Price by Month

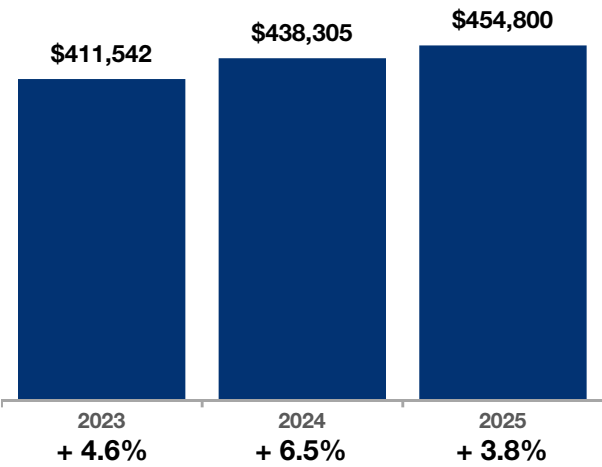


Average Sales Price

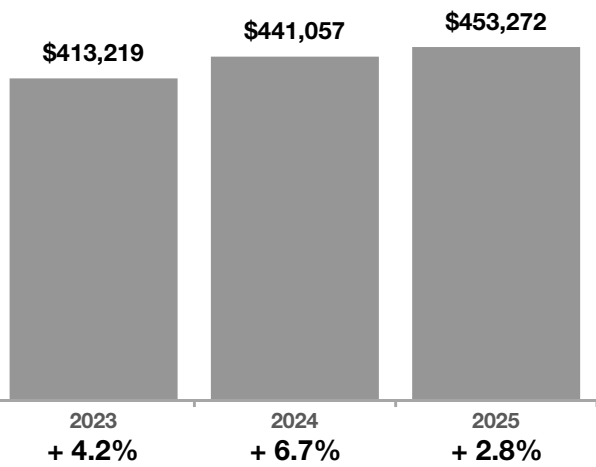
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



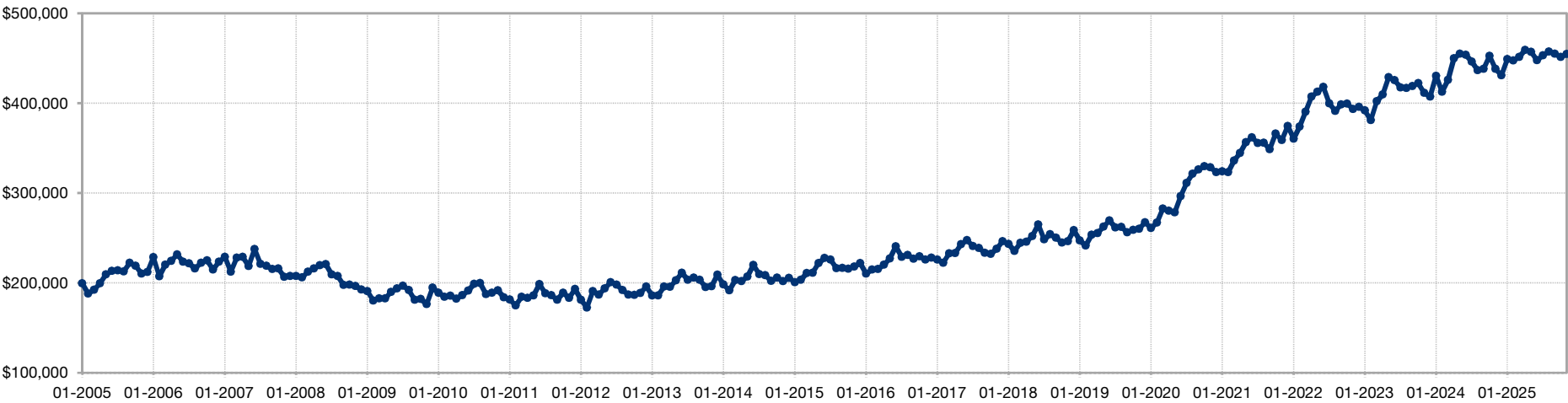
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
December 2024	\$430,930	\$407,245	+5.8%
January 2025	\$449,140	\$430,437	+4.3%
February 2025	\$447,535	\$412,628	+8.5%
March 2025	\$451,266	\$425,907	+6.0%
April 2025	\$459,225	\$449,835	+2.1%
May 2025	\$457,101	\$455,108	+0.4%
June 2025	\$447,825	\$453,766	-1.3%
July 2025	\$453,210	\$446,323	+1.5%
August 2025	\$457,285	\$436,706	+4.7%
September 2025	\$455,007	\$438,181	+3.8%
October 2025	\$451,268	\$452,584	-0.3%
November 2025	\$454,800	\$438,305	+3.8%
12-Month Avg*	\$451,216	\$437,252	+3.2%

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

Historical Average Sales Price by Month

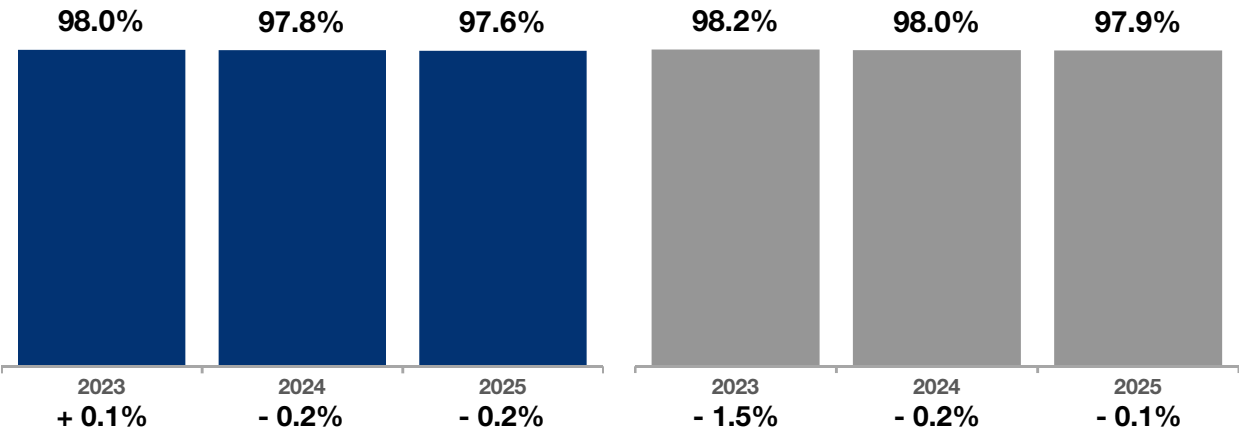


Percent of List Price Received

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.



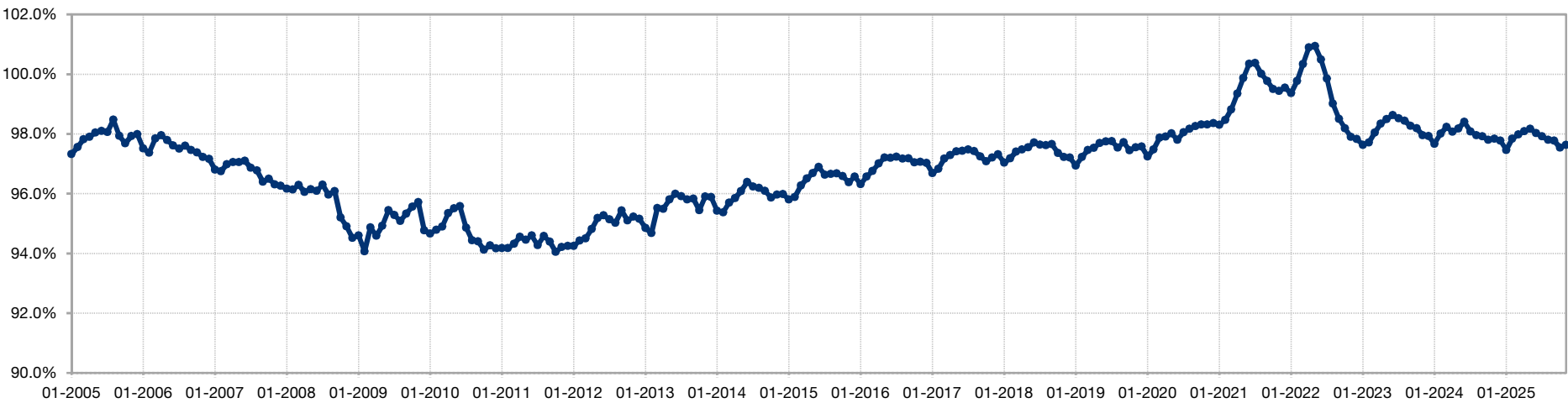
November



Pct. of List Price Received		Prior Year	Percent Change
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%
June 2025	98.0%	98.4%	-0.4%
July 2025	97.9%	98.1%	-0.2%
August 2025	97.8%	98.0%	-0.2%
September 2025	97.8%	97.9%	-0.1%
October 2025	97.5%	97.8%	-0.3%
November 2025	97.6%	97.8%	-0.2%
12-Month Avg*	97.9%	98.0%	-0.1%

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

Historical Percent of List Price Received by Month

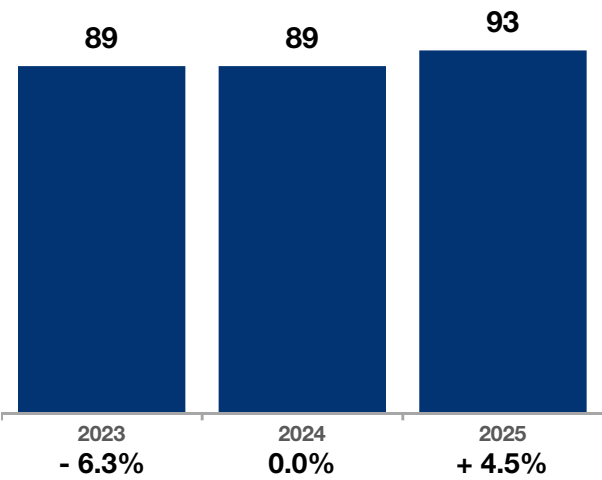


Housing Affordability Index

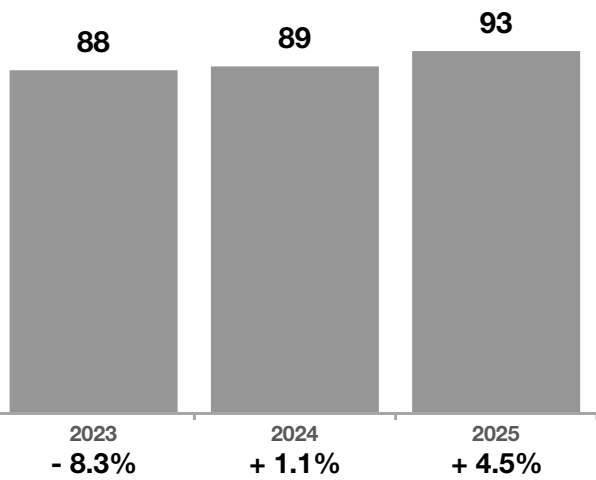
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



November



Year to Date



	Affordability Index	Prior Year	Percent Change
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%
June 2025	87	87	0.0%
July 2025	86	88	-2.3%
August 2025	90	92	-2.2%
September 2025	92	96	-4.2%
October 2025	93	90	+3.3%
November 2025	93	89	+4.5%
12-Month Avg	90	90	-0.4%

Historical Housing Affordability Index by Month

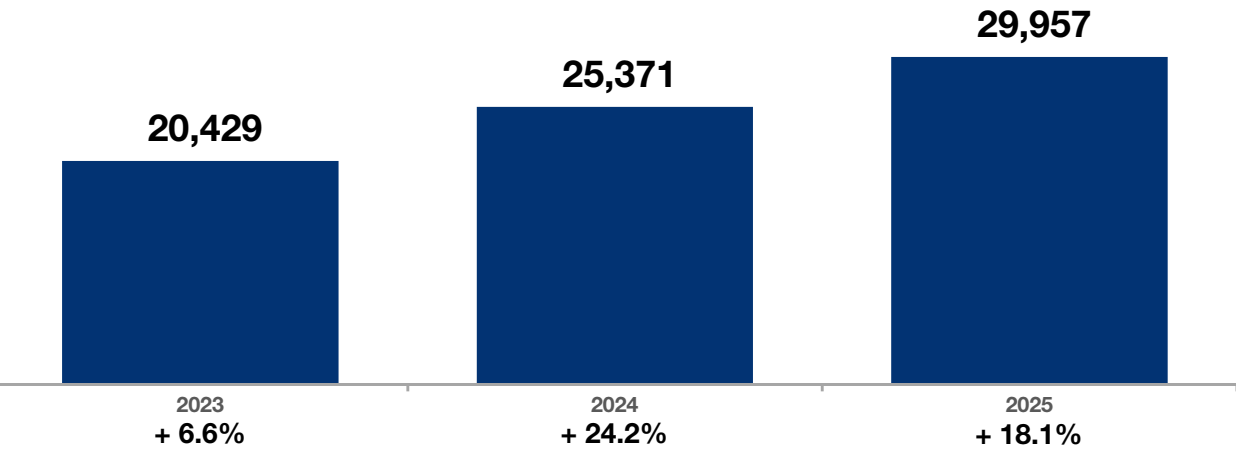


Inventory of Homes for Sale

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



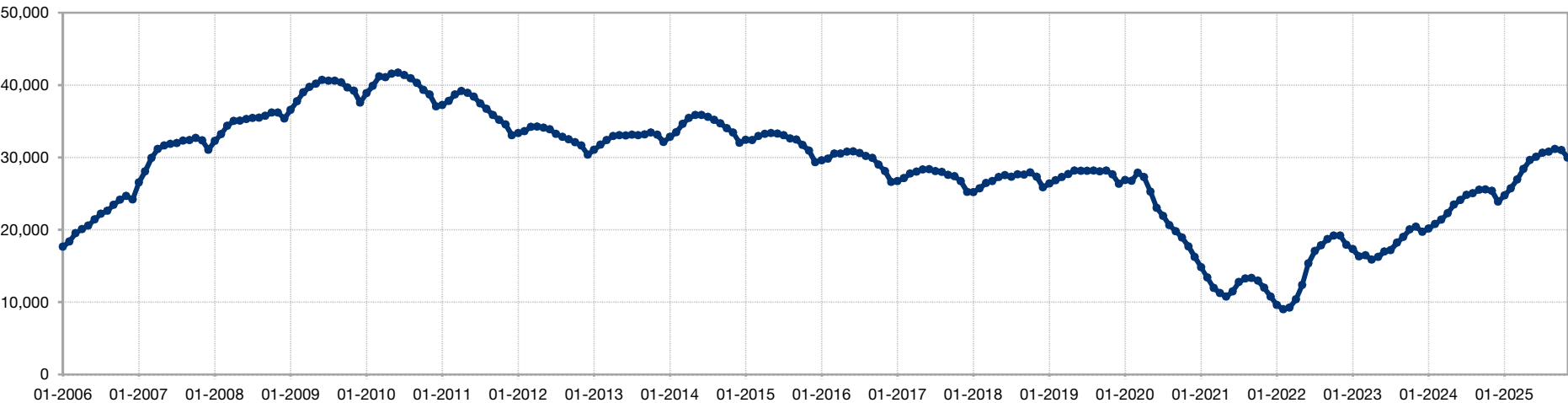
November



Homes for Sale		Prior Year	Percent Change
December 2024	23,889	19,696	+21.3%
January 2025	24,728	20,158	+22.7%
February 2025	25,701	20,766	+23.8%
March 2025	26,953	21,385	+26.0%
April 2025	28,378	22,279	+27.4%
May 2025	29,620	23,462	+26.2%
June 2025	30,070	24,086	+24.8%
July 2025	30,608	24,800	+23.4%
August 2025	30,786	25,023	+23.0%
September 2025	31,140	25,520	+22.0%
October 2025	31,015	25,538	+21.4%
November 2025	29,957	25,371	+18.1%
12-Month Avg*	28,570	23,174	+23.3%

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

Historical Inventory of Homes for Sale by Month

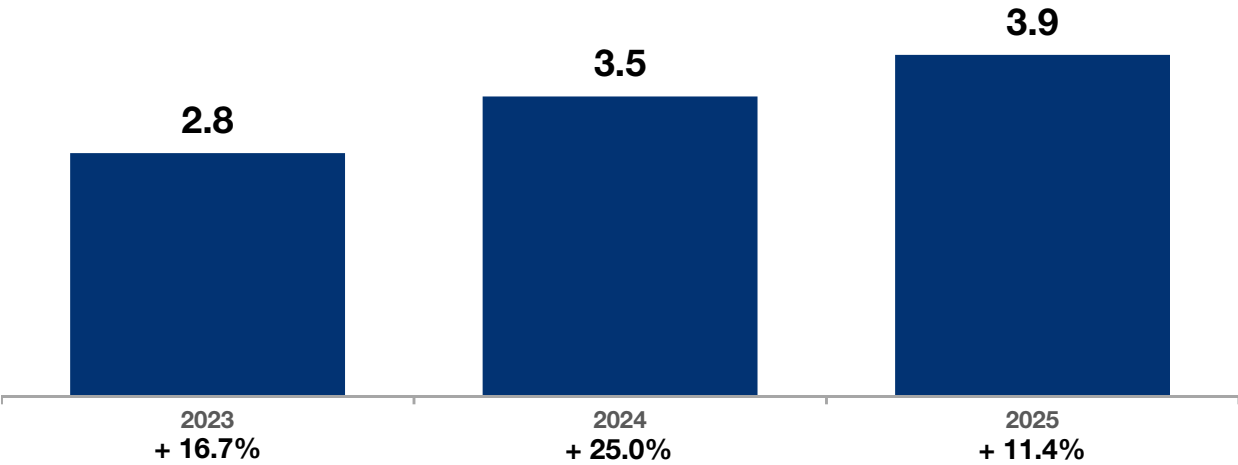


Months Supply of Inventory

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.



November



Months Supply		Prior Year	Percent Change
December 2024	3.2	2.7	+18.5%
January 2025	3.4	2.8	+21.4%
February 2025	3.5	2.8	+25.0%
March 2025	3.7	2.9	+27.6%
April 2025	3.9	3.1	+25.8%
May 2025	4.0	3.2	+25.0%
June 2025	4.1	3.3	+24.2%
July 2025	4.1	3.4	+20.6%
August 2025	4.1	3.5	+17.1%
September 2025	4.1	3.5	+17.1%
October 2025	4.1	3.5	+17.1%
November 2025	3.9	3.5	+11.4%
12-Month Avg*	3.8	3.2	+18.8%

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

Historical Months Supply of Inventory by Month

