

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 up 8.1 percent to 11,567. Pending Sales decreased 1.4 percent to 7,755. Inventory grew 26.0 percent to 30,454 units.

Prices moved higher as Median Sales Price was up 0.9 percent to \$345,000. Days on Market increased 14.0 percent to 65 days. Months Supply of Inventory was up 24.2 percent to 4.1 months, the twelfth consecutive month of year-over-year gains.

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

| | | |
|------------------------------------|--|-------------------------------------|
| + 4.2% | + 0.9% | + 24.2% |
| 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

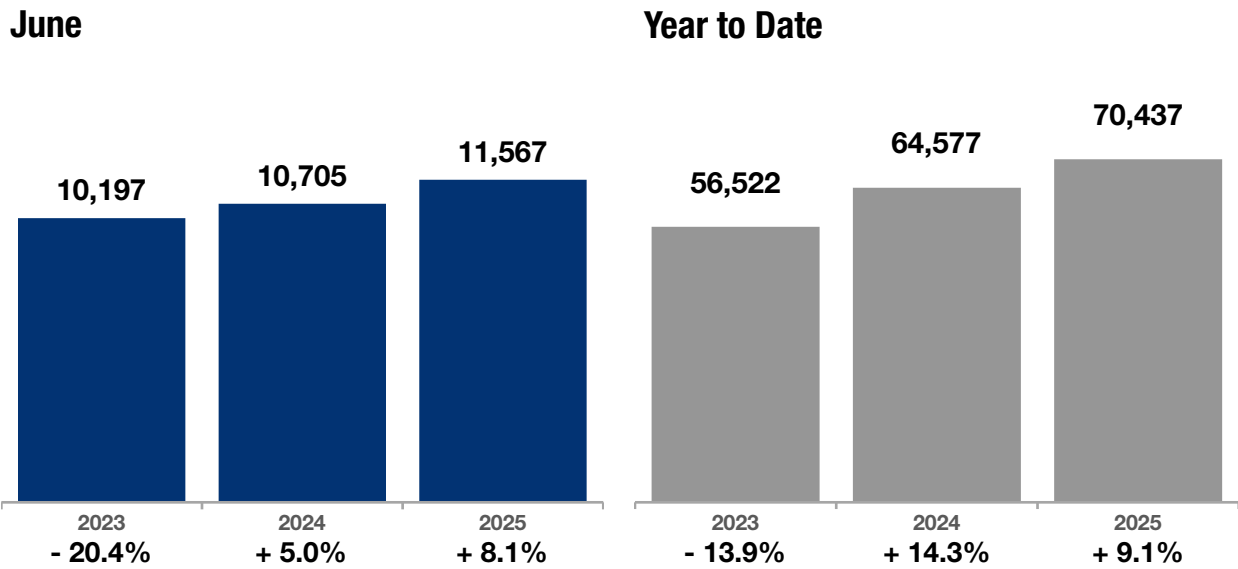
Key market metrics for the current month and year-to-date figures.



| Key Metrics | Historical Sparkbars | | | 06-2024 | 06-2025 | Percent Change | YTD 2024 | YTD 2025 | Percent Change |
|-----------------------------|----------------------|---------|---------|-----------|------------------|----------------|-----------|------------------|----------------|
| | 06-2023 | 06-2024 | 06-2025 | | | | | | |
| New Listings | | | | 10,705 | 11,567 | + 8.1% | 64,577 | 70,437 | + 9.1% |
| Pending Sales | | | | 7,863 | 7,755 | - 1.4% | 48,187 | 48,052 | - 0.3% |
| Closed Sales | | | | 8,339 | 8,691 | + 4.2% | 44,256 | 44,772 | + 1.2% |
| Days on Market | | | | 57 | 65 | + 14.0% | 63 | 70 | + 11.1% |
| Median Sales Price | | | | \$341,900 | \$345,000 | + 0.9% | \$335,000 | \$339,000 | + 1.2% |
| Average Sales Price | | | | \$453,508 | \$449,581 | - 0.9% | \$439,853 | \$452,925 | + 3.0% |
| Pct. of List Price Received | | | | 98.4% | 98.0% | - 0.4% | 98.1% | 98.0% | - 0.1% |
| Housing Affordability Index | | | | 87 | 87 | 0.0% | 89 | 89 | 0.0% |
| Inventory of Homes for Sale | | | | 24,169 | 30,454 | + 26.0% | -- | -- | -- |
| Months Supply of Inventory | | | | 3.3 | 4.1 | + 24.2% | -- | -- | -- |

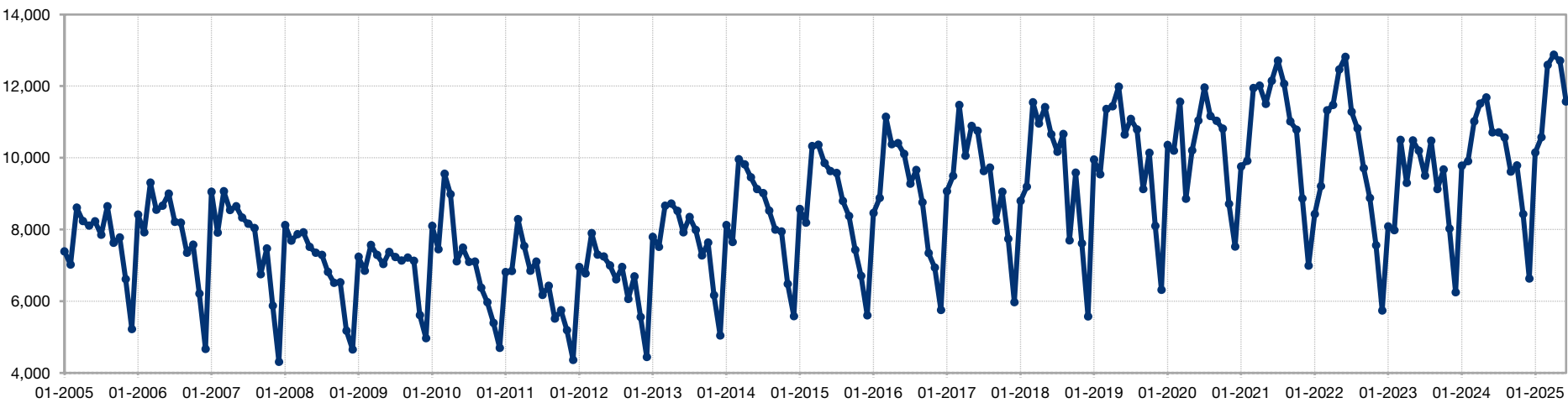
New Listings

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



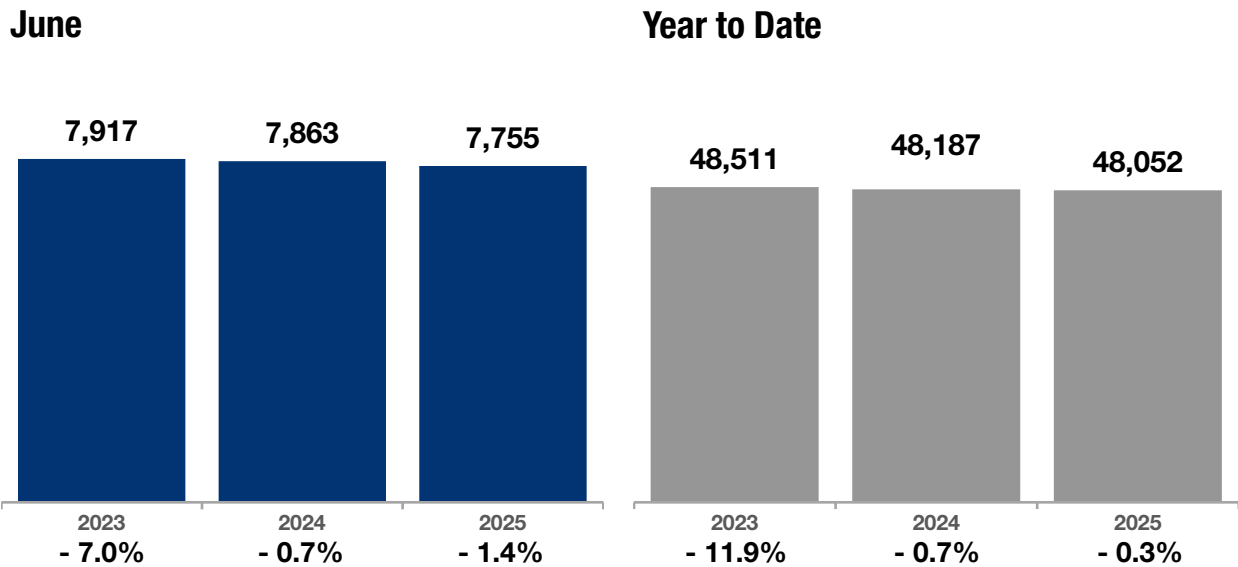
| New Listings | | Prior Year | Percent Change |
|----------------|--------|------------|----------------|
| July 2024 | 10,704 | 9,495 | +12.7% |
| August 2024 | 10,561 | 10,472 | +0.8% |
| September 2024 | 9,611 | 9,125 | +5.3% |
| October 2024 | 9,783 | 9,666 | +1.2% |
| November 2024 | 8,424 | 8,023 | +5.0% |
| December 2024 | 6,625 | 6,246 | +6.1% |
| January 2025 | 10,145 | 9,772 | +3.8% |
| February 2025 | 10,567 | 9,904 | +6.7% |
| March 2025 | 12,586 | 11,008 | +14.3% |
| April 2025 | 12,869 | 11,509 | +11.8% |
| May 2025 | 12,703 | 11,679 | +8.8% |
| June 2025 | 11,567 | 10,705 | +8.1% |
| 12-Month Avg | 10,512 | 9,800 | +7.3% |

Historical New Listings by Month



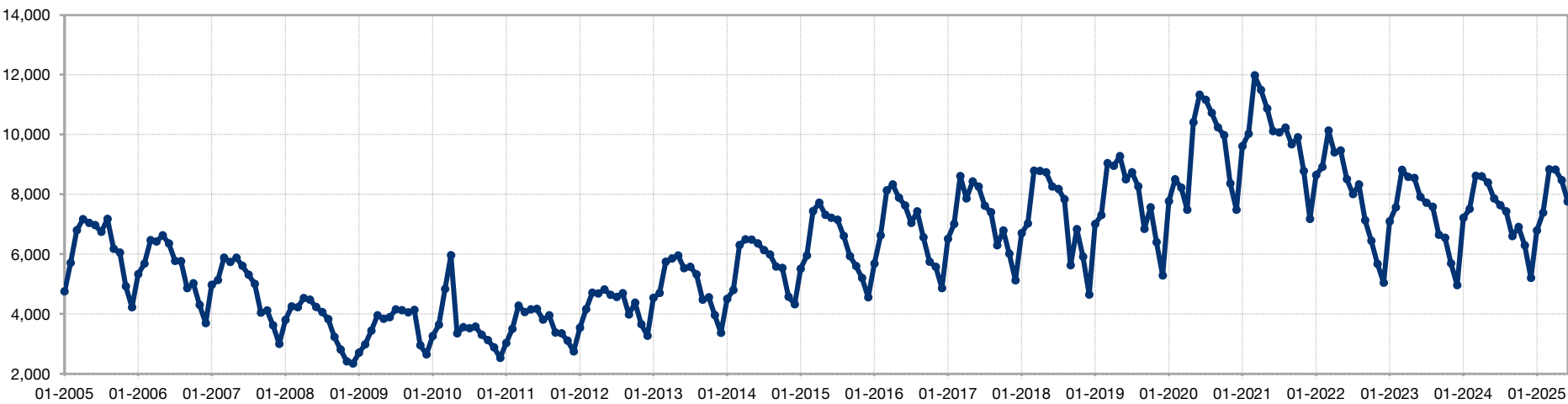
Pending Sales

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



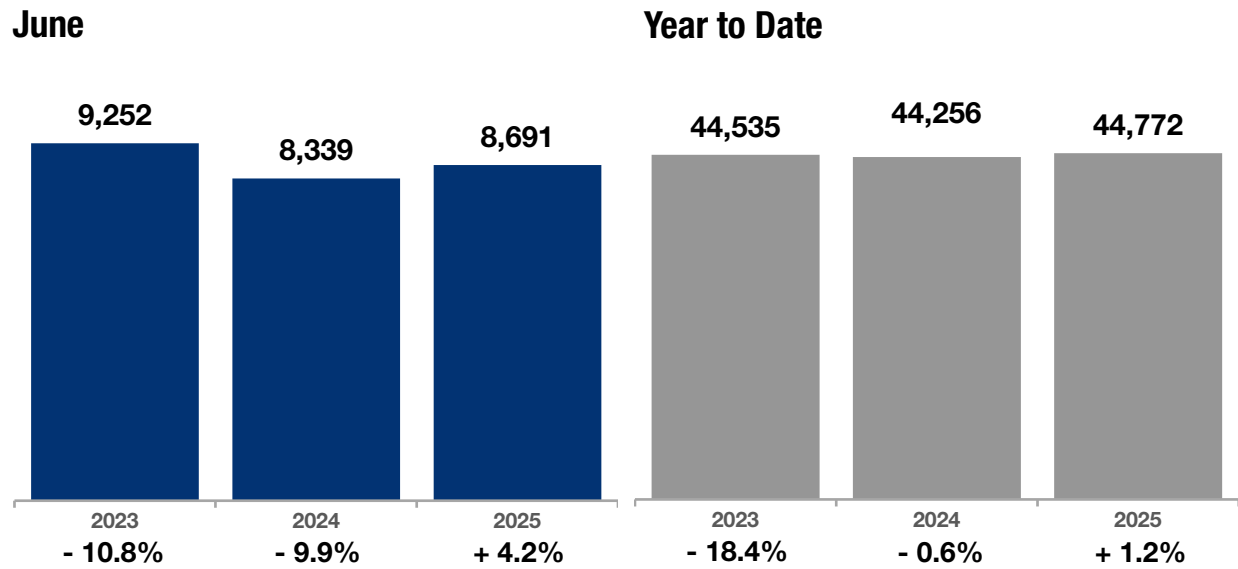
| Pending Sales | | Prior Year | Percent Change |
|----------------|-------|------------|----------------|
| July 2024 | 7,629 | 7,715 | -1.1% |
| August 2024 | 7,430 | 7,580 | -2.0% |
| September 2024 | 6,599 | 6,641 | -0.6% |
| October 2024 | 6,906 | 6,544 | +5.5% |
| November 2024 | 6,291 | 5,689 | +10.6% |
| December 2024 | 5,198 | 4,958 | +4.8% |
| January 2025 | 6,787 | 7,212 | -5.9% |
| February 2025 | 7,381 | 7,508 | -1.7% |
| March 2025 | 8,828 | 8,611 | +2.5% |
| April 2025 | 8,826 | 8,601 | +2.6% |
| May 2025 | 8,475 | 8,392 | +1.0% |
| June 2025 | 7,755 | 7,863 | -1.4% |
| 12-Month Avg | 7,342 | 7,276 | +0.9% |

Historical Pending Sales by Month



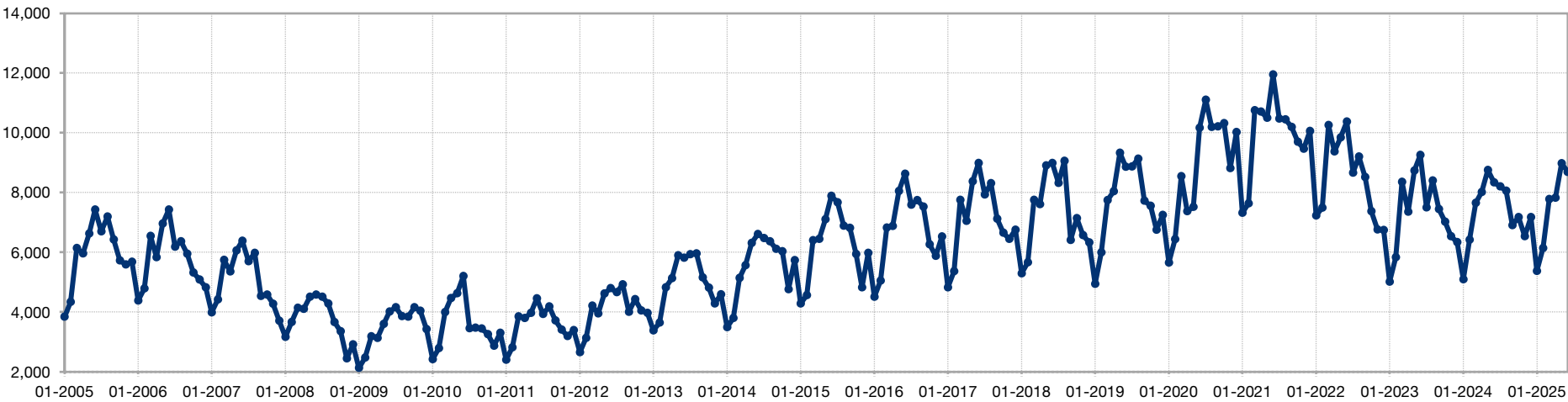
Closed Sales

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



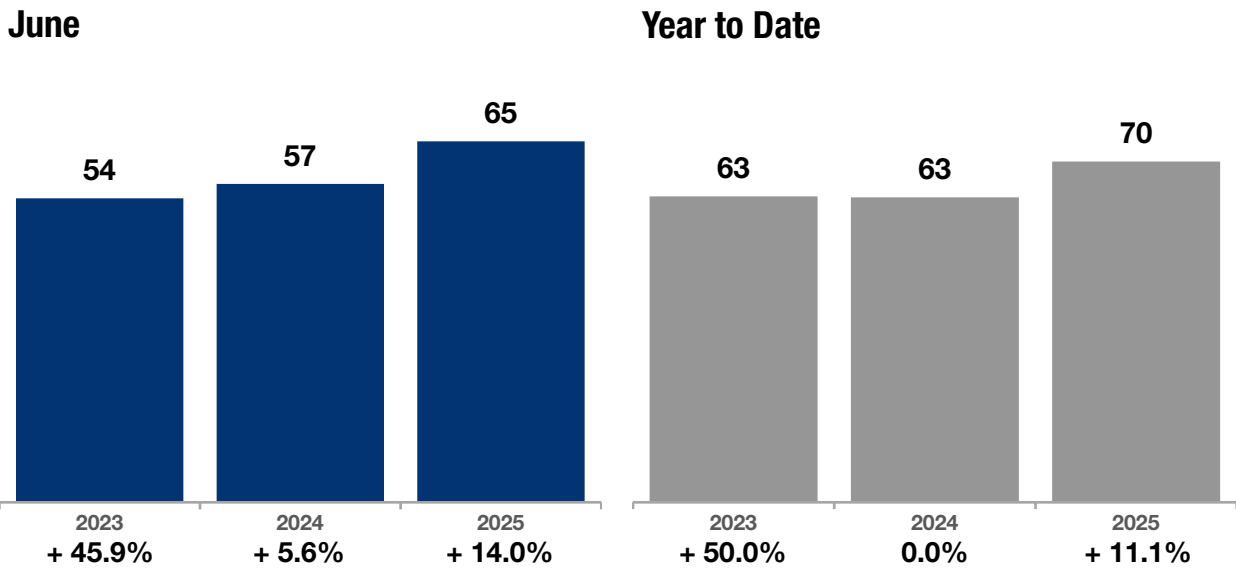
| Closed Sales | | Prior Year | Percent Change |
|----------------|-------|------------|----------------|
| July 2024 | 8,198 | 7,499 | +9.3% |
| August 2024 | 8,054 | 8,401 | -4.1% |
| September 2024 | 6,901 | 7,443 | -7.3% |
| October 2024 | 7,177 | 7,018 | +2.3% |
| November 2024 | 6,535 | 6,537 | -0.0% |
| December 2024 | 7,172 | 6,339 | +13.1% |
| January 2025 | 5,372 | 5,089 | +5.6% |
| February 2025 | 6,135 | 6,415 | -4.4% |
| March 2025 | 7,779 | 7,649 | +1.7% |
| April 2025 | 7,820 | 8,014 | -2.4% |
| May 2025 | 8,975 | 8,750 | +2.6% |
| June 2025 | 8,691 | 8,339 | +4.2% |
| 12-Month Avg | 7,401 | 7,291 | +1.5% |

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.



| Days on Market | | Prior Year | Percent Change |
|----------------|----|------------|----------------|
| 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% |
| June 2025 | 65 | 57 | +14.0% |
| 12-Month Avg* | 67 | 60 | +11.7% |

* 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.



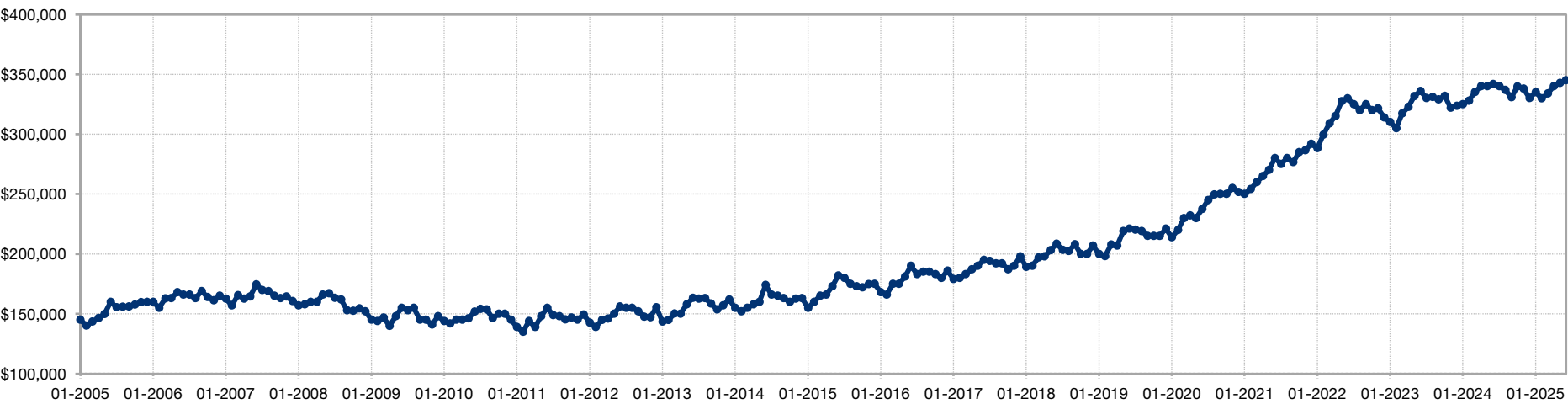
June



| | Median Sales Price | Prior Year | Percent Change |
|----------------|--------------------|------------|----------------|
| July 2024 | \$340,000 | \$330,000 | +3.0% |
| August 2024 | \$336,900 | \$331,000 | +1.8% |
| September 2024 | \$330,739 | \$329,000 | +0.5% |
| October 2024 | \$339,803 | \$332,000 | +2.4% |
| November 2024 | \$337,950 | \$322,000 | +5.0% |
| 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 | \$333,900 | \$335,000 | -0.3% |
| April 2025 | \$340,000 | \$340,000 | 0.0% |
| May 2025 | \$342,600 | \$340,000 | +0.8% |
| June 2025 | \$345,000 | \$341,900 | +0.9% |
| 12-Month Med* | \$337,433 | \$331,288 | +1.9% |

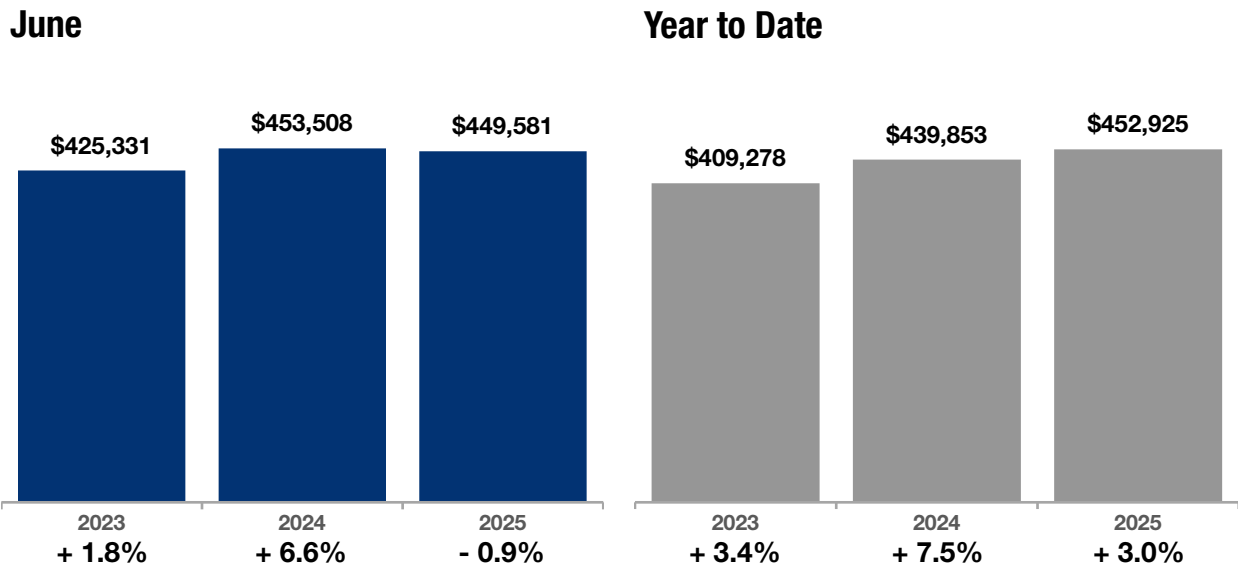
* Median Sales Price of all properties from July 2024 through June 2025. This is not the median of the individual figures above.

Historical Median Sales Price by Month



Average Sales Price

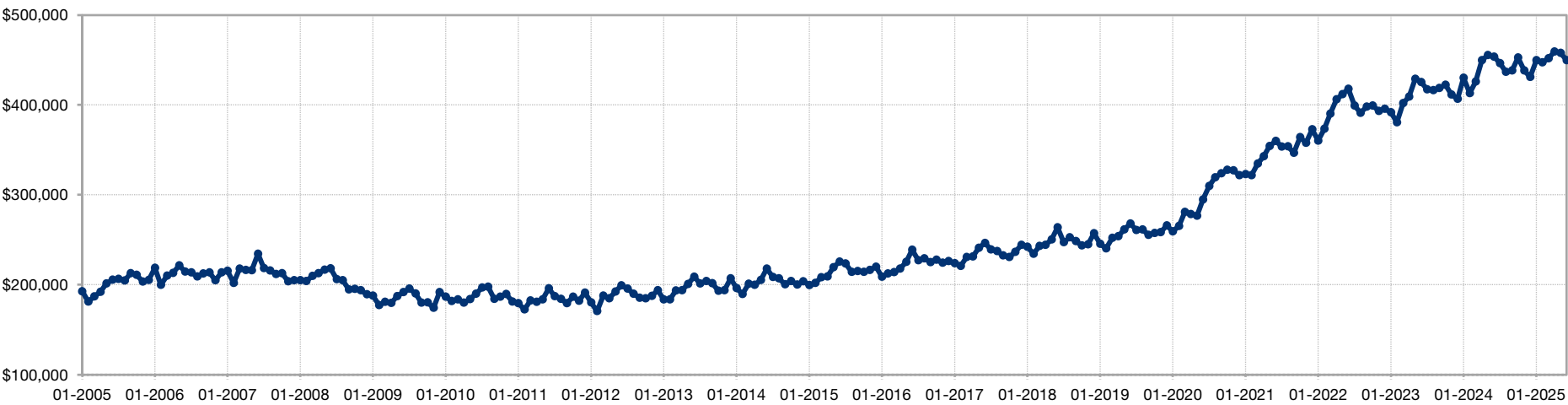
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



| | Avg. Sales Price | Prior Year | Percent Change |
|----------------|------------------|------------|----------------|
| July 2024 | \$446,354 | \$417,198 | +7.0% |
| August 2024 | \$436,825 | \$416,396 | +4.9% |
| September 2024 | \$438,109 | \$418,612 | +4.7% |
| October 2024 | \$452,492 | \$422,226 | +7.2% |
| November 2024 | \$438,262 | \$411,363 | +6.5% |
| December 2024 | \$431,005 | \$406,815 | +5.9% |
| January 2025 | \$449,462 | \$430,035 | +4.5% |
| February 2025 | \$447,310 | \$412,944 | +8.3% |
| March 2025 | \$451,638 | \$426,002 | +6.0% |
| April 2025 | \$459,299 | \$449,750 | +2.1% |
| May 2025 | \$457,634 | \$455,336 | +0.5% |
| June 2025 | \$449,581 | \$453,508 | -0.9% |
| 12-Month Avg* | \$446,498 | \$426,682 | +4.6% |

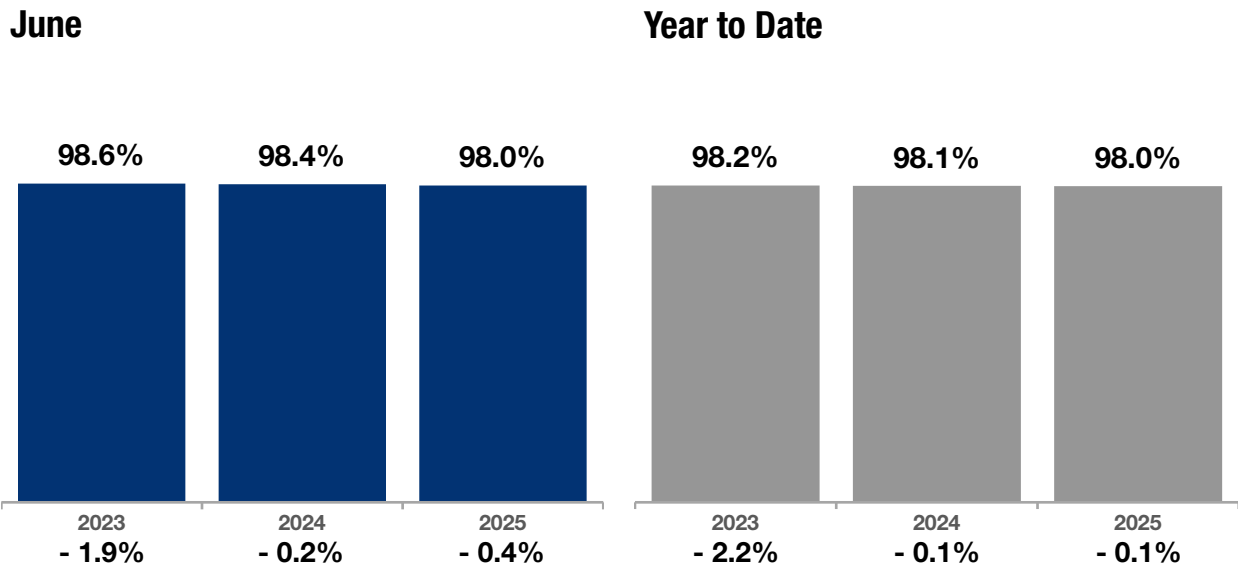
* Avg. Sales Price of all properties from July 2024 through June 2025. This is not the average of the individual figures above.

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 | 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% |
| June 2025 | 98.0% | 98.4% | -0.4% |
| 12-Month Avg* | 97.9% | 98.2% | -0.3% |

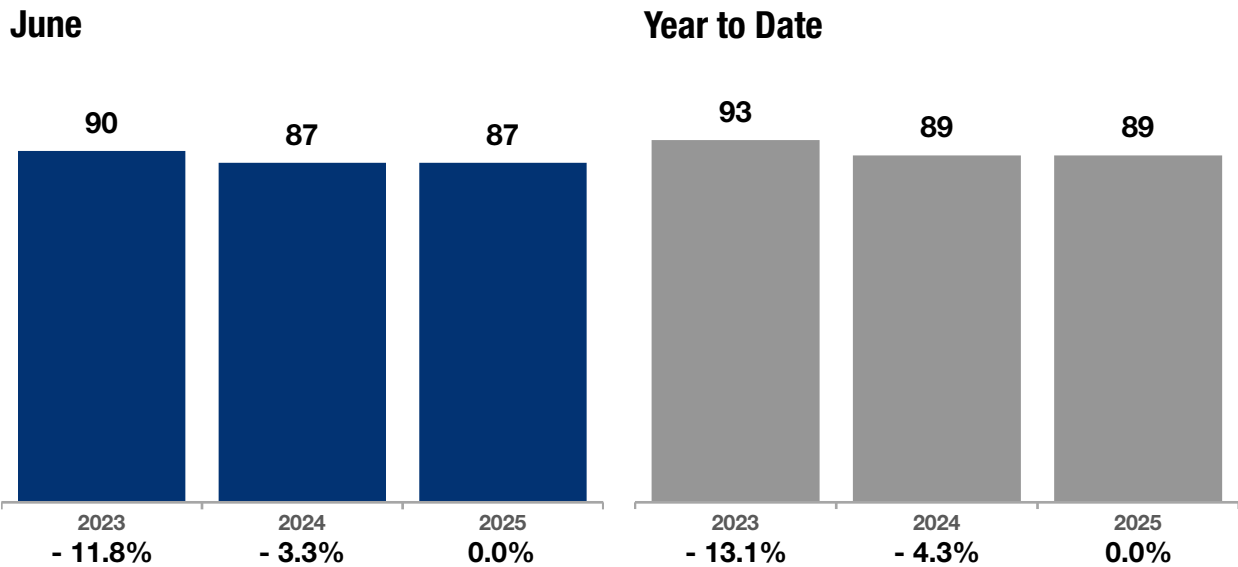
* Average Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

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 | 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% |
| June 2025 | 87 | 87 | 0.0% |
| 12-Month Avg | 90 | 89 | +1.4% |

Historical Housing Affordability Index by Month

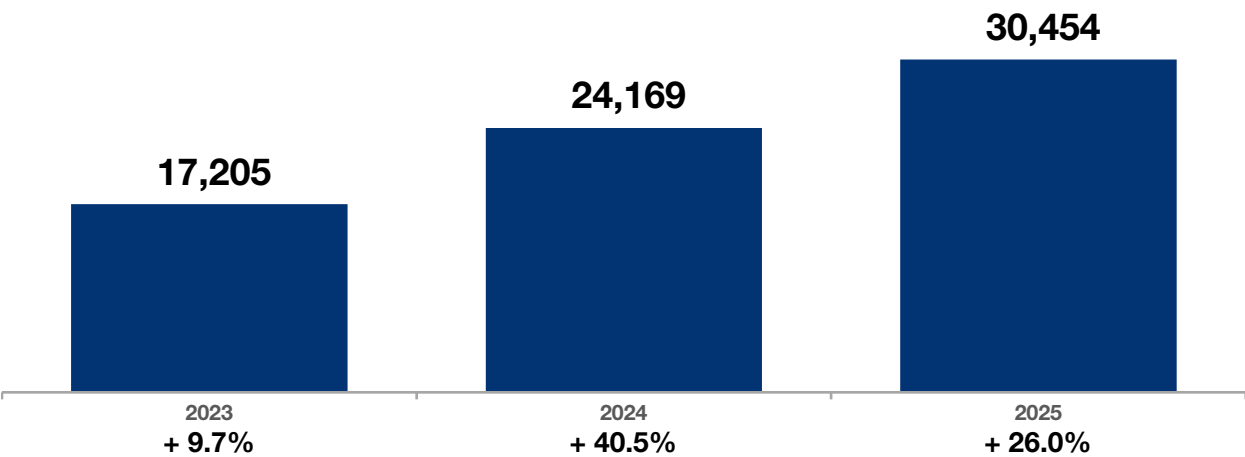


Inventory of Homes for Sale

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



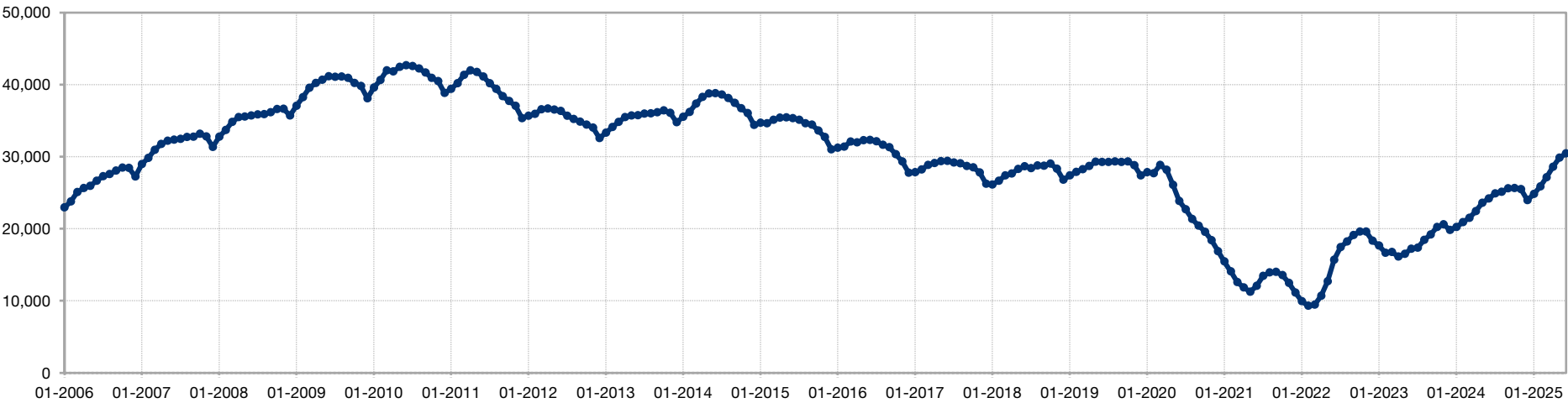
June



| Homes for Sale | | Prior Year | Percent Change |
|----------------|--------|------------|----------------|
| July 2024 | 24,889 | 17,353 | +43.4% |
| August 2024 | 25,090 | 18,443 | +36.0% |
| September 2024 | 25,593 | 19,181 | +33.4% |
| October 2024 | 25,612 | 20,226 | +26.6% |
| November 2024 | 25,469 | 20,615 | +23.5% |
| December 2024 | 23,953 | 19,824 | +20.8% |
| January 2025 | 24,818 | 20,239 | +22.6% |
| February 2025 | 25,838 | 20,886 | +23.7% |
| March 2025 | 27,112 | 21,507 | +26.1% |
| April 2025 | 28,571 | 22,408 | +27.5% |
| May 2025 | 29,840 | 23,587 | +26.5% |
| June 2025 | 30,454 | 24,169 | +26.0% |
| 12-Month Avg* | 26,437 | 20,703 | +27.7% |

* 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

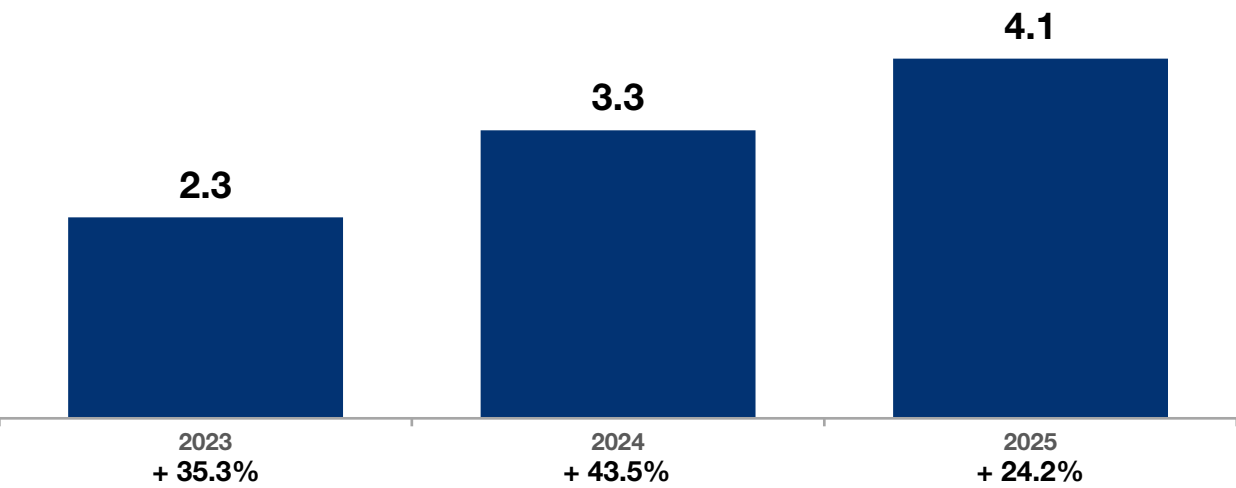


Months Supply of Inventory

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 | 3.4 | 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% |
| June 2025 | 4.1 | 3.3 | +24.2% |
| 12-Month Avg* | 3.6 | 2.8 | +28.6% |

* 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

