

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 11.5 percent to 12,832. Pending Sales decreased 3.2 percent to 8,324. Inventory grew 29.1 percent to 28,916 units.

Prices were stable as Median Sales Price remained flat at \$340,000. Days on Market increased 9.5 percent to 69 days, the twelfth consecutive month of year-over-year gains. Months Supply of Inventory was up 29.0 percent to 4.0 months, the twelfth consecutive month of year-over-year gains.

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

- 3.9%	0.0%	+ 29.0%
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

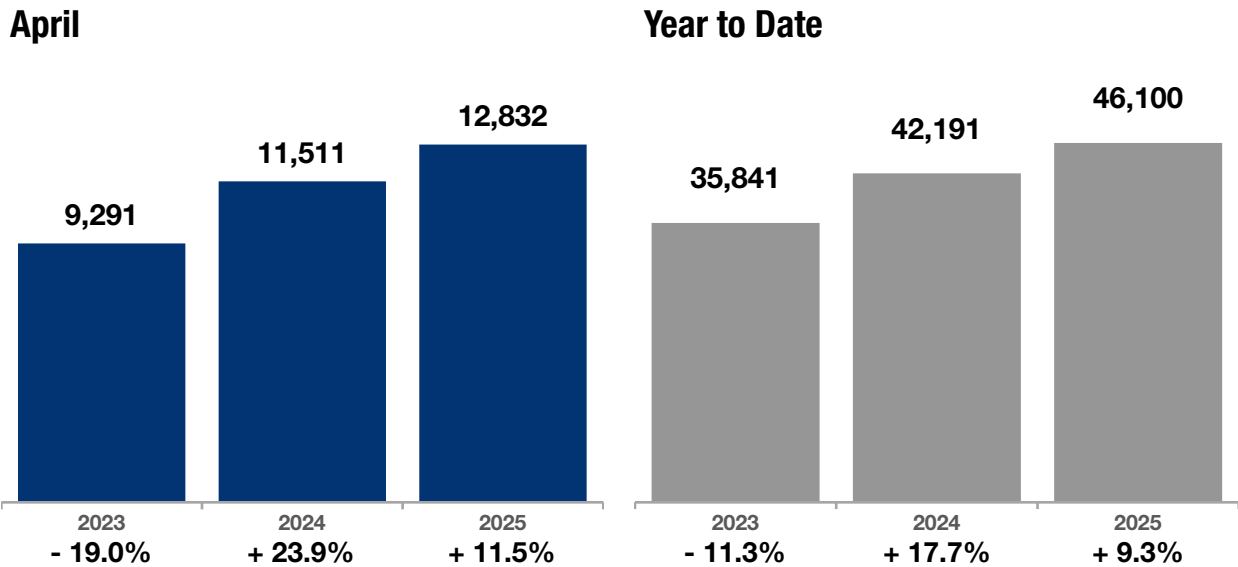
Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars			04-2024	04-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	04-2023	04-2024	04-2025						
New Listings				11,511	12,832	+ 11.5%	42,191	46,100	+ 9.3%
Pending Sales				8,598	8,324	- 3.2%	31,925	31,239	- 2.1%
Closed Sales				8,011	7,701	- 3.9%	27,157	26,937	- 0.8%
Days on Market				63	69	+ 9.5%	65	74	+ 13.8%
Median Sales Price				\$340,000	\$340,000	0.0%	\$332,000	\$335,000	+ 0.9%
Average Sales Price				\$449,863	\$460,207	+ 2.3%	\$430,678	\$452,800	+ 5.1%
Pct. of List Price Received				98.1%	98.1%	0.0%	98.0%	97.9%	- 0.1%
Housing Affordability Index				85	88	+ 3.5%	88	89	+ 1.1%
Inventory of Homes for Sale				22,400	28,916	+ 29.1%	--	--	--
Months Supply of Inventory				3.1	4.0	+ 29.0%	--	--	--

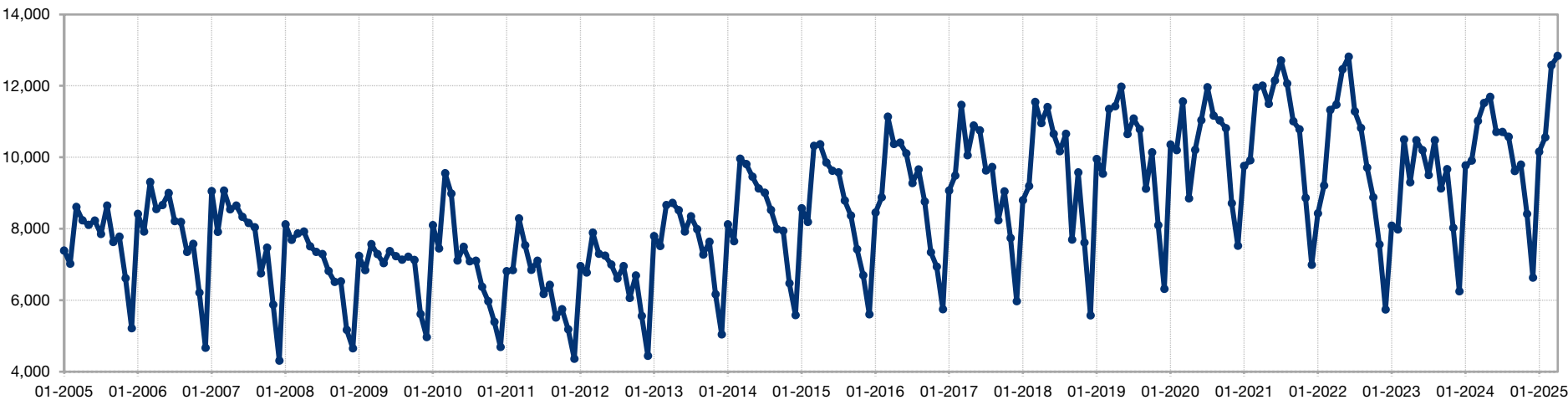
New Listings

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



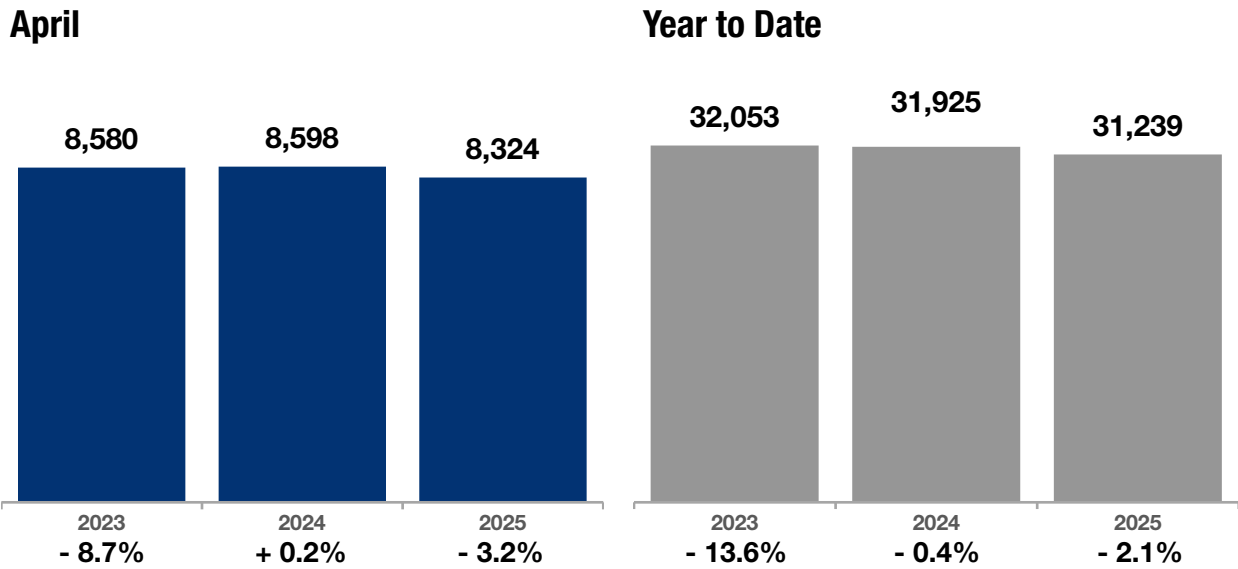
New Listings		Prior Year	Percent Change
May 2024	11,684	10,474	+11.6%
June 2024	10,704	10,196	+5.0%
July 2024	10,706	9,495	+12.8%
August 2024	10,572	10,469	+1.0%
September 2024	9,611	9,122	+5.4%
October 2024	9,788	9,665	+1.3%
November 2024	8,409	8,023	+4.8%
December 2024	6,629	6,246	+6.1%
January 2025	10,146	9,770	+3.8%
February 2025	10,556	9,903	+6.6%
March 2025	12,566	11,007	+14.2%
April 2025	12,832	11,511	+11.5%
12-Month Avg	10,350	9,657	+7.2%

Historical New Listings by Month



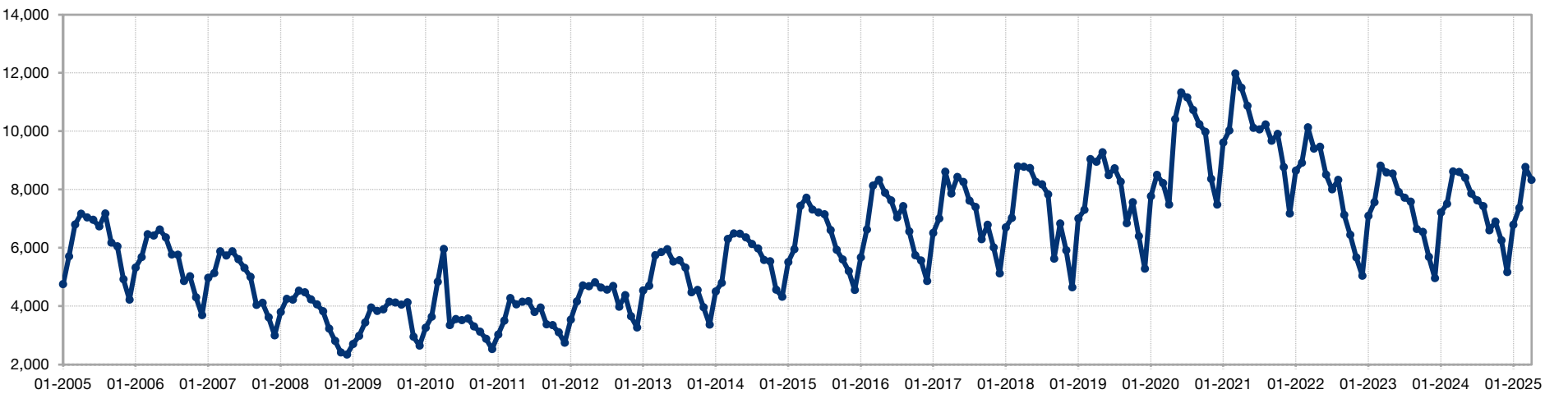
Pending Sales

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



Pending Sales		Prior Year	Percent Change
May 2024	8,397	8,540	-1.7%
June 2024	7,860	7,915	-0.7%
July 2024	7,626	7,713	-1.1%
August 2024	7,423	7,582	-2.1%
September 2024	6,595	6,643	-0.7%
October 2024	6,893	6,543	+5.3%
November 2024	6,254	5,690	+9.9%
December 2024	5,167	4,957	+4.2%
January 2025	6,786	7,212	-5.9%
February 2025	7,365	7,504	-1.9%
March 2025	8,764	8,611	+1.8%
April 2025	8,324	8,598	-3.2%
12-Month Avg	7,288	7,292	-0.1%

Historical Pending Sales by Month

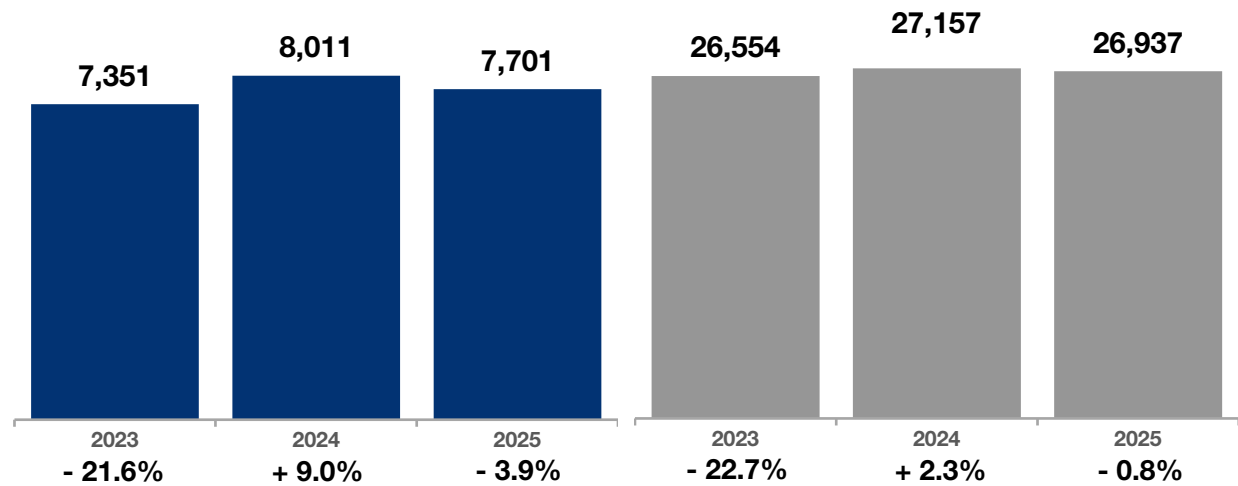


Closed Sales

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

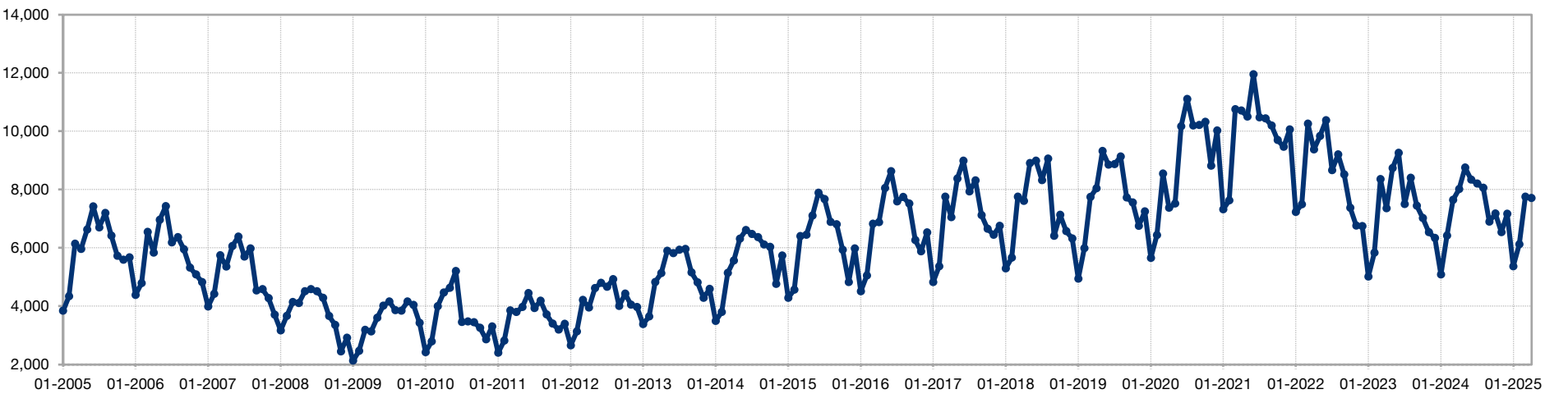


April



Closed Sales		Prior Year	Percent Change
May 2024	8,749	8,728	+0.2%
June 2024	8,339	9,251	-9.9%
July 2024	8,198	7,498	+9.3%
August 2024	8,055	8,401	-4.1%
September 2024	6,898	7,442	-7.3%
October 2024	7,177	7,017	+2.3%
November 2024	6,531	6,537	-0.1%
December 2024	7,167	6,339	+13.1%
January 2025	5,367	5,085	+5.5%
February 2025	6,120	6,415	-4.6%
March 2025	7,749	7,646	+1.3%
April 2025	7,701	8,011	-3.9%
12-Month Avg	7,338	7,364	-0.4%

Historical Closed Sales by Month

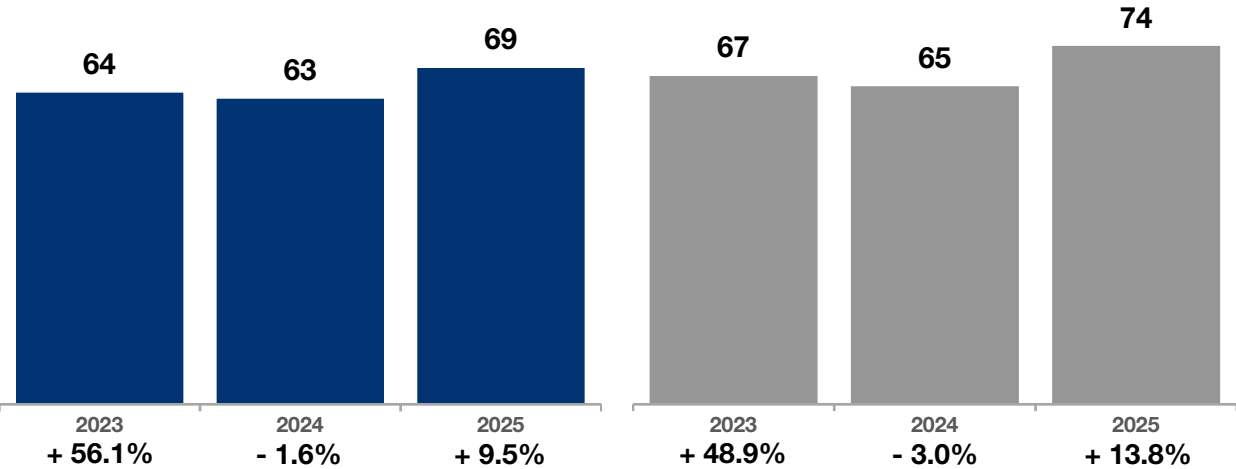


Days on Market Until Sale

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



April



Days on Market		Prior Year	Percent Change
May 2024	59	58	+1.7%
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%
12-Month Avg*	66	60	+10.0%

* 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



Median Sales Price	Prior Year	Percent Change
May 2024	\$340,000	\$331,600 +2.5%
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	\$330,870	\$329,059 +0.6%
October 2024	\$339,460	\$331,842 +2.3%
November 2024	\$337,716	\$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%
12-Month Med*	\$336,000	\$330,000 +1.8%

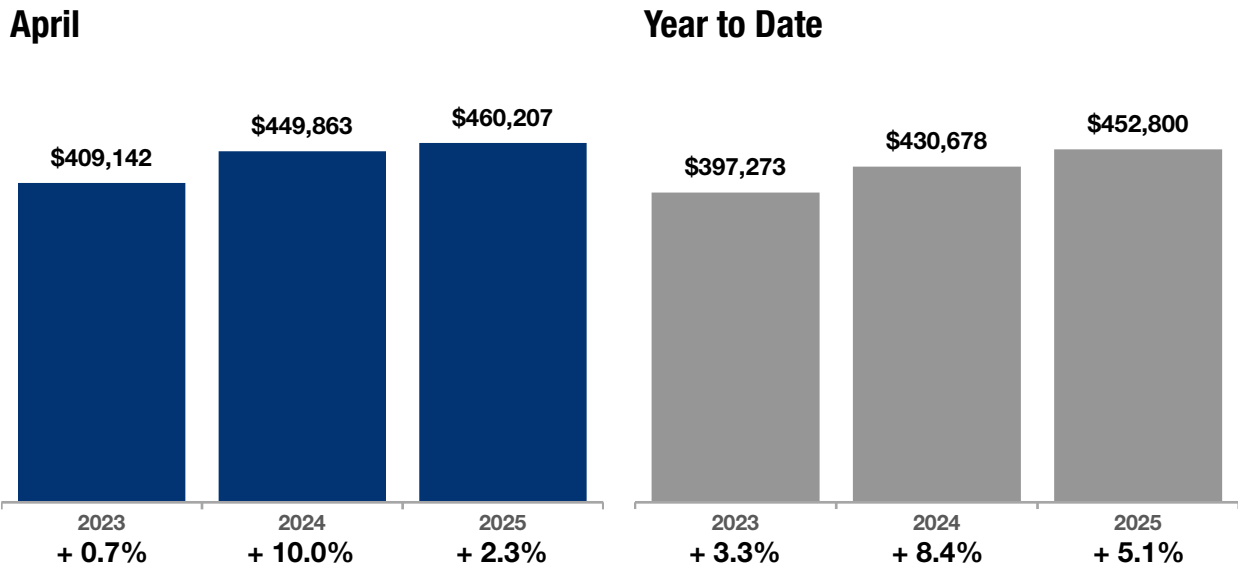
* Median Sales Price of all properties from May 2024 through April 2025. This is not the median of the individual figures above.

Historical Median Sales Price by Month



Average Sales Price

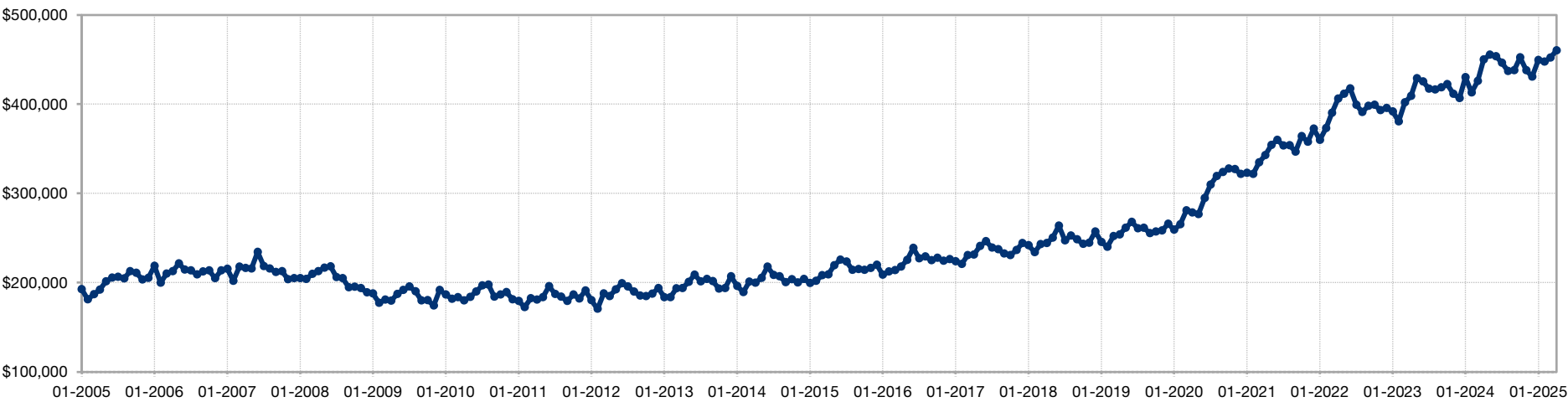
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



	Avg. Sales Price	Prior Year	Percent Change
May 2024	\$455,355	\$428,786	+6.2%
June 2024	\$453,508	\$425,252	+6.6%
July 2024	\$446,374	\$417,228	+7.0%
August 2024	\$436,882	\$416,315	+4.9%
September 2024	\$437,951	\$418,633	+4.6%
October 2024	\$452,412	\$422,206	+7.2%
November 2024	\$437,797	\$411,363	+6.4%
December 2024	\$430,745	\$406,815	+5.9%
January 2025	\$449,446	\$430,046	+4.5%
February 2025	\$447,470	\$412,944	+8.4%
March 2025	\$451,973	\$425,890	+6.1%
April 2025	\$460,207	\$449,863	+2.3%
12-Month Avg*	\$446,677	\$422,112	+5.8%

* 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



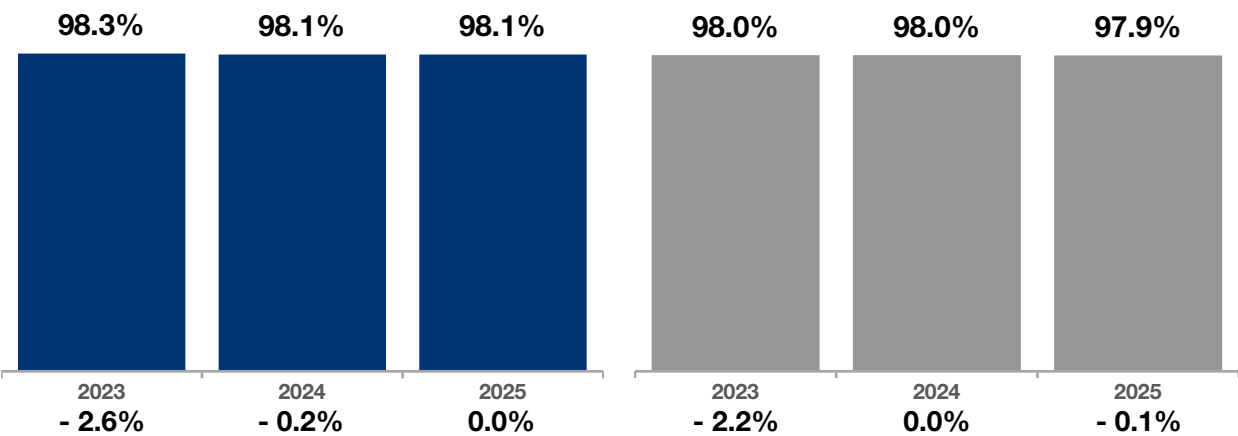
Percent of List Price Received

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	98.2%	98.5%	-0.3%
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%
12-Month Avg*	98.0%	98.2%	-0.2%

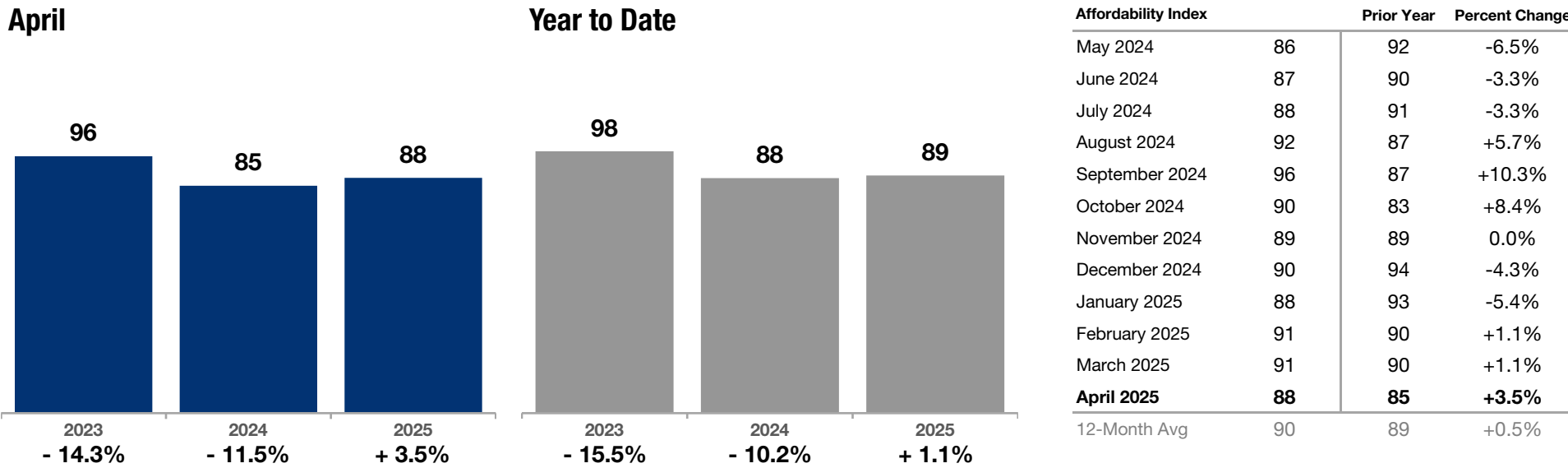
* Average Pct. of List Price Received for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

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.



Historical Housing Affordability Index by Month

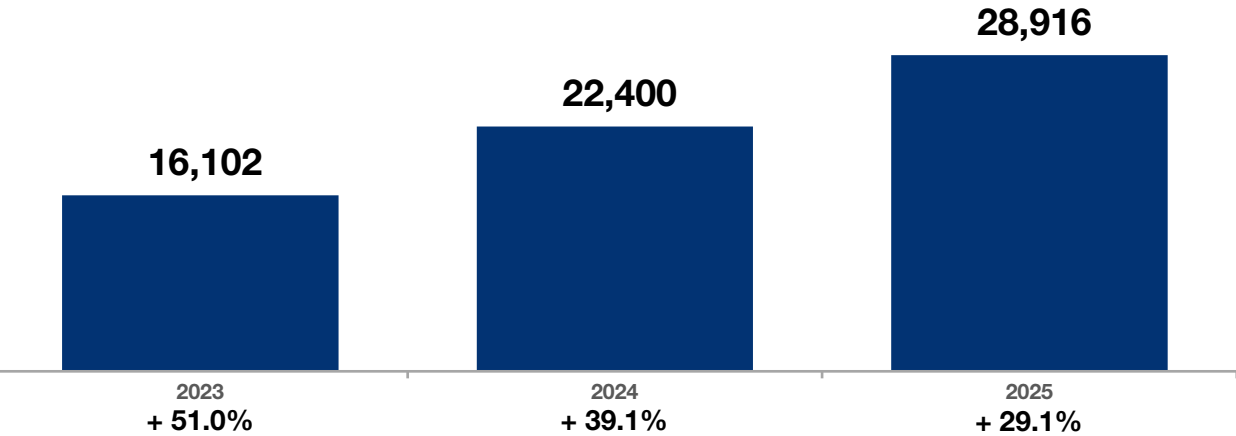


Inventory of Homes for Sale

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



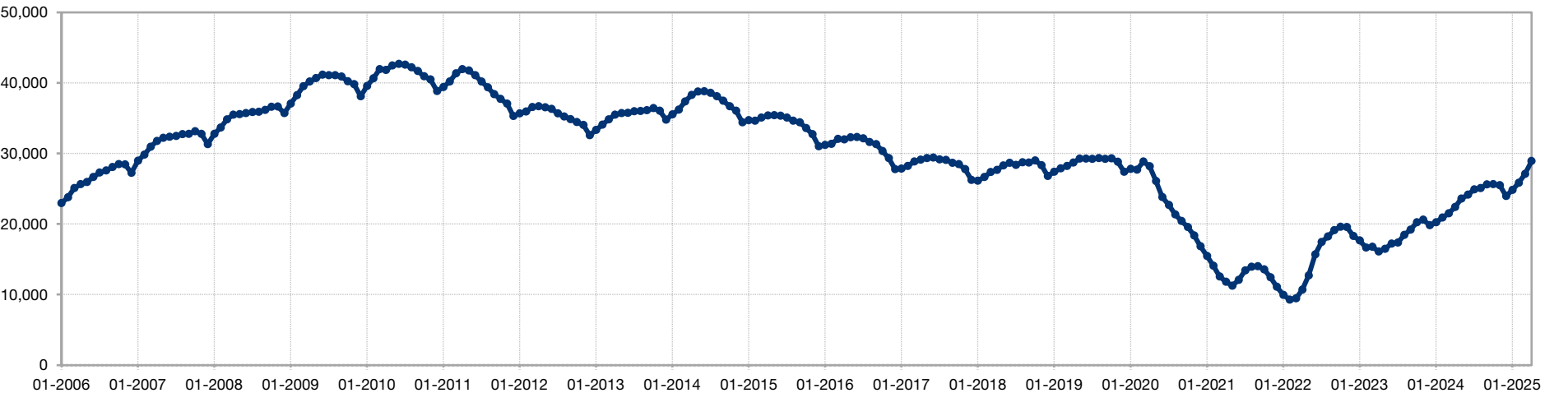
April



Homes for Sale		Prior Year	Percent Change
May 2024	23,573	16,463	+43.2%
June 2024	24,150	17,192	+40.5%
July 2024	24,873	17,343	+43.4%
August 2024	25,087	18,429	+36.1%
September 2024	25,588	19,163	+33.5%
October 2024	25,616	20,209	+26.8%
November 2024	25,466	20,600	+23.6%
December 2024	23,962	19,811	+21.0%
January 2025	24,825	20,229	+22.7%
February 2025	25,827	20,878	+23.7%
March 2025	27,096	21,497	+26.0%
April 2025	28,916	22,400	+29.1%
12-Month Avg*	25,415	19,518	+30.2%

* 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

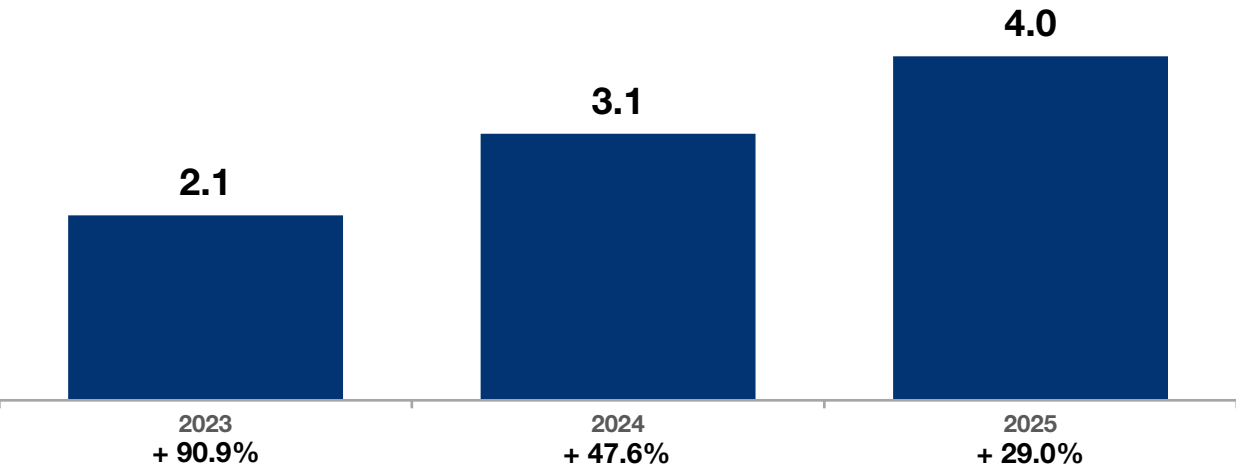


Months Supply of Inventory

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	3.2	2.2	+45.5%
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	4.0	3.1	+29.0%
12-Month Avg*	3.5	2.7	+29.6%

* 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

