

Monthly Indicators



August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings were up 3.8 percent to 10,954. Pending Sales decreased 2.0 percent to 7,282. Inventory grew 23.9 percent to 31,095 units.

Prices moved higher as Median Sales Price was up 2.1 percent to \$344,000. Days on Market increased 18.6 percent to 70 days. Months Supply of Inventory was up 20.0 percent to 4.2 months, the twelfth consecutive month of year-over-year gains.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Quick Facts

- 2.1%	+ 2.1%	+ 20.0%
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.

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Market Overview

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



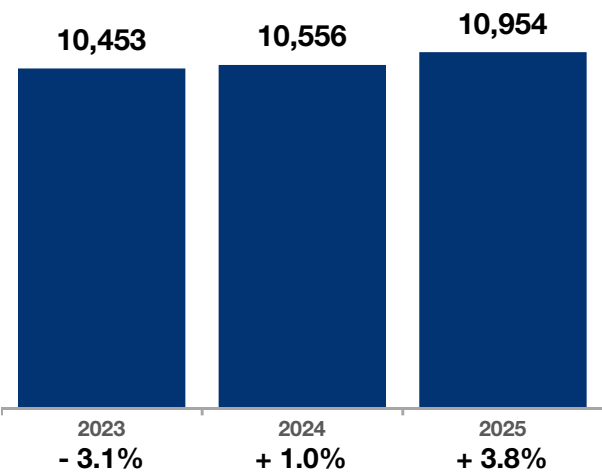
Key Metrics	Historical Sparkbars			08-2024	08-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	08-2023	08-2024	08-2025						
New Listings				10,556	10,954	+ 3.8%	85,823	93,143	+ 8.5%
Pending Sales				7,428	7,282	- 2.0%	63,247	63,888	+ 1.0%
Closed Sales				8,053	7,884	- 2.1%	60,509	61,387	+ 1.5%
Days on Market				59	70	+ 18.6%	62	70	+ 12.9%
Median Sales Price				\$336,900	\$344,000	+ 2.1%	\$336,250	\$340,000	+ 1.1%
Average Sales Price				\$436,846	\$458,721	+ 5.0%	\$440,332	\$453,640	+ 3.0%
Pct. of List Price Received				98.0%	97.8%	- 0.2%	98.1%	97.9%	- 0.2%
Housing Affordability Index				92	89	- 3.3%	93	90	- 3.2%
Inventory of Homes for Sale				25,088	31,095	+ 23.9%	--	--	--
Months Supply of Inventory				3.5	4.2	+ 20.0%	--	--	--

New Listings

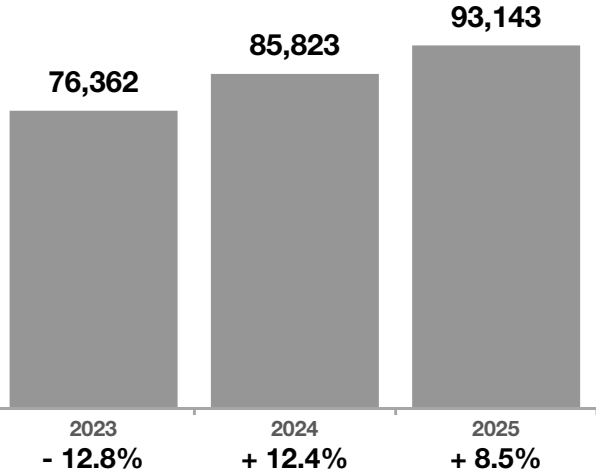
A count of the properties that have been newly listed on the market in a given month.



August

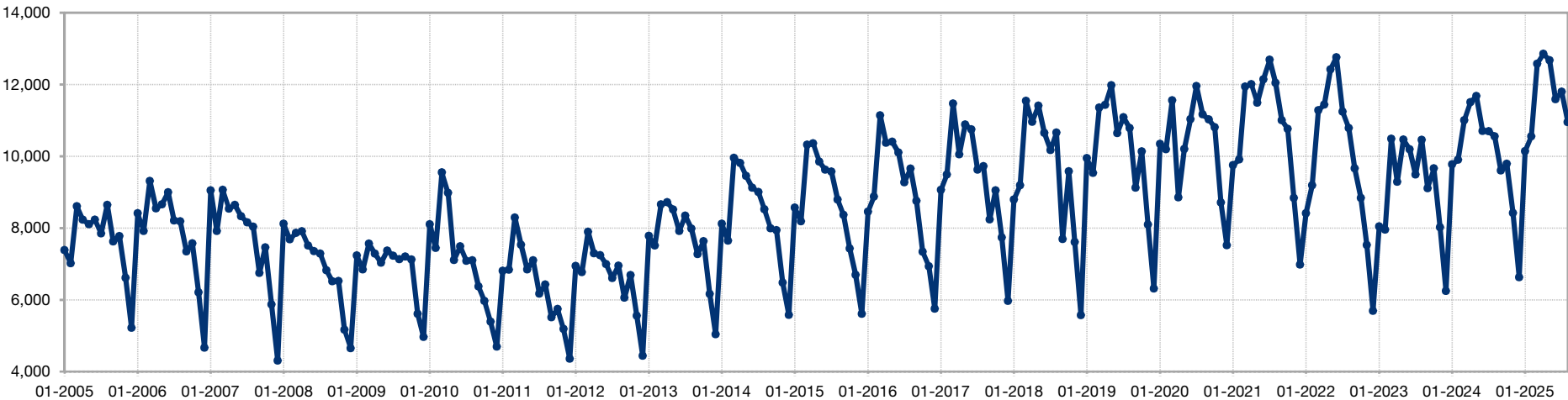


Year to Date



New Listings		Prior Year	Percent Change
September 2024	9,605	9,110	+5.4%
October 2024	9,787	9,660	+1.3%
November 2024	8,416	8,021	+4.9%
December 2024	6,629	6,244	+6.2%
January 2025	10,145	9,775	+3.8%
February 2025	10,557	9,905	+6.6%
March 2025	12,574	11,005	+14.3%
April 2025	12,851	11,503	+11.7%
May 2025	12,676	11,679	+8.5%
June 2025	11,586	10,704	+8.2%
July 2025	11,800	10,696	+10.3%
August 2025	10,954	10,556	+3.8%
12-Month Avg	10,632	9,905	+7.3%

Historical New Listings by Month

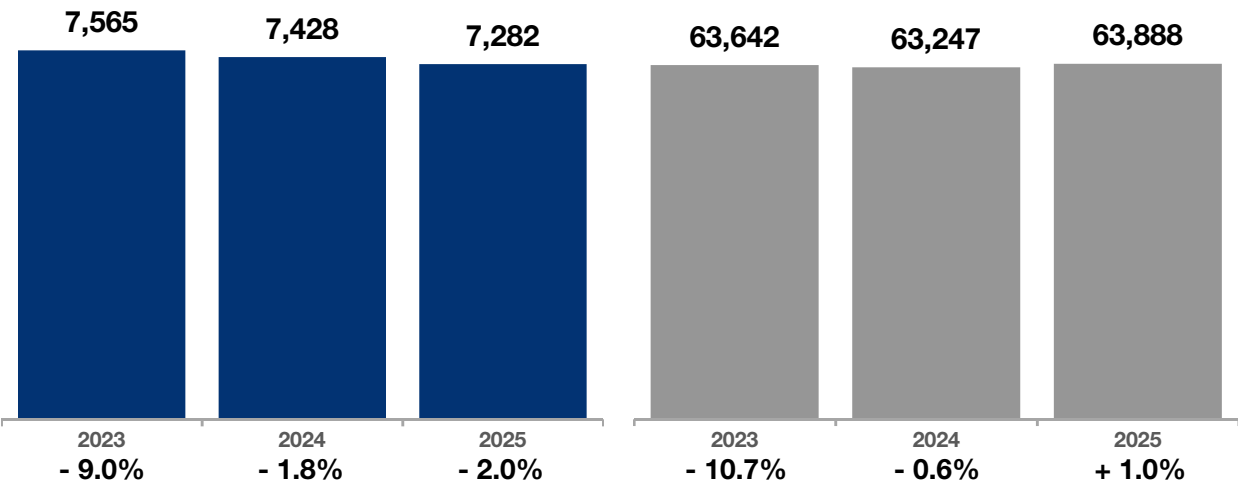


Pending Sales

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

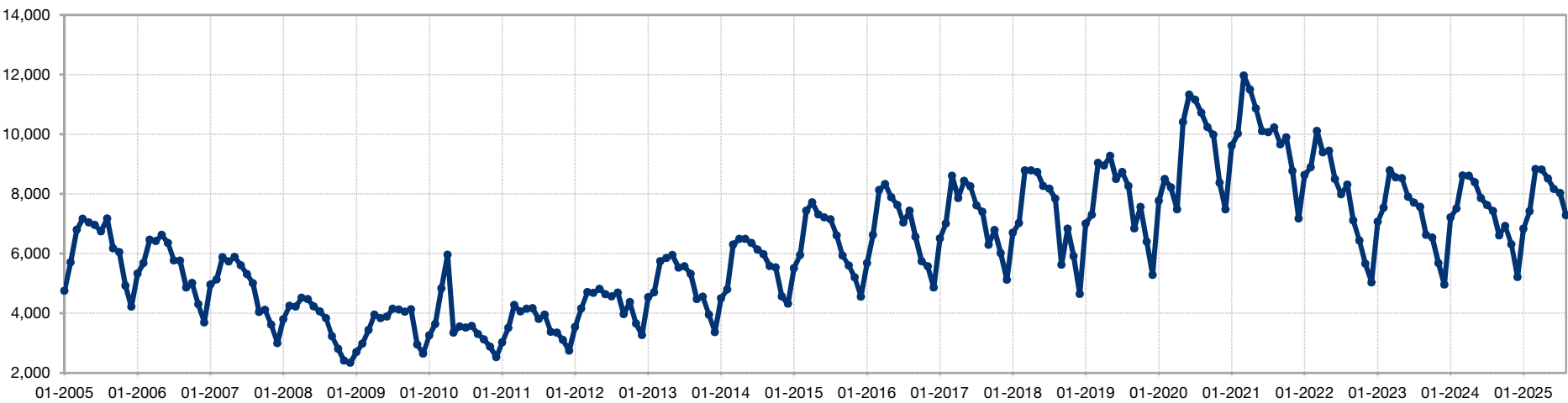


August



Pending Sales		Prior Year	Percent Change
September 2024	6,604	6,627	-0.3%
October 2024	6,918	6,535	+5.9%
November 2024	6,307	5,681	+11.0%
December 2024	5,214	4,958	+5.2%
January 2025	6,830	7,213	-5.3%
February 2025	7,421	7,508	-1.2%
March 2025	8,830	8,611	+2.5%
April 2025	8,810	8,603	+2.4%
May 2025	8,520	8,393	+1.5%
June 2025	8,162	7,863	+3.8%
July 2025	8,033	7,628	+5.3%
August 2025	7,282	7,428	-2.0%
12-Month Avg	7,411	7,254	+2.2%

Historical Pending Sales by Month

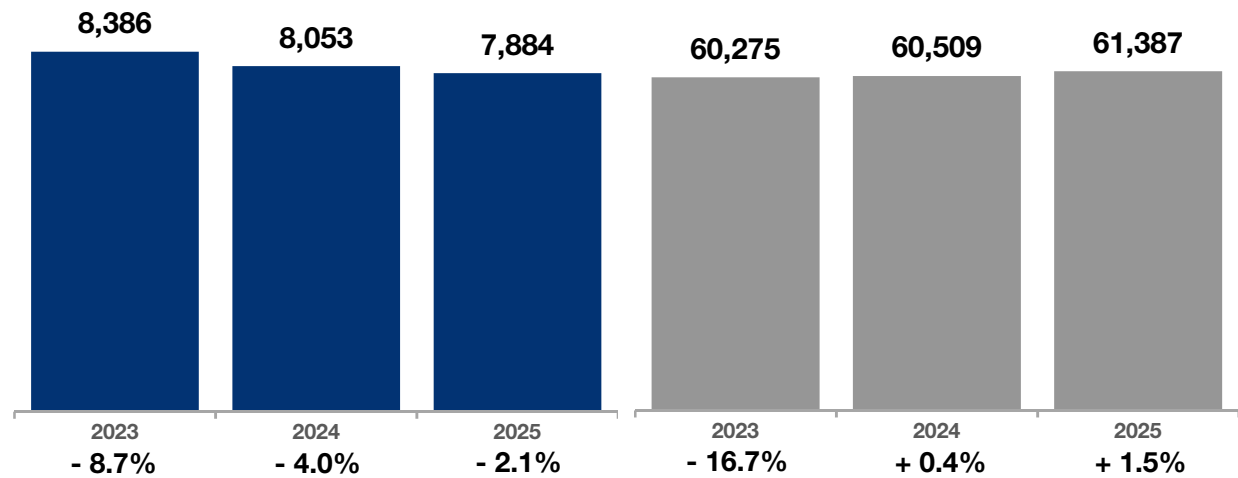


Closed Sales

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

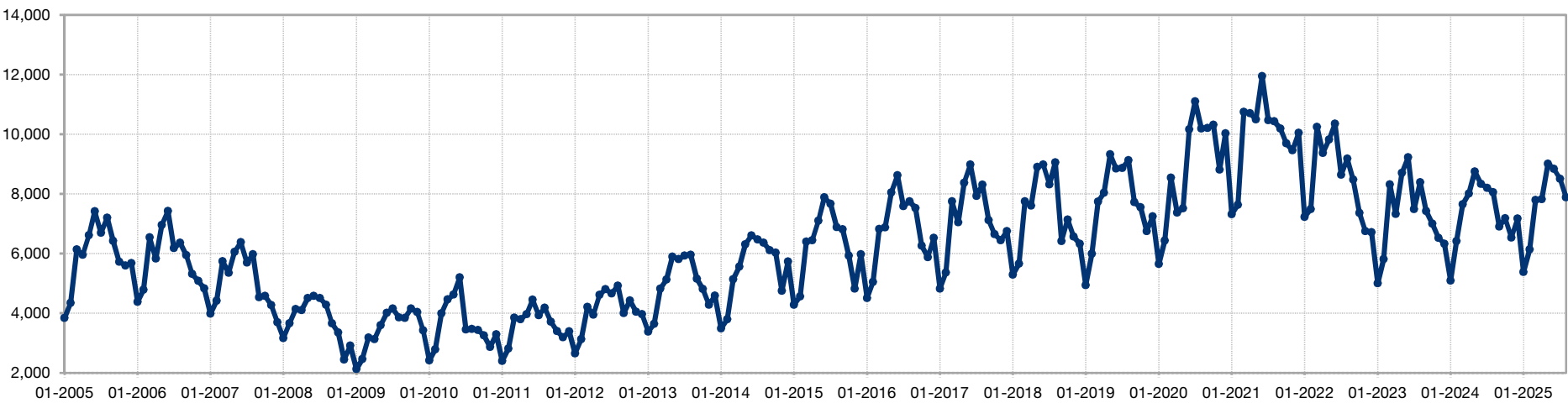


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Closed Sales		Prior Year	Percent Change
September 2024	6,901	7,430	-7.1%
October 2024	7,181	7,005	+2.5%
November 2024	6,535	6,526	+0.1%
December 2024	7,176	6,329	+13.4%
January 2025	5,378	5,089	+5.7%
February 2025	6,140	6,417	-4.3%
March 2025	7,798	7,650	+1.9%
April 2025	7,826	8,014	-2.3%
May 2025	9,014	8,749	+3.0%
June 2025	8,839	8,340	+6.0%
July 2025	8,508	8,197	+3.8%
August 2025	7,884	8,053	-2.1%
12-Month Avg	7,432	7,317	+1.6%

Historical Closed Sales by Month

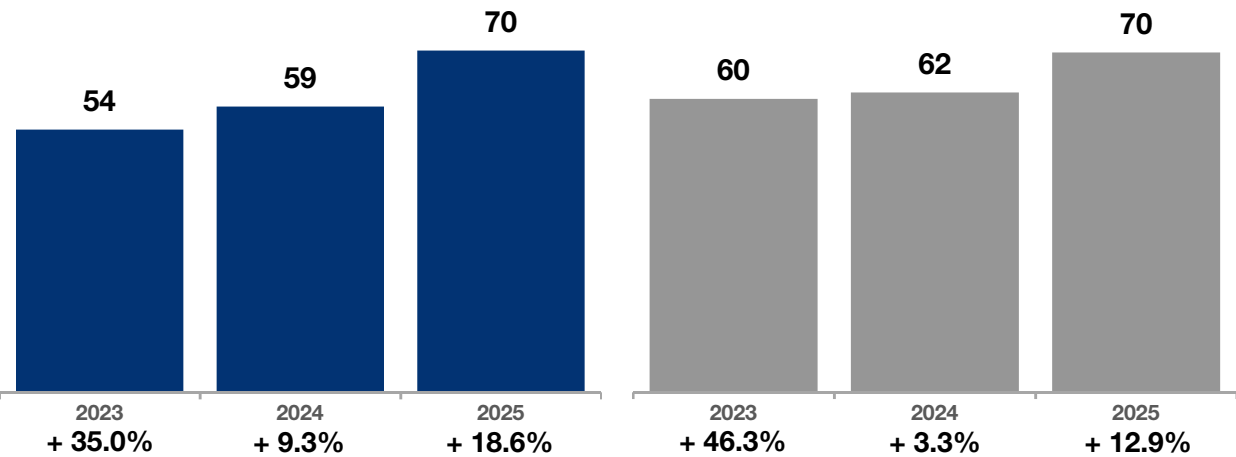


Days on Market Until Sale

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



August



Days on Market		Prior Year	Percent Change
September 2024	68	56	+21.4%
October 2024	67	58	+15.5%
November 2024	68	57	+19.3%
December 2024	71	61	+16.4%
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	65	59	+10.2%
June 2025	65	57	+14.0%
July 2025	68	59	+15.3%
August 2025	70	59	+18.6%
12-Month Avg*	69	60	+15.0%

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

Historical Days on Market Until Sale by Month

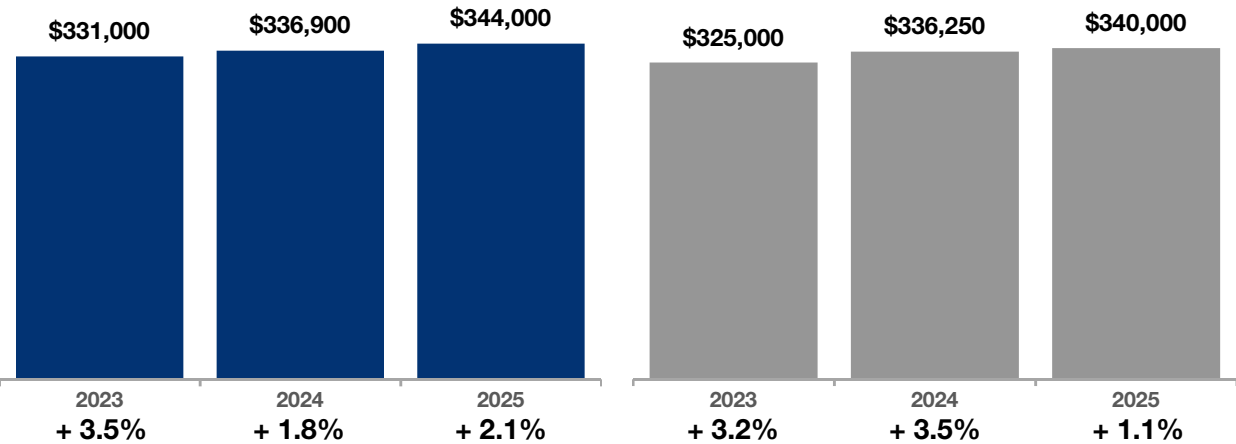


Median Sales Price

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



August



	Median Sales Price	Prior Year	Percent Change
September 2024	\$331,000	\$329,491	+0.5%
October 2024	\$339,460	\$332,000	+2.2%
November 2024	\$337,950	\$322,000	+5.0%
December 2024	\$330,000	\$324,000	+1.9%
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	\$342,500	\$340,000	+0.7%
June 2025	\$345,000	\$341,700	+1.0%
July 2025	\$350,000	\$340,000	+2.9%
August 2025	\$344,000	\$336,900	+2.1%
12-Month Med*	\$339,490	\$333,850	+1.7%

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

Historical Median Sales Price by Month

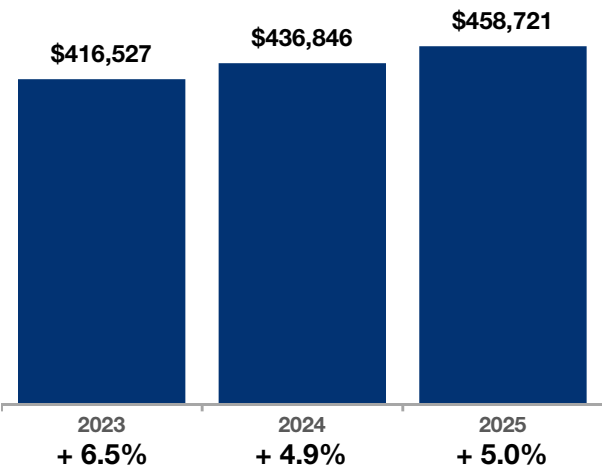


Average Sales Price

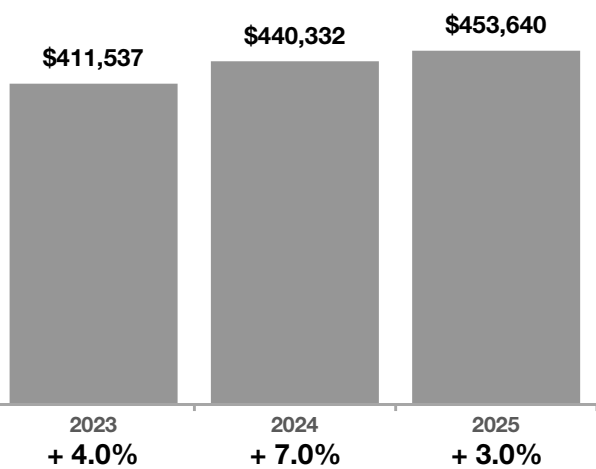
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



Year to Date



	Avg. Sales Price	Prior Year	Percent Change
September 2024	\$438,228	\$418,805	+4.6%
October 2024	\$452,390	\$422,397	+7.1%
November 2024	\$438,263	\$411,488	+6.5%
December 2024	\$430,993	\$406,936	+5.9%
January 2025	\$449,284	\$430,035	+4.5%
February 2025	\$447,225	\$412,915	+8.3%
March 2025	\$451,399	\$425,987	+6.0%
April 2025	\$459,389	\$449,750	+2.1%
May 2025	\$457,237	\$455,344	+0.4%
June 2025	\$448,198	\$453,474	-1.2%
July 2025	\$454,922	\$446,371	+1.9%
August 2025	\$458,721	\$436,846	+5.0%
12-Month Avg*	\$448,854	\$430,862	+4.2%

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

Historical Average Sales Price by Month

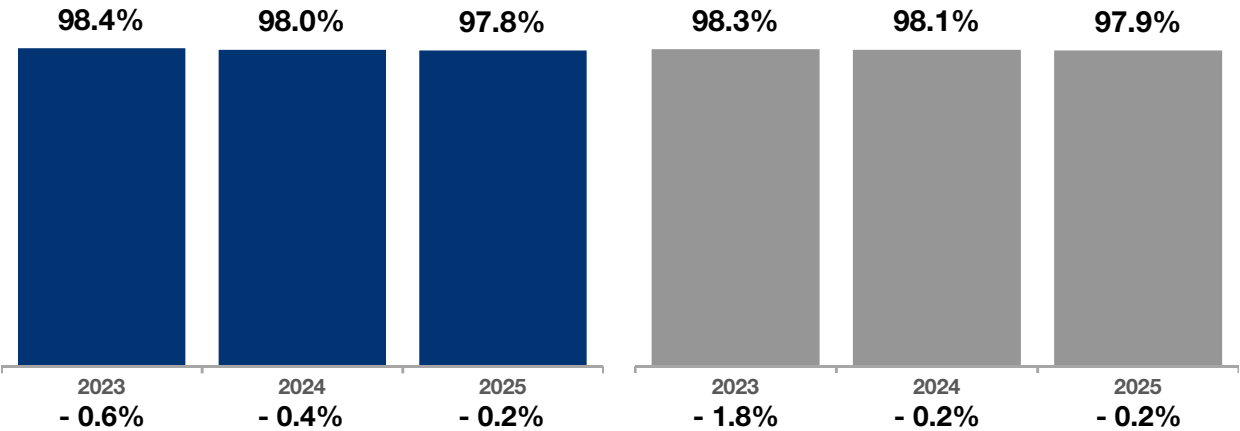


Percent of List Price Received

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.



August



Pct. of List Price Received		Prior Year	Percent Change
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%
July 2025	97.9%	98.1%	-0.2%
August 2025	97.8%	98.0%	-0.2%
12-Month Avg*	97.9%	98.1%	-0.2%

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

Historical Percent of List Price Received by Month

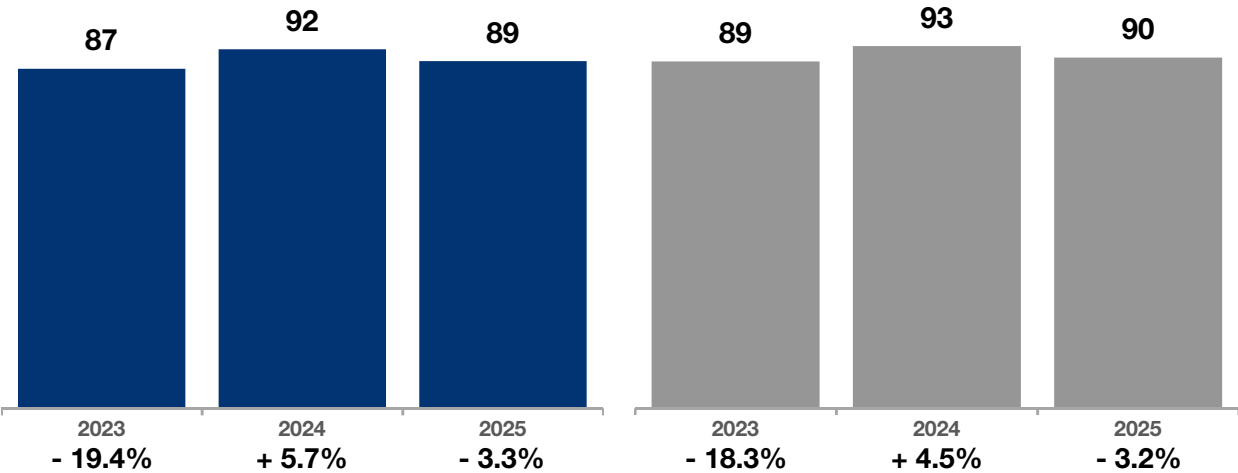


Housing Affordability Index

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.



August



	Affordability Index	Prior Year	Percent Change
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%
July 2025	86	88	-2.3%
August 2025	89	92	-3.3%
12-Month Avg	89	89	+0.8%

Historical Housing Affordability Index by Month

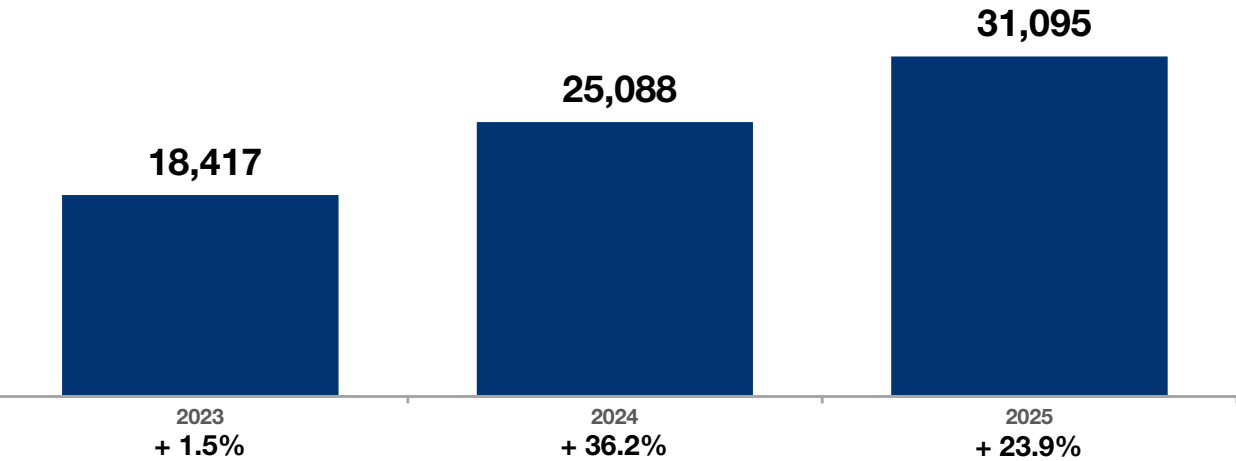


Inventory of Homes for Sale

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



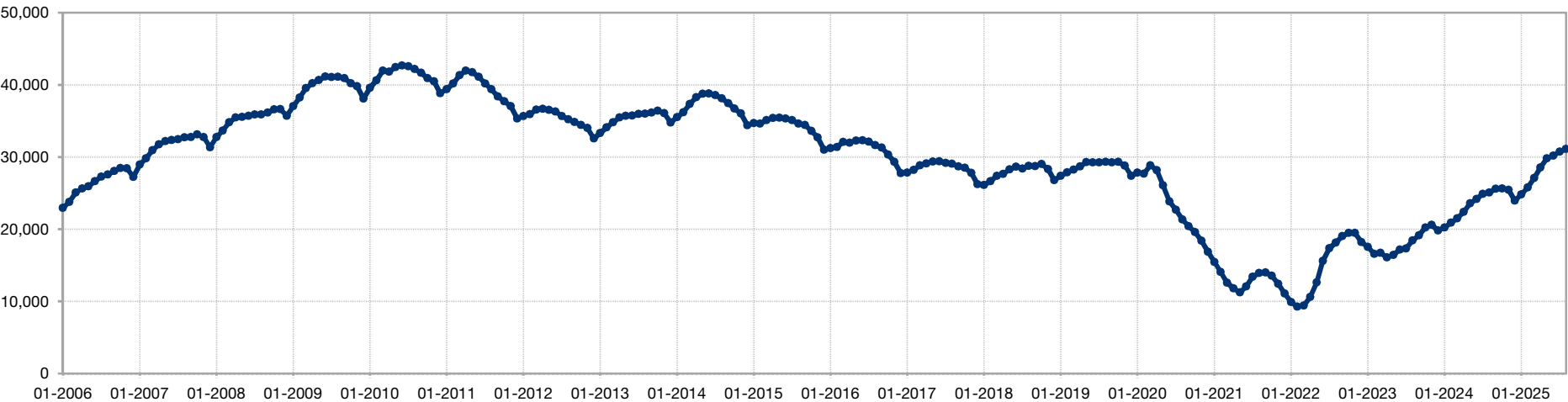
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Homes for Sale		Prior Year	Percent Change
September 2024	25,589	19,158	+33.6%
October 2024	25,614	20,211	+26.7%
November 2024	25,461	20,615	+23.5%
December 2024	23,955	19,825	+20.8%
January 2025	24,804	20,242	+22.5%
February 2025	25,795	20,890	+23.5%
March 2025	27,071	21,507	+25.9%
April 2025	28,539	22,400	+27.4%
May 2025	29,797	23,580	+26.4%
June 2025	30,189	24,165	+24.9%
July 2025	30,727	24,887	+23.5%
August 2025	31,095	25,088	+23.9%
12-Month Avg*	27,386	21,881	+25.2%

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

Historical Inventory of Homes for Sale by Month

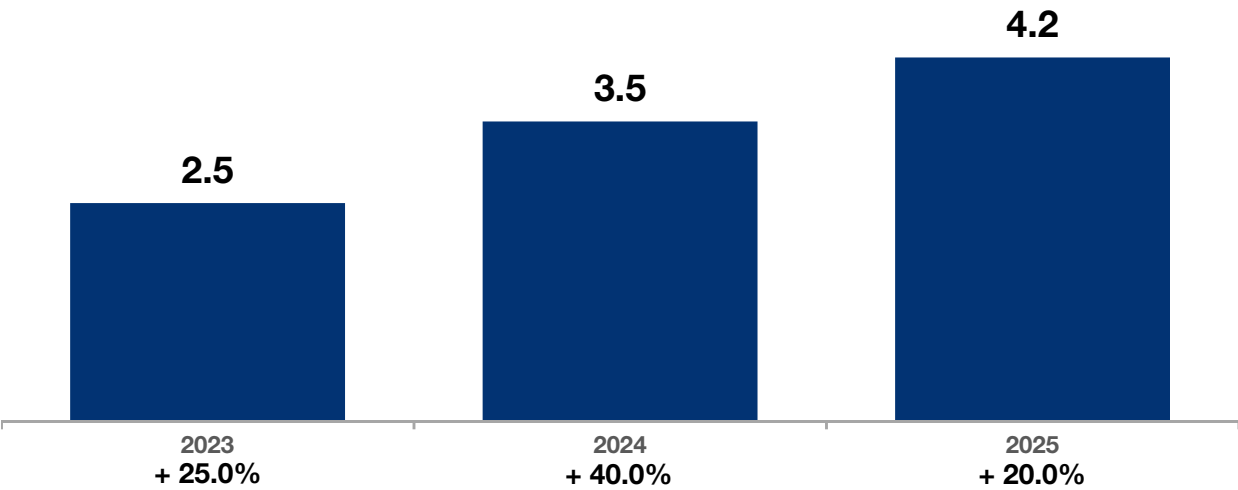


Months Supply of Inventory

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.



August



Months Supply		Prior Year	Percent Change
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	3.0	+23.3%
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	4.2	3.5	+20.0%
12-Month Avg*	3.7	3.0	+23.3%

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

Historical Months Supply of Inventory by Month

