

Monthly Indicators



March 2025

U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month. Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.

New Listings were up 13.5 percent to 12,596. Pending Sales decreased 3.6 percent to 8,358. Inventory grew 26.9 percent to 27,538 units.

Prices moved lower as Median Sales Price was down 0.3 percent to \$333,990. Days on Market increased 10.4 percent to 74 days, the twelfth consecutive month of year-over-year gains. Months Supply of Inventory was up 26.7 percent to 3.8 months, the twelfth consecutive month of year-over-year gains.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

Quick Facts

+ 0.2%	- 0.3%	+ 26.7%
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

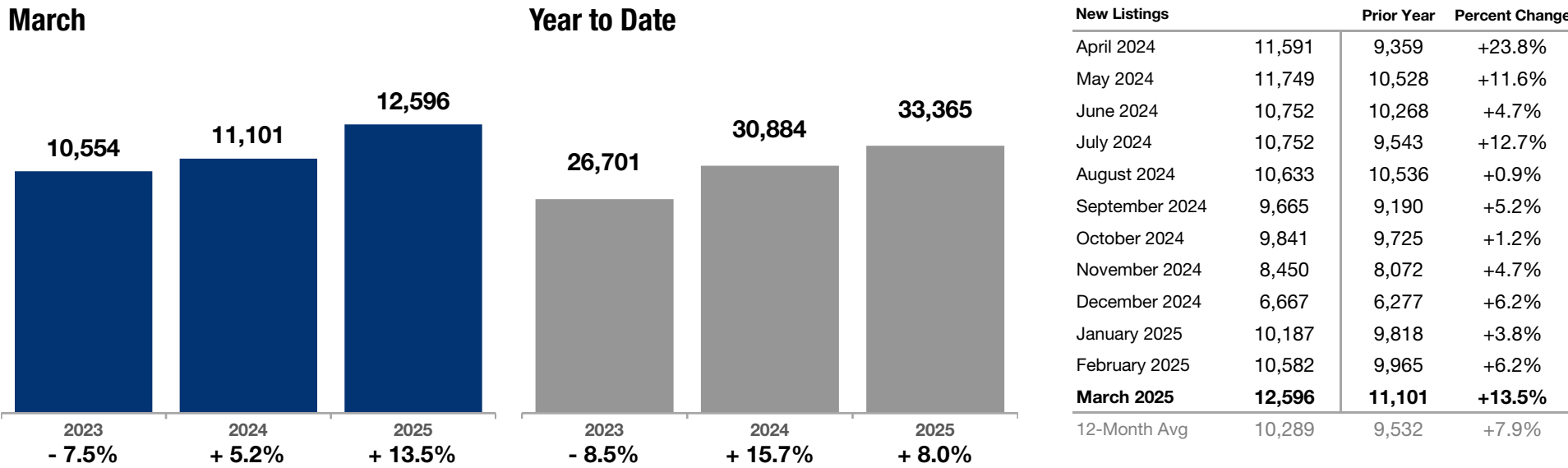
Key market metrics for the current month and year-to-date figures.



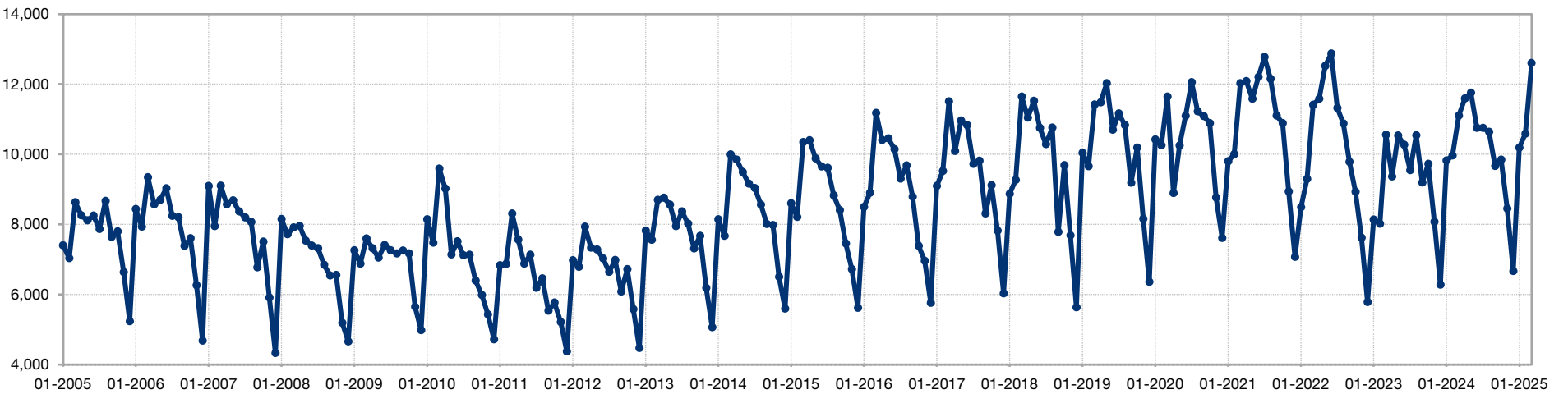
Key Metrics	Historical Sparkbars			03-2024	03-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	03-2023	03-2024	03-2025						
New Listings				11,101	12,596	+ 13.5%	30,884	33,365	+ 8.0%
Pending Sales				8,670	8,358	- 3.6%	23,490	22,589	- 3.8%
Closed Sales				7,686	7,705	+ 0.2%	19,268	19,237	- 0.2%
Days on Market				67	74	+ 10.4%	67	76	+ 13.4%
Median Sales Price				\$335,000	\$333,990	- 0.3%	\$329,990	\$332,000	+ 0.6%
Average Sales Price				\$425,485	\$452,396	+ 6.3%	\$422,044	\$449,362	+ 6.5%
Pct. of List Price Received				98.2%	98.0%	- 0.2%	98.0%	97.8%	- 0.2%
Housing Affordability Index				90	91	+ 1.1%	91	91	0.0%
Inventory of Homes for Sale				21,709	27,538	+ 26.9%	--	--	--
Months Supply of Inventory				3.0	3.8	+ 26.7%	--	--	--

New Listings

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

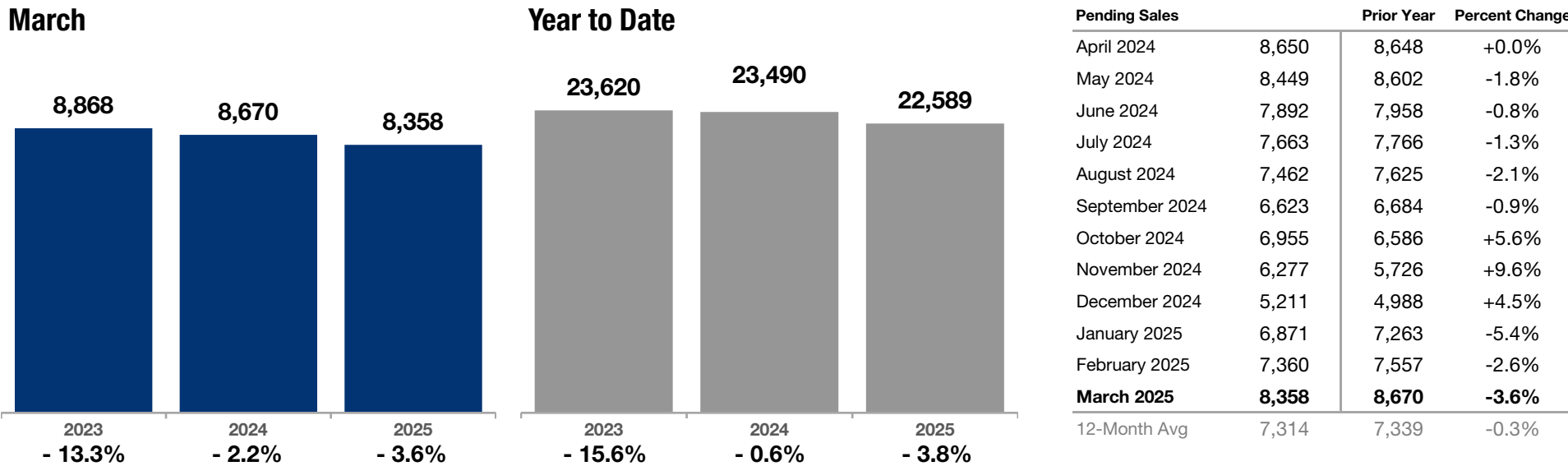


Historical New Listings by Month

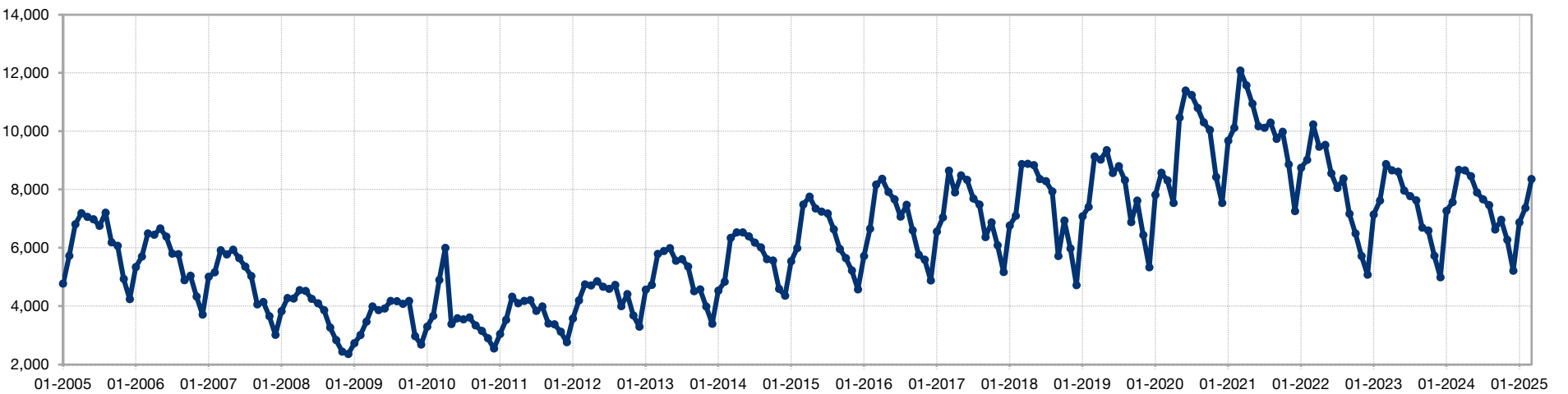


Pending Sales

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

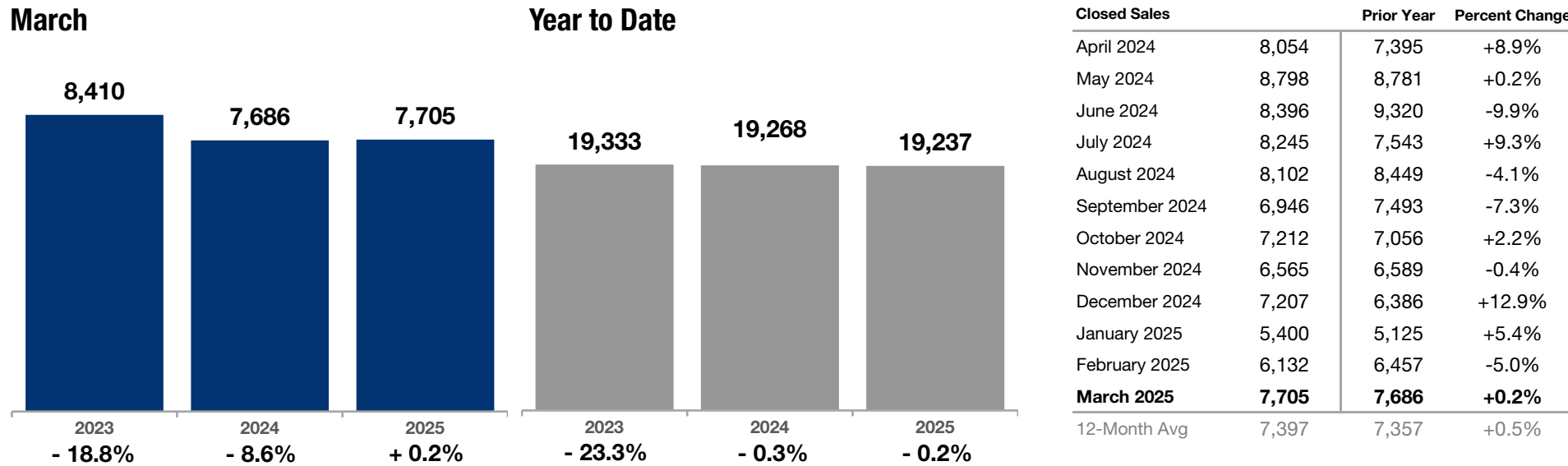


Historical Pending Sales by Month



Closed Sales

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



Historical Closed Sales by Month

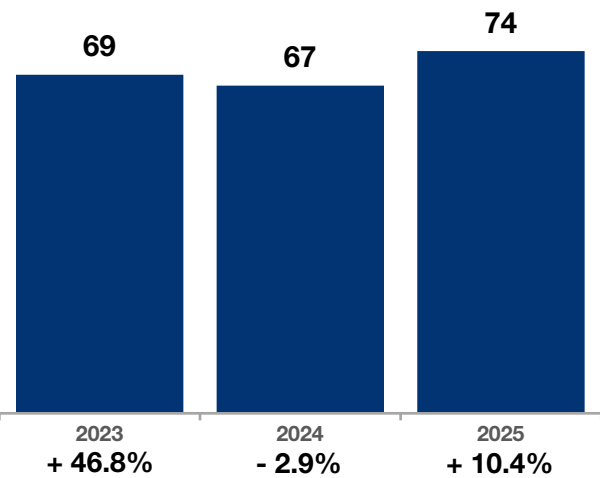


Days on Market Until Sale

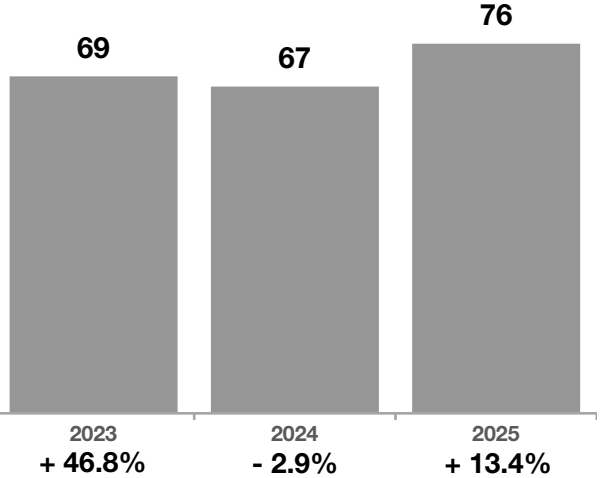
Average number of days between when a property is listed and when an offer is accepted in a given month.



March



Year to Date



Days on Market		Prior Year	Percent Change
April 2024	63	66	-4.5%
May 2024	59	59	0.0%
June 2024	58	56	+3.6%
July 2024	59	55	+7.3%
August 2024	59	55	+7.3%
September 2024	69	57	+21.1%
October 2024	67	59	+13.6%
November 2024	69	58	+19.0%
December 2024	71	62	+14.5%
January 2025	79	67	+17.9%
February 2025	76	67	+13.4%
March 2025	74	67	+10.4%
12-Month Avg*	66	60	+10.0%

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

Historical Days on Market Until Sale by Month

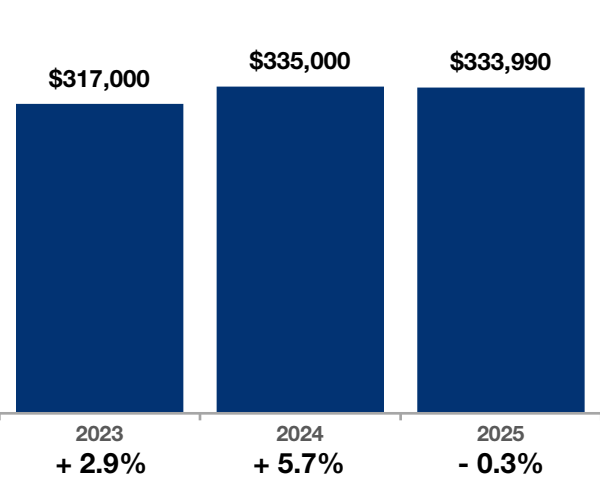


Median Sales Price

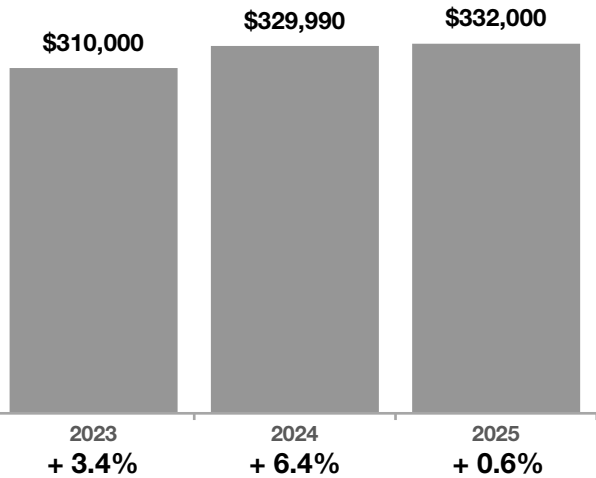
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



Year to Date



Median Sales Price	Prior Year	Percent Change
April 2024	\$339,999	\$322,500 +5.4%
May 2024	\$340,000	\$331,078 +2.7%
June 2024	\$340,944	\$335,480 +1.6%
July 2024	\$340,000	\$330,000 +3.0%
August 2024	\$336,440	\$330,618 +1.8%
September 2024	\$330,000	\$328,900 +0.3%
October 2024	\$339,000	\$330,490 +2.6%
November 2024	\$337,500	\$320,490 +5.3%
December 2024	\$329,900	\$322,500 +2.3%
January 2025	\$335,000	\$325,000 +3.1%
February 2025	\$329,000	\$327,000 +0.6%
March 2025	\$333,990	\$335,000 -0.3%
12-Month Med*	\$335,732	\$329,900 +1.8%

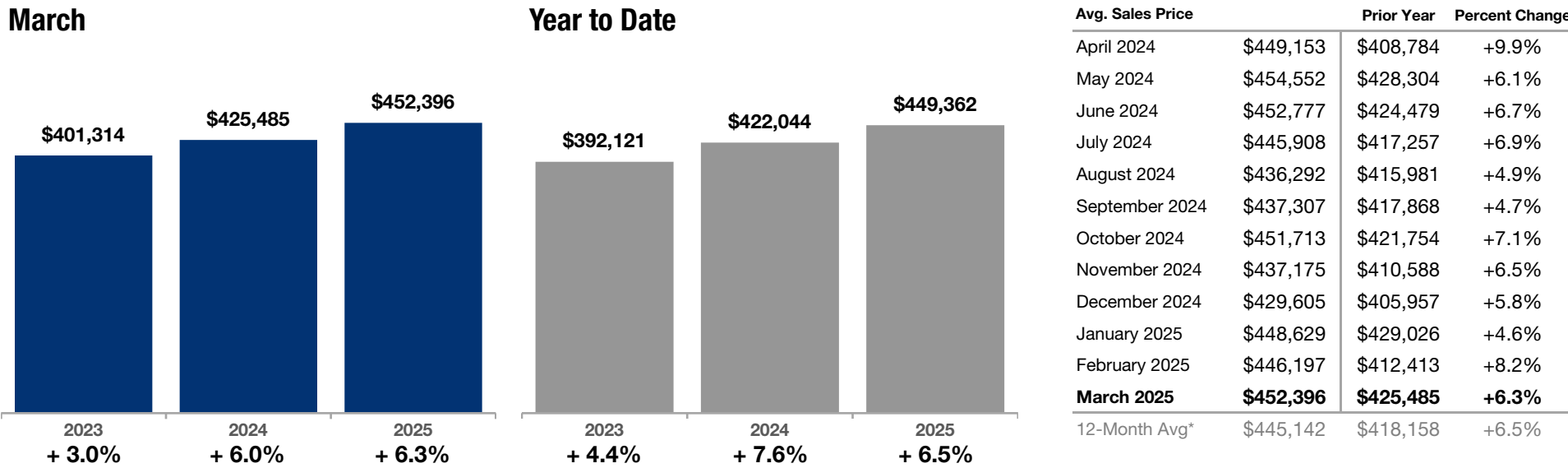
* Median Sales Price of all properties from April 2024 through March 2025. This is not the median of the individual figures above.

Historical Median Sales Price by Month



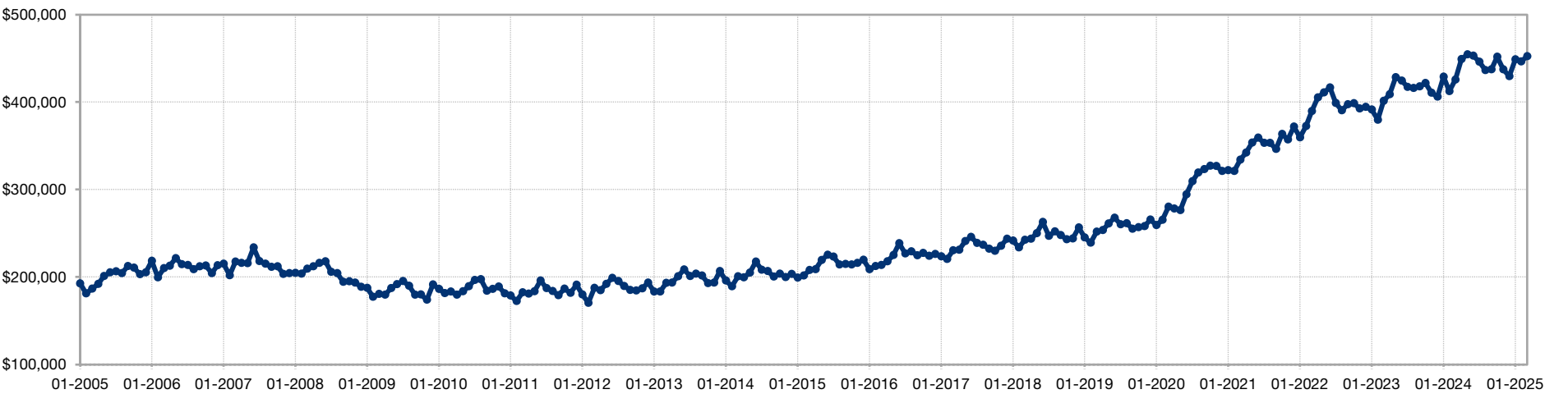
Average Sales Price

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



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

Historical Average Sales Price by Month

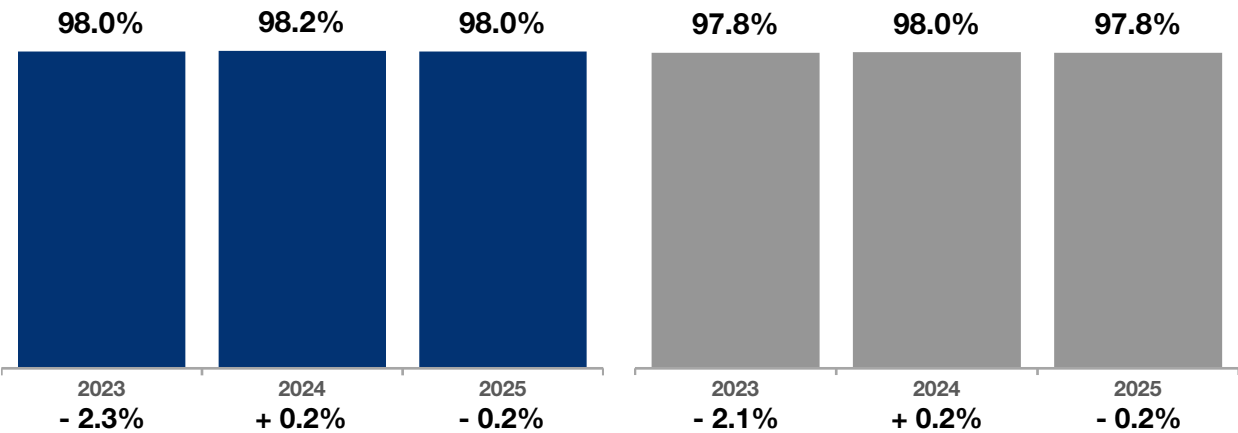


Percent of List Price Received

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.



March



Pct. of List Price Received		Prior Year	Percent Change
April 2024	98.1%	98.3%	-0.2%
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	97.9%	98.0%	-0.1%
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%
12-Month Avg*	98.0%	98.3%	-0.3%

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

Historical Percent of List Price Received by Month

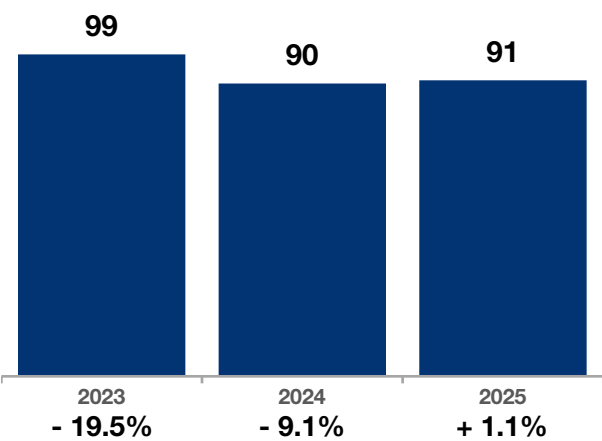


Housing Affordability Index

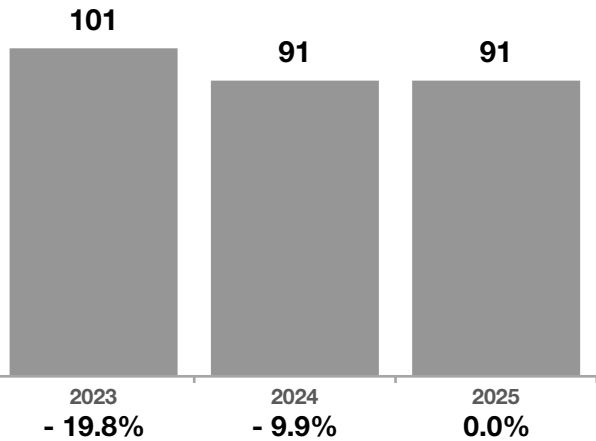
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



March



Year to Date



	Affordability Index	Prior Year	Percent Change
April 2024	85	96	-11.5%
May 2024	86	92	-6.5%
June 2024	87	90	-3.3%
July 2024	88	91	-3.3%
August 2024	93	87	+6.9%
September 2024	97	87	+11.5%
October 2024	90	84	+7.1%
November 2024	89	90	-1.1%
December 2024	90	94	-4.3%
January 2025	88	93	-5.4%
February 2025	91	91	0.0%
March 2025	91	90	+1.1%
12-Month Avg	90	90	-0.9%

Historical Housing Affordability Index by Month

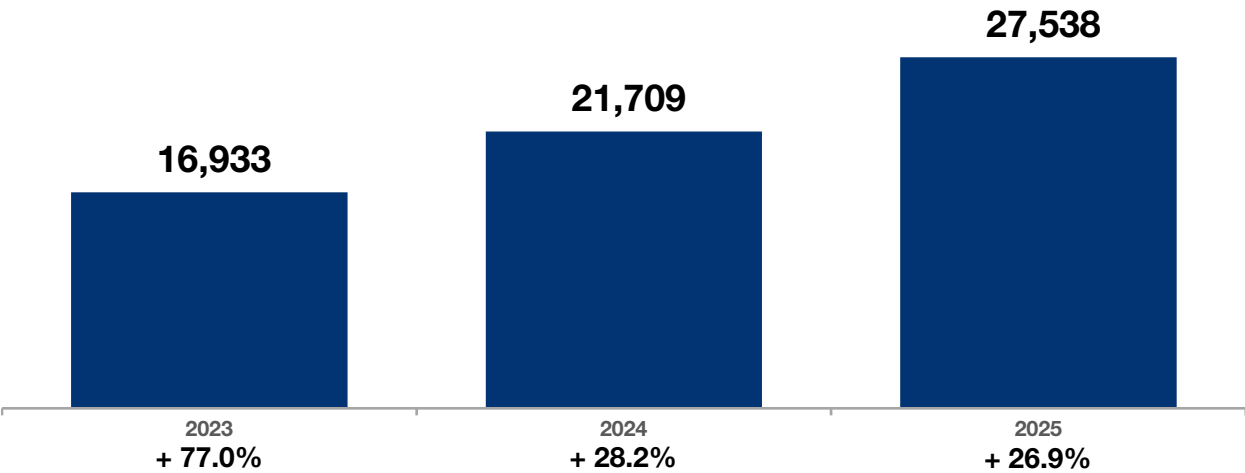


Inventory of Homes for Sale

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



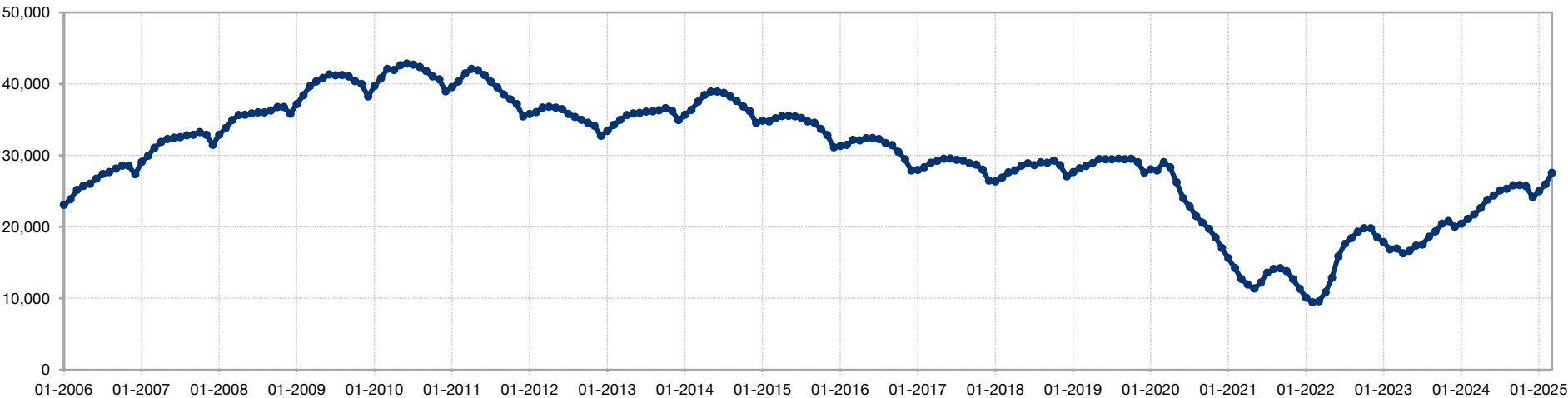
March



Homes for Sale		Prior Year	Percent Change
April 2024	22,618	16,272	+39.0%
May 2024	23,774	16,613	+43.1%
June 2024	24,354	17,358	+40.3%
July 2024	25,065	17,495	+43.3%
August 2024	25,278	18,593	+36.0%
September 2024	25,791	19,345	+33.3%
October 2024	25,801	20,402	+26.5%
November 2024	25,654	20,801	+23.3%
December 2024	24,137	20,003	+20.7%
January 2025	24,944	20,417	+22.2%
February 2025	25,945	21,067	+23.2%
March 2025	27,538	21,709	+26.9%
12-Month Avg*	25,075	19,173	+30.8%

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

Historical Inventory of Homes for Sale by Month

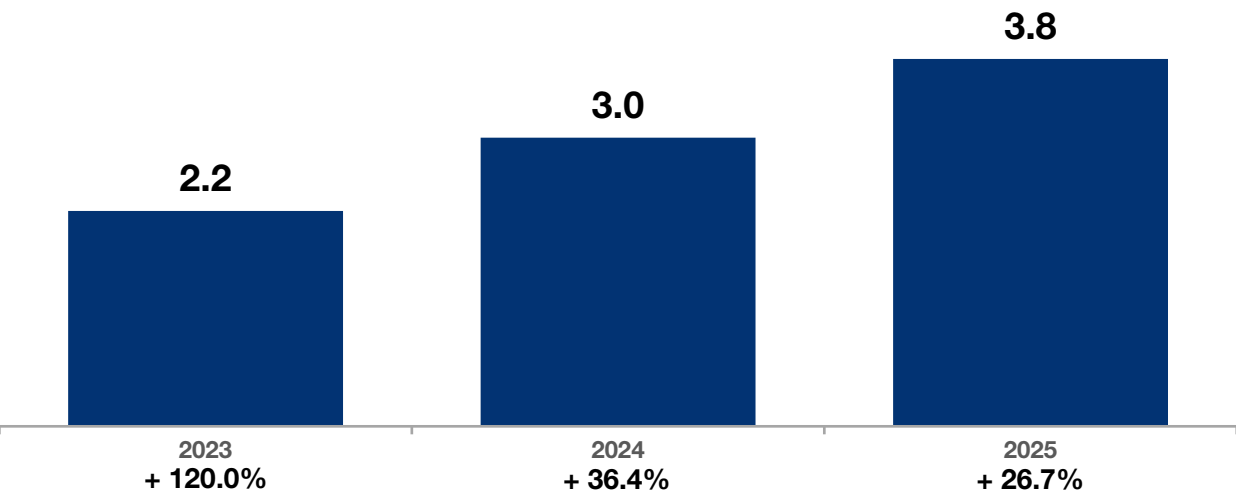


Months Supply of Inventory

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.



March



Months Supply		Prior Year	Percent Change
April 2024	3.1	2.1	+47.6%
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	3.8	3.0	+26.7%
12-Month Avg*	3.4	2.6	+30.8%

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

Historical Months Supply of Inventory by Month

