

# 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 18.6 percent to 1,008. Pending Sales increased 12.5 percent to 619. Inventory grew 18.8 percent to 2,286 units.

Prices moved higher as Median Sales Price was up 1.0 percent to \$299,900. Days on Market increased 20.0 percent to 36 days. Months Supply of Inventory was up 5.1 percent to 4.1 months.

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

<b>+ 13.2%</b>	<b>+ 1.0%</b>	<b>+ 5.1%</b>
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Spartanburg Association of REALTORS®. Percent changes are calculated using rounded figures.

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# Market Overview

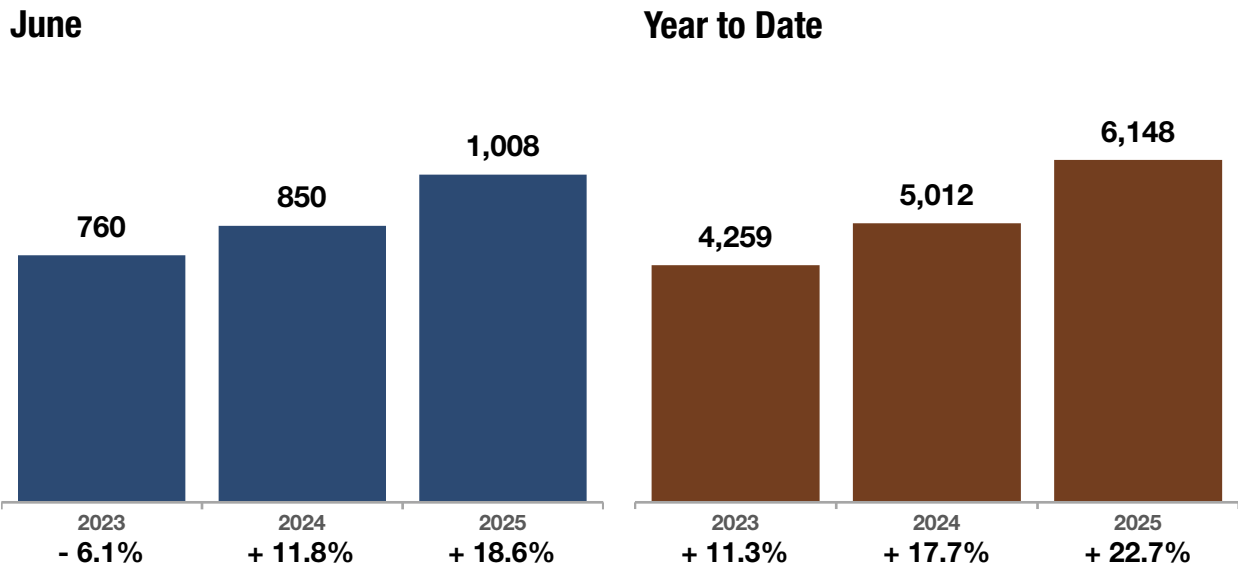
Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars			06-2024	06-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	06-2023	06-2024	06-2025						
New Listings				850	1,008	+ 18.6%	5,012	6,148	+ 22.7%
Pending Sales				550	619	+ 12.5%	3,345	3,821	+ 14.2%
Closed Sales				570	645	+ 13.2%	3,024	3,505	+ 15.9%
Days on Market				30	36	+ 20.0%	39	43	+ 10.3%
Median Sales Price				\$297,000	\$299,900	+ 1.0%	\$289,900	\$290,000	+ 0.0%
Average Sales Price				\$334,702	\$322,210	- 3.7%	\$317,422	\$314,752	- 0.8%
Pct. of List Price Received				98.7%	98.3%	- 0.4%	98.3%	98.3%	0.0%
Housing Affordability Index				102	102	0.0%	104	105	+ 1.0%
Inventory of Homes for Sale				1,924	2,286	+ 18.8%	--	--	--
Months Supply of Inventory				3.9	4.1	+ 5.1%	--	--	--

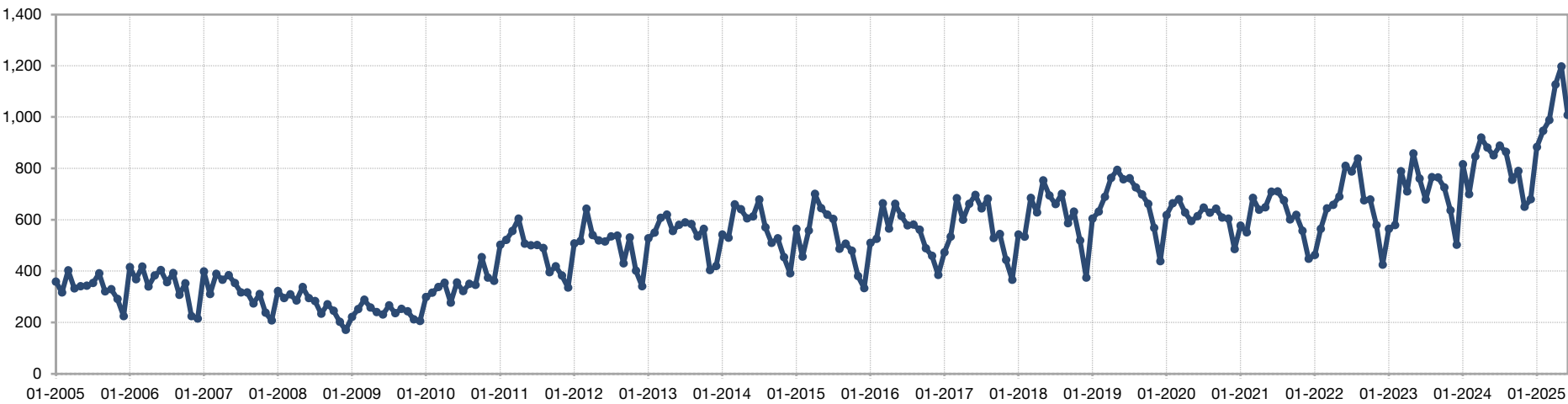
# New Listings

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



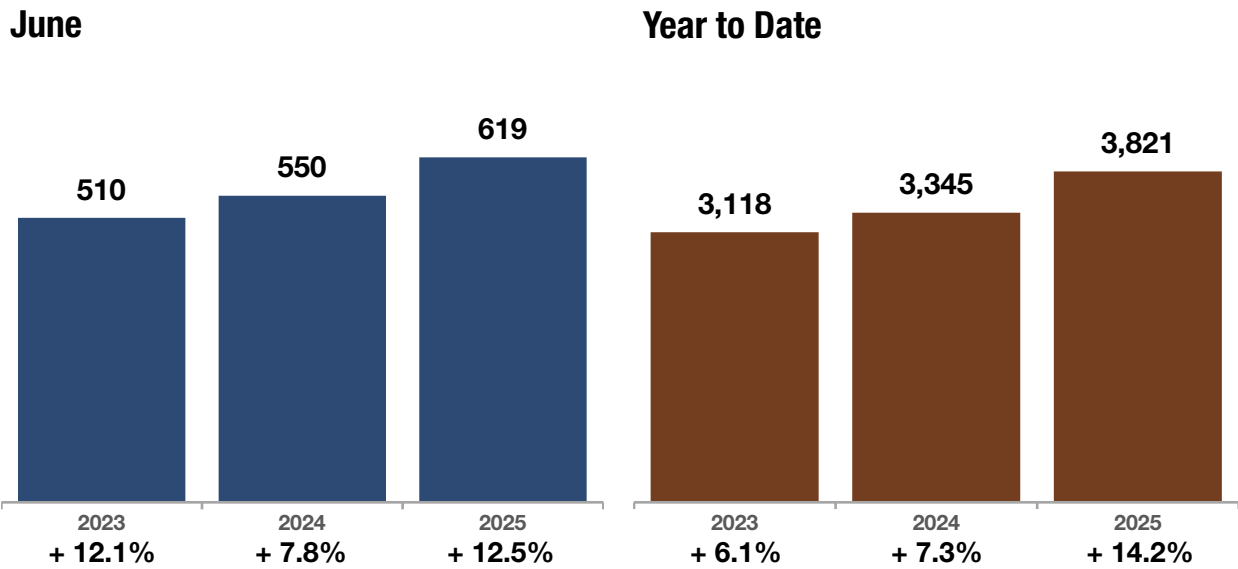
New Listings		Prior Year	Percent Change
July 2024	888	678	+31.0%
August 2024	864	765	+12.9%
September 2024	755	764	-1.2%
October 2024	790	725	+9.0%
November 2024	650	636	+2.2%
December 2024	679	502	+35.3%
January 2025	883	816	+8.2%
February 2025	946	699	+35.3%
March 2025	988	846	+16.8%
April 2025	1,126	920	+22.4%
May 2025	1,197	881	+35.9%
June 2025	1,008	850	+18.6%
12-Month Avg	898	757	+18.6%

## Historical New Listings by Month



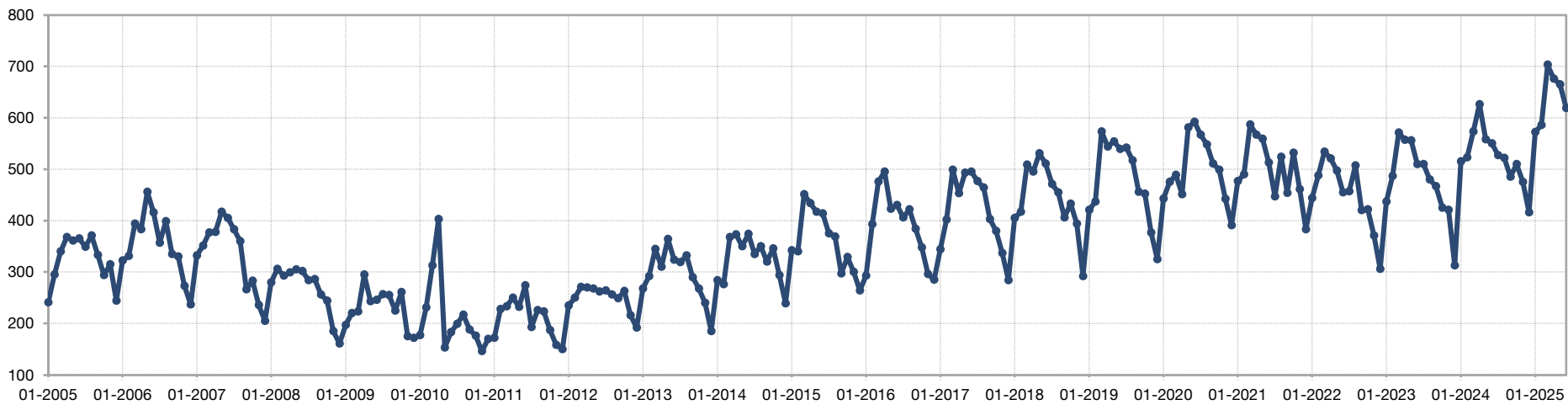
# Pending Sales

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



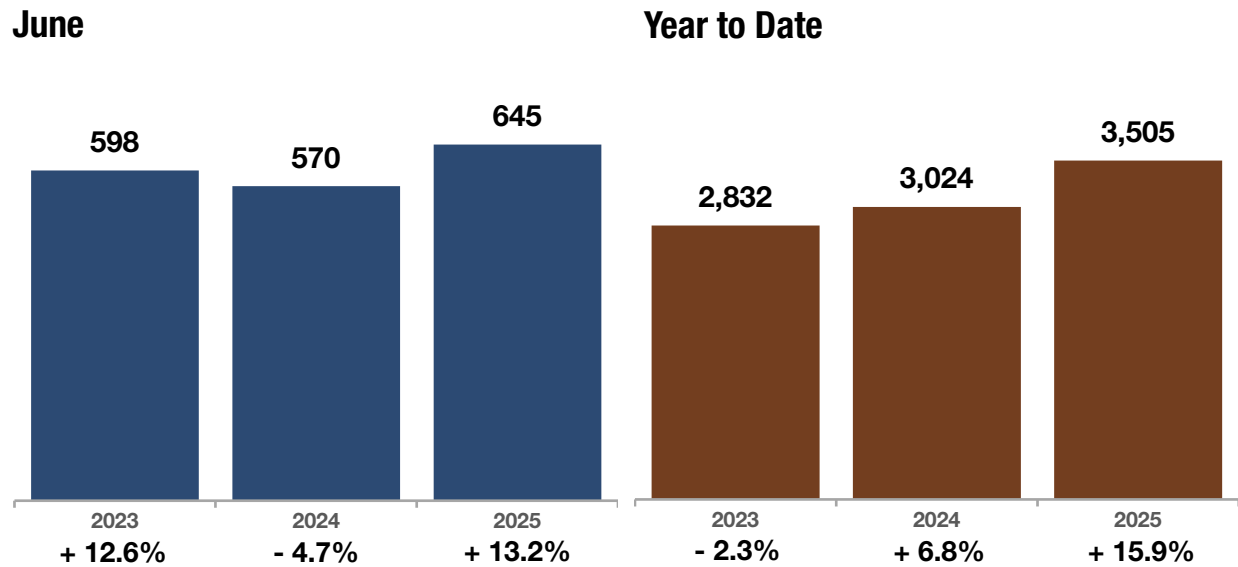
Pending Sales		Prior Year	Percent Change
July 2024	527	510	+3.3%
August 2024	522	480	+8.7%
September 2024	485	467	+3.9%
October 2024	510	425	+20.0%
November 2024	475	421	+12.8%
December 2024	416	313	+32.9%
January 2025	572	515	+11.1%
February 2025	586	523	+12.0%
March 2025	703	573	+22.7%
April 2025	676	626	+8.0%
May 2025	665	558	+19.2%
June 2025	619	550	+12.5%
12-Month Avg	563	497	+13.3%

## Historical Pending Sales by Month



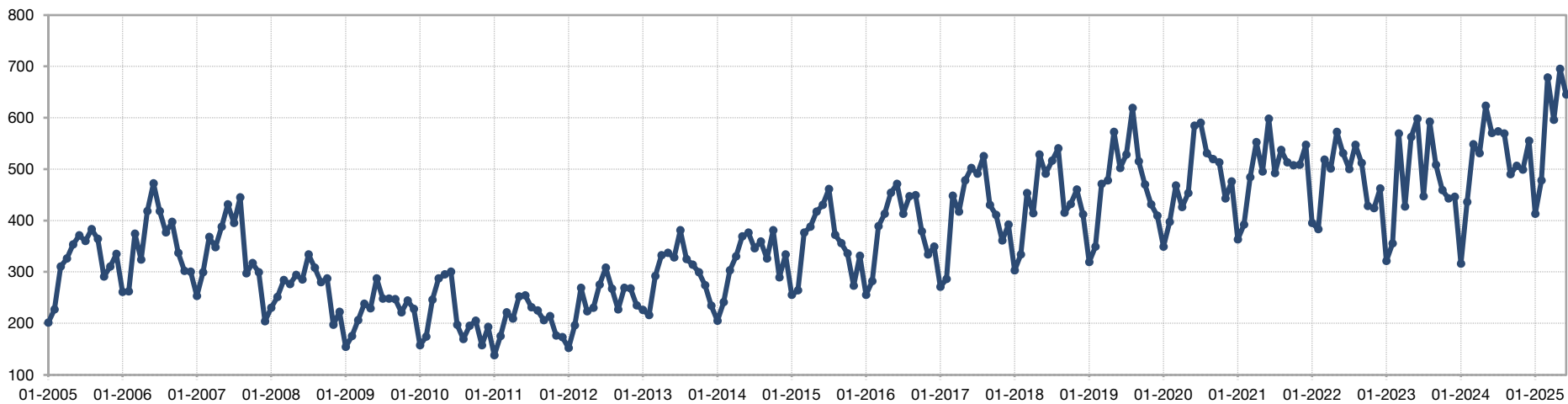
# Closed Sales

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



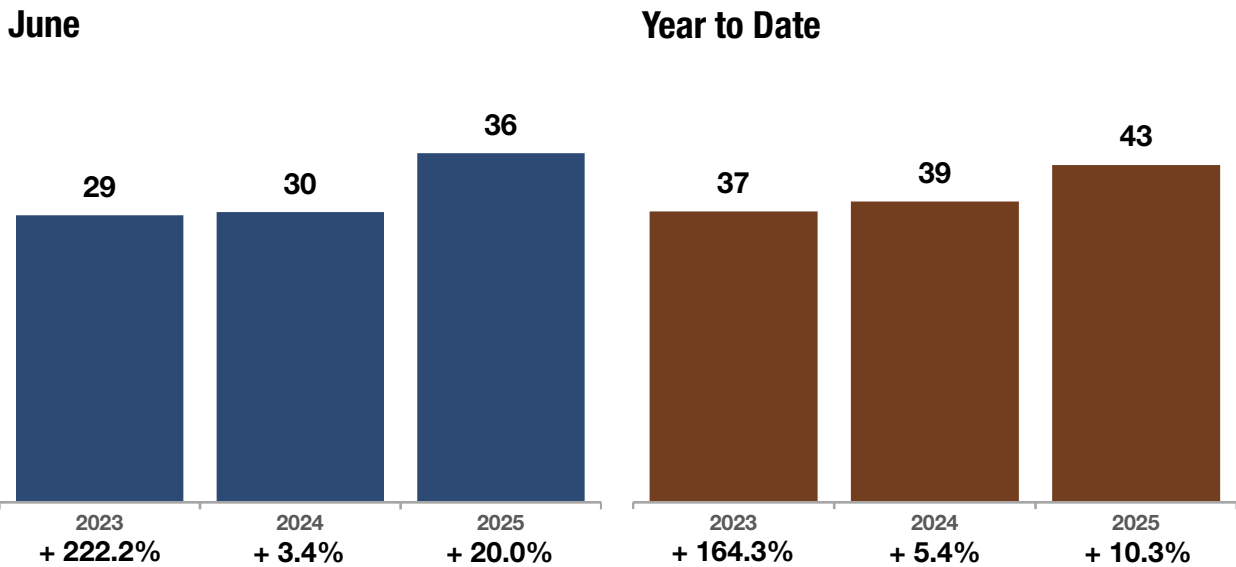
Closed Sales		Prior Year	Percent Change
July 2024	573	447	+28.2%
August 2024	569	592	-3.9%
September 2024	490	508	-3.5%
October 2024	506	459	+10.2%
November 2024	499	443	+12.6%
December 2024	555	446	+24.4%
January 2025	413	316	+30.7%
February 2025	478	436	+9.6%
March 2025	678	548	+23.7%
April 2025	596	531	+12.2%
May 2025	695	623	+11.6%
June 2025	645	570	+13.2%
12-Month Avg	558	493	+13.1%

## Historical Closed Sales by Month



# Days on Market Until Sale

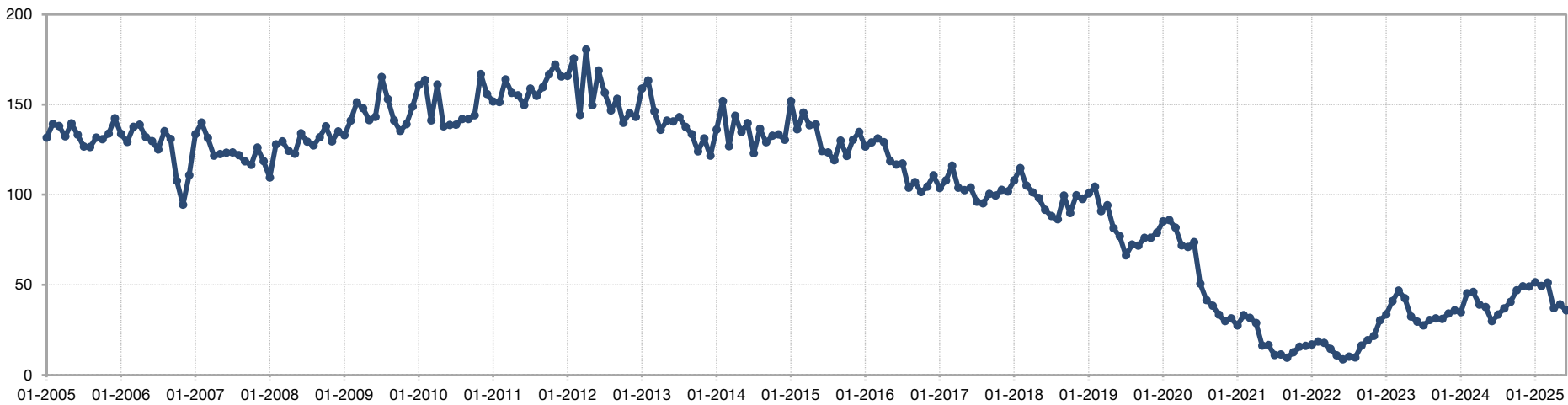
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
July 2024	33	27	+22.2%
August 2024	37	30	+23.3%
September 2024	40	31	+29.0%
October 2024	47	31	+51.6%
November 2024	49	34	+44.1%
December 2024	49	36	+36.1%
January 2025	51	35	+45.7%
February 2025	49	45	+8.9%
March 2025	51	46	+10.9%
April 2025	37	39	-5.1%
May 2025	39	37	+5.4%
June 2025	36	30	+20.0%
12-Month Avg*	43	35	+22.9%

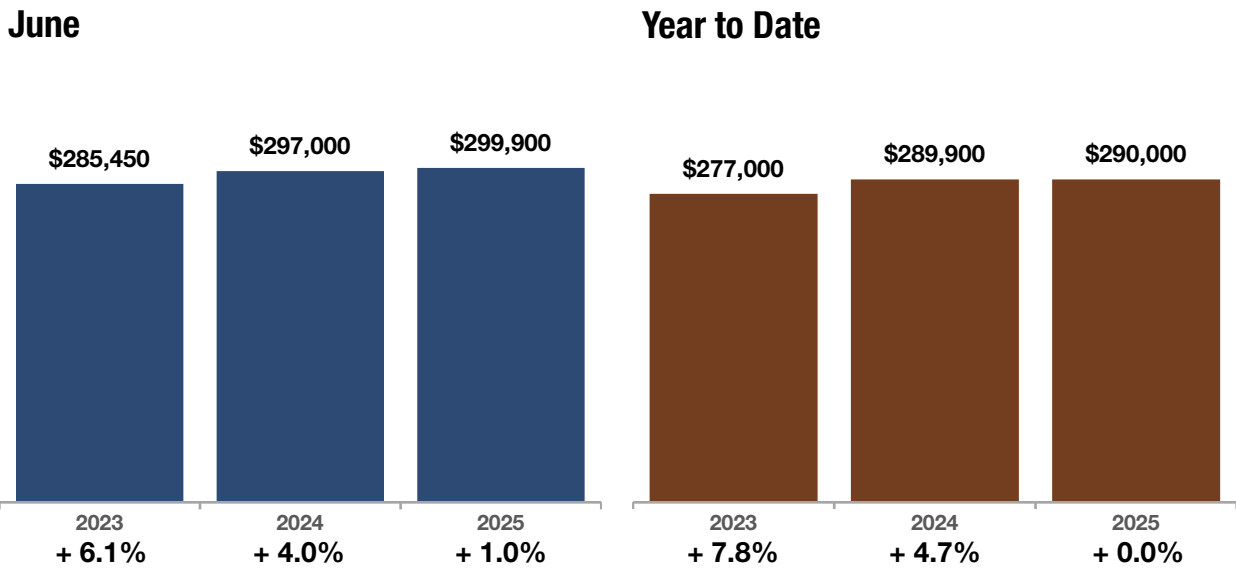
\* Average Days on Market of all properties from July 2024 through June 2025. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



# Median Sales Price

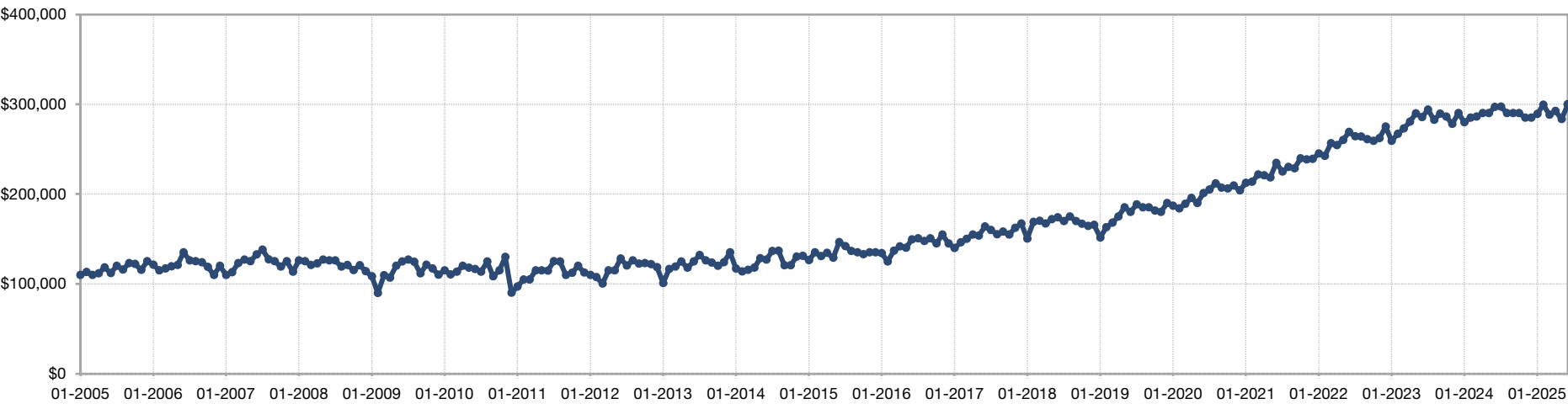
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



	Median Sales Price	Prior Year	Percent Change
July 2024	\$297,167	\$293,990	+1.1%
August 2024	\$289,900	\$282,450	+2.6%
September 2024	\$289,900	\$289,450	+0.2%
October 2024	\$289,953	\$286,000	+1.4%
November 2024	\$285,000	\$278,000	+2.5%
December 2024	\$285,000	\$289,900	-1.7%
January 2025	\$289,000	\$279,900	+3.3%
February 2025	\$299,450	\$285,000	+5.1%
March 2025	\$288,300	\$285,995	+0.8%
April 2025	\$292,500	\$289,900	+0.9%
May 2025	\$283,500	\$289,900	-2.2%
June 2025	\$299,900	\$297,000	+1.0%
12-Month Med*	\$290,000	\$288,995	+0.3%

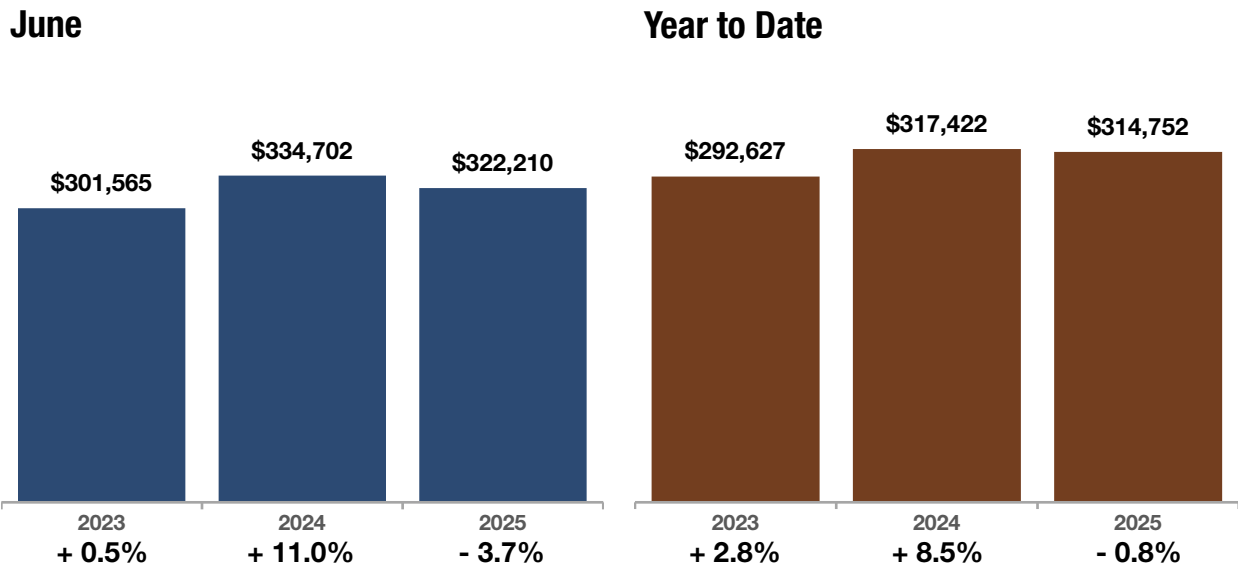
\* Median Sales Price of all properties from July 2024 through June 2025. This is not the median of the individual figures above.

## Historical Median Sales Price by Month



# Average Sales Price

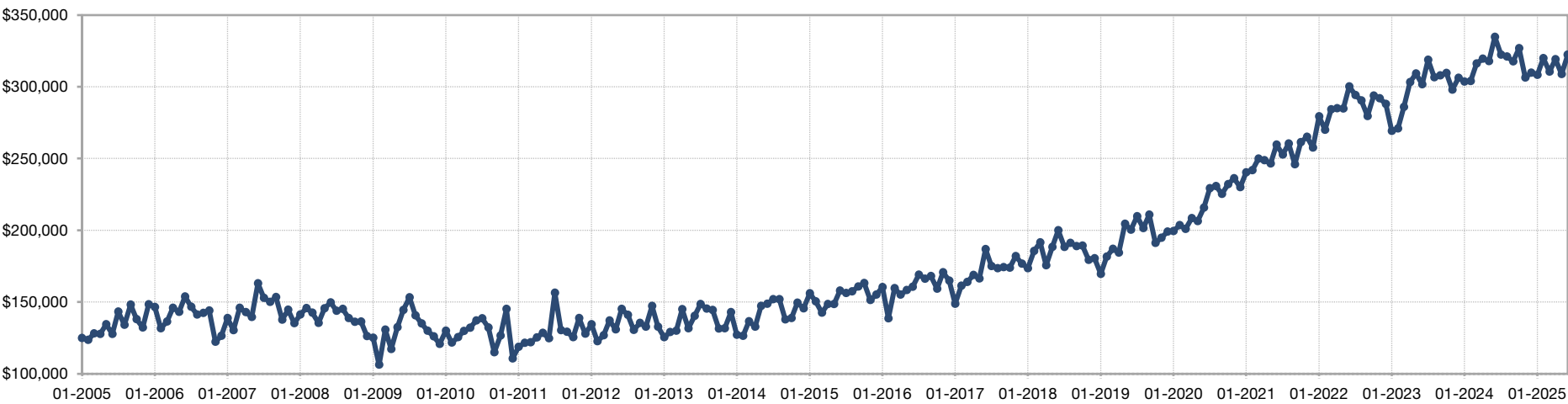
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



Avg. Sales Price	Prior Year	Percent Change
July 2024	\$322,220	\$318,730 +1.1%
August 2024	\$320,991	\$306,485 +4.7%
September 2024	\$317,574	\$307,843 +3.2%
October 2024	\$326,699	\$309,410 +5.6%
November 2024	\$306,285	\$297,826 +2.8%
December 2024	\$309,684	\$306,205 +1.1%
January 2025	\$308,116	\$303,467 +1.5%
February 2025	\$319,852	\$303,932 +5.2%
March 2025	\$310,373	\$315,972 -1.8%
April 2025	\$319,129	\$319,433 -0.1%
May 2025	\$308,796	\$317,672 -2.8%
June 2025	\$322,210	\$334,702 -3.7%
12-Month Avg*	\$315,994	\$311,807 +1.3%

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

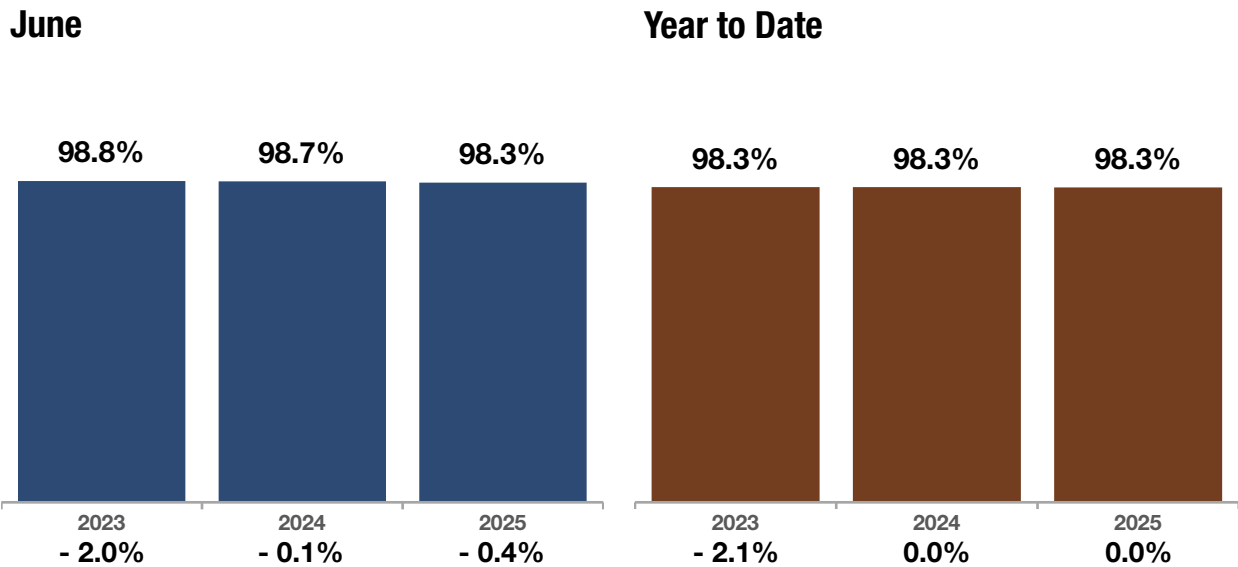
## Historical Average Sales Price by Month





# Percent of List Price Received

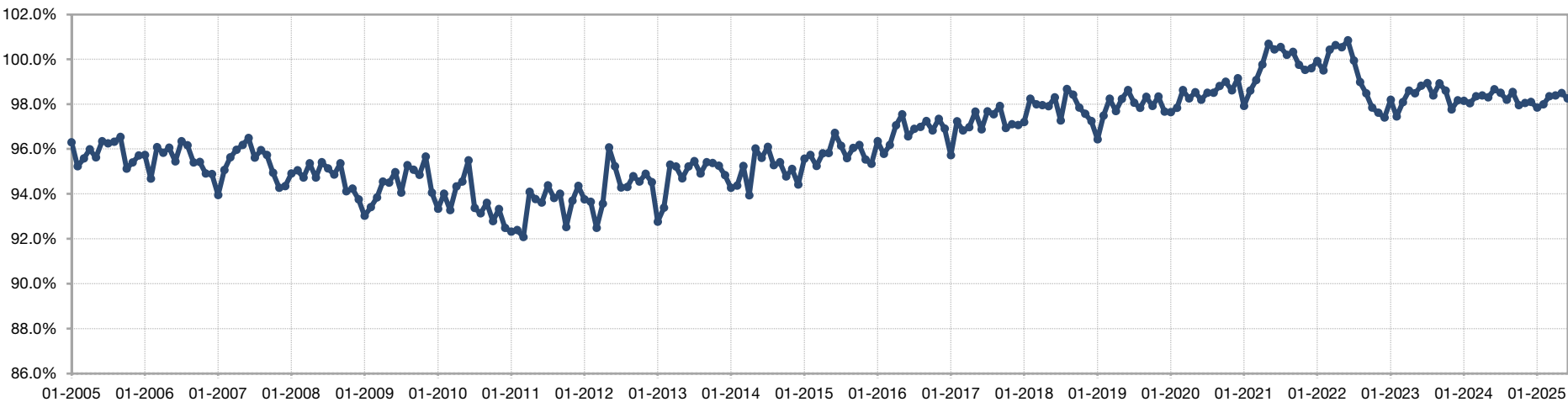
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



Pct. of List Price Received		Prior Year	Percent Change
July 2024	98.5%	98.9%	-0.4%
August 2024	98.2%	98.4%	-0.2%
September 2024	98.5%	98.9%	-0.4%
October 2024	98.0%	98.6%	-0.6%
November 2024	98.0%	97.8%	+0.2%
December 2024	98.1%	98.2%	-0.1%
January 2025	97.8%	98.1%	-0.3%
February 2025	98.0%	98.0%	0.0%
March 2025	98.3%	98.3%	0.0%
April 2025	98.4%	98.4%	0.0%
May 2025	98.5%	98.3%	+0.2%
June 2025	98.3%	98.7%	-0.4%
12-Month Avg*	98.2%	98.4%	-0.2%

\* 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.

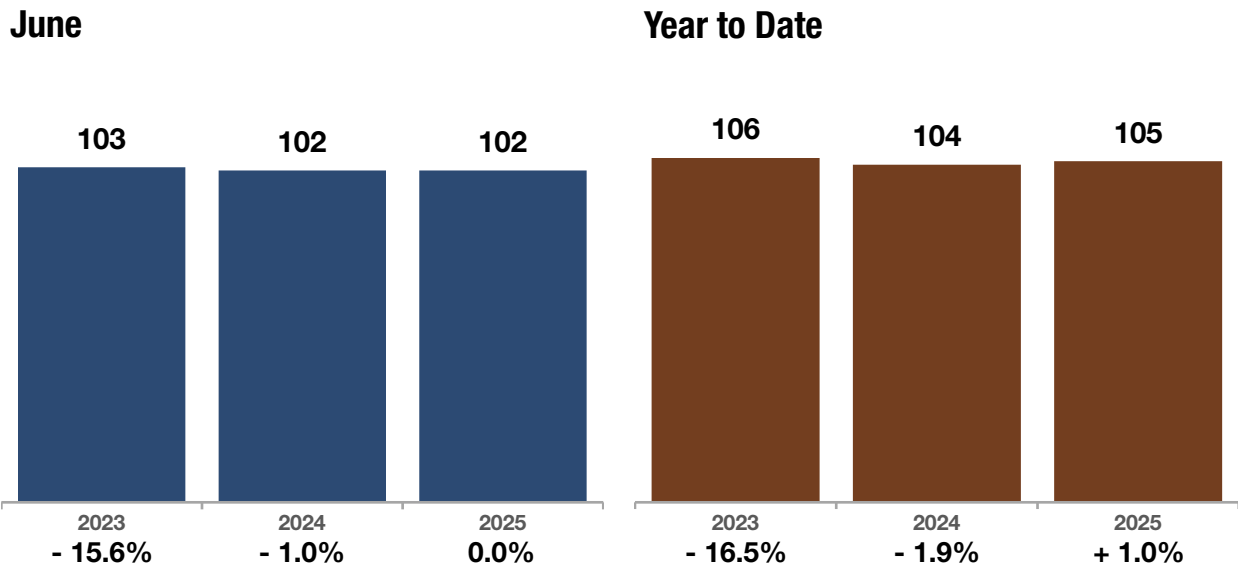
## Historical Percent of List Price Received by Month



# Housing Affordability Index

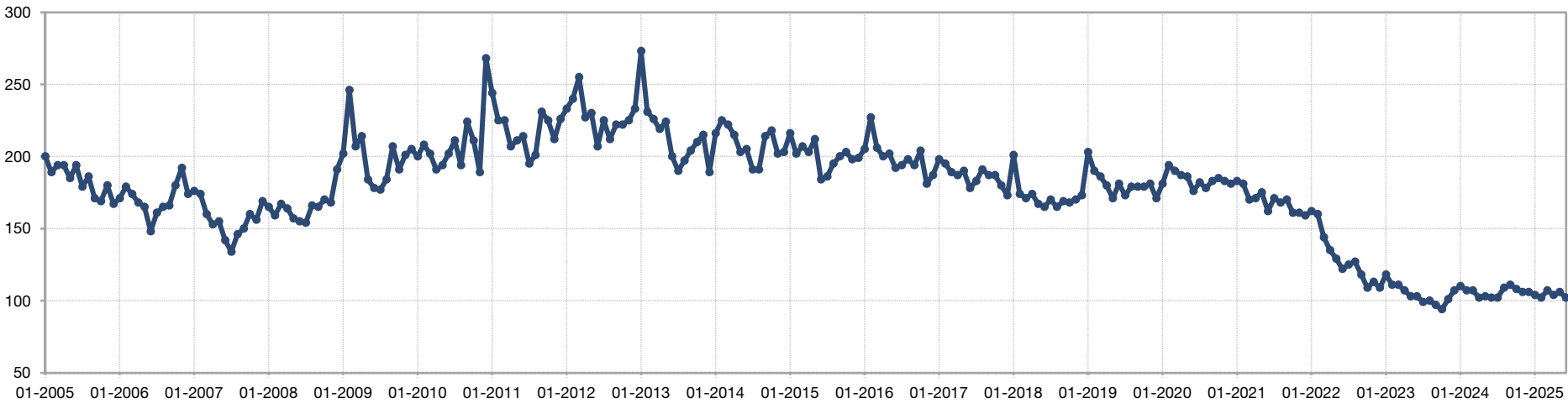


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Affordability Index		Prior Year	Percent Change
July 2024	102	99	+3.0%
August 2024	109	100	+9.0%
September 2024	111	97	+14.4%
October 2024	108	94	+14.9%
November 2024	106	101	+5.0%
December 2024	106	107	-0.9%
January 2025	104	110	-5.5%
February 2025	102	107	-4.7%
March 2025	107	107	0.0%
April 2025	104	102	+2.0%
May 2025	106	103	+2.9%
June 2025	102	102	0.0%
12-Month Avg		106	+3.1%

## Historical Housing Affordability Index by Month

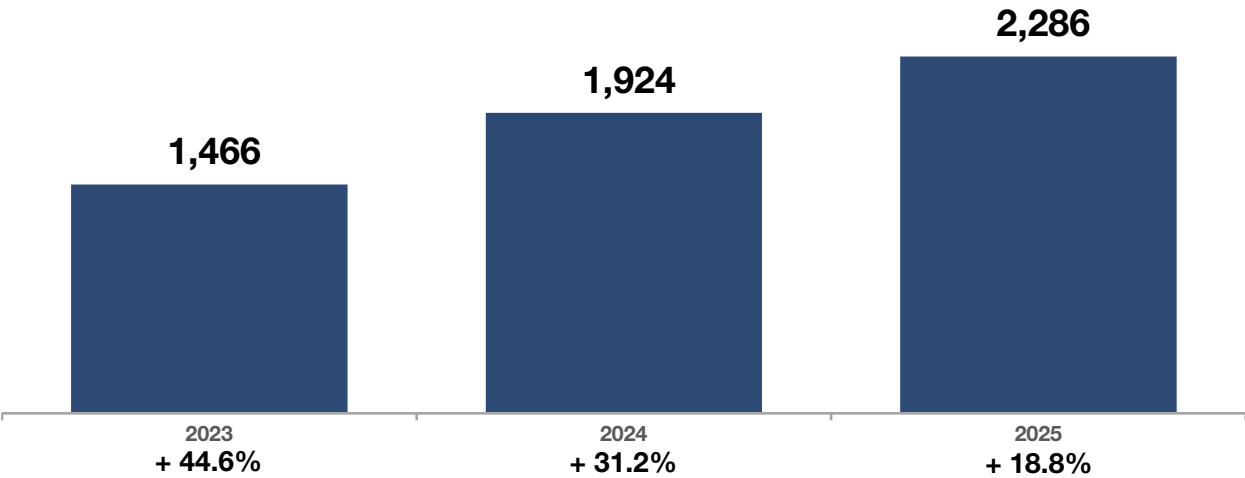


# Inventory of Homes for Sale

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



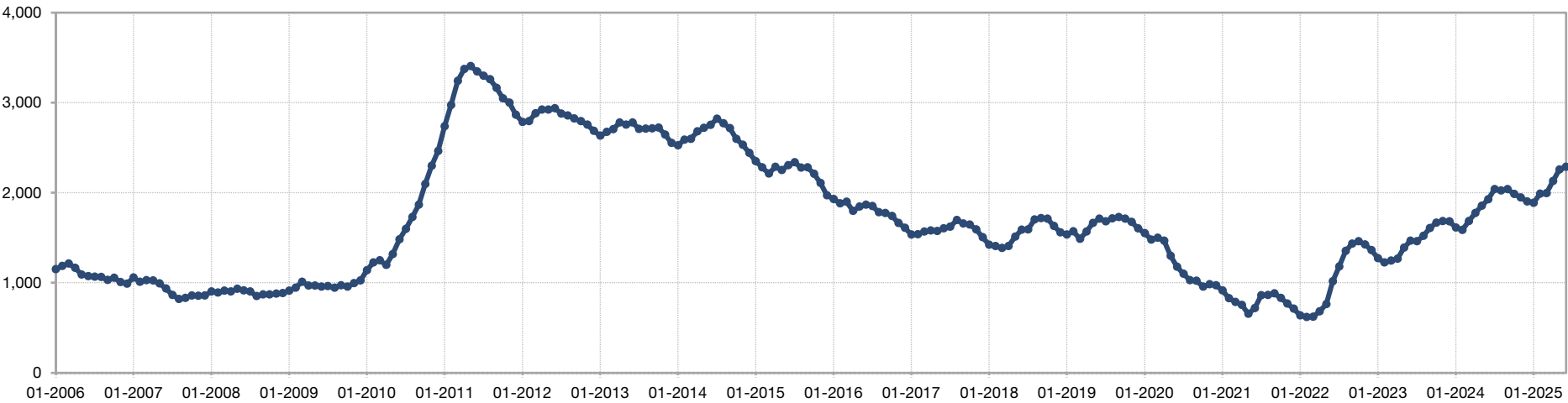
## June



Homes for Sale		Prior Year	Percent Change
July 2024	2,039	1,461	+39.6%
August 2024	2,024	1,519	+33.2%
September 2024	2,037	1,606	+26.8%
October 2024	1,986	1,667	+19.1%
November 2024	1,946	1,684	+15.6%
December 2024	1,901	1,680	+13.2%
January 2025	1,886	1,613	+16.9%
February 2025	1,988	1,585	+25.4%
March 2025	1,993	1,685	+18.3%
April 2025	2,128	1,772	+20.1%
May 2025	2,255	1,855	+21.6%
June 2025	2,286	1,924	+18.8%
12-Month Avg*	2,039	1,671	+22.0%

\* 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

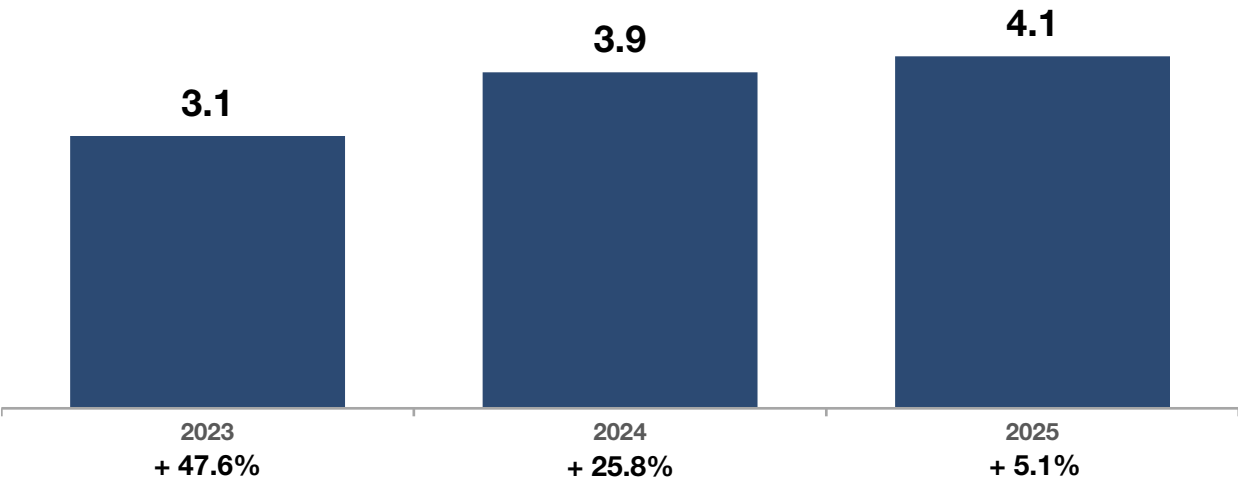


# Months Supply of Inventory

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	4.1	3.1	+32.3%
August 2024	4.0	3.2	+25.0%
September 2024	4.0	3.4	+17.6%
October 2024	3.9	3.5	+11.4%
November 2024	3.8	3.5	+8.6%
December 2024	3.6	3.5	+2.9%
January 2025	3.6	3.3	+9.1%
February 2025	3.7	3.3	+12.1%
March 2025	3.7	3.5	+5.7%
April 2025	3.9	3.6	+8.3%
May 2025	4.0	3.8	+5.3%
June 2025	4.1	3.9	+5.1%
12-Month Avg*	3.9	3.5	+11.4%

\* 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

