

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 8.6 percent to 937. Pending Sales increased 19.0 percent to 621. Inventory grew 19.8 percent to 2,423 units.

Prices moved higher as Median Sales Price was up 2.4 percent to \$296,770. Days on Market increased 8.1 percent to 40 days. Months Supply of Inventory was up 5.0 percent to 4.2 months.

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

+ 5.6%	+ 2.4%	+ 5.0%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by 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.



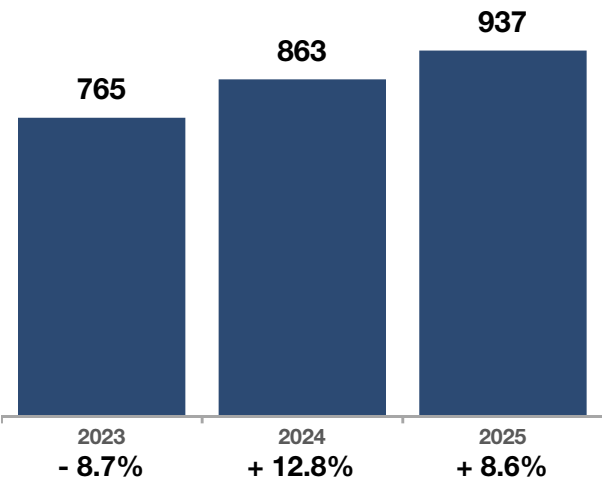
Key Metrics	Historical Sparkbars			08-2024	08-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	08-2023	08-2024	08-2025						
New Listings				863	937	+ 8.6%	6,763	8,217	+ 21.5%
Pending Sales				522	621	+ 19.0%	4,394	5,024	+ 14.3%
Closed Sales				569	601	+ 5.6%	4,166	4,752	+ 14.1%
Days on Market				37	40	+ 8.1%	38	43	+ 13.2%
Median Sales Price				\$289,900	\$296,770	+ 2.4%	\$290,000	\$292,900	+ 1.0%
Average Sales Price				\$320,991	\$331,377	+ 3.2%	\$318,570	\$317,620	- 0.3%
Pct. of List Price Received				98.2%	98.0%	- 0.2%	98.3%	98.2%	- 0.1%
Housing Affordability Index				109	104	- 4.6%	109	106	- 2.8%
Inventory of Homes for Sale				2,023	2,423	+ 19.8%	--	--	--
Months Supply of Inventory				4.0	4.2	+ 5.0%	--	--	--

New Listings

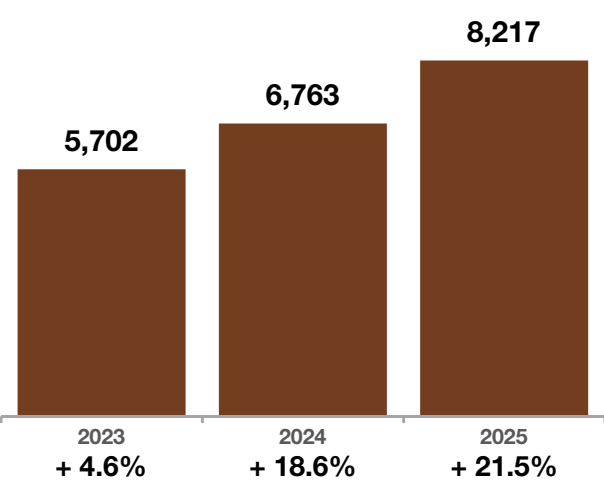
A count of the properties that have been newly listed on the market in a given month.



August

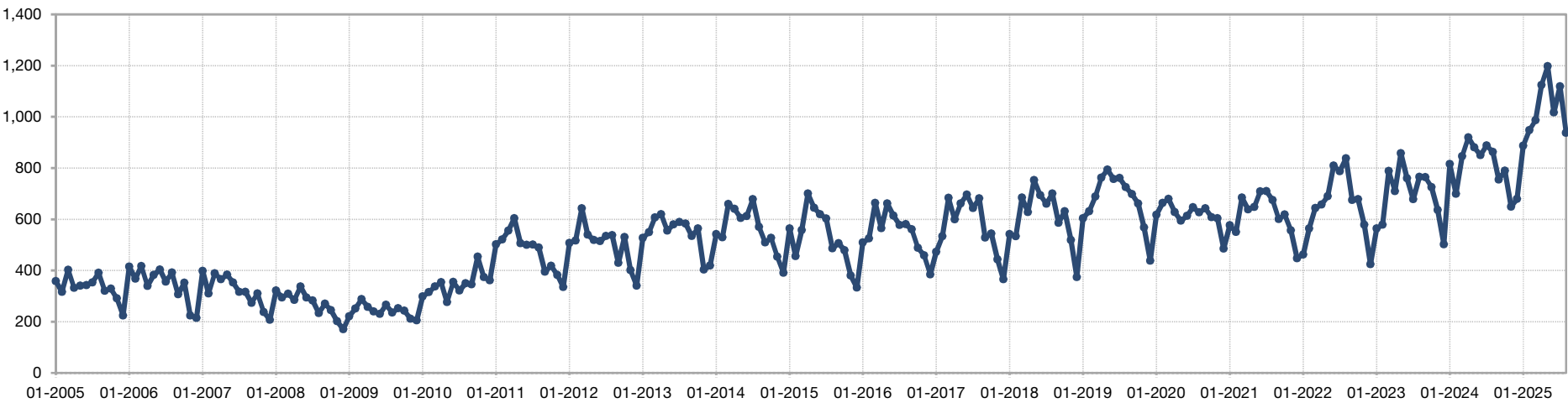


Year to Date



New Listings		Prior Year	Percent Change
September 2024	755	764	-1.2%
October 2024	789	725	+8.8%
November 2024	649	636	+2.0%
December 2024	679	502	+35.3%
January 2025	887	816	+8.7%
February 2025	948	699	+35.6%
March 2025	987	846	+16.7%
April 2025	1,124	920	+22.2%
May 2025	1,198	881	+36.0%
June 2025	1,017	850	+19.6%
July 2025	1,119	888	+26.0%
August 2025	937	863	+8.6%
12-Month Avg	924	783	+18.1%

Historical New Listings by Month

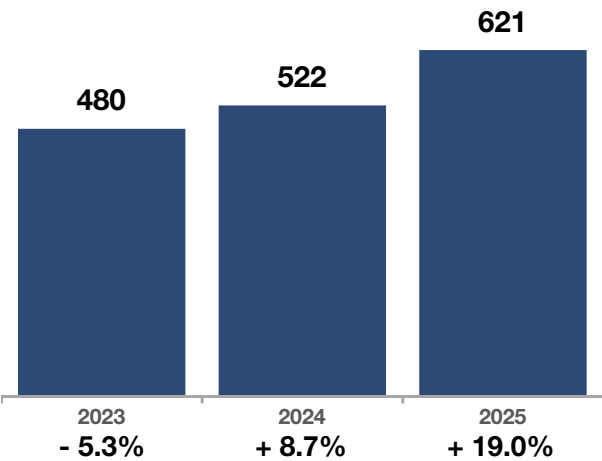


Pending Sales

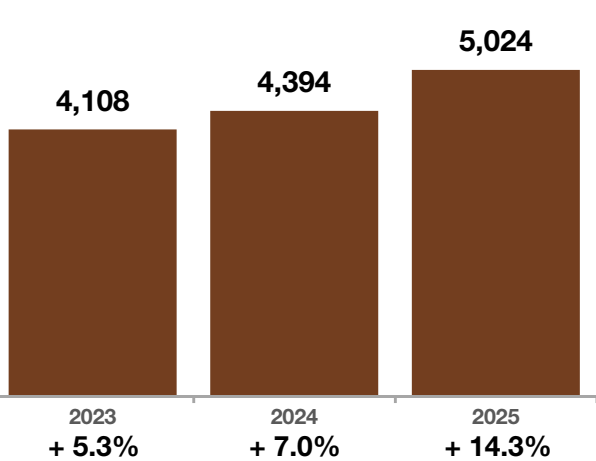
A count of the properties on which offers have been accepted in a given month.



August

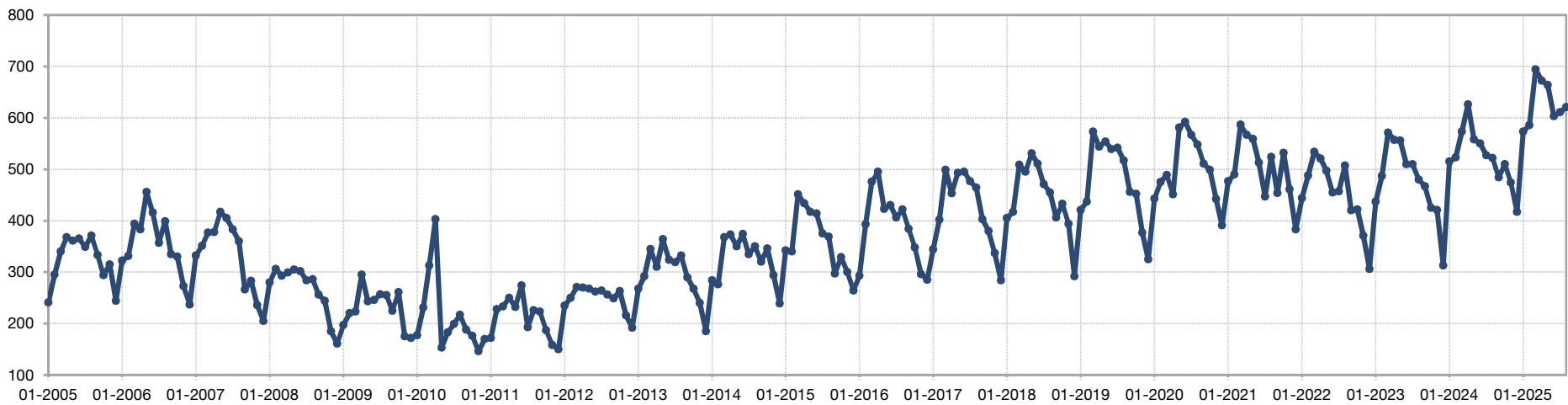


Year to Date



Pending Sales		Prior Year	Percent Change
September 2024	484	467	+3.6%
October 2024	510	425	+20.0%
November 2024	474	421	+12.6%
December 2024	417	313	+33.2%
January 2025	573	515	+11.3%
February 2025	586	523	+12.0%
March 2025	694	573	+21.1%
April 2025	672	626	+7.3%
May 2025	664	558	+19.0%
June 2025	603	550	+9.6%
July 2025	611	527	+15.9%
August 2025	621	522	+19.0%
12-Month Avg	576	502	+14.8%

Historical Pending Sales by Month

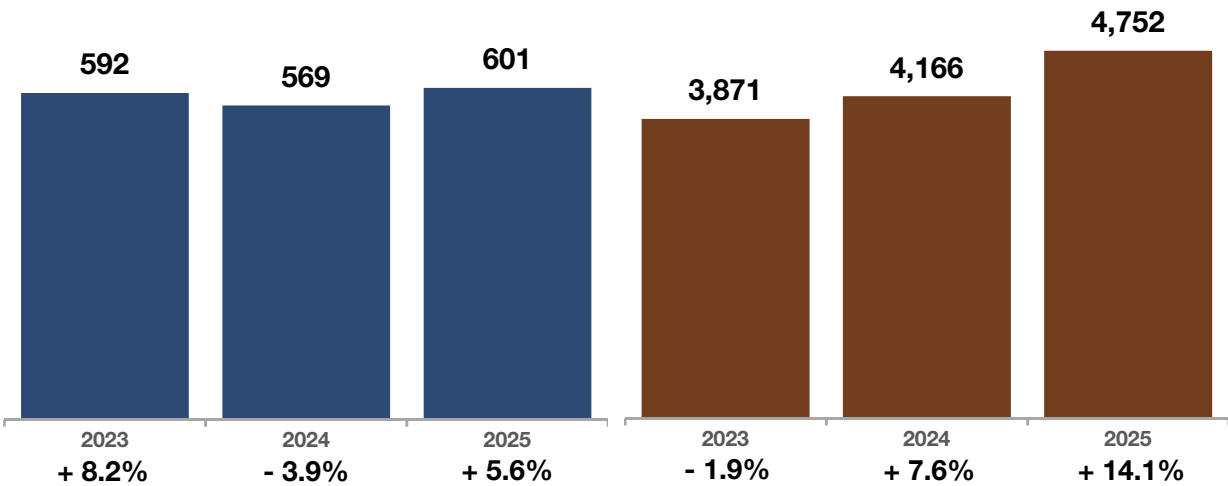


Closed Sales

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

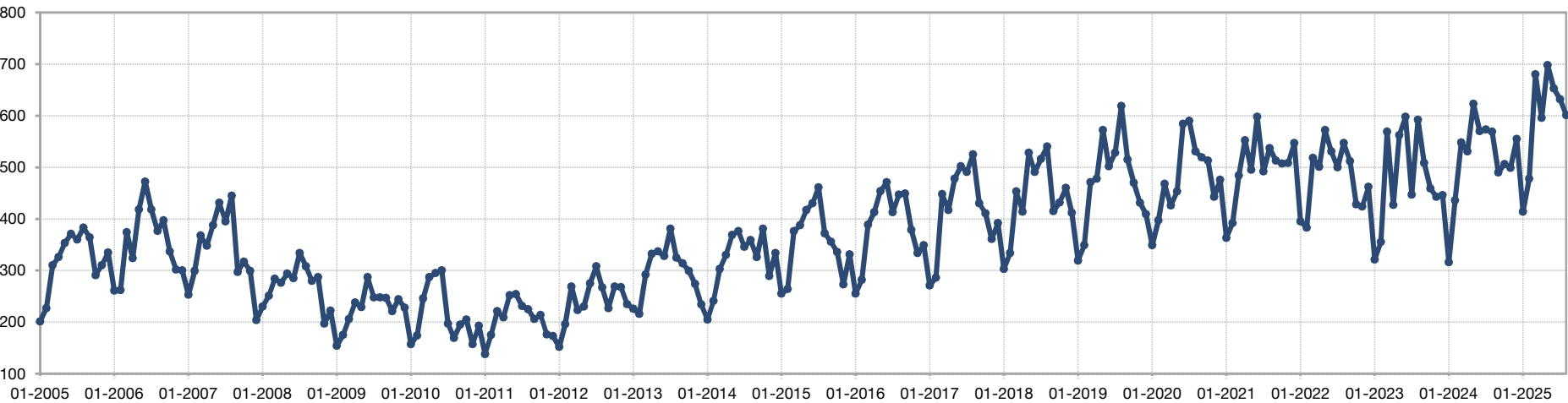


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Closed Sales		Prior Year	Percent Change
September 2024	490	508	-3.5%
October 2024	506	459	+10.2%
November 2024	499	443	+12.6%
December 2024	555	446	+24.4%
January 2025	414	316	+31.0%
February 2025	478	436	+9.6%
March 2025	680	548	+24.1%
April 2025	596	531	+12.2%
May 2025	698	623	+12.0%
June 2025	653	570	+14.6%
July 2025	632	573	+10.3%
August 2025	601	569	+5.6%
12-Month Avg	567	502	+13.0%

Historical Closed Sales by Month

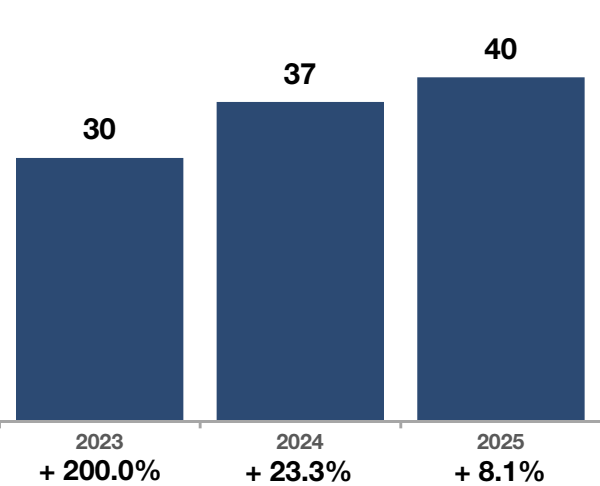


Days on Market Until Sale

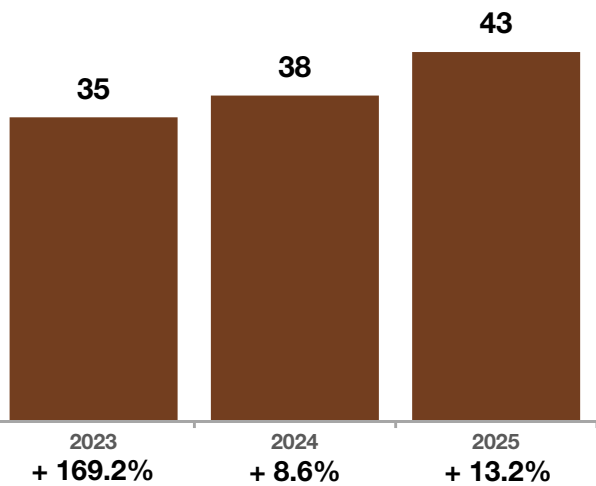
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



Year to Date



Days on Market		Prior Year	Percent Change
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%
July 2025	42	33	+27.3%
August 2025	40	37	+8.1%
12-Month Avg*	44	36	+22.2%

* 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

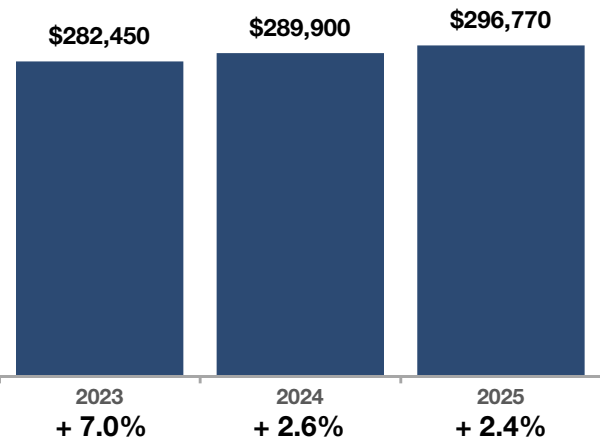


Median Sales Price

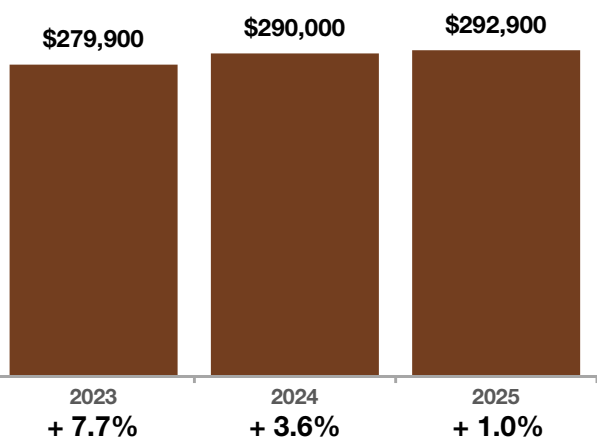
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



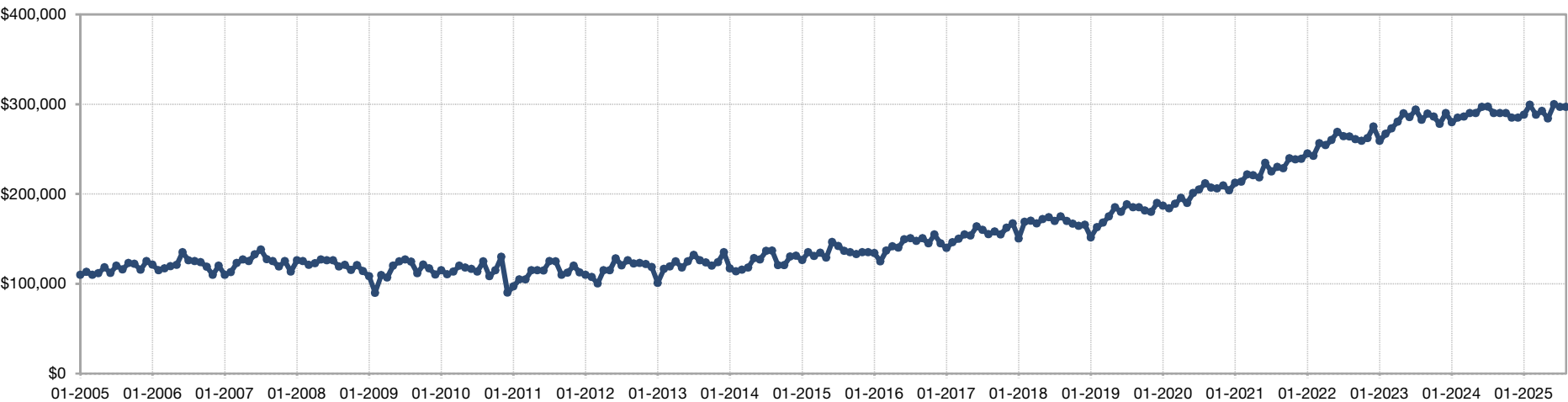
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$288,278	\$279,900	+3.0%
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	\$283,999	\$289,900	-2.0%
June 2025	\$299,900	\$297,000	+1.0%
July 2025	\$296,845	\$297,167	-0.1%
August 2025	\$296,770	\$289,900	+2.4%
12-Month Med*	\$290,000	\$289,900	+0.0%

* 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

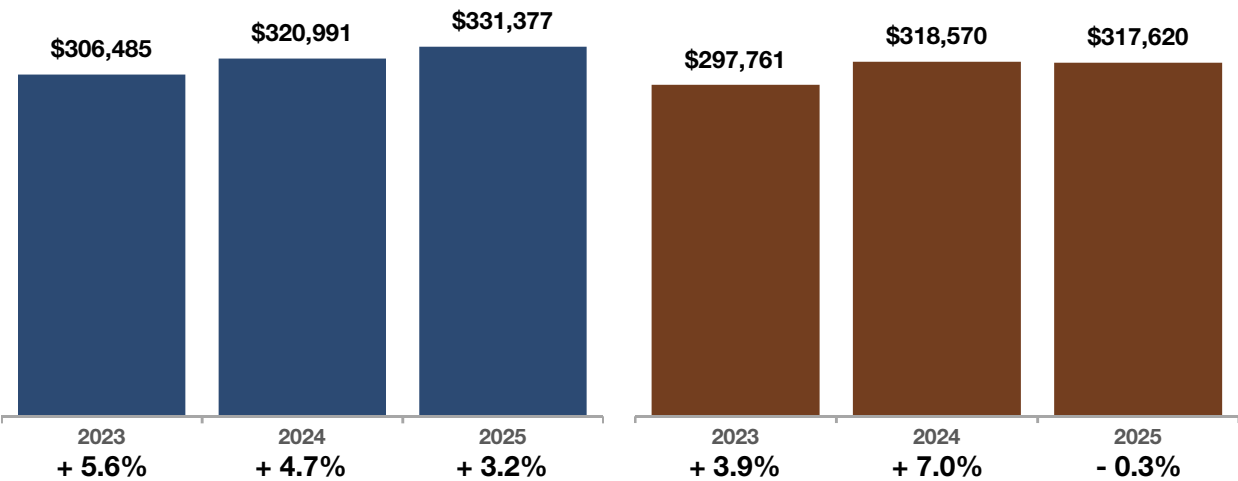


Average Sales Price

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



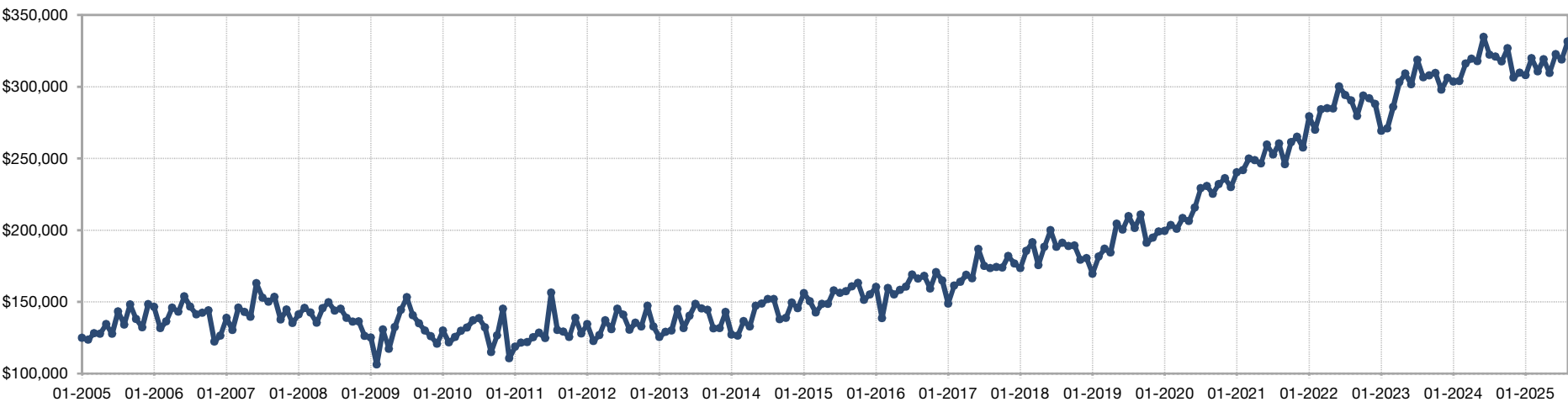
August



Avg. Sales Price	Prior Year	Percent Change
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	\$307,959	\$303,467 +1.5%
February 2025	\$319,852	\$303,932 +5.2%
March 2025	\$310,696	\$315,972 -1.7%
April 2025	\$319,129	\$319,433 -0.1%
May 2025	\$309,519	\$317,672 -2.6%
June 2025	\$322,724	\$334,702 -3.6%
July 2025	\$318,888	\$322,220 -1.0%
August 2025	\$331,377	\$320,991 +3.2%
12-Month Avg*	\$316,699	\$313,306 +1.1%

* 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

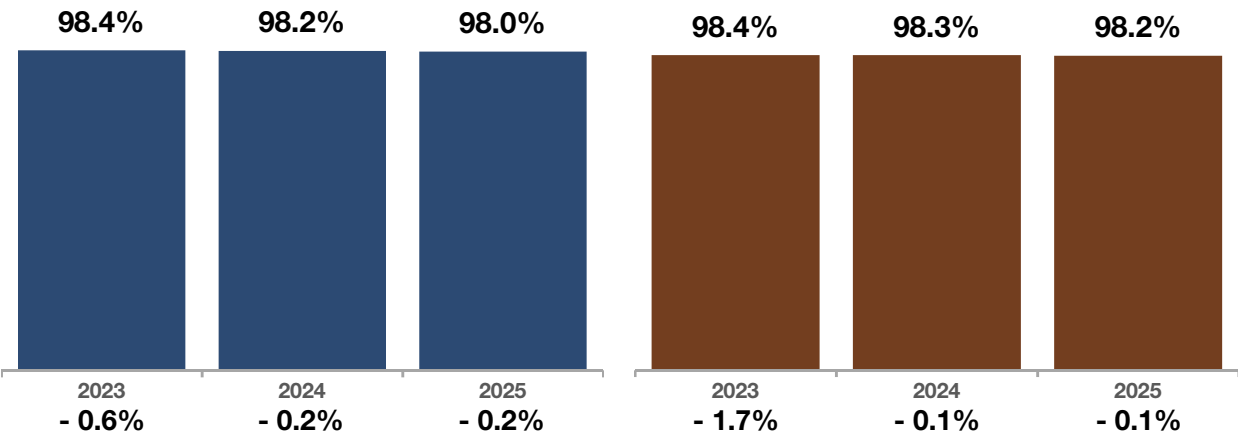


Percent of List Price Received

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.



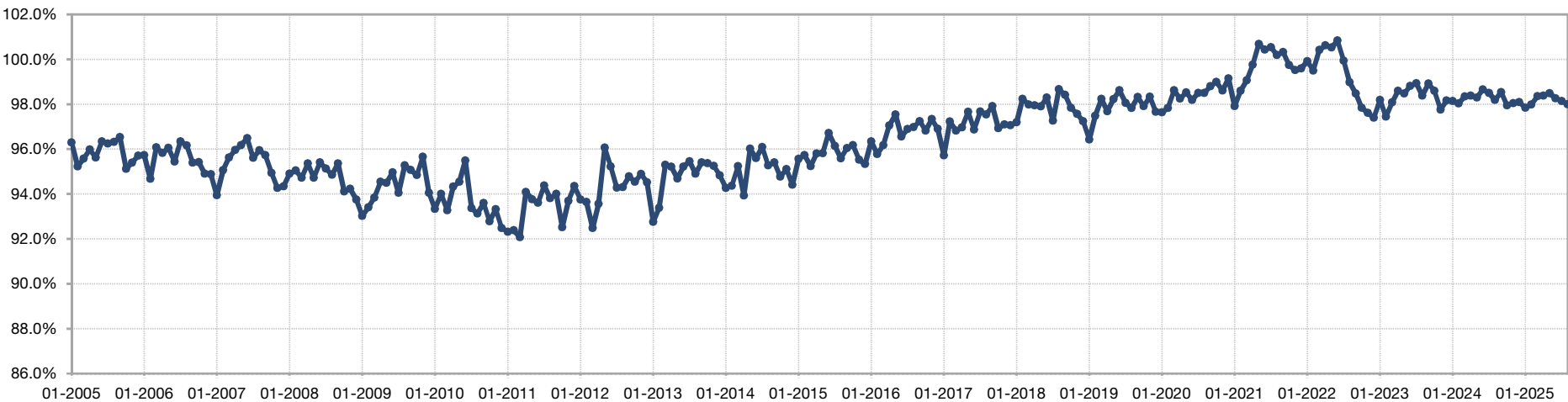
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Pct. of List Price Received		Prior Year	Percent Change
September 2024	98.5%	98.9%	-0.4%
October 2024	98.0%	98.6%	-0.6%
November 2024	98.0%	97.8%	+0.2%
December 2024	98.1%	98.2%	-0.1%
January 2025	97.8%	98.1%	-0.3%
February 2025	98.0%	98.0%	0.0%
March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

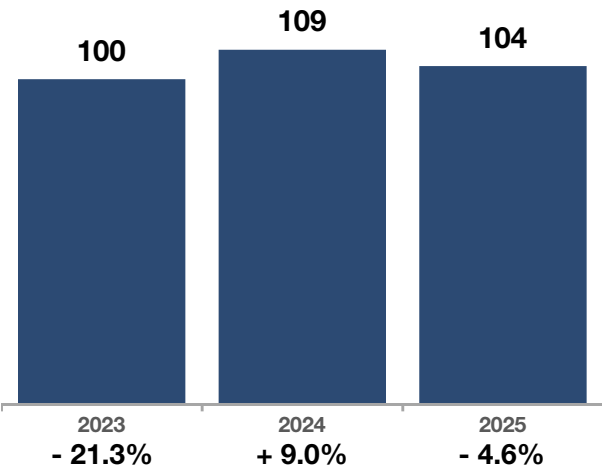


Housing Affordability Index

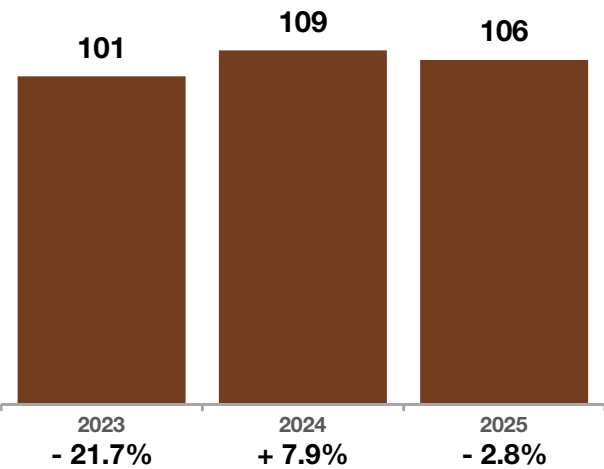


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August

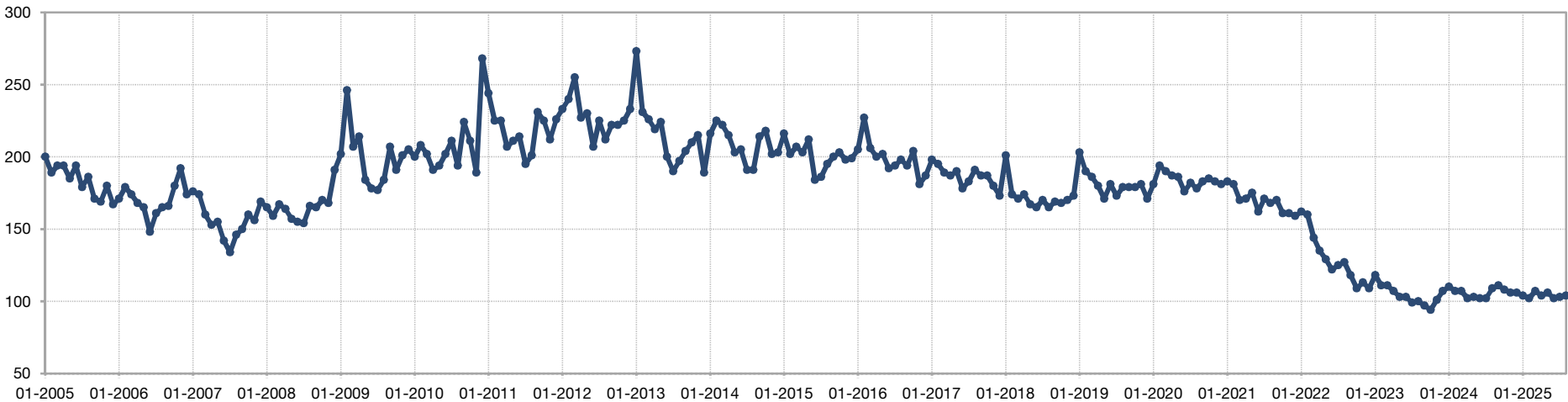


Year to Date



	Affordability Index	Prior Year	Percent Change
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%
July 2025	103	102	+1.0%
August 2025	104	109	-4.6%
12-Month Avg	105	103	+1.8%

Historical Housing Affordability Index by Month

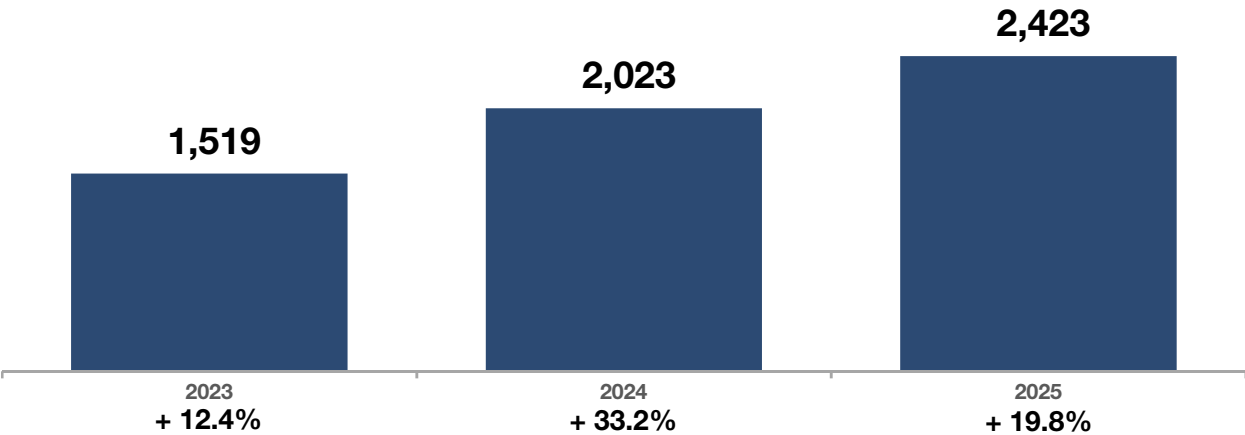


Inventory of Homes for Sale

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



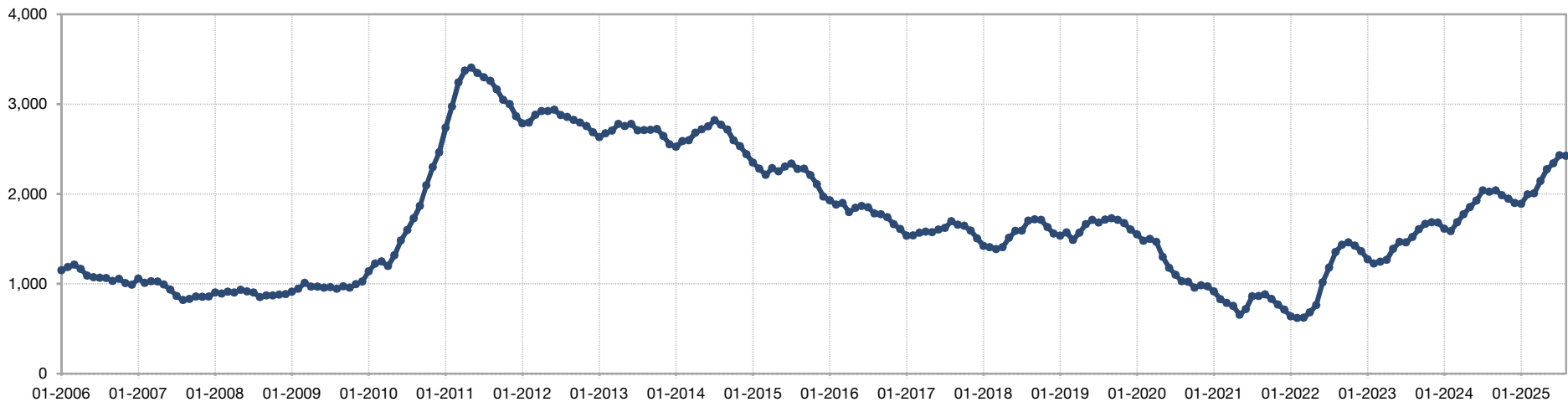
August



Homes for Sale		Prior Year	Percent Change
September 2024	2,037	1,606	+26.8%
October 2024	1,985	1,667	+19.1%
November 2024	1,945	1,684	+15.5%
December 2024	1,899	1,680	+13.0%
January 2025	1,889	1,613	+17.1%
February 2025	1,993	1,585	+25.7%
March 2025	2,007	1,685	+19.1%
April 2025	2,143	1,772	+20.9%
May 2025	2,274	1,855	+22.6%
June 2025	2,341	1,924	+21.7%
July 2025	2,429	2,039	+19.1%
August 2025	2,423	2,023	+19.8%
12-Month Avg*	2,114	1,761	+20.0%

* 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

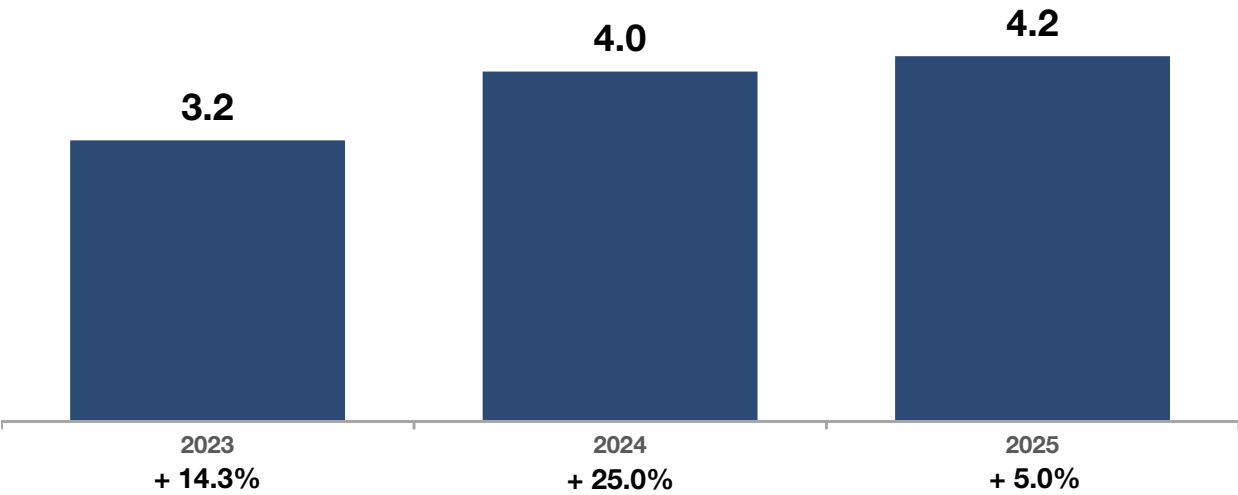


Months Supply of Inventory

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	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	4.1	3.8	+7.9%
June 2025	4.2	3.9	+7.7%
July 2025	4.3	4.1	+4.9%
August 2025	4.2	4.0	+5.0%
12-Month Avg*	3.9	3.6	+8.3%

* 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

