

# Monthly Indicators



## November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings were up 17.3 percent to 761. Pending Sales increased 10.8 percent to 525. Inventory grew 21.5 percent to 2,363 units.

Median Sales Price was up 2.6 percent to \$292,400. Days on Market decreased 10.2 percent to 44 days. Months Supply of Inventory was up 5.3 percent to 4.0 months.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Quick Facts

- 9.8%	+ 2.6%	+ 5.3%
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.



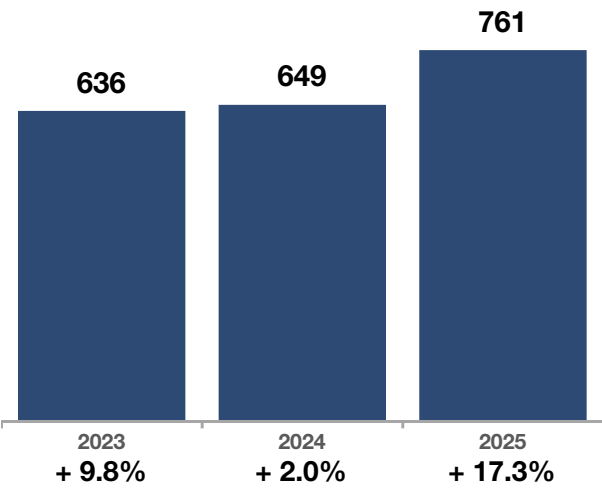
Key Metrics	Historical Sparkbars			11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	11-2023	11-2024	11-2025						
New Listings				649	761	+ 17.3%	8,956	10,777	+ 20.3%
Pending Sales				474	525	+ 10.8%	5,863	6,600	+ 12.6%
Closed Sales				499	450	- 9.8%	5,661	6,341	+ 12.0%
Days on Market				49	44	- 10.2%	40	44	+ 10.0%
Median Sales Price				\$285,000	\$292,400	+ 2.6%	\$289,900	\$292,900	+ 1.0%
Average Sales Price				\$306,285	\$323,187	+ 5.5%	\$318,126	\$318,738	+ 0.2%
Pct. of List Price Received				98.0%	98.1%	+ 0.1%	98.3%	98.2%	- 0.1%
Housing Affordability Index				106	110	+ 3.8%	105	109	+ 3.8%
Inventory of Homes for Sale				1,945	2,363	+ 21.5%	--	--	--
Months Supply of Inventory				3.8	4.0	+ 5.3%	--	--	--

# New Listings

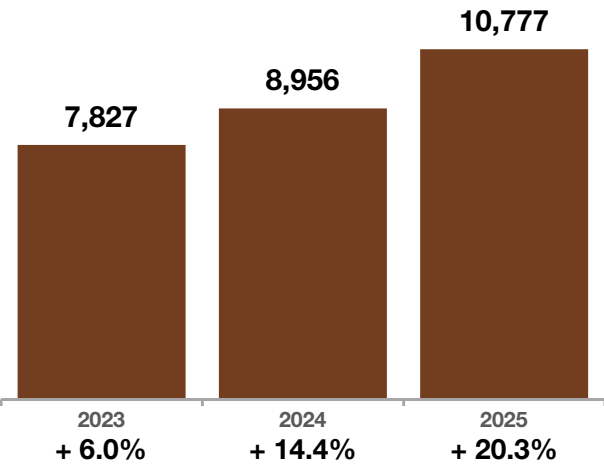
A count of the properties that have been newly listed on the market in a given month.



## November

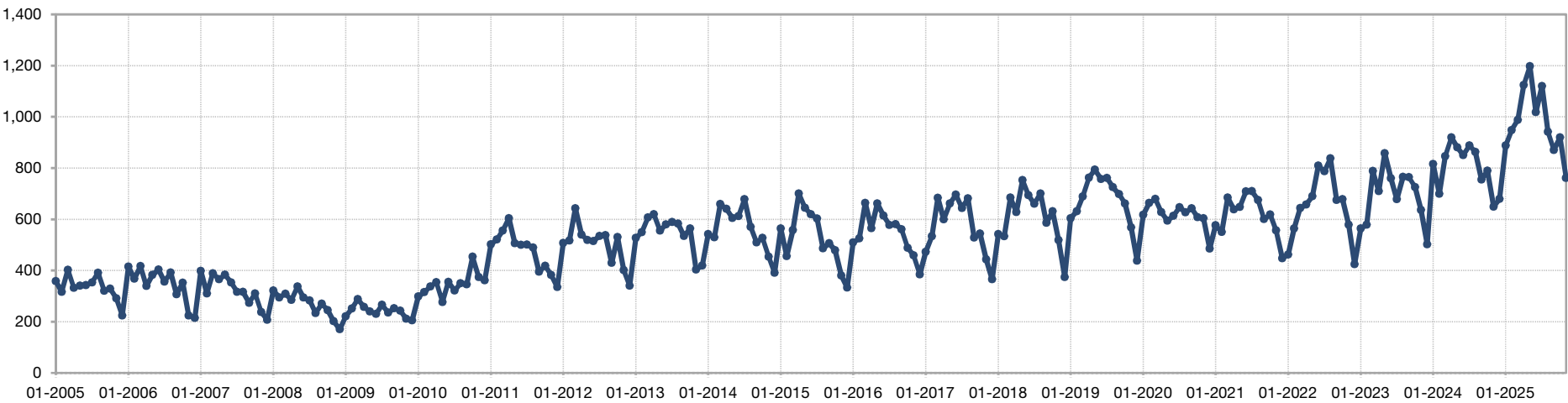


## Year to Date



New Listings		Prior Year	Percent Change
December 2024	679	502	+35.3%
January 2025	888	816	+8.8%
February 2025	948	699	+35.6%
March 2025	988	846	+16.8%
April 2025	1,124	920	+22.2%
May 2025	1,198	881	+36.0%
June 2025	1,018	850	+19.8%
July 2025	1,120	888	+26.1%
August 2025	942	863	+9.2%
September 2025	870	755	+15.2%
October 2025	920	789	+16.6%
November 2025	761	649	+17.3%
12-Month Avg	955	788	+21.1%

## Historical New Listings by Month

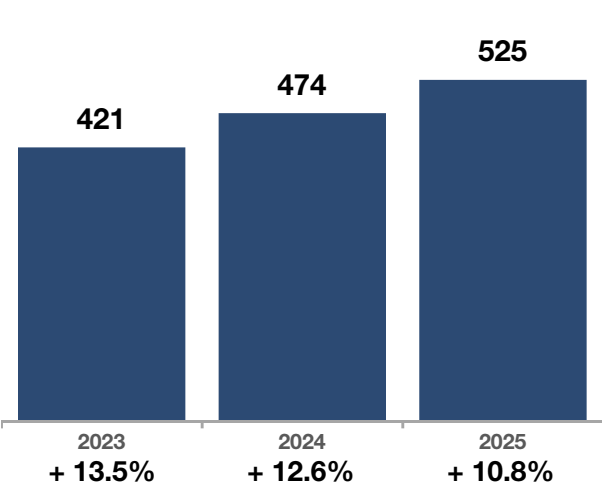


# Pending Sales

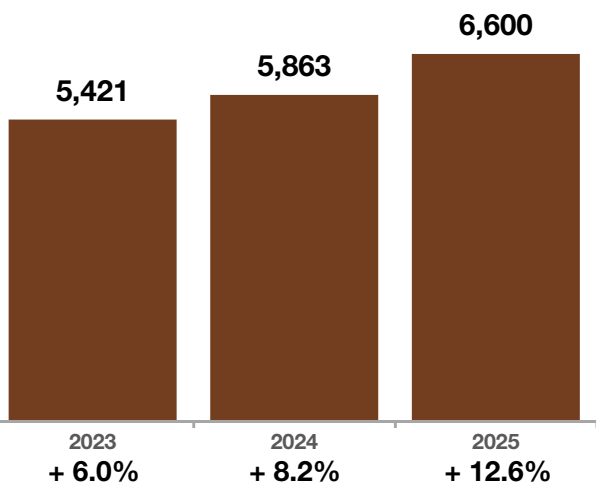
A count of the properties on which offers have been accepted in a given month.



## November

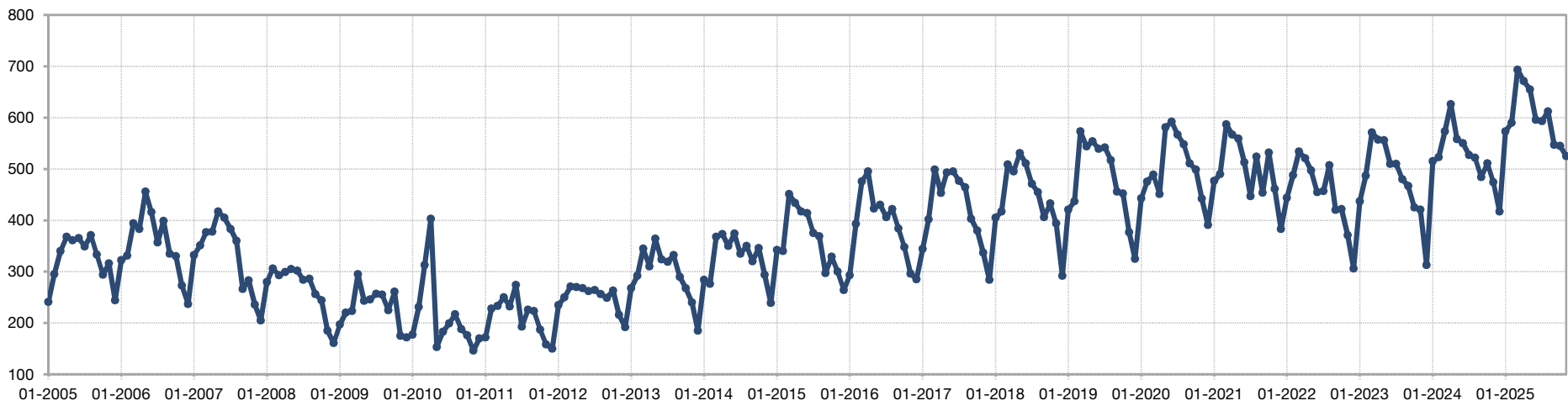


## Year to Date



Pending Sales		Prior Year	Percent Change
December 2024	417	313	+33.2%
January 2025	573	515	+11.3%
February 2025	590	523	+12.8%
March 2025	693	573	+20.9%
April 2025	671	626	+7.2%
May 2025	655	558	+17.4%
June 2025	596	550	+8.4%
July 2025	593	527	+12.5%
August 2025	612	522	+17.2%
September 2025	547	484	+13.0%
October 2025	545	511	+6.7%
November 2025	525	474	+10.8%
12-Month Avg	585	515	+13.6%

## Historical Pending Sales by Month

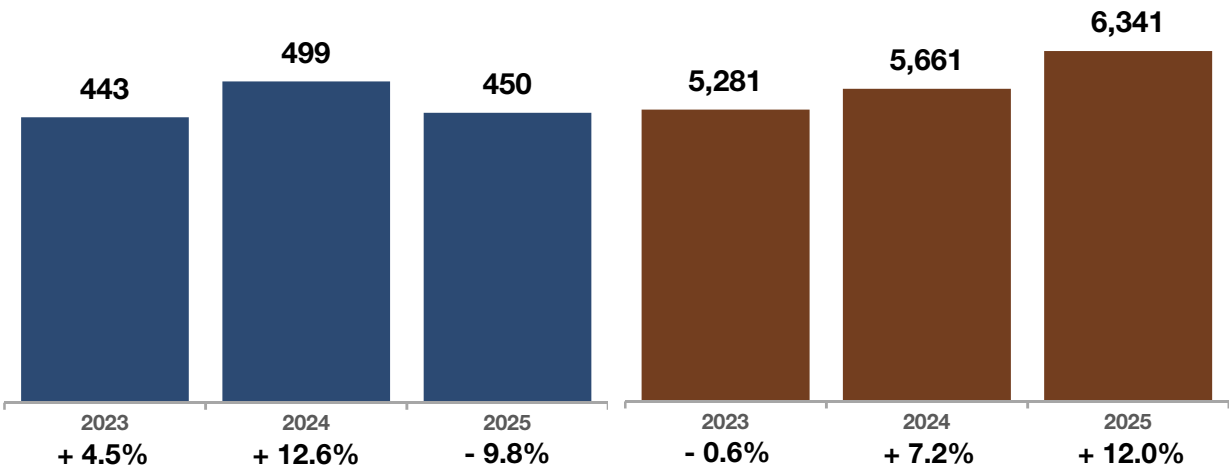


# Closed Sales

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

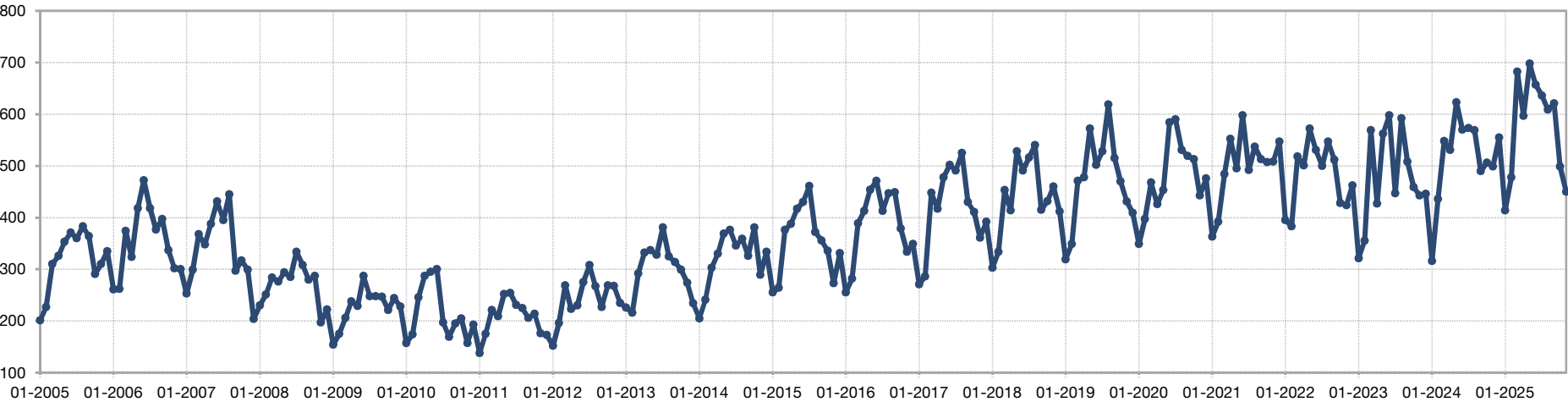


## November



Closed Sales		Prior Year	Percent Change
December 2024	555	446	+24.4%
January 2025	414	316	+31.0%
February 2025	478	436	+9.6%
March 2025	682	548	+24.5%
April 2025	597	531	+12.4%
May 2025	698	623	+12.0%
June 2025	657	570	+15.3%
July 2025	636	573	+11.0%
August 2025	609	569	+7.0%
September 2025	621	490	+26.7%
October 2025	499	506	-1.4%
November 2025	450	499	-9.8%
12-Month Avg	575	509	+12.9%

## Historical Closed Sales by Month

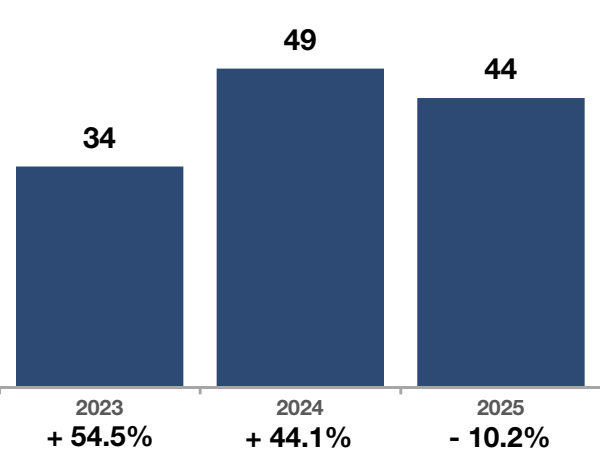


# Days on Market Until Sale

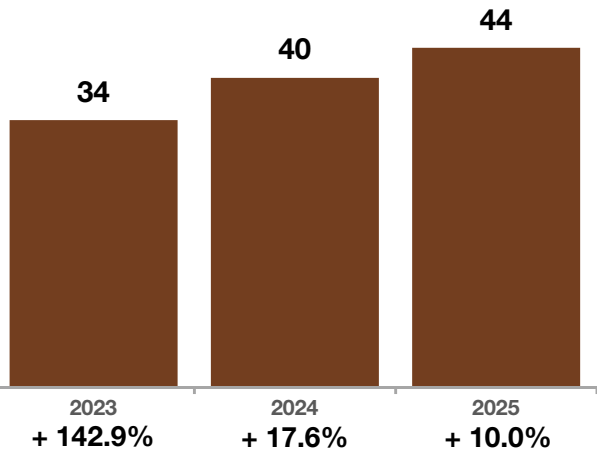
Average number of days between when a property is listed and when an offer is accepted in a given month.



## November



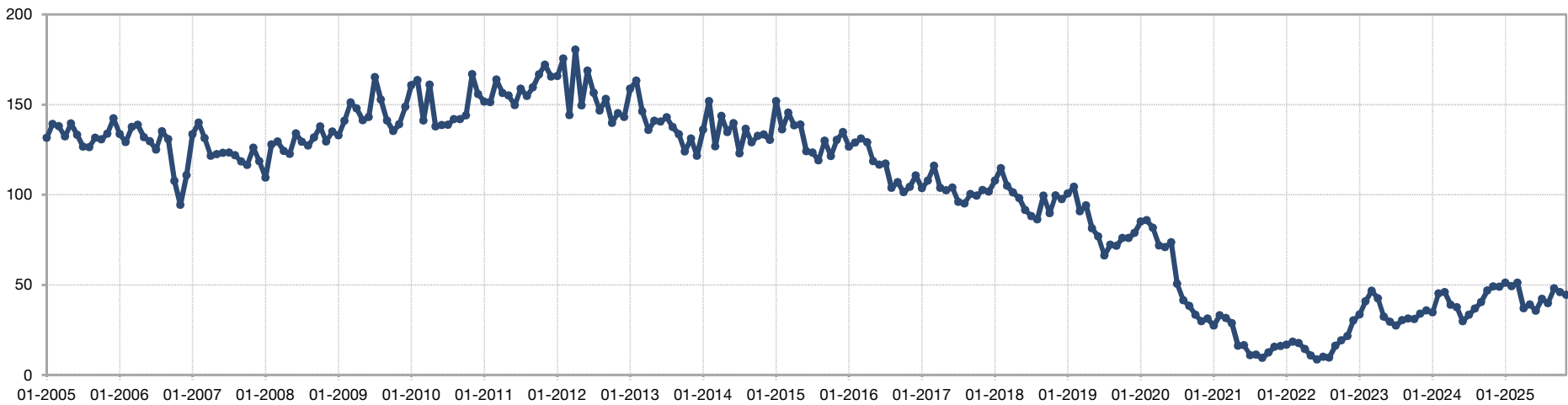
## Year to Date



Days on Market		Prior Year	Percent Change
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%
September 2025	48	40	+20.0%
October 2025	46	47	-2.1%
November 2025	44	49	-10.2%
12-Month Avg*	44	39	+12.8%

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

## Historical Days on Market Until Sale by Month

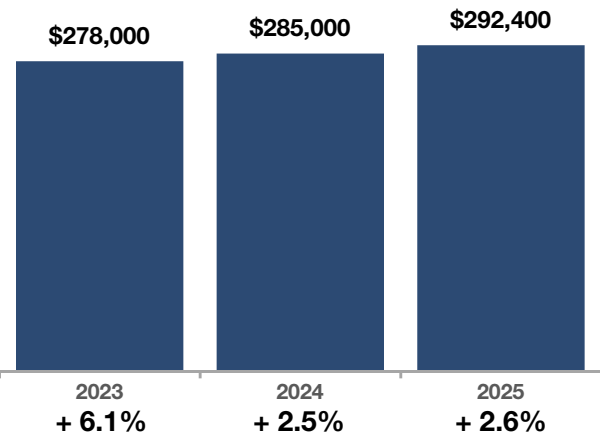


# Median Sales Price

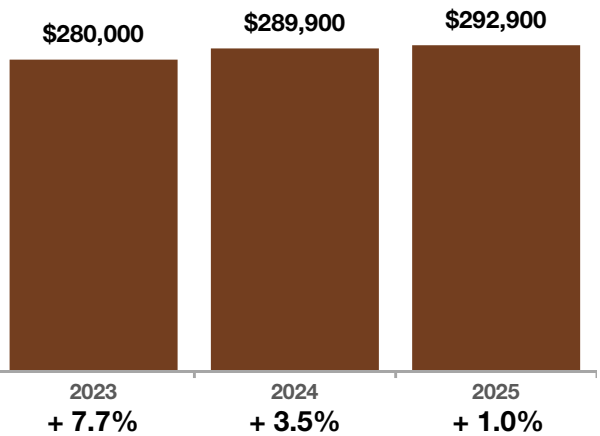
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## November



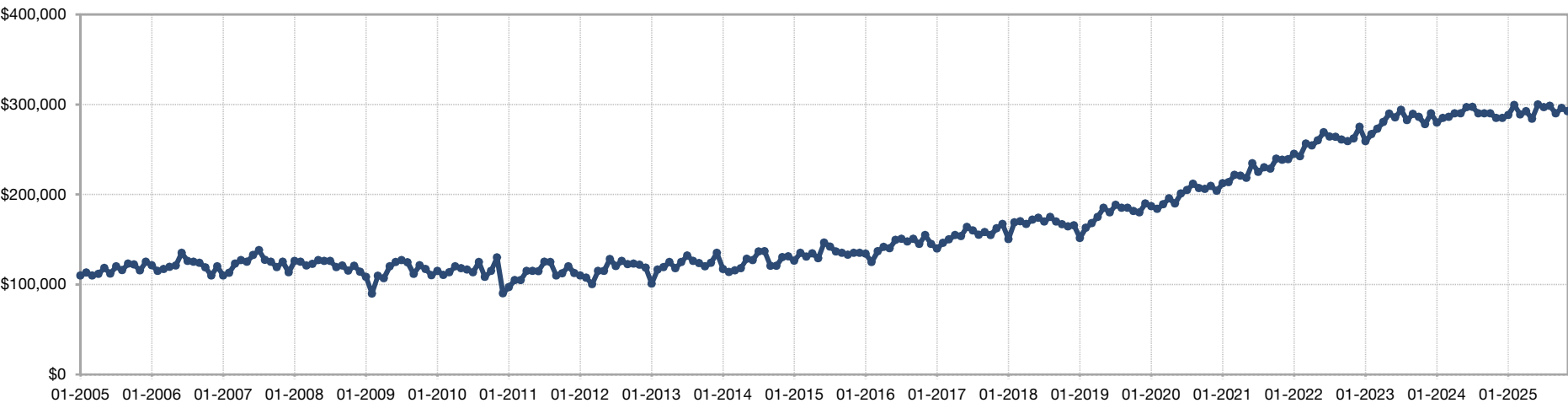
## Year to Date



Median Sales Price		Prior Year	Percent Change
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	\$288,900	\$285,995	+1.0%
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	\$297,000	\$297,167	-0.1%
August 2025	\$298,500	\$289,900	+3.0%
September 2025	\$289,900	\$289,900	0.0%
October 2025	\$296,000	\$289,953	+2.1%
November 2025	\$292,400	\$285,000	+2.6%
12-Month Med*	\$291,995	\$289,900	+0.7%

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

## Historical Median Sales Price by Month

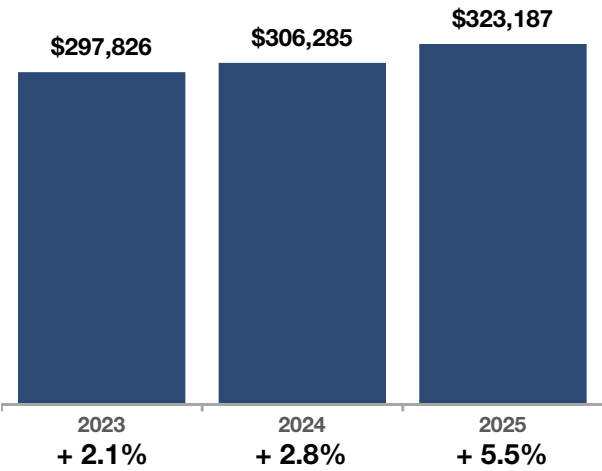


# Average Sales Price

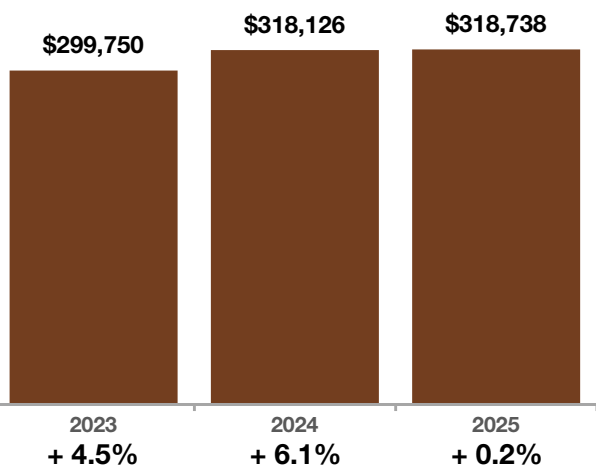
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## November



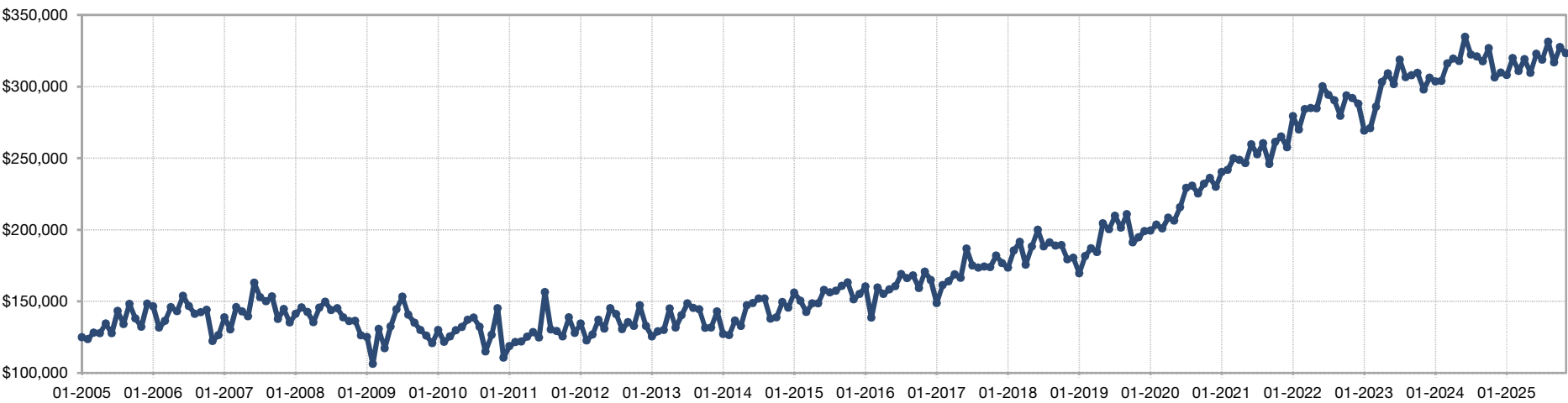
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
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	\$310,803	\$315,972	-1.6%
April 2025	\$319,155	\$319,433	-0.1%
May 2025	\$309,519	\$317,672	-2.6%
June 2025	\$322,752	\$334,702	-3.6%
July 2025	\$318,781	\$322,220	-1.1%
August 2025	\$331,293	\$320,991	+3.2%
September 2025	\$316,817	\$317,574	-0.2%
October 2025	\$327,573	\$326,699	+0.3%
November 2025	\$323,187	\$306,285	+5.5%
12-Month Avg*	\$318,115	\$316,263	+0.6%

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

## Historical Average Sales Price by Month



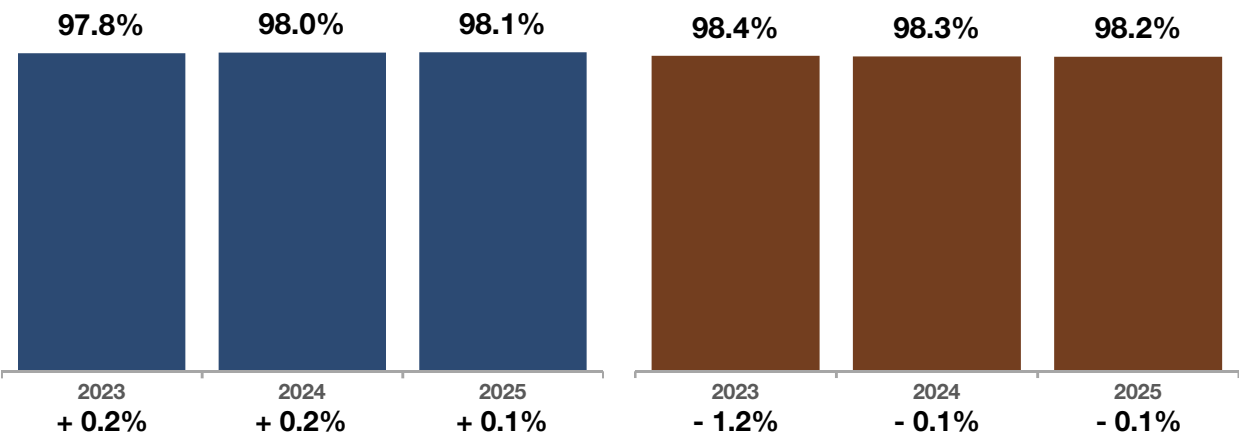


# Percent of List Price Received

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.



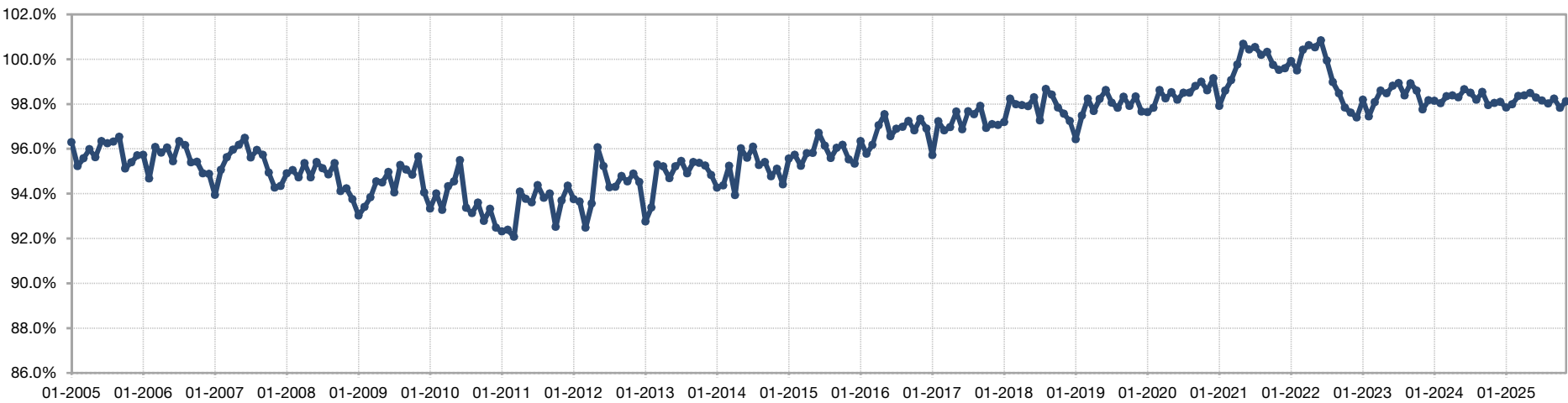
## November



Pct. of List Price Received		Prior Year	Percent Change
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	98.2%	98.5%	-0.3%
August 2025	98.0%	98.2%	-0.2%
September 2025	98.2%	98.5%	-0.3%
October 2025	97.8%	98.0%	-0.2%
November 2025	98.1%	98.0%	+0.1%
12-Month Avg*	98.2%	98.3%	-0.1%

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

## Historical Percent of List Price Received by Month

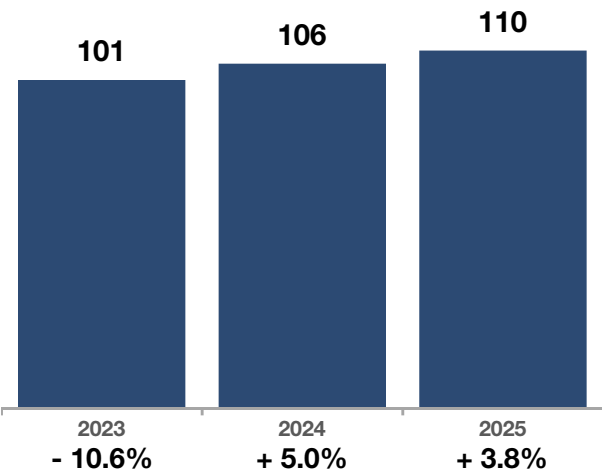


# Housing Affordability Index

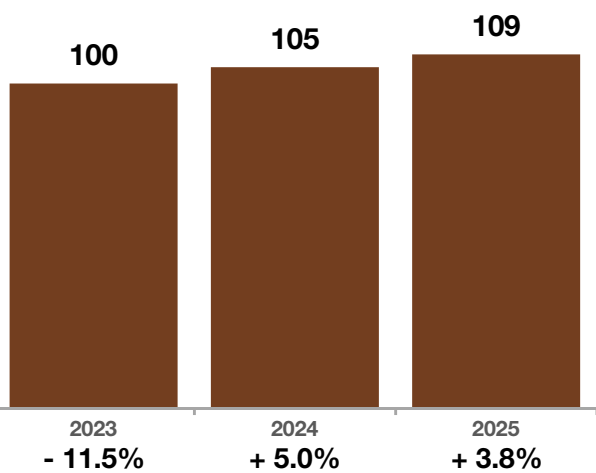
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## November

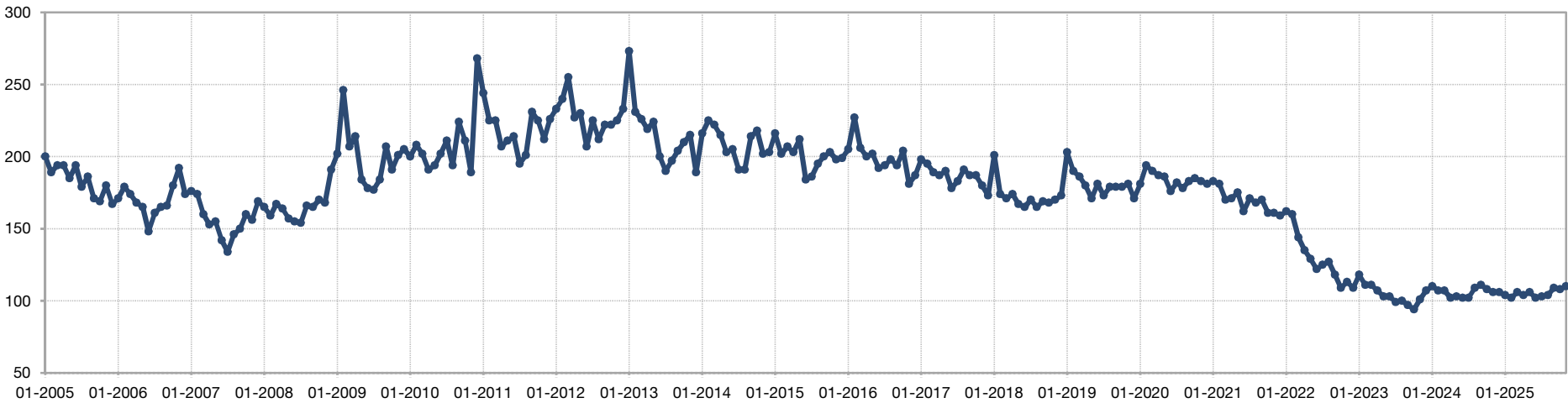


## Year to Date



Affordability Index		Prior Year	Percent Change
December 2024	106	107	-0.9%
January 2025	104	110	-5.5%
February 2025	102	107	-4.7%
March 2025	106	107	-0.9%
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%
September 2025	109	111	-1.8%
October 2025	108	108	0.0%
November 2025	110	106	+3.8%
12-Month Avg	105	106	-0.8%

## Historical Housing Affordability Index by Month

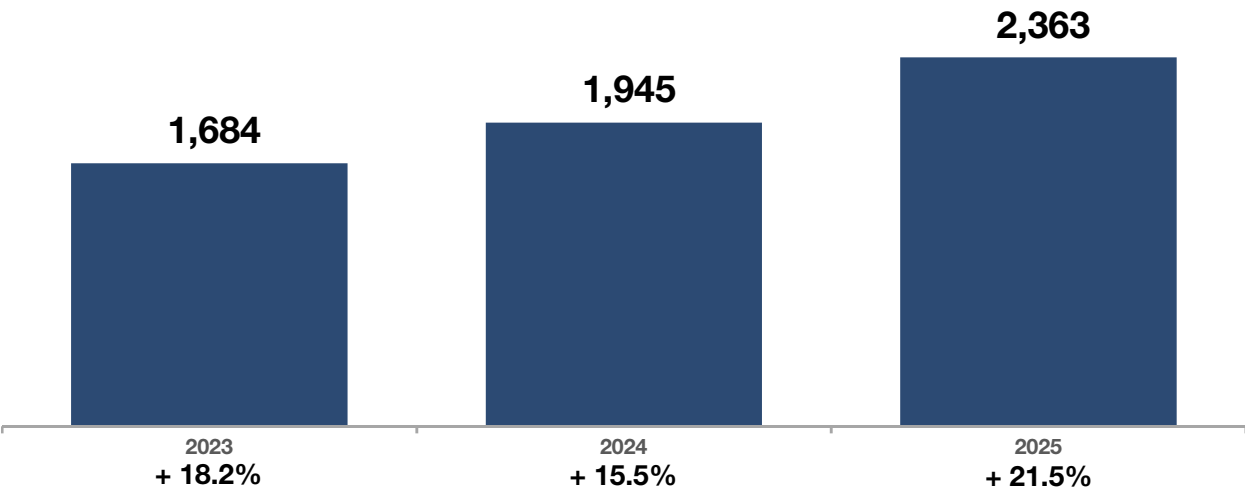


# Inventory of Homes for Sale

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



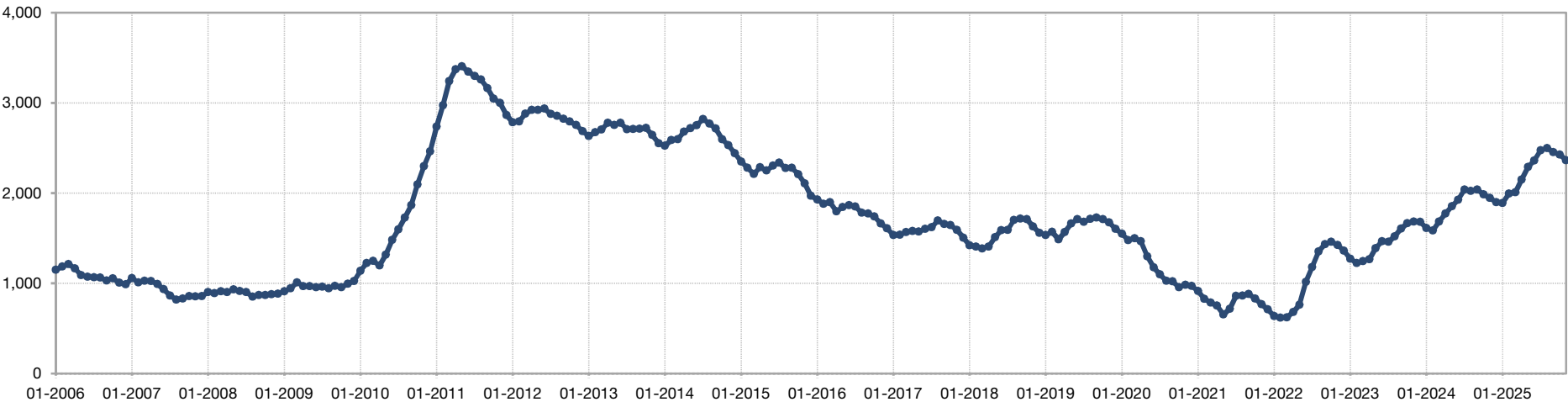
## November



Homes for Sale		Prior Year	Percent Change
December 2024	1,899	1,680	+13.0%
January 2025	1,890	1,613	+17.2%
February 2025	1,993	1,585	+25.7%
March 2025	2,010	1,685	+19.3%
April 2025	2,149	1,772	+21.3%
May 2025	2,288	1,855	+23.3%
June 2025	2,362	1,924	+22.8%
July 2025	2,473	2,039	+21.3%
August 2025	2,497	2,023	+23.4%
September 2025	2,454	2,037	+20.5%
October 2025	2,425	1,985	+22.2%
November 2025	2,363	1,945	+21.5%
12-Month Avg*	2,234	1,845	+21.1%

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

## Historical Inventory of Homes for Sale by Month

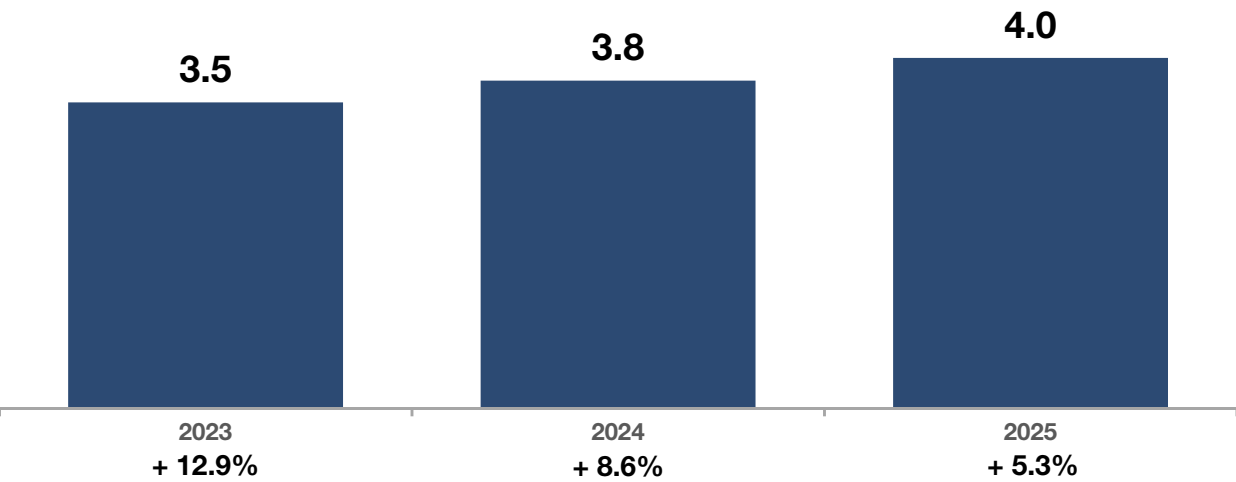


# Months Supply of Inventory

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.



## November



Months Supply		Prior Year	Percent Change
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	4.4	4.1	+7.3%
August 2025	4.4	4.0	+10.0%
September 2025	4.2	4.0	+5.0%
October 2025	4.2	3.9	+7.7%
November 2025	4.0	3.8	+5.3%
12-Month Avg*	4.0	3.7	+8.1%

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

## Historical Months Supply of Inventory by Month

