Monthly Indicators



September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

New Listings were up 15.1 percent to 869. Pending Sales increased 18.2 percent to 572. Inventory grew 17.0 percent to 2,383 units.

Prices were stable as Median Sales Price remained flat at \$289,900. Days on Market increased 20.0 percent to 48 days. Months Supply of Inventory was up 2.5 percent to 4.1 months.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Ouick Facts

+ 25.5%	0.0%	+ 2.5%		
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.

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12



Market Overview

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

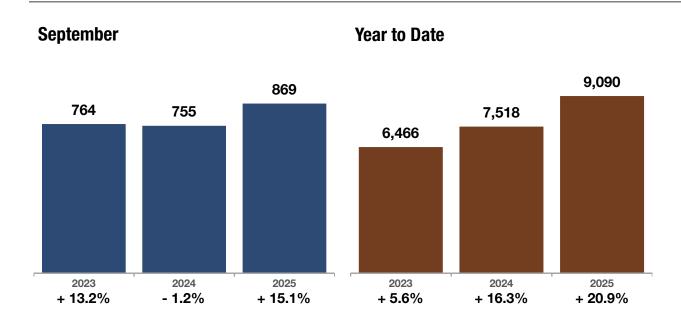


Key Metrics	Historical Sparkbars 09-2023 09-2024 09-2025	09-2024	09-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		755	869	+ 15.1%	7,518	9,090	+ 20.9%
Pending Sales	<u></u>	484	572	+ 18.2%	4,878	5,577	+ 14.3%
Closed Sales		490	615	+ 25.5%	4,656	5,379	+ 15.5%
Days on Market		40	48	+ 20.0%	38	43	+ 13.2%
Median Sales Price	<u></u>	\$289,900	\$289,900	0.0%	\$289,995	\$292,150	+ 0.7%
Average Sales Price	<u></u> 1111111.1111	\$317,574	\$315,748	- 0.6%	\$318,465	\$317,367	- 0.3%
Pct. of List Price Received	<u> </u>	98.5%	98.3%	- 0.2%	98.4%	98.2%	- 0.2%
Housing Affordability Index		111	109	- 1.8%	111	108	- 2.7%
Inventory of Homes for Sale		2,037	2,383	+ 17.0%			
Months Supply of Inventory		4.0	4.1	+ 2.5%			

New Listings

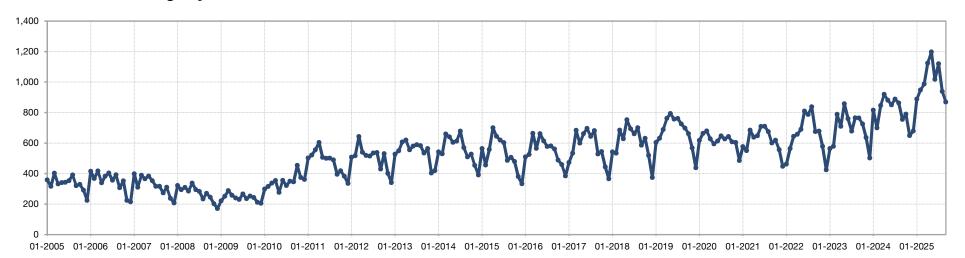
A count of the properties that have been newly listed on the market in a given month.





New Listings		Prior Year	Percent Change
October 2024	789	725	+8.8%
November 2024	649	636	+2.0%
December 2024	679	502	+35.3%
January 2025	888	816	+8.8%
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	1,018	850	+19.8%
July 2025	1,120	888	+26.1%
August 2025	938	863	+8.7%
September 2025	869	755	+15.1%
12-Month Avg	934	782	+19.5%

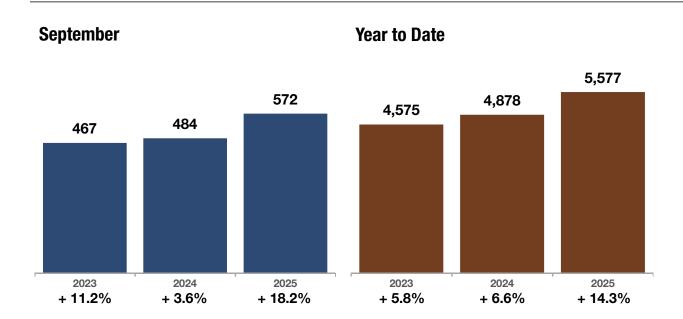
Historical New Listings by Month



Pending Sales

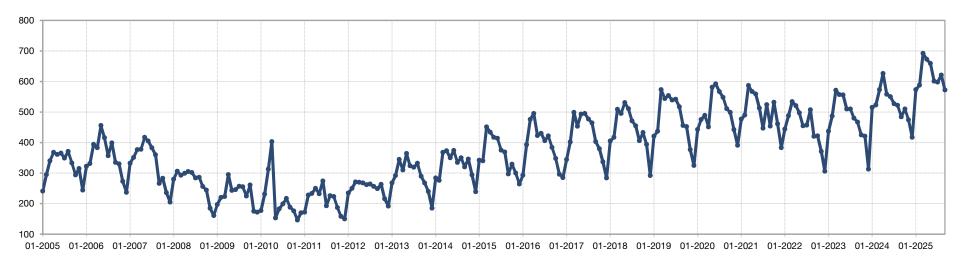
A count of the properties on which offers have been accepted in a given month.





Pending Sales		Prior Year	Percent Change
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	588	523	+12.4%
March 2025	692	573	+20.8%
April 2025	673	626	+7.5%
May 2025	659	558	+18.1%
June 2025	601	550	+9.3%
July 2025	598	527	+13.5%
August 2025	621	522	+19.0%
September 2025	572	484	+18.2%
12-Month Avg	582	503	+15.6%

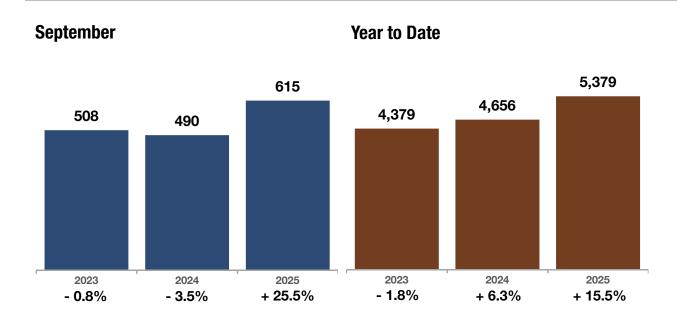
Historical Pending Sales by Month



Closed Sales

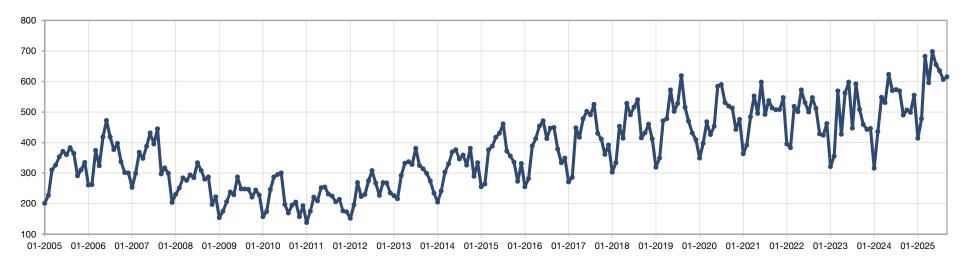
A count of the actual sales that closed in a given month.





Closed Sales		Prior Year	Percent Change
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	682	548	+24.5%
April 2025	596	531	+12.2%
May 2025	698	623	+12.0%
June 2025	655	570	+14.9%
July 2025	635	573	+10.8%
August 2025	606	569	+6.5%
September 2025	615	490	+25.5%
12-Month Avg	578	500	+15.6%

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.

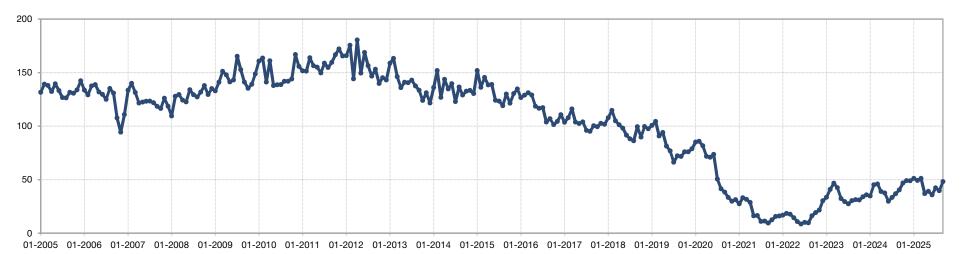


September	ber Year to Date				
	40	48	35	38	43
31					
2023 + 93.8 %	2024 + 29.0 %	2025 + 20.0 %	2023 + 169.2 %	2024 + 8.6%	2025 + 13.2 %

Days on Market		Prior Year	Percent Change
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%
September 2025	48	40	+20.0%
12-Month Avg*	44	37	+18.9%

^{*} Average Days on Market of all properties from October 2024 through September 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.

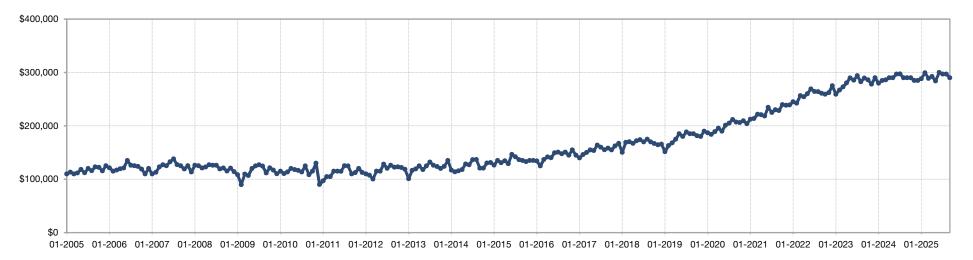


		Year to Date		
\$289,900	\$289,900	\$279,999	\$289,995	\$292,150
2024	2025	2023	2024	2025 + 0.7 %
	2024		\$289,900 \$289,900 \$279,999	\$289,900 \$289,900 \$279,999 \$289,995

Median Sales Price		Prior Year	Percent Change
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	\$288,900	\$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	\$296,900	\$289,900	+2.4%
September 2025	\$289,900	\$289,900	0.0%
12-Month Med*	\$290,000	\$289,900	+0.0%

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

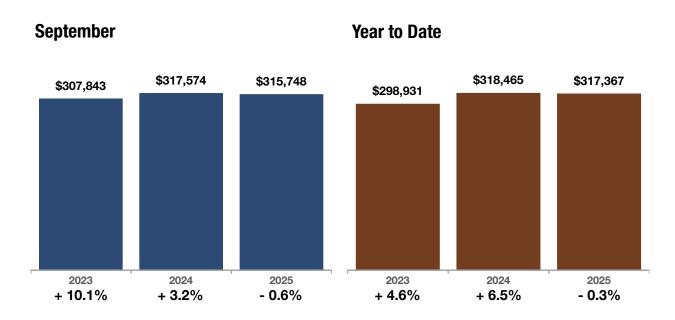
Historical Median Sales Price by Month



Average Sales Price

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

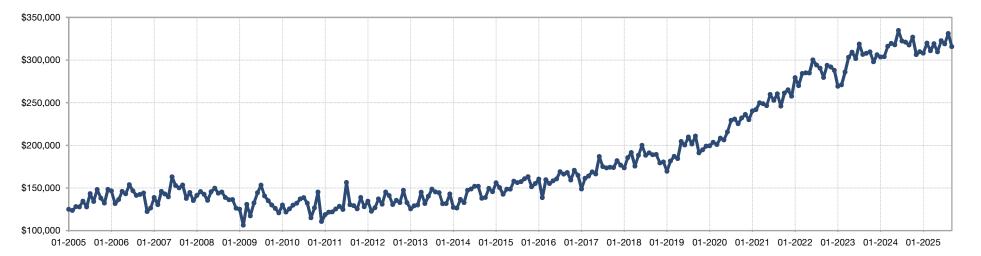




Avg. Sales Price		Prior Year	Percent Change
October 2024	\$326,699	\$309,410	+5.6%
November 2024	\$306,285	\$297,826	+2.8%
December 2024	\$309,684	\$306,205	+1.1%
January 2025	\$307,959	\$303,467	+1.5%
February 2025	\$319,852	\$303,932	+5.2%
March 2025	\$310,803	\$315,972	-1.6%
April 2025	\$319,129	\$319,433	-0.1%
May 2025	\$309,519	\$317,672	-2.6%
June 2025	\$322,540	\$334,702	-3.6%
July 2025	\$318,787	\$322,220	-1.1%
August 2025	\$331,105	\$320,991	+3.2%
September 2025	\$315,748	\$317,574	-0.6%
12-Month Avg*	\$316,509	\$314,117	+0.8%

^{*} Avg. Sales Price of all properties from October 2024 through September 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.

S	September			Year to Date		
	98.9%	98.5%	98.3%	98.5%	98.4%	98.2%
ل	2023 + 0.4 %	2024 - 0.4 %	2025 - 0.2 %	 2023 - 1.4%	2024 - 0.1%	2025 - 0.2 %

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

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

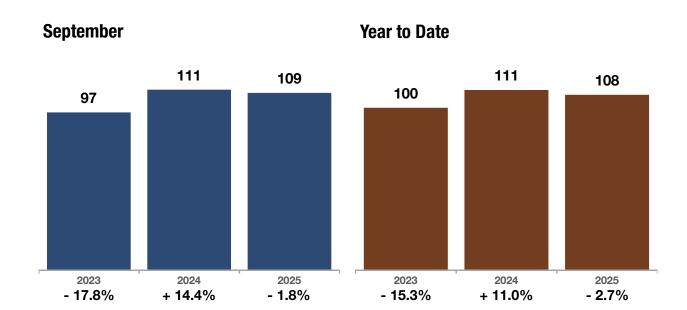
Historical Percent of List Price Received by Month



Housing Affordability Index

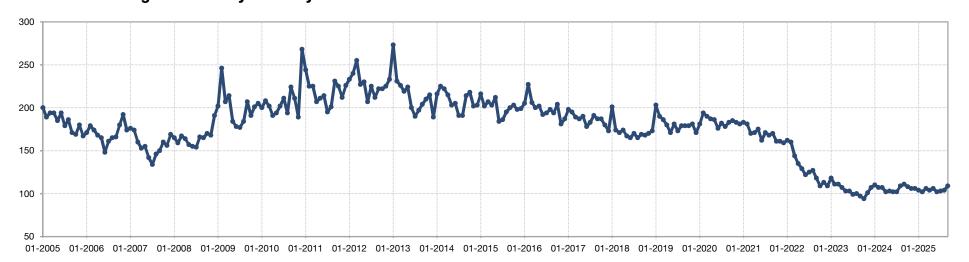


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Affordability Index		Prior Year	Percent Change
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	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%
12-Month Ava	105	105	+0.4%

Historical Housing Affordability Index by Month

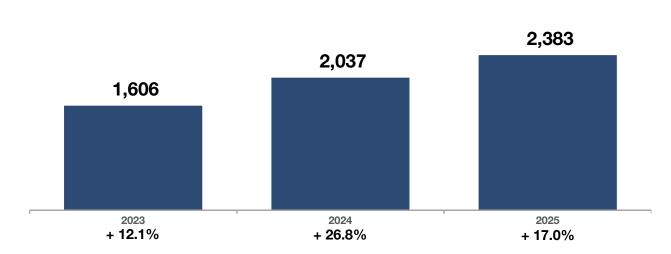


Inventory of Homes for Sale

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



September



Homes for Sale		Prior Year	Percent Change
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	1,890	1,613	+17.2%
February 2025	1,993	1,585	+25.7%
March 2025	2,009	1,685	+19.2%
April 2025	2,146	1,772	+21.1%
May 2025	2,281	1,855	+23.0%
June 2025	2,352	1,924	+22.2%
July 2025	2,457	2,039	+20.5%
August 2025	2,463	2,023	+21.7%
September 2025	2,383	2,037	+17.0%
12-Month Avg*	2,150	1,797	+19.6%

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

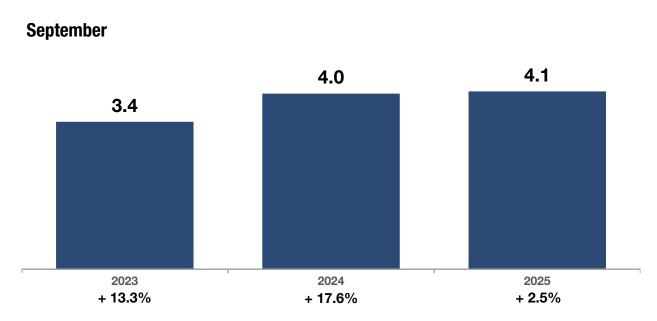
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory







Months Supply		Prior Year	Percent Change
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	4.3	4.0	+7.5%
September 2025	4.1	4.0	+2.5%
12-Month Avg*	3.9	3.7	+5.4%

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

Historical Months Supply of Inventory by Month

