

Monthly Indicators



December 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 6.9 percent to 636. Pending Sales increased 11.3 percent to 445. Inventory grew 30.0 percent to 2,187 units.

Median Sales Price was up 0.9 percent to \$287,500. Days on Market increased 20.4 percent to 59 days. Months Supply of Inventory was up 15.2 percent to 3.8 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.

Quick Facts

+ 22.0%	+ 0.9%	+ 15.2%
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.



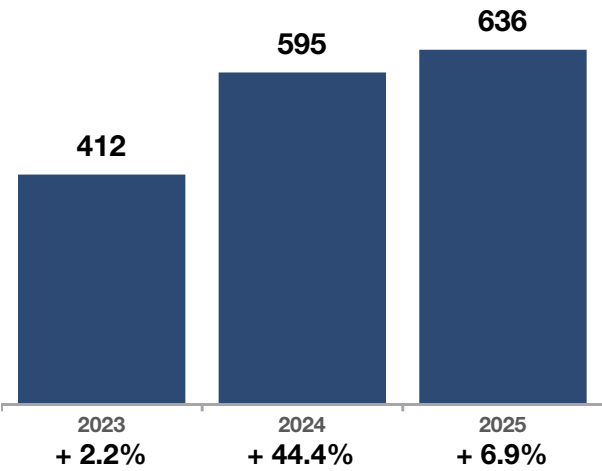
Key Metrics	Historical Sparkbars			12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	12-2023	12-2024	12-2025						
New Listings				595	636	+ 6.9%	8,617	10,812	+ 25.5%
Pending Sales				400	445	+ 11.3%	6,104	6,853	+ 12.3%
Closed Sales				537	655	+ 22.0%	6,049	6,831	+ 12.9%
Days on Market				49	59	+ 20.4%	40	45	+ 12.5%
Median Sales Price				\$285,000	\$287,500	+ 0.9%	\$289,900	\$292,900	+ 1.0%
Average Sales Price				\$308,962	\$314,169	+ 1.7%	\$316,382	\$317,782	+ 0.4%
Pct. of List Price Received				98.0%	98.3%	+ 0.3%	98.2%	98.2%	0.0%
Housing Affordability Index				106	112	+ 5.7%	104	110	+ 5.8%
Inventory of Homes for Sale				1,682	2,187	+ 30.0%	--	--	--
Months Supply of Inventory				3.3	3.8	+ 15.2%	--	--	--

New Listings

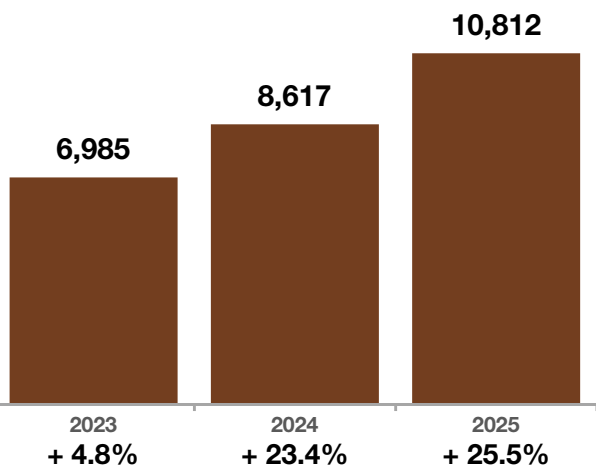
A count of the properties that have been newly listed on the market in a given month.



December



Year to Date



New Listings		Prior Year	Percent Change
January 2025	835	754	+10.7%
February 2025	883	577	+53.0%
March 2025	909	753	+20.7%
April 2025	1,022	850	+20.2%
May 2025	1,115	740	+50.7%
June 2025	910	805	+13.0%
July 2025	1,057	793	+33.3%
August 2025	913	763	+19.7%
September 2025	857	683	+25.5%
October 2025	917	704	+30.3%
November 2025	758	600	+26.3%
December 2025	636	595	+6.9%
12-Month Avg	901	718	+25.5%

Historical New Listings by Month

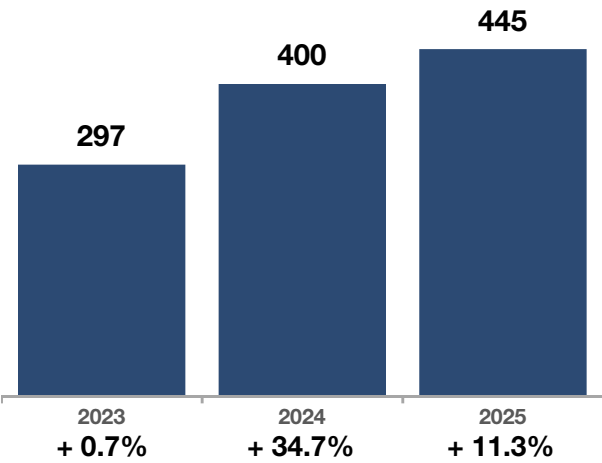


Pending Sales

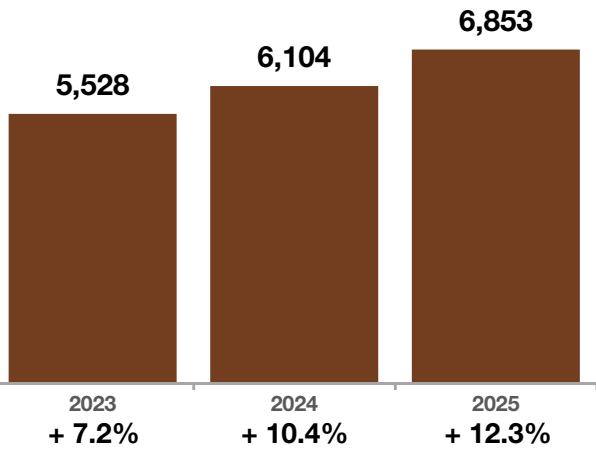
A count of the properties on which offers have been accepted in a given month.



December

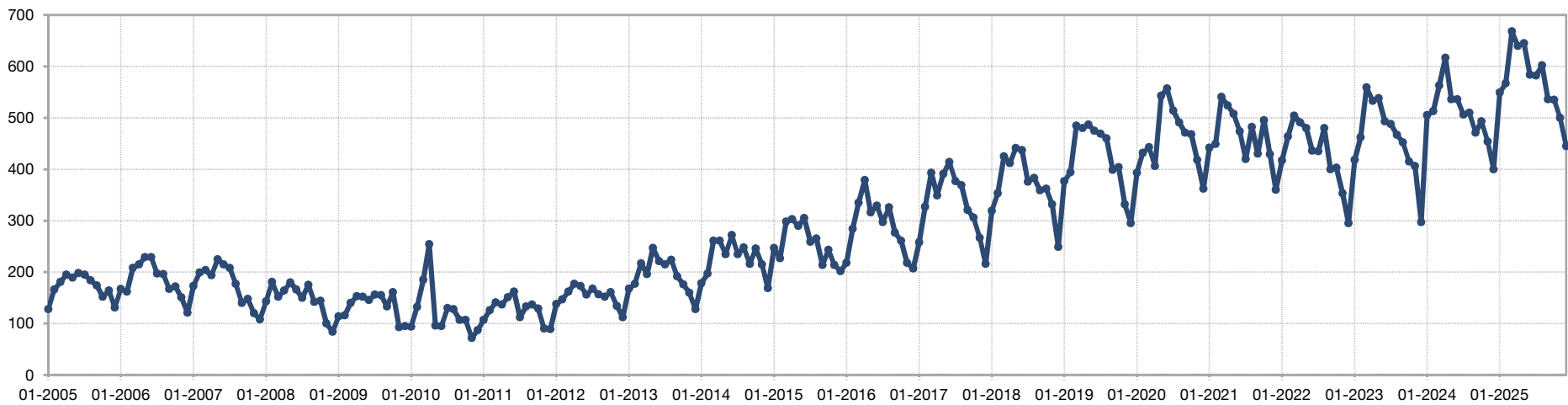


Year to Date



Pending Sales		Prior Year	Percent Change
January 2025	549	505	+8.7%
February 2025	567	513	+10.5%
March 2025	668	563	+18.7%
April 2025	640	617	+3.7%
May 2025	645	536	+20.3%
June 2025	584	536	+9.0%
July 2025	582	506	+15.0%
August 2025	602	510	+18.0%
September 2025	536	471	+13.8%
October 2025	535	493	+8.5%
November 2025	500	454	+10.1%
December 2025	445	400	+11.3%
12-Month Avg	571	509	+12.3%

Historical Pending Sales by Month

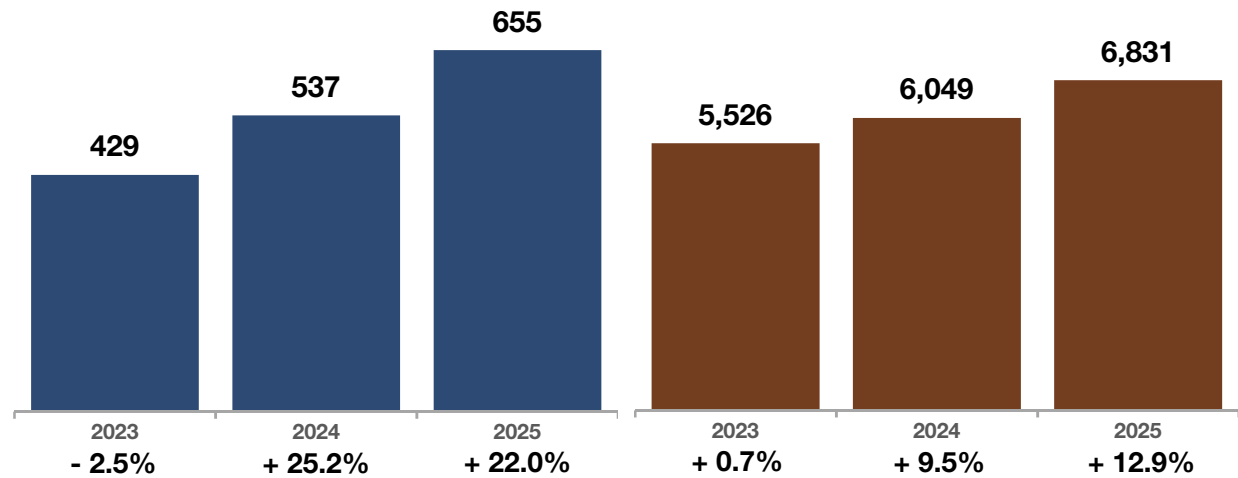


Closed Sales

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

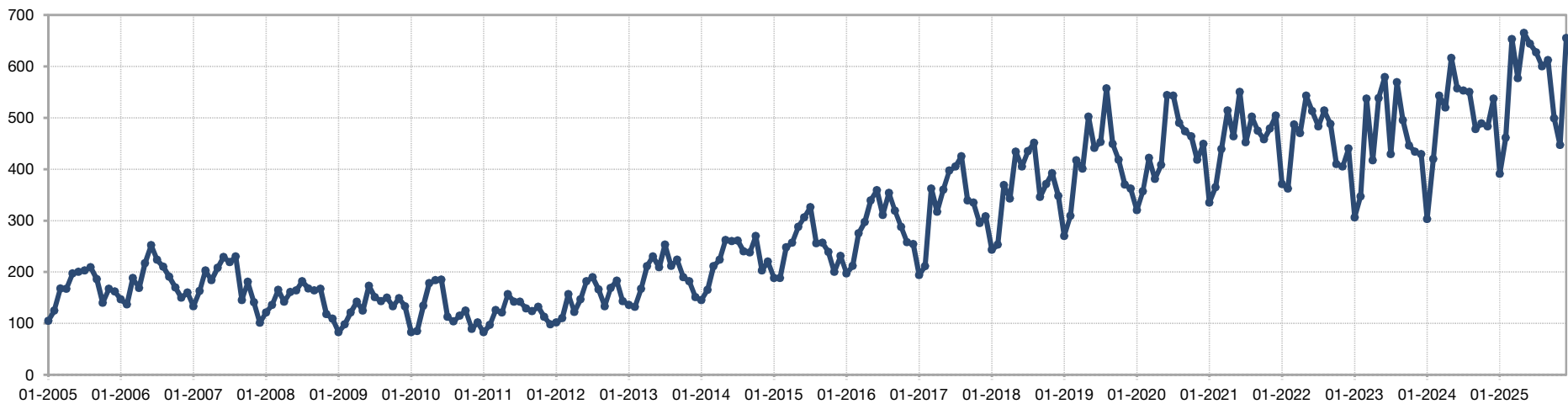


December



Closed Sales		Prior Year	Percent Change
January 2025	391	303	+29.0%
February 2025	461	420	+9.8%
March 2025	653	543	+20.3%
April 2025	577	520	+11.0%
May 2025	665	616	+8.0%
June 2025	644	557	+15.6%
July 2025	627	553	+13.4%
August 2025	600	550	+9.1%
September 2025	612	478	+28.0%
October 2025	499	489	+2.0%
November 2025	447	483	-7.5%
December 2025	655	537	+22.0%
12-Month Avg	569	504	+12.9%

Historical Closed Sales by Month

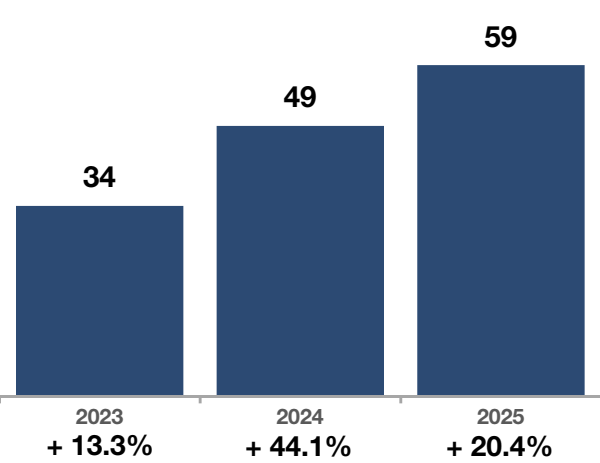


Days on Market Until Sale

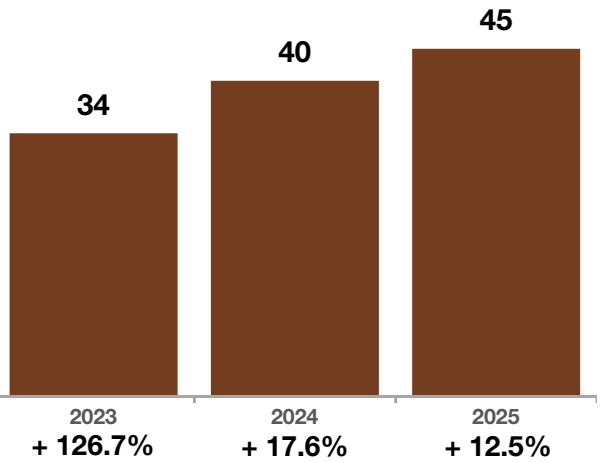
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



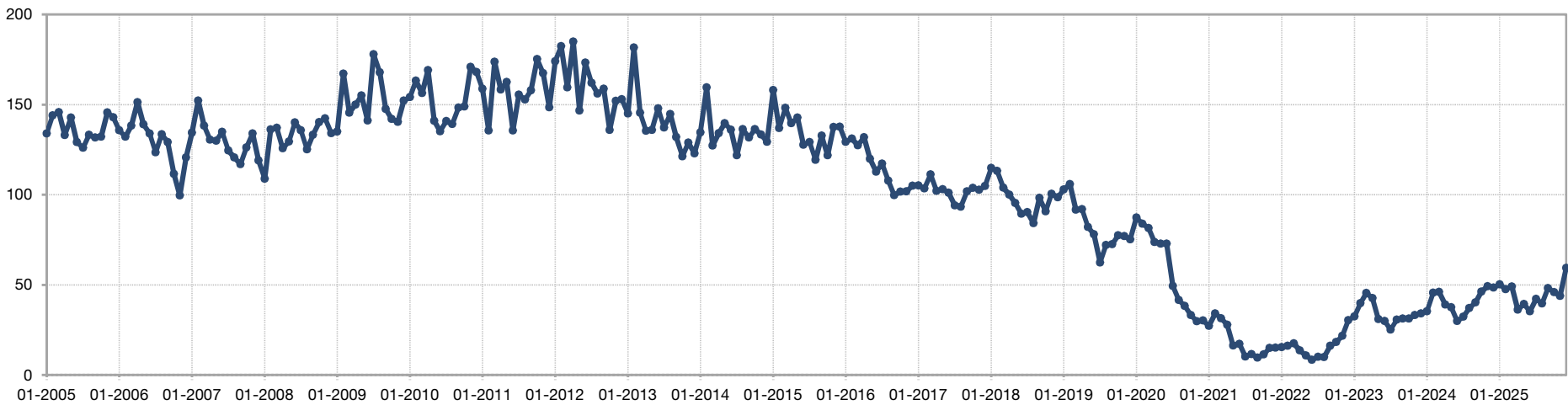
Year to Date



Days on Market		Prior Year	Percent Change
January 2025	50	35	+42.9%
February 2025	48	46	+4.3%
March 2025	49	46	+6.5%
April 2025	36	39	-7.7%
May 2025	39	37	+5.4%
June 2025	35	30	+16.7%
July 2025	42	32	+31.3%
August 2025	40	37	+8.1%
September 2025	48	40	+20.0%
October 2025	46	46	0.0%
November 2025	44	49	-10.2%
December 2025	59	49	+20.4%
12-Month Avg*	45	40	+12.5%

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

Historical Days on Market Until Sale by Month

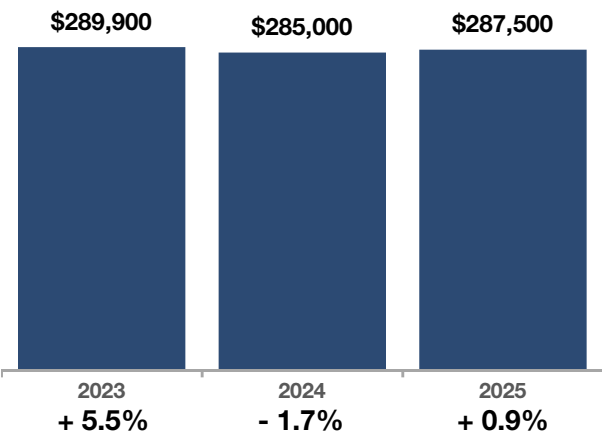


Median Sales Price

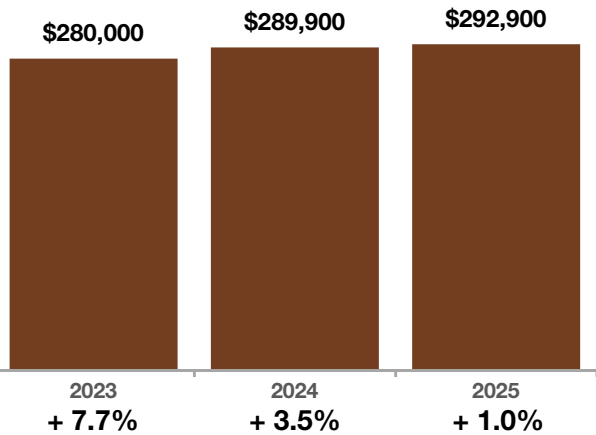
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



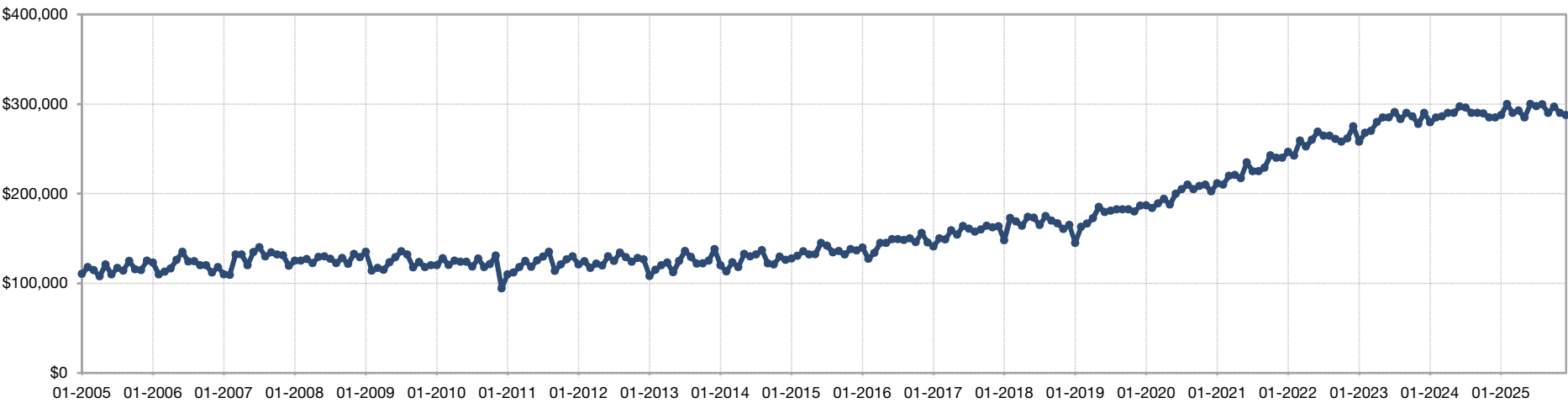
Year to Date



	Median Sales Price	Prior Year	Percent Change
January 2025	\$287,500	\$279,450	+2.9%
February 2025	\$299,900	\$285,000	+5.2%
March 2025	\$289,900	\$285,990	+1.4%
April 2025	\$292,700	\$289,900	+1.0%
May 2025	\$284,950	\$289,900	-1.7%
June 2025	\$299,900	\$297,359	+0.9%
July 2025	\$297,430	\$295,900	+0.5%
August 2025	\$299,726	\$289,900	+3.4%
September 2025	\$289,900	\$289,900	0.0%
October 2025	\$297,000	\$289,460	+2.6%
November 2025	\$290,000	\$285,000	+1.8%
December 2025	\$287,500	\$285,000	+0.9%
12-Month Med*	\$292,900	\$289,900	+1.0%

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

Historical Median Sales Price by Month

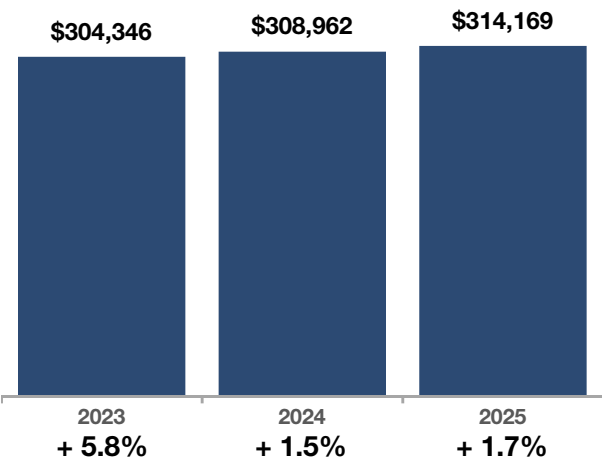


Average Sales Price

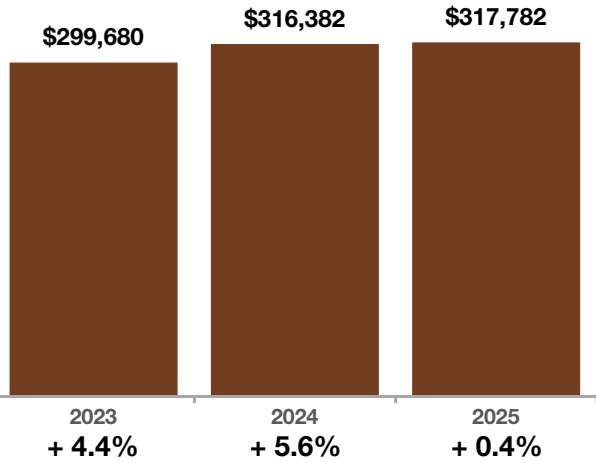
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



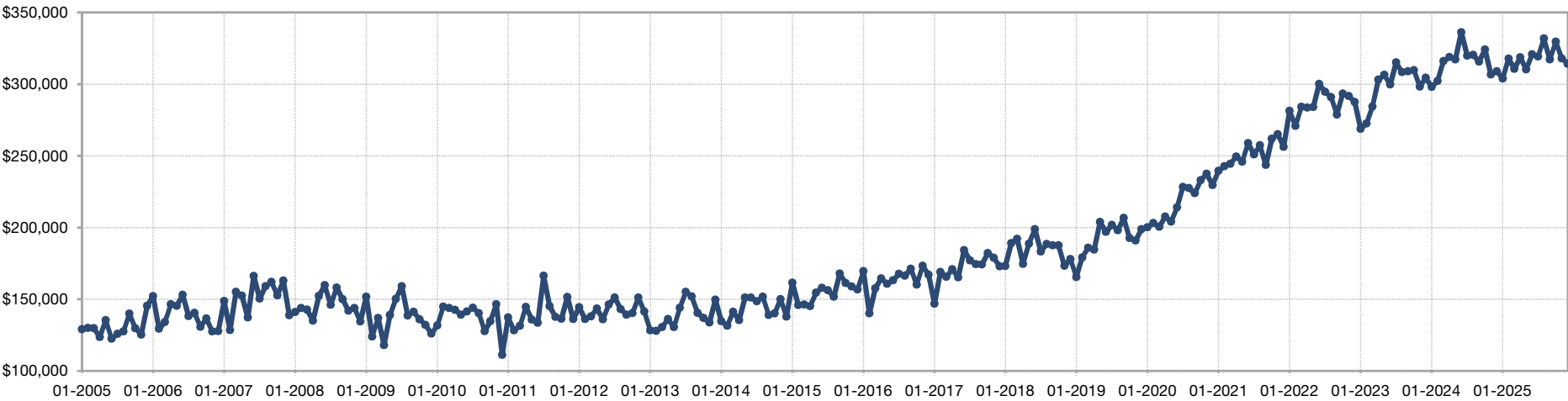
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
January 2025	\$303,948	\$298,104	+2.0%
February 2025	\$317,765	\$302,206	+5.1%
March 2025	\$310,585	\$316,067	-1.7%
April 2025	\$318,770	\$318,962	-0.1%
May 2025	\$310,308	\$317,118	-2.1%
June 2025	\$320,683	\$336,165	-4.6%
July 2025	\$319,256	\$319,847	-0.2%
August 2025	\$331,904	\$320,315	+3.6%
September 2025	\$317,206	\$315,614	+0.5%
October 2025	\$329,555	\$324,220	+1.6%
November 2025	\$317,998	\$306,616	+3.7%
December 2025	\$314,169	\$308,962	+1.7%
12-Month Avg*	\$317,679	\$315,350	+0.7%

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

Historical Average Sales Price by Month

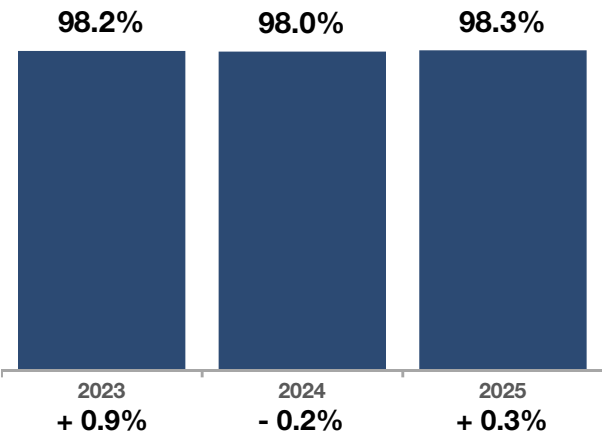


Percent of List Price Received

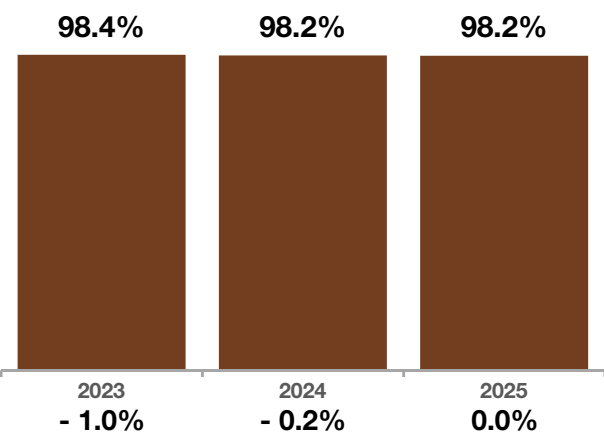
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



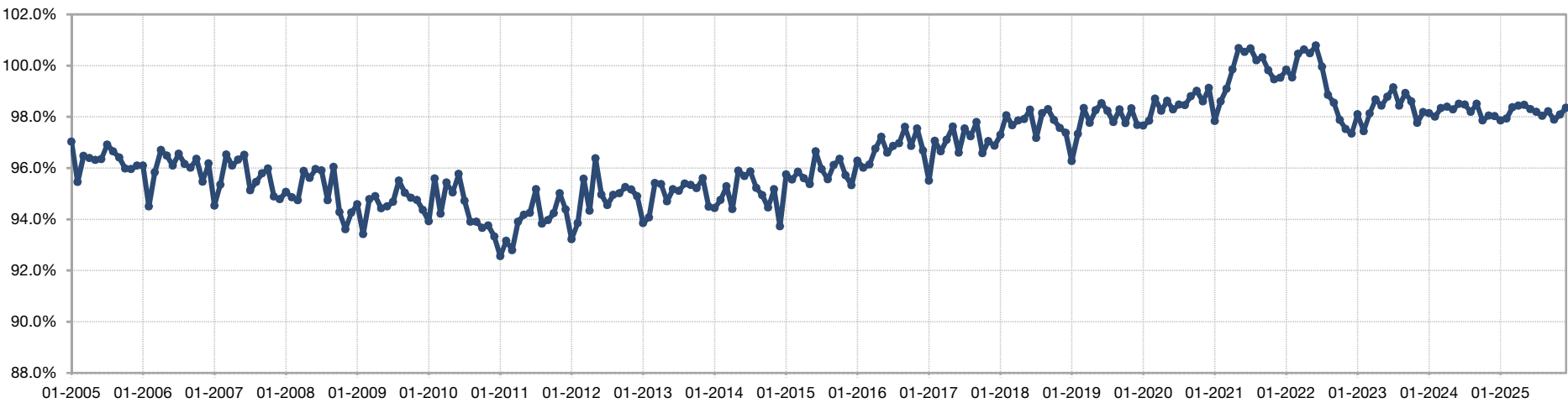
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
January 2025	97.9%	98.1%	-0.2%
February 2025	97.9%	98.0%	-0.1%
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%	98.5%	-0.2%
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	97.9%	97.9%	0.0%
November 2025	98.1%	98.0%	+0.1%
December 2025	98.3%	98.0%	+0.3%
12-Month Avg*	98.2%	98.2%	0.0%

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

Historical Percent of List Price Received by Month

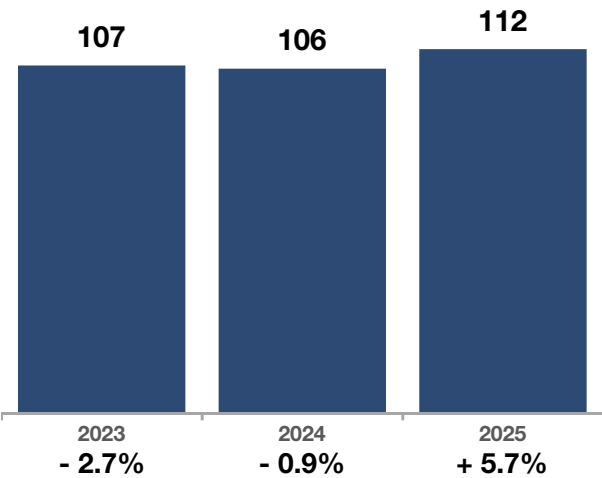


Housing Affordability Index

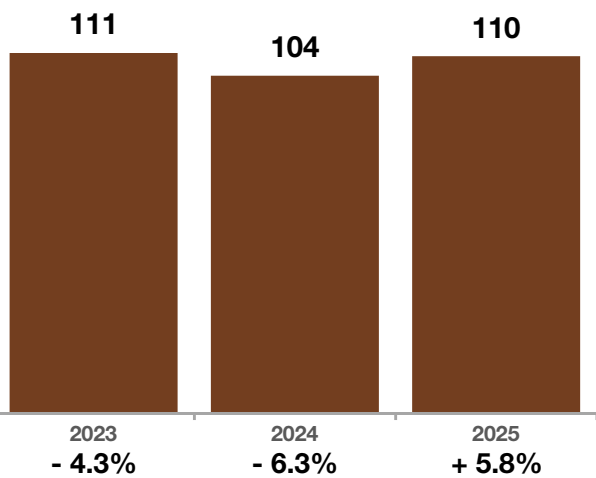


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

December

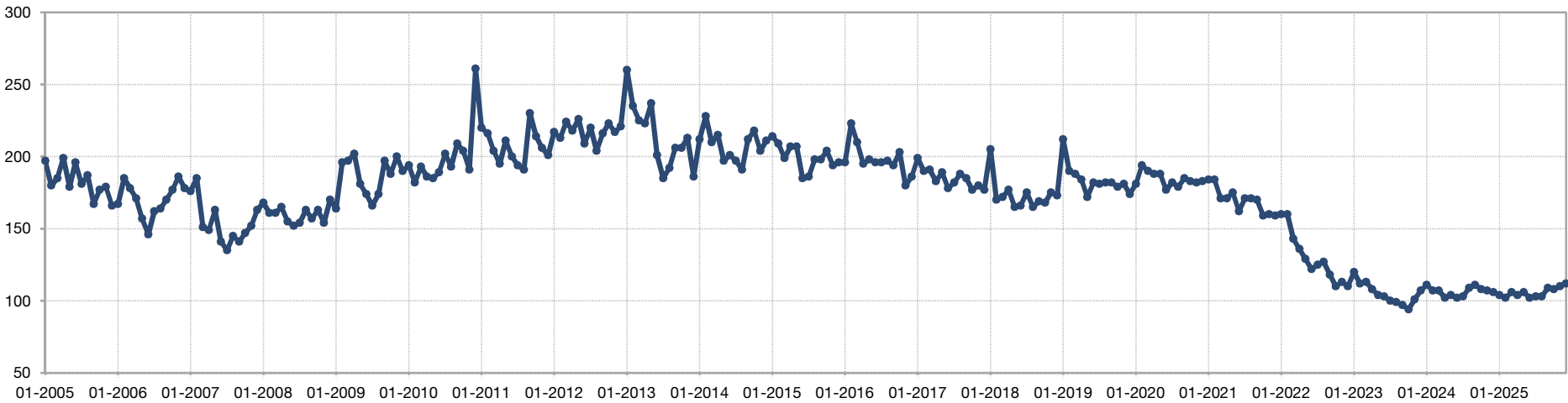


Year to Date



Affordability Index		Prior Year	Percent Change
January 2025	104	111	-6.3%
February 2025	102	107	-4.7%
March 2025	106	107	-0.9%
April 2025	104	102	+2.0%
May 2025	106	104	+1.9%
June 2025	102	102	0.0%
July 2025	103	103	0.0%
August 2025	103	109	-5.5%
September 2025	109	111	-1.8%
October 2025	108	108	0.0%
November 2025	110	107	+2.8%
December 2025	112	106	+5.7%
12-Month Avg	106	106	-0.6%

Historical Housing Affordability Index by Month

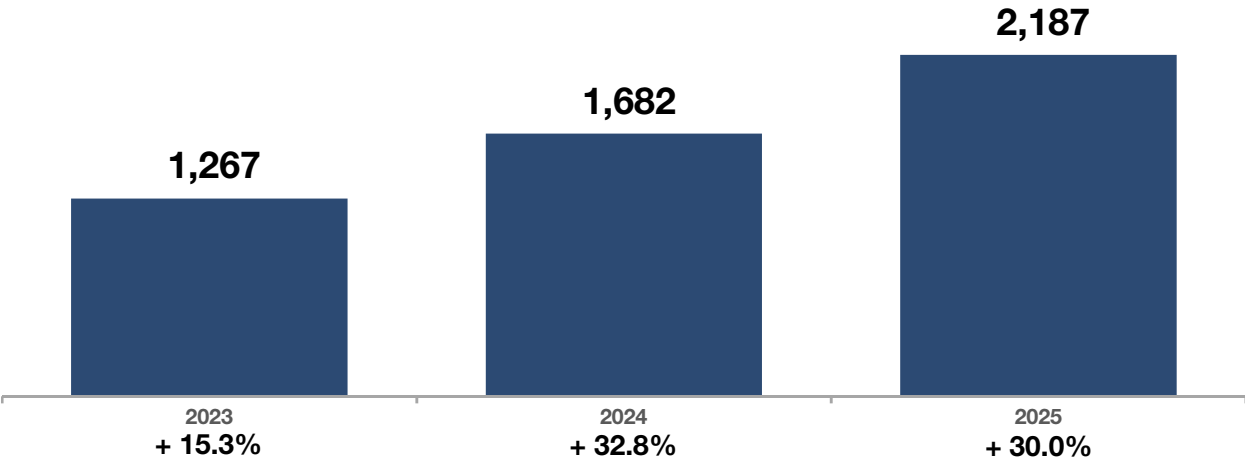


Inventory of Homes for Sale

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



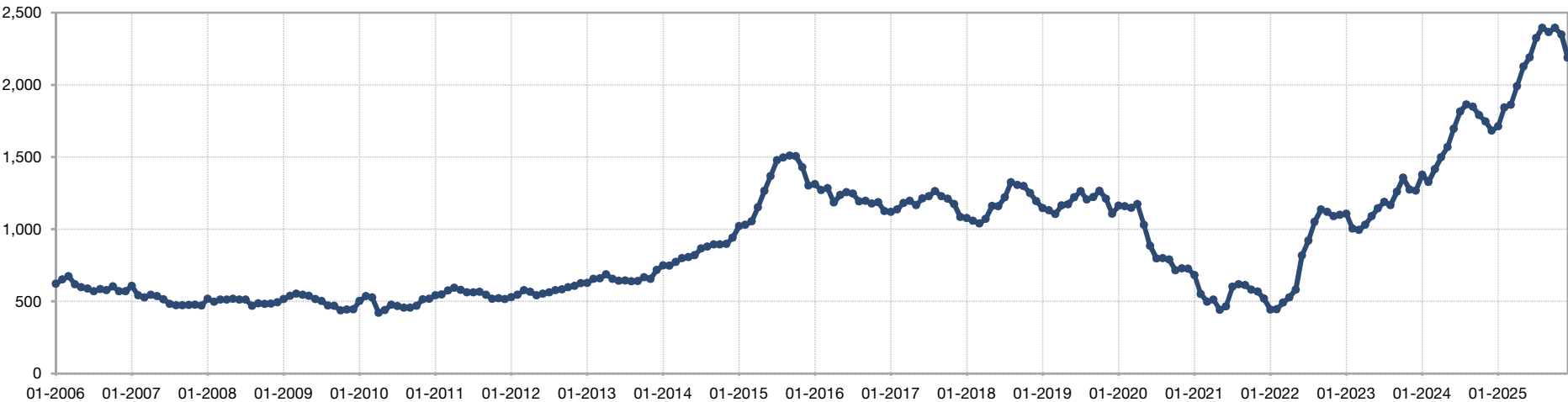
December



Homes for Sale		Prior Year	Percent Change
January 2025	1,713	1,377	+24.4%
February 2025	1,842	1,327	+38.8%
March 2025	1,861	1,415	+31.5%
April 2025	1,989	1,498	+32.8%
May 2025	2,126	1,569	+35.5%
June 2025	2,189	1,696	+29.1%
July 2025	2,323	1,814	+28.1%
August 2025	2,395	1,864	+28.5%
September 2025	2,364	1,849	+27.9%
October 2025	2,395	1,791	+33.7%
November 2025	2,347	1,746	+34.4%
December 2025	2,187	1,682	+30.0%
12-Month Avg*	2,144	1,636	+31.1%

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

Historical Inventory of Homes for Sale by Month

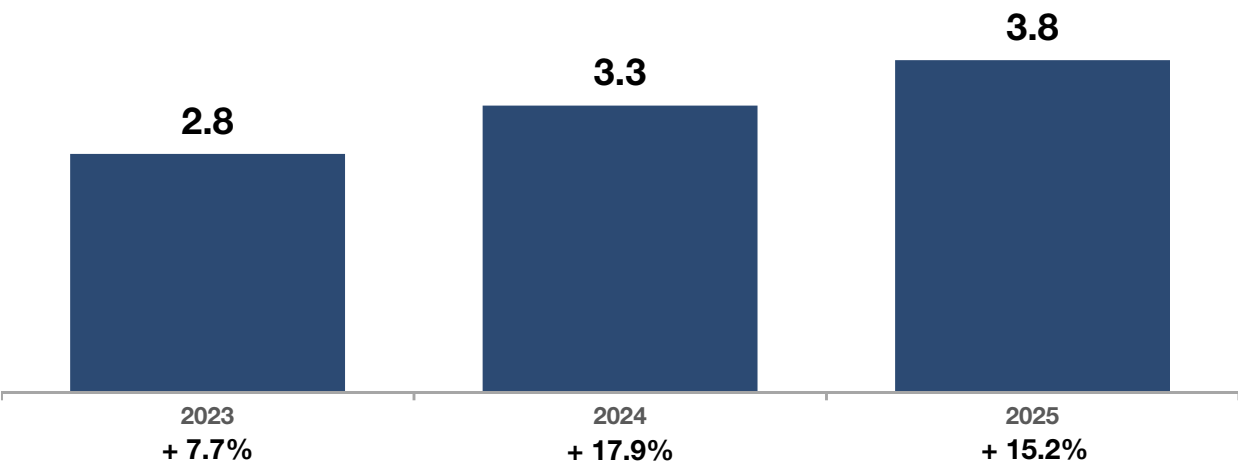


Months Supply of Inventory

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.



December



Months Supply		Prior Year	Percent Change
January 2025	3.3	2.9	+13.8%
February 2025	3.6	2.8	+28.6%
March 2025	3.5	3.0	+16.7%
April 2025	3.8	3.1	+22.6%
May 2025	4.0	3.3	+21.2%
June 2025	4.0	3.5	+14.3%
July 2025	4.2	3.7	+13.5%
August 2025	4.3	3.8	+13.2%
September 2025	4.2	3.8	+10.5%
October 2025	4.3	3.6	+19.4%
November 2025	4.1	3.5	+17.1%
December 2025	3.8	3.3	+15.2%
12-Month Avg*	3.9	3.4	+14.7%

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

Historical Months Supply of Inventory by Month

