

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2025

U.S. new-home sales jumped 7.4% month-over-month and 6.0% year-over-year to a seasonally adjusted annual rate of 724,000 units, according to the U.S. Census Bureau. The median sales price for new homes decreased 1.9% from the previous month to \$403,600, down 7.5% from one year earlier. There were 503,000 new homes available for sale heading into April, for an 8.3-month supply at the current sales pace. For the 12-month period spanning May 2024 through April 2025, Pending Sales in the Western Upstate Association of REALTORS® region was up 0.2 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales improved 19.9 percent.

The overall Median Sales Price was up 2.7 percent to \$305,000. The property type with the largest gain was the Condos segment, where prices went up 9.4 percent to \$254,450. The price range that tended to sell the quickest was the \$150,000 and Below range at 54 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 91 days.

Market-wide, inventory levels increased 37.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 54.8 percent. That amounts to 4.1 months of inventory for Single-Family Homes and 4.8 months of inventory for Condos.

Quick Facts

+ 19.9%

Price Range with
Strongest Sales:
\$750,001 to \$1,000,000

+ 8.5%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 1.4%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
Median Sales Price	5
Percent of List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8



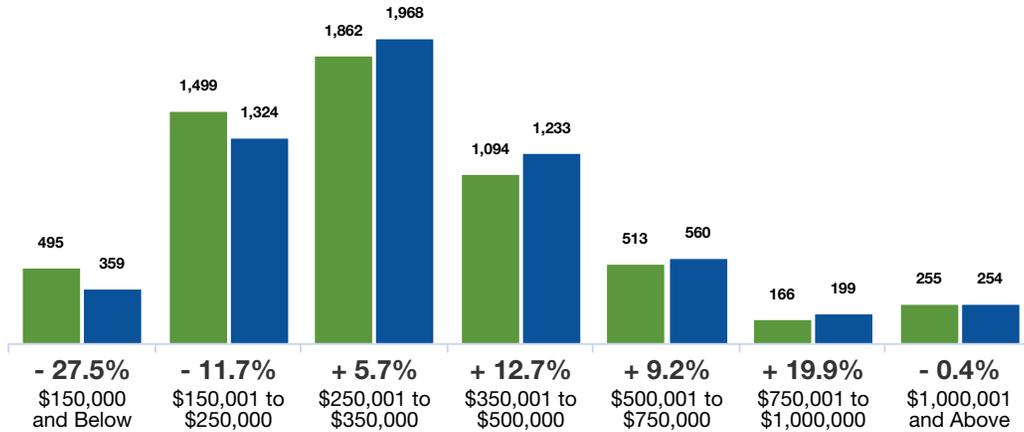
Pending Sales



A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

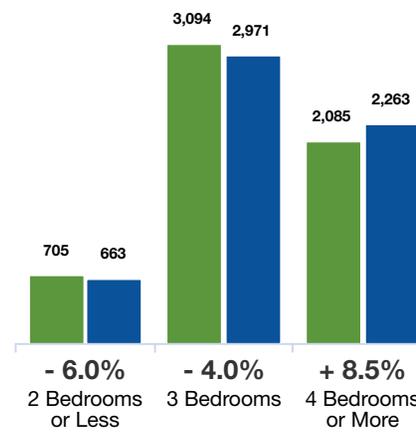
By Price Range

■ 4-2024 ■ 4-2025



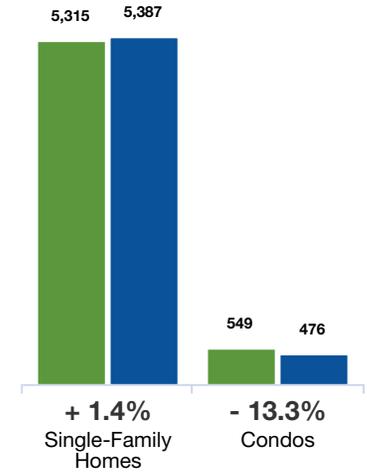
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	495	359	- 27.5%	454	337	- 25.8%	33	15	- 54.5%
\$150,001 to \$250,000	1,499	1,324	- 11.7%	1,221	1,102	- 9.7%	272	217	- 20.2%
\$250,001 to \$350,000	1,862	1,968	+ 5.7%	1,703	1,816	+ 6.6%	158	146	- 7.6%
\$350,001 to \$500,000	1,094	1,233	+ 12.7%	1,035	1,153	+ 11.4%	55	69	+ 25.5%
\$500,001 to \$750,000	513	560	+ 9.2%	495	539	+ 8.9%	18	18	0.0%
\$750,001 to \$1,000,000	166	199	+ 19.9%	154	191	+ 24.0%	12	6	- 50.0%
\$1,000,001 and Above	255	254	- 0.4%	253	249	- 1.6%	1	5	+ 400.0%
All Price Ranges	5,884	5,897	+ 0.2%	5,315	5,387	+ 1.4%	549	476	- 13.3%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	705	663	- 6.0%	560	517	- 7.7%	135	137	+ 1.5%
3 Bedrooms	3,094	2,971	- 4.0%	2,748	2,699	- 1.8%	337	265	- 21.4%
4 Bedrooms or More	2,085	2,263	+ 8.5%	2,007	2,171	+ 8.2%	77	74	- 3.9%
All Bedroom Counts	5,884	5,897	+ 0.2%	5,315	5,387	+ 1.4%	549	476	- 13.3%

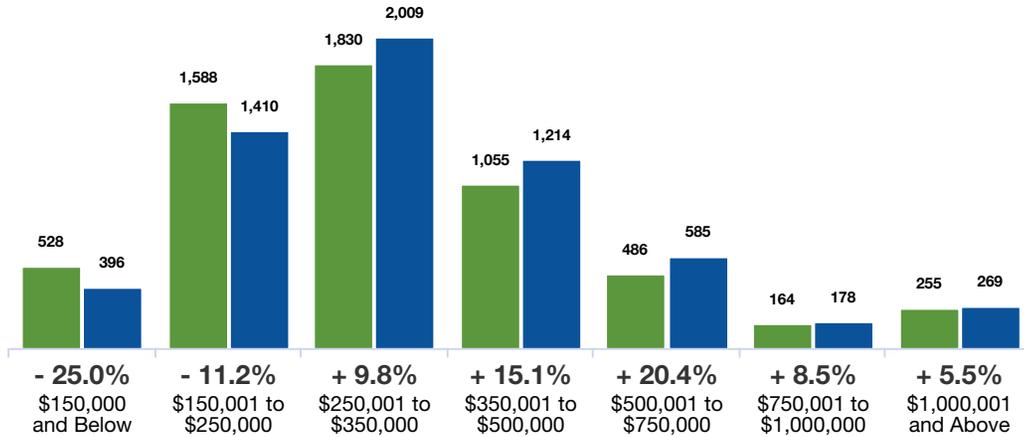
Closed Sales



A count of the actual sales that closed. **Based on a rolling 12-month total.**

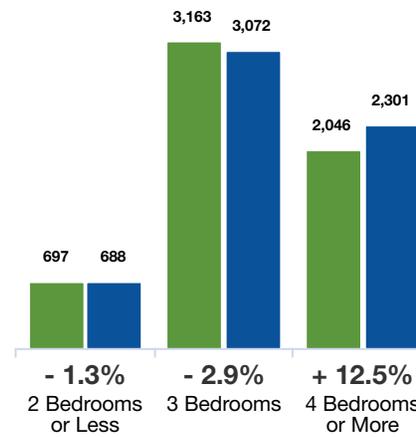
By Price Range

■ 4-2024 ■ 4-2025



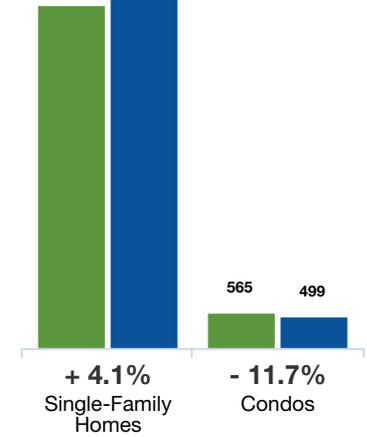
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	528	396	- 25.0%	475	365	- 23.2%	41	24	- 41.5%
\$150,001 to \$250,000	1,588	1,410	- 11.2%	1,279	1,182	- 7.6%	305	223	- 26.9%
\$250,001 to \$350,000	1,830	2,009	+ 9.8%	1,691	1,851	+ 9.5%	137	154	+ 12.4%
\$350,001 to \$500,000	1,055	1,214	+ 15.1%	997	1,141	+ 14.4%	54	64	+ 18.5%
\$500,001 to \$750,000	486	585	+ 20.4%	468	562	+ 20.1%	17	22	+ 29.4%
\$750,001 to \$1,000,000	164	178	+ 8.5%	154	170	+ 10.4%	10	7	- 30.0%
\$1,000,001 and Above	255	269	+ 5.5%	253	264	+ 4.3%	1	5	+ 400.0%
All Price Ranges	5,906	6,061	+ 2.6%	5,317	5,535	+ 4.1%	565	499	- 11.7%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	697	688	- 1.3%	538	542	+ 0.7%	147	137	- 6.8%
3 Bedrooms	3,163	3,072	- 2.9%	2,814	2,782	- 1.1%	338	285	- 15.7%
4 Bedrooms or More	2,046	2,301	+ 12.5%	1,965	2,211	+ 12.5%	80	77	- 3.8%
All Bedroom Counts	5,906	6,061	+ 2.6%	5,317	5,535	+ 4.1%	565	499	- 11.7%

Days On Market Until Sale

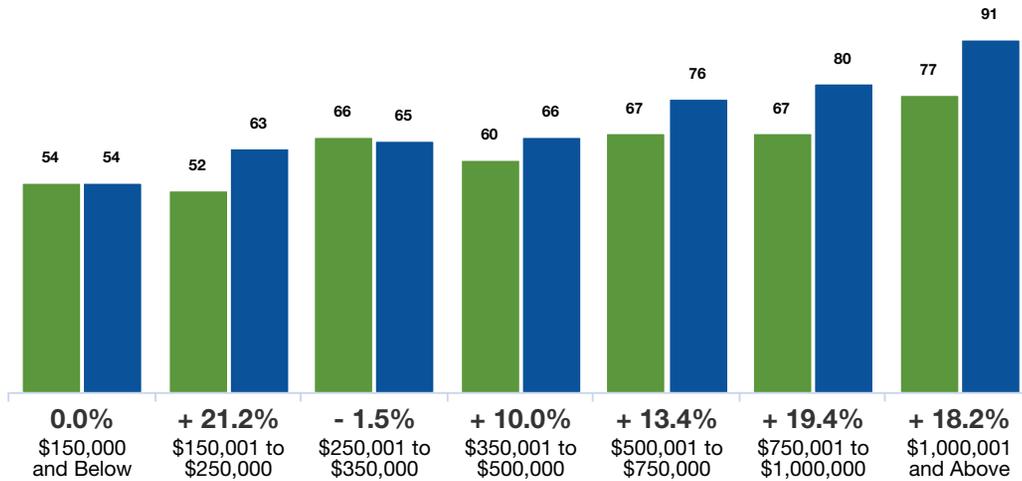


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

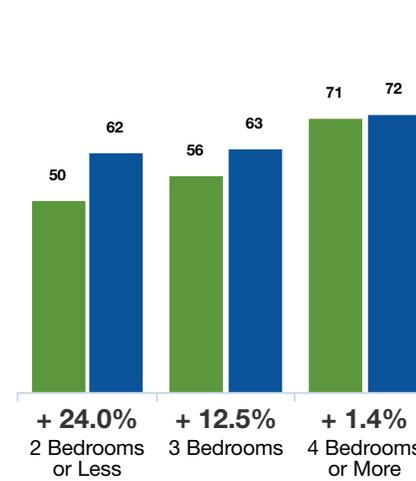
By Price Range

■ 4-2024 ■ 4-2025



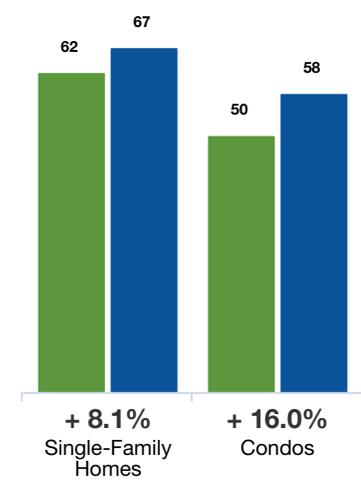
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range	4-2024	4-2025	Change
\$150,000 and Below	54	54	0.0%
\$150,001 to \$250,000	52	63	+ 21.2%
\$250,001 to \$350,000	66	65	- 1.5%
\$350,001 to \$500,000	60	66	+ 10.0%
\$500,001 to \$750,000	67	76	+ 13.4%
\$750,001 to \$1,000,000	67	80	+ 19.4%
\$1,000,001 and Above	77	91	+ 18.2%
All Price Ranges	61	66	+ 8.2%

Single-Family Homes

By Price Range	4-2024	4-2025	Change
\$150,000 and Below	54	53	- 1.9%
\$150,001 to \$250,000	54	65	+ 20.4%
\$250,001 to \$350,000	67	66	- 1.5%
\$350,001 to \$500,000	61	65	+ 6.6%
\$500,001 to \$750,000	68	76	+ 11.8%
\$750,001 to \$1,000,000	68	80	+ 17.6%
\$1,000,001 and Above	77	91	+ 18.2%
All Price Ranges	62	67	+ 8.1%

Condos

By Price Range	4-2024	4-2025	Change
\$150,000 and Below	53	68	+ 28.3%
\$150,001 to \$250,000	44	52	+ 18.2%
\$250,001 to \$350,000	63	51	- 19.0%
\$350,001 to \$500,000	48	76	+ 58.3%
\$500,001 to \$750,000	50	90	+ 80.0%
\$750,001 to \$1,000,000	55	72	+ 30.9%
\$1,000,001 and Above	0	75	--
All Price Ranges	50	58	+ 16.0%

By Bedroom Count

By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	50	62	+ 24.0%
3 Bedrooms	56	63	+ 12.5%
4 Bedrooms or More	71	72	+ 1.4%
All Bedroom Counts	61	66	+ 8.2%

Single-Family Homes

By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	50	63	+ 26.0%
3 Bedrooms	57	63	+ 10.5%
4 Bedrooms or More	72	73	+ 1.4%
All Bedroom Counts	62	67	+ 8.1%

Condos

By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	48	61	+ 27.1%
3 Bedrooms	50	60	+ 20.0%
4 Bedrooms or More	53	46	- 13.2%
All Bedroom Counts	50	58	+ 16.0%

Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

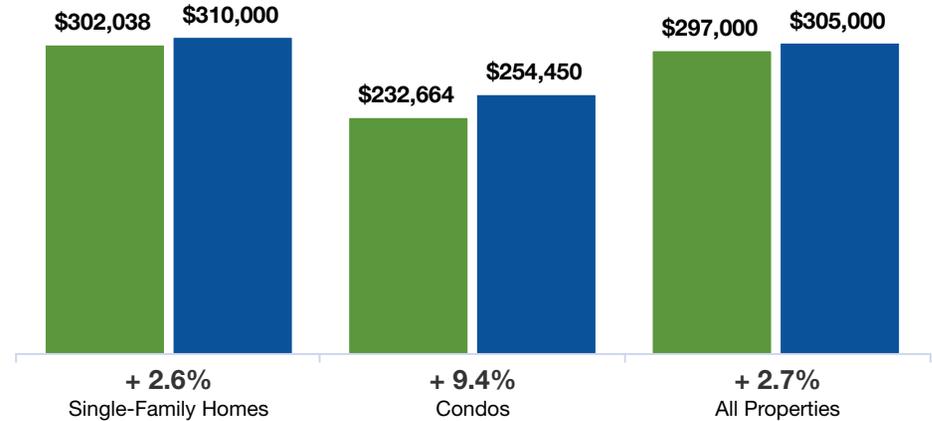
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	\$171,500	\$192,000	+ 12.0%
3 Bedrooms	\$265,500	\$275,000	+ 3.6%
4 Bedrooms or More	\$380,170	\$385,900	+ 1.5%
All Bedroom Counts	\$297,000	\$305,000	+ 2.7%

Single-Family Homes

	4-2024	4-2025	Change
Single-Family Homes	\$167,000	\$186,000	+ 11.4%
Single-Family Homes	\$270,000	\$278,650	+ 3.2%
Single-Family Homes	\$387,741	\$392,950	+ 1.3%
All Single-Family Homes	\$302,038	\$310,000	+ 2.6%

Condos

	4-2024	4-2025	Change
Condos	\$208,000	\$213,000	+ 2.4%
Condos	\$240,740	\$263,300	+ 9.4%
Condos	\$216,000	\$243,500	+ 12.7%
All Condos	\$232,664	\$254,450	+ 9.4%

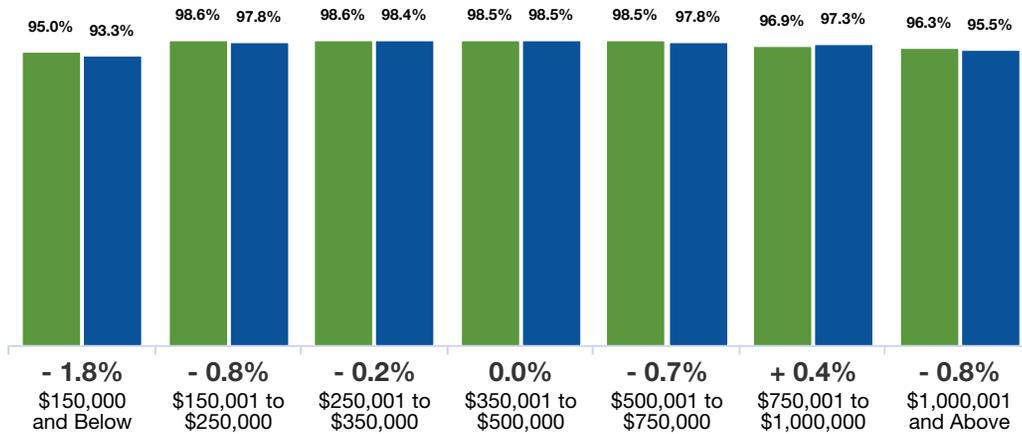
Percent of List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

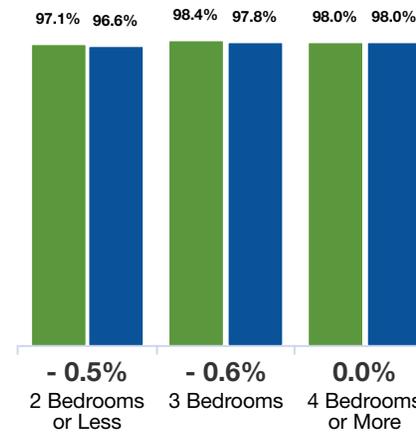
By Price Range

■ 4-2024 ■ 4-2025



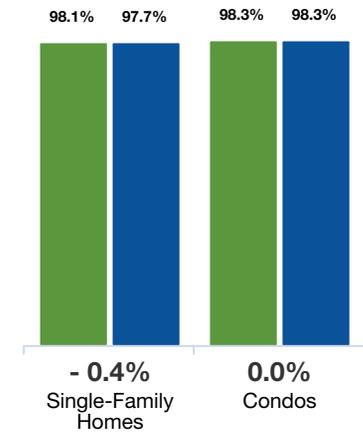
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	95.0%	93.3%	- 1.8%	95.0%	93.1%	- 2.0%	96.6%	96.3%	- 0.3%
\$150,001 to \$250,000	98.6%	97.8%	- 0.8%	98.6%	97.7%	- 0.9%	98.6%	98.7%	+ 0.1%
\$250,001 to \$350,000	98.6%	98.4%	- 0.2%	98.6%	98.4%	- 0.2%	98.3%	98.4%	+ 0.1%
\$350,001 to \$500,000	98.5%	98.5%	0.0%	98.5%	98.5%	0.0%	97.9%	97.7%	- 0.2%
\$500,001 to \$750,000	98.5%	97.8%	- 0.7%	98.5%	97.8%	- 0.7%	98.3%	98.9%	+ 0.6%
\$750,001 to \$1,000,000	96.9%	97.3%	+ 0.4%	96.9%	97.3%	+ 0.4%	96.8%	99.4%	+ 2.7%
\$1,000,001 and Above	96.3%	95.5%	- 0.8%	96.3%	95.5%	- 0.8%	100.0%	95.3%	- 4.7%
All Price Ranges	98.1%	97.7%	- 0.4%	98.1%	97.7%	- 0.4%	98.3%	98.3%	0.0%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	97.1%	96.6%	- 0.5%	97.2%	96.1%	- 1.1%	97.4%	98.1%	+ 0.7%
3 Bedrooms	98.4%	97.8%	- 0.6%	98.4%	97.8%	- 0.6%	98.5%	98.4%	- 0.1%
4 Bedrooms or More	98.0%	98.0%	0.0%	98.0%	98.0%	0.0%	99.0%	98.4%	- 0.6%
All Bedroom Counts	98.1%	97.7%	- 0.4%	98.1%	97.7%	- 0.4%	98.3%	98.3%	0.0%

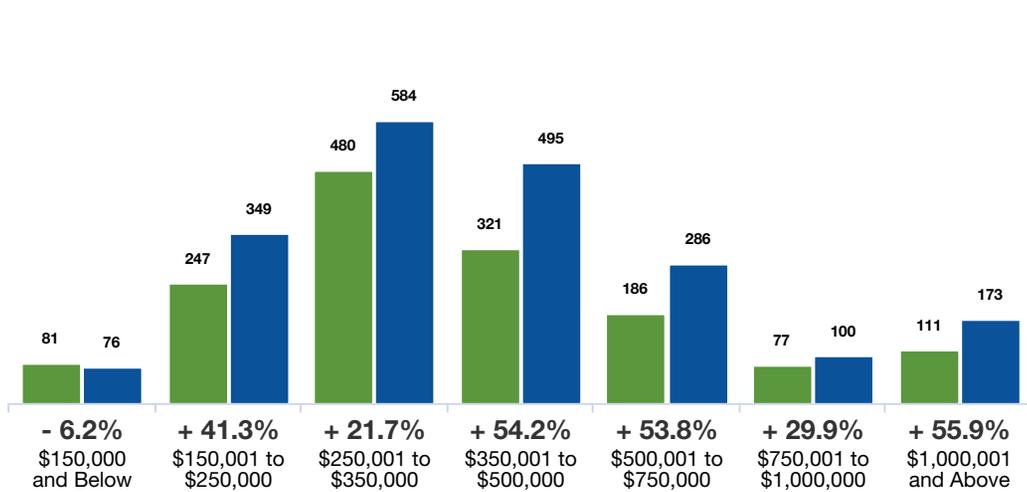
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

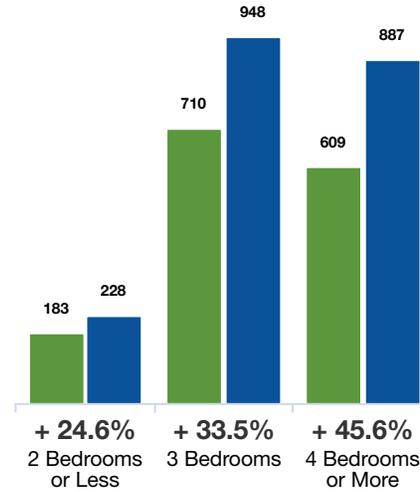
By Price Range

■ 4-2024 ■ 4-2025



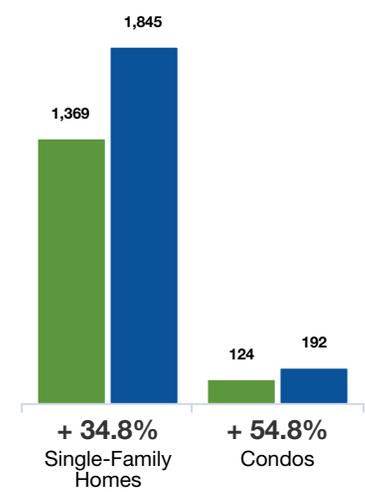
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range	4-2024	4-2025	Change
\$150,000 and Below	81	76	- 6.2%
\$150,001 to \$250,000	247	349	+ 41.3%
\$250,001 to \$350,000	480	584	+ 21.7%
\$350,001 to \$500,000	321	495	+ 54.2%
\$500,001 to \$750,000	186	286	+ 53.8%
\$750,001 to \$1,000,000	77	100	+ 29.9%
\$1,000,001 and Above	111	173	+ 55.9%
All Price Ranges	1,503	2,063	+ 37.3%

Single-Family Homes

By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	75	68	- 9.3%	3	0	- 100.0%
\$150,001 to \$250,000	212	253	+ 19.3%	33	93	+ 181.8%
\$250,001 to \$350,000	438	532	+ 21.5%	40	46	+ 15.0%
\$350,001 to \$500,000	293	453	+ 54.6%	26	37	+ 42.3%
\$500,001 to \$750,000	170	271	+ 59.4%	15	12	- 20.0%
\$750,001 to \$1,000,000	72	97	+ 34.7%	5	3	- 40.0%
\$1,000,001 and Above	109	171	+ 56.9%	2	1	- 50.0%
All Price Ranges	1,369	1,845	+ 34.8%	124	192	+ 54.8%

Condos

By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	183	228	+ 24.6%
3 Bedrooms	710	948	+ 33.5%
4 Bedrooms or More	609	887	+ 45.6%
All Bedroom Counts	1,503	2,063	+ 37.3%

By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	133	153	+ 15.0%	43	61	+ 41.9%
3 Bedrooms	639	827	+ 29.4%	70	115	+ 64.3%
4 Bedrooms or More	596	865	+ 45.1%	11	16	+ 45.5%
All Bedroom Counts	1,369	1,845	+ 34.8%	124	192	+ 54.8%

Months Supply of Inventory

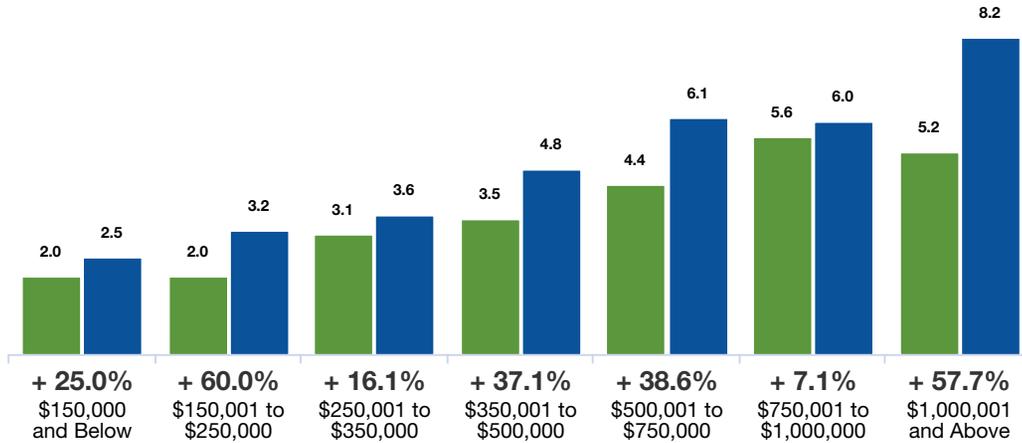


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

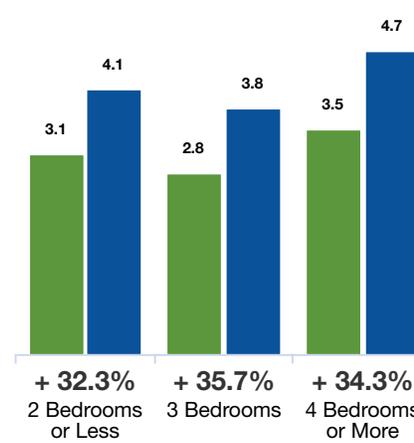
By Price Range

■ 4-2024 ■ 4-2025



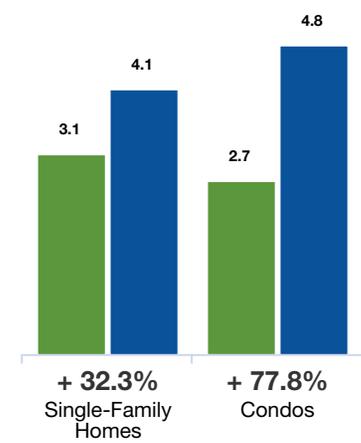
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range	4-2024	4-2025	Change
\$150,000 and Below	2.0	2.5	+ 25.0%
\$150,001 to \$250,000	2.0	3.2	+ 60.0%
\$250,001 to \$350,000	3.1	3.6	+ 16.1%
\$350,001 to \$500,000	3.5	4.8	+ 37.1%
\$500,001 to \$750,000	4.4	6.1	+ 38.6%
\$750,001 to \$1,000,000	5.6	6.0	+ 7.1%
\$1,000,001 and Above	5.2	8.2	+ 57.7%
All Price Ranges	3.1	4.2	+ 35.5%

Single-Family Homes

By Price Range	4-2024	4-2025	Change
\$150,000 and Below	2.0	2.4	+ 20.0%
\$150,001 to \$250,000	2.1	2.8	+ 33.3%
\$250,001 to \$350,000	3.1	3.5	+ 12.9%
\$350,001 to \$500,000	3.4	4.7	+ 38.2%
\$500,001 to \$750,000	4.1	6.0	+ 46.3%
\$750,001 to \$1,000,000	5.6	6.1	+ 8.9%
\$1,000,001 and Above	5.2	8.2	+ 57.7%
All Price Ranges	3.1	4.1	+ 32.3%

Condos

By Price Range	4-2024	4-2025	Change
\$150,000 and Below	1.0	--	--
\$150,001 to \$250,000	1.5	5.1	+ 240.0%
\$250,001 to \$350,000	3.0	3.8	+ 26.7%
\$350,001 to \$500,000	5.7	6.4	+ 12.3%
\$500,001 to \$750,000	5.8	6.7	+ 15.5%
\$750,001 to \$1,000,000	2.9	2.0	- 31.0%
\$1,000,001 and Above	2.0	0.6	- 70.0%
All Price Ranges	2.7	4.8	+ 77.8%

By Bedroom Count

By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	3.1	4.1	+ 32.3%
3 Bedrooms	2.8	3.8	+ 35.7%
4 Bedrooms or More	3.5	4.7	+ 34.3%
All Bedroom Counts	3.1	4.2	+ 35.5%

Single-Family Homes

By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	2.8	3.6	+ 28.6%
3 Bedrooms	2.8	3.7	+ 32.1%
4 Bedrooms or More	3.6	4.8	+ 33.3%
All Bedroom Counts	3.1	4.1	+ 32.3%

Condos

By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	3.8	5.3	+ 39.5%
3 Bedrooms	2.5	5.2	+ 108.0%
4 Bedrooms or More	1.7	2.6	+ 52.9%
All Bedroom Counts	2.7	4.8	+ 77.8%