

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2025

U.S. sales of new residential homes rose 10.9% month-over-month and 3.3% year-over-year to a seasonally adjusted annual rate of 743,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast sales declining to a rate of 693,000 units for the month. There were an estimated 504,000 new homes for sale heading into May, for an 8.1-month supply at the current sales pace. For the 12-month period spanning June 2024 through May 2025, Pending Sales in the Western Upstate Association of REALTORS® region rose 0.1 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales were up 25.9 percent.

The overall Median Sales Price rose 2.4 percent to \$306,000. The property type with the largest gain was the Condos segment, where prices went up 7.9 percent to \$253,500. The price range that tended to sell the quickest was the \$150,000 and Below range at 53 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 92 days.

Market-wide, inventory levels was up 39.5 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 65.1 percent. That amounts to 4.5 months of inventory for Single-Family Homes and 5.2 months of inventory for Condos.

Quick Facts

+ 25.9%	+ 9.1%	+ 0.5%
Price Range with Strongest Sales: \$750,001 to \$1,000,000	Bedroom Count with Strongest Sales: 4 Bedrooms or More	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



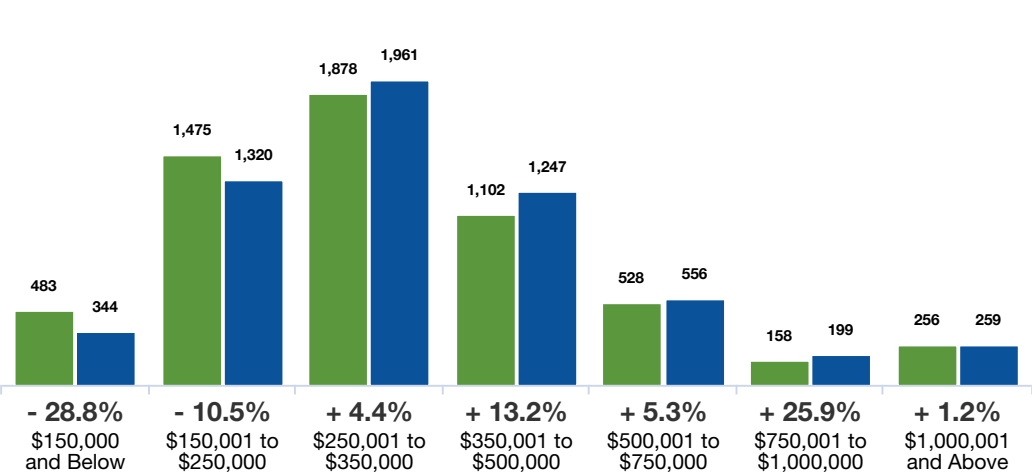
Pending Sales



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

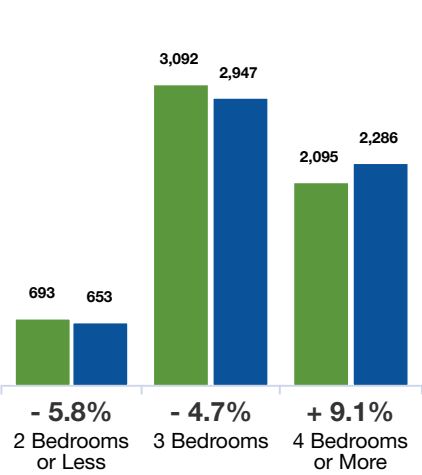
By Price Range

■ 5-2024 ■ 5-2025



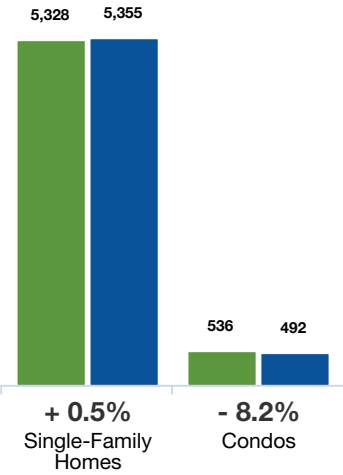
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



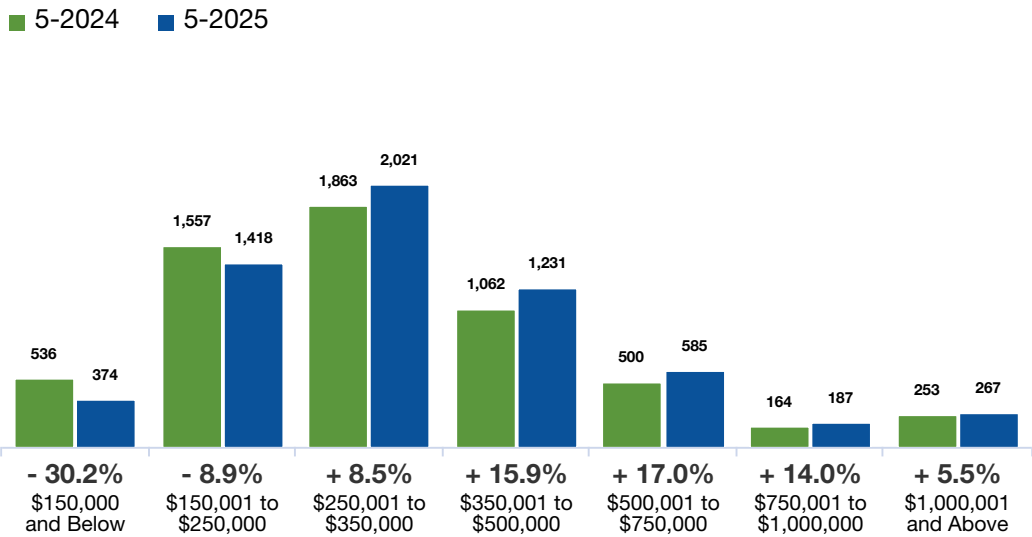
All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	483	344	- 28.8%	446	321	- 28.0%	31	16	- 48.4%
\$150,001 to \$250,000	1,475	1,320	- 10.5%	1,202	1,088	- 9.5%	268	227	- 15.3%
\$250,001 to \$350,000	1,878	1,961	+ 4.4%	1,723	1,806	+ 4.8%	154	148	- 3.9%
\$350,001 to \$500,000	1,102	1,247	+ 13.2%	1,041	1,166	+ 12.0%	58	67	+ 15.5%
\$500,001 to \$750,000	528	556	+ 5.3%	513	531	+ 3.5%	15	21	+ 40.0%
\$750,001 to \$1,000,000	158	199	+ 25.9%	149	190	+ 27.5%	9	7	- 22.2%
\$1,000,001 and Above	256	259	+ 1.2%	254	253	- 0.4%	1	6	+ 500.0%
All Price Ranges	5,880	5,886	+ 0.1%	5,328	5,355	+ 0.5%	536	492	- 8.2%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	693	653	- 5.8%	554	500	- 9.7%	131	142	+ 8.4%
3 Bedrooms	3,092	2,947	- 4.7%	2,750	2,666	- 3.1%	335	274	- 18.2%
4 Bedrooms or More	2,095	2,286	+ 9.1%	2,024	2,189	+ 8.2%	70	76	+ 8.6%
All Bedroom Counts	5,880	5,886	+ 0.1%	5,328	5,355	+ 0.5%	536	492	- 8.2%

Closed Sales

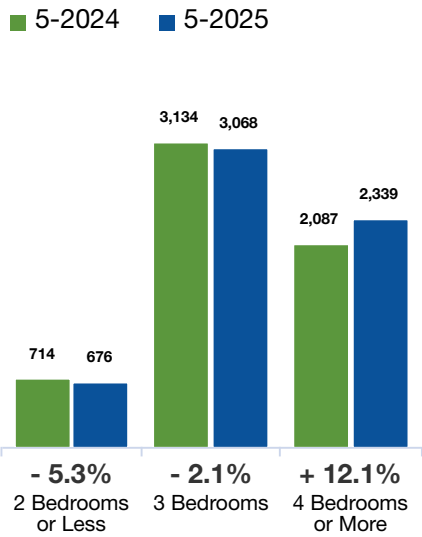


A count of the actual sales that closed. Based on a rolling 12-month total.

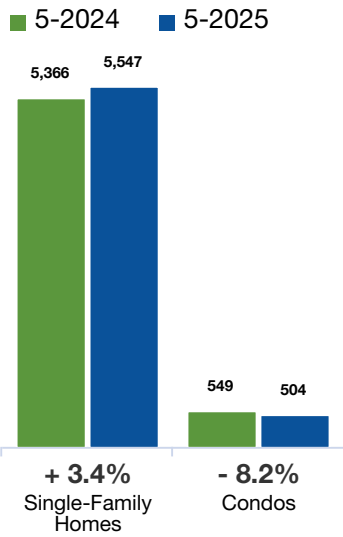
By Price Range



By Bedroom Count



By Property Type



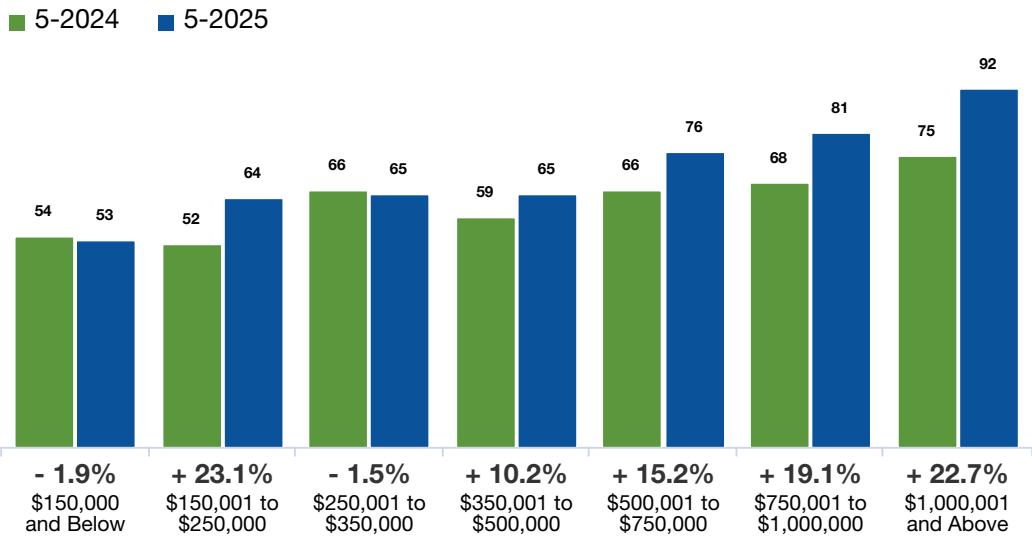
All Properties				Single-Family Homes				Condos			
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025
\$150,000 and Below	536	374	- 30.2%	490	346	- 29.4%	36	21	- 41.7%		
\$150,001 to \$250,000	1,557	1,418	- 8.9%	1,261	1,183	- 6.2%	292	229	- 21.6%		
\$250,001 to \$350,000	1,863	2,021	+ 8.5%	1,721	1,863	+ 8.3%	140	153	+ 9.3%		
\$350,001 to \$500,000	1,062	1,231	+ 15.9%	1,005	1,153	+ 14.7%	54	67	+ 24.1%		
\$500,001 to \$750,000	500	585	+ 17.0%	485	562	+ 15.9%	15	21	+ 40.0%		
\$750,001 to \$1,000,000	164	187	+ 14.0%	153	179	+ 17.0%	11	7	- 36.4%		
\$1,000,001 and Above	253	267	+ 5.5%	251	261	+ 4.0%	1	6	+ 500.0%		
All Price Ranges	5,935	6,083	+ 2.5%	5,366	5,547	+ 3.4%	549	504	- 8.2%		
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025
2 Bedrooms or Less	714	676	- 5.3%	564	526	- 6.7%	140	141	+ 0.7%		
3 Bedrooms	3,134	3,068	- 2.1%	2,791	2,777	- 0.5%	334	284	- 15.0%		
4 Bedrooms or More	2,087	2,339	+ 12.1%	2,011	2,244	+ 11.6%	75	79	+ 5.3%		
All Bedroom Counts	5,935	6,083	+ 2.5%	5,366	5,547	+ 3.4%	549	504	- 8.2%		

Days On Market Until Sale

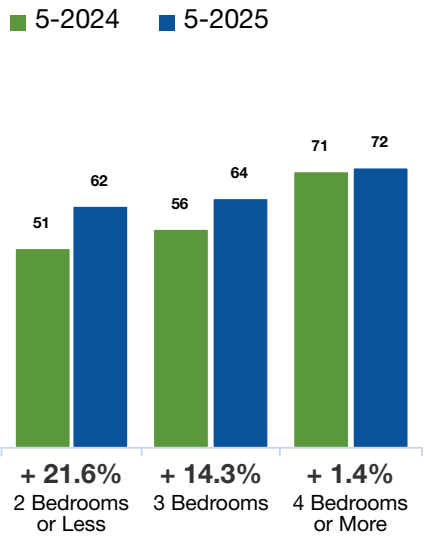


Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.

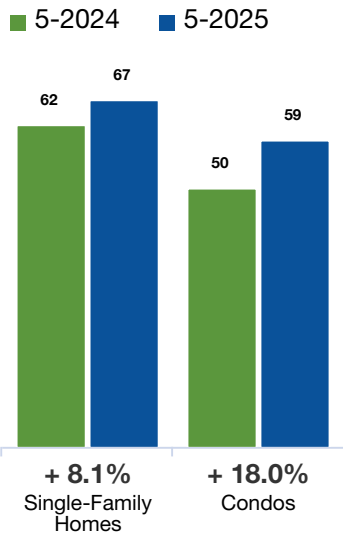
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	54	53	- 1.9%	54	52	- 3.7%	62	69	+ 11.3%
\$150,001 to \$250,000	52	64	+ 23.1%	54	66	+ 22.2%	44	57	+ 29.5%
\$250,001 to \$350,000	66	65	- 1.5%	66	66	0.0%	60	52	- 13.3%
\$350,001 to \$500,000	59	65	+ 10.2%	60	66	+ 10.0%	52	70	+ 34.6%
\$500,001 to \$750,000	66	76	+ 15.2%	66	75	+ 13.6%	60	88	+ 46.7%
\$750,001 to \$1,000,000	68	81	+ 19.1%	69	81	+ 17.4%	53	77	+ 45.3%
\$1,000,001 and Above	75	92	+ 22.7%	75	92	+ 22.7%	0	86	—
All Price Ranges	60	67	+ 11.7%	62	67	+ 8.1%	50	59	+ 18.0%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	51	62	+ 21.6%	51	63	+ 23.5%	52	62	+ 19.2%
3 Bedrooms	56	64	+ 14.3%	57	64	+ 12.3%	49	62	+ 26.5%
4 Bedrooms or More	71	72	+ 1.4%	71	73	+ 2.8%	56	45	- 19.6%
All Bedroom Counts	60	67	+ 11.7%	62	67	+ 8.1%	50	59	+ 18.0%

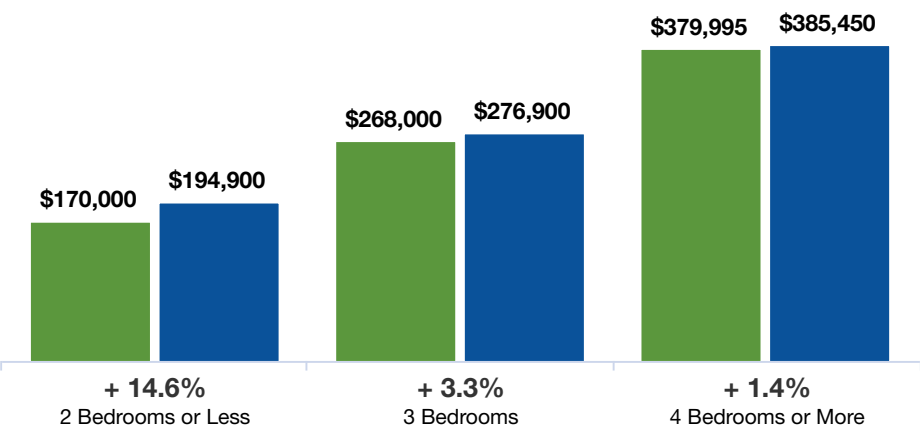
Median Sales Price



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

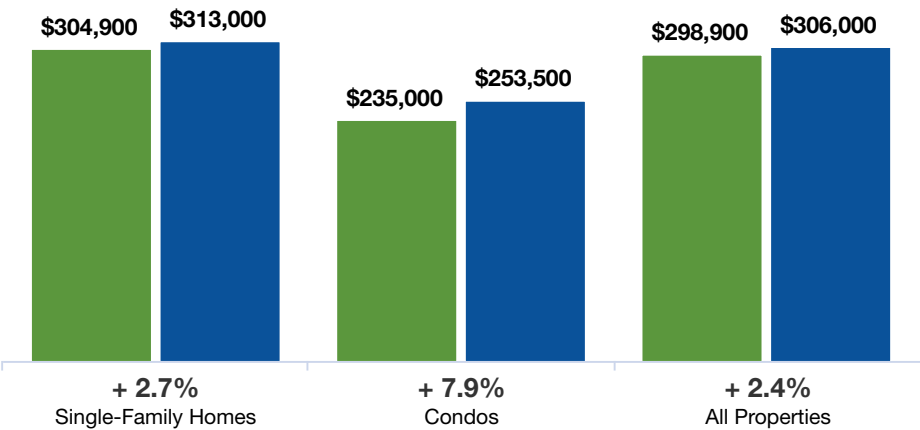
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties			
By Bedroom Count	5-2024	5-2025	Change
2 Bedrooms or Less	\$170,000	\$194,900	+ 14.6%
3 Bedrooms	\$268,000	\$276,900	+ 3.3%
4 Bedrooms or More	\$379,995	\$385,450	+ 1.4%
All Bedroom Counts	\$298,900	\$306,000	+ 2.4%

Single-Family Homes			Condos		
5-2024	5-2025	Change	5-2024	5-2025	Change
\$165,250	\$189,000	+ 14.4%	\$203,500	\$213,000	+ 4.7%
\$270,000	\$279,900	+ 3.7%	\$246,500	\$264,495	+ 7.3%
\$385,000	\$392,000	+ 1.8%	\$217,500	\$245,000	+ 12.6%
\$304,900	\$313,000	+ 2.7%	\$235,000	\$253,500	+ 7.9%

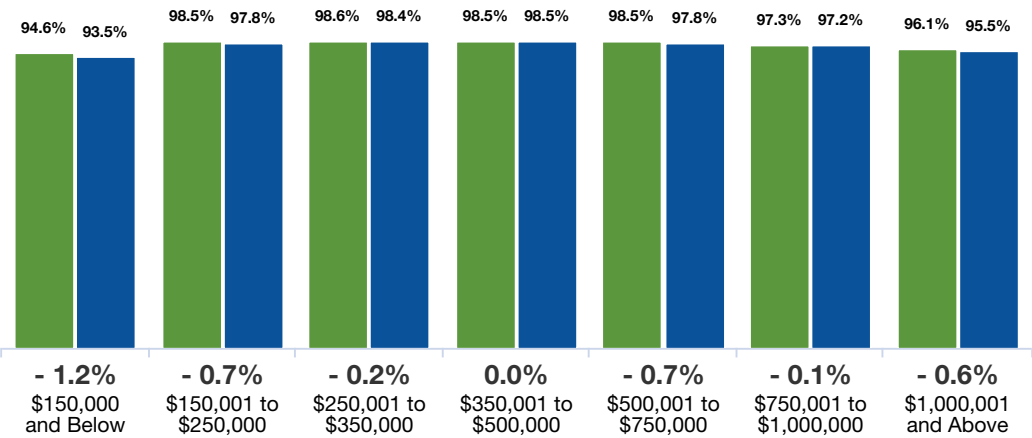
Percent of List Price Received



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.**

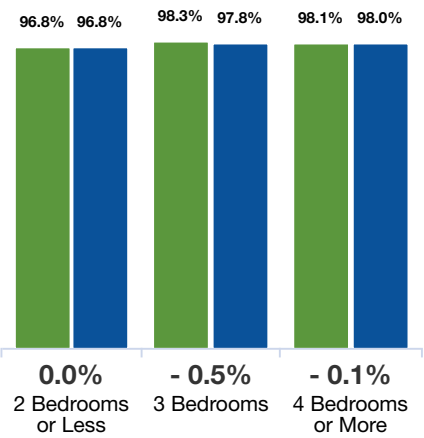
By Price Range

■ 5-2024 ■ 5-2025



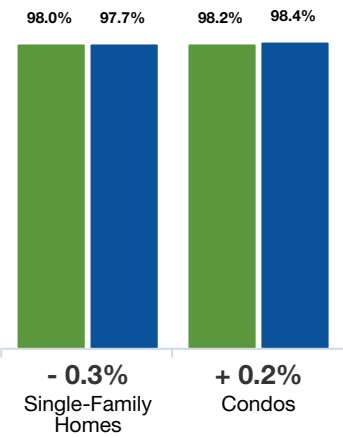
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes				Condos			
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025
\$150,000 and Below	94.6%	93.5%	- 1.2%	94.7%	93.4%	- 1.4%	95.8%	96.2%	+ 0.4%	95.8%	96.2%
\$150,001 to \$250,000	98.5%	97.8%	- 0.7%	98.5%	97.6%	- 0.9%	98.6%	98.7%	+ 0.1%	98.6%	98.7%
\$250,001 to \$350,000	98.6%	98.4%	- 0.2%	98.6%	98.4%	- 0.2%	98.4%	98.5%	+ 0.1%	98.4%	98.5%
\$350,001 to \$500,000	98.5%	98.5%	0.0%	98.5%	98.5%	0.0%	97.8%	98.0%	+ 0.2%	97.8%	98.0%
\$500,001 to \$750,000	98.5%	97.8%	- 0.7%	98.5%	97.8%	- 0.7%	97.9%	98.4%	+ 0.5%	97.9%	98.4%
\$750,001 to \$1,000,000	97.3%	97.2%	- 0.1%	97.3%	97.2%	- 0.1%	97.5%	98.4%	+ 0.9%	97.5%	98.4%
\$1,000,001 and Above	96.1%	95.5%	- 0.6%	96.1%	95.5%	- 0.6%	100.0%	95.9%	- 4.1%	100.0%	95.9%
All Price Ranges	98.0%	97.8%	- 0.2%	98.0%	97.7%	- 0.3%	98.2%	98.4%	+ 0.2%	98.2%	98.4%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025
2 Bedrooms or Less	96.8%	96.8%	0.0%	96.8%	96.3%	- 0.5%	97.2%	98.1%	+ 0.9%	97.2%	98.1%
3 Bedrooms	98.3%	97.8%	- 0.5%	98.3%	97.8%	- 0.5%	98.4%	98.5%	+ 0.1%	98.4%	98.5%
4 Bedrooms or More	98.1%	98.0%	- 0.1%	98.0%	98.0%	0.0%	99.3%	98.3%	- 1.0%	99.3%	98.3%
All Bedroom Counts	98.0%	97.8%	- 0.2%	98.0%	97.7%	- 0.3%	98.2%	98.4%	+ 0.2%	98.2%	98.4%

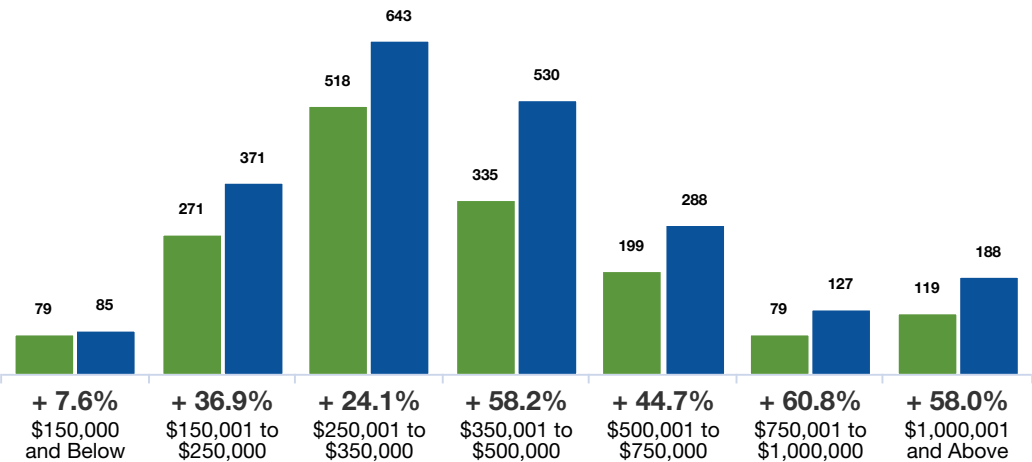
Inventory of Homes for Sale



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

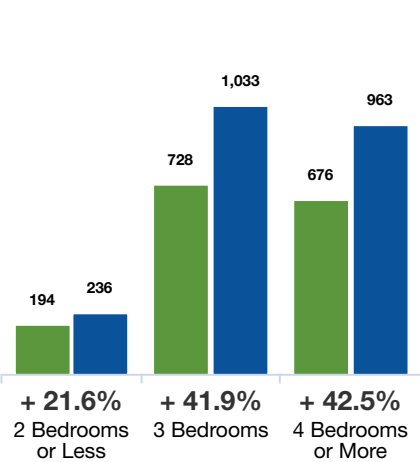
By Price Range

■ 5-2024 ■ 5-2025



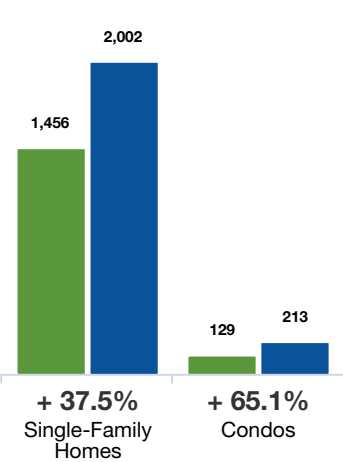
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	79	85	+ 7.6%	73	79	+ 8.2%	2	0	- 100.0%
\$150,001 to \$250,000	271	371	+ 36.9%	233	275	+ 18.0%	35	93	+ 165.7%
\$250,001 to \$350,000	518	643	+ 24.1%	468	567	+ 21.2%	46	72	+ 56.5%
\$350,001 to \$500,000	335	530	+ 58.2%	309	494	+ 59.9%	24	35	+ 45.8%
\$500,001 to \$750,000	199	288	+ 44.7%	182	276	+ 51.6%	16	10	- 37.5%
\$750,001 to \$1,000,000	79	127	+ 60.8%	74	125	+ 68.9%	4	2	- 50.0%
\$1,000,001 and Above	119	188	+ 58.0%	117	186	+ 59.0%	2	1	- 50.0%
All Price Ranges	1,600	2,232	+ 39.5%	1,456	2,002	+ 37.5%	129	213	+ 65.1%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	194	236	+ 21.6%	144	168	+ 16.7%	41	58	+ 41.5%
3 Bedrooms	728	1,033	+ 41.9%	650	895	+ 37.7%	77	134	+ 74.0%
4 Bedrooms or More	676	963	+ 42.5%	661	939	+ 42.1%	11	21	+ 90.9%
All Bedroom Counts	1,600	2,232	+ 39.5%	1,456	2,002	+ 37.5%	129	213	+ 65.1%

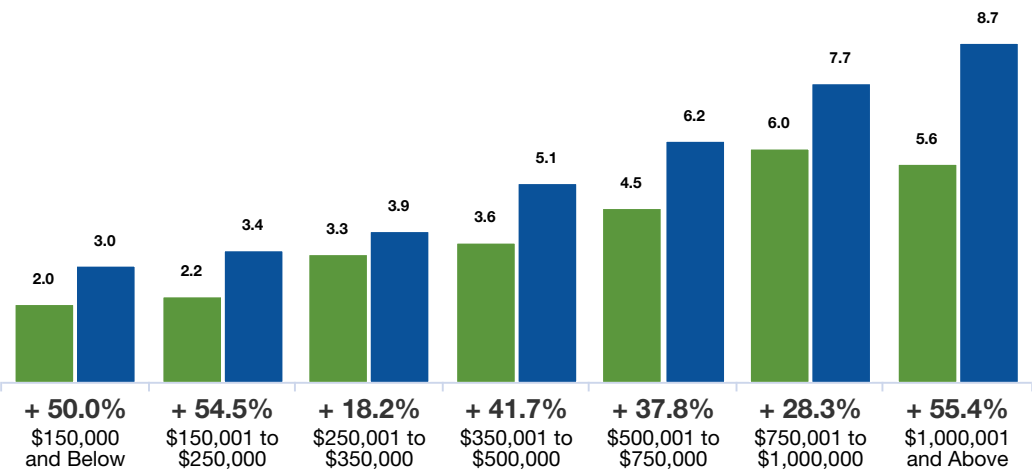
Months Supply of Inventory



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.

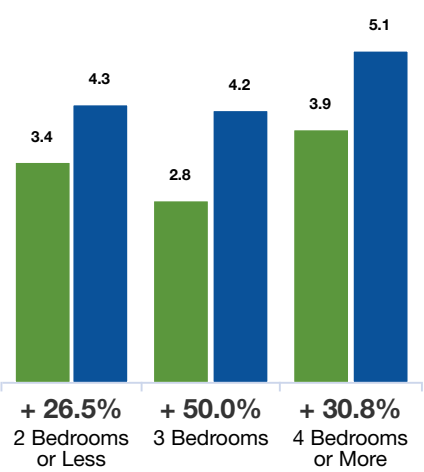
By Price Range

■ 5-2024 ■ 5-2025



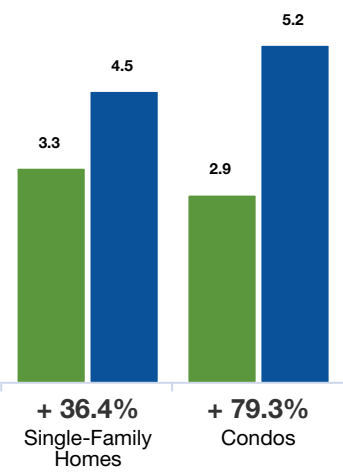
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	2.0	3.0	+ 50.0%	2.0	3.0	+ 50.0%	0.7	—	—
\$150,001 to \$250,000	2.2	3.4	+ 54.5%	2.3	3.0	+ 30.4%	1.6	4.9	+ 206.2%
\$250,001 to \$350,000	3.3	3.9	+ 18.2%	3.3	3.8	+ 15.2%	3.6	5.8	+ 61.1%
\$350,001 to \$500,000	3.6	5.1	+ 41.7%	3.6	5.1	+ 41.7%	5.0	6.3	+ 26.0%
\$500,001 to \$750,000	4.5	6.2	+ 37.8%	4.3	6.2	+ 44.2%	6.4	5.2	- 18.8%
\$750,001 to \$1,000,000	6.0	7.7	+ 28.3%	6.0	7.9	+ 31.7%	2.7	1.1	- 59.3%
\$1,000,001 and Above	5.6	8.7	+ 55.4%	5.5	8.8	+ 60.0%	2.0	0.7	- 65.0%
All Price Ranges	3.3	4.6	+ 39.4%	3.3	4.5	+ 36.4%	2.9	5.2	+ 79.3%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	3.4	4.3	+ 26.5%	3.1	4.0	+ 29.0%	3.8	4.9	+ 28.9%
3 Bedrooms	2.8	4.2	+ 50.0%	2.8	4.0	+ 42.9%	2.8	5.9	+ 110.7%
4 Bedrooms or More	3.9	5.1	+ 30.8%	3.9	5.1	+ 30.8%	1.9	3.3	+ 73.7%
All Bedroom Counts	3.3	4.6	+ 39.4%	3.3	4.5	+ 36.4%	2.9	5.2	+ 79.3%