

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Pending Sales in the Western Upstate Association of REALTORS® region went up 1.0 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales increased 34.0 percent.

The overall Median Sales Price went up 4.0 percent to \$309,900. The property type with the largest gain was the Condos segment, where prices improved 5.7 percent to \$250,995. The price range that tended to sell the quickest was the \$150,000 and Below range at 52 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 rose 44.2 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 56.8 percent. That amounts to 4.7 months of inventory for Single-Family Homes and 4.7 months of inventory for Condos.

Quick Facts

+ 34.0%	+ 11.1%	+ 1.1%
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



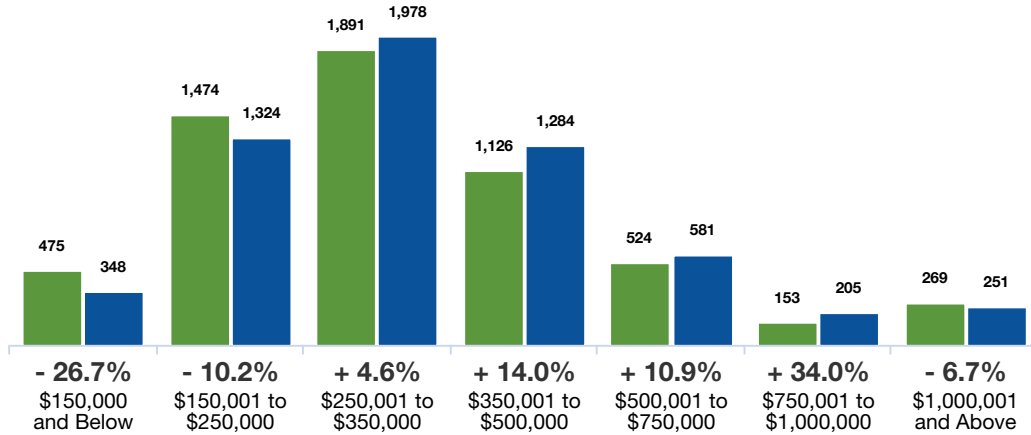
Pending Sales



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

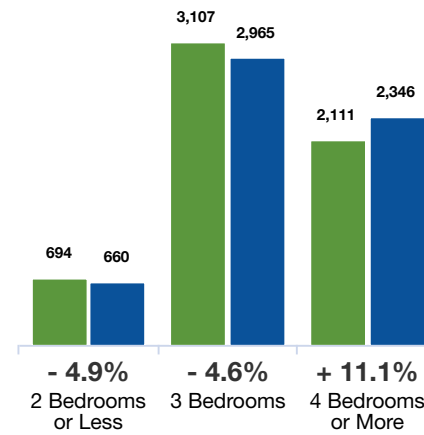
By Price Range

■ 6-2024 ■ 6-2025



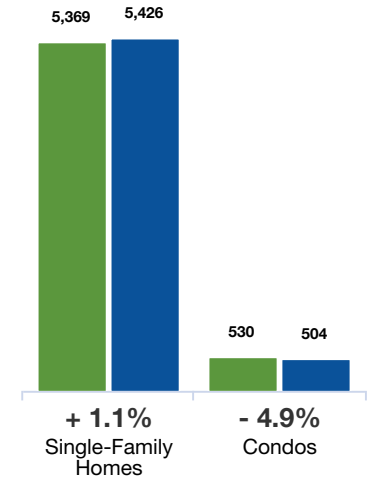
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



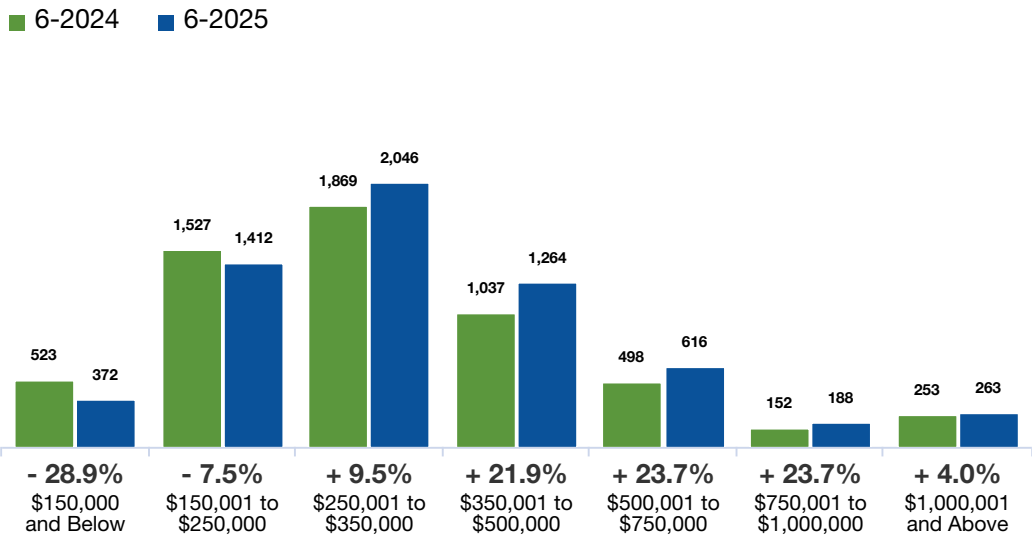
All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	475	348	- 26.7%	444	324	- 27.0%	27	16	- 40.7%
\$150,001 to \$250,000	1,474	1,324	- 10.2%	1,211	1,083	- 10.6%	258	236	- 8.5%
\$250,001 to \$350,000	1,891	1,978	+ 4.6%	1,734	1,820	+ 5.0%	157	150	- 4.5%
\$350,001 to \$500,000	1,126	1,284	+ 14.0%	1,061	1,202	+ 13.3%	62	68	+ 9.7%
\$500,001 to \$750,000	524	581	+ 10.9%	509	555	+ 9.0%	15	22	+ 46.7%
\$750,001 to \$1,000,000	153	205	+ 34.0%	146	194	+ 32.9%	7	9	+ 28.6%
\$1,000,001 and Above	269	251	- 6.7%	264	248	- 6.1%	4	3	- 25.0%
All Price Ranges	5,912	5,971	+ 1.0%	5,369	5,426	+ 1.1%	530	504	- 4.9%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	694	660	- 4.9%	562	496	- 11.7%	125	151	+ 20.8%
3 Bedrooms	3,107	2,965	- 4.6%	2,768	2,686	- 3.0%	333	272	- 18.3%
4 Bedrooms or More	2,111	2,346	+ 11.1%	2,039	2,244	+ 10.1%	72	81	+ 12.5%
All Bedroom Counts	5,912	5,971	+ 1.0%	5,369	5,426	+ 1.1%	530	504	- 4.9%

Closed Sales

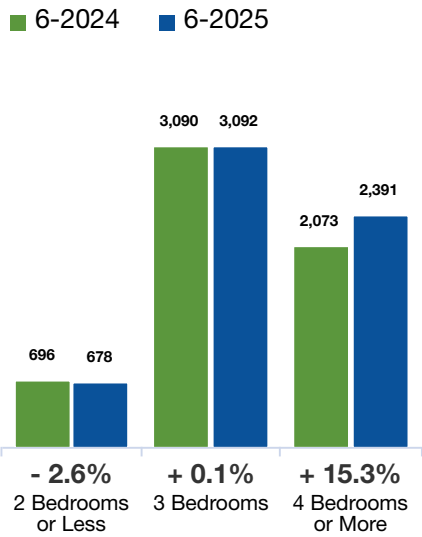


A count of the actual sales that closed. Based on a rolling 12-month total.

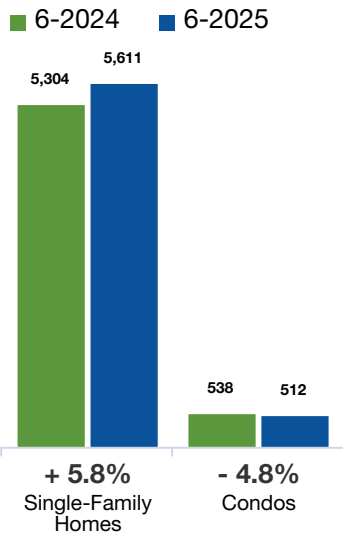
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes				Condos			
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change		6-2024	6-2025	Change	
\$150,000 and Below	523	372	- 28.9%	482	344	- 28.6%		32	21	- 34.4%	
\$150,001 to \$250,000	1,527	1,412	- 7.5%	1,245	1,171	- 5.9%		279	234	- 16.1%	
\$250,001 to \$350,000	1,869	2,046	+ 9.5%	1,722	1,889	+ 9.7%		145	152	+ 4.8%	
\$350,001 to \$500,000	1,037	1,264	+ 21.9%	977	1,182	+ 21.0%		58	67	+ 15.5%	
\$500,001 to \$750,000	498	616	+ 23.7%	485	588	+ 21.2%		13	25	+ 92.3%	
\$750,001 to \$1,000,000	152	188	+ 23.7%	143	179	+ 25.2%		9	8	- 11.1%	
\$1,000,001 and Above	253	263	+ 4.0%	250	258	+ 3.2%		2	5	+ 150.0%	
All Price Ranges	5,859	6,161	+ 5.2%	5,304	5,611	+ 5.8%		538	512	- 4.8%	
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change		6-2024	6-2025	Change	
2 Bedrooms or Less	696	678	- 2.6%	557	520	- 6.6%		130	146	+ 12.3%	
3 Bedrooms	3,090	3,092	+ 0.1%	2,750	2,798	+ 1.7%		333	287	- 13.8%	
4 Bedrooms or More	2,073	2,391	+ 15.3%	1,997	2,293	+ 14.8%		75	79	+ 5.3%	
All Bedroom Counts	5,859	6,161	+ 5.2%	5,304	5,611	+ 5.8%		538	512	- 4.8%	

Days On Market Until Sale

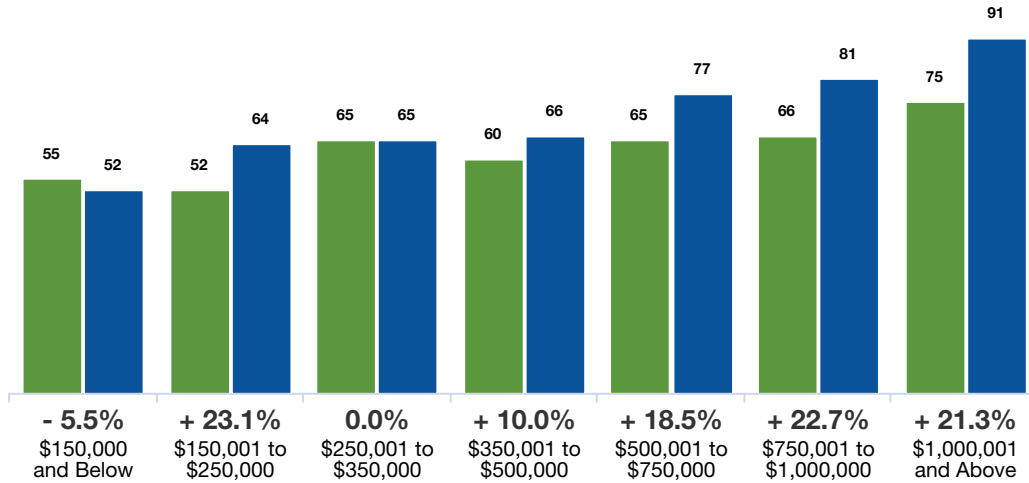


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

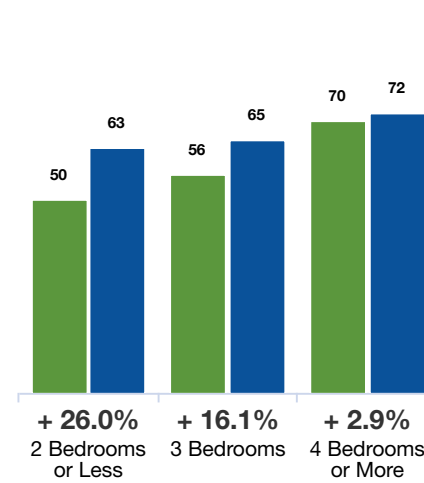
By Price Range

■ 6-2024 ■ 6-2025



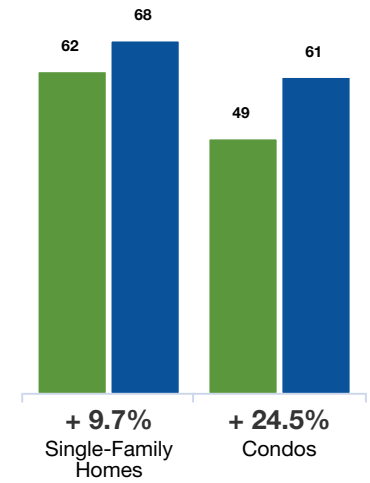
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	55	52	- 5.5%
\$150,001 to \$250,000	52	64	+ 23.1%
\$250,001 to \$350,000	65	65	0.0%
\$350,001 to \$500,000	60	66	+ 10.0%
\$500,001 to \$750,000	65	77	+ 18.5%
\$750,001 to \$1,000,000	66	81	+ 22.7%
\$1,000,001 and Above	75	91	+ 21.3%
All Price Ranges	60	67	+ 11.7%

Single-Family Homes

6-2024	6-2025	Change
54	52	- 3.7%
54	65	+ 20.4%
66	66	0.0%
60	66	+ 10.0%
65	77	+ 18.5%
66	81	+ 22.7%
75	91	+ 21.3%
62	68	+ 9.7%

Condos

6-2024	6-2025	Change
62	69	+ 11.3%
41	58	+ 41.5%
55	53	- 3.6%
55	74	+ 34.5%
65	90	+ 38.5%
60	76	+ 26.7%
28	92	+ 228.6%
49	61	+ 24.5%

By Bedroom Count

6-2024	6-2025	Change
50	63	+ 26.0%
56	65	+ 16.1%
70	72	+ 2.9%
60	67	+ 11.7%

Single-Family Homes

6-2024	6-2025	Change
52	63	+ 21.2%
57	64	+ 12.3%
71	73	+ 2.8%
62	68	+ 9.7%

Condos

6-2024	6-2025	Change
44	63	+ 43.2%
49	65	+ 32.7%
54	44	- 18.5%
49	61	+ 24.5%

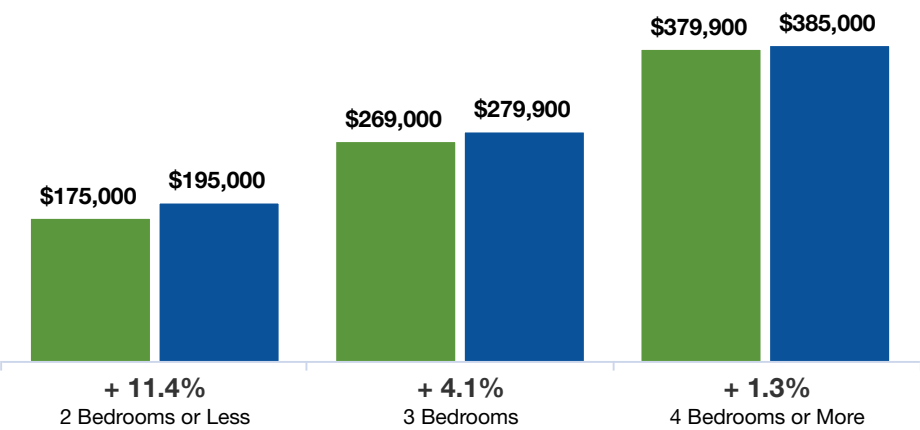
Median Sales Price



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

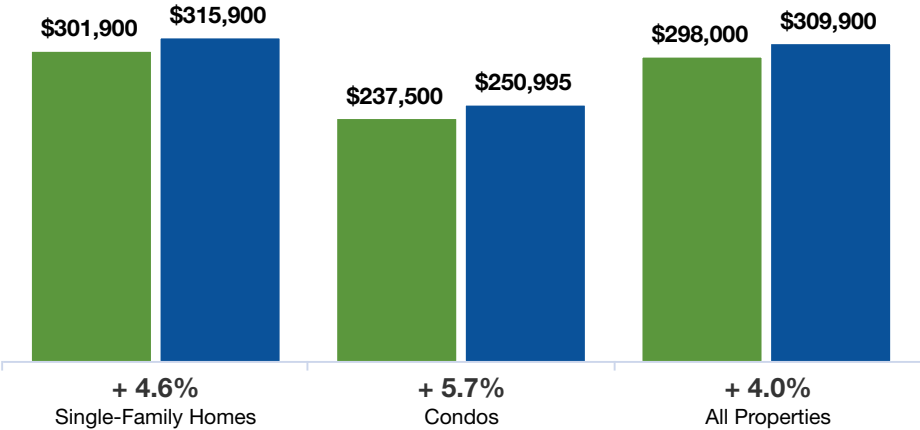
By Bedroom Count

6-2024 6-2025



By Property Type

6-2024 6-2025



All Properties

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	\$175,000	\$195,000	+ 11.4%
3 Bedrooms	\$269,000	\$279,900	+ 4.1%
4 Bedrooms or More	\$379,900	\$385,000	+ 1.3%
All Bedroom Counts	\$298,000	\$309,900	+ 4.0%

Single-Family Homes

6-2024	6-2025	Change
\$166,000	\$189,950	+ 14.4%
\$270,000	\$280,000	+ 3.7%
\$385,000	\$390,000	+ 1.3%
\$301,900	\$315,900	+ 4.6%

Condos

6-2024	6-2025	Change
\$209,450	\$214,000	+ 2.2%
\$248,944	\$262,500	+ 5.4%
\$219,000	\$245,000	+ 11.9%
\$237,500	\$250,995	+ 5.7%

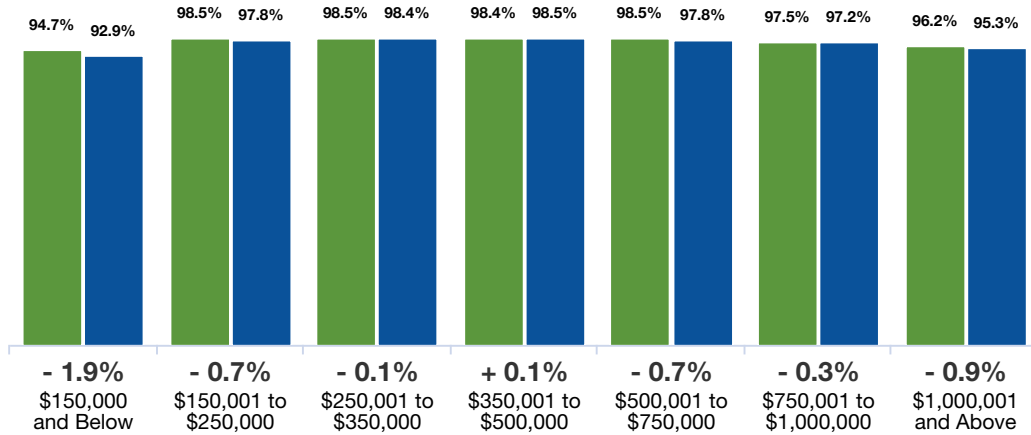
Percent of List Price Received



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.**

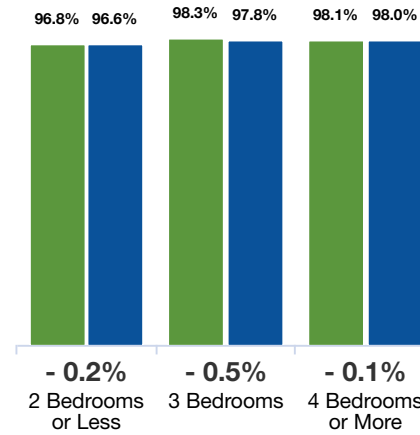
By Price Range

■ 6-2024 ■ 6-2025



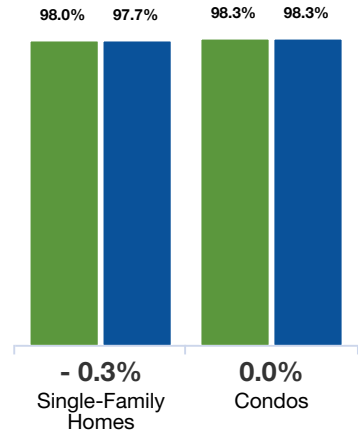
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	94.7%	92.9%	- 1.9%
\$150,001 to \$250,000	98.5%	97.8%	- 0.7%
\$250,001 to \$350,000	98.5%	98.4%	- 0.1%
\$350,001 to \$500,000	98.4%	98.5%	+ 0.1%
\$500,001 to \$750,000	98.5%	97.8%	- 0.7%
\$750,001 to \$1,000,000	97.5%	97.2%	- 0.3%
\$1,000,001 and Above	96.2%	95.3%	- 0.9%
All Price Ranges	98.0%	97.7%	- 0.3%

Single-Family Homes

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	94.8%	92.7%	- 2.2%
\$150,001 to \$250,000	98.5%	97.6%	- 0.9%
\$250,001 to \$350,000	98.5%	98.4%	- 0.1%
\$350,001 to \$500,000	98.5%	98.5%	0.0%
\$500,001 to \$750,000	98.5%	97.7%	- 0.8%
\$750,001 to \$1,000,000	97.5%	97.1%	- 0.4%
\$1,000,001 and Above	96.2%	95.3%	- 0.9%
All Price Ranges	98.0%	97.7%	- 0.3%

Condos

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	95.7%	96.2%	+ 0.5%
\$150,001 to \$250,000	98.6%	98.6%	0.0%
\$250,001 to \$350,000	98.8%	98.2%	- 0.6%
\$350,001 to \$500,000	97.9%	98.1%	+ 0.2%
\$500,001 to \$750,000	97.8%	99.1%	+ 1.3%
\$750,001 to \$1,000,000	97.0%	98.6%	+ 1.6%
\$1,000,001 and Above	97.1%	96.2%	- 0.9%
All Price Ranges	98.3%	98.3%	0.0%

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	96.8%	96.6%	- 0.2%
3 Bedrooms	98.3%	97.8%	- 0.5%
4 Bedrooms or More	98.1%	98.0%	- 0.1%
All Bedroom Counts	98.0%	97.7%	- 0.3%

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	96.8%	96.1%	- 0.7%
3 Bedrooms	98.2%	97.7%	- 0.5%
4 Bedrooms or More	98.1%	98.0%	- 0.1%
All Bedroom Counts	98.0%	97.7%	- 0.3%

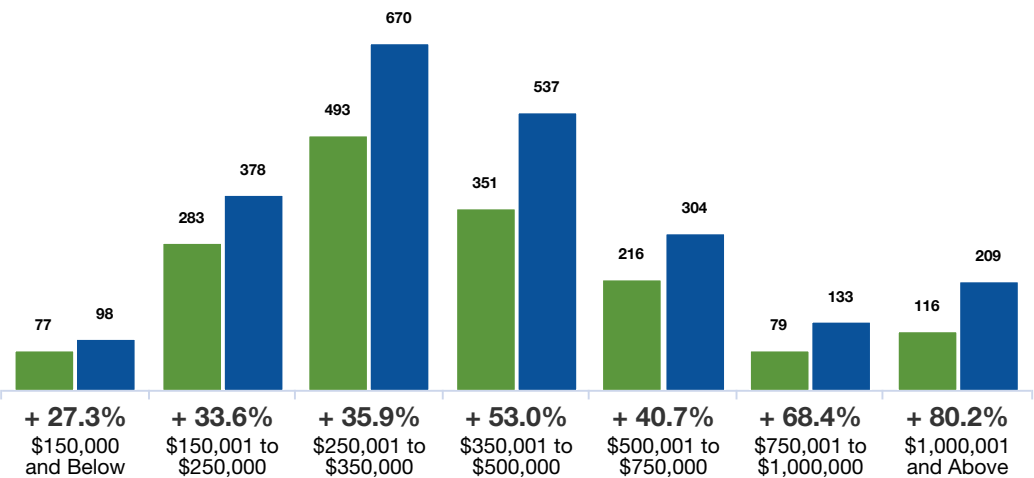
Inventory of Homes for Sale



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

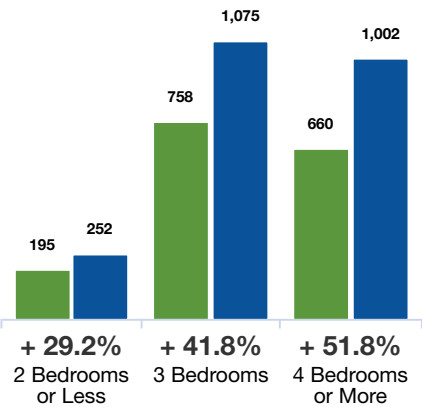
By Price Range

■ 6-2024 ■ 6-2025



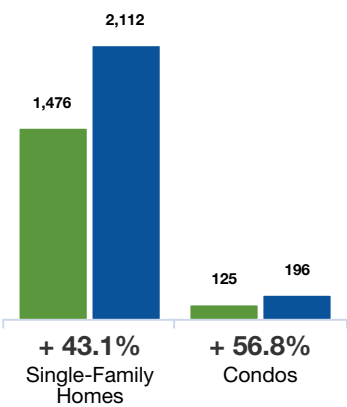
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes				Condos			
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025
\$150,000 and Below	77	98	+ 27.3%	71	87	+ 22.5%	3	1	- 66.7%		
\$150,001 to \$250,000	283	378	+ 33.6%	241	289	+ 19.9%	37	87	+ 135.1%		
\$250,001 to \$350,000	493	670	+ 35.9%	449	596	+ 32.7%	42	71	+ 69.0%		
\$350,001 to \$500,000	351	537	+ 53.0%	324	507	+ 56.5%	26	28	+ 7.7%		
\$500,001 to \$750,000	216	304	+ 40.7%	200	293	+ 46.5%	13	8	- 38.5%		
\$750,001 to \$1,000,000	79	133	+ 68.4%	76	133	+ 75.0%	3	0	- 100.0%		
\$1,000,001 and Above	116	209	+ 80.2%	115	207	+ 80.0%	1	1	0.0%		
All Price Ranges	1,615	2,329	+ 44.2%	1,476	2,112	+ 43.1%	125	196	+ 56.8%		
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025
2 Bedrooms or Less	195	252	+ 29.2%	148	187	+ 26.4%	39	52	+ 33.3%		
3 Bedrooms	758	1,075	+ 41.8%	682	947	+ 38.9%	76	124	+ 63.2%		
4 Bedrooms or More	660	1,002	+ 51.8%	645	978	+ 51.6%	10	20	+ 100.0%		
All Bedroom Counts	1,615	2,329	+ 44.2%	1,476	2,112	+ 43.1%	125	196	+ 56.8%		

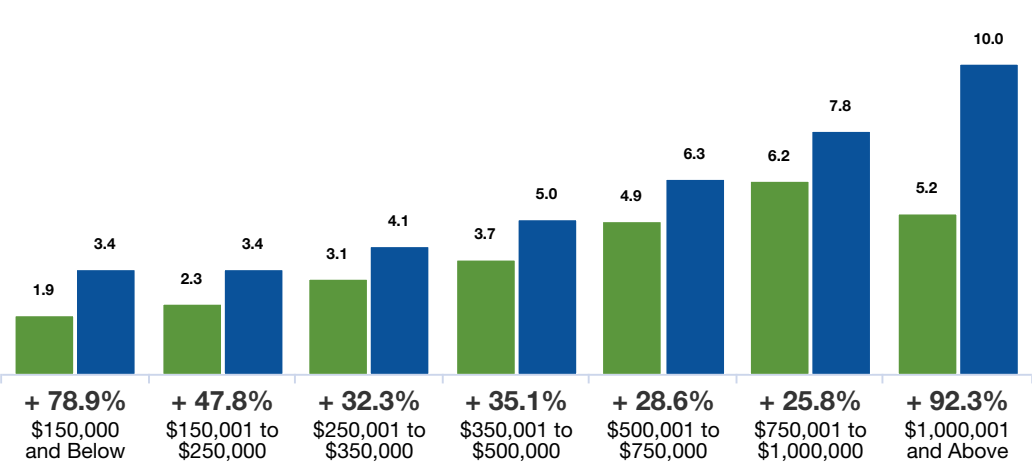
Months Supply of Inventory



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.

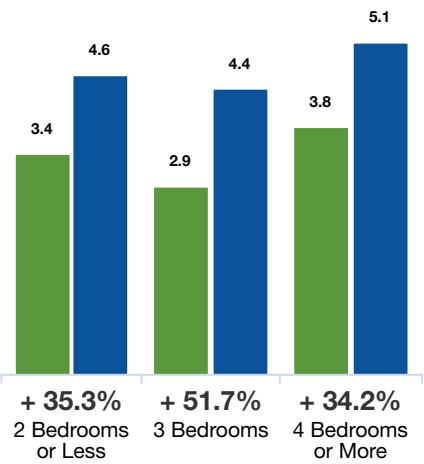
By Price Range

■ 6-2024 ■ 6-2025



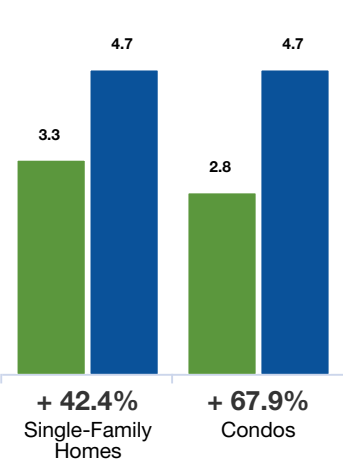
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	1.9	3.4	+ 78.9%	1.9	3.2	+ 68.4%	1.1	0.6	- 45.5%
\$150,001 to \$250,000	2.3	3.4	+ 47.8%	2.4	3.2	+ 33.3%	1.7	4.4	+ 158.8%
\$250,001 to \$350,000	3.1	4.1	+ 32.3%	3.1	3.9	+ 25.8%	3.2	5.7	+ 78.1%
\$350,001 to \$500,000	3.7	5.0	+ 35.1%	3.7	5.1	+ 37.8%	5.0	4.9	- 2.0%
\$500,001 to \$750,000	4.9	6.3	+ 28.6%	4.7	6.3	+ 34.0%	5.2	4.0	- 23.1%
\$750,001 to \$1,000,000	6.2	7.8	+ 25.8%	6.2	8.2	+ 32.3%	2.1	—	—
\$1,000,001 and Above	5.2	10.0	+ 92.3%	5.2	10.0	+ 92.3%	0.5	1.0	+ 100.0%
All Price Ranges	3.3	4.7	+ 42.4%	3.3	4.7	+ 42.4%	2.8	4.7	+ 67.9%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	3.4	4.6	+ 35.3%	3.2	4.5	+ 40.6%	3.7	4.1	+ 10.8%
3 Bedrooms	2.9	4.4	+ 51.7%	3.0	4.2	+ 40.0%	2.7	5.5	+ 103.7%
4 Bedrooms or More	3.8	5.1	+ 34.2%	3.8	5.2	+ 36.8%	1.7	3.0	+ 76.5%
All Bedroom Counts	3.3	4.7	+ 42.4%	3.3	4.7	+ 42.4%	2.8	4.7	+ 67.9%