

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2025

U.S. new-home sales increased 0.6% month-over-month to a seasonally adjusted annual rate of 627,000 units, according to the U.S. Census Bureau. Despite the monthly gain, sales were down 6.6% from the same period last year. The median sales price for new homes fell 4.9% from the previous month to \$401,800 and was 2.9% lower than a year earlier. There were 511,000 new homes available for sale heading into July, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning August 2024 through July 2025, Pending Sales in the Western Upstate Association of REALTORS® region improved 1.6 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales rose 25.3 percent.

The overall Median Sales Price were up 3.4 percent to \$310,000. The property type with the largest gain was the Condos segment, where prices went up 4.2 percent to \$250,000. 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 90 days.

Market-wide, inventory levels was up 41.2 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale increased 42.8 percent. That amounts to 4.8 months of inventory for Single-Family Homes and 4.7 months of inventory for Condos.

Quick Facts

+ 25.3%	+ 11.2%	+ 1.6%
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



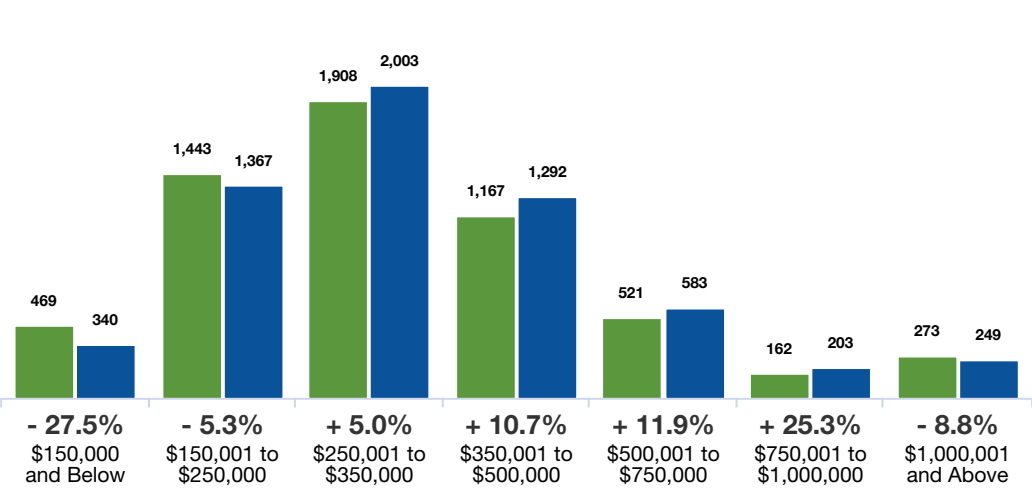
Pending Sales



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

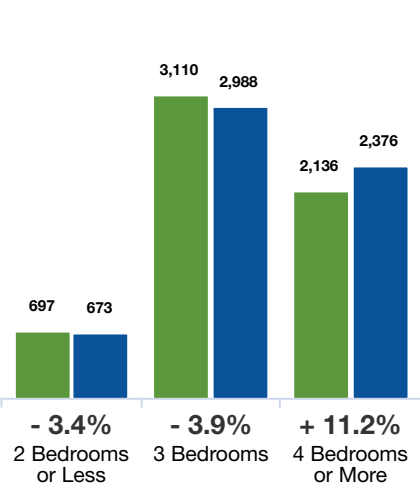
By Price Range

■ 7-2024 ■ 7-2025



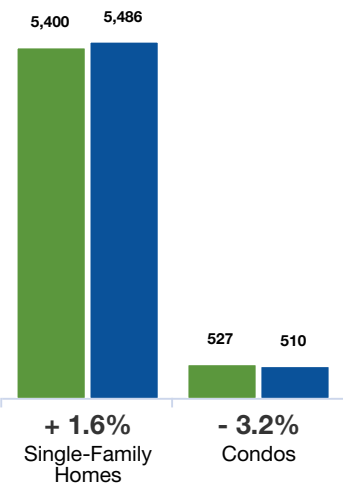
By Bedroom Count

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties				Single-Family Homes				Condos			
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025
\$150,000 and Below	469	340	- 27.5%	436	319	- 26.8%	28	13	- 53.6%		
\$150,001 to \$250,000	1,443	1,367	- 5.3%	1,195	1,113	- 6.9%	241	250	+ 3.7%		
\$250,001 to \$350,000	1,908	2,003	+ 5.0%	1,741	1,847	+ 6.1%	167	148	- 11.4%		
\$350,001 to \$500,000	1,167	1,292	+ 10.7%	1,100	1,212	+ 10.2%	64	66	+ 3.1%		
\$500,001 to \$750,000	521	583	+ 11.9%	507	554	+ 9.3%	14	24	+ 71.4%		
\$750,001 to \$1,000,000	162	203	+ 25.3%	154	194	+ 26.0%	8	7	- 12.5%		
\$1,000,001 and Above	273	249	- 8.8%	267	247	- 7.5%	5	2	- 60.0%		
All Price Ranges	5,943	6,037	+ 1.6%	5,400	5,486	+ 1.6%	527	510	- 3.2%		
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025
2 Bedrooms or Less	697	673	- 3.4%	557	510	- 8.4%	131	150	+ 14.5%		
3 Bedrooms	3,110	2,988	- 3.9%	2,778	2,707	- 2.6%	326	274	- 16.0%		
4 Bedrooms or More	2,136	2,376	+ 11.2%	2,065	2,269	+ 9.9%	70	86	+ 22.9%		
All Bedroom Counts	5,943	6,037	+ 1.6%	5,400	5,486	+ 1.6%	527	510	- 3.2%		

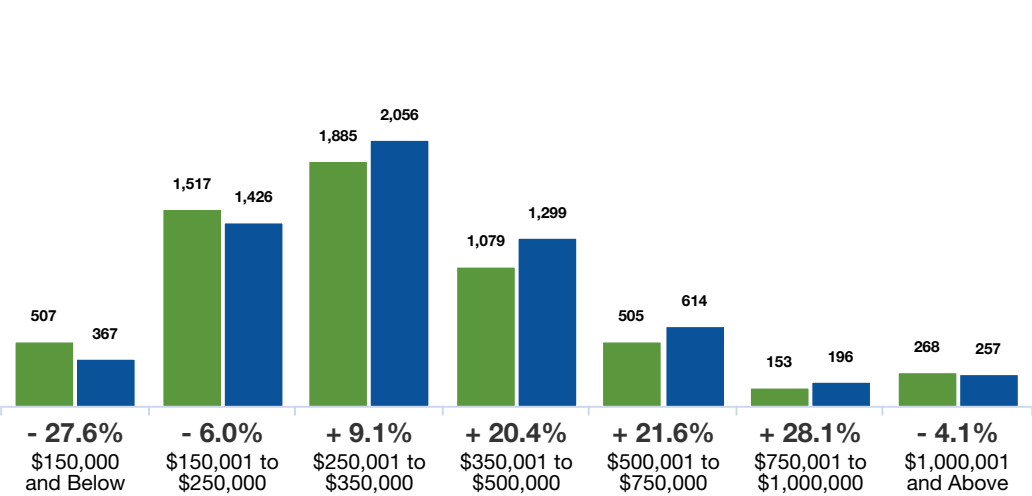
Closed Sales



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

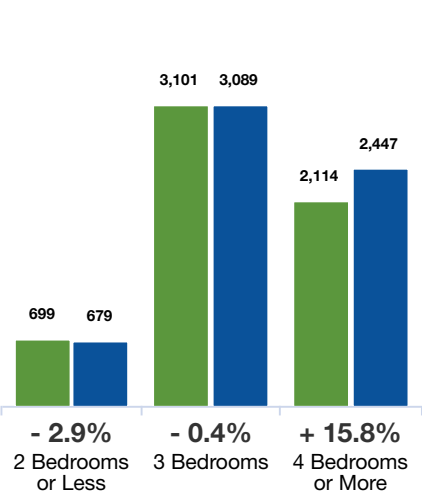
By Price Range

7-2024 7-2025



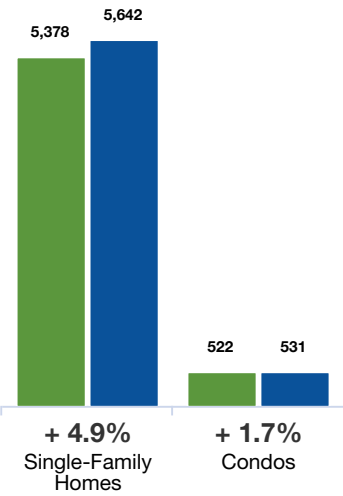
By Bedroom Count

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties				Single-Family Homes				Condos			
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025
\$150,000 and Below	507	367	- 27.6%	469	339	- 27.7%	31	19	- 38.7%		
\$150,001 to \$250,000	1,517	1,426	- 6.0%	1,250	1,171	- 6.3%	264	248	- 6.1%		
\$250,001 to \$350,000	1,885	2,056	+ 9.1%	1,744	1,893	+ 8.5%	140	158	+ 12.9%		
\$350,001 to \$500,000	1,079	1,299	+ 20.4%	1,016	1,213	+ 19.4%	61	70	+ 14.8%		
\$500,001 to \$750,000	505	614	+ 21.6%	491	586	+ 19.3%	14	25	+ 78.6%		
\$750,001 to \$1,000,000	153	196	+ 28.1%	145	186	+ 28.3%	8	8	0.0%		
\$1,000,001 and Above	268	257	- 4.1%	263	254	- 3.4%	4	3	- 25.0%		
All Price Ranges	5,914	6,215	+ 5.1%	5,378	5,642	+ 4.9%	522	531	+ 1.7%		
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025
2 Bedrooms or Less	699	679	- 2.9%	564	512	- 9.2%	127	153	+ 20.5%		
3 Bedrooms	3,101	3,089	- 0.4%	2,771	2,791	+ 0.7%	324	291	- 10.2%		
4 Bedrooms or More	2,114	2,447	+ 15.8%	2,043	2,339	+ 14.5%	71	87	+ 22.5%		
All Bedroom Counts	5,914	6,215	+ 5.1%	5,378	5,642	+ 4.9%	522	531	+ 1.7%		

Days On Market Until Sale

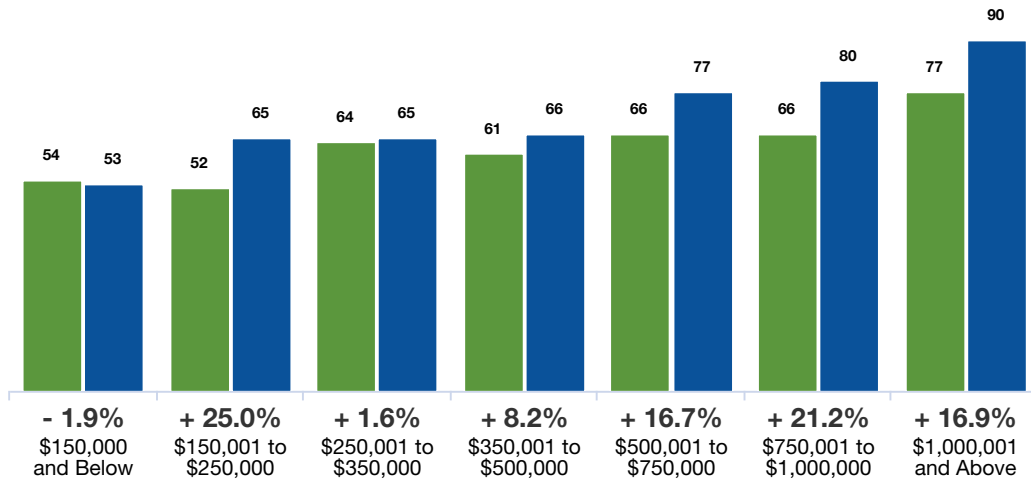


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

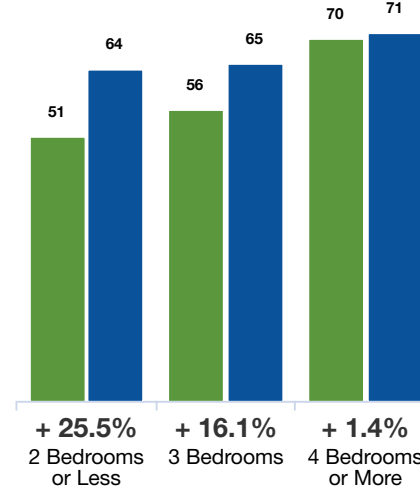
By Price Range

■ 7-2024 ■ 7-2025



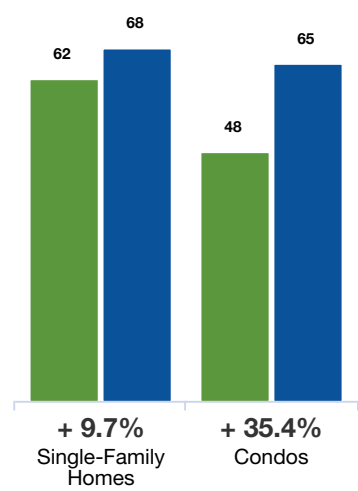
By Bedroom Count

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties				Single-Family Homes			Condos		
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
\$150,000 and Below	54	53	- 1.9%	53	52	- 1.9%	63	70	+ 11.1%
\$150,001 to \$250,000	52	65	+ 25.0%	55	66	+ 20.0%	40	61	+ 52.5%
\$250,001 to \$350,000	64	65	+ 1.6%	65	66	+ 1.5%	53	55	+ 3.8%
\$350,001 to \$500,000	61	66	+ 8.2%	62	65	+ 4.8%	54	83	+ 53.7%
\$500,001 to \$750,000	66	77	+ 16.7%	66	76	+ 15.2%	69	93	+ 34.8%
\$750,001 to \$1,000,000	66	80	+ 21.2%	66	80	+ 21.2%	56	76	+ 35.7%
\$1,000,001 and Above	77	90	+ 16.9%	77	90	+ 16.9%	62	88	+ 41.9%
All Price Ranges	61	67	+ 9.8%	62	68	+ 9.7%	48	65	+ 35.4%
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
2 Bedrooms or Less	51	64	+ 25.5%	53	63	+ 18.9%	44	66	+ 50.0%
3 Bedrooms	56	65	+ 16.1%	57	65	+ 14.0%	48	68	+ 41.7%
4 Bedrooms or More	70	71	+ 1.4%	71	72	+ 1.4%	53	50	- 5.7%
All Bedroom Counts	61	67	+ 9.8%	62	68	+ 9.7%	48	65	+ 35.4%

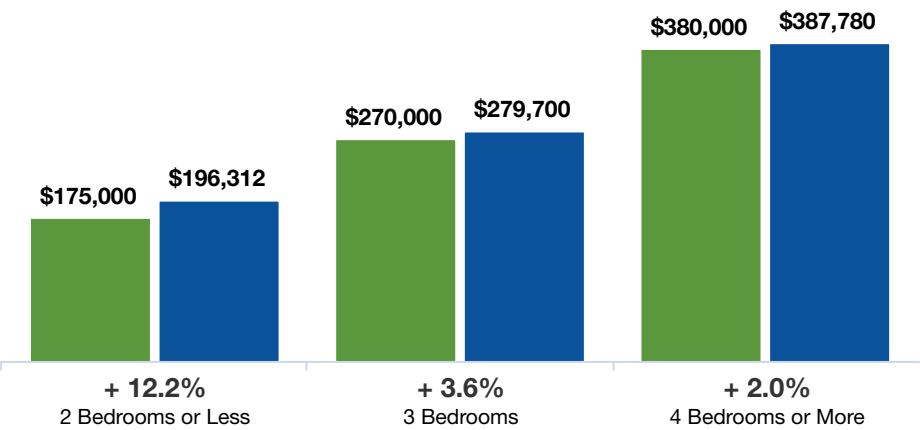
Median Sales Price



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

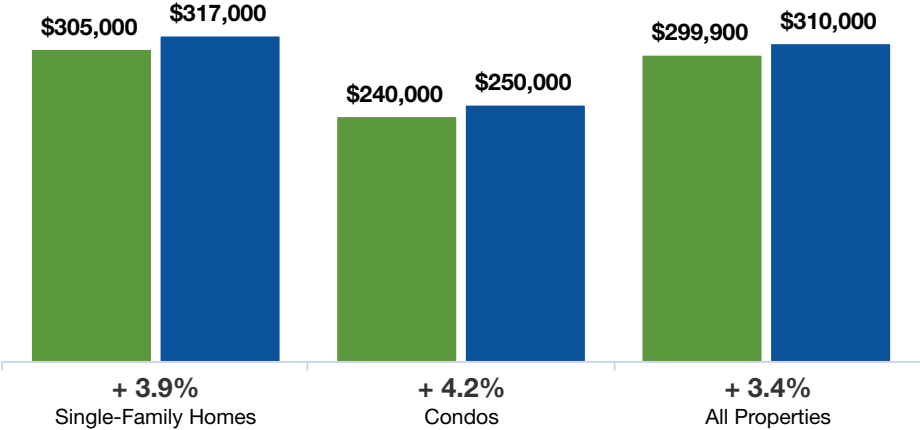
By Bedroom Count

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties

By Bedroom Count	7-2024	7-2025	Change
2 Bedrooms or Less	\$175,000	\$196,312	+ 12.2%
3 Bedrooms	\$270,000	\$279,700	+ 3.6%
4 Bedrooms or More	\$380,000	\$387,780	+ 2.0%
All Bedroom Counts	\$299,900	\$310,000	+ 3.4%

Single-Family Homes

7-2024	7-2025	Change
\$168,750	\$190,000	+ 12.6%
\$272,500	\$280,000	+ 2.8%
\$385,870	\$394,900	+ 2.3%
\$305,000	\$317,000	+ 3.9%

Condos

7-2024	7-2025	Change
\$209,900	\$215,000	+ 2.4%
\$252,900	\$262,600	+ 3.8%
\$200,000	\$245,000	+ 22.5%
\$240,000	\$250,000	+ 4.2%

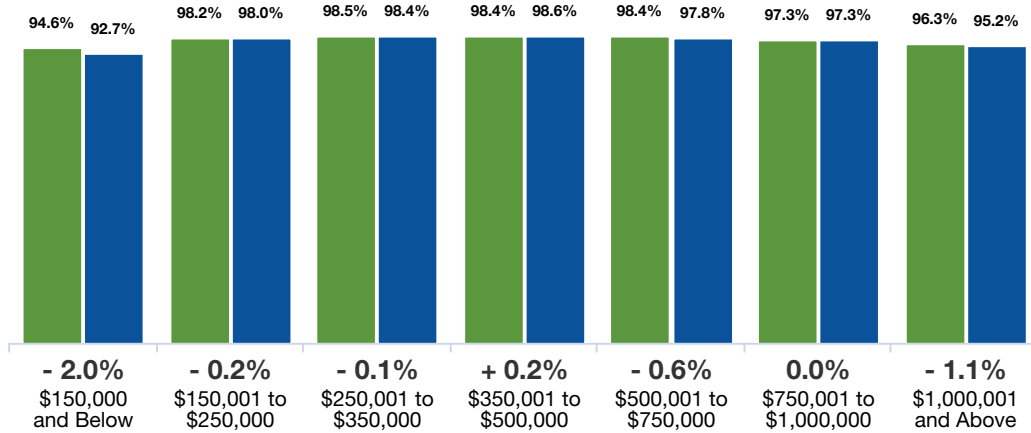
Percent of List Price Received



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.**

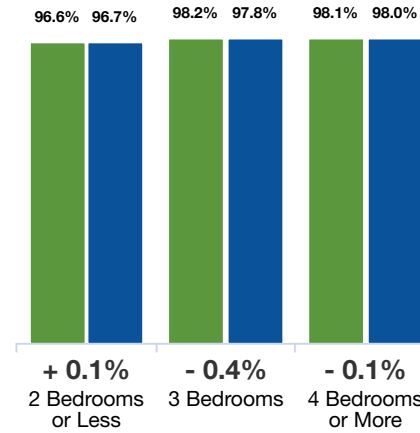
By Price Range

■ 7-2024 ■ 7-2025



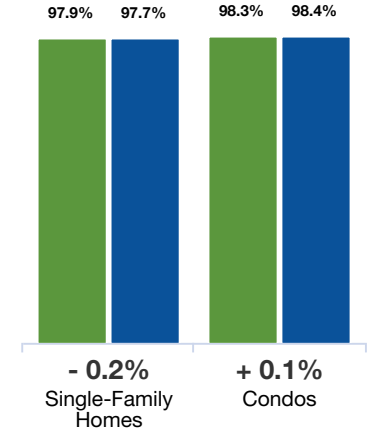
By Bedroom Count

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties

By Price Range	7-2024	7-2025	Change
\$150,000 and Below	94.6%	92.7%	- 2.0%
\$150,001 to \$250,000	98.2%	98.0%	- 0.2%
\$250,001 to \$350,000	98.5%	98.4%	- 0.1%
\$350,001 to \$500,000	98.4%	98.6%	+ 0.2%
\$500,001 to \$750,000	98.4%	97.8%	- 0.6%
\$750,001 to \$1,000,000	97.3%	97.3%	0.0%
\$1,000,001 and Above	96.3%	95.2%	- 1.1%
All Price Ranges	97.9%	97.8%	- 0.1%

Single-Family Homes

7-2024	7-2025	Change
94.7%	92.3%	- 2.5%
98.2%	97.8%	- 0.4%
98.5%	98.4%	- 0.1%
98.4%	98.6%	+ 0.2%
98.4%	97.8%	- 0.6%
97.4%	97.3%	- 0.1%
96.3%	95.2%	- 1.1%
97.9%	97.7%	- 0.2%

Condos

7-2024	7-2025	Change
94.9%	97.0%	+ 2.2%
98.5%	98.5%	0.0%
98.8%	98.3%	- 0.5%
97.9%	98.3%	+ 0.4%
97.8%	98.9%	+ 1.1%
96.7%	98.6%	+ 2.0%
96.2%	96.8%	+ 0.6%
98.3%	98.4%	+ 0.1%

By Bedroom Count

7-2024	7-2025	Change
96.6%	96.7%	+ 0.1%
98.2%	97.8%	- 0.4%
98.1%	98.0%	- 0.1%
97.9%	97.8%	- 0.1%

Single-Family Homes

7-2024	7-2025	Change
96.6%	96.2%	- 0.4%
98.1%	97.8%	- 0.3%
98.0%	98.0%	0.0%
97.9%	97.7%	- 0.2%

Condos

7-2024	7-2025	Change
97.1%	98.0%	+ 0.9%
98.6%	98.7%	+ 0.1%
98.8%	98.2%	- 0.6%
98.3%	98.4%	+ 0.1%

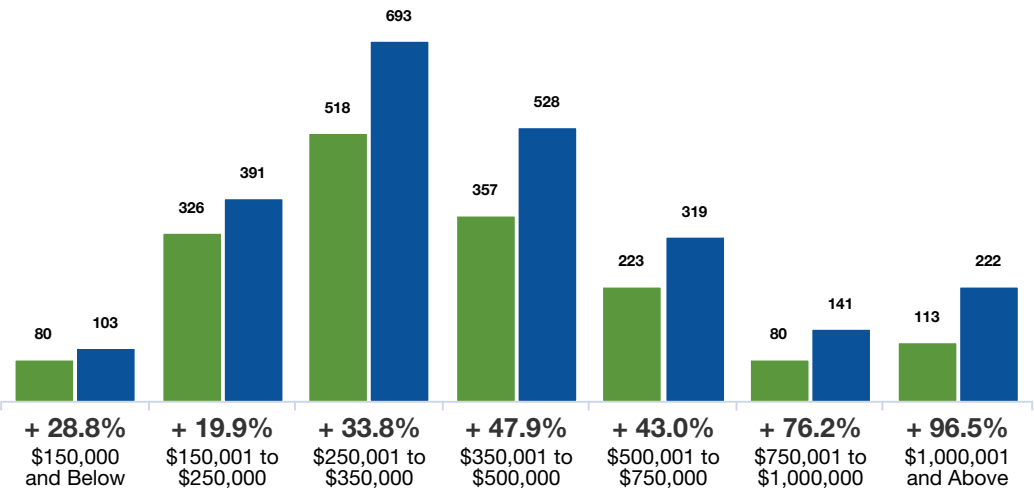
Inventory of Homes for Sale



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

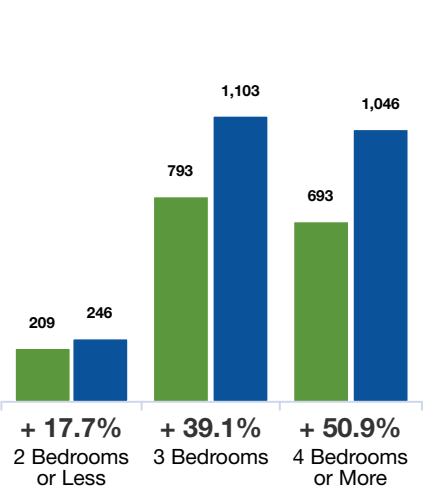
By Price Range

■ 7-2024 ■ 7-2025



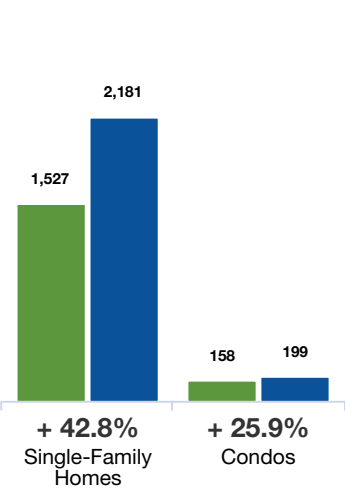
By Bedroom Count

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties				Single-Family Homes			Condos		
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
\$150,000 and Below	80	103	+ 28.8%	66	98	+ 48.5%	11	3	- 72.7%
\$150,001 to \$250,000	326	391	+ 19.9%	267	290	+ 8.6%	56	99	+ 76.8%
\$250,001 to \$350,000	518	693	+ 33.8%	474	634	+ 33.8%	42	53	+ 26.2%
\$350,001 to \$500,000	357	528	+ 47.9%	324	493	+ 52.2%	32	32	0.0%
\$500,001 to \$750,000	223	319	+ 43.0%	205	308	+ 50.2%	15	9	- 40.0%
\$750,001 to \$1,000,000	80	141	+ 76.2%	78	139	+ 78.2%	2	1	- 50.0%
\$1,000,001 and Above	113	222	+ 96.5%	113	219	+ 93.8%	0	2	—
All Price Ranges	1,697	2,397	+ 41.2%	1,527	2,181	+ 42.8%	158	199	+ 25.9%
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
2 Bedrooms or Less	209	246	+ 17.7%	151	174	+ 15.2%	50	65	+ 30.0%
3 Bedrooms	793	1,103	+ 39.1%	697	975	+ 39.9%	96	124	+ 29.2%
4 Bedrooms or More	693	1,046	+ 50.9%	678	1,030	+ 51.9%	12	10	- 16.7%
All Bedroom Counts	1,697	2,397	+ 41.2%	1,527	2,181	+ 42.8%	158	199	+ 25.9%

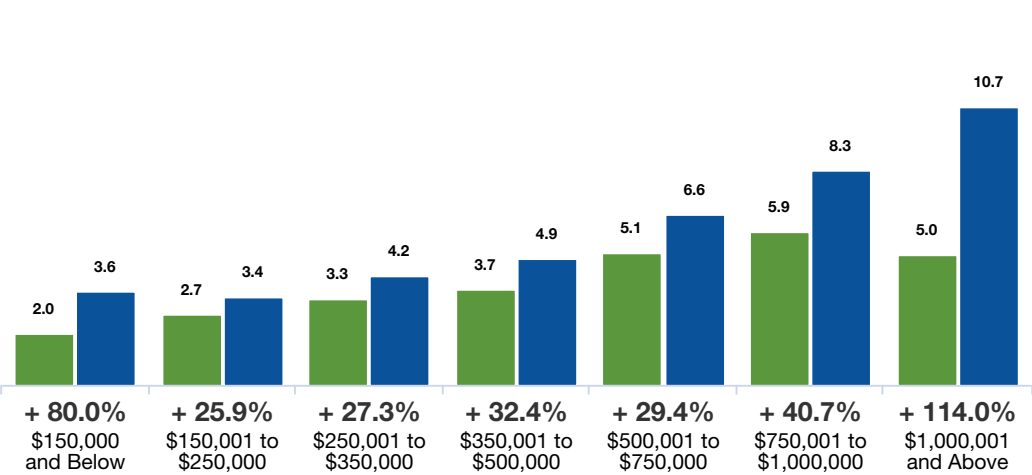
Months Supply of Inventory



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.

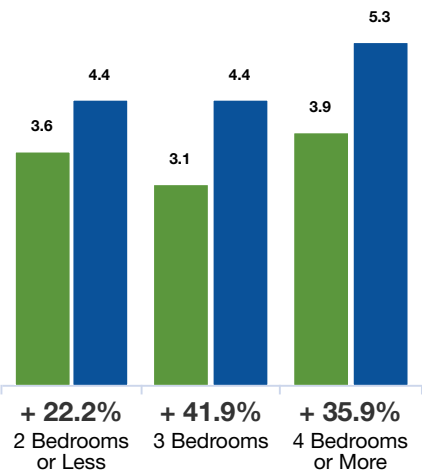
By Price Range

7-2024 7-2025



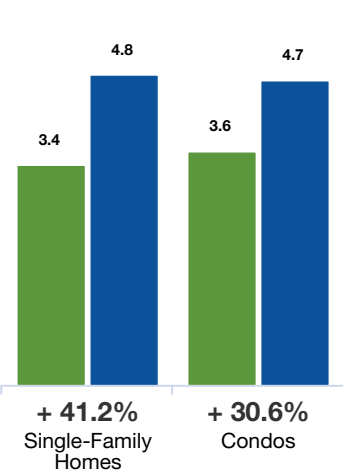
By Bedroom Count

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties				Single-Family Homes			Condos		
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
\$150,000 and Below	2.0	3.6	+ 80.0%	1.8	3.7	+ 105.6%	3.9	1.8	- 53.8%
\$150,001 to \$250,000	2.7	3.4	+ 25.9%	2.7	3.1	+ 14.8%	2.8	4.8	+ 71.4%
\$250,001 to \$350,000	3.3	4.2	+ 27.3%	3.3	4.1	+ 24.2%	3.0	4.3	+ 43.3%
\$350,001 to \$500,000	3.7	4.9	+ 32.4%	3.5	4.9	+ 40.0%	6.0	5.8	- 3.3%
\$500,001 to \$750,000	5.1	6.6	+ 29.4%	4.9	6.7	+ 36.7%	6.4	4.1	- 35.9%
\$750,001 to \$1,000,000	5.9	8.3	+ 40.7%	6.1	8.6	+ 41.0%	1.2	0.6	- 50.0%
\$1,000,001 and Above	5.0	10.7	+ 114.0%	5.1	10.6	+ 107.8%	—	2.0	—
All Price Ranges	3.4	4.8	+ 41.2%	3.4	4.8	+ 41.2%	3.6	4.7	+ 30.6%
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
2 Bedrooms or Less	3.6	4.4	+ 22.2%	3.3	4.1	+ 24.2%	4.6	5.2	+ 13.0%
3 Bedrooms	3.1	4.4	+ 41.9%	3.0	4.3	+ 43.3%	3.5	5.4	+ 54.3%
4 Bedrooms or More	3.9	5.3	+ 35.9%	3.9	5.4	+ 38.5%	2.1	1.4	- 33.3%
All Bedroom Counts	3.4	4.8	+ 41.2%	3.4	4.8	+ 41.2%	3.6	4.7	+ 30.6%