

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2025

U.S. sales of new single-family homes declined 0.6% month-over-month and 8.2% year-over-year to a seasonally adjusted annual rate of 652,000 units, according to the U.S. Census Bureau. The median sales price of a new home fell 5.9% from a year earlier to \$403,800. Meanwhile, housing inventory increased 7.3% year-over-year to 499,000 units, representing a 9.2-month supply at the current sales pace. For the 12-month period spanning September 2024 through August 2025, Pending Sales in the Western Upstate Association of REALTORS® region increased 1.7 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales increased 17.8 percent.

The overall Median Sales Price were up 3.3 percent to \$310,000. The property type with the largest gain was the Single-Family Homes segment, where prices were up 3.1 percent to \$317,000. 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 92 days.

Market-wide, inventory levels went up 39.0 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale improved 39.3 percent. That amounts to 4.8 months of inventory for Single-Family Homes and 5.4 months of inventory for Condos.

Quick Facts

+ 17.8%	+ 11.6%	+ 1.4%
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

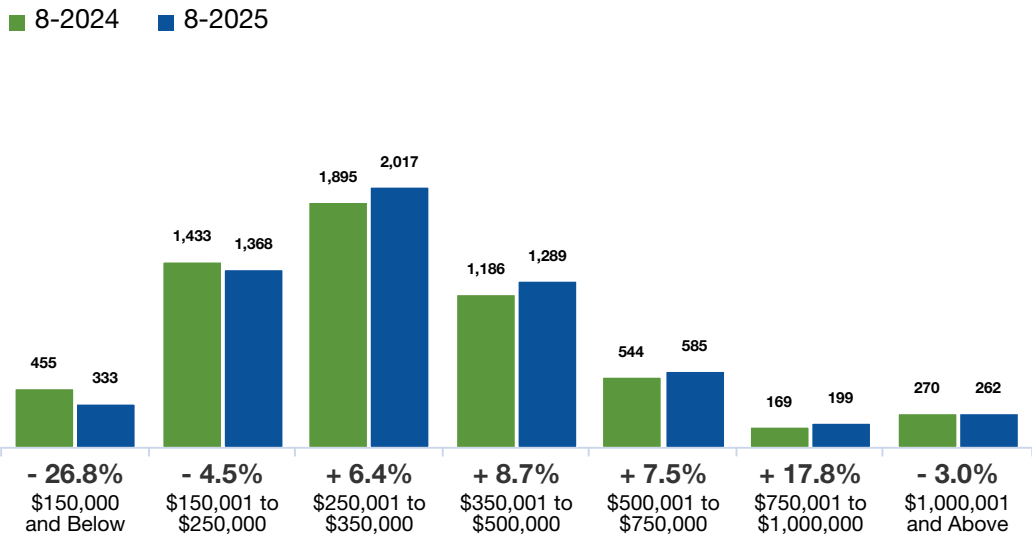


Pending Sales

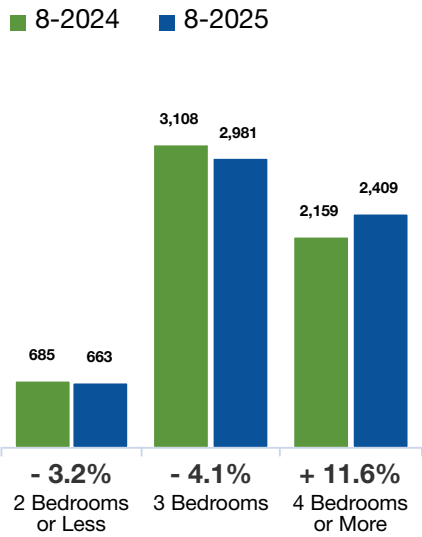


A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

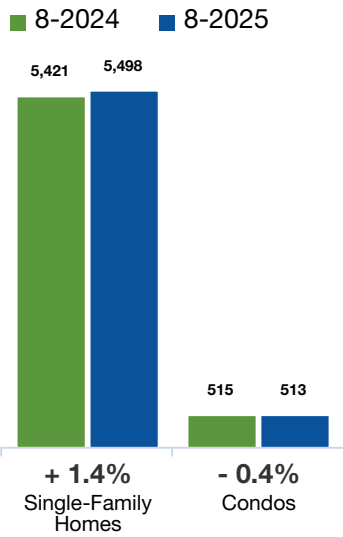
By Price Range



By Bedroom Count



By Property Type



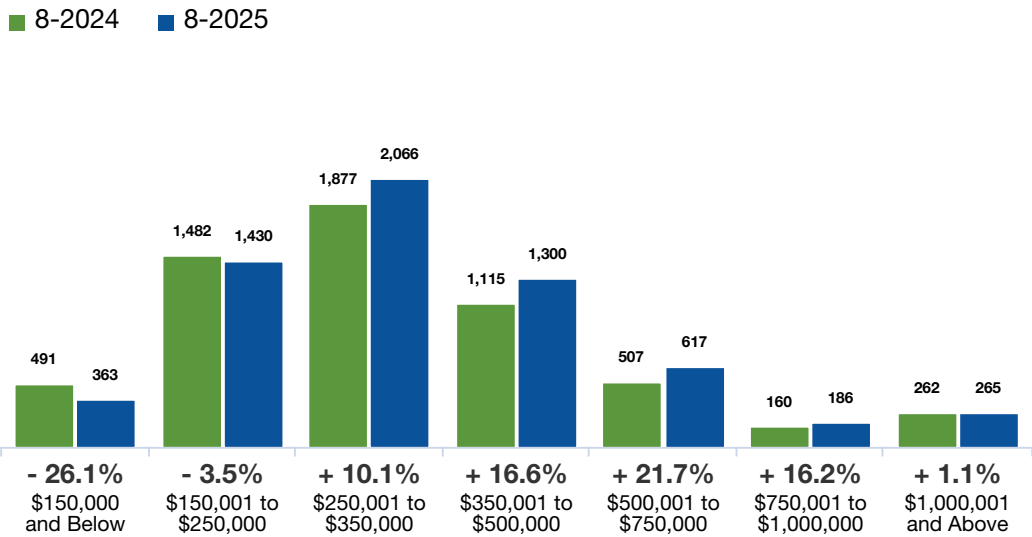
All Properties				Single-Family Homes				Condos			
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change		8-2024	8-2025	Change	
\$150,000 and Below	455	333	- 26.8%	425	313	- 26.4%		24	13	- 45.8%	
\$150,001 to \$250,000	1,433	1,368	- 4.5%	1,186	1,113	- 6.2%		240	251	+ 4.6%	
\$250,001 to \$350,000	1,895	2,017	+ 6.4%	1,737	1,857	+ 6.9%		158	150	- 5.1%	
\$350,001 to \$500,000	1,186	1,289	+ 8.7%	1,122	1,207	+ 7.6%		62	68	+ 9.7%	
\$500,001 to \$750,000	544	585	+ 7.5%	527	557	+ 5.7%		17	23	+ 35.3%	
\$750,001 to \$1,000,000	169	199	+ 17.8%	160	192	+ 20.0%		9	5	- 44.4%	
\$1,000,001 and Above	270	262	- 3.0%	264	259	- 1.9%		5	3	- 40.0%	
All Price Ranges	5,952	6,053	+ 1.7%	5,421	5,498	+ 1.4%		515	513	- 0.4%	
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change		8-2024	8-2025	Change	
2 Bedrooms or Less	685	663	- 3.2%	556	494	- 11.2%		119	157	+ 31.9%	
3 Bedrooms	3,108	2,981	- 4.1%	2,778	2,699	- 2.8%		325	275	- 15.4%	
4 Bedrooms or More	2,159	2,409	+ 11.6%	2,087	2,305	+ 10.4%		71	81	+ 14.1%	
All Bedroom Counts	5,952	6,053	+ 1.7%	5,421	5,498	+ 1.4%		515	513	- 0.4%	

Closed Sales

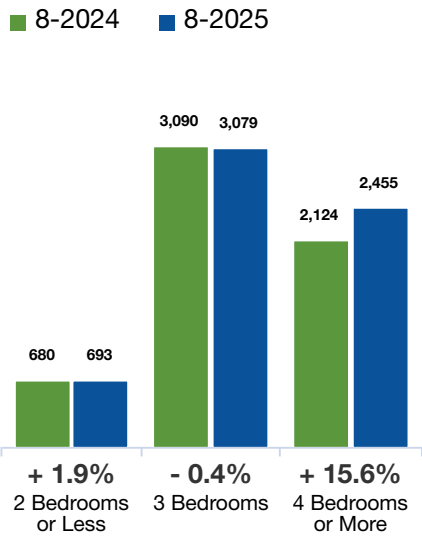


A count of the actual sales that closed. Based on a rolling 12-month total.

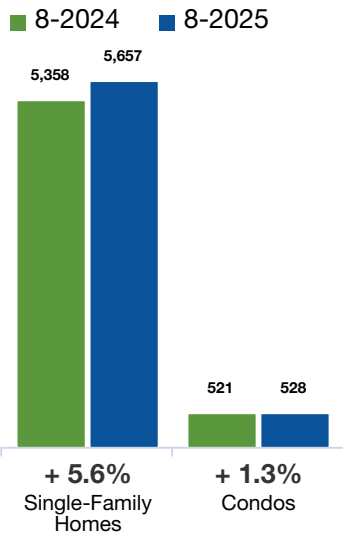
By Price Range



By Bedroom Count



By Property Type



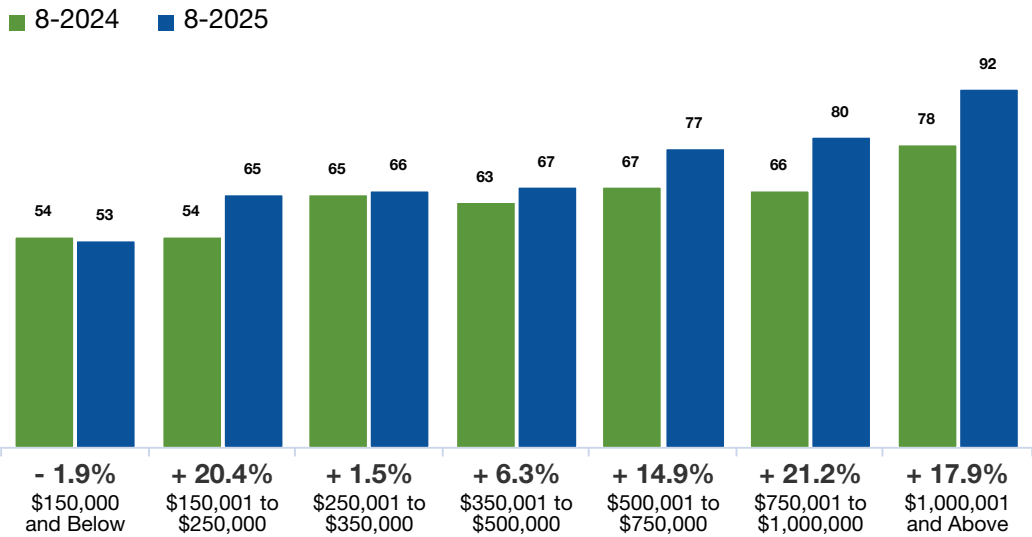
All Properties				Single-Family Homes				Condos			
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025
\$150,000 and Below	491	363	- 26.1%	455	336	- 26.2%	29	19	- 34.5%		
\$150,001 to \$250,000	1,482	1,430	- 3.5%	1,231	1,171	- 4.9%	247	253	+ 2.4%		
\$250,001 to \$350,000	1,877	2,066	+ 10.1%	1,723	1,907	+ 10.7%	153	152	- 0.7%		
\$350,001 to \$500,000	1,115	1,300	+ 16.6%	1,049	1,215	+ 15.8%	64	69	+ 7.8%		
\$500,001 to \$750,000	507	617	+ 21.7%	493	587	+ 19.1%	14	27	+ 92.9%		
\$750,001 to \$1,000,000	160	186	+ 16.2%	151	178	+ 17.9%	9	6	- 33.3%		
\$1,000,001 and Above	262	265	+ 1.1%	256	263	+ 2.7%	5	2	- 60.0%		
All Price Ranges	5,894	6,227	+ 5.6%	5,358	5,657	+ 5.6%	521	528	+ 1.3%		
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025
2 Bedrooms or Less	680	693	+ 1.9%	544	524	- 3.7%	127	157	+ 23.6%		
3 Bedrooms	3,090	3,079	- 0.4%	2,763	2,789	+ 0.9%	321	283	- 11.8%		
4 Bedrooms or More	2,124	2,455	+ 15.6%	2,051	2,344	+ 14.3%	73	88	+ 20.5%		
All Bedroom Counts	5,894	6,227	+ 5.6%	5,358	5,657	+ 5.6%	521	528	+ 1.3%		

Days On Market Until Sale

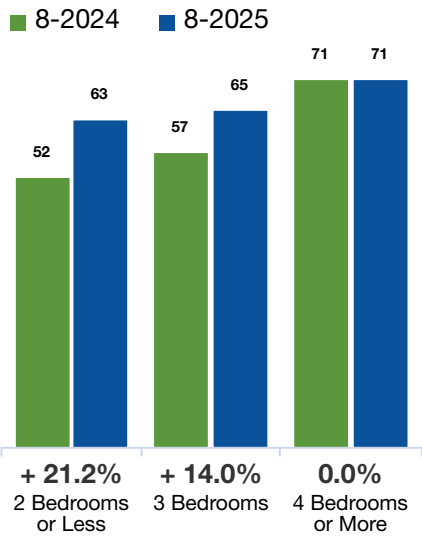


Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.

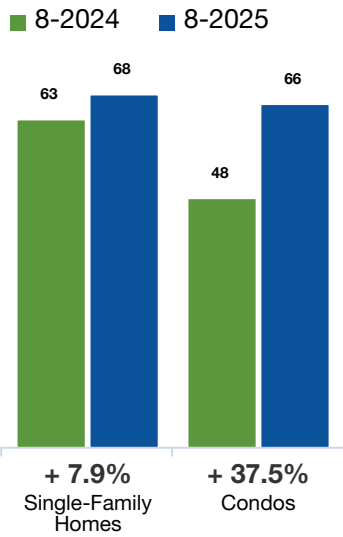
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes			Condos		
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	54	53	- 1.9%	53	52	- 1.9%	62	70	+ 12.9%
\$150,001 to \$250,000	54	65	+ 20.4%	57	65	+ 14.0%	40	64	+ 60.0%
\$250,001 to \$350,000	65	66	+ 1.5%	66	66	0.0%	52	54	+ 3.8%
\$350,001 to \$500,000	63	67	+ 6.3%	63	66	+ 4.8%	55	93	+ 69.1%
\$500,001 to \$750,000	67	77	+ 14.9%	67	76	+ 13.4%	68	94	+ 38.2%
\$750,001 to \$1,000,000	66	80	+ 21.2%	66	80	+ 21.2%	70	66	- 5.7%
\$1,000,001 and Above	78	92	+ 17.9%	79	92	+ 16.5%	65	94	+ 44.6%
All Price Ranges	61	68	+ 11.5%	63	68	+ 7.9%	48	66	+ 37.5%
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	52	63	+ 21.2%	53	62	+ 17.0%	44	68	+ 54.5%
3 Bedrooms	57	65	+ 14.0%	58	65	+ 12.1%	49	69	+ 40.8%
4 Bedrooms or More	71	71	0.0%	71	72	+ 1.4%	52	56	+ 7.7%
All Bedroom Counts	61	68	+ 11.5%	63	68	+ 7.9%	48	66	+ 37.5%

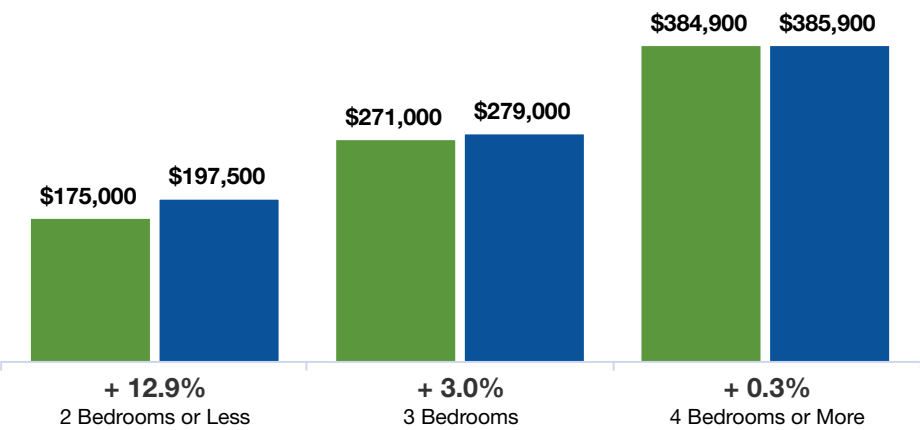
Median Sales Price



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

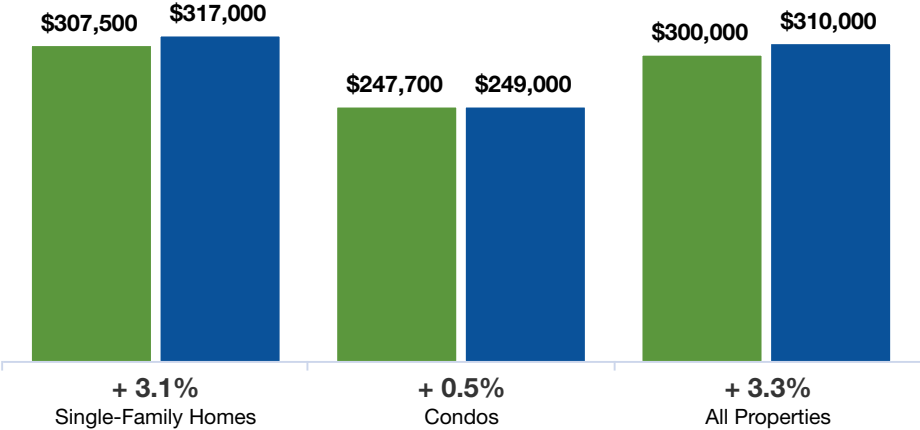
By Bedroom Count

8-2024 8-2025



By Property Type

8-2024 8-2025



All Properties

By Bedroom Count	8-2024	8-2025	Change
2 Bedrooms or Less	\$175,000	\$197,500	+ 12.9%
3 Bedrooms	\$271,000	\$279,000	+ 3.0%
4 Bedrooms or More	\$384,900	\$385,900	+ 0.3%
All Bedroom Counts	\$300,000	\$310,000	+ 3.3%

Single-Family Homes

8-2024	8-2025	Change
\$168,000	\$190,500	+ 13.4%
\$274,523	\$280,000	+ 2.0%
\$389,900	\$390,000	+ 0.0%
\$307,500	\$317,000	+ 3.1%

Condos

8-2024	8-2025	Change
\$213,000	\$218,000	+ 2.3%
\$257,990	\$260,000	+ 0.8%
\$216,000	\$244,250	+ 13.1%
\$247,700	\$249,000	+ 0.5%

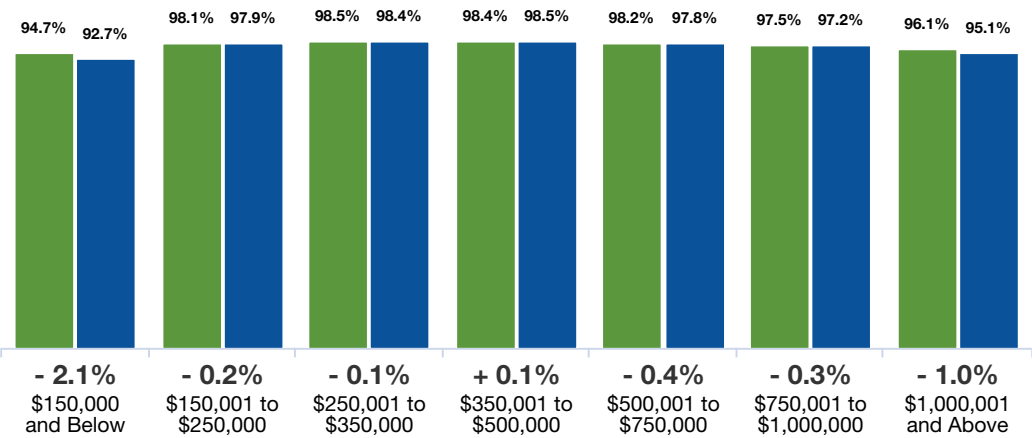
Percent of List Price Received



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.**

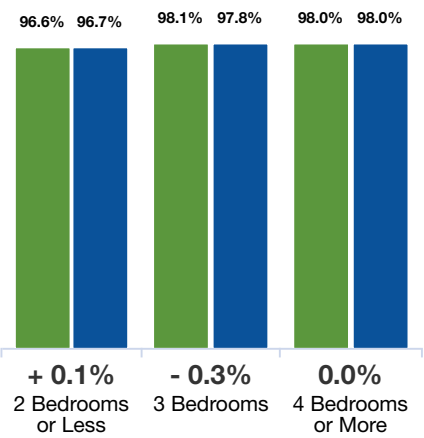
By Price Range

■ 8-2024 ■ 8-2025



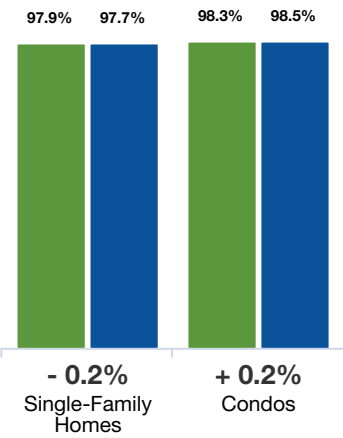
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties				Single-Family Homes			Condos		
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	94.7%	92.7%	- 2.1%	94.7%	92.4%	- 2.4%	96.1%	96.9%	+ 0.8%
\$150,001 to \$250,000	98.1%	97.9%	- 0.2%	98.0%	97.8%	- 0.2%	98.4%	98.4%	0.0%
\$250,001 to \$350,000	98.5%	98.4%	- 0.1%	98.4%	98.4%	0.0%	98.7%	98.7%	0.0%
\$350,001 to \$500,000	98.4%	98.5%	+ 0.1%	98.4%	98.5%	+ 0.1%	97.9%	98.6%	+ 0.7%
\$500,001 to \$750,000	98.2%	97.8%	- 0.4%	98.2%	97.8%	- 0.4%	97.9%	98.8%	+ 0.9%
\$750,001 to \$1,000,000	97.5%	97.2%	- 0.3%	97.6%	97.1%	- 0.5%	97.2%	98.1%	+ 0.9%
\$1,000,001 and Above	96.1%	95.1%	- 1.0%	96.1%	95.0%	- 1.1%	96.0%	97.7%	+ 1.8%
All Price Ranges	97.9%	97.8%	- 0.1%	97.9%	97.7%	- 0.2%	98.3%	98.5%	+ 0.2%
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	96.6%	96.7%	+ 0.1%	96.4%	96.3%	- 0.1%	97.5%	97.9%	+ 0.4%
3 Bedrooms	98.1%	97.8%	- 0.3%	98.1%	97.7%	- 0.4%	98.4%	98.9%	+ 0.5%
4 Bedrooms or More	98.0%	98.0%	0.0%	98.0%	97.9%	- 0.1%	98.9%	98.2%	- 0.7%
All Bedroom Counts	97.9%	97.8%	- 0.1%	97.9%	97.7%	- 0.2%	98.3%	98.5%	+ 0.2%

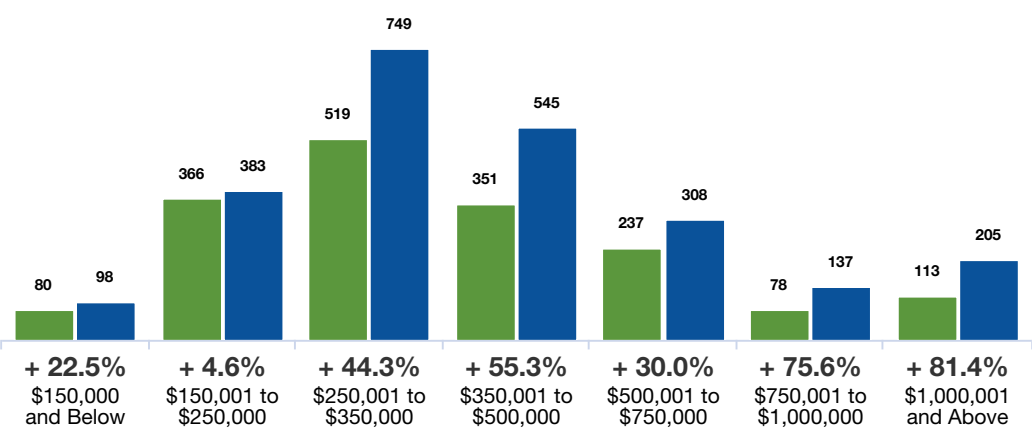
Inventory of Homes for Sale



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

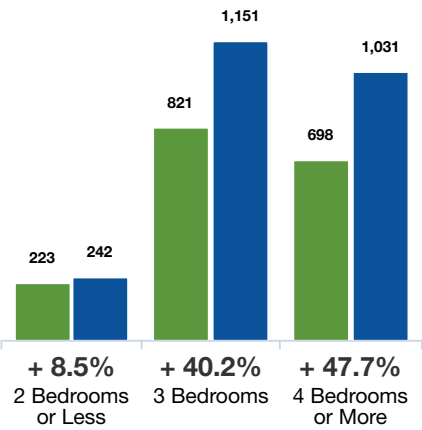
By Price Range

■ 8-2024 ■ 8-2025



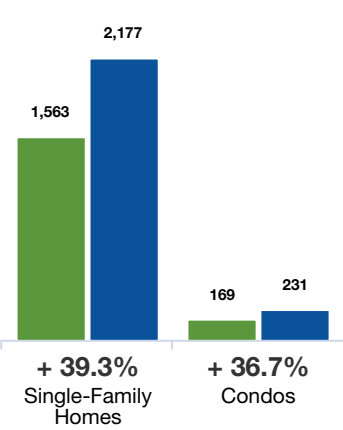
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties				Single-Family Homes			Condos		
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	80	98	+ 22.5%	66	94	+ 42.4%	12	3	- 75.0%
\$150,001 to \$250,000	366	383	+ 4.6%	298	270	- 9.4%	65	111	+ 70.8%
\$250,001 to \$350,000	519	749	+ 44.3%	471	683	+ 45.0%	46	62	+ 34.8%
\$350,001 to \$500,000	351	545	+ 55.3%	318	498	+ 56.6%	31	42	+ 35.5%
\$500,001 to \$750,000	237	308	+ 30.0%	220	294	+ 33.6%	14	11	- 21.4%
\$750,001 to \$1,000,000	78	137	+ 75.6%	77	136	+ 76.6%	1	1	0.0%
\$1,000,001 and Above	113	205	+ 81.4%	113	202	+ 78.8%	0	1	—
All Price Ranges	1,744	2,425	+ 39.0%	1,563	2,177	+ 39.3%	169	231	+ 36.7%
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	223	242	+ 8.5%	157	166	+ 5.7%	58	70	+ 20.7%
3 Bedrooms	821	1,151	+ 40.2%	721	999	+ 38.6%	100	147	+ 47.0%
4 Bedrooms or More	698	1,031	+ 47.7%	684	1,011	+ 47.8%	11	14	+ 27.3%
All Bedroom Counts	1,744	2,425	+ 39.0%	1,563	2,177	+ 39.3%	169	231	+ 36.7%

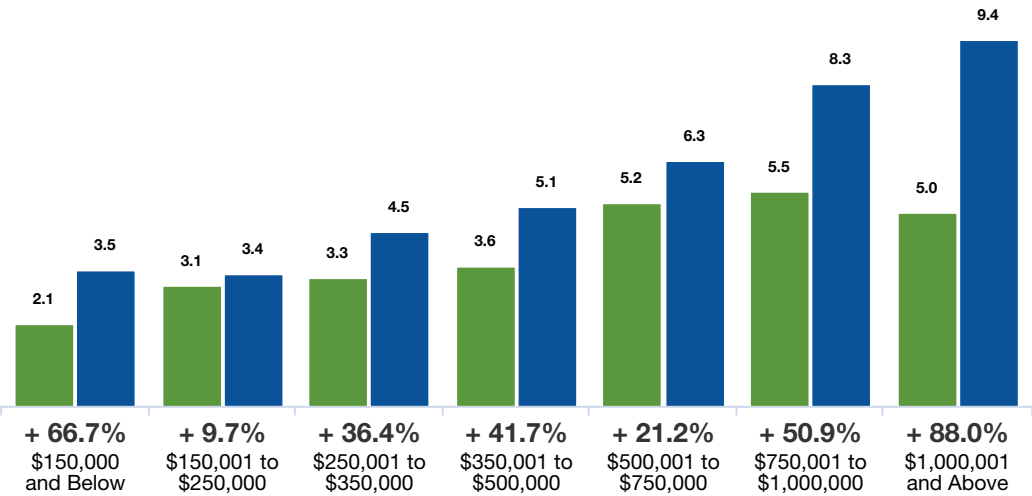
Months Supply of Inventory



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.

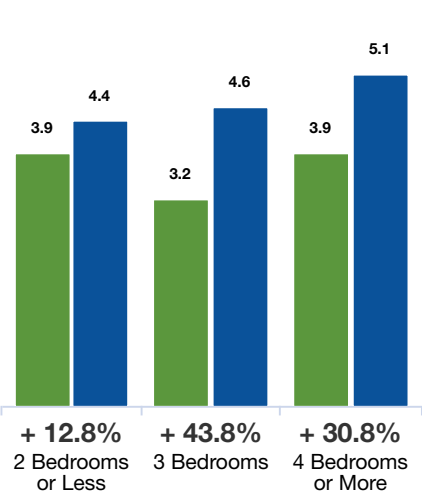
By Price Range

■ 8-2024 ■ 8-2025



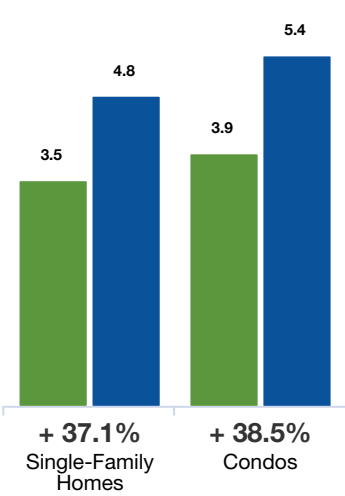
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties				Single-Family Homes			Condos		
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	2.1	3.5	+ 66.7%	1.9	3.6	+ 89.5%	5.0	1.8	- 64.0%
\$150,001 to \$250,000	3.1	3.4	+ 9.7%	3.0	2.9	- 3.3%	3.2	5.3	+ 65.6%
\$250,001 to \$350,000	3.3	4.5	+ 36.4%	3.3	4.4	+ 33.3%	3.5	5.0	+ 42.9%
\$350,001 to \$500,000	3.6	5.1	+ 41.7%	3.4	5.0	+ 47.1%	6.0	7.4	+ 23.3%
\$500,001 to \$750,000	5.2	6.3	+ 21.2%	5.0	6.3	+ 26.0%	5.8	5.3	- 8.6%
\$750,001 to \$1,000,000	5.5	8.3	+ 50.9%	5.8	8.5	+ 46.6%	0.6	0.6	0.0%
\$1,000,001 and Above	5.0	9.4	+ 88.0%	5.1	9.4	+ 84.3%	—	1.0	—
All Price Ranges	3.5	4.8	+ 37.1%	3.5	4.8	+ 37.1%	3.9	5.4	+ 38.5%
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	3.9	4.4	+ 12.8%	3.4	4.0	+ 17.6%	5.8	5.4	- 6.9%
3 Bedrooms	3.2	4.6	+ 43.8%	3.1	4.4	+ 41.9%	3.7	6.4	+ 73.0%
4 Bedrooms or More	3.9	5.1	+ 30.8%	3.9	5.3	+ 35.9%	1.9	2.1	+ 10.5%
All Bedroom Counts	3.5	4.8	+ 37.1%	3.5	4.8	+ 37.1%	3.9	5.4	+ 38.5%