

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2025

U.S. new-home sales increased 3.6% month-over-month and 6.7% year-over-year to a seasonally adjusted annual rate of 698,000 units, according to the U.S. Census Bureau. The median sales price for new homes was up 2.1% year-over-year to \$427,000. There were about 494,000 new homes available for sale heading into January, representing an 8.5-month supply at the current sales pace. For the 12-month period spanning February 2024 through January 2025, Pending Sales in the Western Upstate Association of REALTORS® region increased 1.1 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales increased 19.0 percent.

The overall Median Sales Price went up 5.1 percent to \$304,900. The property type with the largest gain was the Condos segment, where prices went up 11.2 percent to \$249,000. 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 88 days.

Market-wide, inventory levels rose 25.1 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 92.3 percent. That amounts to 3.5 months of inventory for Single-Family Homes and 4.5 months of inventory for Condos.

Quick Facts

+ 19.0%

Price Range with
Strongest Sales:
\$500,001 to \$750,000

+ 10.9%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 3.3%

Property Type With
Strongest Sales:
Single-Family Homes

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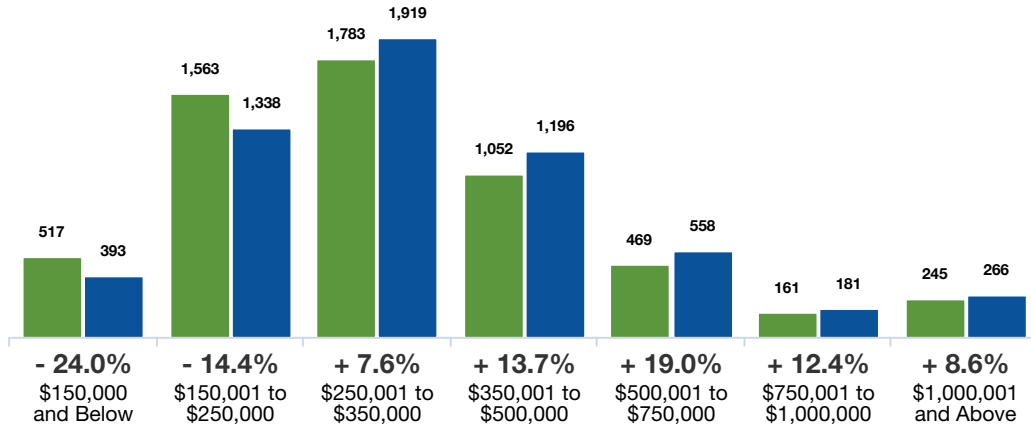
Pending Sales



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

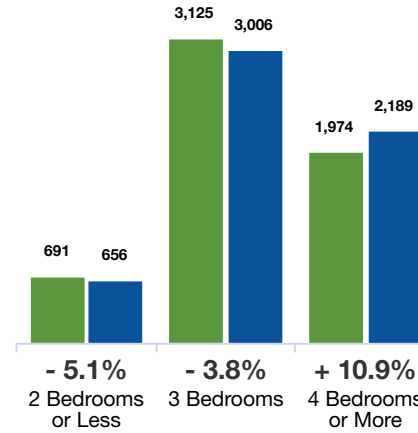
By Price Range

■ 1-2024 ■ 1-2025



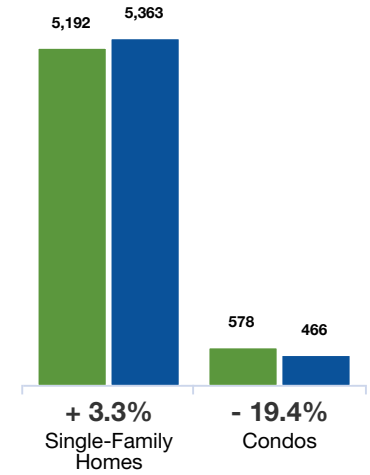
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
\$150,000 and Below	517	393	- 24.0%	469	366	- 22.0%	40	19	- 52.5%
\$150,001 to \$250,000	1,563	1,338	- 14.4%	1,245	1,123	- 9.8%	314	211	- 32.8%
\$250,001 to \$350,000	1,783	1,919	+ 7.6%	1,633	1,769	+ 8.3%	149	147	- 1.3%
\$350,001 to \$500,000	1,052	1,196	+ 13.7%	994	1,138	+ 14.5%	53	55	+ 3.8%
\$500,001 to \$750,000	469	558	+ 19.0%	456	534	+ 17.1%	11	22	+ 100.0%
\$750,001 to \$1,000,000	161	181	+ 12.4%	151	173	+ 14.6%	10	7	- 30.0%
\$1,000,001 and Above	245	266	+ 8.6%	244	260	+ 6.6%	1	5	+ 400.0%
All Price Ranges	5,790	5,851	+ 1.1%	5,192	5,363	+ 3.3%	578	466	- 19.4%
By Bedroom Count	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
2 Bedrooms or Less	691	656	- 5.1%	541	530	- 2.0%	141	116	- 17.7%
3 Bedrooms	3,125	3,006	- 3.8%	2,775	2,718	- 2.1%	340	283	- 16.8%
4 Bedrooms or More	1,974	2,189	+ 10.9%	1,876	2,115	+ 12.7%	97	67	- 30.9%
All Bedroom Counts	5,790	5,851	+ 1.1%	5,192	5,363	+ 3.3%	578	466	- 19.4%

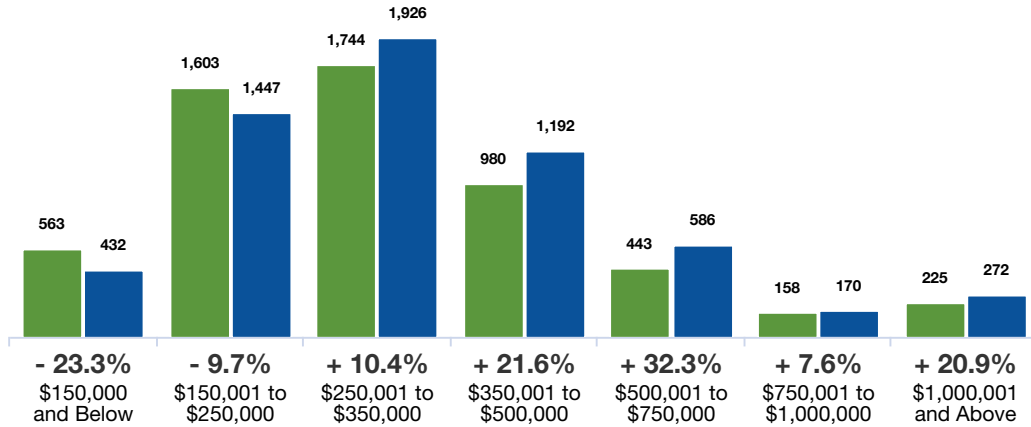
Closed Sales



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

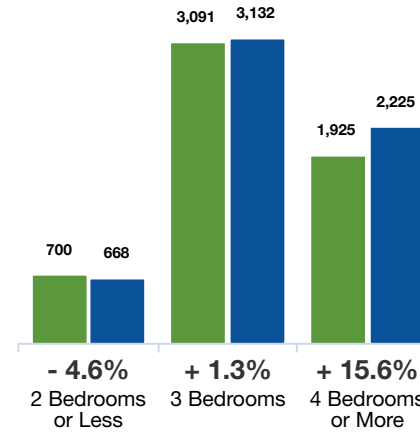
By Price Range

■ 1-2024 ■ 1-2025



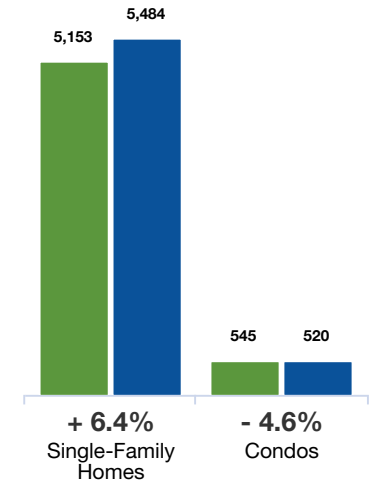
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$150,000 and Below	563	432	- 23.3%
\$150,001 to \$250,000	1,603	1,447	- 9.7%
\$250,001 to \$350,000	1,744	1,926	+ 10.4%
\$350,001 to \$500,000	980	1,192	+ 21.6%
\$500,001 to \$750,000	443	586	+ 32.3%
\$750,001 to \$1,000,000	158	170	+ 7.6%
\$1,000,001 and Above	225	272	+ 20.9%
All Price Ranges	5,716	6,025	+ 5.4%

Single-Family Homes

By Bedroom Count	1-2024	1-2025	Change
2 Bedrooms or Less	700	668	- 4.6%
3 Bedrooms	3,091	3,132	+ 1.3%
4 Bedrooms or More	1,925	2,225	+ 15.6%
All Bedroom Counts	5,716	6,025	+ 5.4%

Condos

By Price Range	1-2024	1-2025	Change
\$150,000 and Below	510	393	- 22.9%
\$150,001 to \$250,000	1,301	1,200	- 7.8%
\$250,001 to \$350,000	1,612	1,771	+ 9.9%
\$350,001 to \$500,000	927	1,129	+ 21.8%
\$500,001 to \$750,000	430	564	+ 31.2%
\$750,001 to \$1,000,000	149	161	+ 8.1%
\$1,000,001 and Above	224	266	+ 18.8%
All Price Ranges	5,153	5,484	+ 6.4%

By Price Range	1-2024	1-2025	Change
\$150,000 and Below	45	30	- 33.3%
\$150,001 to \$250,000	299	243	- 18.7%
\$250,001 to \$350,000	131	153	+ 16.8%
\$350,001 to \$500,000	48	60	+ 25.0%
\$500,001 to \$750,000	12	21	+ 75.0%
\$750,001 to \$1,000,000	9	8	- 11.1%
\$1,000,001 and Above	1	5	+ 400.0%
All Price Ranges	545	520	- 4.6%

By Bedroom Count	1-2024	1-2025	Change
2 Bedrooms or Less	550	540	- 1.8%
3 Bedrooms	2,773	2,800	+ 1.0%
4 Bedrooms or More	1,830	2,144	+ 17.2%
All Bedroom Counts	5,153	5,484	+ 6.4%

Days On Market Until Sale

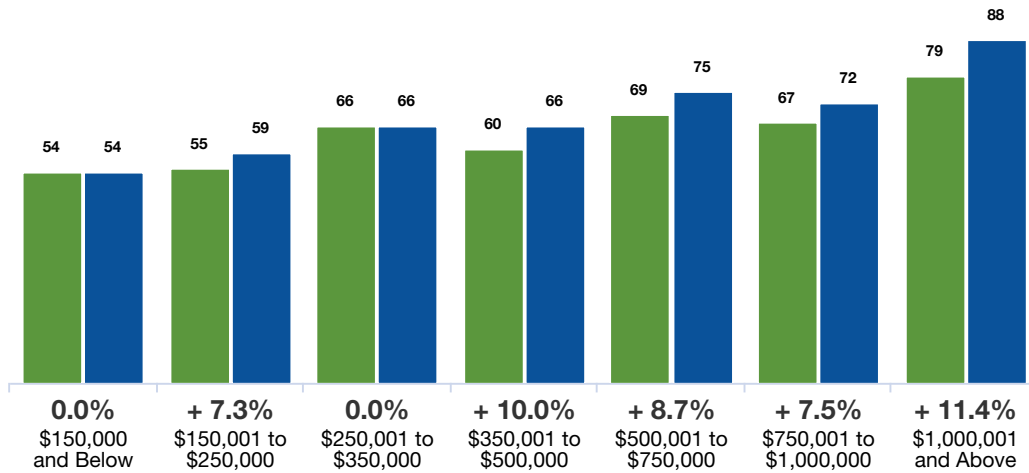


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

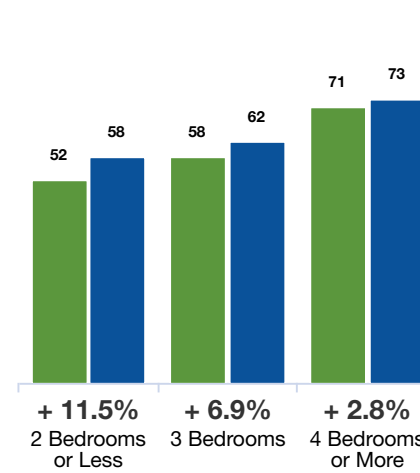
By Price Range

■ 1-2024 ■ 1-2025



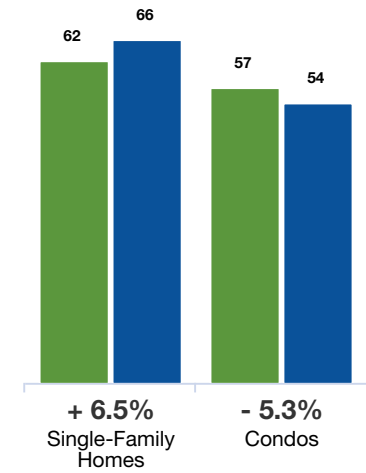
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
\$150,000 and Below	54	54	0.0%	54	53	- 1.9%	50	66	+ 32.0%
\$150,001 to \$250,000	55	59	+ 7.3%	55	61	+ 10.9%	53	47	- 11.3%
\$250,001 to \$350,000	66	66	0.0%	66	67	+ 1.5%	70	53	- 24.3%
\$350,001 to \$500,000	60	66	+ 10.0%	61	66	+ 8.2%	58	69	+ 19.0%
\$500,001 to \$750,000	69	75	+ 8.7%	69	74	+ 7.2%	57	79	+ 38.6%
\$750,001 to \$1,000,000	67	72	+ 7.5%	67	73	+ 9.0%	59	66	+ 11.9%
\$1,000,001 and Above	79	88	+ 11.4%	79	88	+ 11.4%	0	75	--
All Price Ranges	62	65	+ 4.8%	62	66	+ 6.5%	57	54	- 5.3%
By Bedroom Count	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
2 Bedrooms or Less	52	58	+ 11.5%	53	59	+ 11.3%	49	51	+ 4.1%
3 Bedrooms	58	62	+ 6.9%	57	62	+ 8.8%	62	56	- 9.7%
4 Bedrooms or More	71	73	+ 2.8%	72	74	+ 2.8%	55	51	- 7.3%
All Bedroom Counts	62	65	+ 4.8%	62	66	+ 6.5%	57	54	- 5.3%

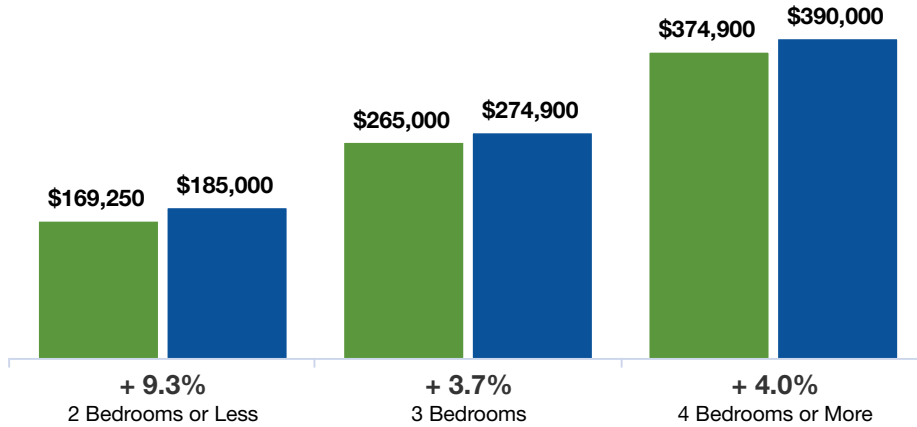
Median Sales Price



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

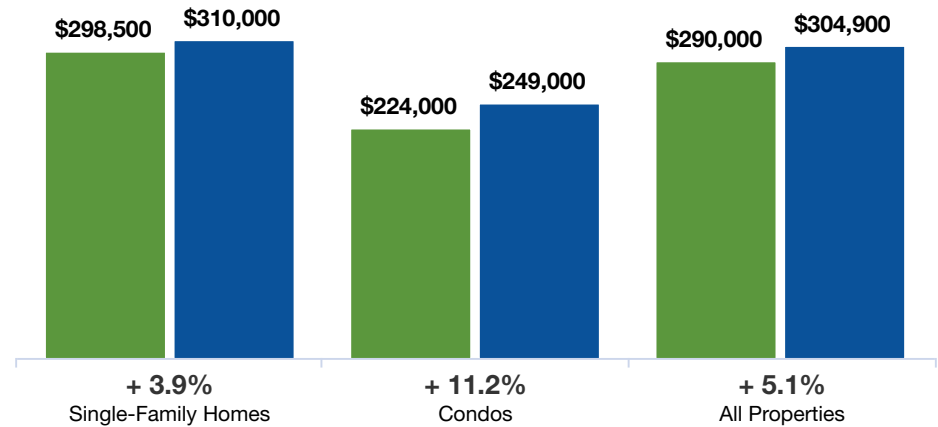
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Bedroom Count

	1-2024	1-2025	Change
2 Bedrooms or Less	\$169,250	\$185,000	+ 9.3%
3 Bedrooms	\$265,000	\$274,900	+ 3.7%
4 Bedrooms or More	\$374,900	\$390,000	+ 4.0%
All Bedroom Counts	\$290,000	\$304,900	+ 5.1%

Single-Family Homes

	1-2024	1-2025	Change
Single-Family Homes	\$298,500	\$310,000	+ 3.9%

Condos

	1-2024	1-2025	Change
Condos	\$224,000	\$249,000	+ 11.2%

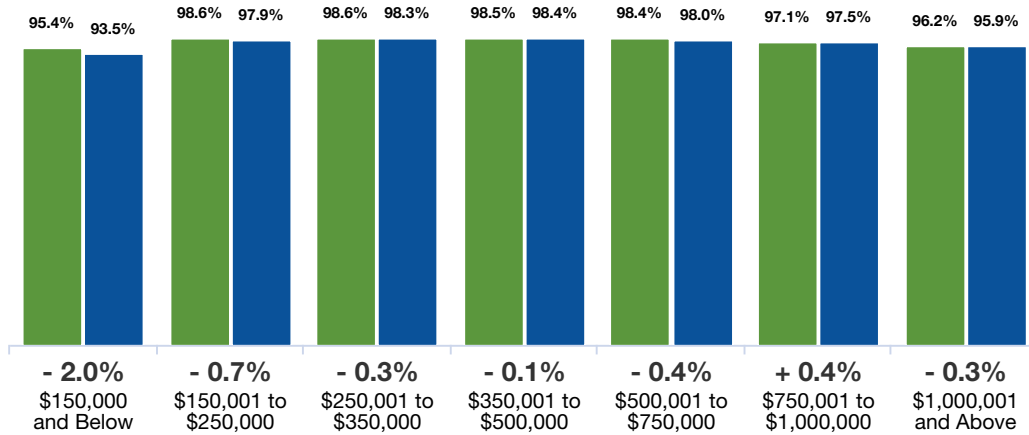
Percent of List Price Received



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.**

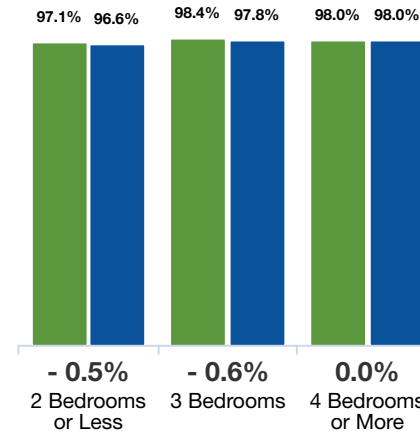
By Price Range

■ 1-2024 ■ 1-2025



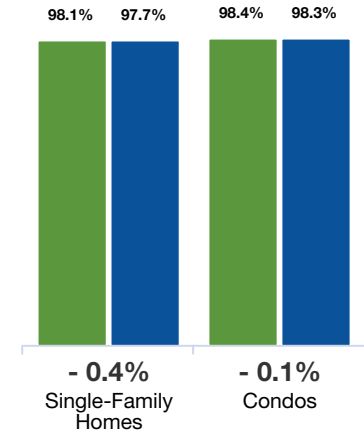
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
\$150,000 and Below	95.4%	93.5%	- 2.0%	95.3%	93.3%	- 2.1%	97.3%	96.0%	- 1.3%
\$150,001 to \$250,000	98.6%	97.9%	- 0.7%	98.6%	97.7%	- 0.9%	98.7%	98.5%	- 0.2%
\$250,001 to \$350,000	98.6%	98.3%	- 0.3%	98.7%	98.3%	- 0.4%	98.4%	98.5%	+ 0.1%
\$350,001 to \$500,000	98.5%	98.4%	- 0.1%	98.5%	98.5%	0.0%	98.0%	97.9%	- 0.1%
\$500,001 to \$750,000	98.4%	98.0%	- 0.4%	98.4%	97.9%	- 0.5%	97.7%	99.5%	+ 1.8%
\$750,001 to \$1,000,000	97.1%	97.5%	+ 0.4%	97.2%	97.4%	+ 0.2%	96.6%	99.3%	+ 2.8%
\$1,000,001 and Above	96.2%	95.9%	- 0.3%	96.2%	95.9%	- 0.3%	100.0%	95.3%	- 4.7%
All Price Ranges	98.1%	97.7%	- 0.4%	98.1%	97.7%	- 0.4%	98.4%	98.3%	- 0.1%
By Bedroom Count	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
2 Bedrooms or Less	97.1%	96.6%	- 0.5%	97.1%	96.3%	- 0.8%	97.6%	97.9%	+ 0.3%
3 Bedrooms	98.4%	97.8%	- 0.6%	98.4%	97.7%	- 0.7%	98.5%	98.4%	- 0.1%
4 Bedrooms or More	98.0%	98.0%	0.0%	98.0%	98.0%	0.0%	99.0%	98.6%	- 0.4%
All Bedroom Counts	98.1%	97.7%	- 0.4%	98.1%	97.7%	- 0.4%	98.4%	98.3%	- 0.1%

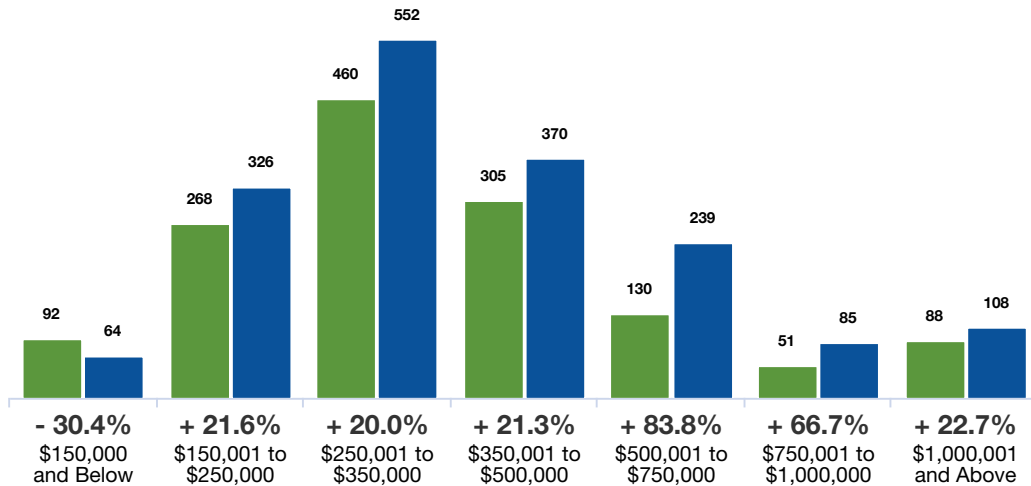
Inventory of Homes for Sale



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

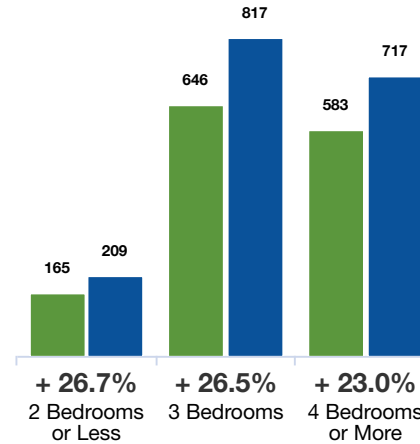
By Price Range

■ 1-2024 ■ 1-2025



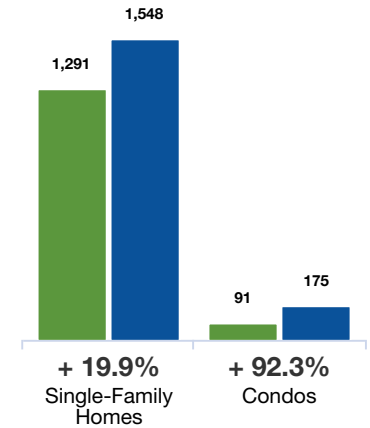
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$150,000 and Below	92	64	-30.4%
\$150,001 to \$250,000	268	326	+21.6%
\$250,001 to \$350,000	460	552	+20.0%
\$350,001 to \$500,000	305	370	+21.3%
\$500,001 to \$750,000	130	239	+83.8%
\$750,001 to \$1,000,000	51	85	+66.7%
\$1,000,001 and Above	88	108	+22.7%
All Price Ranges	1,394	1,744	+25.1%

Single-Family Homes

By Bedroom Count	1-2024	1-2025	Change
2 Bedrooms or Less	165	209	+26.7%
3 Bedrooms	646	817	+26.5%
4 Bedrooms or More	583	717	+23.0%
All Bedroom Counts	1,394	1,744	+25.1%

Condos

By Price Range	1-2024	1-2025	Change
\$150,000 and Below	79	56	-29.1%
\$150,001 to \$250,000	236	252	+6.8%
\$250,001 to \$350,000	424	506	+19.3%
\$350,001 to \$500,000	295	324	+9.8%
\$500,001 to \$750,000	120	223	+85.8%
\$750,001 to \$1,000,000	50	81	+62.0%
\$1,000,001 and Above	87	106	+21.8%
All Price Ranges	1,291	1,548	+19.9%

By Bedroom Count	1-2024	1-2025	Change
2 Bedrooms or Less	127	144	+13.4%
3 Bedrooms	587	714	+21.6%
4 Bedrooms or More	577	689	+19.4%
All Bedroom Counts	1,291	1,548	+19.9%

By Property Type	1-2024	1-2025	Change
Single-Family Homes	91	175	+92.3%
Condos	91	175	+92.3%

Months Supply of Inventory

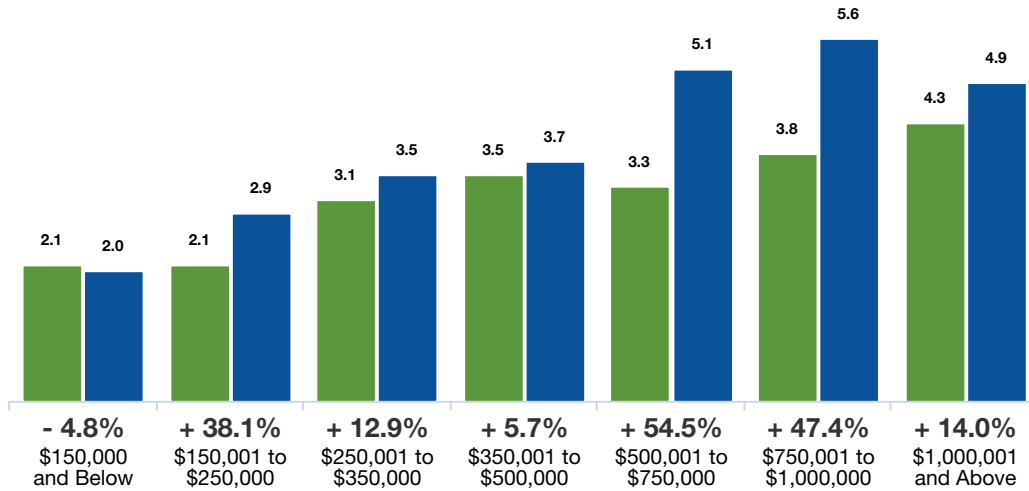


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

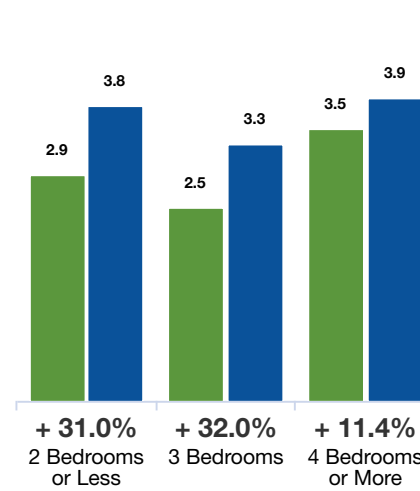
By Price Range

■ 1-2024 ■ 1-2025



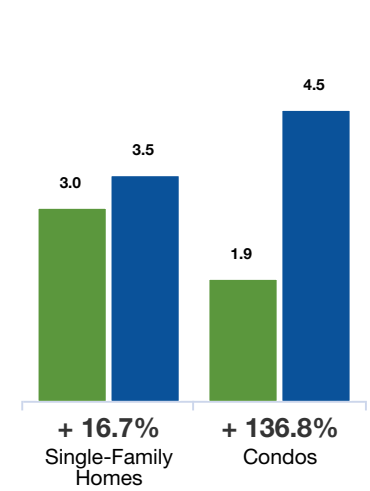
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range	1-2024	1-2025	Change
\$150,000 and Below	2.1	2.0	- 4.8%
\$150,001 to \$250,000	2.1	2.9	+ 38.1%
\$250,001 to \$350,000	3.1	3.5	+ 12.9%
\$350,001 to \$500,000	3.5	3.7	+ 5.7%
\$500,001 to \$750,000	3.3	5.1	+ 54.5%
\$750,001 to \$1,000,000	3.8	5.6	+ 47.4%
\$1,000,001 and Above	4.3	4.9	+ 14.0%
All Price Ranges	2.9	3.6	+ 24.1%

Single-Family Homes

By Price Range	1-2024	1-2025	Change
\$150,000 and Below	2.0	1.8	- 10.0%
\$150,001 to \$250,000	2.3	2.7	+ 17.4%
\$250,001 to \$350,000	3.1	3.4	+ 9.7%
\$350,001 to \$500,000	3.6	3.4	- 5.6%
\$500,001 to \$750,000	3.2	5.0	+ 56.2%
\$750,001 to \$1,000,000	4.0	5.6	+ 40.0%
\$1,000,001 and Above	4.3	4.9	+ 14.0%
All Price Ranges	3.0	3.5	+ 16.7%

Condos

By Price Range	1-2024	1-2025	Change
\$150,000 and Below	1.6	2.1	+ 31.2%
\$150,001 to \$250,000	1.1	4.1	+ 272.7%
\$250,001 to \$350,000	2.7	3.5	+ 29.6%
\$350,001 to \$500,000	2.3	8.7	+ 278.3%
\$500,001 to \$750,000	5.5	5.9	+ 7.3%
\$750,001 to \$1,000,000	0.5	1.4	+ 180.0%
\$1,000,001 and Above	--	0.6	--
All Price Ranges	1.9	4.5	+ 136.8%

By Bedroom Count	1-2024	1-2025	Change
2 Bedrooms or Less	2.9	3.8	+ 31.0%
3 Bedrooms	2.5	3.3	+ 32.0%
4 Bedrooms or More	3.5	3.9	+ 11.4%
All Bedroom Counts	2.9	3.6	+ 24.1%

By Bedroom Count	1-2024	1-2025	Change
2 Bedrooms or Less	2.8	3.3	+ 17.9%
3 Bedrooms	2.5	3.2	+ 28.0%
4 Bedrooms or More	3.7	3.9	+ 5.4%
All Bedroom Counts	3.0	3.5	+ 16.7%