

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## February 2025

U.S. sales of new single-family homes dropped 10.5% month-over-month and 1.1% year-over-year to a seasonally adjusted annual rate of 657,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales to come in at 680,000 units for the month. Sales decreased 20% in the Northeast, 16.7% in the Midwest, and 14.8% in the South, but increased 7.7% in the West. For the 12-month period spanning March 2024 through February 2025, Pending Sales in the Western Upstate Association of REALTORS® region dropped 0.1 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales went up 18.1 percent.

The overall Median Sales Price increased 4.7 percent to \$305,000. The property type with the largest gain was the Condos segment, where prices increased 10.1 percent to \$250,000. 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 31.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 97.8 percent. That amounts to 3.6 months of inventory for Single-Family Homes and 4.7 months of inventory for Condos.

## Quick Facts

**+ 18.1%**

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

**+ 11.5%**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

**+ 2.1%**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Days On Market Until Sale	<b>4</b>
Median Sales Price	<b>5</b>
Percent of List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>



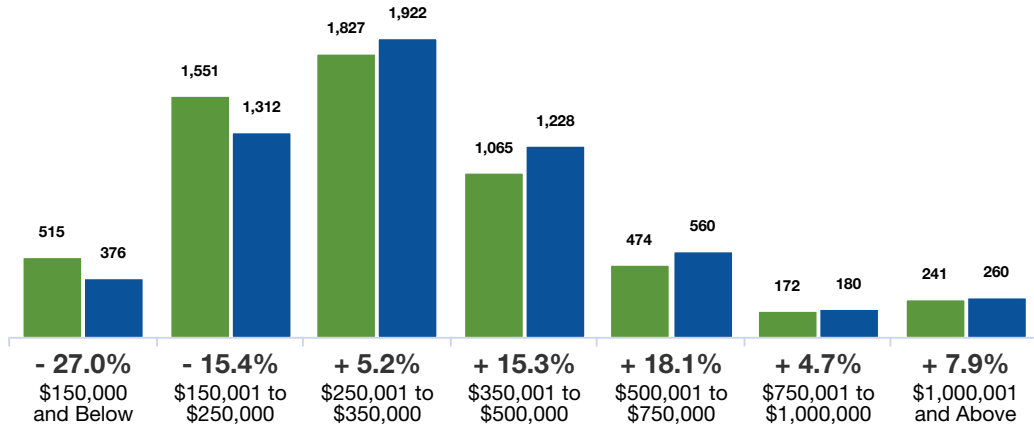
# Pending Sales



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

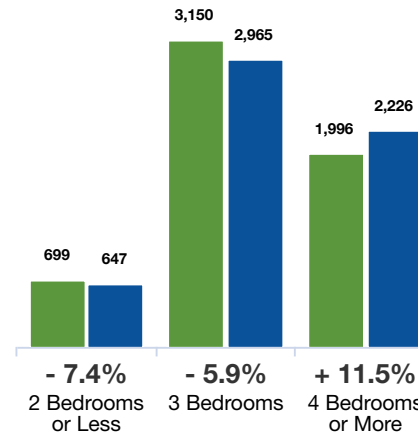
## By Price Range

■ 2-2024 ■ 2-2025



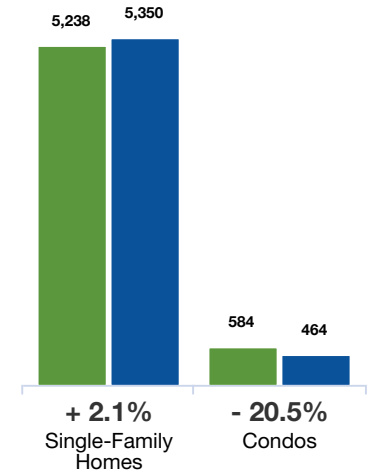
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	515	376	- 27.0%	465	351	- 24.5%	40	18	- 55.0%
\$150,001 to \$250,000	1,551	1,312	- 15.4%	1,244	1,093	- 12.1%	302	215	- 28.8%
\$250,001 to \$350,000	1,827	1,922	+ 5.2%	1,665	1,782	+ 7.0%	161	136	- 15.5%
\$350,001 to \$500,000	1,065	1,228	+ 15.3%	1,004	1,160	+ 15.5%	56	63	+ 12.5%
\$500,001 to \$750,000	474	560	+ 18.1%	458	538	+ 17.5%	14	20	+ 42.9%
\$750,001 to \$1,000,000	172	180	+ 4.7%	162	172	+ 6.2%	10	7	- 30.0%
\$1,000,001 and Above	241	260	+ 7.9%	240	254	+ 5.8%	1	5	+ 400.0%
<b>All Price Ranges</b>	<b>5,845</b>	<b>5,838</b>	<b>- 0.1%</b>	<b>5,238</b>	<b>5,350</b>	<b>+ 2.1%</b>	<b>584</b>	<b>464</b>	<b>- 20.5%</b>
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	699	647	- 7.4%	542	519	- 4.2%	146	119	- 18.5%
3 Bedrooms	3,150	2,965	- 5.9%	2,786	2,687	- 3.6%	353	274	- 22.4%
4 Bedrooms or More	1,996	2,226	+ 11.5%	1,910	2,144	+ 12.3%	85	71	- 16.5%
<b>All Bedroom Counts</b>	<b>5,845</b>	<b>5,838</b>	<b>- 0.1%</b>	<b>5,238</b>	<b>5,350</b>	<b>+ 2.1%</b>	<b>584</b>	<b>464</b>	<b>- 20.5%</b>

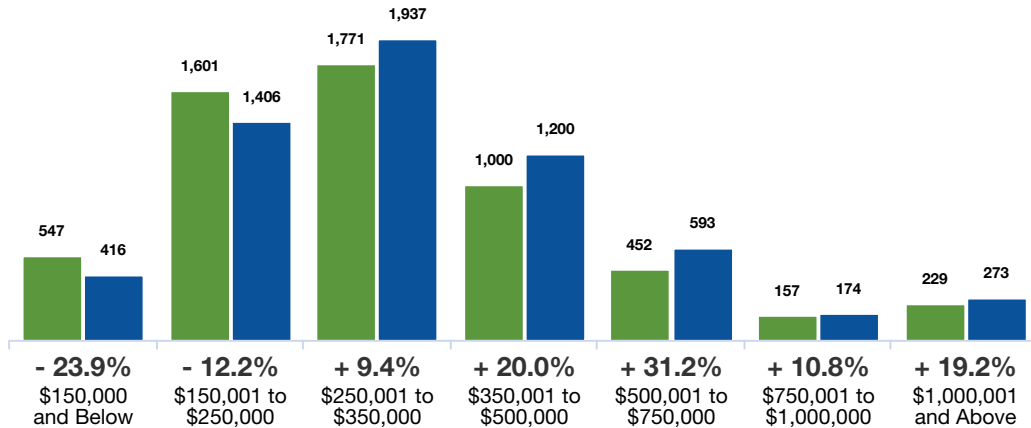
# Closed Sales



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

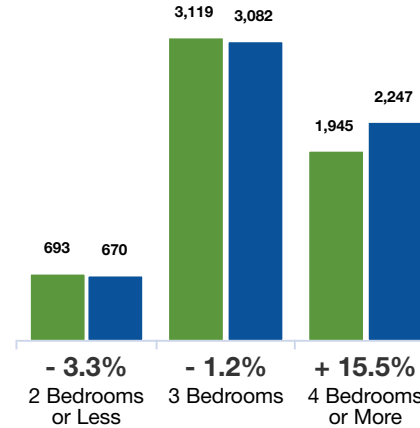
## By Price Range

■ 2-2024 ■ 2-2025



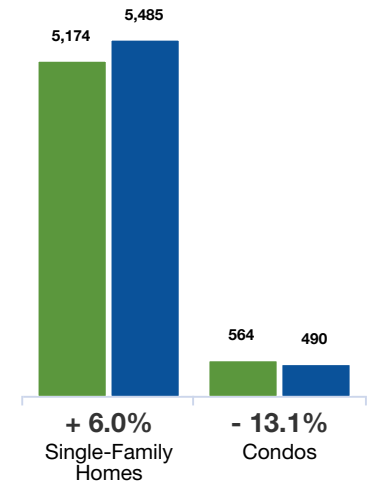
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	547	416	- 23.9%	498	379	- 23.9%	41	27	- 34.1%
\$150,001 to \$250,000	1,601	1,406	- 12.2%	1,284	1,182	- 7.9%	314	219	- 30.3%
\$250,001 to \$350,000	1,771	1,937	+ 9.4%	1,632	1,784	+ 9.3%	137	151	+ 10.2%
\$350,001 to \$500,000	1,000	1,200	+ 20.0%	946	1,135	+ 20.0%	49	61	+ 24.5%
\$500,001 to \$750,000	452	593	+ 31.2%	438	573	+ 30.8%	13	19	+ 46.2%
\$750,001 to \$1,000,000	157	174	+ 10.8%	148	165	+ 11.5%	9	8	- 11.1%
\$1,000,001 and Above	229	273	+ 19.2%	228	267	+ 17.1%	1	5	+ 400.0%
<b>All Price Ranges</b>	<b>5,757</b>	<b>5,999</b>	<b>+ 4.2%</b>	<b>5,174</b>	<b>5,485</b>	<b>+ 6.0%</b>	<b>564</b>	<b>490</b>	<b>- 13.1%</b>
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	693	670	- 3.3%	542	544	+ 0.4%	143	115	- 19.6%
3 Bedrooms	3,119	3,082	- 1.2%	2,781	2,776	- 0.2%	328	301	- 8.2%
4 Bedrooms or More	1,945	2,247	+ 15.5%	1,851	2,165	+ 17.0%	93	74	- 20.4%
<b>All Bedroom Counts</b>	<b>5,757</b>	<b>5,999</b>	<b>+ 4.2%</b>	<b>5,174</b>	<b>5,485</b>	<b>+ 6.0%</b>	<b>564</b>	<b>490</b>	<b>- 13.1%</b>

# Days On Market Until Sale

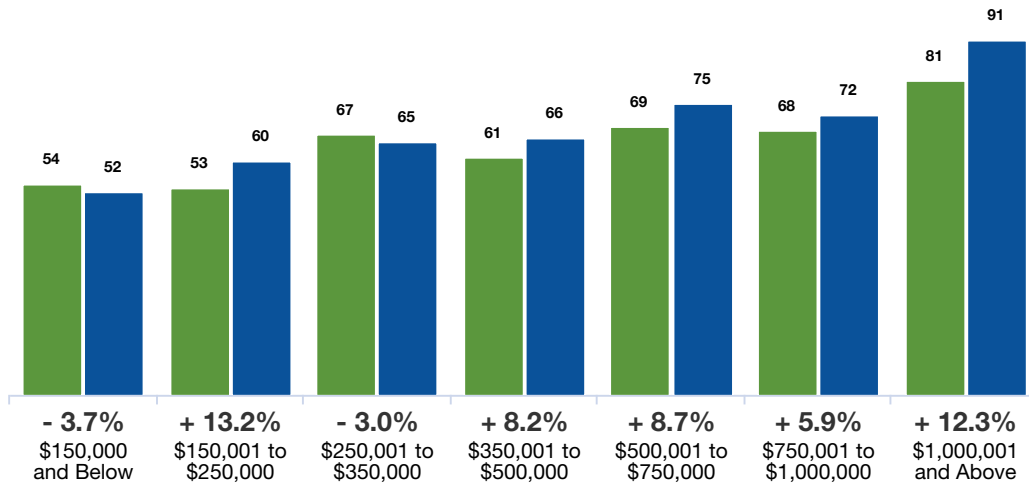


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

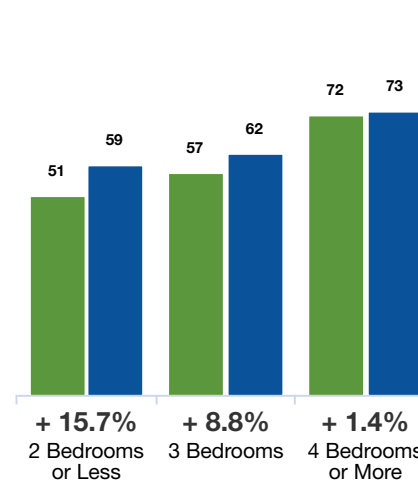
## By Price Range

■ 2-2024 ■ 2-2025



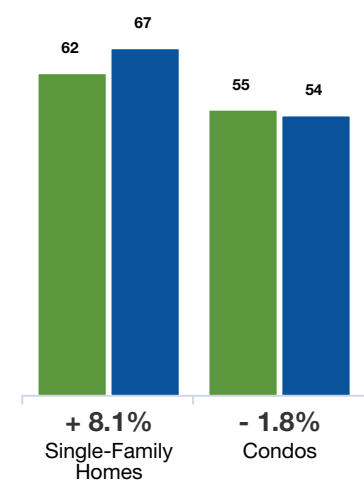
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



### All Properties

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	54	52	- 3.7%
\$150,001 to \$250,000	53	60	+ 13.2%
\$250,001 to \$350,000	67	65	- 3.0%
\$350,001 to \$500,000	61	66	+ 8.2%
\$500,001 to \$750,000	69	75	+ 8.7%
\$750,001 to \$1,000,000	68	72	+ 5.9%
\$1,000,001 and Above	81	91	+ 12.3%
<b>All Price Ranges</b>	<b>62</b>	<b>66</b>	<b>+ 6.5%</b>

### Single-Family Homes

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	54	51	- 5.6%
\$150,001 to \$250,000	54	63	+ 16.7%
\$250,001 to \$350,000	67	66	- 1.5%
\$350,001 to \$500,000	62	66	+ 6.5%
\$500,001 to \$750,000	69	75	+ 8.7%
\$750,001 to \$1,000,000	68	72	+ 5.9%
\$1,000,001 and Above	81	91	+ 12.3%
<b>All Price Ranges</b>	<b>62</b>	<b>67</b>	<b>+ 8.1%</b>

### Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	54	66	+ 22.2%
\$150,001 to \$250,000	50	49	- 2.0%
\$250,001 to \$350,000	69	49	- 29.0%
\$350,001 to \$500,000	53	69	+ 30.2%
\$500,001 to \$750,000	51	80	+ 56.9%
\$750,001 to \$1,000,000	59	66	+ 11.9%
\$1,000,001 and Above	0	75	--
<b>All Price Ranges</b>	<b>55</b>	<b>54</b>	<b>- 1.8%</b>

### By Bedroom Count

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	51	59	+ 15.7%
3 Bedrooms	57	62	+ 8.8%
4 Bedrooms or More	72	73	+ 1.4%
<b>All Bedroom Counts</b>	<b>62</b>	<b>66</b>	<b>+ 6.5%</b>

### Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	52	61	+ 17.3%
3 Bedrooms	57	63	+ 10.5%
4 Bedrooms or More	73	73	0.0%
<b>All Bedroom Counts</b>	<b>62</b>	<b>67</b>	<b>+ 8.1%</b>

### Condos

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	50	50	0.0%
3 Bedrooms	59	57	- 3.4%
4 Bedrooms or More	51	50	- 2.0%
<b>All Bedroom Counts</b>	<b>55</b>	<b>54</b>	<b>- 1.8%</b>

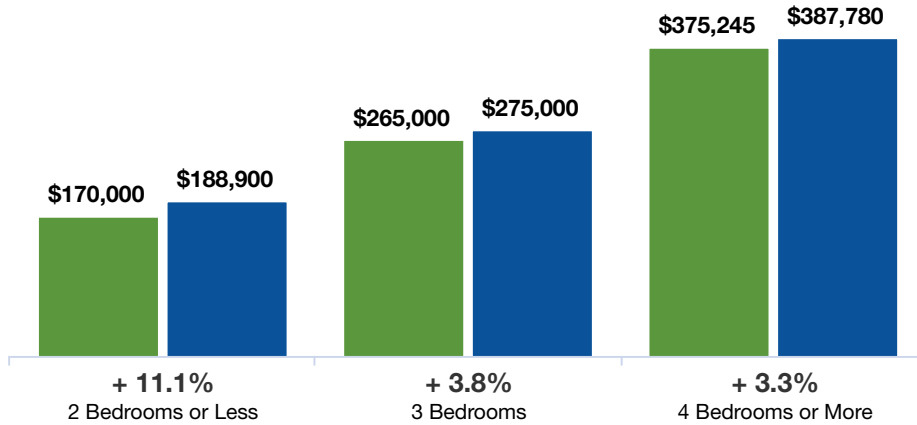
# Median Sales Price



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

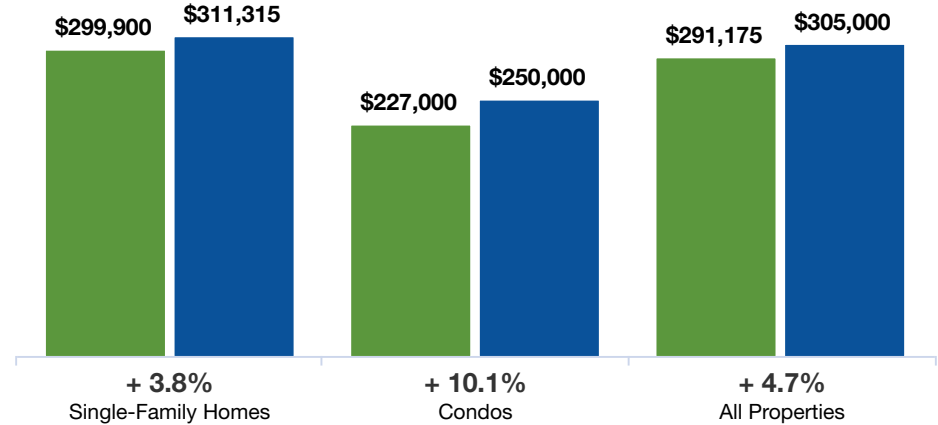
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



### All Properties

#### By Bedroom Count

	2-2024	2-2025	Change
2 Bedrooms or Less	\$170,000	\$188,900	+ 11.1%
3 Bedrooms	\$265,000	\$275,000	+ 3.8%
4 Bedrooms or More	\$375,245	\$387,780	+ 3.3%
<b>All Bedroom Counts</b>	<b>\$291,175</b>	<b>\$305,000</b>	<b>+ 4.7%</b>

### Single-Family Homes

	2-2024	2-2025	Change
Single-Family Homes	\$165,000	\$185,000	+ 12.1%
	\$268,400	\$278,650	+ 3.8%
	\$385,000	\$395,000	+ 2.6%
<b>All Single-Family Homes</b>	<b>\$299,900</b>	<b>\$311,315</b>	<b>+ 3.8%</b>

### Condos

	2-2024	2-2025	Change
Condos	\$208,000	\$206,000	- 1.0%
	\$237,090	\$261,500	+ 10.3%
	\$200,000	\$239,500	+ 19.8%
<b>All Condos</b>	<b>\$227,000</b>	<b>\$250,000</b>	<b>+ 10.1%</b>

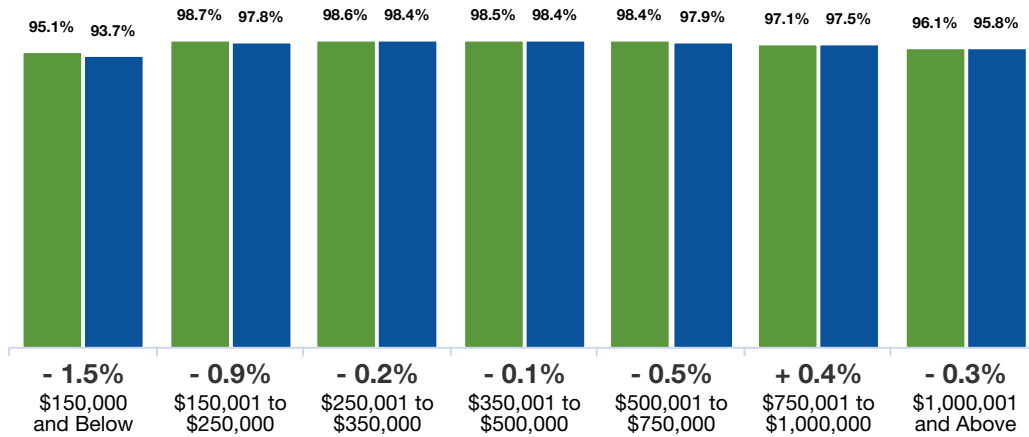
# Percent of List Price Received



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.**

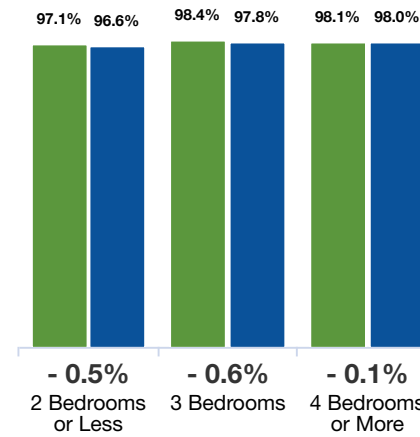
## By Price Range

■ 2-2024 ■ 2-2025



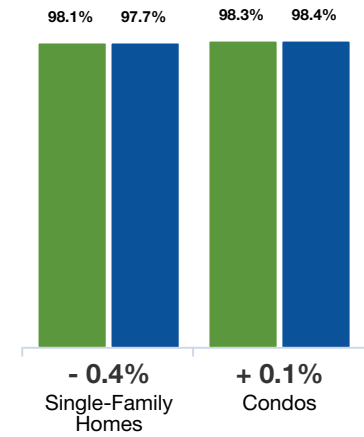
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	95.1%	93.7%	-1.5%	95.1%	93.5%	-1.7%	96.2%	96.8%	+0.6%
\$150,001 to \$250,000	98.7%	97.8%	-0.9%	98.7%	97.6%	-1.1%	98.7%	98.5%	-0.2%
\$250,001 to \$350,000	98.6%	98.4%	-0.2%	98.7%	98.3%	-0.4%	98.3%	98.7%	+0.4%
\$350,001 to \$500,000	98.5%	98.4%	-0.1%	98.5%	98.5%	0.0%	98.3%	97.9%	-0.4%
\$500,001 to \$750,000	98.4%	97.9%	-0.5%	98.4%	97.8%	-0.6%	98.1%	99.4%	+1.3%
\$750,001 to \$1,000,000	97.1%	97.5%	+0.4%	97.1%	97.4%	+0.3%	96.6%	99.3%	+2.8%
\$1,000,001 and Above	96.1%	95.8%	-0.3%	96.1%	95.8%	-0.3%	100.0%	95.3%	-4.7%
<b>All Price Ranges</b>	<b>98.1%</b>	<b>97.7%</b>	<b>-0.4%</b>	<b>98.1%</b>	<b>97.7%</b>	<b>-0.4%</b>	<b>98.3%</b>	<b>98.4%</b>	<b>+0.1%</b>
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	97.1%	96.6%	-0.5%	97.1%	96.3%	-0.8%	97.4%	98.1%	+0.7%
3 Bedrooms	98.4%	97.8%	-0.6%	98.4%	97.7%	-0.7%	98.5%	98.5%	0.0%
4 Bedrooms or More	98.1%	98.0%	-0.1%	98.0%	98.0%	0.0%	99.1%	98.5%	-0.6%
<b>All Bedroom Counts</b>	<b>98.1%</b>	<b>97.7%</b>	<b>-0.4%</b>	<b>98.1%</b>	<b>97.7%</b>	<b>-0.4%</b>	<b>98.3%</b>	<b>98.4%</b>	<b>+0.1%</b>

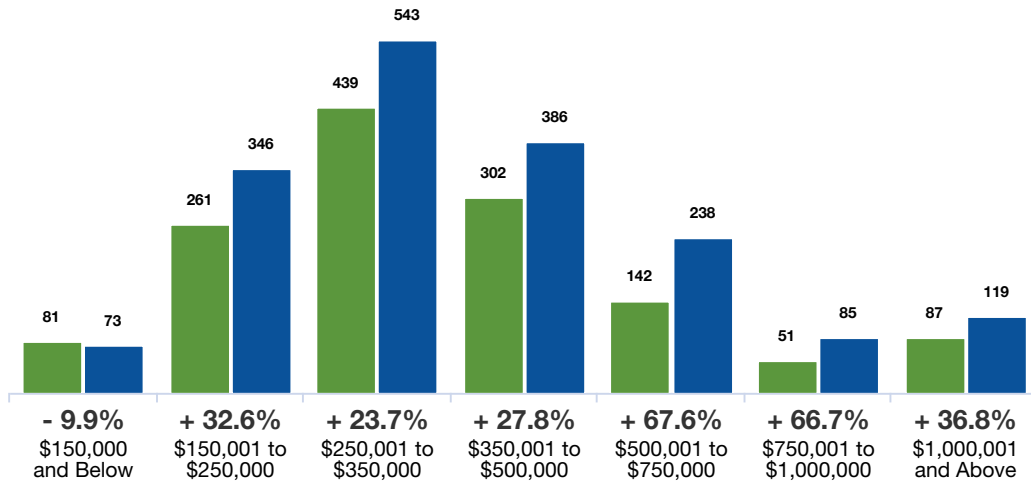
# Inventory of Homes for Sale



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

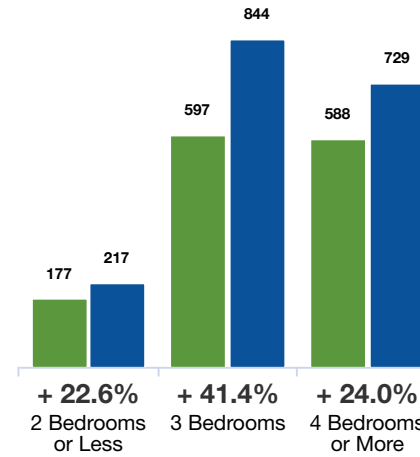
## By Price Range

■ 2-2024 ■ 2-2025



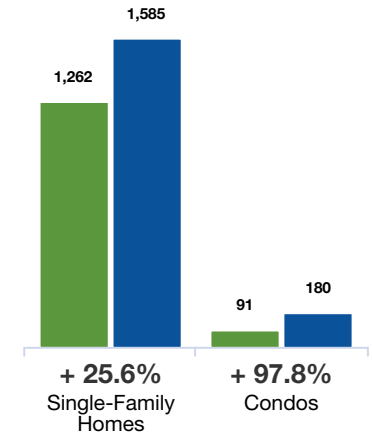
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



### All Properties

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	81	73	- 9.9%
\$150,001 to \$250,000	261	346	+ 32.6%
\$250,001 to \$350,000	439	543	+ 23.7%
\$350,001 to \$500,000	302	386	+ 27.8%
\$500,001 to \$750,000	142	238	+ 67.6%
\$750,001 to \$1,000,000	51	85	+ 66.7%
\$1,000,001 and Above	87	119	+ 36.8%
<b>All Price Ranges</b>	<b>1,363</b>	<b>1,790</b>	<b>+ 31.3%</b>

### Single-Family Homes

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	74	66	- 10.8%
\$150,001 to \$250,000	232	268	+ 15.5%
\$250,001 to \$350,000	407	486	+ 19.4%
\$350,001 to \$500,000	288	347	+ 20.5%
\$500,001 to \$750,000	128	218	+ 70.3%
\$750,001 to \$1,000,000	48	83	+ 72.9%
\$1,000,001 and Above	85	117	+ 37.6%
<b>All Price Ranges</b>	<b>1,262</b>	<b>1,585</b>	<b>+ 25.6%</b>

### Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	3	3	0.0%
\$150,001 to \$250,000	28	76	+ 171.4%
\$250,001 to \$350,000	29	51	+ 75.9%
\$350,001 to \$500,000	14	33	+ 135.7%
\$500,001 to \$750,000	13	15	+ 15.4%
\$750,001 to \$1,000,000	3	1	- 66.7%
\$1,000,001 and Above	1	1	0.0%
<b>All Price Ranges</b>	<b>91</b>	<b>180</b>	<b>+ 97.8%</b>

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	177	217	+ 22.6%
3 Bedrooms	597	844	+ 41.4%
4 Bedrooms or More	588	729	+ 24.0%
<b>All Bedroom Counts</b>	<b>1,363</b>	<b>1,790</b>	<b>+ 31.3%</b>

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	135	141	+ 4.4%
3 Bedrooms	545	743	+ 36.3%
4 Bedrooms or More	581	701	+ 20.7%
<b>All Bedroom Counts</b>	<b>1,262</b>	<b>1,585</b>	<b>+ 25.6%</b>

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	34	68	+ 100.0%
3 Bedrooms	51	93	+ 82.4%
4 Bedrooms or More	6	19	+ 216.7%
<b>All Bedroom Counts</b>	<b>91</b>	<b>180</b>	<b>+ 97.8%</b>

# Months Supply of Inventory

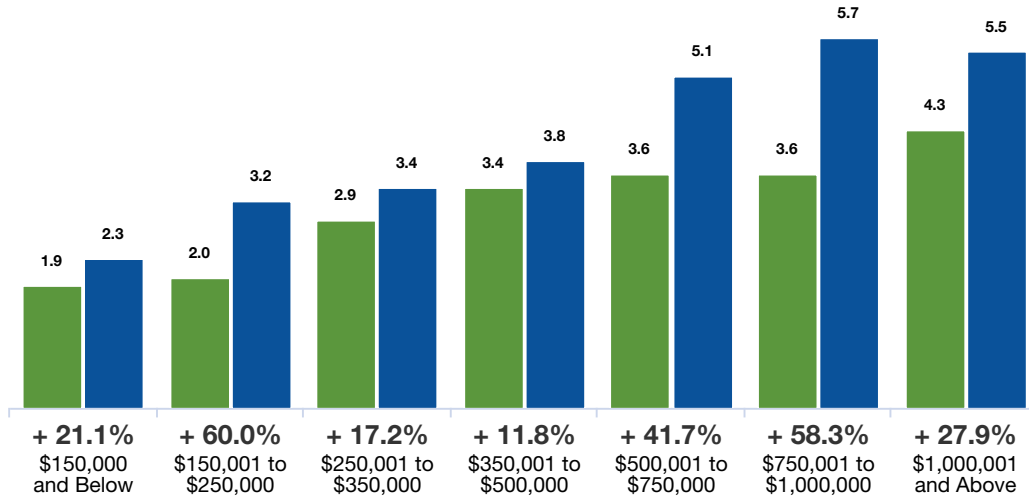


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

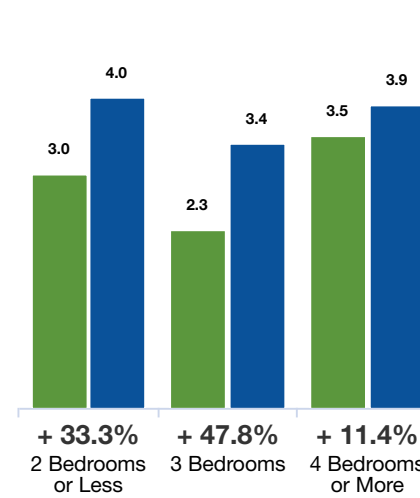
## By Price Range

■ 2-2024 ■ 2-2025



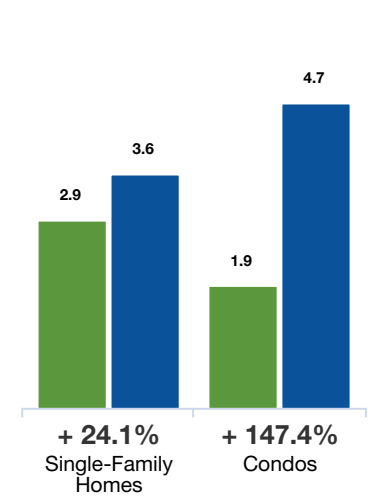
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



### All Properties

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	1.9	2.3	+ 21.1%
\$150,001 to \$250,000	2.0	3.2	+ 60.0%
\$250,001 to \$350,000	2.9	3.4	+ 17.2%
\$350,001 to \$500,000	3.4	3.8	+ 11.8%
\$500,001 to \$750,000	3.6	5.1	+ 41.7%
\$750,001 to \$1,000,000	3.6	5.7	+ 58.3%
\$1,000,001 and Above	4.3	5.5	+ 27.9%
<b>All Price Ranges</b>	<b>2.8</b>	<b>3.7</b>	<b>+ 32.1%</b>

### Single-Family Homes

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	1.9	2.3	+ 21.1%
\$150,001 to \$250,000	2.2	2.9	+ 31.8%
\$250,001 to \$350,000	2.9	3.3	+ 13.8%
\$350,001 to \$500,000	3.4	3.6	+ 5.9%
\$500,001 to \$750,000	3.4	4.9	+ 44.1%
\$750,001 to \$1,000,000	3.6	5.8	+ 61.1%
\$1,000,001 and Above	4.2	5.5	+ 31.0%
<b>All Price Ranges</b>	<b>2.9</b>	<b>3.6</b>	<b>+ 24.1%</b>

### Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	0.8	1.7	+ 112.5%
\$150,001 to \$250,000	1.1	4.2	+ 281.8%
\$250,001 to \$350,000	2.2	4.5	+ 104.5%
\$350,001 to \$500,000	3.0	6.3	+ 110.0%
\$500,001 to \$750,000	6.5	7.5	+ 15.4%
\$750,001 to \$1,000,000	1.5	0.7	- 53.3%
\$1,000,001 and Above	1.0	0.6	- 40.0%
<b>All Price Ranges</b>	<b>1.9</b>	<b>4.7</b>	<b>+ 147.4%</b>

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	3.0	4.0	+ 33.3%
3 Bedrooms	2.3	3.4	+ 47.8%
4 Bedrooms or More	3.5	3.9	+ 11.4%
<b>All Bedroom Counts</b>	<b>2.8</b>	<b>3.7</b>	<b>+ 32.1%</b>

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	3.0	3.3	+ 10.0%
3 Bedrooms	2.3	3.3	+ 43.5%
4 Bedrooms or More	3.7	3.9	+ 5.4%
<b>All Bedroom Counts</b>	<b>2.9</b>	<b>3.6</b>	<b>+ 24.1%</b>