

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2025

U.S. sales of new single-family homes increased 1.8% month-over-month and 5.1% year-over-year to a seasonally adjusted annual rate of 676,000 units, according to the U.S. Census Bureau. There were about 500,000 new homes for sale heading into March, equivalent to an 8.9-month supply at the current sales rate. The median sales price for new homes slipped 1.5% year-over-year to \$414,500. For the 12-month period spanning April 2024 through March 2025, Pending Sales in the Western Upstate Association of REALTORS® region fell 1.0 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales were up 13.1 percent.

The overall Median Sales Price increased 3.7 percent to \$305,945. The property type with the largest gain was the Condos segment, where prices were up 10.8 percent to \$254,900. The price range that tended to sell the quickest was the \$150,000 and Below range at 55 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 34.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 58.0 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 4.9 months of inventory for Condos.

Quick Facts

+ 13.1%	+ 8.6%	+ 0.8%
Price Range with Strongest Sales: \$500,001 to \$750,000	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



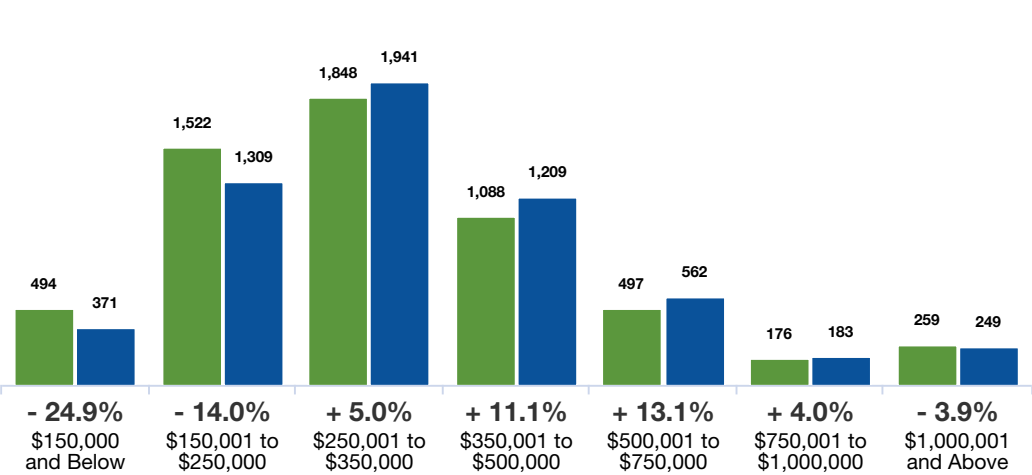
Pending Sales



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

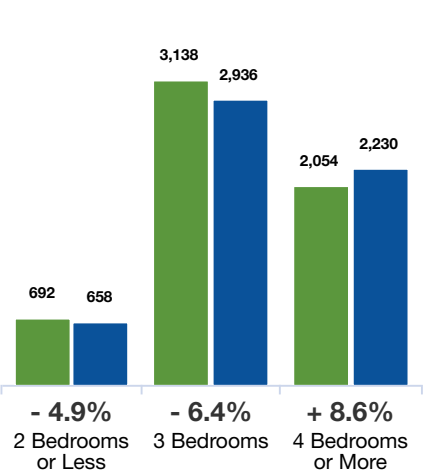
By Price Range

■ 3-2024 ■ 3-2025



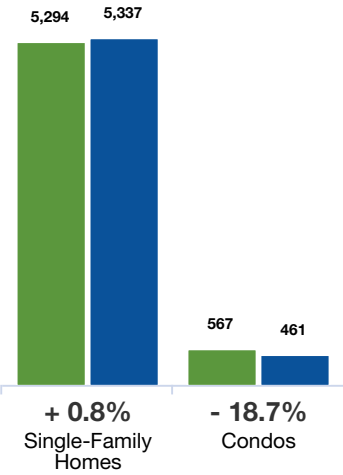
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties				Single-Family Homes			Condos		
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
\$150,000 and Below	494	371	- 24.9%	447	347	- 22.4%	37	17	- 54.1%
\$150,001 to \$250,000	1,522	1,309	- 14.0%	1,232	1,092	- 11.4%	284	213	- 25.0%
\$250,001 to \$350,000	1,848	1,941	+ 5.0%	1,685	1,799	+ 6.8%	162	137	- 15.4%
\$350,001 to \$500,000	1,088	1,209	+ 11.1%	1,028	1,140	+ 10.9%	56	62	+ 10.7%
\$500,001 to \$750,000	497	562	+ 13.1%	480	539	+ 12.3%	16	21	+ 31.2%
\$750,001 to \$1,000,000	176	183	+ 4.0%	165	176	+ 6.7%	11	6	- 45.5%
\$1,000,001 and Above	259	249	- 3.9%	257	244	- 5.1%	1	5	+ 400.0%
All Price Ranges	5,884	5,824	- 1.0%	5,294	5,337	+ 0.8%	567	461	- 18.7%
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
2 Bedrooms or Less	692	658	- 4.9%	536	520	- 3.0%	144	129	- 10.4%
3 Bedrooms	3,138	2,936	- 6.4%	2,782	2,672	- 4.0%	346	260	- 24.9%
4 Bedrooms or More	2,054	2,230	+ 8.6%	1,976	2,145	+ 8.6%	77	72	- 6.5%
All Bedroom Counts	5,884	5,824	- 1.0%	5,294	5,337	+ 0.8%	567	461	- 18.7%

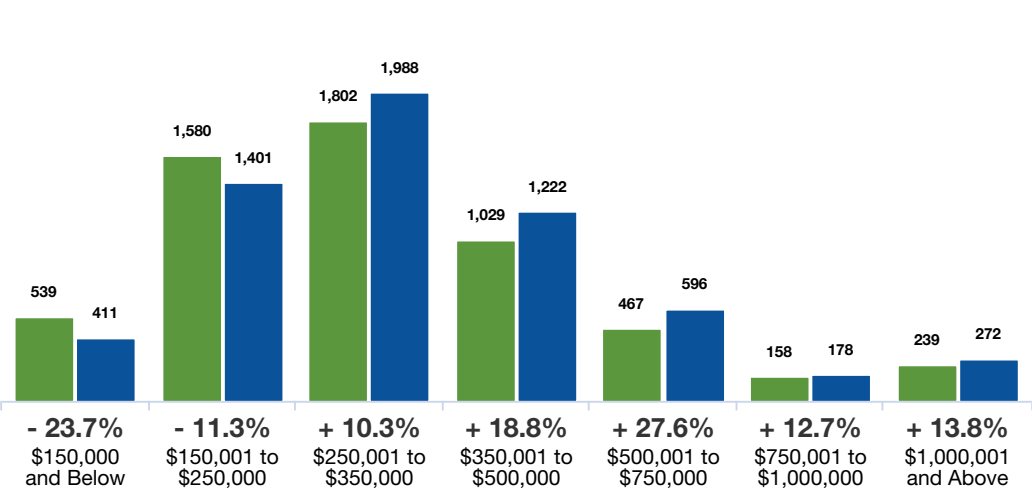
Closed Sales



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

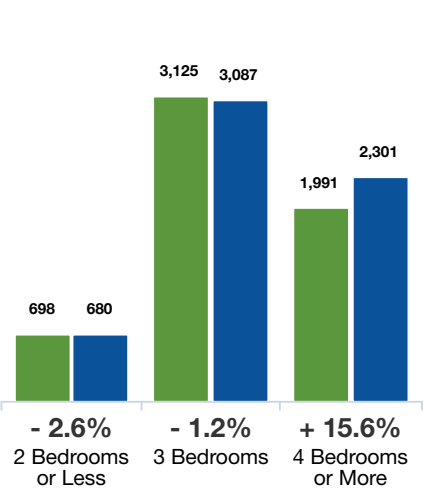
By Price Range

3-2024 3-2025



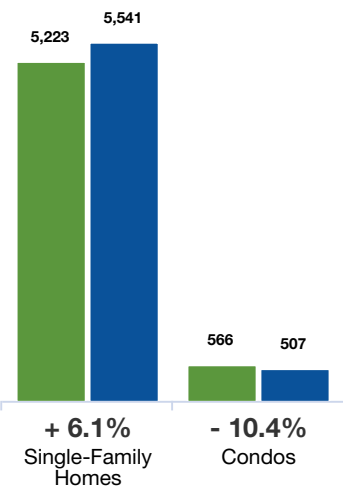
By Bedroom Count

3-2024 3-2025



By Property Type

3-2024 3-2025



All Properties				Single-Family Homes				Condos			
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025
\$150,000 and Below	539	411	- 23.7%	485	379	- 21.9%	42	26	- 38.1%		
\$150,001 to \$250,000	1,580	1,401	- 11.3%	1,266	1,173	- 7.3%	310	224	- 27.7%		
\$250,001 to \$350,000	1,802	1,988	+ 10.3%	1,664	1,826	+ 9.7%	136	160	+ 17.6%		
\$350,001 to \$500,000	1,029	1,222	+ 18.8%	971	1,154	+ 18.8%	53	62	+ 17.0%		
\$500,001 to \$750,000	467	596	+ 27.6%	451	573	+ 27.1%	15	22	+ 46.7%		
\$750,001 to \$1,000,000	158	178	+ 12.7%	149	169	+ 13.4%	9	8	- 11.1%		
\$1,000,001 and Above	239	272	+ 13.8%	237	267	+ 12.7%	1	5	+ 400.0%		
All Price Ranges	5,814	6,068	+ 4.4%	5,223	5,541	+ 6.1%	566	507	- 10.4%		
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025
2 Bedrooms or Less	698	680	- 2.6%	541	542	+ 0.2%	145	131	- 9.7%		
3 Bedrooms	3,125	3,087	- 1.2%	2,777	2,784	+ 0.3%	336	300	- 10.7%		
4 Bedrooms or More	1,991	2,301	+ 15.6%	1,905	2,215	+ 16.3%	85	76	- 10.6%		
All Bedroom Counts	5,814	6,068	+ 4.4%	5,223	5,541	+ 6.1%	566	507	- 10.4%		

Days On Market Until Sale

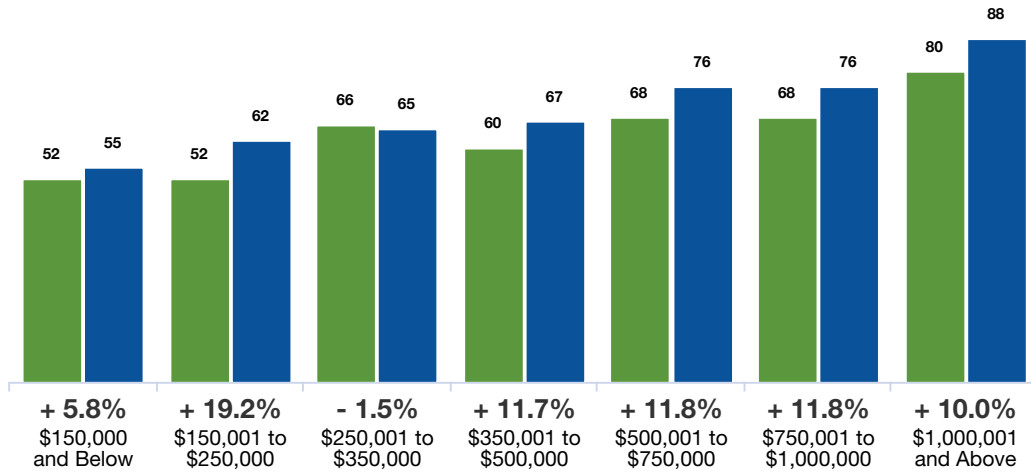


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

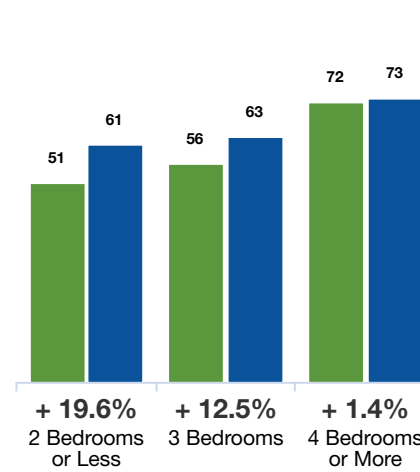
By Price Range

■ 3-2024 ■ 3-2025



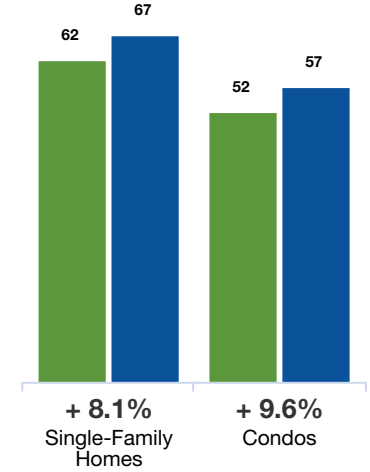
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties				Single-Family Homes			Condos		
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
\$150,000 and Below	52	55	+ 5.8%	52	55	+ 5.8%	54	64	+ 18.5%
\$150,001 to \$250,000	52	62	+ 19.2%	54	63	+ 16.7%	46	53	+ 15.2%
\$250,001 to \$350,000	66	65	- 1.5%	66	66	0.0%	66	51	- 22.7%
\$350,001 to \$500,000	60	67	+ 11.7%	61	66	+ 8.2%	53	74	+ 39.6%
\$500,001 to \$750,000	68	76	+ 11.8%	68	76	+ 11.8%	52	84	+ 61.5%
\$750,001 to \$1,000,000	68	76	+ 11.8%	68	76	+ 11.8%	59	66	+ 11.9%
\$1,000,001 and Above	80	88	+ 10.0%	80	88	+ 10.0%	0	75	--
All Price Ranges	61	66	+ 8.2%	62	67	+ 8.1%	52	57	+ 9.6%
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
2 Bedrooms or Less	51	61	+ 19.6%	51	62	+ 21.6%	49	58	+ 18.4%
3 Bedrooms	56	63	+ 12.5%	57	63	+ 10.5%	53	59	+ 11.3%
4 Bedrooms or More	72	73	+ 1.4%	72	74	+ 2.8%	53	46	- 13.2%
All Bedroom Counts	61	66	+ 8.2%	62	67	+ 8.1%	52	57	+ 9.6%

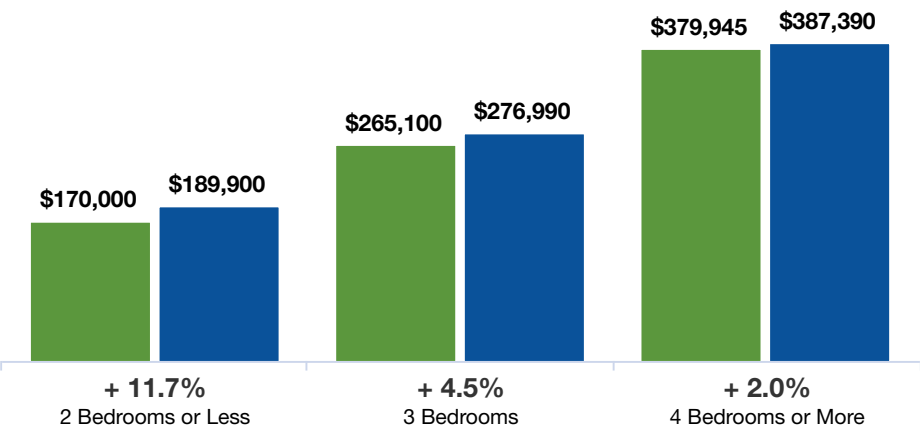
Median Sales Price



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

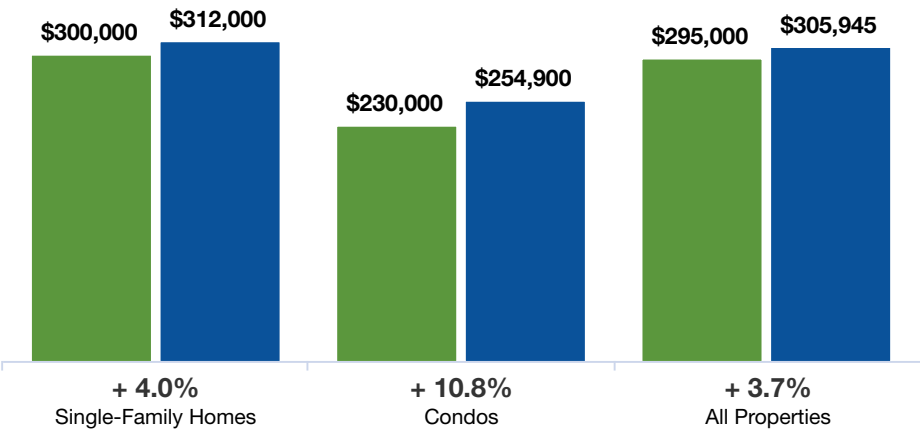
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	\$170,000	\$189,900	+ 11.7%
3 Bedrooms	\$265,100	\$276,990	+ 4.5%
4 Bedrooms or More	\$379,945	\$387,390	+ 2.0%
All Bedroom Counts	\$295,000	\$305,945	+ 3.7%

Single-Family Homes

3-2024	3-2025	Change
\$167,000	\$185,000	+ 10.8%
\$270,000	\$279,900	+ 3.7%
\$387,000	\$394,370	+ 1.9%
\$300,000	\$312,000	+ 4.0%

Condos

3-2024	3-2025	Change
\$208,000	\$210,000	+ 1.0%
\$240,000	\$263,000	+ 9.6%
\$200,000	\$241,250	+ 20.6%
\$230,000	\$254,900	+ 10.8%

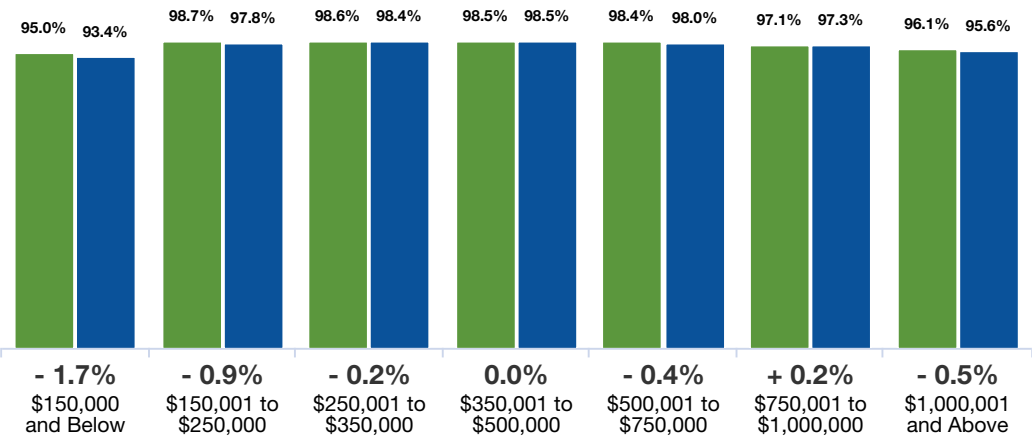
Percent of List Price Received



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.**

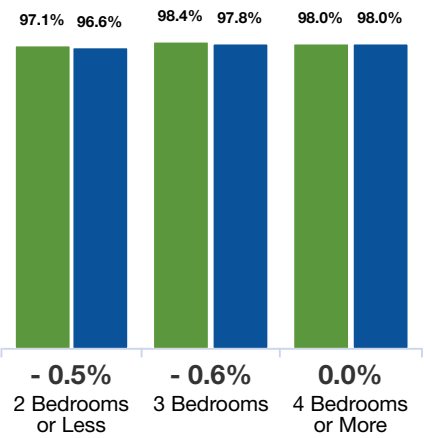
By Price Range

■ 3-2024 ■ 3-2025



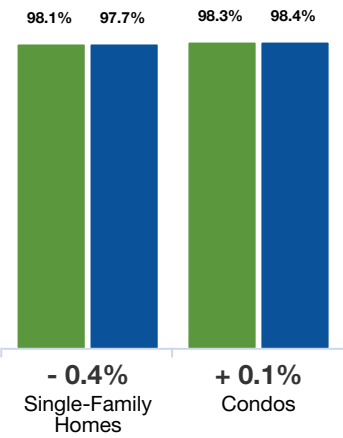
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties				Single-Family Homes				Condos			
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change		3-2024	3-2025	Change	
\$150,000 and Below	95.0%	93.4%	- 1.7%	95.1%	93.2%	- 2.0%		96.4%	96.6%	+ 0.2%	
\$150,001 to \$250,000	98.7%	97.8%	- 0.9%	98.7%	97.6%	- 1.1%		98.6%	98.8%	+ 0.2%	
\$250,001 to \$350,000	98.6%	98.4%	- 0.2%	98.6%	98.4%	- 0.2%		98.2%	98.5%	+ 0.3%	
\$350,001 to \$500,000	98.5%	98.5%	0.0%	98.5%	98.5%	0.0%		98.2%	97.7%	- 0.5%	
\$500,001 to \$750,000	98.4%	98.0%	- 0.4%	98.4%	97.9%	- 0.5%		98.4%	99.2%	+ 0.8%	
\$750,001 to \$1,000,000	97.1%	97.3%	+ 0.2%	97.1%	97.2%	+ 0.1%		96.6%	99.3%	+ 2.8%	
\$1,000,001 and Above	96.1%	95.6%	- 0.5%	96.1%	95.6%	- 0.5%		100.0%	95.3%	- 4.7%	
All Price Ranges	98.1%	97.7%	- 0.4%	98.1%	97.7%	- 0.4%		98.3%	98.4%	+ 0.1%	
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change		3-2024	3-2025	Change	
2 Bedrooms or Less	97.1%	96.6%	- 0.5%	97.2%	96.2%	- 1.0%		97.4%	98.1%	+ 0.7%	
3 Bedrooms	98.4%	97.8%	- 0.6%	98.4%	97.7%	- 0.7%		98.5%	98.6%	+ 0.1%	
4 Bedrooms or More	98.0%	98.0%	0.0%	98.0%	98.0%	0.0%		99.1%	98.3%	- 0.8%	
All Bedroom Counts	98.1%	97.7%	- 0.4%	98.1%	97.7%	- 0.4%		98.3%	98.4%	+ 0.1%	

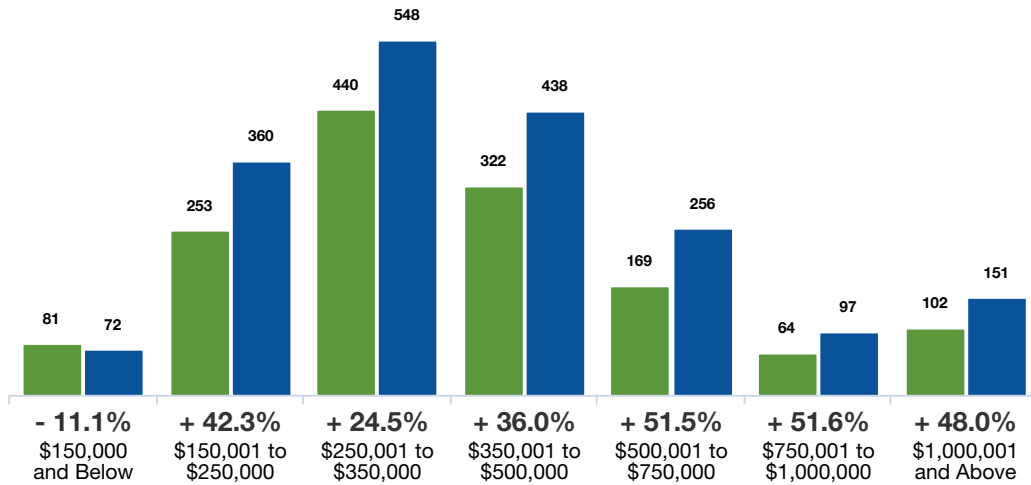
Inventory of Homes for Sale



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

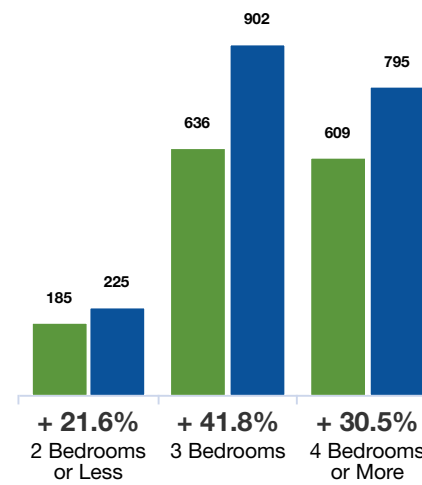
By Price Range

■ 3-2024 ■ 3-2025



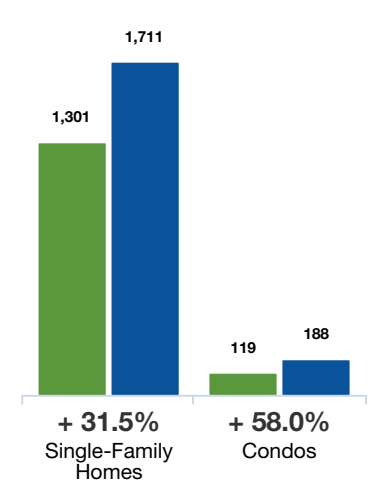
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$150,000 and Below	81	72	- 11.1%
\$150,001 to \$250,000	253	360	+ 42.3%
\$250,001 to \$350,000	440	548	+ 24.5%
\$350,001 to \$500,000	322	438	+ 36.0%
\$500,001 to \$750,000	169	256	+ 51.5%
\$750,001 to \$1,000,000	64	97	+ 51.6%
\$1,000,001 and Above	102	151	+ 48.0%
All Price Ranges	1,431	1,922	+ 34.3%

Single-Family Homes

By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	185	225	+ 21.6%
3 Bedrooms	636	902	+ 41.8%
4 Bedrooms or More	609	795	+ 30.5%
All Bedroom Counts	1,431	1,922	+ 34.3%

Condos

3-2024	3-2025	Change	3-2024	3-2025	Change
74	68	- 8.1%	3	0	- 100.0%
217	272	+ 25.3%	35	85	+ 142.9%
401	493	+ 22.9%	36	51	+ 41.7%
295	394	+ 33.6%	25	38	+ 52.0%
155	241	+ 55.5%	13	11	- 15.4%
58	94	+ 62.1%	6	2	- 66.7%
101	149	+ 47.5%	1	1	0.0%
1,301	1,711	+ 31.5%	119	188	+ 58.0%

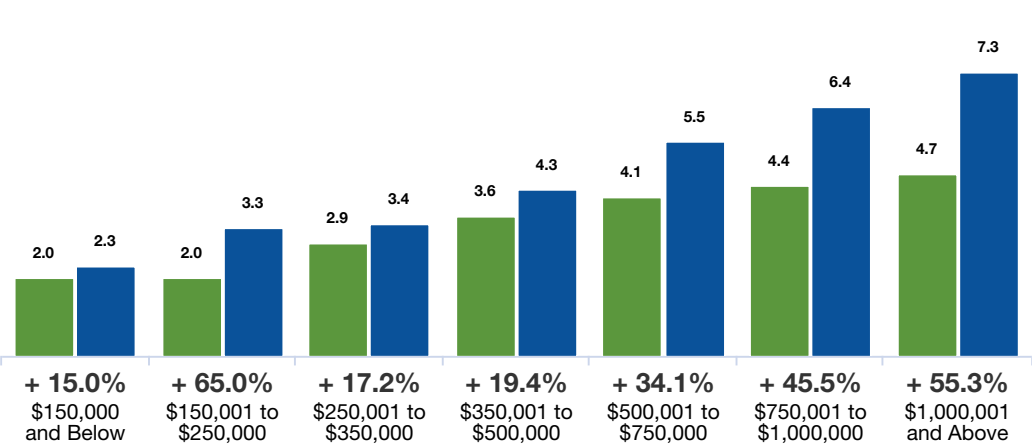
Months Supply of Inventory



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.

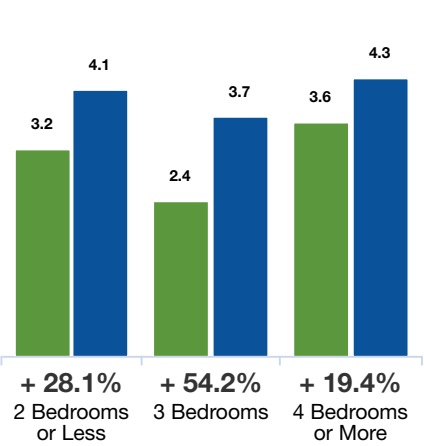
By Price Range

■ 3-2024 ■ 3-2025



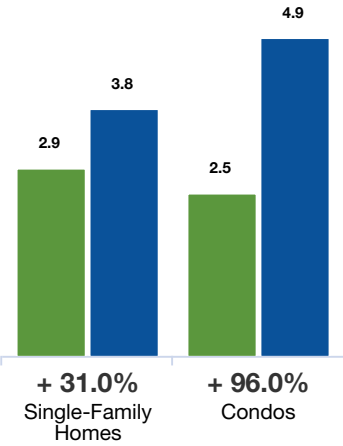
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties				Single-Family Homes			Condos		
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
\$150,000 and Below	2.0	2.3	+ 15.0%	2.0	2.4	+ 20.0%	0.9	--	--
\$150,001 to \$250,000	2.0	3.3	+ 65.0%	2.1	3.0	+ 42.9%	1.5	4.8	+ 220.0%
\$250,001 to \$350,000	2.9	3.4	+ 17.2%	2.9	3.3	+ 13.8%	2.7	4.5	+ 66.7%
\$350,001 to \$500,000	3.6	4.3	+ 19.4%	3.4	4.1	+ 20.6%	5.4	7.4	+ 37.0%
\$500,001 to \$750,000	4.1	5.5	+ 34.1%	3.9	5.4	+ 38.5%	5.7	5.8	+ 1.8%
\$750,001 to \$1,000,000	4.4	6.4	+ 45.5%	4.2	6.4	+ 52.4%	3.3	1.3	- 60.6%
\$1,000,001 and Above	4.7	7.3	+ 55.3%	4.7	7.3	+ 55.3%	1.0	0.6	- 40.0%
All Price Ranges	2.9	4.0	+ 37.9%	2.9	3.8	+ 31.0%	2.5	4.9	+ 96.0%
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
2 Bedrooms or Less	3.2	4.1	+ 28.1%	3.1	3.6	+ 16.1%	3.2	5.9	+ 84.4%
3 Bedrooms	2.4	3.7	+ 54.2%	2.4	3.5	+ 45.8%	2.4	4.9	+ 104.2%
4 Bedrooms or More	3.6	4.3	+ 19.4%	3.6	4.3	+ 19.4%	1.7	3.2	+ 88.2%
All Bedroom Counts	2.9	4.0	+ 37.9%	2.9	3.8	+ 31.0%	2.5	4.9	+ 96.0%