

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 Greenwood Association of REALTORS® region softened 3.3 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales improved 54.2 percent.

The overall Median Sales Price went up 7.1 percent to \$257,000. The property type with the largest gain was the Single-Family Homes segment, where prices went up 6.6 percent to \$259,900. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 79 days. The price range that tended to sell the slowest was the \$500,001 to \$750,000 range at 140 days.

Market-wide, inventory levels softened 35.4 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale dropped 30.9 percent. That amounts to 3.5 months of inventory for Single-Family Homes and 0.5 months of inventory for Condos.

Quick Facts

+ 54.2%

Price Range with
Strongest Sales:
\$750,001 to \$1,000,000

+ 1.3%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

- 2.9%

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



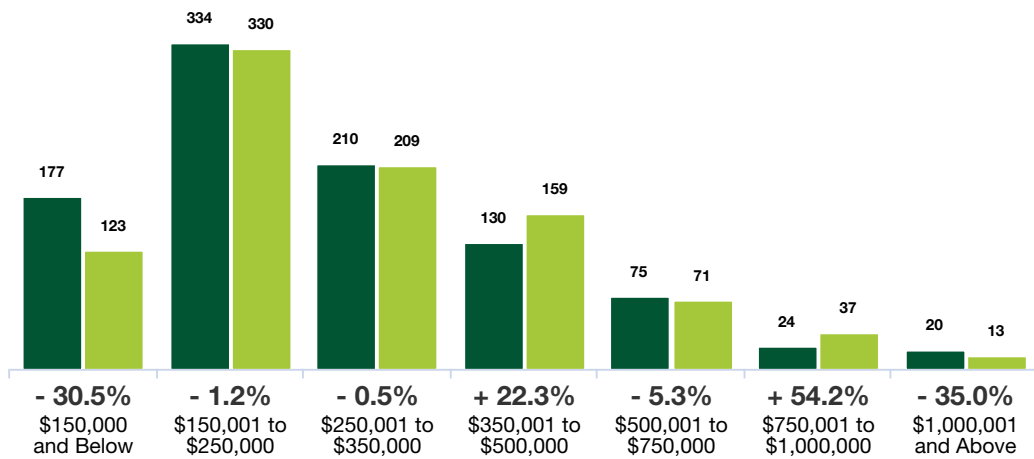
Pending Sales

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



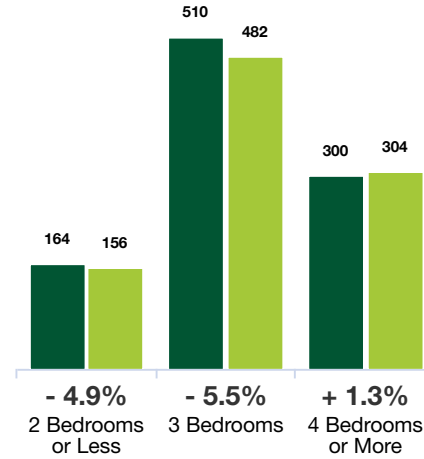
By Price Range

■ 2-2024 ■ 2-2025



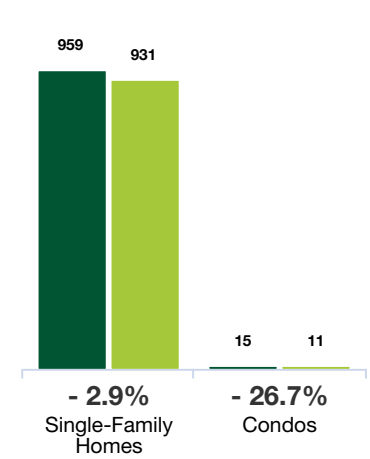
By Bedroom Count

■ 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	177	123	- 30.5%
\$150,001 to \$250,000	334	330	- 1.2%
\$250,001 to \$350,000	210	209	- 0.5%
\$350,001 to \$500,000	130	159	+ 22.3%
\$500,001 to \$750,000	75	71	- 5.3%
\$750,001 to \$1,000,000	24	37	+ 54.2%
\$1,000,001 and Above	20	13	- 35.0%
All Price Ranges	974	942	- 3.3%

Single-Family Homes

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	174	121	- 30.5%
\$150,001 to \$250,000	324	322	- 0.6%
\$250,001 to \$350,000	209	209	0.0%
\$350,001 to \$500,000	129	158	+ 22.5%
\$500,001 to \$750,000	75	71	- 5.3%
\$750,001 to \$1,000,000	24	37	+ 54.2%
\$1,000,001 and Above	20	13	- 35.0%
All Price Ranges	959	931	- 2.9%

Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	3	2	- 33.3%
\$150,001 to \$250,000	10	8	- 20.0%
\$250,001 to \$350,000	1	0	- 100.0%
\$350,001 to \$500,000	1	1	0.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	15	11	- 26.7%

By Bedroom Count

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	164	156	- 4.9%
3 Bedrooms	510	482	- 5.5%
4 Bedrooms or More	300	304	+ 1.3%
All Bedroom Counts	974	942	- 3.3%

Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	156	149	- 4.5%
3 Bedrooms	504	479	- 5.0%
4 Bedrooms or More	299	303	+ 1.3%
All Bedroom Counts	959	931	- 2.9%

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	8	7	- 12.5%
3 Bedrooms	6	3	- 50.0%
4 Bedrooms or More	1	1	0.0%
All Bedroom Counts	15	11	- 26.7%

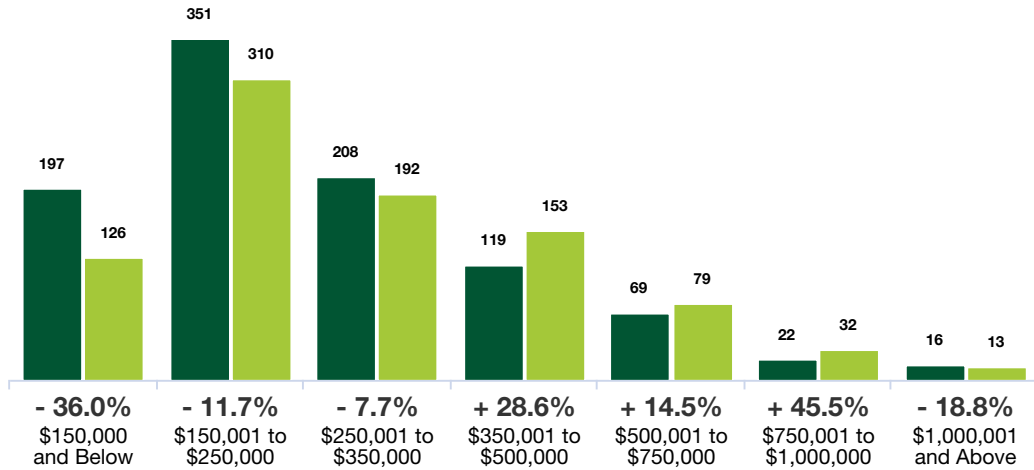
Closed Sales

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



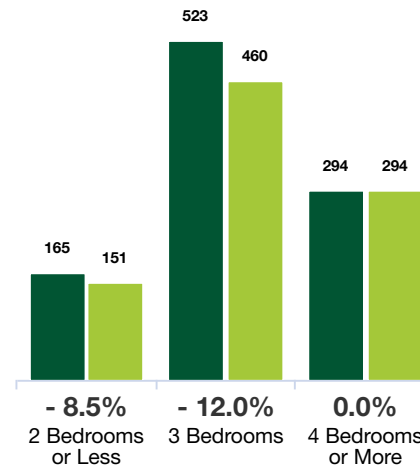
By Price Range

■ 2-2024 ■ 2-2025



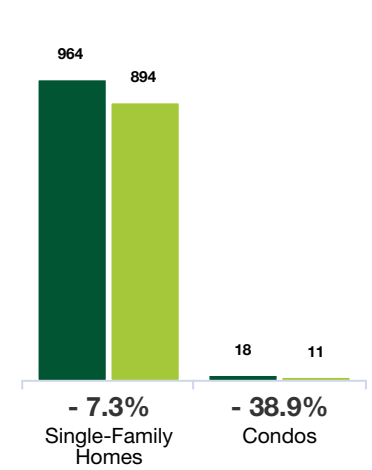
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



All Properties

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	197	126	- 36.0%
\$150,001 to \$250,000	351	310	- 11.7%
\$250,001 to \$350,000	208	192	- 7.7%
\$350,001 to \$500,000	119	153	+ 28.6%
\$500,001 to \$750,000	69	79	+ 14.5%
\$750,001 to \$1,000,000	22	32	+ 45.5%
\$1,000,001 and Above	16	13	- 18.8%
All Price Ranges	982	905	- 7.8%

Single-Family Homes

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	190	124	- 34.7%
\$150,001 to \$250,000	342	302	- 11.7%
\$250,001 to \$350,000	207	192	- 7.2%
\$350,001 to \$500,000	118	152	+ 28.8%
\$500,001 to \$750,000	69	79	+ 14.5%
\$750,001 to \$1,000,000	22	32	+ 45.5%
\$1,000,001 and Above	16	13	- 18.8%
All Price Ranges	964	894	- 7.3%

Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	7	2	- 71.4%
\$150,001 to \$250,000	9	8	- 11.1%
\$250,001 to \$350,000	1	0	- 100.0%
\$350,001 to \$500,000	1	1	0.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	18	11	- 38.9%

By Bedroom Count

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	165	151	- 8.5%
3 Bedrooms	523	460	- 12.0%
4 Bedrooms or More	294	294	0.0%
All Bedroom Counts	982	905	- 7.8%

Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	154	144	- 6.5%
3 Bedrooms	517	457	- 11.6%
4 Bedrooms or More	293	293	0.0%
All Bedroom Counts	964	894	- 7.3%

Condos

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	11	7	- 36.4%
3 Bedrooms	6	3	- 50.0%
4 Bedrooms or More	1	1	0.0%
All Bedroom Counts	18	11	- 38.9%

Days On Market Until Sale

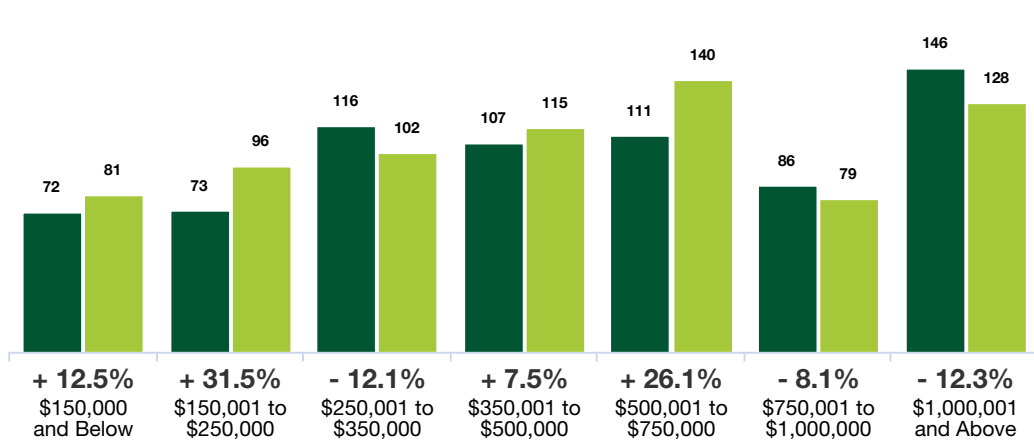
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



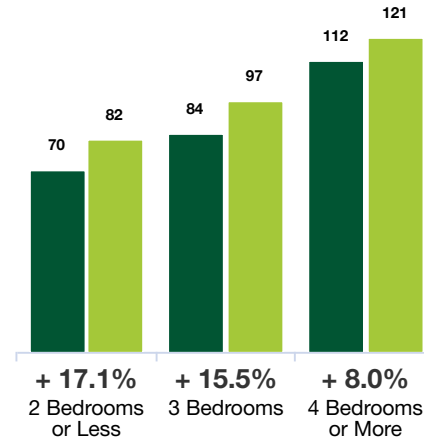
By Price Range

■ 2-2024 ■ 2-2025



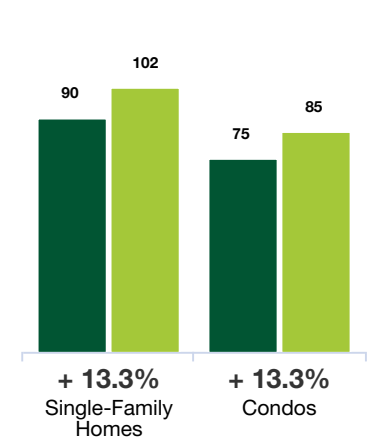
By Bedroom Count

■ 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	72	81	+ 12.5%
\$150,001 to \$250,000	73	96	+ 31.5%
\$250,001 to \$350,000	116	102	- 12.1%
\$350,001 to \$500,000	107	115	+ 7.5%
\$500,001 to \$750,000	111	140	+ 26.1%
\$750,001 to \$1,000,000	86	79	- 8.1%
\$1,000,001 and Above	146	128	- 12.3%
All Price Ranges	90	102	+ 13.3%

Single-Family Homes

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	71	81	+ 14.1%
\$150,001 to \$250,000	73	97	+ 32.9%
\$250,001 to \$350,000	116	102	- 12.1%
\$350,001 to \$500,000	107	115	+ 7.5%
\$500,001 to \$750,000	111	140	+ 26.1%
\$750,001 to \$1,000,000	86	79	- 8.1%
\$1,000,001 and Above	146	128	- 12.3%
All Price Ranges	90	102	+ 13.3%

Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	99	96	- 3.0%
\$150,001 to \$250,000	62	86	+ 38.7%
\$250,001 to \$350,000	37	--	--
\$350,001 to \$500,000	58	57	- 1.7%
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	75	85	+ 13.3%

By Bedroom Count

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	70	82	+ 17.1%
3 Bedrooms	84	97	+ 15.5%
4 Bedrooms or More	112	121	+ 8.0%
All Bedroom Counts	90	102	+ 13.3%

Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	69	81	+ 17.4%
3 Bedrooms	84	97	+ 15.5%
4 Bedrooms or More	113	121	+ 7.1%
All Bedroom Counts	90	102	+ 13.3%

Condos

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	88	101	+ 14.8%
3 Bedrooms	64	59	- 7.8%
4 Bedrooms or More	1	49	+ 4,800.0%
All Bedroom Counts	75	85	+ 13.3%

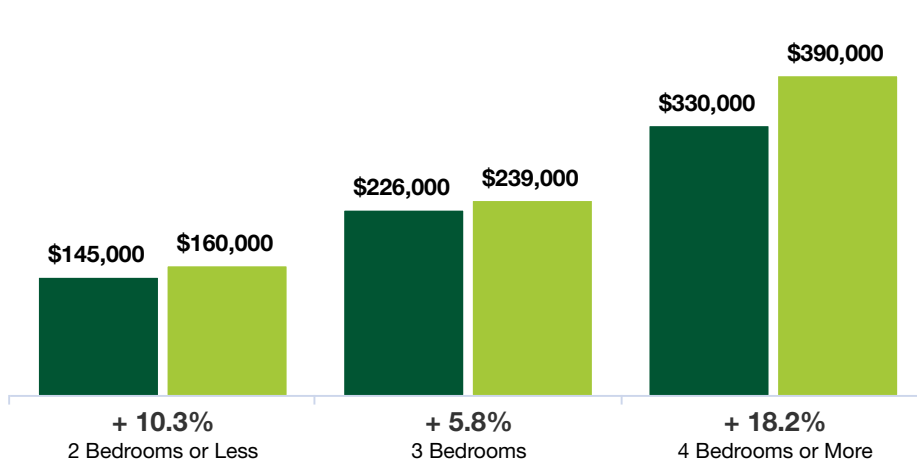
Median Sales Price

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



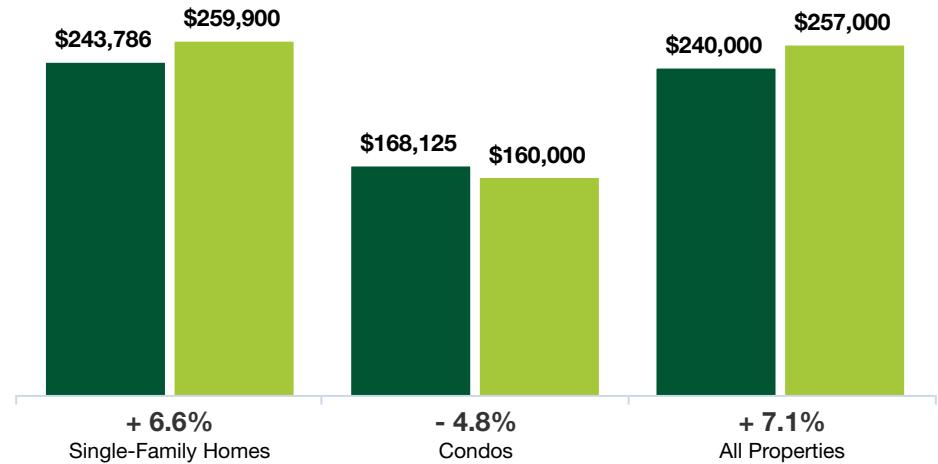
By Bedroom Count

■ 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	\$145,000	\$160,000	+ 10.3%
3 Bedrooms	\$226,000	\$239,000	+ 5.8%
4 Bedrooms or More	\$330,000	\$390,000	+ 18.2%
All Bedroom Counts	\$240,000	\$257,000	+ 7.1%

Single-Family Homes

	2-2024	2-2025	Change
Single-Family Homes	\$243,786	\$259,900	+ 6.6%

Condos

	2-2024	2-2025	Change
Condos	\$168,125	\$160,000	- 4.8%

Percent of List Price Received

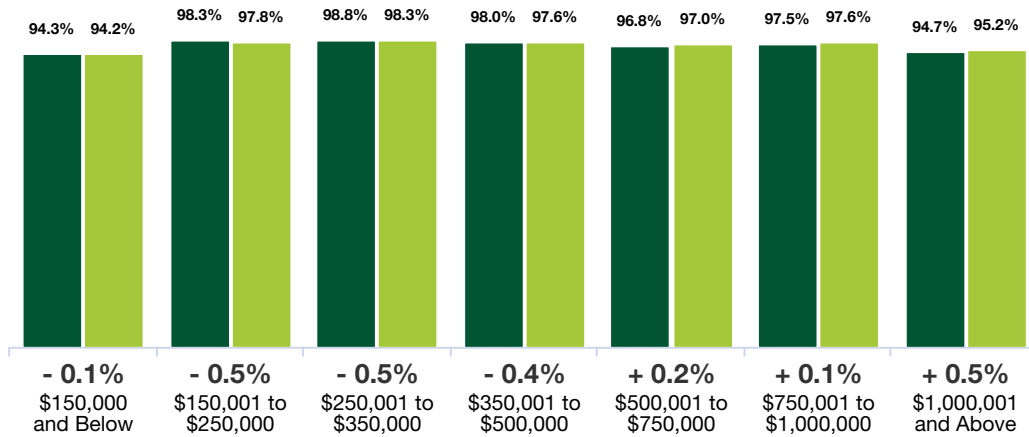


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

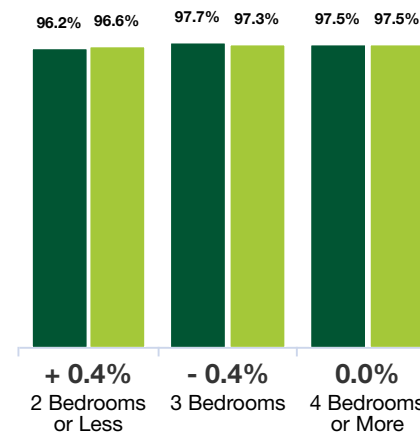
By Price Range

■ 2-2024 ■ 2-2025



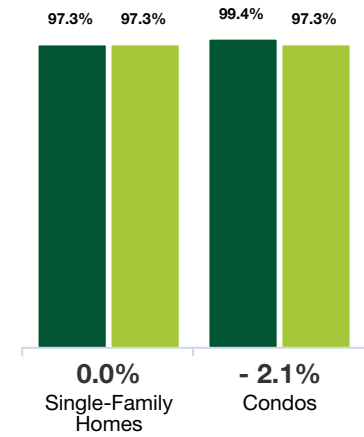
By Bedroom Count

■ 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	94.3%	94.2%	- 0.1%
\$150,001 to \$250,000	98.3%	97.8%	- 0.5%
\$250,001 to \$350,000	98.8%	98.3%	- 0.5%
\$350,001 to \$500,000	98.0%	97.6%	- 0.4%
\$500,001 to \$750,000	96.8%	97.0%	+ 0.2%
\$750,001 to \$1,000,000	97.5%	97.6%	+ 0.1%
\$1,000,001 and Above	94.7%	95.2%	+ 0.5%
All Price Ranges	97.4%	97.3%	- 0.1%

Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	96.2%	96.6%	+ 0.4%
3 Bedrooms	97.7%	97.3%	- 0.4%
4 Bedrooms or More	97.5%	97.5%	0.0%
All Bedroom Counts	97.4%	97.3%	- 0.1%

Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	100.4%	89.3%	- 11.1%
\$150,001 to \$250,000	98.7%	98.9%	+ 0.2%
\$250,001 to \$350,000	100.0%	--	--
\$350,001 to \$500,000	97.6%	100.5%	+ 3.0%
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	99.4%	97.3%	- 2.1%

By Bedroom Count

By Price Range	2-2024	2-2025	Change
2 Bedrooms or Less	96.2%	96.6%	+ 0.4%
3 Bedrooms	97.7%	97.3%	- 0.4%
4 Bedrooms or More	97.5%	97.5%	0.0%
All Bedroom Counts	97.4%	97.3%	- 0.1%

Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	95.9%	96.7%	+ 0.8%
3 Bedrooms	97.7%	97.3%	- 0.4%
4 Bedrooms or More	97.5%	97.5%	0.0%
All Bedroom Counts	97.3%	97.3%	0.0%

Condos

By Price Range	2-2024	2-2025	Change
100,000 and Below	100.7%	96.3%	- 4.4%
100,001 to 200,000	96.9%	98.8%	+ 2.0%
200,001 to 300,000	100.0%	100.0%	0.0%
All Price Ranges	99.4%	97.3%	- 2.1%

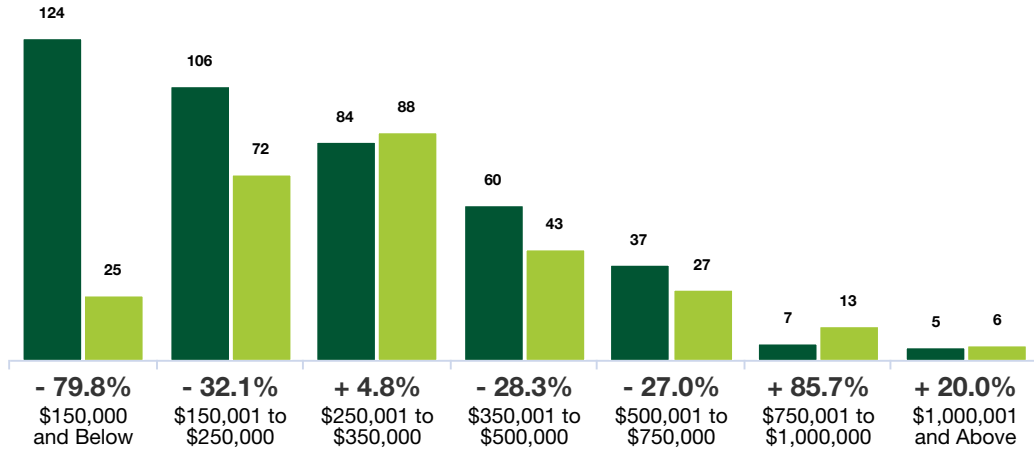
Inventory of Homes for Sale



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

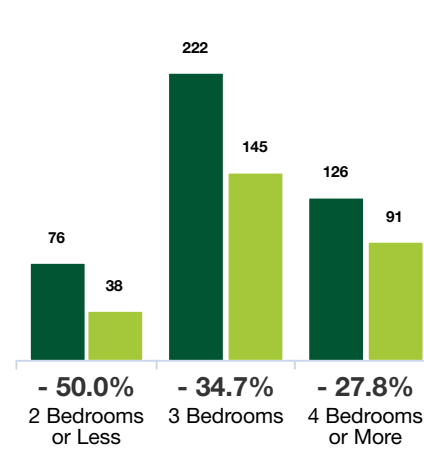
By Price Range

■ 2-2024 ■ 2-2025



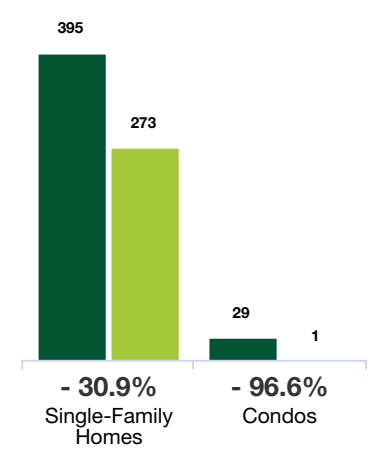
By Bedroom Count

■ 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	124	25	-79.8%
\$150,001 to \$250,000	106	72	-32.1%
\$250,001 to \$350,000	84	88	+4.8%
\$350,001 to \$500,000	60	43	-28.3%
\$500,001 to \$750,000	37	27	-27.0%
\$750,001 to \$1,000,000	7	13	+85.7%
\$1,000,001 and Above	5	6	+20.0%
All Price Ranges	424	274	-35.4%

Single-Family Homes

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	105	25	-76.2%
\$150,001 to \$250,000	97	71	-26.8%
\$250,001 to \$350,000	83	88	+6.0%
\$350,001 to \$500,000	60	43	-28.3%
\$500,001 to \$750,000	37	27	-27.0%
\$750,001 to \$1,000,000	7	13	+85.7%
\$1,000,001 and Above	5	6	+20.0%
All Price Ranges	395	273	-30.9%

Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	19	0	-100.0%
\$150,001 to \$250,000	9	1	-88.9%
\$250,001 to \$350,000	1	0	-100.0%
\$350,001 to \$500,000	0	0	0.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	29	1	-96.6%

By Bedroom Count

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	76	38	-50.0%
3 Bedrooms	222	145	-34.7%
4 Bedrooms or More	126	91	-27.8%
All Bedroom Counts	424	274	-35.4%

Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	60	37	-38.3%
3 Bedrooms	210	145	-31.0%
4 Bedrooms or More	125	91	-27.2%
All Bedroom Counts	395	273	-30.9%

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	16	1	-93.8%
3 Bedrooms	12	0	-100.0%
4 Bedrooms or More	1	0	-100.0%
All Bedroom Counts	29	1	-96.6%

Months Supply of Inventory

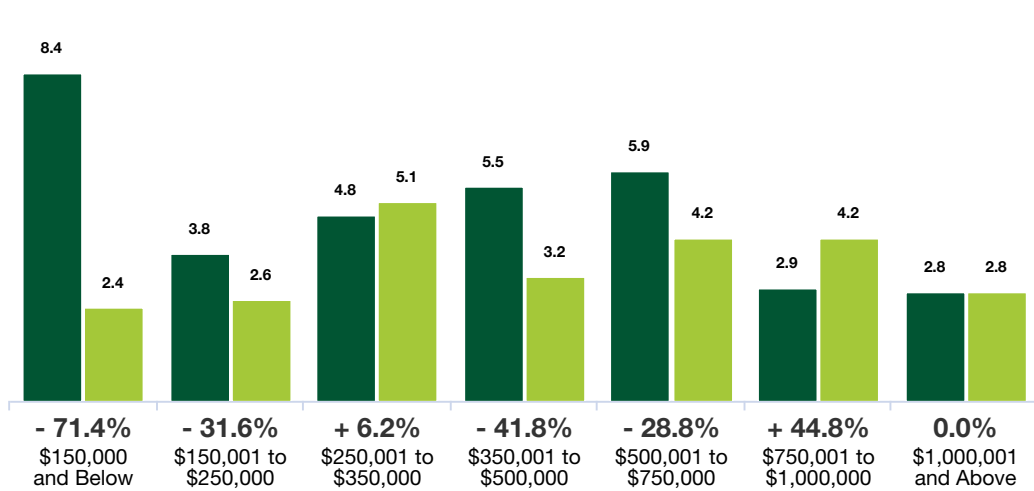


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

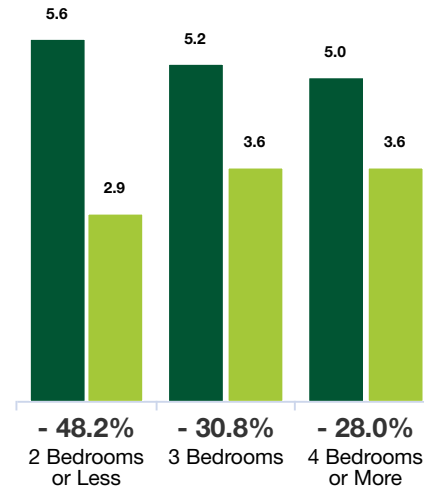
By Price Range

■ 2-2024 ■ 2-2025



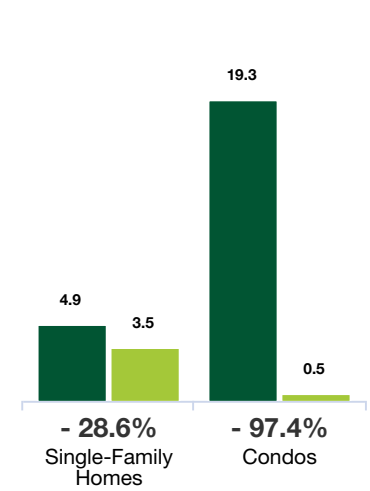
By Bedroom Count

■ 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	8.4	2.4	- 71.4%
\$150,001 to \$250,000	3.8	2.6	- 31.6%
\$250,001 to \$350,000	4.8	5.1	+ 6.2%
\$350,001 to \$500,000	5.5	3.2	- 41.8%
\$500,001 to \$750,000	5.9	4.2	- 28.8%
\$750,001 to \$1,000,000	2.9	4.2	+ 44.8%
\$1,000,001 and Above	2.8	2.8	0.0%
All Price Ranges	5.2	3.5	- 32.7%

Single-Family Homes

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	7.2	2.5	- 65.3%
\$150,001 to \$250,000	3.6	2.6	- 27.8%
\$250,001 to \$350,000	4.8	5.1	+ 6.2%
\$350,001 to \$500,000	5.6	3.3	- 41.1%
\$500,001 to \$750,000	5.9	4.2	- 28.8%
\$750,001 to \$1,000,000	2.9	4.2	+ 44.8%
\$1,000,001 and Above	2.8	2.8	0.0%
All Price Ranges	4.9	3.5	- 28.6%

Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	19.0	--	--
\$150,001 to \$250,000	6.3	0.6	- 90.5%
\$250,001 to \$350,000	1.0	--	--
\$350,001 to \$500,000	--	--	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	19.3	0.5	- 97.4%

By Bedroom Count

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	5.6	2.9	- 48.2%
3 Bedrooms	5.2	3.6	- 30.8%
4 Bedrooms or More	5.0	3.6	- 28.0%
All Bedroom Counts	5.2	3.5	- 32.7%

Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	4.6	3.0	- 34.8%
3 Bedrooms	5.0	3.6	- 28.0%
4 Bedrooms or More	5.0	3.6	- 28.0%
All Bedroom Counts	4.9	3.5	- 28.6%

Condos

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	12.0	0.6	- 95.0%
3 Bedrooms	10.0	--	--
4 Bedrooms or More	1.0	--	--
All Bedroom Counts	19.3	0.5	- 97.4%