

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2025

U.S. new-home sales jumped 7.4% month-over-month and 6.0% year-over-year to a seasonally adjusted annual rate of 724,000 units, according to the U.S. Census Bureau. The median sales price for new homes decreased 1.9% from the previous month to \$403,600, down 7.5% from one year earlier. There were 503,000 new homes available for sale heading into April, for an 8.3-month supply at the current sales pace. For the 12-month period spanning May 2024 through April 2025, Pending Sales in the Greenwood Association of REALTORS® region softened 1.2 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales went up 20.7 percent.

The overall Median Sales Price improved 4.4 percent to \$255,900. The property type with the largest gain was the Single-Family Homes segment, where prices were up 4.7 percent to \$257,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 84 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 140 days.

Market-wide, inventory levels decreased 28.5 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale fell 24.0 percent. That amounts to 4.2 months of inventory for Single-Family Homes and 0.5 months of inventory for Condos.

Quick Facts

+ 20.7%	+ 0.8%	- 1.2%
Price Range with Strongest Sales: \$750,001 to \$1,000,000	Bedroom Count with Strongest Sales: 3 Bedrooms	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

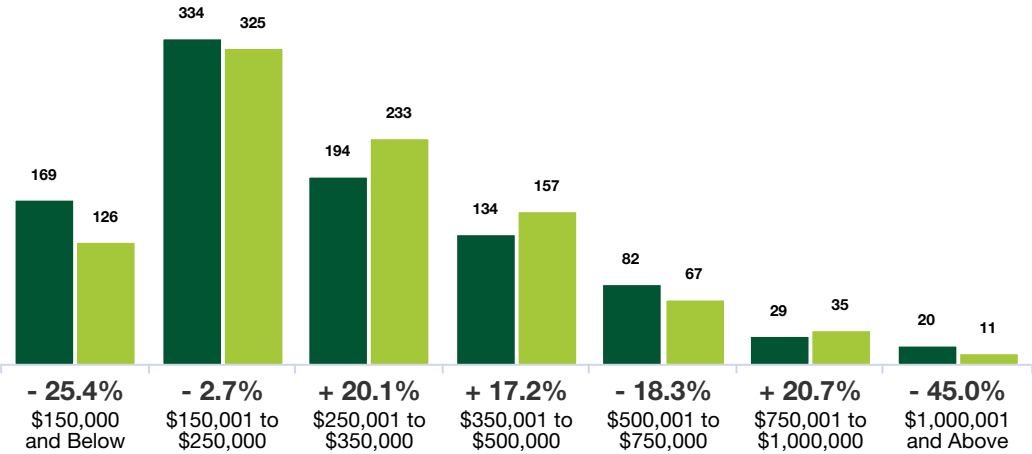
Pending Sales

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



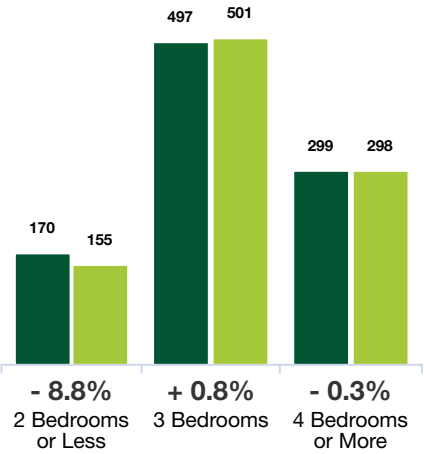
By Price Range

■ 4-2024 ■ 4-2025



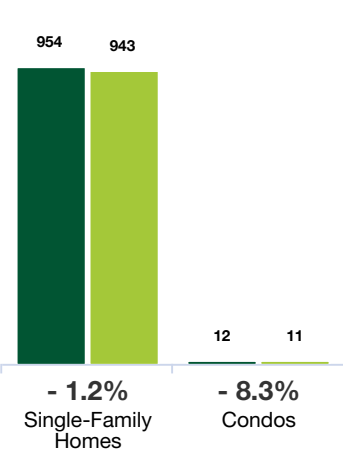
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



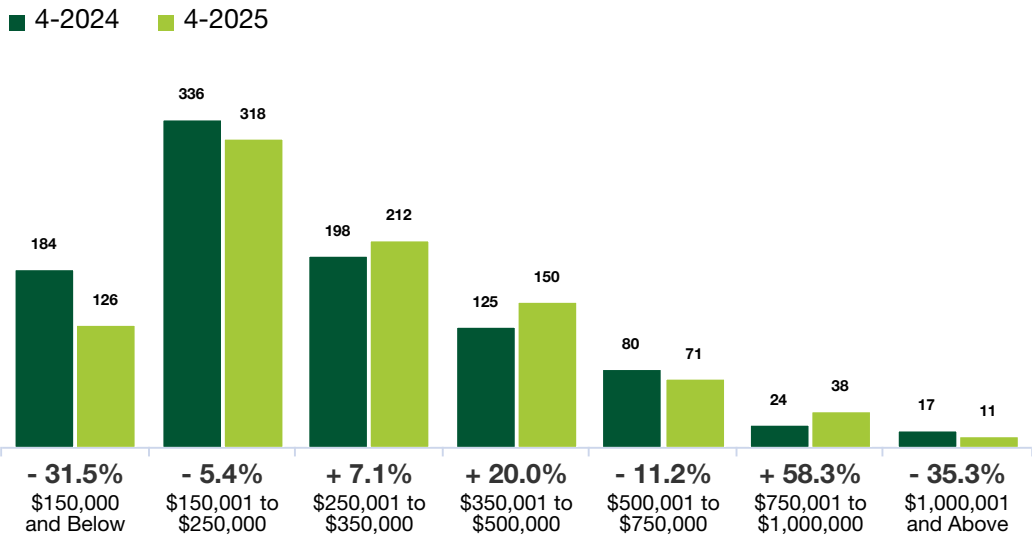
All Properties				Single-Family Homes				Condos			
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change		4-2024	4-2025	Change	
\$150,000 and Below	169	126	- 25.4%	166	124	- 25.3%		3	2	- 33.3%	
\$150,001 to \$250,000	334	325	- 2.7%	327	317	- 3.1%		7	8	+ 14.3%	
\$250,001 to \$350,000	194	233	+ 20.1%	193	233	+ 20.7%		1	0	- 100.0%	
\$350,001 to \$500,000	134	157	+ 17.2%	133	156	+ 17.3%		1	1	0.0%	
\$500,001 to \$750,000	82	67	- 18.3%	82	67	- 18.3%		0	0	0.0%	
\$750,001 to \$1,000,000	29	35	+ 20.7%	29	35	+ 20.7%		0	0	0.0%	
\$1,000,001 and Above	20	11	- 45.0%	20	11	- 45.0%		0	0	0.0%	
All Price Ranges	966	954	- 1.2%	954	943	- 1.2%		12	11	- 8.3%	
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change		4-2024	4-2025	Change	
2 Bedrooms or Less	170	155	- 8.8%	163	148	- 9.2%		7	7	0.0%	
3 Bedrooms	497	501	+ 0.8%	492	498	+ 1.2%		5	3	- 40.0%	
4 Bedrooms or More	299	298	- 0.3%	299	297	- 0.7%		0	1	--	
All Bedroom Counts	966	954	- 1.2%	954	943	- 1.2%		12	11	- 8.3%	

Closed Sales

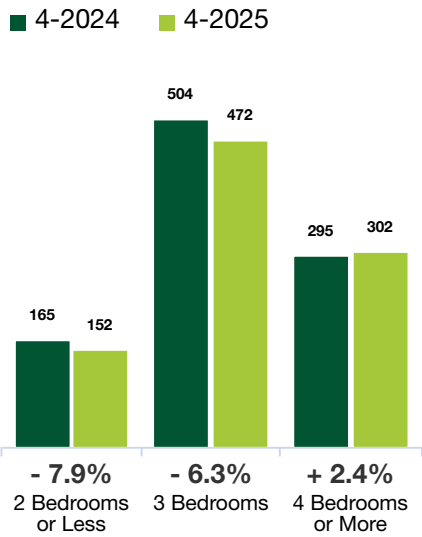
A count of the actual sales that closed. Based on a rolling 12-month total.



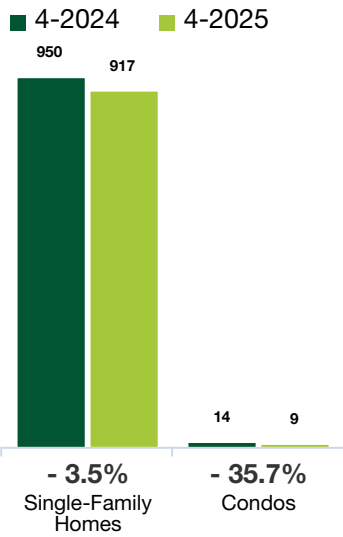
By Price Range



By Bedroom Count



By Property Type



All Properties			
By Price Range	4-2024	4-2025	Change
\$150,000 and Below	184	126	- 31.5%
\$150,001 to \$250,000	336	318	- 5.4%
\$250,001 to \$350,000	198	212	+ 7.1%
\$350,001 to \$500,000	125	150	+ 20.0%
\$500,001 to \$750,000	80	71	- 11.2%
\$750,001 to \$1,000,000	24	38	+ 58.3%
\$1,000,001 and Above	17	11	- 35.3%
All Price Ranges	964	926	- 3.9%
By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	165	152	- 7.9%
3 Bedrooms	504	472	- 6.3%
4 Bedrooms or More	295	302	+ 2.4%
All Bedroom Counts	964	926	- 3.9%

Single-Family Homes			Condos		
4-2024	4-2025	Change	4-2024	4-2025	Change
180	124	- 31.1%	4	2	- 50.0%
328	312	- 4.9%	8	6	- 25.0%
197	212	+ 7.6%	1	0	- 100.0%
124	149	+ 20.2%	1	1	0.0%
80	71	- 11.2%	0	0	0.0%
24	38	+ 58.3%	0	0	0.0%
17	11	- 35.3%	0	0	0.0%
950	917	- 3.5%	14	9	- 35.7%
4-2024	4-2025	Change	4-2024	4-2025	Change
157	147	- 6.4%	8	5	- 37.5%
498	469	- 5.8%	6	3	- 50.0%
295	301	+ 2.0%	0	1	--
950	917	- 3.5%	14	9	- 35.7%

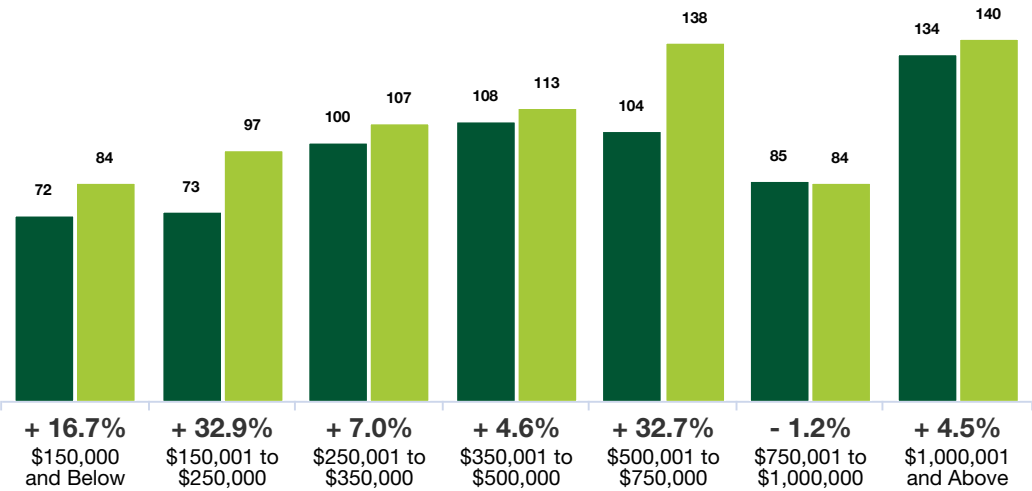
Days On Market Until Sale

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



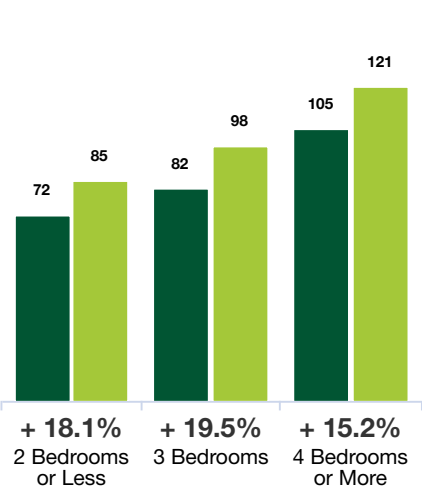
By Price Range

4-2024 4-2025



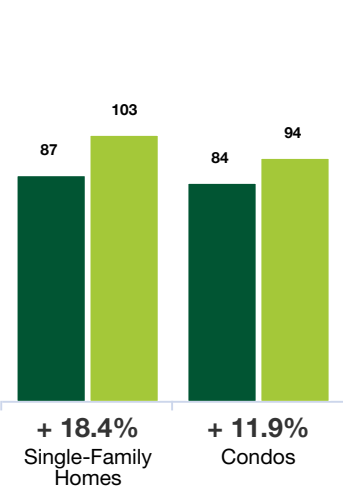
By Bedroom Count

4-2024 4-2025



By Property Type

4-2024 4-2025



All Properties				Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	72	84	+ 16.7%	71	84	+ 18.3%	130	96	- 26.2%
\$150,001 to \$250,000	73	97	+ 32.9%	73	97	+ 32.9%	70	100	+ 42.9%
\$250,001 to \$350,000	100	107	+ 7.0%	100	107	+ 7.0%	37	--	--
\$350,001 to \$500,000	108	113	+ 4.6%	108	113	+ 4.6%	58	57	- 1.7%
\$500,001 to \$750,000	104	138	+ 32.7%	104	138	+ 32.7%	--	--	--
\$750,001 to \$1,000,000	85	84	- 1.2%	85	84	- 1.2%	--	--	--
\$1,000,001 and Above	134	140	+ 4.5%	134	140	+ 4.5%	--	--	--
All Price Ranges	87	103	+ 18.4%	87	103	+ 18.4%	84	94	+ 11.9%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	72	85	+ 18.1%	70	84	+ 20.0%	98	124	+ 26.5%
3 Bedrooms	82	98	+ 19.5%	82	98	+ 19.5%	64	59	- 7.8%
4 Bedrooms or More	105	121	+ 15.2%	105	121	+ 15.2%	--	49	--
All Bedroom Counts	87	103	+ 18.4%	87	103	+ 18.4%	84	94	+ 11.9%

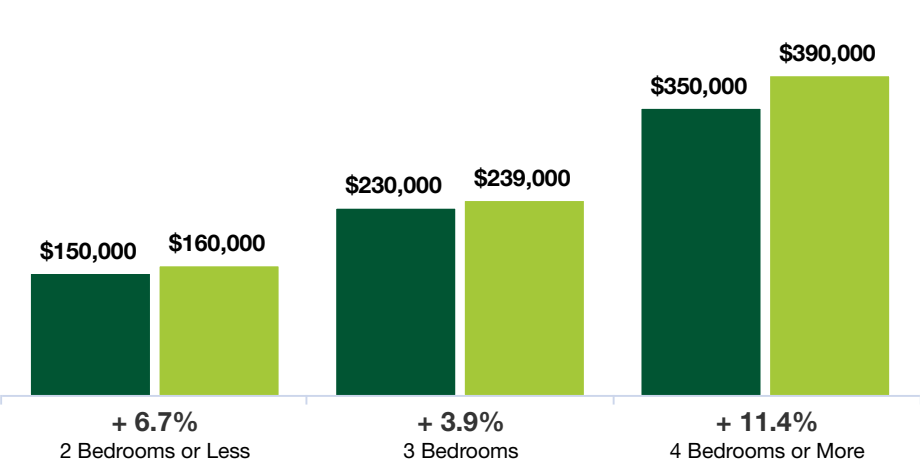
Median Sales Price

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



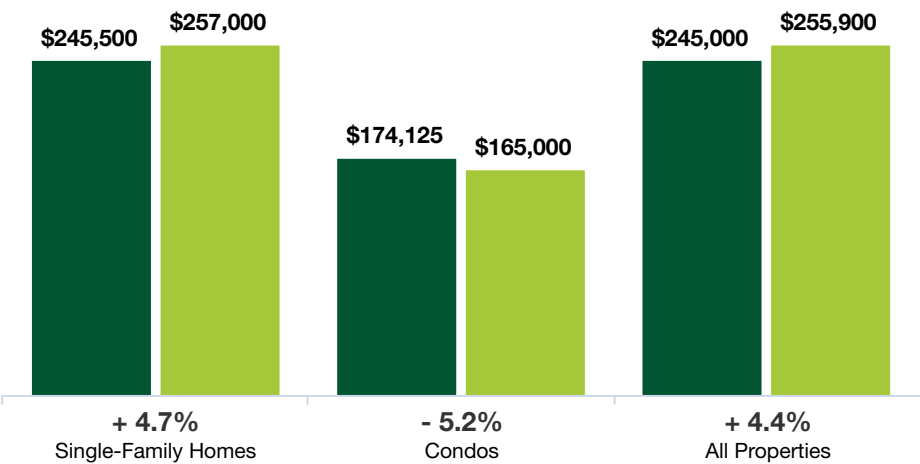
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties			
By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	\$150,000	\$160,000	+ 6.7%
3 Bedrooms	\$230,000	\$239,000	+ 3.9%
4 Bedrooms or More	\$350,000	\$390,000	+ 11.4%
All Bedroom Counts	\$245,000	\$255,900	+ 4.4%

Single-Family Homes			Condos		
4-2024	4-2025	Change	4-2024	4-2025	Change
\$149,500	\$160,000	+ 7.0%	\$154,950	\$165,000	+ 6.5%
\$230,000	\$239,000	+ 3.9%	\$231,950	\$154,900	- 33.2%
\$350,000	\$390,000	+ 11.4%	--	\$210,000	--
\$245,500	\$257,000	+ 4.7%	\$174,125	\$165,000	- 5.2%

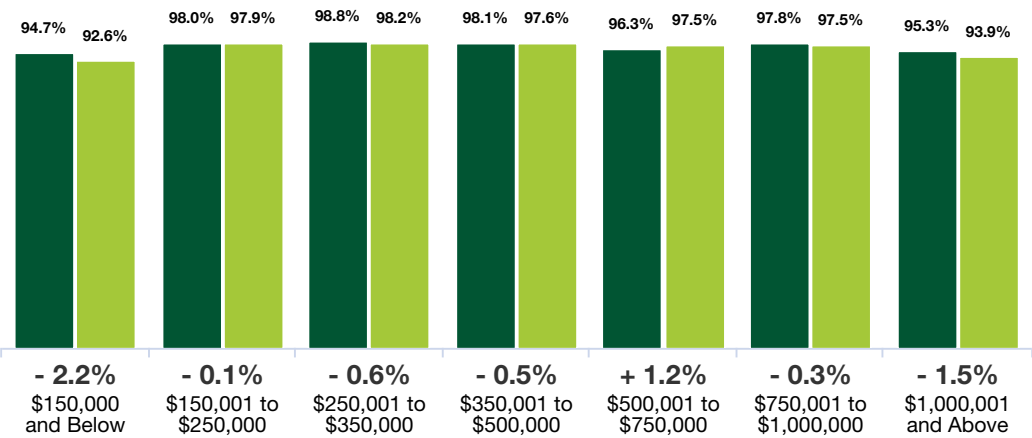
Percent of List Price Received

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.



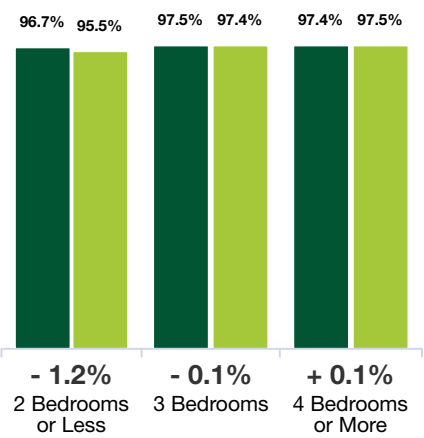
By Price Range

■ 4-2024 ■ 4-2025



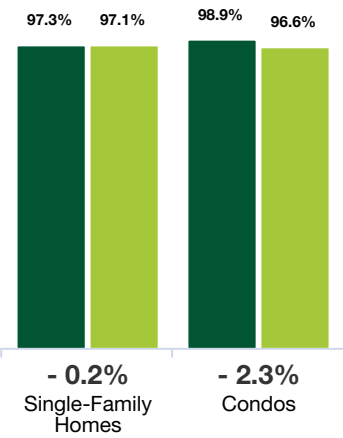
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties				Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	94.7%	92.6%	- 2.2%	94.5%	92.6%	- 2.0%	100.7%	89.3%	- 11.3%
\$150,001 to \$250,000	98.0%	97.9%	- 0.1%	98.0%	97.9%	- 0.1%	98.1%	98.4%	+ 0.3%
\$250,001 to \$350,000	98.8%	98.2%	- 0.6%	98.8%	98.2%	- 0.6%	100.0%	--	--
\$350,001 to \$500,000	98.1%	97.6%	- 0.5%	98.1%	97.6%	- 0.5%	97.6%	100.5%	+ 3.0%
\$500,001 to \$750,000	96.3%	97.5%	+ 1.2%	96.3%	97.5%	+ 1.2%	--	--	--
\$750,001 to \$1,000,000	97.8%	97.5%	- 0.3%	97.8%	97.5%	- 0.3%	--	--	--
\$1,000,001 and Above	95.3%	93.9%	- 1.5%	95.3%	93.9%	- 1.5%	--	--	--
All Price Ranges	97.3%	97.1%	- 0.2%	97.3%	97.1%	- 0.2%	98.9%	96.6%	- 2.3%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	96.7%	95.5%	- 1.2%	96.5%	95.5%	- 1.0%	100.4%	94.7%	- 5.7%
3 Bedrooms	97.5%	97.4%	- 0.1%	97.5%	97.4%	- 0.1%	96.9%	98.8%	+ 2.0%
4 Bedrooms or More	97.4%	97.5%	+ 0.1%	97.4%	97.5%	+ 0.1%	--	100.0%	--
All Bedroom Counts	97.3%	97.1%	- 0.2%	97.3%	97.1%	- 0.2%	98.9%	96.6%	- 2.3%

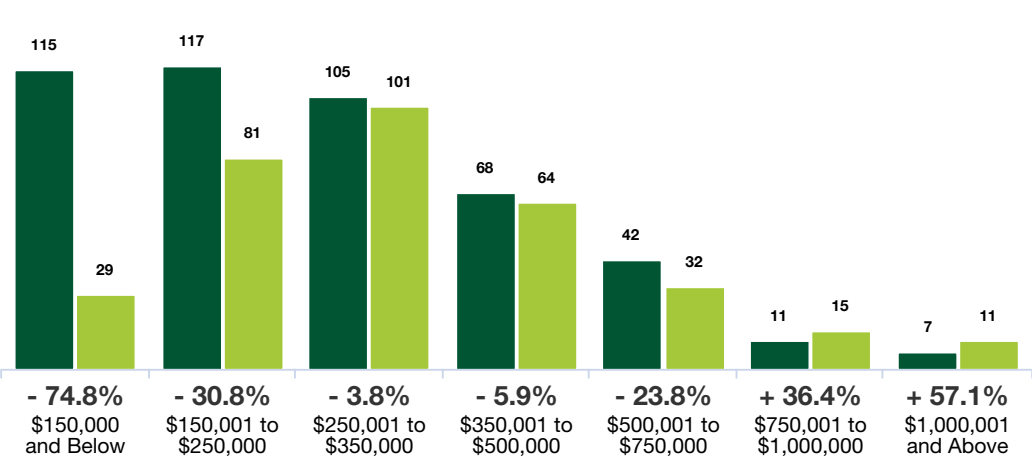
Inventory of Homes for Sale

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



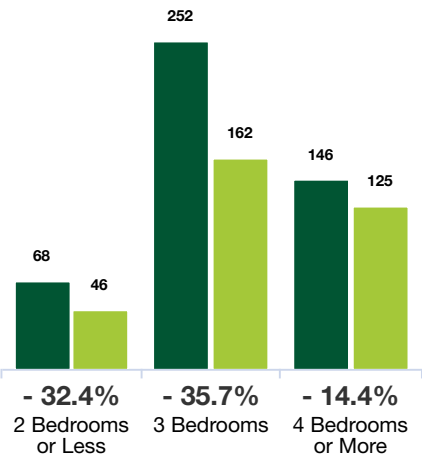
By Price Range

■ 4-2024 ■ 4-2025



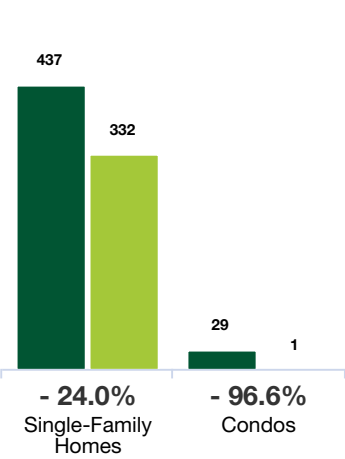
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties				Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	115	29	- 74.8%	95	29	- 69.5%	20	0	- 100.0%
\$150,001 to \$250,000	117	81	- 30.8%	109	80	- 26.6%	8	1	- 87.5%
\$250,001 to \$350,000	105	101	- 3.8%	104	101	- 2.9%	1	0	- 100.0%
\$350,001 to \$500,000	68	64	- 5.9%	68	64	- 5.9%	0	0	0.0%
\$500,001 to \$750,000	42	32	- 23.8%	42	32	- 23.8%	0	0	0.0%
\$750,001 to \$1,000,000	11	15	+ 36.4%	11	15	+ 36.4%	0	0	0.0%
\$1,000,001 and Above	7	11	+ 57.1%	7	11	+ 57.1%	0	0	0.0%
All Price Ranges	466	333	- 28.5%	437	332	- 24.0%	29	1	- 96.6%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	68	46	- 32.4%	52	45	- 13.5%	16	1	- 93.8%
3 Bedrooms	252	162	- 35.7%	240	162	- 32.5%	12	0	- 100.0%
4 Bedrooms or More	146	125	- 14.4%	145	125	- 13.8%	1	0	- 100.0%
All Bedroom Counts	466	333	- 28.5%	437	332	- 24.0%	29	1	- 96.6%

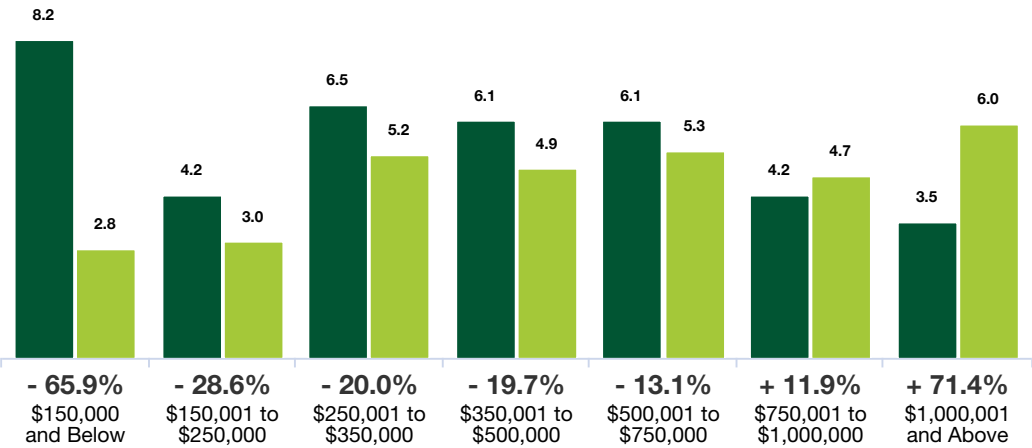
Months Supply of Inventory

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.



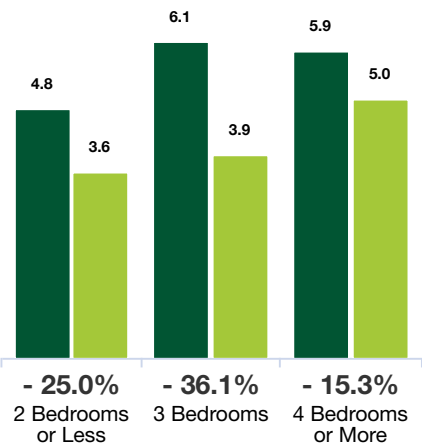
By Price Range

■ 4-2024 ■ 4-2025



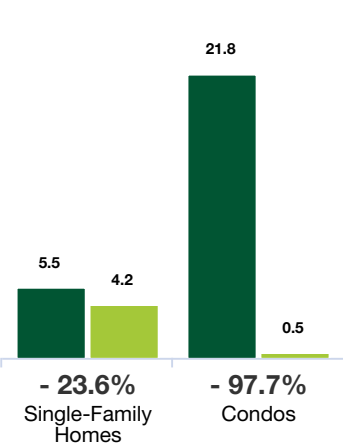
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties				Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	8.2	2.8	- 65.9%	6.9	2.8	- 59.4%	20.0	--	--
\$150,001 to \$250,000	4.2	3.0	- 28.6%	4.0	3.0	- 25.0%	6.9	0.6	- 91.3%
\$250,001 to \$350,000	6.5	5.2	- 20.0%	6.5	5.2	- 20.0%	1.0	--	--
\$350,001 to \$500,000	6.1	4.9	- 19.7%	6.1	4.9	- 19.7%	--	--	--
\$500,001 to \$750,000	6.1	5.3	- 13.1%	6.1	5.3	- 13.1%	--	--	--
\$750,001 to \$1,000,000	4.2	4.7	+ 11.9%	4.2	4.7	+ 11.9%	--	--	--
\$1,000,001 and Above	3.5	6.0	+ 71.4%	3.5	6.0	+ 71.4%	--	--	--
All Price Ranges	5.8	4.2	- 27.6%	5.5	4.2	- 23.6%	21.8	0.5	- 97.7%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	4.8	3.6	- 25.0%	3.8	3.6	- 5.3%	13.7	0.6	- 95.6%
3 Bedrooms	6.1	3.9	- 36.1%	5.9	3.9	- 33.9%	9.6	--	--
4 Bedrooms or More	5.9	5.0	- 15.3%	5.8	5.1	- 12.1%	--	--	--
All Bedroom Counts	5.8	4.2	- 27.6%	5.5	4.2	- 23.6%	21.8	0.5	- 97.7%