

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Pending Sales in the Greenwood Association of REALTORS® region were down 5.3 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales improved 17.7 percent.

The overall Median Sales Price rose 6.3 percent to \$259,900. The property type with the largest gain was the Condos segment, where prices rose 6.3 percent to \$173,500. The price range that tended to sell the quickest was the \$150,000 and Below range at 88 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 187 days.

Market-wide, inventory levels fell 27.1 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale were down 23.3 percent. That amounts to 4.5 months of inventory for Single-Family Homes and 1.7 months of inventory for Condos.

Quick Facts

+ 17.7%	+ 0.4%	- 4.1%
Price Range with Strongest Sales: \$250,001 to \$350,000	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

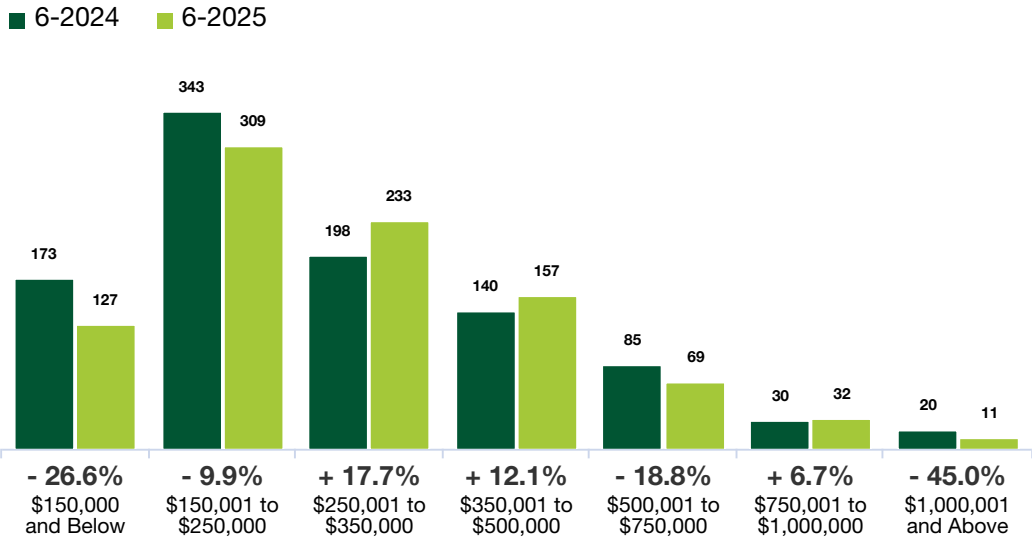


Pending Sales

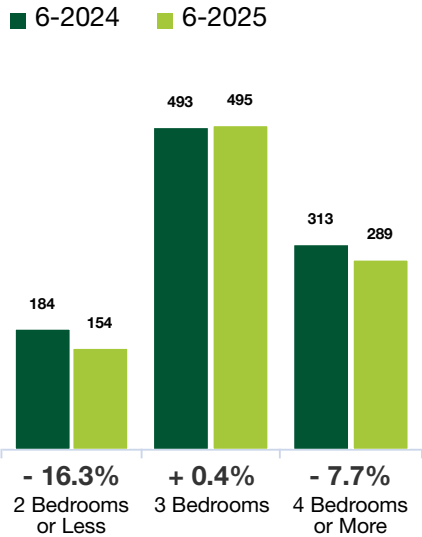
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



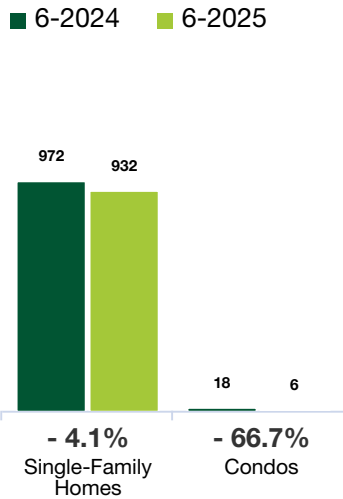
By Price Range



By Bedroom Count



By Property Type



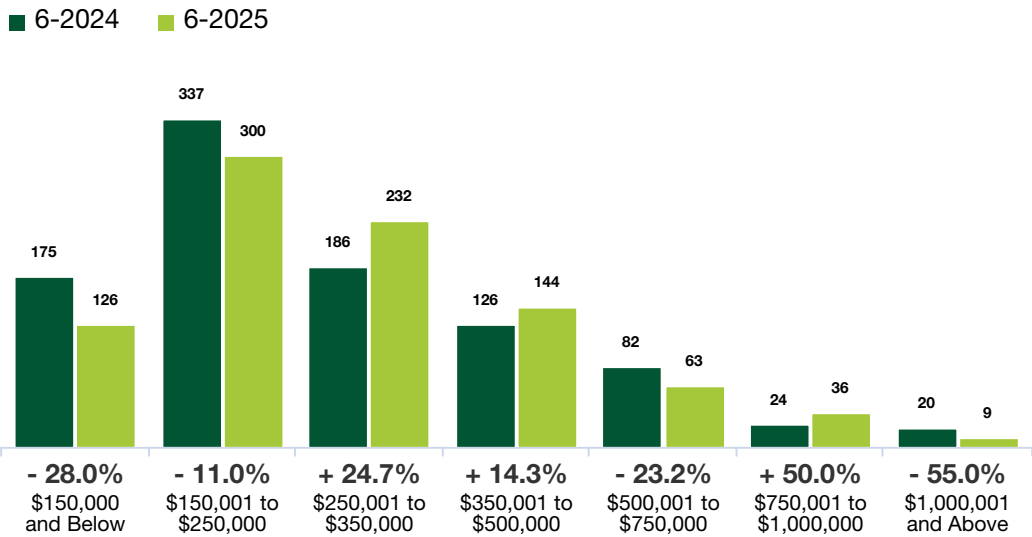
	All Properties			Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	173	127	- 26.6%	168	127	- 24.4%	5	0	- 100.0%
\$150,001 to \$250,000	343	309	- 9.9%	332	306	- 7.8%	11	3	- 72.7%
\$250,001 to \$350,000	198	233	+ 17.7%	197	233	+ 18.3%	1	0	- 100.0%
\$350,001 to \$500,000	140	157	+ 12.1%	139	156	+ 12.2%	1	1	0.0%
\$500,001 to \$750,000	85	69	- 18.8%	85	67	- 21.2%	0	2	—
\$750,001 to \$1,000,000	30	32	+ 6.7%	30	32	+ 6.7%	0	0	0.0%
\$1,000,001 and Above	20	11	- 45.0%	20	11	- 45.0%	0	0	0.0%
All Price Ranges	990	938	- 5.3%	972	932	- 4.1%	18	6	- 66.7%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	184	154	- 16.3%	173	152	- 12.1%	11	2	- 81.8%
3 Bedrooms	493	495	+ 0.4%	487	491	+ 0.8%	6	4	- 33.3%
4 Bedrooms or More	313	289	- 7.7%	312	289	- 7.4%	1	0	- 100.0%
All Bedroom Counts	990	938	- 5.3%	972	932	- 4.1%	18	6	- 66.7%

Closed Sales

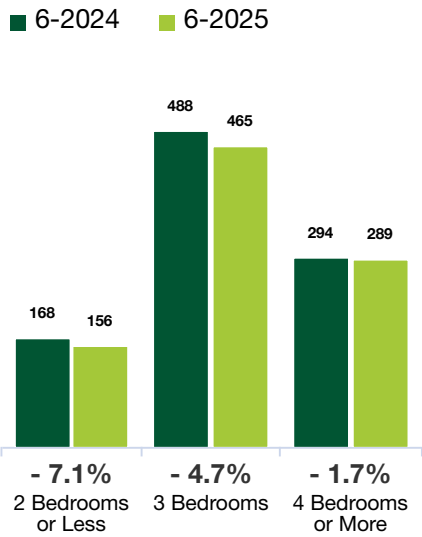
A count of the actual sales that closed. Based on a rolling 12-month total.



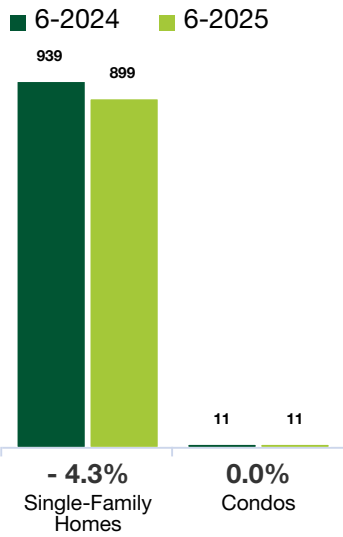
By Price Range



By Bedroom Count



By Property Type



All Properties			
By Price Range	6-2024	6-2025	Change
\$150,000 and Below	175	126	- 28.0%
\$150,001 to \$250,000	337	300	- 11.0%
\$250,001 to \$350,000	186	232	+ 24.7%
\$350,001 to \$500,000	126	144	+ 14.3%
\$500,001 to \$750,000	82	63	- 23.2%
\$750,001 to \$1,000,000	24	36	+ 50.0%
\$1,000,001 and Above	20	9	- 55.0%
All Price Ranges	950	910	- 4.2%
By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	168	156	- 7.1%
3 Bedrooms	488	465	- 4.7%
4 Bedrooms or More	294	289	- 1.7%
All Bedroom Counts	950	910	- 4.2%

Single-Family Homes			Condos		
6-2024	6-2025	Change	6-2024	6-2025	Change
172	124	- 27.9%	3	2	- 33.3%
331	293	- 11.5%	6	7	+ 16.7%
185	232	+ 25.4%	1	0	- 100.0%
125	143	+ 14.4%	1	1	0.0%
82	62	- 24.4%	0	1	—
24	36	+ 50.0%	0	0	0.0%
20	9	- 55.0%	0	0	0.0%
939	899	- 4.3%	11	11	0.0%
6-2024	6-2025	Change	6-2024	6-2025	Change
162	150	- 7.4%	6	6	0.0%
483	461	- 4.6%	5	4	- 20.0%
294	288	- 2.0%	0	1	—
939	899	- 4.3%	11	11	0.0%

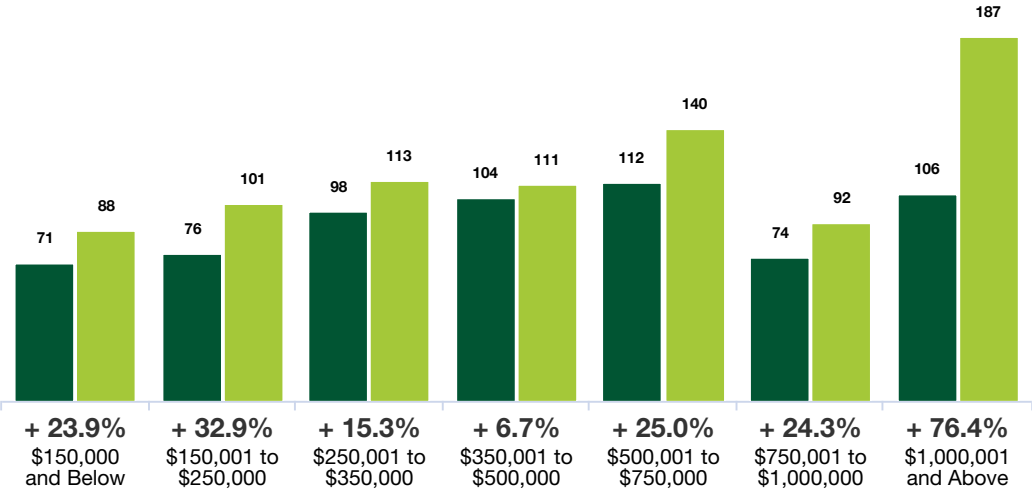
Days On Market Until Sale

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



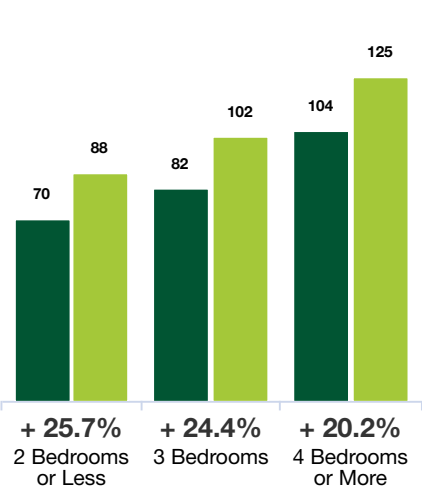
By Price Range

6-2024 6-2025



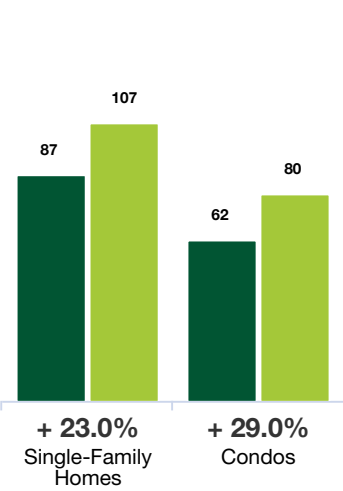
By Bedroom Count

6-2024 6-2025



By Property Type

6-2024 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	71	88	+ 23.9%	72	88	+ 22.2%	42	96	+ 128.6%
\$150,001 to \$250,000	76	101	+ 32.9%	76	101	+ 32.9%	77	90	+ 16.9%
\$250,001 to \$350,000	98	113	+ 15.3%	99	113	+ 14.1%	37	—	—
\$350,001 to \$500,000	104	111	+ 6.7%	104	111	+ 6.7%	58	57	- 1.7%
\$500,001 to \$750,000	112	140	+ 25.0%	112	142	+ 26.8%	—	3	—
\$750,001 to \$1,000,000	74	92	+ 24.3%	74	92	+ 24.3%	—	—	—
\$1,000,001 and Above	106	187	+ 76.4%	106	187	+ 76.4%	—	—	—
All Price Ranges	87	107	+ 23.0%	87	107	+ 23.0%	62	80	+ 29.0%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	70	88	+ 25.7%	70	87	+ 24.3%	63	108	+ 71.4%
3 Bedrooms	82	102	+ 24.4%	83	102	+ 22.9%	61	45	- 26.2%
4 Bedrooms or More	104	125	+ 20.2%	104	125	+ 20.2%	—	49	—
All Bedroom Counts	87	107	+ 23.0%	87	107	+ 23.0%	62	80	+ 29.0%

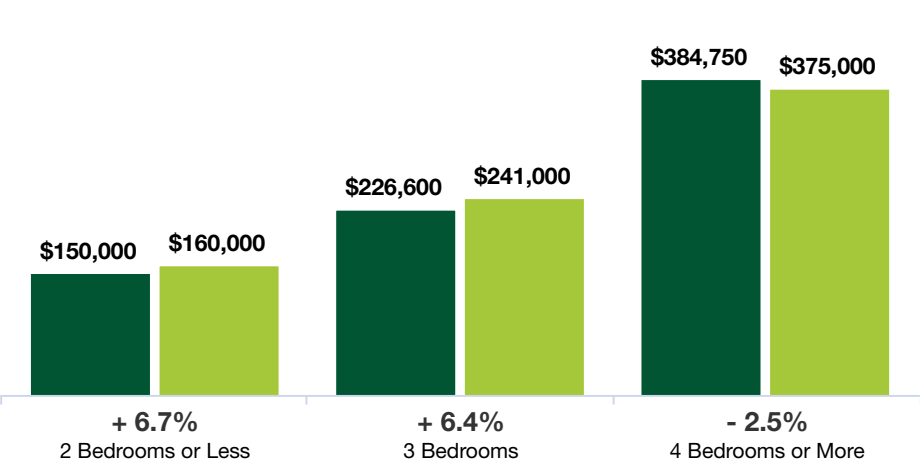
Median Sales Price

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



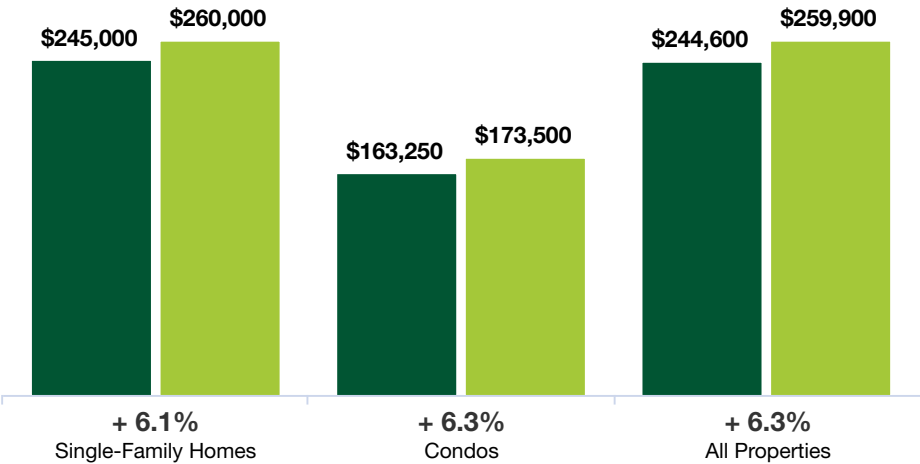
By Bedroom Count

6-2024 6-2025



By Property Type

6-2024 6-2025



All Properties

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	\$150,000	\$160,000	+ 6.7%
3 Bedrooms	\$226,600	\$241,000	+ 6.4%
4 Bedrooms or More	\$384,750	\$375,000	- 2.5%
All Bedroom Counts	\$244,600	\$259,900	+ 6.3%

Single-Family Homes

6-2024	6-2025	Change
\$149,900	\$160,000	+ 6.7%
\$226,300	\$242,000	+ 6.9%
\$384,750	\$375,000	- 2.5%
\$245,000	\$260,000	+ 6.1%

Condos

6-2024	6-2025	Change
\$154,950	\$169,250	+ 9.2%
\$238,900	\$183,450	- 23.2%
—	\$210,000	—
\$163,250	\$173,500	+ 6.3%

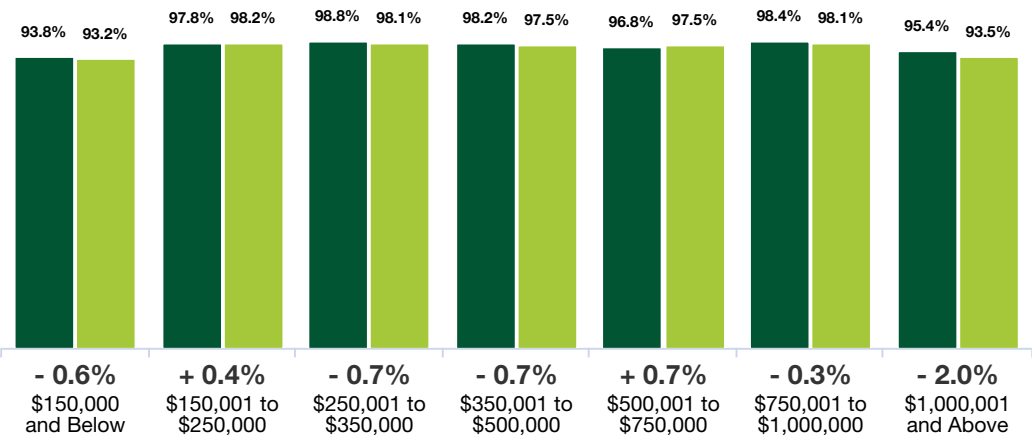
Percent of List Price Received

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

6-2024 6-2025



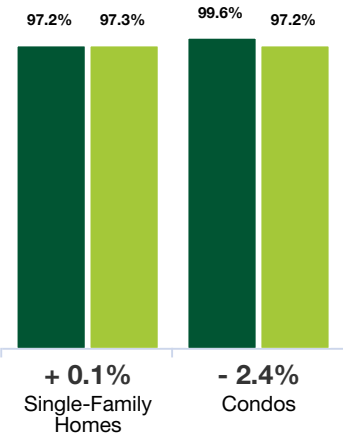
By Bedroom Count

6-2024 6-2025



By Property Type

6-2024 6-2025



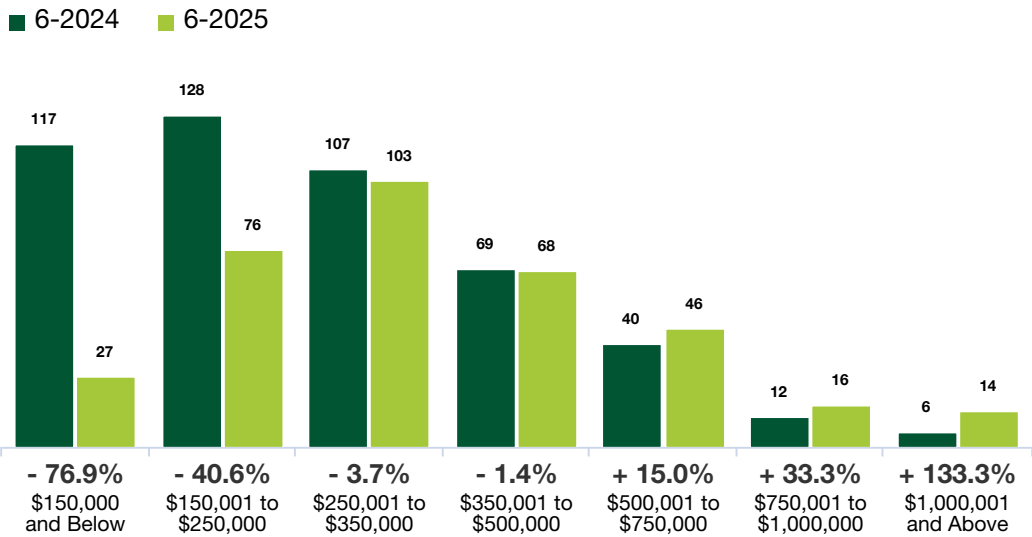
All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	93.8%	93.2%	- 0.6%	93.7%	93.2%	- 0.5%	100.9%	89.3%	- 11.5%
\$150,001 to \$250,000	97.8%	98.2%	+ 0.4%	97.8%	98.2%	+ 0.4%	99.2%	98.7%	- 0.5%
\$250,001 to \$350,000	98.8%	98.1%	- 0.7%	98.8%	98.1%	- 0.7%	100.0%	—	—
\$350,001 to \$500,000	98.2%	97.5%	- 0.7%	98.2%	97.5%	- 0.7%	97.6%	100.5%	+ 3.0%
\$500,001 to \$750,000	96.8%	97.5%	+ 0.7%	96.8%	97.4%	+ 0.6%	—	99.0%	—
\$750,001 to \$1,000,000	98.4%	98.1%	- 0.3%	98.4%	98.1%	- 0.3%	—	—	—
\$1,000,001 and Above	95.4%	93.5%	- 2.0%	95.4%	93.5%	- 2.0%	—	—	—
All Price Ranges	97.2%	97.3%	+ 0.1%	97.2%	97.3%	+ 0.1%	99.6%	97.2%	- 2.4%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	96.5%	95.2%	- 1.3%	96.3%	95.2%	- 1.1%	100.6%	95.6%	- 5.0%
3 Bedrooms	97.4%	97.7%	+ 0.3%	97.4%	97.7%	+ 0.3%	98.4%	98.9%	+ 0.5%
4 Bedrooms or More	97.3%	97.7%	+ 0.4%	97.3%	97.7%	+ 0.4%	—	100.0%	—
All Bedroom Counts	97.2%	97.3%	+ 0.1%	97.2%	97.3%	+ 0.1%	99.6%	97.2%	- 2.4%

Inventory of Homes for Sale

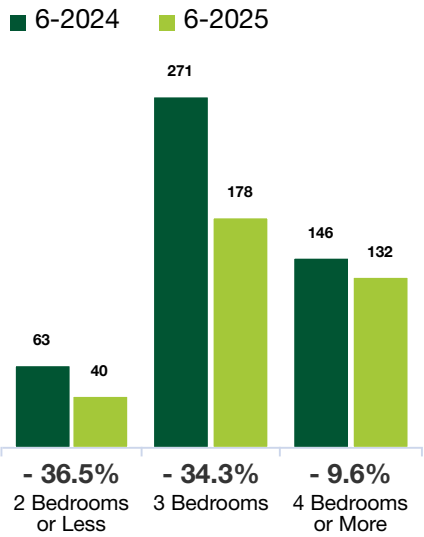
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



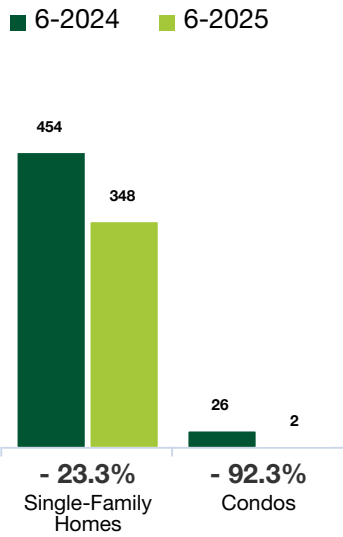
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes				Condos			
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025
\$150,000 and Below	117	27	- 76.9%	98	27	- 72.4%	19	0	- 100.0%		
\$150,001 to \$250,000	128	76	- 40.6%	122	75	- 38.5%	6	1	- 83.3%		
\$250,001 to \$350,000	107	103	- 3.7%	106	103	- 2.8%	1	0	- 100.0%		
\$350,001 to \$500,000	69	68	- 1.4%	69	67	- 2.9%	0	1	—		
\$500,001 to \$750,000	40	46	+ 15.0%	40	46	+ 15.0%	0	0	0.0%		
\$750,001 to \$1,000,000	12	16	+ 33.3%	12	16	+ 33.3%	0	0	0.0%		
\$1,000,001 and Above	6	14	+ 133.3%	6	14	+ 133.3%	0	0	0.0%		
All Price Ranges	480	350	- 27.1%	454	348	- 23.3%	26	2	- 92.3%		
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025
2 Bedrooms or Less	63	40	- 36.5%	50	39	- 22.0%	13	1	- 92.3%		
3 Bedrooms	271	178	- 34.3%	259	178	- 31.3%	12	0	- 100.0%		
4 Bedrooms or More	146	132	- 9.6%	145	131	- 9.7%	1	1	0.0%		
All Bedroom Counts	480	350	- 27.1%	454	348	- 23.3%	26	2	- 92.3%		

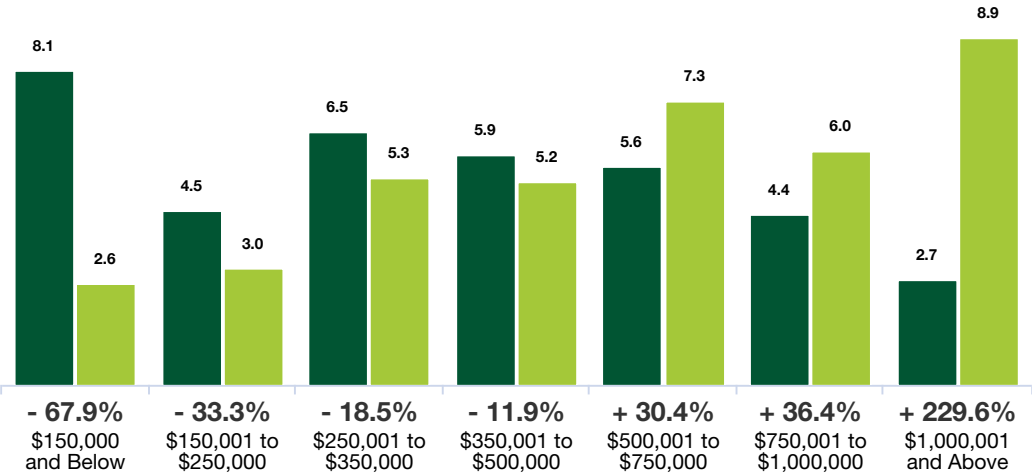
Months Supply of Inventory

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.



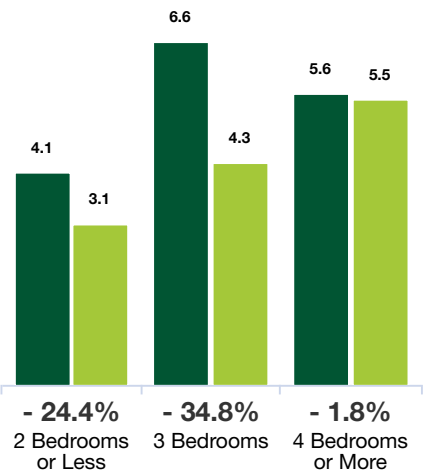
By Price Range

6-2024 6-2025



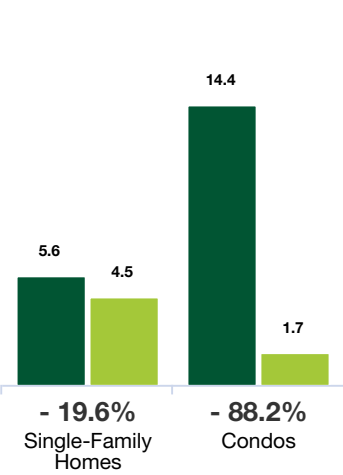
By Bedroom Count

6-2024 6-2025



By Property Type

6-2024 6-2025



All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	8.1	2.6	- 67.9%	7.0	2.6	- 62.9%	15.2	—	—
\$150,001 to \$250,000	4.5	3.0	- 33.3%	4.4	2.9	- 34.1%	3.8	1.0	- 73.7%
\$250,001 to \$350,000	6.5	5.3	- 18.5%	6.5	5.3	- 18.5%	1.0	—	—
\$350,001 to \$500,000	5.9	5.2	- 11.9%	6.0	5.2	- 13.3%	—	1.0	—
\$500,001 to \$750,000	5.6	7.3	+ 30.4%	5.6	7.6	+ 35.7%	—	—	—
\$750,001 to \$1,000,000	4.4	6.0	+ 36.4%	4.4	6.0	+ 36.4%	—	—	—
\$1,000,001 and Above	2.7	8.9	+ 229.6%	2.7	8.9	+ 229.6%	—	—	—
All Price Ranges	5.8	4.5	- 22.4%	5.6	4.5	- 19.6%	14.4	1.7	- 88.2%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	4.1	3.1	- 24.4%	3.5	3.1	- 11.4%	8.3	1.0	- 88.0%
3 Bedrooms	6.6	4.3	- 34.8%	6.4	4.4	- 31.2%	10.0	—	—
4 Bedrooms or More	5.6	5.5	- 1.8%	5.6	5.4	- 3.6%	1.0	—	—
All Bedroom Counts	5.8	4.5	- 22.4%	5.6	4.5	- 19.6%	14.4	1.7	- 88.2%