

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## July 2025

U.S. new-home sales increased 0.6% month-over-month to a seasonally adjusted annual rate of 627,000 units, according to the U.S. Census Bureau. Despite the monthly gain, sales were down 6.6% from the same period last year. The median sales price for new homes fell 4.9% from the previous month to \$401,800 and was 2.9% lower than a year earlier. There were 511,000 new homes available for sale heading into July, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning August 2024 through July 2025, Pending Sales in the Greenwood Association of REALTORS® region decreased 3.8 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales increased 18.1 percent.

The overall Median Sales Price went up 6.1 percent to \$260,000. The property type with the largest gain was the Condos segment, where prices were up 5.6 percent to \$174,250. The price range that tended to sell the quickest was the \$150,000 and Below range at 87 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 202 days.

Market-wide, inventory levels dropped 26.7 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale decreased 23.0 percent. That amounts to 4.5 months of inventory for Single-Family Homes and 1.7 months of inventory for Condos.

## Quick Facts

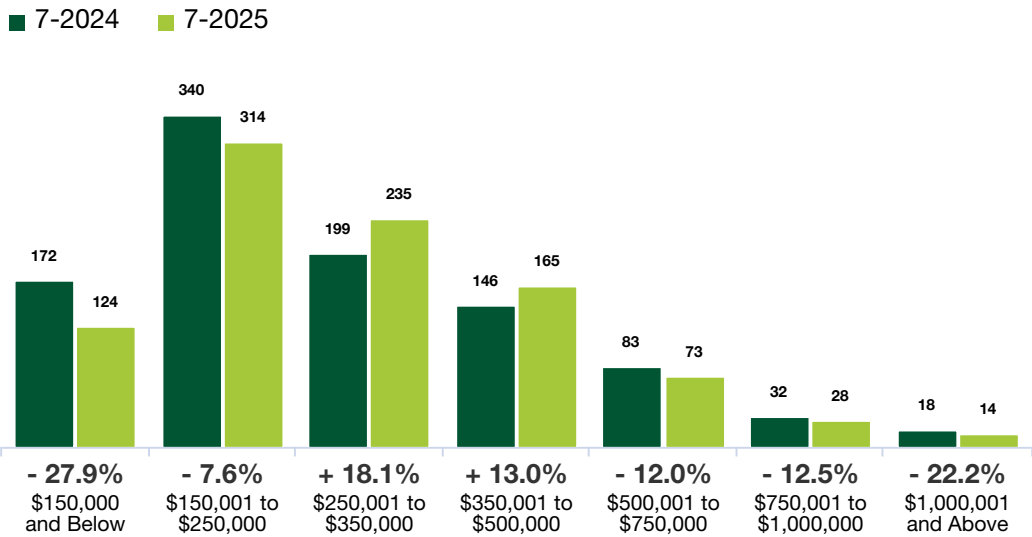
| + 18.1%   | + 0.6%  | - 3.0%   |
|---|---|--|
| Price Range with Strongest Sales:<br>\$250,001 to \$350,000 | Bedroom Count with Strongest Sales:<br>3 Bedrooms | Property Type With Strongest Sales:<br>Single-Family Homes |
| Pending Sales   |   | 2  |
| Closed Sales  |   | 3  |
| Days On Market Until 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

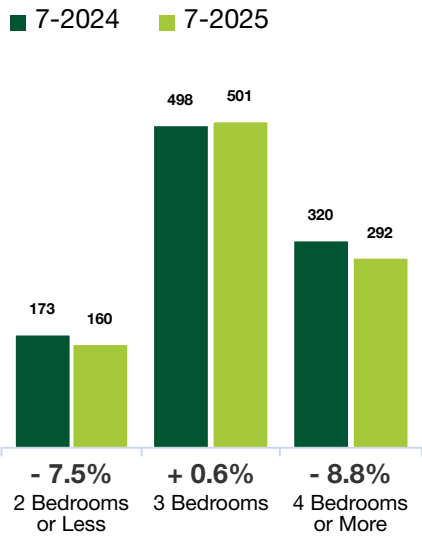
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



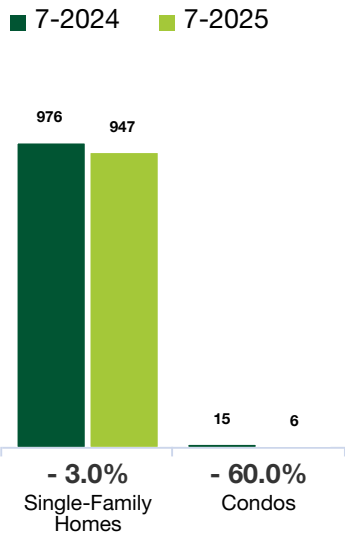
## By Price Range



## By Bedroom Count



## By Property Type



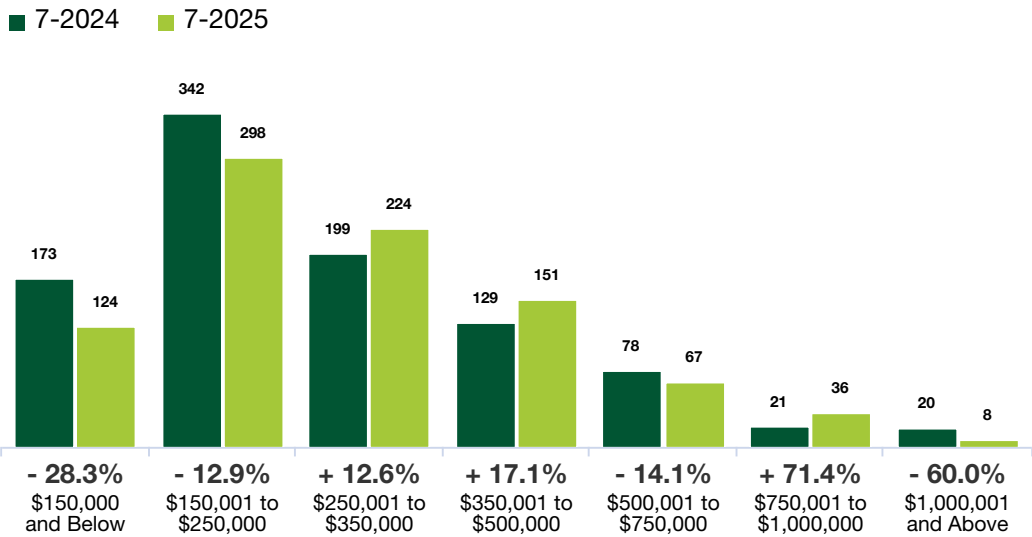
| All Properties           |        |        |         | Single-Family Homes |        |         |  | Condos |        |          |  |
|--------------------------|--------|--------|---------|---------------------|--------|---------|--|--------|--------|----------|--|
| By Price Range           | 7-2024 | 7-2025 | Change  | 7-2024              | 7-2025 | Change  |  | 7-2024 | 7-2025 | Change   |  |
| \$150,000 and Below      | 172    | 124    | - 27.9% | 168                 | 124    | - 26.2% |  | 4      | 0      | - 100.0% |  |
| \$150,001 to \$250,000   | 340    | 314    | - 7.6%  | 330                 | 312    | - 5.5%  |  | 10     | 2      | - 80.0%  |  |
| \$250,001 to \$350,000   | 199    | 235    | + 18.1% | 199                 | 234    | + 17.6% |  | 0      | 1      | —        |  |
| \$350,001 to \$500,000   | 146    | 165    | + 13.0% | 145                 | 164    | + 13.1% |  | 1      | 1      | 0.0%     |  |
| \$500,001 to \$750,000   | 83     | 73     | - 12.0% | 83                  | 71     | - 14.5% |  | 0      | 2      | —        |  |
| \$750,001 to \$1,000,000 | 32     | 28     | - 12.5% | 32                  | 28     | - 12.5% |  | 0      | 0      | 0.0%     |  |
| \$1,000,001 and Above    | 18     | 14     | - 22.2% | 18                  | 14     | - 22.2% |  | 0      | 0      | 0.0%     |  |
| All Price Ranges         | 991    | 953    | - 3.8%  | 976                 | 947    | - 3.0%  |  | 15     | 6      | - 60.0%  |  |
| By Bedroom Count         | 7-2024 | 7-2025 | Change  | 7-2024              | 7-2025 | Change  |  | 7-2024 | 7-2025 | Change   |  |
| 2 Bedrooms or Less       | 173    | 160    | - 7.5%  | 164                 | 157    | - 4.3%  |  | 9      | 3      | - 66.7%  |  |
| 3 Bedrooms               | 498    | 501    | + 0.6%  | 493                 | 498    | + 1.0%  |  | 5      | 3      | - 40.0%  |  |
| 4 Bedrooms or More       | 320    | 292    | - 8.8%  | 319                 | 292    | - 8.5%  |  | 1      | 0      | - 100.0% |  |
| All Bedroom Counts       | 991    | 953    | - 3.8%  | 976                 | 947    | - 3.0%  |  | 15     | 6      | - 60.0%  |  |

# Closed Sales

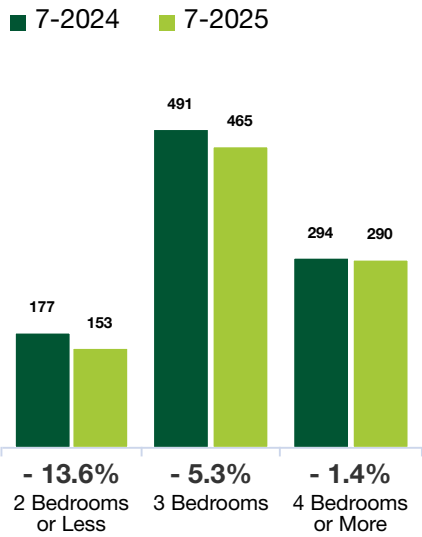
A count of the actual sales that closed. Based on a rolling 12-month total.



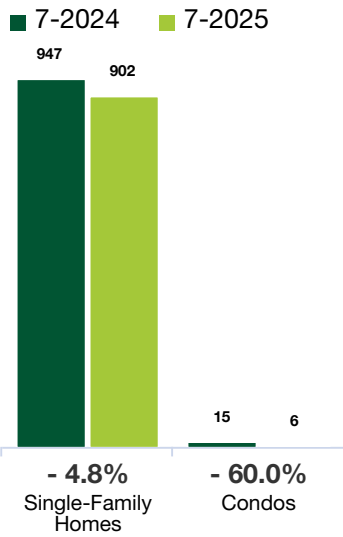
## By Price Range



## By Bedroom Count



## By Property Type



| All Properties           |        |        |         | Single-Family Homes |        |         | Condos |        |          |
|--------------------------|--------|--------|---------|---------------------|--------|---------|--------|--------|----------|
| By Price Range           | 7-2024 | 7-2025 | Change  | 7-2024              | 7-2025 | Change  | 7-2024 | 7-2025 | Change   |
| \$150,000 and Below      | 173    | 124    | - 28.3% | 168                 | 124    | - 26.2% | 5      | 0      | - 100.0% |
| \$150,001 to \$250,000   | 342    | 298    | - 12.9% | 334                 | 294    | - 12.0% | 8      | 4      | - 50.0%  |
| \$250,001 to \$350,000   | 199    | 224    | + 12.6% | 198                 | 224    | + 13.1% | 1      | 0      | - 100.0% |
| \$350,001 to \$500,000   | 129    | 151    | + 17.1% | 128                 | 150    | + 17.2% | 1      | 1      | 0.0%     |
| \$500,001 to \$750,000   | 78     | 67     | - 14.1% | 78                  | 66     | - 15.4% | 0      | 1      | —        |
| \$750,001 to \$1,000,000 | 21     | 36     | + 71.4% | 21                  | 36     | + 71.4% | 0      | 0      | 0.0%     |
| \$1,000,001 and Above    | 20     | 8      | - 60.0% | 20                  | 8      | - 60.0% | 0      | 0      | 0.0%     |
| All Price Ranges         | 962    | 908    | - 5.6%  | 947                 | 902    | - 4.8%  | 15     | 6      | - 60.0%  |
| By Bedroom Count         | 7-2024 | 7-2025 | Change  | 7-2024              | 7-2025 | Change  | 7-2024 | 7-2025 | Change   |
| 2 Bedrooms or Less       | 177    | 153    | - 13.6% | 169                 | 150    | - 11.2% | 8      | 3      | - 62.5%  |
| 3 Bedrooms               | 491    | 465    | - 5.3%  | 485                 | 462    | - 4.7%  | 6      | 3      | - 50.0%  |
| 4 Bedrooms or More       | 294    | 290    | - 1.4%  | 293                 | 290    | - 1.0%  | 1      | 0      | - 100.0% |
| All Bedroom Counts       | 962    | 908    | - 5.6%  | 947                 | 902    | - 4.8%  | 15     | 6      | - 60.0%  |

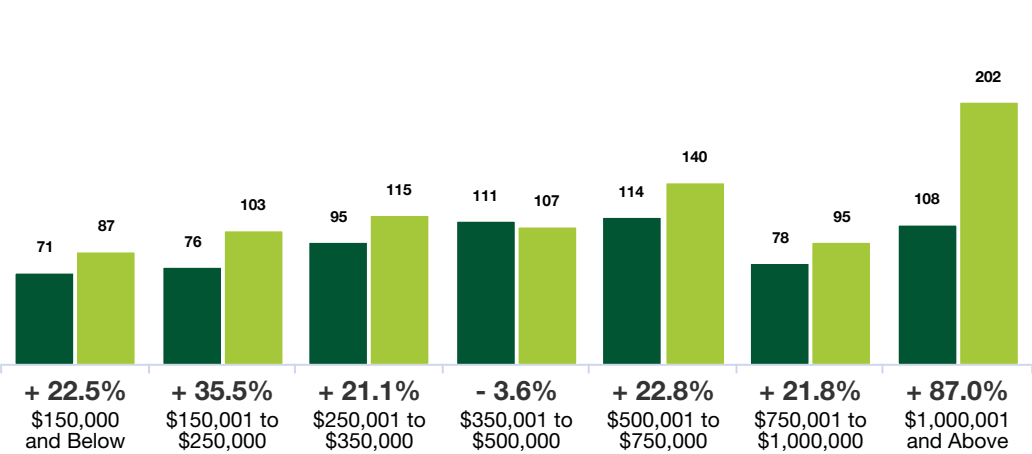
# Days On Market Until Sale

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



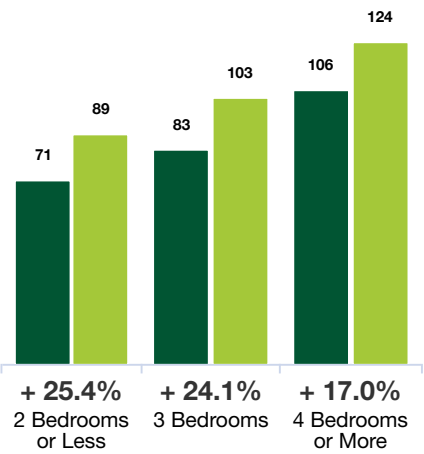
## By Price Range

7-2024 7-2025



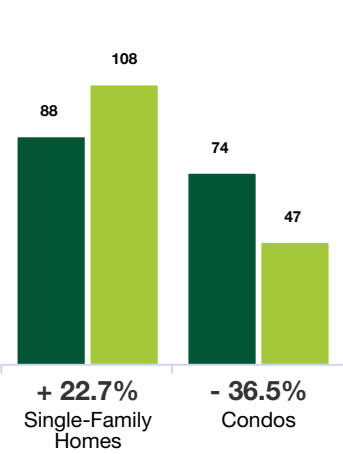
## By Bedroom Count

7-2024 7-2025



## By Property Type

7-2024 7-2025



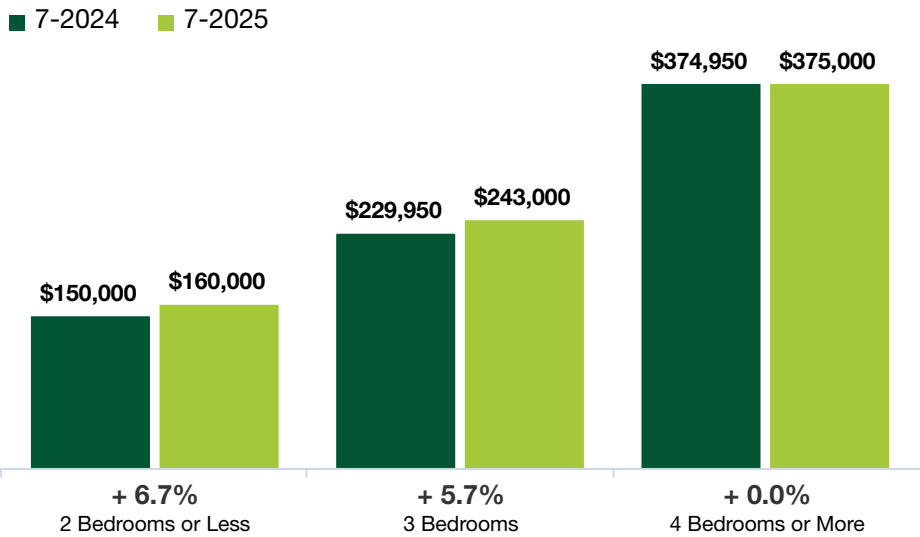
| All Properties           |        |        |         | Single-Family Homes |        |         | Condos |        |         |
|--------------------------|--------|--------|---------|---------------------|--------|---------|--------|--------|---------|
| By Price Range           | 7-2024 | 7-2025 | Change  | 7-2024              | 7-2025 | Change  | 7-2024 | 7-2025 | Change  |
| \$150,000 and Below      | 71     | 87     | + 22.5% | 72                  | 87     | + 20.8% | 63     | —      | —       |
| \$150,001 to \$250,000   | 76     | 103    | + 35.5% | 76                  | 104    | + 36.8% | 88     | 55     | - 37.5% |
| \$250,001 to \$350,000   | 95     | 115    | + 21.1% | 95                  | 115    | + 21.1% | 37     | —      | —       |
| \$350,001 to \$500,000   | 111    | 107    | - 3.6%  | 111                 | 107    | - 3.6%  | 58     | 57     | - 1.7%  |
| \$500,001 to \$750,000   | 114    | 140    | + 22.8% | 114                 | 142    | + 24.6% | —      | 3      | —       |
| \$750,001 to \$1,000,000 | 78     | 95     | + 21.8% | 78                  | 95     | + 21.8% | —      | —      | —       |
| \$1,000,001 and Above    | 108    | 202    | + 87.0% | 108                 | 202    | + 87.0% | —      | —      | —       |
| All Price Ranges         | 88     | 108    | + 22.7% | 88                  | 108    | + 22.7% | 74     | 47     | - 36.5% |
| By Bedroom Count         | 7-2024 | 7-2025 | Change  | 7-2024              | 7-2025 | Change  | 7-2024 | 7-2025 | Change  |
| 2 Bedrooms or Less       | 71     | 89     | + 25.4% | 70                  | 90     | + 28.6% | 84     | 62     | - 26.2% |
| 3 Bedrooms               | 83     | 103    | + 24.1% | 83                  | 104    | + 25.3% | 65     | 31     | - 52.3% |
| 4 Bedrooms or More       | 106    | 124    | + 17.0% | 106                 | 124    | + 17.0% | 49     | —      | —       |
| All Bedroom Counts       | 88     | 108    | + 22.7% | 88                  | 108    | + 22.7% | 74     | 47     | - 36.5% |

# Median Sales Price

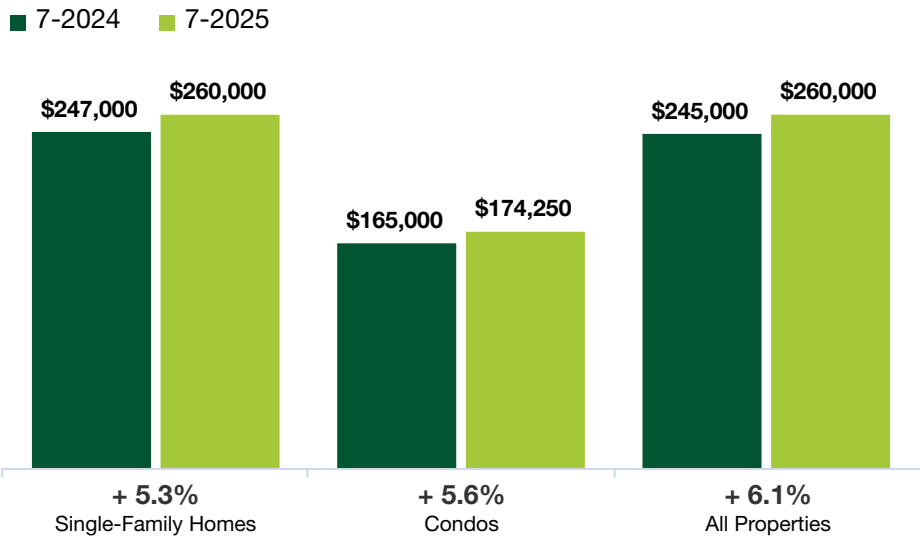
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



| All Properties     |           |           |        |
|--------------------|-----------|-----------|--------|
| By Bedroom Count   | 7-2024    | 7-2025    | Change |
| 2 Bedrooms or Less | \$150,000 | \$160,000 | + 6.7% |
| 3 Bedrooms         | \$229,950 | \$243,000 | + 5.7% |
| 4 Bedrooms or More | \$374,950 | \$375,000 | + 0.0% |
| All Bedroom Counts | \$245,000 | \$260,000 | + 6.1% |

| Single-Family Homes |           |        | Condos    |           |         |
|---------------------|-----------|--------|-----------|-----------|---------|
| 7-2024              | 7-2025    | Change | 7-2024    | 7-2025    | Change  |
| \$150,000           | \$160,000 | + 6.7% | \$122,000 | \$175,000 | + 43.4% |
| \$229,950           | \$243,000 | + 5.7% | \$231,950 | \$154,900 | - 33.2% |
| \$375,000           | \$375,000 | 0.0%   | \$210,000 | —         | —       |
| \$247,000           | \$260,000 | + 5.3% | \$165,000 | \$174,250 | + 5.6%  |

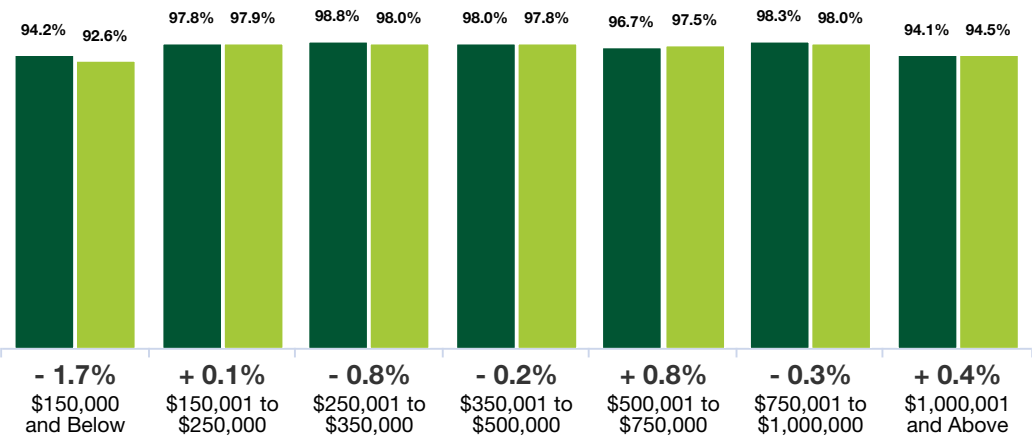
# Percent of List Price Received

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.



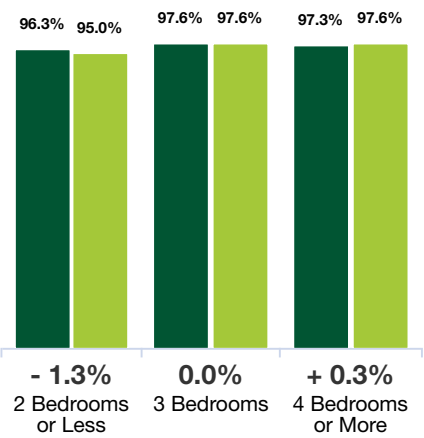
## By Price Range

7-2024 7-2025



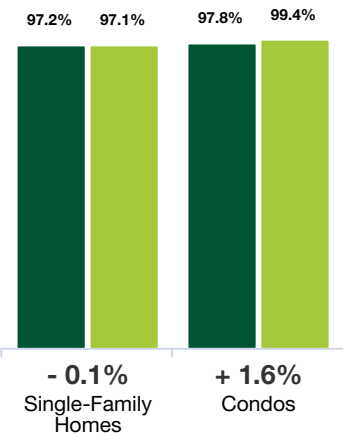
## By Bedroom Count

7-2024 7-2025



## By Property Type

7-2024 7-2025



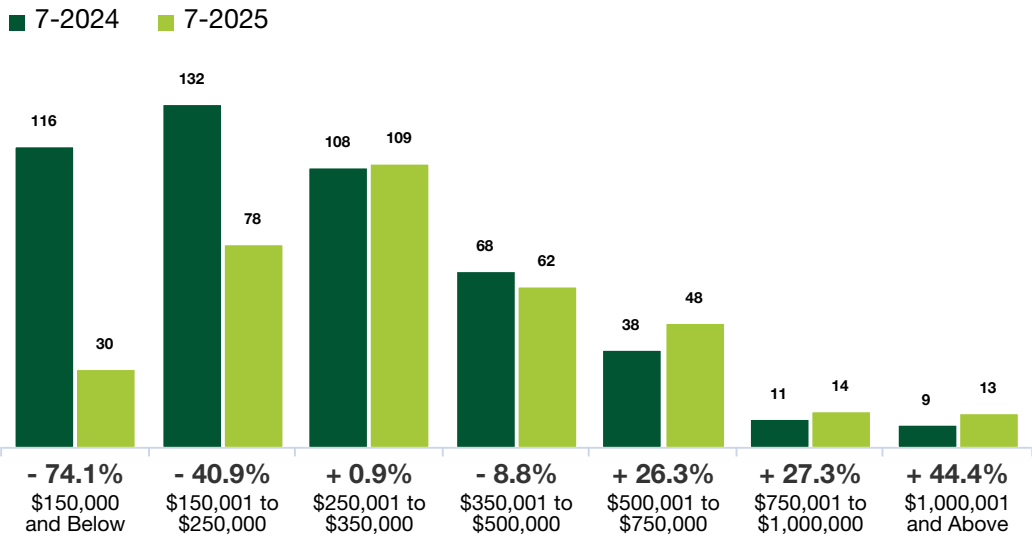
| All Properties           |        |        |        | Single-Family Homes |        |        | Condos |        |        |
|--------------------------|--------|--------|--------|---------------------|--------|--------|--------|--------|--------|
| By Price Range           | 7-2024 | 7-2025 | Change | 7-2024              | 7-2025 | Change | 7-2024 | 7-2025 | Change |
| \$150,000 and Below      | 94.2%  | 92.6%  | - 1.7% | 94.2%               | 92.6%  | - 1.7% | 96.3%  | —      | —      |
| \$150,001 to \$250,000   | 97.8%  | 97.9%  | + 0.1% | 97.8%               | 97.9%  | + 0.1% | 98.6%  | 99.2%  | + 0.6% |
| \$250,001 to \$350,000   | 98.8%  | 98.0%  | - 0.8% | 98.8%               | 98.0%  | - 0.8% | 100.0% | —      | —      |
| \$350,001 to \$500,000   | 98.0%  | 97.8%  | - 0.2% | 98.0%               | 97.7%  | - 0.3% | 97.6%  | 100.5% | + 3.0% |
| \$500,001 to \$750,000   | 96.7%  | 97.5%  | + 0.8% | 96.7%               | 97.4%  | + 0.7% | —      | 99.0%  | —      |
| \$750,001 to \$1,000,000 | 98.3%  | 98.0%  | - 0.3% | 98.3%               | 98.0%  | - 0.3% | —      | —      | —      |
| \$1,000,001 and Above    | 94.1%  | 94.5%  | + 0.4% | 94.1%               | 94.5%  | + 0.4% | —      | —      | —      |
| All Price Ranges         | 97.2%  | 97.1%  | - 0.1% | 97.2%               | 97.1%  | - 0.1% | 97.8%  | 99.4%  | + 1.6% |
| By Bedroom Count         | 7-2024 | 7-2025 | Change | 7-2024              | 7-2025 | Change | 7-2024 | 7-2025 | Change |
| 2 Bedrooms or Less       | 96.3%  | 95.0%  | - 1.3% | 96.2%               | 94.9%  | - 1.4% | 97.4%  | 99.2%  | + 1.8% |
| 3 Bedrooms               | 97.6%  | 97.6%  | 0.0%   | 97.6%               | 97.6%  | 0.0%   | 98.1%  | 99.7%  | + 1.6% |
| 4 Bedrooms or More       | 97.3%  | 97.6%  | + 0.3% | 97.3%               | 97.6%  | + 0.3% | 100.0% | —      | —      |
| All Bedroom Counts       | 97.2%  | 97.1%  | - 0.1% | 97.2%               | 97.1%  | - 0.1% | 97.8%  | 99.4%  | + 1.6% |

# Inventory of Homes for Sale

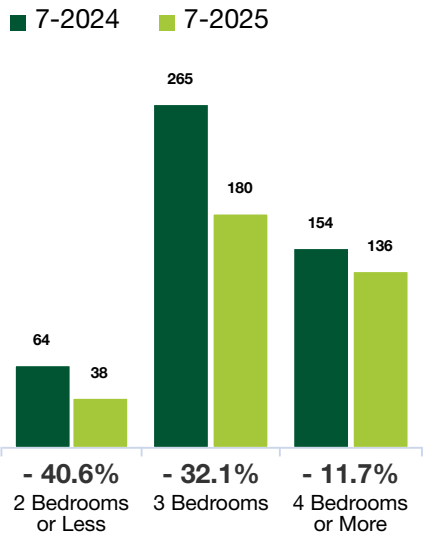
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



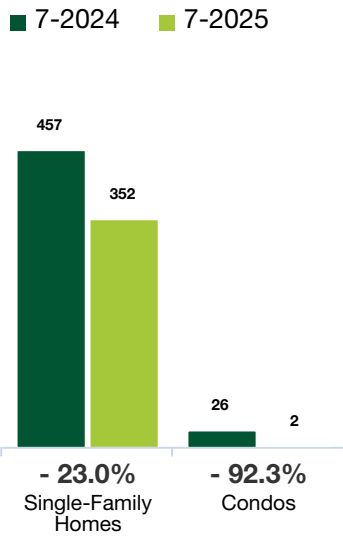
## By Price Range



## By Bedroom Count



## By Property Type



| All Properties           |        |        |         | Single-Family Homes |        |         |        | Condos |          |        |        |
|--------------------------|--------|--------|---------|---------------------|--------|---------|--------|--------|----------|--------|--------|
| By Price Range           | 7-2024 | 7-2025 | Change  | 7-2024              | 7-2025 | Change  | 7-2024 | 7-2025 | Change   | 7-2024 | 7-2025 |
| \$150,000 and Below      | 116    | 30     | - 74.1% | 97                  | 30     | - 69.1% | 19     | 0      | - 100.0% |        |        |
| \$150,001 to \$250,000   | 132    | 78     | - 40.9% | 126                 | 77     | - 38.9% | 6      | 1      | - 83.3%  |        |        |
| \$250,001 to \$350,000   | 108    | 109    | + 0.9%  | 107                 | 109    | + 1.9%  | 1      | 0      | - 100.0% |        |        |
| \$350,001 to \$500,000   | 68     | 62     | - 8.8%  | 68                  | 61     | - 10.3% | 0      | 1      | —        |        |        |
| \$500,001 to \$750,000   | 38     | 48     | + 26.3% | 38                  | 48     | + 26.3% | 0      | 0      | 0.0%     |        |        |
| \$750,001 to \$1,000,000 | 11     | 14     | + 27.3% | 11                  | 14     | + 27.3% | 0      | 0      | 0.0%     |        |        |
| \$1,000,001 and Above    | 9      | 13     | + 44.4% | 9                   | 13     | + 44.4% | 0      | 0      | 0.0%     |        |        |
| All Price Ranges         | 483    | 354    | - 26.7% | 457                 | 352    | - 23.0% | 26     | 2      | - 92.3%  |        |        |
| By Bedroom Count         | 7-2024 | 7-2025 | Change  | 7-2024              | 7-2025 | Change  | 7-2024 | 7-2025 | Change   | 7-2024 | 7-2025 |
| 2 Bedrooms or Less       | 64     | 38     | - 40.6% | 51                  | 37     | - 27.5% | 13     | 1      | - 92.3%  |        |        |
| 3 Bedrooms               | 265    | 180    | - 32.1% | 253                 | 180    | - 28.9% | 12     | 0      | - 100.0% |        |        |
| 4 Bedrooms or More       | 154    | 136    | - 11.7% | 153                 | 135    | - 11.8% | 1      | 1      | 0.0%     |        |        |
| All Bedroom Counts       | 483    | 354    | - 26.7% | 457                 | 352    | - 23.0% | 26     | 2      | - 92.3%  |        |        |

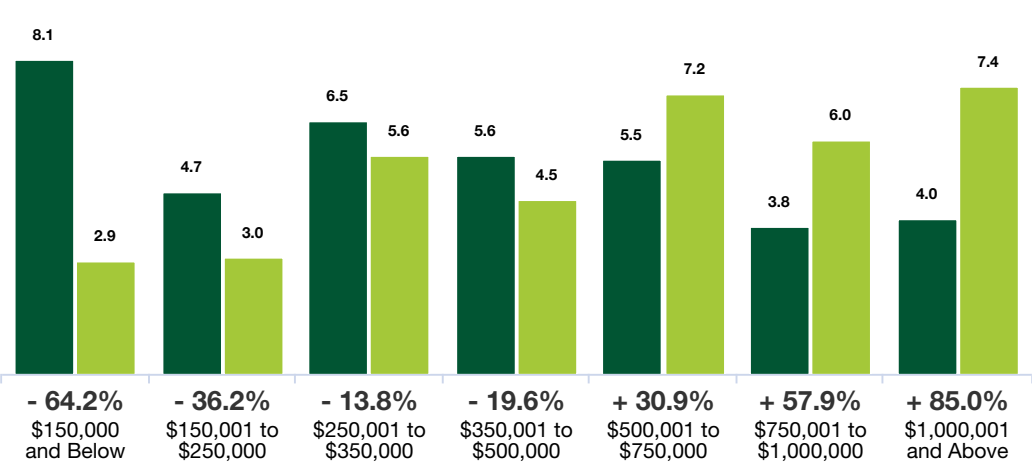
# Months Supply of Inventory

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.



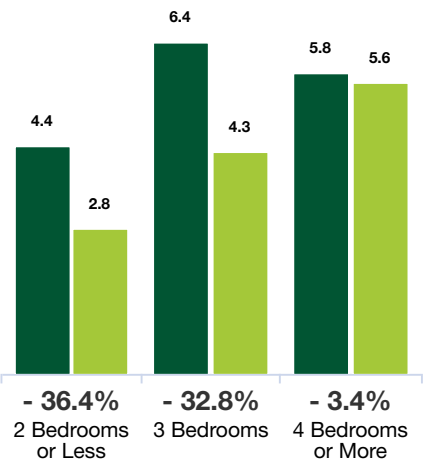
## By Price Range

7-2024 7-2025



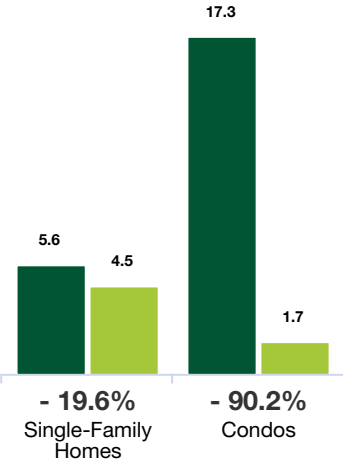
## By Bedroom Count

7-2024 7-2025



## By Property Type

7-2024 7-2025



| All Properties           |        |        |         | Single-Family Homes |        |         | Condos |        |         |
|--------------------------|--------|--------|---------|---------------------|--------|---------|--------|--------|---------|
| By Price Range           | 7-2024 | 7-2025 | Change  | 7-2024              | 7-2025 | Change  | 7-2024 | 7-2025 | Change  |
| \$150,000 and Below      | 8.1    | 2.9    | - 64.2% | 6.9                 | 2.9    | - 58.0% | 14.2   | —      | —       |
| \$150,001 to \$250,000   | 4.7    | 3.0    | - 36.2% | 4.6                 | 3.0    | - 34.8% | 4.2    | 1.0    | - 76.2% |
| \$250,001 to \$350,000   | 6.5    | 5.6    | - 13.8% | 6.5                 | 5.6    | - 13.8% | —      | —      | —       |
| \$350,001 to \$500,000   | 5.6    | 4.5    | - 19.6% | 5.6                 | 4.5    | - 19.6% | —      | 1.0    | —       |
| \$500,001 to \$750,000   | 5.5    | 7.2    | + 30.9% | 5.5                 | 7.4    | + 34.5% | —      | —      | —       |
| \$750,001 to \$1,000,000 | 3.8    | 6.0    | + 57.9% | 3.8                 | 6.0    | + 57.9% | —      | —      | —       |
| \$1,000,001 and Above    | 4.0    | 7.4    | + 85.0% | 4.0                 | 7.4    | + 85.0% | —      | —      | —       |
| All Price Ranges         | 5.8    | 4.5    | - 22.4% | 5.6                 | 4.5    | - 19.6% | 17.3   | 1.7    | - 90.2% |
| By Bedroom Count         | 7-2024 | 7-2025 | Change  | 7-2024              | 7-2025 | Change  | 7-2024 | 7-2025 | Change  |
| 2 Bedrooms or Less       | 4.4    | 2.8    | - 36.4% | 3.7                 | 2.8    | - 24.3% | 8.7    | 1.0    | - 88.5% |
| 3 Bedrooms               | 6.4    | 4.3    | - 32.8% | 6.2                 | 4.3    | - 30.6% | 12.0   | —      | —       |
| 4 Bedrooms or More       | 5.8    | 5.6    | - 3.4%  | 5.8                 | 5.5    | - 5.2%  | 1.0    | —      | —       |
| All Bedroom Counts       | 5.8    | 4.5    | - 22.4% | 5.6                 | 4.5    | - 19.6% | 17.3   | 1.7    | - 90.2% |