

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2025

U.S. sales of new single-family homes declined 0.6% month-over-month and 8.2% year-over-year to a seasonally adjusted annual rate of 652,000 units, according to the U.S. Census Bureau. The median sales price of a new home fell 5.9% from a year earlier to \$403,800. Meanwhile, housing inventory increased 7.3% year-over-year to 499,000 units, representing a 9.2-month supply at the current sales pace. For the 12-month period spanning September 2024 through August 2025, Pending Sales in the Greenwood Association of REALTORS® region were up 1.6 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales went up 24.8 percent.

The overall Median Sales Price increased 5.7 percent to \$260,000. The property type with the largest gain was the Condos segment, where prices rose 92.3 percent to \$312,500. The price range that tended to sell the quickest was the \$150,000 and Below range at 89 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 180 days.

Market-wide, inventory levels softened 1.1 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 200.0 percent. That amounts to 4.2 months of inventory for Single-Family Homes and 2.5 months of inventory for Condos.

Quick Facts

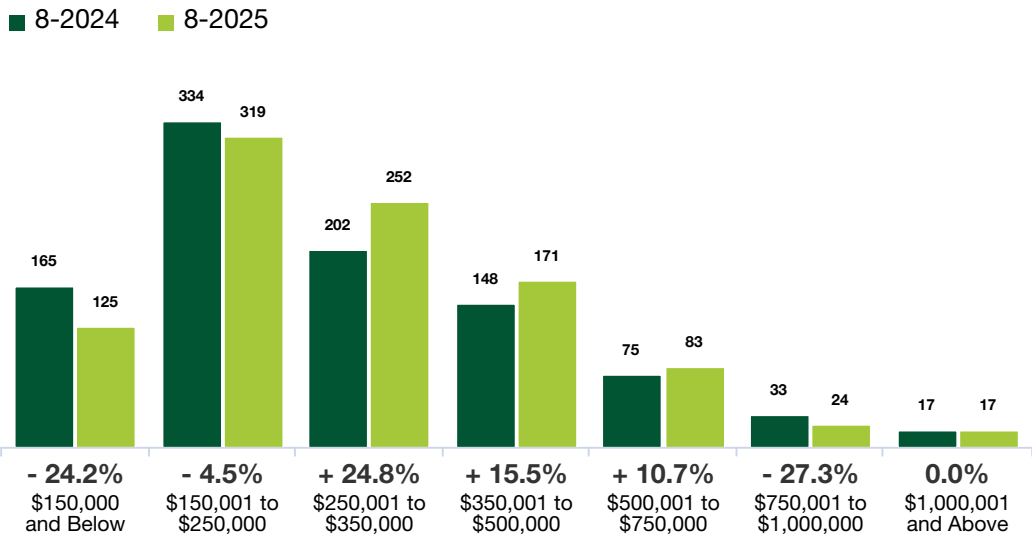
+ 24.8%	+ 5.8%	+ 2.5%
Price Range with Strongest Sales: \$250,001 to \$350,000	Bedroom Count with Strongest Sales: 3 Bedrooms	Property Type With Strongest Sales: Single-Family Homes
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
Percent of List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8

Pending Sales

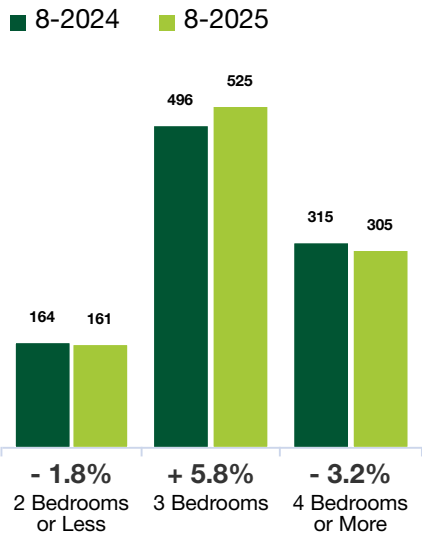
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



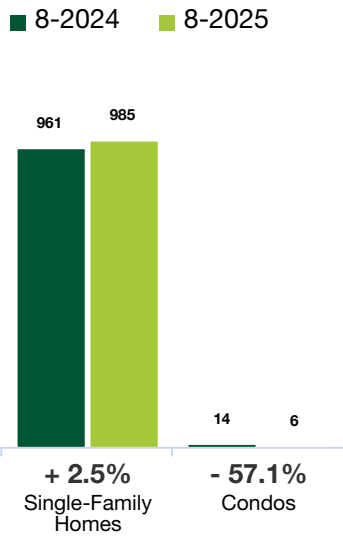
By Price Range



By Bedroom Count



By Property Type



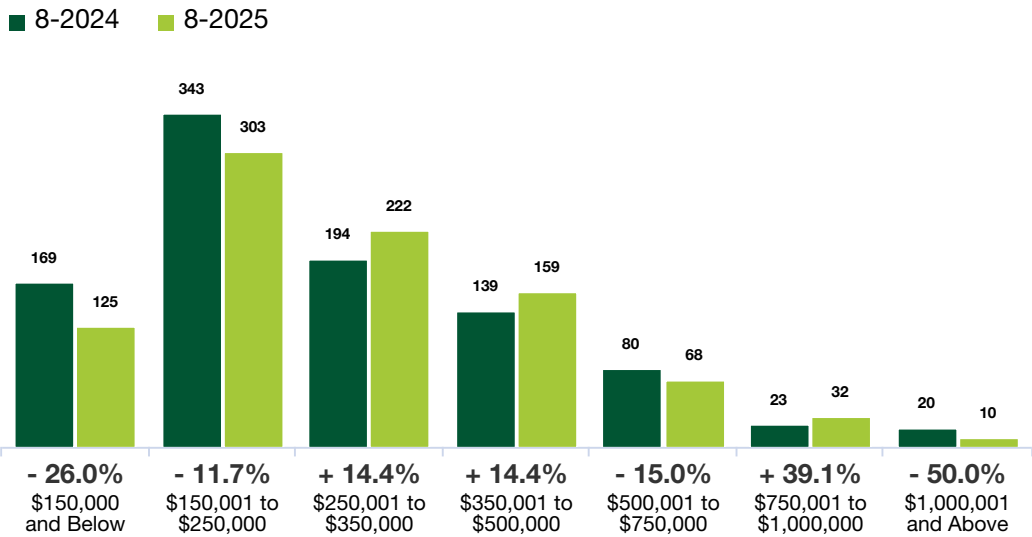
All Properties				Single-Family Homes				Condos			
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change		8-2024	8-2025	Change	
\$150,000 and Below	165	125	- 24.2%	161	125	- 22.4%		4	0	- 100.0%	
\$150,001 to \$250,000	334	319	- 4.5%	325	317	- 2.5%		9	2	- 77.8%	
\$250,001 to \$350,000	202	252	+ 24.8%	202	251	+ 24.3%		0	1	—	
\$350,001 to \$500,000	148	171	+ 15.5%	147	170	+ 15.6%		1	1	0.0%	
\$500,001 to \$750,000	75	83	+ 10.7%	75	81	+ 8.0%		0	2	—	
\$750,001 to \$1,000,000	33	24	- 27.3%	33	24	- 27.3%		0	0	0.0%	
\$1,000,001 and Above	17	17	0.0%	17	17	0.0%		0	0	0.0%	
All Price Ranges	975	991	+ 1.6%	961	985	+ 2.5%		14	6	- 57.1%	
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change		8-2024	8-2025	Change	
2 Bedrooms or Less	164	161	- 1.8%	155	158	+ 1.9%		9	3	- 66.7%	
3 Bedrooms	496	525	+ 5.8%	492	522	+ 6.1%		4	3	- 25.0%	
4 Bedrooms or More	315	305	- 3.2%	314	305	- 2.9%		1	0	- 100.0%	
All Bedroom Counts	975	991	+ 1.6%	961	985	+ 2.5%		14	6	- 57.1%	

Closed Sales

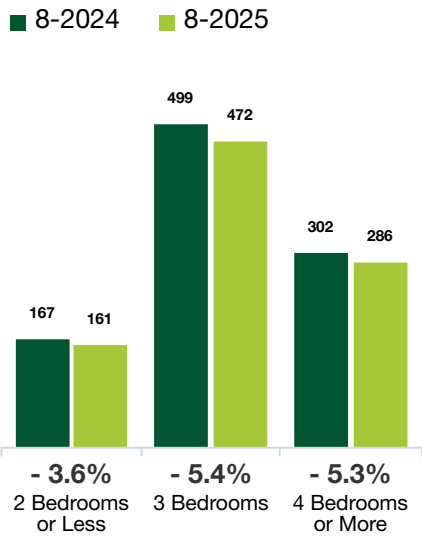
A count of the actual sales that closed. Based on a rolling 12-month total.



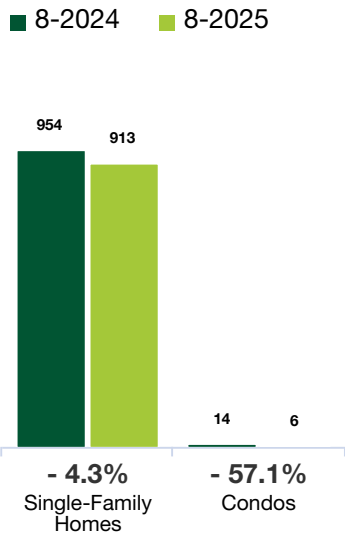
By Price Range



By Bedroom Count



By Property Type



All Properties			
By Price Range	8-2024	8-2025	Change
\$150,000 and Below	169	125	- 26.0%
\$150,001 to \$250,000	343	303	- 11.7%
\$250,001 to \$350,000	194	222	+ 14.4%
\$350,001 to \$500,000	139	159	+ 14.4%
\$500,001 to \$750,000	80	68	- 15.0%
\$750,001 to \$1,000,000	23	32	+ 39.1%
\$1,000,001 and Above	20	10	- 50.0%
All Price Ranges	968	919	- 5.1%
By Bedroom Count	8-2024	8-2025	Change
2 Bedrooms or Less	167	161	- 3.6%
3 Bedrooms	499	472	- 5.4%
4 Bedrooms or More	302	286	- 5.3%
All Bedroom Counts	968	919	- 5.1%

Single-Family Homes			Condos		
8-2024	8-2025	Change	8-2024	8-2025	Change
165	125	- 24.2%	4	0	- 100.0%
334	300	- 10.2%	9	3	- 66.7%
194	222	+ 14.4%	0	0	0.0%
138	157	+ 13.8%	1	2	+ 100.0%
80	67	- 16.2%	0	1	—
23	32	+ 39.1%	0	0	0.0%
20	10	- 50.0%	0	0	0.0%
954	913	- 4.3%	14	6	- 57.1%
8-2024	8-2025	Change	8-2024	8-2025	Change
159	158	- 0.6%	8	3	- 62.5%
494	469	- 5.1%	5	3	- 40.0%
301	286	- 5.0%	1	0	- 100.0%
954	913	- 4.3%	14	6	- 57.1%

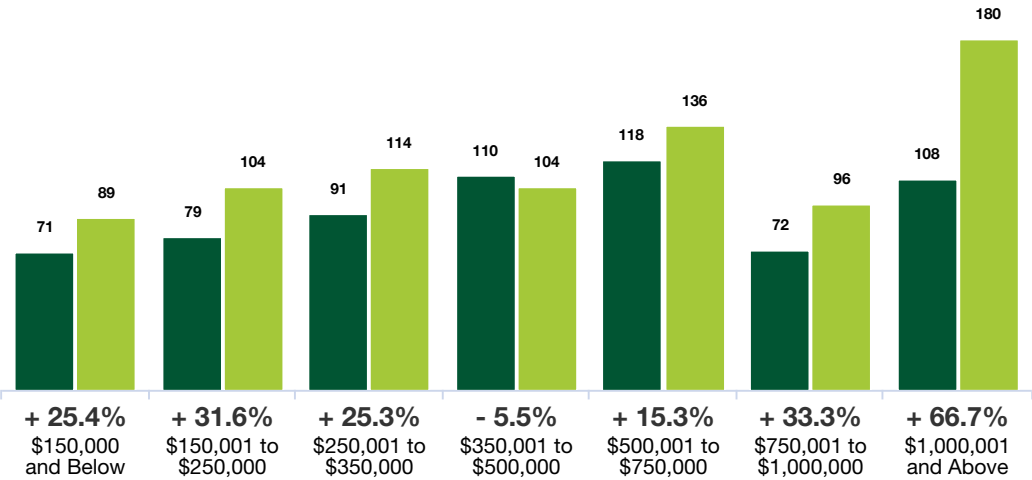
Days On Market Until Sale

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



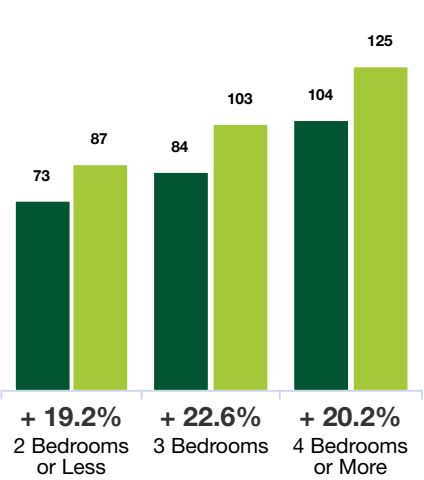
By Price Range

8-2024 8-2025



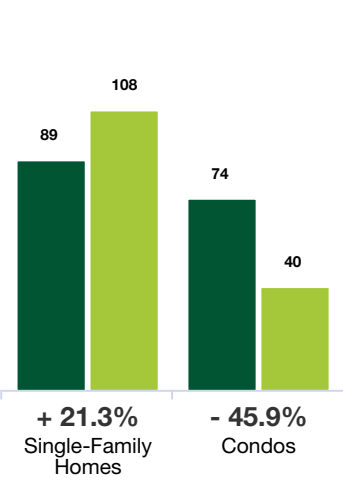
By Bedroom Count

8-2024 8-2025



By Property Type

8-2024 8-2025



All Properties				Single-Family Homes			Condos		
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	71	89	+ 25.4%	72	89	+ 23.6%	59	—	—
\$150,001 to \$250,000	79	104	+ 31.6%	79	105	+ 32.9%	82	42	- 48.8%
\$250,001 to \$350,000	91	114	+ 25.3%	91	114	+ 25.3%	—	—	—
\$350,001 to \$500,000	110	104	- 5.5%	110	105	- 4.5%	58	56	- 3.4%
\$500,001 to \$750,000	118	136	+ 15.3%	118	138	+ 16.9%	—	3	—
\$750,001 to \$1,000,000	72	96	+ 33.3%	72	96	+ 33.3%	—	—	—
\$1,000,001 and Above	108	180	+ 66.7%	108	180	+ 66.7%	—	—	—
All Price Ranges	88	107	+ 21.6%	89	108	+ 21.3%	74	40	- 45.9%
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	73	87	+ 19.2%	72	88	+ 22.2%	87	41	- 52.9%
3 Bedrooms	84	103	+ 22.6%	84	104	+ 23.8%	58	39	- 32.8%
4 Bedrooms or More	104	125	+ 20.2%	105	125	+ 19.0%	49	—	—
All Bedroom Counts	88	107	+ 21.6%	89	108	+ 21.3%	74	40	- 45.9%

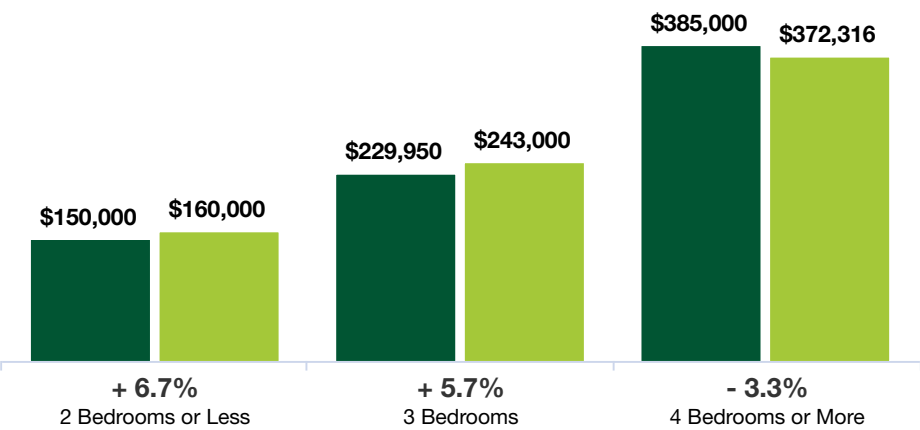
Median Sales Price

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



By Bedroom Count

8-2024 8-2025



By Property Type

8-2024 8-2025



All Properties				Single-Family Homes			Condos		
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	\$150,000	\$160,000	+ 6.7%	\$150,000	\$160,000	+ 6.7%	\$126,950	\$250,000	+ 96.9%
3 Bedrooms	\$229,950	\$243,000	+ 5.7%	\$230,000	\$243,000	+ 5.7%	\$225,000	\$490,000	+ 117.8%
4 Bedrooms or More	\$385,000	\$372,316	- 3.3%	\$385,000	\$372,316	- 3.3%	\$210,000	—	—
All Bedroom Counts	\$246,000	\$260,000	+ 5.7%	\$249,250	\$260,000	+ 4.3%	\$162,500	\$312,500	+ 92.3%

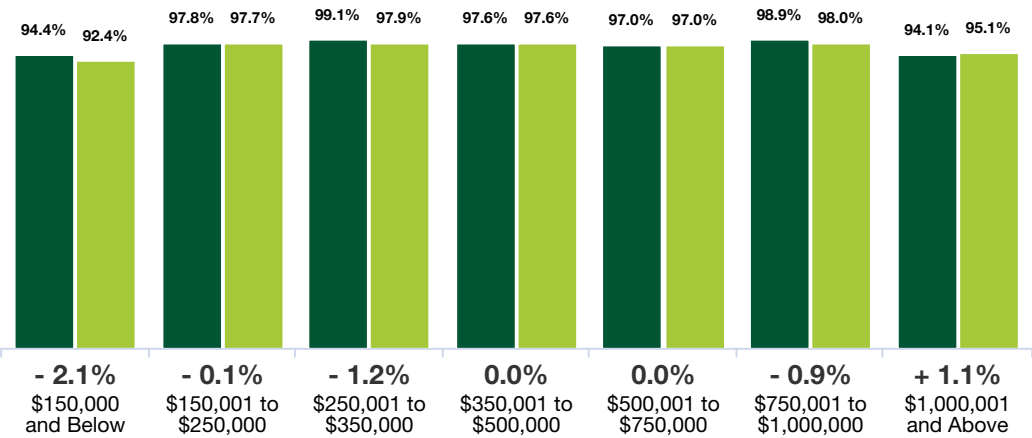
Percent of List Price Received

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

8-2024 8-2025



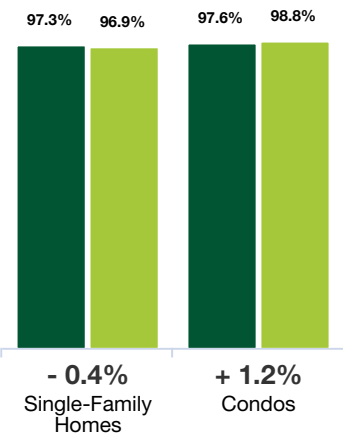
By Bedroom Count

8-2024 8-2025



By Property Type

8-2024 8-2025



All Properties				Single-Family Homes			Condos		
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	94.4%	92.4%	- 2.1%	94.4%	92.4%	- 2.1%	94.4%	—	—
\$150,001 to \$250,000	97.8%	97.7%	- 0.1%	97.7%	97.7%	0.0%	99.0%	99.7%	+ 0.7%
\$250,001 to \$350,000	99.1%	97.9%	- 1.2%	99.1%	97.9%	- 1.2%	—	—	—
\$350,001 to \$500,000	97.6%	97.6%	0.0%	97.6%	97.6%	0.0%	97.6%	97.4%	- 0.2%
\$500,001 to \$750,000	97.0%	97.0%	0.0%	97.0%	97.0%	0.0%	—	99.0%	—
\$750,001 to \$1,000,000	98.9%	98.0%	- 0.9%	98.9%	98.0%	- 0.9%	—	—	—
\$1,000,001 and Above	94.1%	95.1%	+ 1.1%	94.1%	95.1%	+ 1.1%	—	—	—
All Price Ranges	97.3%	97.0%	- 0.3%	97.3%	96.9%	- 0.4%	97.6%	98.8%	+ 1.2%
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	96.7%	95.1%	- 1.7%	96.7%	95.0%	- 1.8%	96.6%	99.8%	+ 3.3%
3 Bedrooms	97.4%	97.3%	- 0.1%	97.4%	97.3%	- 0.1%	98.7%	97.8%	- 0.9%
4 Bedrooms or More	97.4%	97.4%	0.0%	97.4%	97.4%	0.0%	100.0%	—	—
All Bedroom Counts	97.3%	97.0%	- 0.3%	97.3%	96.9%	- 0.4%	97.6%	98.8%	+ 1.2%

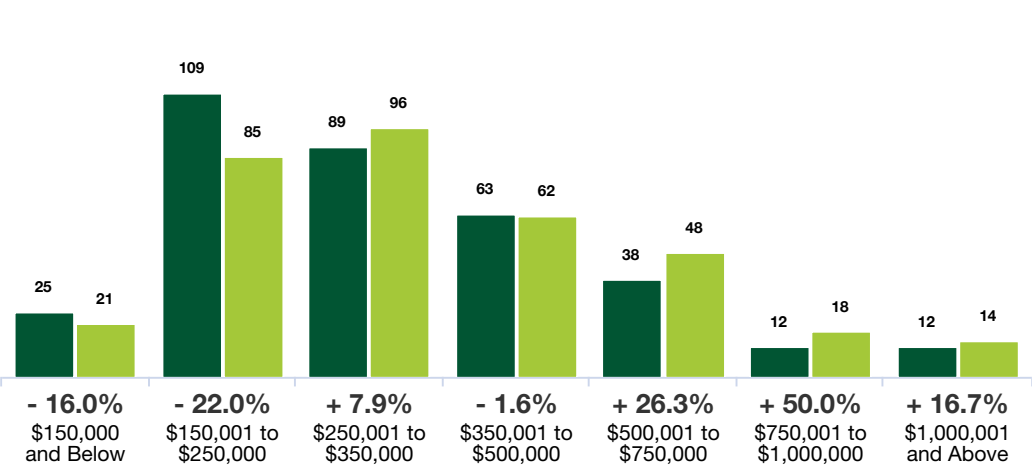
Inventory of Homes for Sale

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



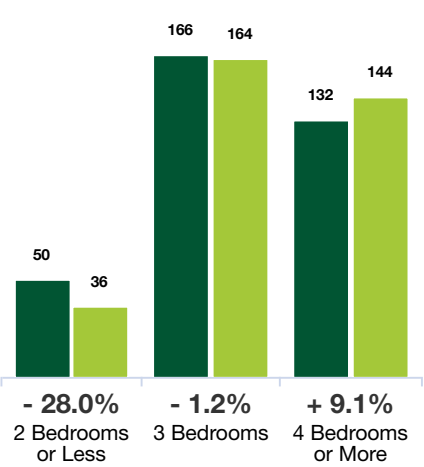
By Price Range

8-2024 8-2025



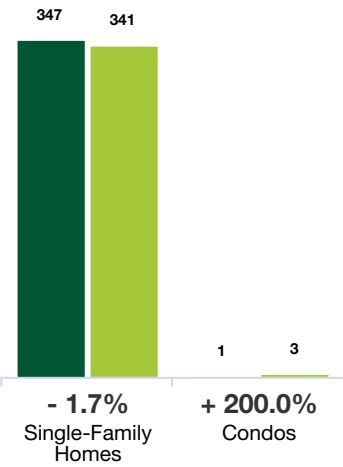
By Bedroom Count

8-2024 8-2025



By Property Type

8-2024 8-2025



All Properties				Single-Family Homes				Condos			
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025
\$150,000 and Below	25	21	- 16.0%	25	21	- 16.0%	0	0	0.0%	0	0
\$150,001 to \$250,000	109	85	- 22.0%	109	83	- 23.9%	0	2	—	0	2
\$250,001 to \$350,000	89	96	+ 7.9%	89	96	+ 7.9%	0	0	0.0%	0	0
\$350,001 to \$500,000	63	62	- 1.6%	62	61	- 1.6%	1	1	0.0%	1	1
\$500,001 to \$750,000	38	48	+ 26.3%	38	48	+ 26.3%	0	0	0.0%	0	0
\$750,001 to \$1,000,000	12	18	+ 50.0%	12	18	+ 50.0%	0	0	0.0%	0	0
\$1,000,001 and Above	12	14	+ 16.7%	12	14	+ 16.7%	0	0	0.0%	0	0
All Price Ranges	348	344	- 1.1%	347	341	- 1.7%	1	3	+ 200.0%	1	3
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025
2 Bedrooms or Less	50	36	- 28.0%	49	34	- 30.6%	1	2	+ 100.0%	1	2
3 Bedrooms	166	164	- 1.2%	166	164	- 1.2%	0	0	0.0%	0	0
4 Bedrooms or More	132	144	+ 9.1%	132	143	+ 8.3%	0	1	—	0	1
All Bedroom Counts	348	344	- 1.1%	347	341	- 1.7%	1	3	+ 200.0%	1	3

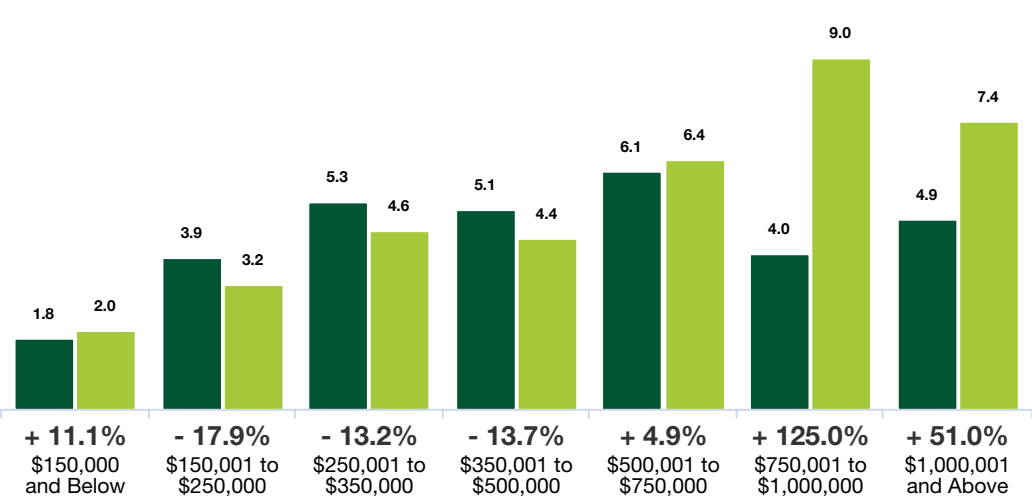
Months Supply of Inventory

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.



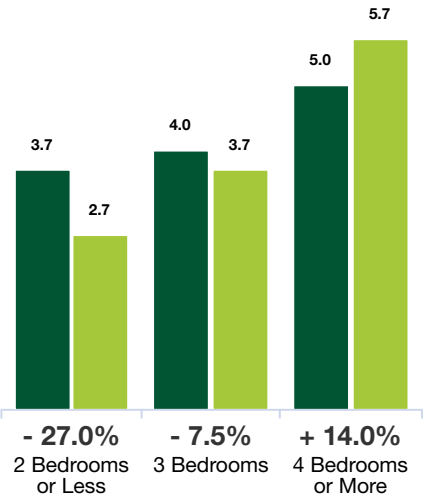
By Price Range

8-2024 8-2025



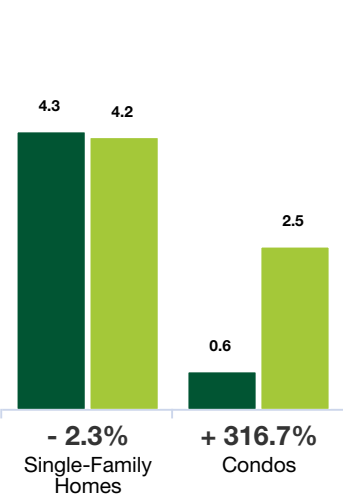
By Bedroom Count

8-2024 8-2025



By Property Type

8-2024 8-2025



All Properties				Single-Family Homes			Condos		
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	1.8	2.0	+ 11.1%	1.9	2.0	+ 5.3%	—	—	—
\$150,001 to \$250,000	3.9	3.2	- 17.9%	4.0	3.1	- 22.5%	—	2.0	—
\$250,001 to \$350,000	5.3	4.6	- 13.2%	5.3	4.6	- 13.2%	—	—	—
\$350,001 to \$500,000	5.1	4.4	- 13.7%	5.1	4.3	- 15.7%	1.0	1.0	0.0%
\$500,001 to \$750,000	6.1	6.4	+ 4.9%	6.1	6.5	+ 6.6%	—	—	—
\$750,001 to \$1,000,000	4.0	9.0	+ 125.0%	4.0	9.0	+ 125.0%	—	—	—
\$1,000,001 and Above	4.9	7.4	+ 51.0%	4.9	7.4	+ 51.0%	—	—	—
All Price Ranges	4.3	4.2	- 2.3%	4.3	4.2	- 2.3%	0.6	2.5	+ 316.7%
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	3.7	2.7	- 27.0%	3.8	2.6	- 31.6%	0.7	2.0	+ 185.7%
3 Bedrooms	4.0	3.7	- 7.5%	4.0	3.8	- 5.0%	—	—	—
4 Bedrooms or More	5.0	5.7	+ 14.0%	5.0	5.6	+ 12.0%	—	—	—
All Bedroom Counts	4.3	4.2	- 2.3%	4.3	4.2	- 2.3%	0.6	2.5	+ 316.7%