

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2025

U.S. sales of new residential homes rose 10.9% month-over-month and 3.3% year-over-year to a seasonally adjusted annual rate of 743,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast sales declining to a rate of 693,000 units for the month. There were an estimated 504,000 new homes for sale heading into May, for an 8.1-month supply at the current sales pace. For the 12-month period spanning June 2024 through May 2025, Pending Sales in the Greenwood Association of REALTORS® region decreased 3.0 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales rose 22.8 percent.

The overall Median Sales Price increased 7.2 percent to \$259,900. The property type with the largest gain was the Single-Family Homes segment, where prices increased 6.1 percent to \$260,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 86 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 decreased 21.6 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale softened 16.2 percent. That amounts to 4.6 months of inventory for Single-Family Homes and 0.5 months of inventory for Condos.

Quick Facts

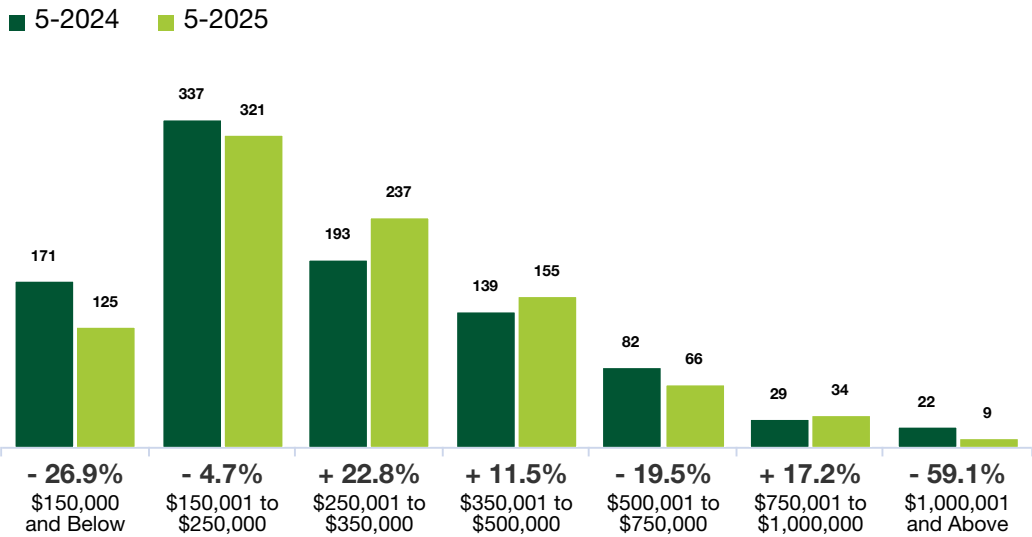
+ 22.8%	- 1.2%	- 2.8%
Price Range with Strongest Sales: \$250,001 to \$350,000	Bedroom Count with Strongest Sales: 3 Bedrooms	Property Type With Strongest Sales: Single-Family Homes
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
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Inventory of Homes for Sale		7
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Pending Sales

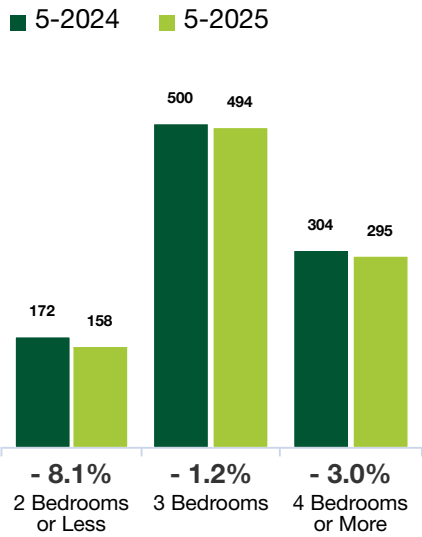
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



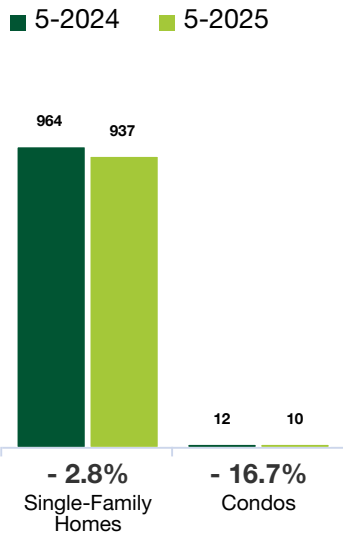
By Price Range



By Bedroom Count



By Property Type



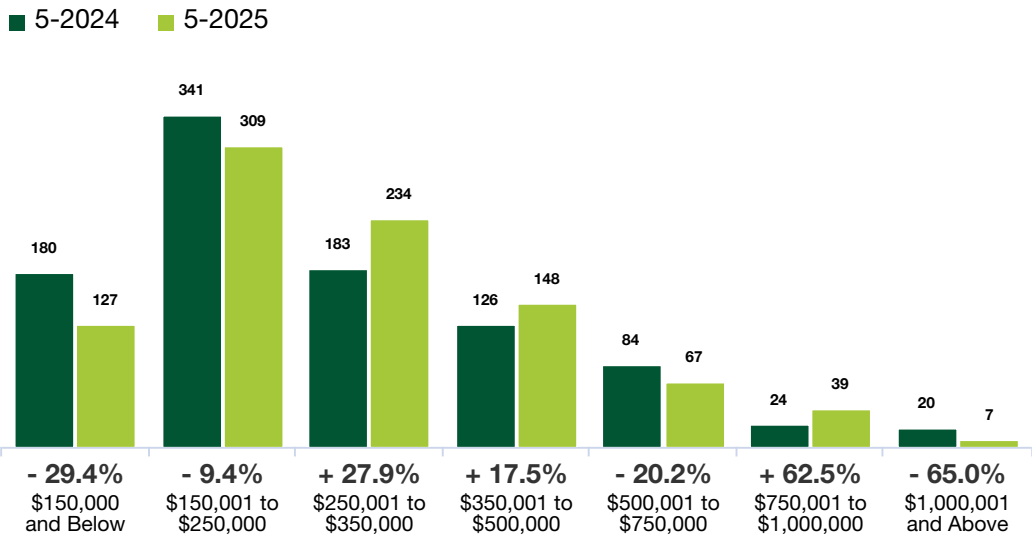
All Properties				Single-Family Homes				Condos			
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025
\$150,000 and Below	171	125	- 26.9%	168	123	- 26.8%	3	2	- 33.3%		
\$150,001 to \$250,000	337	321	- 4.7%	330	314	- 4.8%	7	7	0.0%		
\$250,001 to \$350,000	193	237	+ 22.8%	192	237	+ 23.4%	1	0	- 100.0%		
\$350,001 to \$500,000	139	155	+ 11.5%	138	154	+ 11.6%	1	1	0.0%		
\$500,001 to \$750,000	82	66	- 19.5%	82	66	- 19.5%	0	0	0.0%		
\$750,001 to \$1,000,000	29	34	+ 17.2%	29	34	+ 17.2%	0	0	0.0%		
\$1,000,001 and Above	22	9	- 59.1%	22	9	- 59.1%	0	0	0.0%		
All Price Ranges	976	947	- 3.0%	964	937	- 2.8%	12	10	- 16.7%		
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025
2 Bedrooms or Less	172	158	- 8.1%	165	152	- 7.9%	7	6	- 14.3%		
3 Bedrooms	500	494	- 1.2%	495	491	- 0.8%	5	3	- 40.0%		
4 Bedrooms or More	304	295	- 3.0%	304	294	- 3.3%	0	1	—		
All Bedroom Counts	976	947	- 3.0%	964	937	- 2.8%	12	10	- 16.7%		

Closed Sales

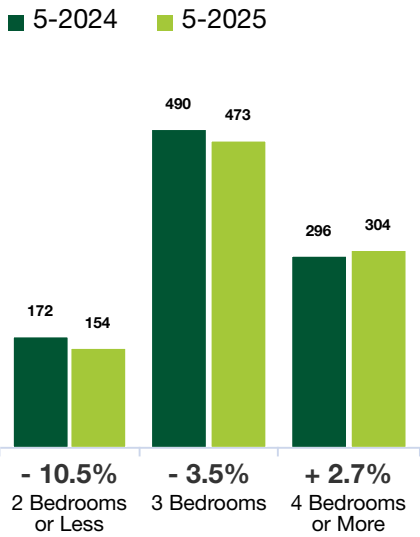
A count of the actual sales that closed. Based on a rolling 12-month total.



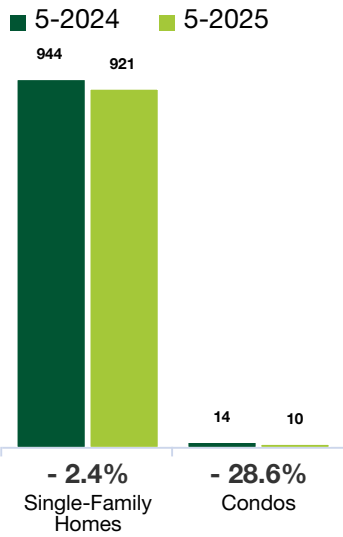
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	180	127	- 29.4%	176	125	- 29.0%	4	2	- 50.0%
\$150,001 to \$250,000	341	309	- 9.4%	333	302	- 9.3%	8	7	- 12.5%
\$250,001 to \$350,000	183	234	+ 27.9%	182	234	+ 28.6%	1	0	- 100.0%
\$350,001 to \$500,000	126	148	+ 17.5%	125	147	+ 17.6%	1	1	0.0%
\$500,001 to \$750,000	84	67	- 20.2%	84	67	- 20.2%	0	0	0.0%
\$750,001 to \$1,000,000	24	39	+ 62.5%	24	39	+ 62.5%	0	0	0.0%
\$1,000,001 and Above	20	7	- 65.0%	20	7	- 65.0%	0	0	0.0%
All Price Ranges	958	931	- 2.8%	944	921	- 2.4%	14	10	- 28.6%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	172	154	- 10.5%	164	148	- 9.8%	8	6	- 25.0%
3 Bedrooms	490	473	- 3.5%	484	470	- 2.9%	6	3	- 50.0%
4 Bedrooms or More	296	304	+ 2.7%	296	303	+ 2.4%	0	1	—
All Bedroom Counts	958	931	- 2.8%	944	921	- 2.4%	14	10	- 28.6%

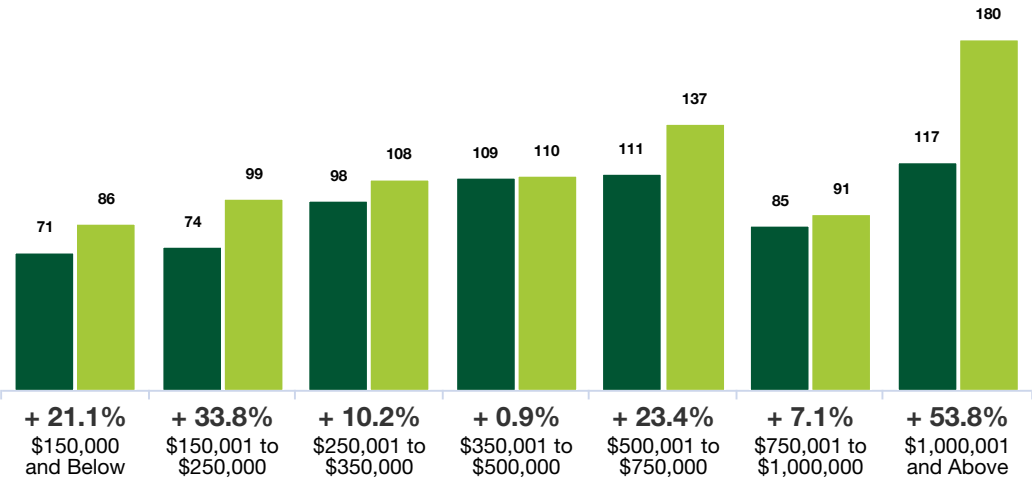
Days On Market Until Sale

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



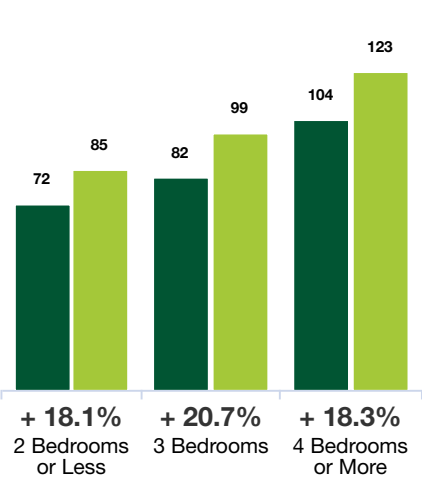
By Price Range

■ 5-2024 ■ 5-2025



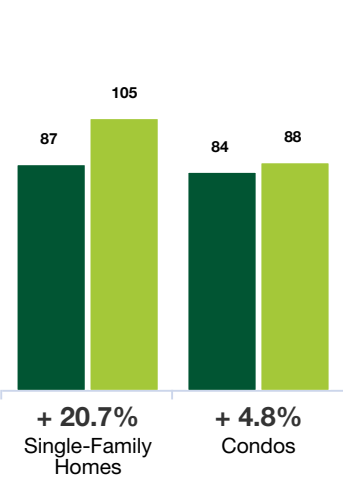
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



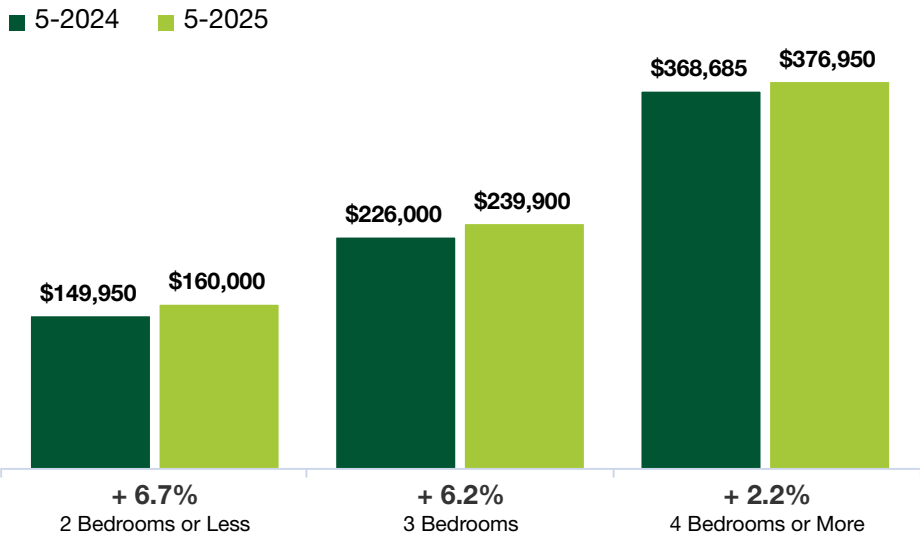
All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	71	86	+ 21.1%	70	86	+ 22.9%	130	96	- 26.2%
\$150,001 to \$250,000	74	99	+ 33.8%	74	99	+ 33.8%	70	90	+ 28.6%
\$250,001 to \$350,000	98	108	+ 10.2%	98	108	+ 10.2%	37	—	—
\$350,001 to \$500,000	109	110	+ 0.9%	109	111	+ 1.8%	58	57	- 1.7%
\$500,001 to \$750,000	111	137	+ 23.4%	111	137	+ 23.4%	—	—	—
\$750,001 to \$1,000,000	85	91	+ 7.1%	85	91	+ 7.1%	—	—	—
\$1,000,001 and Above	117	180	+ 53.8%	117	180	+ 53.8%	—	—	—
All Price Ranges	87	104	+ 19.5%	87	105	+ 20.7%	84	88	+ 4.8%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	72	85	+ 18.1%	71	84	+ 18.3%	98	108	+ 10.2%
3 Bedrooms	82	99	+ 20.7%	82	99	+ 20.7%	64	59	- 7.8%
4 Bedrooms or More	104	123	+ 18.3%	104	123	+ 18.3%	—	49	—
All Bedroom Counts	87	104	+ 19.5%	87	105	+ 20.7%	84	88	+ 4.8%

Median Sales Price

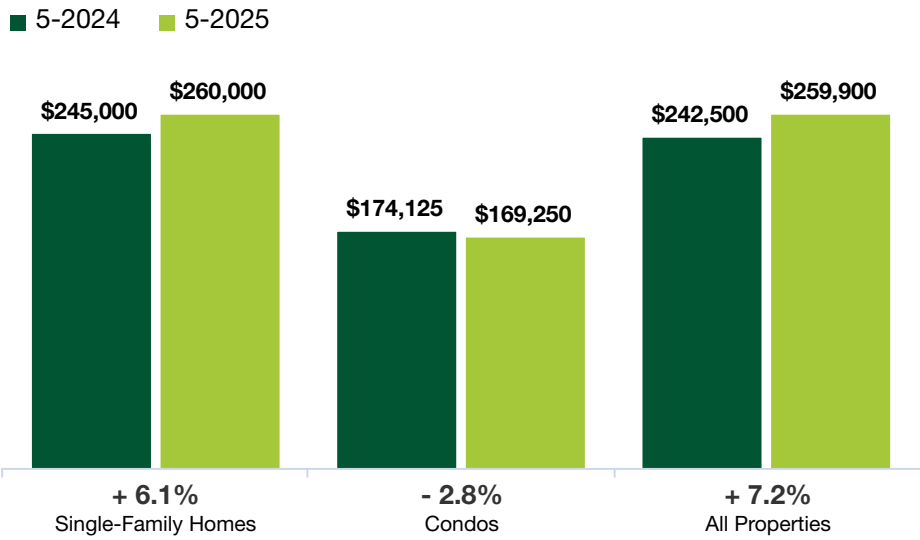
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	\$149,950	\$160,000	+ 6.7%	\$149,700	\$160,000	+ 6.9%	\$154,950	\$169,250	+ 9.2%
3 Bedrooms	\$226,000	\$239,900	+ 6.2%	\$226,000	\$240,281	+ 6.3%	\$231,950	\$154,900	- 33.2%
4 Bedrooms or More	\$368,685	\$376,950	+ 2.2%	\$368,685	\$378,900	+ 2.8%	—	\$210,000	—
All Bedroom Counts	\$242,500	\$259,900	+ 7.2%	\$245,000	\$260,000	+ 6.1%	\$174,125	\$169,250	- 2.8%

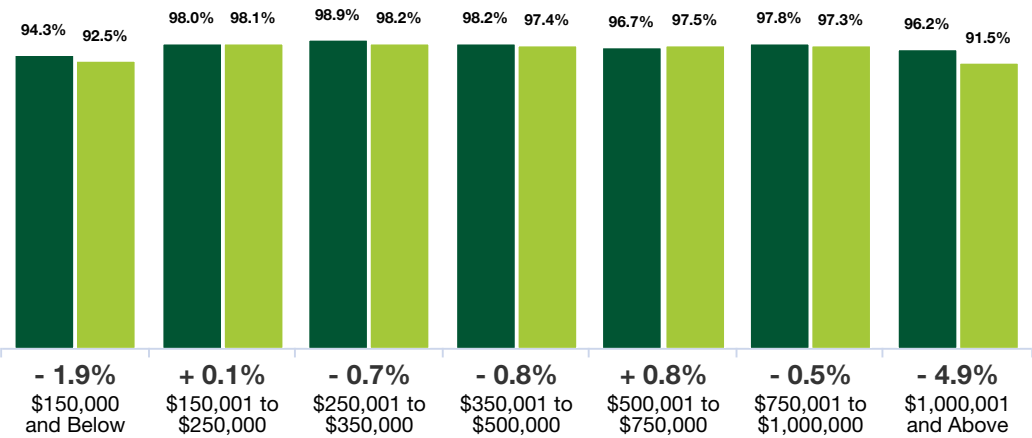
Percent of List Price Received

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.



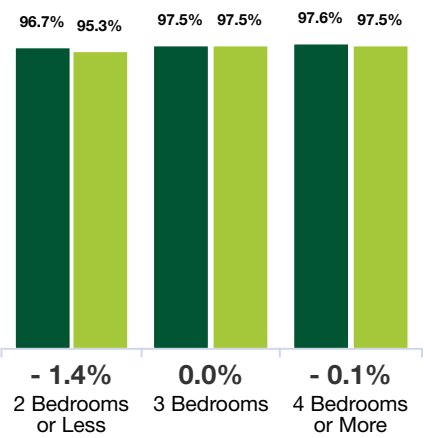
By Price Range

■ 5-2024 ■ 5-2025



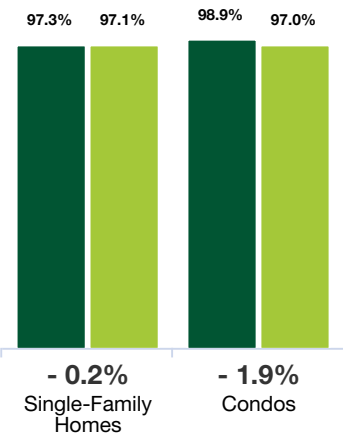
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	94.3%	92.5%	- 1.9%	94.2%	92.5%	- 1.8%	100.7%	89.3%	- 11.3%
\$150,001 to \$250,000	98.0%	98.1%	+ 0.1%	98.0%	98.1%	+ 0.1%	98.1%	98.7%	+ 0.6%
\$250,001 to \$350,000	98.9%	98.2%	- 0.7%	98.9%	98.2%	- 0.7%	100.0%	—	—
\$350,001 to \$500,000	98.2%	97.4%	- 0.8%	98.2%	97.3%	- 0.9%	97.6%	100.5%	+ 3.0%
\$500,001 to \$750,000	96.7%	97.5%	+ 0.8%	96.7%	97.5%	+ 0.8%	—	—	—
\$750,001 to \$1,000,000	97.8%	97.3%	- 0.5%	97.8%	97.3%	- 0.5%	—	—	—
\$1,000,001 and Above	96.2%	91.5%	- 4.9%	96.2%	91.5%	- 4.9%	—	—	—
All Price Ranges	97.4%	97.1%	- 0.3%	97.3%	97.1%	- 0.2%	98.9%	97.0%	- 1.9%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	96.7%	95.3%	- 1.4%	96.5%	95.3%	- 1.2%	100.4%	95.6%	- 4.8%
3 Bedrooms	97.5%	97.5%	0.0%	97.5%	97.5%	0.0%	96.9%	98.8%	+ 2.0%
4 Bedrooms or More	97.6%	97.5%	- 0.1%	97.6%	97.5%	- 0.1%	—	100.0%	—
All Bedroom Counts	97.4%	97.1%	- 0.3%	97.3%	97.1%	- 0.2%	98.9%	97.0%	- 1.9%

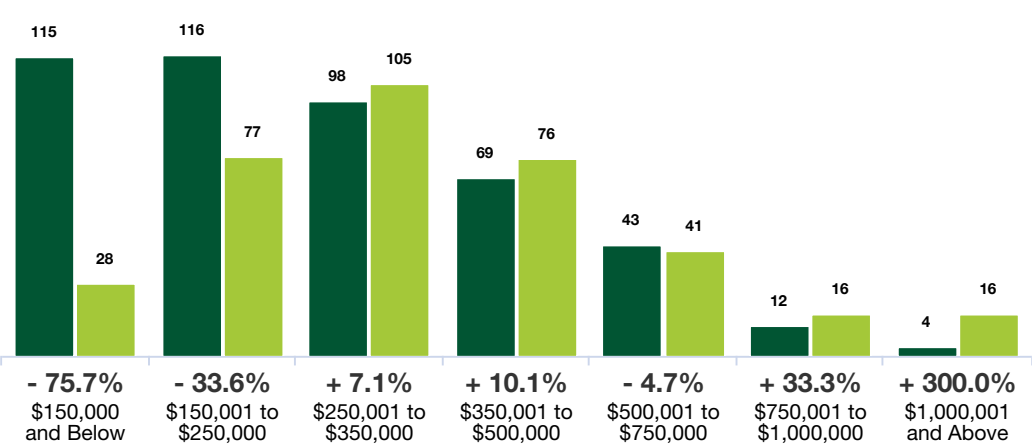
Inventory of Homes for Sale

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



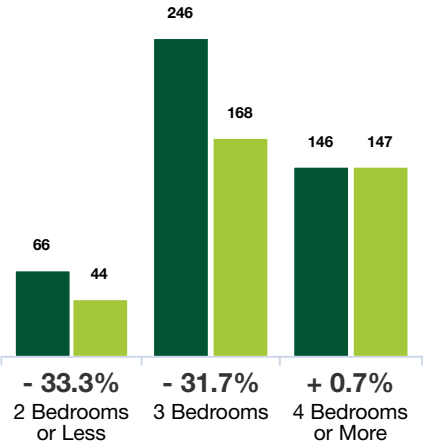
By Price Range

■ 5-2024 ■ 5-2025



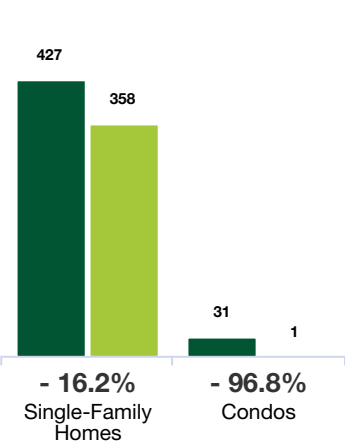
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes				Condos			
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025
\$150,000 and Below	115	28	- 75.7%	94	28	- 70.2%	21	0	- 100.0%		
\$150,001 to \$250,000	116	77	- 33.6%	107	76	- 29.0%	9	1	- 88.9%		
\$250,001 to \$350,000	98	105	+ 7.1%	97	105	+ 8.2%	1	0	- 100.0%		
\$350,001 to \$500,000	69	76	+ 10.1%	69	76	+ 10.1%	0	0	0.0%		
\$500,001 to \$750,000	43	41	- 4.7%	43	41	- 4.7%	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	4	16	+ 300.0%	4	16	+ 300.0%	0	0	0.0%		
All Price Ranges	458	359	- 21.6%	427	358	- 16.2%	31	1	- 96.8%		
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025
2 Bedrooms or Less	66	44	- 33.3%	49	43	- 12.2%	17	1	- 94.1%		
3 Bedrooms	246	168	- 31.7%	233	168	- 27.9%	13	0	- 100.0%		
4 Bedrooms or More	146	147	+ 0.7%	145	147	+ 1.4%	1	0	- 100.0%		
All Bedroom Counts	458	359	- 21.6%	427	358	- 16.2%	31	1	- 96.8%		

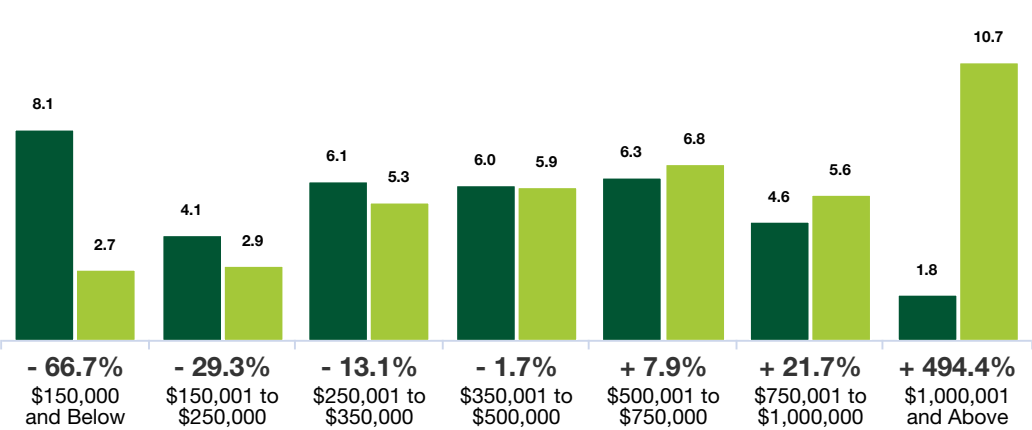
Months Supply of Inventory

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.



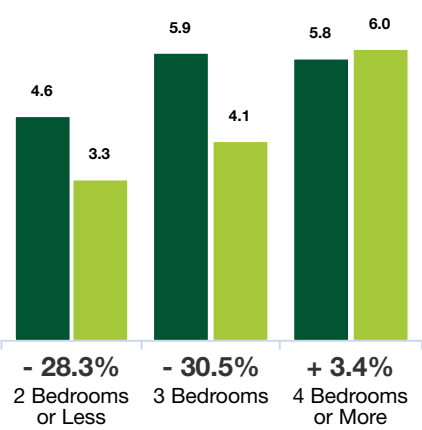
By Price Range

■ 5-2024 ■ 5-2025



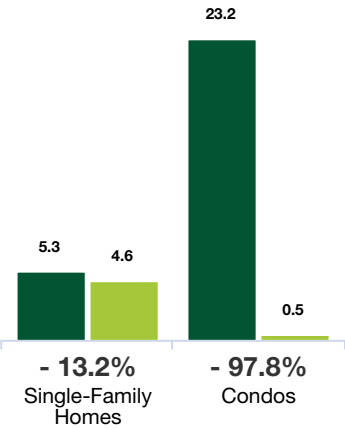
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties				Single-Family Homes				Condos			
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025
\$150,000 and Below	8.1	2.7	- 66.7%	6.7	2.7	- 59.7%	21.0	—	—	21.0	—
\$150,001 to \$250,000	4.1	2.9	- 29.3%	3.9	2.9	- 25.6%	7.7	0.6	- 92.2%	7.7	0.6
\$250,001 to \$350,000	6.1	5.3	- 13.1%	6.1	5.3	- 13.1%	1.0	—	—	1.0	—
\$350,001 to \$500,000	6.0	5.9	- 1.7%	6.0	5.9	- 1.7%	—	—	—	—	—
\$500,001 to \$750,000	6.3	6.8	+ 7.9%	6.3	6.8	+ 7.9%	—	—	—	—	—
\$750,001 to \$1,000,000	4.6	5.6	+ 21.7%	4.6	5.6	+ 21.7%	—	—	—	—	—
\$1,000,001 and Above	1.8	10.7	+ 494.4%	1.8	10.7	+ 494.4%	—	—	—	—	—
All Price Ranges	5.6	4.5	- 19.6%	5.3	4.6	- 13.2%	23.2	0.5	- 97.8%	23.2	0.5
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025
2 Bedrooms or Less	4.6	3.3	- 28.3%	3.6	3.4	- 5.6%	14.6	0.5	- 96.6%	14.6	0.5
3 Bedrooms	5.9	4.1	- 30.5%	5.6	4.1	- 26.8%	10.4	—	—	10.4	—
4 Bedrooms or More	5.8	6.0	+ 3.4%	5.7	6.0	+ 5.3%	—	—	—	—	—
All Bedroom Counts	5.6	4.5	- 19.6%	5.3	4.6	- 13.2%	23.2	0.5	- 97.8%	23.2	0.5