

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## September 2025

U.S. new-home sales unexpectedly surged 20.5% month-over-month and 15.4% year-over-year to a seasonally adjusted annual rate of 800,000 units, the highest level since January 2022, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales would decline to 650,000 units. There were 490,000 new homes for sale going into September, equivalent to a 7.4-month supply at the current sales pace. For the 12-month period spanning October 2024 through September 2025, Pending Sales in the Greenwood Association of REALTORS® region rose 0.4 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales rose 26.8 percent.

The overall Median Sales Price increased 5.9 percent to \$262,000. The property type with the largest gain was the Condos segment, where prices were up 95.3 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 152 days.

Market-wide, inventory levels improved 15.8 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 100.0 percent. That amounts to 4.6 months of inventory for Single-Family Homes and 1.7 months of inventory for Condos.

## Quick Facts

+ 26.8%	+ 4.4%	+ 1.1%
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

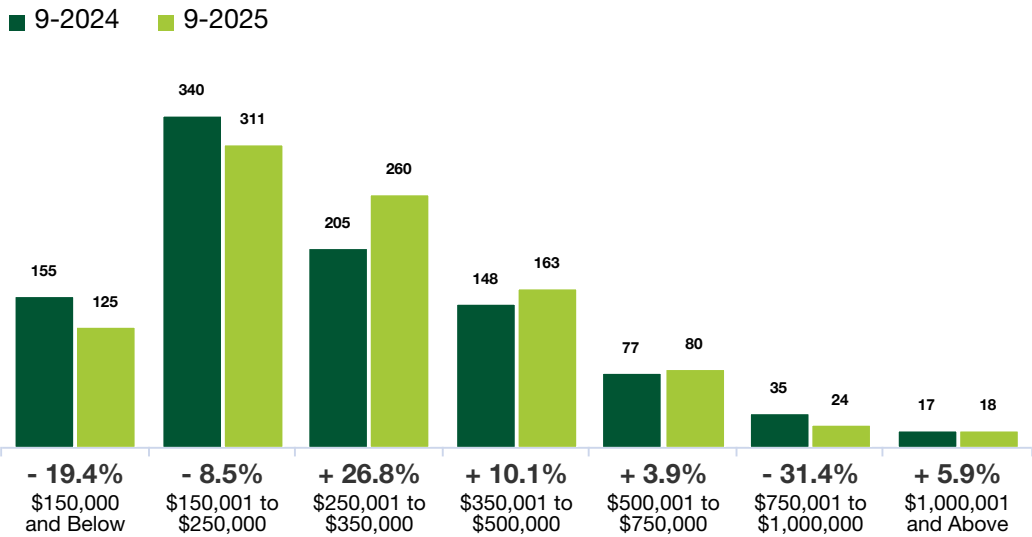


# Pending Sales

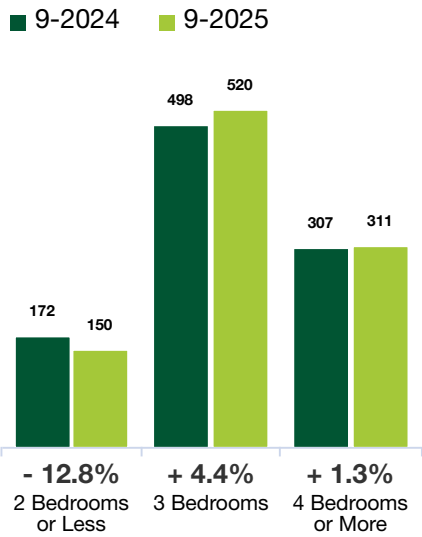
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



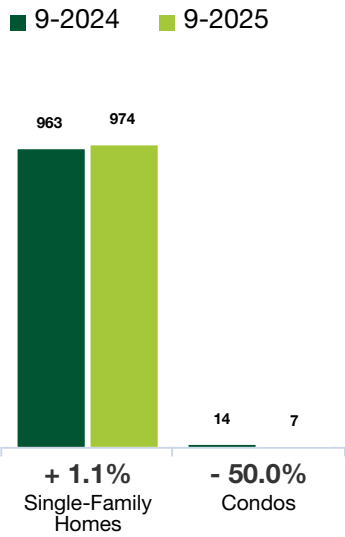
## By Price Range



## By Bedroom Count



## By Property Type



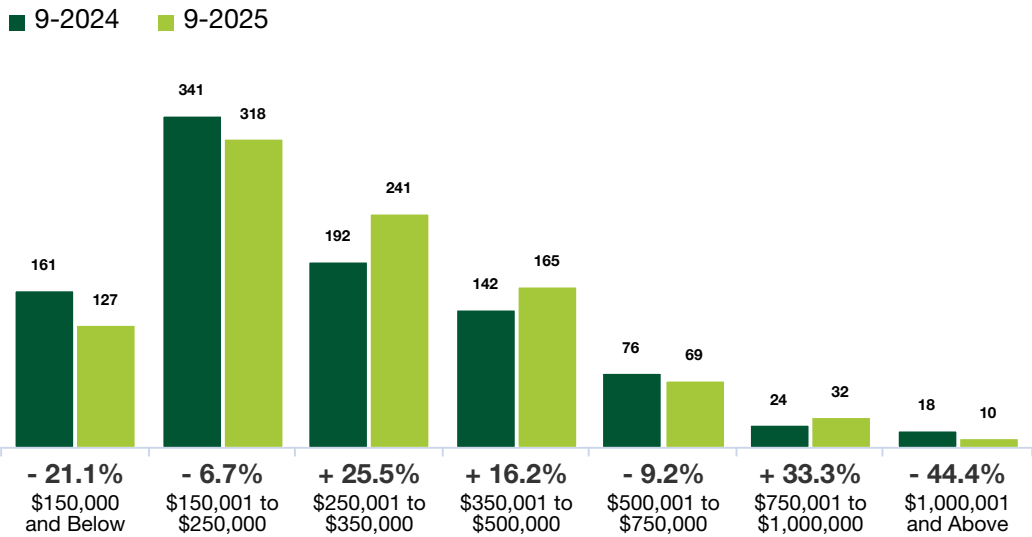
All Properties				Single-Family Homes				Condos			
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025
\$150,000 and Below	155	125	- 19.4%	151	125	- 17.2%	4	0	- 100.0%	4	0
\$150,001 to \$250,000	340	311	- 8.5%	331	308	- 6.9%	9	3	- 66.7%	9	3
\$250,001 to \$350,000	205	260	+ 26.8%	205	259	+ 26.3%	0	1	—	0	1
\$350,001 to \$500,000	148	163	+ 10.1%	147	162	+ 10.2%	1	1	0.0%	1	1
\$500,001 to \$750,000	77	80	+ 3.9%	77	78	+ 1.3%	0	2	—	0	2
\$750,001 to \$1,000,000	35	24	- 31.4%	35	24	- 31.4%	0	0	0.0%	0	0
\$1,000,001 and Above	17	18	+ 5.9%	17	18	+ 5.9%	0	0	0.0%	0	0
All Price Ranges	977	981	+ 0.4%	963	974	+ 1.1%	14	7	- 50.0%	14	7
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025
2 Bedrooms or Less	172	150	- 12.8%	163	146	- 10.4%	9	4	- 55.6%	9	4
3 Bedrooms	498	520	+ 4.4%	494	517	+ 4.7%	4	3	- 25.0%	4	3
4 Bedrooms or More	307	311	+ 1.3%	306	311	+ 1.6%	1	0	- 100.0%	1	0
All Bedroom Counts	977	981	+ 0.4%	963	974	+ 1.1%	14	7	- 50.0%	14	7

# Closed Sales

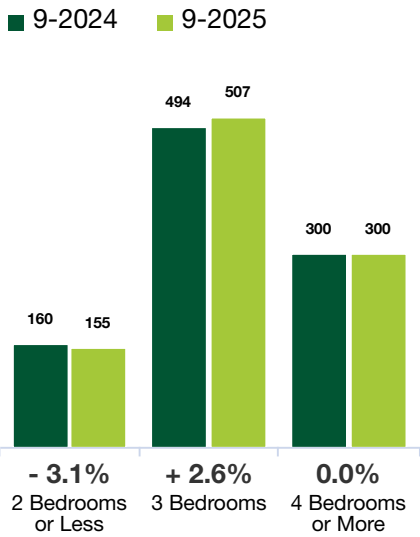
A count of the actual sales that closed. Based on a rolling 12-month total.



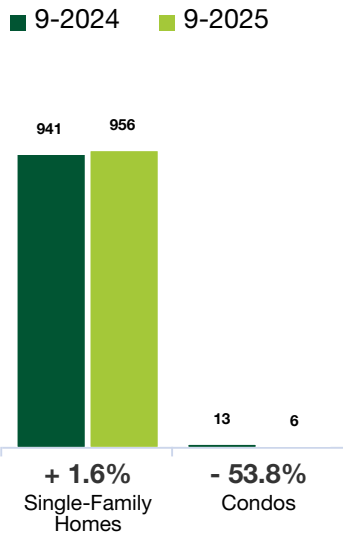
### By Price Range



### By Bedroom Count



### By Property Type



All Properties				Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	161	127	- 21.1%	157	127	- 19.1%	4	0	- 100.0%
\$150,001 to \$250,000	341	318	- 6.7%	333	315	- 5.4%	8	3	- 62.5%
\$250,001 to \$350,000	192	241	+ 25.5%	192	241	+ 25.5%	0	0	0.0%
\$350,001 to \$500,000	142	165	+ 16.2%	141	163	+ 15.6%	1	2	+ 100.0%
\$500,001 to \$750,000	76	69	- 9.2%	76	68	- 10.5%	0	1	—
\$750,001 to \$1,000,000	24	32	+ 33.3%	24	32	+ 33.3%	0	0	0.0%
\$1,000,001 and Above	18	10	- 44.4%	18	10	- 44.4%	0	0	0.0%
All Price Ranges	954	962	+ 0.8%	941	956	+ 1.6%	13	6	- 53.8%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	160	155	- 3.1%	152	152	0.0%	8	3	- 62.5%
3 Bedrooms	494	507	+ 2.6%	490	504	+ 2.9%	4	3	- 25.0%
4 Bedrooms or More	300	300	0.0%	299	300	+ 0.3%	1	0	- 100.0%
All Bedroom Counts	954	962	+ 0.8%	941	956	+ 1.6%	13	6	- 53.8%

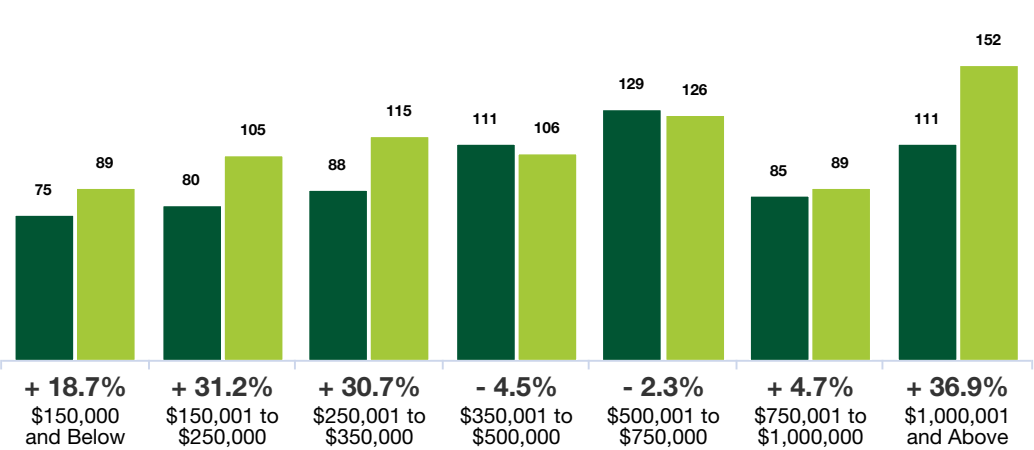
# Days On Market Until Sale

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



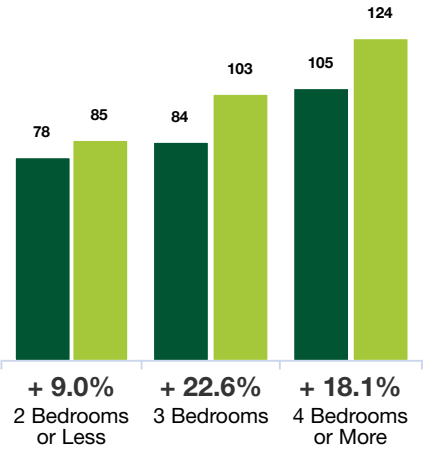
## By Price Range

9-2024 9-2025



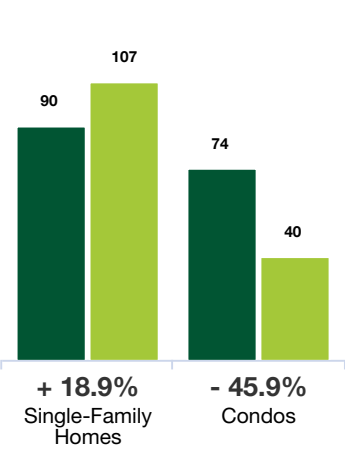
## By Bedroom Count

9-2024 9-2025



## By Property Type

9-2024 9-2025



All Properties				Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	75	89	+ 18.7%	75	89	+ 18.7%	59	—	—
\$150,001 to \$250,000	80	105	+ 31.2%	80	105	+ 31.2%	83	42	- 49.4%
\$250,001 to \$350,000	88	115	+ 30.7%	88	115	+ 30.7%	—	—	—
\$350,001 to \$500,000	111	106	- 4.5%	111	106	- 4.5%	58	56	- 3.4%
\$500,001 to \$750,000	129	126	- 2.3%	129	128	- 0.8%	—	3	—
\$750,001 to \$1,000,000	85	89	+ 4.7%	85	89	+ 4.7%	—	—	—
\$1,000,001 and Above	111	152	+ 36.9%	111	152	+ 36.9%	—	—	—
All Price Ranges	90	107	+ 18.9%	90	107	+ 18.9%	74	40	- 45.9%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	78	85	+ 9.0%	78	86	+ 10.3%	87	41	- 52.9%
3 Bedrooms	84	103	+ 22.6%	85	104	+ 22.4%	54	39	- 27.8%
4 Bedrooms or More	105	124	+ 18.1%	106	124	+ 17.0%	49	—	—
All Bedroom Counts	90	107	+ 18.9%	90	107	+ 18.9%	74	40	- 45.9%

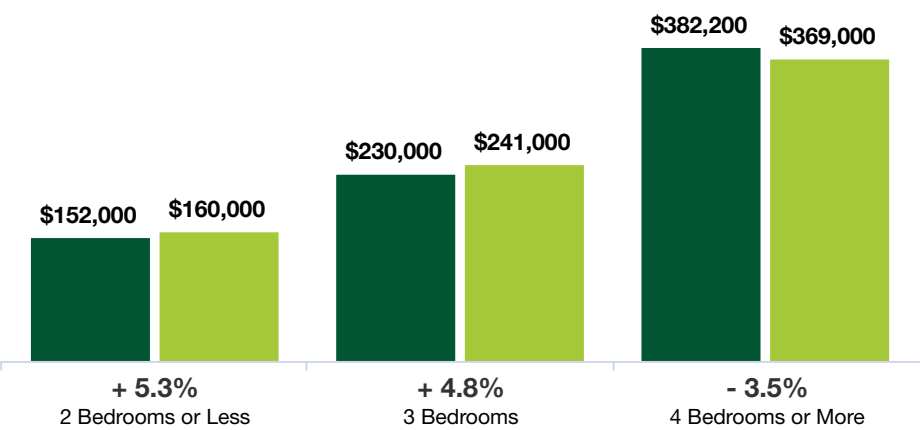
# Median Sales Price

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



### By Bedroom Count

■ 9-2024 ■ 9-2025



### By Property Type

■ 9-2024 ■ 9-2025



All Properties			
By Bedroom Count	9-2024	9-2025	Change
2 Bedrooms or Less	\$152,000	\$160,000	+ 5.3%
3 Bedrooms	\$230,000	\$241,000	+ 4.8%
4 Bedrooms or More	\$382,200	\$369,000	- 3.5%
All Bedroom Counts	\$247,400	\$262,000	+ 5.9%

Single-Family Homes			Condos		
9-2024	9-2025	Change	9-2024	9-2025	Change
\$152,000	\$160,000	+ 5.3%	\$126,950	\$250,000	+ 96.9%
\$230,000	\$241,000	+ 4.8%	\$218,500	\$490,000	+ 124.3%
\$384,500	\$369,000	- 4.0%	\$210,000	—	—
\$249,500	\$262,000	+ 5.0%	\$160,000	\$312,500	+ 95.3%

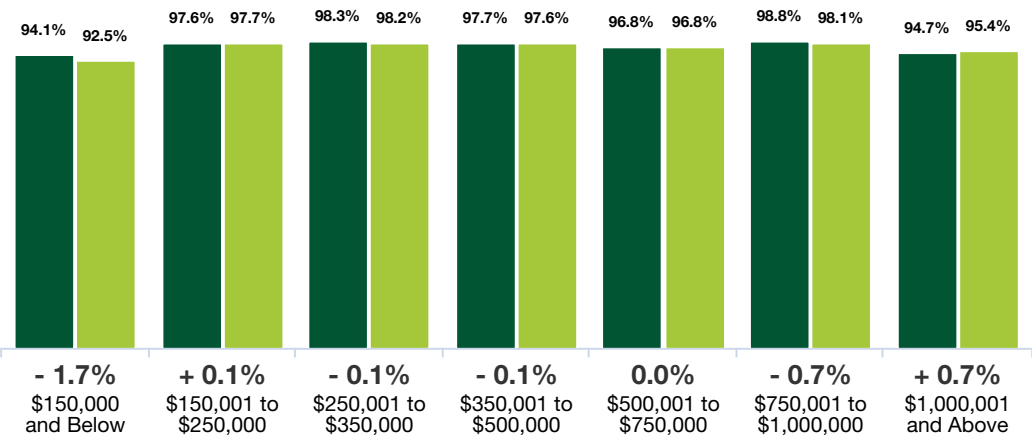
# Percent of List Price Received

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.



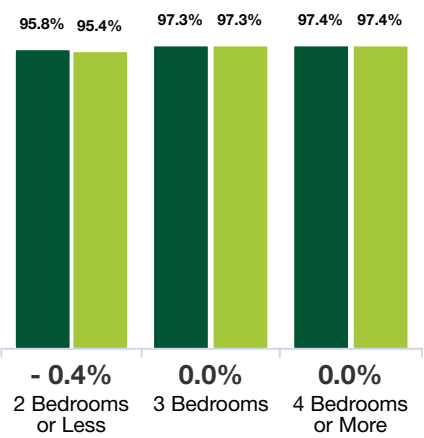
### By Price Range

■ 9-2024 ■ 9-2025



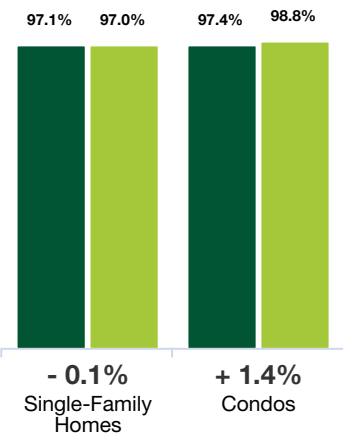
### By Bedroom Count

■ 9-2024 ■ 9-2025



### By Property Type

■ 9-2024 ■ 9-2025



All Properties				Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	94.1%	92.5%	- 1.7%	94.1%	92.5%	- 1.7%	94.4%	—	—
\$150,001 to \$250,000	97.6%	97.7%	+ 0.1%	97.6%	97.6%	0.0%	98.9%	99.7%	+ 0.8%
\$250,001 to \$350,000	98.3%	98.2%	- 0.1%	98.3%	98.2%	- 0.1%	—	—	—
\$350,001 to \$500,000	97.7%	97.6%	- 0.1%	97.7%	97.6%	- 0.1%	97.6%	97.4%	- 0.2%
\$500,001 to \$750,000	96.8%	96.8%	0.0%	96.8%	96.8%	0.0%	—	99.0%	—
\$750,001 to \$1,000,000	98.8%	98.1%	- 0.7%	98.8%	98.1%	- 0.7%	—	—	—
\$1,000,001 and Above	94.7%	95.4%	+ 0.7%	94.7%	95.4%	+ 0.7%	—	—	—
All Price Ranges	97.1%	97.0%	- 0.1%	97.1%	97.0%	- 0.1%	97.4%	98.8%	+ 1.4%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	95.8%	95.4%	- 0.4%	95.8%	95.3%	- 0.5%	96.6%	99.8%	+ 3.3%
3 Bedrooms	97.3%	97.3%	0.0%	97.3%	97.3%	0.0%	98.5%	97.8%	- 0.7%
4 Bedrooms or More	97.4%	97.4%	0.0%	97.4%	97.4%	0.0%	100.0%	—	—
All Bedroom Counts	97.1%	97.0%	- 0.1%	97.1%	97.0%	- 0.1%	97.4%	98.8%	+ 1.4%

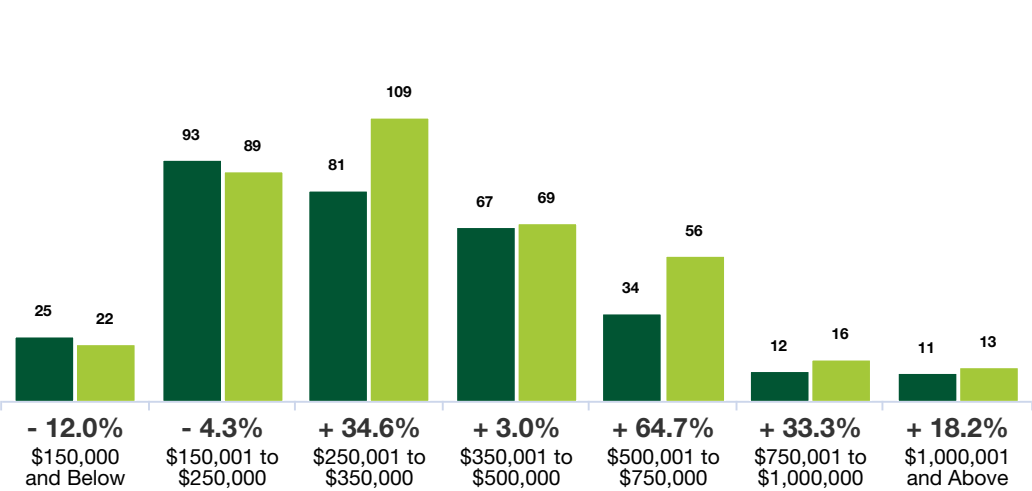
# Inventory of Homes for Sale

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



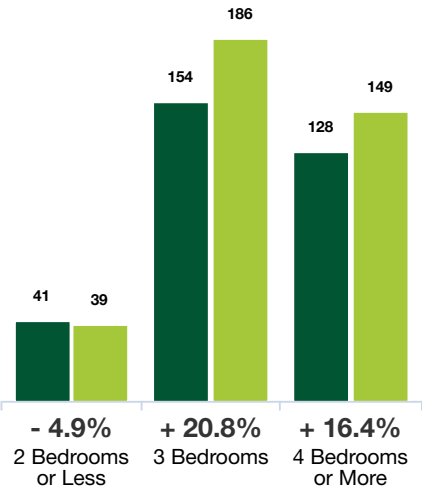
## By Price Range

■ 9-2024 ■ 9-2025



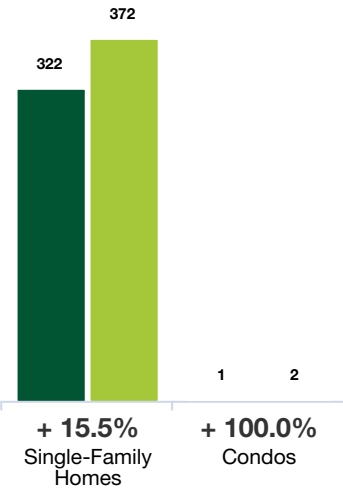
## By Bedroom Count

■ 9-2024 ■ 9-2025



## By Property Type

■ 9-2024 ■ 9-2025



All Properties				Single-Family Homes				Condos			
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025
\$150,000 and Below	25	22	- 12.0%	25	22	- 12.0%	0	0	0.0%	0	0
\$150,001 to \$250,000	93	89	- 4.3%	93	88	- 5.4%	0	1	—	0	1
\$250,001 to \$350,000	81	109	+ 34.6%	81	109	+ 34.6%	0	0	0.0%	0	0
\$350,001 to \$500,000	67	69	+ 3.0%	66	68	+ 3.0%	1	1	0.0%	1	1
\$500,001 to \$750,000	34	56	+ 64.7%	34	56	+ 64.7%	0	0	0.0%	0	0
\$750,001 to \$1,000,000	12	16	+ 33.3%	12	16	+ 33.3%	0	0	0.0%	0	0
\$1,000,001 and Above	11	13	+ 18.2%	11	13	+ 18.2%	0	0	0.0%	0	0
All Price Ranges	323	374	+ 15.8%	322	372	+ 15.5%	1	2	+ 100.0%	1	2
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025
2 Bedrooms or Less	41	39	- 4.9%	40	38	- 5.0%	1	1	0.0%	1	1
3 Bedrooms	154	186	+ 20.8%	154	186	+ 20.8%	0	0	0.0%	0	0
4 Bedrooms or More	128	149	+ 16.4%	128	148	+ 15.6%	0	1	—	0	1
All Bedroom Counts	323	374	+ 15.8%	322	372	+ 15.5%	1	2	+ 100.0%	1	2

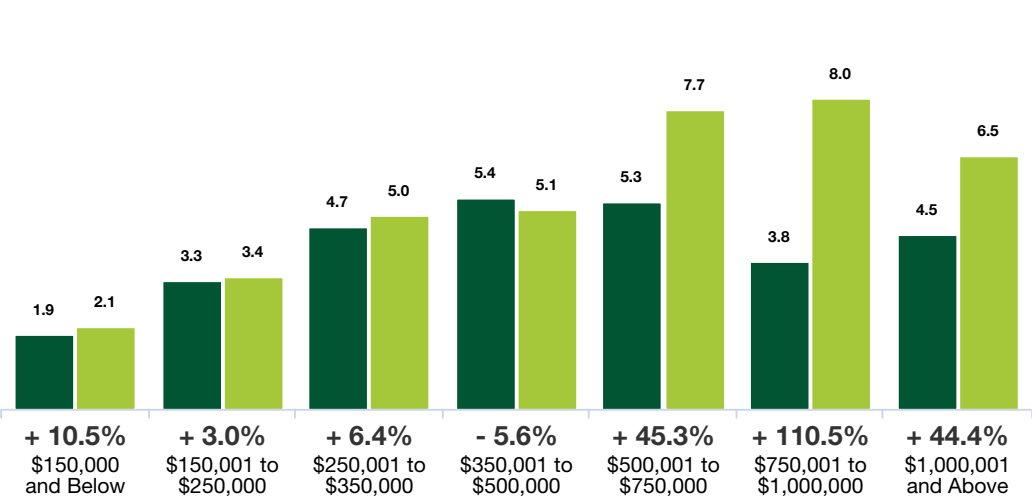
# Months Supply of Inventory

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.



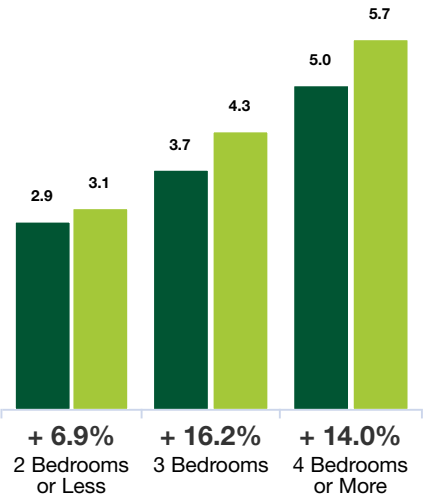
## By Price Range

9-2024 9-2025



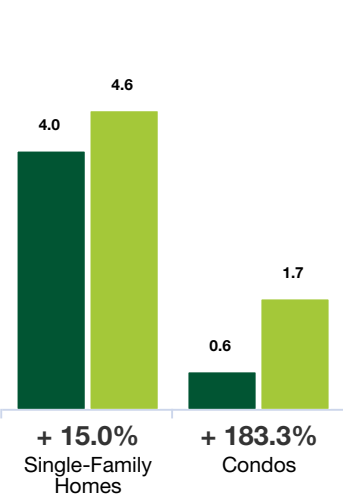
## By Bedroom Count

9-2024 9-2025



## By Property Type

9-2024 9-2025



All Properties			
By Price Range	9-2024	9-2025	Change
\$150,000 and Below	1.9	2.1	+ 10.5%
\$150,001 to \$250,000	3.3	3.4	+ 3.0%
\$250,001 to \$350,000	4.7	5.0	+ 6.4%
\$350,001 to \$500,000	5.4	5.1	- 5.6%
\$500,001 to \$750,000	5.3	7.7	+ 45.3%
\$750,001 to \$1,000,000	3.8	8.0	+ 110.5%
\$1,000,001 and Above	4.5	6.5	+ 44.4%
All Price Ranges	4.0	4.6	+ 15.0%
By Bedroom Count	9-2024	9-2025	Change
2 Bedrooms or Less	2.9	3.1	+ 6.9%
3 Bedrooms	3.7	4.3	+ 16.2%
4 Bedrooms or More	5.0	5.7	+ 14.0%
All Bedroom Counts	4.0	4.6	+ 15.0%

Single-Family Homes			Condos		
9-2024	9-2025	Change	9-2024	9-2025	Change
2.0	2.1	+ 5.0%	—	—	—
3.4	3.4	0.0%	—	1.0	—
4.7	5.1	+ 8.5%	—	—	—
5.4	5.0	- 7.4%	1.0	1.0	0.0%
5.3	7.9	+ 49.1%	—	—	—
3.8	8.0	+ 110.5%	—	—	—
4.5	6.5	+ 44.4%	—	—	—
4.0	4.6	+ 15.0%	0.6	1.7	+ 183.3%
9-2024	9-2025	Change	9-2024	9-2025	Change
2.9	3.1	+ 6.9%	0.7	1.0	+ 42.9%
3.7	4.3	+ 16.2%	—	—	—
5.0	5.7	+ 14.0%	—	—	—
4.0	4.6	+ 15.0%	0.6	1.7	+ 183.3%