

# 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 Spartanburg Association of REALTORS® region went up 13.3 percent overall. The price range with the largest pending sales gain was the \$350,001 to \$500,000 range, where sales improved 19.0 percent.

The overall Median Sales Price were up 0.3 percent to \$290,000. The property type with the largest gain was the Single-Family Homes segment, where prices went up 1.0 percent to \$295,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 34 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 66 days.

Market-wide, inventory levels improved 18.8 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 22.4 percent. That amounts to 4.0 months of inventory for Single-Family Homes and 4.6 months of inventory for Condos.

## Quick Facts

+ 19.0%	+ 18.2%	+ 15.1%
Price Range with Strongest Sales: \$350,001 to \$500,000	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Condos
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



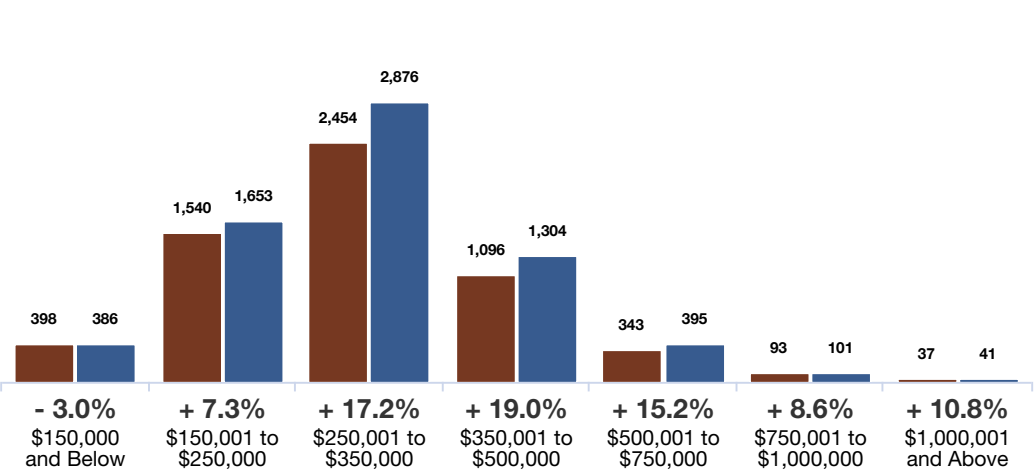
# Pending Sales



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

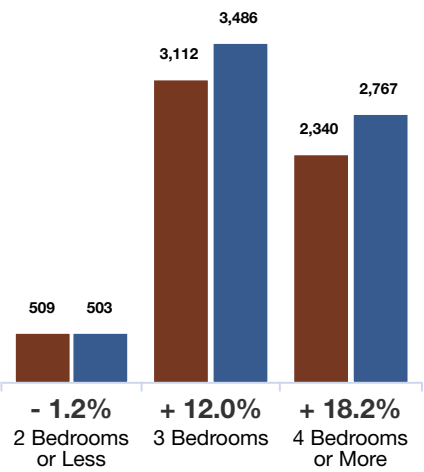
### By Price Range

6-2024 6-2025



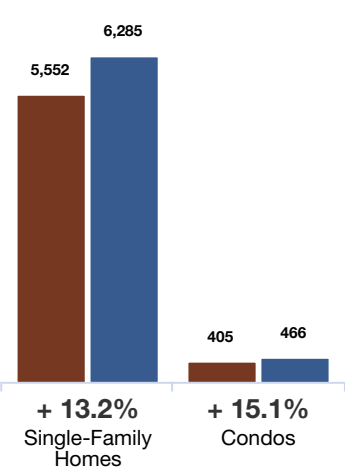
### By Bedroom Count

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	398	386	- 3.0%	373	366	- 1.9%	24	19	- 20.8%
\$150,001 to \$250,000	1,540	1,653	+ 7.3%	1,332	1,314	- 1.4%	207	339	+ 63.8%
\$250,001 to \$350,000	2,454	2,876	+ 17.2%	2,295	2,778	+ 21.0%	159	96	- 39.6%
\$350,001 to \$500,000	1,096	1,304	+ 19.0%	1,082	1,294	+ 19.6%	12	9	- 25.0%
\$500,001 to \$750,000	343	395	+ 15.2%	341	392	+ 15.0%	2	3	+ 50.0%
\$750,001 to \$1,000,000	93	101	+ 8.6%	92	101	+ 9.8%	1	0	- 100.0%
\$1,000,001 and Above	37	41	+ 10.8%	37	40	+ 8.1%	0	0	0.0%
All Price Ranges	5,961	6,756	+ 13.3%	5,552	6,285	+ 13.2%	405	466	+ 15.1%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	509	503	- 1.2%	435	432	- 0.7%	72	70	- 2.8%
3 Bedrooms	3,112	3,486	+ 12.0%	2,826	3,103	+ 9.8%	286	380	+ 32.9%
4 Bedrooms or More	2,340	2,767	+ 18.2%	2,291	2,750	+ 20.0%	47	16	- 66.0%
All Bedroom Counts	5,961	6,756	+ 13.3%	5,552	6,285	+ 13.2%	405	466	+ 15.1%

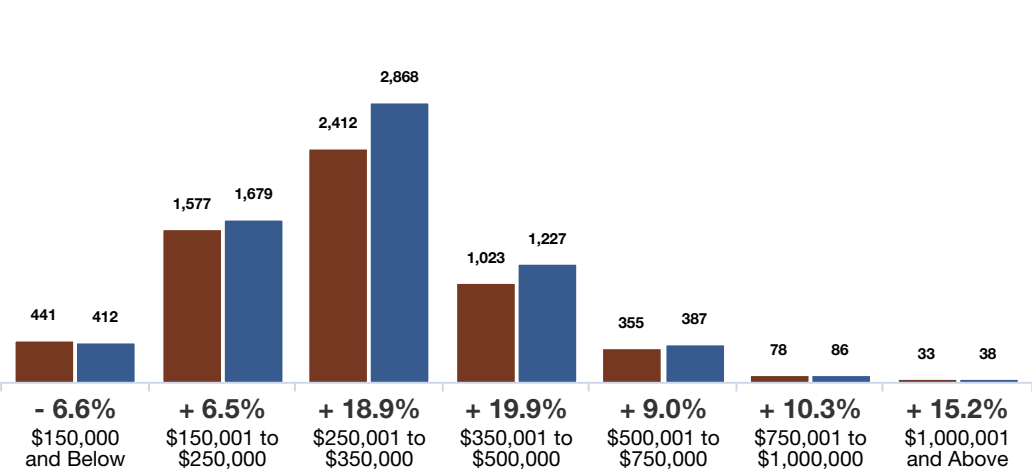
# Closed Sales



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

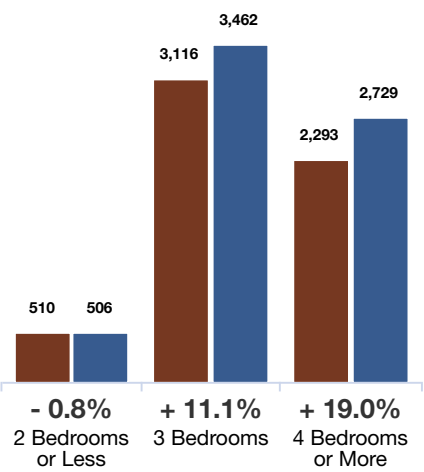
### By Price Range

6-2024 6-2025



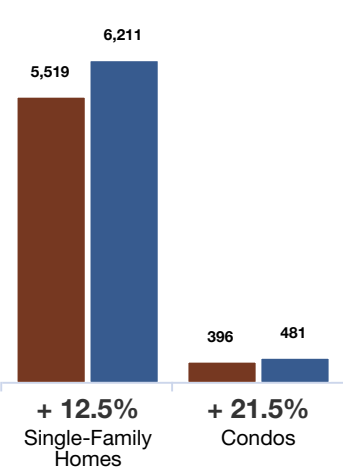
### By Bedroom Count

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	441	412	- 6.6%	415	388	- 6.5%	25	23	- 8.0%
\$150,001 to \$250,000	1,577	1,679	+ 6.5%	1,367	1,349	- 1.3%	209	330	+ 57.9%
\$250,001 to \$350,000	2,412	2,868	+ 18.9%	2,266	2,750	+ 21.4%	145	116	- 20.0%
\$350,001 to \$500,000	1,023	1,227	+ 19.9%	1,008	1,216	+ 20.6%	14	10	- 28.6%
\$500,001 to \$750,000	355	387	+ 9.0%	353	385	+ 9.1%	2	2	0.0%
\$750,001 to \$1,000,000	78	86	+ 10.3%	77	86	+ 11.7%	1	0	- 100.0%
\$1,000,001 and Above	33	38	+ 15.2%	33	37	+ 12.1%	0	0	0.0%
All Price Ranges	5,919	6,697	+ 13.1%	5,519	6,211	+ 12.5%	396	481	+ 21.5%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	510	506	- 0.8%	442	433	- 2.0%	66	72	+ 9.1%
3 Bedrooms	3,116	3,462	+ 11.1%	2,841	3,066	+ 7.9%	275	393	+ 42.9%
4 Bedrooms or More	2,293	2,729	+ 19.0%	2,236	2,712	+ 21.3%	55	16	- 70.9%
All Bedroom Counts	5,919	6,697	+ 13.1%	5,519	6,211	+ 12.5%	396	481	+ 21.5%

# Days On Market Until Sale

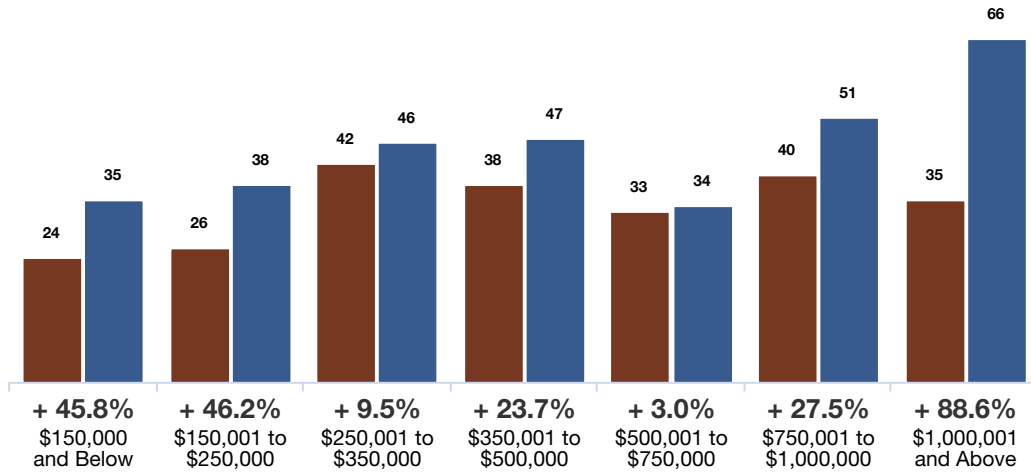


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

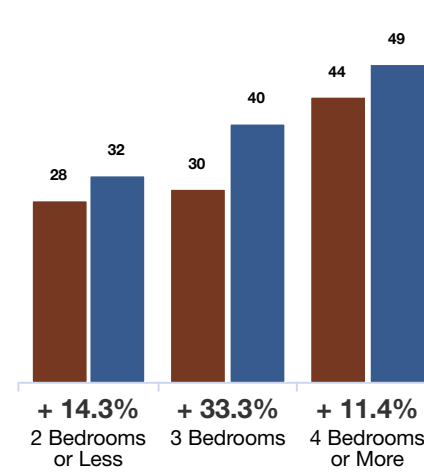
## By Price Range

■ 6-2024 ■ 6-2025



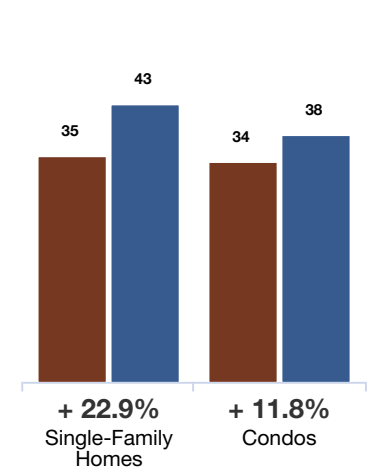
## By Bedroom Count

■ 6-2024 ■ 6-2025



## By Property Type

■ 6-2024 ■ 6-2025



### All Properties

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	24	35	+ 45.8%
\$150,001 to \$250,000	26	38	+ 46.2%
\$250,001 to \$350,000	42	46	+ 9.5%
\$350,001 to \$500,000	38	47	+ 23.7%
\$500,001 to \$750,000	33	34	+ 3.0%
\$750,001 to \$1,000,000	40	51	+ 27.5%
\$1,000,001 and Above	35	66	+ 88.6%
<b>All Price Ranges</b>	<b>35</b>	<b>43</b>	<b>+ 22.9%</b>

### Single-Family Homes

	6-2024	6-2025	Change
	25	35	+ 40.0%
	24	37	+ 54.2%
	43	46	+ 7.0%
	38	47	+ 23.7%
	33	35	+ 6.1%
	40	51	+ 27.5%
	35	67	+ 91.4%
	35	43	+ 22.9%

### Condos

	6-2024	6-2025	Change
	15	37	+ 146.7%
	39	39	0.0%
	31	34	+ 9.7%
	20	42	+ 110.0%
	58	0	- 100.0%
	23	—	—
	—	—	—
	34	38	+ 11.8%

### By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	28	32	+ 14.3%
3 Bedrooms	30	40	+ 33.3%
4 Bedrooms or More	44	49	+ 11.4%
<b>All Bedroom Counts</b>	<b>35</b>	<b>43</b>	<b>+ 22.9%</b>

### Single-Family Homes

	6-2024	6-2025	Change
	28	32	+ 14.3%
	30	40	+ 33.3%
	44	49	+ 11.4%
	35	43	+ 22.9%

### Condos

	6-2024	6-2025	Change
	28	29	+ 3.6%
	33	39	+ 18.2%
	43	34	- 20.9%
	34	38	+ 11.8%

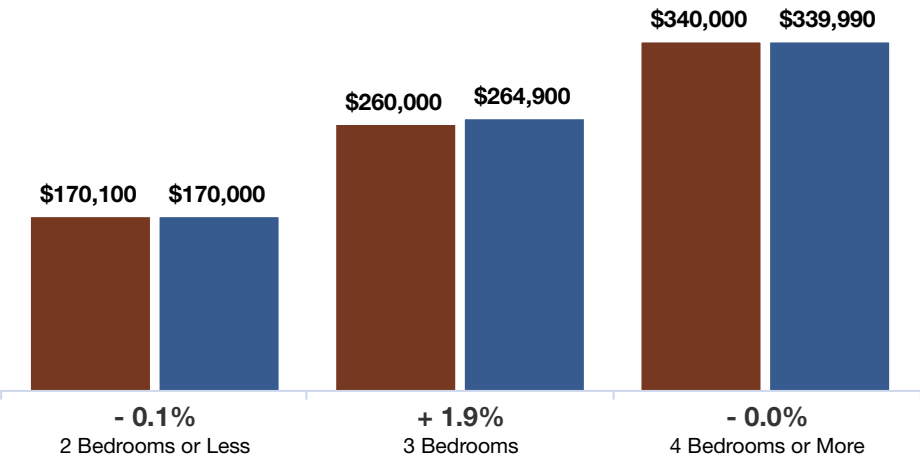
# Median Sales Price



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

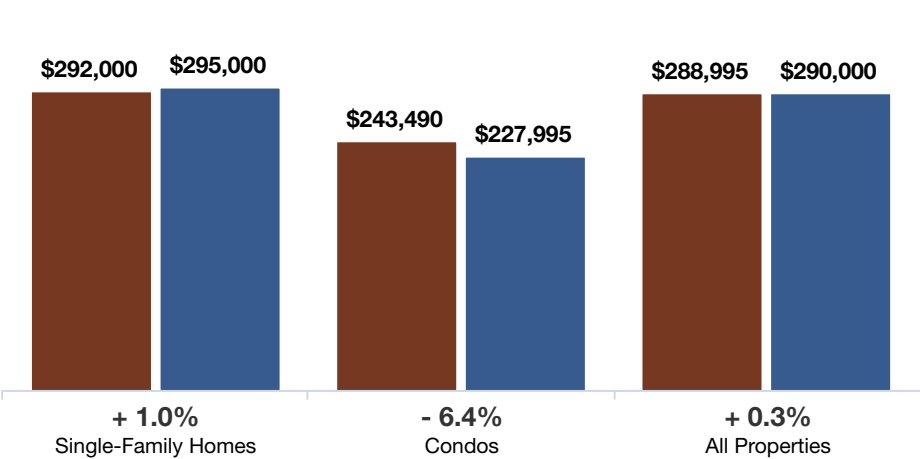
## By Bedroom Count

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	\$170,100	\$170,000	- 0.1%
3 Bedrooms	\$260,000	\$264,900	+ 1.9%
4 Bedrooms or More	\$340,000	\$339,990	- 0.0%
All Bedroom Counts	\$288,995	\$290,000	+ 0.3%

### Single-Family Homes

6-2024	6-2025	Change
\$169,000	\$165,750	- 1.9%
\$263,850	\$269,900	+ 2.3%
\$341,945	\$340,000	- 0.6%
\$292,000	\$295,000	+ 1.0%

### Condos

6-2024	6-2025	Change
\$183,250	\$184,000	+ 0.4%
\$246,300	\$229,990	- 6.6%
\$311,255	\$272,380	- 12.5%
\$243,490	\$227,995	- 6.4%

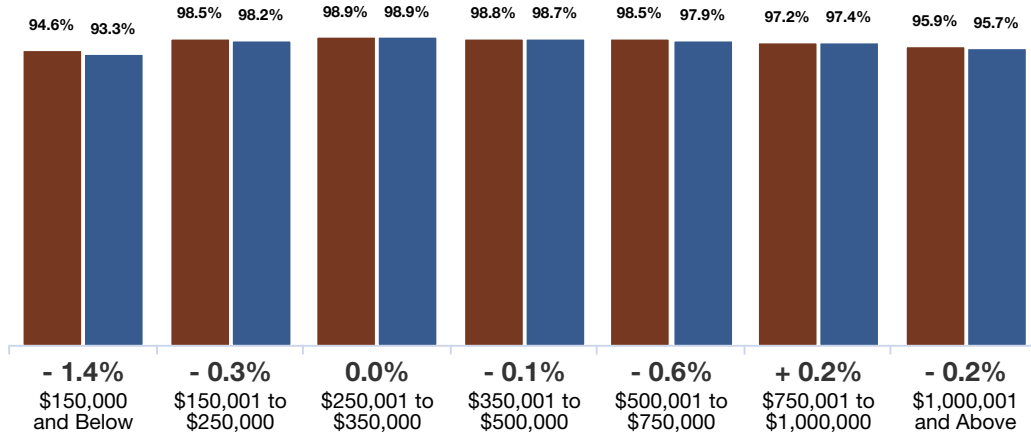
# Percent of List Price Received



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.**

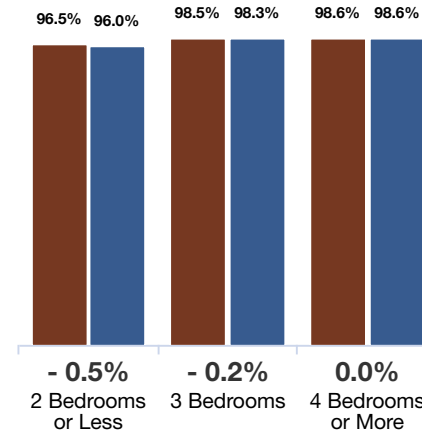
## By Price Range

■ 6-2024 ■ 6-2025



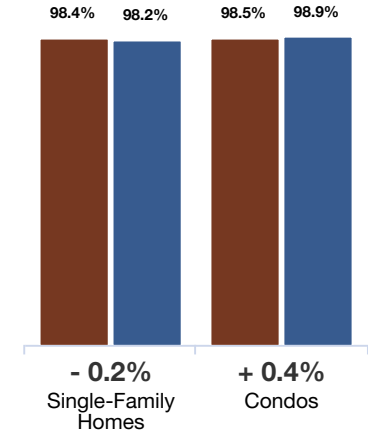
## By Bedroom Count

■ 6-2024 ■ 6-2025



## By Property Type

■ 6-2024 ■ 6-2025



### All Properties

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	94.6%	93.3%	- 1.4%
\$150,001 to \$250,000	98.5%	98.2%	- 0.3%
\$250,001 to \$350,000	98.9%	98.9%	0.0%
\$350,001 to \$500,000	98.8%	98.7%	- 0.1%
\$500,001 to \$750,000	98.5%	97.9%	- 0.6%
\$750,001 to \$1,000,000	97.2%	97.4%	+ 0.2%
\$1,000,001 and Above	95.9%	95.7%	- 0.2%
<b>All Price Ranges</b>	<b>98.4%</b>	<b>98.2%</b>	<b>- 0.2%</b>

### Single-Family Homes

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	94.5%	93.1%	- 1.5%
\$150,001 to \$250,000	98.6%	98.1%	- 0.5%
\$250,001 to \$350,000	98.9%	98.8%	- 0.1%
\$350,001 to \$500,000	98.8%	98.7%	- 0.1%
\$500,001 to \$750,000	98.5%	97.9%	- 0.6%
\$750,001 to \$1,000,000	97.2%	97.4%	+ 0.2%
\$1,000,001 and Above	95.9%	95.8%	- 0.1%
<b>All Price Ranges</b>	<b>98.4%</b>	<b>98.2%</b>	<b>- 0.2%</b>

### Condos

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	95.3%	96.4%	+ 1.2%
\$150,001 to \$250,000	98.2%	98.7%	+ 0.5%
\$250,001 to \$350,000	99.3%	99.9%	+ 0.6%
\$350,001 to \$500,000	98.7%	99.2%	+ 0.5%
\$500,001 to \$750,000	100.4%	97.5%	- 2.9%
\$750,001 to \$1,000,000	97.9%	—	—
\$1,000,001 and Above	—	—	—
<b>All Price Ranges</b>	<b>98.5%</b>	<b>98.9%</b>	<b>+ 0.4%</b>

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	96.5%	96.0%	- 0.5%
3 Bedrooms	98.5%	98.3%	- 0.2%
4 Bedrooms or More	98.6%	98.6%	0.0%
<b>All Bedroom Counts</b>	<b>98.4%</b>	<b>98.2%</b>	<b>- 0.2%</b>

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	96.2%	95.8%	- 0.4%
3 Bedrooms	98.5%	98.2%	- 0.3%
4 Bedrooms or More	98.6%	98.6%	0.0%
<b>All Bedroom Counts</b>	<b>98.4%</b>	<b>98.2%</b>	<b>- 0.2%</b>

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	98.0%	97.2%	- 0.8%
3 Bedrooms	98.5%	99.2%	+ 0.7%
4 Bedrooms or More	99.0%	98.6%	- 0.4%
<b>All Bedroom Counts</b>	<b>98.5%</b>	<b>98.9%</b>	<b>+ 0.4%</b>

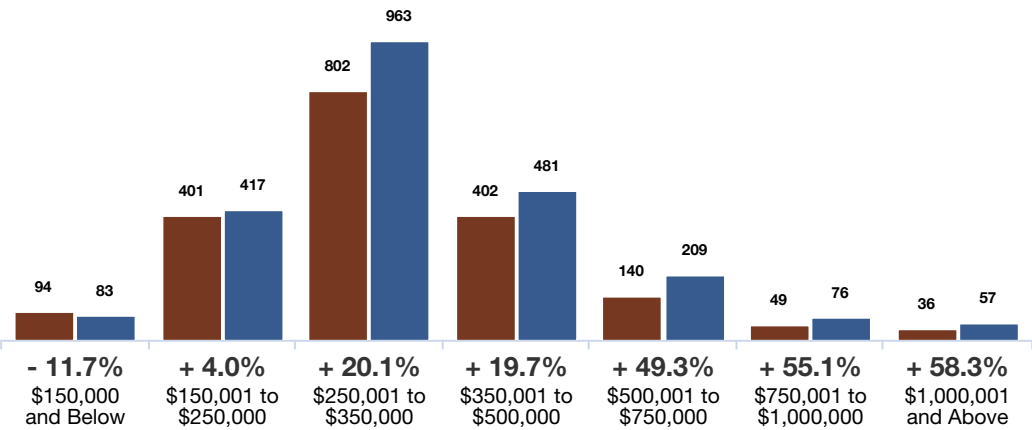
# Inventory of Homes for Sale



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

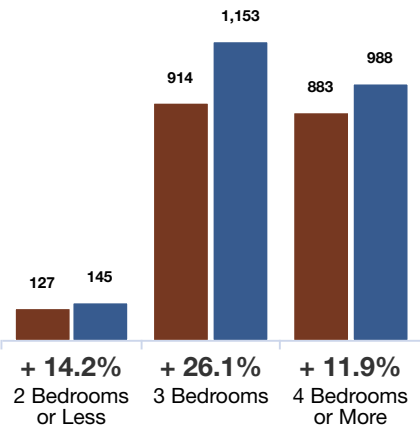
### By Price Range

6-2024 6-2025



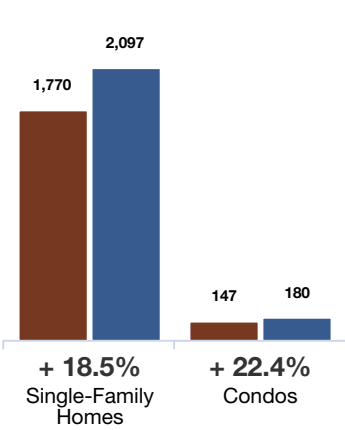
### By Bedroom Count

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	94	83	- 11.7%	89	77	- 13.5%		4	5	+ 25.0%	
\$150,001 to \$250,000	401	417	+ 4.0%	311	295	- 5.1%		89	116	+ 30.3%	
\$250,001 to \$350,000	802	963	+ 20.1%	762	914	+ 19.9%		40	48	+ 20.0%	
\$350,001 to \$500,000	402	481	+ 19.7%	390	471	+ 20.8%		12	10	- 16.7%	
\$500,001 to \$750,000	140	209	+ 49.3%	134	208	+ 55.2%		2	1	- 50.0%	
\$750,001 to \$1,000,000	49	76	+ 55.1%	49	76	+ 55.1%		0	0	0.0%	
\$1,000,001 and Above	36	57	+ 58.3%	35	56	+ 60.0%		0	0	0.0%	
All Price Ranges	1,924	2,286	+ 18.8%	1,770	2,097	+ 18.5%		147	180	+ 22.4%	
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change		6-2024	6-2025	Change	
2 Bedrooms or Less	127	145	+ 14.2%	111	121	+ 9.0%		14	21	+ 50.0%	
3 Bedrooms	914	1,153	+ 26.1%	783	999	+ 27.6%		127	152	+ 19.7%	
4 Bedrooms or More	883	988	+ 11.9%	876	977	+ 11.5%		6	7	+ 16.7%	
All Bedroom Counts	1,924	2,286	+ 18.8%	1,770	2,097	+ 18.5%		147	180	+ 22.4%	

# Months Supply of Inventory

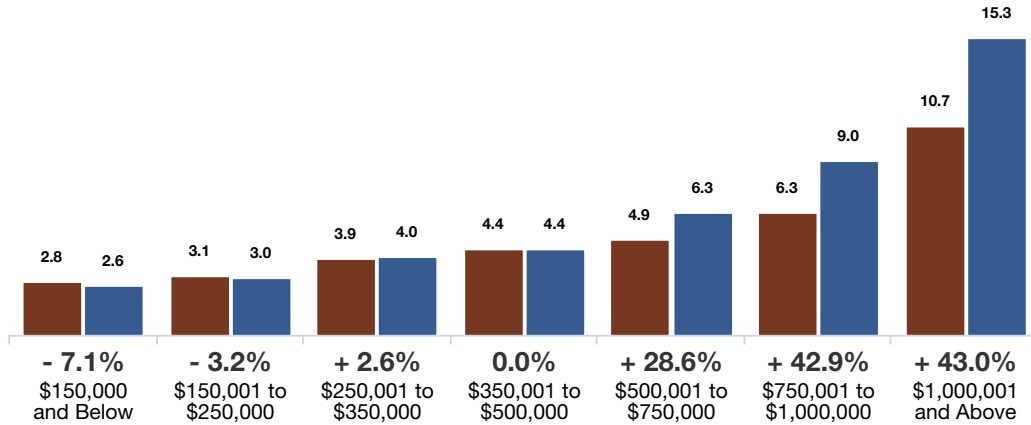


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

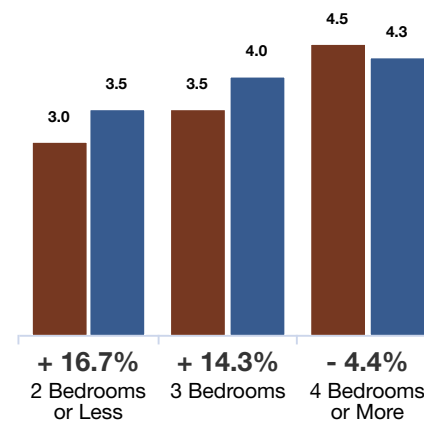
## By Price Range

■ 6-2024 ■ 6-2025



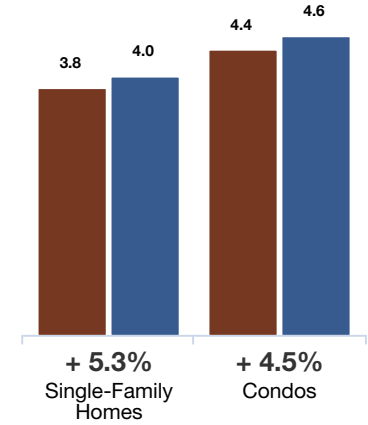
## By Bedroom Count

■ 6-2024 ■ 6-2025



## By Property Type

■ 6-2024 ■ 6-2025



### All Properties

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	2.8	2.6	- 7.1%
\$150,001 to \$250,000	3.1	3.0	- 3.2%
\$250,001 to \$350,000	3.9	4.0	+ 2.6%
\$350,001 to \$500,000	4.4	4.4	0.0%
\$500,001 to \$750,000	4.9	6.3	+ 28.6%
\$750,001 to \$1,000,000	6.3	9.0	+ 42.9%
\$1,000,001 and Above	10.7	15.3	+ 43.0%
<b>All Price Ranges</b>	<b>3.9</b>	<b>4.1</b>	<b>+ 5.1%</b>

### Single-Family Homes

	6-2024	6-2025	Change
	2.9	2.5	- 13.8%
	2.8	2.7	- 3.6%
	4.0	3.9	- 2.5%
	4.3	4.4	+ 2.3%
	4.7	6.4	+ 36.2%
	6.4	9.0	+ 40.6%
	10.4	15.4	+ 48.1%
<b>All Single-Family Homes</b>	<b>3.8</b>	<b>4.0</b>	<b>+ 5.3%</b>

### Condos

	6-2024	6-2025	Change
	1.7	2.4	+ 41.2%
	5.2	4.1	- 21.2%
	3.0	6.0	+ 100.0%
	6.0	7.8	+ 30.0%
	2.0	1.0	- 50.0%
	—	—	—
	—	—	—
<b>All Condos</b>	<b>4.4</b>	<b>4.6</b>	<b>+ 4.5%</b>

### By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	3.0	3.5	+ 16.7%
3 Bedrooms	3.5	4.0	+ 14.3%
4 Bedrooms or More	4.5	4.3	- 4.4%
<b>All Bedroom Counts</b>	<b>3.9</b>	<b>4.1</b>	<b>+ 5.1%</b>

### Single-Family Homes

	6-2024	6-2025	Change
	3.1	3.4	+ 9.7%
	3.3	3.9	+ 18.2%
	4.6	4.3	- 6.5%
<b>All Single-Family Homes</b>	<b>3.8</b>	<b>4.0</b>	<b>+ 5.3%</b>

### Condos

	6-2024	6-2025	Change
	2.3	3.6	+ 56.5%
	5.3	4.8	- 9.4%
	1.5	3.9	+ 160.0%
<b>All Condos</b>	<b>4.4</b>	<b>4.6</b>	<b>+ 4.5%</b>