

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2025

U.S. sales of new single-family homes increased 1.8% month-over-month and 5.1% year-over-year to a seasonally adjusted annual rate of 676,000 units, according to the U.S. Census Bureau. There were about 500,000 new homes for sale heading into March, equivalent to an 8.9-month supply at the current sales rate. The median sales price for new homes slipped 1.5% year-over-year to \$414,500. For the 12-month period spanning April 2024 through March 2025, Pending Sales in the Charleston Trident Association of REALTORS® region rose 1.5 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales increased 25.9 percent.

The overall Median Sales Price increased 3.7 percent to \$420,000. The property type with the largest gain was the Single-Family Homes segment, where prices increased 4.7 percent to \$445,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 36 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 58 days.

Market-wide, inventory levels improved 25.2 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale increased 26.2 percent. That amounts to 3.0 months of inventory for Single-Family Homes and 3.1 months of inventory for Condos.

Quick Facts

+ 25.9%	+ 3.0%	+ 7.6%
Price Range with Strongest Sales: \$1,000,001 and Above	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

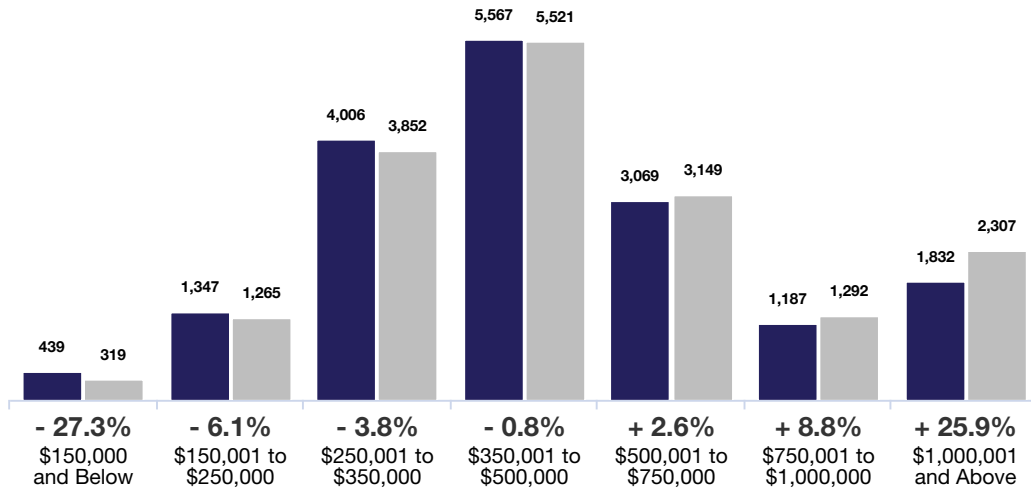


Pending Sales

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

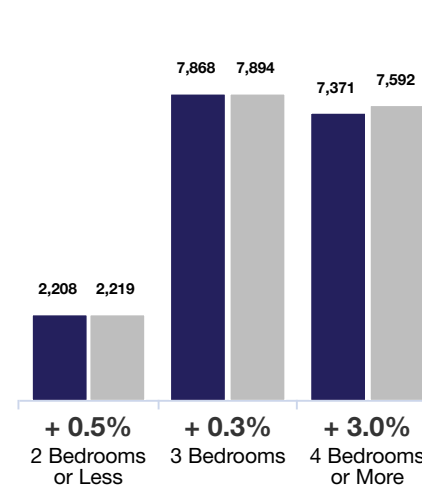
By Price Range

■ 3-2024 ■ 3-2025



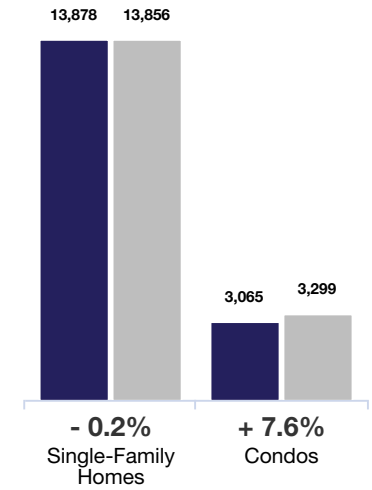
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025

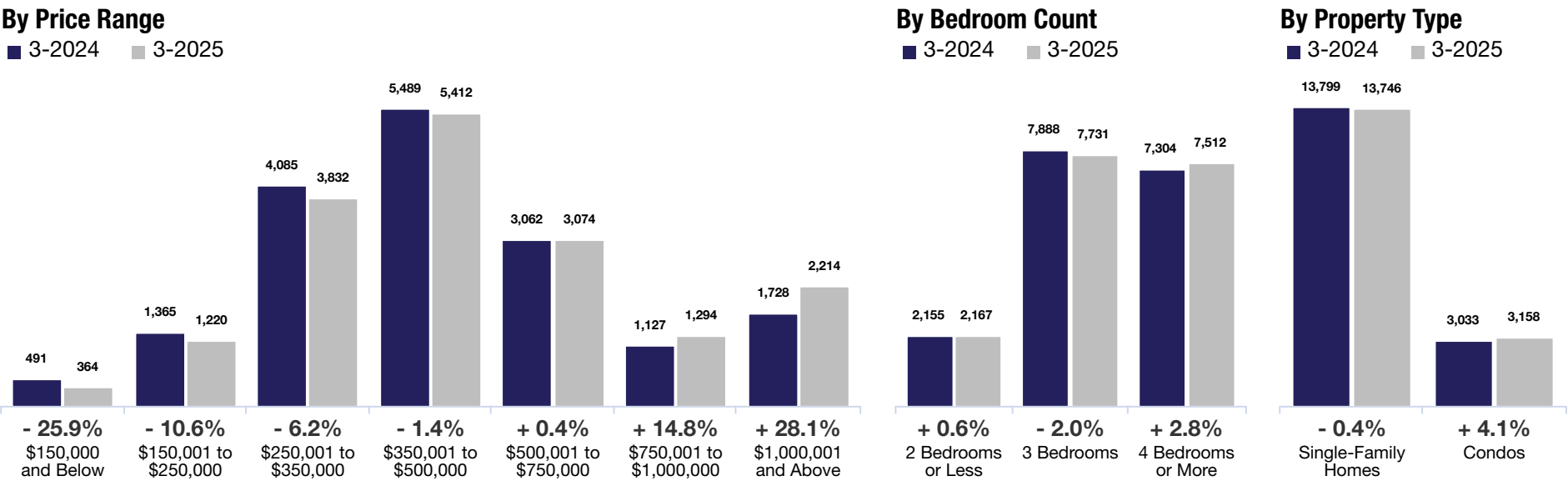


All Properties				Single-Family Homes				Condos			
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change		3-2024	3-2025	Change	
\$150,000 and Below	439	319	- 27.3%	265	202	- 23.8%		39	23	- 41.0%	
\$150,001 to \$250,000	1,347	1,265	- 6.1%	732	651	- 11.1%		441	421	- 4.5%	
\$250,001 to \$350,000	4,006	3,852	- 3.8%	2,791	2,456	- 12.0%		1,060	1,208	+ 14.0%	
\$350,001 to \$500,000	5,567	5,521	- 0.8%	4,771	4,641	- 2.7%		761	817	+ 7.4%	
\$500,001 to \$750,000	3,069	3,149	+ 2.6%	2,689	2,793	+ 3.9%		376	351	- 6.6%	
\$750,001 to \$1,000,000	1,187	1,292	+ 8.8%	1,007	1,104	+ 9.6%		179	185	+ 3.4%	
\$1,000,001 and Above	1,832	2,307	+ 25.9%	1,623	2,009	+ 23.8%		209	294	+ 40.7%	
All Price Ranges	17,447	17,705	+ 1.5%	13,878	13,856	- 0.2%		3,065	3,299	+ 7.6%	
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change		3-2024	3-2025	Change	
2 Bedrooms or Less	2,208	2,219	+ 0.5%	729	770	+ 5.6%		1,381	1,363	- 1.3%	
3 Bedrooms	7,868	7,894	+ 0.3%	6,134	5,972	- 2.6%		1,463	1,628	+ 11.3%	
4 Bedrooms or More	7,371	7,592	+ 3.0%	7,015	7,114	+ 1.4%		221	308	+ 39.4%	
All Bedroom Counts	17,447	17,705	+ 1.5%	13,878	13,856	- 0.2%		3,065	3,299	+ 7.6%	

Closed Sales



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



All Properties				Single-Family Homes				Condos			
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change		3-2024	3-2025	Change	
\$150,000 and Below	491	364	- 25.9%	281	233	- 17.1%		52	32	- 38.5%	
\$150,001 to \$250,000	1,365	1,220	- 10.6%	770	623	- 19.1%		427	422	- 1.2%	
\$250,001 to \$350,000	4,085	3,832	- 6.2%	2,891	2,472	- 14.5%		1,043	1,178	+ 12.9%	
\$350,001 to \$500,000	5,489	5,412	- 1.4%	4,698	4,626	- 1.5%		759	743	- 2.1%	
\$500,001 to \$750,000	3,062	3,074	+ 0.4%	2,662	2,735	+ 2.7%		394	335	- 15.0%	
\$750,001 to \$1,000,000	1,127	1,294	+ 14.8%	972	1,112	+ 14.4%		155	181	+ 16.8%	
\$1,000,001 and Above	1,728	2,214	+ 28.1%	1,525	1,945	+ 27.5%		203	267	+ 31.5%	
All Price Ranges	17,347	17,410	+ 0.4%	13,799	13,746	- 0.4%		3,033	3,158	+ 4.1%	
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change		3-2024	3-2025	Change	
2 Bedrooms or Less	2,155	2,167	+ 0.6%	701	774	+ 10.4%		1,352	1,311	- 3.0%	
3 Bedrooms	7,888	7,731	- 2.0%	6,160	5,893	- 4.3%		1,455	1,565	+ 7.6%	
4 Bedrooms or More	7,304	7,512	+ 2.8%	6,938	7,079	+ 2.0%		226	282	+ 24.8%	
All Bedroom Counts	17,347	17,410	+ 0.4%	13,799	13,746	- 0.4%		3,033	3,158	+ 4.1%	

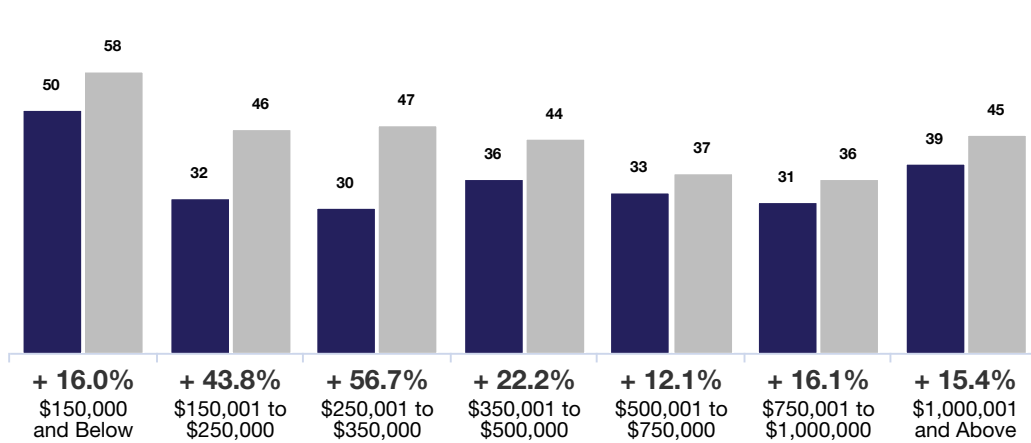
Days On Market Until Sale

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

Based on a rolling 12-month average.

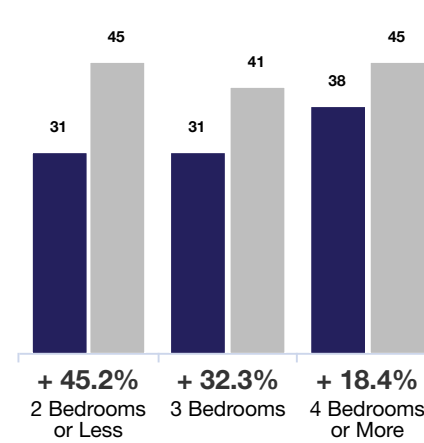
By Price Range

■ 3-2024 ■ 3-2025



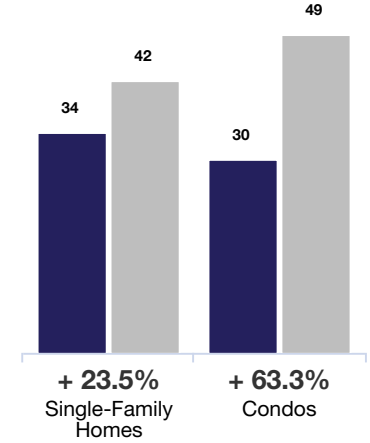
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$150,000 and Below	50	58	+ 16.0%
\$150,001 to \$250,000	32	46	+ 43.8%
\$250,001 to \$350,000	30	47	+ 56.7%
\$350,001 to \$500,000	36	44	+ 22.2%
\$500,001 to \$750,000	33	37	+ 12.1%
\$750,001 to \$1,000,000	31	36	+ 16.1%
\$1,000,001 and Above	39	45	+ 15.4%
All Price Ranges	34	44	+ 29.4%

Single-Family Homes

	3-2024	3-2025	Change
2 Bedrooms or Less	44	60	+ 36.4%
3 Bedrooms	34	47	+ 38.2%
4 Bedrooms or More	29	43	+ 48.3%
	37	44	+ 18.9%
	33	36	+ 9.1%
	31	33	+ 6.5%
	38	46	+ 21.1%
All Single-Family Homes	34	42	+ 23.5%

Condos

	3-2024	3-2025	Change
2 Bedrooms or Less	37	27	- 27.0%
3 Bedrooms	23	42	+ 82.6%
4 Bedrooms or More	30	57	+ 90.0%
	28	41	+ 46.4%
	33	50	+ 51.5%
	32	52	+ 62.5%
	41	41	0.0%
All Condos	30	49	+ 63.3%

By Bedroom Count

	3-2024	3-2025	Change
2 Bedrooms or Less	31	45	+ 45.2%
3 Bedrooms	31	41	+ 32.3%
4 Bedrooms or More	38	45	+ 18.4%
All Bedroom Counts	34	44	+ 29.4%

Single-Family Homes

	3-2024	3-2025	Change
2 Bedrooms or Less	30	42	+ 40.0%
3 Bedrooms	31	38	+ 22.6%
4 Bedrooms or More	37	45	+ 21.6%
All Single-Family Homes	34	42	+ 23.5%

Condos

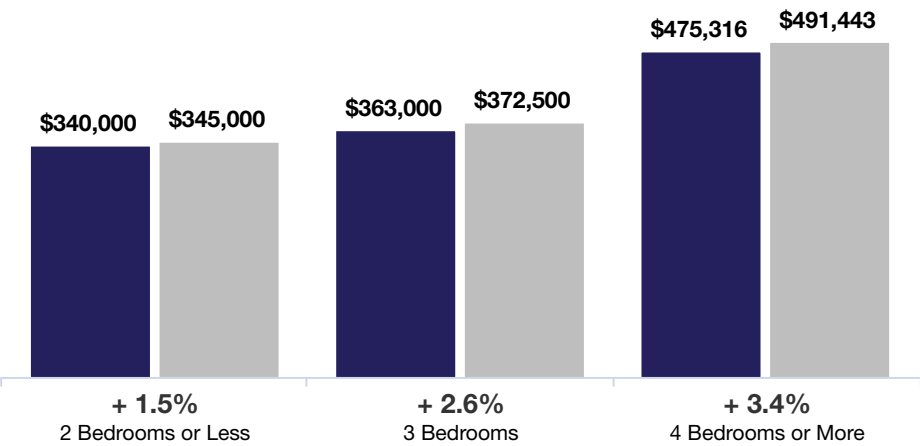
	3-2024	3-2025	Change
2 Bedrooms or Less	27	45	+ 66.7%
3 Bedrooms	31	50	+ 61.3%
4 Bedrooms or More	39	56	+ 43.6%
All Condos	30	49	+ 63.3%

Median Sales Price

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

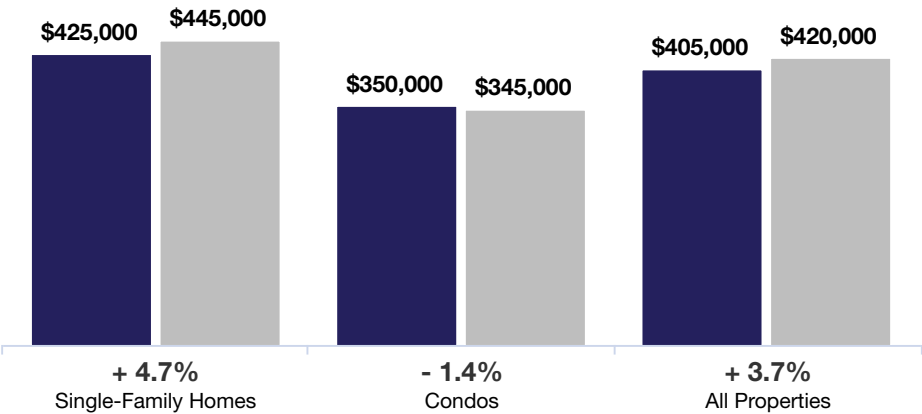
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties				Single-Family Homes			Condos		
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
2 Bedrooms or Less	\$340,000	\$345,000	+ 1.5%	\$400,000	\$400,000	0.0%	\$331,750	\$339,990	+ 2.5%
3 Bedrooms	\$363,000	\$372,500	+ 2.6%	\$369,900	\$385,000	+ 4.1%	\$351,634	\$345,000	- 1.9%
4 Bedrooms or More	\$475,316	\$491,443	+ 3.4%	\$485,000	\$509,190	+ 5.0%	\$424,340	\$384,740	- 9.3%
All Bedroom Counts	\$405,000	\$420,000	+ 3.7%	\$425,000	\$445,000	+ 4.7%	\$350,000	\$345,000	- 1.4%

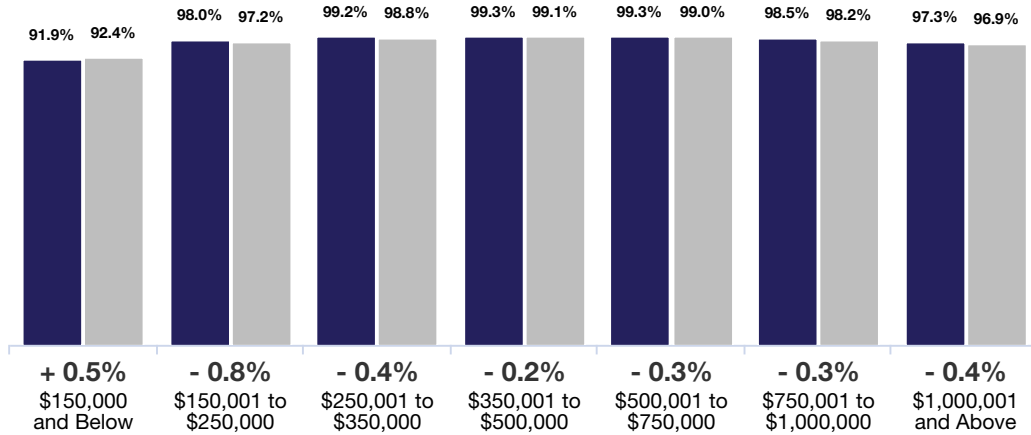
Percent of List Price Received

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.

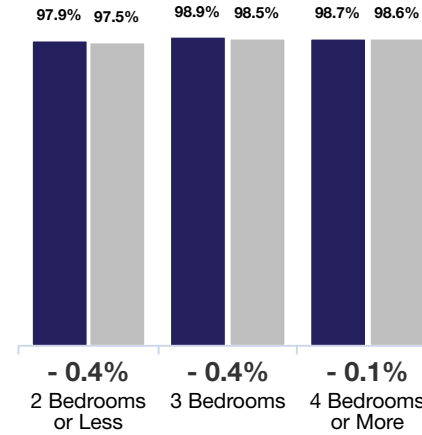
By Price Range

■ 3-2024 ■ 3-2025



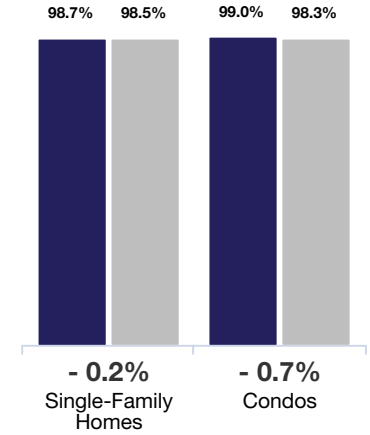
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



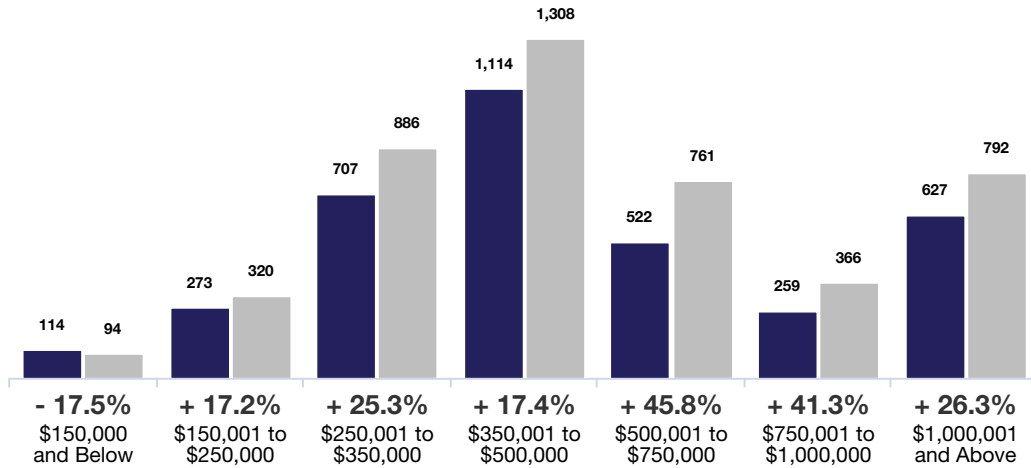
All Properties				Single-Family Homes			Condos		
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
\$150,000 and Below	91.9%	92.4%	+ 0.5%	91.6%	93.2%	+ 1.7%	95.3%	92.2%	- 3.3%
\$150,001 to \$250,000	98.0%	97.2%	- 0.8%	97.5%	96.7%	- 0.8%	98.7%	98.0%	- 0.7%
\$250,001 to \$350,000	99.2%	98.8%	- 0.4%	99.0%	98.8%	- 0.2%	99.5%	99.0%	- 0.5%
\$350,001 to \$500,000	99.3%	99.1%	- 0.2%	99.3%	99.2%	- 0.1%	99.3%	98.6%	- 0.7%
\$500,001 to \$750,000	99.3%	99.0%	- 0.3%	99.4%	99.1%	- 0.3%	98.6%	98.2%	- 0.4%
\$750,001 to \$1,000,000	98.5%	98.2%	- 0.3%	98.4%	98.3%	- 0.1%	99.0%	97.6%	- 1.4%
\$1,000,001 and Above	97.3%	96.9%	- 0.4%	97.3%	97.0%	- 0.3%	97.5%	96.8%	- 0.7%
All Price Ranges	98.7%	98.4%	- 0.3%	98.7%	98.5%	- 0.2%	99.0%	98.3%	- 0.7%
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
2 Bedrooms or Less	97.9%	97.5%	- 0.4%	97.4%	97.7%	+ 0.3%	98.5%	97.8%	- 0.7%
3 Bedrooms	98.9%	98.5%	- 0.4%	98.8%	98.5%	- 0.3%	99.5%	98.8%	- 0.7%
4 Bedrooms or More	98.7%	98.6%	- 0.1%	98.8%	98.6%	- 0.2%	99.0%	98.5%	- 0.5%
All Bedroom Counts	98.7%	98.4%	- 0.3%	98.7%	98.5%	- 0.2%	99.0%	98.3%	- 0.7%

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.**

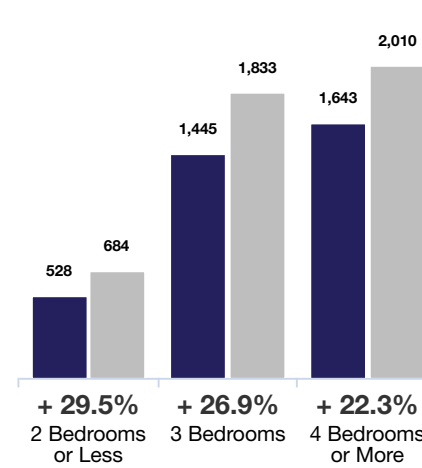
By Price Range

■ 3-2024 ■ 3-2025



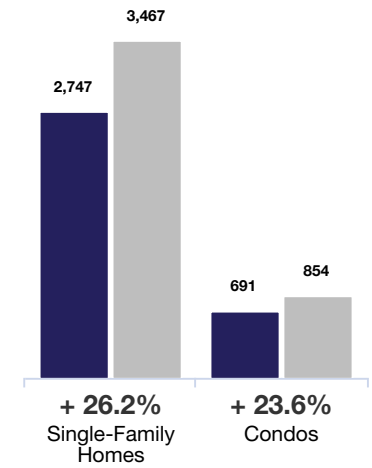
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties				Single-Family Homes			Condos		
By Price Range	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
\$150,000 and Below	114	94	- 17.5%	66	47	- 28.8%	4	7	+ 75.0%
\$150,001 to \$250,000	273	320	+ 17.2%	144	168	+ 16.7%	78	107	+ 37.2%
\$250,001 to \$350,000	707	886	+ 25.3%	448	516	+ 15.2%	207	291	+ 40.6%
\$350,001 to \$500,000	1,114	1,308	+ 17.4%	936	1,067	+ 14.0%	154	206	+ 33.8%
\$500,001 to \$750,000	522	761	+ 45.8%	422	648	+ 53.6%	96	109	+ 13.5%
\$750,001 to \$1,000,000	259	366	+ 41.3%	203	308	+ 51.7%	55	57	+ 3.6%
\$1,000,001 and Above	627	792	+ 26.3%	528	713	+ 35.0%	97	77	- 20.6%
All Price Ranges	3,616	4,527	+ 25.2%	2,747	3,467	+ 26.2%	691	854	+ 23.6%
By Bedroom Count	3-2024	3-2025	Change	3-2024	3-2025	Change	3-2024	3-2025	Change
2 Bedrooms or Less	528	684	+ 29.5%	172	215	+ 25.0%	302	413	+ 36.8%
3 Bedrooms	1,445	1,833	+ 26.9%	1,044	1,361	+ 30.4%	317	384	+ 21.1%
4 Bedrooms or More	1,643	2,010	+ 22.3%	1,531	1,891	+ 23.5%	72	57	- 20.8%
All Bedroom Counts	3,616	4,527	+ 25.2%	2,747	3,467	+ 26.2%	691	854	+ 23.6%

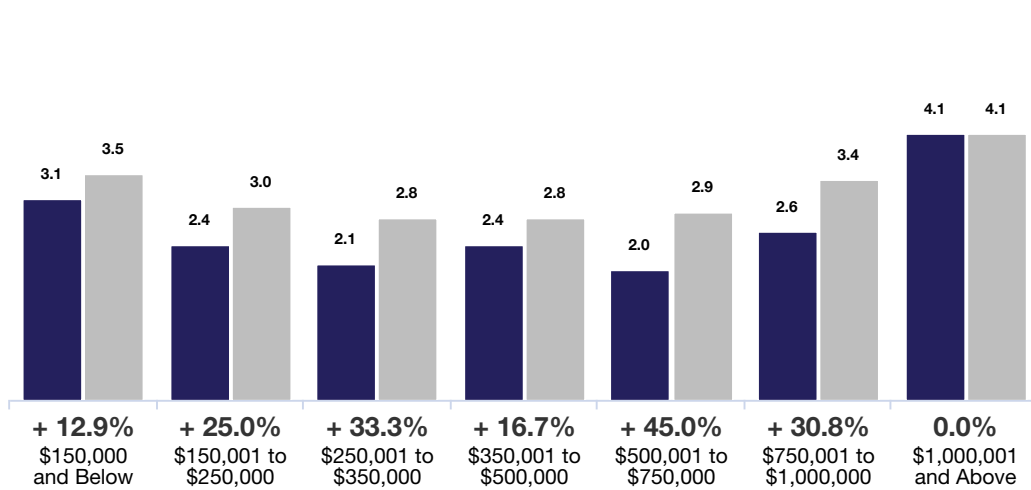
Months Supply of Inventory

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.

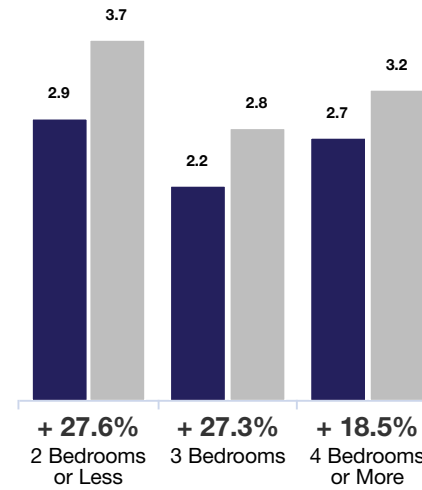
By Price Range

■ 3-2024 ■ 3-2025



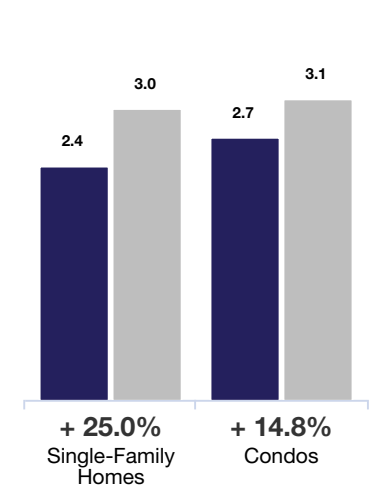
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$150,000 and Below	3.1	3.5	+ 12.9%
\$150,001 to \$250,000	2.4	3.0	+ 25.0%
\$250,001 to \$350,000	2.1	2.8	+ 33.3%
\$350,001 to \$500,000	2.4	2.8	+ 16.7%
\$500,001 to \$750,000	2.0	2.9	+ 45.0%
\$750,001 to \$1,000,000	2.6	3.4	+ 30.8%
\$1,000,001 and Above	4.1	4.1	0.0%
All Price Ranges	2.5	3.1	+ 24.0%

Single-Family Homes

3-2024	3-2025	Change
3.0	2.8	- 6.7%
2.4	3.1	+ 29.2%
1.9	2.5	+ 31.6%
2.4	2.8	+ 16.7%
1.9	2.8	+ 47.4%
2.4	3.3	+ 37.5%
3.9	4.3	+ 10.3%
2.4	3.0	+ 25.0%

Condos

3-2024	3-2025	Change
1.1	3.0	+ 172.7%
2.1	3.0	+ 42.9%
2.3	2.9	+ 26.1%
2.4	3.0	+ 25.0%
3.1	3.7	+ 19.4%
3.7	3.7	0.0%
5.6	3.1	- 44.6%
2.7	3.1	+ 14.8%

By Bedroom Count

3-2024	3-2025	Change
2.9	3.7	+ 27.6%
2.2	2.8	+ 27.3%
2.7	3.2	+ 18.5%
2.5	3.1	+ 24.0%

Single-Family Homes

3-2024	3-2025	Change
2.8	3.4	+ 21.4%
2.0	2.7	+ 35.0%
2.6	3.2	+ 23.1%
2.4	3.0	+ 25.0%

Condos

3-2024	3-2025	Change
2.6	3.6	+ 38.5%
2.6	2.8	+ 7.7%
3.9	2.2	- 43.6%
2.7	3.1	+ 14.8%