

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 Charleston Trident Association of REALTORS® region increased 3.0 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales rose 10.7 percent.

The overall Median Sales Price were up 2.4 percent to \$424,334. The property type with the largest gain was the Single-Family Homes segment, where prices were up 3.8 percent to \$451,730. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 41 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 68 days.

Market-wide, inventory levels improved 16.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 20.2 percent. That amounts to 3.4 months of inventory for Single-Family Homes and 3.7 months of inventory for Condos.

Quick Facts

+ 10.7%	+ 4.6%	+ 2.4%
Price Range with Strongest Sales: \$1,000,001 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	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 Original List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8

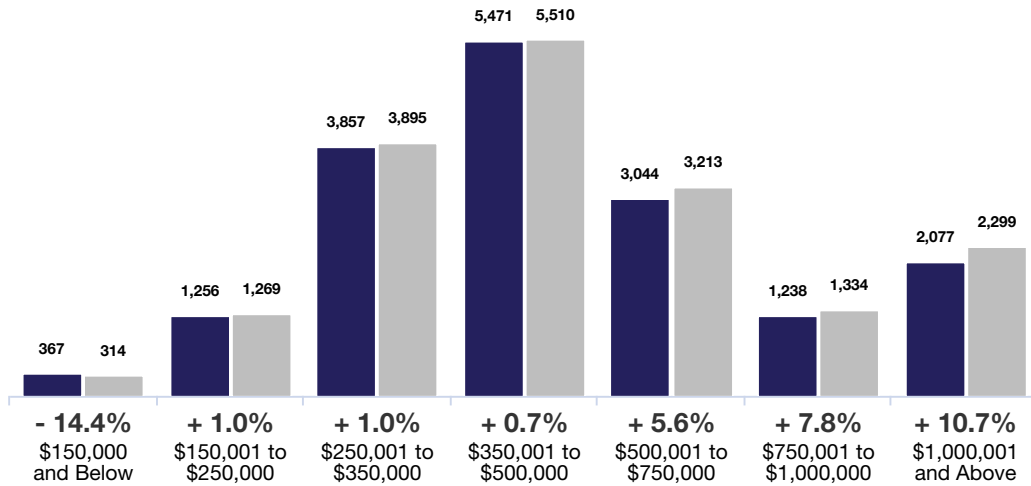


Pending Sales

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

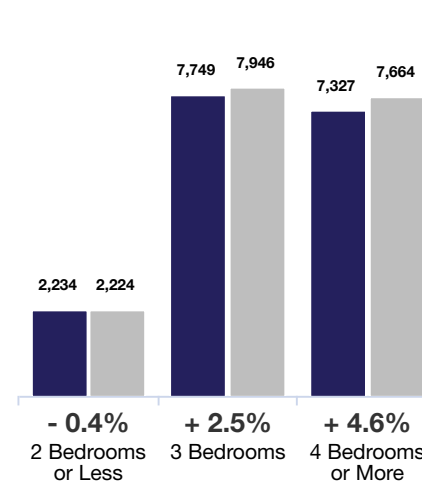
By Price Range

■ 8-2024 ■ 8-2025



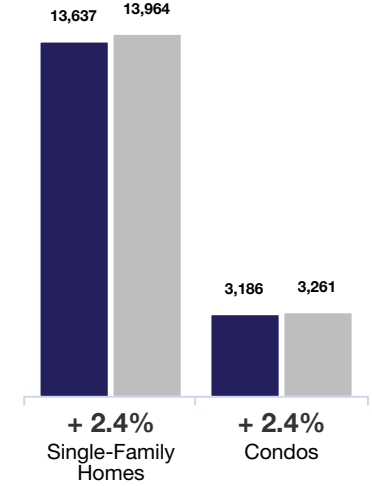
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



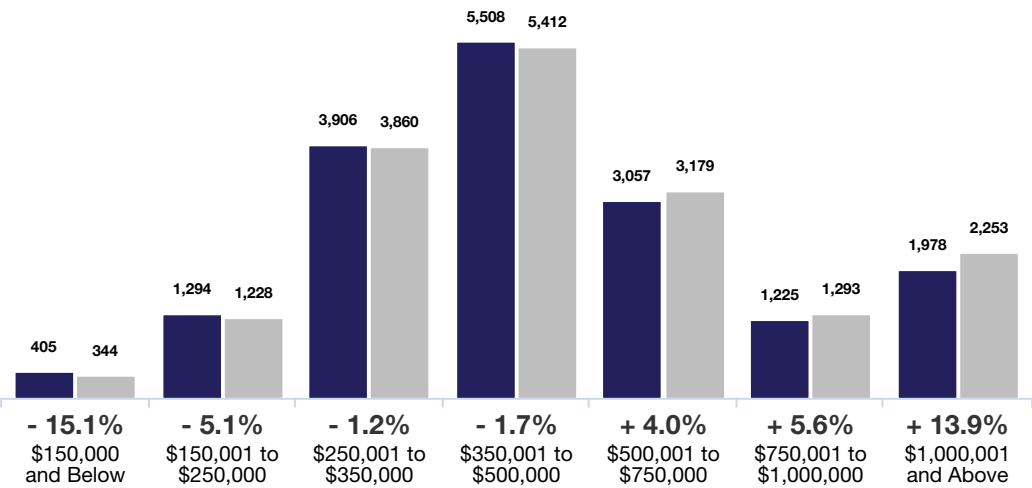
All Properties				Single-Family Homes				Condos			
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change		8-2024	8-2025	Change	
\$150,000 and Below	367	314	- 14.4%	220	185	- 15.9%		32	26	- 18.8%	
\$150,001 to \$250,000	1,256	1,269	+ 1.0%	658	659	+ 0.2%		446	388	- 13.0%	
\$250,001 to \$350,000	3,857	3,895	+ 1.0%	2,558	2,454	- 4.1%		1,125	1,235	+ 9.8%	
\$350,001 to \$500,000	5,471	5,510	+ 0.7%	4,663	4,630	- 0.7%		766	815	+ 6.4%	
\$500,001 to \$750,000	3,044	3,213	+ 5.6%	2,677	2,828	+ 5.6%		365	378	+ 3.6%	
\$750,001 to \$1,000,000	1,238	1,334	+ 7.8%	1,066	1,145	+ 7.4%		171	187	+ 9.4%	
\$1,000,001 and Above	2,077	2,299	+ 10.7%	1,795	2,063	+ 14.9%		281	232	- 17.4%	
All Price Ranges	17,310	17,834	+ 3.0%	13,637	13,964	+ 2.4%		3,186	3,261	+ 2.4%	
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change		8-2024	8-2025	Change	
2 Bedrooms or Less	2,234	2,224	- 0.4%	779	764	- 1.9%		1,367	1,364	- 0.2%	
3 Bedrooms	7,749	7,946	+ 2.5%	5,927	6,032	+ 1.8%		1,565	1,589	+ 1.5%	
4 Bedrooms or More	7,327	7,664	+ 4.6%	6,931	7,168	+ 3.4%		254	308	+ 21.3%	
All Bedroom Counts	17,310	17,834	+ 3.0%	13,637	13,964	+ 2.4%		3,186	3,261	+ 2.4%	

Closed Sales

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

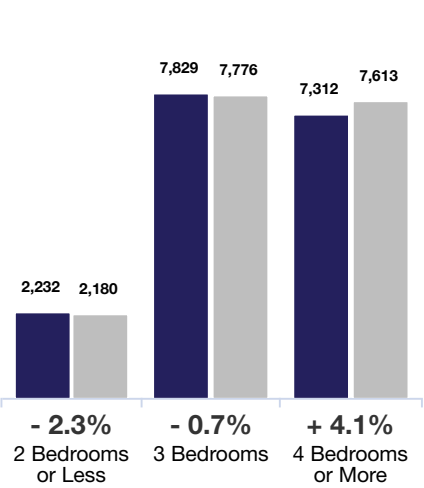
By Price Range

8-2024 8-2025



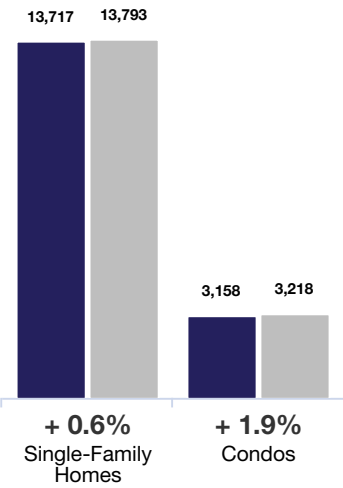
By Bedroom Count

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	405	344	- 15.1%	231	202	- 12.6%	42	38	- 9.5%		
\$150,001 to \$250,000	1,294	1,228	- 5.1%	699	640	- 8.4%	431	402	- 6.7%		
\$250,001 to \$350,000	3,906	3,860	- 1.2%	2,629	2,404	- 8.6%	1,111	1,248	+ 12.3%		
\$350,001 to \$500,000	5,508	5,412	- 1.7%	4,715	4,577	- 2.9%	763	782	+ 2.5%		
\$500,001 to \$750,000	3,057	3,179	+ 4.0%	2,680	2,813	+ 5.0%	373	361	- 3.2%		
\$750,001 to \$1,000,000	1,225	1,293	+ 5.6%	1,052	1,118	+ 6.3%	172	175	+ 1.7%		
\$1,000,001 and Above	1,978	2,253	+ 13.9%	1,711	2,039	+ 19.2%	266	212	- 20.3%		
All Price Ranges	17,373	17,569	+ 1.1%	13,717	13,793	+ 0.6%	3,158	3,218	+ 1.9%		
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	2,232	2,180	- 2.3%	785	751	- 4.3%	1,356	1,347	- 0.7%		
3 Bedrooms	7,829	7,776	- 0.7%	5,994	5,924	- 1.2%	1,566	1,553	- 0.8%		
4 Bedrooms or More	7,312	7,613	+ 4.1%	6,938	7,118	+ 2.6%	236	318	+ 34.7%		
All Bedroom Counts	17,373	17,569	+ 1.1%	13,717	13,793	+ 0.6%	3,158	3,218	+ 1.9%		

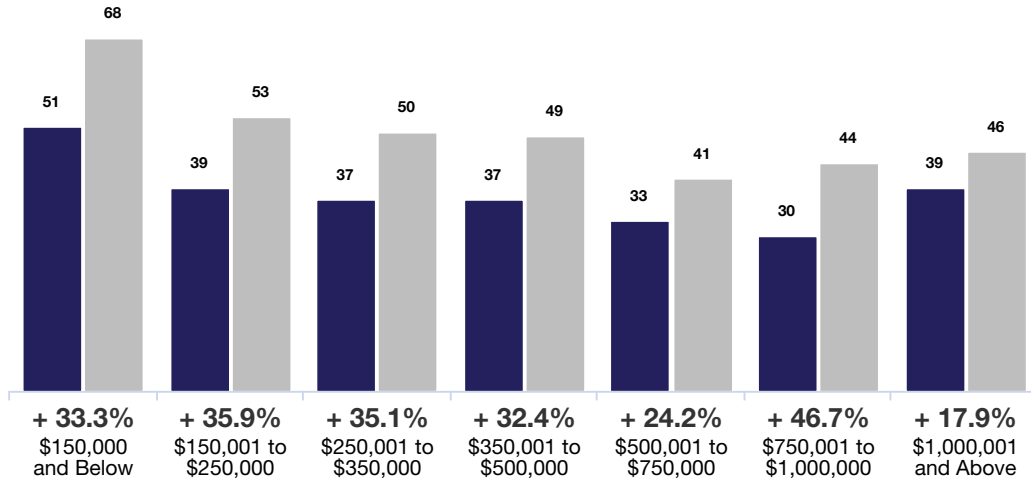
Days On Market Until Sale

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

Based on a rolling 12-month average.

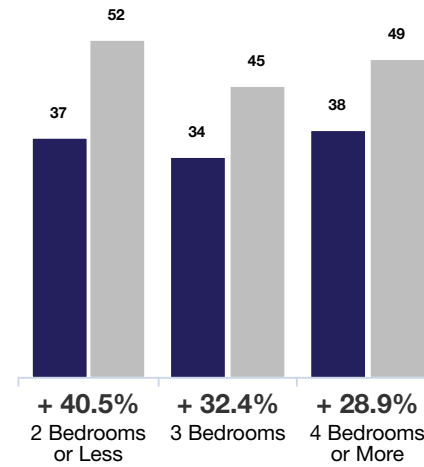
By Price Range

■ 8-2024 ■ 8-2025



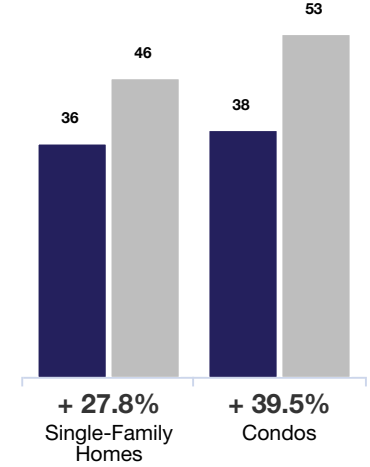
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$150,000 and Below	51	68	+ 33.3%
\$150,001 to \$250,000	39	53	+ 35.9%
\$250,001 to \$350,000	37	50	+ 35.1%
\$350,001 to \$500,000	37	49	+ 32.4%
\$500,001 to \$750,000	33	41	+ 24.2%
\$750,001 to \$1,000,000	30	44	+ 46.7%
\$1,000,001 and Above	39	46	+ 17.9%
All Price Ranges	37	48	+ 29.7%

Single-Family Homes

	8-2024	8-2025	Change
	54	64	+ 18.5%
	40	52	+ 30.0%
	35	46	+ 31.4%
	37	49	+ 32.4%
	33	38	+ 15.2%
	28	42	+ 50.0%
	38	47	+ 23.7%
	36	46	+ 27.8%

Condos

	8-2024	8-2025	Change
	30	46	+ 53.3%
	32	51	+ 59.4%
	43	59	+ 37.2%
	34	43	+ 26.5%
	31	61	+ 96.8%
	44	52	+ 18.2%
	43	40	- 7.0%
	38	53	+ 39.5%

By Bedroom Count	8-2024	8-2025	Change
2 Bedrooms or Less	37	52	+ 40.5%
3 Bedrooms	34	45	+ 32.4%
4 Bedrooms or More	38	49	+ 28.9%
All Bedroom Counts	37	48	+ 29.7%

	8-2024	8-2025	Change
	38	45	+ 18.4%
	33	42	+ 27.3%
	38	49	+ 28.9%
	36	46	+ 27.8%

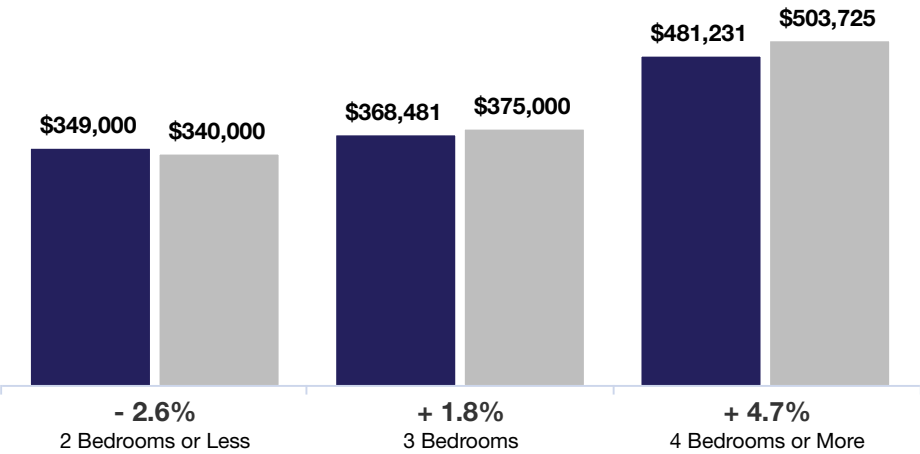
	8-2024	8-2025	Change
	34	53	+ 55.9%
	40	52	+ 30.0%
	45	51	+ 13.3%
	38	53	+ 39.5%

Median Sales Price

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

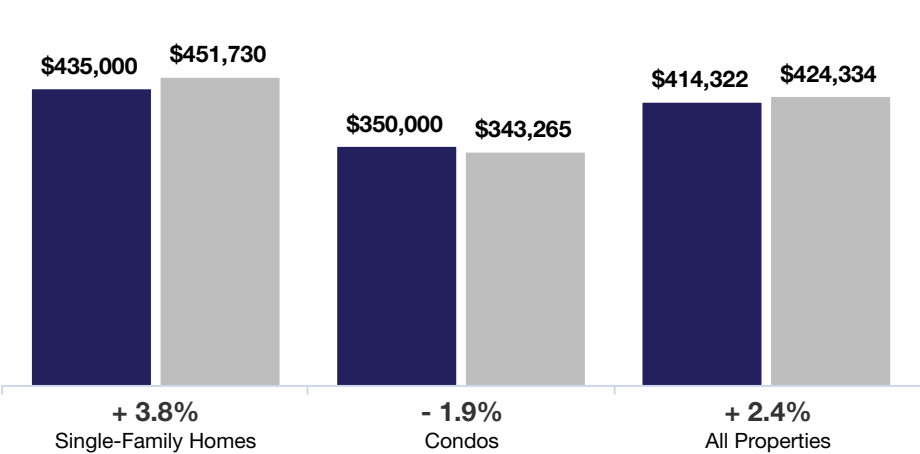
By Bedroom Count

8-2024 8-2025



By Property Type

8-2024 8-2025



All Properties

By Bedroom Count	8-2024	8-2025	Change
2 Bedrooms or Less	\$349,000	\$340,000	- 2.6%
3 Bedrooms	\$368,481	\$375,000	+ 1.8%
4 Bedrooms or More	\$481,231	\$503,725	+ 4.7%
All Bedroom Counts	\$414,322	\$424,334	+ 2.4%

Single-Family Homes

8-2024	8-2025	Change
\$395,000	\$411,002	+ 4.1%
\$378,755	\$389,990	+ 3.0%
\$491,463	\$525,000	+ 6.8%
\$435,000	\$451,730	+ 3.8%

Condos

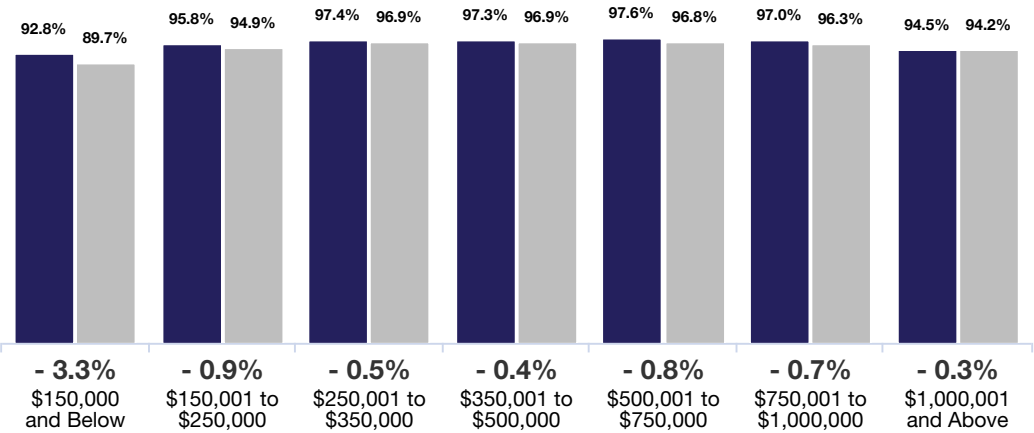
8-2024	8-2025	Change
\$345,000	\$331,000	- 4.1%
\$339,995	\$341,780	+ 0.5%
\$407,480	\$370,000	- 9.2%
\$350,000	\$343,265	- 1.9%

Percent of Original 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.

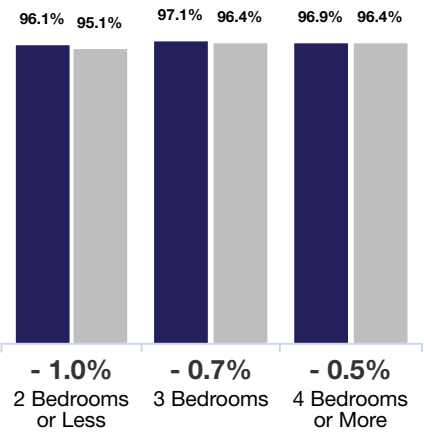
By Price Range

8-2024 8-2025



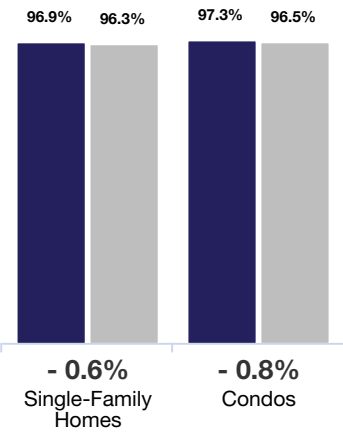
By Bedroom Count

8-2024 8-2025



By Property Type

8-2024 8-2025



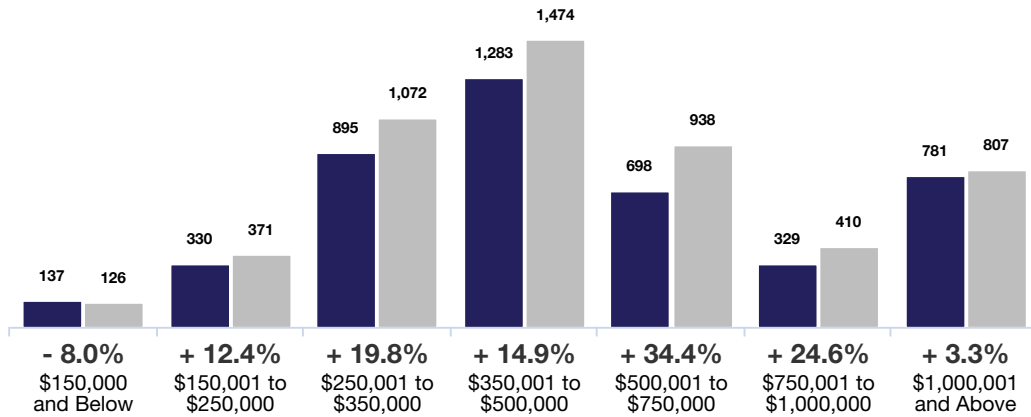
All Properties				Single-Family Homes			Condos		
By Price Range	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
\$150,000 and Below	92.8%	89.7%	- 3.3%	93.8%	91.3%	- 2.7%	96.4%	89.0%	- 7.7%
\$150,001 to \$250,000	95.8%	94.9%	- 0.9%	95.8%	94.7%	- 1.1%	96.7%	95.9%	- 0.8%
\$250,001 to \$350,000	97.4%	96.9%	- 0.5%	97.4%	96.9%	- 0.5%	97.8%	97.1%	- 0.7%
\$350,001 to \$500,000	97.3%	96.9%	- 0.4%	97.3%	97.0%	- 0.3%	97.5%	96.9%	- 0.6%
\$500,001 to \$750,000	97.6%	96.8%	- 0.8%	97.7%	96.9%	- 0.8%	97.1%	96.2%	- 0.9%
\$750,001 to \$1,000,000	97.0%	96.3%	- 0.7%	97.1%	96.5%	- 0.6%	96.9%	95.4%	- 1.5%
\$1,000,001 and Above	94.5%	94.2%	- 0.3%	94.3%	94.2%	- 0.1%	95.9%	94.1%	- 1.9%
All Price Ranges	96.8%	96.2%	- 0.6%	96.9%	96.3%	- 0.6%	97.3%	96.5%	- 0.8%
By Bedroom Count	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	96.1%	95.1%	- 1.0%	95.8%	95.3%	- 0.5%	96.6%	95.4%	- 1.2%
3 Bedrooms	97.1%	96.4%	- 0.7%	97.0%	96.4%	- 0.6%	97.8%	97.2%	- 0.6%
4 Bedrooms or More	96.9%	96.4%	- 0.5%	96.8%	96.4%	- 0.4%	97.3%	97.5%	+ 0.2%
All Bedroom Counts	96.8%	96.2%	- 0.6%	96.9%	96.3%	- 0.6%	97.3%	96.5%	- 0.8%

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.**

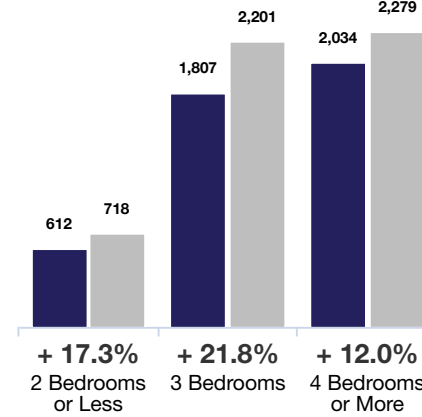
By Price Range

■ 8-2024 ■ 8-2025



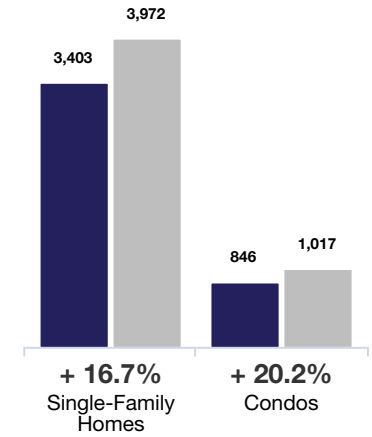
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$150,000 and Below	137	126	- 8.0%
\$150,001 to \$250,000	330	371	+ 12.4%
\$250,001 to \$350,000	895	1,072	+ 19.8%
\$350,001 to \$500,000	1,283	1,474	+ 14.9%
\$500,001 to \$750,000	698	938	+ 34.4%
\$750,001 to \$1,000,000	329	410	+ 24.6%
\$1,000,001 and Above	781	807	+ 3.3%
All Price Ranges	4,453	5,198	+ 16.7%

Single-Family Homes

8-2024	8-2025	Change
85	68	- 20.0%
171	175	+ 2.3%
543	609	+ 12.2%
1,070	1,222	+ 14.2%
577	809	+ 40.2%
273	368	+ 34.8%
684	721	+ 5.4%
3,403	3,972	+ 16.7%

Condos

8-2024	8-2025	Change
8	20	+ 150.0%
94	140	+ 48.9%
294	381	+ 29.6%
182	225	+ 23.6%
118	127	+ 7.6%
56	41	- 26.8%
94	83	- 11.7%
846	1,017	+ 20.2%

By Bedroom Count	8-2024	8-2025	Change
2 Bedrooms or Less	612	718	+ 17.3%
3 Bedrooms	1,807	2,201	+ 21.8%
4 Bedrooms or More	2,034	2,279	+ 12.0%
All Bedroom Counts	4,453	5,198	+ 16.7%

8-2024	8-2025	Change
186	207	+ 11.3%
1,314	1,628	+ 23.9%
1,903	2,137	+ 12.3%
3,403	3,972	+ 16.7%

8-2024	8-2025	Change
375	458	+ 22.1%
393	476	+ 21.1%
78	83	+ 6.4%
846	1,017	+ 20.2%

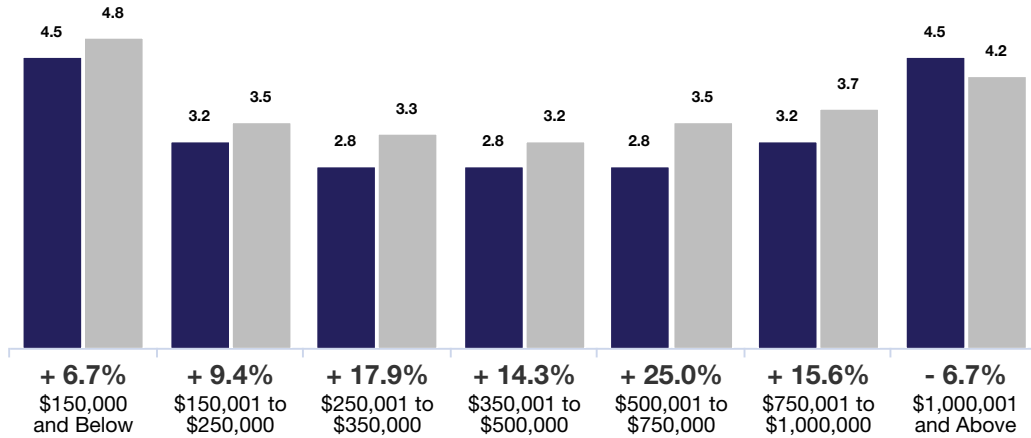
Months Supply of Inventory

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.

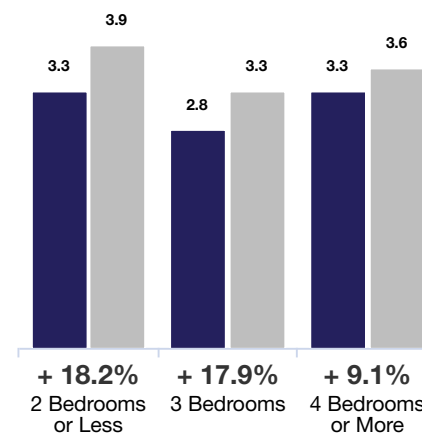
By Price Range

■ 8-2024 ■ 8-2025



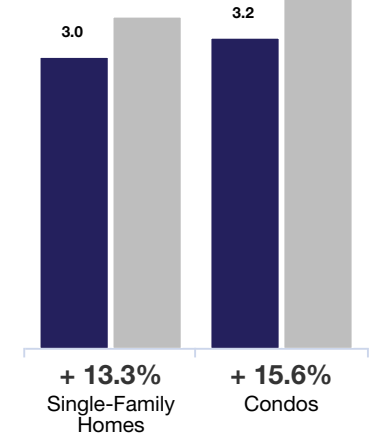
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$150,000 and Below	4.5	4.8	+ 6.7%
\$150,001 to \$250,000	3.2	3.5	+ 9.4%
\$250,001 to \$350,000	2.8	3.3	+ 17.9%
\$350,001 to \$500,000	2.8	3.2	+ 14.3%
\$500,001 to \$750,000	2.8	3.5	+ 25.0%
\$750,001 to \$1,000,000	3.2	3.7	+ 15.6%
\$1,000,001 and Above	4.5	4.2	- 6.7%
All Price Ranges	3.1	3.5	+ 12.9%

Single-Family Homes

	8-2024	8-2025	Change
	4.6	4.4	- 4.3%
	3.1	3.2	+ 3.2%
	2.5	3.0	+ 20.0%
	2.8	3.2	+ 14.3%
	2.6	3.4	+ 30.8%
	3.1	3.9	+ 25.8%
	4.6	4.2	- 8.7%
	3.0	3.4	+ 13.3%

Condos

	8-2024	8-2025	Change
	2.8	7.7	+ 175.0%
	2.5	4.3	+ 72.0%
	3.1	3.7	+ 19.4%
	2.9	3.3	+ 13.8%
	3.9	4.0	+ 2.6%
	3.9	2.6	- 33.3%
	4.0	4.3	+ 7.5%
	3.2	3.7	+ 15.6%

By Bedroom Count

	8-2024	8-2025	Change
2 Bedrooms or Less	3.3	3.9	+ 18.2%
3 Bedrooms	2.8	3.3	+ 17.9%
4 Bedrooms or More	3.3	3.6	+ 9.1%
All Bedroom Counts	3.1	3.5	+ 12.9%

Single-Family Homes

	8-2024	8-2025	Change
	2.9	3.3	+ 13.8%
	2.7	3.2	+ 18.5%
	3.3	3.6	+ 9.1%
	3.0	3.4	+ 13.3%

Condos

	8-2024	8-2025	Change
	3.3	4.0	+ 21.2%
	3.0	3.6	+ 20.0%
	3.7	3.2	- 13.5%
	3.2	3.7	+ 15.6%