

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 Charleston Trident Association of REALTORS® region increased 1.9 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 18.3 percent.

The overall Median Sales Price went up 2.8 percent to \$421,000. The property type with the largest gain was the Single-Family Homes segment, where prices increased 5.6 percent to \$450,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 39 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 65 days.

Market-wide, inventory levels rose 23.1 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale went up 23.5 percent. That amounts to 3.4 months of inventory for Single-Family Homes and 3.4 months of inventory for Condos.

Quick Facts

+ 18.3%	+ 3.1%	+ 5.5%
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

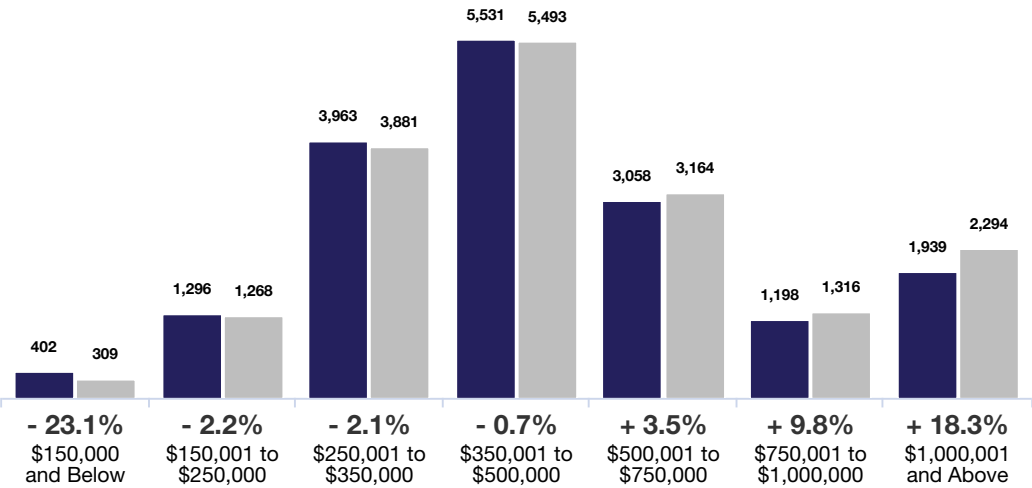


Pending Sales

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

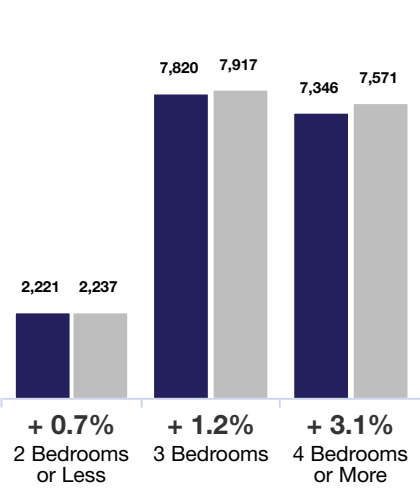
By Price Range

■ 5-2024 ■ 5-2025



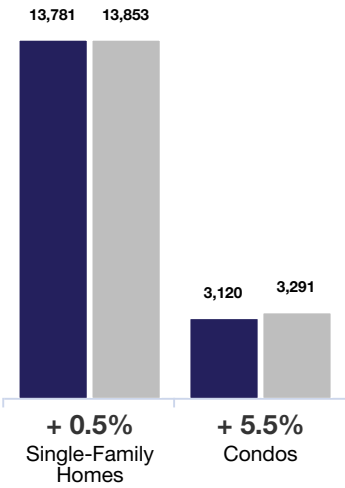
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



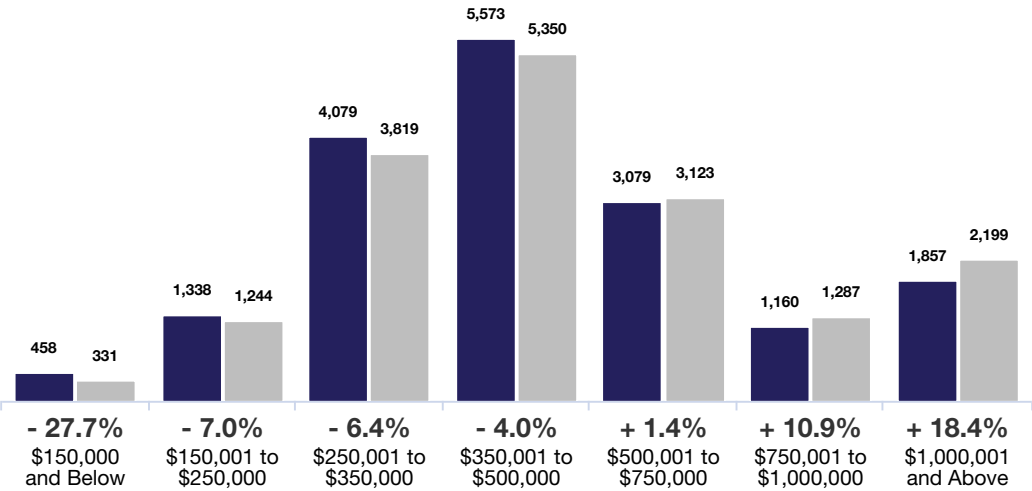
All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	402	309	- 23.1%	241	192	- 20.3%	33	22	- 33.3%
\$150,001 to \$250,000	1,296	1,268	- 2.2%	711	646	- 9.1%	419	419	0.0%
\$250,001 to \$350,000	3,963	3,881	- 2.1%	2,705	2,455	- 9.2%	1,103	1,221	+ 10.7%
\$350,001 to \$500,000	5,531	5,493	- 0.7%	4,723	4,606	- 2.5%	774	820	+ 5.9%
\$500,001 to \$750,000	3,058	3,164	+ 3.5%	2,672	2,804	+ 4.9%	384	354	- 7.8%
\$750,001 to \$1,000,000	1,198	1,316	+ 9.8%	1,029	1,126	+ 9.4%	168	189	+ 12.5%
\$1,000,001 and Above	1,939	2,294	+ 18.3%	1,700	2,024	+ 19.1%	239	266	+ 11.3%
All Price Ranges	17,387	17,725	+ 1.9%	13,781	13,853	+ 0.5%	3,120	3,291	+ 5.5%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	2,221	2,237	+ 0.7%	763	764	+ 0.1%	1,363	1,382	+ 1.4%
3 Bedrooms	7,820	7,917	+ 1.2%	6,048	5,994	- 0.9%	1,524	1,608	+ 5.5%
4 Bedrooms or More	7,346	7,571	+ 3.1%	6,970	7,095	+ 1.8%	233	301	+ 29.2%
All Bedroom Counts	17,387	17,725	+ 1.9%	13,781	13,853	+ 0.5%	3,120	3,291	+ 5.5%

Closed Sales

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

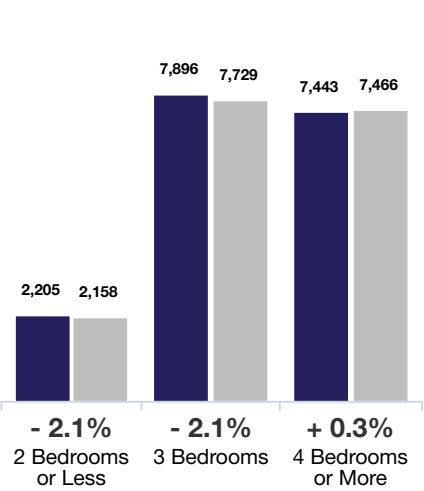
By Price Range

■ 5-2024 ■ 5-2025



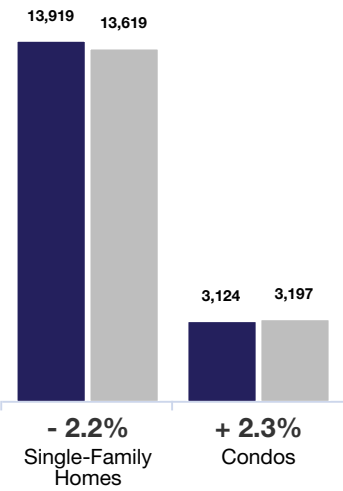
By Bedroom Count

■ 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	458	331	- 27.7%	262	211	- 19.5%	46	28	- 39.1%		
\$150,001 to \$250,000	1,338	1,244	- 7.0%	745	626	- 16.0%	432	419	- 3.0%		
\$250,001 to \$350,000	4,079	3,819	- 6.4%	2,831	2,437	- 13.9%	1,094	1,192	+ 9.0%		
\$350,001 to \$500,000	5,573	5,350	- 4.0%	4,767	4,521	- 5.2%	777	780	+ 0.4%		
\$500,001 to \$750,000	3,079	3,123	+ 1.4%	2,689	2,765	+ 2.8%	384	354	- 7.8%		
\$750,001 to \$1,000,000	1,160	1,287	+ 10.9%	1,003	1,100	+ 9.7%	156	187	+ 19.9%		
\$1,000,001 and Above	1,857	2,199	+ 18.4%	1,622	1,959	+ 20.8%	235	237	+ 0.9%		
All Price Ranges	17,544	17,353	- 1.1%	13,919	13,619	- 2.2%	3,124	3,197	+ 2.3%		
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	2,205	2,158	- 2.1%	740	744	+ 0.5%	1,371	1,336	- 2.6%		
3 Bedrooms	7,896	7,729	- 2.1%	6,112	5,880	- 3.8%	1,513	1,561	+ 3.2%		
4 Bedrooms or More	7,443	7,466	+ 0.3%	7,067	6,995	- 1.0%	240	300	+ 25.0%		
All Bedroom Counts	17,544	17,353	- 1.1%	13,919	13,619	- 2.2%	3,124	3,197	+ 2.3%		

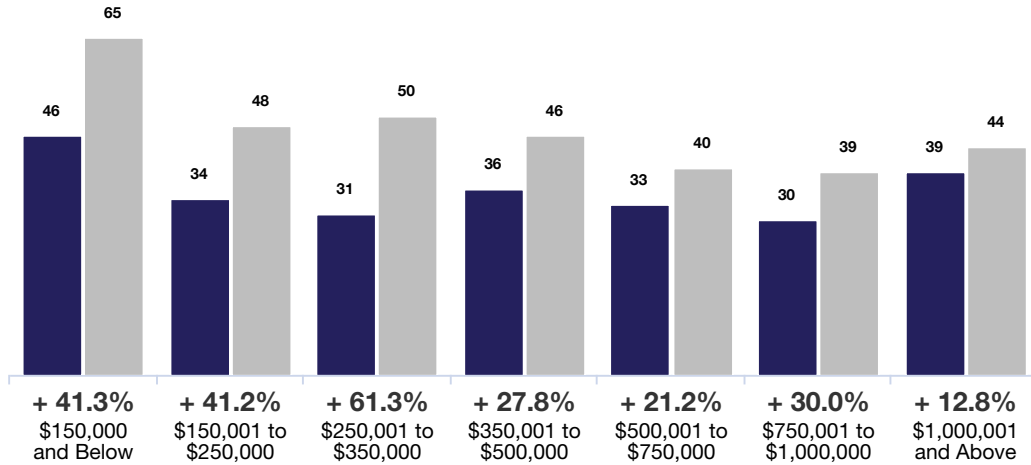
Days On Market Until Sale

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

Based on a rolling 12-month average.

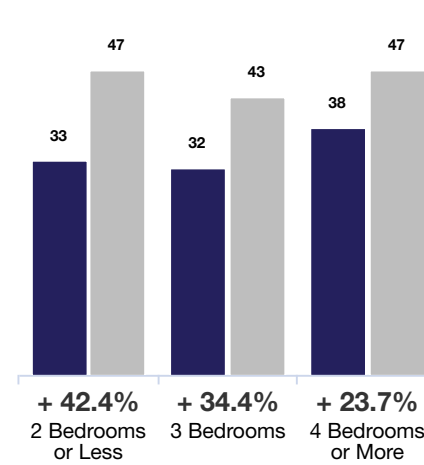
By Price Range

■ 5-2024 ■ 5-2025



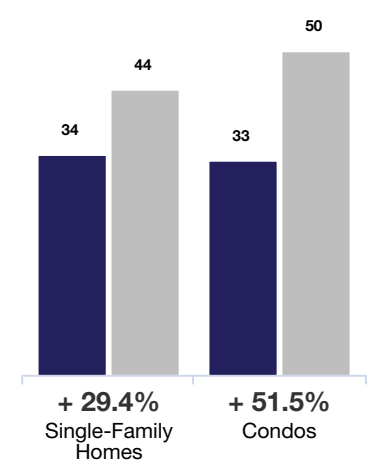
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range	5-2024	5-2025	Change
\$150,000 and Below	46	65	+ 41.3%
\$150,001 to \$250,000	34	48	+ 41.2%
\$250,001 to \$350,000	31	50	+ 61.3%
\$350,001 to \$500,000	36	46	+ 27.8%
\$500,001 to \$750,000	33	40	+ 21.2%
\$750,001 to \$1,000,000	30	39	+ 30.0%
\$1,000,001 and Above	39	44	+ 12.8%
All Price Ranges	34	45	+ 32.4%

Single-Family Homes

5-2024	5-2025	Change	5-2024	5-2025	Change
47	65	+ 38.3%	27	33	+ 22.2%
35	48	+ 37.1%	27	44	+ 63.0%
29	45	+ 55.2%	35	59	+ 68.6%
37	46	+ 24.3%	30	42	+ 40.0%
33	38	+ 15.2%	32	57	+ 78.1%
29	38	+ 31.0%	41	47	+ 14.6%
38	45	+ 18.4%	44	37	- 15.9%
34	44	+ 29.4%	33	50	+ 51.5%

Condos

By Bedroom Count	5-2024	5-2025	Change
2 Bedrooms or Less	33	47	+ 42.4%
3 Bedrooms	32	43	+ 34.4%
4 Bedrooms or More	38	47	+ 23.7%
All Bedroom Counts	34	45	+ 32.4%

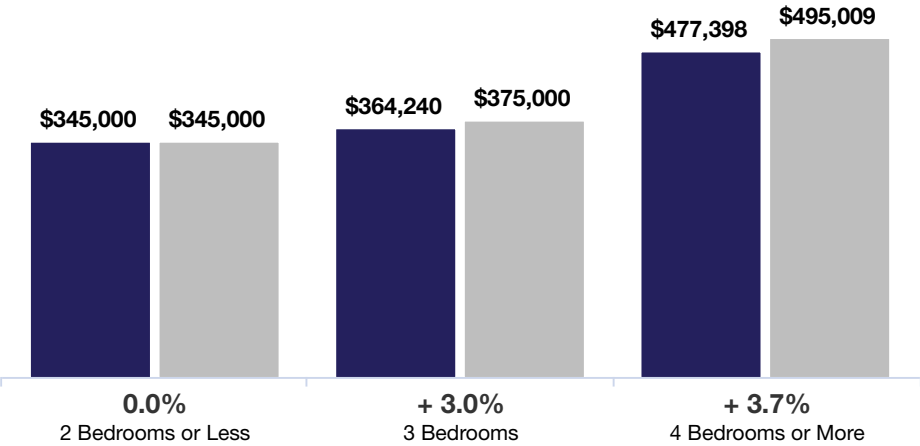
5-2024	5-2025	Change	5-2024	5-2025	Change
33	43	+ 30.3%	30	48	+ 60.0%
31	41	+ 32.3%	35	51	+ 45.7%
37	47	+ 27.0%	41	54	+ 31.7%
34	44	+ 29.4%	33	50	+ 51.5%

Median Sales Price

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

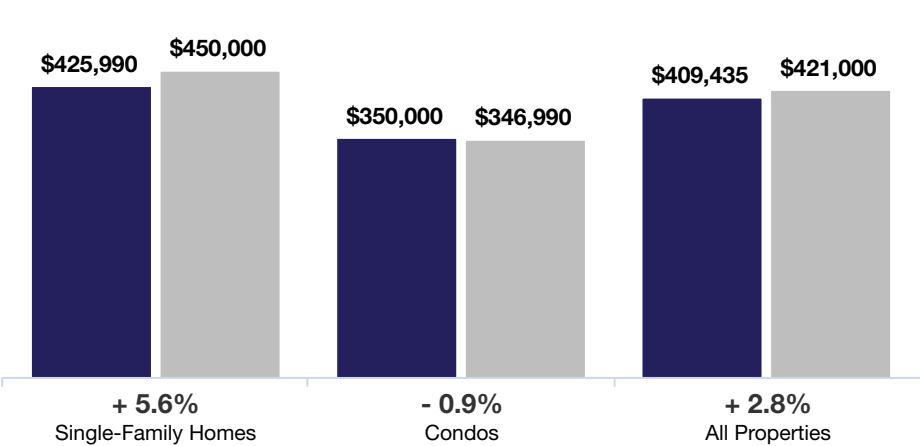
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties			
By Bedroom Count	5-2024	5-2025	Change
2 Bedrooms or Less	\$345,000	\$345,000	0.0%
3 Bedrooms	\$364,240	\$375,000	+ 3.0%
4 Bedrooms or More	\$477,398	\$495,009	+ 3.7%
All Bedroom Counts	\$409,435	\$421,000	+ 2.8%

Single-Family Homes			Condos		
5-2024	5-2025	Change	5-2024	5-2025	Change
\$399,000	\$412,000	+ 3.3%	\$335,000	\$337,000	+ 0.6%
\$370,000	\$387,745	+ 4.8%	\$345,000	\$345,000	0.0%
\$486,000	\$515,000	+ 6.0%	\$415,000	\$383,212	- 7.7%
\$425,990	\$450,000	+ 5.6%	\$350,000	\$346,990	- 0.9%

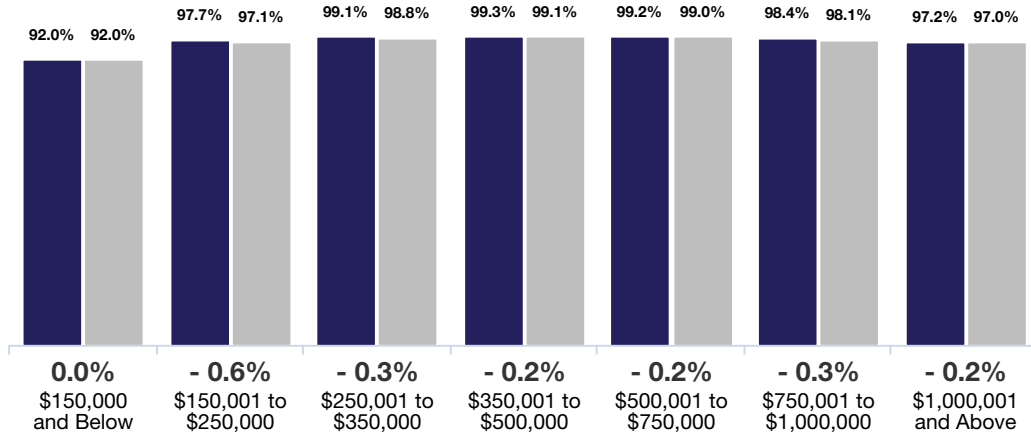
Percent of List Price Received

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.

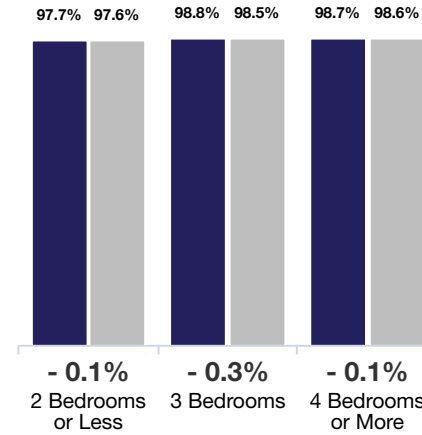
By Price Range

■ 5-2024 ■ 5-2025



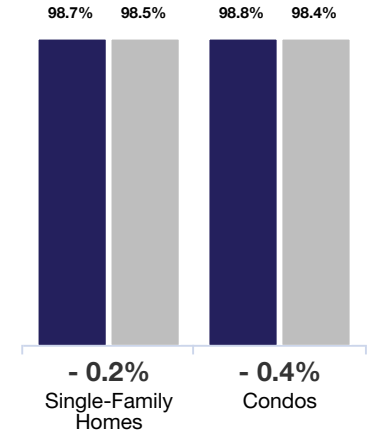
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



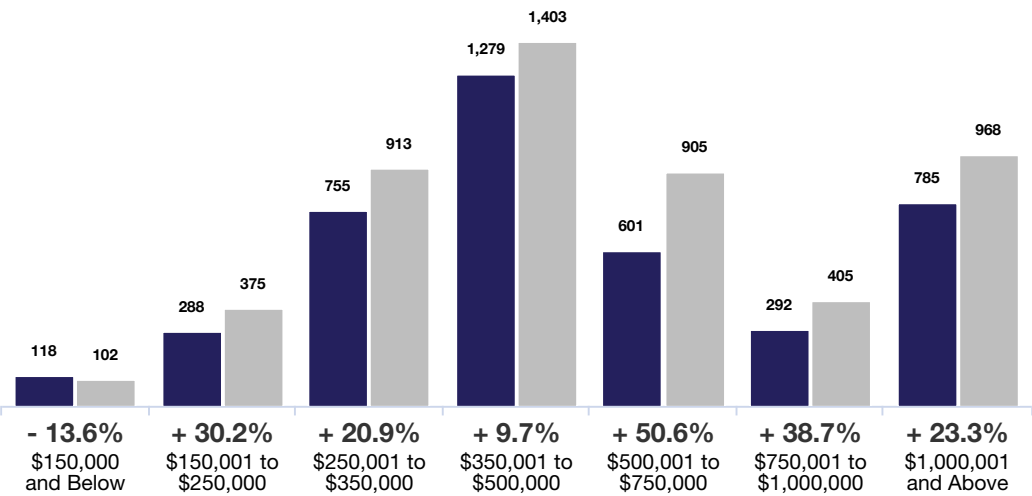
All Properties				Single-Family Homes			Condos		
By Price Range	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$150,000 and Below	92.0%	92.0%	0.0%	91.7%	92.2%	+ 0.5%	93.6%	92.9%	- 0.7%
\$150,001 to \$250,000	97.7%	97.1%	- 0.6%	97.3%	96.3%	- 1.0%	98.4%	98.3%	- 0.1%
\$250,001 to \$350,000	99.1%	98.8%	- 0.3%	98.9%	98.9%	0.0%	99.5%	98.8%	- 0.7%
\$350,001 to \$500,000	99.3%	99.1%	- 0.2%	99.3%	99.2%	- 0.1%	99.2%	98.6%	- 0.6%
\$500,001 to \$750,000	99.2%	99.0%	- 0.2%	99.3%	99.1%	- 0.2%	98.5%	98.2%	- 0.3%
\$750,001 to \$1,000,000	98.4%	98.1%	- 0.3%	98.4%	98.2%	- 0.2%	98.6%	97.7%	- 0.9%
\$1,000,001 and Above	97.2%	97.0%	- 0.2%	97.2%	97.0%	- 0.2%	97.4%	96.8%	- 0.6%
All Price Ranges	98.6%	98.4%	- 0.2%	98.7%	98.5%	- 0.2%	98.8%	98.4%	- 0.4%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	97.7%	97.6%	- 0.1%	97.5%	97.8%	+ 0.3%	98.3%	97.9%	- 0.4%
3 Bedrooms	98.8%	98.5%	- 0.3%	98.7%	98.5%	- 0.2%	99.4%	98.7%	- 0.7%
4 Bedrooms or More	98.7%	98.6%	- 0.1%	98.7%	98.6%	- 0.1%	98.7%	98.8%	+ 0.1%
All Bedroom Counts	98.6%	98.4%	- 0.2%	98.7%	98.5%	- 0.2%	98.8%	98.4%	- 0.4%

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.**

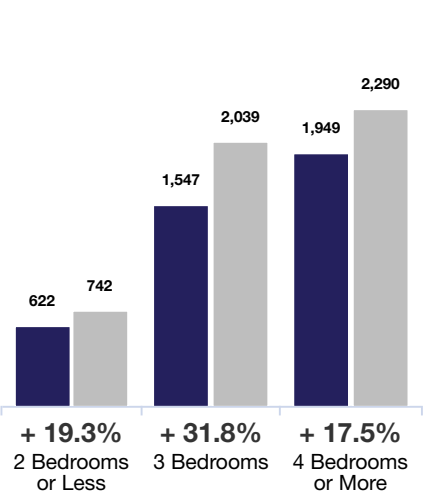
By Price Range

■ 5-2024 ■ 5-2025



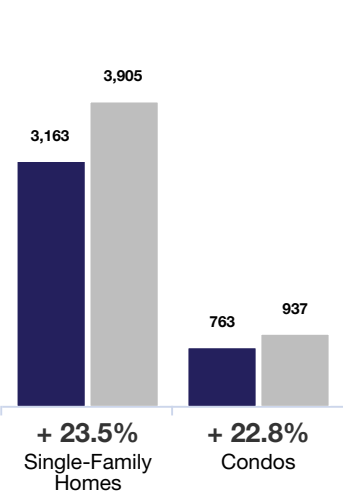
By Bedroom Count

■ 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	118	102	- 13.6%	71	45	- 36.6%	6	15	+ 150.0%
\$150,001 to \$250,000	288	375	+ 30.2%	125	184	+ 47.2%	104	137	+ 31.7%
\$250,001 to \$350,000	755	913	+ 20.9%	472	523	+ 10.8%	228	311	+ 36.4%
\$350,001 to \$500,000	1,279	1,403	+ 9.7%	1,090	1,167	+ 7.1%	161	192	+ 19.3%
\$500,001 to \$750,000	601	905	+ 50.6%	497	770	+ 54.9%	99	130	+ 31.3%
\$750,001 to \$1,000,000	292	405	+ 38.7%	237	357	+ 50.6%	55	46	- 16.4%
\$1,000,001 and Above	785	968	+ 23.3%	671	859	+ 28.0%	110	106	- 3.6%
All Price Ranges	4,118	5,071	+ 23.1%	3,163	3,905	+ 23.5%	763	937	+ 22.8%
By Bedroom Count	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	622	742	+ 19.3%	187	221	+ 18.2%	380	462	+ 21.6%
3 Bedrooms	1,547	2,039	+ 31.8%	1,143	1,532	+ 34.0%	309	403	+ 30.4%
4 Bedrooms or More	1,949	2,290	+ 17.5%	1,833	2,152	+ 17.4%	74	72	- 2.7%
All Bedroom Counts	4,118	5,071	+ 23.1%	3,163	3,905	+ 23.5%	763	937	+ 22.8%

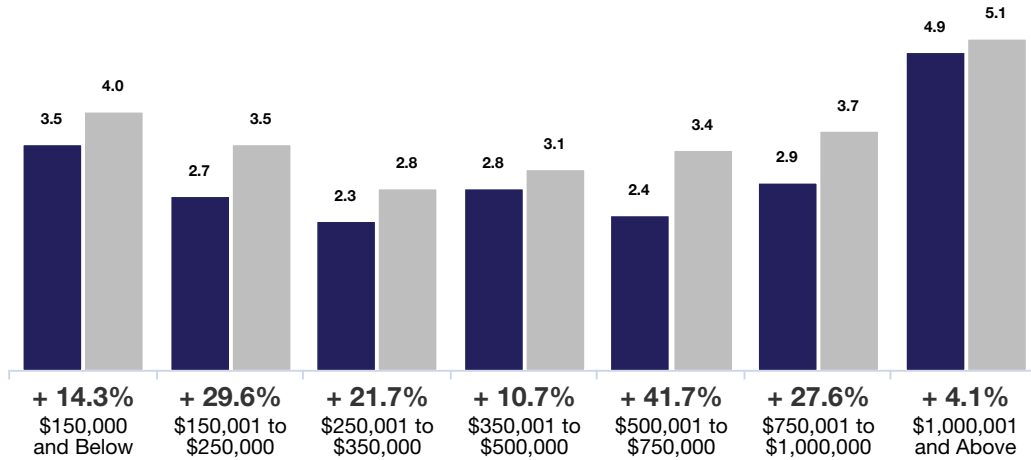
Months Supply of Inventory

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.

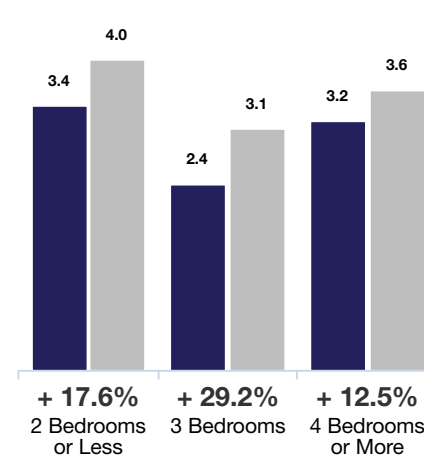
By Price Range

■ 5-2024 ■ 5-2025



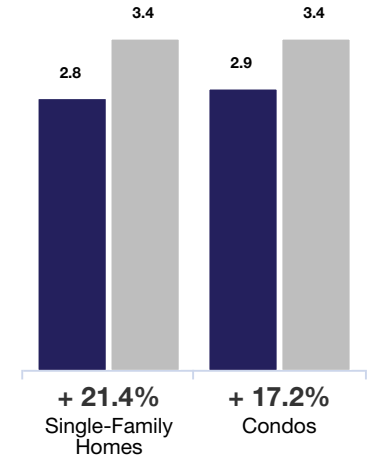
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range	5-2024	5-2025	Change
\$150,000 and Below	3.5	4.0	+ 14.3%
\$150,001 to \$250,000	2.7	3.5	+ 29.6%
\$250,001 to \$350,000	2.3	2.8	+ 21.7%
\$350,001 to \$500,000	2.8	3.1	+ 10.7%
\$500,001 to \$750,000	2.4	3.4	+ 41.7%
\$750,001 to \$1,000,000	2.9	3.7	+ 27.6%
\$1,000,001 and Above	4.9	5.1	+ 4.1%
All Price Ranges	2.8	3.4	+ 21.4%

Single-Family Homes

5-2024	5-2025	Change
3.5	2.8	- 20.0%
2.1	3.4	+ 61.9%
2.1	2.6	+ 23.8%
2.8	3.0	+ 7.1%
2.2	3.3	+ 50.0%
2.8	3.8	+ 35.7%
4.7	5.1	+ 8.5%
2.8	3.4	+ 21.4%

Condos

5-2024	5-2025	Change
2.0	6.8	+ 240.0%
3.0	3.9	+ 30.0%
2.5	3.1	+ 24.0%
2.5	2.8	+ 12.0%
3.1	4.4	+ 41.9%
3.9	2.9	- 25.6%
5.5	4.8	- 12.7%
2.9	3.4	+ 17.2%

By Bedroom Count

5-2024	5-2025	Change
3.4	4.0	+ 17.6%
2.4	3.1	+ 29.2%
3.2	3.6	+ 12.5%
2.8	3.4	+ 21.4%

Single-Family Homes

5-2024	5-2025	Change
2.9	3.5	+ 20.7%
2.3	3.1	+ 34.8%
3.2	3.6	+ 12.5%
2.8	3.4	+ 21.4%

Condos

5-2024	5-2025	Change
3.3	4.0	+ 21.2%
2.4	3.0	+ 25.0%
3.8	2.9	- 23.7%
2.9	3.4	+ 17.2%