

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2025

U.S. new-home sales jumped 7.4% month-over-month and 6.0% year-over-year to a seasonally adjusted annual rate of 724,000 units, according to the U.S. Census Bureau. The median sales price for new homes decreased 1.9% from the previous month to \$403,600, down 7.5% from one year earlier. There were 503,000 new homes available for sale heading into April, for an 8.3-month supply at the current sales pace. For the 12-month period spanning May 2024 through April 2025, Pending Sales in the Charleston Trident Association of REALTORS® region was up 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 22.5 percent.

The overall Median Sales Price improved 3.1 percent to \$420,000. The property type with the largest gain was the Single-Family Homes segment, where prices improved 5.4 percent to \$447,889. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 37 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 63 days.

Market-wide, inventory levels rose 28.6 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale went up 30.8 percent. That amounts to 3.2 months of inventory for Single-Family Homes and 3.3 months of inventory for Condos.

Quick Facts

+ 22.5%	+ 3.0%	+ 7.0%
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

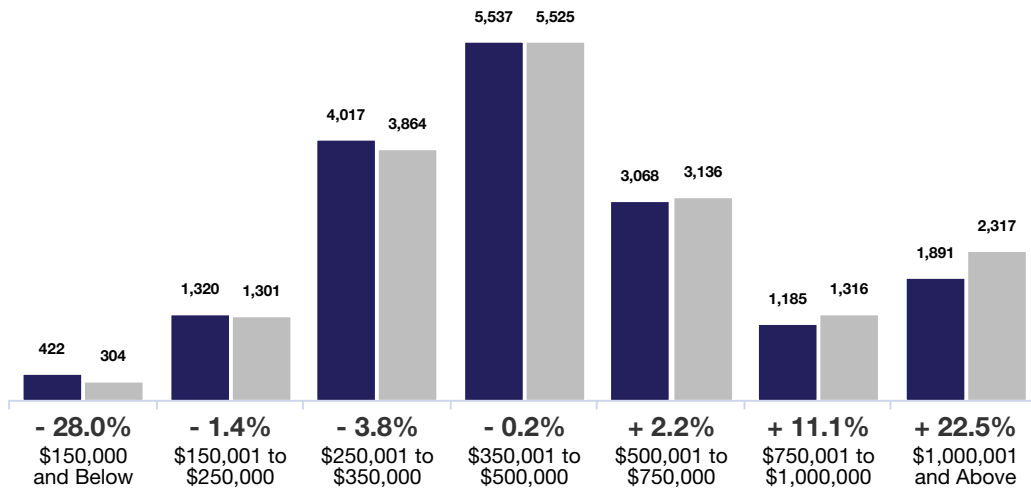


Pending Sales

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

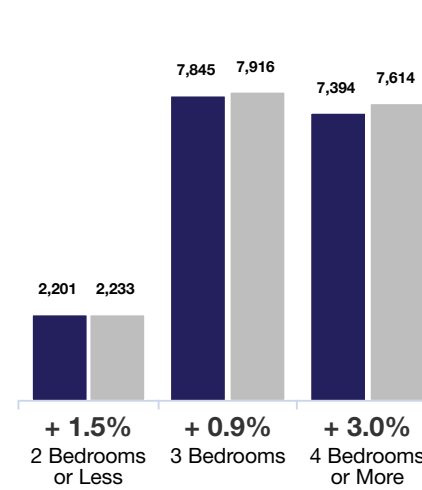
By Price Range

■ 4-2024 ■ 4-2025



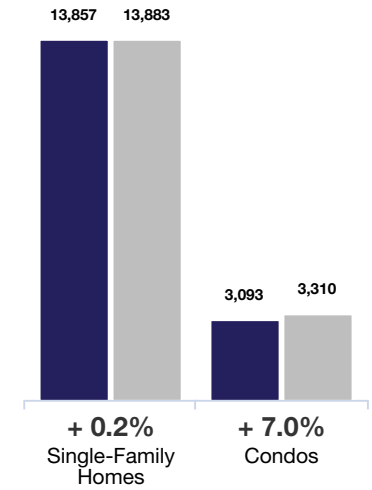
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



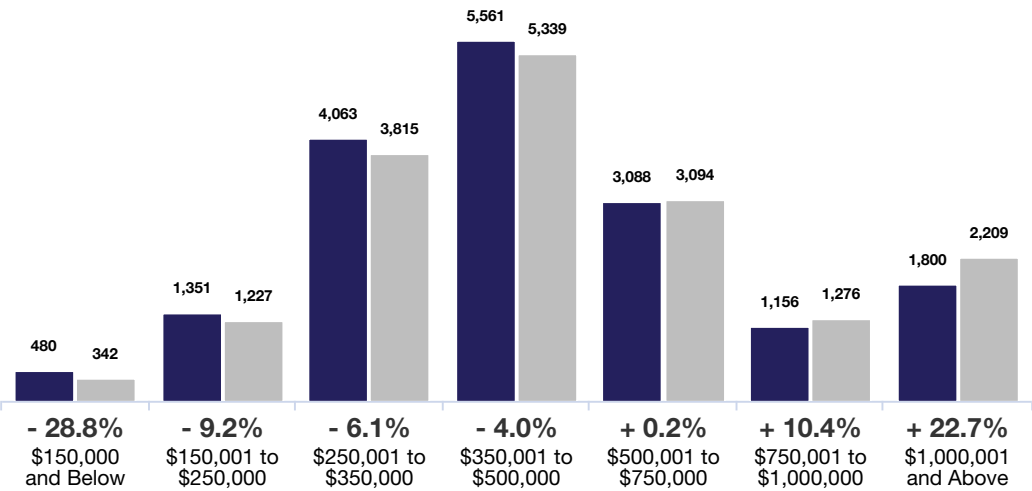
All Properties				Single-Family Homes				Condos			
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change		4-2024	4-2025	Change	
\$150,000 and Below	422	304	- 28.0%	252	191	- 24.2%		34	24	- 29.4%	
\$150,001 to \$250,000	1,320	1,301	- 1.4%	720	664	- 7.8%		435	432	- 0.7%	
\$250,001 to \$350,000	4,017	3,864	- 3.8%	2,775	2,445	- 11.9%		1,090	1,220	+ 11.9%	
\$350,001 to \$500,000	5,537	5,525	- 0.2%	4,740	4,653	- 1.8%		765	807	+ 5.5%	
\$500,001 to \$750,000	3,068	3,136	+ 2.2%	2,689	2,780	+ 3.4%		375	350	- 6.7%	
\$750,001 to \$1,000,000	1,185	1,316	+ 11.1%	1,009	1,124	+ 11.4%		175	190	+ 8.6%	
\$1,000,001 and Above	1,891	2,317	+ 22.5%	1,672	2,026	+ 21.2%		219	287	+ 31.1%	
All Price Ranges	17,440	17,763	+ 1.9%	13,857	13,883	+ 0.2%		3,093	3,310	+ 7.0%	
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change		4-2024	4-2025	Change	
2 Bedrooms or Less	2,201	2,233	+ 1.5%	746	757	+ 1.5%		1,358	1,387	+ 2.1%	
3 Bedrooms	7,845	7,916	+ 0.9%	6,079	5,995	- 1.4%		1,504	1,623	+ 7.9%	
4 Bedrooms or More	7,394	7,614	+ 3.0%	7,032	7,131	+ 1.4%		231	300	+ 29.9%	
All Bedroom Counts	17,440	17,763	+ 1.9%	13,857	13,883	+ 0.2%		3,093	3,310	+ 7.0%	

Closed Sales

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

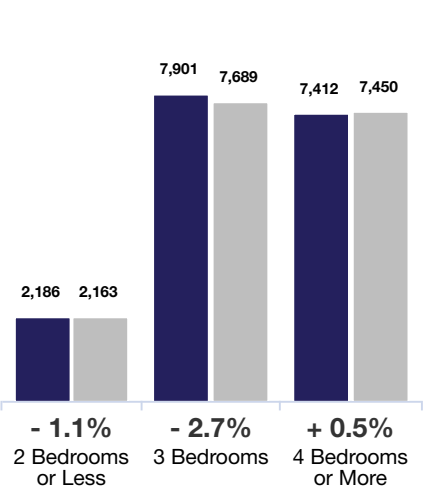
By Price Range

4-2024 4-2025



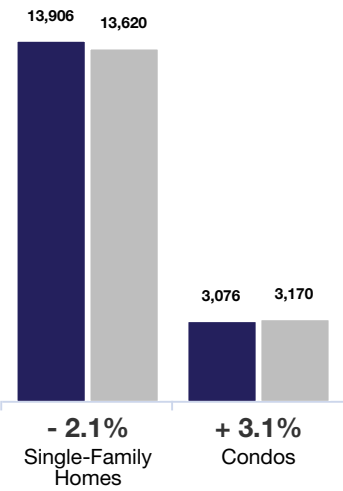
By Bedroom Count

4-2024 4-2025



By Property Type

4-2024 4-2025



All Properties				Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	480	342	- 28.8%	275	217	- 21.1%	48	33	- 31.2%
\$150,001 to \$250,000	1,351	1,227	- 9.2%	752	628	- 16.5%	431	411	- 4.6%
\$250,001 to \$350,000	4,063	3,815	- 6.1%	2,843	2,446	- 14.0%	1,064	1,190	+ 11.8%
\$350,001 to \$500,000	5,561	5,339	- 4.0%	4,770	4,535	- 4.9%	761	759	- 0.3%
\$500,001 to \$750,000	3,088	3,094	+ 0.2%	2,694	2,746	+ 1.9%	388	344	- 11.3%
\$750,001 to \$1,000,000	1,156	1,276	+ 10.4%	990	1,096	+ 10.7%	166	179	+ 7.8%
\$1,000,001 and Above	1,800	2,209	+ 22.7%	1,582	1,952	+ 23.4%	218	254	+ 16.5%
All Price Ranges	17,499	17,302	- 1.1%	13,906	13,620	- 2.1%	3,076	3,170	+ 3.1%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	2,186	2,163	- 1.1%	714	768	+ 7.6%	1,372	1,315	- 4.2%
3 Bedrooms	7,901	7,689	- 2.7%	6,147	5,855	- 4.8%	1,477	1,560	+ 5.6%
4 Bedrooms or More	7,412	7,450	+ 0.5%	7,045	6,997	- 0.7%	227	295	+ 30.0%
All Bedroom Counts	17,499	17,302	- 1.1%	13,906	13,620	- 2.1%	3,076	3,170	+ 3.1%

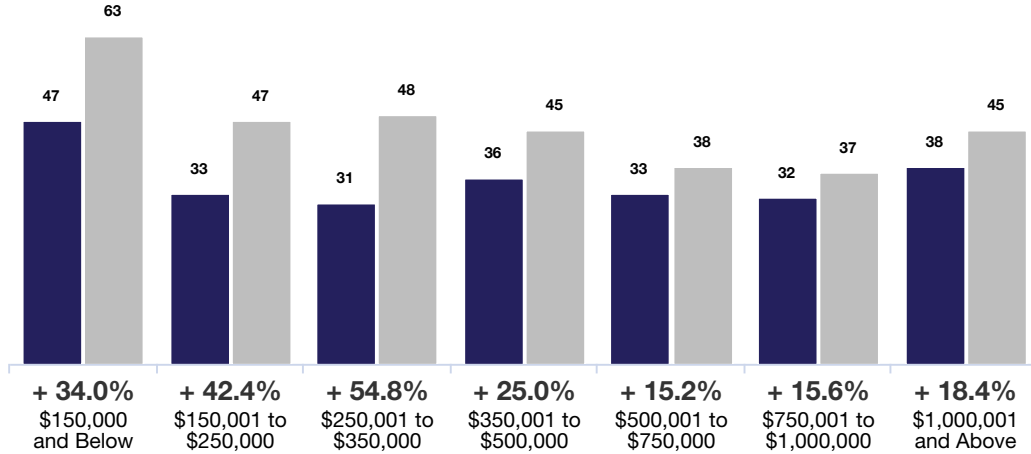
Days On Market Until Sale

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

Based on a rolling 12-month average.

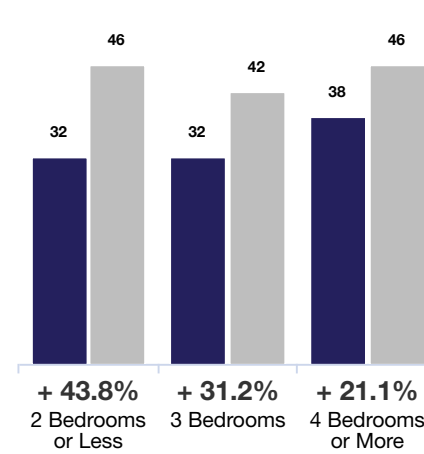
By Price Range

■ 4-2024 ■ 4-2025



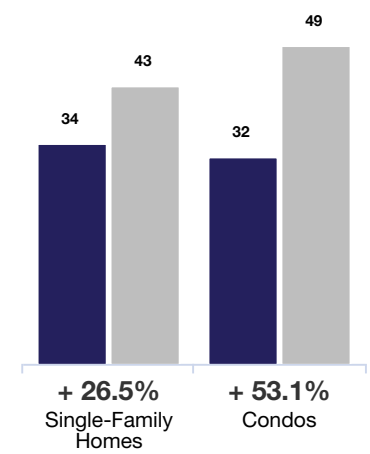
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range	4-2024	4-2025	Change
\$150,000 and Below	47	63	+ 34.0%
\$150,001 to \$250,000	33	47	+ 42.4%
\$250,001 to \$350,000	31	48	+ 54.8%
\$350,001 to \$500,000	36	45	+ 25.0%
\$500,001 to \$750,000	33	38	+ 15.2%
\$750,001 to \$1,000,000	32	37	+ 15.6%
\$1,000,001 and Above	38	45	+ 18.4%
All Price Ranges	34	44	+ 29.4%

Single-Family Homes

	4-2024	4-2025	Change
	44	66	+ 50.0%
	33	48	+ 45.5%
	29	43	+ 48.3%
	37	46	+ 24.3%
	33	36	+ 9.1%
	31	35	+ 12.9%
	38	45	+ 18.4%
All	34	43	+ 26.5%

Condos

	4-2024	4-2025	Change
	32	29	- 9.4%
	26	43	+ 65.4%
	34	58	+ 70.6%
	29	42	+ 44.8%
	33	51	+ 54.5%
	38	49	+ 28.9%
	40	42	+ 5.0%
All	32	49	+ 53.1%

By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	32	46	+ 43.8%
3 Bedrooms	32	42	+ 31.2%
4 Bedrooms or More	38	46	+ 21.1%
All Bedroom Counts	34	44	+ 29.4%

Single-Family Homes

	4-2024	4-2025	Change
	31	44	+ 41.9%
	31	39	+ 25.8%
	37	46	+ 24.3%
All	34	43	+ 26.5%

Condos

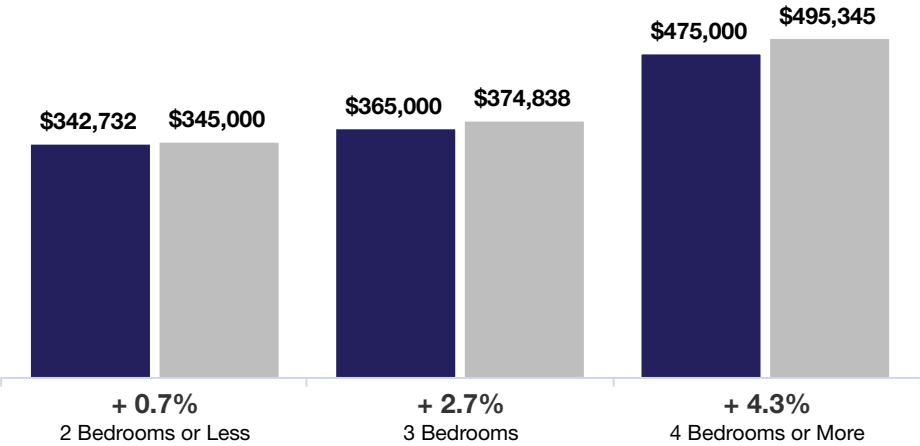
	4-2024	4-2025	Change
	30	46	+ 53.3%
	33	51	+ 54.5%
	40	55	+ 37.5%
All	32	49	+ 53.1%

Median Sales Price

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

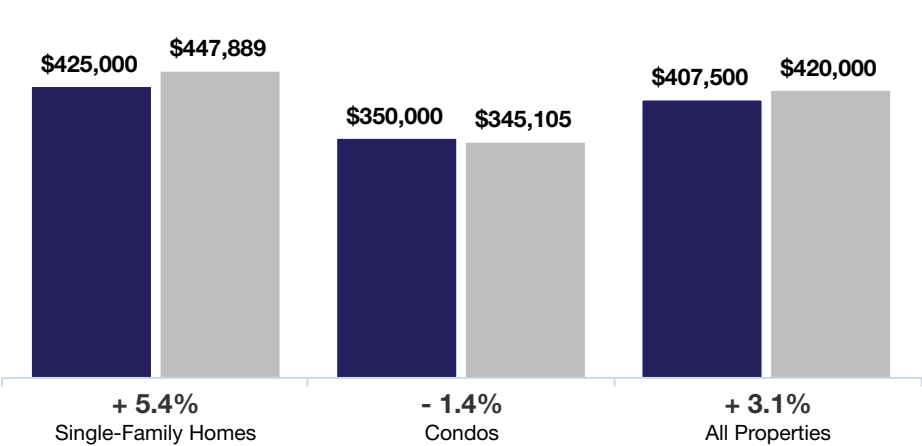
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties			
By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	\$342,732	\$345,000	+ 0.7%
3 Bedrooms	\$365,000	\$374,838	+ 2.7%
4 Bedrooms or More	\$475,000	\$495,345	+ 4.3%
All Bedroom Counts	\$407,500	\$420,000	+ 3.1%

Single-Family Homes			Condos		
4-2024	4-2025	Change	4-2024	4-2025	Change
\$404,500	\$402,500	- 0.5%	\$335,000	\$339,990	+ 1.5%
\$370,000	\$385,000	+ 4.1%	\$355,000	\$344,450	- 3.0%
\$484,900	\$515,000	+ 6.2%	\$418,990	\$379,990	- 9.3%
\$425,000	\$447,889	+ 5.4%	\$350,000	\$345,105	- 1.4%

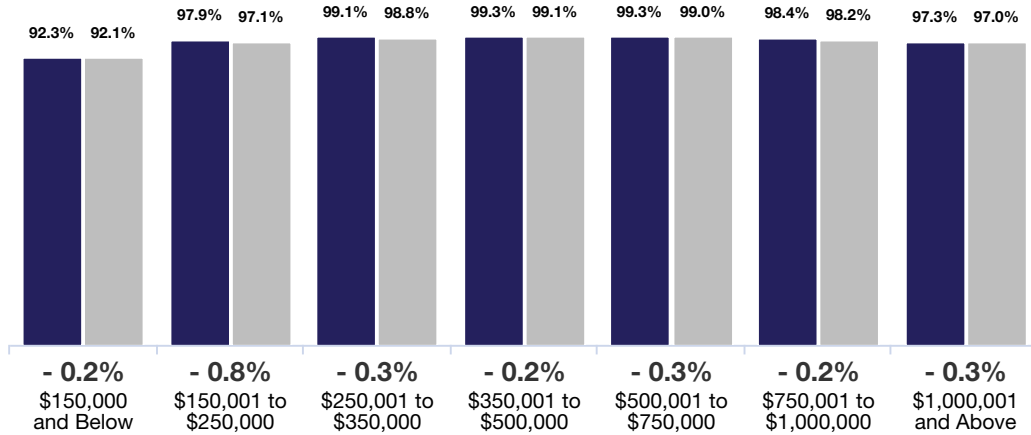
Percent of List Price Received

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.

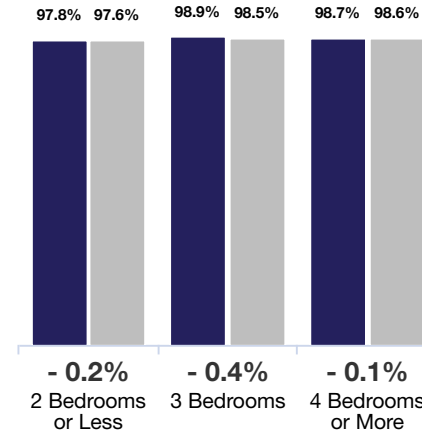
By Price Range

■ 4-2024 ■ 4-2025



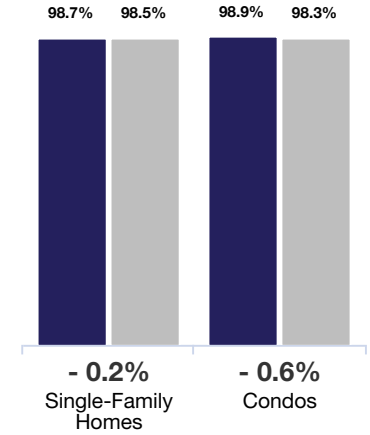
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



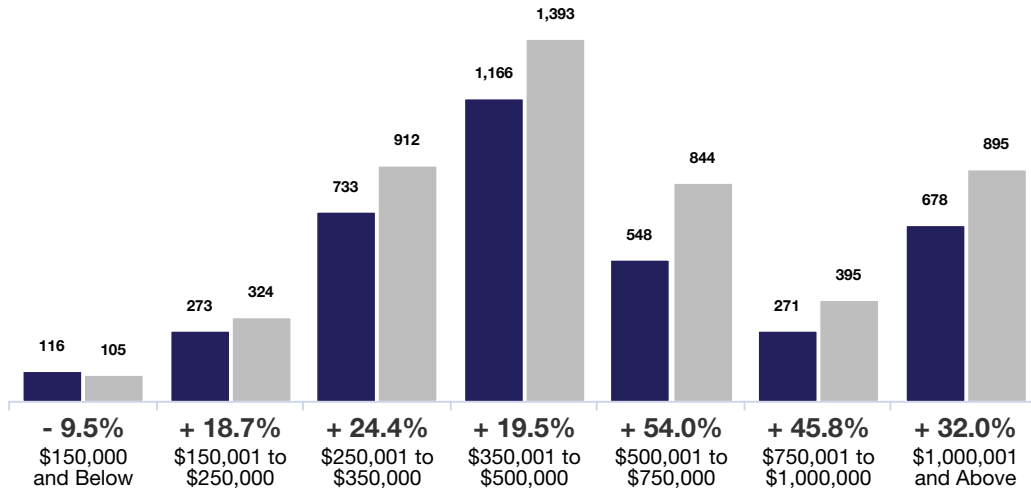
All Properties				Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	92.3%	92.1%	- 0.2%	92.0%	92.6%	+ 0.7%	94.5%	92.8%	- 1.8%
\$150,001 to \$250,000	97.9%	97.1%	- 0.8%	97.5%	96.4%	- 1.1%	98.6%	98.0%	- 0.6%
\$250,001 to \$350,000	99.1%	98.8%	- 0.3%	99.0%	98.8%	- 0.2%	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	99.3%	99.0%	- 0.3%	99.4%	99.1%	- 0.3%	98.5%	98.3%	- 0.2%
\$750,001 to \$1,000,000	98.4%	98.2%	- 0.2%	98.4%	98.3%	- 0.1%	98.8%	97.6%	- 1.2%
\$1,000,001 and Above	97.3%	97.0%	- 0.3%	97.3%	97.0%	- 0.3%	97.5%	96.6%	- 0.9%
All Price Ranges	98.7%	98.4%	- 0.3%	98.7%	98.5%	- 0.2%	98.9%	98.3%	- 0.6%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	97.8%	97.6%	- 0.2%	97.4%	97.8%	+ 0.4%	98.4%	97.7%	- 0.7%
3 Bedrooms	98.9%	98.5%	- 0.4%	98.8%	98.5%	- 0.3%	99.4%	98.7%	- 0.7%
4 Bedrooms or More	98.7%	98.6%	- 0.1%	98.7%	98.6%	- 0.1%	98.9%	98.6%	- 0.3%
All Bedroom Counts	98.7%	98.4%	- 0.3%	98.7%	98.5%	- 0.2%	98.9%	98.3%	- 0.6%

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.**

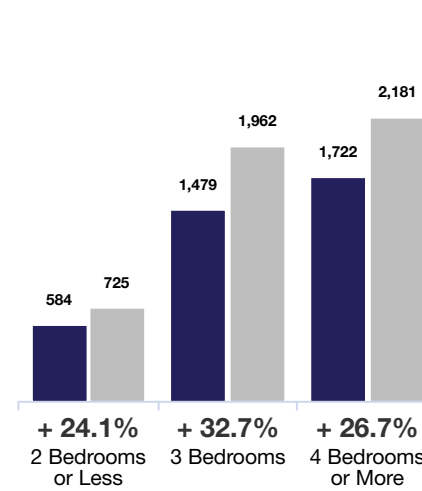
By Price Range

■ 4-2024 ■ 4-2025



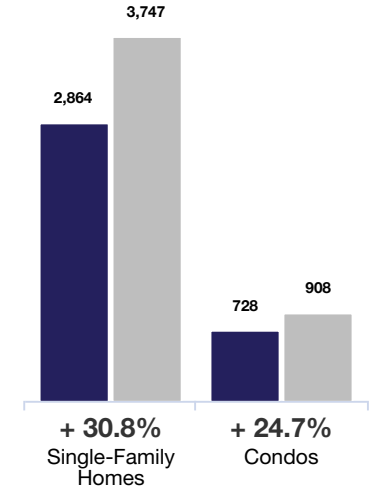
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties				Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	116	105	- 9.5%	66	50	- 24.2%	6	10	+ 66.7%
\$150,001 to \$250,000	273	324	+ 18.7%	135	172	+ 27.4%	81	111	+ 37.0%
\$250,001 to \$350,000	733	912	+ 24.4%	441	527	+ 19.5%	236	302	+ 28.0%
\$350,001 to \$500,000	1,166	1,393	+ 19.5%	981	1,142	+ 16.4%	155	217	+ 40.0%
\$500,001 to \$750,000	548	844	+ 54.0%	446	715	+ 60.3%	98	123	+ 25.5%
\$750,001 to \$1,000,000	271	395	+ 45.8%	213	338	+ 58.7%	58	55	- 5.2%
\$1,000,001 and Above	678	895	+ 32.0%	582	803	+ 38.0%	94	90	- 4.3%
All Price Ranges	3,785	4,868	+ 28.6%	2,864	3,747	+ 30.8%	728	908	+ 24.7%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	584	725	+ 24.1%	182	227	+ 24.7%	346	442	+ 27.7%
3 Bedrooms	1,479	1,962	+ 32.7%	1,082	1,461	+ 35.0%	311	404	+ 29.9%
4 Bedrooms or More	1,722	2,181	+ 26.7%	1,600	2,059	+ 28.7%	71	62	- 12.7%
All Bedroom Counts	3,785	4,868	+ 28.6%	2,864	3,747	+ 30.8%	728	908	+ 24.7%

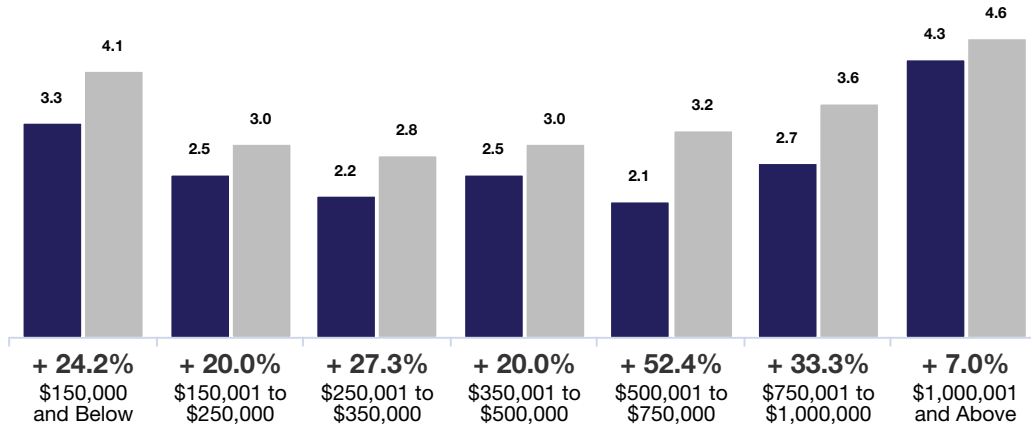
Months Supply of Inventory

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.

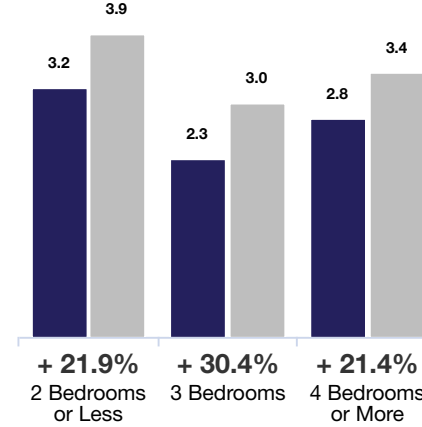
By Price Range

■ 4-2024 ■ 4-2025



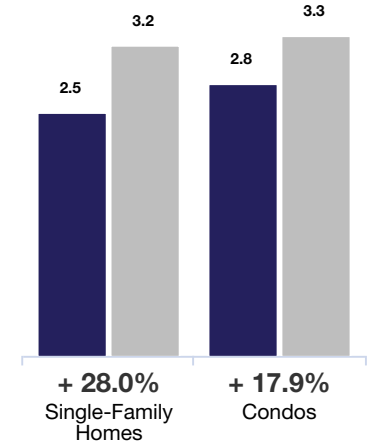
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties				Single-Family Homes			Condos		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$150,000 and Below	3.3	4.1	+ 24.2%	3.1	3.1	0.0%	1.9	4.2	+ 121.1%
\$150,001 to \$250,000	2.5	3.0	+ 20.0%	2.2	3.1	+ 40.9%	2.2	3.1	+ 40.9%
\$250,001 to \$350,000	2.2	2.8	+ 27.3%	1.9	2.6	+ 36.8%	2.6	3.0	+ 15.4%
\$350,001 to \$500,000	2.5	3.0	+ 20.0%	2.5	2.9	+ 16.0%	2.4	3.2	+ 33.3%
\$500,001 to \$750,000	2.1	3.2	+ 52.4%	2.0	3.1	+ 55.0%	3.1	4.2	+ 35.5%
\$750,001 to \$1,000,000	2.7	3.6	+ 33.3%	2.5	3.6	+ 44.0%	4.0	3.5	- 12.5%
\$1,000,001 and Above	4.3	4.6	+ 7.0%	4.2	4.8	+ 14.3%	5.2	3.8	- 26.9%
All Price Ranges	2.6	3.3	+ 26.9%	2.5	3.2	+ 28.0%	2.8	3.3	+ 17.9%
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	3.2	3.9	+ 21.9%	2.9	3.6	+ 24.1%	3.1	3.8	+ 22.6%
3 Bedrooms	2.3	3.0	+ 30.4%	2.1	2.9	+ 38.1%	2.5	3.0	+ 20.0%
4 Bedrooms or More	2.8	3.4	+ 21.4%	2.7	3.5	+ 29.6%	3.7	2.5	- 32.4%
All Bedroom Counts	2.6	3.3	+ 26.9%	2.5	3.2	+ 28.0%	2.8	3.3	+ 17.9%