

Monthly Indicators



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings were up 4.7 percent to 2,284. Pending Sales increased 15.9 percent to 1,728, the seventh consecutive month of year-over-year gains. Inventory grew 16.5 percent to 5,167 units.

Prices moved higher as Median Sales Price was up 1.2 percent to \$430,000. Days on Market increased 25.0 percent to 45 days. Months Supply of Inventory was up 12.9 percent to 3.5 months, indicating that supply increased relative to demand.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Quick Facts

+ 6.7%	+ 1.2%	+ 12.9%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Charleston Trident Association of REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

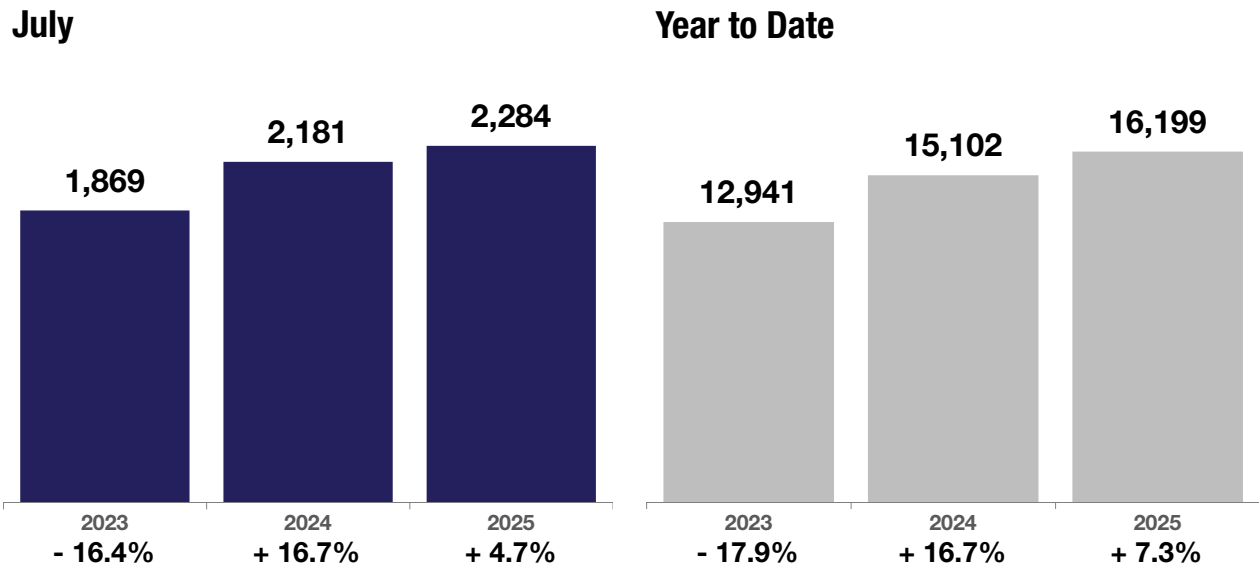
Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars	07-2024	07-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		2,181	2,284	+ 4.7%	15,102	16,199	+ 7.3%
Pending Sales		1,491	1,728	+ 15.9%	11,202	11,413	+ 1.9%
Closed Sales		1,600	1,708	+ 6.7%	10,575	10,640	+ 0.6%
Days on Market		36	45	+ 25.0%	38	48	+ 26.3%
Median Sales Price		\$425,000	\$430,000	+ 1.2%	\$418,400	\$429,000	+ 2.5%
Average Sales Price		\$651,979	\$620,173	- 4.9%	\$631,564	\$644,787	+ 2.1%
Pct. of Orig. Price Received		96.5%	96.2%	- 0.3%	96.8%	96.4%	- 0.4%
Housing Affordability Index		72	72	0.0%	73	72	- 1.4%
Inventory of Homes for Sale		4,434	5,167	+ 16.5%	--	--	--
Months Supply of Inventory		3.1	3.5	+ 12.9%	--	--	--

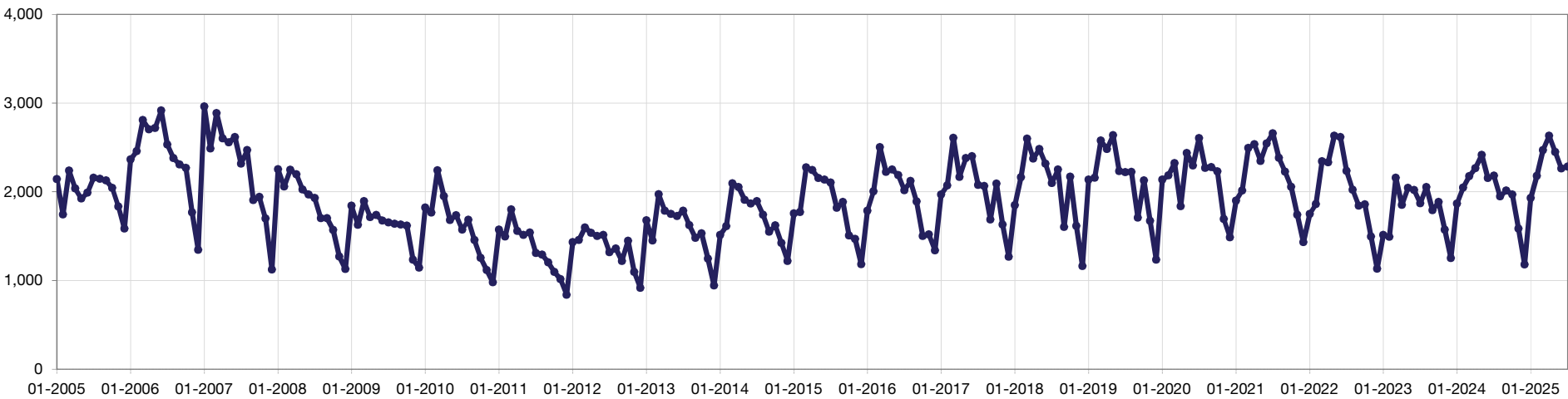
New Listings

A count of the properties that have been newly listed on the market in a given month.



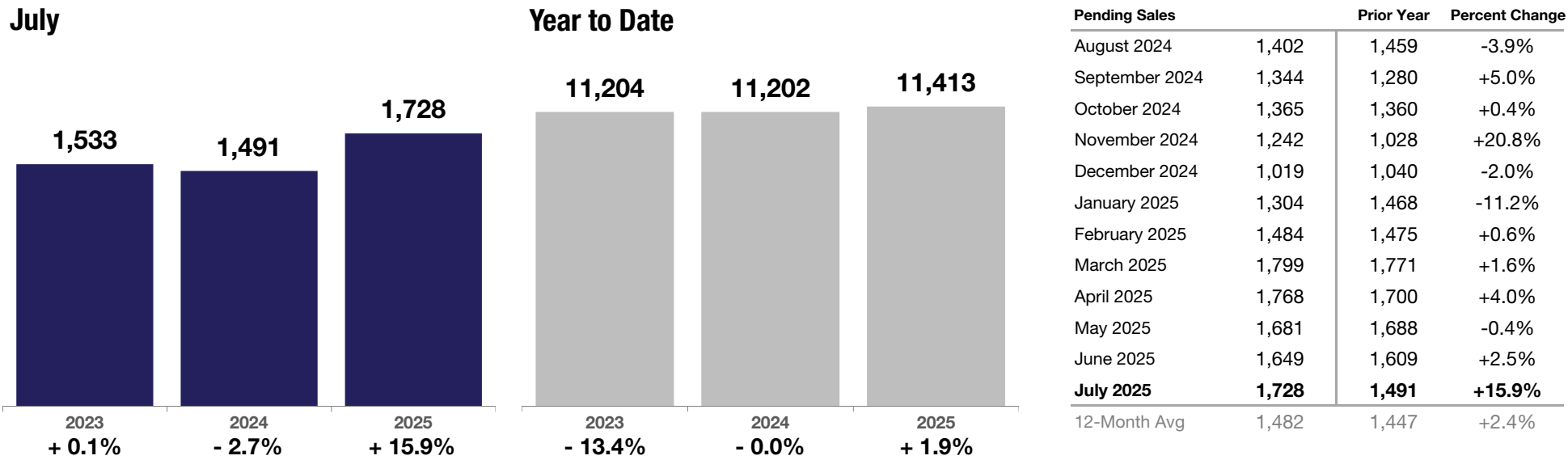
New Listings		Prior Year	Percent Change
August 2024	1,948	2,052	-5.1%
September 2024	2,014	1,792	+12.4%
October 2024	1,967	1,884	+4.4%
November 2024	1,583	1,572	+0.7%
December 2024	1,179	1,251	-5.8%
January 2025	1,928	1,865	+3.4%
February 2025	2,177	2,047	+6.4%
March 2025	2,469	2,176	+13.5%
April 2025	2,629	2,266	+16.0%
May 2025	2,449	2,414	+1.4%
June 2025	2,263	2,153	+5.1%
July 2025	2,284	2,181	+4.7%
12-Month Avg	2,074	1,971	+5.2%

Historical New Listings by Month

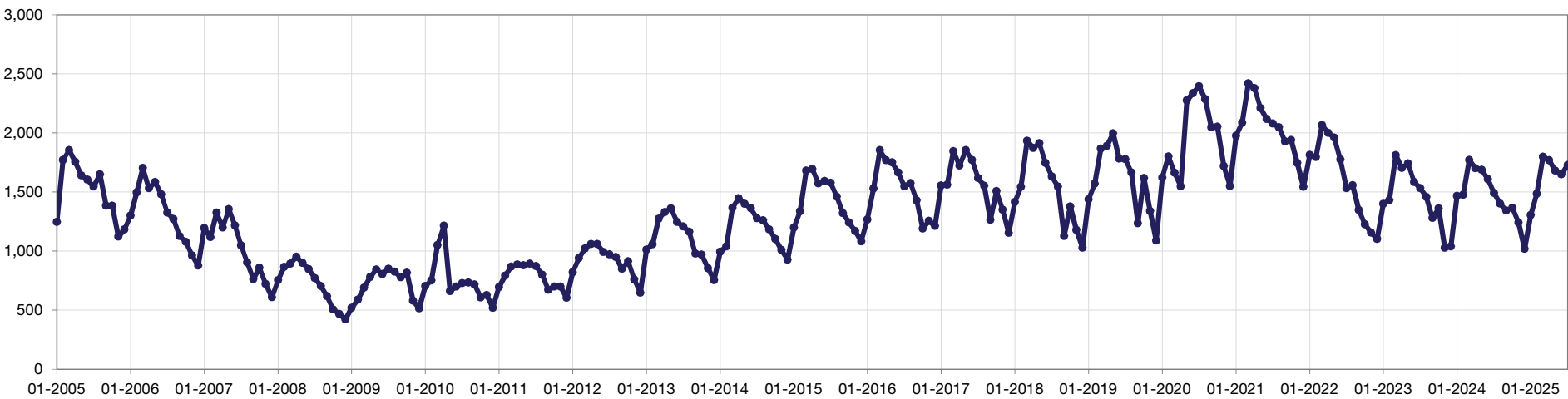


Pending Sales

A count of the properties on which offers have been accepted in a given month.

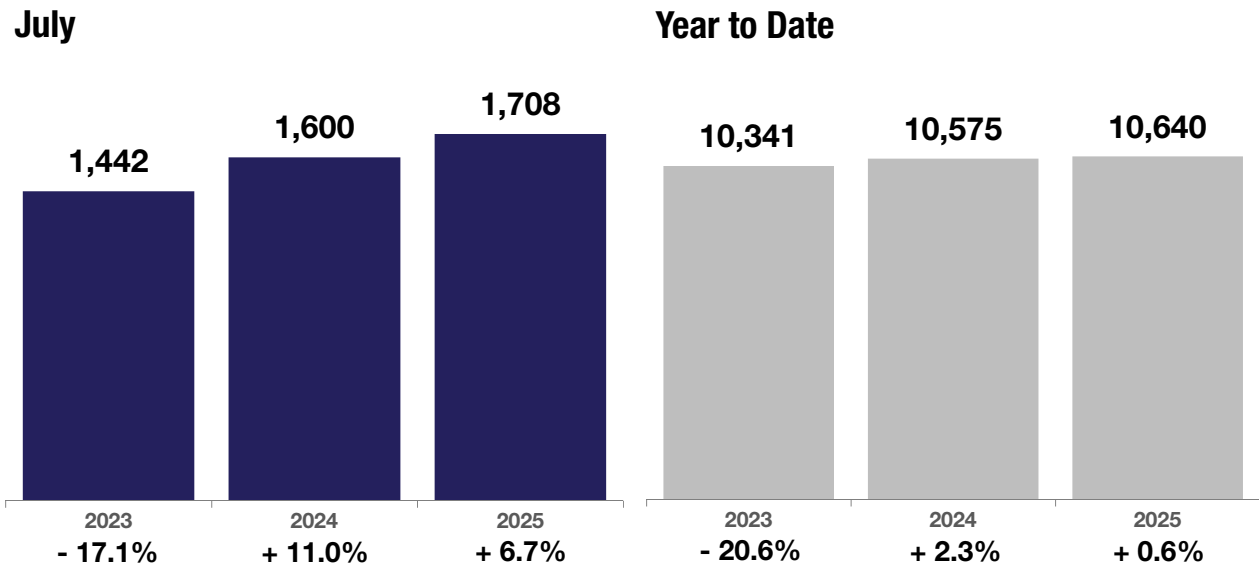


Historical Pending Sales by Month



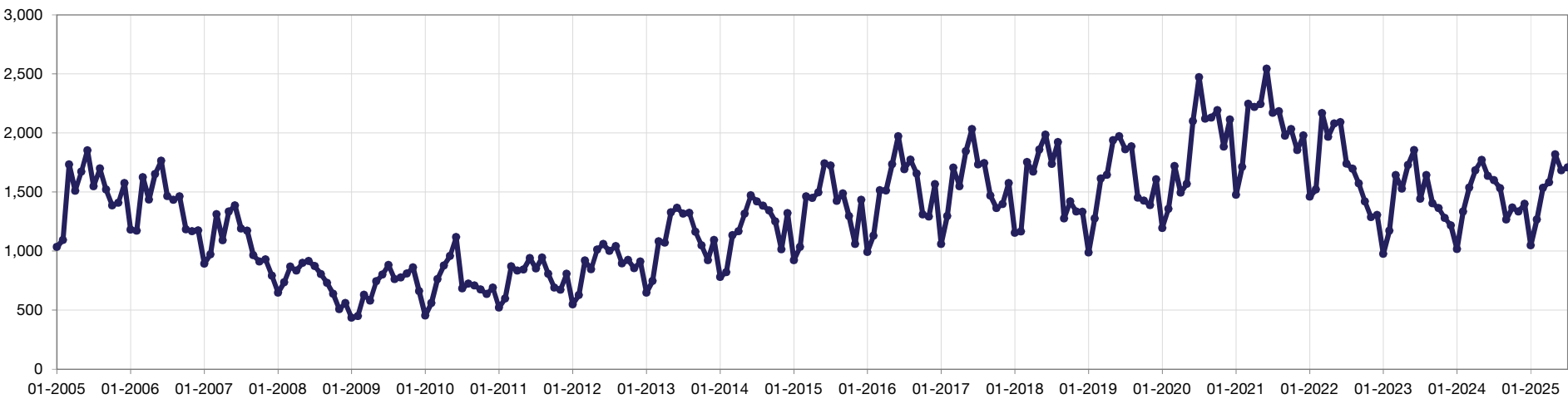
Closed Sales

A count of the actual sales that closed in a given month.



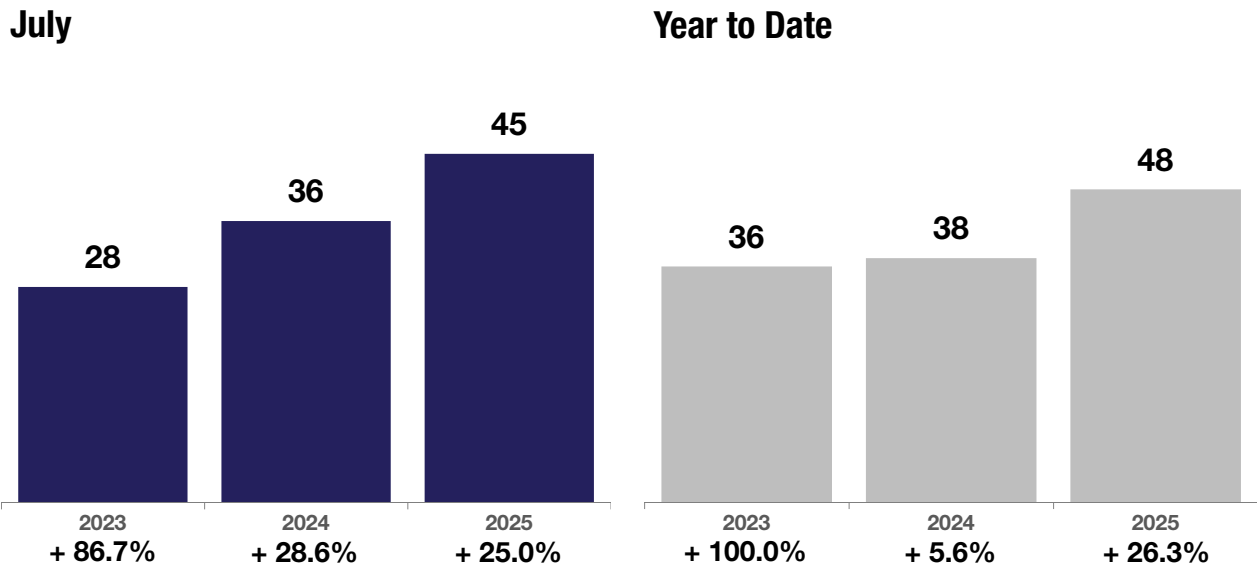
Closed Sales		Prior Year	Percent Change
August 2024	1,533	1,643	-6.7%
September 2024	1,266	1,404	-9.8%
October 2024	1,367	1,364	+0.2%
November 2024	1,333	1,281	+4.1%
December 2024	1,399	1,216	+15.0%
January 2025	1,049	1,016	+3.2%
February 2025	1,267	1,334	-5.0%
March 2025	1,534	1,537	-0.2%
April 2025	1,581	1,682	-6.0%
May 2025	1,818	1,770	+2.7%
June 2025	1,683	1,636	+2.9%
July 2025	1,708	1,600	+6.7%
12-Month Avg	1,462	1,457	+0.3%

Historical Closed Sales by Month



Days on Market Until Sale

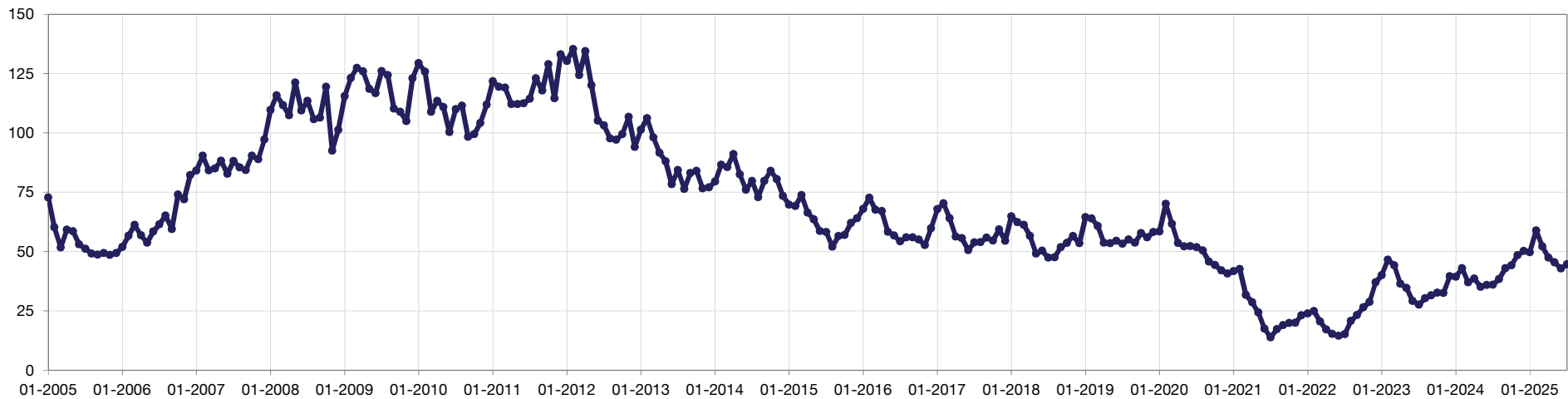
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
August 2024	38	30	+26.7%
September 2024	43	32	+34.4%
October 2024	44	33	+33.3%
November 2024	48	32	+50.0%
December 2024	50	40	+25.0%
January 2025	50	39	+28.2%
February 2025	59	43	+37.2%
March 2025	52	37	+40.5%
April 2025	47	39	+20.5%
May 2025	45	35	+28.6%
June 2025	43	36	+19.4%
July 2025	45	36	+25.0%
12-Month Avg*	47	36	+30.6%

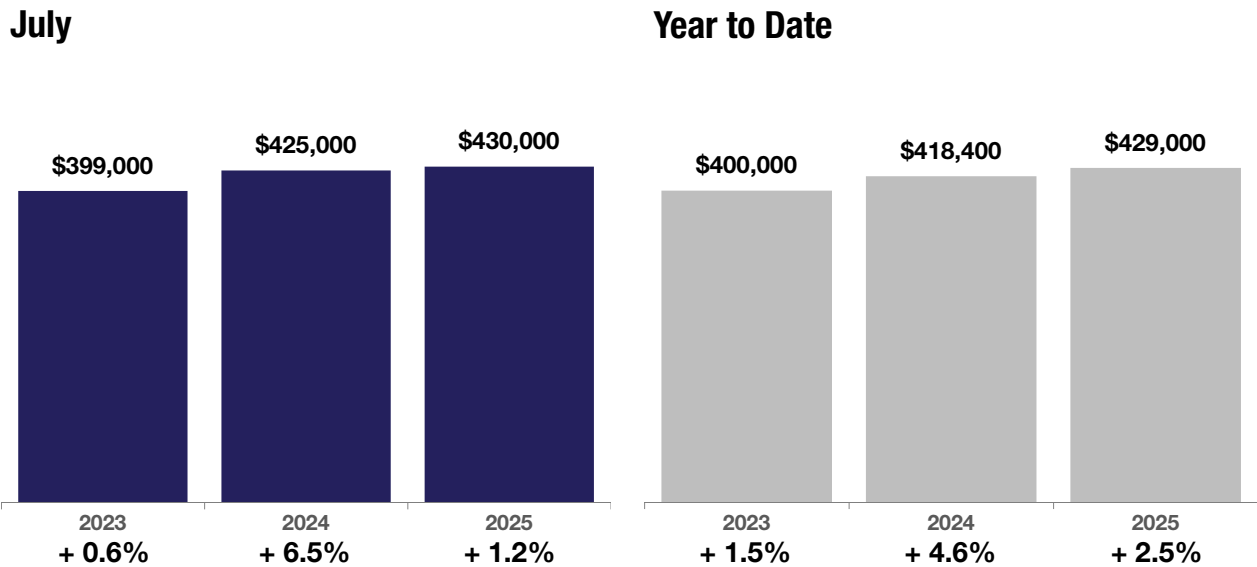
* Average Days on Market of all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Median Sales Price

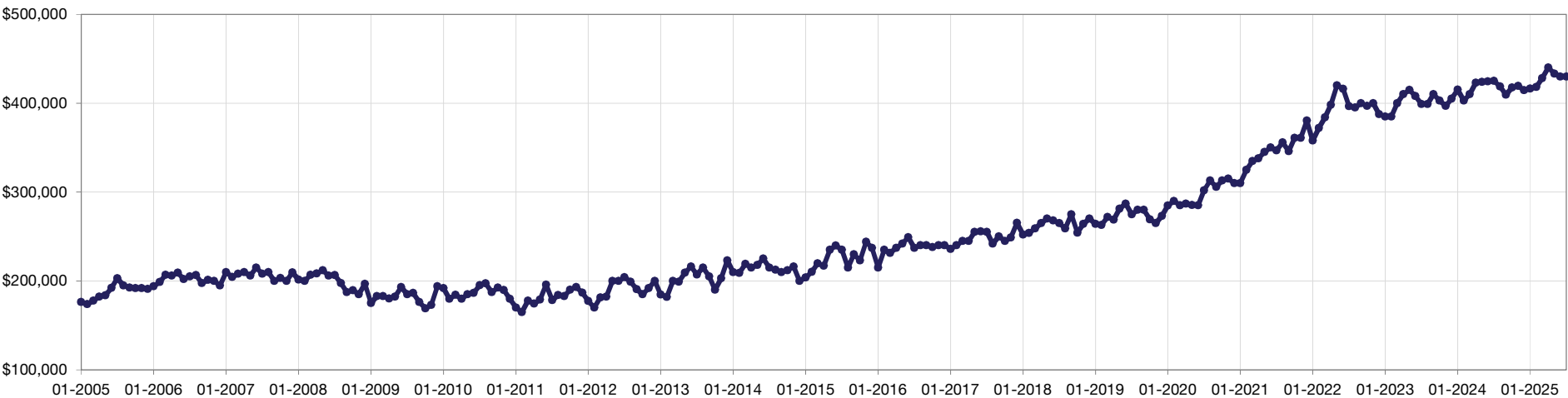
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



Median Sales Price		Prior Year	Percent Change
August 2024	\$418,920	\$398,900	+5.0%
September 2024	\$409,635	\$410,000	-0.1%
October 2024	\$417,465	\$402,900	+3.6%
November 2024	\$419,314	\$397,000	+5.6%
December 2024	\$414,556	\$405,000	+2.4%
January 2025	\$416,400	\$415,155	+0.3%
February 2025	\$418,325	\$403,046	+3.8%
March 2025	\$428,000	\$410,000	+4.4%
April 2025	\$440,000	\$422,927	+4.0%
May 2025	\$433,213	\$424,000	+2.2%
June 2025	\$430,000	\$424,400	+1.3%
July 2025	\$430,000	\$425,000	+1.2%
12-Month Med*	\$423,450	\$412,000	+2.8%

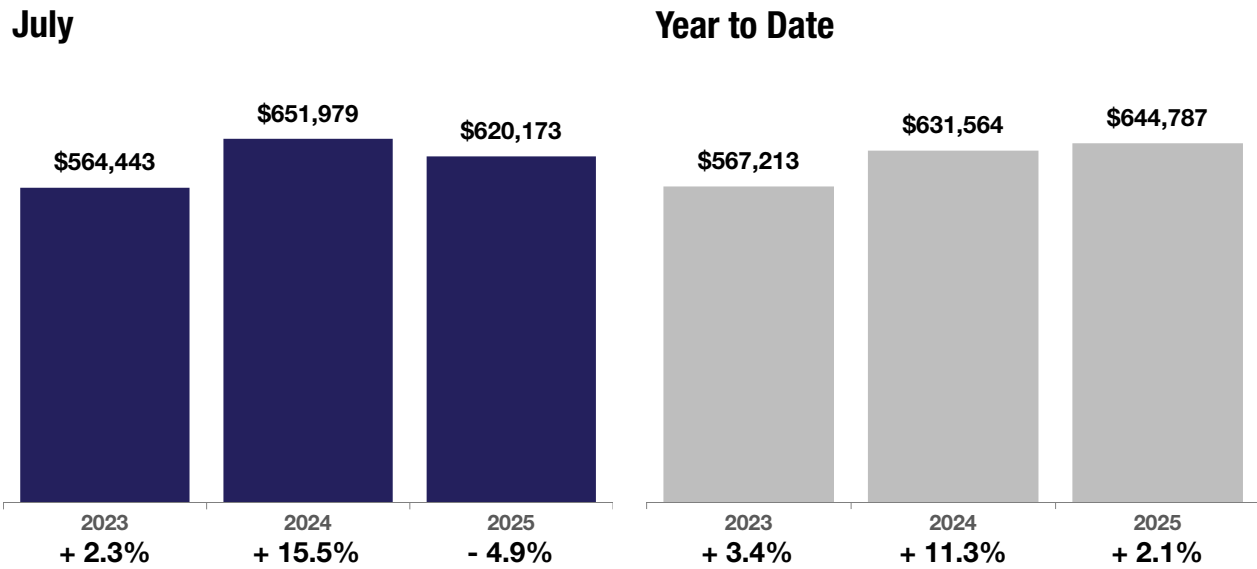
* Median Sales Price of all properties from August 2024 through July 2025. This is not the median of the individual figures above.

Historical Median Sales Price by Month



Average Sales Price

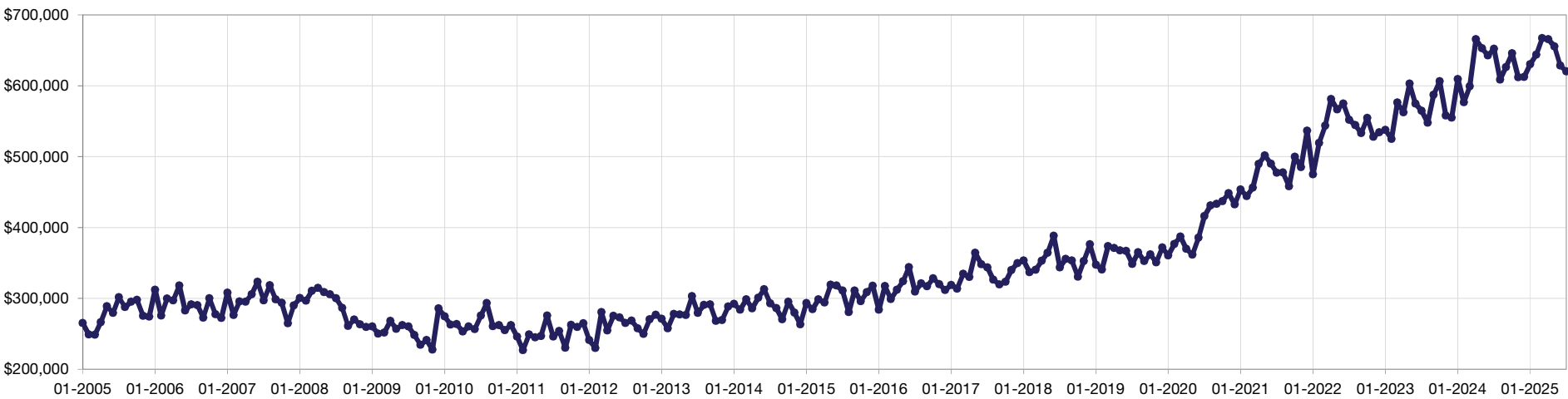
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



Avg. Sales Price		Prior Year	Percent Change
August 2024	\$608,651	\$547,652	+11.1%
September 2024	\$626,014	\$587,206	+6.6%
October 2024	\$645,800	\$606,181	+6.5%
November 2024	\$611,890	\$557,759	+9.7%
December 2024	\$612,226	\$554,639	+10.4%
January 2025	\$630,418	\$609,200	+3.5%
February 2025	\$643,629	\$576,662	+11.6%
March 2025	\$667,036	\$599,090	+11.3%
April 2025	\$665,477	\$665,461	+0.0%
May 2025	\$655,578	\$652,926	+0.4%
June 2025	\$628,192	\$642,806	-2.3%
July 2025	\$620,173	\$651,979	-4.9%
12-Month Avg*	\$634,590	\$604,297	+5.0%

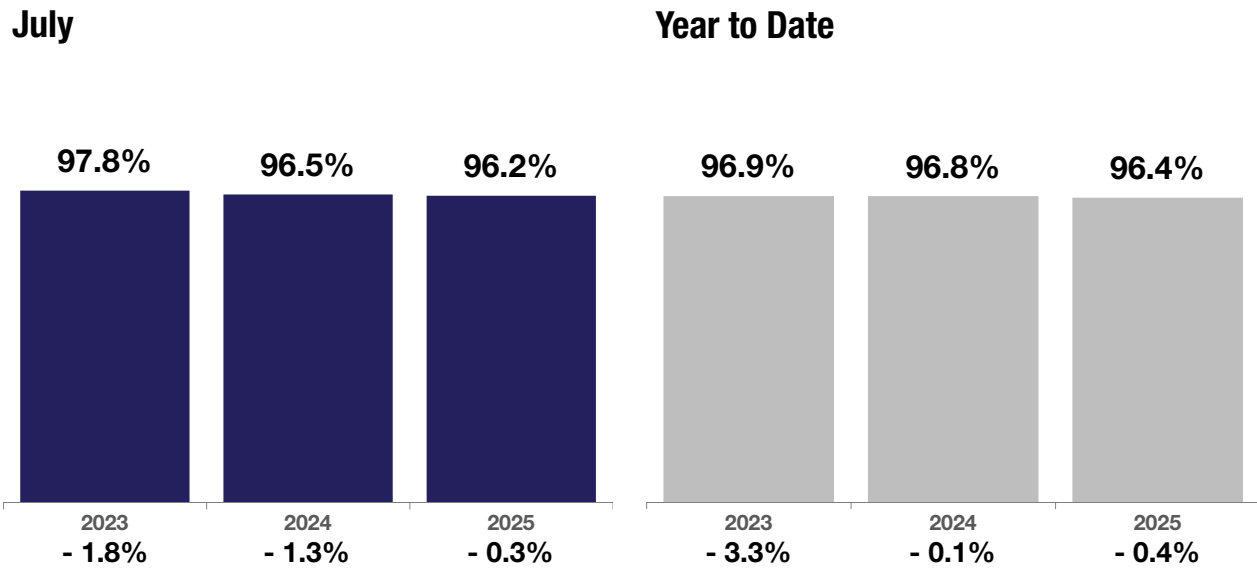
* Avg. Sales Price of all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of Original List Price Received

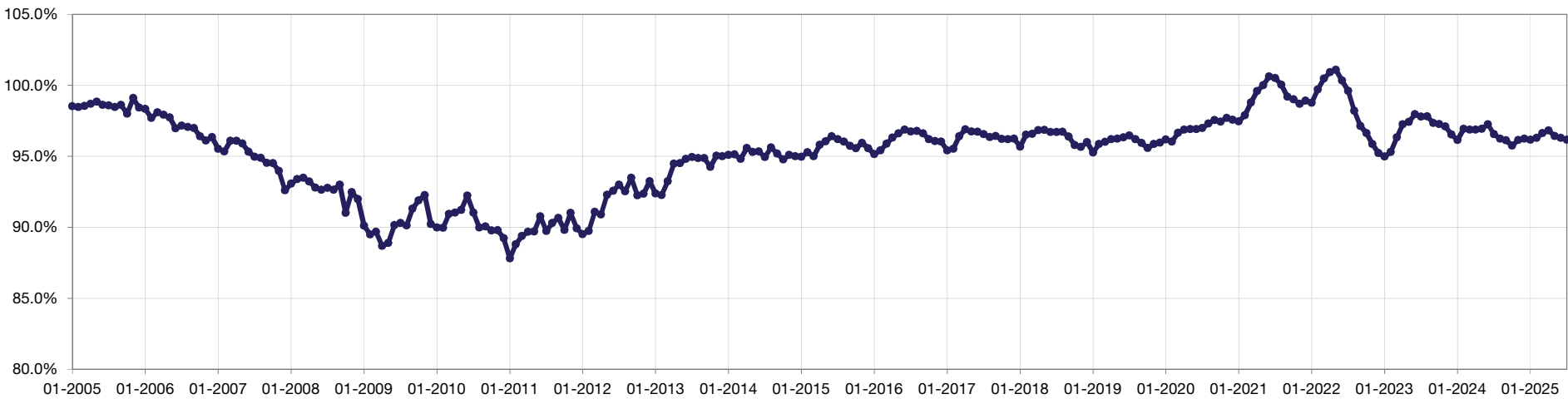
Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



Pct. of Orig. Price Received		Prior Year	Percent Change
August 2024	96.2%	97.8%	-1.6%
September 2024	96.1%	97.3%	-1.2%
October 2024	95.7%	97.3%	-1.6%
November 2024	96.1%	97.1%	-1.0%
December 2024	96.2%	96.5%	-0.3%
January 2025	96.2%	96.1%	+0.1%
February 2025	96.3%	96.9%	-0.6%
March 2025	96.6%	96.9%	-0.3%
April 2025	96.8%	96.9%	-0.1%
May 2025	96.4%	96.9%	-0.5%
June 2025	96.3%	97.2%	-0.9%
July 2025	96.2%	96.5%	-0.3%
12-Month Avg*		97.0%	-0.7%

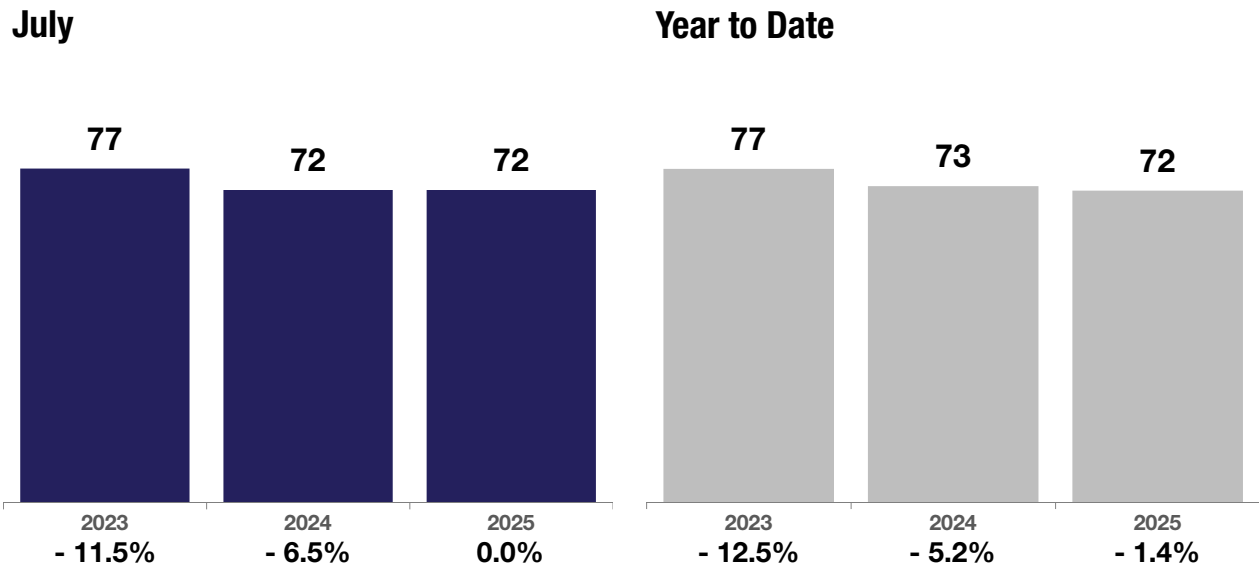
* Average Pct. of Orig. Price Received for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month



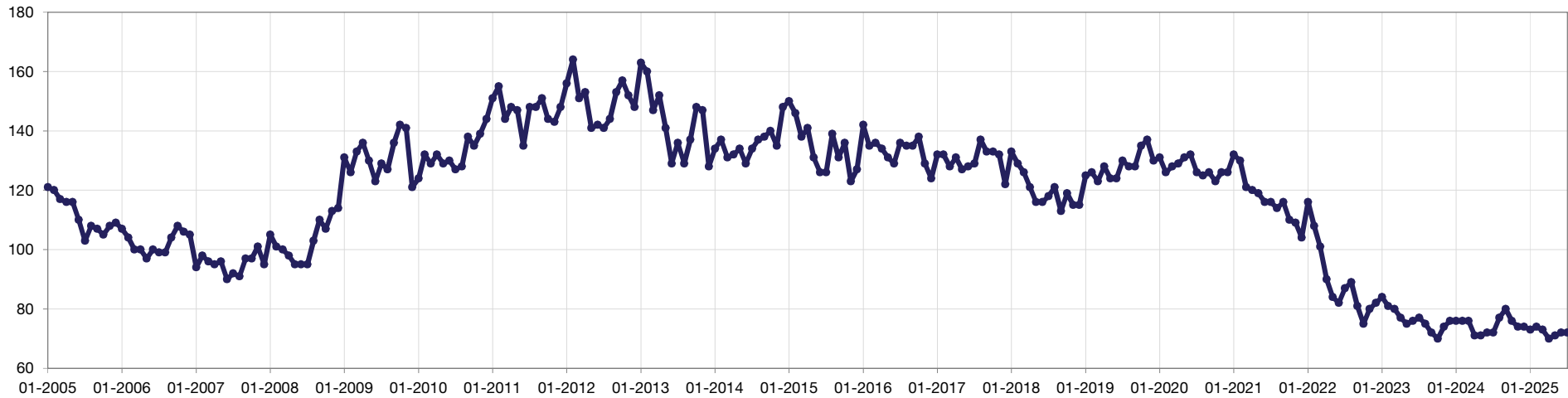
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Affordability Index		Prior Year	Percent Change
August 2024	77	75	+2.7%
September 2024	80	72	+11.1%
October 2024	76	70	+8.6%
November 2024	74	74	0.0%
December 2024	74	76	-2.6%
January 2025	73	76	-3.9%
February 2025	74	76	-2.6%
March 2025	73	76	-3.9%
April 2025	70	71	-1.4%
May 2025	71	71	0.0%
June 2025	72	72	0.0%
July 2025	72	72	0.0%
12-Month Avg		74	+0.6%

Historical Housing Affordability Index by Month

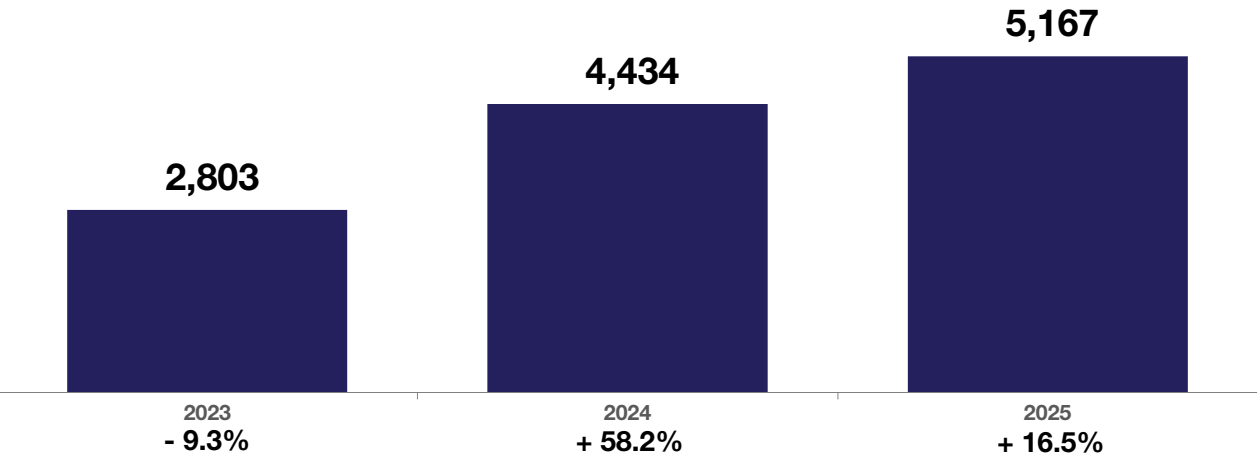


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



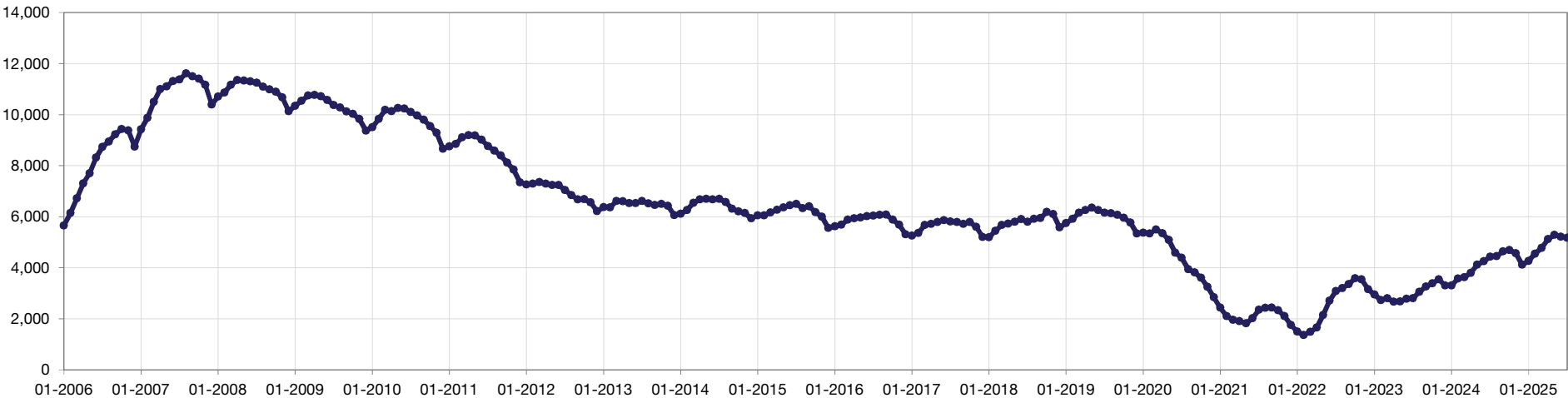
July



Homes for Sale		Prior Year	Percent Change
August 2024	4,451	3,055	+45.7%
September 2024	4,635	3,263	+42.0%
October 2024	4,689	3,391	+38.3%
November 2024	4,569	3,542	+29.0%
December 2024	4,116	3,301	+24.7%
January 2025	4,262	3,304	+29.0%
February 2025	4,549	3,571	+27.4%
March 2025	4,771	3,623	+31.7%
April 2025	5,117	3,790	+35.0%
May 2025	5,287	4,121	+28.3%
June 2025	5,219	4,251	+22.8%
July 2025	5,167	4,434	+16.5%
12-Month Avg*	4,736	3,637	+30.2%

* Homes for Sale for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

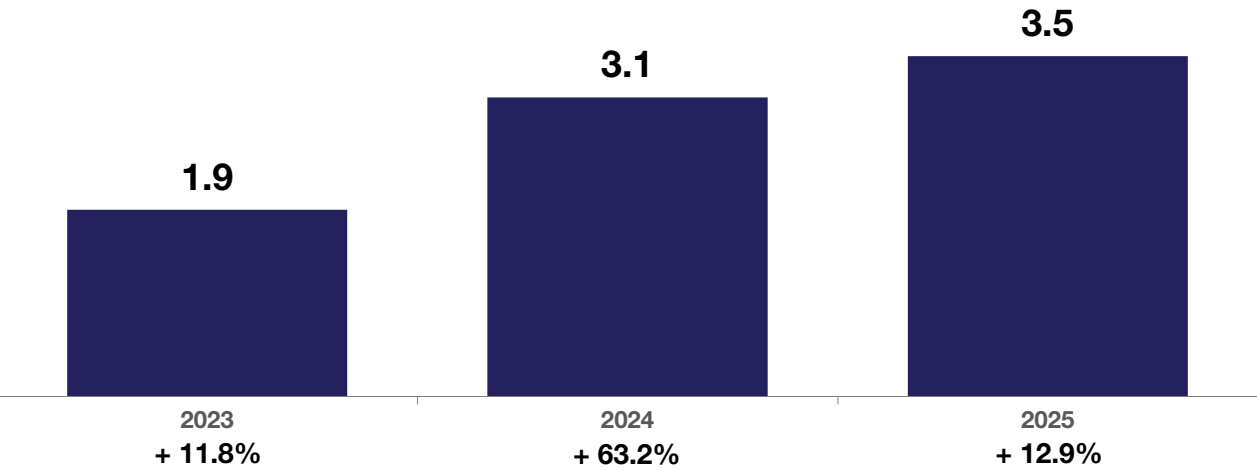


Months Supply of Inventory

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



July



Months Supply		Prior Year	Percent Change
August 2024	3.1	2.1	+47.6%
September 2024	3.2	2.2	+45.5%
October 2024	3.2	2.3	+39.1%
November 2024	3.1	2.4	+29.2%
December 2024	2.8	2.3	+21.7%
January 2025	2.9	2.3	+26.1%
February 2025	3.1	2.5	+24.0%
March 2025	3.3	2.5	+32.0%
April 2025	3.5	2.6	+34.6%
May 2025	3.6	2.8	+28.6%
June 2025	3.6	2.9	+24.1%
July 2025	3.5	3.1	+12.9%
12-Month Avg*	3.2	2.5	+28.0%

* Months Supply for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

