

Monthly Indicators



June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings were up 52.6 percent to 354. Pending Sales increased 26.7 percent to 275. Inventory grew 84.5 percent to 1,218 units.

Prices moved lower as Median Sales Price was down 1.0 percent to \$435,000. Days on Market increased 16.2 percent to 122 days. Months Supply of Inventory was up 76.7 percent to 5.3 months, indicating that supply increased relative to demand.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Quick Facts

- 9.7%

- 1.0%

+ 76.7%

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 Beaufort-Jasper County 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.



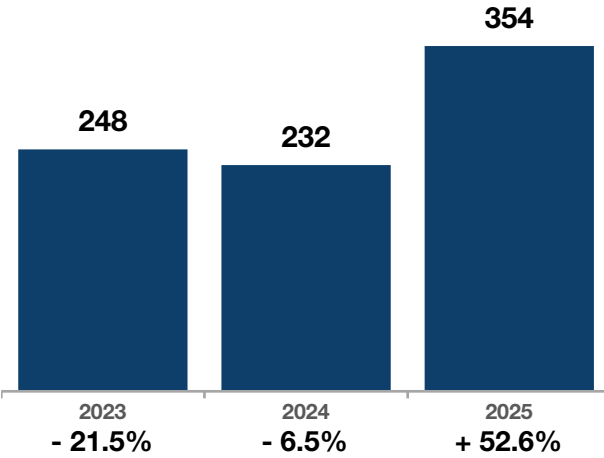
Key Metrics	Historical Sparkbars			06-2024	06-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	06-2023	06-2024	06-2025						
New Listings				232	354	+ 52.6%	1,690	2,138	+ 26.5%
Pending Sales				217	275	+ 26.7%	1,485	1,588	+ 6.9%
Closed Sales				310	280	- 9.7%	1,376	1,407	+ 2.3%
Days on Market				105	122	+ 16.2%	102	119	+ 16.7%
Median Sales Price				\$439,490	\$435,000	- 1.0%	\$425,000	\$450,000	+ 5.9%
Average Sales Price				\$578,202	\$570,897	- 1.3%	\$553,249	\$593,838	+ 7.3%
Pct. of List Price Received				97.7%	97.7%	0.0%	97.7%	97.4%	- 0.3%
Housing Affordability Index				76	72	- 5.3%	78	69	- 11.5%
Inventory of Homes for Sale				660	1,218	+ 84.5%	--	--	--
Months Supply of Inventory				3.0	5.3	+ 76.7%	--	--	--

New Listings

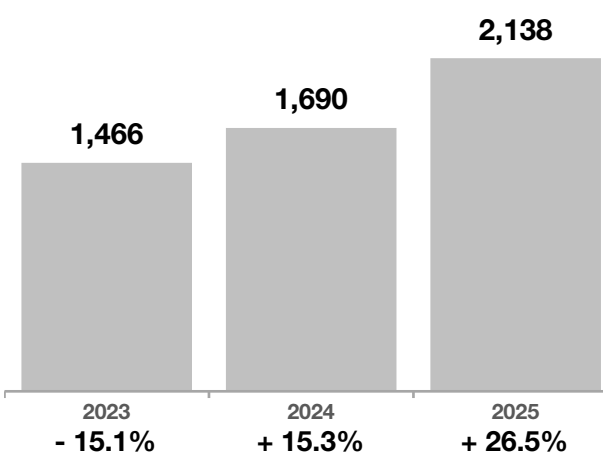
A count of the properties that have been newly listed on the market in a given month.



June

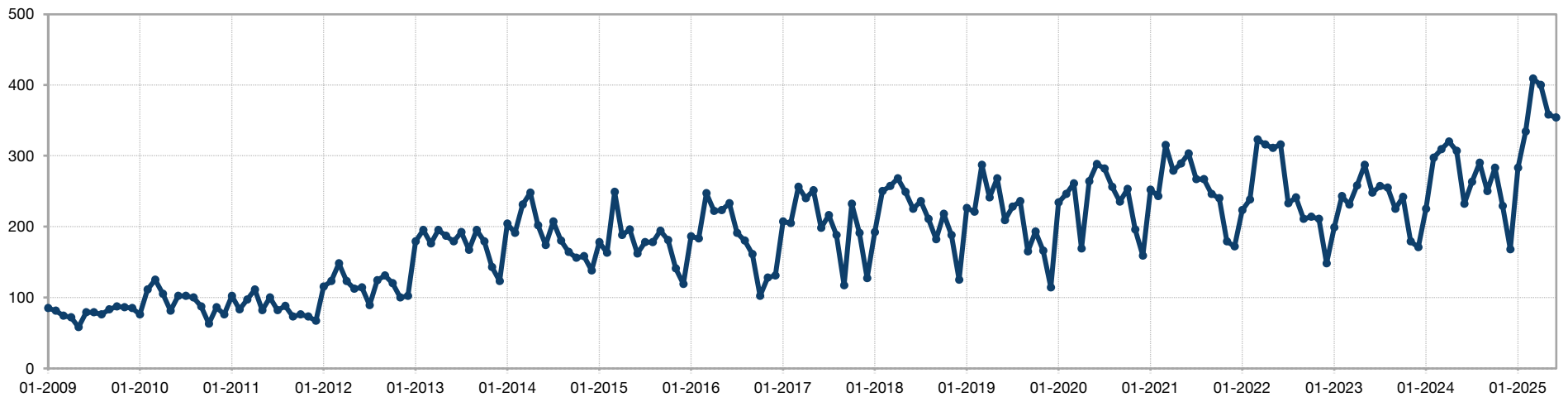


Year to Date



	New Listings	Prior Year	Percent Change
July 2024	263	257	+2.3%
August 2024	290	255	+13.7%
September 2024	250	225	+11.1%
October 2024	283	242	+16.9%
November 2024	229	179	+27.9%
December 2024	168	171	-1.8%
January 2025	283	225	+25.8%
February 2025	334	297	+12.5%
March 2025	409	309	+32.4%
April 2025	400	320	+25.0%
May 2025	358	307	+16.6%
June 2025	354	232	+52.6%
12-Month Avg	302	252	+19.9%

Historical New Listings by Month

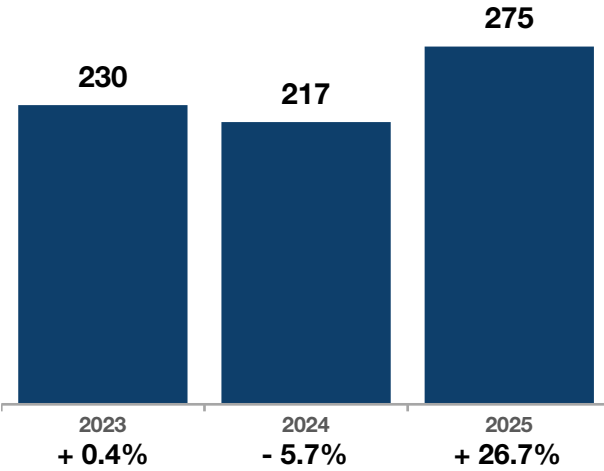


Pending Sales

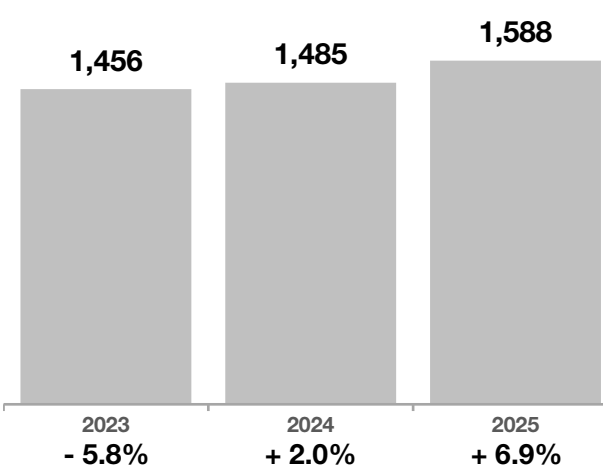
A count of the properties on which offers have been accepted in a given month.



June

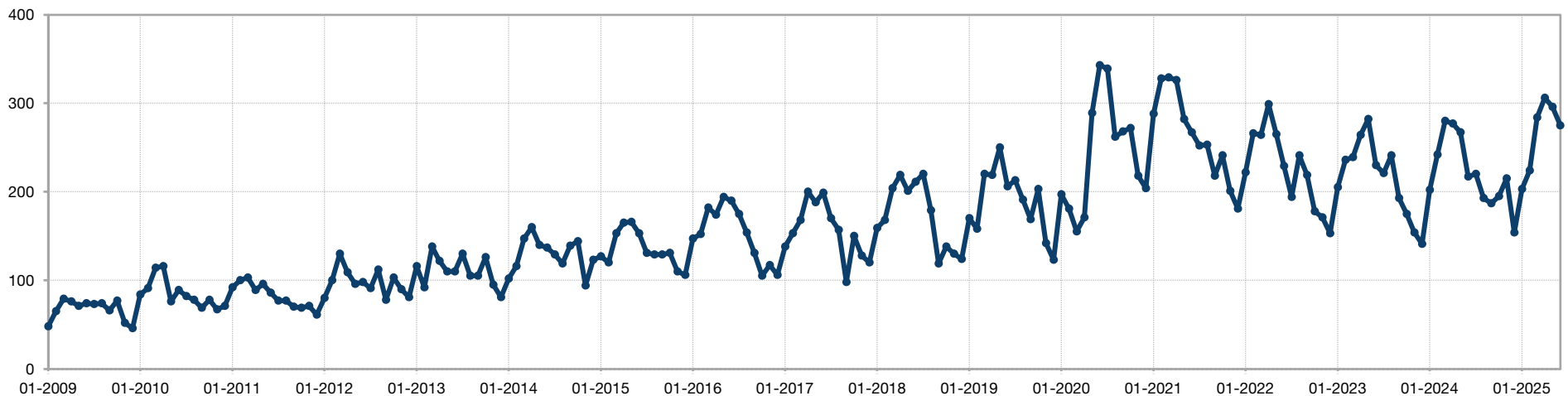


Year to Date



Pending Sales	Prior Year	Percent Change	
July 2024	220	221	-0.5%
August 2024	193	241	-19.9%
September 2024	187	193	-3.1%
October 2024	195	175	+11.4%
November 2024	215	154	+39.6%
December 2024	154	141	+9.2%
January 2025	203	202	+0.5%
February 2025	224	242	-7.4%
March 2025	284	280	+1.4%
April 2025	306	277	+10.5%
May 2025	296	267	+10.9%
June 2025	275	217	+26.7%
12-Month Avg	229	218	+5.4%

Historical Pending Sales by Month

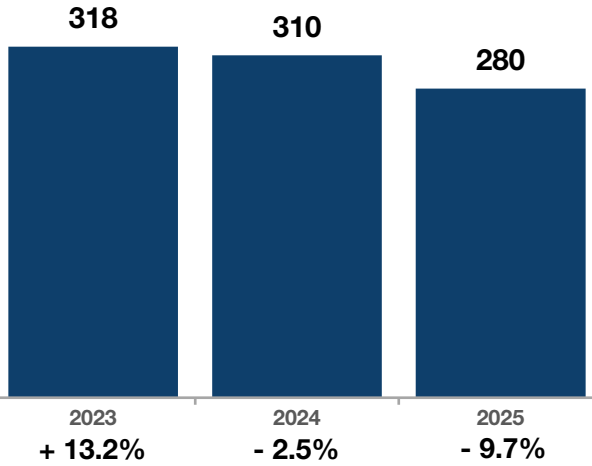


Closed Sales

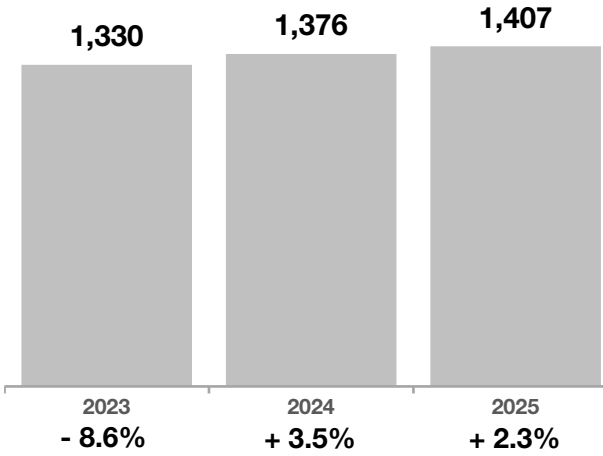
A count of the actual sales that closed in a given month.



June

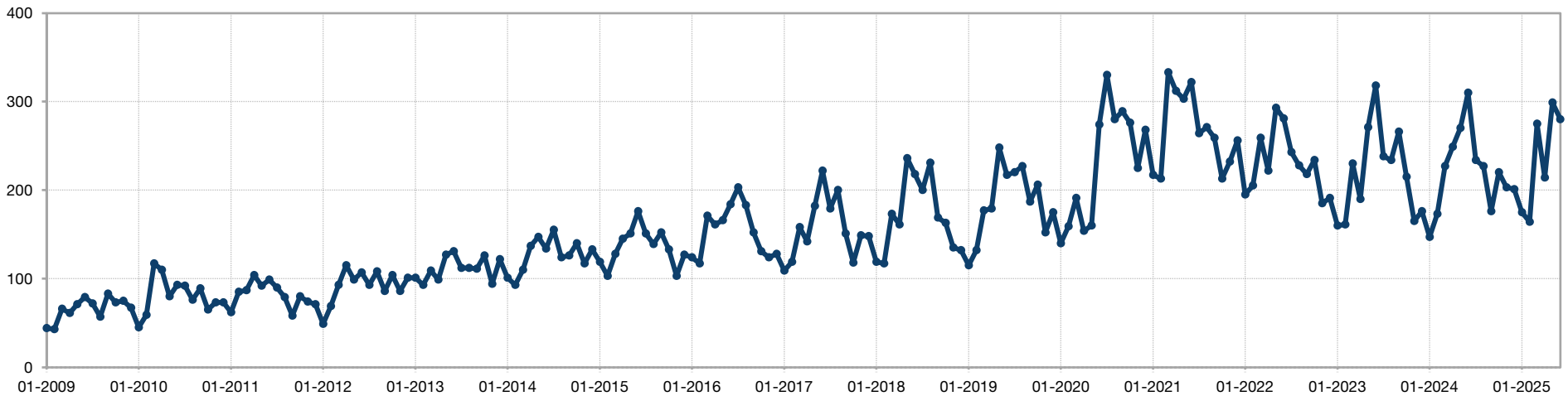


Year to Date



	Closed Sales	Prior Year	Percent Change
July 2024	234	238	-1.7%
August 2024	227	234	-3.0%
September 2024	176	266	-33.8%
October 2024	220	215	+2.3%
November 2024	203	165	+23.0%
December 2024	201	176	+14.2%
January 2025	175	147	+19.0%
February 2025	164	173	-5.2%
March 2025	275	227	+21.1%
April 2025	214	249	-14.1%
May 2025	299	270	+10.7%
June 2025	280	310	-9.7%
12-Month Avg	222	223	-0.1%

Historical Closed Sales by Month

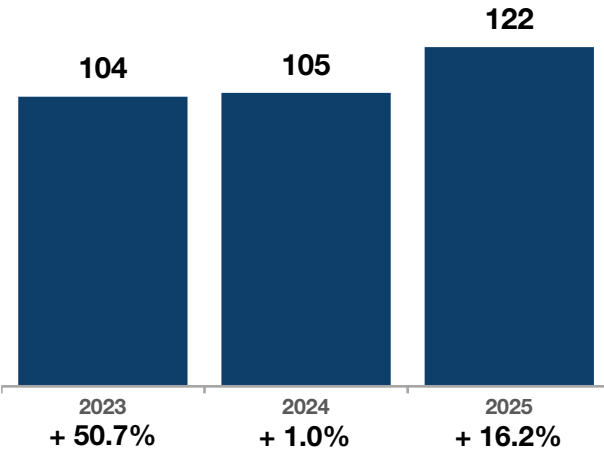


Days on Market Until Sale

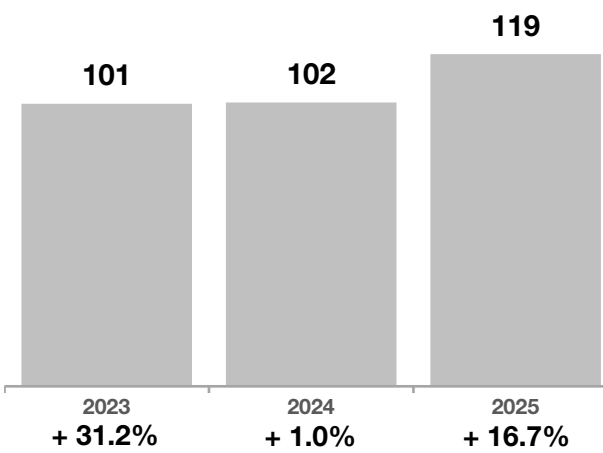
Average number of days between when a property is listed and when an offer is accepted in a given month.



June



Year to Date



Month	Days on Market	Prior Year	Percent Change
July 2024	102	95	+7.4%
August 2024	97	98	-1.0%
September 2024	118	98	+20.4%
October 2024	118	114	+3.5%
November 2024	114	89	+28.1%
December 2024	121	104	+16.3%
January 2025	116	97	+19.6%
February 2025	129	102	+26.5%
March 2025	124	104	+19.2%
April 2025	111	102	+8.8%
May 2025	116	99	+17.2%
June 2025	122	105	+16.2%
12-Month Avg*	115	101	+13.9%

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

Historical Days on Market Until Sale by Month

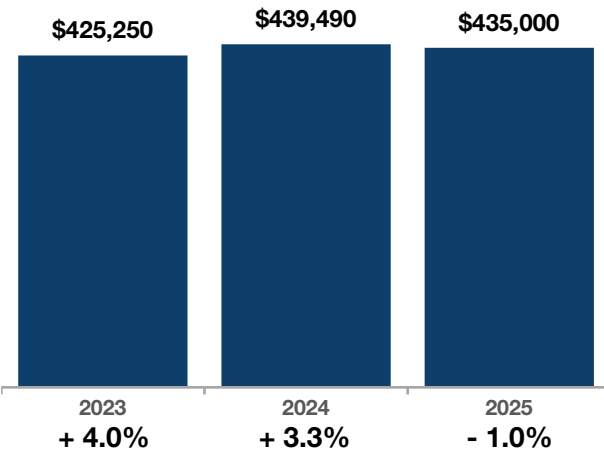


Median Sales Price

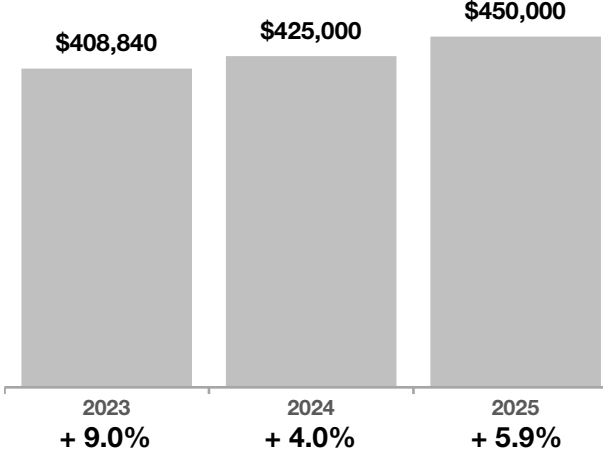
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



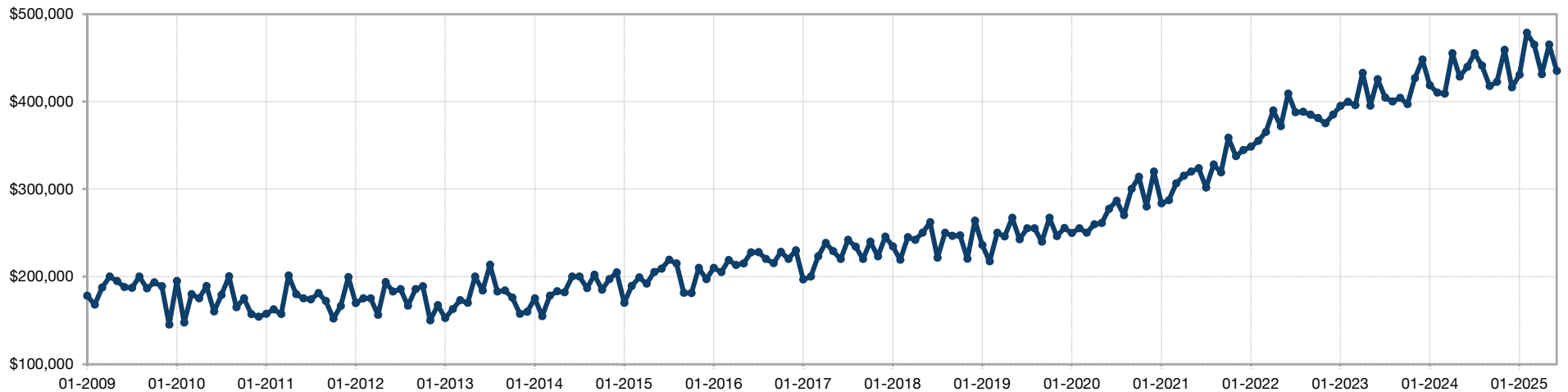
Year to Date



	Median Sales Price	Prior Year	Percent Change
July 2024	\$454,950	\$404,495	+12.5%
August 2024	\$440,995	\$400,040	+10.2%
September 2024	\$417,745	\$404,187	+3.4%
October 2024	\$422,500	\$397,000	+6.4%
November 2024	\$459,000	\$426,500	+7.6%
December 2024	\$416,000	\$448,000	-7.1%
January 2025	\$430,490	\$418,425	+2.9%
February 2025	\$478,420	\$410,000	+16.7%
March 2025	\$464,890	\$408,900	+13.7%
April 2025	\$430,950	\$455,000	-5.3%
May 2025	\$465,000	\$428,312	+8.6%
June 2025	\$435,000	\$439,490	-1.0%
12-Month Med*	\$440,000	\$417,990	+5.3%

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

Historical Median Sales Price by Month

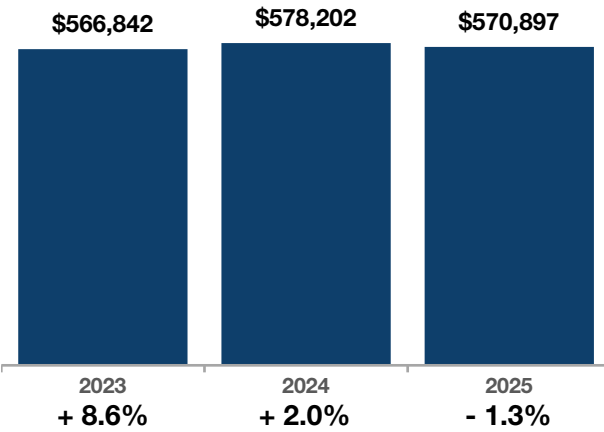


Average Sales Price

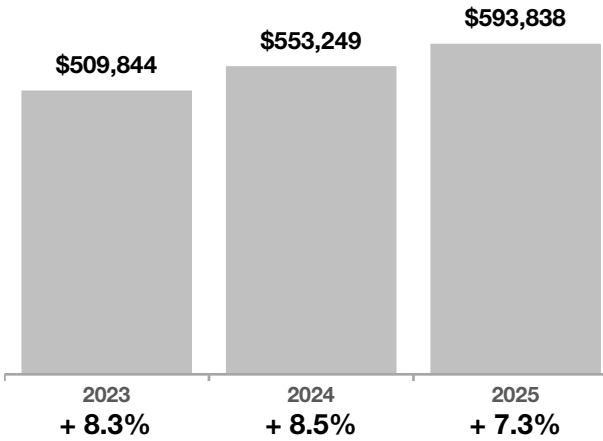
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



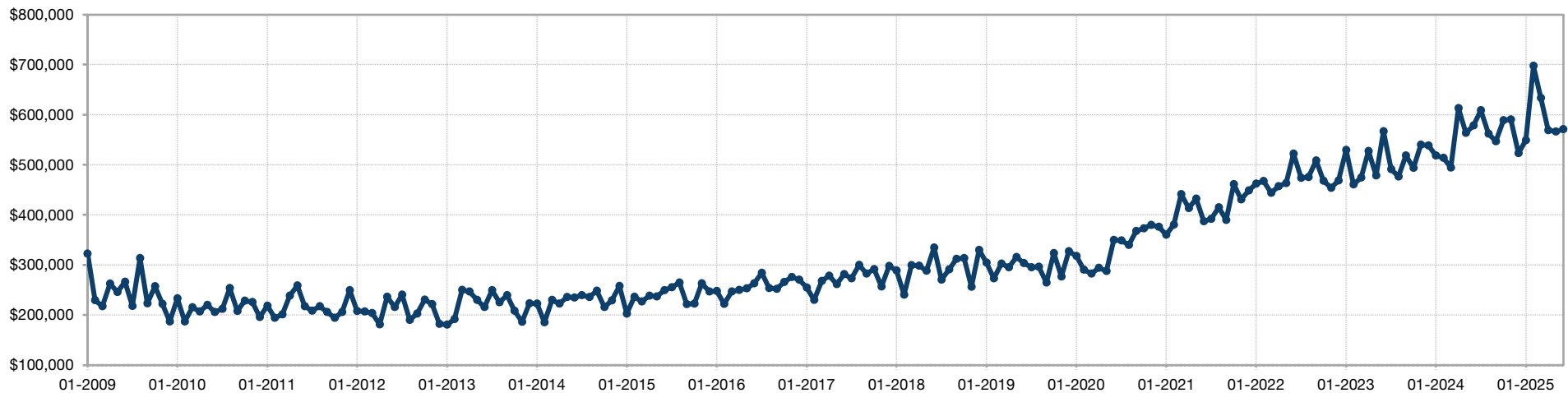
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
July 2024	\$608,864	\$491,311	+23.9%
August 2024	\$562,094	\$476,552	+18.0%
September 2024	\$546,691	\$518,422	+5.5%
October 2024	\$588,843	\$493,689	+19.3%
November 2024	\$590,694	\$540,010	+9.4%
December 2024	\$523,087	\$538,676	-2.9%
January 2025	\$548,884	\$518,242	+5.9%
February 2025	\$697,538	\$513,650	+35.8%
March 2025	\$633,701	\$494,097	+28.3%
April 2025	\$569,117	\$613,161	-7.2%
May 2025	\$566,476	\$563,510	+0.5%
June 2025	\$570,897	\$578,202	-1.3%
12-Month Avg*	\$583,907	\$528,294	+10.5%

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

Historical Average Sales Price by Month

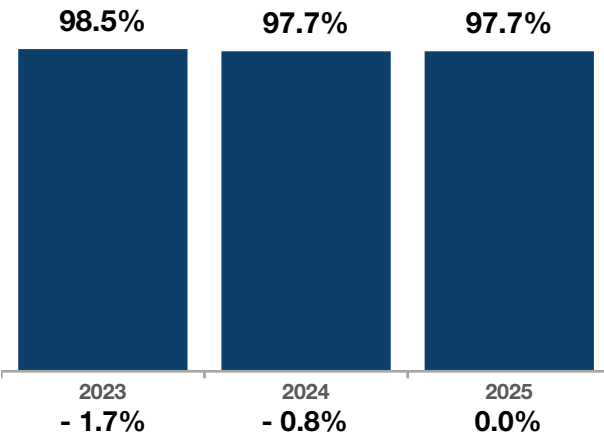


Percent of List Price Received

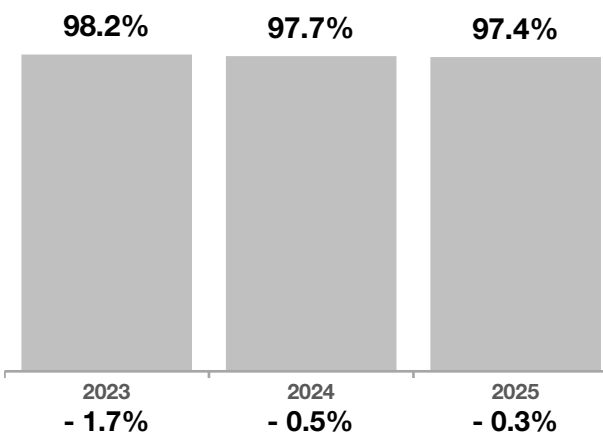
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



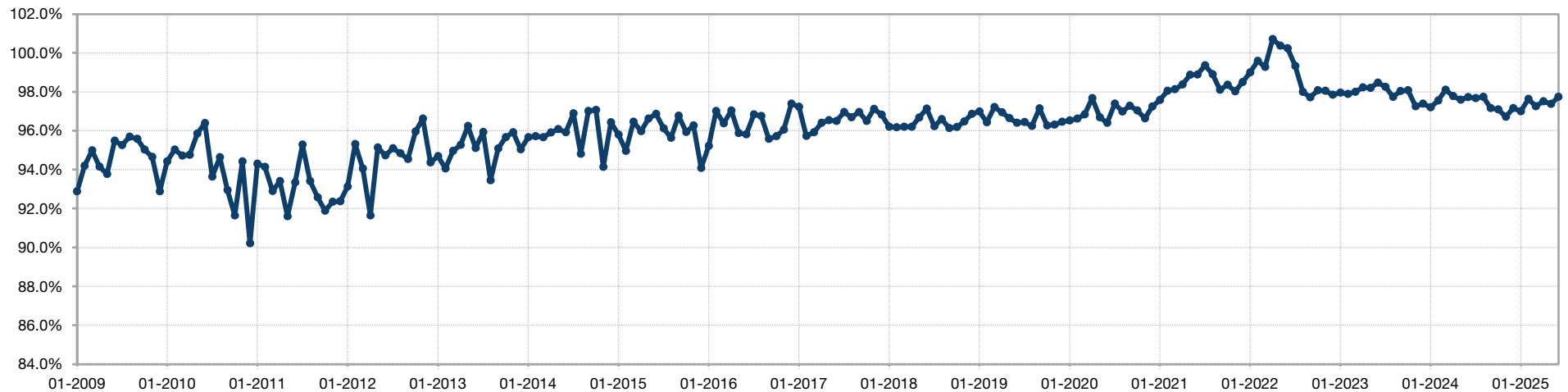
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
July 2024	97.7%	98.2%	-0.5%
August 2024	97.7%	97.7%	0.0%
September 2024	97.2%	98.0%	-0.8%
October 2024	97.1%	98.1%	-1.0%
November 2024	96.7%	97.3%	-0.6%
December 2024	97.2%	97.4%	-0.2%
January 2025	97.0%	97.2%	-0.2%
February 2025	97.6%	97.5%	+0.1%
March 2025	97.2%	98.1%	-0.9%
April 2025	97.5%	97.8%	-0.3%
May 2025	97.4%	97.6%	-0.2%
June 2025	97.7%	97.7%	0.0%
12-Month Avg*	97.4%	97.8%	-0.4%

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

Historical Percent of List Price Received by Month

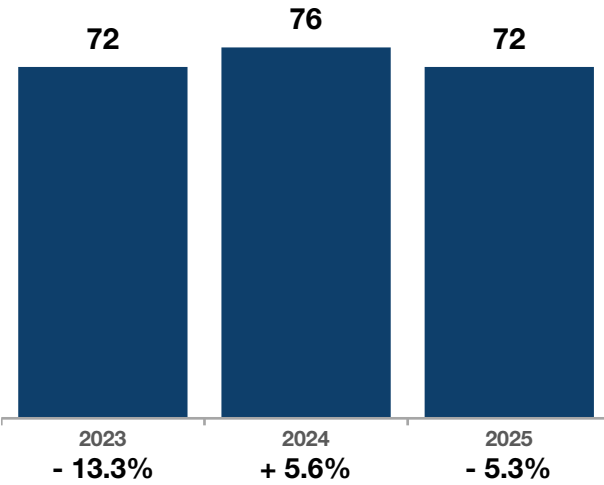


Housing Affordability Index

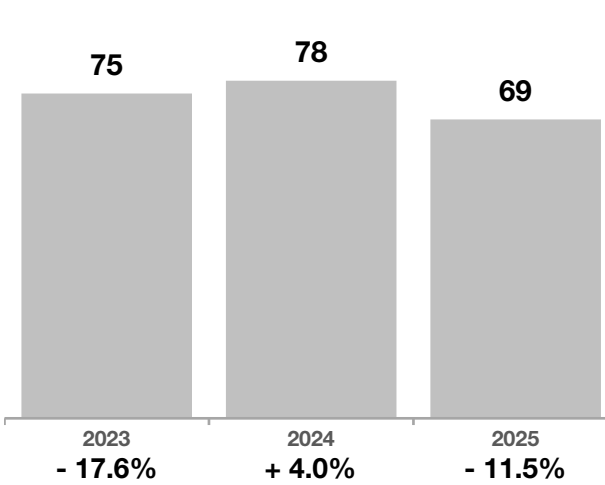
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



June

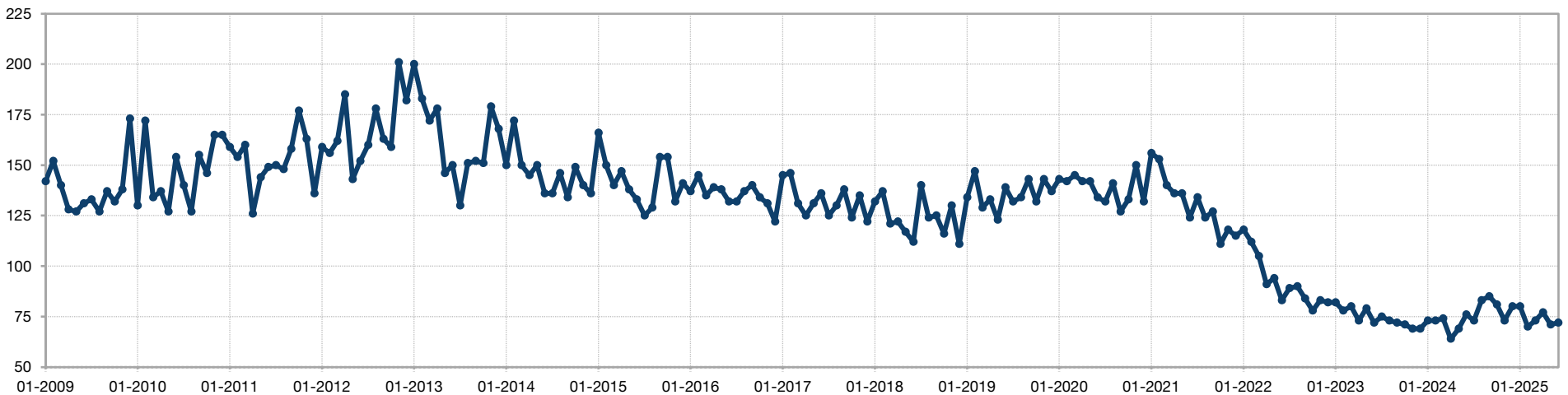


Year to Date



	Affordability Index	Prior Year	Percent Change
July 2024	73	75	-2.7%
August 2024	83	73	+13.7%
September 2024	85	72	+18.1%
October 2024	81	71	+14.1%
November 2024	73	69	+5.8%
December 2024	80	69	+15.9%
January 2025	80	73	+9.6%
February 2025	70	73	-4.1%
March 2025	73	74	-1.4%
April 2025	77	64	+20.3%
May 2025	71	69	+2.9%
June 2025	72	76	-5.3%
12-Month Avg	77	72	+7.0%

Historical Housing Affordability Index by Month

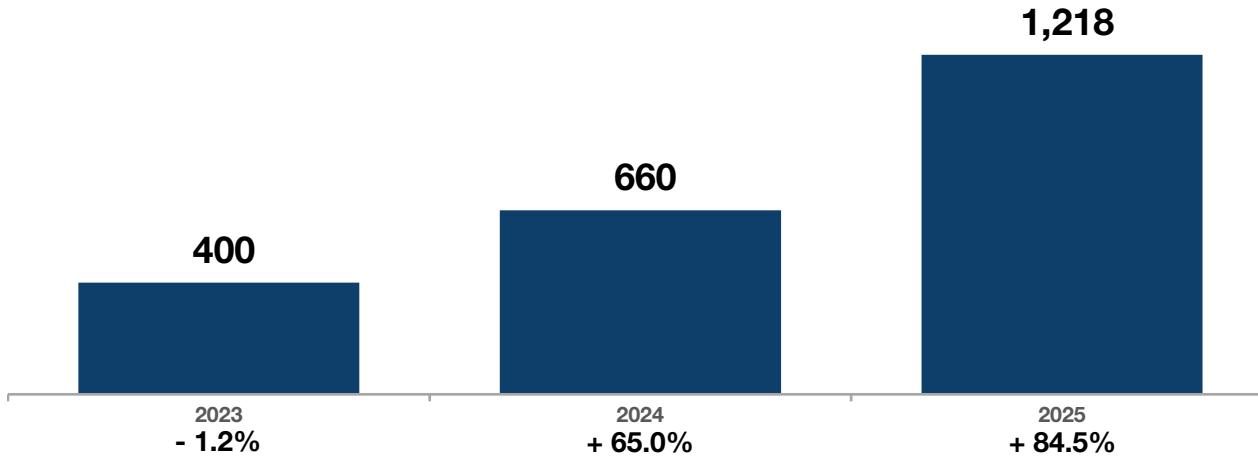


Inventory of Homes for Sale

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



June



Homes for Sale		Prior Year	Percent Change
July 2024	690	431	+60.1%
August 2024	773	435	+77.7%
September 2024	817	458	+78.4%
October 2024	881	519	+69.7%
November 2024	874	527	+65.8%
December 2024	845	543	+55.6%
January 2025	902	555	+62.5%
February 2025	998	595	+67.7%
March 2025	1,099	615	+78.7%
April 2025	1,155	641	+80.2%
May 2025	1,185	667	+77.7%
June 2025	1,218	660	+84.5%
12-Month Avg*	953	554	+72.0%

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

Historical Inventory of Homes for Sale by Month

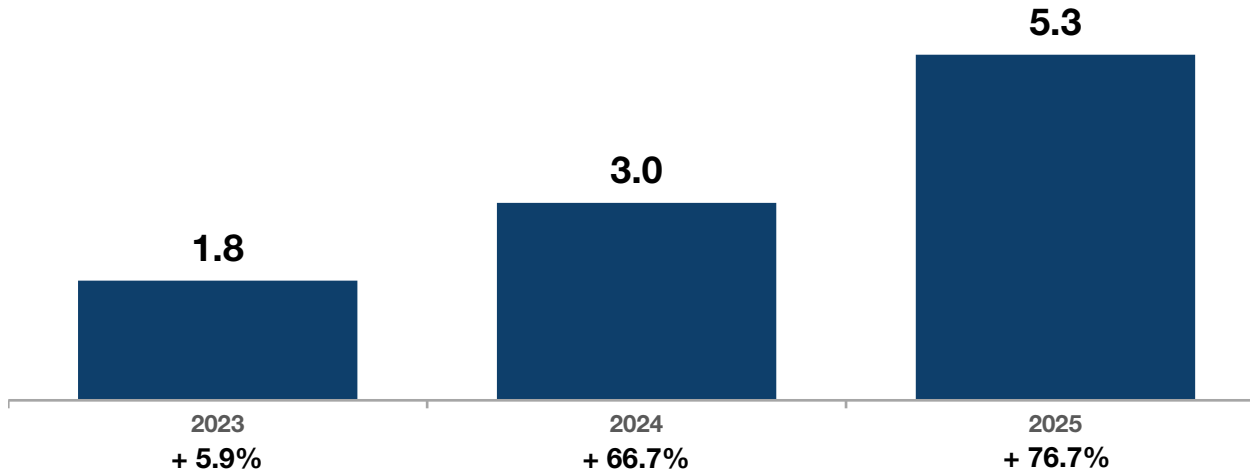


Months Supply of Inventory

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.



June



Months Supply	Prior Year	Percent Change	
July 2024	3.2	2.0	+60.0%
August 2024	3.6	2.0	+80.0%
September 2024	3.8	2.1	+81.0%
October 2024	4.1	2.4	+70.8%
November 2024	4.0	2.4	+66.7%
December 2024	3.8	2.5	+52.0%
January 2025	4.1	2.6	+57.7%
February 2025	4.6	2.8	+64.3%
March 2025	5.0	2.8	+78.6%
April 2025	5.2	2.9	+79.3%
May 2025	5.3	3.1	+71.0%
June 2025	5.3	3.0	+76.7%
12-Month Avg*	4.3	2.5	+72.0%

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

Historical Months Supply of Inventory by Month

