

Monthly Indicators



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings were up 3.5 percent to 234. Pending Sales decreased 3.3 percent to 208. Inventory grew 43.9 percent to 1,220 units.

Median Sales Price was down 5.2 percent to \$435,000. Days on Market increased 2.6 percent to 117 days. Months Supply of Inventory was up 28.2 percent to 5.0 months.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Quick Facts

+ 6.9%	- 5.2%	+ 28.2%
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.



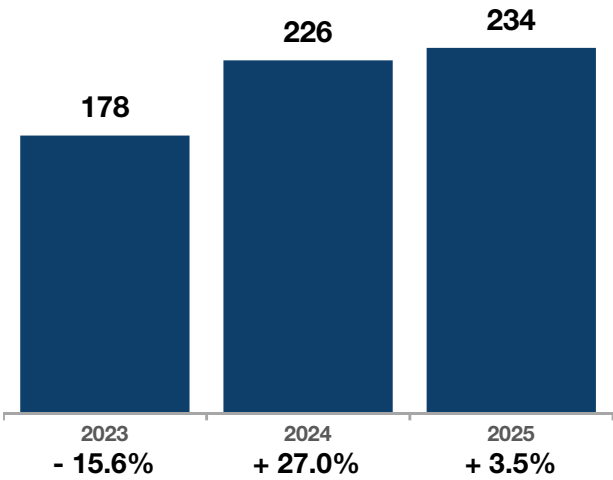
Key Metrics	Historical Sparkbars			11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	11-2023	11-2024	11-2025						
New Listings				226	234	+ 3.5%	2,982	3,545	+ 18.9%
Pending Sales				215	208	- 3.3%	2,496	2,798	+ 12.1%
Closed Sales				203	217	+ 6.9%	2,436	2,697	+ 10.7%
Days on Market				114	117	+ 2.6%	105	119	+ 13.3%
Median Sales Price				\$459,000	\$435,000	- 5.2%	\$430,000	\$437,045	+ 1.6%
Average Sales Price				\$590,694	\$609,275	+ 3.1%	\$565,259	\$581,537	+ 2.9%
Pct. of List Price Received				96.7%	97.3%	+ 0.6%	97.5%	97.4%	- 0.1%
Housing Affordability Index				73	80	+ 9.6%	78	80	+ 2.6%
Inventory of Homes for Sale				848	1,220	+ 43.9%	--	--	--
Months Supply of Inventory				3.9	5.0	+ 28.2%	--	--	--

New Listings

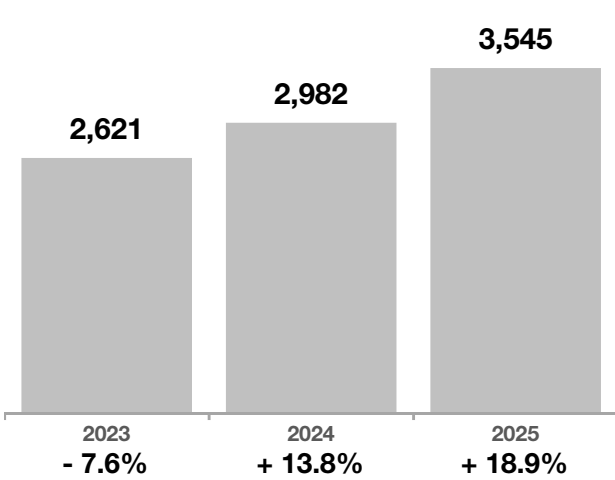
A count of the properties that have been newly listed on the market in a given month.



November

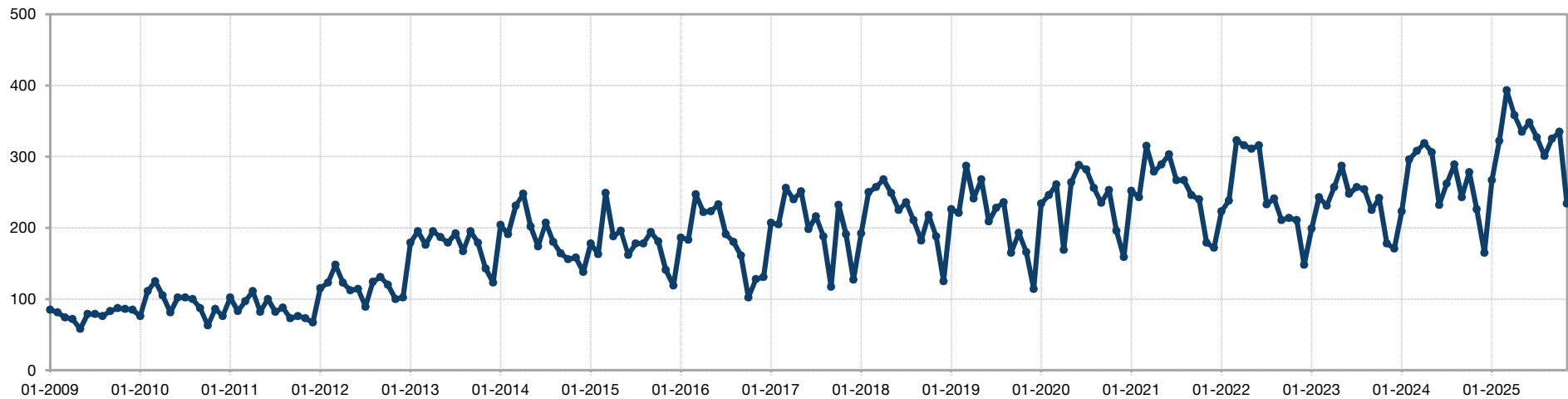


Year to Date



New Listings		Prior Year	Percent Change
December 2024	165	171	-3.5%
January 2025	267	223	+19.7%
February 2025	322	296	+8.8%
March 2025	393	308	+27.6%
April 2025	358	319	+12.2%
May 2025	335	306	+9.5%
June 2025	348	232	+50.0%
July 2025	327	262	+24.8%
August 2025	301	289	+4.2%
September 2025	325	243	+33.7%
October 2025	335	278	+20.5%
November 2025	234	226	+3.5%
12-Month Avg	309	263	+17.7%

Historical New Listings by Month

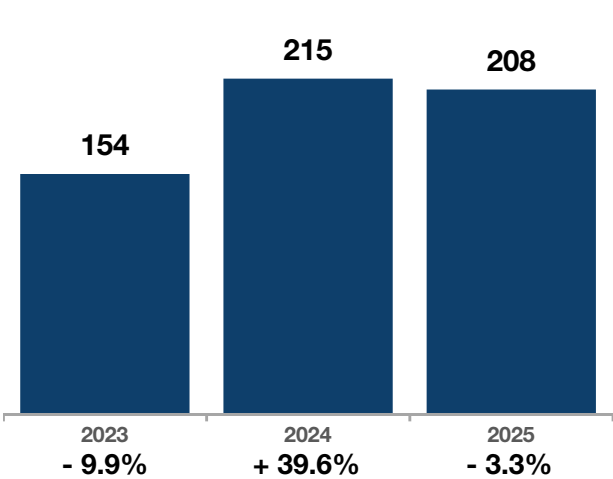


Pending Sales

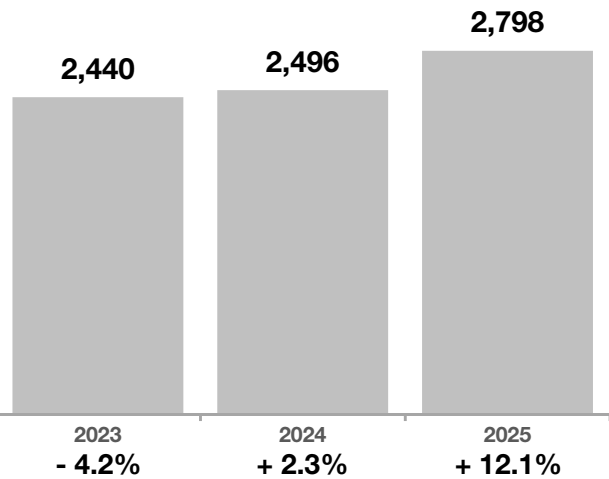
A count of the properties on which offers have been accepted in a given month.



November

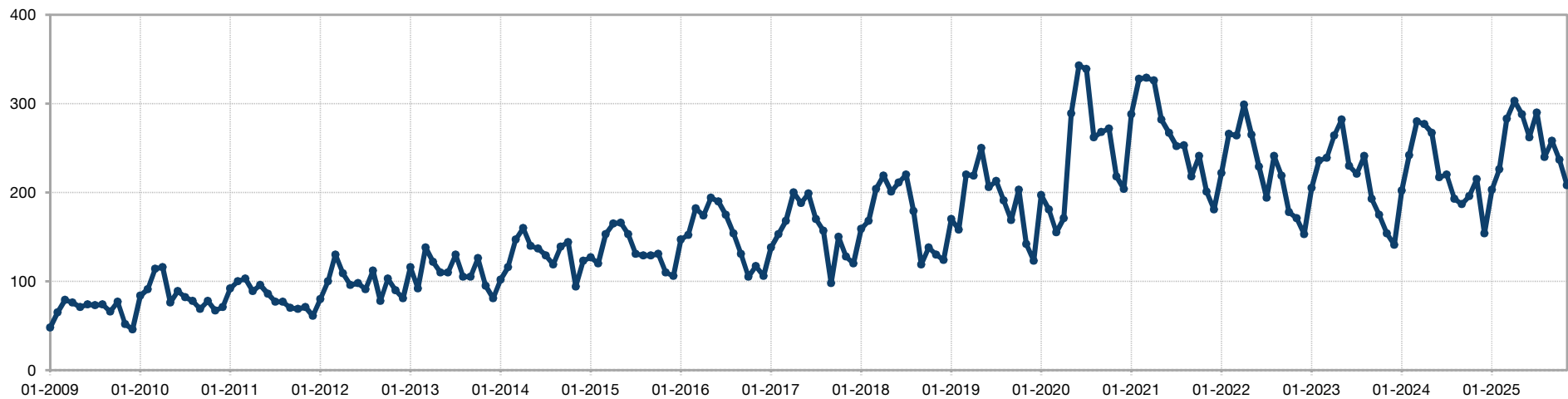


Year to Date



Pending Sales		Prior Year	Percent Change
December 2024	154	141	+9.2%
January 2025	203	202	+0.5%
February 2025	226	242	-6.6%
March 2025	283	280	+1.1%
April 2025	303	277	+9.4%
May 2025	288	267	+7.9%
June 2025	262	217	+20.7%
July 2025	290	220	+31.8%
August 2025	240	193	+24.4%
September 2025	258	187	+38.0%
October 2025	237	196	+20.9%
November 2025	208	215	-3.3%
12-Month Avg	246	220	+11.9%

Historical Pending Sales by Month

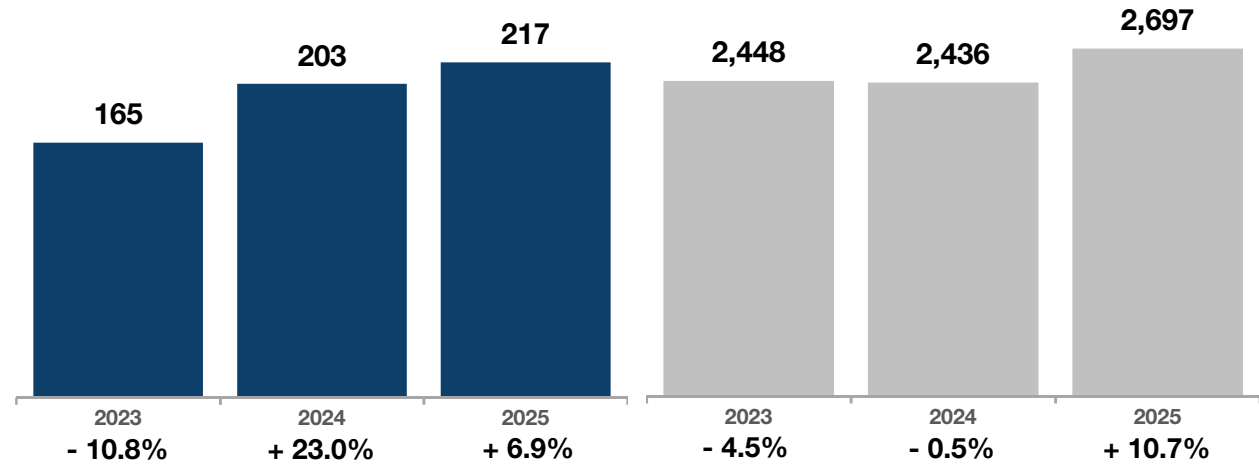


Closed Sales

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

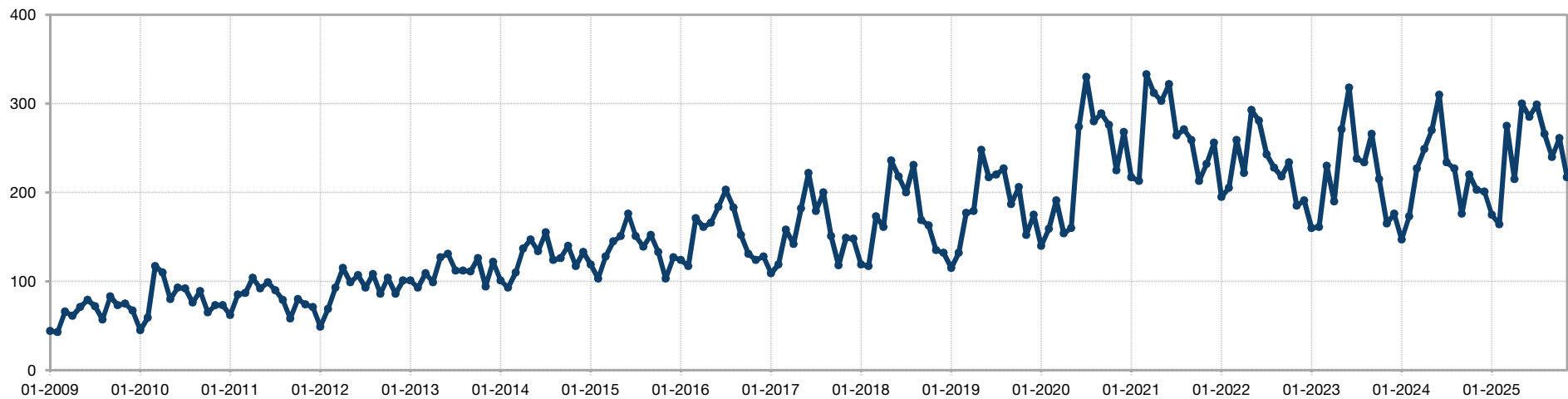


November



Closed Sales		Prior Year	Percent Change
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	215	249	-13.7%
May 2025	300	270	+11.1%
June 2025	285	310	-8.1%
July 2025	299	234	+27.8%
August 2025	266	227	+17.2%
September 2025	240	176	+36.4%
October 2025	261	220	+18.6%
November 2025	217	203	+6.9%
12-Month Avg	242	218	+10.9%

Historical Closed Sales by Month

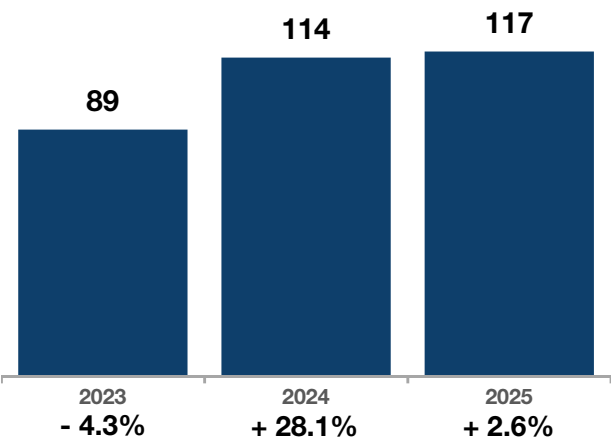


Days on Market Until Sale

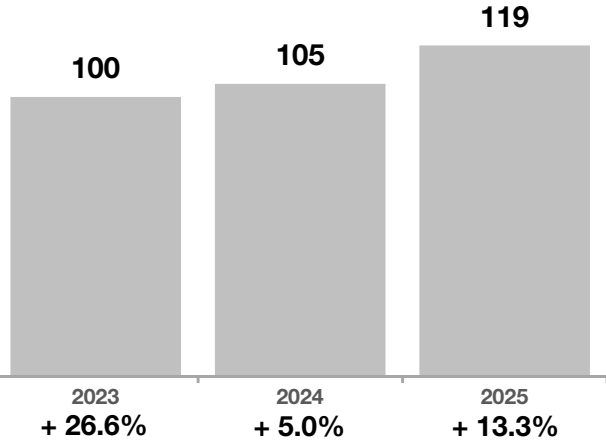
Average number of days between when a property is listed and when an offer is accepted in a given month.



November



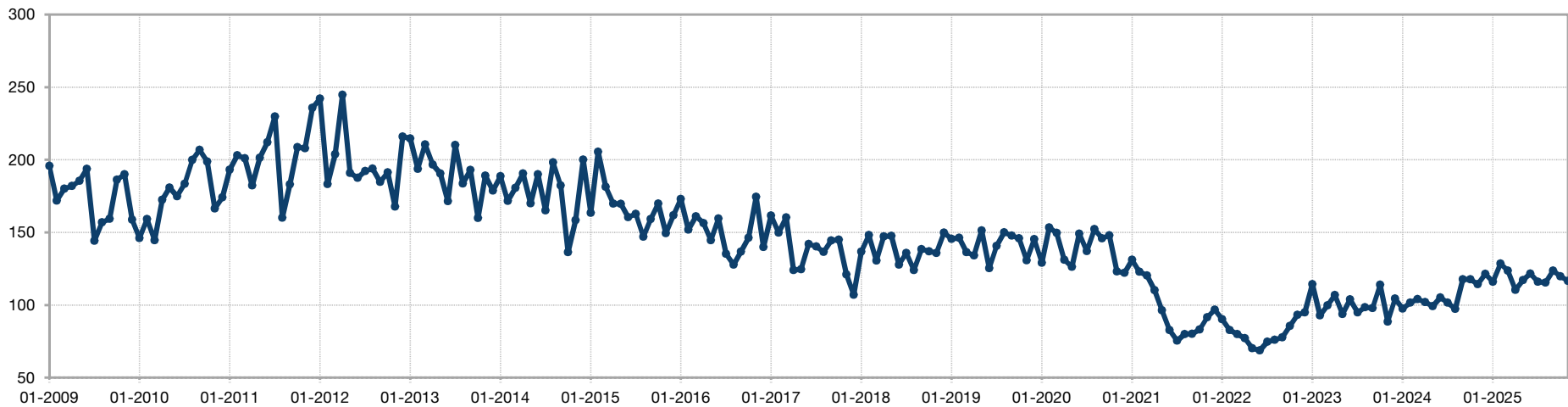
Year to Date



Days on Market		Prior Year	Percent Change
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	110	102	+7.8%
May 2025	117	99	+18.2%
June 2025	122	105	+16.2%
July 2025	116	102	+13.7%
August 2025	115	97	+18.6%
September 2025	124	118	+5.1%
October 2025	120	118	+1.7%
November 2025	117	114	+2.6%
12-Month Avg*	119	105	+13.3%

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

Historical Days on Market Until Sale by Month

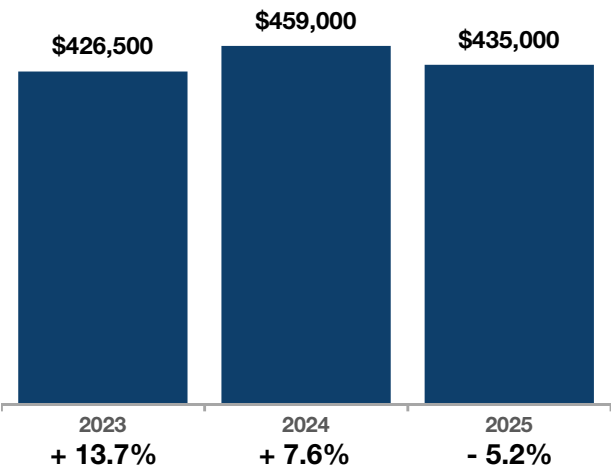


Median Sales Price

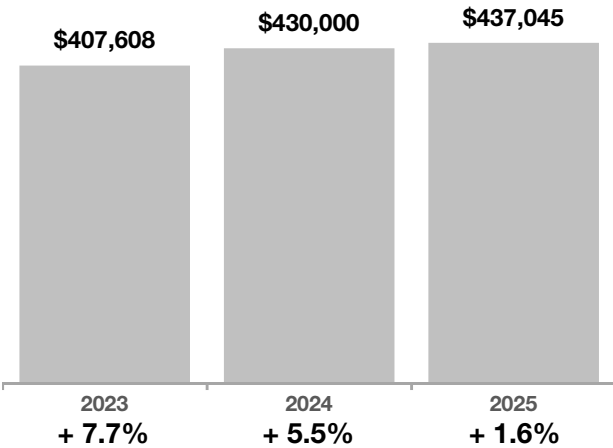
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



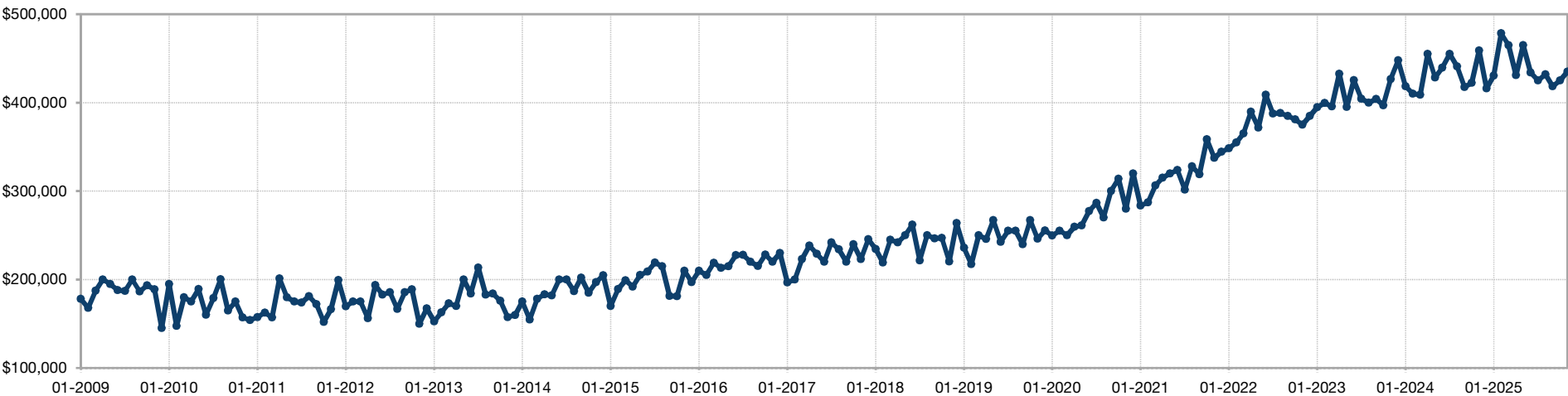
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$431,000	\$455,000	-5.3%
May 2025	\$465,000	\$428,312	+8.6%
June 2025	\$434,000	\$439,490	-1.2%
July 2025	\$425,090	\$454,950	-6.6%
August 2025	\$432,000	\$440,995	-2.0%
September 2025	\$418,531	\$417,745	+0.2%
October 2025	\$425,000	\$422,500	+0.6%
November 2025	\$435,000	\$459,000	-5.2%
12-Month Med*	\$435,000	\$430,000	+1.2%

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

Historical Median Sales Price by Month

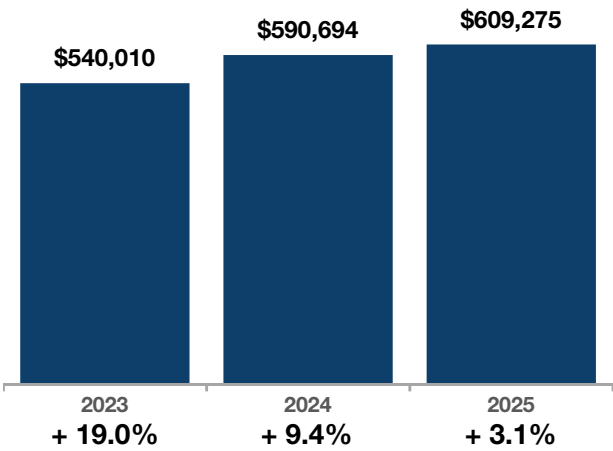


Average Sales Price

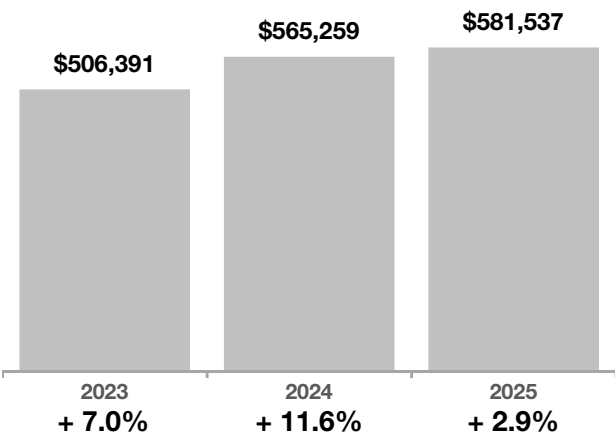
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



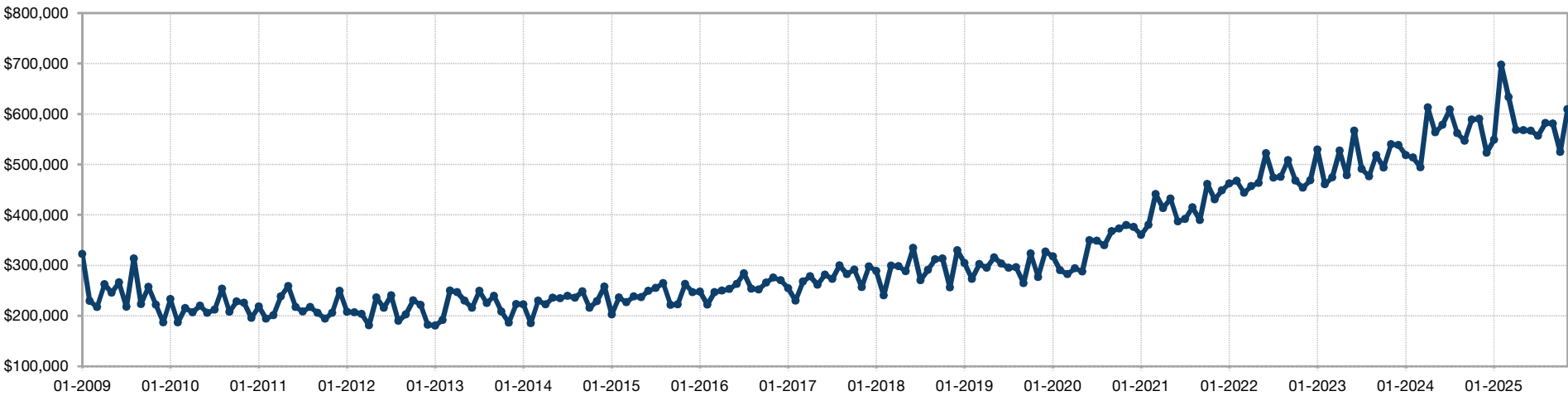
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	\$568,529	\$613,161	-7.3%
May 2025	\$567,738	\$563,510	+0.8%
June 2025	\$566,862	\$578,202	-2.0%
July 2025	\$556,744	\$608,864	-8.6%
August 2025	\$581,774	\$562,094	+3.5%
September 2025	\$580,965	\$546,691	+6.3%
October 2025	\$524,797	\$588,843	-10.9%
November 2025	\$609,275	\$590,694	+3.1%
12-Month Avg*	\$579,991	\$559,727	+3.6%

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

Historical Average Sales Price by Month

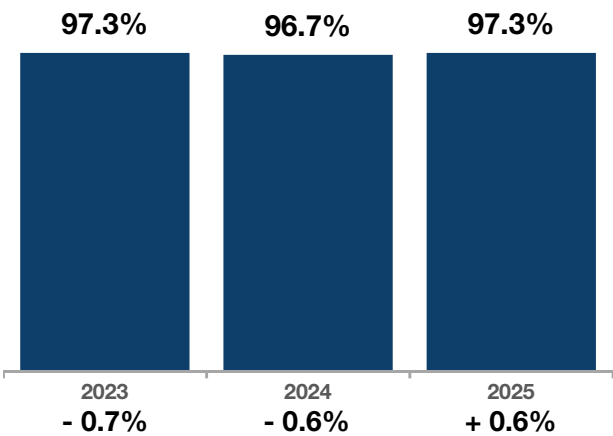


Percent of List Price Received

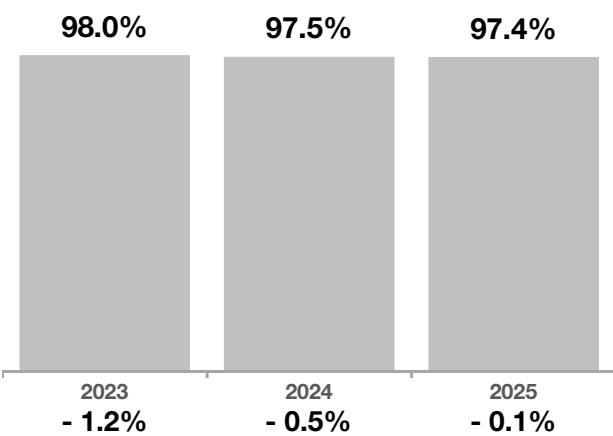
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



November



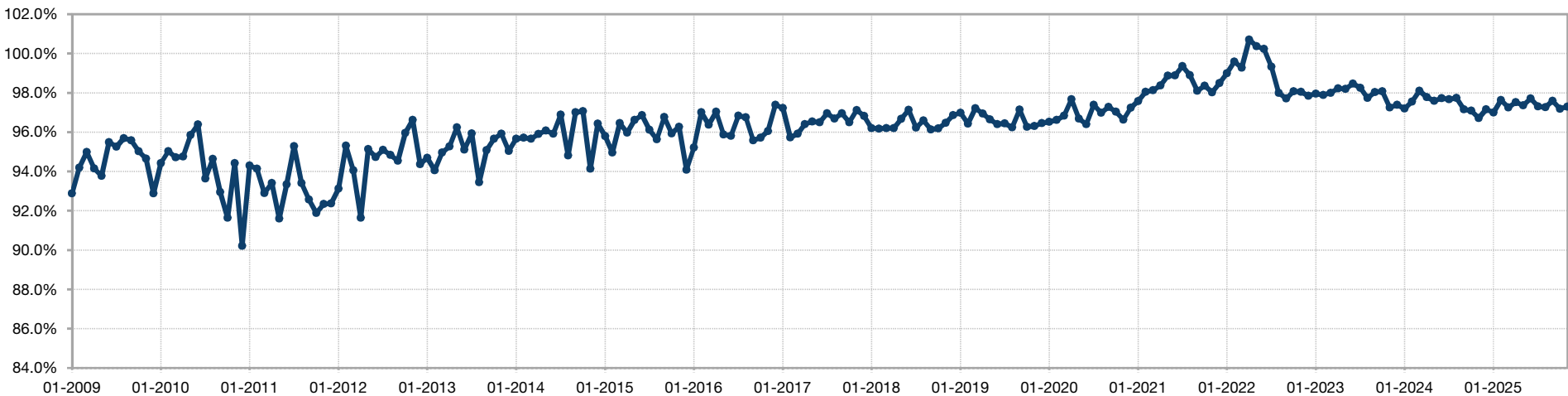
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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%
July 2025	97.3%	97.7%	-0.4%
August 2025	97.3%	97.7%	-0.4%
September 2025	97.6%	97.2%	+0.4%
October 2025	97.2%	97.1%	+0.1%
November 2025	97.3%	96.7%	+0.6%
12-Month Avg*		97.4%	-0.1%

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

Historical Percent of List Price Received by Month

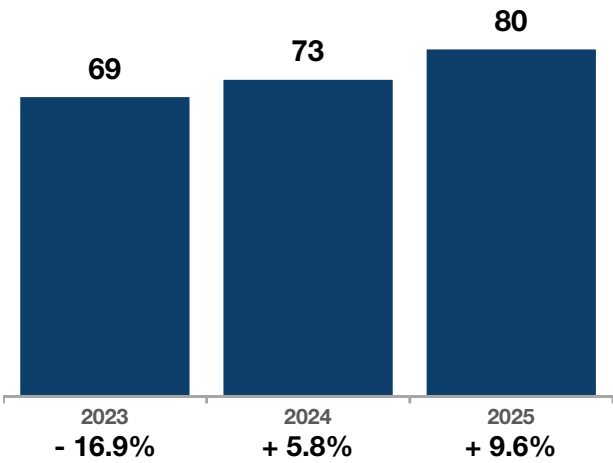


Housing Affordability Index

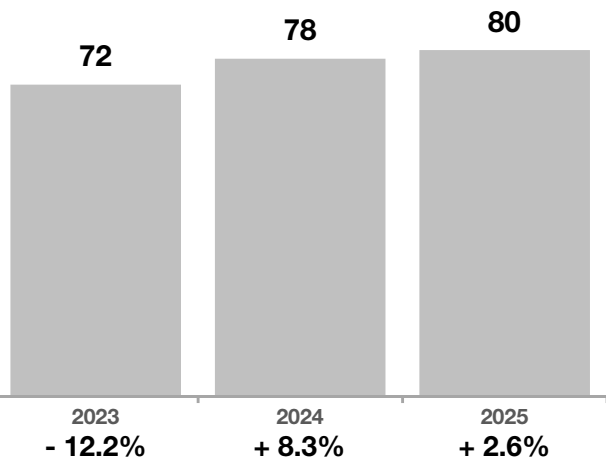
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



November

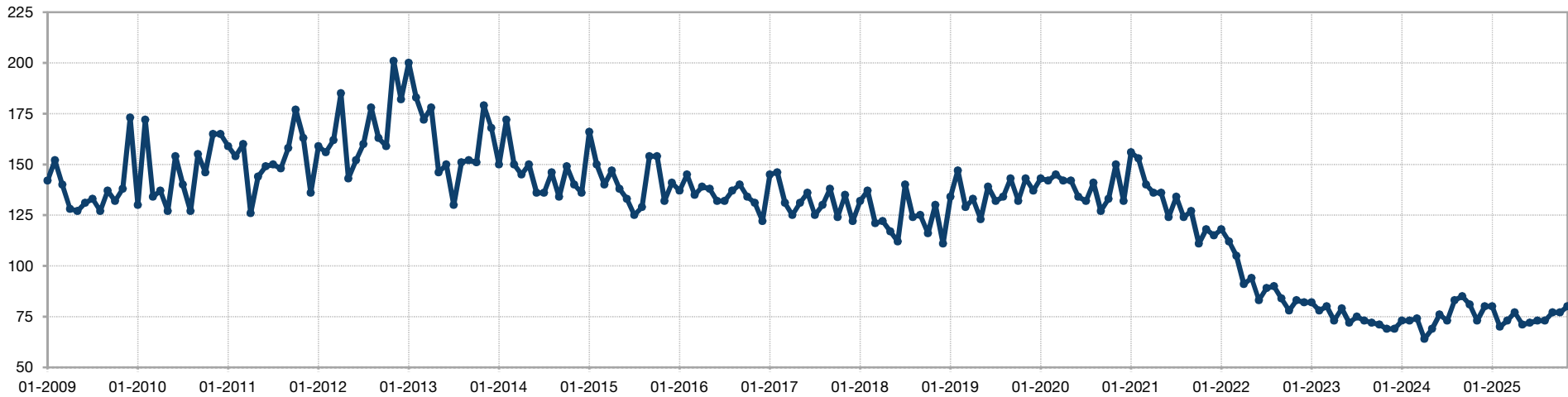


Year to Date



Affordability Index		Prior Year	Percent Change
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%
July 2025	73	73	0.0%
August 2025	73	83	-12.0%
September 2025	77	85	-9.4%
October 2025	77	81	-4.9%
November 2025	80	73	+9.6%
12-Month Avg	75	74	+1.1%

Historical Housing Affordability Index by Month

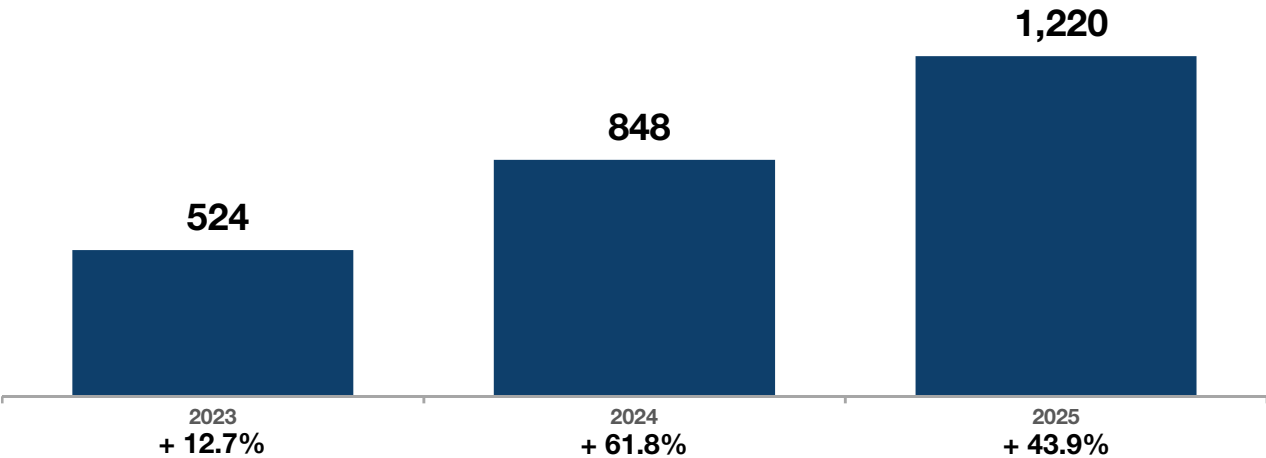


Inventory of Homes for Sale

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



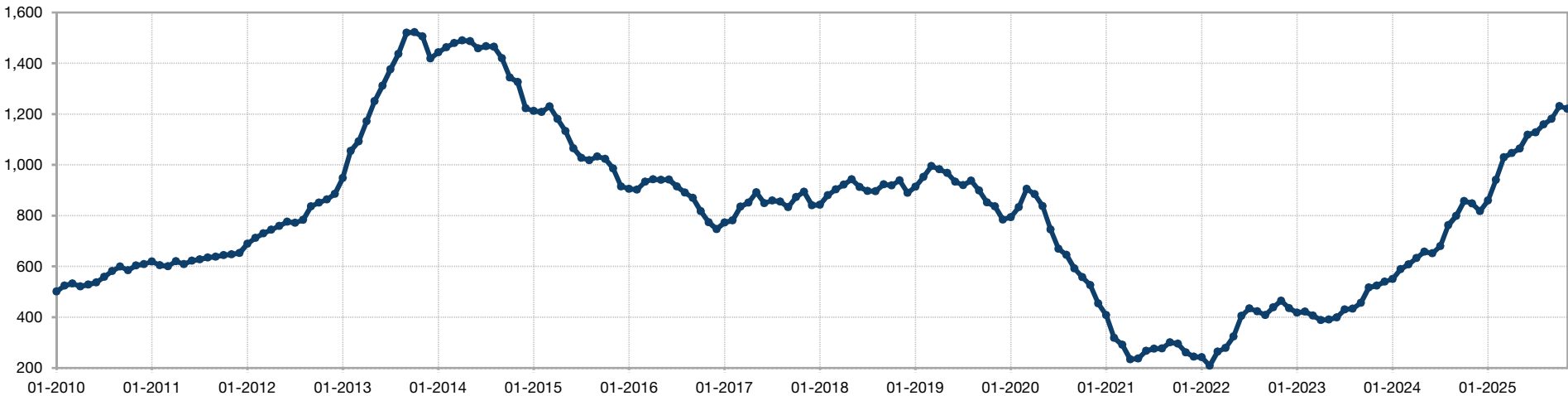
November



Homes for Sale		Prior Year	Percent Change
December 2024	817	540	+51.3%
January 2025	859	550	+56.2%
February 2025	941	589	+59.8%
March 2025	1,029	608	+69.2%
April 2025	1,046	633	+65.2%
May 2025	1,064	658	+61.7%
June 2025	1,118	651	+71.7%
July 2025	1,128	680	+65.9%
August 2025	1,159	762	+52.1%
September 2025	1,181	799	+47.8%
October 2025	1,231	857	+43.6%
November 2025	1,220	848	+43.9%
12-Month Avg*	1,066	681	+56.5%

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

Historical Inventory of Homes for Sale by Month

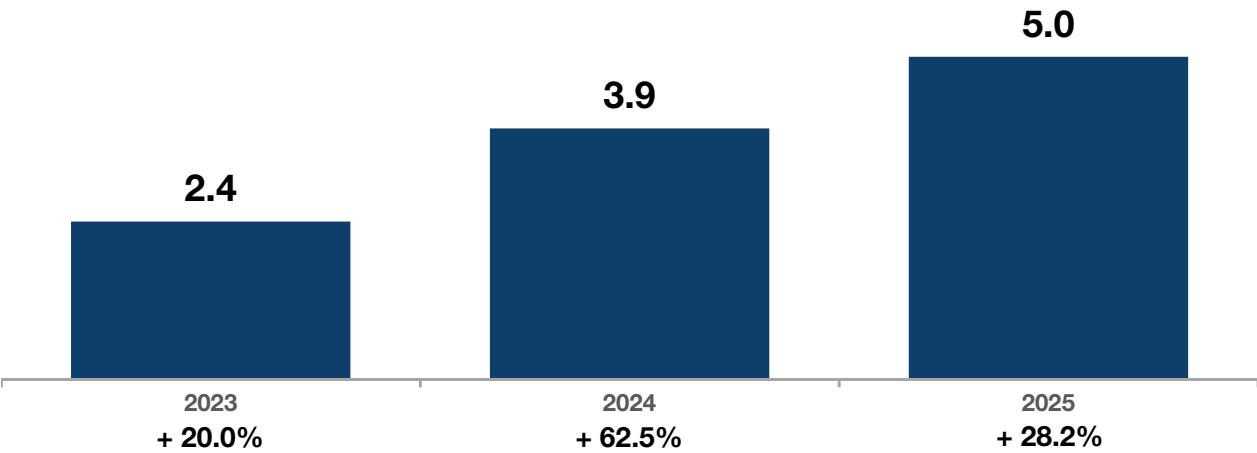


Months Supply of Inventory

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.



November



Months Supply		Prior Year	Percent Change
December 2024	3.7	2.5	+48.0%
January 2025	3.9	2.6	+50.0%
February 2025	4.3	2.7	+59.3%
March 2025	4.7	2.8	+67.9%
April 2025	4.7	2.9	+62.1%
May 2025	4.8	3.0	+60.0%
June 2025	4.9	3.0	+63.3%
July 2025	4.8	3.1	+54.8%
August 2025	4.9	3.6	+36.1%
September 2025	4.9	3.8	+28.9%
October 2025	5.0	4.0	+25.0%
November 2025	5.0	3.9	+28.2%
12-Month Avg*	4.6	3.1	+48.4%

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

Historical Months Supply of Inventory by Month

