

Local Market Update for April 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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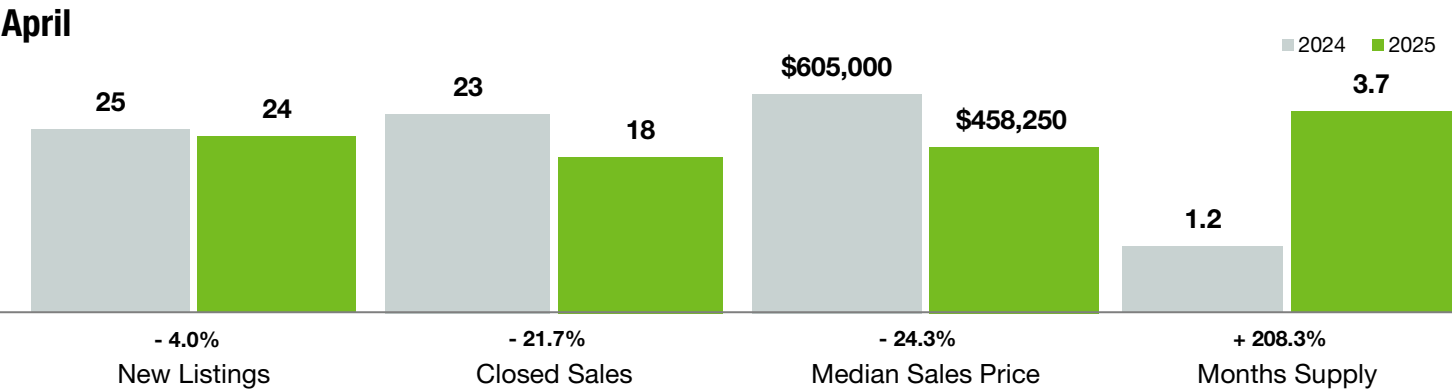


Tega Cay

South Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	25	24	- 4.0%	100	96	- 4.0%
Pending Sales	27	19	- 29.6%	90	65	- 27.8%
Closed Sales	23	18	- 21.7%	81	58	- 28.4%
Median Sales Price*	\$605,000	\$458,250	- 24.3%	\$450,000	\$487,500	+ 8.3%
Average Sales Price*	\$642,441	\$529,361	- 17.6%	\$525,652	\$562,767	+ 7.1%
Percent of Original List Price Received*	99.8%	94.9%	- 4.9%	97.7%	96.2%	- 1.5%
List to Close	48	95	+ 97.9%	68	97	+ 42.6%
Days on Market Until Sale	12	52	+ 333.3%	28	50	+ 78.6%
Cumulative Days on Market Until Sale	16	70	+ 337.5%	33	59	+ 78.8%
Average List Price	\$800,032	\$714,903	- 10.6%	\$625,786	\$699,568	+ 11.8%
Inventory of Homes for Sale	26	58	+ 123.1%	--	--	--
Months Supply of Inventory	1.2	3.7	+ 208.3%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Median Sales Price

Rolling 12-Month Calculation

