

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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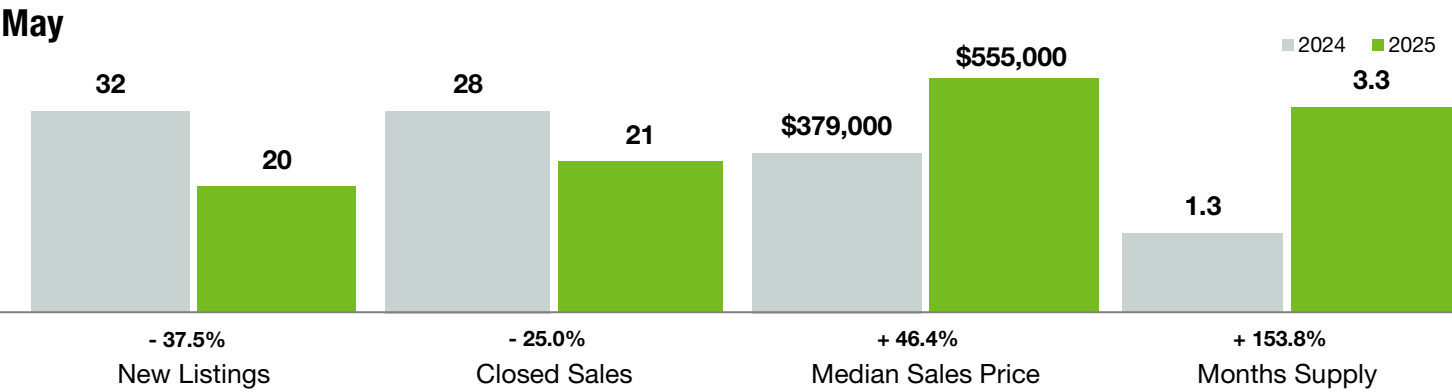


Tega Cay

South Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	32	20	- 37.5%	132	119	- 9.8%
Pending Sales	26	23	- 11.5%	116	86	- 25.9%
Closed Sales	28	21	- 25.0%	109	81	- 25.7%
Median Sales Price*	\$379,000	\$555,000	+ 46.4%	\$420,000	\$525,000	+ 25.0%
Average Sales Price*	\$503,945	\$671,852	+ 33.3%	\$520,076	\$602,475	+ 15.8%
Percent of Original List Price Received*	96.6%	98.4%	+ 1.9%	97.4%	96.8%	- 0.6%
List to Close	75	91	+ 21.3%	70	100	+ 42.9%
Days on Market Until Sale	37	39	+ 5.4%	30	53	+ 76.7%
Cumulative Days on Market Until Sale	46	46	0.0%	37	55	+ 48.6%
Average List Price	\$717,840	\$674,550	- 6.0%	\$648,446	\$687,093	+ 6.0%
Inventory of Homes for Sale	28	51	+ 82.1%	--	--	--
Months Supply of Inventory	1.3	3.3	+ 153.8%	--	--	--

* 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

