

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2024

U.S. sales of new residential homes are on the rise again, following a dip in activity the previous month. According to the Census Bureau, new-home sales climbed 8.8% month-over-month to a seasonally adjusted annual rate of 693,000 units, the highest level since last September. New-home sales were up in all four regions, but were highest in the Northeast, where sales jumped 27.8% from the previous month. For the 12-month period spanning May 2023 through April 2024, Pending Sales in the Western Upstate Association of REALTORS® region rose 5.7 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales improved 28.6 percent.

The overall Median Sales Price were up 8.2 percent to \$297,500. The property type with the largest gain was the Single-Family Homes segment, where prices increased 7.1 percent to \$304,900. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 51 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 76 days.

Market-wide, inventory levels rose 37.1 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale improved 38.6 percent. That amounts to 3.7 months of inventory for Single-Family Homes and 3.5 months of inventory for Condos.

Quick Facts

+ 28.6%

Price Range with
Strongest Sales:
\$500,001 to \$750,000

+ 17.3%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 6.9%

Property Type With
Strongest Sales:
Condos

Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
Median Sales Price	5
Percent of List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8



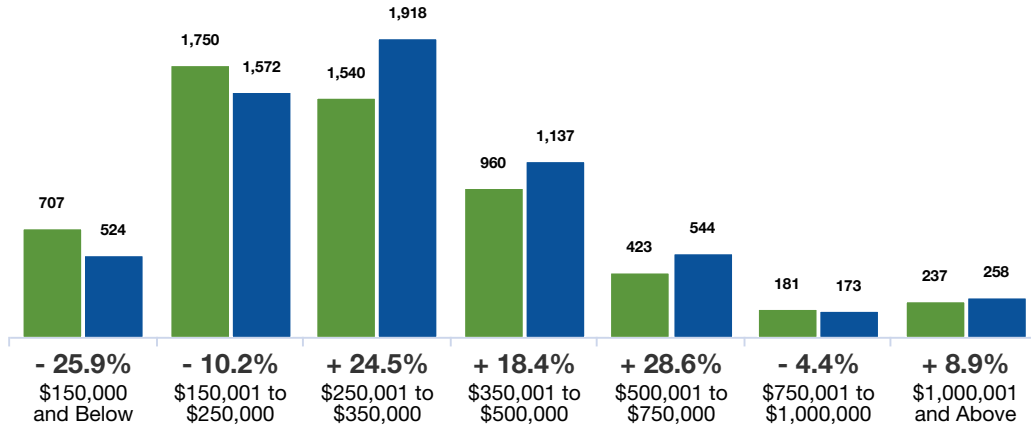
Pending Sales



A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

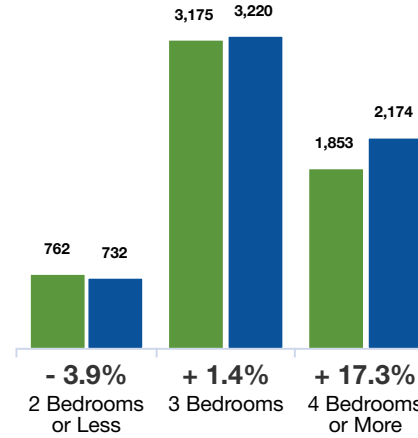
By Price Range

■ 4-2023 ■ 4-2024



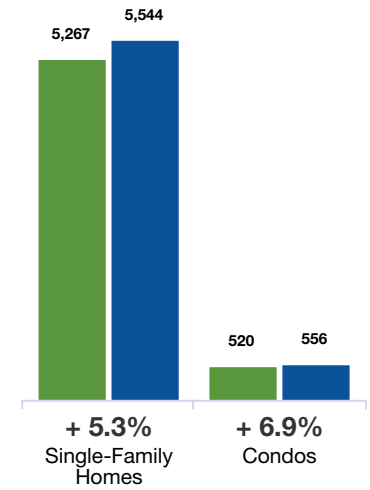
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	707	524	- 25.9%
\$150,001 to \$250,000	1,750	1,572	- 10.2%
\$250,001 to \$350,000	1,540	1,918	+ 24.5%
\$350,001 to \$500,000	960	1,137	+ 18.4%
\$500,001 to \$750,000	423	544	+ 28.6%
\$750,001 to \$1,000,000	181	173	- 4.4%
\$1,000,001 and Above	237	258	+ 8.9%
All Price Ranges	5,798	6,126	+ 5.7%

Single-Family Homes

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	762	732	- 3.9%
3 Bedrooms	3,175	3,220	+ 1.4%
4 Bedrooms or More	1,853	2,174	+ 17.3%
All Bedroom Counts	5,798	6,126	+ 5.7%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	635	483	- 23.9%
\$150,001 to \$250,000	1,470	1,278	- 13.1%
\$250,001 to \$350,000	1,429	1,765	+ 23.5%
\$350,001 to \$500,000	916	1,079	+ 17.8%
\$500,001 to \$750,000	405	523	+ 29.1%
\$750,001 to \$1,000,000	175	161	- 8.0%
\$1,000,001 and Above	237	255	+ 7.6%
All Price Ranges	5,267	5,544	+ 5.3%

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	762	732	- 3.9%
3 Bedrooms	3,175	3,220	+ 1.4%
4 Bedrooms or More	1,853	2,174	+ 17.3%
All Bedroom Counts	5,798	6,126	+ 5.7%

By Property Type	4-2023	4-2024	Change
Single-Family Homes	5,267	5,544	+ 5.3%
Condos	520	556	+ 6.9%

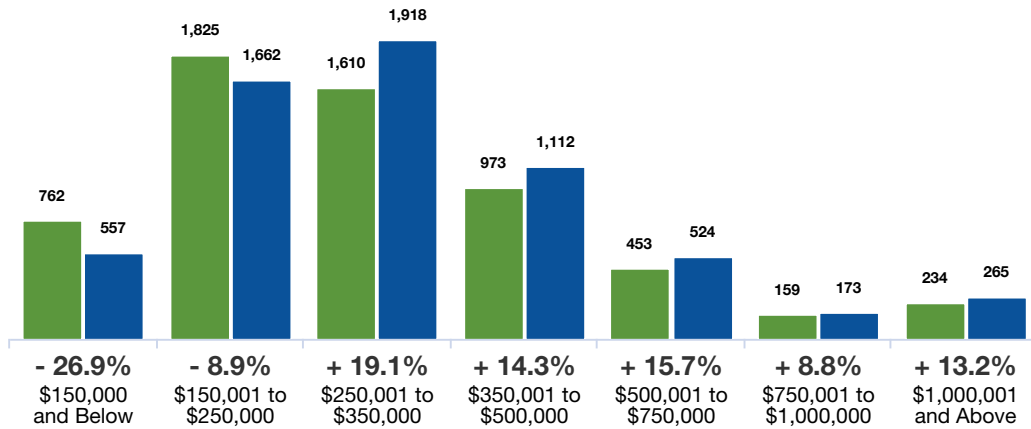
Closed Sales



A count of the actual sales that closed. **Based on a rolling 12-month total.**

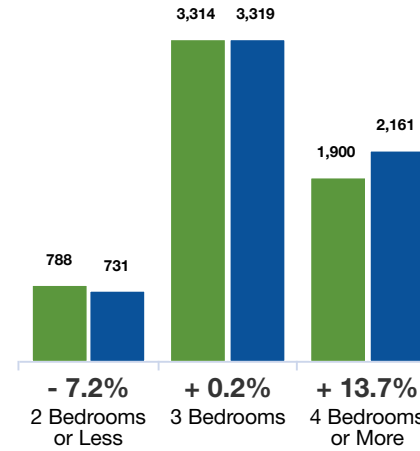
By Price Range

■ 4-2023 ■ 4-2024



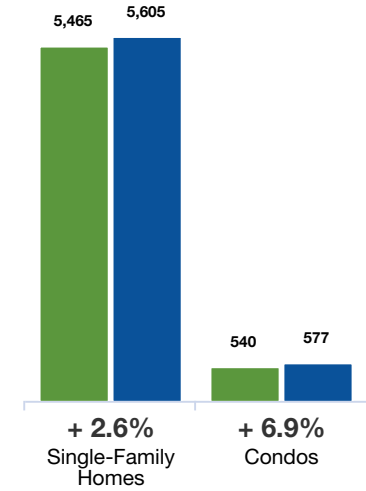
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	762	557	- 26.9%
\$150,001 to \$250,000	1,825	1,662	- 8.9%
\$250,001 to \$350,000	1,610	1,918	+ 19.1%
\$350,001 to \$500,000	973	1,112	+ 14.3%
\$500,001 to \$750,000	453	524	+ 15.7%
\$750,001 to \$1,000,000	159	173	+ 8.8%
\$1,000,001 and Above	234	265	+ 13.2%
All Price Ranges	6,016	6,211	+ 3.2%

Single-Family Homes

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	683	506	- 25.9%
3 Bedrooms	1,539	1,334	- 13.3%
4 Bedrooms or More	1,489	1,784	+ 19.8%
2 Bedrooms or Less	930	1,053	+ 13.2%
3 Bedrooms	438	503	+ 14.8%
4 Bedrooms or More	152	163	+ 7.2%
2 Bedrooms or Less	234	262	+ 12.0%
All Bedroom Counts	5,465	5,605	+ 2.6%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	77	38	- 50.6%
\$150,001 to \$250,000	282	322	+ 14.2%
\$250,001 to \$350,000	120	131	+ 9.2%
\$350,001 to \$500,000	40	55	+ 37.5%
\$500,001 to \$750,000	14	19	+ 35.7%
\$750,001 to \$1,000,000	7	10	+ 42.9%
\$1,000,001 and Above	0	2	--
All Price Ranges	540	577	+ 6.9%

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	788	731	- 7.2%
3 Bedrooms	3,314	3,319	+ 0.2%
4 Bedrooms or More	1,900	2,161	+ 13.7%
All Bedroom Counts	6,016	6,211	+ 3.2%

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	660	573	- 13.2%
\$150,001 to \$250,000	2,997	2,963	- 1.1%
\$250,001 to \$350,000	1,794	2,069	+ 15.3%
\$350,001 to \$500,000	314	342	+ 8.9%
\$500,001 to \$750,000	102	89	- 12.7%
\$750,001 to \$1,000,000	540	577	+ 6.9%
\$1,000,001 and Above	540	577	+ 6.9%
All Price Ranges	5,465	5,605	+ 2.6%

Days On Market Until Sale

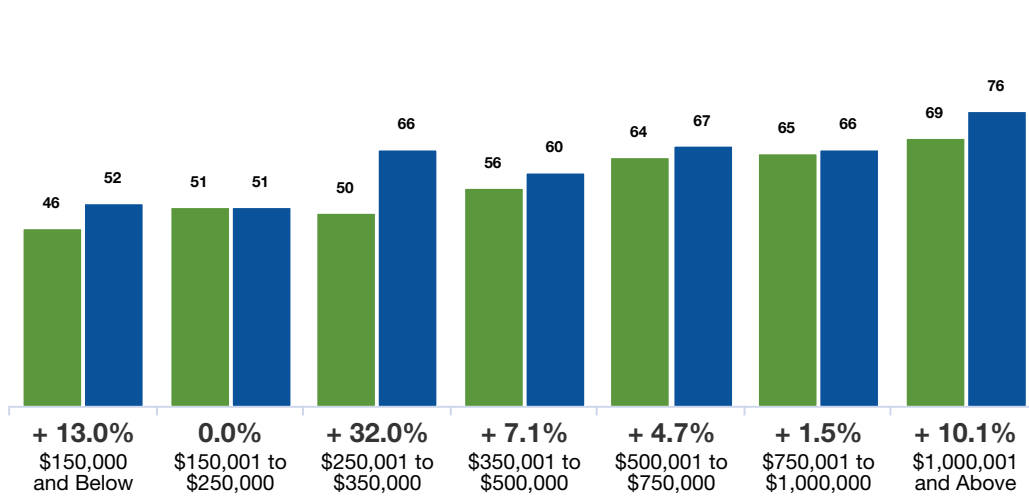


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

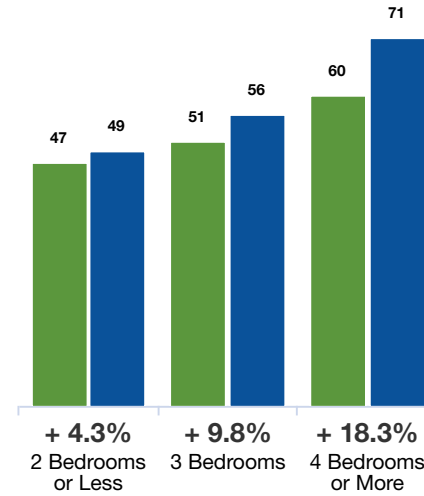
By Price Range

■ 4-2023 ■ 4-2024



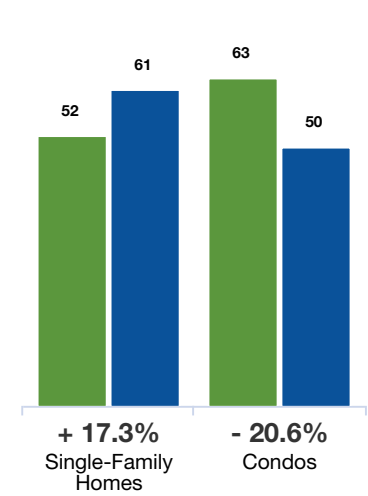
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	46	52	+ 13.0%
\$150,001 to \$250,000	51	51	0.0%
\$250,001 to \$350,000	50	66	+ 32.0%
\$350,001 to \$500,000	56	60	+ 7.1%
\$500,001 to \$750,000	64	67	+ 4.7%
\$750,001 to \$1,000,000	65	66	+ 1.5%
\$1,000,001 and Above	69	76	+ 10.1%
All Price Ranges	53	60	+ 13.2%

Single-Family Homes

	4-2023	4-2024	Change
2 Bedrooms or Less	47	49	+ 10.6%
3 Bedrooms	48	53	+ 10.4%
4 Bedrooms or More	50	66	+ 32.0%
	55	61	+ 10.9%
	63	68	+ 7.9%
	67	67	0.0%
	69	76	+ 10.1%
All Single-Family Homes	52	61	+ 17.3%

Condos

	4-2023	4-2024	Change
	38	52	+ 36.8%
	72	43	- 40.3%
	59	65	+ 10.2%
	63	52	- 17.5%
	62	41	- 33.9%
	39	55	+ 41.0%
	--	18	--
All Condos	63	50	- 20.6%

By Bedroom Count

	4-2023	4-2024	Change
2 Bedrooms or Less	47	49	+ 4.3%
3 Bedrooms	51	56	+ 9.8%
4 Bedrooms or More	60	71	+ 18.3%
All Bedroom Counts	53	60	+ 13.2%

Single-Family Homes

	4-2023	4-2024	Change
2 Bedrooms or Less	48	49	+ 2.1%
3 Bedrooms	48	57	+ 18.8%
4 Bedrooms or More	60	72	+ 20.0%
All Single-Family Homes	52	61	+ 17.3%

Condos

	4-2023	4-2024	Change
2 Bedrooms or Less	39	49	+ 25.6%
3 Bedrooms	74	49	- 33.8%
4 Bedrooms or More	57	53	- 7.0%
All Condos	63	50	- 20.6%

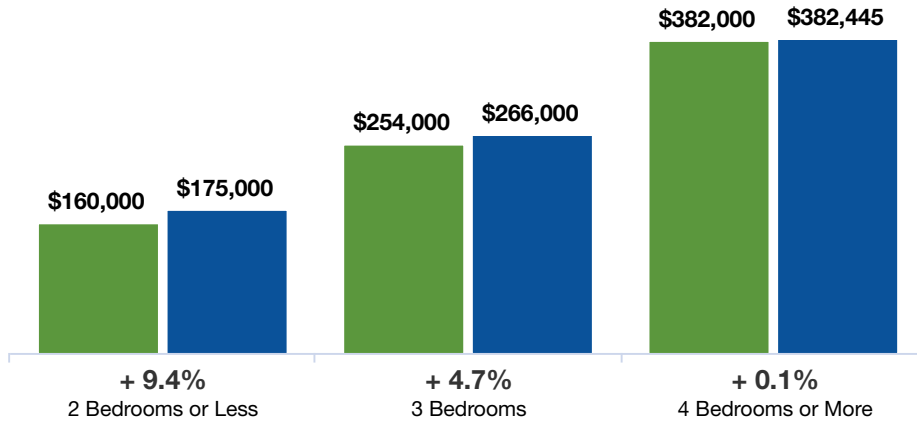
Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Bedroom Count

	4-2023	4-2024	Change
2 Bedrooms or Less	\$160,000	\$175,000	+ 9.4%
3 Bedrooms	\$254,000	\$266,000	+ 4.7%
4 Bedrooms or More	\$382,000	\$382,445	+ 0.1%
All Bedroom Counts	\$275,000	\$297,500	+ 8.2%

Single-Family Homes

	4-2023	4-2024	Change
Single-Family Homes	\$284,557	\$304,900	+ 7.1%

Condos

	4-2023	4-2024	Change
Condos	\$218,040	\$230,000	+ 5.5%

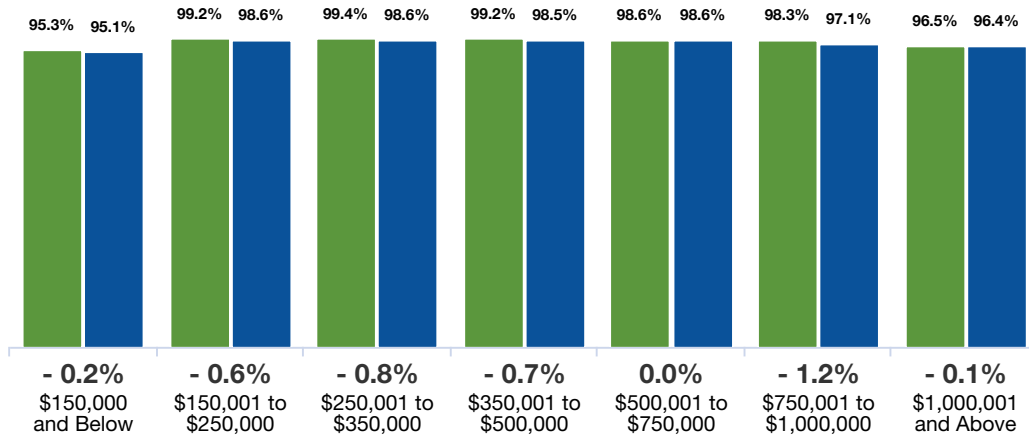
Percent of List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

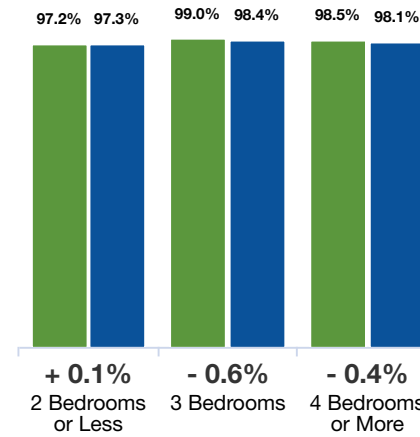
By Price Range

■ 4-2023 ■ 4-2024



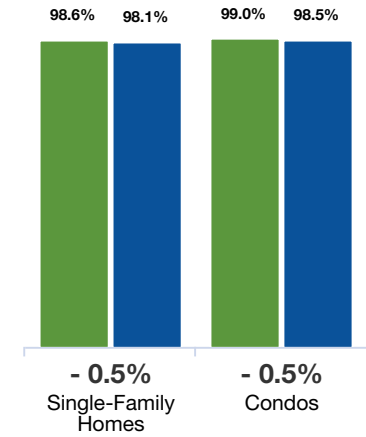
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$150,000 and Below	95.3%	95.1%	- 0.2%	94.9%	95.0%	+ 0.1%	98.4%	97.5%	- 0.9%
\$150,001 to \$250,000	99.2%	98.6%	- 0.6%	99.3%	98.6%	- 0.7%	98.9%	98.7%	- 0.2%
\$250,001 to \$350,000	99.4%	98.6%	- 0.8%	99.4%	98.6%	- 0.8%	99.1%	98.3%	- 0.8%
\$350,001 to \$500,000	99.2%	98.5%	- 0.7%	99.1%	98.5%	- 0.6%	100.8%	98.1%	- 2.7%
\$500,001 to \$750,000	98.6%	98.6%	0.0%	98.6%	98.6%	0.0%	98.7%	98.5%	- 0.2%
\$750,001 to \$1,000,000	98.3%	97.1%	- 1.2%	98.2%	97.1%	- 1.1%	99.4%	96.8%	- 2.6%
\$1,000,001 and Above	96.5%	96.4%	- 0.1%	96.5%	96.4%	- 0.1%	--	100.0%	--
All Price Ranges	98.6%	98.1%	- 0.5%	98.6%	98.1%	- 0.5%	99.0%	98.5%	- 0.5%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	97.2%	97.3%	+ 0.1%	97.1%	97.3%	+ 0.2%	98.2%	97.7%	- 0.5%
3 Bedrooms	99.0%	98.4%	- 0.6%	99.0%	98.4%	- 0.6%	99.0%	98.6%	- 0.4%
4 Bedrooms or More	98.5%	98.1%	- 0.4%	98.4%	98.1%	- 0.3%	99.9%	99.2%	- 0.7%
All Bedroom Counts	98.6%	98.1%	- 0.5%	98.6%	98.1%	- 0.5%	99.0%	98.5%	- 0.5%

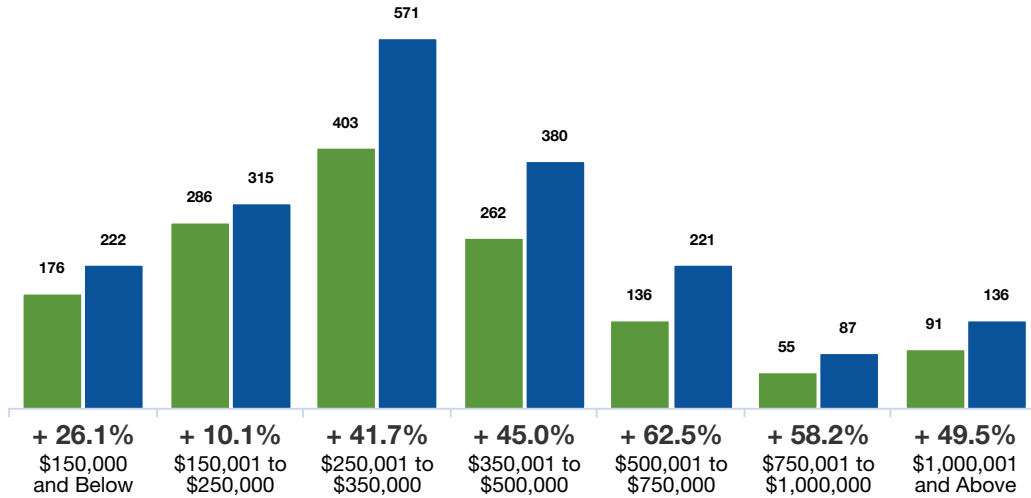
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

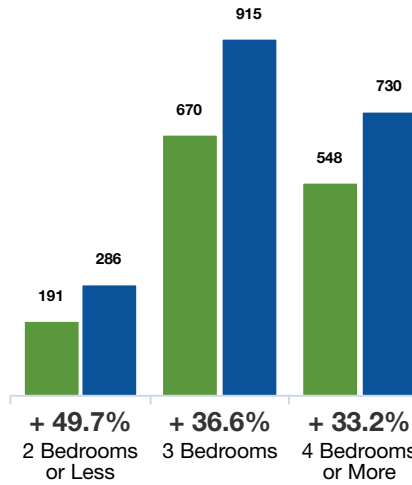
By Price Range

■ 4-2023 ■ 4-2024



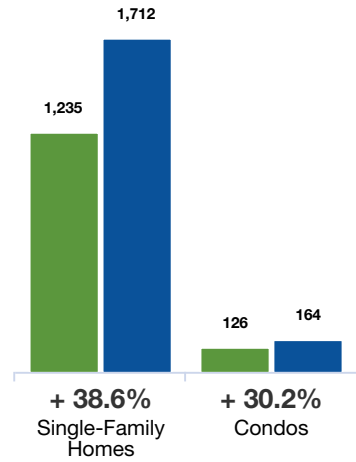
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	176	222	+ 26.1%
\$150,001 to \$250,000	286	315	+ 10.1%
\$250,001 to \$350,000	403	571	+ 41.7%
\$350,001 to \$500,000	262	380	+ 45.0%
\$500,001 to \$750,000	136	221	+ 62.5%
\$750,001 to \$1,000,000	55	87	+ 58.2%
\$1,000,001 and Above	91	136	+ 49.5%
All Price Ranges	1,409	1,932	+ 37.1%

Single-Family Homes

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	111	141	+ 27.0%
3 Bedrooms	241	278	+ 15.4%
4 Bedrooms or More	369	522	+ 41.5%
2 Bedrooms or Less	251	350	+ 39.4%
3 Bedrooms	121	206	+ 70.2%
4 Bedrooms or More	52	81	+ 55.8%
Condos	90	134	+ 48.9%
All Bedroom Counts	1,235	1,712	+ 38.6%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	23	33	+ 43.5%
\$150,001 to \$250,000	44	35	- 20.5%
\$250,001 to \$350,000	31	47	+ 51.6%
\$350,001 to \$500,000	10	28	+ 180.0%
\$500,001 to \$750,000	15	14	- 6.7%
\$750,001 to \$1,000,000	3	5	+ 66.7%
\$1,000,001 and Above	0	2	--
All Price Ranges	126	164	+ 30.2%

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	191	286	+ 49.7%
3 Bedrooms	670	915	+ 36.6%
4 Bedrooms or More	548	730	+ 33.2%
All Bedroom Counts	1,409	1,932	+ 37.1%

Months Supply of Inventory

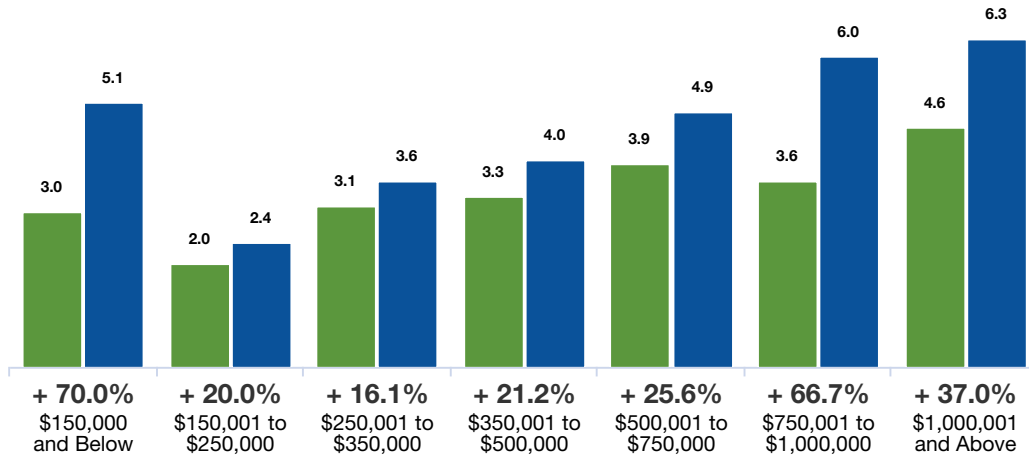


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

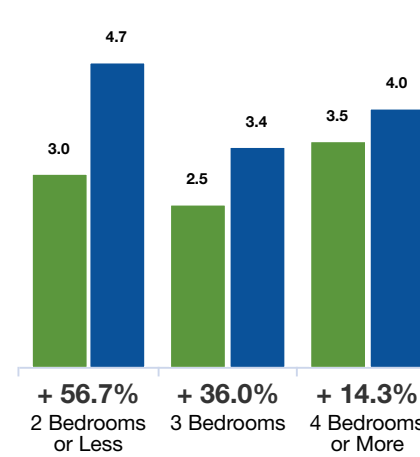
By Price Range

■ 4-2023 ■ 4-2024



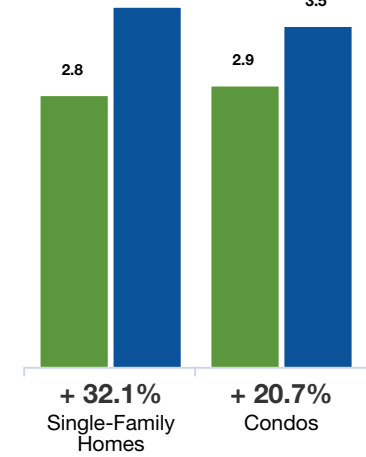
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	3.0	5.1	+ 70.0%
\$150,001 to \$250,000	2.0	2.4	+ 20.0%
\$250,001 to \$350,000	3.1	3.6	+ 16.1%
\$350,001 to \$500,000	3.3	4.0	+ 21.2%
\$500,001 to \$750,000	3.9	4.9	+ 25.6%
\$750,001 to \$1,000,000	3.6	6.0	+ 66.7%
\$1,000,001 and Above	4.6	6.3	+ 37.0%
All Price Ranges	2.9	3.8	+ 31.0%

Single-Family Homes

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	2.1	3.5	+ 66.7%
\$150,001 to \$250,000	2.0	2.6	+ 30.0%
\$250,001 to \$350,000	3.1	3.5	+ 12.9%
\$350,001 to \$500,000	3.3	3.9	+ 18.2%
\$500,001 to \$750,000	3.6	4.7	+ 30.6%
\$750,001 to \$1,000,000	3.6	6.0	+ 66.7%
\$1,000,001 and Above	4.6	6.3	+ 37.0%
All Price Ranges	2.8	3.7	+ 32.1%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	3.9	12.8	+ 228.2%
\$150,001 to \$250,000	1.9	1.5	- 21.1%
\$250,001 to \$350,000	3.4	3.7	+ 8.8%
\$350,001 to \$500,000	2.8	5.8	+ 107.1%
\$500,001 to \$750,000	7.5	4.9	- 34.7%
\$750,001 to \$1,000,000	2.5	2.9	+ 16.0%
\$1,000,001 and Above	--	2.0	--
All Price Ranges	2.9	3.5	+ 20.7%

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	3.0	4.7	+ 56.7%
3 Bedrooms	2.5	3.4	+ 36.0%
4 Bedrooms or More	3.5	4.0	+ 14.3%
All Bedroom Counts	2.9	3.8	+ 31.0%

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	2.2	3.5	+ 59.1%
3 Bedrooms	2.5	3.5	+ 40.0%
4 Bedrooms or More	3.6	4.1	+ 13.9%
All Bedroom Counts	2.8	3.7	+ 32.1%

By Property Type	4-2023	4-2024	Change
Single-Family Homes	3.5	6.2	+ 77.1%
Condos	2.6	2.7	+ 3.8%
All Property Types	2.9	3.5	+ 20.7%