

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2024

U.S. sales of new residential homes unexpectedly declined, falling 11.3% from the previous month to a seasonally adjusted annual rate of 619,000 units, the lowest level since November, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales to come in at a rate of 640,000 units for the month, with elevated mortgage rates blamed for the recent drop in sales activity. For the 12-month period spanning July 2023 through June 2024, Pending Sales in the Western Upstate Association of REALTORS® region increased 1.7 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales went up 18.5 percent.

The overall Median Sales Price were up 6.6 percent to \$298,500. The property type with the largest gain was the Condos segment, where prices rose 9.8 percent to \$235,000. 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 74 days.

Market-wide, inventory levels improved 39.4 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale rose 40.5 percent. That amounts to 3.7 months of inventory for Single-Family Homes and 3.4 months of inventory for Condos.

Quick Facts

+ 18.5%

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

+ 11.0%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 2.1%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Closed Sales	3
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Inventory of Homes for Sale	7
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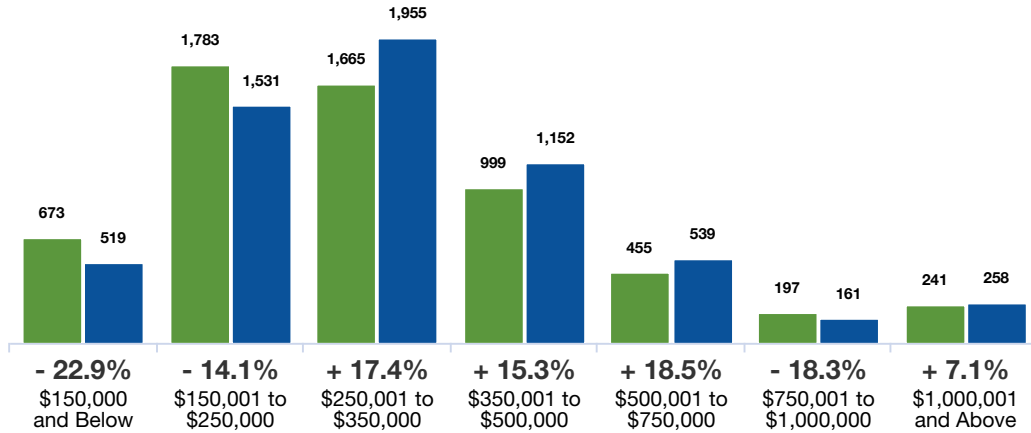
Pending Sales



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

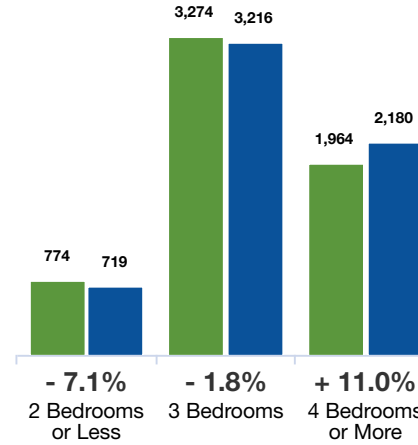
By Price Range

■ 6-2023 ■ 6-2024



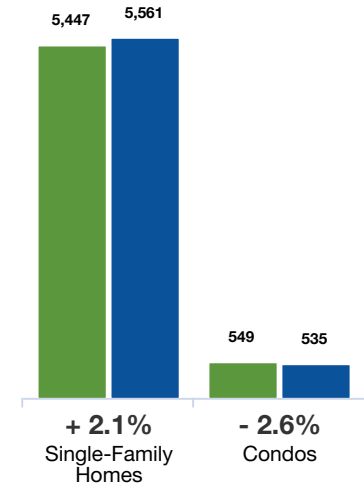
By Bedroom Count

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	6-2023	6-2024	Change	6-2023	6-2024	Change	6-2023	6-2024	Change
\$150,000 and Below	673	519	- 22.9%	605	483	- 20.2%	62	29	- 53.2%
\$150,001 to \$250,000	1,783	1,531	- 14.1%	1,480	1,254	- 15.3%	300	271	- 9.7%
\$250,001 to \$350,000	1,665	1,955	+ 17.4%	1,544	1,801	+ 16.6%	119	154	+ 29.4%
\$350,001 to \$500,000	999	1,152	+ 15.3%	954	1,093	+ 14.6%	41	55	+ 34.1%
\$500,001 to \$750,000	455	539	+ 18.5%	434	524	+ 20.7%	19	14	- 26.3%
\$750,001 to \$1,000,000	197	161	- 18.3%	189	152	- 19.6%	8	9	+ 12.5%
\$1,000,001 and Above	241	258	+ 7.1%	241	254	+ 5.4%	0	3	--
All Price Ranges	6,013	6,115	+ 1.7%	5,447	5,561	+ 2.1%	549	535	- 2.6%
By Bedroom Count	6-2023	6-2024	Change	6-2023	6-2024	Change	6-2023	6-2024	Change
2 Bedrooms or Less	774	719	- 7.1%	629	584	- 7.2%	139	126	- 9.4%
3 Bedrooms	3,274	3,216	- 1.8%	2,963	2,875	- 3.0%	304	332	+ 9.2%
4 Bedrooms or More	1,964	2,180	+ 11.0%	1,854	2,102	+ 13.4%	106	77	- 27.4%
All Bedroom Counts	6,013	6,115	+ 1.7%	5,447	5,561	+ 2.1%	549	535	- 2.6%

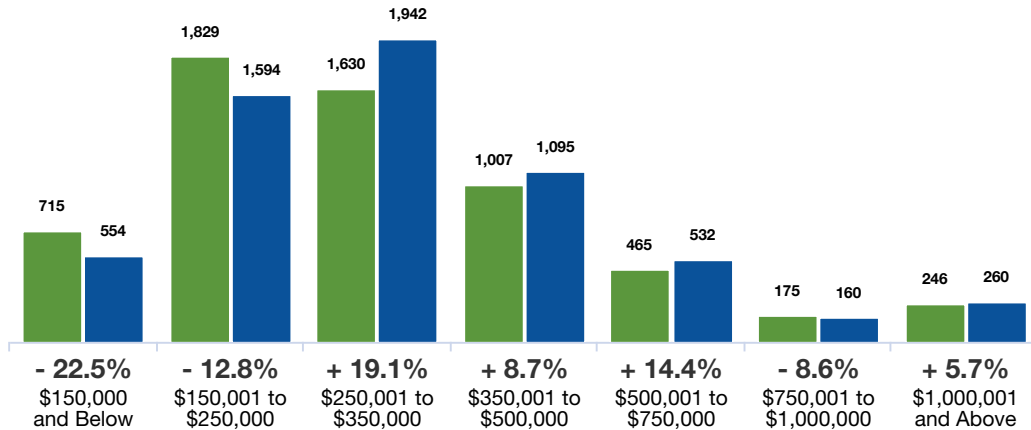
Closed Sales



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

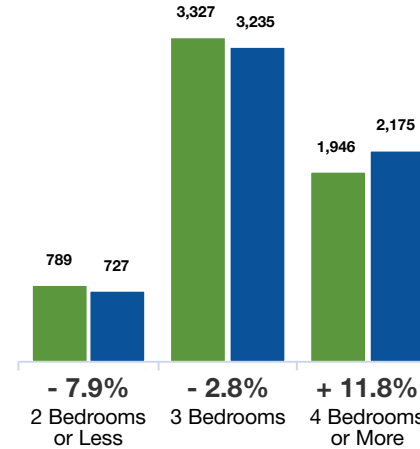
By Price Range

■ 6-2023 ■ 6-2024



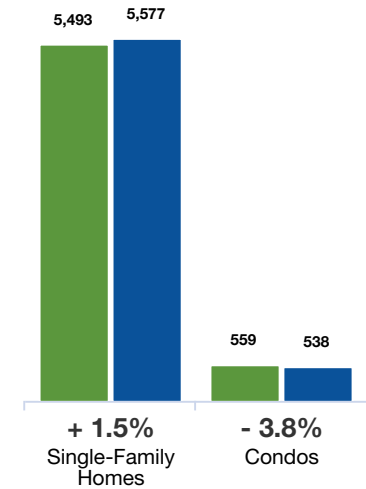
By Bedroom Count

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	715	554	- 22.5%
\$150,001 to \$250,000	1,829	1,594	- 12.8%
\$250,001 to \$350,000	1,630	1,942	+ 19.1%
\$350,001 to \$500,000	1,007	1,095	+ 8.7%
\$500,001 to \$750,000	465	532	+ 14.4%
\$750,001 to \$1,000,000	175	160	- 8.6%
\$1,000,001 and Above	246	260	+ 5.7%
All Price Ranges	6,067	6,137	+ 1.2%

Single-Family Homes

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	636	513	- 19.3%
\$150,001 to \$250,000	1,527	1,299	- 14.9%
\$250,001 to \$350,000	1,508	1,806	+ 19.8%
\$350,001 to \$500,000	961	1,034	+ 7.6%
\$500,001 to \$750,000	447	518	+ 15.9%
\$750,001 to \$1,000,000	168	151	- 10.1%
\$1,000,001 and Above	246	256	+ 4.1%
All Price Ranges	5,493	5,577	+ 1.5%

Condos

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	75	30	- 60.0%
\$150,001 to \$250,000	297	291	- 2.0%
\$250,001 to \$350,000	121	133	+ 9.9%
\$350,001 to \$500,000	42	59	+ 40.5%
\$500,001 to \$750,000	17	13	- 23.5%
\$750,001 to \$1,000,000	7	9	+ 28.6%
\$1,000,001 and Above	0	3	--
All Price Ranges	559	538	- 3.8%

By Bedroom Count

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	789	727	- 7.9%
3 Bedrooms	3,327	3,235	- 2.8%
4 Bedrooms or More	1,946	2,175	+ 11.8%
All Bedroom Counts	6,067	6,137	+ 1.2%

Single-Family Homes

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	637	589	- 7.5%
3 Bedrooms	3,016	2,893	- 4.1%
4 Bedrooms or More	1,835	2,095	+ 14.2%
All Bedroom Counts	5,493	5,577	+ 1.5%

Condos

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	146	128	- 12.3%
3 Bedrooms	305	332	+ 8.9%
4 Bedrooms or More	108	78	- 27.8%
All Bedroom Counts	559	538	- 3.8%

Days On Market Until Sale

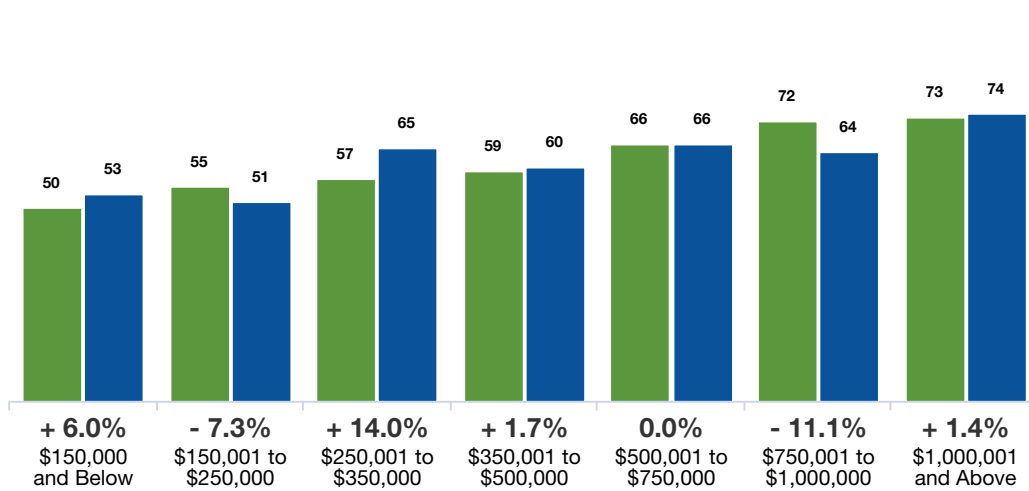


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

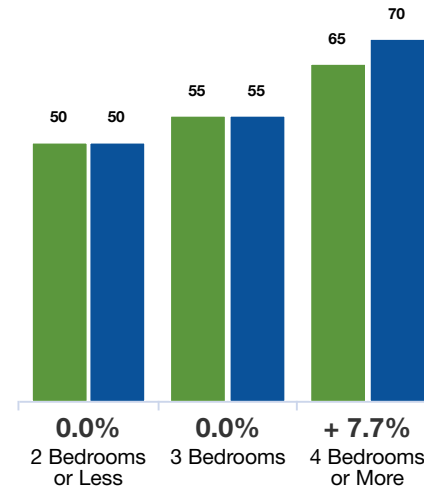
By Price Range

■ 6-2023 ■ 6-2024



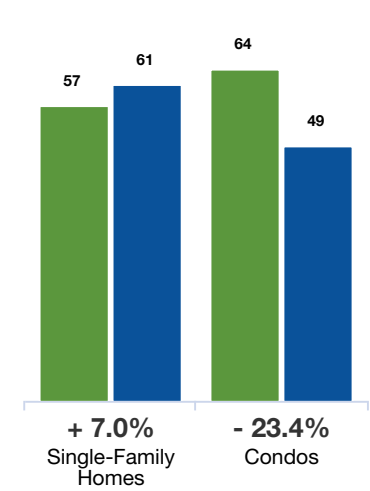
By Bedroom Count

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	50	53	+ 6.0%
\$150,001 to \$250,000	55	51	- 7.3%
\$250,001 to \$350,000	57	65	+ 14.0%
\$350,001 to \$500,000	59	60	+ 1.7%
\$500,001 to \$750,000	66	66	0.0%
\$750,001 to \$1,000,000	72	64	- 11.1%
\$1,000,001 and Above	73	74	+ 1.4%
All Price Ranges	58	60	+ 3.4%

Single-Family Homes

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	52	52	0.0%
3 Bedrooms	52	54	+ 3.8%
4 Bedrooms or More	56	65	+ 16.1%
2 Bedrooms or Less	59	60	+ 1.7%
3 Bedrooms	67	66	- 1.5%
4 Bedrooms or More	73	64	- 12.3%
2 Bedrooms or Less	73	75	+ 2.7%
All Bedroom Counts	57	61	+ 7.0%

Condos

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	39	61	+ 56.4%
\$150,001 to \$250,000	70	41	- 41.4%
\$250,001 to \$350,000	67	56	- 16.4%
\$350,001 to \$500,000	68	60	- 11.8%
\$500,001 to \$750,000	57	57	0.0%
\$750,001 to \$1,000,000	37	60	+ 62.2%
\$1,000,001 and Above	--	31	--
All Price Ranges	64	49	- 23.4%

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	50	50	0.0%
3 Bedrooms	55	55	0.0%
4 Bedrooms or More	65	70	+ 7.7%
All Bedroom Counts	58	60	+ 3.4%

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	51	51	0.0%
\$150,001 to \$250,000	53	56	+ 5.7%
\$250,001 to \$350,000	65	71	+ 9.2%
\$350,001 to \$500,000	60	53	- 11.7%
\$500,001 to \$750,000	64	49	- 23.4%

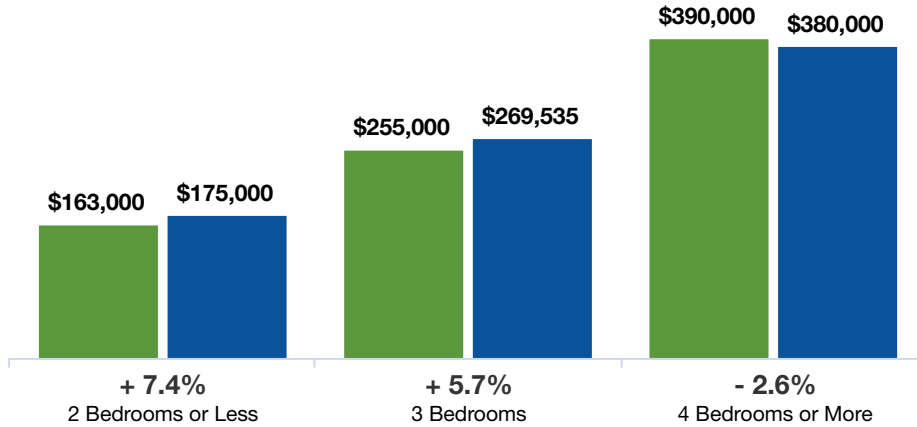
Median Sales Price



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

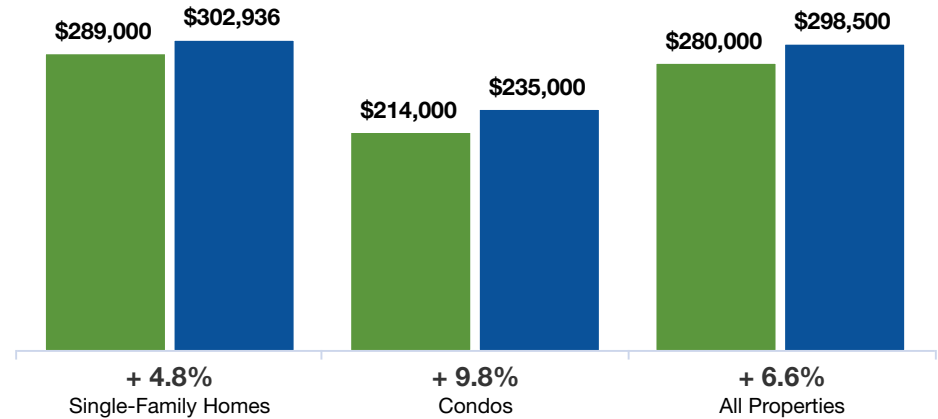
By Bedroom Count

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties

By Bedroom Count

	6-2023	6-2024	Change
2 Bedrooms or Less	\$163,000	\$175,000	+ 7.4%
3 Bedrooms	\$255,000	\$269,535	+ 5.7%
4 Bedrooms or More	\$390,000	\$380,000	- 2.6%
All Bedroom Counts	\$280,000	\$298,500	+ 6.6%

Single-Family Homes

	6-2023	6-2024	Change
Single-Family Homes	\$289,000	\$302,936	+ 4.8%

Condos

	6-2023	6-2024	Change
Condos	\$214,000	\$235,000	+ 9.8%

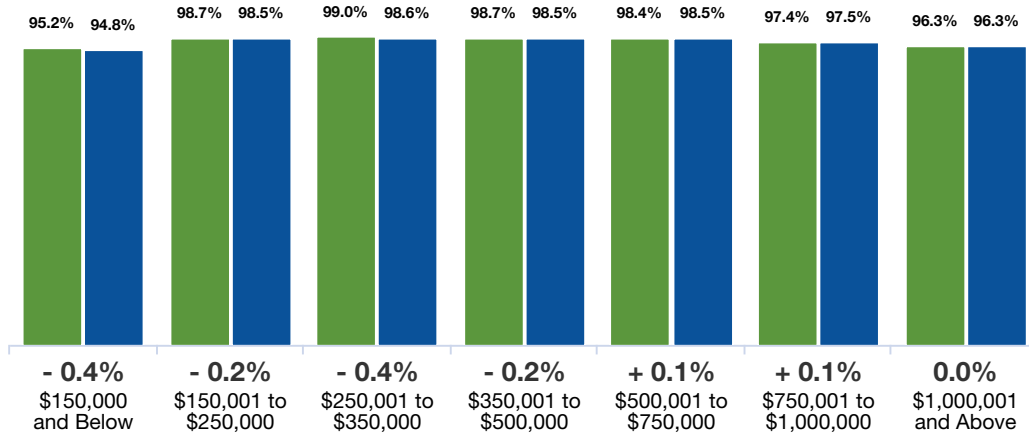
Percent of List Price Received



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.**

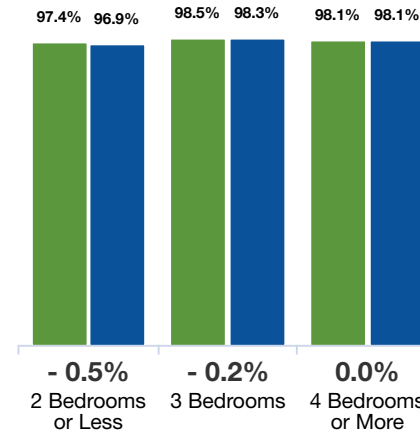
By Price Range

■ 6-2023 ■ 6-2024



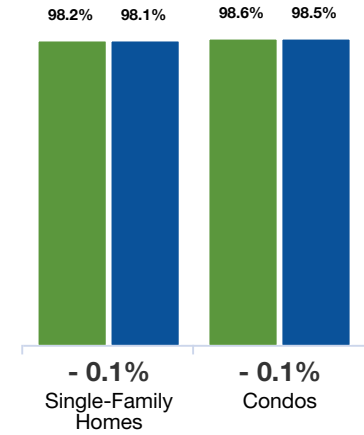
By Bedroom Count

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	6-2023	6-2024	Change	6-2023	6-2024	Change	6-2023	6-2024	Change
\$150,000 and Below	95.2%	94.8%	- 0.4%	94.9%	94.8%	- 0.1%	98.1%	96.9%	- 1.2%
\$150,001 to \$250,000	98.7%	98.5%	- 0.2%	98.7%	98.5%	- 0.2%	98.7%	98.7%	0.0%
\$250,001 to \$350,000	99.0%	98.6%	- 0.4%	99.0%	98.5%	- 0.5%	98.6%	98.9%	+ 0.3%
\$350,001 to \$500,000	98.7%	98.5%	- 0.2%	98.8%	98.5%	- 0.3%	98.8%	98.1%	- 0.7%
\$500,001 to \$750,000	98.4%	98.5%	+ 0.1%	98.3%	98.6%	+ 0.3%	99.2%	97.8%	- 1.4%
\$750,001 to \$1,000,000	97.4%	97.5%	+ 0.1%	97.4%	97.6%	+ 0.2%	98.4%	97.0%	- 1.4%
\$1,000,001 and Above	96.3%	96.3%	0.0%	96.3%	96.3%	0.0%	--	98.1%	--
All Price Ranges	98.2%	98.1%	- 0.1%	98.2%	98.1%	- 0.1%	98.6%	98.5%	- 0.1%
By Bedroom Count	6-2023	6-2024	Change	6-2023	6-2024	Change	6-2023	6-2024	Change
2 Bedrooms or Less	97.4%	96.9%	- 0.5%	97.3%	96.9%	- 0.4%	98.2%	97.8%	- 0.4%
3 Bedrooms	98.5%	98.3%	- 0.2%	98.5%	98.3%	- 0.2%	98.7%	98.6%	- 0.1%
4 Bedrooms or More	98.1%	98.1%	0.0%	98.1%	98.1%	0.0%	99.0%	99.2%	+ 0.2%
All Bedroom Counts	98.2%	98.1%	- 0.1%	98.2%	98.1%	- 0.1%	98.6%	98.5%	- 0.1%

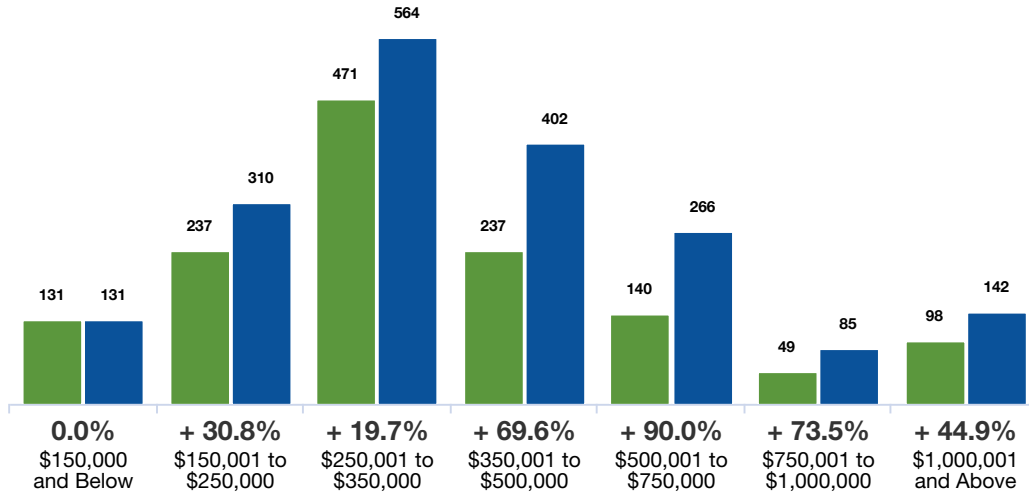
Inventory of Homes for Sale



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

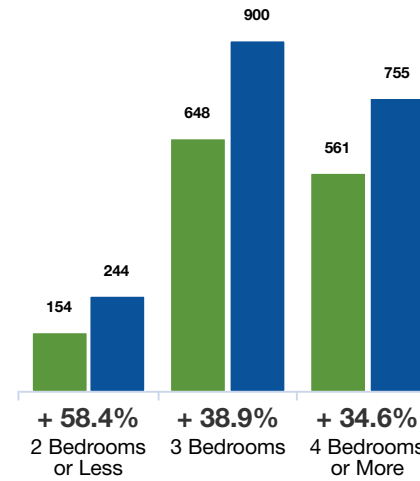
By Price Range

■ 6-2023 ■ 6-2024



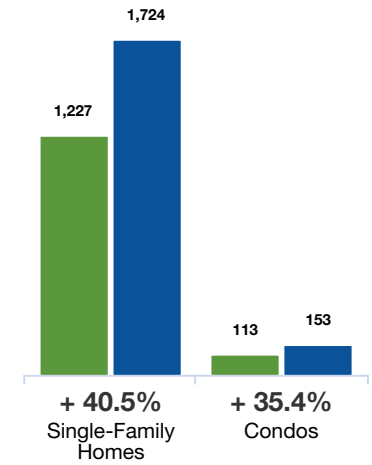
By Bedroom Count

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	131	131	0.0%
\$150,001 to \$250,000	237	310	+ 30.8%
\$250,001 to \$350,000	471	564	+ 19.7%
\$350,001 to \$500,000	237	402	+ 69.6%
\$500,001 to \$750,000	140	266	+ 90.0%
\$750,001 to \$1,000,000	49	85	+ 73.5%
\$1,000,001 and Above	98	142	+ 44.9%
All Price Ranges	1,363	1,900	+ 39.4%

Single-Family Homes

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	98	98	0.0%
3 Bedrooms	206	265	+ 28.6%
4 Bedrooms or More	429	519	+ 21.0%
2 Bedrooms or Less	221	371	+ 67.9%
3 Bedrooms	132	250	+ 89.4%
4 Bedrooms or More	43	81	+ 88.4%
All Bedroom Counts	98	140	+ 42.9%
All Price Ranges	1,227	1,724	+ 40.5%

Condos

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	17	20	+ 17.6%
\$150,001 to \$250,000	29	41	+ 41.4%
\$250,001 to \$350,000	40	43	+ 7.5%
\$350,001 to \$500,000	14	30	+ 114.3%
\$500,001 to \$750,000	8	15	+ 87.5%
\$750,001 to \$1,000,000	5	2	- 60.0%
\$1,000,001 and Above	0	2	--
All Price Ranges	113	153	+ 35.4%

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	154	244	+ 58.4%
3 Bedrooms	648	900	+ 38.9%
4 Bedrooms or More	561	755	+ 34.6%
All Bedroom Counts	1,363	1,900	+ 39.4%

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	108	178	+ 64.8%
\$150,001 to \$250,000	576	813	+ 41.1%
\$250,001 to \$350,000	543	732	+ 34.8%
\$350,001 to \$500,000	16	17	+ 6.2%
All Price Ranges	113	153	+ 35.4%

Months Supply of Inventory

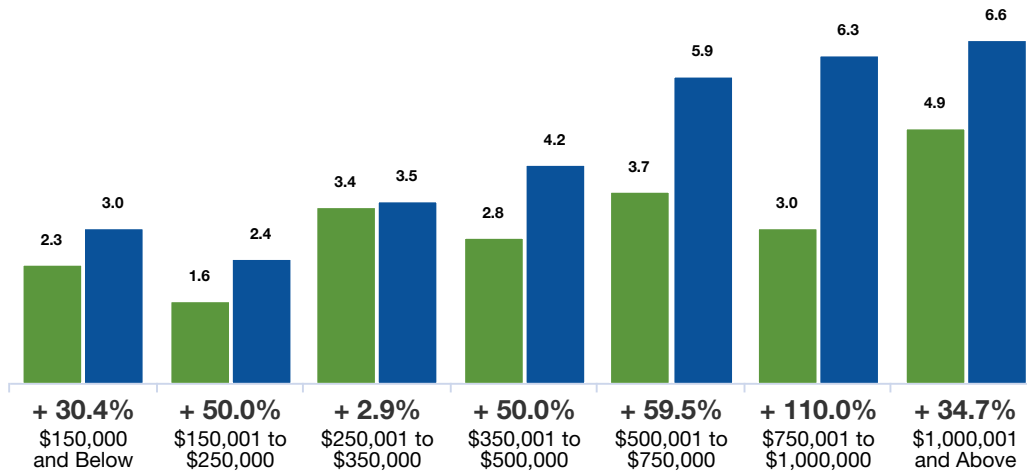


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

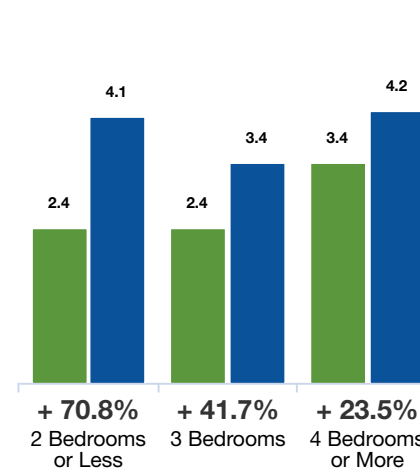
By Price Range

■ 6-2023 ■ 6-2024



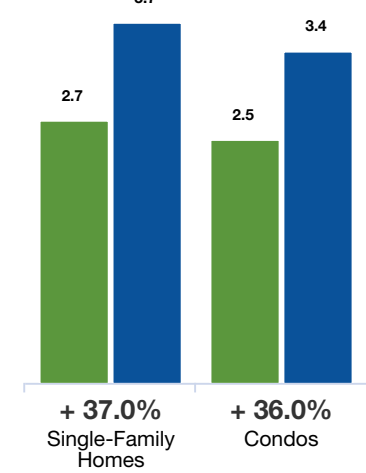
By Bedroom Count

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	6-2023	6-2024	Change	6-2023	6-2024	Change	6-2023	6-2024	Change
\$150,000 and Below	2.3	3.0	+ 30.4%	1.9	2.4	+ 26.3%	3.3	7.6	+ 130.3%
\$150,001 to \$250,000	1.6	2.4	+ 50.0%	1.7	2.5	+ 47.1%	1.2	1.8	+ 50.0%
\$250,001 to \$350,000	3.4	3.5	+ 2.9%	3.3	3.5	+ 6.1%	4.0	3.4	- 15.0%
\$350,001 to \$500,000	2.8	4.2	+ 50.0%	2.8	4.1	+ 46.4%	3.8	6.0	+ 57.9%
\$500,001 to \$750,000	3.7	5.9	+ 59.5%	3.6	5.7	+ 58.3%	3.4	6.4	+ 88.2%
\$750,001 to \$1,000,000	3.0	6.3	+ 110.0%	2.7	6.4	+ 137.0%	3.8	1.1	- 71.1%
\$1,000,001 and Above	4.9	6.6	+ 34.7%	4.9	6.6	+ 34.7%	--	2.0	--
All Price Ranges	2.7	3.7	+ 37.0%	2.7	3.7	+ 37.0%	2.5	3.4	+ 36.0%
By Bedroom Count	6-2023	6-2024	Change	6-2023	6-2024	Change	6-2023	6-2024	Change
2 Bedrooms or Less	2.4	4.1	+ 70.8%	2.1	3.7	+ 76.2%	2.6	4.8	+ 84.6%
3 Bedrooms	2.4	3.4	+ 41.7%	2.3	3.4	+ 47.8%	2.6	3.1	+ 19.2%
4 Bedrooms or More	3.4	4.2	+ 23.5%	3.5	4.2	+ 20.0%	1.8	2.6	+ 44.4%
All Bedroom Counts	2.7	3.7	+ 37.0%	2.7	3.7	+ 37.0%	2.5	3.4	+ 36.0%