

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## July 2024

U.S. sales of new residential homes slipped to a 7-month low, as higher mortgage rates and rising sales prices have caused demand to slump. According to the U.S. Census Bureau, sales of new single-family homes fell 0.6% month-over-month and 7.4% year-over-year to a seasonally adjusted annual rate of 617,000 units. The median sales price for new homes rose to \$417,300 as of last measure, with a 9.3-month supply of inventory at the current sales pace. For the 12-month period spanning August 2023 through July 2024, Pending Sales in the Western Upstate Association of REALTORS® region improved 3.5 percent overall. The price range with the largest pending sales gain was the \$350,001 to \$500,000 range, where sales improved 20.3 percent.

The overall Median Sales Price improved 6.3 percent to \$299,900. The property type with the largest gain was the Condos segment, where prices went up 8.6 percent to \$239,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 52 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 40.1 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 63.8 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 4.4 months of inventory for Condos.

## Quick Facts

**+ 20.3%**

Price Range with  
Strongest Sales:  
**\$350,001 to \$500,000**

**+ 13.2%**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

**+ 4.1%**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

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



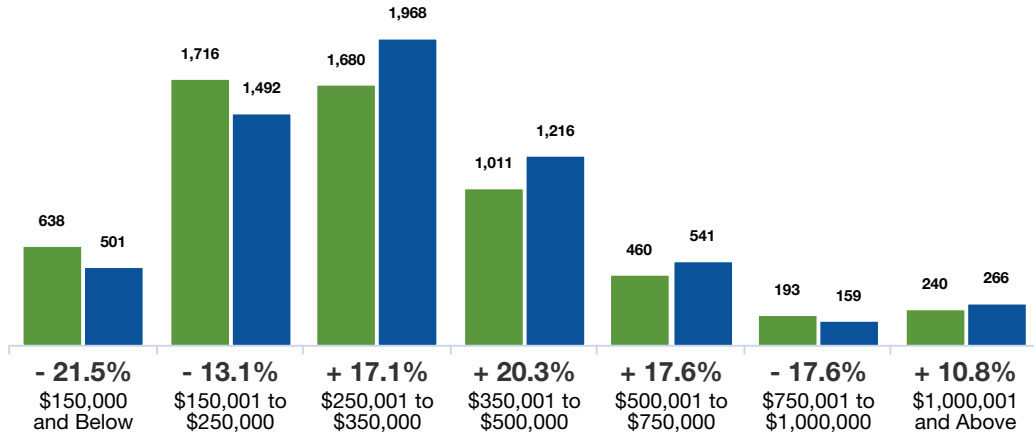
# Pending Sales



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

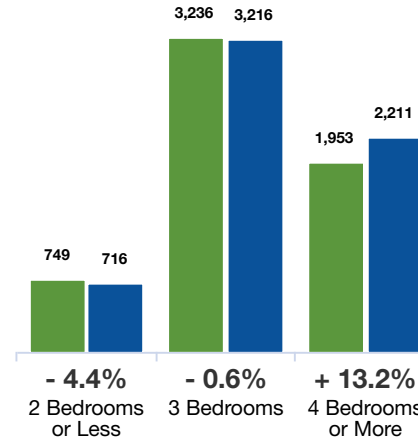
## By Price Range

■ 7-2023 ■ 7-2024



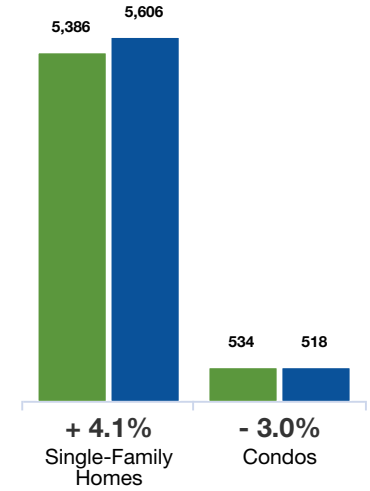
## By Bedroom Count

■ 7-2023 ■ 7-2024



## By Property Type

■ 7-2023 ■ 7-2024



### All Properties

By Price Range	7-2023	7-2024	Change
\$150,000 and Below	638	501	- 21.5%
\$150,001 to \$250,000	1,716	1,492	- 13.1%
\$250,001 to \$350,000	1,680	1,968	+ 17.1%
\$350,001 to \$500,000	1,011	1,216	+ 20.3%
\$500,001 to \$750,000	460	541	+ 17.6%
\$750,001 to \$1,000,000	193	159	- 17.6%
\$1,000,001 and Above	240	266	+ 10.8%
<b>All Price Ranges</b>	<b>5,938</b>	<b>6,143</b>	<b>+ 3.5%</b>

### Single-Family Homes

By Bedroom Count	7-2023	7-2024	Change
2 Bedrooms or Less	749	716	- 4.4%
3 Bedrooms	3,236	3,216	- 0.6%
4 Bedrooms or More	1,953	2,211	+ 13.2%
<b>All Bedroom Counts</b>	<b>5,938</b>	<b>6,143</b>	<b>+ 3.5%</b>

### Condos

By Price Range	7-2023	7-2024	Change
\$150,000 and Below	51	27	- 47.1%
\$150,001 to \$250,000	294	249	- 15.3%
\$250,001 to \$350,000	116	157	+ 35.3%
\$350,001 to \$500,000	41	60	+ 46.3%
\$500,001 to \$750,000	22	13	- 40.9%
\$750,001 to \$1,000,000	10	7	- 30.0%
\$1,000,001 and Above	0	5	--
<b>All Price Ranges</b>	<b>534</b>	<b>518</b>	<b>- 3.0%</b>

By Bedroom Count	7-2023	7-2024	Change
2 Bedrooms or Less	749	716	- 4.4%
3 Bedrooms	3,236	3,216	- 0.6%
4 Bedrooms or More	1,953	2,211	+ 13.2%
<b>All Bedroom Counts</b>	<b>5,938</b>	<b>6,143</b>	<b>+ 3.5%</b>

By Price Range	7-2023	7-2024	Change
\$150,000 and Below	579	468	- 19.2%
\$150,001 to \$250,000	1,420	1,236	- 13.0%
\$250,001 to \$350,000	1,562	1,811	+ 15.9%
\$350,001 to \$500,000	966	1,152	+ 19.3%
\$500,001 to \$750,000	436	527	+ 20.9%
\$750,001 to \$1,000,000	183	152	- 16.9%
\$1,000,001 and Above	240	260	+ 8.3%
<b>All Price Ranges</b>	<b>5,386</b>	<b>5,606</b>	<b>+ 4.1%</b>

By Price Range	7-2023	7-2024	Change
\$150,000 and Below	130	124	- 4.6%
\$150,001 to \$250,000	306	319	+ 4.2%
\$250,001 to \$350,000	98	75	- 23.5%
<b>All Price Ranges</b>	<b>534</b>	<b>518</b>	<b>- 3.0%</b>

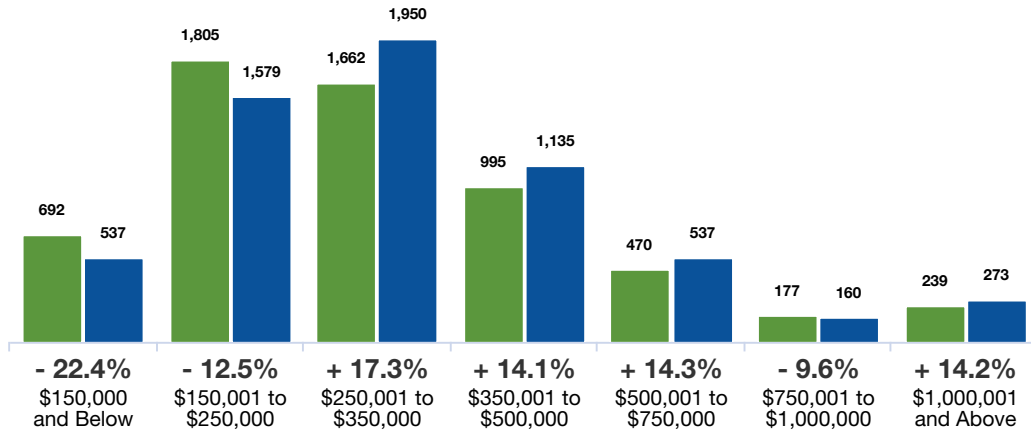
# Closed Sales



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

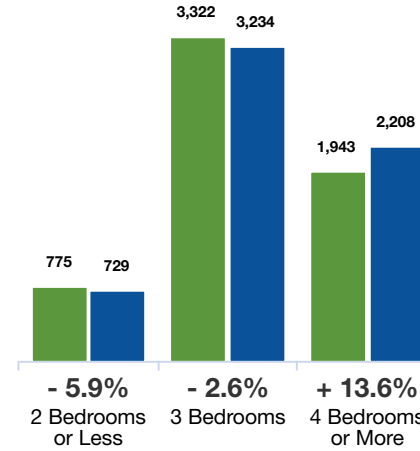
## By Price Range

■ 7-2023 ■ 7-2024



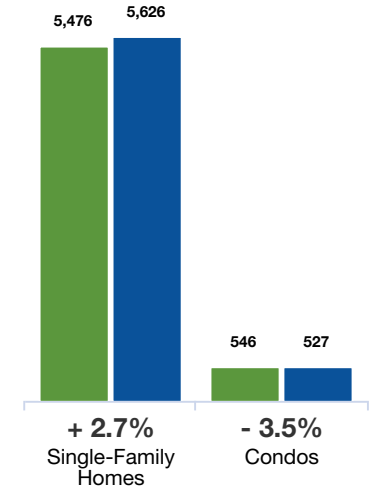
## By Bedroom Count

■ 7-2023 ■ 7-2024



## By Property Type

■ 7-2023 ■ 7-2024



### All Properties

By Price Range	7-2023	7-2024	Change
\$150,000 and Below	692	537	- 22.4%
\$150,001 to \$250,000	1,805	1,579	- 12.5%
\$250,001 to \$350,000	1,662	1,950	+ 17.3%
\$350,001 to \$500,000	995	1,135	+ 14.1%
\$500,001 to \$750,000	470	537	+ 14.3%
\$750,001 to \$1,000,000	177	160	- 9.6%
\$1,000,001 and Above	239	273	+ 14.2%
<b>All Price Ranges</b>	<b>6,040</b>	<b>6,171</b>	<b>+ 2.2%</b>

By Bedroom Count	7-2023	7-2024	Change
2 Bedrooms or Less	775	729	- 5.9%
3 Bedrooms	3,322	3,234	- 2.6%
4 Bedrooms or More	1,943	2,208	+ 13.6%
<b>All Bedroom Counts</b>	<b>6,040</b>	<b>6,171</b>	<b>+ 2.2%</b>

### Single-Family Homes

7-2023	7-2024	Change
626	499	- 20.3%
1,506	1,301	- 13.6%
1,535	1,816	+ 18.3%
950	1,070	+ 12.6%
451	521	+ 15.5%
169	152	- 10.1%
239	267	+ 11.7%
<b>5,476</b>	<b>5,626</b>	<b>+ 2.7%</b>

7-2023	7-2024	Change
631	595	- 5.7%
3,007	2,900	- 3.6%
1,838	2,131	+ 15.9%
<b>5,476</b>	<b>5,626</b>	<b>+ 2.7%</b>

### Condos

7-2023	7-2024	Change
59	30	- 49.2%
295	274	- 7.1%
125	132	+ 5.6%
41	63	+ 53.7%
18	15	- 16.7%
8	8	0.0%
0	5	--
<b>546</b>	<b>527</b>	<b>- 3.5%</b>

# Days On Market Until Sale

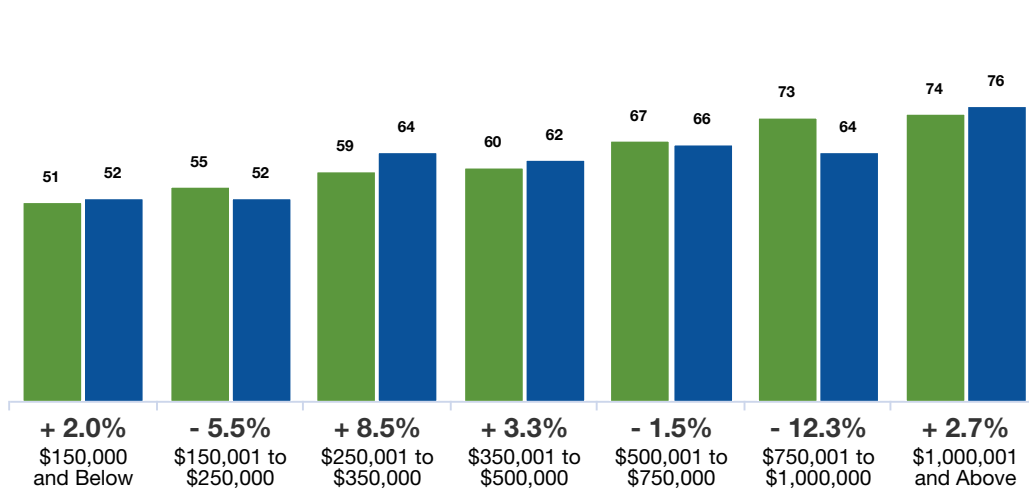


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

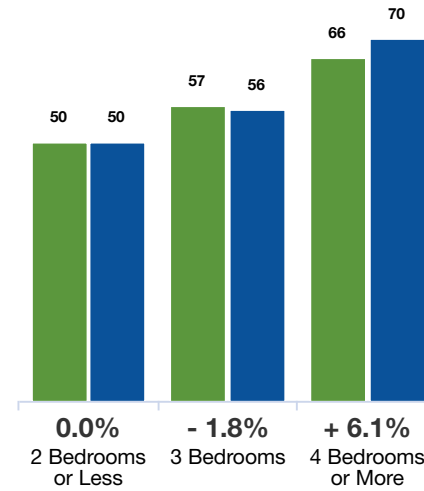
## By Price Range

■ 7-2023 ■ 7-2024



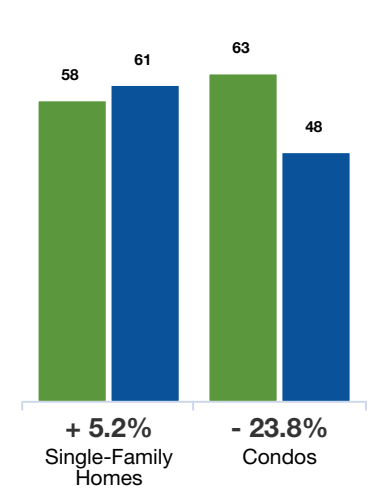
## By Bedroom Count

■ 7-2023 ■ 7-2024



## By Property Type

■ 7-2023 ■ 7-2024



### All Properties

By Price Range	7-2023	7-2024	Change
\$150,000 and Below	51	52	+ 2.0%
\$150,001 to \$250,000	55	52	- 5.5%
\$250,001 to \$350,000	59	64	+ 8.5%
\$350,001 to \$500,000	60	62	+ 3.3%
\$500,001 to \$750,000	67	66	- 1.5%
\$750,001 to \$1,000,000	73	64	- 12.3%
\$1,000,001 and Above	74	76	+ 2.7%
<b>All Price Ranges</b>	<b>59</b>	<b>60</b>	<b>+ 1.7%</b>

### Single-Family Homes

By Bedroom Count	7-2023	7-2024	Change
2 Bedrooms or Less	50	50	0.0%
3 Bedrooms	57	56	- 1.8%
4 Bedrooms or More	66	70	+ 6.1%
<b>All Bedroom Counts</b>	<b>59</b>	<b>60</b>	<b>+ 1.7%</b>

### Condos

By Price Range	7-2023	7-2024	Change
\$150,000 and Below	53	51	- 3.8%
\$150,001 to \$250,000	53	55	+ 3.8%
\$250,001 to \$350,000	59	65	+ 10.2%
\$350,001 to \$500,000	60	62	+ 3.3%
\$500,001 to \$750,000	68	66	- 2.9%
\$750,001 to \$1,000,000	74	65	- 12.2%
\$1,000,001 and Above	74	77	+ 4.1%
<b>All Price Ranges</b>	<b>58</b>	<b>61</b>	<b>+ 5.2%</b>

By Bedroom Count	7-2023	7-2024	Change
2 Bedrooms or Less	50	50	0.0%
3 Bedrooms	57	56	- 1.8%
4 Bedrooms or More	66	70	+ 6.1%
<b>All Bedroom Counts</b>	<b>59</b>	<b>60</b>	<b>+ 1.7%</b>

By Price Range	7-2023	7-2024	Change
\$150,000 and Below	38	61	+ 60.5%
\$150,001 to \$250,000	68	39	- 42.6%
\$250,001 to \$350,000	65	56	- 13.8%
\$350,001 to \$500,000	66	61	- 7.6%
\$500,001 to \$750,000	57	60	+ 5.3%
\$750,001 to \$1,000,000	44	56	+ 27.3%
\$1,000,001 and Above	--	57	--
<b>All Price Ranges</b>	<b>63</b>	<b>48</b>	<b>- 23.8%</b>

By Bedroom Count	7-2023	7-2024	Change
2 Bedrooms or Less	51	51	0.0%
3 Bedrooms	55	56	+ 1.8%
4 Bedrooms or More	66	71	+ 7.6%
<b>All Bedroom Counts</b>	<b>58</b>	<b>61</b>	<b>+ 5.2%</b>

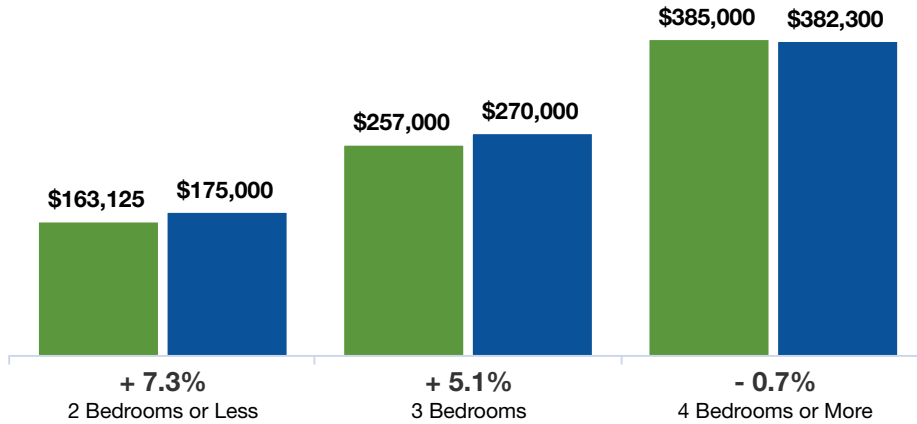
# Median Sales Price



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

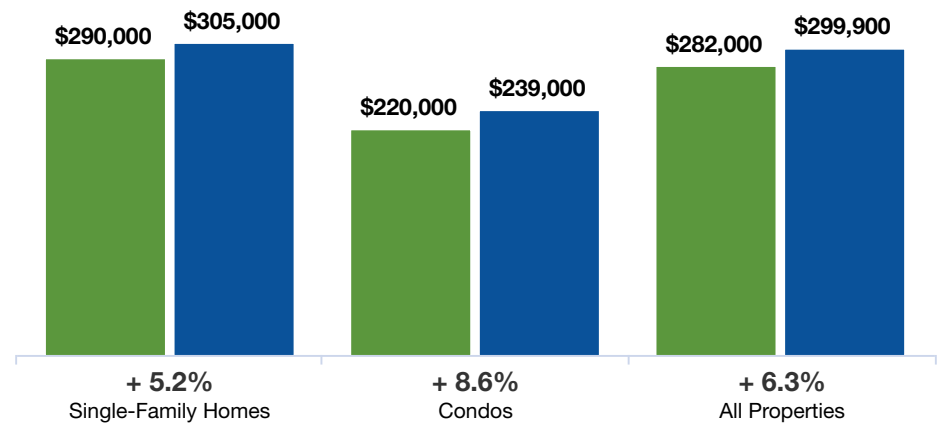
## By Bedroom Count

■ 7-2023 ■ 7-2024



## By Property Type

■ 7-2023 ■ 7-2024



### All Properties

#### By Bedroom Count

	7-2023	7-2024	Change
2 Bedrooms or Less	\$163,125	\$175,000	+ 7.3%
3 Bedrooms	\$257,000	\$270,000	+ 5.1%
4 Bedrooms or More	\$385,000	\$382,300	- 0.7%
<b>All Bedroom Counts</b>	<b>\$282,000</b>	<b>\$299,900</b>	<b>+ 6.3%</b>

### Single-Family Homes

	7-2023	7-2024	Change
Single-Family Homes	\$290,000	\$305,000	+ 5.2%

### Condos

	7-2023	7-2024	Change
Condos	\$220,000	\$239,000	+ 8.6%

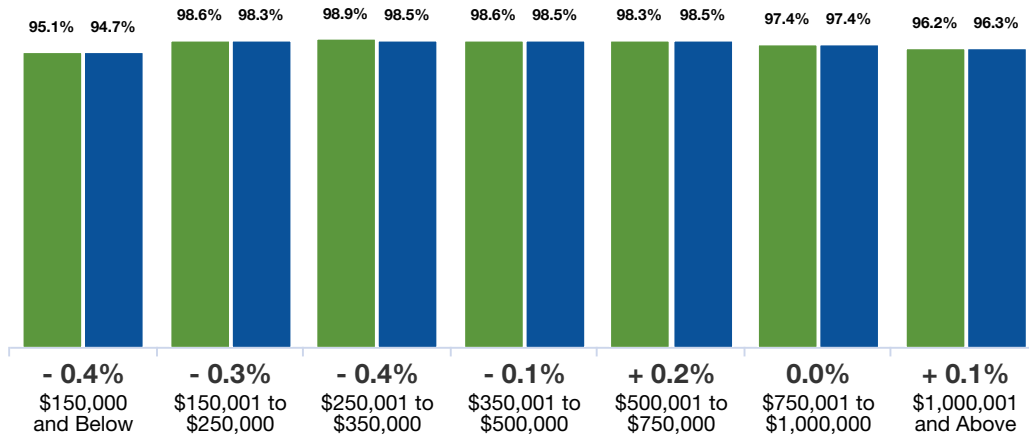
# Percent of List Price Received



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.**

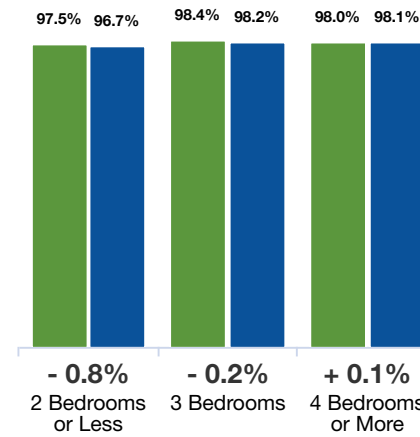
## By Price Range

■ 7-2023 ■ 7-2024



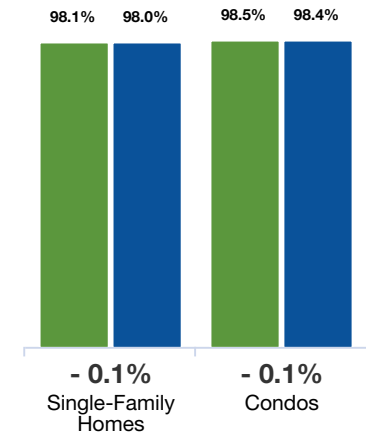
## By Bedroom Count

■ 7-2023 ■ 7-2024



## By Property Type

■ 7-2023 ■ 7-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	7-2023	7-2024	Change	7-2023	7-2024	Change	7-2023	7-2024	Change
\$150,000 and Below	95.1%	94.7%	- 0.4%	94.8%	94.7%	- 0.1%	98.2%	96.1%	- 2.1%
\$150,001 to \$250,000	98.6%	98.3%	- 0.3%	98.6%	98.2%	- 0.4%	98.5%	98.6%	+ 0.1%
\$250,001 to \$350,000	98.9%	98.5%	- 0.4%	98.9%	98.5%	- 0.4%	98.5%	98.9%	+ 0.4%
\$350,001 to \$500,000	98.6%	98.5%	- 0.1%	98.6%	98.5%	- 0.1%	98.7%	98.2%	- 0.5%
\$500,001 to \$750,000	98.3%	98.5%	+ 0.2%	98.2%	98.5%	+ 0.3%	99.2%	97.9%	- 1.3%
\$750,001 to \$1,000,000	97.4%	97.4%	0.0%	97.3%	97.4%	+ 0.1%	98.6%	96.7%	- 1.9%
\$1,000,001 and Above	96.2%	96.3%	+ 0.1%	96.2%	96.3%	+ 0.1%	--	97.0%	--
<b>All Price Ranges</b>	<b>98.1%</b>	<b>98.0%</b>	<b>- 0.1%</b>	<b>98.1%</b>	<b>98.0%</b>	<b>- 0.1%</b>	<b>98.5%</b>	<b>98.4%</b>	<b>- 0.1%</b>
By Bedroom Count	7-2023	7-2024	Change	7-2023	7-2024	Change	7-2023	7-2024	Change
2 Bedrooms or Less	97.5%	96.7%	- 0.8%	97.3%	96.7%	- 0.6%	98.1%	97.5%	- 0.6%
3 Bedrooms	98.4%	98.2%	- 0.2%	98.3%	98.2%	- 0.1%	98.6%	98.6%	0.0%
4 Bedrooms or More	98.0%	98.1%	+ 0.1%	98.0%	98.1%	+ 0.1%	98.8%	98.9%	+ 0.1%
<b>All Bedroom Counts</b>	<b>98.1%</b>	<b>98.0%</b>	<b>- 0.1%</b>	<b>98.1%</b>	<b>98.0%</b>	<b>- 0.1%</b>	<b>98.5%</b>	<b>98.4%</b>	<b>- 0.1%</b>

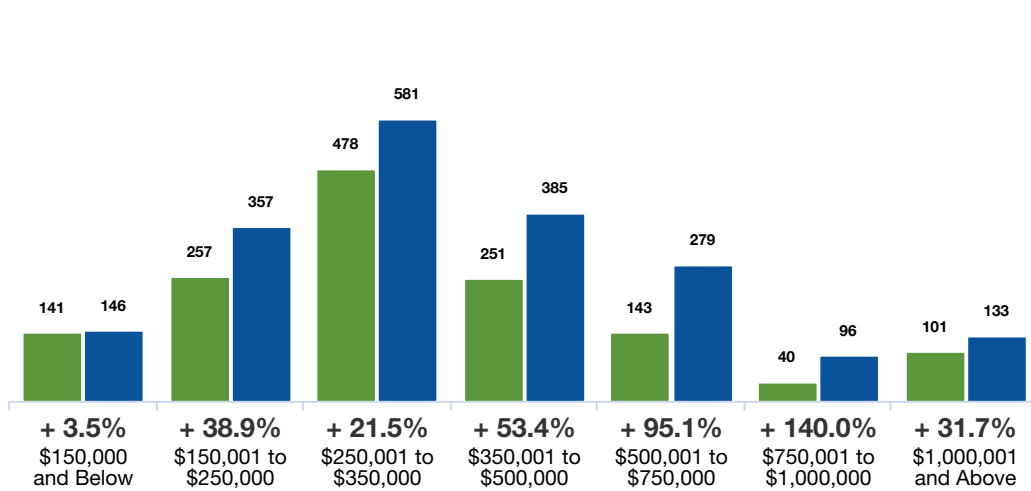
# Inventory of Homes for Sale



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

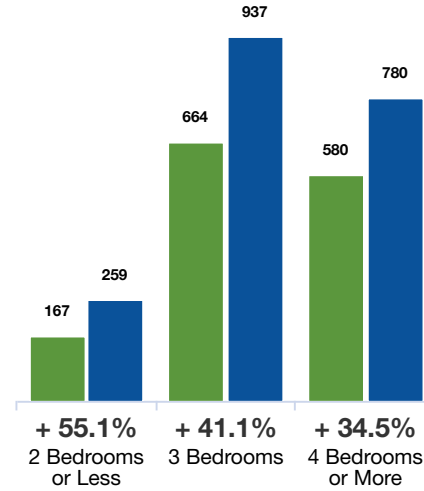
## By Price Range

■ 7-2023 ■ 7-2024



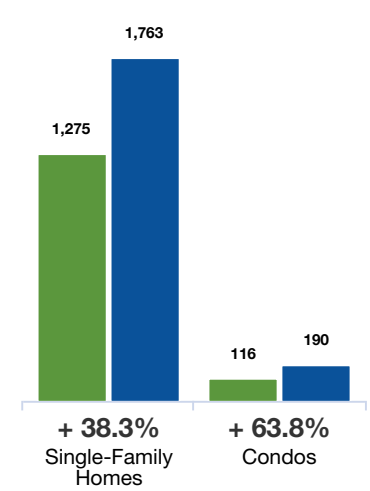
## By Bedroom Count

■ 7-2023 ■ 7-2024



## By Property Type

■ 7-2023 ■ 7-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	7-2023	7-2024	Change	7-2023	7-2024	Change	7-2023	7-2024	Change
\$150,000 and Below	141	146	+ 3.5%	101	102	+ 1.0%	28	30	+ 7.1%
\$150,001 to \$250,000	257	357	+ 38.9%	226	293	+ 29.6%	30	61	+ 103.3%
\$250,001 to \$350,000	478	581	+ 21.5%	441	535	+ 21.3%	35	44	+ 25.7%
\$350,001 to \$500,000	251	385	+ 53.4%	230	350	+ 52.2%	18	34	+ 88.9%
\$500,001 to \$750,000	143	279	+ 95.1%	139	258	+ 85.6%	3	18	+ 500.0%
\$750,001 to \$1,000,000	40	96	+ 140.0%	37	92	+ 148.6%	2	3	+ 50.0%
\$1,000,001 and Above	101	133	+ 31.7%	101	133	+ 31.7%	0	0	0.0%
<b>All Price Ranges</b>	<b>1,411</b>	<b>1,977</b>	<b>+ 40.1%</b>	<b>1,275</b>	<b>1,763</b>	<b>+ 38.3%</b>	<b>116</b>	<b>190</b>	<b>+ 63.8%</b>
By Bedroom Count	7-2023	7-2024	Change	7-2023	7-2024	Change	7-2023	7-2024	Change
2 Bedrooms or Less	167	259	+ 55.1%	114	178	+ 56.1%	41	64	+ 56.1%
3 Bedrooms	664	937	+ 41.1%	599	830	+ 38.6%	59	106	+ 79.7%
4 Bedrooms or More	580	780	+ 34.5%	562	754	+ 34.2%	16	20	+ 25.0%
<b>All Bedroom Counts</b>	<b>1,411</b>	<b>1,977</b>	<b>+ 40.1%</b>	<b>1,275</b>	<b>1,763</b>	<b>+ 38.3%</b>	<b>116</b>	<b>190</b>	<b>+ 63.8%</b>

# Months Supply of Inventory

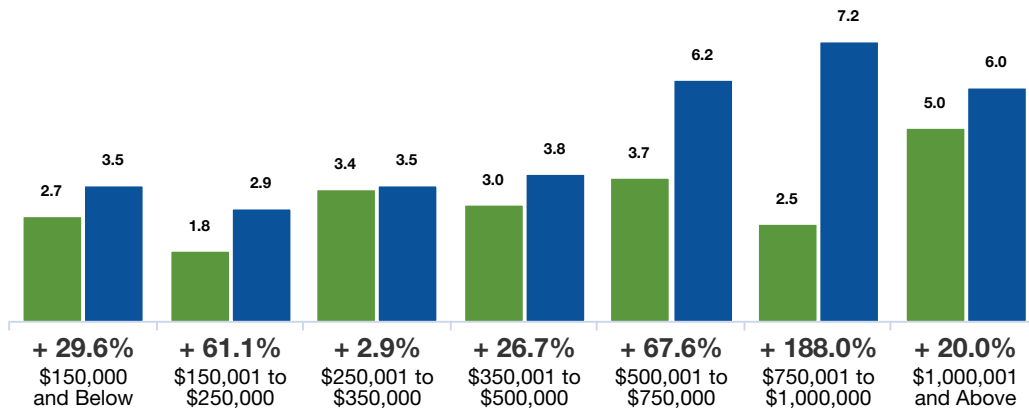


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

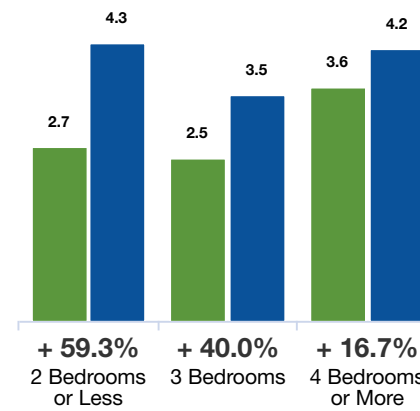
## By Price Range

■ 7-2023 ■ 7-2024



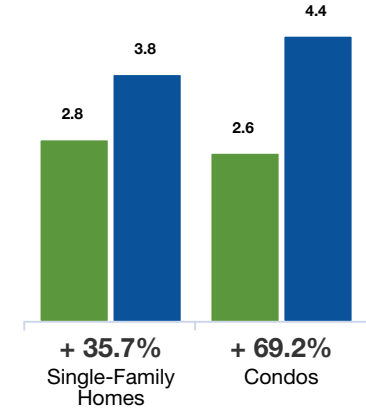
## By Bedroom Count

■ 7-2023 ■ 7-2024



## By Property Type

■ 7-2023 ■ 7-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	7-2023	7-2024	Change	7-2023	7-2024	Change	7-2023	7-2024	Change
\$150,000 and Below	2.7	3.5	+ 29.6%	2.1	2.6	+ 23.8%	6.6	12.2	+ 84.8%
\$150,001 to \$250,000	1.8	2.9	+ 61.1%	1.9	2.8	+ 47.4%	1.2	2.9	+ 141.7%
\$250,001 to \$350,000	3.4	3.5	+ 2.9%	3.4	3.5	+ 2.9%	3.6	3.4	- 5.6%
\$350,001 to \$500,000	3.0	3.8	+ 26.7%	2.9	3.6	+ 24.1%	4.8	6.2	+ 29.2%
\$500,001 to \$750,000	3.7	6.2	+ 67.6%	3.8	5.9	+ 55.3%	1.2	8.3	+ 591.7%
\$750,001 to \$1,000,000	2.5	7.2	+ 188.0%	2.4	7.3	+ 204.2%	1.4	2.1	+ 50.0%
\$1,000,001 and Above	5.0	6.0	+ 20.0%	5.0	6.1	+ 22.0%	--	--	--
<b>All Price Ranges</b>	<b>2.9</b>	<b>3.9</b>	<b>+ 34.5%</b>	<b>2.8</b>	<b>3.8</b>	<b>+ 35.7%</b>	<b>2.6</b>	<b>4.4</b>	<b>+ 69.2%</b>
By Bedroom Count	7-2023	7-2024	Change	7-2023	7-2024	Change	7-2023	7-2024	Change
2 Bedrooms or Less	2.7	4.3	+ 59.3%	2.2	3.7	+ 68.2%	3.8	6.2	+ 63.2%
3 Bedrooms	2.5	3.5	+ 40.0%	2.5	3.4	+ 36.0%	2.3	4.0	+ 73.9%
4 Bedrooms or More	3.6	4.2	+ 16.7%	3.6	4.2	+ 16.7%	2.0	3.2	+ 60.0%
<b>All Bedroom Counts</b>	<b>2.9</b>	<b>3.9</b>	<b>+ 34.5%</b>	<b>2.8</b>	<b>3.8</b>	<b>+ 35.7%</b>	<b>2.6</b>	<b>4.4</b>	<b>+ 69.2%</b>