

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## August 2024

U.S. new home sales rose to the highest level since May 2023, following three consecutive monthly declines. Sales of new single-family homes increased 10.6% month-over-month to a seasonally adjusted annual rate of 739,000 units, according to the U.S. Census Bureau, with sales up in all four regions. Nationally, the median new-home sales price grew 3.1% from the previous month to \$429,800, with a 7.5-month supply at the current sales pace. For the 12-month period spanning September 2023 through August 2024, Pending Sales in the Western Upstate Association of REALTORS® region were up 2.9 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales went up 21.4 percent.

The overall Median Sales Price rose 5.3 percent to \$300,000. The property type with the largest gain was the Condos segment, where prices increased 10.4 percent to \$243,423. 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 78 days.

Market-wide, inventory levels rose 39.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 71.3 percent. That amounts to 3.9 months of inventory for Single-Family Homes and 4.6 months of inventory for Condos.

## Quick Facts

**+ 21.4%**

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

**+ 12.7%**

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

**+ 3.6%**

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>



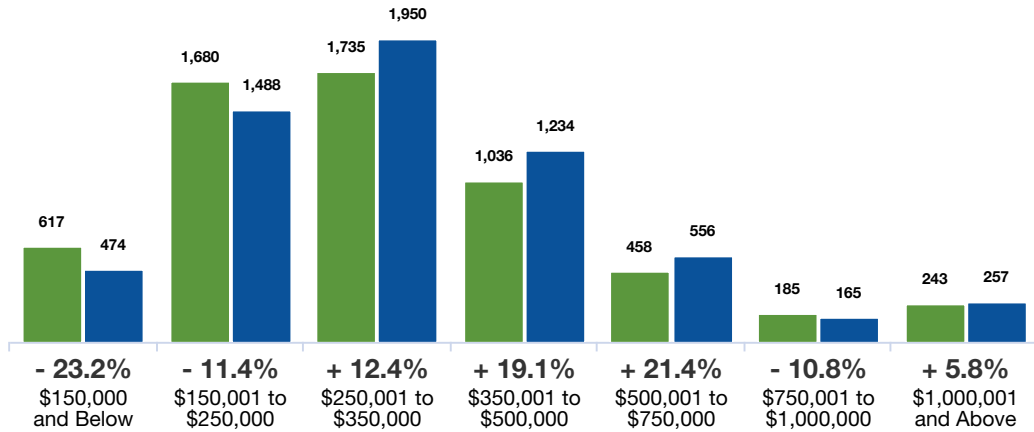
# Pending Sales



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

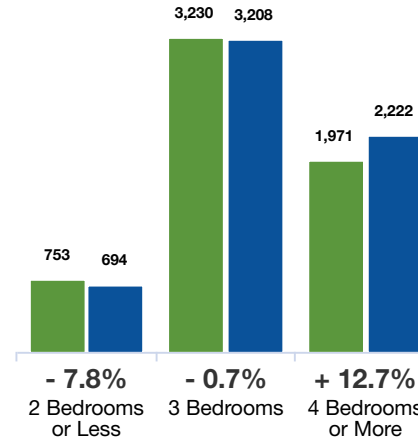
## By Price Range

■ 8-2023 ■ 8-2024



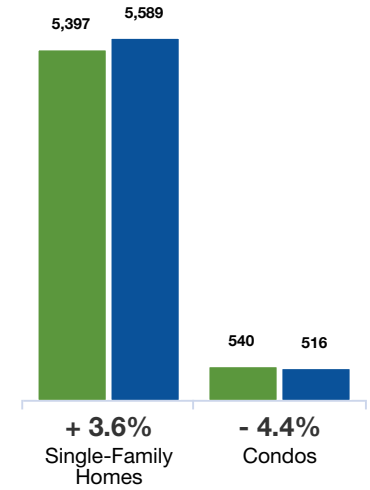
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	617	474	- 23.2%
\$150,001 to \$250,000	1,680	1,488	- 11.4%
\$250,001 to \$350,000	1,735	1,950	+ 12.4%
\$350,001 to \$500,000	1,036	1,234	+ 19.1%
\$500,001 to \$750,000	458	556	+ 21.4%
\$750,001 to \$1,000,000	185	165	- 10.8%
\$1,000,001 and Above	243	257	+ 5.8%
<b>All Price Ranges</b>	<b>5,954</b>	<b>6,124</b>	<b>+ 2.9%</b>

### Single-Family Homes

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	753	694	- 7.8%
3 Bedrooms	3,230	3,208	- 0.7%
4 Bedrooms or More	1,971	2,222	+ 12.7%
<b>All Bedroom Counts</b>	<b>5,954</b>	<b>6,124</b>	<b>+ 2.9%</b>

### Condos

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	562	443	- 21.2%
\$150,001 to \$250,000	1,386	1,231	- 11.2%
\$250,001 to \$350,000	1,608	1,795	+ 11.6%
\$350,001 to \$500,000	985	1,174	+ 19.2%
\$500,001 to \$750,000	438	538	+ 22.8%
\$750,001 to \$1,000,000	175	158	- 9.7%
\$1,000,001 and Above	243	250	+ 2.9%
<b>All Price Ranges</b>	<b>5,397</b>	<b>5,589</b>	<b>+ 3.6%</b>

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	753	694	- 7.8%
3 Bedrooms	3,230	3,208	- 0.7%
4 Bedrooms or More	1,971	2,222	+ 12.7%
<b>All Bedroom Counts</b>	<b>5,954</b>	<b>6,124</b>	<b>+ 2.9%</b>

By Property Type	8-2023	8-2024	Change
Single-Family Homes	5,397	5,589	+ 3.6%
Condos	540	516	- 4.4%

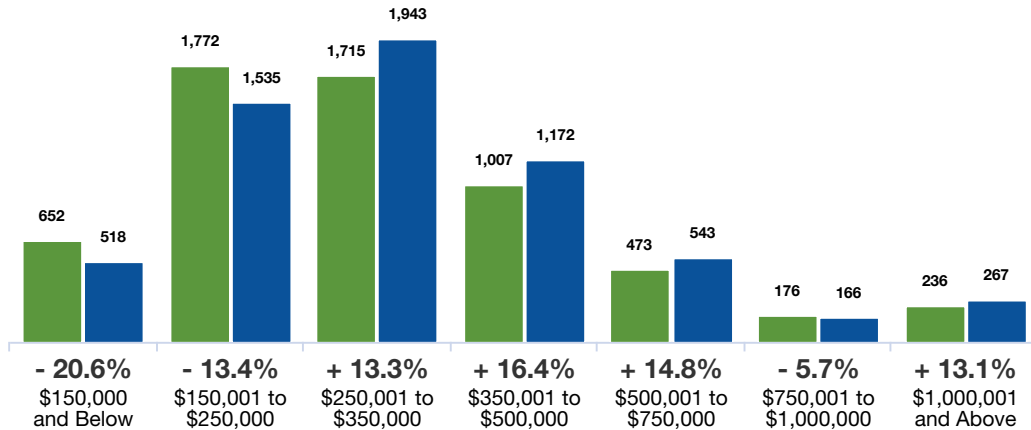
# Closed Sales



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

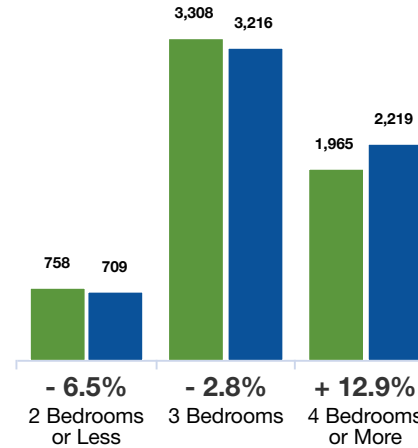
## By Price Range

■ 8-2023 ■ 8-2024



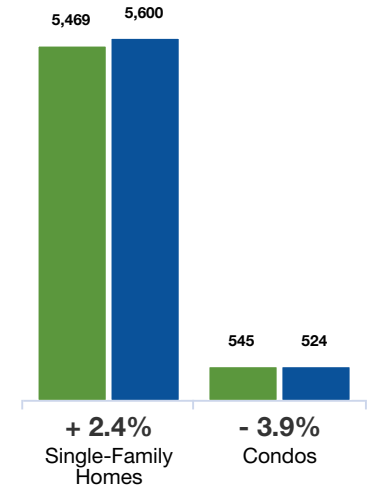
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	652	518	- 20.6%
\$150,001 to \$250,000	1,772	1,535	- 13.4%
\$250,001 to \$350,000	1,715	1,943	+ 13.3%
\$350,001 to \$500,000	1,007	1,172	+ 16.4%
\$500,001 to \$750,000	473	543	+ 14.8%
\$750,001 to \$1,000,000	176	166	- 5.7%
\$1,000,001 and Above	236	267	+ 13.1%
<b>All Price Ranges</b>	<b>6,031</b>	<b>6,144</b>	<b>+ 1.9%</b>

### Single-Family Homes

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	758	709	- 6.5%
3 Bedrooms	3,308	3,216	- 2.8%
4 Bedrooms or More	1,965	2,219	+ 12.9%
<b>All Bedroom Counts</b>	<b>6,031</b>	<b>6,144</b>	<b>+ 1.9%</b>

### Condos

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	596	479	- 19.6%
\$150,001 to \$250,000	1,465	1,275	- 13.0%
\$250,001 to \$350,000	1,593	1,796	+ 12.7%
\$350,001 to \$500,000	958	1,107	+ 15.6%
\$500,001 to \$750,000	454	526	+ 15.9%
\$750,001 to \$1,000,000	167	157	- 6.0%
\$1,000,001 and Above	236	260	+ 10.2%
<b>All Price Ranges</b>	<b>5,469</b>	<b>5,600</b>	<b>+ 2.4%</b>

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	758	709	- 6.5%
3 Bedrooms	3,308	3,216	- 2.8%
4 Bedrooms or More	1,965	2,219	+ 12.9%
<b>All Bedroom Counts</b>	<b>6,031</b>	<b>6,144</b>	<b>+ 1.9%</b>

By Property Type	8-2023	8-2024	Change
Single-Family Homes	5,469	5,600	+ 2.4%
Condos	545	524	- 3.9%

# Days On Market Until Sale

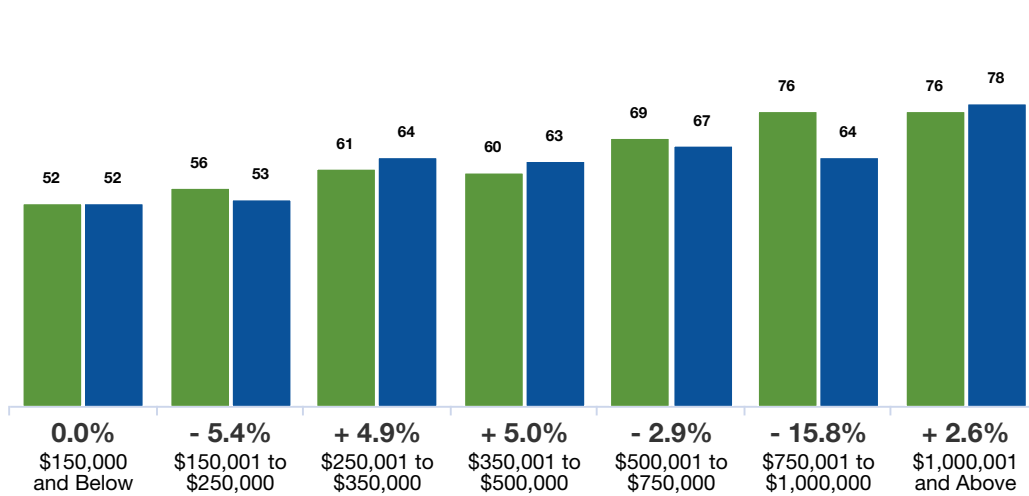


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

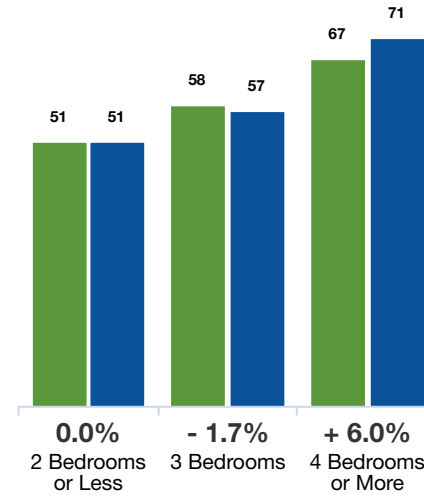
## By Price Range

■ 8-2023 ■ 8-2024



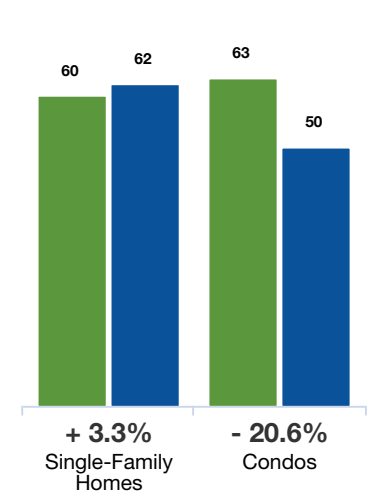
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	52	52	0.0%
\$150,001 to \$250,000	56	53	- 5.4%
\$250,001 to \$350,000	61	64	+ 4.9%
\$350,001 to \$500,000	60	63	+ 5.0%
\$500,001 to \$750,000	69	67	- 2.9%
\$750,001 to \$1,000,000	76	64	- 15.8%
\$1,000,001 and Above	76	78	+ 2.6%
<b>All Price Ranges</b>	<b>60</b>	<b>61</b>	<b>+ 1.7%</b>

### Single-Family Homes

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	54	51	- 5.6%
\$150,001 to \$250,000	54	56	+ 3.7%
\$250,001 to \$350,000	61	65	+ 6.6%
\$350,001 to \$500,000	60	63	+ 5.0%
\$500,001 to \$750,000	70	67	- 4.3%
\$750,001 to \$1,000,000	78	64	- 17.9%
\$1,000,001 and Above	76	78	+ 2.6%
<b>All Price Ranges</b>	<b>60</b>	<b>62</b>	<b>+ 3.3%</b>

### Condos

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	39	61	+ 56.4%
\$150,001 to \$250,000	65	40	- 38.5%
\$250,001 to \$350,000	69	54	- 21.7%
\$350,001 to \$500,000	64	62	- 3.1%
\$500,001 to \$750,000	62	75	+ 21.0%
\$750,001 to \$1,000,000	42	70	+ 66.7%
\$1,000,001 and Above	--	60	--
<b>All Price Ranges</b>	<b>63</b>	<b>50</b>	<b>- 20.6%</b>

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	51	51	0.0%
3 Bedrooms	58	57	- 1.7%
4 Bedrooms or More	67	71	+ 6.0%
<b>All Bedroom Counts</b>	<b>60</b>	<b>61</b>	<b>+ 1.7%</b>

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	52	52	0.0%
3 Bedrooms	56	58	+ 3.6%
4 Bedrooms or More	68	72	+ 5.9%
<b>All Bedroom Counts</b>	<b>60</b>	<b>62</b>	<b>+ 3.3%</b>

By Property Type	8-2023	8-2024	Change
Single-Family Homes	49	45	- 8.2%
Condos	70	51	- 27.1%
<b>All Property Types</b>	<b>63</b>	<b>50</b>	<b>- 20.6%</b>

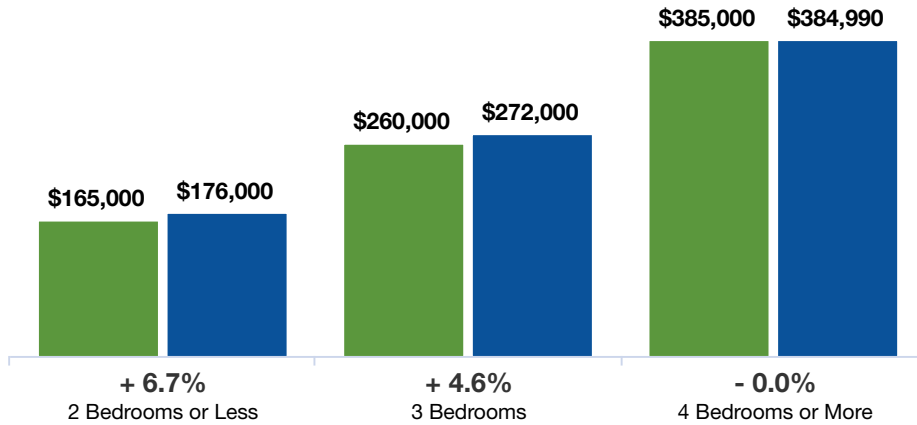
# Median Sales Price



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

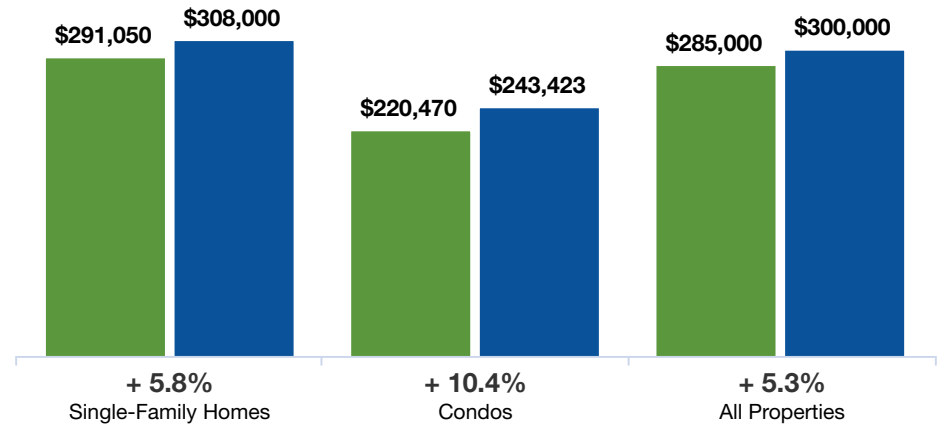
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

#### By Bedroom Count

	8-2023	8-2024	Change
2 Bedrooms or Less	\$165,000	\$176,000	+ 6.7%
3 Bedrooms	\$260,000	\$272,000	+ 4.6%
4 Bedrooms or More	\$385,000	\$384,990	- 0.0%
<b>All Bedroom Counts</b>	<b>\$285,000</b>	<b>\$300,000</b>	<b>+ 5.3%</b>

### Single-Family Homes

	8-2023	8-2024	Change
Single-Family Homes	\$291,050	\$308,000	+ 5.8%

### Condos

	8-2023	8-2024	Change
Condos	\$220,470	\$243,423	+ 10.4%

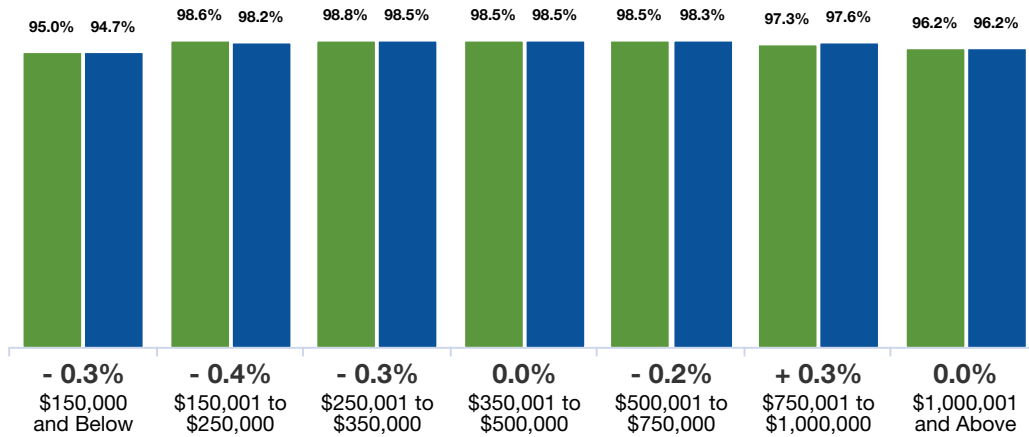
# Percent of List Price Received



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.**

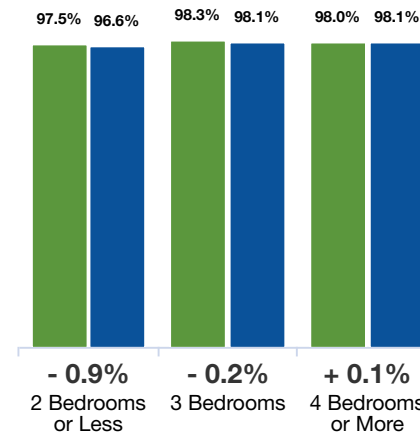
## By Price Range

■ 8-2023 ■ 8-2024



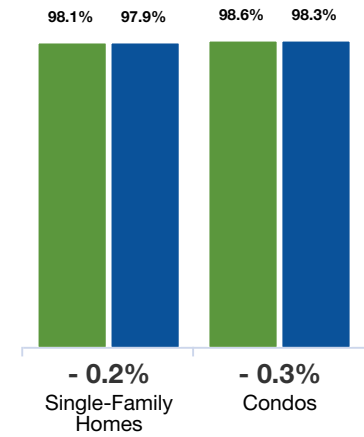
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
\$150,000 and Below	95.0%	94.7%	- 0.3%	94.7%	94.7%	0.0%	98.3%	96.3%	- 2.0%
\$150,001 to \$250,000	98.6%	98.2%	- 0.4%	98.5%	98.1%	- 0.4%	98.7%	98.5%	- 0.2%
\$250,001 to \$350,000	98.8%	98.5%	- 0.3%	98.9%	98.5%	- 0.4%	98.4%	98.7%	+ 0.3%
\$350,001 to \$500,000	98.5%	98.5%	0.0%	98.6%	98.5%	- 0.1%	98.2%	98.1%	- 0.1%
\$500,001 to \$750,000	98.5%	98.3%	- 0.2%	98.4%	98.3%	- 0.1%	99.2%	98.2%	- 1.0%
\$750,001 to \$1,000,000	97.3%	97.6%	+ 0.3%	97.2%	97.6%	+ 0.4%	98.6%	97.2%	- 1.4%
\$1,000,001 and Above	96.2%	96.2%	0.0%	96.2%	96.2%	0.0%	--	96.7%	--
<b>All Price Ranges</b>	<b>98.1%</b>	<b>97.9%</b>	<b>- 0.2%</b>	<b>98.1%</b>	<b>97.9%</b>	<b>- 0.2%</b>	<b>98.6%</b>	<b>98.3%</b>	<b>- 0.3%</b>
By Bedroom Count	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
2 Bedrooms or Less	97.5%	96.6%	- 0.9%	97.5%	96.5%	- 1.0%	98.0%	97.6%	- 0.4%
3 Bedrooms	98.3%	98.1%	- 0.2%	98.3%	98.1%	- 0.2%	98.7%	98.5%	- 0.2%
4 Bedrooms or More	98.0%	98.1%	+ 0.1%	98.0%	98.1%	+ 0.1%	98.9%	99.0%	+ 0.1%
<b>All Bedroom Counts</b>	<b>98.1%</b>	<b>97.9%</b>	<b>- 0.2%</b>	<b>98.1%</b>	<b>97.9%</b>	<b>- 0.2%</b>	<b>98.6%</b>	<b>98.3%</b>	<b>- 0.3%</b>

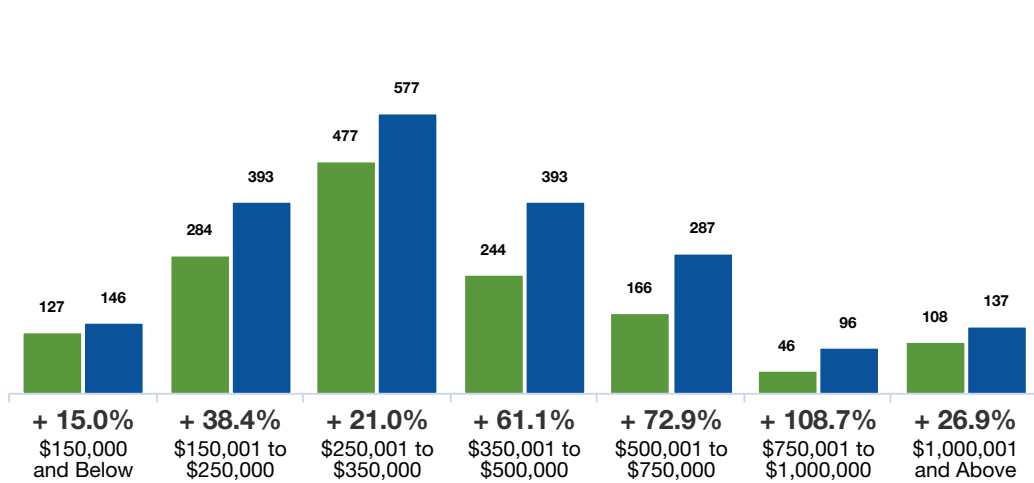
# Inventory of Homes for Sale



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

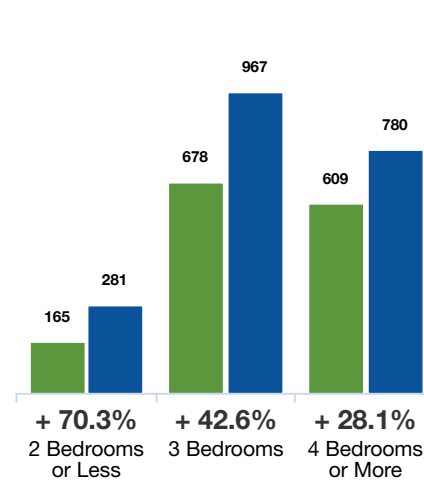
## By Price Range

■ 8-2023 ■ 8-2024



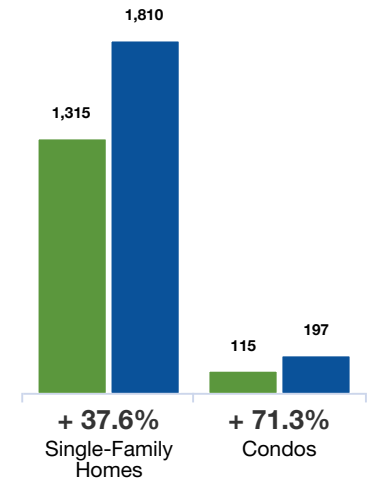
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
\$150,000 and Below	127	146	+ 15.0%	92	104	+ 13.0%	21	32	+ 52.4%
\$150,001 to \$250,000	284	393	+ 38.4%	248	318	+ 28.2%	35	72	+ 105.7%
\$250,001 to \$350,000	477	577	+ 21.0%	439	537	+ 22.3%	36	37	+ 2.8%
\$350,001 to \$500,000	244	393	+ 61.1%	229	353	+ 54.1%	12	38	+ 216.7%
\$500,001 to \$750,000	166	287	+ 72.9%	157	269	+ 71.3%	8	15	+ 87.5%
\$750,001 to \$1,000,000	46	96	+ 108.7%	43	92	+ 114.0%	3	3	0.0%
\$1,000,001 and Above	108	137	+ 26.9%	107	137	+ 28.0%	0	0	0.0%
<b>All Price Ranges</b>	<b>1,452</b>	<b>2,029</b>	<b>+ 39.7%</b>	<b>1,315</b>	<b>1,810</b>	<b>+ 37.6%</b>	<b>115</b>	<b>197</b>	<b>+ 71.3%</b>
By Bedroom Count	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
2 Bedrooms or Less	165	281	+ 70.3%	109	192	+ 76.1%	41	73	+ 78.0%
3 Bedrooms	678	967	+ 42.6%	618	860	+ 39.2%	56	106	+ 89.3%
4 Bedrooms or More	609	780	+ 28.1%	588	757	+ 28.7%	18	18	0.0%
<b>All Bedroom Counts</b>	<b>1,452</b>	<b>2,029</b>	<b>+ 39.7%</b>	<b>1,315</b>	<b>1,810</b>	<b>+ 37.6%</b>	<b>115</b>	<b>197</b>	<b>+ 71.3%</b>

# Months Supply of Inventory

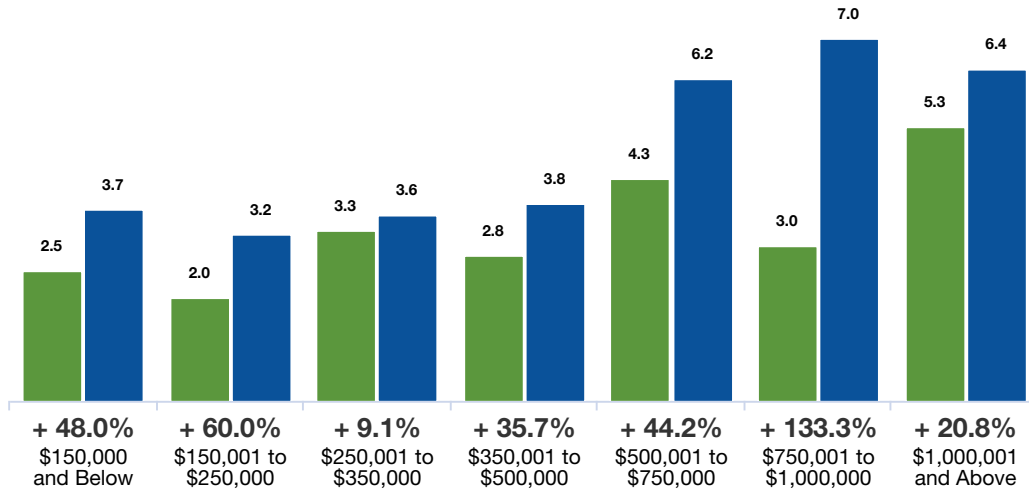


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

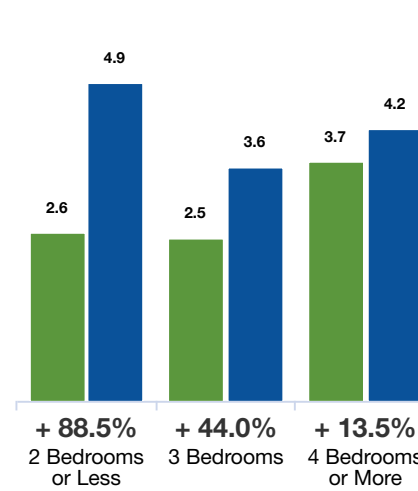
## By Price Range

■ 8-2023 ■ 8-2024



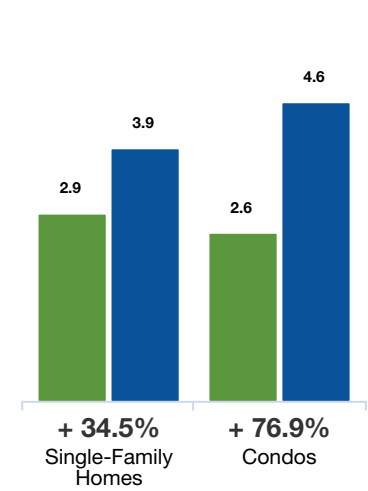
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	2.5	3.7	+ 48.0%
\$150,001 to \$250,000	2.0	3.2	+ 60.0%
\$250,001 to \$350,000	3.3	3.6	+ 9.1%
\$350,001 to \$500,000	2.8	3.8	+ 35.7%
\$500,001 to \$750,000	4.3	6.2	+ 44.2%
\$750,001 to \$1,000,000	3.0	7.0	+ 133.3%
\$1,000,001 and Above	5.3	6.4	+ 20.8%
<b>All Price Ranges</b>	<b>2.9</b>	<b>4.0</b>	<b>+ 37.9%</b>

### Single-Family Homes

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	2.0	2.8	+ 40.0%
\$150,001 to \$250,000	2.1	3.1	+ 47.6%
\$250,001 to \$350,000	3.3	3.6	+ 9.1%
\$350,001 to \$500,000	2.8	3.6	+ 28.6%
\$500,001 to \$750,000	4.3	6.0	+ 39.5%
\$750,001 to \$1,000,000	2.9	7.0	+ 141.4%
\$1,000,001 and Above	5.3	6.6	+ 24.5%
<b>All Price Ranges</b>	<b>2.9</b>	<b>3.9</b>	<b>+ 34.5%</b>

### Condos

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	5.4	13.3	+ 146.3%
\$150,001 to \$250,000	1.4	3.5	+ 150.0%
\$250,001 to \$350,000	3.5	2.9	- 17.1%
\$350,001 to \$500,000	2.8	7.3	+ 160.7%
\$500,001 to \$750,000	3.6	6.2	+ 72.2%
\$750,001 to \$1,000,000	2.1	2.1	0.0%
\$1,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>2.6</b>	<b>4.6</b>	<b>+ 76.9%</b>

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	2.6	4.9	+ 88.5%
3 Bedrooms	2.5	3.6	+ 44.0%
4 Bedrooms or More	3.7	4.2	+ 13.5%
<b>All Bedroom Counts</b>	<b>2.9</b>	<b>4.0</b>	<b>+ 37.9%</b>

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	2.1	4.1	+ 95.2%
3 Bedrooms	2.5	3.6	+ 44.0%
4 Bedrooms or More	3.8	4.2	+ 10.5%
<b>All Bedroom Counts</b>	<b>2.9</b>	<b>3.9</b>	<b>+ 34.5%</b>

By Property Type	8-2023	8-2024	Change
Single-Family Homes	3.7	7.6	+ 105.4%
Condos	2.2	4.0	+ 81.8%
<b>All Property Types</b>	<b>2.3</b>	<b>2.8</b>	<b>+ 21.7%</b>
<b>All Property Types</b>	<b>2.6</b>	<b>4.6</b>	<b>+ 76.9%</b>