

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2024

U.S. sales of new residential homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 716,000 units, but were up 9.8% year-over-year, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new home sales to come in at 700,000 units for the month. Sales prices were also down as of last measure, with the median sales price of new homes coming in at \$420,600 for the month, a 4.6% decline from the same period last year. For the 12-month period spanning October 2023 through September 2024, Pending Sales in the Western Upstate Association of REALTORS® region rose 3.2 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales rose 18.5 percent.

The overall Median Sales Price went up 4.4 percent to \$300,000. The property type with the largest gain was the Condos segment, where prices went up 10.2 percent to \$242,495. The price range that tended to sell the quickest was the \$150,000 and Below range at 51 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 82 days.

Market-wide, inventory levels increased 31.9 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 90.3 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 4.7 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

+ 4.5%

Property Type With
Strongest Sales:
Single-Family Homes

| | |
|--------------------------------|----------|
| 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 |



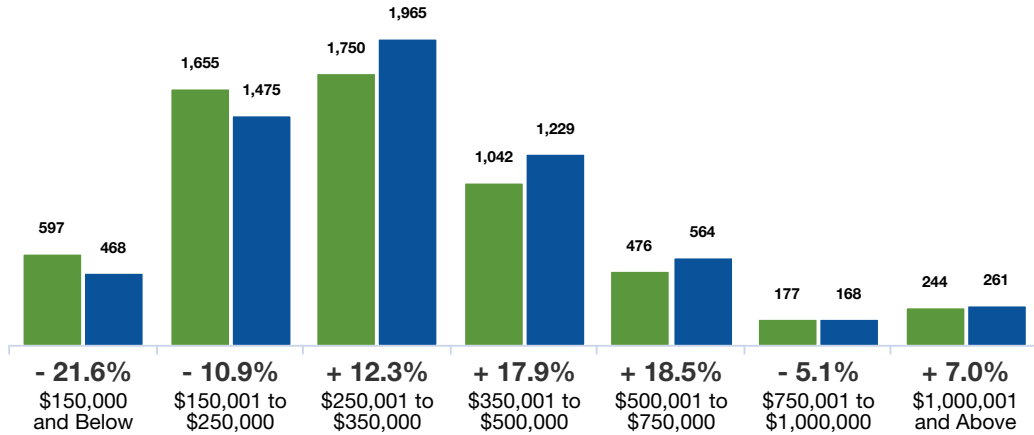
Pending Sales



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

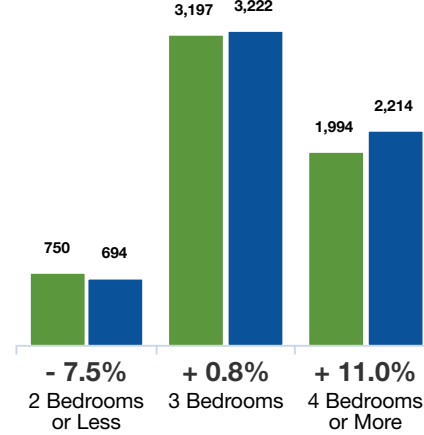
By Price Range

■ 9-2023 ■ 9-2024



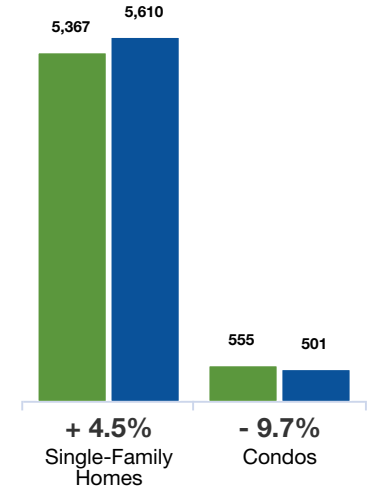
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|--------------|--------------|---------------|
| \$150,000 and Below | 597 | 468 | - 21.6% |
| \$150,001 to \$250,000 | 1,655 | 1,475 | - 10.9% |
| \$250,001 to \$350,000 | 1,750 | 1,965 | + 12.3% |
| \$350,001 to \$500,000 | 1,042 | 1,229 | + 17.9% |
| \$500,001 to \$750,000 | 476 | 564 | + 18.5% |
| \$750,001 to \$1,000,000 | 177 | 168 | - 5.1% |
| \$1,000,001 and Above | 244 | 261 | + 7.0% |
| All Price Ranges | 5,941 | 6,130 | + 3.2% |

Single-Family Homes

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 750 | 694 | - 7.5% |
| 3 Bedrooms | 3,197 | 3,222 | + 0.8% |
| 4 Bedrooms or More | 1,994 | 2,214 | + 11.0% |
| All Bedroom Counts | 5,941 | 6,130 | + 3.2% |

Condos

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|------------|------------|---------------|
| \$150,000 and Below | 45 | 23 | - 48.9% |
| \$150,001 to \$250,000 | 298 | 244 | - 18.1% |
| \$250,001 to \$350,000 | 128 | 153 | + 19.5% |
| \$350,001 to \$500,000 | 53 | 51 | - 3.8% |
| \$500,001 to \$750,000 | 18 | 19 | + 5.6% |
| \$750,001 to \$1,000,000 | 12 | 6 | - 50.0% |
| \$1,000,001 and Above | 1 | 5 | + 400.0% |
| All Price Ranges | 555 | 501 | - 9.7% |

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 750 | 694 | - 7.5% |
| 3 Bedrooms | 3,197 | 3,222 | + 0.8% |
| 4 Bedrooms or More | 1,994 | 2,214 | + 11.0% |
| All Bedroom Counts | 5,941 | 6,130 | + 3.2% |

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|--------------|--------------|---------------|
| \$150,000 and Below | 543 | 438 | - 19.3% |
| \$150,001 to \$250,000 | 1,354 | 1,224 | - 9.6% |
| \$250,001 to \$350,000 | 1,620 | 1,812 | + 11.9% |
| \$350,001 to \$500,000 | 986 | 1,175 | + 19.2% |
| \$500,001 to \$750,000 | 456 | 544 | + 19.3% |
| \$750,001 to \$1,000,000 | 165 | 162 | - 1.8% |
| \$1,000,001 and Above | 243 | 255 | + 4.9% |
| All Price Ranges | 5,367 | 5,610 | + 4.5% |

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|------------|------------|---------------|
| \$150,000 and Below | 45 | 23 | - 48.9% |
| \$150,001 to \$250,000 | 298 | 244 | - 18.1% |
| \$250,001 to \$350,000 | 128 | 153 | + 19.5% |
| \$350,001 to \$500,000 | 53 | 51 | - 3.8% |
| \$500,001 to \$750,000 | 18 | 19 | + 5.6% |
| \$750,001 to \$1,000,000 | 12 | 6 | - 50.0% |
| \$1,000,001 and Above | 1 | 5 | + 400.0% |
| All Price Ranges | 555 | 501 | - 9.7% |

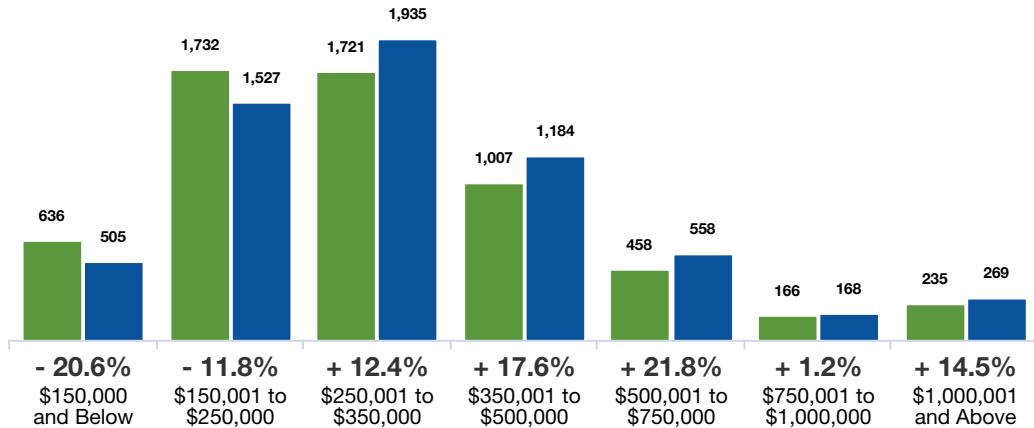
Closed Sales



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

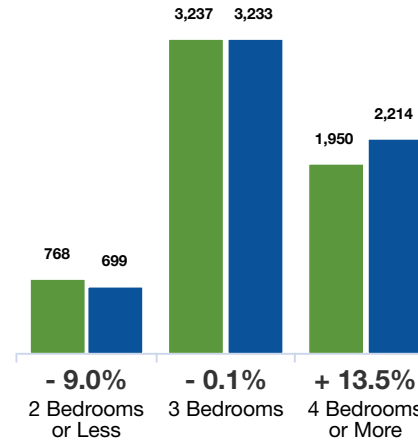
By Price Range

■ 9-2023 ■ 9-2024



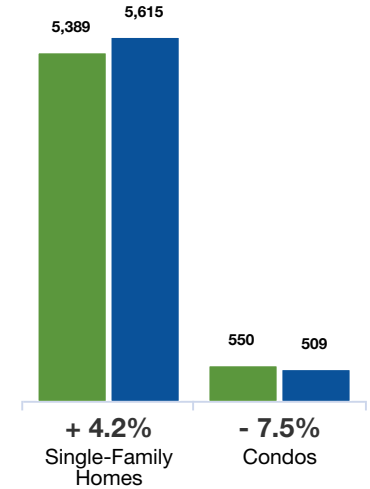
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|--------------|--------------|---------------|
| \$150,000 and Below | 636 | 505 | - 20.6% |
| \$150,001 to \$250,000 | 1,732 | 1,527 | - 11.8% |
| \$250,001 to \$350,000 | 1,721 | 1,935 | + 12.4% |
| \$350,001 to \$500,000 | 1,007 | 1,184 | + 17.6% |
| \$500,001 to \$750,000 | 458 | 558 | + 21.8% |
| \$750,001 to \$1,000,000 | 166 | 168 | + 1.2% |
| \$1,000,001 and Above | 235 | 269 | + 14.5% |
| All Price Ranges | 5,955 | 6,146 | + 3.2% |

Single-Family Homes

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 768 | 699 | - 9.0% |
| 3 Bedrooms | 3,237 | 3,233 | - 0.1% |
| 4 Bedrooms or More | 1,950 | 2,214 | + 13.5% |
| All Bedroom Counts | 5,955 | 6,146 | + 3.2% |

Condos

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|--------------|--------------|---------------|
| \$150,000 and Below | 578 | 466 | - 19.4% |
| \$150,001 to \$250,000 | 1,426 | 1,271 | - 10.9% |
| \$250,001 to \$350,000 | 1,600 | 1,793 | + 12.1% |
| \$350,001 to \$500,000 | 953 | 1,123 | + 17.8% |
| \$500,001 to \$750,000 | 440 | 541 | + 23.0% |
| \$750,001 to \$1,000,000 | 157 | 159 | + 1.3% |
| \$1,000,001 and Above | 235 | 262 | + 11.5% |
| All Price Ranges | 5,389 | 5,615 | + 4.2% |

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 619 | 575 | - 7.1% |
| 3 Bedrooms | 2,919 | 2,903 | - 0.5% |
| 4 Bedrooms or More | 1,851 | 2,137 | + 15.5% |
| All Bedroom Counts | 5,389 | 5,615 | + 4.2% |

| By Property Type | 9-2023 | 9-2024 | Change |
|---------------------|--------|--------|--------|
| Single-Family Homes | 5,389 | 5,615 | + 4.2% |
| Condos | 550 | 509 | - 7.5% |

Days On Market Until Sale

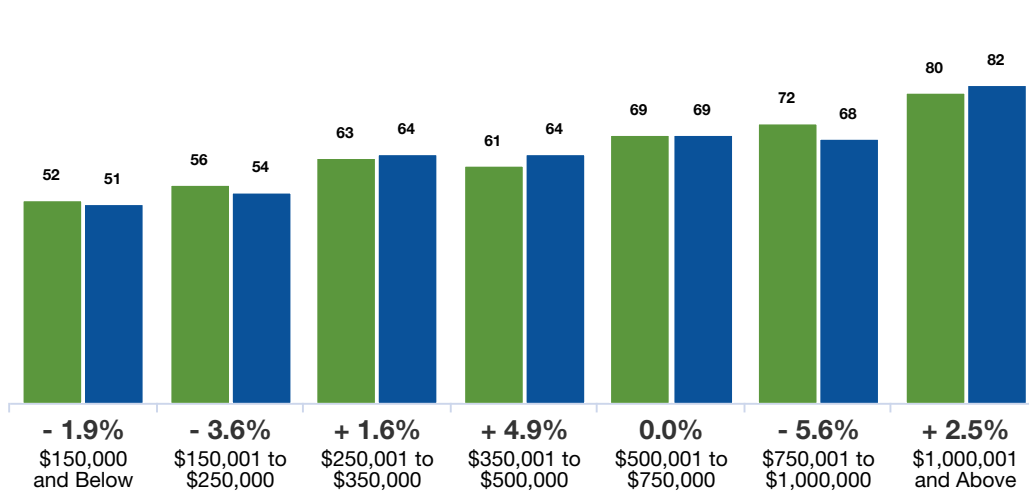


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

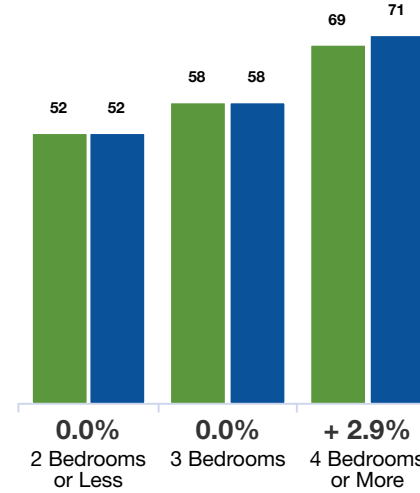
By Price Range

■ 9-2023 ■ 9-2024



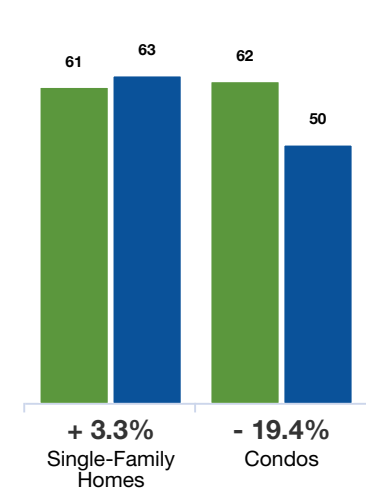
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|-----------|-----------|---------------|
| \$150,000 and Below | 52 | 51 | - 1.9% |
| \$150,001 to \$250,000 | 56 | 54 | - 3.6% |
| \$250,001 to \$350,000 | 63 | 64 | + 1.6% |
| \$350,001 to \$500,000 | 61 | 64 | + 4.9% |
| \$500,001 to \$750,000 | 69 | 69 | 0.0% |
| \$750,001 to \$1,000,000 | 72 | 68 | - 5.6% |
| \$1,000,001 and Above | 80 | 82 | + 2.5% |
| All Price Ranges | 61 | 62 | + 1.6% |

Single-Family Homes

| | 9-2023 | 9-2024 | Change |
|-------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 53 | 51 | - 3.8% |
| 3 Bedrooms | 54 | 57 | + 5.6% |
| 4 Bedrooms or More | 62 | 65 | + 4.8% |
| | 62 | 64 | + 3.2% |
| | 69 | 68 | - 1.4% |
| | 74 | 68 | - 8.1% |
| | 80 | 82 | + 2.5% |
| All Price Ranges | 61 | 63 | + 3.3% |

Condos

| | 9-2023 | 9-2024 | Change |
|-------------------------|-----------|-----------|----------------|
| | 43 | 56 | + 30.2% |
| | 61 | 41 | - 32.8% |
| | 72 | 53 | - 26.4% |
| | 60 | 66 | + 10.0% |
| | 65 | 90 | + 38.5% |
| | 47 | 66 | + 40.4% |
| | -- | 60 | -- |
| All Price Ranges | 62 | 50 | - 19.4% |

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 52 | 52 | 0.0% |
| 3 Bedrooms | 58 | 58 | 0.0% |
| 4 Bedrooms or More | 69 | 71 | + 2.9% |
| All Bedroom Counts | 61 | 62 | + 1.6% |

| | 9-2023 | 9-2024 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 53 | 53 | 0.0% |
| 3 Bedrooms | 56 | 59 | + 5.4% |
| 4 Bedrooms or More | 70 | 72 | + 2.9% |
| All Bedroom Counts | 61 | 63 | + 3.3% |

| | 9-2023 | 9-2024 | Change |
|-------------------------|-----------|-----------|----------------|
| | 47 | 46 | - 2.1% |
| | 71 | 52 | - 26.8% |
| | 55 | 49 | - 10.9% |
| All Price Ranges | 62 | 50 | - 19.4% |

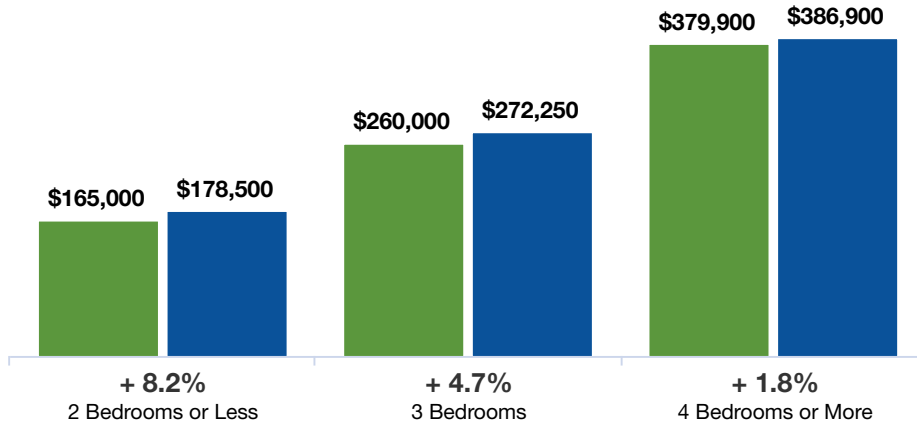
Median Sales Price



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

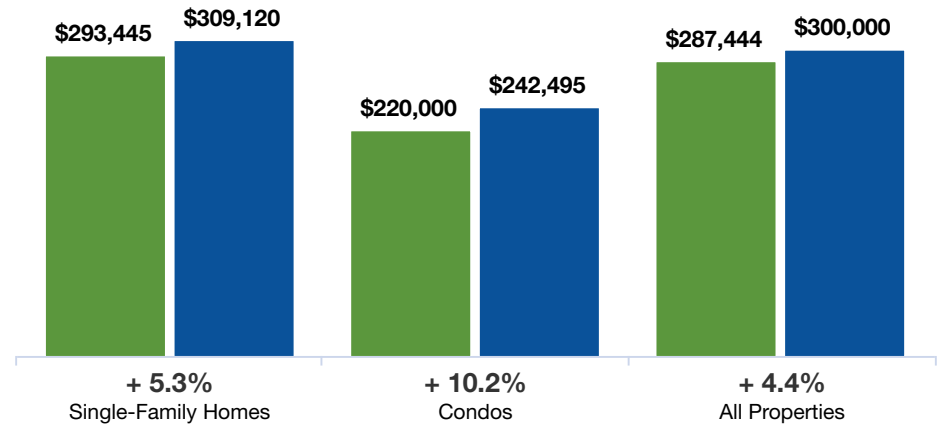
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Bedroom Count

| | 9-2023 | 9-2024 | Change |
|---------------------------|------------------|------------------|---------------|
| 2 Bedrooms or Less | \$165,000 | \$178,500 | + 8.2% |
| 3 Bedrooms | \$260,000 | \$272,250 | + 4.7% |
| 4 Bedrooms or More | \$379,900 | \$386,900 | + 1.8% |
| All Bedroom Counts | \$287,444 | \$300,000 | + 4.4% |

Single-Family Homes

| | 9-2023 | 9-2024 | Change |
|---------------------|-----------|-----------|--------|
| Single-Family Homes | \$293,445 | \$309,120 | + 5.3% |

Condos

| | 9-2023 | 9-2024 | Change |
|--------|-----------|-----------|---------|
| Condos | \$220,000 | \$242,495 | + 10.2% |

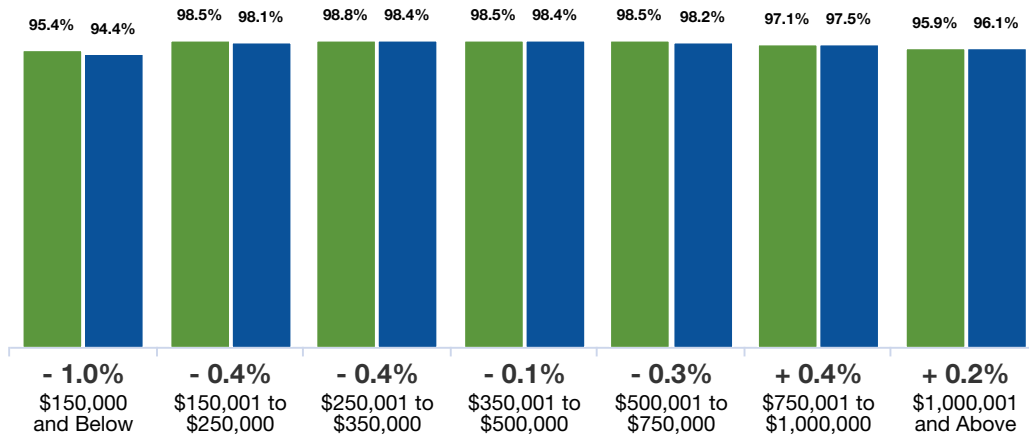
Percent of List Price Received



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.**

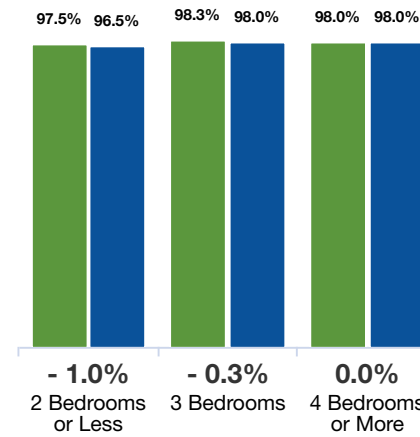
By Price Range

■ 9-2023 ■ 9-2024



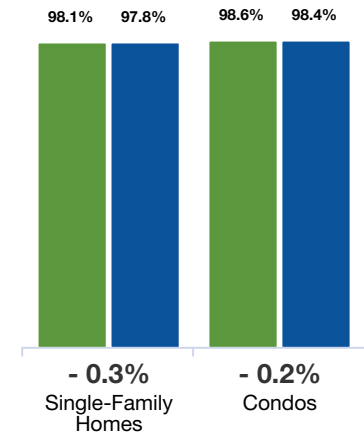
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|--------------|--------------|---------------|
| \$150,000 and Below | 95.4% | 94.4% | - 1.0% |
| \$150,001 to \$250,000 | 98.5% | 98.1% | - 0.4% |
| \$250,001 to \$350,000 | 98.8% | 98.4% | - 0.4% |
| \$350,001 to \$500,000 | 98.5% | 98.4% | - 0.1% |
| \$500,001 to \$750,000 | 98.5% | 98.2% | - 0.3% |
| \$750,001 to \$1,000,000 | 97.1% | 97.5% | + 0.4% |
| \$1,000,001 and Above | 95.9% | 96.1% | + 0.2% |
| All Price Ranges | 98.1% | 97.9% | - 0.2% |

Single-Family Homes

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|--------------|--------------|---------------|
| \$150,000 and Below | 95.2% | 94.4% | - 0.8% |
| \$150,001 to \$250,000 | 98.4% | 98.0% | - 0.4% |
| \$250,001 to \$350,000 | 98.8% | 98.4% | - 0.4% |
| \$350,001 to \$500,000 | 98.6% | 98.5% | - 0.1% |
| \$500,001 to \$750,000 | 98.5% | 98.2% | - 0.3% |
| \$750,001 to \$1,000,000 | 97.1% | 97.5% | + 0.4% |
| \$1,000,001 and Above | 95.9% | 96.1% | + 0.2% |
| All Price Ranges | 98.1% | 97.8% | - 0.3% |

Condos

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|--------------|--------------|---------------|
| \$150,000 and Below | 98.2% | 95.9% | - 2.3% |
| \$150,001 to \$250,000 | 98.7% | 98.7% | 0.0% |
| \$250,001 to \$350,000 | 98.3% | 98.7% | + 0.4% |
| \$350,001 to \$500,000 | 98.5% | 97.9% | - 0.6% |
| \$500,001 to \$750,000 | 99.5% | 98.1% | - 1.4% |
| \$750,001 to \$1,000,000 | 97.1% | 98.7% | + 1.6% |
| \$1,000,001 and Above | -- | 96.7% | -- |
| All Price Ranges | 98.6% | 98.4% | - 0.2% |

By Bedroom Count

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 97.5% | 96.5% | - 1.0% |
| 3 Bedrooms | 98.3% | 98.0% | - 0.3% |
| 4 Bedrooms or More | 98.0% | 98.0% | 0.0% |
| All Bedroom Counts | 98.1% | 97.9% | - 0.2% |

Single-Family Homes

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 97.4% | 96.4% | - 1.0% |
| 3 Bedrooms | 98.3% | 98.0% | - 0.3% |
| 4 Bedrooms or More | 98.0% | 98.0% | 0.0% |
| All Bedroom Counts | 98.1% | 97.8% | - 0.3% |

Condos

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 98.0% | 97.7% | - 0.3% |
| 3 Bedrooms | 98.7% | 98.4% | - 0.3% |
| 4 Bedrooms or More | 99.0% | 99.2% | + 0.2% |
| All Bedroom Counts | 98.6% | 98.4% | - 0.2% |

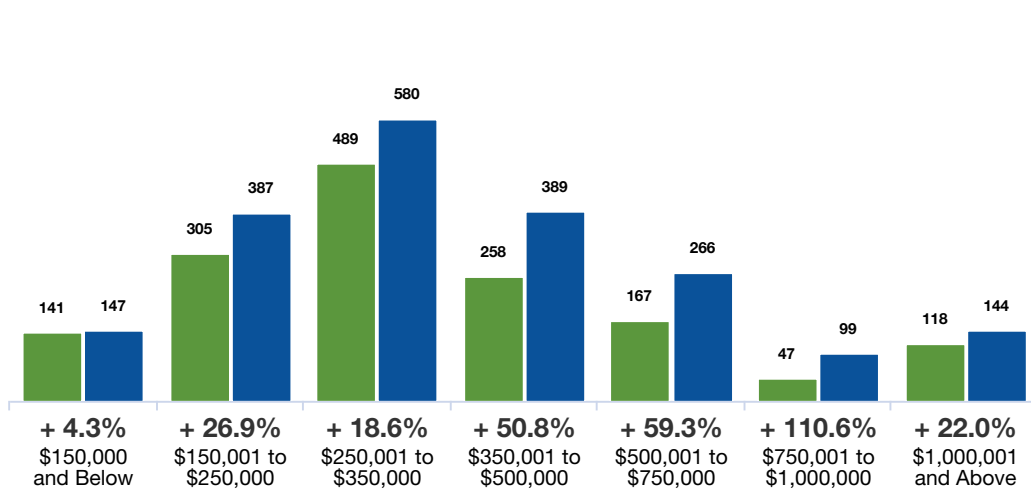
Inventory of Homes for Sale



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

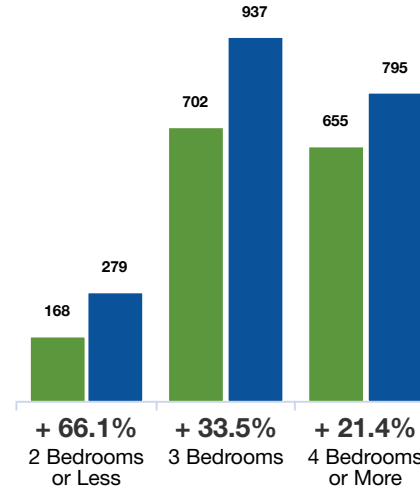
By Price Range

■ 9-2023 ■ 9-2024



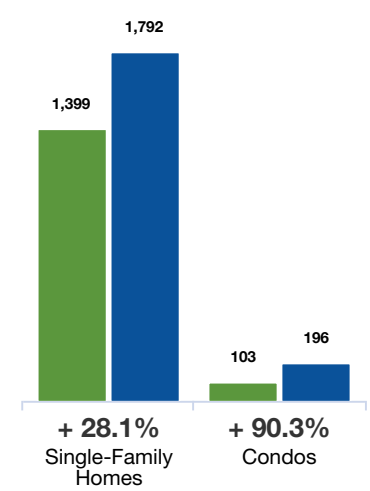
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|--------------|--------------|----------------|
| \$150,000 and Below | 141 | 147 | + 4.3% |
| \$150,001 to \$250,000 | 305 | 387 | + 26.9% |
| \$250,001 to \$350,000 | 489 | 580 | + 18.6% |
| \$350,001 to \$500,000 | 258 | 389 | + 50.8% |
| \$500,001 to \$750,000 | 167 | 266 | + 59.3% |
| \$750,001 to \$1,000,000 | 47 | 99 | + 110.6% |
| \$1,000,001 and Above | 118 | 144 | + 22.0% |
| All Price Ranges | 1,525 | 2,012 | + 31.9% |

Single-Family Homes

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 168 | 279 | + 66.1% |
| 3 Bedrooms | 702 | 937 | + 33.5% |
| 4 Bedrooms or More | 655 | 795 | + 21.4% |
| All Bedroom Counts | 1,399 | 1,792 | + 28.1% |

Condos

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|------------|------------|----------------|
| \$150,000 and Below | 18 | 28 | + 55.6% |
| \$150,001 to \$250,000 | 34 | 68 | + 100.0% |
| \$250,001 to \$350,000 | 32 | 44 | + 37.5% |
| \$350,001 to \$500,000 | 8 | 38 | + 375.0% |
| \$500,001 to \$750,000 | 10 | 16 | + 60.0% |
| \$750,001 to \$1,000,000 | 1 | 2 | + 100.0% |
| \$1,000,001 and Above | 0 | 0 | 0.0% |
| All Price Ranges | 103 | 196 | + 90.3% |

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 168 | 279 | + 66.1% |
| 3 Bedrooms | 702 | 937 | + 33.5% |
| 4 Bedrooms or More | 655 | 795 | + 21.4% |
| All Bedroom Counts | 1,525 | 2,012 | + 31.9% |

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 117 | 191 | + 63.2% |
| 3 Bedrooms | 646 | 833 | + 28.9% |
| 4 Bedrooms or More | 636 | 767 | + 20.6% |
| All Bedroom Counts | 1,399 | 1,792 | + 28.1% |

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|------------|------------|----------------|
| \$150,000 and Below | 18 | 28 | + 55.6% |
| \$150,001 to \$250,000 | 34 | 68 | + 100.0% |
| \$250,001 to \$350,000 | 32 | 44 | + 37.5% |
| \$350,001 to \$500,000 | 8 | 38 | + 375.0% |
| \$500,001 to \$750,000 | 10 | 16 | + 60.0% |
| \$750,001 to \$1,000,000 | 1 | 2 | + 100.0% |
| \$1,000,001 and Above | 0 | 0 | 0.0% |
| All Price Ranges | 103 | 196 | + 90.3% |

Months Supply of Inventory

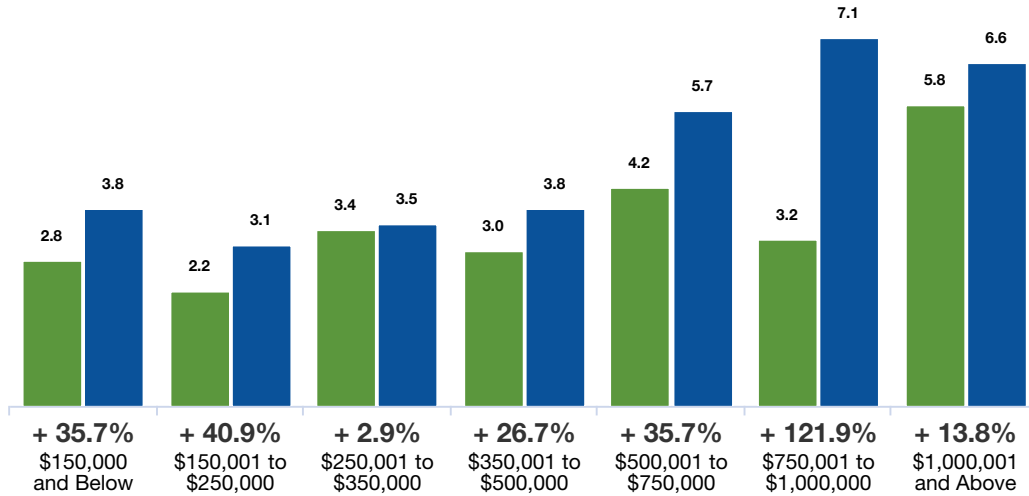


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

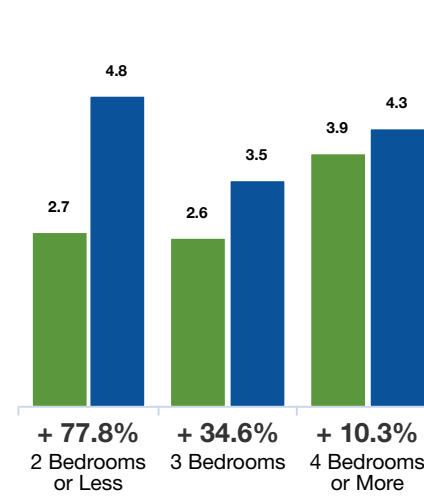
By Price Range

■ 9-2023 ■ 9-2024



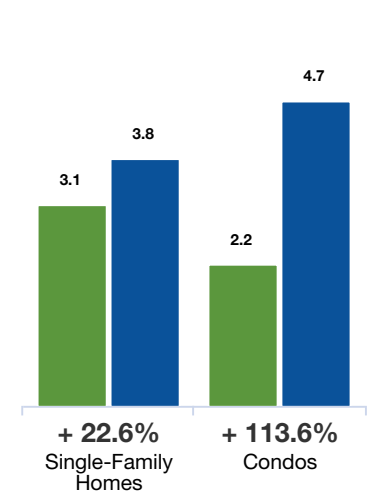
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|------------|------------|----------------|
| \$150,000 and Below | 2.8 | 3.8 | + 35.7% |
| \$150,001 to \$250,000 | 2.2 | 3.1 | + 40.9% |
| \$250,001 to \$350,000 | 3.4 | 3.5 | + 2.9% |
| \$350,001 to \$500,000 | 3.0 | 3.8 | + 26.7% |
| \$500,001 to \$750,000 | 4.2 | 5.7 | + 35.7% |
| \$750,001 to \$1,000,000 | 3.2 | 7.1 | + 121.9% |
| \$1,000,001 and Above | 5.8 | 6.6 | + 13.8% |
| All Price Ranges | 3.1 | 3.9 | + 25.8% |

Single-Family Homes

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|------------|------------|----------------|
| \$150,000 and Below | 2.4 | 3.0 | + 25.0% |
| \$150,001 to \$250,000 | 2.4 | 3.1 | + 29.2% |
| \$250,001 to \$350,000 | 3.4 | 3.5 | + 2.9% |
| \$350,001 to \$500,000 | 3.0 | 3.6 | + 20.0% |
| \$500,001 to \$750,000 | 4.1 | 5.4 | + 31.7% |
| \$750,001 to \$1,000,000 | 3.3 | 7.0 | + 112.1% |
| \$1,000,001 and Above | 5.8 | 6.8 | + 17.2% |
| All Price Ranges | 3.1 | 3.8 | + 22.6% |

Condos

| By Price Range | 9-2023 | 9-2024 | Change |
|--------------------------|------------|------------|-----------------|
| \$150,000 and Below | 4.8 | 12.2 | + 154.2% |
| \$150,001 to \$250,000 | 1.4 | 3.3 | + 135.7% |
| \$250,001 to \$350,000 | 3.0 | 3.5 | + 16.7% |
| \$350,001 to \$500,000 | 1.7 | 8.2 | + 382.4% |
| \$500,001 to \$750,000 | 4.4 | 6.7 | + 52.3% |
| \$750,001 to \$1,000,000 | 0.6 | 1.7 | + 183.3% |
| \$1,000,001 and Above | -- | -- | -- |
| All Price Ranges | 2.2 | 4.7 | + 113.6% |

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 2.7 | 4.8 | + 77.8% |
| 3 Bedrooms | 2.6 | 3.5 | + 34.6% |
| 4 Bedrooms or More | 3.9 | 4.3 | + 10.3% |
| All Bedroom Counts | 3.1 | 3.9 | + 25.8% |

| By Bedroom Count | 9-2023 | 9-2024 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 2.3 | 4.0 | + 73.9% |
| 3 Bedrooms | 2.7 | 3.4 | + 25.9% |
| 4 Bedrooms or More | 4.0 | 4.3 | + 7.5% |
| All Bedroom Counts | 3.1 | 3.8 | + 22.6% |

| By Property Type | 9-2023 | 9-2024 | Change |
|---------------------|--------|--------|----------|
| Single-Family Homes | 3.1 | 3.8 | + 22.6% |
| Condos | 2.2 | 4.7 | + 113.6% |