

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2024

U.S. new-home sales climbed 4.1% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 738,000 units, according to the U.S. Census Bureau. The latest reading exceeded economists' expectations for the month and marks the highest level of new-home sales since May 2023. The national median new-home sales price remained virtually unchanged from the same time last year, at \$426,300. For the 12-month period spanning November 2023 through October 2024, Pending Sales in the Western Upstate Association of REALTORS® region rose 1.6 percent overall. The price range with the largest pending sales gain was the \$350,001 to \$500,000 range, where sales increased 20.3 percent.

The overall Median Sales Price went up 4.7 percent to \$302,500. The property type with the largest gain was the Condos segment, where prices rose 8.3 percent to \$240,990. The price range that tended to sell the quickest was the \$150,000 and Below range at 50 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 85 days.

Market-wide, inventory levels was up 18.0 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 46.9 percent. That amounts to 3.7 months of inventory for Single-Family Homes and 4.5 months of inventory for Condos.

Quick Facts

+ 20.3%

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

+ 11.0%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 2.6%

Property Type With
Strongest Sales:
Single-Family Homes

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Inventory of Homes for Sale	7
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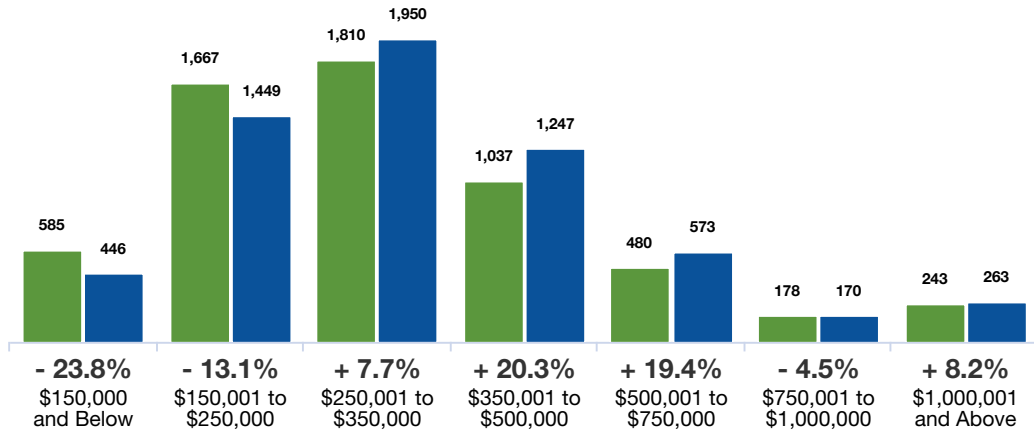
Pending Sales



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

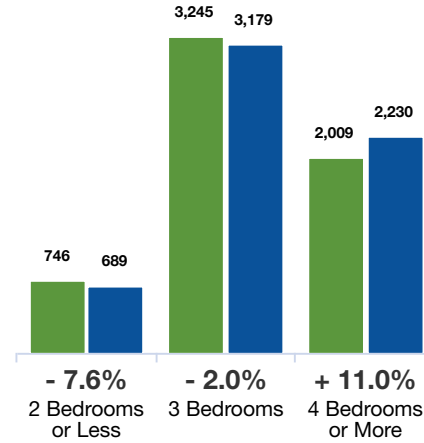
By Price Range

■ 10-2023 ■ 10-2024



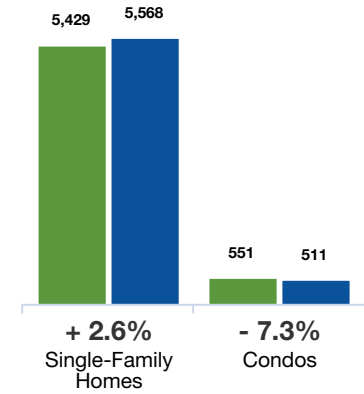
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	585	446	- 23.8%
\$150,001 to \$250,000	1,667	1,449	- 13.1%
\$250,001 to \$350,000	1,810	1,950	+ 7.7%
\$350,001 to \$500,000	1,037	1,247	+ 20.3%
\$500,001 to \$750,000	480	573	+ 19.4%
\$750,001 to \$1,000,000	178	170	- 4.5%
\$1,000,001 and Above	243	263	+ 8.2%
All Price Ranges	6,000	6,098	+ 1.6%

Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	746	689	- 7.6%
3 Bedrooms	3,245	3,179	- 2.0%
4 Bedrooms or More	2,009	2,230	+ 11.0%
All Bedroom Counts	6,000	6,098	+ 1.6%

Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	533	415	- 22.1%
\$150,001 to \$250,000	1,369	1,192	- 12.9%
\$250,001 to \$350,000	1,675	1,798	+ 7.3%
\$350,001 to \$500,000	984	1,191	+ 21.0%
\$500,001 to \$750,000	460	550	+ 19.6%
\$750,001 to \$1,000,000	167	164	- 1.8%
\$1,000,001 and Above	241	258	+ 7.1%
All Price Ranges	5,429	5,568	+ 2.6%

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	43	25	- 41.9%
\$150,001 to \$250,000	295	250	- 15.3%
\$250,001 to \$350,000	133	152	+ 14.3%
\$350,001 to \$500,000	49	53	+ 8.2%
\$500,001 to \$750,000	18	21	+ 16.7%
\$750,001 to \$1,000,000	11	6	- 45.5%
\$1,000,001 and Above	2	4	+ 100.0%
All Price Ranges	551	511	- 7.3%

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	602	562	- 6.6%
3 Bedrooms	2,923	2,855	- 2.3%
4 Bedrooms or More	1,904	2,151	+ 13.0%
All Bedroom Counts	5,429	5,568	+ 2.6%

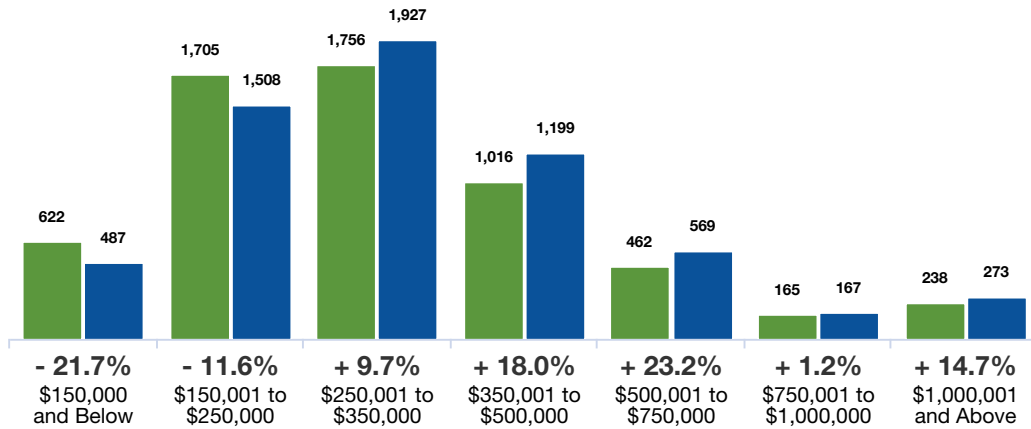
Closed Sales



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

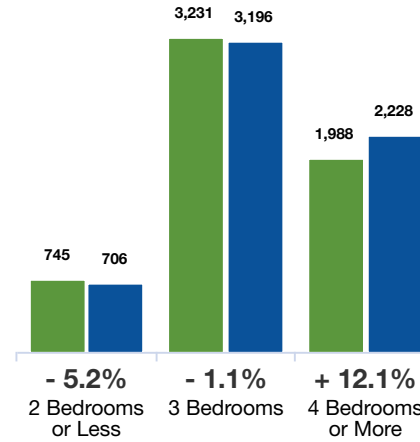
By Price Range

■ 10-2023 ■ 10-2024



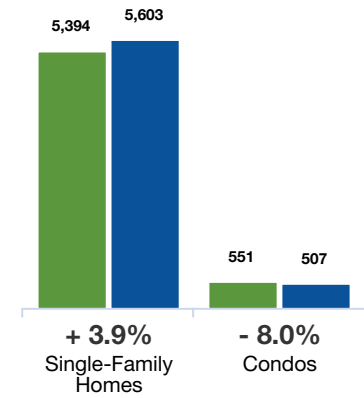
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	622	487	- 21.7%
\$150,001 to \$250,000	1,705	1,508	- 11.6%
\$250,001 to \$350,000	1,756	1,927	+ 9.7%
\$350,001 to \$500,000	1,016	1,199	+ 18.0%
\$500,001 to \$750,000	462	569	+ 23.2%
\$750,001 to \$1,000,000	165	167	+ 1.2%
\$1,000,001 and Above	238	273	+ 14.7%
All Price Ranges	5,964	6,130	+ 2.8%

Single-Family Homes

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	568	450	- 20.8%
\$150,001 to \$250,000	1,399	1,247	- 10.9%
\$250,001 to \$350,000	1,633	1,787	+ 9.4%
\$350,001 to \$500,000	958	1,141	+ 19.1%
\$500,001 to \$750,000	444	551	+ 24.1%
\$750,001 to \$1,000,000	155	160	+ 3.2%
\$1,000,001 and Above	237	267	+ 12.7%
All Price Ranges	5,394	5,603	+ 3.9%

Condos

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	745	706	- 5.2%
3 Bedrooms	3,231	3,196	- 1.1%
4 Bedrooms or More	1,988	2,228	+ 12.1%
All Bedroom Counts	5,964	6,130	+ 2.8%

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	745	706	- 5.2%
3 Bedrooms	3,231	3,196	- 1.1%
4 Bedrooms or More	1,988	2,228	+ 12.1%
All Bedroom Counts	5,964	6,130	+ 2.8%

By Property Type	10-2023	10-2024	Change
Single-Family Homes	5,394	5,603	+ 3.9%
Condos	551	507	- 8.0%

Days On Market Until Sale

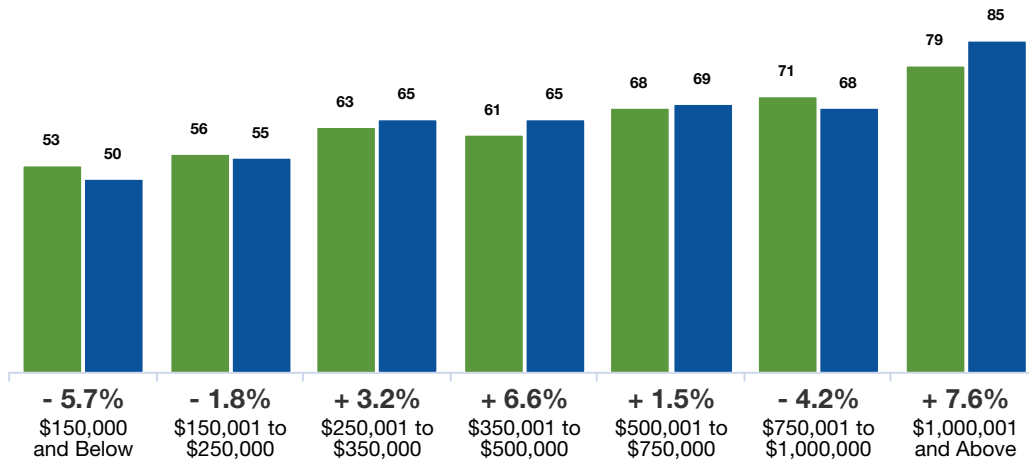


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

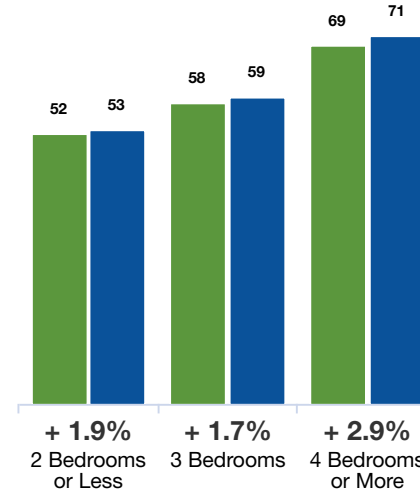
By Price Range

■ 10-2023 ■ 10-2024



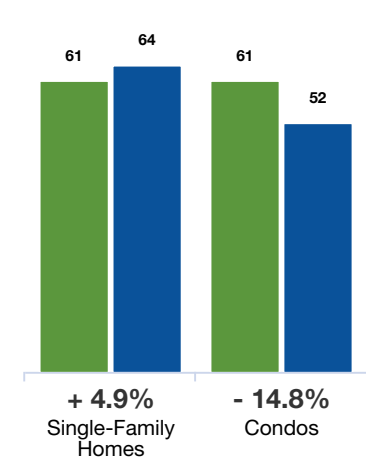
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	53	50	- 5.7%
\$150,001 to \$250,000	56	55	- 1.8%
\$250,001 to \$350,000	63	65	+ 3.2%
\$350,001 to \$500,000	61	65	+ 6.6%
\$500,001 to \$750,000	68	69	+ 1.5%
\$750,001 to \$1,000,000	71	68	- 4.2%
\$1,000,001 and Above	79	85	+ 7.6%
All Price Ranges	61	63	+ 3.3%

Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	52	53	+ 1.9%
3 Bedrooms	58	59	+ 1.7%
4 Bedrooms or More	69	71	+ 2.9%
All Bedroom Counts	61	63	+ 3.3%

Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	54	50	- 7.4%
\$150,001 to \$250,000	55	57	+ 3.6%
\$250,001 to \$350,000	62	66	+ 6.5%
\$350,001 to \$500,000	62	65	+ 4.8%
\$500,001 to \$750,000	68	69	+ 1.5%
\$750,001 to \$1,000,000	72	68	- 5.6%
\$1,000,001 and Above	80	86	+ 7.5%
All Price Ranges	61	64	+ 4.9%

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	52	53	+ 1.9%
3 Bedrooms	58	59	+ 1.7%
4 Bedrooms or More	69	71	+ 2.9%
All Bedroom Counts	61	63	+ 3.3%

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	54	50	- 7.4%
\$150,001 to \$250,000	55	57	+ 3.6%
\$250,001 to \$350,000	62	66	+ 6.5%
\$350,001 to \$500,000	62	65	+ 4.8%
\$500,001 to \$750,000	68	69	+ 1.5%
\$750,001 to \$1,000,000	72	68	- 5.6%
\$1,000,001 and Above	80	86	+ 7.5%
All Price Ranges	61	64	+ 4.9%

By Property Type	10-2023	10-2024	Change
Single-Family Homes	61	64	+ 4.9%
Condos	61	52	- 14.8%

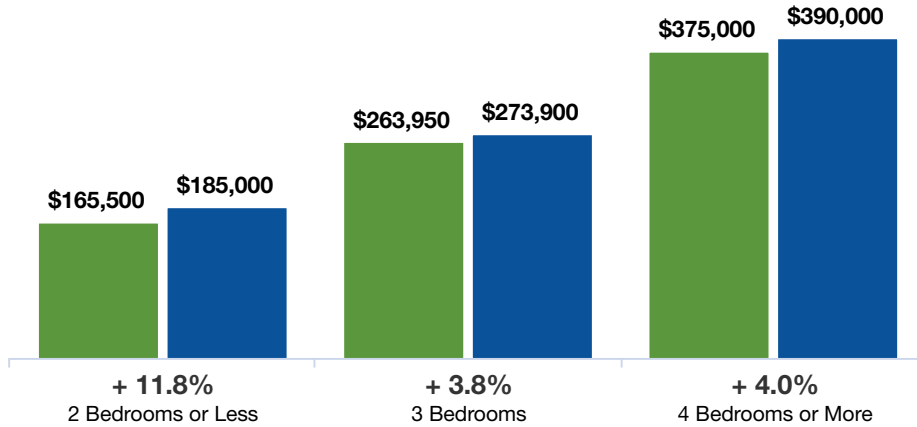
Median Sales Price



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

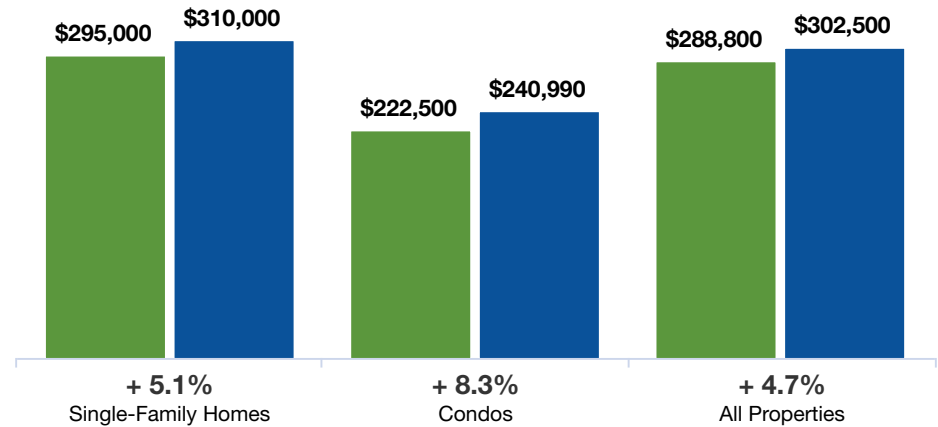
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Bedroom Count

	10-2023	10-2024	Change
2 Bedrooms or Less	\$165,500	\$185,000	+ 11.8%
3 Bedrooms	\$263,950	\$273,900	+ 3.8%
4 Bedrooms or More	\$375,000	\$390,000	+ 4.0%
All Bedroom Counts	\$288,800	\$302,500	+ 4.7%

Single-Family Homes

	10-2023	10-2024	Change
Single-Family Homes	\$295,000	\$310,000	+ 5.1%

Condos

	10-2023	10-2024	Change
Condos	\$222,500	\$240,990	+ 8.3%

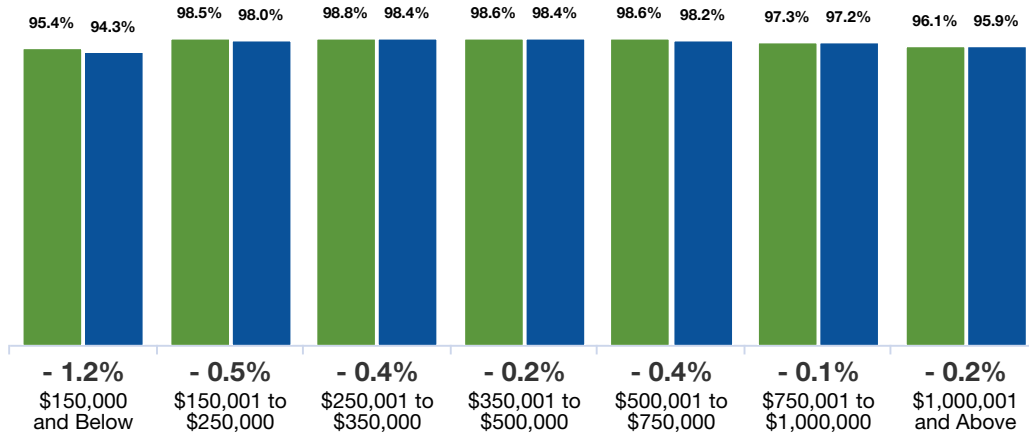
Percent of List Price Received



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.**

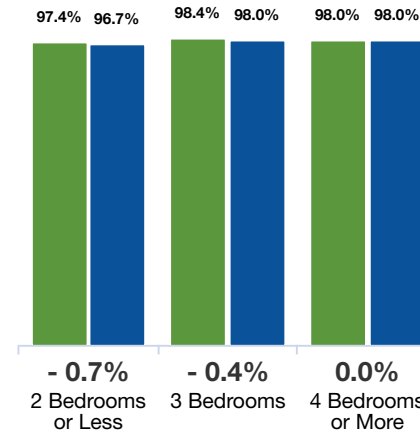
By Price Range

■ 10-2023 ■ 10-2024



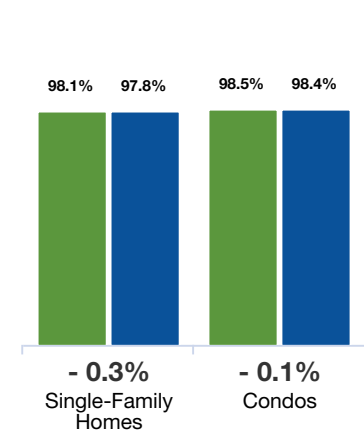
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	95.4%	94.3%	- 1.2%
\$150,001 to \$250,000	98.5%	98.0%	- 0.5%
\$250,001 to \$350,000	98.8%	98.4%	- 0.4%
\$350,001 to \$500,000	98.6%	98.4%	- 0.2%
\$500,001 to \$750,000	98.6%	98.2%	- 0.4%
\$750,001 to \$1,000,000	97.3%	97.2%	- 0.1%
\$1,000,001 and Above	96.1%	95.9%	- 0.2%
All Price Ranges	98.1%	97.8%	- 0.3%

Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	97.4%	96.7%	- 0.7%
3 Bedrooms	98.4%	98.0%	- 0.4%
4 Bedrooms or More	98.0%	98.0%	0.0%
All Bedroom Counts	98.1%	97.8%	- 0.3%

Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	95.3%	94.2%	- 1.2%
\$150,001 to \$250,000	98.5%	97.9%	- 0.6%
\$250,001 to \$350,000	98.8%	98.3%	- 0.5%
\$350,001 to \$500,000	98.8%	98.4%	- 0.2%
\$500,001 to \$750,000	98.6%	98.2%	- 0.4%
\$750,001 to \$1,000,000	97.3%	97.1%	- 0.2%
\$1,000,001 and Above	96.0%	95.9%	- 0.1%
All Price Ranges	98.1%	97.8%	- 0.3%

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	97.4%	96.7%	- 0.7%
3 Bedrooms	98.4%	98.0%	- 0.4%
4 Bedrooms or More	98.0%	98.0%	0.0%
All Bedroom Counts	98.1%	97.8%	- 0.3%

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	98.6%	95.8%	- 2.8%
\$150,001 to \$250,000	98.8%	98.6%	- 0.2%
\$250,001 to \$350,000	98.2%	98.7%	+ 0.5%
\$350,001 to \$500,000	98.2%	98.0%	- 0.2%
\$500,001 to \$750,000	98.2%	99.4%	+ 1.2%
\$750,001 to \$1,000,000	96.7%	99.2%	+ 2.6%
\$1,000,001 and Above	100.0%	96.0%	- 4.0%
All Price Ranges	98.5%	98.4%	- 0.1%

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	97.3%	96.5%	- 0.8%
3 Bedrooms	98.4%	97.9%	- 0.5%
4 Bedrooms or More	98.0%	97.9%	- 0.1%
All Bedroom Counts	98.1%	97.8%	- 0.3%

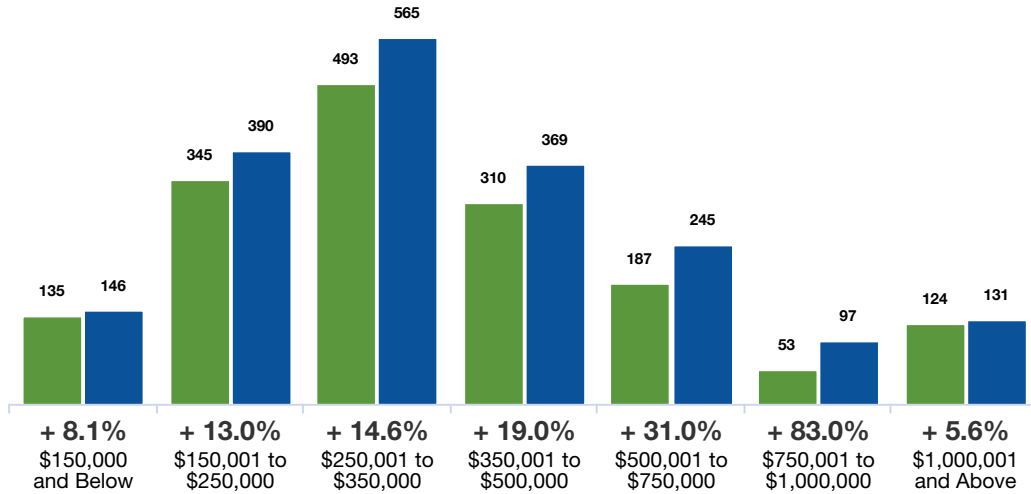
Inventory of Homes for Sale



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

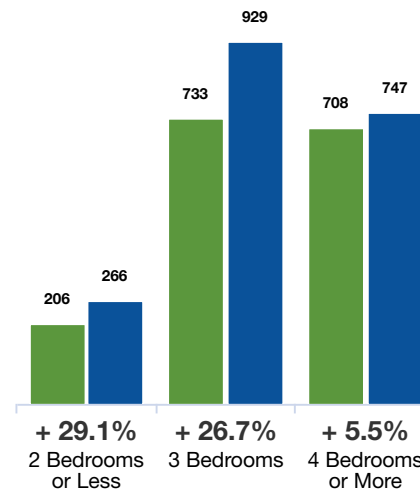
By Price Range

■ 10-2023 ■ 10-2024



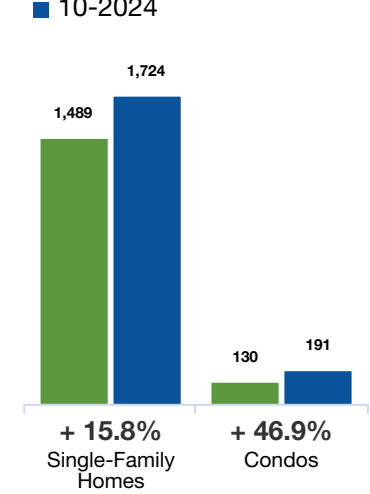
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	135	146	+ 8.1%
\$150,001 to \$250,000	345	390	+ 13.0%
\$250,001 to \$350,000	493	565	+ 14.6%
\$350,001 to \$500,000	310	369	+ 19.0%
\$500,001 to \$750,000	187	245	+ 31.0%
\$750,001 to \$1,000,000	53	97	+ 83.0%
\$1,000,001 and Above	124	131	+ 5.6%
All Price Ranges	1,647	1,943	+ 18.0%

Single-Family Homes

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	98	106	+ 8.2%
\$150,001 to \$250,000	293	323	+ 10.2%
\$250,001 to \$350,000	452	517	+ 14.4%
\$350,001 to \$500,000	295	326	+ 10.5%
\$500,001 to \$750,000	176	230	+ 30.7%
\$750,001 to \$1,000,000	52	93	+ 78.8%
\$1,000,001 and Above	123	129	+ 4.9%
All Price Ranges	1,489	1,724	+ 15.8%

Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	19	24	+ 26.3%
\$150,001 to \$250,000	48	65	+ 35.4%
\$250,001 to \$350,000	39	46	+ 17.9%
\$350,001 to \$500,000	13	40	+ 207.7%
\$500,001 to \$750,000	10	12	+ 20.0%
\$750,001 to \$1,000,000	1	2	+ 100.0%
\$1,000,001 and Above	0	2	--
All Price Ranges	130	191	+ 46.9%

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	206	266	+ 29.1%
3 Bedrooms	733	929	+ 26.7%
4 Bedrooms or More	708	747	+ 5.5%
All Bedroom Counts	1,647	1,943	+ 18.0%

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	148	185	+ 25.0%
3 Bedrooms	658	818	+ 24.3%
4 Bedrooms or More	683	720	+ 5.4%
All Bedroom Counts	1,489	1,724	+ 15.8%

By Property Type	10-2023	10-2024	Change
Single-Family Homes	1,489	1,724	+ 15.8%
Condos	130	191	+ 46.9%

Months Supply of Inventory

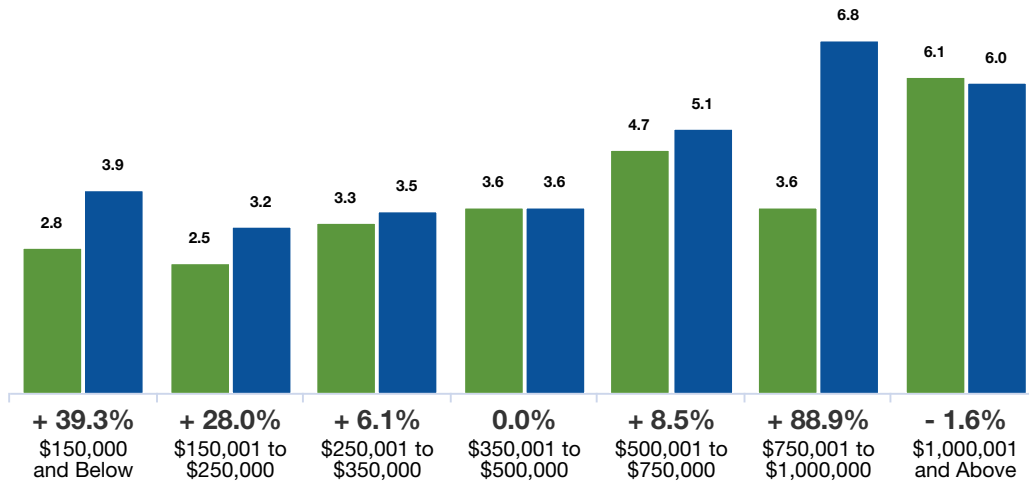


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

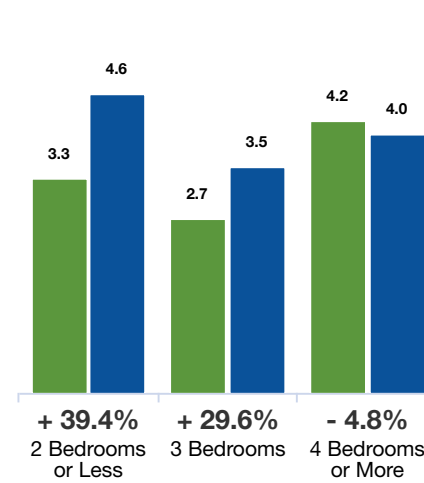
By Price Range

■ 10-2023 ■ 10-2024



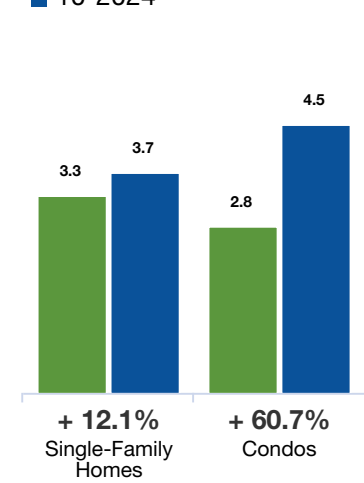
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	2.8	3.9	+ 39.3%
\$150,001 to \$250,000	2.5	3.2	+ 28.0%
\$250,001 to \$350,000	3.3	3.5	+ 6.1%
\$350,001 to \$500,000	3.6	3.6	0.0%
\$500,001 to \$750,000	4.7	5.1	+ 8.5%
\$750,001 to \$1,000,000	3.6	6.8	+ 88.9%
\$1,000,001 and Above	6.1	6.0	- 1.6%
All Price Ranges	3.3	3.8	+ 15.2%

Single-Family Homes

10-2023	10-2024	Change
2.2	3.1	+ 40.9%
2.6	3.3	+ 26.9%
3.2	3.5	+ 9.4%
3.6	3.3	- 8.3%
4.6	5.0	+ 8.7%
3.7	6.8	+ 83.8%
6.1	6.0	- 1.6%
3.3	3.7	+ 12.1%

Condos

10-2023	10-2024	Change
5.3	9.6	+ 81.1%
2.0	3.1	+ 55.0%
3.5	3.6	+ 2.9%
2.7	9.1	+ 237.0%
4.4	4.6	+ 4.5%
0.5	1.7	+ 240.0%
--	1.0	--
2.8	4.5	+ 60.7%

By Bedroom Count

10-2023	10-2024	Change
3.3	4.6	+ 39.4%
2.7	3.5	+ 29.6%
4.2	4.0	- 4.8%
3.3	3.8	+ 15.2%

10-2023	10-2024	Change
3.0	4.0	+ 33.3%
2.7	3.4	+ 25.9%
4.3	4.0	- 7.0%
3.3	3.7	+ 12.1%

10-2023	10-2024	Change
3.2	6.5	+ 103.1%
2.7	4.1	+ 51.9%
2.7	3.0	+ 11.1%
2.8	4.5	+ 60.7%