

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2024

U.S. sales of new residential homes declined 17.3% month-over-month and 9.4% year-over-year to a seasonally adjusted annual rate of 610,000 units, according to the U.S. Census Bureau. Economists say a rise in mortgage rates, along with Hurricanes Helene and Milton, likely disrupted buyer activity, though there was little impact on the median new-home sales price, which was up 4.7% year-over-year to \$437,300. For the 12-month period spanning December 2023 through November 2024, Pending Sales in the Western Upstate Association of REALTORS® region rose 3.7 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales improved 21.9 percent.

The overall Median Sales Price was up 5.5 percent to \$303,900. The property type with the largest gain was the Condos segment, where prices improved 11.9 percent to \$248,745. The price range that tended to sell the quickest was the \$150,000 and Below range at 55 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 90 days.

Market-wide, inventory levels rose 13.2 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 51.4 percent. That amounts to 3.4 months of inventory for Single-Family Homes and 3.9 months of inventory for Condos.

Quick Facts

+ 21.9%

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

+ 15.1%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 5.1%

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



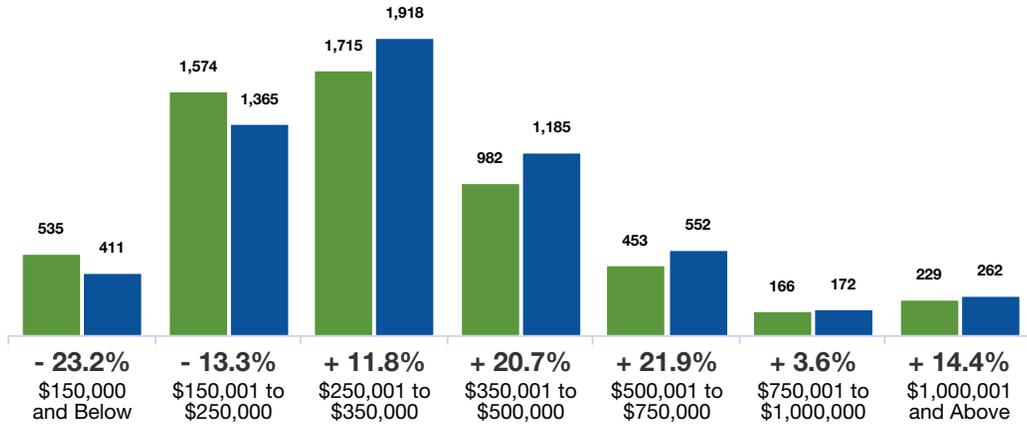
Pending Sales



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

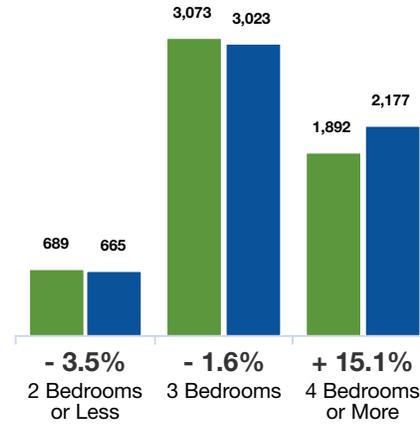
By Price Range

■ 11-2023 ■ 11-2024



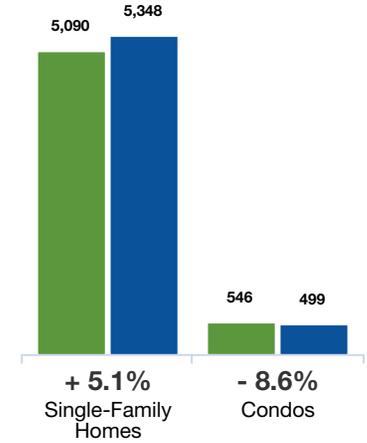
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	535	411	- 23.2%
\$150,001 to \$250,000	1,574	1,365	- 13.3%
\$250,001 to \$350,000	1,715	1,918	+ 11.8%
\$350,001 to \$500,000	982	1,185	+ 20.7%
\$500,001 to \$750,000	453	552	+ 21.9%
\$750,001 to \$1,000,000	166	172	+ 3.6%
\$1,000,001 and Above	229	262	+ 14.4%
All Price Ranges	5,654	5,865	+ 3.7%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	484	384	- 20.7%
\$150,001 to \$250,000	1,273	1,135	- 10.8%
\$250,001 to \$350,000	1,582	1,756	+ 11.0%
\$350,001 to \$500,000	930	1,123	+ 20.8%
\$500,001 to \$750,000	438	529	+ 20.8%
\$750,001 to \$1,000,000	155	164	+ 5.8%
\$1,000,001 and Above	228	257	+ 12.7%
All Price Ranges	5,090	5,348	+ 5.1%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	43	22	- 48.8%
\$150,001 to \$250,000	298	225	- 24.5%
\$250,001 to \$350,000	132	159	+ 20.5%
\$350,001 to \$500,000	48	60	+ 25.0%
\$500,001 to \$750,000	13	22	+ 69.2%
\$750,001 to \$1,000,000	11	7	- 36.4%
\$1,000,001 and Above	1	4	+ 300.0%
All Price Ranges	546	499	- 8.6%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	689	665	- 3.5%
3 Bedrooms	3,073	3,023	- 1.6%
4 Bedrooms or More	1,892	2,177	+ 15.1%
All Bedroom Counts	5,654	5,865	+ 3.7%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	537	547	+ 1.9%
3 Bedrooms	2,756	2,701	- 2.0%
4 Bedrooms or More	1,797	2,100	+ 16.9%
All Bedroom Counts	5,090	5,348	+ 5.1%

By Property Type	11-2023	11-2024	Change
Single-Family Homes	5,090	5,348	+ 5.1%
Condos	546	499	- 8.6%

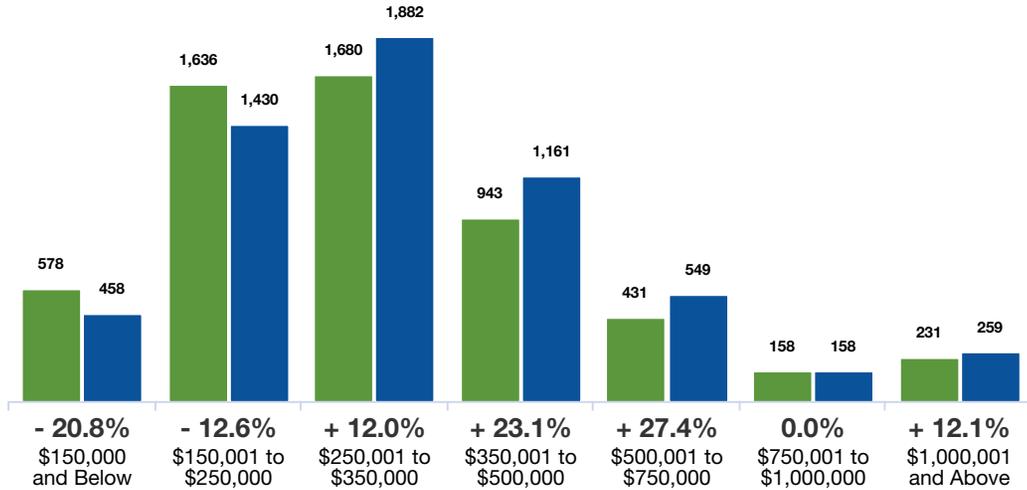
Closed Sales



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

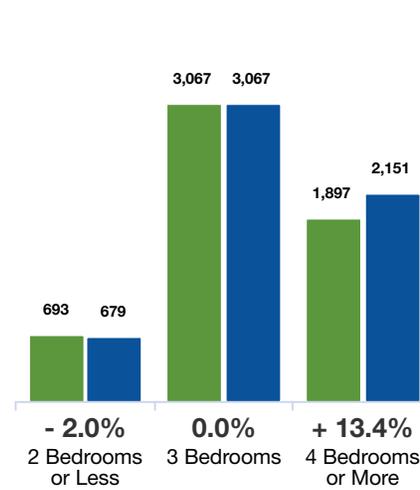
By Price Range

■ 11-2023 ■ 11-2024



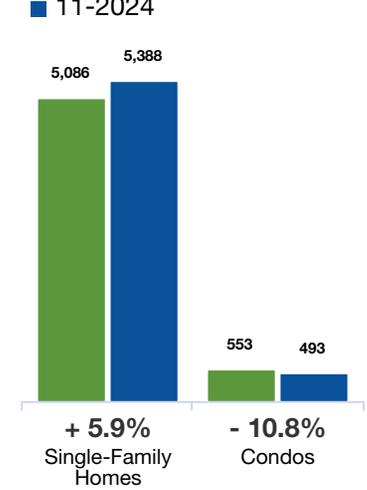
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	578	458	- 20.8%
\$150,001 to \$250,000	1,636	1,430	- 12.6%
\$250,001 to \$350,000	1,680	1,882	+ 12.0%
\$350,001 to \$500,000	943	1,161	+ 23.1%
\$500,001 to \$750,000	431	549	+ 27.4%
\$750,001 to \$1,000,000	158	158	0.0%
\$1,000,001 and Above	231	259	+ 12.1%
All Price Ranges	5,657	5,897	+ 4.2%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	523	424	- 18.9%
\$150,001 to \$250,000	1,325	1,195	- 9.8%
\$250,001 to \$350,000	1,554	1,733	+ 11.5%
\$350,001 to \$500,000	889	1,100	+ 23.7%
\$500,001 to \$750,000	417	532	+ 27.6%
\$750,001 to \$1,000,000	148	150	+ 1.4%
\$1,000,001 and Above	230	254	+ 10.4%
All Price Ranges	5,086	5,388	+ 5.9%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	46	27	- 41.3%
\$150,001 to \$250,000	308	231	- 25.0%
\$250,001 to \$350,000	125	148	+ 18.4%
\$350,001 to \$500,000	50	59	+ 18.0%
\$500,001 to \$750,000	13	17	+ 30.8%
\$750,001 to \$1,000,000	10	7	- 30.0%
\$1,000,001 and Above	1	4	+ 300.0%
All Price Ranges	553	493	- 10.8%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	693	679	- 2.0%
3 Bedrooms	3,067	3,067	0.0%
4 Bedrooms or More	1,897	2,151	+ 13.4%
All Bedroom Counts	5,657	5,897	+ 4.2%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	542	561	+ 3.5%
3 Bedrooms	2,748	2,748	0.0%
4 Bedrooms or More	1,796	2,079	+ 15.8%
All Bedroom Counts	5,086	5,388	+ 5.9%

Days On Market Until Sale

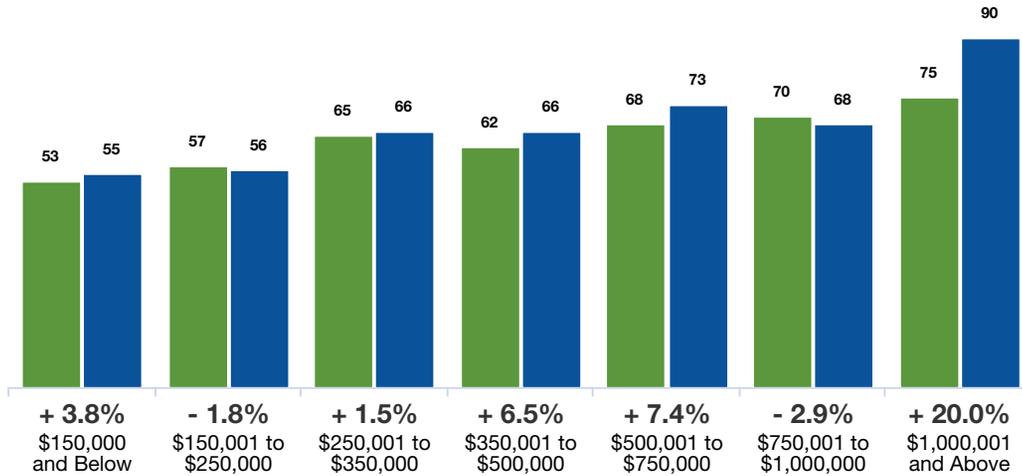


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

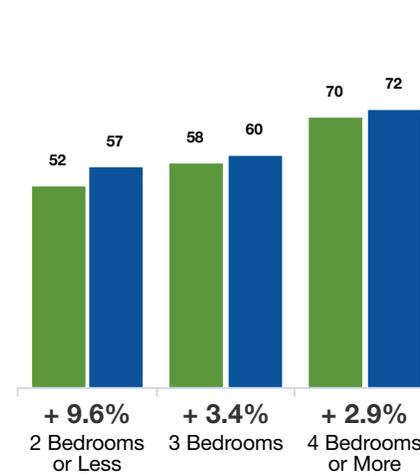
By Price Range

■ 11-2023 ■ 11-2024



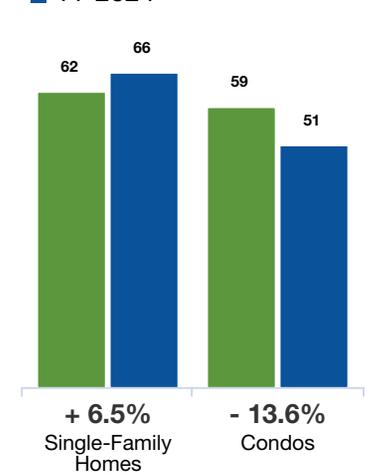
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	53	55	+ 3.8%
\$150,001 to \$250,000	57	56	- 1.8%
\$250,001 to \$350,000	65	66	+ 1.5%
\$350,001 to \$500,000	62	66	+ 6.5%
\$500,001 to \$750,000	68	73	+ 7.4%
\$750,001 to \$1,000,000	70	68	- 2.9%
\$1,000,001 and Above	75	90	+ 20.0%
All Price Ranges	62	64	+ 3.2%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	53	55	+ 3.8%
\$150,001 to \$250,000	57	58	+ 1.8%
\$250,001 to \$350,000	64	67	+ 4.7%
\$350,001 to \$500,000	62	66	+ 6.5%
\$500,001 to \$750,000	68	73	+ 7.4%
\$750,001 to \$1,000,000	71	68	- 4.2%
\$1,000,001 and Above	75	91	+ 21.3%
All Price Ranges	62	66	+ 6.5%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	53	60	+ 13.2%
\$150,001 to \$250,000	57	44	- 22.8%
\$250,001 to \$350,000	66	53	- 19.7%
\$350,001 to \$500,000	59	64	+ 8.5%
\$500,001 to \$750,000	61	72	+ 18.0%
\$750,001 to \$1,000,000	59	62	+ 5.1%
\$1,000,001 and Above	0	82	--
All Price Ranges	59	51	- 13.6%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	52	57	+ 9.6%
3 Bedrooms	58	60	+ 3.4%
4 Bedrooms or More	70	72	+ 2.9%
All Bedroom Counts	62	64	+ 3.2%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	53	59	+ 11.3%
3 Bedrooms	57	61	+ 7.0%
4 Bedrooms or More	71	73	+ 2.8%
All Bedroom Counts	62	66	+ 6.5%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	49	50	+ 2.0%
3 Bedrooms	65	53	- 18.5%
4 Bedrooms or More	55	47	- 14.5%
All Bedroom Counts	59	51	- 13.6%

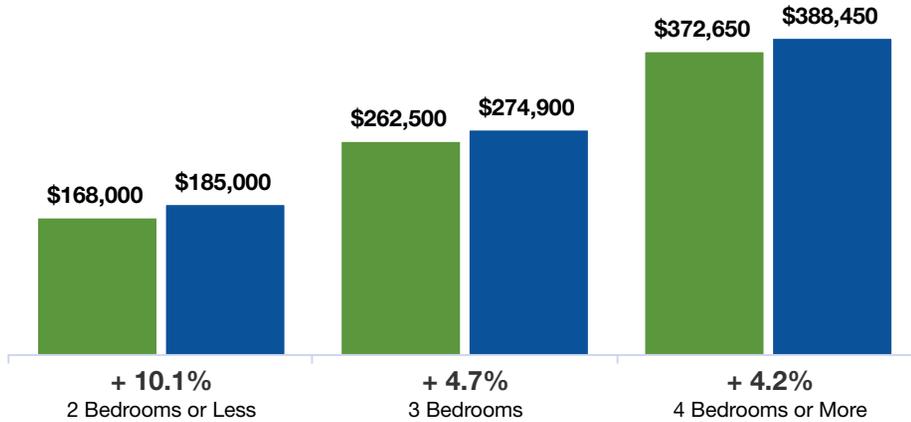
Median Sales Price



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

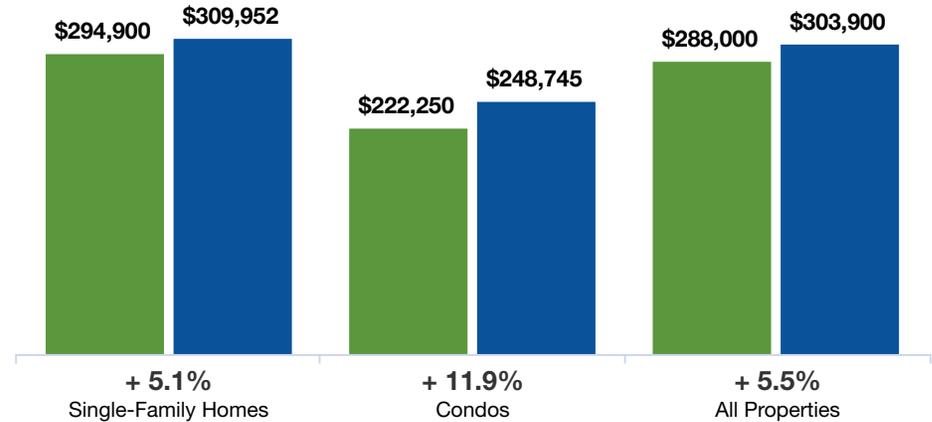
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Bedroom Count

	11-2023	11-2024	Change
2 Bedrooms or Less	\$168,000	\$185,000	+ 10.1%
3 Bedrooms	\$262,500	\$274,900	+ 4.7%
4 Bedrooms or More	\$372,650	\$388,450	+ 4.2%
All Bedroom Counts	\$288,000	\$303,900	+ 5.5%

Single-Family Homes

	11-2023	11-2024	Change
Single-Family Homes	\$294,900	\$309,952	+ 5.1%

Condos

	11-2023	11-2024	Change
Condos	\$222,250	\$248,745	+ 11.9%

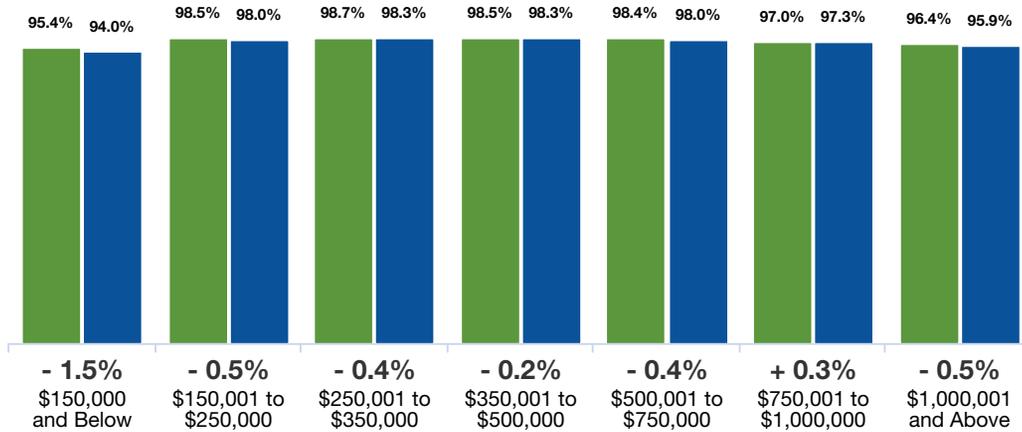
Percent of List Price Received



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.**

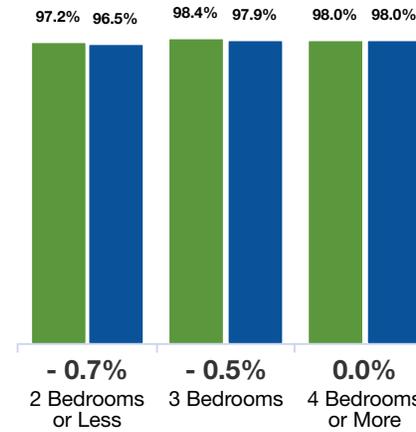
By Price Range

■ 11-2023 ■ 11-2024



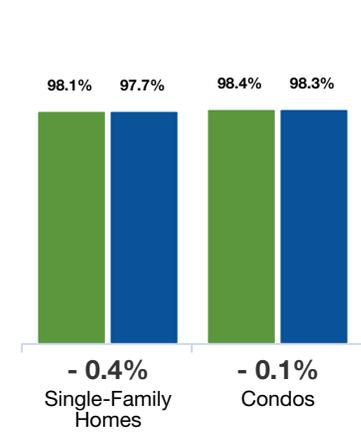
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	95.4%	94.0%	-1.5%
\$150,001 to \$250,000	98.5%	98.0%	-0.5%
\$250,001 to \$350,000	98.7%	98.3%	-0.4%
\$350,001 to \$500,000	98.5%	98.3%	-0.2%
\$500,001 to \$750,000	98.4%	98.0%	-0.4%
\$750,001 to \$1,000,000	97.0%	97.3%	+0.3%
\$1,000,001 and Above	96.4%	95.9%	-0.5%
All Price Ranges	98.1%	97.7%	-0.4%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	97.2%	96.5%	-0.7%
3 Bedrooms	98.4%	97.9%	-0.5%
4 Bedrooms or More	98.0%	98.0%	0.0%
All Bedroom Counts	98.1%	97.7%	-0.4%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	95.3%	94.0%	-1.4%
\$150,001 to \$250,000	98.4%	97.9%	-0.5%
\$250,001 to \$350,000	98.8%	98.3%	-0.5%
\$350,001 to \$500,000	98.6%	98.3%	-0.3%
\$500,001 to \$750,000	98.4%	97.9%	-0.5%
\$750,001 to \$1,000,000	97.1%	97.3%	+0.2%
\$1,000,001 and Above	96.3%	95.9%	-0.4%
All Price Ranges	98.1%	97.7%	-0.4%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	97.2%	96.5%	-0.7%
3 Bedrooms	98.4%	97.9%	-0.5%
4 Bedrooms or More	98.0%	98.0%	0.0%
All Bedroom Counts	98.1%	97.7%	-0.4%

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	97.6%	95.4%	-2.3%
\$150,001 to \$250,000	98.7%	98.5%	-0.2%
\$250,001 to \$350,000	98.2%	98.6%	+0.4%
\$350,001 to \$500,000	98.0%	98.0%	0.0%
\$500,001 to \$750,000	97.7%	99.6%	+1.9%
\$750,001 to \$1,000,000	96.7%	99.2%	+2.6%
\$1,000,001 and Above	100.0%	95.0%	-5.0%
All Price Ranges	98.4%	98.3%	-0.1%

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	97.8%	97.6%	-0.2%
\$150,001 to \$250,000	98.5%	98.5%	0.0%
\$250,001 to \$350,000	99.1%	98.8%	-0.3%
All Price Ranges	98.4%	98.3%	-0.1%

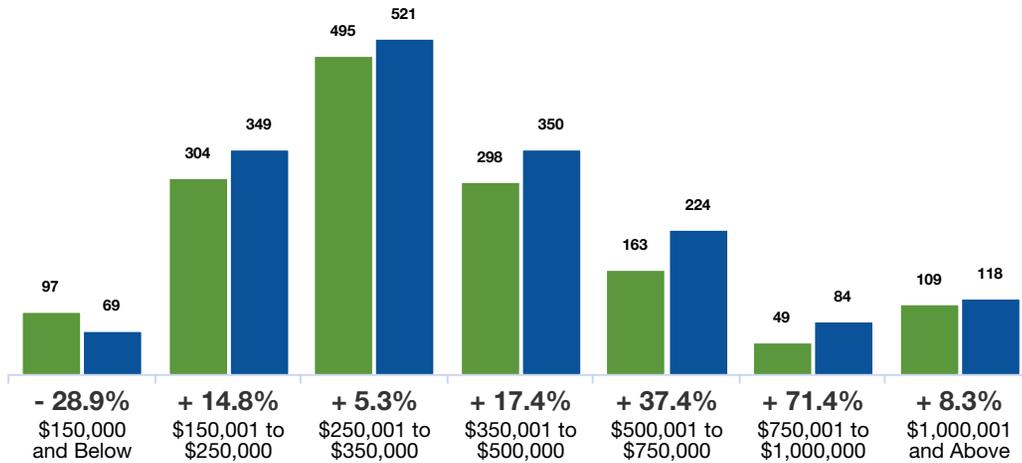
Inventory of Homes for Sale



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

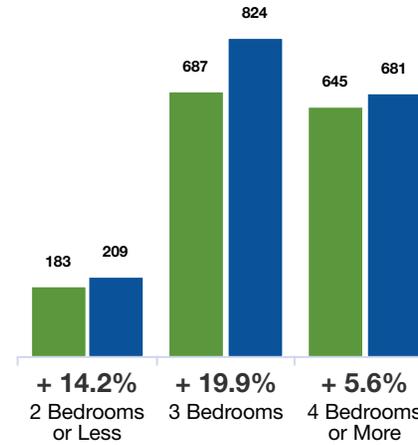
By Price Range

■ 11-2023 ■ 11-2024



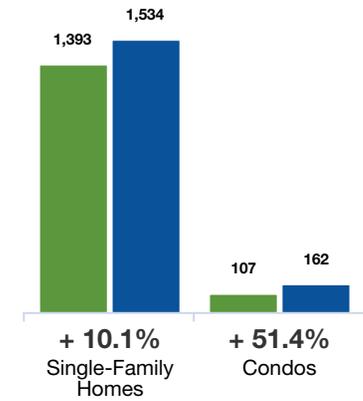
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	97	69	- 28.9%
\$150,001 to \$250,000	304	349	+ 14.8%
\$250,001 to \$350,000	495	521	+ 5.3%
\$350,001 to \$500,000	298	350	+ 17.4%
\$500,001 to \$750,000	163	224	+ 37.4%
\$750,001 to \$1,000,000	49	84	+ 71.4%
\$1,000,001 and Above	109	118	+ 8.3%
All Price Ranges	1,515	1,715	+ 13.2%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	82	60	- 26.8%
\$150,001 to \$250,000	267	276	+ 3.4%
\$250,001 to \$350,000	454	473	+ 4.2%
\$350,001 to \$500,000	283	325	+ 14.8%
\$500,001 to \$750,000	151	204	+ 35.1%
\$750,001 to \$1,000,000	48	80	+ 66.7%
\$1,000,001 and Above	108	116	+ 7.4%
All Price Ranges	1,393	1,534	+ 10.1%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	8	4	- 50.0%
\$150,001 to \$250,000	35	69	+ 97.1%
\$250,001 to \$350,000	39	46	+ 17.9%
\$350,001 to \$500,000	12	22	+ 83.3%
\$500,001 to \$750,000	12	16	+ 33.3%
\$750,001 to \$1,000,000	1	3	+ 200.0%
\$1,000,001 and Above	0	2	--
All Price Ranges	107	162	+ 51.4%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	183	209	+ 14.2%
3 Bedrooms	687	824	+ 19.9%
4 Bedrooms or More	645	681	+ 5.6%
All Bedroom Counts	1,515	1,715	+ 13.2%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	143	146	+ 2.1%
3 Bedrooms	618	730	+ 18.1%
4 Bedrooms or More	632	657	+ 4.0%
All Bedroom Counts	1,393	1,534	+ 10.1%

By Property Type	11-2023	11-2024	Change
Single-Family Homes	1,393	1,534	+ 10.1%
Condos	107	162	+ 51.4%

Months Supply of Inventory

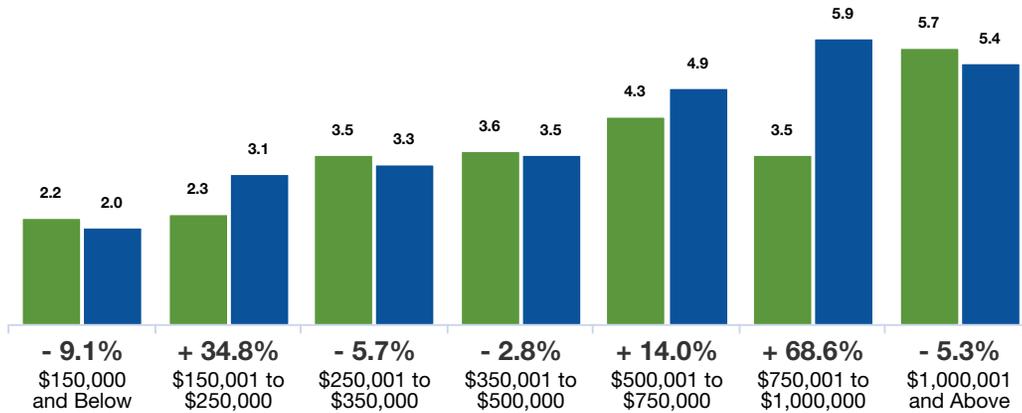


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

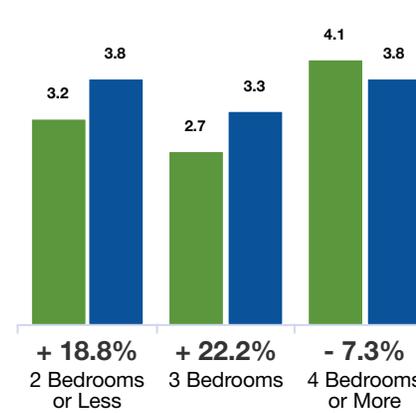
By Price Range

■ 11-2023 ■ 11-2024



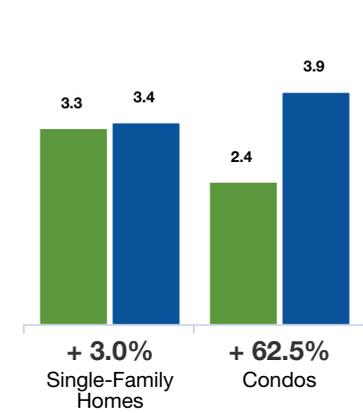
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	11-2023	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
\$150,000 and Below	2.2	2.0	- 9.1%	2.0	1.9	- 5.0%	2.2	1.8	- 18.2%
\$150,001 to \$250,000	2.3	3.1	+ 34.8%	2.5	2.9	+ 16.0%	1.4	3.7	+ 164.3%
\$250,001 to \$350,000	3.5	3.3	- 5.7%	3.4	3.2	- 5.9%	3.5	3.5	0.0%
\$350,001 to \$500,000	3.6	3.5	- 2.8%	3.7	3.5	- 5.4%	2.8	4.4	+ 57.1%
\$500,001 to \$750,000	4.3	4.9	+ 14.0%	4.1	4.6	+ 12.2%	6.5	7.3	+ 12.3%
\$750,001 to \$1,000,000	3.5	5.9	+ 68.6%	3.7	5.9	+ 59.5%	0.5	2.1	+ 320.0%
\$1,000,001 and Above	5.7	5.4	- 5.3%	5.7	5.4	- 5.3%	--	1.0	--
All Price Ranges	3.2	3.5	+ 9.4%	3.3	3.4	+ 3.0%	2.4	3.9	+ 62.5%
By Bedroom Count	11-2023	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
2 Bedrooms or Less	3.2	3.8	+ 18.8%	3.2	3.2	0.0%	2.2	6.0	+ 172.7%
3 Bedrooms	2.7	3.3	+ 22.2%	2.7	3.2	+ 18.5%	2.6	3.4	+ 30.8%
4 Bedrooms or More	4.1	3.8	- 7.3%	4.2	3.8	- 9.5%	1.5	2.7	+ 80.0%
All Bedroom Counts	3.2	3.5	+ 9.4%	3.3	3.4	+ 3.0%	2.4	3.9	+ 62.5%