

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2024

U.S. sales of new residential homes jumped 5.9% month-over-month and 8.7% year-over-year to a seasonally adjusted annual rate of 664,000 units, led by gains in the South and Midwest, according to the U.S. Census Bureau. The median new home sales price was \$402,600, down 5.4% from the previous month and a 6.3% decrease from the same time last year. There were approximately 490,000 new homes for sale heading into December, for an 8.9-month supply at the current sales pace. For the 12-month period spanning January 2024 through December 2024, Pending Sales in the Western Upstate Association of REALTORS® region was up 3.5 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales rose 22.4 percent.

The overall Median Sales Price rose 5.2 percent to \$303,990. The property type with the largest gain was the Condos segment, where prices improved 10.9 percent to \$248,490. The price range that tended to sell the quickest was the \$150,000 and Below range at 54 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 91 days.

Market-wide, inventory levels improved 14.9 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 93.5 percent. That amounts to 3.2 months of inventory for Single-Family Homes and 3.6 months of inventory for Condos.

Quick Facts

+ 22.4%

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

+ 14.0%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 5.0%

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



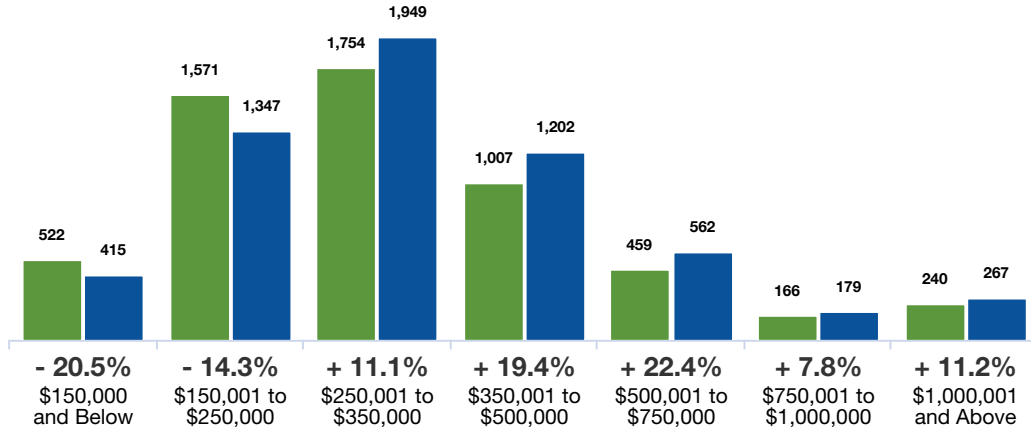
Pending Sales



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

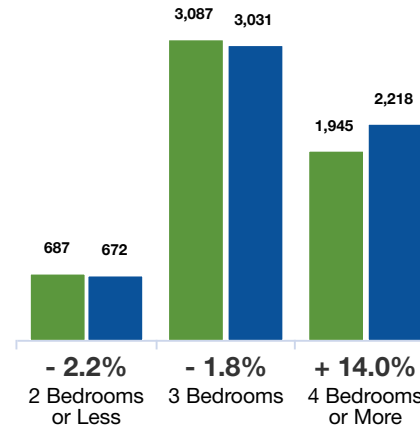
By Price Range

■ 12-2023 ■ 12-2024



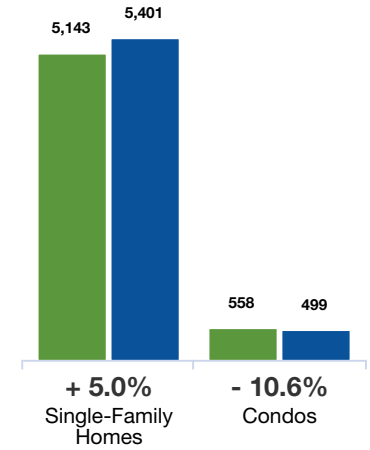
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	522	415	- 20.5%
\$150,001 to \$250,000	1,571	1,347	- 14.3%
\$250,001 to \$350,000	1,754	1,949	+ 11.1%
\$350,001 to \$500,000	1,007	1,202	+ 19.4%
\$500,001 to \$750,000	459	562	+ 22.4%
\$750,001 to \$1,000,000	166	179	+ 7.8%
\$1,000,001 and Above	240	267	+ 11.2%
All Price Ranges	5,719	5,921	+ 3.5%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	687	672	- 2.2%
3 Bedrooms	3,087	3,031	- 1.8%
4 Bedrooms or More	1,945	2,218	+ 14.0%
All Bedroom Counts	5,719	5,921	+ 3.5%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	474	385	- 18.8%
\$150,001 to \$250,000	1,253	1,122	- 10.5%
\$250,001 to \$350,000	1,619	1,786	+ 10.3%
\$350,001 to \$500,000	957	1,139	+ 19.0%
\$500,001 to \$750,000	445	537	+ 20.7%
\$750,001 to \$1,000,000	156	171	+ 9.6%
\$1,000,001 and Above	239	261	+ 9.2%
All Price Ranges	5,143	5,401	+ 5.0%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	687	672	- 2.2%
3 Bedrooms	3,087	3,031	- 1.8%
4 Bedrooms or More	1,945	2,218	+ 14.0%
All Bedroom Counts	5,719	5,921	+ 3.5%

By Property Type	12-2023	12-2024	Change
Single-Family Homes	5,143	5,401	+ 5.0%
Condos	558	499	- 10.6%

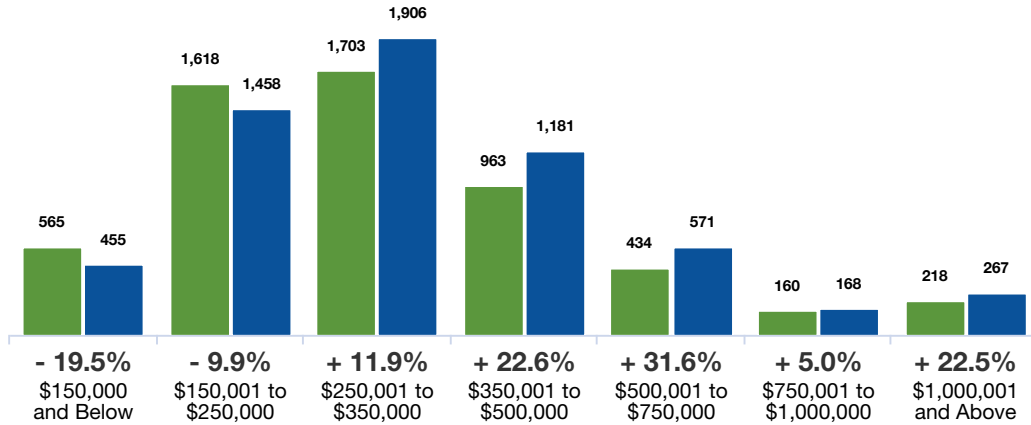
Closed Sales



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

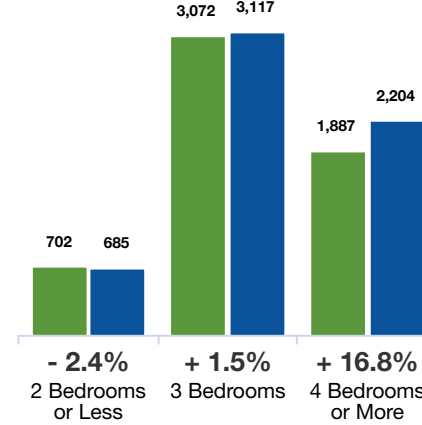
By Price Range

■ 12-2023 ■ 12-2024



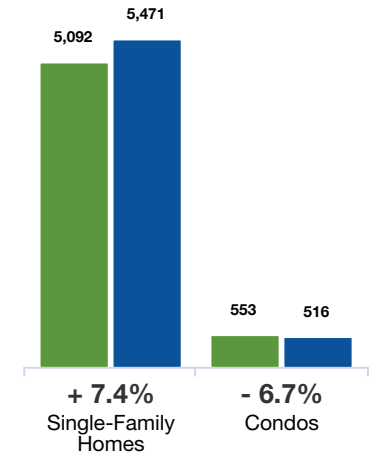
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	565	455	- 19.5%
\$150,001 to \$250,000	1,618	1,458	- 9.9%
\$250,001 to \$350,000	1,703	1,906	+ 11.9%
\$350,001 to \$500,000	963	1,181	+ 22.6%
\$500,001 to \$750,000	434	571	+ 31.6%
\$750,001 to \$1,000,000	160	168	+ 5.0%
\$1,000,001 and Above	218	267	+ 22.5%
All Price Ranges	5,661	6,006	+ 6.1%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	702	685	- 2.4%
3 Bedrooms	3,072	3,117	+ 1.5%
4 Bedrooms or More	1,887	2,204	+ 16.8%
All Bedroom Counts	5,661	6,006	+ 6.1%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	45	31	- 31.1%
\$150,001 to \$250,000	306	243	- 20.6%
\$250,001 to \$350,000	129	150	+ 16.3%
\$350,001 to \$500,000	50	60	+ 20.0%
\$500,001 to \$750,000	13	20	+ 53.8%
\$750,001 to \$1,000,000	9	8	- 11.1%
\$1,000,001 and Above	1	4	+ 300.0%
All Price Ranges	553	516	- 6.7%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	702	685	- 2.4%
3 Bedrooms	3,072	3,117	+ 1.5%
4 Bedrooms or More	1,887	2,204	+ 16.8%
All Bedroom Counts	5,661	6,006	+ 6.1%

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	512	416	- 18.8%
\$150,001 to \$250,000	1,310	1,210	- 7.6%
\$250,001 to \$350,000	1,573	1,755	+ 11.6%
\$350,001 to \$500,000	909	1,118	+ 23.0%
\$500,001 to \$750,000	420	551	+ 31.2%
\$750,001 to \$1,000,000	151	159	+ 5.3%
\$1,000,001 and Above	217	262	+ 20.7%
All Price Ranges	5,092	5,471	+ 7.4%

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	512	416	- 18.8%
\$150,001 to \$250,000	1,310	1,210	- 7.6%
\$250,001 to \$350,000	1,573	1,755	+ 11.6%
\$350,001 to \$500,000	909	1,118	+ 23.0%
\$500,001 to \$750,000	420	551	+ 31.2%
\$750,001 to \$1,000,000	151	159	+ 5.3%
\$1,000,001 and Above	217	262	+ 20.7%
All Price Ranges	5,092	5,471	+ 7.4%

Days On Market Until Sale

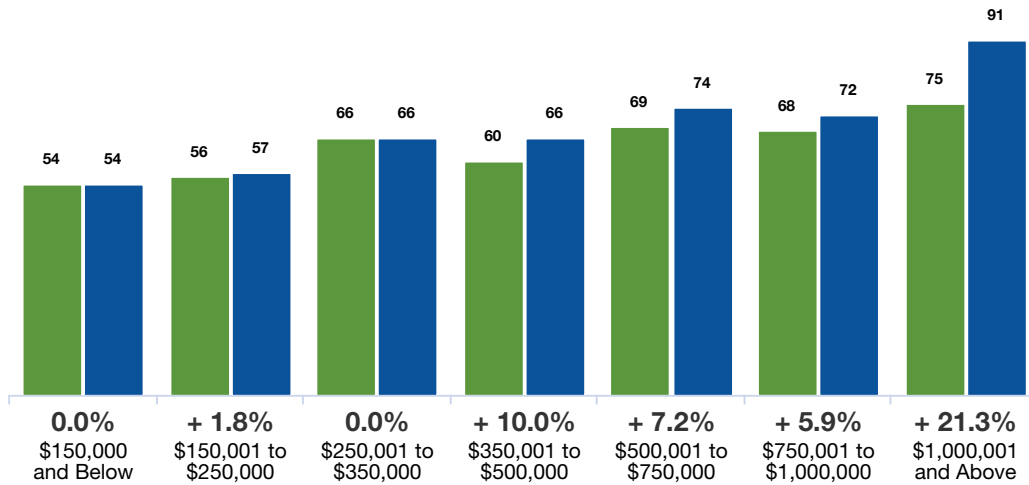


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

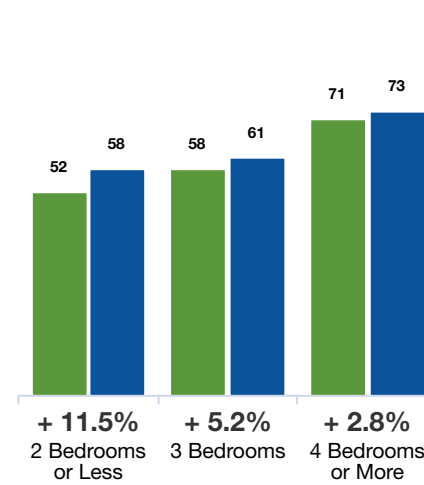
By Price Range

■ 12-2023 ■ 12-2024



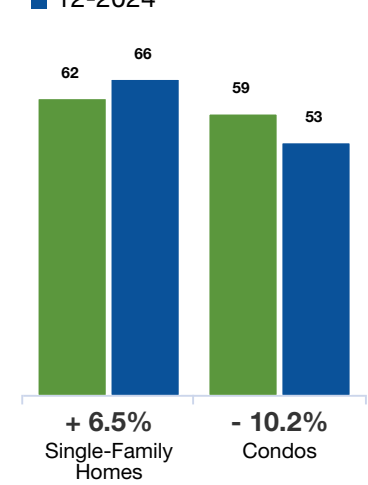
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	54	54	0.0%
\$150,001 to \$250,000	56	57	+ 1.8%
\$250,001 to \$350,000	66	66	0.0%
\$350,001 to \$500,000	60	66	+ 10.0%
\$500,001 to \$750,000	69	74	+ 7.2%
\$750,001 to \$1,000,000	68	72	+ 5.9%
\$1,000,001 and Above	75	91	+ 21.3%
All Price Ranges	61	65	+ 6.6%

Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	54	54	0.0%
\$150,001 to \$250,000	56	60	+ 7.1%
\$250,001 to \$350,000	65	67	+ 3.1%
\$350,001 to \$500,000	61	66	+ 8.2%
\$500,001 to \$750,000	69	74	+ 7.2%
\$750,001 to \$1,000,000	68	72	+ 5.9%
\$1,000,001 and Above	75	91	+ 21.3%
All Price Ranges	62	66	+ 6.5%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	51	61	+ 19.6%
\$150,001 to \$250,000	56	45	- 19.6%
\$250,001 to \$350,000	69	52	- 24.6%
\$350,001 to \$500,000	56	71	+ 26.8%
\$500,001 to \$750,000	61	83	+ 36.1%
\$750,001 to \$1,000,000	59	66	+ 11.9%
\$1,000,001 and Above	0	82	--
All Price Ranges	59	53	- 10.2%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	52	58	+ 11.5%
3 Bedrooms	58	61	+ 5.2%
4 Bedrooms or More	71	73	+ 2.8%
All Bedroom Counts	61	65	+ 6.6%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	53	59	+ 11.3%
3 Bedrooms	57	62	+ 8.8%
4 Bedrooms or More	72	74	+ 2.8%
All Bedroom Counts	62	66	+ 6.5%

By Property Type	12-2023	12-2024	Change
Single-Family Homes	62	66	+ 6.5%
Condos	59	53	- 10.2%

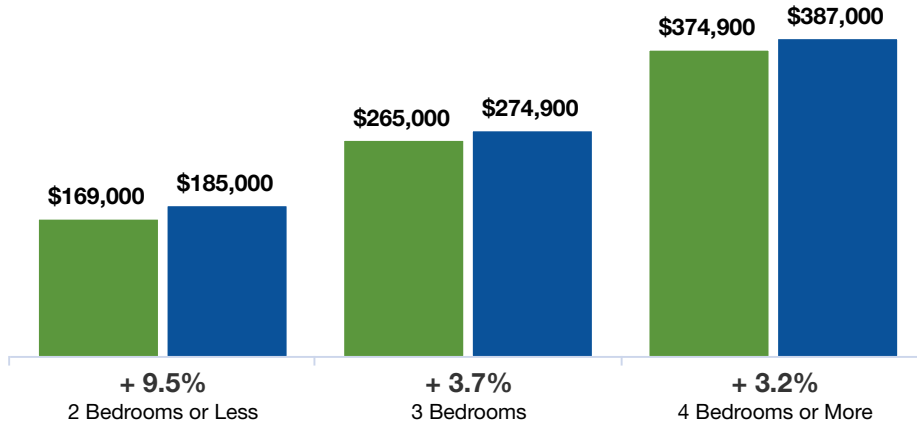
Median Sales Price



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

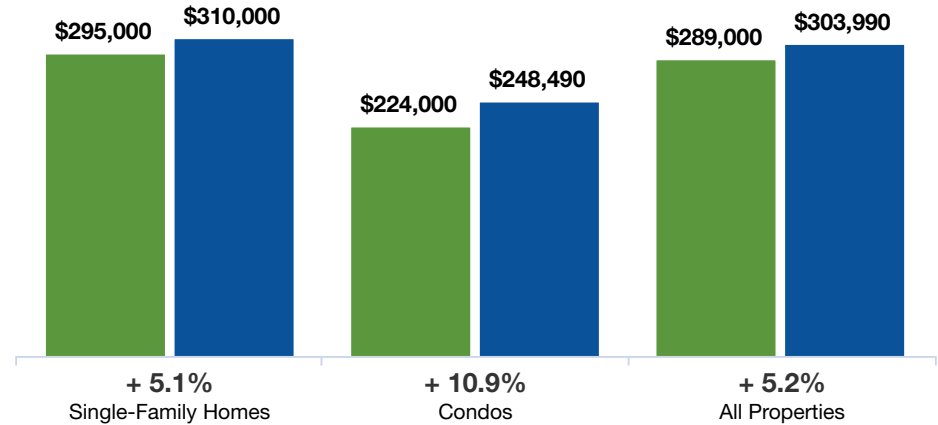
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Bedroom Count

	12-2023	12-2024	Change
2 Bedrooms or Less	\$169,000	\$185,000	+ 9.5%
3 Bedrooms	\$265,000	\$274,900	+ 3.7%
4 Bedrooms or More	\$374,900	\$387,000	+ 3.2%
All Bedroom Counts	\$289,000	\$303,990	+ 5.2%

Single-Family Homes

	12-2023	12-2024	Change
	\$165,000	\$179,500	+ 8.8%
	\$266,000	\$275,000	+ 3.4%
	\$380,585	\$394,950	+ 3.8%
All Single-Family Homes	\$295,000	\$310,000	+ 5.1%

Condos

	12-2023	12-2024	Change
	\$190,000	\$208,400	+ 9.7%
	\$235,000	\$256,990	+ 9.4%
	\$200,000	\$226,500	+ 13.2%
All Condos	\$224,000	\$248,490	+ 10.9%

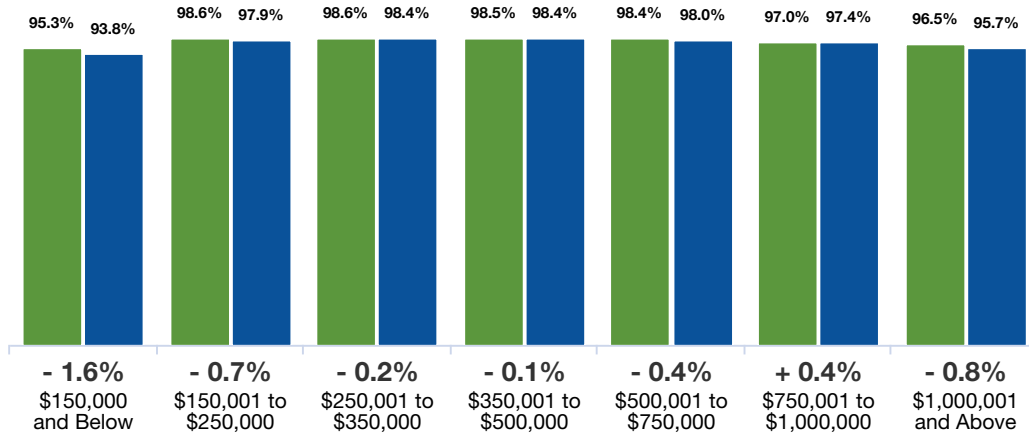
Percent of List Price Received



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.**

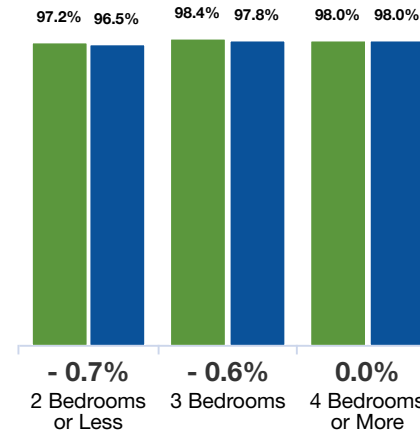
By Price Range

■ 12-2023 ■ 12-2024



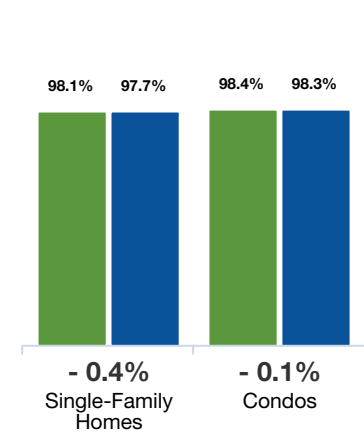
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	95.3%	93.8%	- 1.6%
\$150,001 to \$250,000	98.6%	97.9%	- 0.7%
\$250,001 to \$350,000	98.6%	98.4%	- 0.2%
\$350,001 to \$500,000	98.5%	98.4%	- 0.1%
\$500,001 to \$750,000	98.4%	98.0%	- 0.4%
\$750,001 to \$1,000,000	97.0%	97.4%	+ 0.4%
\$1,000,001 and Above	96.5%	95.7%	- 0.8%
All Price Ranges	98.1%	97.7%	- 0.4%

Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	95.2%	93.7%	- 1.6%
\$150,001 to \$250,000	98.5%	97.8%	- 0.7%
\$250,001 to \$350,000	98.7%	98.3%	- 0.4%
\$350,001 to \$500,000	98.5%	98.5%	0.0%
\$500,001 to \$750,000	98.4%	98.0%	- 0.4%
\$750,001 to \$1,000,000	97.1%	97.3%	+ 0.2%
\$1,000,001 and Above	96.5%	95.7%	- 0.8%
All Price Ranges	98.1%	97.7%	- 0.4%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	97.8%	95.5%	- 2.4%
\$150,001 to \$250,000	98.8%	98.4%	- 0.4%
\$250,001 to \$350,000	98.2%	98.7%	+ 0.5%
\$350,001 to \$500,000	97.9%	97.8%	- 0.1%
\$500,001 to \$750,000	97.7%	99.6%	+ 1.9%
\$750,001 to \$1,000,000	96.6%	99.3%	+ 2.8%
\$1,000,001 and Above	100.0%	95.0%	- 5.0%
All Price Ranges	98.4%	98.3%	- 0.1%

By Bedroom Count

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	97.2%	96.5%	- 0.7%
3 Bedrooms	98.4%	97.8%	- 0.6%
4 Bedrooms or More	98.0%	98.0%	0.0%
All Bedroom Counts	98.1%	97.7%	- 0.4%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	97.1%	96.2%	- 0.9%
3 Bedrooms	98.4%	97.8%	- 0.6%
4 Bedrooms or More	98.0%	98.0%	0.0%
All Bedroom Counts	98.1%	97.7%	- 0.4%

Condos

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	97.7%	97.7%	0.0%
3 Bedrooms	98.5%	98.4%	- 0.1%
4 Bedrooms or More	99.1%	98.5%	- 0.6%
All Bedroom Counts	98.4%	98.3%	- 0.1%

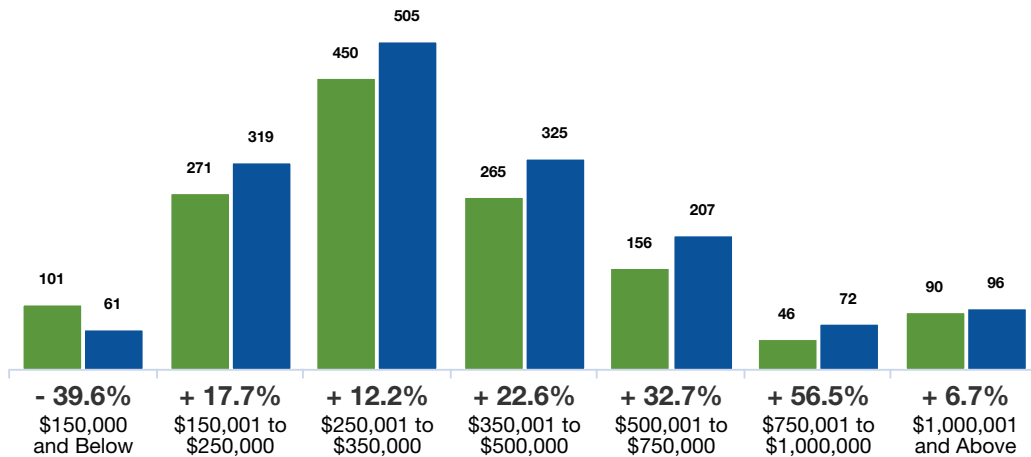
Inventory of Homes for Sale



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

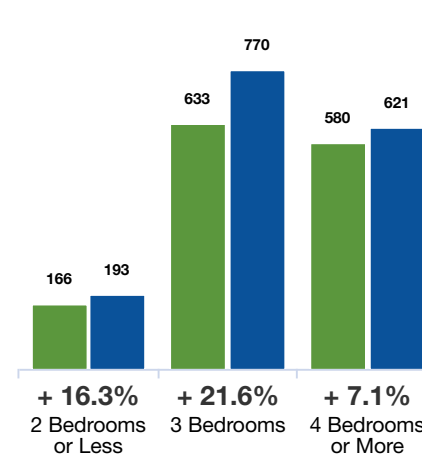
By Price Range

■ 12-2023 ■ 12-2024



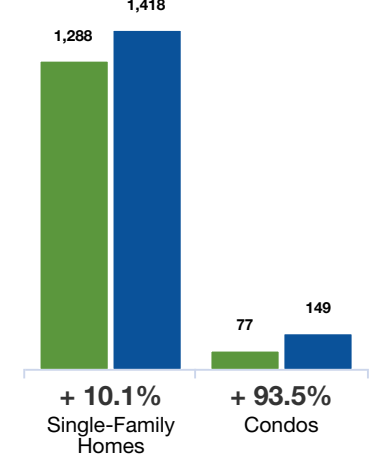
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	101	61	- 39.6%
\$150,001 to \$250,000	271	319	+ 17.7%
\$250,001 to \$350,000	450	505	+ 12.2%
\$350,001 to \$500,000	265	325	+ 22.6%
\$500,001 to \$750,000	156	207	+ 32.7%
\$750,001 to \$1,000,000	46	72	+ 56.5%
\$1,000,001 and Above	90	96	+ 6.7%
All Price Ranges	1,379	1,585	+ 14.9%

Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	86	54	- 37.2%
\$150,001 to \$250,000	250	257	+ 2.8%
\$250,001 to \$350,000	420	462	+ 10.0%
\$350,001 to \$500,000	252	293	+ 16.3%
\$500,001 to \$750,000	145	190	+ 31.0%
\$750,001 to \$1,000,000	45	68	+ 51.1%
\$1,000,001 and Above	90	94	+ 4.4%
All Price Ranges	1,288	1,418	+ 10.1%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	8	3	- 62.5%
\$150,001 to \$250,000	19	59	+ 210.5%
\$250,001 to \$350,000	28	40	+ 42.9%
\$350,001 to \$500,000	10	28	+ 180.0%
\$500,001 to \$750,000	11	14	+ 27.3%
\$750,001 to \$1,000,000	1	3	+ 200.0%
\$1,000,001 and Above	0	2	--
All Price Ranges	77	149	+ 93.5%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	166	193	+ 16.3%
3 Bedrooms	633	770	+ 21.6%
4 Bedrooms or More	580	621	+ 7.1%
All Bedroom Counts	1,379	1,585	+ 14.9%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	130	136	+ 4.6%
3 Bedrooms	586	680	+ 16.0%
4 Bedrooms or More	572	601	+ 5.1%
All Bedroom Counts	1,288	1,418	+ 10.1%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	24	53	+ 120.8%
3 Bedrooms	46	85	+ 84.8%
4 Bedrooms or More	7	11	+ 57.1%
All Bedroom Counts	77	149	+ 93.5%

Months Supply of Inventory

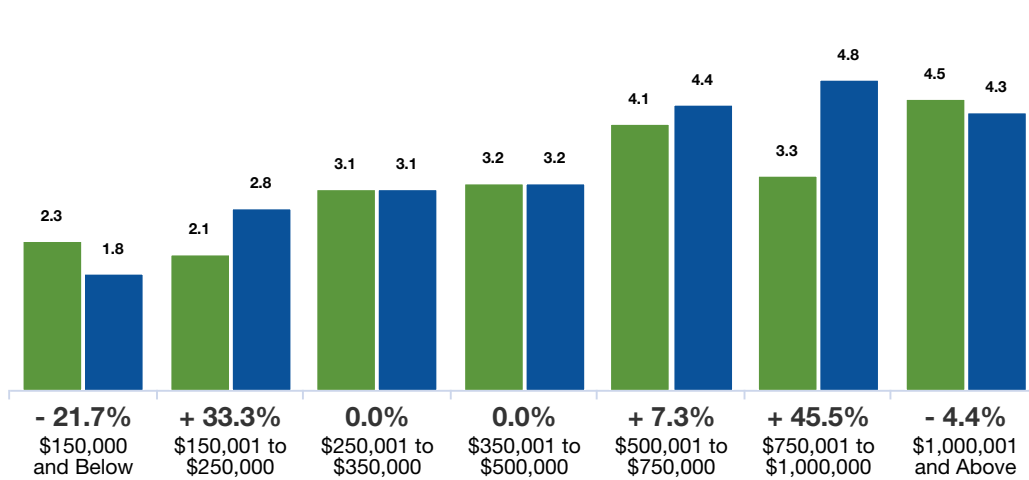


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

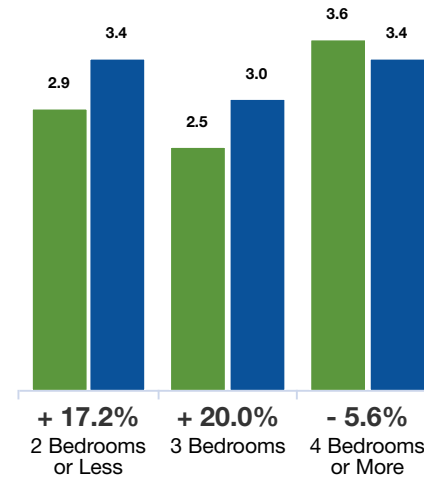
By Price Range

■ 12-2023 ■ 12-2024



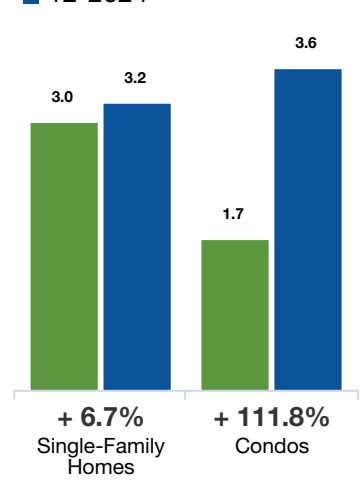
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	2.3	1.8	- 21.7%
\$150,001 to \$250,000	2.1	2.8	+ 33.3%
\$250,001 to \$350,000	3.1	3.1	0.0%
\$350,001 to \$500,000	3.2	3.2	0.0%
\$500,001 to \$750,000	4.1	4.4	+ 7.3%
\$750,001 to \$1,000,000	3.3	4.8	+ 45.5%
\$1,000,001 and Above	4.5	4.3	- 4.4%
All Price Ranges	2.9	3.2	+ 10.3%

Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	2.2	1.7	- 22.7%
\$150,001 to \$250,000	2.4	2.7	+ 12.5%
\$250,001 to \$350,000	3.1	3.1	0.0%
\$350,001 to \$500,000	3.2	3.1	- 3.1%
\$500,001 to \$750,000	3.9	4.2	+ 7.7%
\$750,001 to \$1,000,000	3.5	4.8	+ 37.1%
\$1,000,001 and Above	4.5	4.3	- 4.4%
All Price Ranges	3.0	3.2	+ 6.7%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	2.2	1.4	- 36.4%
\$150,001 to \$250,000	0.7	3.2	+ 357.1%
\$250,001 to \$350,000	2.5	3.0	+ 20.0%
\$350,001 to \$500,000	2.4	5.6	+ 133.3%
\$500,001 to \$750,000	5.5	6.7	+ 21.8%
\$750,001 to \$1,000,000	0.5	2.1	+ 320.0%
\$1,000,001 and Above	--	1.2	--
All Price Ranges	1.7	3.6	+ 111.8%

By Bedroom Count

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2.9	3.4	+ 17.2%
3 Bedrooms	2.5	3.0	+ 20.0%
4 Bedrooms or More	3.6	3.4	- 5.6%
All Bedroom Counts	2.9	3.2	+ 10.3%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2.9	3.0	+ 3.4%
3 Bedrooms	2.5	3.0	+ 20.0%
4 Bedrooms or More	3.7	3.4	- 8.1%
All Bedroom Counts	3.0	3.2	+ 6.7%

Condos

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2.1	5.2	+ 147.6%
3 Bedrooms	1.7	3.3	+ 94.1%
4 Bedrooms or More	0.9	1.8	+ 100.0%
All Bedroom Counts	1.7	3.6	+ 111.8%