

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## December 2023

U.S. sales of new residential homes sank 12.2% from the previous month to a seasonally adjusted annual rate of 590,000, the lowest level since November 2022, according to the U.S. Census Bureau, as decades-high mortgage rates continue to impact buyer affordability. The National Association of Home Builders cautioned the drop is only temporary, however, with sales of new homes expected to rise in the months ahead due to falling mortgage rates, which have retreated more than one full percentage point from their peak of 7.79% in October. For the 12-month period spanning January 2023 through December 2023, Pending Sales in the Greenwood Association of REALTORS® region were down 11.4 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 36.4 percent.

The overall Median Sales Price increased 10.6 percent to \$240,000. The property type with the largest gain was the Condos segment, where prices increased 24.0 percent to \$172,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 74 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 146 days.

Market-wide, inventory levels rose 0.4 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 100.0 percent. That amounts to 2.9 months of inventory for Single-Family Homes and 2.1 months of inventory for Condos.

## Quick Facts

**+ 36.4%**

**- 0.3%**

**- 8.7%**

Price Range with  
Strongest Sales:  
**\$1,000,001 and Above**

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

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>



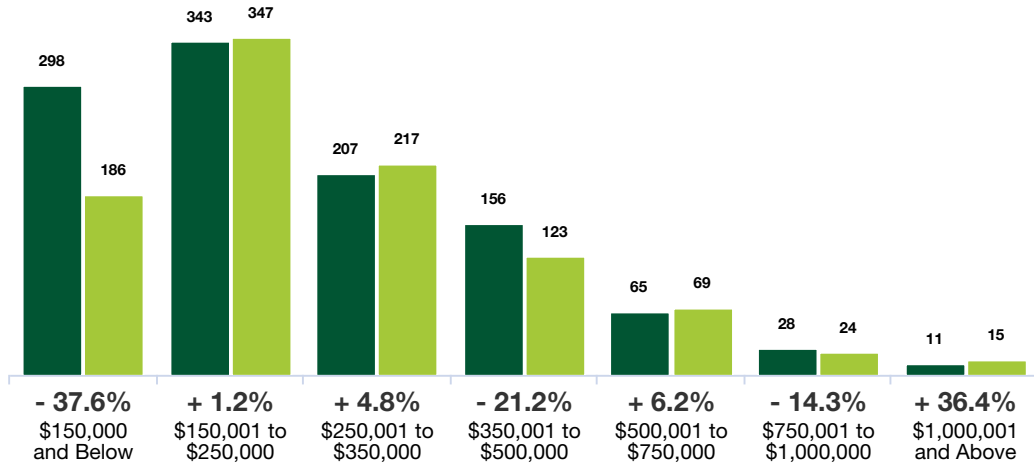
# Pending Sales

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



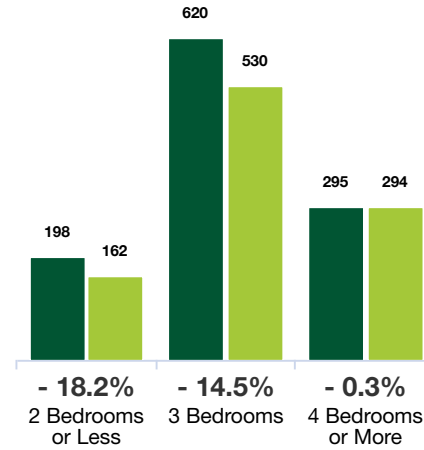
## By Price Range

■ 12-2022 ■ 12-2023



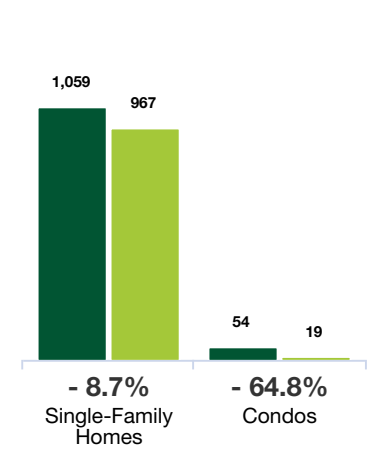
## By Bedroom Count

■ 12-2022 ■ 12-2023



## By Property Type

■ 12-2022 ■ 12-2023



### All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	298	186	- 37.6%
\$150,001 to \$250,000	343	347	+ 1.2%
\$250,001 to \$350,000	207	217	+ 4.8%
\$350,001 to \$500,000	156	123	- 21.2%
\$500,001 to \$750,000	65	69	+ 6.2%
\$750,001 to \$1,000,000	28	24	- 14.3%
\$1,000,001 and Above	11	15	+ 36.4%
<b>All Price Ranges</b>	<b>1,113</b>	<b>986</b>	<b>- 11.4%</b>

### Single-Family Homes

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	261	180	- 31.0%
\$150,001 to \$250,000	330	336	+ 1.8%
\$250,001 to \$350,000	204	216	+ 5.9%
\$350,001 to \$500,000	155	122	- 21.3%
\$500,001 to \$750,000	65	69	+ 6.2%
\$750,001 to \$1,000,000	28	24	- 14.3%
\$1,000,001 and Above	11	15	+ 36.4%
<b>All Price Ranges</b>	<b>1,059</b>	<b>967</b>	<b>- 8.7%</b>

### Condos

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	37	6	- 83.8%
\$150,001 to \$250,000	13	11	- 15.4%
\$250,001 to \$350,000	3	1	- 66.7%
\$350,001 to \$500,000	1	1	0.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
<b>All Price Ranges</b>	<b>54</b>	<b>19</b>	<b>- 64.8%</b>

### By Bedroom Count

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	198	162	- 18.2%
3 Bedrooms	620	530	- 14.5%
4 Bedrooms or More	295	294	- 0.3%
<b>All Bedroom Counts</b>	<b>1,113</b>	<b>986</b>	<b>- 11.4%</b>

### Single-Family Homes

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	160	151	- 5.6%
3 Bedrooms	605	523	- 13.6%
4 Bedrooms or More	294	293	- 0.3%
<b>All Bedroom Counts</b>	<b>1,059</b>	<b>967</b>	<b>- 8.7%</b>

### Condos

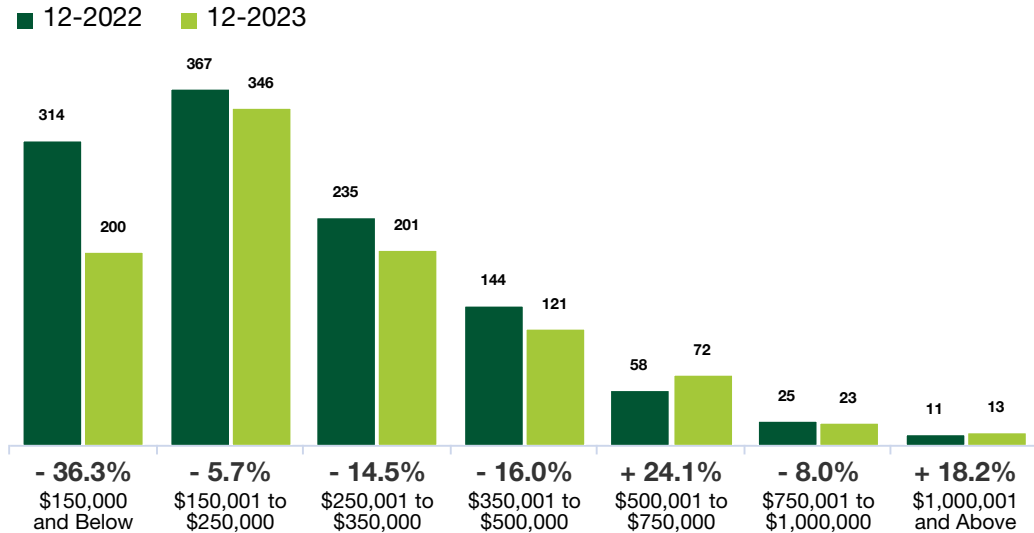
By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	38	11	- 71.1%
3 Bedrooms	15	7	- 53.3%
4 Bedrooms or More	1	1	0.0%
<b>All Bedroom Counts</b>	<b>54</b>	<b>19</b>	<b>- 64.8%</b>

# Closed Sales

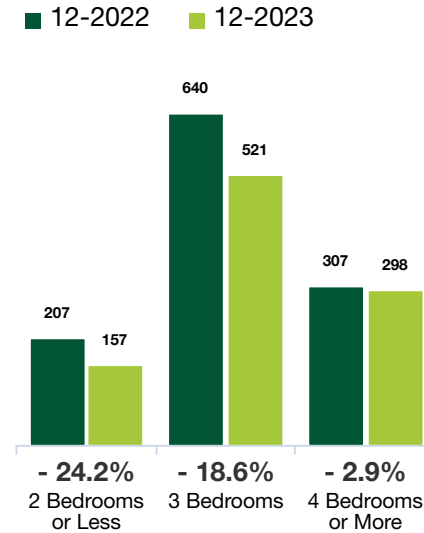
A count of the actual sales that closed. **Based on a rolling 12-month total.**



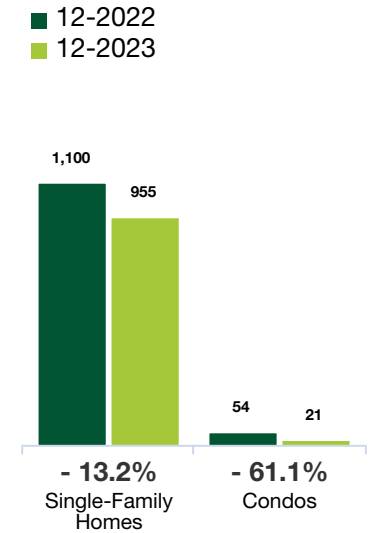
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	314	200	- 36.3%
\$150,001 to \$250,000	367	346	- 5.7%
\$250,001 to \$350,000	235	201	- 14.5%
\$350,001 to \$500,000	144	121	- 16.0%
\$500,001 to \$750,000	58	72	+ 24.1%
\$750,001 to \$1,000,000	25	23	- 8.0%
\$1,000,001 and Above	11	13	+ 18.2%
<b>All Price Ranges</b>	<b>1,154</b>	<b>976</b>	<b>- 15.4%</b>

### Single-Family Homes

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	277	193	- 30.3%
3 Bedrooms	354	334	- 5.6%
4 Bedrooms or More	231	200	- 13.4%
2 Bedrooms or Less	144	120	- 16.7%
3 Bedrooms	58	72	+ 24.1%
4 Bedrooms or More	25	23	- 8.0%
2 Bedrooms or Less	11	13	+ 18.2%
<b>All Bedroom Counts</b>	<b>1,100</b>	<b>955</b>	<b>- 13.2%</b>

### Condos

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	37	7	- 81.1%
\$150,001 to \$250,000	13	12	- 7.7%
\$250,001 to \$350,000	4	1	- 75.0%
\$350,001 to \$500,000	0	1	--
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
<b>All Price Ranges</b>	<b>54</b>	<b>21</b>	<b>- 61.1%</b>

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	207	157	- 24.2%
3 Bedrooms	640	521	- 18.6%
4 Bedrooms or More	307	298	- 2.9%
<b>All Bedroom Counts</b>	<b>1,154</b>	<b>976</b>	<b>- 15.4%</b>

By Property Type	12-2022	12-2023	Change
Single-Family Homes	1,100	955	- 13.2%
Condos	54	21	- 61.1%

# Days On Market Until Sale

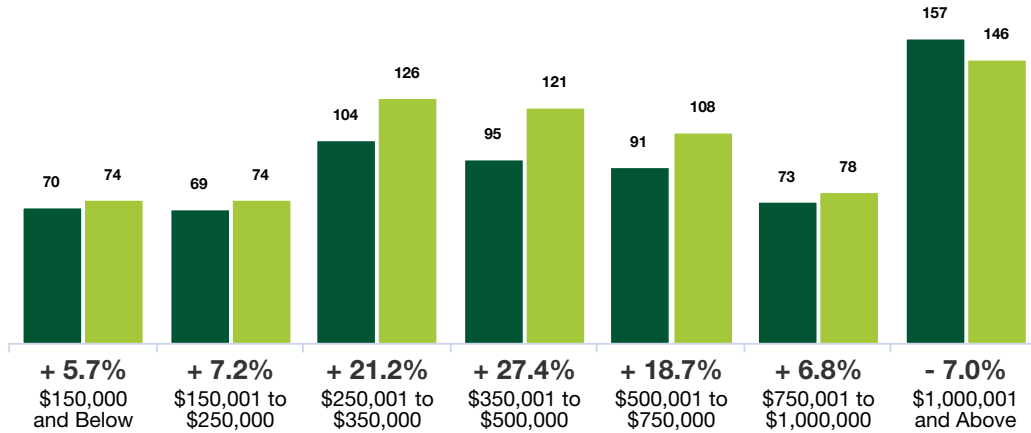
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



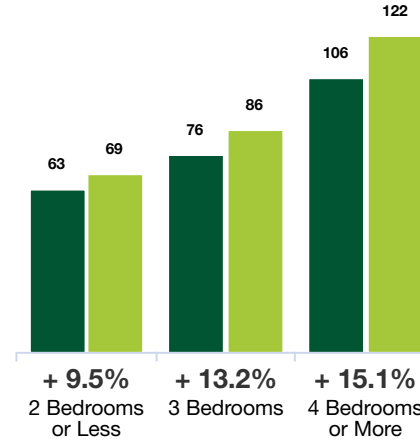
## By Price Range

■ 12-2022 ■ 12-2023



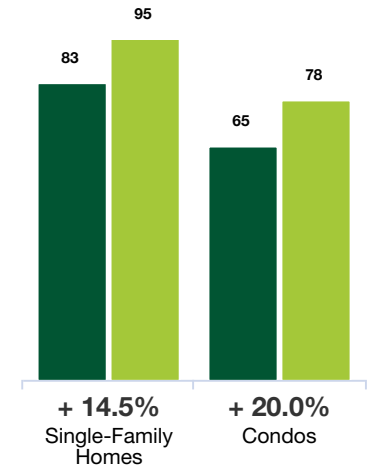
## By Bedroom Count

■ 12-2022 ■ 12-2023



## By Property Type

■ 12-2022 ■ 12-2023



### All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	70	74	+ 5.7%
\$150,001 to \$250,000	69	74	+ 7.2%
\$250,001 to \$350,000	104	126	+ 21.2%
\$350,001 to \$500,000	95	121	+ 27.4%
\$500,001 to \$750,000	91	108	+ 18.7%
\$750,001 to \$1,000,000	73	78	+ 6.8%
\$1,000,001 and Above	157	146	- 7.0%
<b>All Price Ranges</b>	<b>82</b>	<b>94</b>	<b>+ 14.6%</b>

### Single-Family Homes

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	63	69	+ 9.5%
3 Bedrooms	76	86	+ 13.2%
4 Bedrooms or More	106	122	+ 15.1%
<b>All Bedroom Counts</b>	<b>83</b>	<b>95</b>	<b>+ 14.5%</b>

### Condos

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	72	73	+ 1.4%
\$150,001 to \$250,000	69	74	+ 7.2%
\$250,001 to \$350,000	104	127	+ 22.1%
\$350,001 to \$500,000	95	122	+ 28.4%
\$500,001 to \$750,000	91	108	+ 18.7%
\$750,001 to \$1,000,000	73	78	+ 6.8%
\$1,000,001 and Above	157	146	- 7.0%
<b>All Price Ranges</b>	<b>83</b>	<b>95</b>	<b>+ 14.5%</b>

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	63	69	+ 9.5%
3 Bedrooms	76	86	+ 13.2%
4 Bedrooms or More	106	122	+ 15.1%
<b>All Bedroom Counts</b>	<b>82</b>	<b>94</b>	<b>+ 14.6%</b>

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	55	99	+ 80.0%
\$150,001 to \$250,000	83	70	- 15.7%
\$250,001 to \$350,000	99	37	- 62.6%
\$350,001 to \$500,000	--	58	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>65</b>	<b>78</b>	<b>+ 20.0%</b>

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	55	99	+ 80.0%
\$150,001 to \$250,000	83	70	- 15.7%
\$250,001 to \$350,000	99	37	- 62.6%
\$350,001 to \$500,000	--	58	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>65</b>	<b>78</b>	<b>+ 20.0%</b>

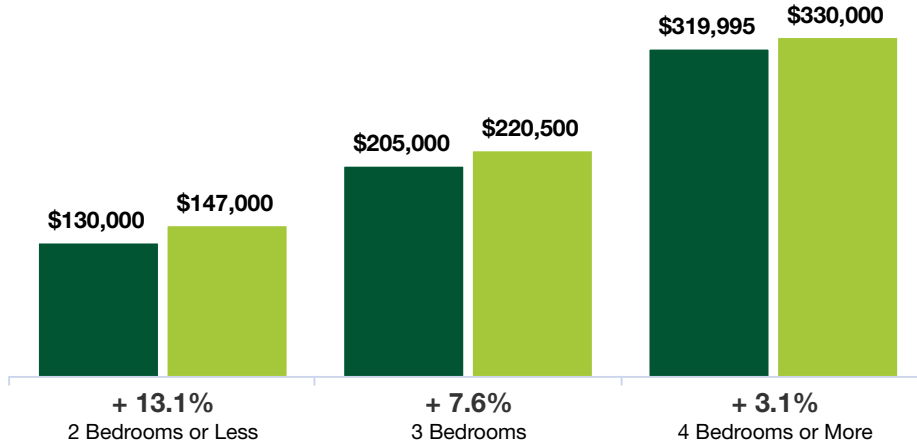
# Median Sales Price

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



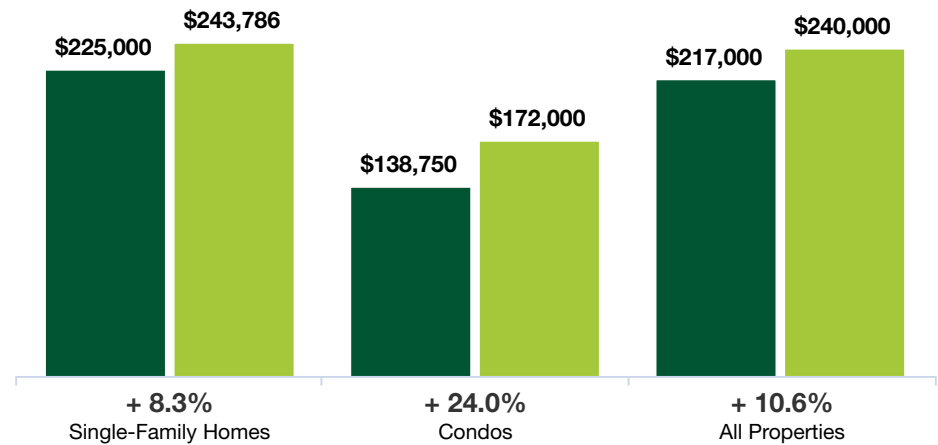
## By Bedroom Count

■ 12-2022 ■ 12-2023



## By Property Type

■ 12-2022 ■ 12-2023



### All Properties

#### By Bedroom Count

	12-2022	12-2023	Change
2 Bedrooms or Less	\$130,000	\$147,000	+ 13.1%
3 Bedrooms	\$205,000	\$220,500	+ 7.6%
4 Bedrooms or More	\$319,995	\$330,000	+ 3.1%
<b>All Bedroom Counts</b>	<b>\$217,000</b>	<b>\$240,000</b>	<b>+ 10.6%</b>

### Single-Family Homes

	12-2022	12-2023	Change
Single-Family Homes	\$129,000	\$145,000	+ 12.4%
Single-Family Homes	\$207,000	\$220,500	+ 6.5%
Single-Family Homes	\$319,990	\$330,500	+ 3.3%
<b>All Single-Family Homes</b>	<b>\$225,000</b>	<b>\$243,786</b>	<b>+ 8.3%</b>

### Condos

	12-2022	12-2023	Change
Condos	\$135,000	\$150,000	+ 11.1%
Condos	\$180,000	\$220,000	+ 22.2%
Condos	\$330,000	\$220,000	- 33.3%
<b>All Condos</b>	<b>\$138,750</b>	<b>\$172,000</b>	<b>+ 24.0%</b>

# Percent of List Price Received

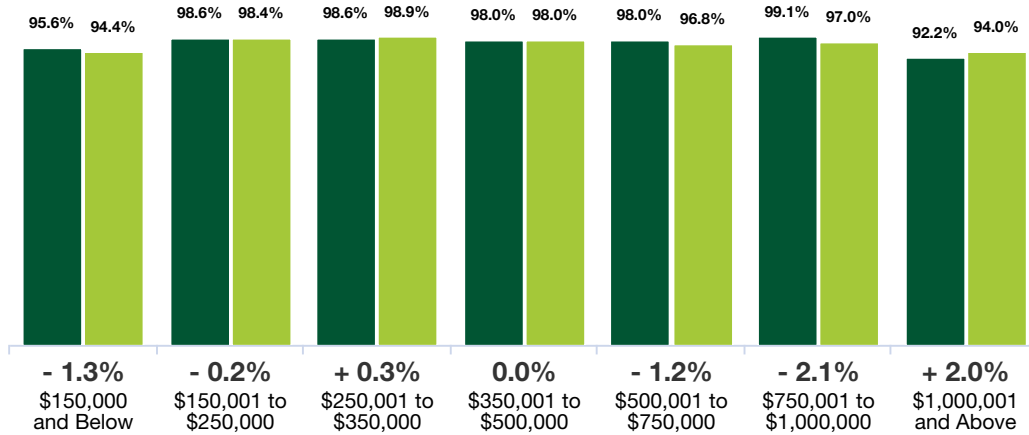


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

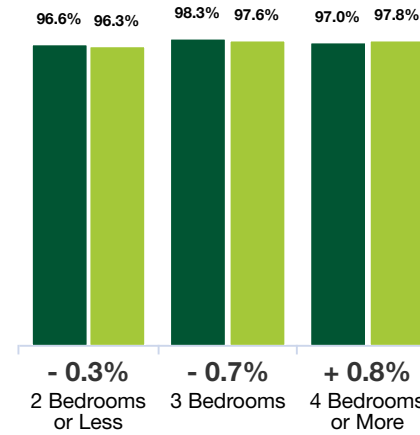
## By Price Range

■ 12-2022 ■ 12-2023



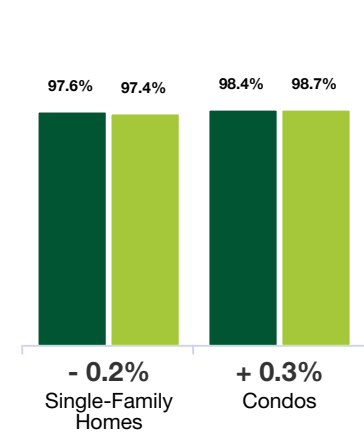
## By Bedroom Count

■ 12-2022 ■ 12-2023



## By Property Type

■ 12-2022 ■ 12-2023



### All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	95.6%	94.4%	- 1.3%
\$150,001 to \$250,000	98.6%	98.4%	- 0.2%
\$250,001 to \$350,000	98.6%	98.9%	+ 0.3%
\$350,001 to \$500,000	98.0%	98.0%	0.0%
\$500,001 to \$750,000	98.0%	96.8%	- 1.2%
\$750,001 to \$1,000,000	99.1%	97.0%	- 2.1%
\$1,000,001 and Above	92.2%	94.0%	+ 2.0%
<b>All Price Ranges</b>	<b>97.6%</b>	<b>97.5%</b>	<b>- 0.1%</b>

### Single-Family Homes

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	95.3%	94.2%	- 1.2%
\$150,001 to \$250,000	98.6%	98.5%	- 0.1%
\$250,001 to \$350,000	98.6%	98.9%	+ 0.3%
\$350,001 to \$500,000	98.0%	98.0%	0.0%
\$500,001 to \$750,000	98.0%	96.8%	- 1.2%
\$750,001 to \$1,000,000	99.1%	97.0%	- 2.1%
\$1,000,001 and Above	92.2%	94.0%	+ 2.0%
<b>All Price Ranges</b>	<b>97.6%</b>	<b>97.4%</b>	<b>- 0.2%</b>

### Condos

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	98.1%	100.2%	+ 2.1%
\$150,001 to \$250,000	99.1%	97.8%	- 1.3%
\$250,001 to \$350,000	99.0%	100.0%	+ 1.0%
\$350,001 to \$500,000	--	97.6%	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>98.4%</b>	<b>98.7%</b>	<b>+ 0.3%</b>

### By Bedroom Count

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	96.6%	96.3%	- 0.3%
3 Bedrooms	98.3%	97.6%	- 0.7%
4 Bedrooms or More	97.0%	97.8%	+ 0.8%
<b>All Bedroom Counts</b>	<b>97.6%</b>	<b>97.5%</b>	<b>- 0.1%</b>

### Single-Family Homes

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	96.3%	95.9%	- 0.4%
3 Bedrooms	98.3%	97.7%	- 0.6%
4 Bedrooms or More	97.0%	97.7%	+ 0.7%
<b>All Bedroom Counts</b>	<b>97.6%</b>	<b>97.4%</b>	<b>- 0.2%</b>

### Condos

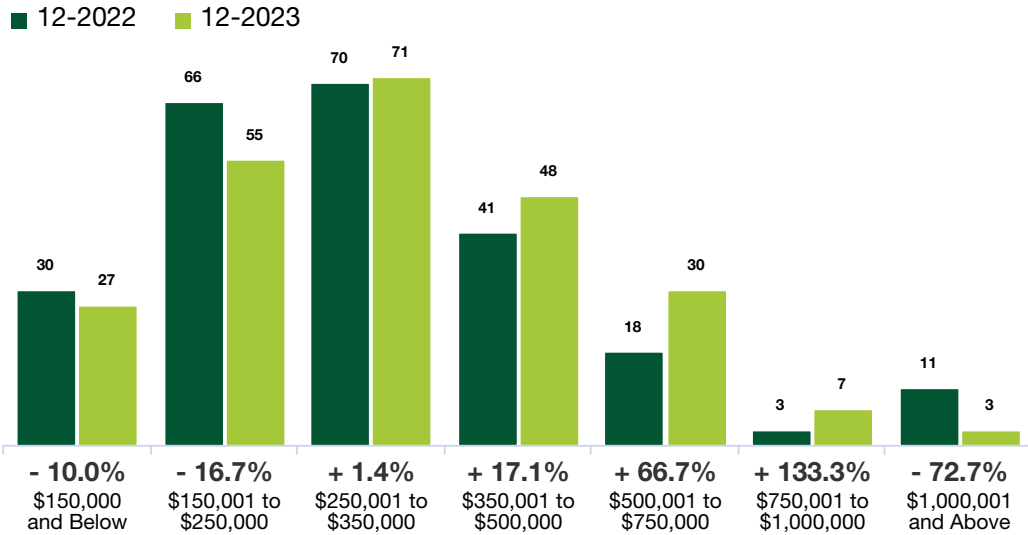
By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	98.1%	100.5%	+ 2.4%
3 Bedrooms	99.3%	95.9%	- 3.4%
4 Bedrooms or More	93.1%	100.0%	+ 7.4%
<b>All Bedroom Counts</b>	<b>98.4%</b>	<b>98.7%</b>	<b>+ 0.3%</b>

# Inventory of Homes for Sale

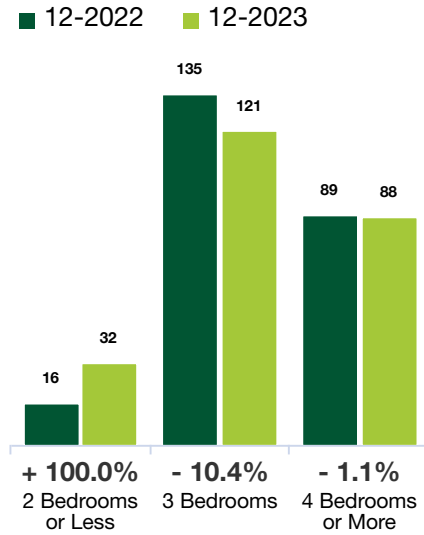


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

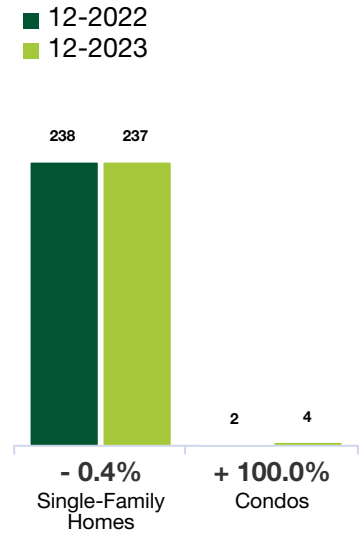
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	30	27	- 10.0%
\$150,001 to \$250,000	66	55	- 16.7%
\$250,001 to \$350,000	70	71	+ 1.4%
\$350,001 to \$500,000	41	48	+ 17.1%
\$500,001 to \$750,000	18	30	+ 66.7%
\$750,001 to \$1,000,000	3	7	+ 133.3%
\$1,000,001 and Above	11	3	- 72.7%
<b>All Price Ranges</b>	<b>240</b>	<b>241</b>	<b>+ 0.4%</b>

### Single-Family Homes

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	30	27	- 10.0%
\$150,001 to \$250,000	64	52	- 18.8%
\$250,001 to \$350,000	70	70	0.0%
\$350,001 to \$500,000	41	48	+ 17.1%
\$500,001 to \$750,000	18	30	+ 66.7%
\$750,001 to \$1,000,000	3	7	+ 133.3%
\$1,000,001 and Above	11	3	- 72.7%
<b>All Price Ranges</b>	<b>238</b>	<b>237</b>	<b>- 0.4%</b>

### Condos

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	0	0	0.0%
\$150,001 to \$250,000	2	3	+ 50.0%
\$250,001 to \$350,000	0	1	--
\$350,001 to \$500,000	0	0	0.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
<b>All Price Ranges</b>	<b>2</b>	<b>4</b>	<b>+ 100.0%</b>

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	16	32	+ 100.0%
3 Bedrooms	135	121	- 10.4%
4 Bedrooms or More	89	88	- 1.1%
<b>All Bedroom Counts</b>	<b>240</b>	<b>241</b>	<b>+ 0.4%</b>

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	16	29	+ 81.2%
3 Bedrooms	133	120	- 9.8%
4 Bedrooms or More	89	88	- 1.1%
<b>All Bedroom Counts</b>	<b>238</b>	<b>237</b>	<b>- 0.4%</b>

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	0	3	--
3 Bedrooms	2	1	- 50.0%
4 Bedrooms or More	0	0	0.0%
<b>All Bedroom Counts</b>	<b>2</b>	<b>4</b>	<b>+ 100.0%</b>

# Months Supply of Inventory

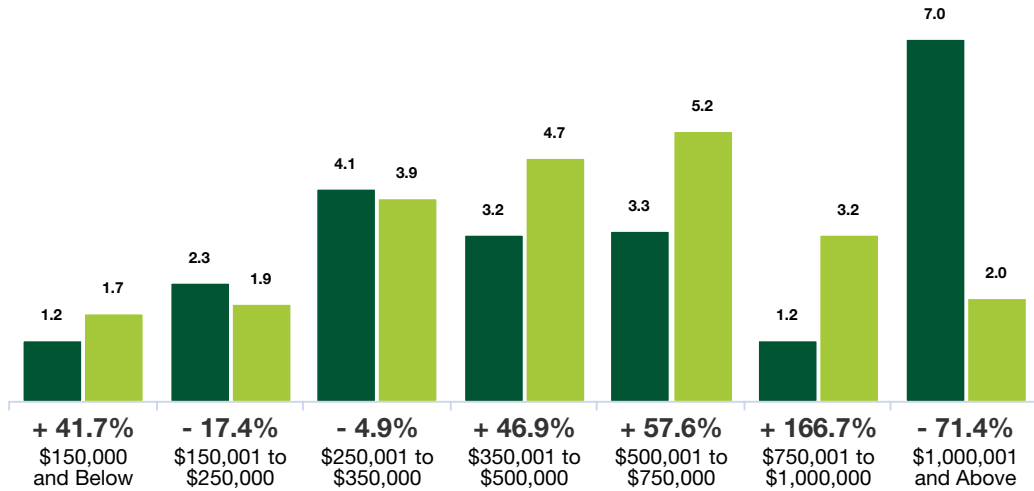


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

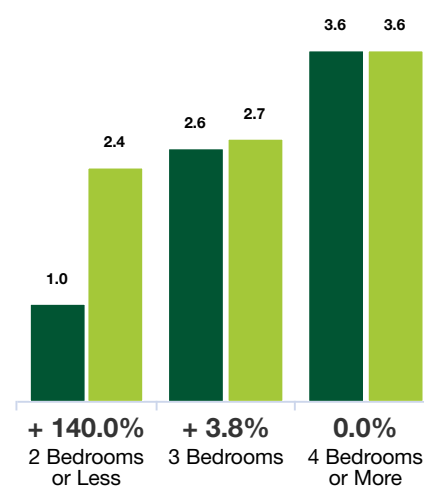
## By Price Range

■ 12-2022 ■ 12-2023



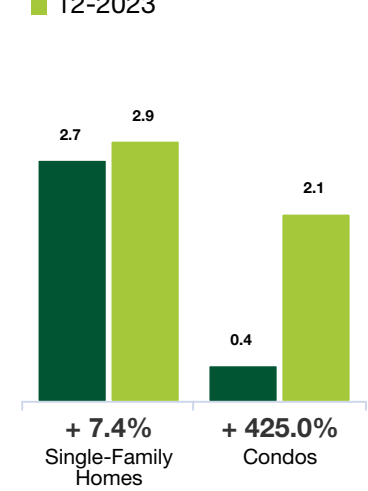
## By Bedroom Count

■ 12-2022 ■ 12-2023



## By Property Type

■ 12-2022 ■ 12-2023



### All Properties

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	1.2	1.7	+ 41.7%
\$150,001 to \$250,000	2.3	1.9	- 17.4%
\$250,001 to \$350,000	4.1	3.9	- 4.9%
\$350,001 to \$500,000	3.2	4.7	+ 46.9%
\$500,001 to \$750,000	3.3	5.2	+ 57.6%
\$750,001 to \$1,000,000	1.2	3.2	+ 166.7%
\$1,000,001 and Above	7.0	2.0	- 71.4%
<b>All Price Ranges</b>	<b>2.6</b>	<b>2.9</b>	<b>+ 11.5%</b>

### Single-Family Homes

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	1.4	1.8	+ 28.6%
3 Bedrooms	2.3	1.9	- 17.4%
4 Bedrooms or More	4.1	3.9	- 4.9%
2 Bedrooms or Less	3.2	4.7	+ 46.9%
3 Bedrooms	3.3	5.2	+ 57.6%
4 Bedrooms or More	1.2	3.2	+ 166.7%
<b>All Bedroom Counts</b>	<b>2.7</b>	<b>2.9</b>	<b>+ 7.4%</b>

### Condos

By Price Range	12-2022	12-2023	Change
\$150,000 and Below	--	--	--
\$150,001 to \$250,000	1.1	1.9	+ 72.7%
\$250,001 to \$350,000	--	1.0	--
\$350,001 to \$500,000	--	--	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>0.4</b>	<b>2.1</b>	<b>+ 425.0%</b>

### By Bedroom Count

By Price Range	12-2022	12-2023	Change
2 Bedrooms or Less	1.0	2.4	+ 140.0%
3 Bedrooms	2.6	2.7	+ 3.8%
4 Bedrooms or More	3.6	3.6	0.0%
<b>All Bedroom Counts</b>	<b>2.6</b>	<b>2.9</b>	<b>+ 11.5%</b>

### By Property Type

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	1.2	2.3	+ 91.7%
3 Bedrooms	2.6	2.8	+ 7.7%
4 Bedrooms or More	3.6	3.6	0.0%
<b>All Bedroom Counts</b>	<b>2.7</b>	<b>2.9</b>	<b>+ 7.4%</b>