

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2024

U.S. sales of new-residential homes fell for the first time in three months, sliding 0.3% month-over-month to a seasonally adjusted annual rate of 662,000 units, according to the Census Bureau, as the previous month's sales pace was revised up to 664,000 units from 661,000 units. Despite the decline, new-home sales were up 5.9% compared to the same time last year. The median new-home sales price also softened, dropping 7.6% year-over-year to \$400,500 as of last measure. For the 12-month period spanning April 2023 through March 2024, Pending Sales in the Greenwood Association of REALTORS® region were down 9.5 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 120.0 percent.

The overall Median Sales Price improved 9.1 percent to \$240,000. The property type with the largest gain was the Condos segment, where prices improved 19.3 percent to \$173,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 71 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 141 days.

Market-wide, inventory levels increased 30.1 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 33.3 percent. That amounts to 3.4 months of inventory for Single-Family Homes and 2.9 months of inventory for Condos.

Quick Facts

+ 120.0%

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

+ 4.6%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

- 6.5%

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



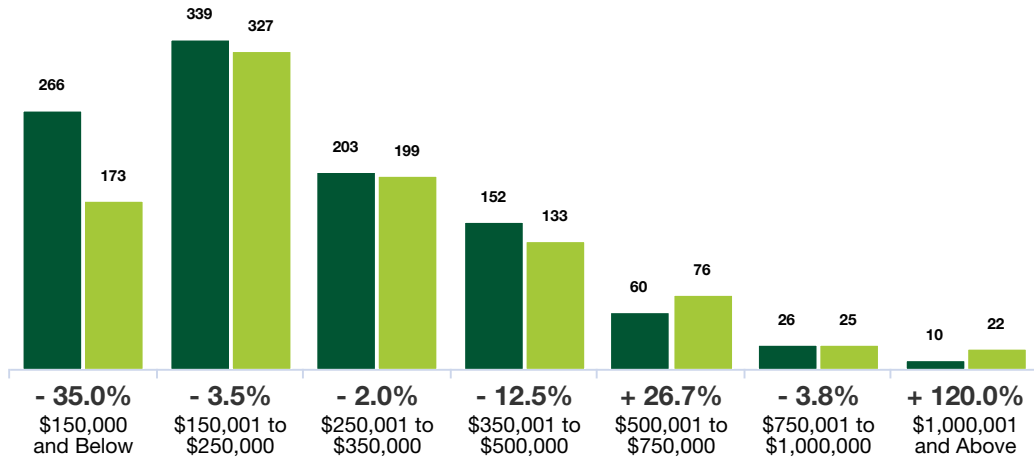
Pending Sales

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



By Price Range

■ 3-2023 ■ 3-2024



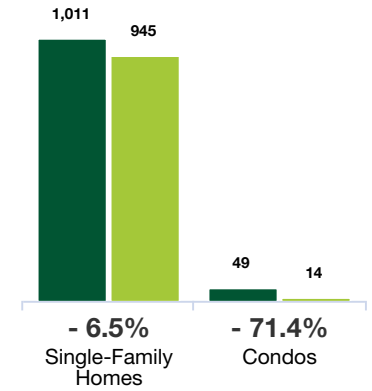
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$150,000 and Below	266	173	- 35.0%	234	170	- 27.4%	32	3	- 90.6%
\$150,001 to \$250,000	339	327	- 3.5%	325	318	- 2.2%	14	9	- 35.7%
\$250,001 to \$350,000	203	199	- 2.0%	201	198	- 1.5%	2	1	- 50.0%
\$350,001 to \$500,000	152	133	- 12.5%	151	132	- 12.6%	1	1	0.0%
\$500,001 to \$750,000	60	76	+ 26.7%	60	76	+ 26.7%	0	0	0.0%
\$750,001 to \$1,000,000	26	25	- 3.8%	26	25	- 3.8%	0	0	0.0%
\$1,000,001 and Above	10	22	+ 120.0%	10	22	+ 120.0%	0	0	0.0%
All Price Ranges	1,060	959	- 9.5%	1,011	945	- 6.5%	49	14	- 71.4%
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	174	173	- 0.6%	141	165	+ 17.0%	33	8	- 75.8%
3 Bedrooms	603	490	- 18.7%	589	484	- 17.8%	14	6	- 57.1%
4 Bedrooms or More	283	296	+ 4.6%	281	296	+ 5.3%	2	0	- 100.0%
All Bedroom Counts	1,060	959	- 9.5%	1,011	945	- 6.5%	49	14	- 71.4%

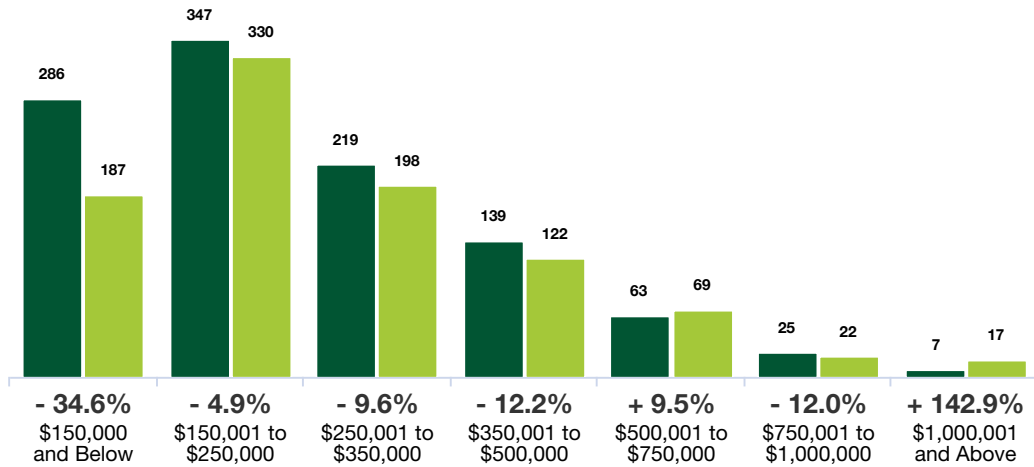
Closed Sales

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



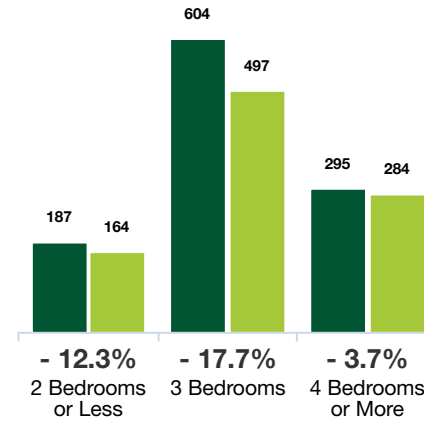
By Price Range

■ 3-2023 ■ 3-2024



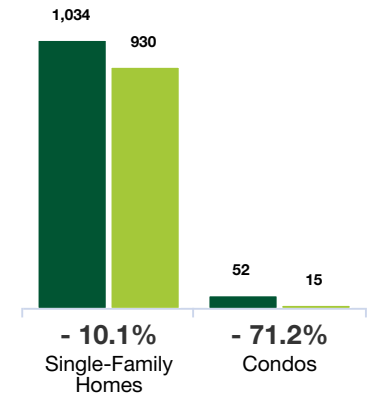
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$150,000 and Below	286	187	- 34.6%	253	182	- 28.1%	33	5	- 84.8%
\$150,001 to \$250,000	347	330	- 4.9%	332	322	- 3.0%	15	8	- 46.7%
\$250,001 to \$350,000	219	198	- 9.6%	215	197	- 8.4%	4	1	- 75.0%
\$350,001 to \$500,000	139	122	- 12.2%	139	121	- 12.9%	0	1	--
\$500,001 to \$750,000	63	69	+ 9.5%	63	69	+ 9.5%	0	0	0.0%
\$750,001 to \$1,000,000	25	22	- 12.0%	25	22	- 12.0%	0	0	0.0%
\$1,000,001 and Above	7	17	+ 142.9%	7	17	+ 142.9%	0	0	0.0%
All Price Ranges	1,086	945	- 13.0%	1,034	930	- 10.1%	52	15	- 71.2%
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	187	164	- 12.3%	152	155	+ 2.0%	35	9	- 74.3%
3 Bedrooms	604	497	- 17.7%	589	491	- 16.6%	15	6	- 60.0%
4 Bedrooms or More	295	284	- 3.7%	293	284	- 3.1%	2	0	- 100.0%
All Bedroom Counts	1,086	945	- 13.0%	1,034	930	- 10.1%	52	15	- 71.2%

Days On Market Until Sale

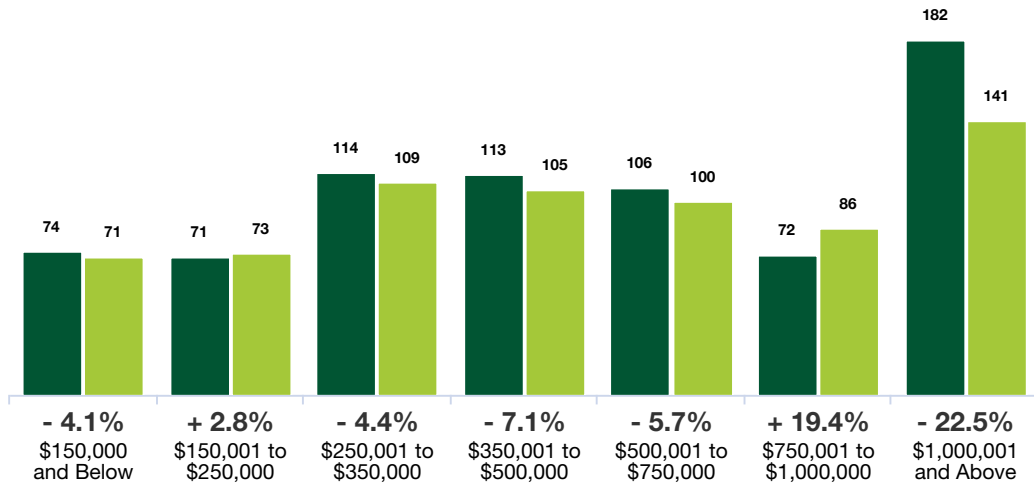
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



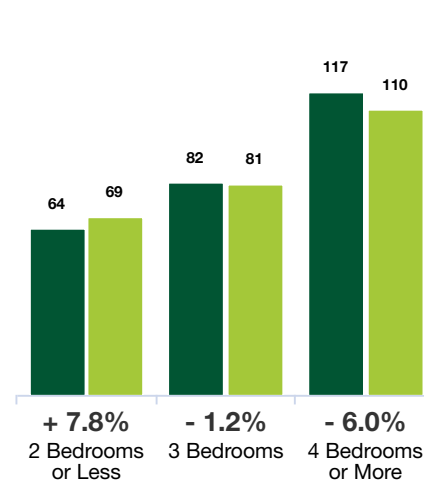
By Price Range

■ 3-2023 ■ 3-2024



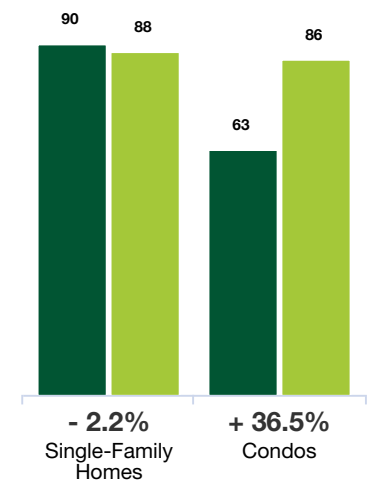
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	74	71	- 4.1%
\$150,001 to \$250,000	71	73	+ 2.8%
\$250,001 to \$350,000	114	109	- 4.4%
\$350,001 to \$500,000	113	105	- 7.1%
\$500,001 to \$750,000	106	100	- 5.7%
\$750,001 to \$1,000,000	72	86	+ 19.4%
\$1,000,001 and Above	182	141	- 22.5%
All Price Ranges	89	88	- 1.1%

Single-Family Homes

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	76	69	- 9.2%
\$150,001 to \$250,000	71	73	+ 2.8%
\$250,001 to \$350,000	115	110	- 4.3%
\$350,001 to \$500,000	113	105	- 7.1%
\$500,001 to \$750,000	106	100	- 5.7%
\$750,001 to \$1,000,000	72	86	+ 19.4%
\$1,000,001 and Above	182	141	- 22.5%
All Price Ranges	90	88	- 2.2%

Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	54	127	+ 135.2%
\$150,001 to \$250,000	72	70	- 2.8%
\$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	--	--	--
All Price Ranges	63	86	+ 36.5%

By Bedroom Count

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	64	69	+ 7.8%
3 Bedrooms	82	81	- 1.2%
4 Bedrooms or More	117	110	- 6.0%
All Bedroom Counts	89	88	- 1.1%

Single-Family Homes

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	66	68	+ 3.0%
3 Bedrooms	82	81	- 1.2%
4 Bedrooms or More	117	110	- 6.0%
All Bedroom Counts	90	88	- 2.2%

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	55	101	+ 83.6%
3 Bedrooms	81	64	- 21.0%
4 Bedrooms or More	70	--	--
All Bedroom Counts	63	86	+ 36.5%

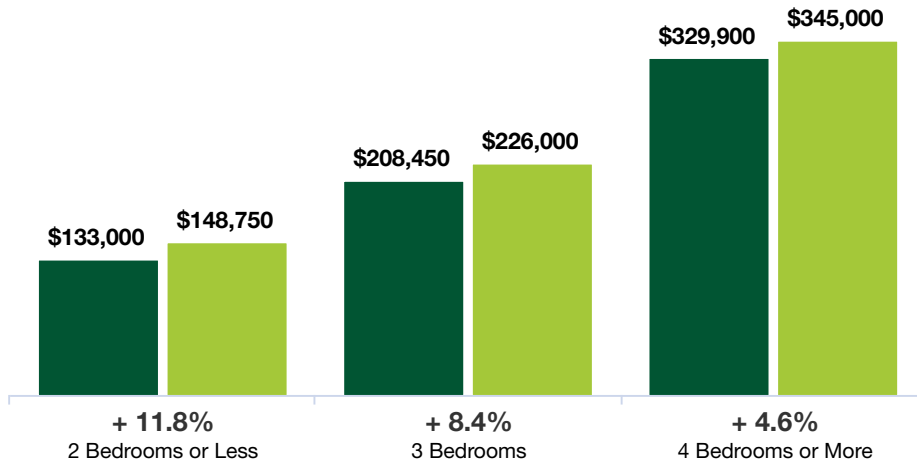
Median Sales Price

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



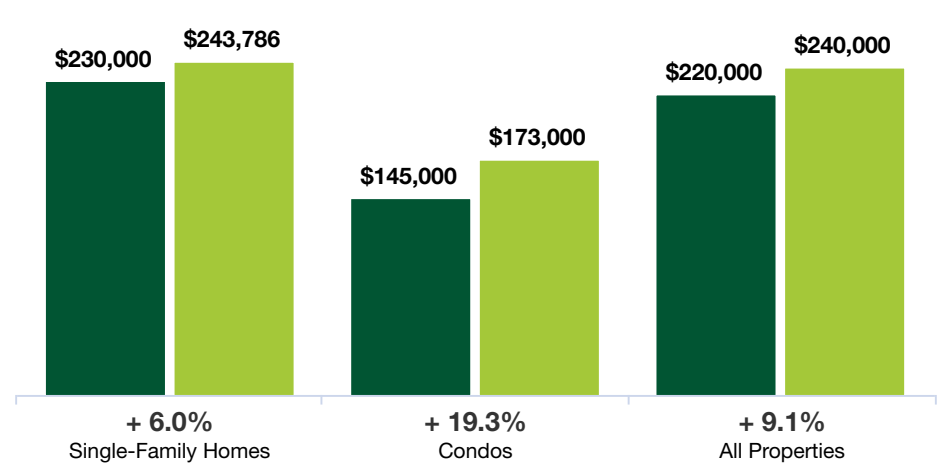
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Bedroom Count

	3-2023	3-2024	Change
2 Bedrooms or Less	\$133,000	\$148,750	+ 11.8%
3 Bedrooms	\$208,450	\$226,000	+ 8.4%
4 Bedrooms or More	\$329,900	\$345,000	+ 4.6%
All Bedroom Counts	\$220,000	\$240,000	+ 9.1%

Single-Family Homes

	3-2023	3-2024	Change
Single-Family Homes	\$230,000	\$243,786	+ 6.0%

Condos

	3-2023	3-2024	Change
Condos	\$145,000	\$173,000	+ 19.3%

Percent of List Price Received

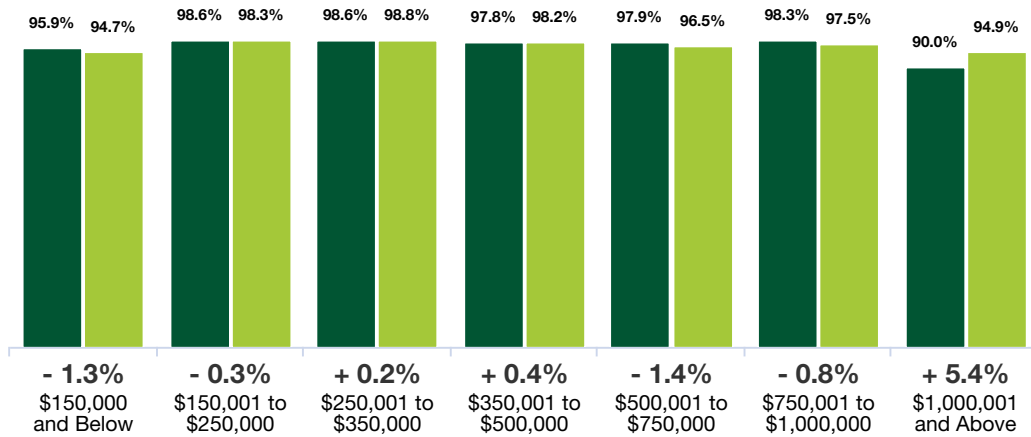


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

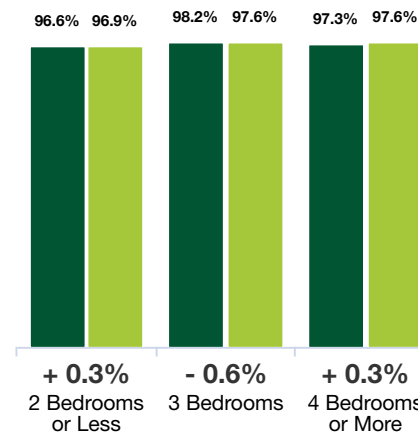
By Price Range

■ 3-2023 ■ 3-2024



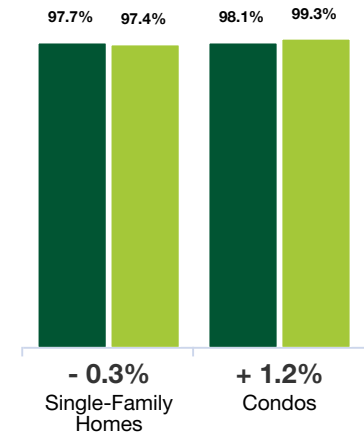
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	95.9%	94.7%	- 1.3%
\$150,001 to \$250,000	98.6%	98.3%	- 0.3%
\$250,001 to \$350,000	98.6%	98.8%	+ 0.2%
\$350,001 to \$500,000	97.8%	98.2%	+ 0.4%
\$500,001 to \$750,000	97.9%	96.5%	- 1.4%
\$750,001 to \$1,000,000	98.3%	97.5%	- 0.8%
\$1,000,001 and Above	90.0%	94.9%	+ 5.4%
All Price Ranges	97.7%	97.5%	- 0.2%

Single-Family Homes

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	96.6%	96.9%	+ 0.3%
3 Bedrooms	98.2%	97.6%	- 0.6%
4 Bedrooms or More	97.3%	97.6%	+ 0.3%
All Bedroom Counts	97.7%	97.5%	- 0.2%

Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	97.9%	100.6%	+ 2.8%
\$150,001 to \$250,000	98.2%	98.6%	+ 0.4%
\$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	--	--	--
All Price Ranges	98.1%	99.3%	+ 1.2%

By Bedroom Count

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	96.6%	96.9%	+ 0.3%
3 Bedrooms	98.2%	97.6%	- 0.6%
4 Bedrooms or More	97.3%	97.6%	+ 0.3%
All Bedroom Counts	97.7%	97.5%	- 0.2%

Single-Family Homes

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	96.2%	96.7%	+ 0.5%
3 Bedrooms	98.2%	97.6%	- 0.6%
4 Bedrooms or More	97.3%	97.6%	+ 0.3%
All Bedroom Counts	97.7%	97.4%	- 0.3%

Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	97.9%	100.6%	+ 2.8%
\$150,001 to \$250,000	98.2%	98.6%	+ 0.4%
\$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	--	--	--
All Price Ranges	98.1%	99.3%	+ 1.2%

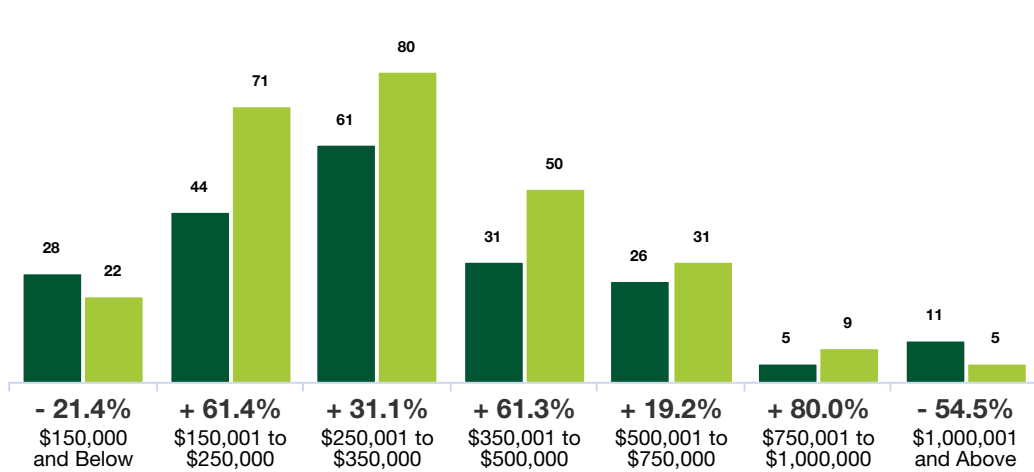
Inventory of Homes for Sale



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

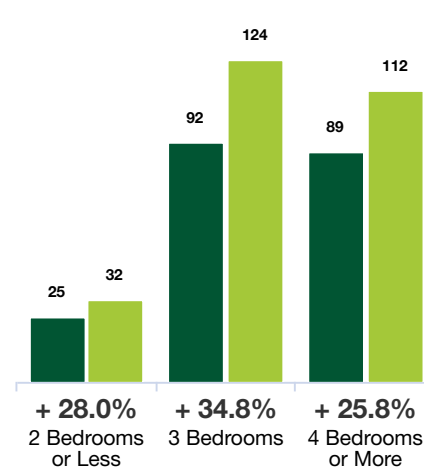
By Price Range

■ 3-2023 ■ 3-2024



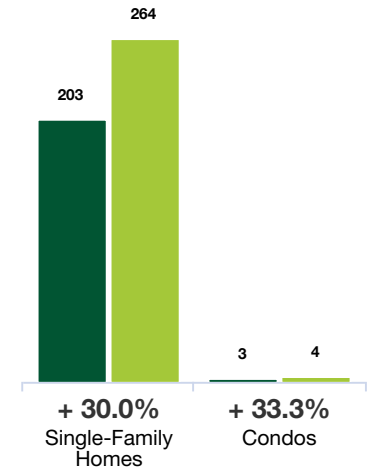
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	28	22	- 21.4%
\$150,001 to \$250,000	44	71	+ 61.4%
\$250,001 to \$350,000	61	80	+ 31.1%
\$350,001 to \$500,000	31	50	+ 61.3%
\$500,001 to \$750,000	26	31	+ 19.2%
\$750,001 to \$1,000,000	5	9	+ 80.0%
\$1,000,001 and Above	11	5	- 54.5%
All Price Ranges	206	268	+ 30.1%

Single-Family Homes

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	28	21	- 25.0%
\$150,001 to \$250,000	41	69	+ 68.3%
\$250,001 to \$350,000	61	79	+ 29.5%
\$350,001 to \$500,000	31	50	+ 61.3%
\$500,001 to \$750,000	26	31	+ 19.2%
\$750,001 to \$1,000,000	5	9	+ 80.0%
\$1,000,001 and Above	11	5	- 54.5%
All Price Ranges	203	264	+ 30.0%

Condos

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	0	1	--
3 Bedrooms	3	2	- 33.3%
4 Bedrooms or More	0	1	--
All Bedroom Counts	3	4	+ 33.3%

By Bedroom Count

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	25	32	+ 28.0%
3 Bedrooms	92	124	+ 34.8%
4 Bedrooms or More	89	112	+ 25.8%
All Bedroom Counts	206	268	+ 30.1%

By Property Type

By Property Type	3-2023	3-2024	Change
Single-Family Homes	24	29	+ 20.8%
Condos	90	123	+ 36.7%
All Property Types	89	112	+ 25.8%
All Property Types	203	264	+ 30.0%

Months Supply of Inventory

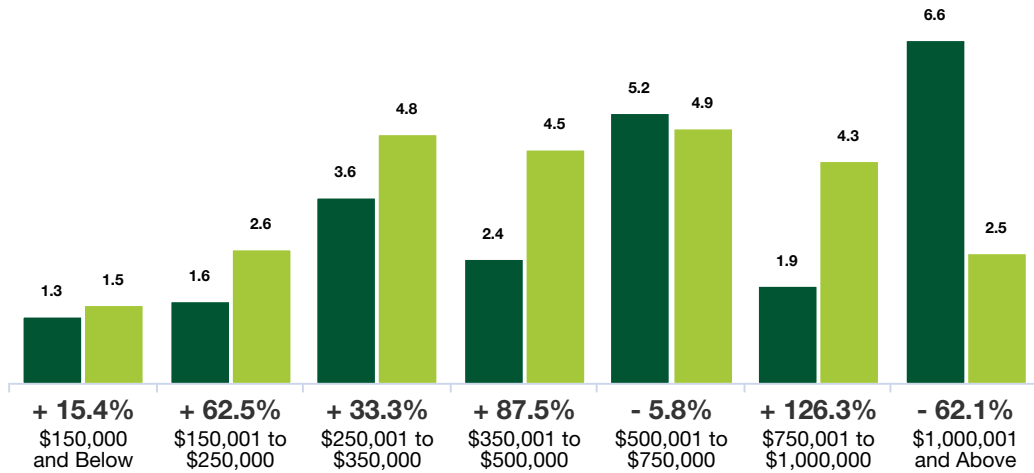


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

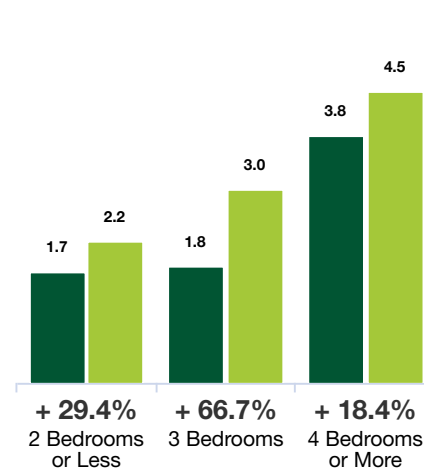
By Price Range

■ 3-2023 ■ 3-2024



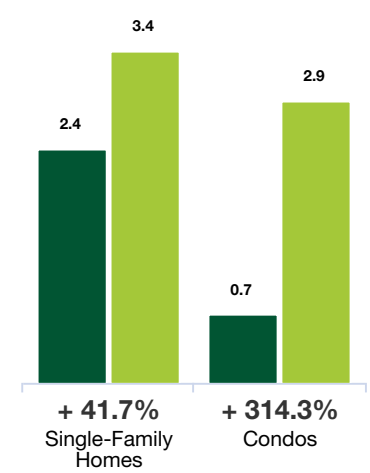
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	1.3	1.5	+ 15.4%
\$150,001 to \$250,000	1.6	2.6	+ 62.5%
\$250,001 to \$350,000	3.6	4.8	+ 33.3%
\$350,001 to \$500,000	2.4	4.5	+ 87.5%
\$500,001 to \$750,000	5.2	4.9	- 5.8%
\$750,001 to \$1,000,000	1.9	4.3	+ 126.3%
\$1,000,001 and Above	6.6	2.5	- 62.1%
All Price Ranges	2.3	3.4	+ 47.8%

Single-Family Homes

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	1.4	1.5	+ 7.1%
\$150,001 to \$250,000	1.5	2.6	+ 73.3%
\$250,001 to \$350,000	3.6	4.8	+ 33.3%
\$350,001 to \$500,000	2.5	4.5	+ 80.0%
\$500,001 to \$750,000	5.2	4.9	- 5.8%
\$750,001 to \$1,000,000	1.9	4.3	+ 126.3%
\$1,000,001 and Above	6.6	2.5	- 62.1%
All Price Ranges	2.4	3.4	+ 41.7%

Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	--	1.0	--
\$150,001 to \$250,000	1.5	1.6	+ 6.7%
\$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	--	--	--
All Price Ranges	0.7	2.9	+ 314.3%

By Bedroom Count

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	1.7	2.2	+ 29.4%
3 Bedrooms	1.8	3.0	+ 66.7%
4 Bedrooms or More	3.8	4.5	+ 18.4%
All Bedroom Counts	2.3	3.4	+ 47.8%

Single-Family Homes

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	2.0	2.1	+ 5.0%
3 Bedrooms	1.8	3.0	+ 66.7%
4 Bedrooms or More	3.8	4.5	+ 18.4%
All Bedroom Counts	2.4	3.4	+ 41.7%

Condos

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	0.3	2.2	+ 633.3%
3 Bedrooms	1.1	0.8	- 27.3%
4 Bedrooms or More	--	--	--
All Bedroom Counts	0.7	2.9	+ 314.3%