

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2024

U.S. sales of new residential homes are on the rise again, following a dip in activity the previous month. According to the Census Bureau, new-home sales climbed 8.8% month-over-month to a seasonally adjusted annual rate of 693,000 units, the highest level since last September. New-home sales were up in all four regions, but were highest in the Northeast, where sales jumped 27.8% from the previous month. For the 12-month period spanning May 2023 through April 2024, Pending Sales in the Greenwood Association of REALTORS® region softened 8.8 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales improved 81.8 percent.

The overall Median Sales Price increased 11.4 percent to \$245,000. The property type with the largest gain was the Condos segment, where prices went up 18.5 percent to \$174,125. 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 134 days.

Market-wide, inventory levels improved 49.5 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 50.0 percent. That amounts to 3.6 months of inventory for Single-Family Homes and 2.1 months of inventory for Condos.

Quick Facts

+ 81.8%

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

+ 1.7%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

- 6.1%

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



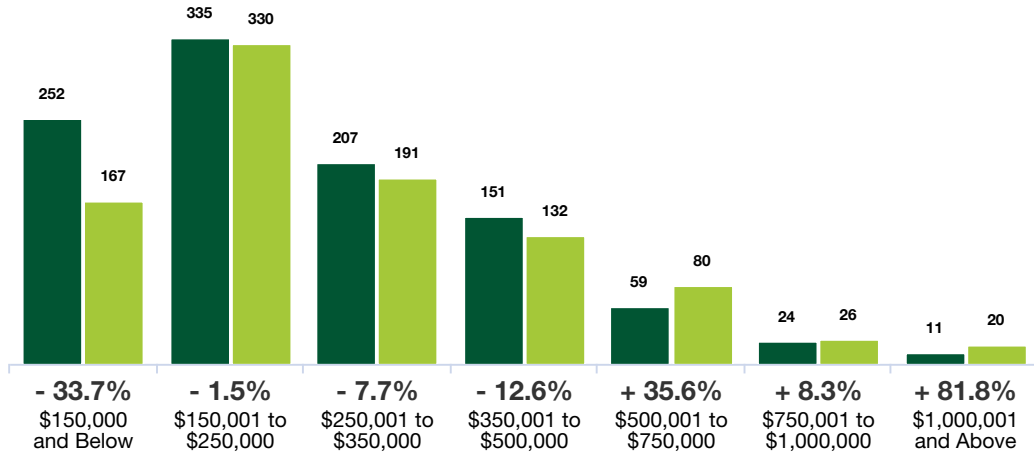
Pending Sales

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



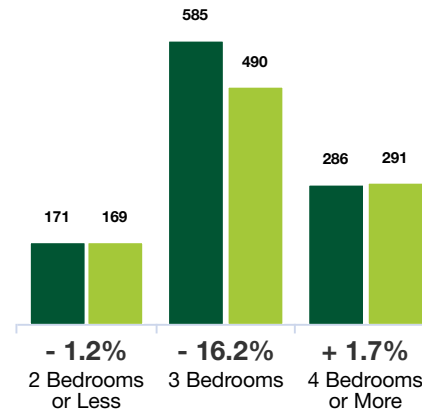
By Price Range

■ 4-2023 ■ 4-2024



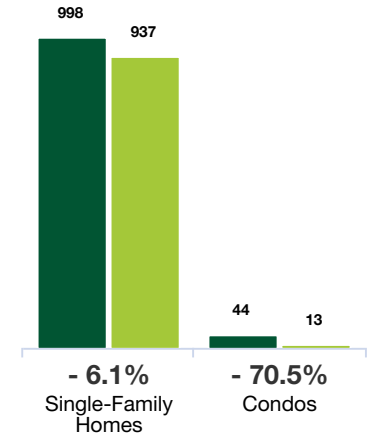
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	252	167	- 33.7%
\$150,001 to \$250,000	335	330	- 1.5%
\$250,001 to \$350,000	207	191	- 7.7%
\$350,001 to \$500,000	151	132	- 12.6%
\$500,001 to \$750,000	59	80	+ 35.6%
\$750,001 to \$1,000,000	24	26	+ 8.3%
\$1,000,001 and Above	11	20	+ 81.8%
All Price Ranges	1,042	950	- 8.8%

Single-Family Homes

	4-2023	4-2024	Change
2 Bedrooms or Less	226	164	- 27.4%
3 Bedrooms	320	322	+ 0.6%
4 Bedrooms or More	205	190	- 7.3%
Condos	2	1	- 50.0%
Single-Family Homes	150	131	- 12.7%
Condos	1	1	0.0%
Single-Family Homes	59	80	+ 35.6%
Condos	0	0	0.0%
Single-Family Homes	24	26	+ 8.3%
Condos	0	0	0.0%
Single-Family Homes	11	20	+ 81.8%
Condos	0	0	0.0%
All Single-Family Homes	998	937	- 6.1%

Condos

	4-2023	4-2024	Change
2 Bedrooms or Less	26	3	- 88.5%
3 Bedrooms	15	8	- 46.7%
4 Bedrooms or More	2	1	- 50.0%
Condos	2	1	- 50.0%
Single-Family Homes	1	1	0.0%
Condos	1	1	0.0%
Single-Family Homes	0	0	0.0%
Condos	0	0	0.0%
Single-Family Homes	0	0	0.0%
Condos	0	0	0.0%
Single-Family Homes	0	0	0.0%
Condos	0	0	0.0%
All Condos	44	13	- 70.5%

By Bedroom Count

	4-2023	4-2024	Change
2 Bedrooms or Less	171	169	- 1.2%
3 Bedrooms	585	490	- 16.2%
4 Bedrooms or More	286	291	+ 1.7%
All Bedroom Counts	1,042	950	- 8.8%

Single-Family Homes

	4-2023	4-2024	Change
2 Bedrooms or Less	142	161	+ 13.4%
3 Bedrooms	572	485	- 15.2%
4 Bedrooms or More	284	291	+ 2.5%
All Single-Family Homes	998	937	- 6.1%

Condos

	4-2023	4-2024	Change
2 Bedrooms or Less	29	8	- 72.4%
3 Bedrooms	13	5	- 61.5%
4 Bedrooms or More	2	0	- 100.0%
All Condos	44	13	- 70.5%

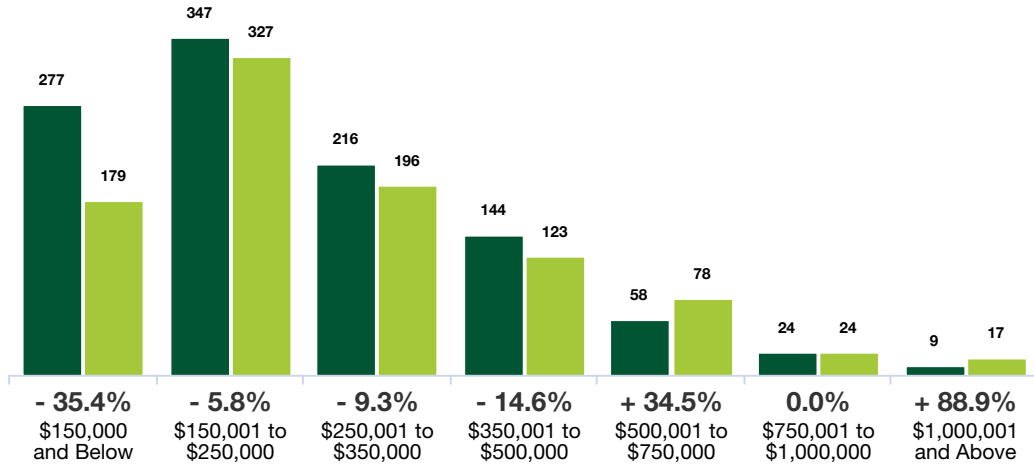
Closed Sales

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



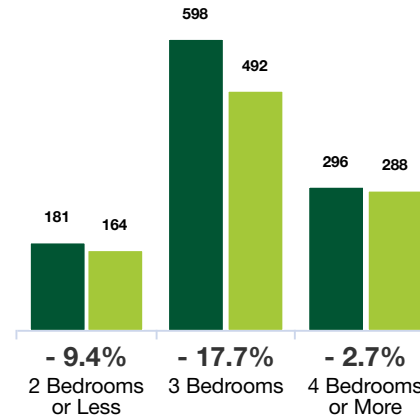
By Price Range

■ 4-2023 ■ 4-2024



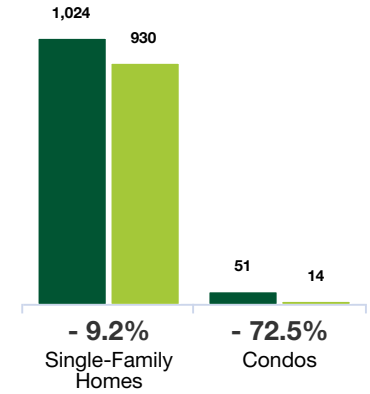
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	277	179	- 35.4%
\$150,001 to \$250,000	347	327	- 5.8%
\$250,001 to \$350,000	216	196	- 9.3%
\$350,001 to \$500,000	144	123	- 14.6%
\$500,001 to \$750,000	58	78	+ 34.5%
\$750,001 to \$1,000,000	24	24	0.0%
\$1,000,001 and Above	9	17	+ 88.9%
All Price Ranges	1,075	944	- 12.2%

Single-Family Homes

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	147	156	+ 6.1%
3 Bedrooms	583	486	- 16.6%
4 Bedrooms or More	294	288	- 2.0%
All Bedroom Counts	1,024	930	- 9.2%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	31	4	- 87.1%
\$150,001 to \$250,000	16	8	- 50.0%
\$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%
All Price Ranges	51	14	- 72.5%

By Bedroom Count

By Price Range	4-2023	4-2024	Change
2 Bedrooms or Less	181	164	- 9.4%
3 Bedrooms	598	492	- 17.7%
4 Bedrooms or More	296	288	- 2.7%
All Bedroom Counts	1,075	944	- 12.2%

By Property Type

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	147	156	+ 6.1%
3 Bedrooms	583	486	- 16.6%
4 Bedrooms or More	294	288	- 2.0%
All Bedroom Counts	1,024	930	- 9.2%

Days On Market Until Sale

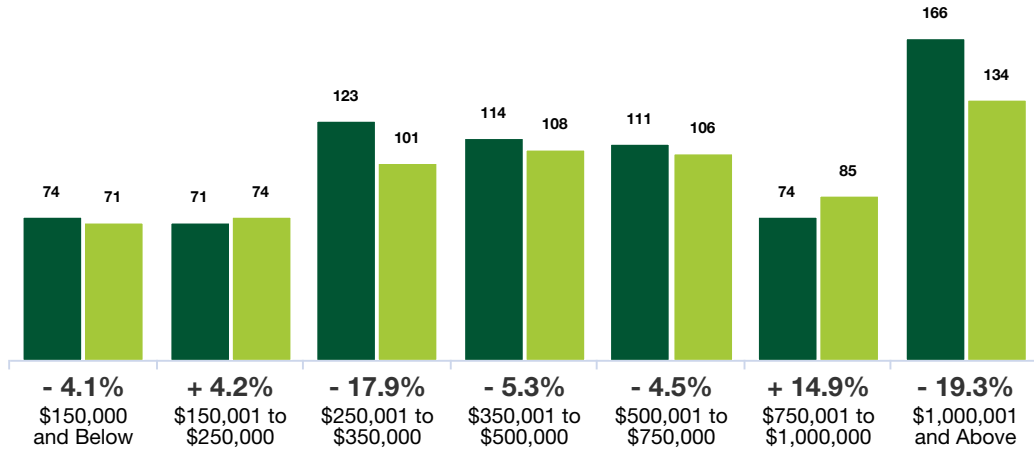
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



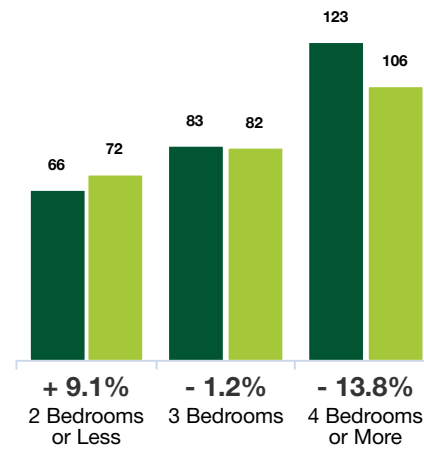
By Price Range

■ 4-2023 ■ 4-2024



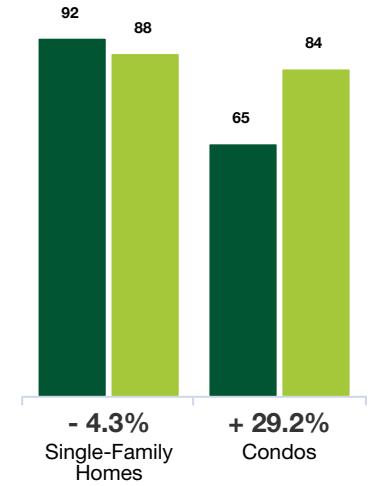
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	74	71	- 4.1%
\$150,001 to \$250,000	71	74	+ 4.2%
\$250,001 to \$350,000	123	101	- 17.9%
\$350,001 to \$500,000	114	108	- 5.3%
\$500,001 to \$750,000	111	106	- 4.5%
\$750,001 to \$1,000,000	74	85	+ 14.9%
\$1,000,001 and Above	166	134	- 19.3%
All Price Ranges	91	87	- 4.4%

Single-Family Homes

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	76	70	- 7.9%
\$150,001 to \$250,000	71	74	+ 4.2%
\$250,001 to \$350,000	124	101	- 18.5%
\$350,001 to \$500,000	114	109	- 4.4%
\$500,001 to \$750,000	111	106	- 4.5%
\$750,001 to \$1,000,000	74	85	+ 14.9%
\$1,000,001 and Above	166	134	- 19.3%
All Price Ranges	92	88	- 4.3%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	58	130	+ 124.1%
\$150,001 to \$250,000	71	70	- 1.4%
\$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	65	84	+ 29.2%

By Bedroom Count

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	66	72	+ 9.1%
3 Bedrooms	83	82	- 1.2%
4 Bedrooms or More	123	106	- 13.8%
All Bedroom Counts	91	87	- 4.4%

Single-Family Homes

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	67	70	+ 4.5%
3 Bedrooms	83	82	- 1.2%
4 Bedrooms or More	124	106	- 14.5%
All Bedroom Counts	92	88	- 4.3%

Condos

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	58	98	+ 69.0%
3 Bedrooms	81	64	- 21.0%
4 Bedrooms or More	70	--	--
All Bedroom Counts	65	84	+ 29.2%

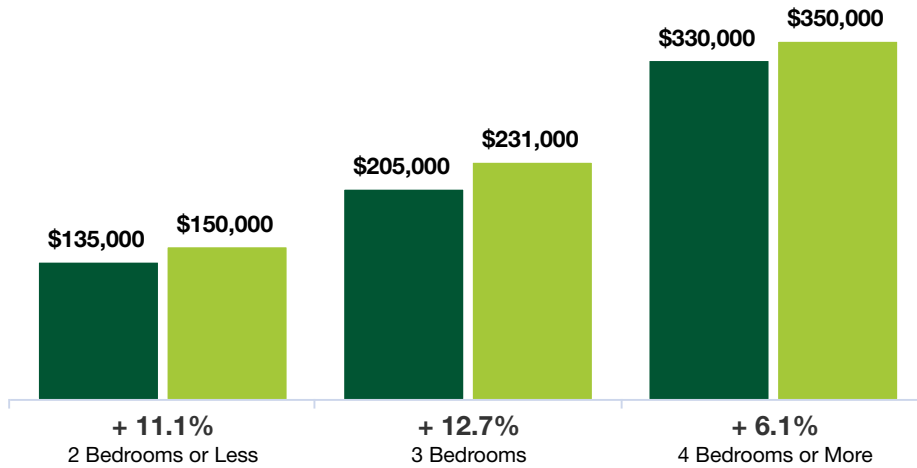
Median Sales Price

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



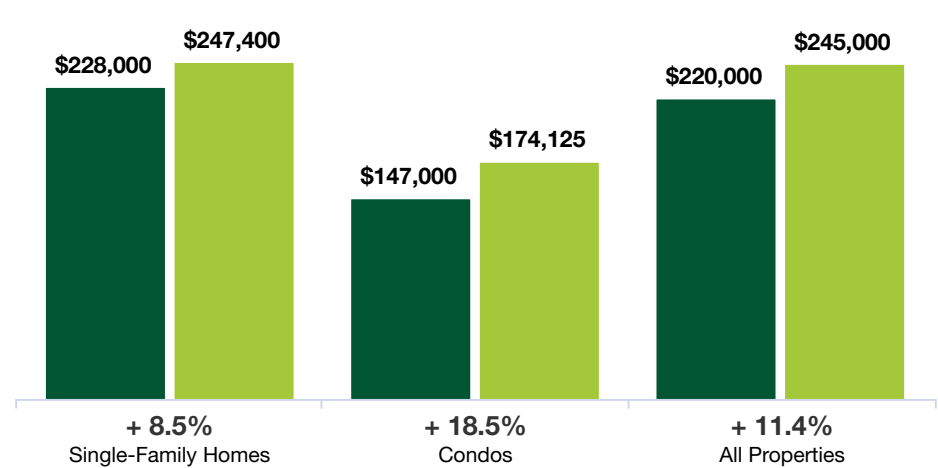
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Bedroom Count

	4-2023	4-2024	Change
2 Bedrooms or Less	\$135,000	\$150,000	+ 11.1%
3 Bedrooms	\$205,000	\$231,000	+ 12.7%
4 Bedrooms or More	\$330,000	\$350,000	+ 6.1%
All Bedroom Counts	\$220,000	\$245,000	+ 11.4%

Single-Family Homes

	4-2023	4-2024	Change
Single-Family Homes	\$132,000	\$149,750	+ 13.4%
	\$205,500	\$231,000	+ 12.4%
	\$331,900	\$350,000	+ 5.5%
All Single-Family Homes	\$228,000	\$247,400	+ 8.5%

Condos

	4-2023	4-2024	Change
Condos	\$144,000	\$154,950	+ 7.6%
	\$193,215	\$231,950	+ 20.0%
	\$275,000	--	--
All Condos	\$147,000	\$174,125	+ 18.5%

Percent of List Price Received

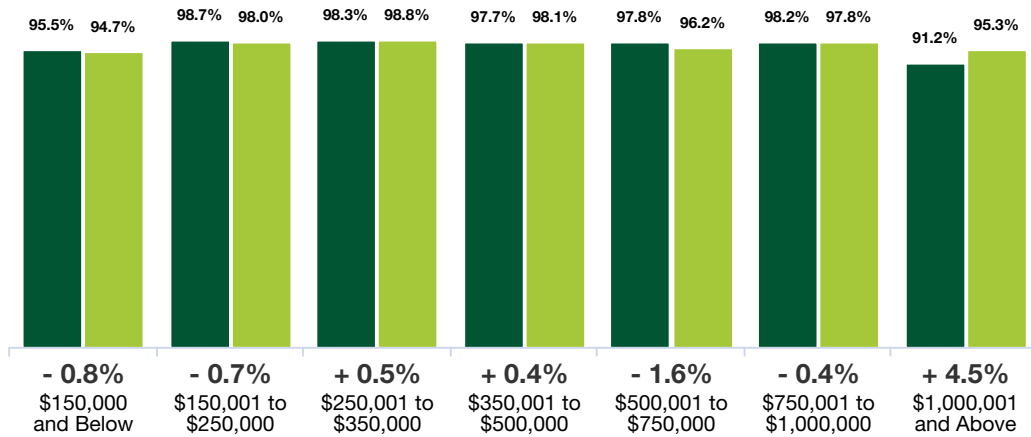


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

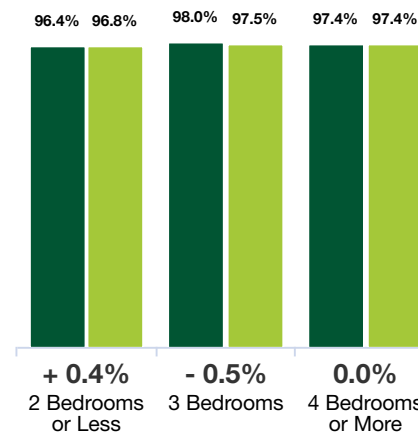
By Price Range

■ 4-2023 ■ 4-2024



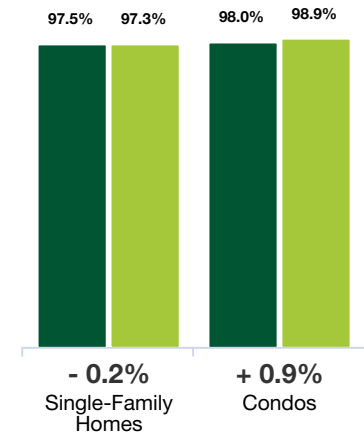
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	95.5%	94.7%	- 0.8%
\$150,001 to \$250,000	98.7%	98.0%	- 0.7%
\$250,001 to \$350,000	98.3%	98.8%	+ 0.5%
\$350,001 to \$500,000	97.7%	98.1%	+ 0.4%
\$500,001 to \$750,000	97.8%	96.2%	- 1.6%
\$750,001 to \$1,000,000	98.2%	97.8%	- 0.4%
\$1,000,001 and Above	91.2%	95.3%	+ 4.5%
All Price Ranges	97.6%	97.4%	- 0.2%

Single-Family Homes

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	96.4%	96.8%	+ 0.4%
3 Bedrooms	98.0%	97.5%	- 0.5%
4 Bedrooms or More	97.4%	97.4%	0.0%
All Bedroom Counts	97.6%	97.3%	- 0.2%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	95.3%	94.6%	- 0.7%
\$150,001 to \$250,000	98.7%	98.0%	- 0.7%
\$250,001 to \$350,000	98.3%	98.8%	+ 0.5%
\$350,001 to \$500,000	97.7%	98.1%	+ 0.4%
\$500,001 to \$750,000	97.8%	96.2%	- 1.6%
\$750,001 to \$1,000,000	98.2%	97.8%	- 0.4%
\$1,000,001 and Above	91.2%	95.3%	+ 4.5%
All Price Ranges	97.5%	97.3%	- 0.2%

By Bedroom Count

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	97.6%	100.7%	+ 3.2%
\$150,001 to \$250,000	98.6%	98.1%	- 0.5%
\$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	98.0%	98.9%	+ 0.9%

By Property Type

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	96.0%	96.6%	+ 0.6%
3 Bedrooms	98.0%	97.5%	- 0.5%
4 Bedrooms or More	97.4%	97.4%	0.0%
All Bedroom Counts	97.5%	97.3%	- 0.2%

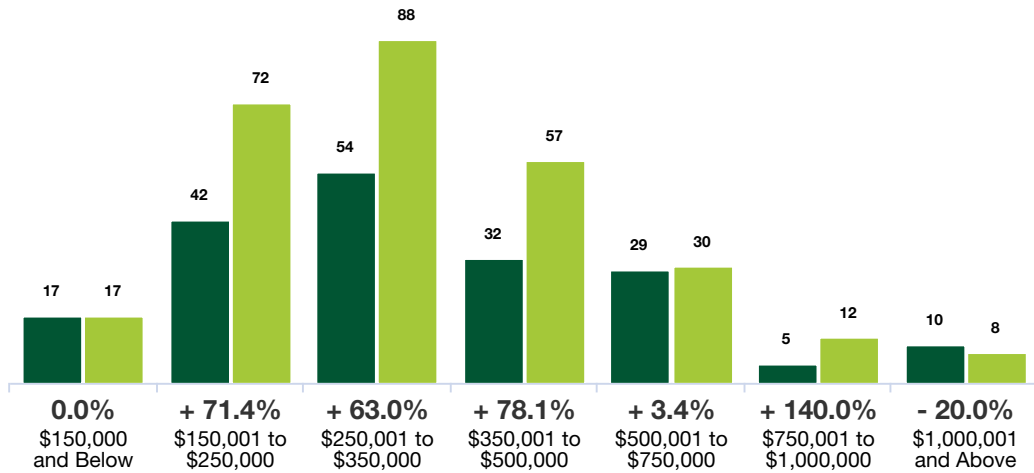
Inventory of Homes for Sale



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

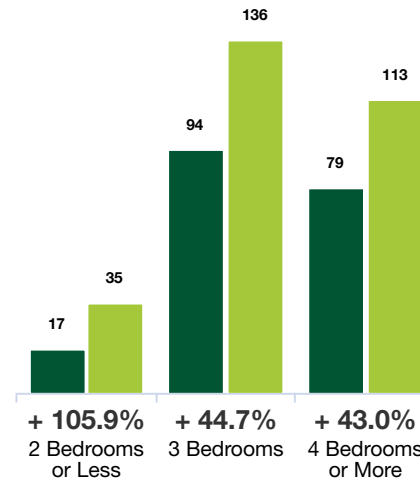
By Price Range

■ 4-2023 ■ 4-2024



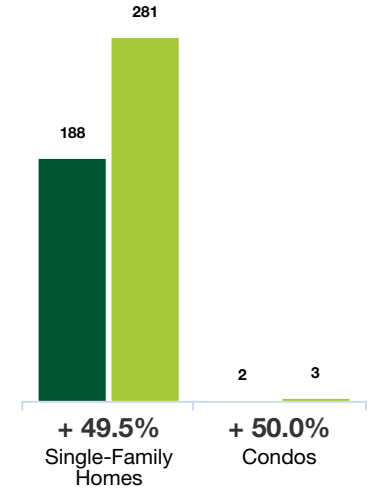
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	17	17	0.0%
\$150,001 to \$250,000	42	72	+ 71.4%
\$250,001 to \$350,000	54	88	+ 63.0%
\$350,001 to \$500,000	32	57	+ 78.1%
\$500,001 to \$750,000	29	30	+ 3.4%
\$750,001 to \$1,000,000	5	12	+ 140.0%
\$1,000,001 and Above	10	8	- 20.0%
All Price Ranges	190	284	+ 49.5%

Single-Family Homes

	4-2023	4-2024	Change	4-2023	4-2024	Change
\$150,000 and Below	17	16	- 5.9%	0	1	--
\$150,001 to \$250,000	40	71	+ 77.5%	2	1	- 50.0%
\$250,001 to \$350,000	54	87	+ 61.1%	0	1	--
\$350,001 to \$500,000	32	57	+ 78.1%	0	0	0.0%
\$500,001 to \$750,000	29	30	+ 3.4%	0	0	0.0%
\$750,001 to \$1,000,000	5	12	+ 140.0%	0	0	0.0%
\$1,000,001 and Above	10	8	- 20.0%	0	0	0.0%
All Price Ranges	188	281	+ 49.5%	2	3	+ 50.0%

Condos

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	17	35	+ 105.9%
3 Bedrooms	94	136	+ 44.7%
4 Bedrooms or More	79	113	+ 43.0%
All Bedroom Counts	190	284	+ 49.5%

	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	16	33	+ 106.2%	1	2	+ 100.0%
3 Bedrooms	93	135	+ 45.2%	1	1	0.0%
4 Bedrooms or More	79	113	+ 43.0%	0	0	0.0%
All Bedroom Counts	188	281	+ 49.5%	2	3	+ 50.0%

Months Supply of Inventory

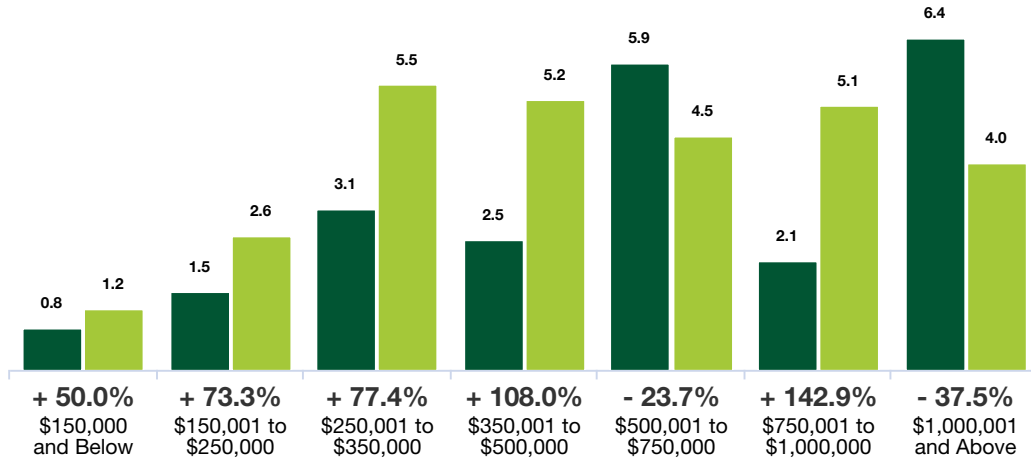
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



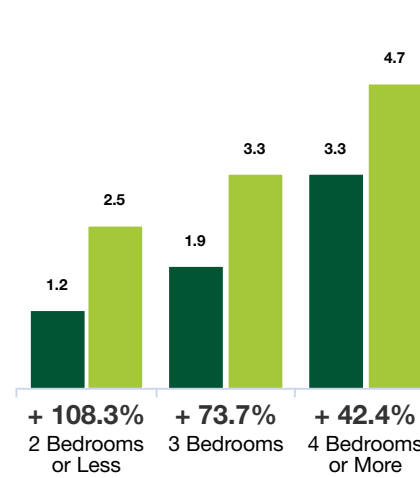
By Price Range

■ 4-2023 ■ 4-2024



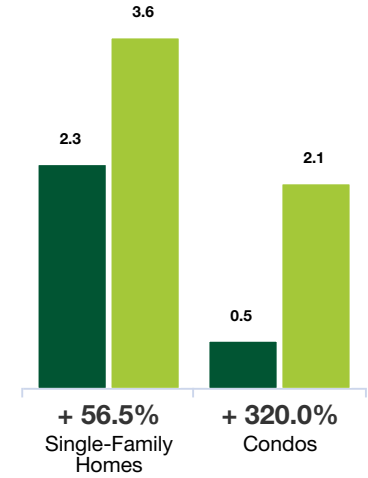
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$150,000 and Below	0.8	1.2	+ 50.0%	0.9	1.2	+ 33.3%	--	1.0	--
\$150,001 to \$250,000	1.5	2.6	+ 73.3%	1.5	2.6	+ 73.3%	1.1	0.8	- 27.3%
\$250,001 to \$350,000	3.1	5.5	+ 77.4%	3.2	5.5	+ 71.9%	--	1.0	--
\$350,001 to \$500,000	2.5	5.2	+ 108.0%	2.6	5.2	+ 100.0%	--	--	--
\$500,001 to \$750,000	5.9	4.5	- 23.7%	5.9	4.5	- 23.7%	--	--	--
\$750,001 to \$1,000,000	2.1	5.1	+ 142.9%	2.1	5.1	+ 142.9%	--	--	--
\$1,000,001 and Above	6.4	4.0	- 37.5%	6.4	4.0	- 37.5%	--	--	--
All Price Ranges	2.2	3.6	+ 63.6%	2.3	3.6	+ 56.5%	0.5	2.1	+ 320.0%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	1.2	2.5	+ 108.3%	1.4	2.5	+ 78.6%	0.3	1.5	+ 400.0%
3 Bedrooms	1.9	3.3	+ 73.7%	2.0	3.3	+ 65.0%	0.6	0.8	+ 33.3%
4 Bedrooms or More	3.3	4.7	+ 42.4%	3.3	4.7	+ 42.4%	--	--	--
All Bedroom Counts	2.2	3.6	+ 63.6%	2.3	3.6	+ 56.5%	0.5	2.1	+ 320.0%