

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2024

Sales of newly built homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 634,000, according to the U.S. Census Bureau, a 7.7% decrease from the same time last year. Demand for new homes softened due to higher sales prices, elevated mortgage rates, and an increase in existing-home supply, leading builder confidence to decline for the first time since November, according to the NAHB / Wells Fargo Housing Market Index (HMI). For the 12-month period spanning June 2023 through May 2024, Pending Sales in the Greenwood Association of REALTORS® region were down 5.9 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales increased 69.2 percent.

The overall Median Sales Price went up 8.7 percent to \$244,600. The property type with the largest gain was the Condos segment, where prices improved 18.1 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 117 days.

Market-wide, inventory levels increased 30.7 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 3.3 months of inventory for Single-Family Homes and 4.5 months of inventory for Condos.

Quick Facts

+ 69.2%

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

+ 7.1%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

- 3.1%

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



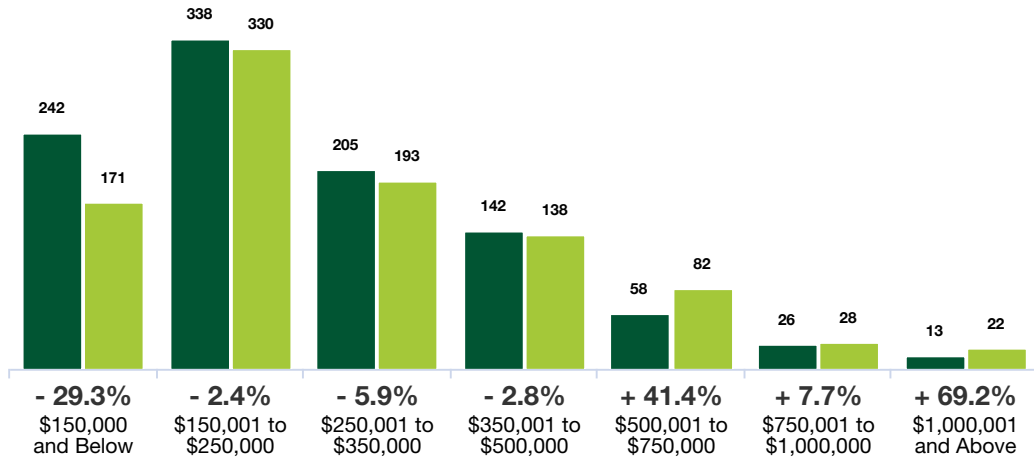
Pending Sales

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



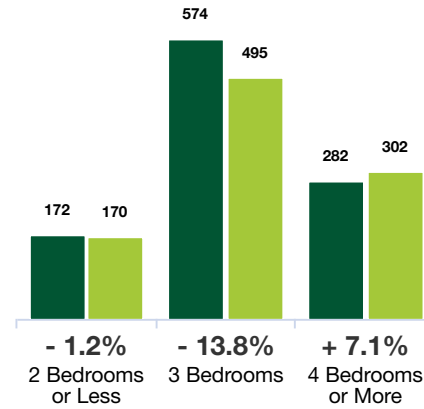
By Price Range

■ 5-2023 ■ 5-2024



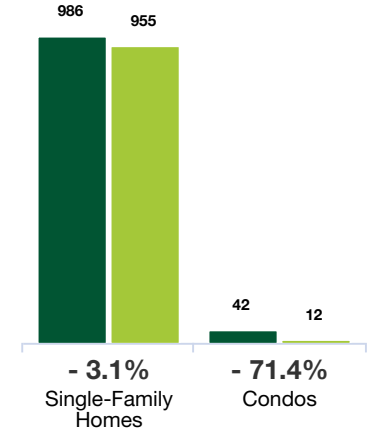
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	242	171	- 29.3%
\$150,001 to \$250,000	338	330	- 2.4%
\$250,001 to \$350,000	205	193	- 5.9%
\$350,001 to \$500,000	142	138	- 2.8%
\$500,001 to \$750,000	58	82	+ 41.4%
\$750,001 to \$1,000,000	26	28	+ 7.7%
\$1,000,001 and Above	13	22	+ 69.2%
All Price Ranges	1,028	967	- 5.9%

Single-Family Homes

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	172	170	- 1.2%
3 Bedrooms	574	495	- 13.8%
4 Bedrooms or More	282	302	+ 7.1%
All Bedroom Counts	986	955	- 3.1%

Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	24	3	- 87.5%
\$150,001 to \$250,000	16	7	- 56.2%
\$250,001 to \$350,000	1	1	0.0%
\$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%
All Price Ranges	42	12	- 71.4%

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	172	170	- 1.2%
3 Bedrooms	574	495	- 13.8%
4 Bedrooms or More	282	302	+ 7.1%
All Bedroom Counts	1,028	967	- 5.9%

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	218	168	- 22.9%
\$150,001 to \$250,000	322	323	+ 0.3%
\$250,001 to \$350,000	204	192	- 5.9%
\$350,001 to \$500,000	141	137	- 2.8%
\$500,001 to \$750,000	58	82	+ 41.4%
\$750,001 to \$1,000,000	26	28	+ 7.7%
\$1,000,001 and Above	13	22	+ 69.2%
All Price Ranges	986	955	- 3.1%

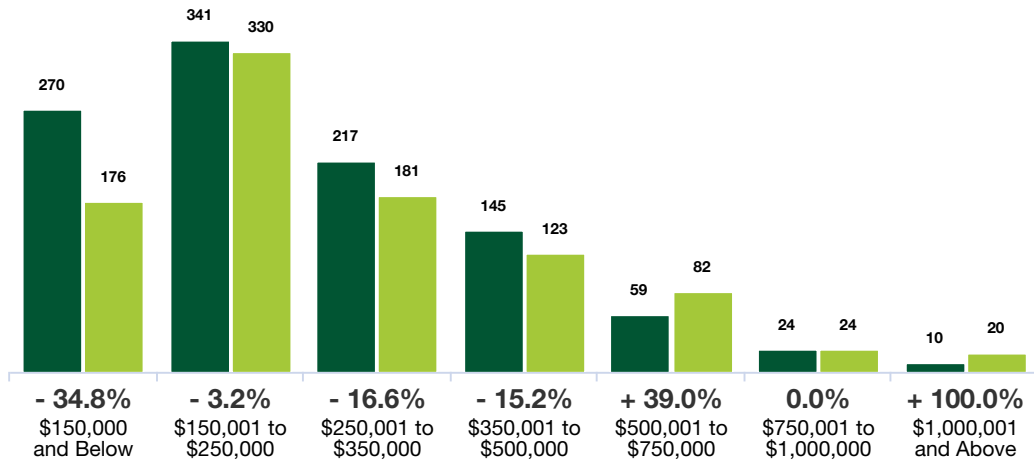
Closed Sales

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



By Price Range

■ 5-2023 ■ 5-2024



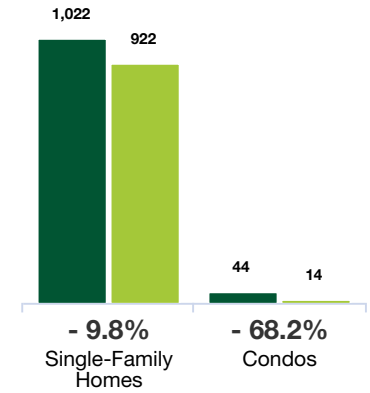
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
\$150,000 and Below	270	176	- 34.8%	244	172	- 29.5%	26	4	- 84.6%
\$150,001 to \$250,000	341	330	- 3.2%	326	322	- 1.2%	15	8	- 46.7%
\$250,001 to \$350,000	217	181	- 16.6%	214	180	- 15.9%	3	1	- 66.7%
\$350,001 to \$500,000	145	123	- 15.2%	145	122	- 15.9%	0	1	--
\$500,001 to \$750,000	59	82	+ 39.0%	59	82	+ 39.0%	0	0	0.0%
\$750,001 to \$1,000,000	24	24	0.0%	24	24	0.0%	0	0	0.0%
\$1,000,001 and Above	10	20	+ 100.0%	10	20	+ 100.0%	0	0	0.0%
All Price Ranges	1,066	936	- 12.2%	1,022	922	- 9.8%	44	14	- 68.2%
By Bedroom Count	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
2 Bedrooms or Less	171	169	- 1.2%	142	161	+ 13.4%	29	8	- 72.4%
3 Bedrooms	599	478	- 20.2%	586	472	- 19.5%	13	6	- 53.8%
4 Bedrooms or More	296	289	- 2.4%	294	289	- 1.7%	2	0	- 100.0%
All Bedroom Counts	1,066	936	- 12.2%	1,022	922	- 9.8%	44	14	- 68.2%

Days On Market Until Sale

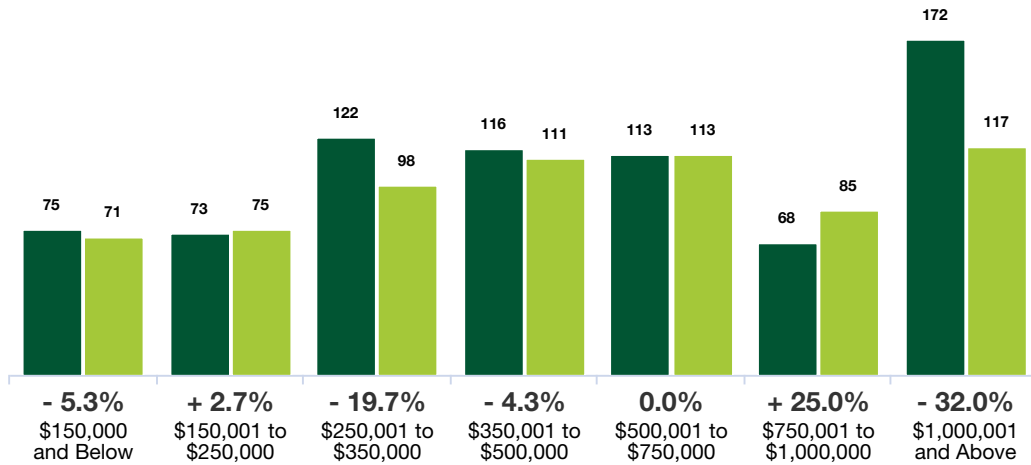
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



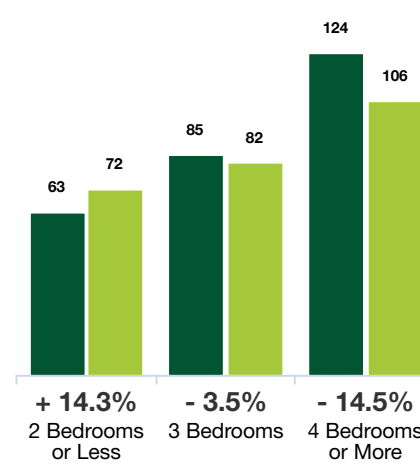
By Price Range

■ 5-2023 ■ 5-2024



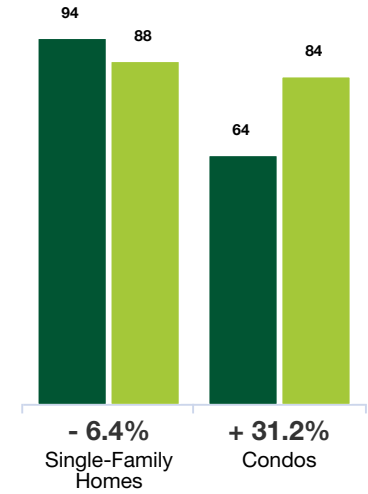
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	75	71	- 5.3%
\$150,001 to \$250,000	73	75	+ 2.7%
\$250,001 to \$350,000	122	98	- 19.7%
\$350,001 to \$500,000	116	111	- 4.3%
\$500,001 to \$750,000	113	113	0.0%
\$750,001 to \$1,000,000	68	85	+ 25.0%
\$1,000,001 and Above	172	117	- 32.0%
All Price Ranges	92	88	- 4.3%

Single-Family Homes

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	77	70	- 9.1%
\$150,001 to \$250,000	73	75	+ 2.7%
\$250,001 to \$350,000	122	99	- 18.9%
\$350,001 to \$500,000	116	111	- 4.3%
\$500,001 to \$750,000	113	113	0.0%
\$750,001 to \$1,000,000	68	85	+ 25.0%
\$1,000,001 and Above	172	117	- 32.0%
All Price Ranges	94	88	- 6.4%

Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	58	130	+ 124.1%
\$150,001 to \$250,000	73	70	- 4.1%
\$250,001 to \$350,000	77	37	- 51.9%
\$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	64	84	+ 31.2%

By Bedroom Count

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	63	72	+ 14.3%
3 Bedrooms	85	82	- 3.5%
4 Bedrooms or More	124	106	- 14.5%
All Bedroom Counts	92	88	- 4.3%

Single-Family Homes

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	65	71	+ 9.2%
3 Bedrooms	85	83	- 2.4%
4 Bedrooms or More	124	106	- 14.5%
All Bedroom Counts	94	88	- 6.4%

Condos

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	55	98	+ 78.2%
3 Bedrooms	83	64	- 22.9%
4 Bedrooms or More	70	--	--
All Bedroom Counts	64	84	+ 31.2%

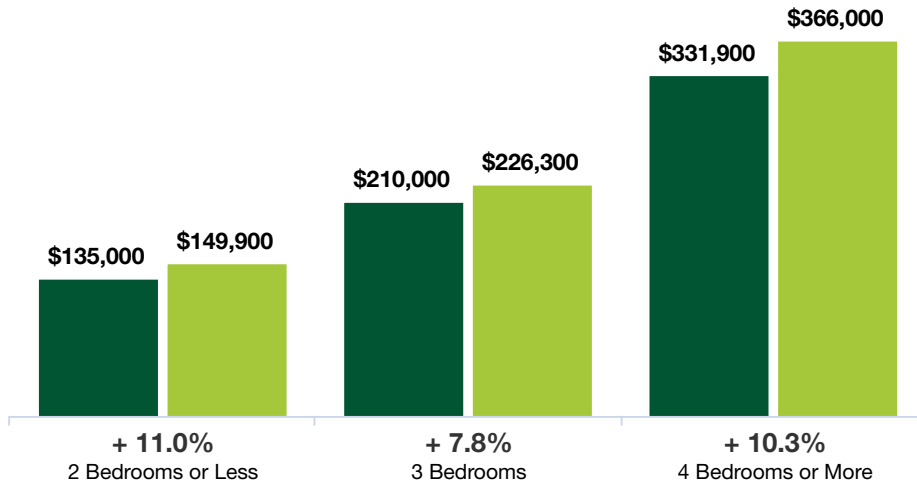
Median Sales Price

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



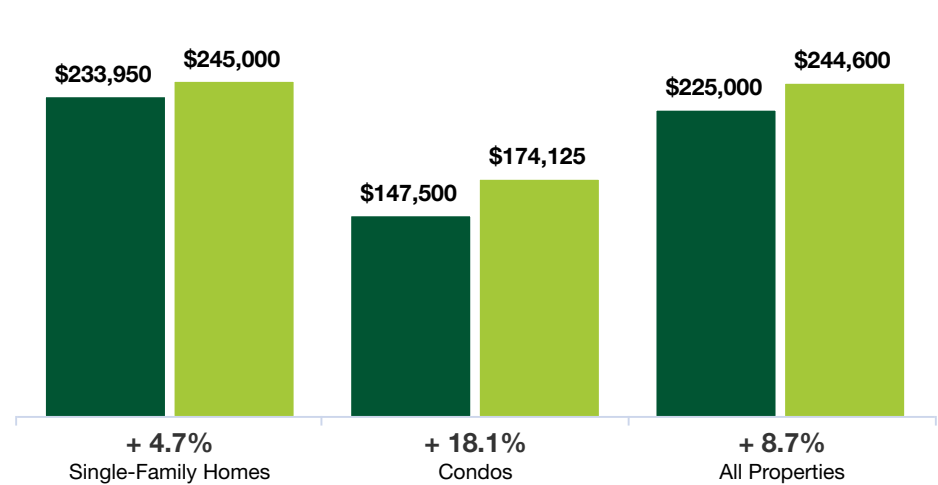
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



All Properties

By Bedroom Count

	5-2023	5-2024	Change
2 Bedrooms or Less	\$135,000	\$149,900	+ 11.0%
3 Bedrooms	\$210,000	\$226,300	+ 7.8%
4 Bedrooms or More	\$331,900	\$366,000	+ 10.3%
All Bedroom Counts	\$225,000	\$244,600	+ 8.7%

Single-Family Homes

	5-2023	5-2024	Change
Single-Family Homes	\$233,950	\$245,000	+ 4.7%

Condos

	5-2023	5-2024	Change
Condos	\$147,500	\$174,125	+ 18.1%

Percent of List Price Received

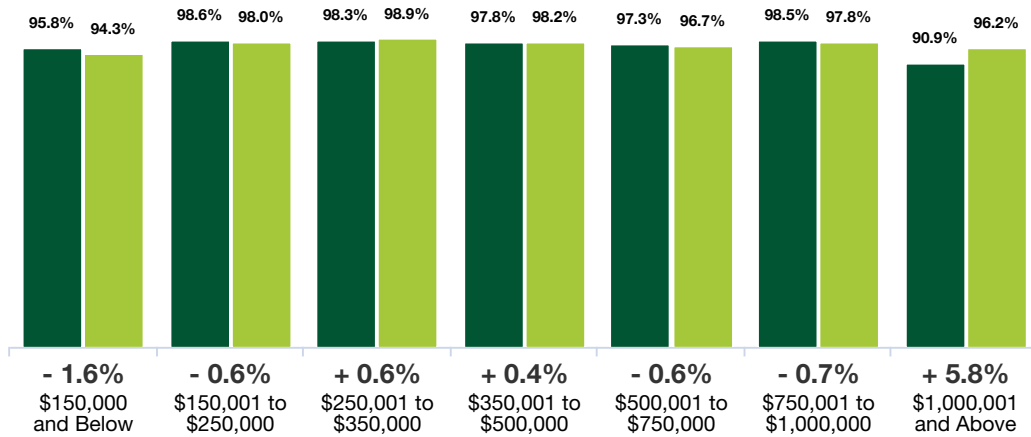


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

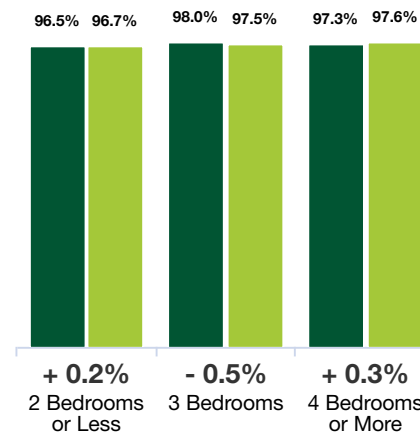
By Price Range

■ 5-2023 ■ 5-2024



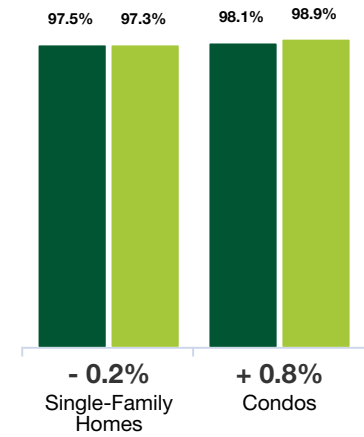
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
\$150,000 and Below	95.8%	94.3%	- 1.6%	95.6%	94.2%	- 1.5%	97.6%	100.7%	+ 3.2%
\$150,001 to \$250,000	98.6%	98.0%	- 0.6%	98.6%	98.0%	- 0.6%	98.9%	98.1%	- 0.8%
\$250,001 to \$350,000	98.3%	98.9%	+ 0.6%	98.3%	98.9%	+ 0.6%	98.3%	100.0%	+ 1.7%
\$350,001 to \$500,000	97.8%	98.2%	+ 0.4%	97.8%	98.2%	+ 0.4%	--	97.6%	--
\$500,001 to \$750,000	97.3%	96.7%	- 0.6%	97.3%	96.7%	- 0.6%	--	--	--
\$750,001 to \$1,000,000	98.5%	97.8%	- 0.7%	98.5%	97.8%	- 0.7%	--	--	--
\$1,000,001 and Above	90.9%	96.2%	+ 5.8%	90.9%	96.2%	+ 5.8%	--	--	--
All Price Ranges	97.6%	97.3%	- 0.3%	97.5%	97.3%	- 0.2%	98.1%	98.9%	+ 0.8%
By Bedroom Count	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
2 Bedrooms or Less	96.5%	96.7%	+ 0.2%	96.2%	96.5%	+ 0.3%	98.3%	100.4%	+ 2.1%
3 Bedrooms	98.0%	97.5%	- 0.5%	98.0%	97.5%	- 0.5%	97.8%	96.9%	- 0.9%
4 Bedrooms or More	97.3%	97.6%	+ 0.3%	97.3%	97.6%	+ 0.3%	96.5%	--	--
All Bedroom Counts	97.6%	97.3%	- 0.3%	97.5%	97.3%	- 0.2%	98.1%	98.9%	+ 0.8%

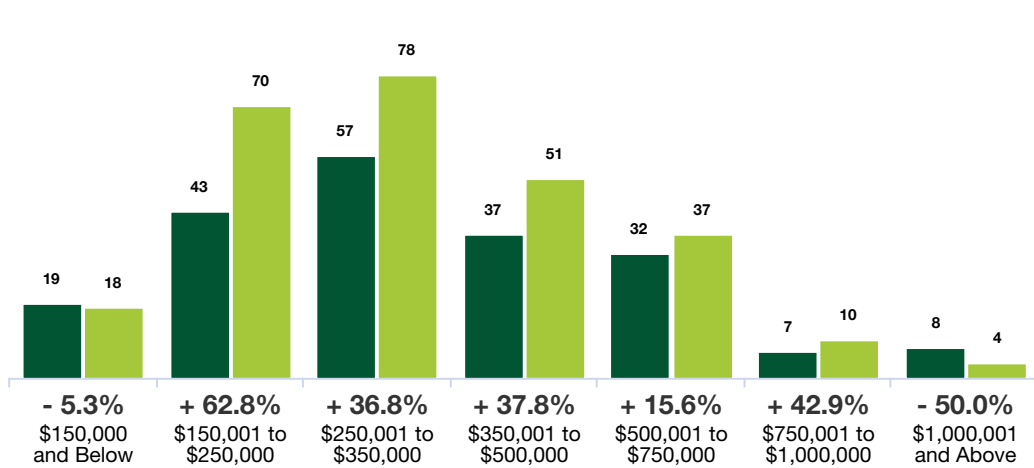
Inventory of Homes for Sale



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

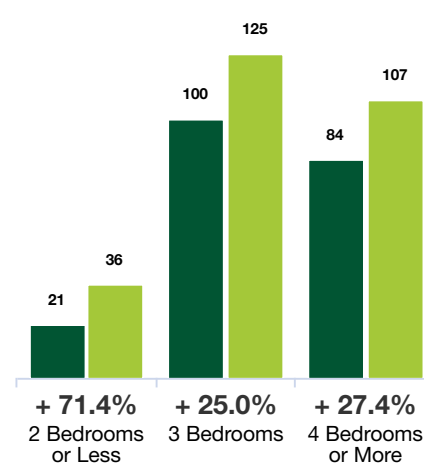
By Price Range

■ 5-2023 ■ 5-2024



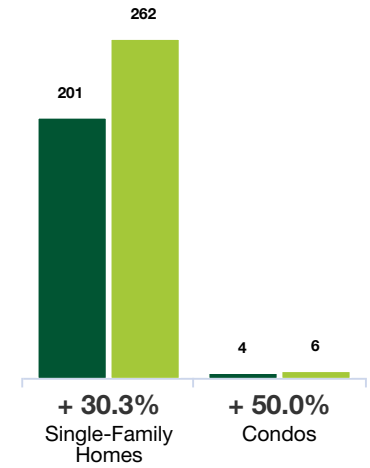
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	19	18	- 5.3%
\$150,001 to \$250,000	43	70	+ 62.8%
\$250,001 to \$350,000	57	78	+ 36.8%
\$350,001 to \$500,000	37	51	+ 37.8%
\$500,001 to \$750,000	32	37	+ 15.6%
\$750,001 to \$1,000,000	7	10	+ 42.9%
\$1,000,001 and Above	8	4	- 50.0%
All Price Ranges	205	268	+ 30.7%

Single-Family Homes

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	19	16	- 15.8%
\$150,001 to \$250,000	39	67	+ 71.8%
\$250,001 to \$350,000	57	77	+ 35.1%
\$350,001 to \$500,000	37	51	+ 37.8%
\$500,001 to \$750,000	32	37	+ 15.6%
\$750,001 to \$1,000,000	7	10	+ 42.9%
\$1,000,001 and Above	8	4	- 50.0%
All Price Ranges	201	262	+ 30.3%

Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	0	2	--
\$150,001 to \$250,000	4	3	- 25.0%
\$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%
All Price Ranges	4	6	+ 50.0%

By Bedroom Count

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	21	36	+ 71.4%
3 Bedrooms	100	125	+ 25.0%
4 Bedrooms or More	84	107	+ 27.4%
All Bedroom Counts	205	268	+ 30.7%

Single-Family Homes

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	19	32	+ 68.4%
3 Bedrooms	98	123	+ 25.5%
4 Bedrooms or More	84	107	+ 27.4%
All Bedroom Counts	201	262	+ 30.3%

Condos

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	2	4	+ 100.0%
3 Bedrooms	2	2	0.0%
4 Bedrooms or More	0	0	0.0%
All Bedroom Counts	4	6	+ 50.0%

Months Supply of Inventory

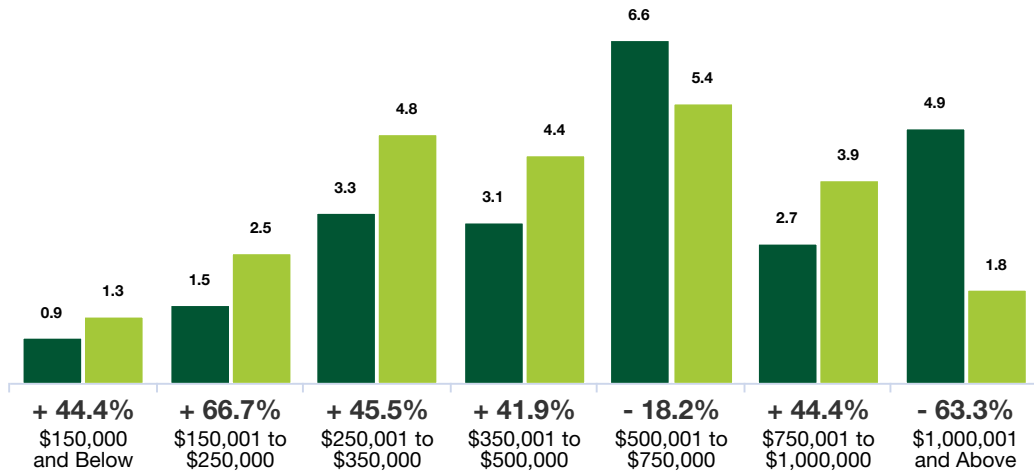


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

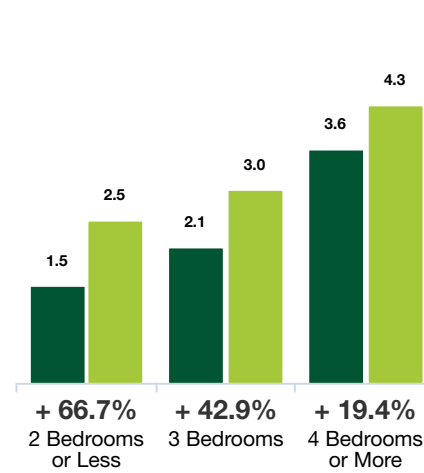
By Price Range

■ 5-2023 ■ 5-2024



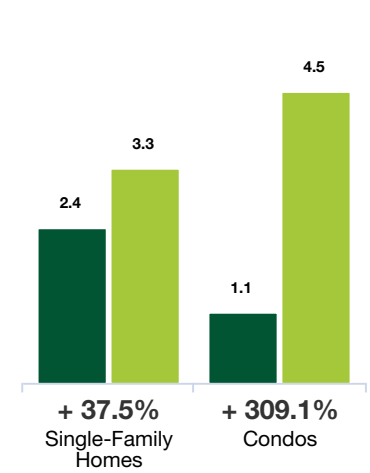
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	0.9	1.3	+ 44.4%
\$150,001 to \$250,000	1.5	2.5	+ 66.7%
\$250,001 to \$350,000	3.3	4.8	+ 45.5%
\$350,001 to \$500,000	3.1	4.4	+ 41.9%
\$500,001 to \$750,000	6.6	5.4	- 18.2%
\$750,001 to \$1,000,000	2.7	3.9	+ 44.4%
\$1,000,001 and Above	4.9	1.8	- 63.3%
All Price Ranges	2.4	3.3	+ 37.5%

Single-Family Homes

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	1.0	1.1	+ 10.0%
\$150,001 to \$250,000	1.5	2.5	+ 66.7%
\$250,001 to \$350,000	3.4	4.8	+ 41.2%
\$350,001 to \$500,000	3.1	4.5	+ 45.2%
\$500,001 to \$750,000	6.6	5.4	- 18.2%
\$750,001 to \$1,000,000	2.7	3.9	+ 44.4%
\$1,000,001 and Above	4.9	1.8	- 63.3%
All Price Ranges	2.4	3.3	+ 37.5%

Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	--	2.0	--
\$150,001 to \$250,000	2.2	2.6	+ 18.2%
\$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	1.1	4.5	+ 309.1%

By Bedroom Count

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	1.5	2.5	+ 66.7%
3 Bedrooms	2.1	3.0	+ 42.9%
4 Bedrooms or More	3.6	4.3	+ 19.4%
All Bedroom Counts	2.4	3.3	+ 37.5%

Single-Family Homes

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	1.6	2.4	+ 50.0%
3 Bedrooms	2.1	3.0	+ 42.9%
4 Bedrooms or More	3.6	4.3	+ 19.4%
All Bedroom Counts	2.4	3.3	+ 37.5%

Condos

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	0.7	3.4	+ 385.7%
3 Bedrooms	1.3	1.6	+ 23.1%
4 Bedrooms or More	--	--	--
All Bedroom Counts	1.1	4.5	+ 309.1%