

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## August 2024

U.S. new home sales rose to the highest level since May 2023, following three consecutive monthly declines. Sales of new single-family homes increased 10.6% month-over-month to a seasonally adjusted annual rate of 739,000 units, according to the U.S. Census Bureau, with sales up in all four regions. Nationally, the median new-home sales price grew 3.1% from the previous month to \$429,800, with a 7.5-month supply at the current sales pace. For the 12-month period spanning September 2023 through August 2024, Pending Sales in the Greenwood Association of REALTORS® region softened 2.2 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales rose 30.8 percent.

The overall Median Sales Price increased 5.3 percent to \$247,400. The property type with the largest gain was the Condos segment, where prices went up 5.5 percent to \$162,500. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 72 days. The price range that tended to sell the slowest was the \$500,001 to \$750,000 range at 117 days.

Market-wide, inventory levels fell 25.2 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale dropped 19.8 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 0.7 months of inventory for Condos.

## Quick Facts

**+ 30.8%**

**+ 10.8%**

**- 0.6%**

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>



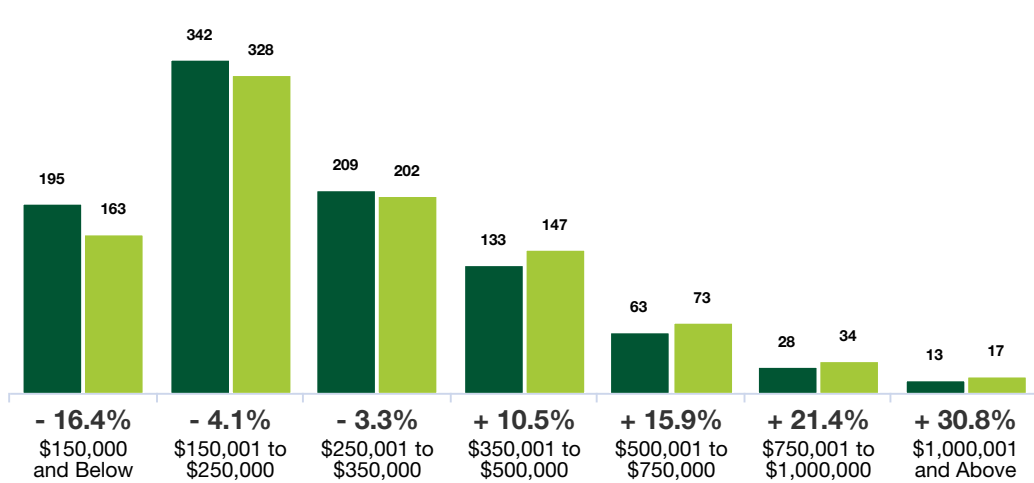
# Pending Sales

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



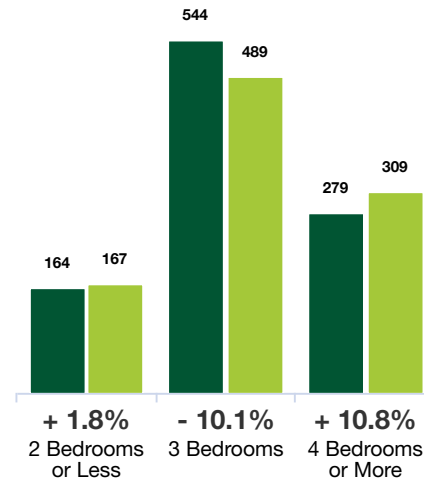
## By Price Range

■ 8-2023 ■ 8-2024



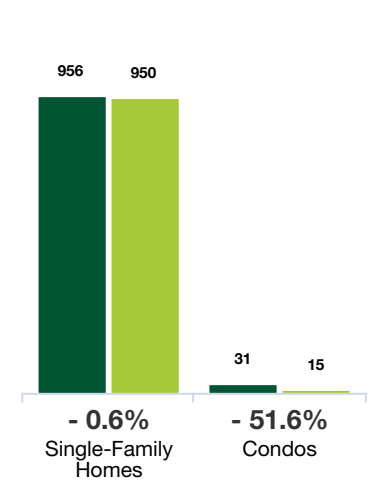
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	195	163	-16.4%
\$150,001 to \$250,000	342	328	-4.1%
\$250,001 to \$350,000	209	202	-3.3%
\$350,001 to \$500,000	133	147	+10.5%
\$500,001 to \$750,000	63	73	+15.9%
\$750,001 to \$1,000,000	28	34	+21.4%
\$1,000,001 and Above	13	17	+30.8%
<b>All Price Ranges</b>	<b>987</b>	<b>965</b>	<b>-2.2%</b>

### Single-Family Homes

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	164	167	+1.8%
3 Bedrooms	544	489	-10.1%
4 Bedrooms or More	279	309	+10.8%
<b>All Bedroom Counts</b>	<b>987</b>	<b>965</b>	<b>-2.2%</b>

### Condos

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	13	4	-69.2%
\$150,001 to \$250,000	16	10	-37.5%
\$250,001 to \$350,000	1	0	-100.0%
\$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%
<b>All Price Ranges</b>	<b>31</b>	<b>15</b>	<b>-51.6%</b>

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	164	167	+1.8%
3 Bedrooms	544	489	-10.1%
4 Bedrooms or More	279	309	+10.8%
<b>All Bedroom Counts</b>	<b>987</b>	<b>965</b>	<b>-2.2%</b>

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	182	159	-12.6%
\$150,001 to \$250,000	326	318	-2.5%
\$250,001 to \$350,000	208	202	-2.9%
\$350,001 to \$500,000	132	146	+10.6%
\$500,001 to \$750,000	63	73	+15.9%
\$750,001 to \$1,000,000	28	34	+21.4%
\$1,000,001 and Above	13	17	+30.8%
<b>All Price Ranges</b>	<b>956</b>	<b>950</b>	<b>-0.6%</b>

By Property Type	8-2023	8-2024	Change
Single-Family Homes	956	950	-0.6%
Condos	31	15	-51.6%

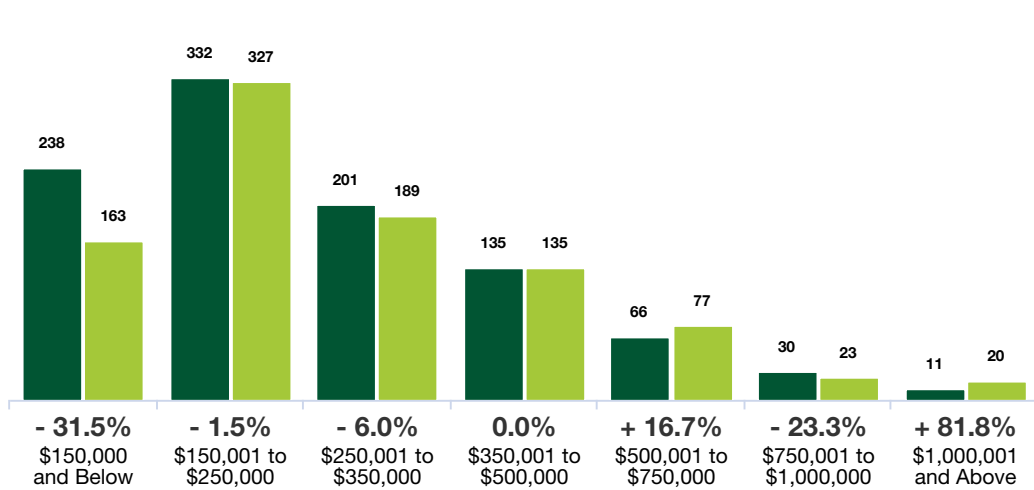
# Closed Sales

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



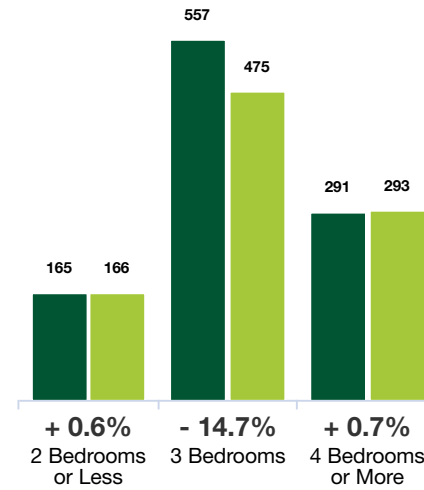
## By Price Range

■ 8-2023 ■ 8-2024



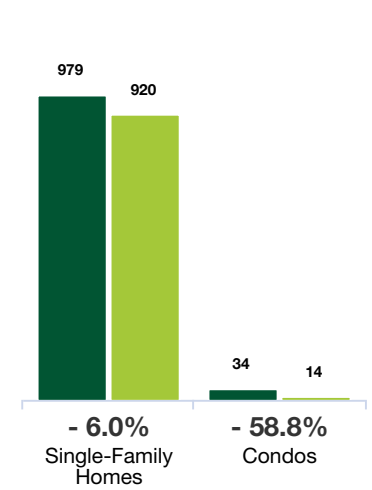
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
\$150,000 and Below	238	163	- 31.5%	221	159	- 28.1%	17	4	- 76.5%
\$150,001 to \$250,000	332	327	- 1.5%	317	318	+ 0.3%	15	9	- 40.0%
\$250,001 to \$350,000	201	189	- 6.0%	199	189	- 5.0%	2	0	- 100.0%
\$350,001 to \$500,000	135	135	0.0%	135	134	- 0.7%	0	1	--
\$500,001 to \$750,000	66	77	+ 16.7%	66	77	+ 16.7%	0	0	0.0%
\$750,001 to \$1,000,000	30	23	- 23.3%	30	23	- 23.3%	0	0	0.0%
\$1,000,001 and Above	11	20	+ 81.8%	11	20	+ 81.8%	0	0	0.0%
<b>All Price Ranges</b>	<b>1,013</b>	<b>934</b>	<b>- 7.8%</b>	<b>979</b>	<b>920</b>	<b>- 6.0%</b>	<b>34</b>	<b>14</b>	<b>- 58.8%</b>
By Bedroom Count	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
2 Bedrooms or Less	165	166	+ 0.6%	142	158	+ 11.3%	23	8	- 65.2%
3 Bedrooms	557	475	- 14.7%	548	470	- 14.2%	9	5	- 44.4%
4 Bedrooms or More	291	293	+ 0.7%	289	292	+ 1.0%	2	1	- 50.0%
<b>All Bedroom Counts</b>	<b>1,013</b>	<b>934</b>	<b>- 7.8%</b>	<b>979</b>	<b>920</b>	<b>- 6.0%</b>	<b>34</b>	<b>14</b>	<b>- 58.8%</b>

# Days On Market Until Sale

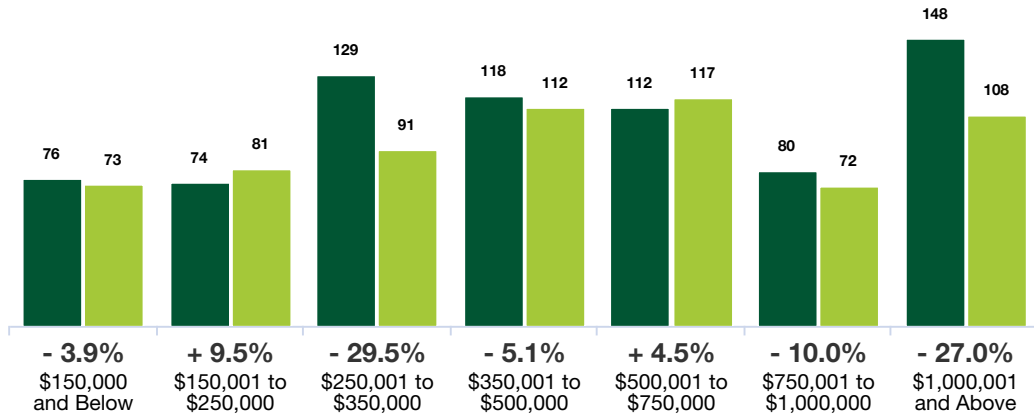
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



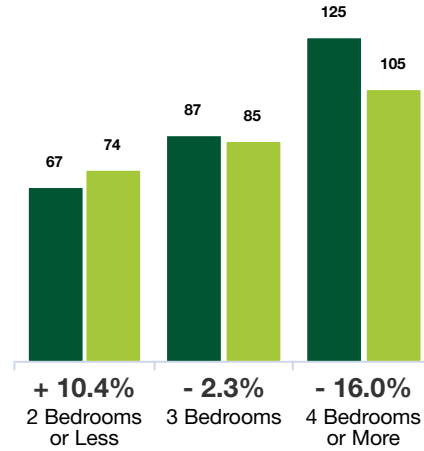
## By Price Range

8-2023 8-2024



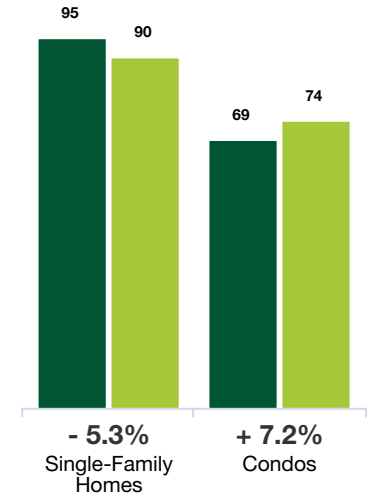
## By Bedroom Count

8-2023 8-2024



## By Property Type

8-2023 8-2024



### All Properties

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	76	73	- 3.9%
\$150,001 to \$250,000	74	81	+ 9.5%
\$250,001 to \$350,000	129	91	- 29.5%
\$350,001 to \$500,000	118	112	- 5.1%
\$500,001 to \$750,000	112	117	+ 4.5%
\$750,001 to \$1,000,000	80	72	- 10.0%
\$1,000,001 and Above	148	108	- 27.0%
<b>All Price Ranges</b>	<b>95</b>	<b>89</b>	<b>- 6.3%</b>

### Single-Family Homes

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	76	73	- 3.9%
\$150,001 to \$250,000	75	81	+ 8.0%
\$250,001 to \$350,000	129	91	- 29.5%
\$350,001 to \$500,000	118	112	- 5.1%
\$500,001 to \$750,000	112	117	+ 4.5%
\$750,001 to \$1,000,000	80	72	- 10.0%
\$1,000,001 and Above	148	108	- 27.0%
<b>All Price Ranges</b>	<b>95</b>	<b>90</b>	<b>- 5.3%</b>

### Condos

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	73	59	- 19.2%
\$150,001 to \$250,000	62	82	+ 32.3%
\$250,001 to \$350,000	88	--	--
\$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>69</b>	<b>74</b>	<b>+ 7.2%</b>

### By Bedroom Count

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	67	74	+ 10.4%
3 Bedrooms	87	85	- 2.3%
4 Bedrooms or More	125	105	- 16.0%
<b>All Bedroom Counts</b>	<b>95</b>	<b>89</b>	<b>- 6.3%</b>

### Single-Family Homes

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	67	73	+ 9.0%
3 Bedrooms	87	85	- 2.3%
4 Bedrooms or More	126	105	- 16.7%
<b>All Bedroom Counts</b>	<b>95</b>	<b>90</b>	<b>- 5.3%</b>

### Condos

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	70	87	+ 24.3%
3 Bedrooms	65	58	- 10.8%
4 Bedrooms or More	70	49	- 30.0%
<b>All Bedroom Counts</b>	<b>69</b>	<b>74</b>	<b>+ 7.2%</b>

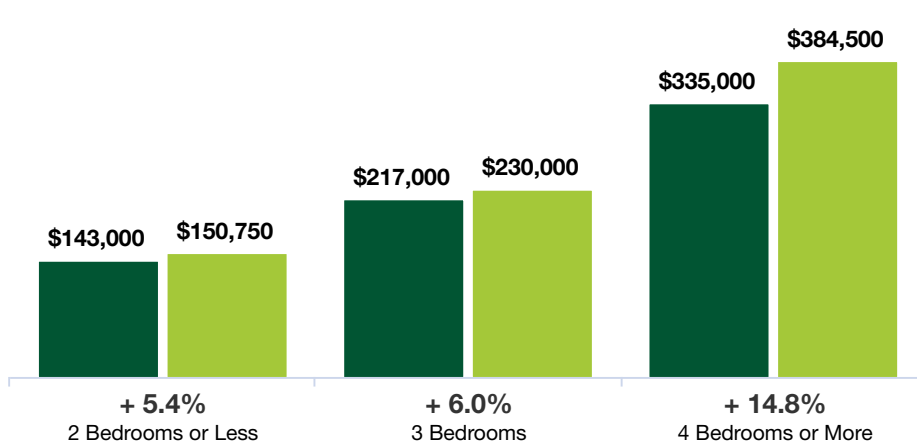
# Median Sales Price

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



## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

#### By Bedroom Count

	8-2023	8-2024	Change
2 Bedrooms or Less	\$143,000	\$150,750	+ 5.4%
3 Bedrooms	\$217,000	\$230,000	+ 6.0%
4 Bedrooms or More	\$335,000	\$384,500	+ 14.8%
<b>All Bedroom Counts</b>	<b>\$235,000</b>	<b>\$247,400</b>	<b>+ 5.3%</b>

### Single-Family Homes

	8-2023	8-2024	Change
Single-Family Homes	\$239,950	\$249,900	+ 4.1%

### Condos

	8-2023	8-2024	Change
Condos	\$154,000	\$162,500	+ 5.5%

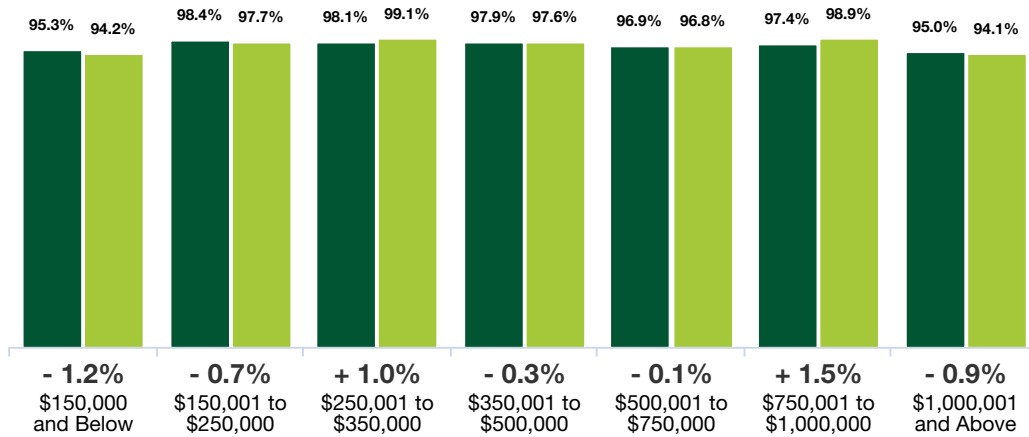
# Percent of List Price Received

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.



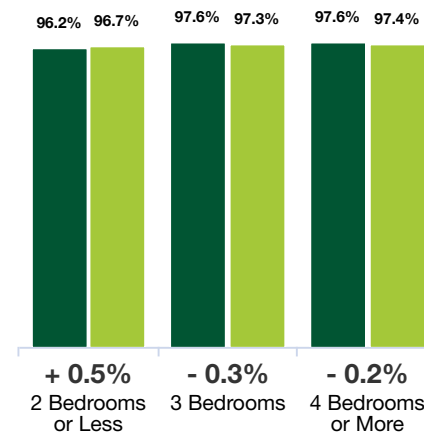
## By Price Range

■ 8-2023 ■ 8-2024



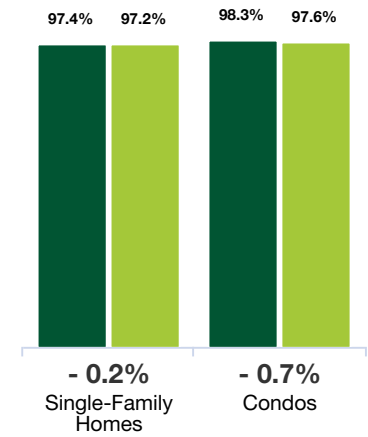
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



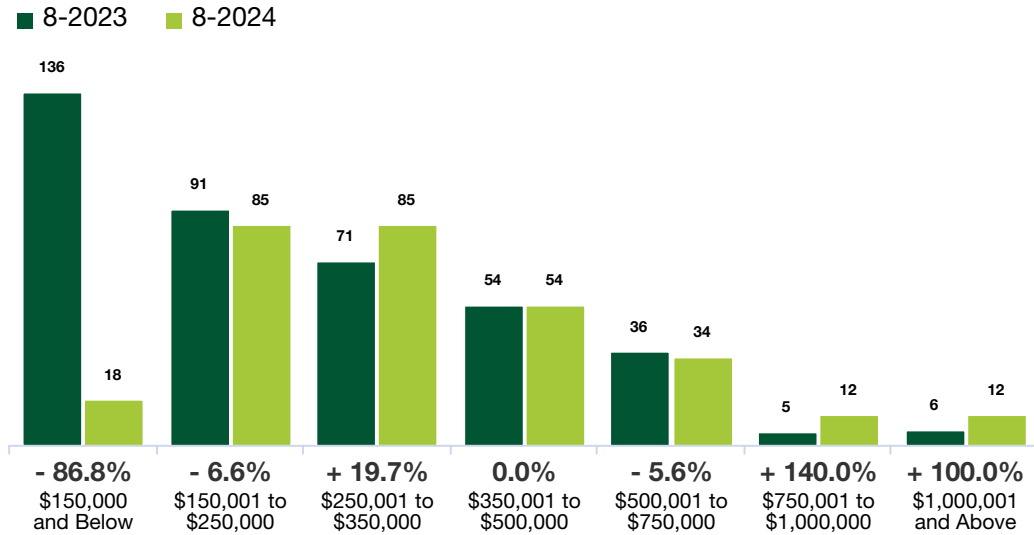
	All Properties			Single-Family Homes			Condos		
By Price Range	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
\$150,000 and Below	95.3%	94.2%	- 1.2%	95.1%	94.2%	- 0.9%	98.4%	94.4%	- 4.1%
\$150,001 to \$250,000	98.4%	97.7%	- 0.7%	98.4%	97.7%	- 0.7%	98.4%	99.0%	+ 0.6%
\$250,001 to \$350,000	98.1%	99.1%	+ 1.0%	98.1%	99.1%	+ 1.0%	96.5%	--	--
\$350,001 to \$500,000	97.9%	97.6%	- 0.3%	97.9%	97.6%	- 0.3%	--	97.6%	--
\$500,001 to \$750,000	96.9%	96.8%	- 0.1%	96.9%	96.8%	- 0.1%	--	--	--
\$750,001 to \$1,000,000	97.4%	98.9%	+ 1.5%	97.4%	98.9%	+ 1.5%	--	--	--
\$1,000,001 and Above	95.0%	94.1%	- 0.9%	95.0%	94.1%	- 0.9%	--	--	--
<b>All Price Ranges</b>	<b>97.4%</b>	<b>97.2%</b>	<b>- 0.2%</b>	<b>97.4%</b>	<b>97.2%</b>	<b>- 0.2%</b>	<b>98.3%</b>	<b>97.6%</b>	<b>- 0.7%</b>
By Bedroom Count	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
2 Bedrooms or Less	96.2%	96.7%	+ 0.5%	95.8%	96.7%	+ 0.9%	99.0%	96.6%	- 2.4%
3 Bedrooms	97.6%	97.3%	- 0.3%	97.6%	97.3%	- 0.3%	96.8%	98.7%	+ 2.0%
4 Bedrooms or More	97.6%	97.4%	- 0.2%	97.6%	97.3%	- 0.3%	96.5%	100.0%	+ 3.6%
<b>All Bedroom Counts</b>	<b>97.4%</b>	<b>97.2%</b>	<b>- 0.2%</b>	<b>97.4%</b>	<b>97.2%</b>	<b>- 0.2%</b>	<b>98.3%</b>	<b>97.6%</b>	<b>- 0.7%</b>

# Inventory of Homes for Sale

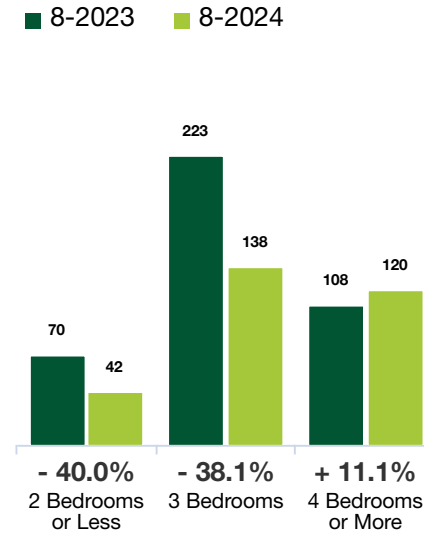


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

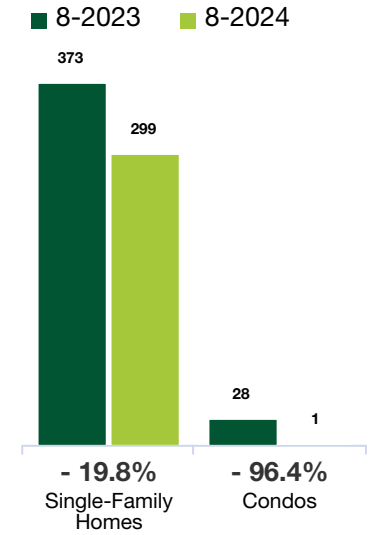
## By Price Range



## By Bedroom Count



## By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
\$150,000 and Below	136	18	- 86.8%	116	18	- 84.5%	20	0	- 100.0%
\$150,001 to \$250,000	91	85	- 6.6%	84	85	+ 1.2%	7	0	- 100.0%
\$250,001 to \$350,000	71	85	+ 19.7%	70	85	+ 21.4%	1	0	- 100.0%
\$350,001 to \$500,000	54	54	0.0%	54	53	- 1.9%	0	1	--
\$500,001 to \$750,000	36	34	- 5.6%	36	34	- 5.6%	0	0	0.0%
\$750,001 to \$1,000,000	5	12	+ 140.0%	5	12	+ 140.0%	0	0	0.0%
\$1,000,001 and Above	6	12	+ 100.0%	6	12	+ 100.0%	0	0	0.0%
<b>All Price Ranges</b>	<b>401</b>	<b>300</b>	<b>- 25.2%</b>	<b>373</b>	<b>299</b>	<b>- 19.8%</b>	<b>28</b>	<b>1</b>	<b>- 96.4%</b>
By Bedroom Count	8-2023	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
2 Bedrooms or Less	70	42	- 40.0%	55	41	- 25.5%	15	1	- 93.3%
3 Bedrooms	223	138	- 38.1%	211	138	- 34.6%	12	0	- 100.0%
4 Bedrooms or More	108	120	+ 11.1%	107	120	+ 12.1%	1	0	- 100.0%
<b>All Bedroom Counts</b>	<b>401</b>	<b>300</b>	<b>- 25.2%</b>	<b>373</b>	<b>299</b>	<b>- 19.8%</b>	<b>28</b>	<b>1</b>	<b>- 96.4%</b>

# Months Supply of Inventory

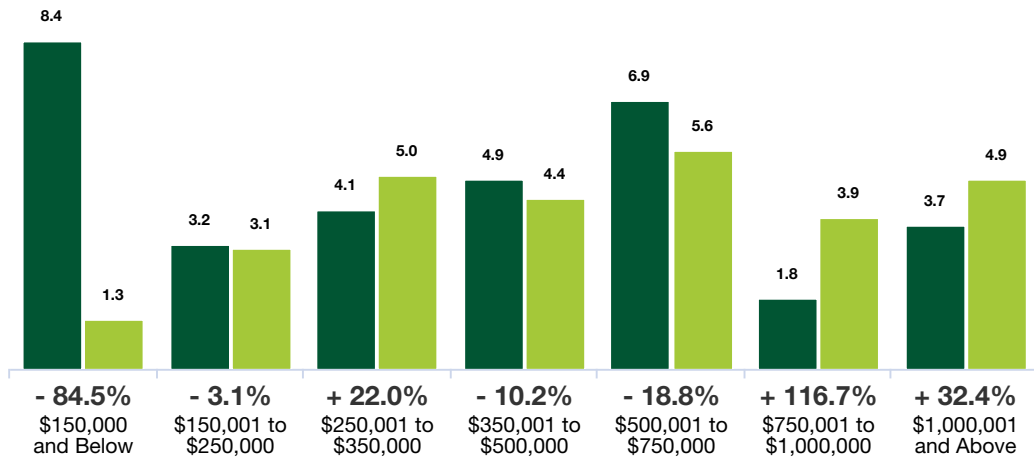


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

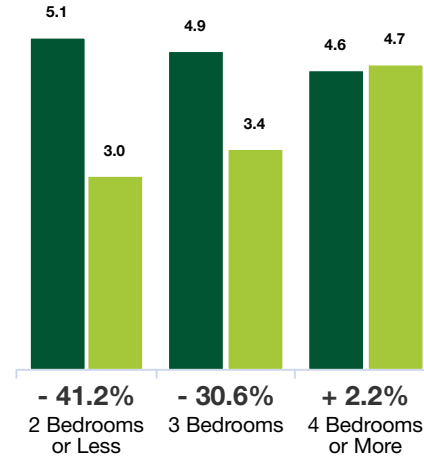
## By Price Range

■ 8-2023 ■ 8-2024



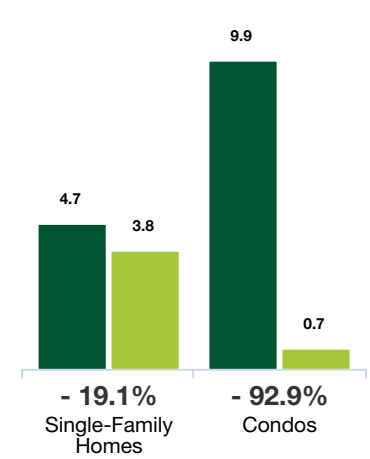
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	8.4	1.3	- 84.5%
\$150,001 to \$250,000	3.2	3.1	- 3.1%
\$250,001 to \$350,000	4.1	5.0	+ 22.0%
\$350,001 to \$500,000	4.9	4.4	- 10.2%
\$500,001 to \$750,000	6.9	5.6	- 18.8%
\$750,001 to \$1,000,000	1.8	3.9	+ 116.7%
\$1,000,001 and Above	3.7	4.9	+ 32.4%
<b>All Price Ranges</b>	<b>4.9</b>	<b>3.7</b>	<b>- 24.5%</b>

### Single-Family Homes

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	7.6	1.4	- 81.6%
\$150,001 to \$250,000	3.1	3.2	+ 3.2%
\$250,001 to \$350,000	4.0	5.0	+ 25.0%
\$350,001 to \$500,000	4.9	4.4	- 10.2%
\$500,001 to \$750,000	6.9	5.6	- 18.8%
\$750,001 to \$1,000,000	1.8	3.9	+ 116.7%
\$1,000,001 and Above	3.7	4.9	+ 32.4%
<b>All Price Ranges</b>	<b>4.7</b>	<b>3.8</b>	<b>- 19.1%</b>

### Condos

By Price Range	8-2023	8-2024	Change
\$150,000 and Below	9.2	--	--
\$150,001 to \$250,000	3.9	--	--
\$250,001 to \$350,000	1.0	--	--
\$350,001 to \$500,000	--	1.0	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>9.9</b>	<b>0.7</b>	<b>- 92.9%</b>

### By Bedroom Count

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	5.1	3.0	- 41.2%
3 Bedrooms	4.9	3.4	- 30.6%
4 Bedrooms or More	4.6	4.7	+ 2.2%
<b>All Bedroom Counts</b>	<b>4.9</b>	<b>3.7</b>	<b>- 24.5%</b>

### Single-Family Homes

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	4.6	3.1	- 32.6%
3 Bedrooms	4.7	3.4	- 27.7%
4 Bedrooms or More	4.6	4.7	+ 2.2%
<b>All Bedroom Counts</b>	<b>4.7</b>	<b>3.8</b>	<b>- 19.1%</b>

By Bedroom Count	8-2023	8-2024	Change
2 Bedrooms or Less	6.3	0.7	- 88.9%
3 Bedrooms	8.4	--	--
4 Bedrooms or More	1.0	--	--
<b>All Bedroom Counts</b>	<b>9.9</b>	<b>0.7</b>	<b>- 92.9%</b>