

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## October 2024

U.S. new-home sales climbed 4.1% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 738,000 units, according to the U.S. Census Bureau. The latest reading exceeded economists' expectations for the month and marks the highest level of new-home sales since May 2023. The national median new-home sales price remained virtually unchanged from the same time last year, at \$426,300. For the 12-month period spanning November 2023 through October 2024, Pending Sales in the Greenwood Association of REALTORS® region fell 1.4 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales increased 58.3 percent.

The overall Median Sales Price was up 4.8 percent to \$250,000. The property type with the largest gain was the Single-Family Homes segment, where prices improved 3.5 percent to \$250,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 76 days. The price range that tended to sell the slowest was the \$500,001 to \$750,000 range at 128 days.

Market-wide, inventory levels fell 39.4 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale decreased 35.1 percent. That amounts to 3.3 months of inventory for Single-Family Homes and 0.6 months of inventory for Condos.

## Quick Facts

**+ 58.3%**

Price Range with  
Strongest Sales:  
**\$750,001 to \$1,000,000**

**+ 7.0%**

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

**- 0.9%**

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>



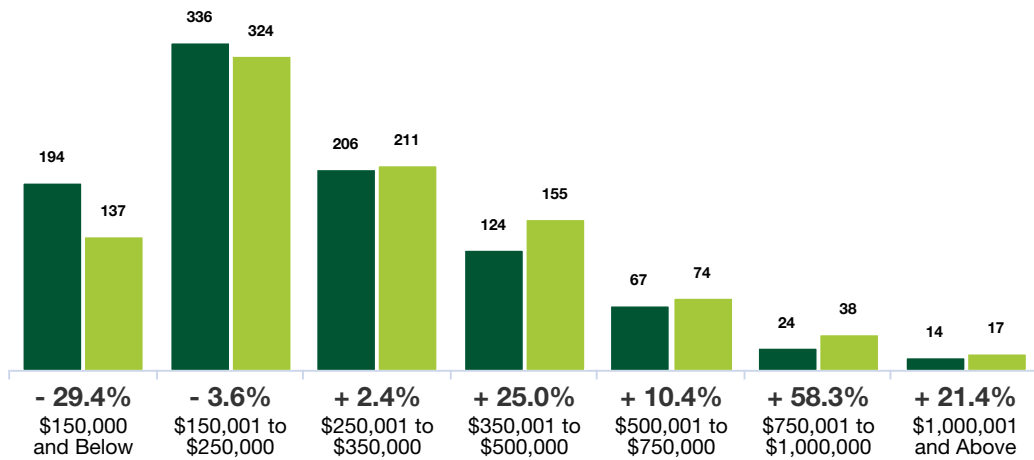
# Pending Sales

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



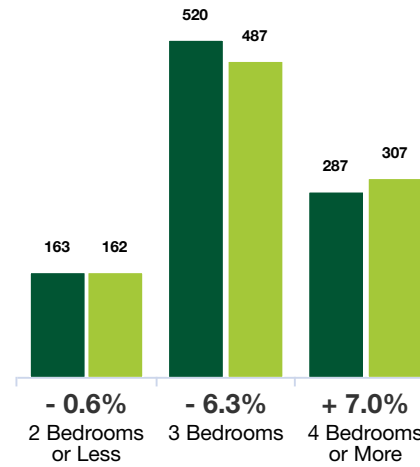
## By Price Range

■ 10-2023 ■ 10-2024



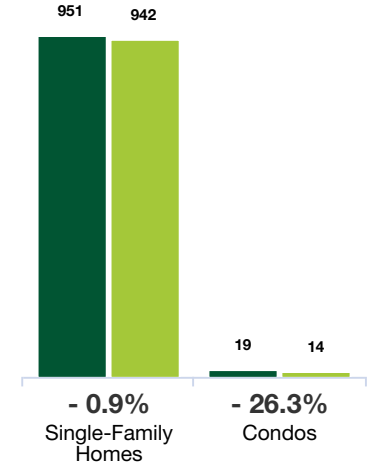
## By Bedroom Count

■ 10-2023 ■ 10-2024



## By Property Type

■ 10-2023 ■ 10-2024



### All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	194	137	- 29.4%
\$150,001 to \$250,000	336	324	- 3.6%
\$250,001 to \$350,000	206	211	+ 2.4%
\$350,001 to \$500,000	124	155	+ 25.0%
\$500,001 to \$750,000	67	74	+ 10.4%
\$750,001 to \$1,000,000	24	38	+ 58.3%
\$1,000,001 and Above	14	17	+ 21.4%
<b>All Price Ranges</b>	<b>970</b>	<b>956</b>	<b>- 1.4%</b>

### Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	188	133	- 29.3%
3 Bedrooms	325	315	- 3.1%
4 Bedrooms or More	205	211	+ 2.9%
2 Bedrooms or Less	123	154	+ 25.2%
3 Bedrooms	67	74	+ 10.4%
4 Bedrooms or More	24	38	+ 58.3%
2 Bedrooms or Less	14	17	+ 21.4%
<b>All Bedroom Counts</b>	<b>951</b>	<b>942</b>	<b>- 0.9%</b>

### Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	6	4	- 33.3%
\$150,001 to \$250,000	11	9	- 18.2%
\$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>19</b>	<b>14</b>	<b>- 26.3%</b>

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	163	162	- 0.6%
3 Bedrooms	520	487	- 6.3%
4 Bedrooms or More	287	307	+ 7.0%
<b>All Bedroom Counts</b>	<b>970</b>	<b>956</b>	<b>- 1.4%</b>

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	152	152	0.0%
\$150,001 to \$250,000	513	484	- 5.7%
\$250,001 to \$350,000	286	306	+ 7.0%
\$350,001 to \$500,000	1	1	0.0%
\$500,001 to \$750,000	7	3	- 57.1%
\$750,001 to \$1,000,000	1	1	0.0%
\$1,000,001 and Above	0	0	0.0%
<b>All Price Ranges</b>	<b>19</b>	<b>14</b>	<b>- 26.3%</b>

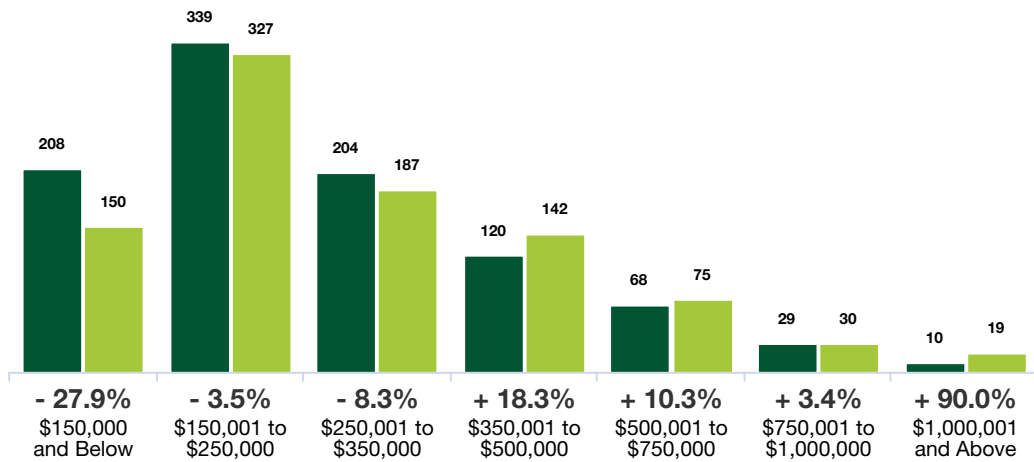
# Closed Sales

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



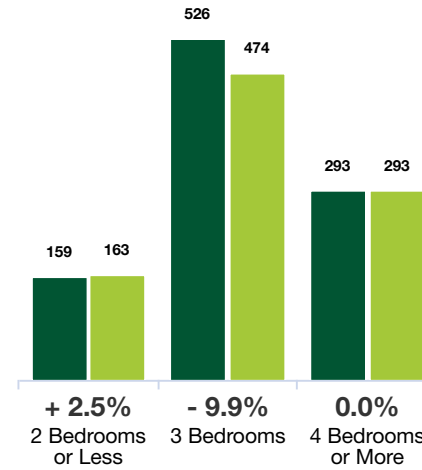
## By Price Range

■ 10-2023 ■ 10-2024



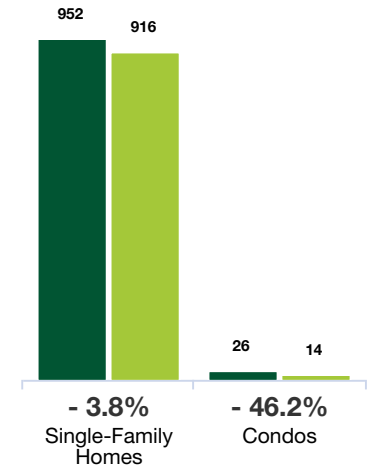
## By Bedroom Count

■ 10-2023 ■ 10-2024



## By Property Type

■ 10-2023 ■ 10-2024



### All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	208	150	- 27.9%
\$150,001 to \$250,000	339	327	- 3.5%
\$250,001 to \$350,000	204	187	- 8.3%
\$350,001 to \$500,000	120	142	+ 18.3%
\$500,001 to \$750,000	68	75	+ 10.3%
\$750,001 to \$1,000,000	29	30	+ 3.4%
\$1,000,001 and Above	10	19	+ 90.0%
<b>All Price Ranges</b>	<b>978</b>	<b>930</b>	<b>- 4.9%</b>

### Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	197	146	- 25.9%
3 Bedrooms	326	319	- 2.1%
4 Bedrooms or More	202	187	- 7.4%
2 Bedrooms or Less	120	140	+ 16.7%
3 Bedrooms	68	75	+ 10.3%
4 Bedrooms or More	29	30	+ 3.4%
2 Bedrooms or Less	10	19	+ 90.0%
<b>All Bedroom Counts</b>	<b>952</b>	<b>916</b>	<b>- 3.8%</b>

### Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	11	4	- 63.6%
\$150,001 to \$250,000	13	8	- 38.5%
\$250,001 to \$350,000	2	0	- 100.0%
\$350,001 to \$500,000	0	2	--
\$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>26</b>	<b>14</b>	<b>- 46.2%</b>

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	159	163	+ 2.5%
3 Bedrooms	526	474	- 9.9%
4 Bedrooms or More	293	293	0.0%
<b>All Bedroom Counts</b>	<b>978</b>	<b>930</b>	<b>- 4.9%</b>

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	143	154	+ 7.7%
\$150,001 to \$250,000	518	470	- 9.3%
\$250,001 to \$350,000	291	292	+ 0.3%
\$350,001 to \$500,000	16	9	- 43.8%
\$500,001 to \$750,000	8	4	- 50.0%
\$750,001 to \$1,000,000	2	1	- 50.0%
\$1,000,001 and Above	26	14	- 46.2%
<b>All Price Ranges</b>	<b>952</b>	<b>916</b>	<b>- 3.8%</b>

# Days On Market Until Sale

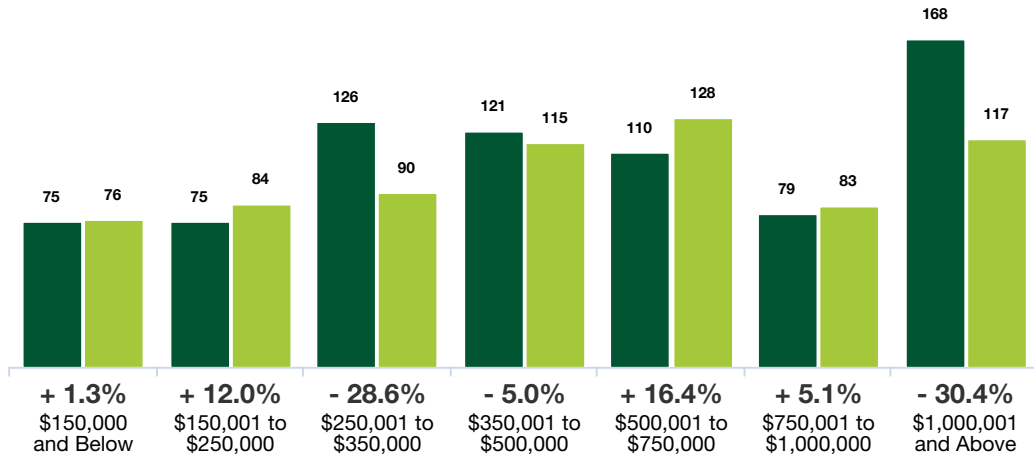
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



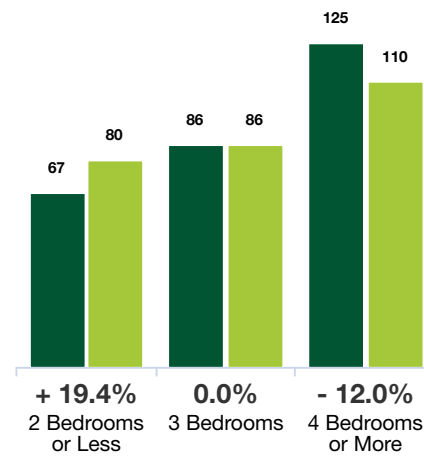
## By Price Range

■ 10-2023 ■ 10-2024



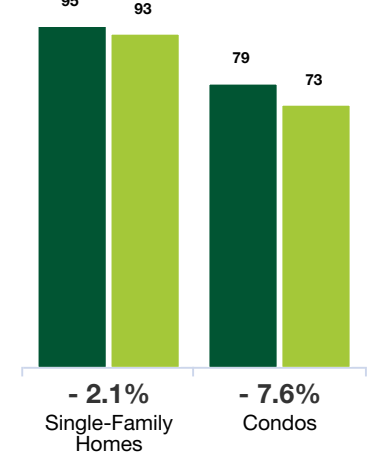
## By Bedroom Count

■ 10-2023 ■ 10-2024



## By Property Type

■ 10-2023 ■ 10-2024



### All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	75	76	+ 1.3%
\$150,001 to \$250,000	75	84	+ 12.0%
\$250,001 to \$350,000	126	90	- 28.6%
\$350,001 to \$500,000	121	115	- 5.0%
\$500,001 to \$750,000	110	128	+ 16.4%
\$750,001 to \$1,000,000	79	83	+ 5.1%
\$1,000,001 and Above	168	117	- 30.4%
<b>All Price Ranges</b>	<b>95</b>	<b>93</b>	<b>- 2.1%</b>

### Single-Family Homes

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	75	77	+ 2.7%
\$150,001 to \$250,000	75	84	+ 12.0%
\$250,001 to \$350,000	126	90	- 28.6%
\$350,001 to \$500,000	121	116	- 4.1%
\$500,001 to \$750,000	110	128	+ 16.4%
\$750,001 to \$1,000,000	79	83	+ 5.1%
\$1,000,001 and Above	168	117	- 30.4%
<b>All Price Ranges</b>	<b>95</b>	<b>93</b>	<b>- 2.1%</b>

### Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	91	59	- 35.2%
\$150,001 to \$250,000	69	83	+ 20.3%
\$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>79</b>	<b>73</b>	<b>- 7.6%</b>

### By Bedroom Count

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	67	80	+ 19.4%
3 Bedrooms	86	86	0.0%
4 Bedrooms or More	125	110	- 12.0%
<b>All Bedroom Counts</b>	<b>95</b>	<b>93</b>	<b>- 2.1%</b>

### Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	66	80	+ 21.2%
3 Bedrooms	87	87	0.0%
4 Bedrooms or More	125	110	- 12.0%
<b>All Bedroom Counts</b>	<b>95</b>	<b>93</b>	<b>- 2.1%</b>

### Condos

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	84	84	0.0%
3 Bedrooms	73	54	- 26.0%
4 Bedrooms or More	70	49	- 30.0%
<b>All Bedroom Counts</b>	<b>79</b>	<b>73</b>	<b>- 7.6%</b>

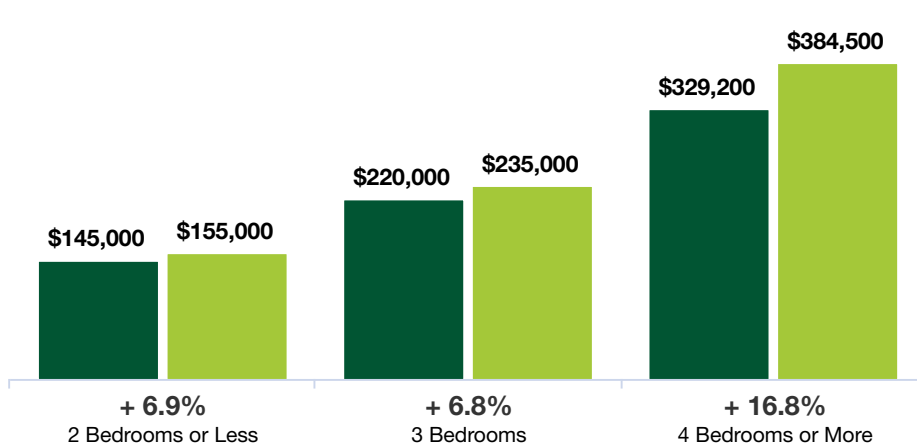
# Median Sales Price

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



## By Bedroom Count

■ 10-2023 ■ 10-2024



## By Property Type

■ 10-2023 ■ 10-2024



### All Properties

#### By Bedroom Count

	10-2023	10-2024	Change
2 Bedrooms or Less	\$145,000	\$155,000	+ 6.9%
3 Bedrooms	\$220,000	\$235,000	+ 6.8%
4 Bedrooms or More	\$329,200	\$384,500	+ 16.8%
<b>All Bedroom Counts</b>	<b>\$238,450</b>	<b>\$250,000</b>	<b>+ 4.8%</b>

### Single-Family Homes

	10-2023	10-2024	Change
Single-Family Homes	\$144,900	\$155,000	+ 7.0%
Single-Family Homes	\$220,000	\$235,000	+ 6.8%
Single-Family Homes	\$329,200	\$384,750	+ 16.9%
<b>All Single-Family Homes</b>	<b>\$241,500</b>	<b>\$250,000</b>	<b>+ 3.5%</b>

### Condos

	10-2023	10-2024	Change
Condos	\$150,000	\$159,900	+ 6.6%
Condos	\$206,000	\$218,500	+ 6.1%
Condos	\$275,000	\$210,000	- 23.6%
<b>All Condos</b>	<b>\$161,625</b>	<b>\$162,500</b>	<b>+ 0.5%</b>

# Percent of List Price Received

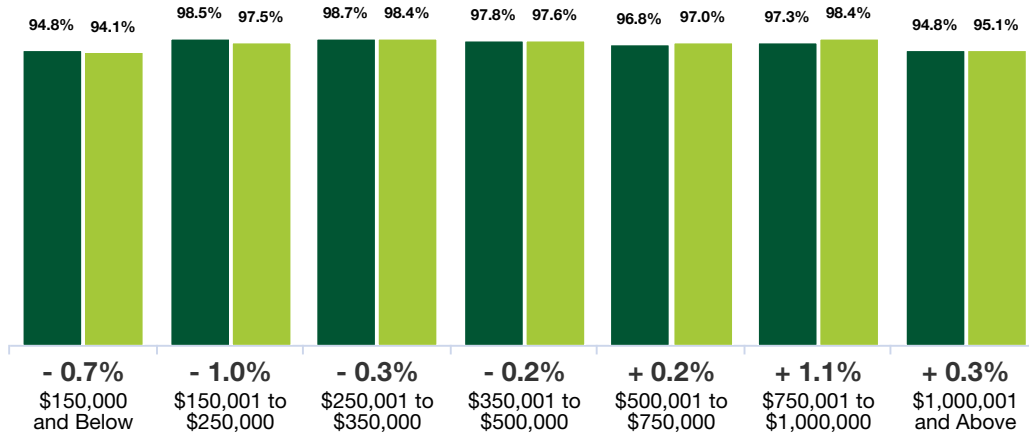


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

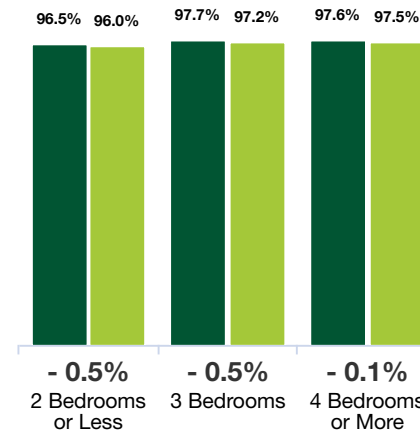
## By Price Range

■ 10-2023 ■ 10-2024



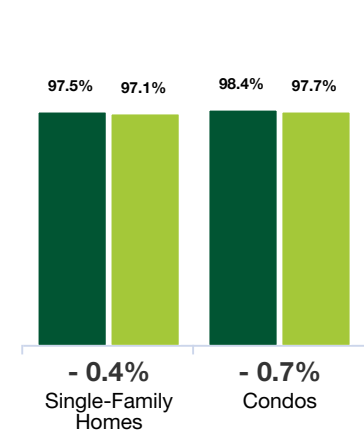
## By Bedroom Count

■ 10-2023 ■ 10-2024



## By Property Type

■ 10-2023 ■ 10-2024



### All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	94.8%	94.1%	- 0.7%
\$150,001 to \$250,000	98.5%	97.5%	- 1.0%
\$250,001 to \$350,000	98.7%	98.4%	- 0.3%
\$350,001 to \$500,000	97.8%	97.6%	- 0.2%
\$500,001 to \$750,000	96.8%	97.0%	+ 0.2%
\$750,001 to \$1,000,000	97.3%	98.4%	+ 1.1%
\$1,000,001 and Above	94.8%	95.1%	+ 0.3%
<b>All Price Ranges</b>	<b>97.5%</b>	<b>97.1%</b>	<b>- 0.4%</b>

### Single-Family Homes

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	94.6%	94.1%	- 0.5%
\$150,001 to \$250,000	98.5%	97.4%	- 1.1%
\$250,001 to \$350,000	98.7%	98.4%	- 0.3%
\$350,001 to \$500,000	97.8%	97.6%	- 0.2%
\$500,001 to \$750,000	96.8%	97.0%	+ 0.2%
\$750,001 to \$1,000,000	97.3%	98.4%	+ 1.1%
\$1,000,001 and Above	94.8%	95.1%	+ 0.3%
<b>All Price Ranges</b>	<b>97.5%</b>	<b>97.1%</b>	<b>- 0.4%</b>

### Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	99.3%	94.4%	- 4.9%
\$150,001 to \$250,000	98.0%	98.9%	+ 0.9%
\$250,001 to \$350,000	96.5%	--	--
\$350,001 to \$500,000	--	99.1%	--
\$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>97.7%</b>	<b>- 0.7%</b>

### By Bedroom Count

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	96.5%	96.0%	- 0.5%
3 Bedrooms	97.7%	97.2%	- 0.5%
4 Bedrooms or More	97.6%	97.5%	- 0.1%
<b>All Bedroom Counts</b>	<b>97.5%</b>	<b>97.1%</b>	<b>- 0.4%</b>

### Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	96.1%	95.9%	- 0.2%
3 Bedrooms	97.7%	97.2%	- 0.5%
4 Bedrooms or More	97.6%	97.5%	- 0.1%
<b>All Bedroom Counts</b>	<b>97.5%</b>	<b>97.1%</b>	<b>- 0.4%</b>

### Condos

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	99.8%	97.0%	- 2.8%
3 Bedrooms	96.2%	98.5%	+ 2.4%
4 Bedrooms or More	96.5%	100.0%	+ 3.6%
<b>All Bedroom Counts</b>	<b>98.4%</b>	<b>97.7%</b>	<b>- 0.7%</b>

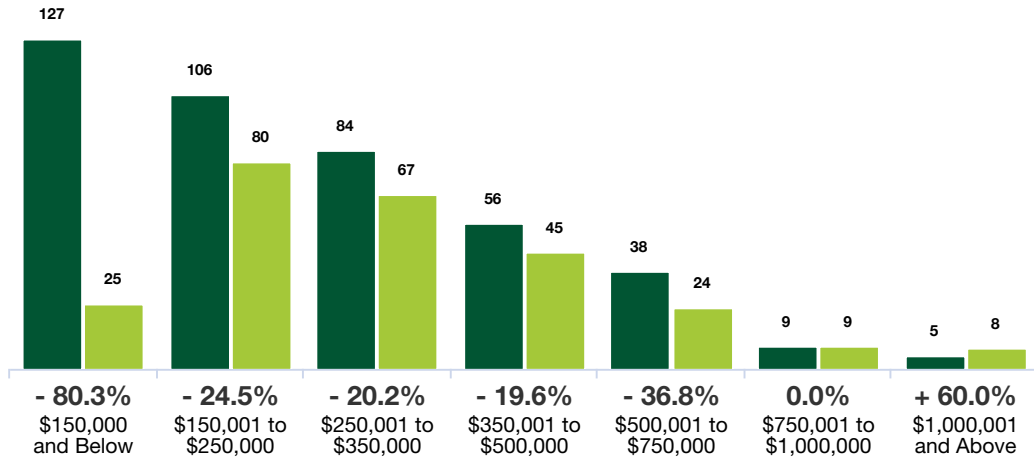
# Inventory of Homes for Sale



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

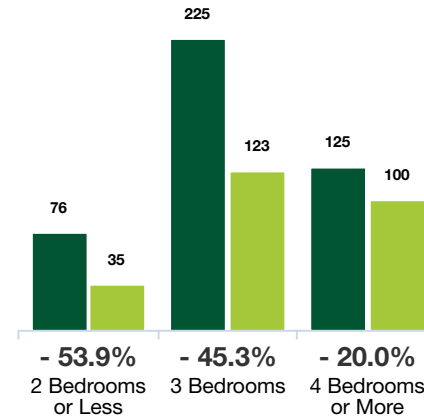
## By Price Range

■ 10-2023 ■ 10-2024



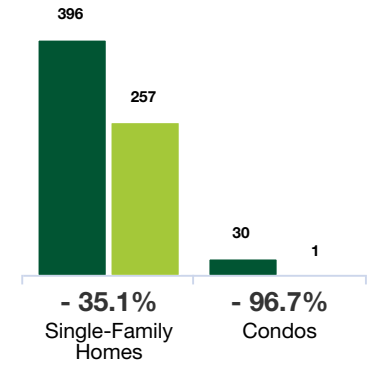
## By Bedroom Count

■ 10-2023 ■ 10-2024



## By Property Type

■ 10-2023 ■ 10-2024



### All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	127	25	- 80.3%
\$150,001 to \$250,000	106	80	- 24.5%
\$250,001 to \$350,000	84	67	- 20.2%
\$350,001 to \$500,000	56	45	- 19.6%
\$500,001 to \$750,000	38	24	- 36.8%
\$750,001 to \$1,000,000	9	9	0.0%
\$1,000,001 and Above	5	8	+ 60.0%
<b>All Price Ranges</b>	<b>426</b>	<b>258</b>	<b>- 39.4%</b>

### Single-Family Homes

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	108	25	- 76.9%
\$150,001 to \$250,000	97	79	- 18.6%
\$250,001 to \$350,000	82	67	- 18.3%
\$350,001 to \$500,000	56	45	- 19.6%
\$500,001 to \$750,000	38	24	- 36.8%
\$750,001 to \$1,000,000	9	9	0.0%
\$1,000,001 and Above	5	8	+ 60.0%
<b>All Price Ranges</b>	<b>396</b>	<b>257</b>	<b>- 35.1%</b>

### Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	19	0	- 100.0%
\$150,001 to \$250,000	9	1	- 88.9%
\$250,001 to \$350,000	2	0	- 100.0%
\$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>30</b>	<b>1</b>	<b>- 96.7%</b>

### By Bedroom Count

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	76	35	- 53.9%
3 Bedrooms	225	123	- 45.3%
4 Bedrooms or More	125	100	- 20.0%
<b>All Bedroom Counts</b>	<b>426</b>	<b>258</b>	<b>- 39.4%</b>

### Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	59	34	- 42.4%
3 Bedrooms	213	123	- 42.3%
4 Bedrooms or More	124	100	- 19.4%
<b>All Bedroom Counts</b>	<b>396</b>	<b>257</b>	<b>- 35.1%</b>

### Condos

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	17	1	- 94.1%
3 Bedrooms	12	0	- 100.0%
4 Bedrooms or More	1	0	- 100.0%
<b>All Bedroom Counts</b>	<b>30</b>	<b>1</b>	<b>- 96.7%</b>

# Months Supply of Inventory

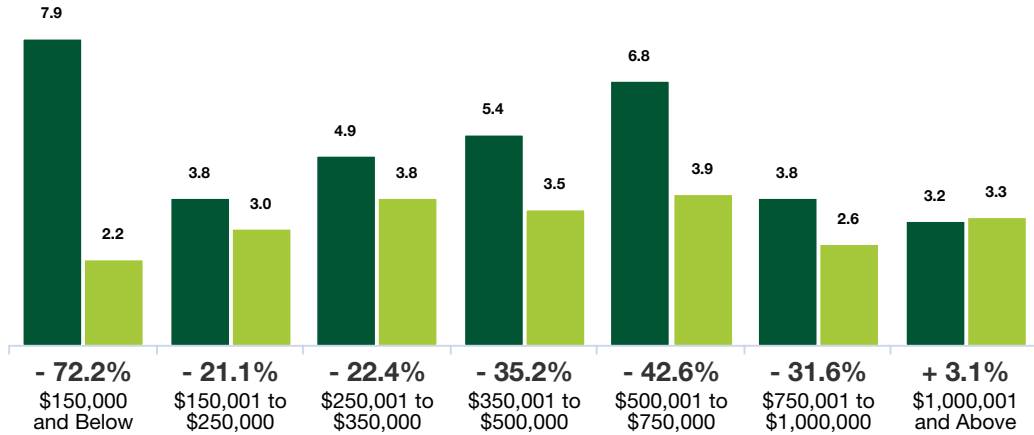


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

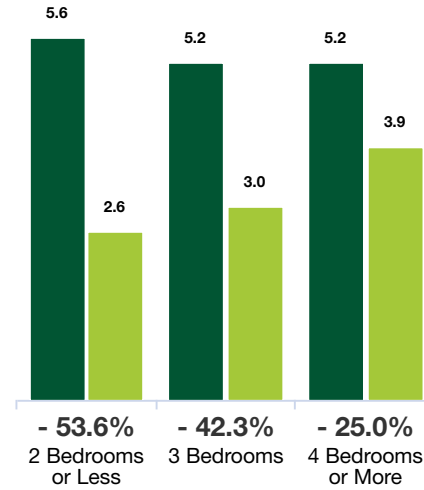
## By Price Range

■ 10-2023 ■ 10-2024



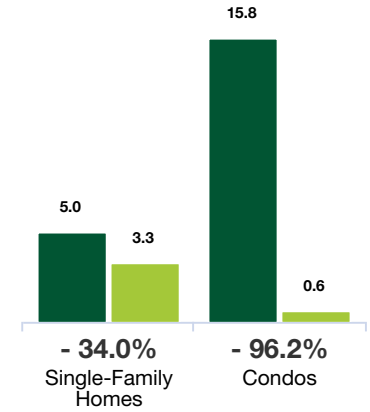
## By Bedroom Count

■ 10-2023 ■ 10-2024



## By Property Type

■ 10-2023 ■ 10-2024



### All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	7.9	2.2	- 72.2%
\$150,001 to \$250,000	3.8	3.0	- 21.1%
\$250,001 to \$350,000	4.9	3.8	- 22.4%
\$350,001 to \$500,000	5.4	3.5	- 35.2%
\$500,001 to \$750,000	6.8	3.9	- 42.6%
\$750,001 to \$1,000,000	3.8	2.6	- 31.6%
\$1,000,001 and Above	3.2	3.3	+ 3.1%
<b>All Price Ranges</b>	<b>5.3</b>	<b>3.2</b>	<b>- 39.6%</b>

### Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	6.9	2.3	- 66.7%
3 Bedrooms	3.6	3.0	- 16.7%
4 Bedrooms or More	4.8	3.8	- 20.8%
2 Bedrooms or Less	5.5	3.5	- 36.4%
3 Bedrooms	6.8	3.9	- 42.6%
4 Bedrooms or More	3.8	2.6	- 31.6%
<b>All Bedroom Counts</b>	<b>5.0</b>	<b>3.3</b>	<b>- 34.0%</b>

### Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	12.7	--	--
\$150,001 to \$250,000	5.7	0.7	- 87.7%
\$250,001 to \$350,000	2.0	--	--
\$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>15.8</b>	<b>0.6</b>	<b>- 96.2%</b>

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	5.6	2.6	- 53.6%
3 Bedrooms	5.2	3.0	- 42.3%
4 Bedrooms or More	5.2	3.9	- 25.0%
<b>All Bedroom Counts</b>	<b>5.3</b>	<b>3.2</b>	<b>- 39.6%</b>

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	6.9	2.3	- 66.7%
\$150,001 to \$250,000	3.6	3.0	- 16.7%
\$250,001 to \$350,000	4.8	3.8	- 20.8%
\$350,001 to \$500,000	5.5	3.5	- 36.4%
\$500,001 to \$750,000	6.8	3.9	- 42.6%
\$750,001 to \$1,000,000	3.8	2.6	- 31.6%
\$1,000,001 and Above	3.2	3.3	+ 3.1%
<b>All Price Ranges</b>	<b>5.0</b>	<b>3.3</b>	<b>- 34.0%</b>