

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2024

U.S. sales of new residential homes declined 17.3% month-over-month and 9.4% year-over-year to a seasonally adjusted annual rate of 610,000 units, according to the U.S. Census Bureau. Economists say a rise in mortgage rates, along with Hurricanes Helene and Milton, likely disrupted buyer activity, though there was little impact on the median new-home sales price, which was up 4.7% year-over-year to \$437,300. For the 12-month period spanning December 2023 through November 2024, Pending Sales in the Greenwood Association of REALTORS® region decreased 3.5 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales improved 63.6 percent.

The overall Median Sales Price improved 6.8 percent to \$251,000. The property type with the largest gain was the Single-Family Homes segment, where prices went up 5.3 percent to \$252,500. 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 129 days.

Market-wide, inventory levels dropped 37.4 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale dropped 32.8 percent. That amounts to 3.5 months of inventory for Single-Family Homes and 0.6 months of inventory for Condos.

Quick Facts

+ 63.6%

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

+ 2.7%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

- 2.9%

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



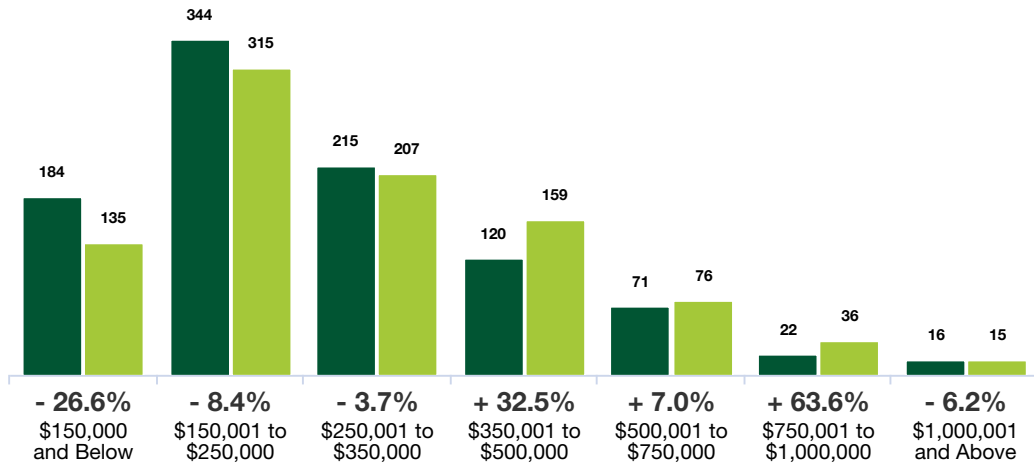
Pending Sales

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



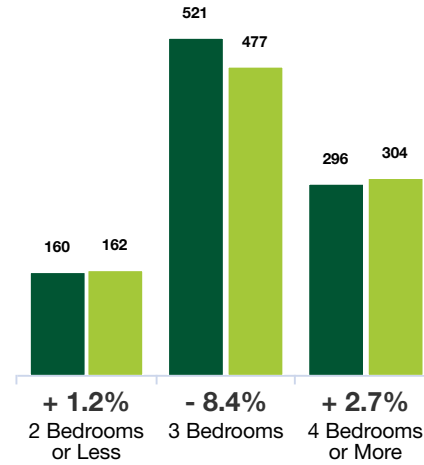
By Price Range

■ 11-2023 ■ 11-2024



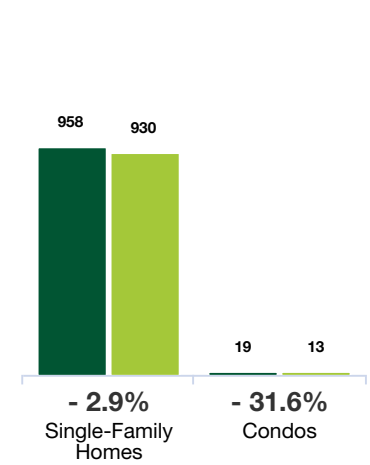
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	184	135	- 26.6%
\$150,001 to \$250,000	344	315	- 8.4%
\$250,001 to \$350,000	215	207	- 3.7%
\$350,001 to \$500,000	120	159	+ 32.5%
\$500,001 to \$750,000	71	76	+ 7.0%
\$750,001 to \$1,000,000	22	36	+ 63.6%
\$1,000,001 and Above	16	15	- 6.2%
All Price Ranges	977	943	- 3.5%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	179	131	- 26.8%
\$150,001 to \$250,000	332	307	- 7.5%
\$250,001 to \$350,000	214	207	- 3.3%
\$350,001 to \$500,000	119	158	+ 32.8%
\$500,001 to \$750,000	71	76	+ 7.0%
\$750,001 to \$1,000,000	22	36	+ 63.6%
\$1,000,001 and Above	16	15	- 6.2%
All Price Ranges	958	930	- 2.9%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	5	4	- 20.0%
\$150,001 to \$250,000	12	8	- 33.3%
\$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%
All Price Ranges	19	13	- 31.6%

By Bedroom Count

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	160	162	+ 1.2%
3 Bedrooms	521	477	- 8.4%
4 Bedrooms or More	296	304	+ 2.7%
All Bedroom Counts	977	943	- 3.5%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	150	152	+ 1.3%
3 Bedrooms	513	475	- 7.4%
4 Bedrooms or More	295	303	+ 2.7%
All Bedroom Counts	958	930	- 2.9%

Condos

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	10	10	0.0%
3 Bedrooms	8	2	- 75.0%
4 Bedrooms or More	1	1	0.0%
All Bedroom Counts	19	13	- 31.6%

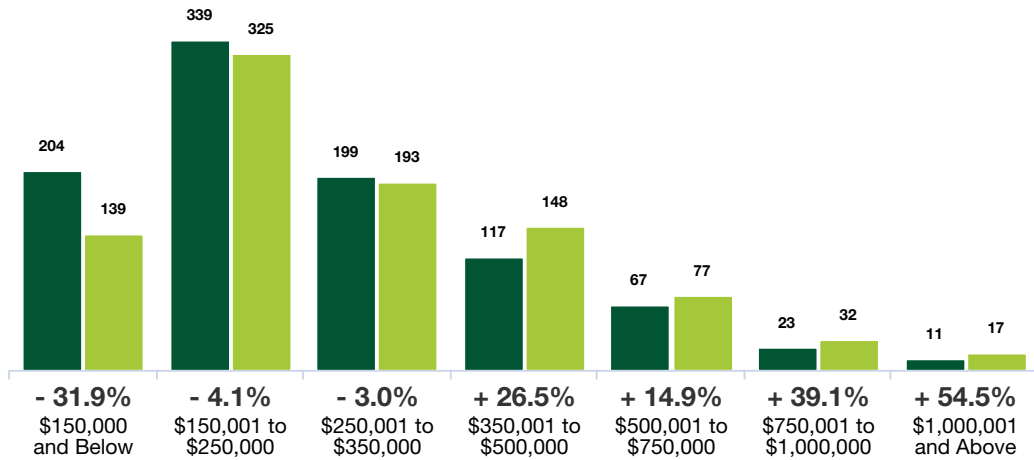
Closed Sales

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



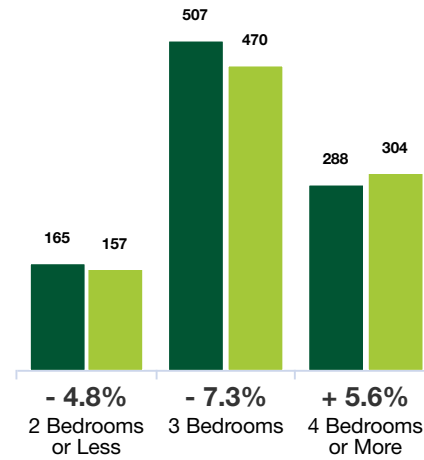
By Price Range

■ 11-2023 ■ 11-2024



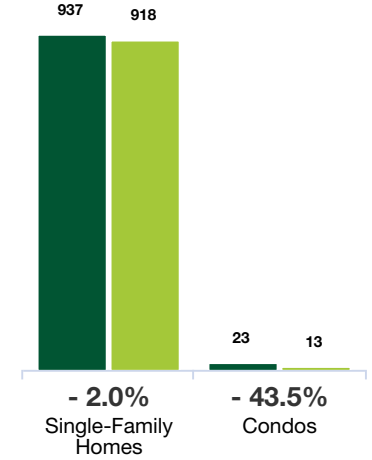
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	204	139	- 31.9%
\$150,001 to \$250,000	339	325	- 4.1%
\$250,001 to \$350,000	199	193	- 3.0%
\$350,001 to \$500,000	117	148	+ 26.5%
\$500,001 to \$750,000	67	77	+ 14.9%
\$750,001 to \$1,000,000	23	32	+ 39.1%
\$1,000,001 and Above	11	17	+ 54.5%
All Price Ranges	960	931	- 3.0%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	195	135	- 30.8%
3 Bedrooms	328	317	- 3.4%
4 Bedrooms or More	197	193	- 2.0%
2 Bedrooms or Less	116	147	+ 26.7%
3 Bedrooms	67	77	+ 14.9%
4 Bedrooms or More	23	32	+ 39.1%
2 Bedrooms or Less	11	17	+ 54.5%
All Bedroom Counts	937	918	- 2.0%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	9	4	- 55.6%
\$150,001 to \$250,000	11	8	- 27.3%
\$250,001 to \$350,000	2	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%
All Price Ranges	23	13	- 43.5%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	165	157	- 4.8%
3 Bedrooms	507	470	- 7.3%
4 Bedrooms or More	288	304	+ 5.6%
All Bedroom Counts	960	931	- 3.0%

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	151	148	- 2.0%
\$150,001 to \$250,000	500	467	- 6.6%
\$250,001 to \$350,000	286	303	+ 5.9%
\$350,001 to \$500,000	7	3	- 57.1%
\$500,001 to \$750,000	2	1	- 50.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	23	13	- 43.5%

Days On Market Until Sale

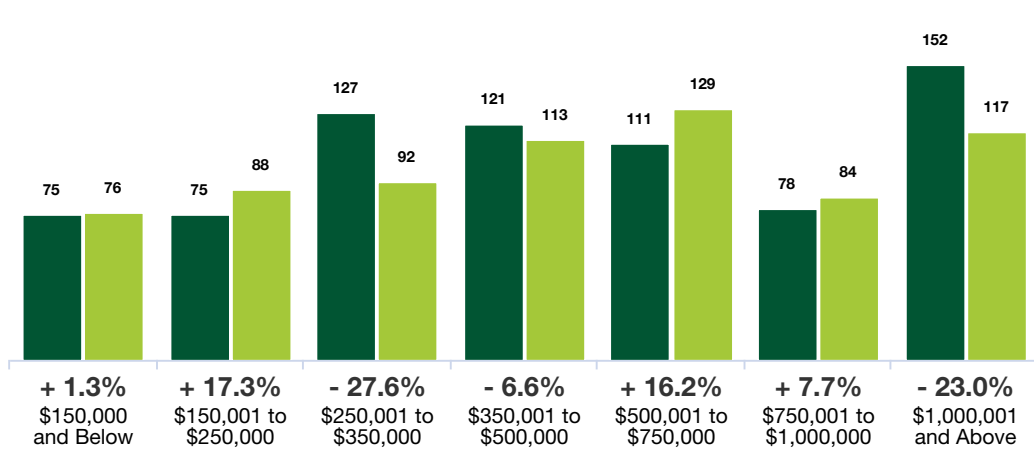
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



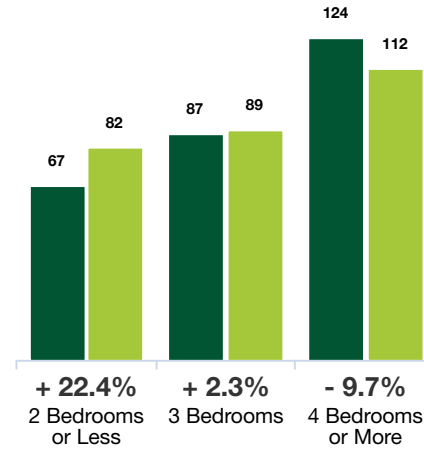
By Price Range

■ 11-2023 ■ 11-2024



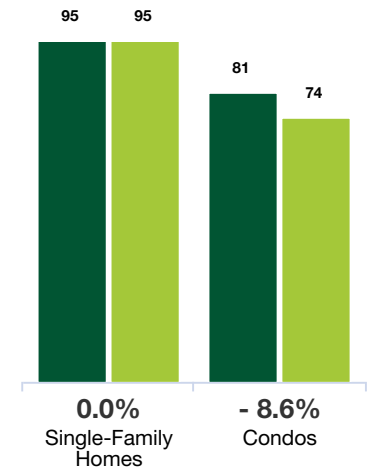
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	75	76	+ 1.3%
\$150,001 to \$250,000	75	88	+ 17.3%
\$250,001 to \$350,000	127	92	- 27.6%
\$350,001 to \$500,000	121	113	- 6.6%
\$500,001 to \$750,000	111	129	+ 16.2%
\$750,001 to \$1,000,000	78	84	+ 7.7%
\$1,000,001 and Above	152	117	- 23.0%
All Price Ranges	95	95	0.0%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	75	77	+ 2.7%
\$150,001 to \$250,000	75	88	+ 17.3%
\$250,001 to \$350,000	127	92	- 27.6%
\$350,001 to \$500,000	121	113	- 6.6%
\$500,001 to \$750,000	111	129	+ 16.2%
\$750,001 to \$1,000,000	78	84	+ 7.7%
\$1,000,001 and Above	152	117	- 23.0%
All Price Ranges	95	95	0.0%

Condos

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	92	59	- 35.9%
3 Bedrooms	73	83	+ 13.7%
4 Bedrooms or More	88	--	--
Single-Family Homes	58	57	- 1.7%
Condos	81	74	- 8.6%

By Bedroom Count

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	67	82	+ 22.4%
3 Bedrooms	87	89	+ 2.3%
4 Bedrooms or More	124	112	- 9.7%
All Bedroom Counts	95	95	0.0%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	65	81	+ 24.6%
3 Bedrooms	87	89	+ 2.3%
4 Bedrooms or More	125	112	- 10.4%
All Bedroom Counts	95	95	0.0%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	82	84	+ 2.4%
3 Bedrooms	84	53	- 36.9%
4 Bedrooms or More	70	49	- 30.0%
All Bedroom Counts	81	74	- 8.6%

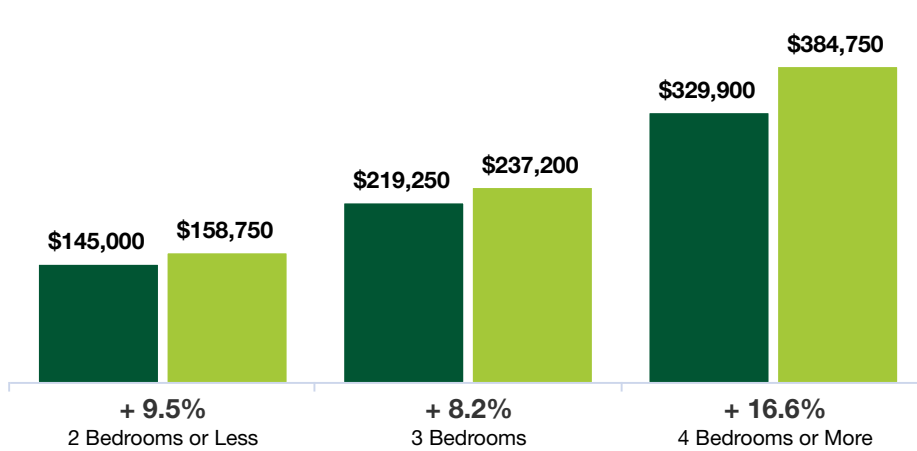
Median Sales Price

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



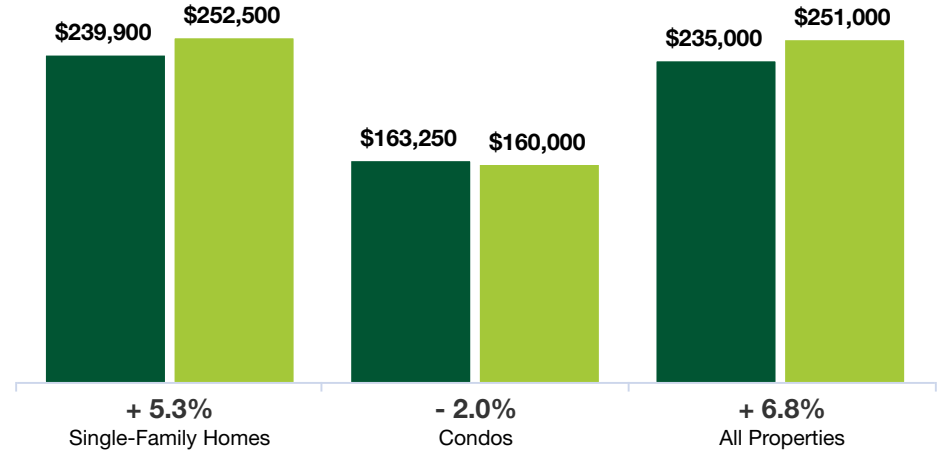
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Bedroom Count

	11-2023	11-2024	Change
2 Bedrooms or Less	\$145,000	\$158,750	+ 9.5%
3 Bedrooms	\$219,250	\$237,200	+ 8.2%
4 Bedrooms or More	\$329,900	\$384,750	+ 16.6%
All Bedroom Counts	\$235,000	\$251,000	+ 6.8%

Single-Family Homes

	11-2023	11-2024	Change
Single-Family Homes	\$239,900	\$252,500	+ 5.3%

Condos

	11-2023	11-2024	Change
Condos	\$163,250	\$160,000	- 2.0%

Percent of List Price Received

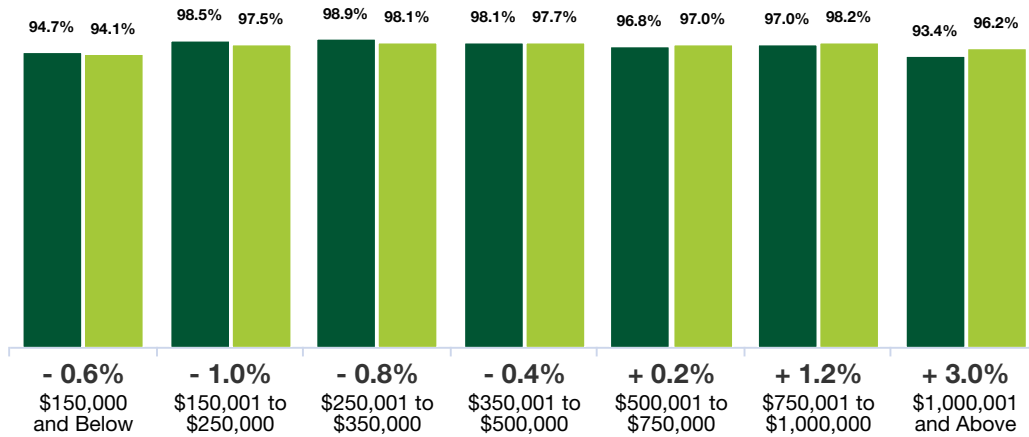


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

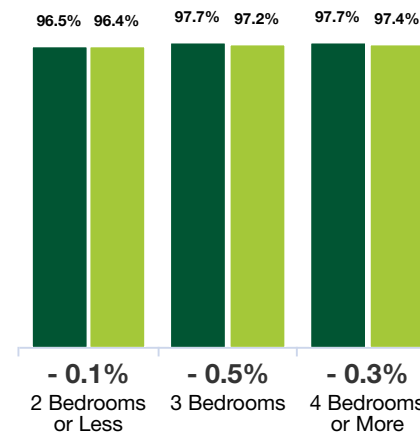
By Price Range

■ 11-2023 ■ 11-2024



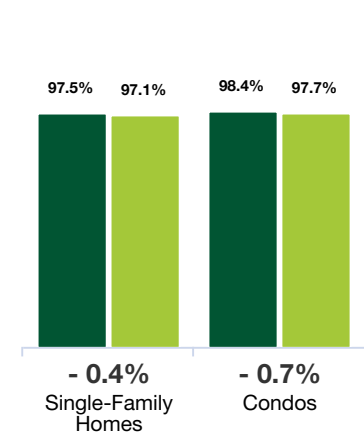
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	94.7%	94.1%	- 0.6%
\$150,001 to \$250,000	98.5%	97.5%	- 1.0%
\$250,001 to \$350,000	98.9%	98.1%	- 0.8%
\$350,001 to \$500,000	98.1%	97.7%	- 0.4%
\$500,001 to \$750,000	96.8%	97.0%	+ 0.2%
\$750,001 to \$1,000,000	97.0%	98.2%	+ 1.2%
\$1,000,001 and Above	93.4%	96.2%	+ 3.0%
All Price Ranges	97.5%	97.1%	- 0.4%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	96.5%	96.4%	- 0.1%
3 Bedrooms	97.7%	97.2%	- 0.5%
4 Bedrooms or More	97.7%	97.4%	- 0.3%
All Bedroom Counts	97.5%	97.1%	- 0.4%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	94.4%	94.1%	- 0.3%
\$150,001 to \$250,000	98.5%	97.5%	- 1.0%
\$250,001 to \$350,000	98.9%	98.1%	- 0.8%
\$350,001 to \$500,000	98.1%	97.7%	- 0.4%
\$500,001 to \$750,000	96.8%	97.0%	+ 0.2%
\$750,001 to \$1,000,000	97.0%	98.2%	+ 1.2%
\$1,000,001 and Above	93.4%	96.2%	+ 3.0%
All Price Ranges	97.5%	97.1%	- 0.4%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	96.5%	96.4%	- 0.1%
3 Bedrooms	97.7%	97.2%	- 0.5%
4 Bedrooms or More	97.7%	97.4%	- 0.3%
All Bedroom Counts	97.5%	97.1%	- 0.4%

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	100.0%	94.4%	- 5.6%
\$150,001 to \$250,000	97.6%	98.9%	+ 1.3%
\$250,001 to \$350,000	96.5%	--	--
\$350,001 to \$500,000	97.6%	100.5%	+ 3.0%
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	98.4%	97.7%	- 0.7%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	96.1%	96.3%	+ 0.2%
3 Bedrooms	97.8%	97.2%	- 0.6%
4 Bedrooms or More	97.7%	97.4%	- 0.3%
All Bedroom Counts	97.5%	97.1%	- 0.4%

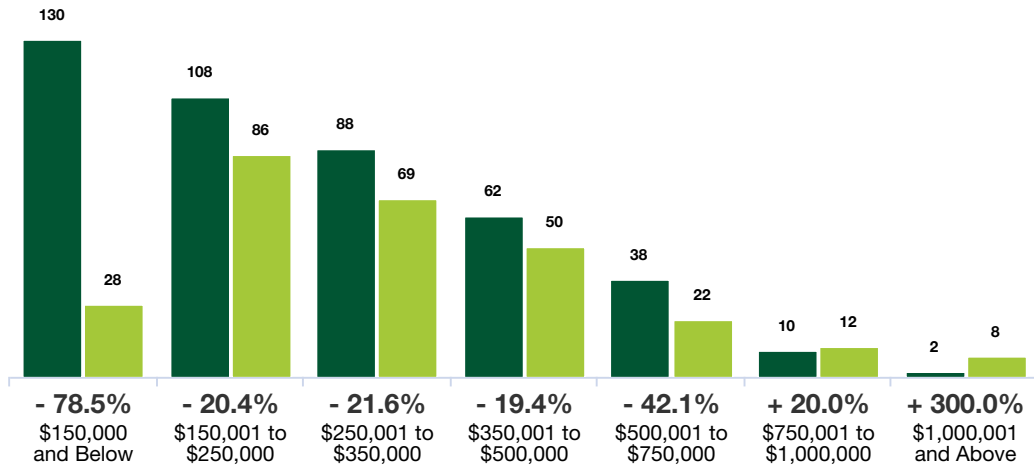
Inventory of Homes for Sale

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



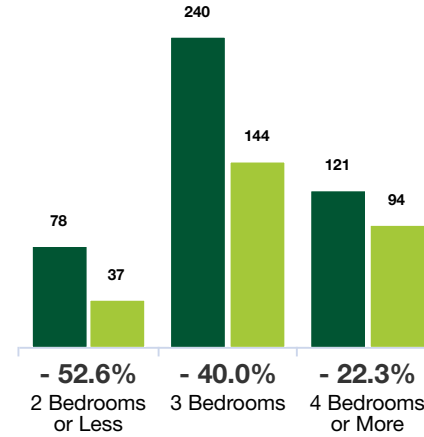
By Price Range

■ 11-2023 ■ 11-2024



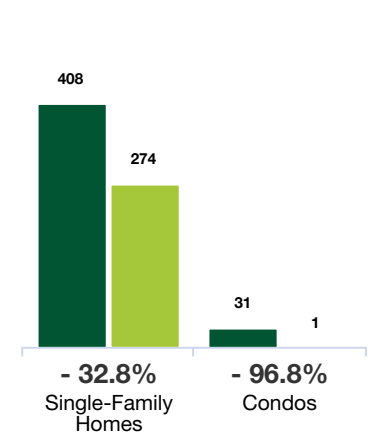
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	130	28	- 78.5%
\$150,001 to \$250,000	108	86	- 20.4%
\$250,001 to \$350,000	88	69	- 21.6%
\$350,001 to \$500,000	62	50	- 19.4%
\$500,001 to \$750,000	38	22	- 42.1%
\$750,001 to \$1,000,000	10	12	+ 20.0%
\$1,000,001 and Above	2	8	+ 300.0%
All Price Ranges	439	275	- 37.4%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	78	37	- 52.6%
3 Bedrooms	240	144	- 40.0%
4 Bedrooms or More	121	94	- 22.3%
All Bedroom Counts	408	274	- 32.8%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	20	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%
All Price Ranges	31	1	- 96.8%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	78	37	- 52.6%
3 Bedrooms	240	144	- 40.0%
4 Bedrooms or More	121	94	- 22.3%
All Bedroom Counts	439	275	- 37.4%

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	110	28	- 74.5%
\$150,001 to \$250,000	99	85	- 14.1%
\$250,001 to \$350,000	86	69	- 19.8%
\$350,001 to \$500,000	62	50	- 19.4%
\$500,001 to \$750,000	38	22	- 42.1%
\$750,001 to \$1,000,000	10	12	+ 20.0%
\$1,000,001 and Above	2	8	+ 300.0%
All Price Ranges	408	274	- 32.8%

By Property Type	11-2023	11-2024	Change
Single-Family Homes	408	274	- 32.8%
Condos	31	1	- 96.8%

Months Supply of Inventory

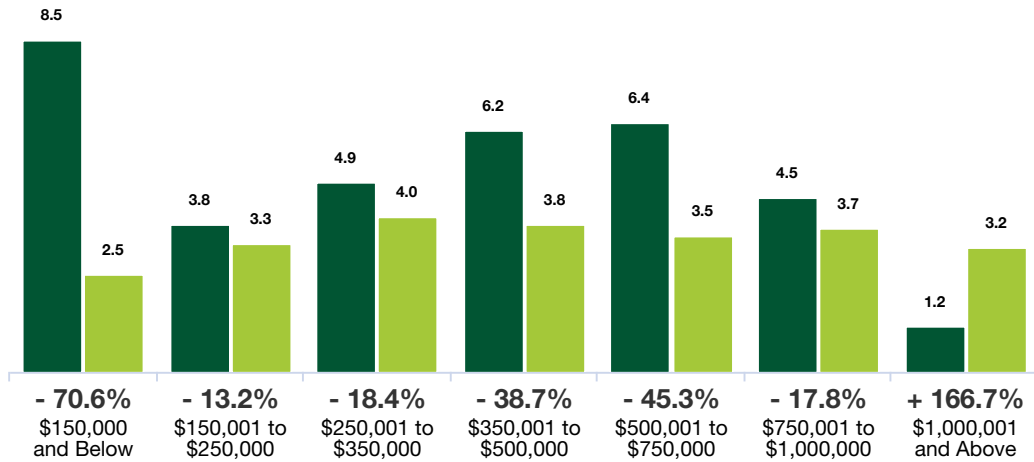


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

By Price Range

■ 11-2023 ■ 11-2024



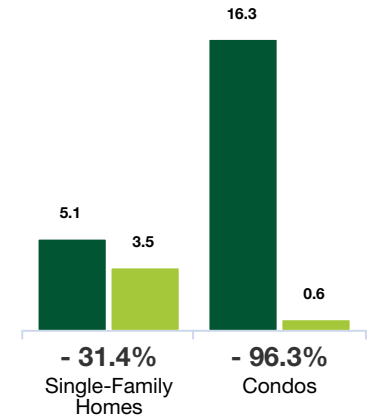
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	8.5	2.5	-70.6%
\$150,001 to \$250,000	3.8	3.3	-13.2%
\$250,001 to \$350,000	4.9	4.0	-18.4%
\$350,001 to \$500,000	6.2	3.8	-38.7%
\$500,001 to \$750,000	6.4	3.5	-45.3%
\$750,001 to \$1,000,000	4.5	3.7	-17.8%
\$1,000,001 and Above	1.2	3.2	+166.7%
All Price Ranges	5.4	3.5	-35.2%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	7.4	2.6	-64.9%
\$150,001 to \$250,000	3.6	3.3	-8.3%
\$250,001 to \$350,000	4.8	4.0	-16.7%
\$350,001 to \$500,000	6.3	3.8	-39.7%
\$500,001 to \$750,000	6.4	3.5	-45.3%
\$750,001 to \$1,000,000	4.5	3.7	-17.8%
\$1,000,001 and Above	1.2	3.2	+166.7%
All Price Ranges	5.1	3.5	-31.4%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	12.0	--	--
\$150,001 to \$250,000	6.0	0.6	-90.0%
\$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	--	--	--
All Price Ranges	16.3	0.6	-96.3%

By Bedroom Count

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	5.8	2.7	-53.4%
3 Bedrooms	5.5	3.6	-34.5%
4 Bedrooms or More	4.9	3.7	-24.5%
All Bedroom Counts	5.4	3.5	-35.2%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	4.8	2.8	-41.7%
3 Bedrooms	5.3	3.6	-32.1%
4 Bedrooms or More	4.9	3.7	-24.5%
All Bedroom Counts	5.1	3.5	-31.4%

Condos

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	9.0	0.7	-92.2%
3 Bedrooms	10.5	--	--
4 Bedrooms or More	1.0	--	--
All Bedroom Counts	16.3	0.6	-96.3%