

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2024

U.S. sales of new residential homes jumped 5.9% month-over-month and 8.7% year-over-year to a seasonally adjusted annual rate of 664,000 units, led by gains in the South and Midwest, according to the U.S. Census Bureau. The median new home sales price was \$402,600, down 5.4% from the previous month and a 6.3% decrease from the same time last year. There were approximately 490,000 new homes for sale heading into December, for an 8.9-month supply at the current sales pace. For the 12-month period spanning January 2024 through December 2024, Pending Sales in the Greenwood Association of REALTORS® region softened 4.9 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales were up 40.0 percent.

The overall Median Sales Price improved 6.2 percent to \$255,000. The property type with the largest gain was the Single-Family Homes segment, where prices were up 5.3 percent to \$257,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 75 days. The price range that tended to sell the slowest was the \$500,001 to \$750,000 range at 131 days.

Market-wide, inventory levels fell 35.3 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale dropped 31.0 percent. That amounts to 3.5 months of inventory for Single-Family Homes and 1.2 months of inventory for Condos.

Quick Facts

+ 40.0%	+ 2.0%	- 4.3%
Price Range with Strongest Sales: \$750,001 to \$1,000,000	Bedroom Count with Strongest Sales: 4 Bedrooms or More	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



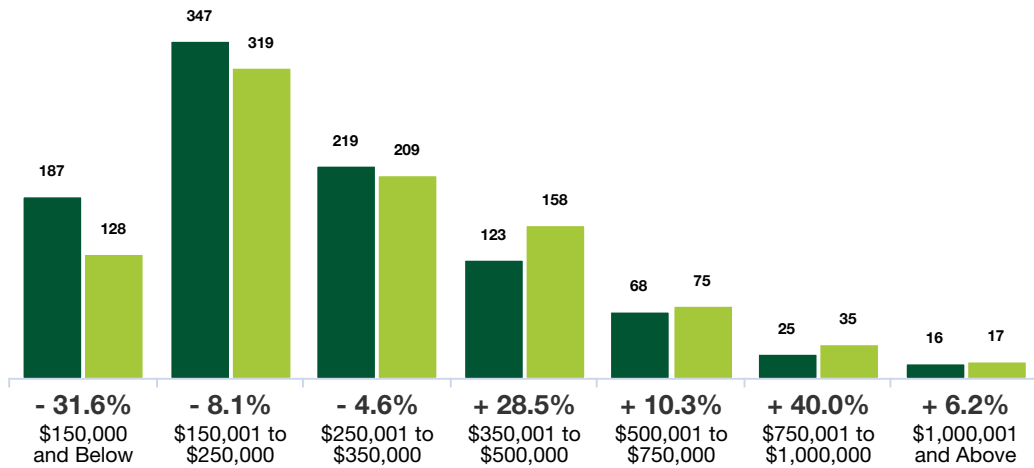
Pending Sales

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



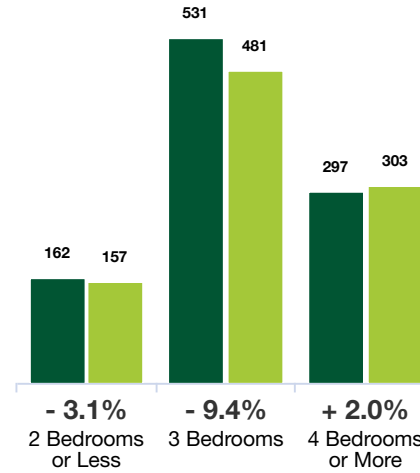
By Price Range

■ 12-2023 ■ 12-2024



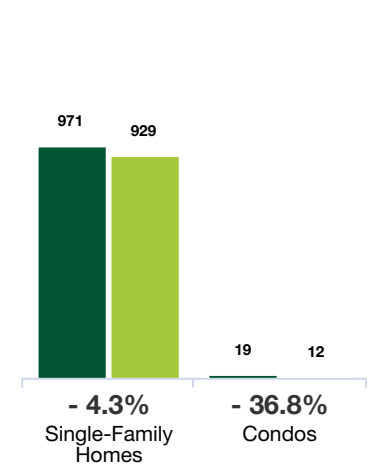
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	187	128	- 31.6%
\$150,001 to \$250,000	347	319	- 8.1%
\$250,001 to \$350,000	219	209	- 4.6%
\$350,001 to \$500,000	123	158	+ 28.5%
\$500,001 to \$750,000	68	75	+ 10.3%
\$750,001 to \$1,000,000	25	35	+ 40.0%
\$1,000,001 and Above	16	17	+ 6.2%
All Price Ranges	990	941	- 4.9%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	181	125	- 30.9%
3 Bedrooms	336	311	- 7.4%
4 Bedrooms or More	218	209	- 4.1%
2 Bedrooms or Less	122	157	+ 28.7%
3 Bedrooms	68	75	+ 10.3%
4 Bedrooms or More	25	35	+ 40.0%
2 Bedrooms or Less	16	17	+ 6.2%
All Bedroom Counts	971	929	- 4.3%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	6	3	- 50.0%
\$150,001 to \$250,000	11	8	- 27.3%
\$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	12	- 36.8%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	162	157	- 3.1%
3 Bedrooms	531	481	- 9.4%
4 Bedrooms or More	297	303	+ 2.0%
All Bedroom Counts	990	941	- 4.9%

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	151	148	- 2.0%
\$150,001 to \$250,000	524	479	- 8.6%
\$250,001 to \$350,000	296	302	+ 2.0%
\$350,001 to \$500,000	7	2	- 71.4%
\$500,001 to \$750,000	1	1	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	971	929	- 4.3%

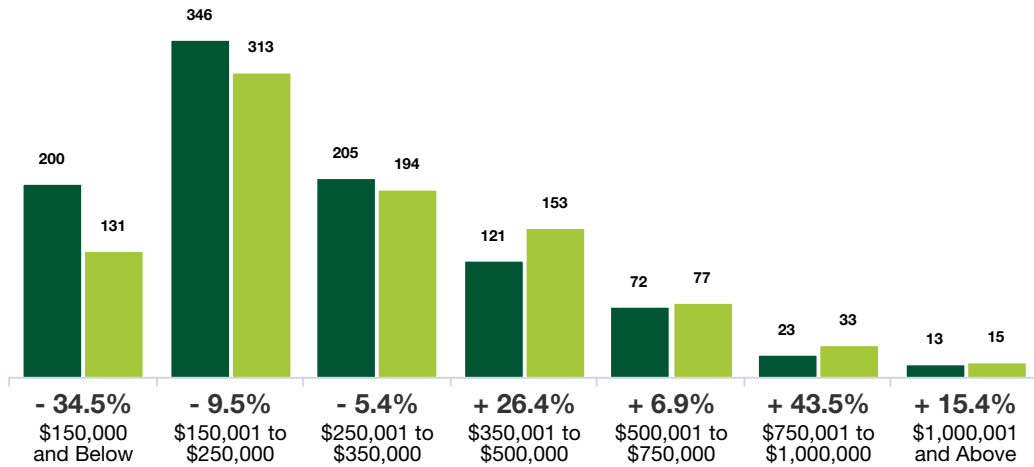
Closed Sales

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



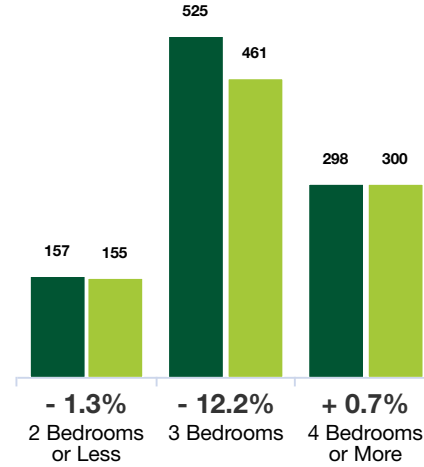
By Price Range

■ 12-2023 ■ 12-2024



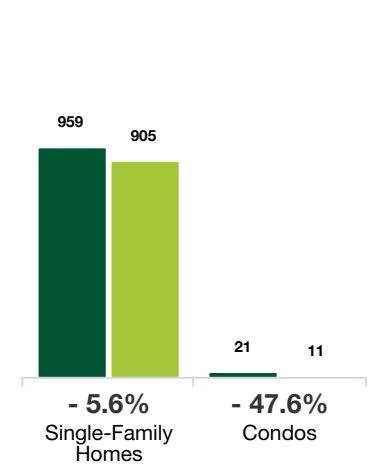
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	200	131	- 34.5%
\$150,001 to \$250,000	346	313	- 9.5%
\$250,001 to \$350,000	205	194	- 5.4%
\$350,001 to \$500,000	121	153	+ 26.4%
\$500,001 to \$750,000	72	77	+ 6.9%
\$750,001 to \$1,000,000	23	33	+ 43.5%
\$1,000,001 and Above	13	15	+ 15.4%
All Price Ranges	980	916	- 6.5%

Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	193	128	- 33.7%
\$150,001 to \$250,000	334	306	- 8.4%
\$250,001 to \$350,000	204	194	- 4.9%
\$350,001 to \$500,000	120	152	+ 26.7%
\$500,001 to \$750,000	72	77	+ 6.9%
\$750,001 to \$1,000,000	23	33	+ 43.5%
\$1,000,001 and Above	13	15	+ 15.4%
All Price Ranges	959	905	- 5.6%

Condos

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	145	147	+ 1.4%
3 Bedrooms	517	459	- 11.2%
4 Bedrooms or More	297	299	+ 0.7%
All Bedroom Counts	959	905	- 5.6%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	157	155	- 1.3%
3 Bedrooms	525	461	- 12.2%
4 Bedrooms or More	298	300	+ 0.7%
All Bedroom Counts	980	916	- 6.5%

By Property Type	12-2023	12-2024	Change
Single-Family Homes	959	905	- 5.6%
Condos	21	11	- 47.6%

Days On Market Until Sale

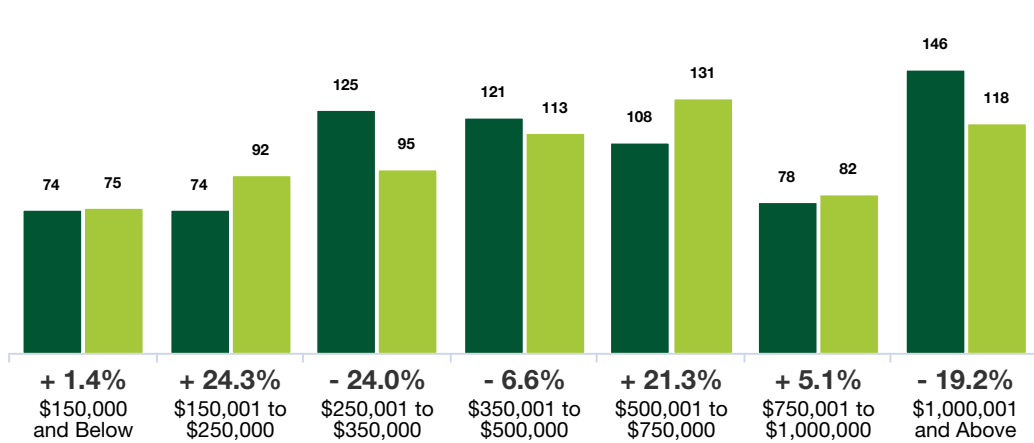
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



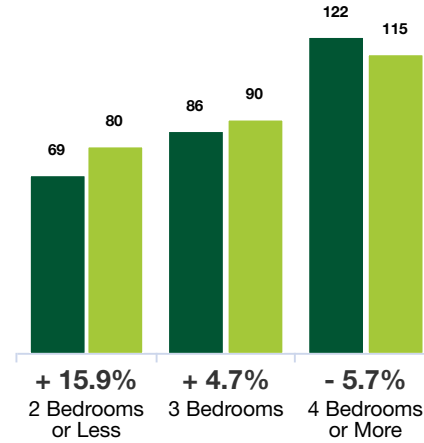
By Price Range

■ 12-2023 ■ 12-2024



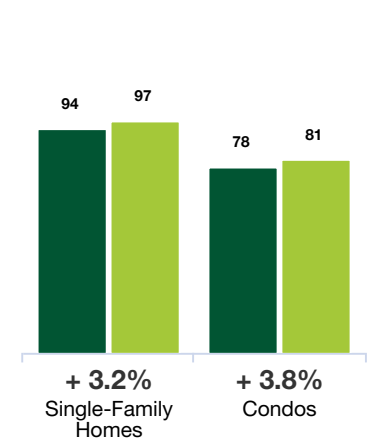
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	74	75	+ 1.4%
\$150,001 to \$250,000	74	92	+ 24.3%
\$250,001 to \$350,000	125	95	- 24.0%
\$350,001 to \$500,000	121	113	- 6.6%
\$500,001 to \$750,000	108	131	+ 21.3%
\$750,001 to \$1,000,000	78	82	+ 5.1%
\$1,000,001 and Above	146	118	- 19.2%
All Price Ranges	94	97	+ 3.2%

Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	73	75	+ 2.7%
\$150,001 to \$250,000	74	92	+ 24.3%
\$250,001 to \$350,000	125	95	- 24.0%
\$350,001 to \$500,000	122	113	- 7.4%
\$500,001 to \$750,000	108	131	+ 21.3%
\$750,001 to \$1,000,000	78	82	+ 5.1%
\$1,000,001 and Above	146	118	- 19.2%
All Price Ranges	94	97	+ 3.2%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	99	71	- 28.3%
\$150,001 to \$250,000	70	89	+ 27.1%
\$250,001 to \$350,000	37	--	--
\$350,001 to \$500,000	58	57	- 1.7%
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	78	81	+ 3.8%

By Bedroom Count

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	69	80	+ 15.9%
3 Bedrooms	86	90	+ 4.7%
4 Bedrooms or More	122	115	- 5.7%
All Bedroom Counts	94	97	+ 3.2%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	67	79	+ 17.9%
3 Bedrooms	86	91	+ 5.8%
4 Bedrooms or More	123	115	- 6.5%
All Bedroom Counts	94	97	+ 3.2%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	83	91	+ 9.6%
3 Bedrooms	78	58	- 25.6%
4 Bedrooms or More	1	49	+ 4,800.0%
All Bedroom Counts	78	81	+ 3.8%

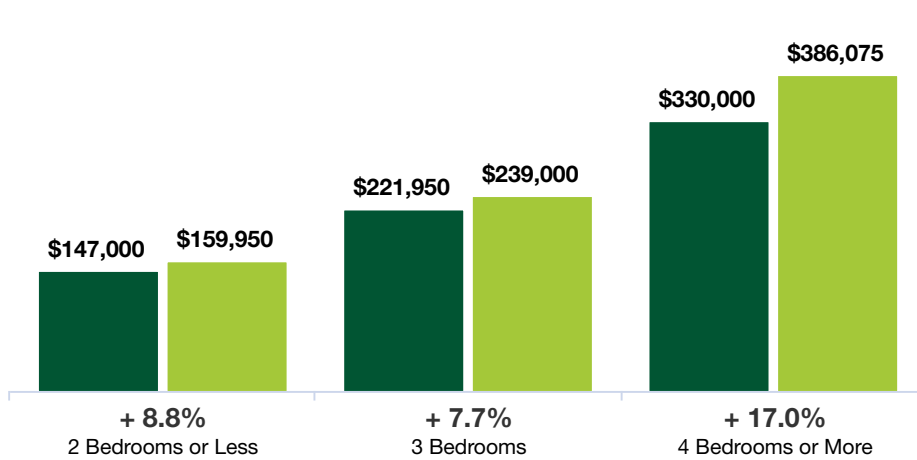
Median Sales Price

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



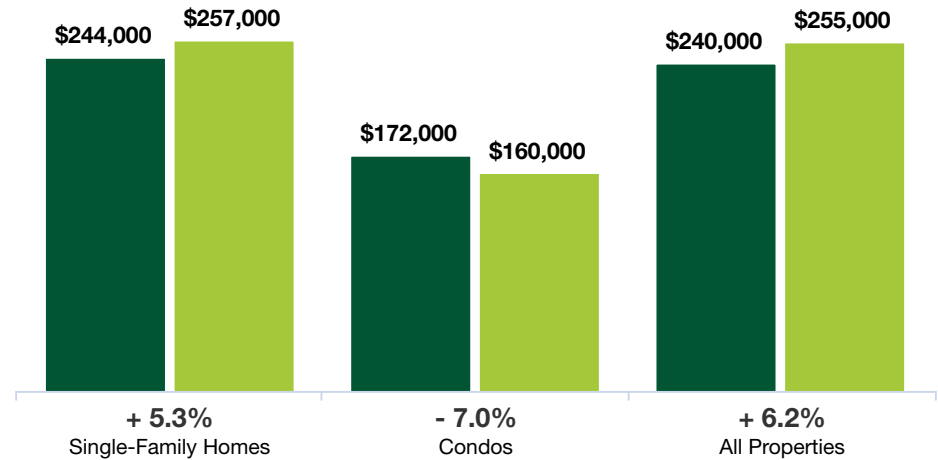
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Bedroom Count

	12-2023	12-2024	Change
2 Bedrooms or Less	\$147,000	\$159,950	+ 8.8%
3 Bedrooms	\$221,950	\$239,000	+ 7.7%
4 Bedrooms or More	\$330,000	\$386,075	+ 17.0%
All Bedroom Counts	\$240,000	\$255,000	+ 6.2%

Single-Family Homes

	12-2023	12-2024	Change
Single-Family Homes	\$244,000	\$257,000	+ 5.3%

Condos

	12-2023	12-2024	Change
Condos	\$172,000	\$160,000	- 7.0%

Percent of List Price Received

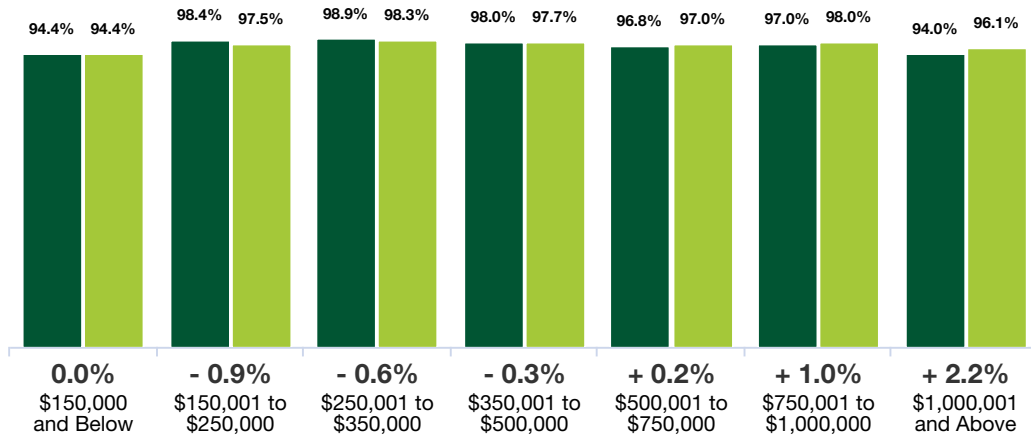


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

By Price Range

■ 12-2023 ■ 12-2024



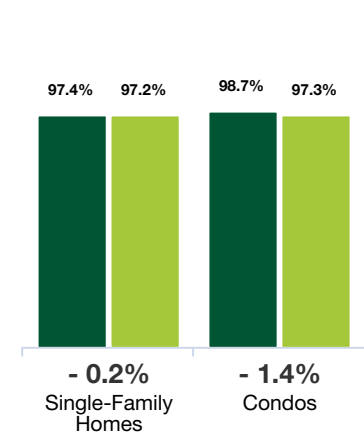
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	94.4%	94.4%	0.0%
\$150,001 to \$250,000	98.4%	97.5%	- 0.9%
\$250,001 to \$350,000	98.9%	98.3%	- 0.6%
\$350,001 to \$500,000	98.0%	97.7%	- 0.3%
\$500,001 to \$750,000	96.8%	97.0%	+ 0.2%
\$750,001 to \$1,000,000	97.0%	98.0%	+ 1.0%
\$1,000,001 and Above	94.0%	96.1%	+ 2.2%
All Price Ranges	97.5%	97.2%	- 0.3%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	96.3%	96.7%	+ 0.4%
3 Bedrooms	97.7%	97.2%	- 0.5%
4 Bedrooms or More	97.8%	97.5%	- 0.3%
All Bedroom Counts	97.4%	97.2%	- 0.2%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	94.2%	94.4%	+ 0.2%
\$150,001 to \$250,000	98.5%	97.5%	- 1.0%
\$250,001 to \$350,000	98.9%	98.3%	- 0.6%
\$350,001 to \$500,000	98.0%	97.6%	- 0.4%
\$500,001 to \$750,000	96.8%	97.0%	+ 0.2%
\$750,001 to \$1,000,000	97.0%	98.0%	+ 1.0%
\$1,000,001 and Above	94.0%	96.1%	+ 2.2%
All Price Ranges	97.4%	97.2%	- 0.2%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	96.3%	96.7%	+ 0.4%
3 Bedrooms	97.7%	97.2%	- 0.5%
4 Bedrooms or More	97.8%	97.5%	- 0.3%
All Bedroom Counts	97.5%	97.2%	- 0.3%

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	100.2%	92.9%	- 7.3%
\$150,001 to \$250,000	97.8%	98.8%	+ 1.0%
\$250,001 to \$350,000	100.0%	--	--
\$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	98.7%	97.3%	- 1.4%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	95.9%	96.7%	+ 0.8%
3 Bedrooms	97.7%	97.2%	- 0.5%
4 Bedrooms or More	97.7%	97.4%	- 0.3%
All Bedroom Counts	97.4%	97.2%	- 0.2%

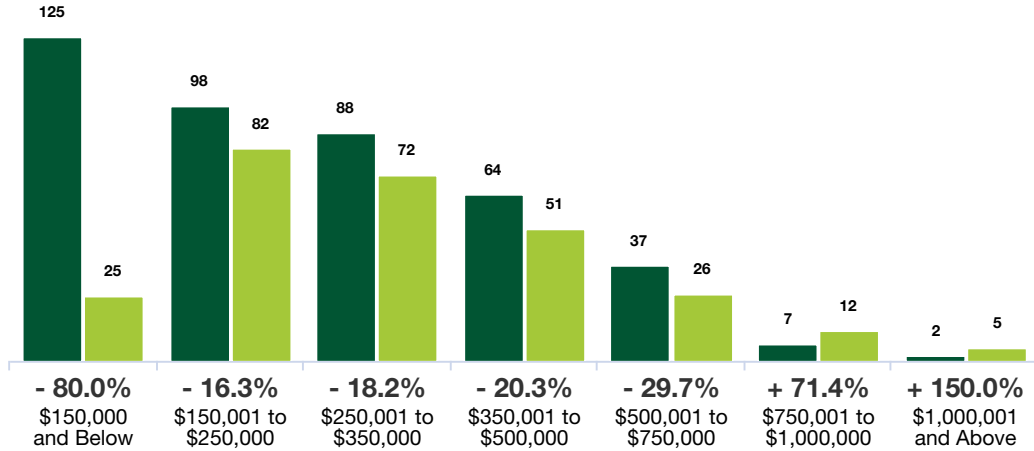
Inventory of Homes for Sale

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



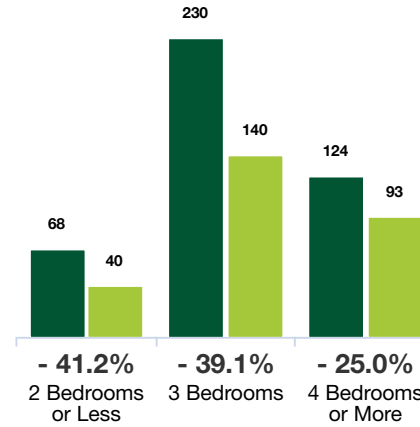
By Price Range

■ 12-2023 ■ 12-2024



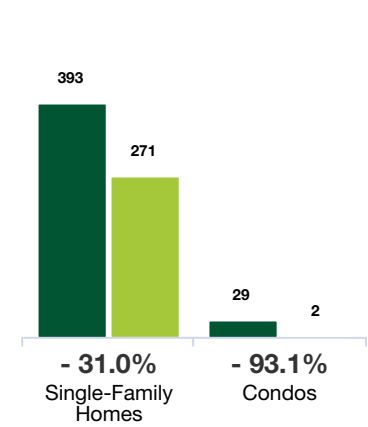
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	125	25	- 80.0%
\$150,001 to \$250,000	98	82	- 16.3%
\$250,001 to \$350,000	88	72	- 18.2%
\$350,001 to \$500,000	64	51	- 20.3%
\$500,001 to \$750,000	37	26	- 29.7%
\$750,001 to \$1,000,000	7	12	+ 71.4%
\$1,000,001 and Above	2	5	+ 150.0%
All Price Ranges	422	273	- 35.3%

Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	106	25	- 76.4%
\$150,001 to \$250,000	89	80	- 10.1%
\$250,001 to \$350,000	87	72	- 17.2%
\$350,001 to \$500,000	64	51	- 20.3%
\$500,001 to \$750,000	37	26	- 29.7%
\$750,001 to \$1,000,000	7	12	+ 71.4%
\$1,000,001 and Above	2	5	+ 150.0%
All Price Ranges	393	271	- 31.0%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	19	0	- 100.0%
\$150,001 to \$250,000	9	2	- 77.8%
\$250,001 to \$350,000	1	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	29	2	- 93.1%

By Bedroom Count

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	68	40	- 41.2%
3 Bedrooms	230	140	- 39.1%
4 Bedrooms or More	124	93	- 25.0%
All Bedroom Counts	422	273	- 35.3%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	52	39	- 25.0%
3 Bedrooms	218	139	- 36.2%
4 Bedrooms or More	123	93	- 24.4%
All Bedroom Counts	393	271	- 31.0%

Condos

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	16	1	- 93.8%
3 Bedrooms	12	1	- 91.7%
4 Bedrooms or More	1	0	- 100.0%
All Bedroom Counts	29	2	- 93.1%

Months Supply of Inventory

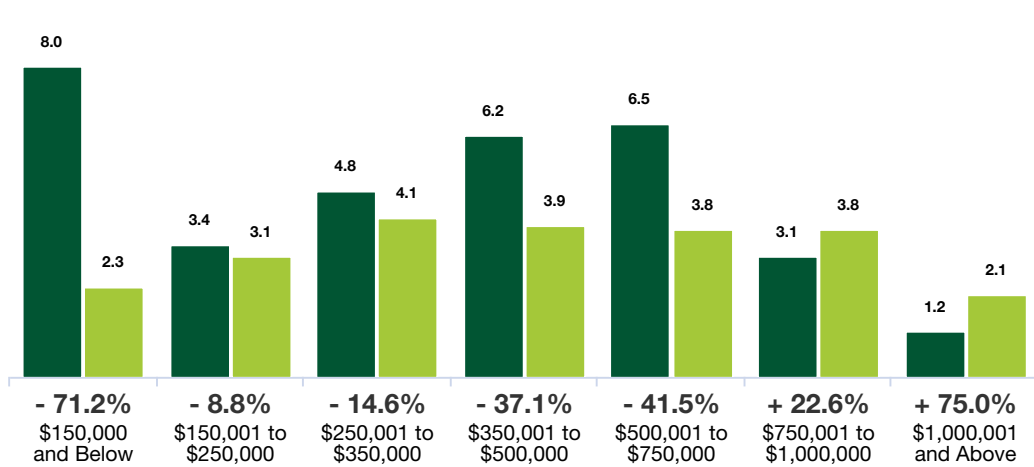


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

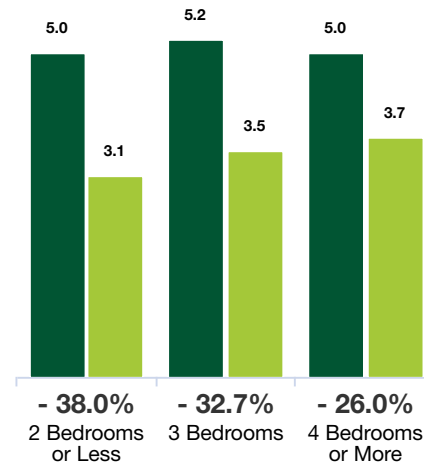
By Price Range

■ 12-2023 ■ 12-2024



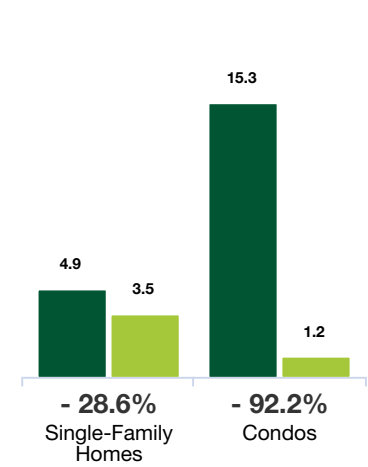
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	8.0	2.3	-71.2%
\$150,001 to \$250,000	3.4	3.1	-8.8%
\$250,001 to \$350,000	4.8	4.1	-14.6%
\$350,001 to \$500,000	6.2	3.9	-37.1%
\$500,001 to \$750,000	6.5	3.8	-41.5%
\$750,001 to \$1,000,000	3.1	3.8	+22.6%
\$1,000,001 and Above	1.2	2.1	+75.0%
All Price Ranges	5.1	3.5	-31.4%

Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	7.0	2.4	-65.7%
\$150,001 to \$250,000	3.2	3.1	-3.1%
\$250,001 to \$350,000	4.8	4.1	-14.6%
\$350,001 to \$500,000	6.3	3.9	-38.1%
\$500,001 to \$750,000	6.5	3.8	-41.5%
\$750,001 to \$1,000,000	3.1	3.8	+22.6%
\$1,000,001 and Above	1.2	2.1	+75.0%
All Price Ranges	4.9	3.5	-28.6%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	12.7	--	--
\$150,001 to \$250,000	5.7	1.2	-78.9%
\$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	15.3	1.2	-92.2%

By Bedroom Count

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	5.0	3.1	-38.0%
3 Bedrooms	5.2	3.5	-32.7%
4 Bedrooms or More	5.0	3.7	-26.0%
All Bedroom Counts	5.1	3.5	-31.4%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	4.1	3.2	-22.0%
3 Bedrooms	5.0	3.5	-30.0%
4 Bedrooms or More	5.0	3.7	-26.0%
All Bedroom Counts	4.9	3.5	-28.6%

Condos

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	8.7	0.7	-92.0%
3 Bedrooms	10.3	1.0	-90.3%
4 Bedrooms or More	1.0	--	--
All Bedroom Counts	15.3	1.2	-92.2%