

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2024

After a brief decline, national sales of new residential homes are on the rise again, increasing 8% month-over-month and 4.4% year-over-year to a seasonally adjusted rate of 664,000 units, according to the U.S. Census Bureau. Lower interest rates and a shortage of existing-home inventory continue to be a boon for the new-home market, with sales of new residential homes up 4.2% from 2022 to an estimated 668,000 units in 2023. For the 12-month period spanning February 2023 through January 2024, Pending Sales in the Greenwood Association of REALTORS® region fell 8.9 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 60.0 percent.

The overall Median Sales Price improved 9.3 percent to \$240,000. The property type with the largest gain was the Condos segment, where prices went up 23.2 percent to \$172,500. The price range that tended to sell the quickest was the \$150,000 and Below range at 73 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 146 days.

Market-wide, inventory levels were about the same. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 100.0 percent. That amounts to 2.9 months of inventory for Single-Family Homes and 2.5 months of inventory for Condos.

Quick Facts

+ 60.0%	+ 5.6%	- 5.5%
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		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

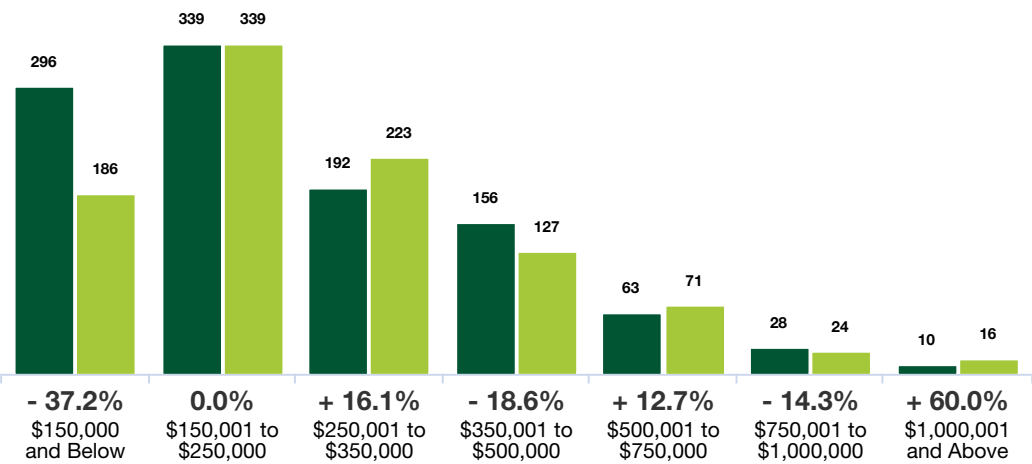
Pending Sales

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



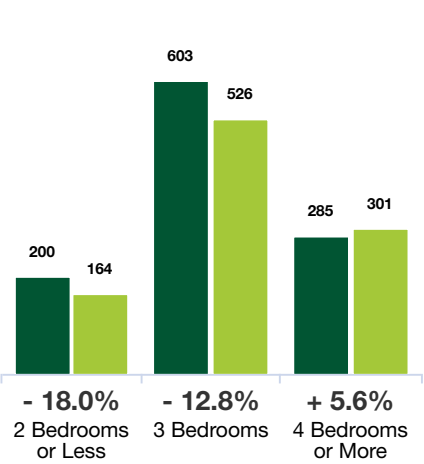
By Price Range

■ 1-2023 ■ 1-2024



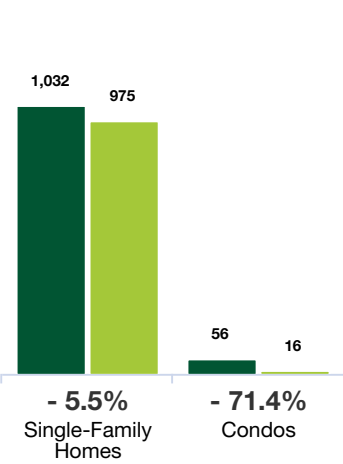
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



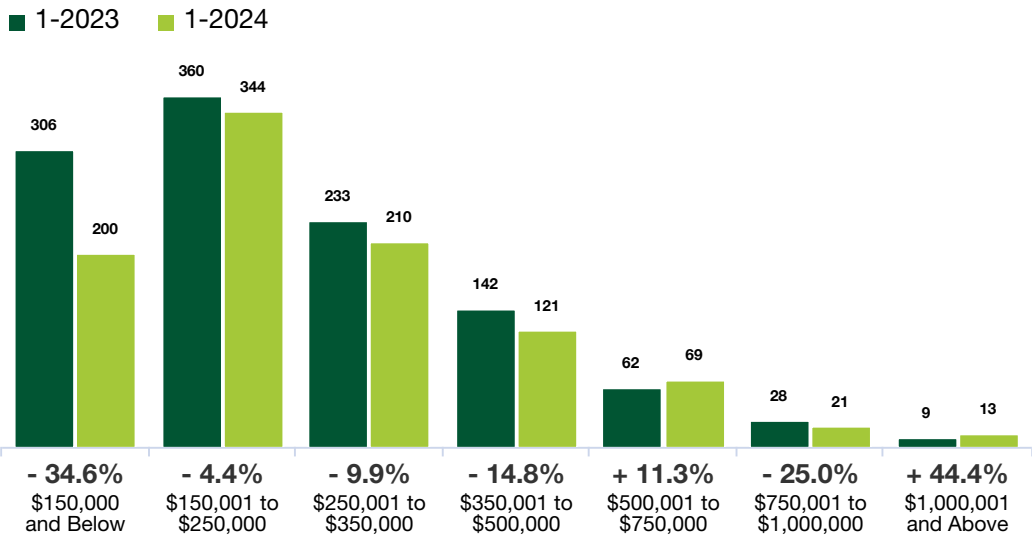
All Properties				Single-Family Homes			Condos		
By Price Range	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
\$150,000 and Below	296	186	- 37.2%	258	181	- 29.8%	38	5	- 86.8%
\$150,001 to \$250,000	339	339	0.0%	324	330	+ 1.9%	15	9	- 40.0%
\$250,001 to \$350,000	192	223	+ 16.1%	190	222	+ 16.8%	2	1	- 50.0%
\$350,001 to \$500,000	156	127	- 18.6%	155	126	- 18.7%	1	1	0.0%
\$500,001 to \$750,000	63	71	+ 12.7%	63	71	+ 12.7%	0	0	0.0%
\$750,001 to \$1,000,000	28	24	- 14.3%	28	24	- 14.3%	0	0	0.0%
\$1,000,001 and Above	10	16	+ 60.0%	10	16	+ 60.0%	0	0	0.0%
All Price Ranges	1,088	991	- 8.9%	1,032	975	- 5.5%	56	16	- 71.4%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	200	164	- 18.0%	160	155	- 3.1%	40	9	- 77.5%
3 Bedrooms	603	526	- 12.8%	588	520	- 11.6%	15	6	- 60.0%
4 Bedrooms or More	285	301	+ 5.6%	284	300	+ 5.6%	1	1	0.0%
All Bedroom Counts	1,088	991	- 8.9%	1,032	975	- 5.5%	56	16	- 71.4%

Closed Sales

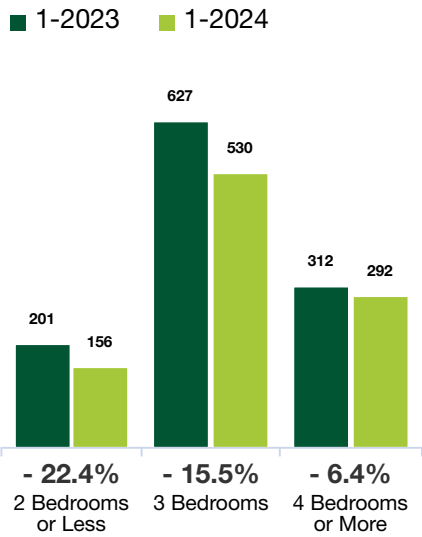
A count of the actual sales that closed. Based on a rolling 12-month total.



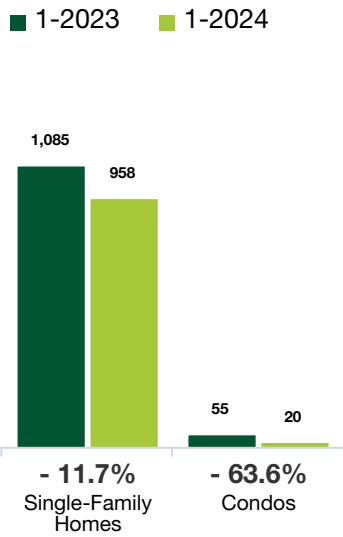
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes			Condos		
By Price Range	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
\$150,000 and Below	306	200	- 34.6%	268	194	- 27.6%	38	6	- 84.2%
\$150,001 to \$250,000	360	344	- 4.4%	347	332	- 4.3%	13	12	- 7.7%
\$250,001 to \$350,000	233	210	- 9.9%	229	209	- 8.7%	4	1	- 75.0%
\$350,001 to \$500,000	142	121	- 14.8%	142	120	- 15.5%	0	1	--
\$500,001 to \$750,000	62	69	+ 11.3%	62	69	+ 11.3%	0	0	0.0%
\$750,001 to \$1,000,000	28	21	- 25.0%	28	21	- 25.0%	0	0	0.0%
\$1,000,001 and Above	9	13	+ 44.4%	9	13	+ 44.4%	0	0	0.0%
All Price Ranges	1,140	978	- 14.2%	1,085	958	- 11.7%	55	20	- 63.6%

By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	201	156	- 22.4%	163	145	- 11.0%	38	11	- 71.1%
3 Bedrooms	627	530	- 15.5%	611	522	- 14.6%	16	8	- 50.0%
4 Bedrooms or More	312	292	- 6.4%	311	291	- 6.4%	1	1	0.0%
All Bedroom Counts	1,140	978	- 14.2%	1,085	958	- 11.7%	55	20	- 63.6%

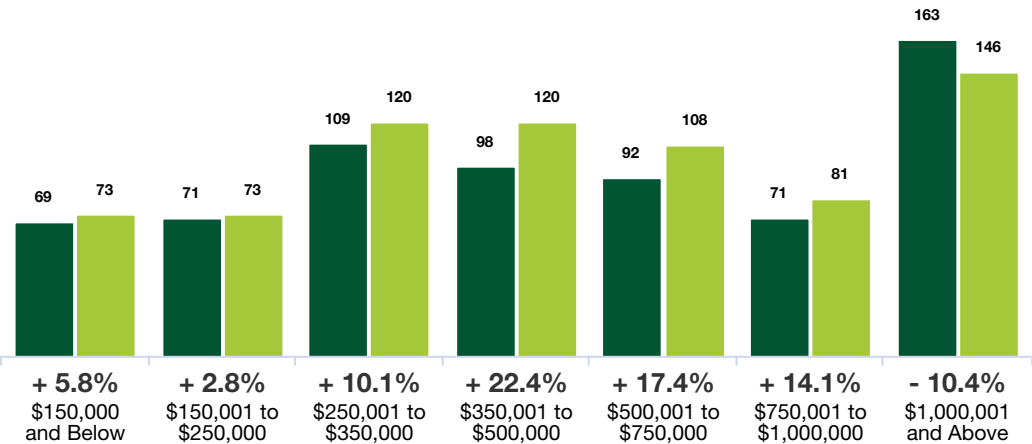
Days On Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



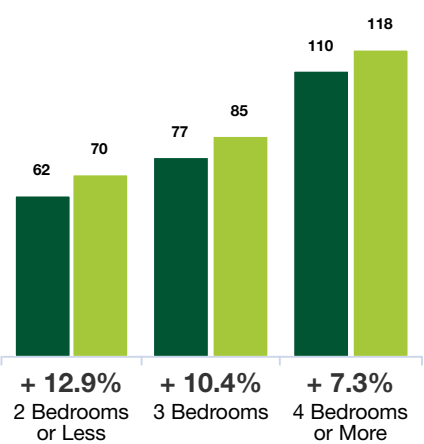
By Price Range

1-2023 1-2024



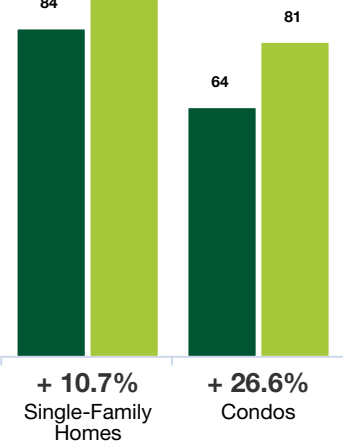
By Bedroom Count

1-2023 1-2024



By Property Type

1-2023 1-2024



All Properties				Single-Family Homes			Condos		
By Price Range	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
\$150,000 and Below	69	73	+ 5.8%	71	72	+ 1.4%	54	112	+ 107.4%
\$150,001 to \$250,000	71	73	+ 2.8%	71	73	+ 2.8%	83	70	- 15.7%
\$250,001 to \$350,000	109	120	+ 10.1%	109	121	+ 11.0%	99	37	- 62.6%
\$350,001 to \$500,000	98	120	+ 22.4%	98	120	+ 22.4%	--	58	--
\$500,001 to \$750,000	92	108	+ 17.4%	92	108	+ 17.4%	--	--	--
\$750,001 to \$1,000,000	71	81	+ 14.1%	71	81	+ 14.1%	--	--	--
\$1,000,001 and Above	163	146	- 10.4%	163	146	- 10.4%	--	--	--
All Price Ranges	83	93	+ 12.0%	84	93	+ 10.7%	64	81	+ 26.6%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	62	70	+ 12.9%	63	69	+ 9.5%	54	89	+ 64.8%
3 Bedrooms	77	85	+ 10.4%	77	85	+ 10.4%	83	78	- 6.0%
4 Bedrooms or More	110	118	+ 7.3%	110	119	+ 8.2%	138	1	- 99.3%
All Bedroom Counts	83	93	+ 12.0%	84	93	+ 10.7%	64	81	+ 26.6%

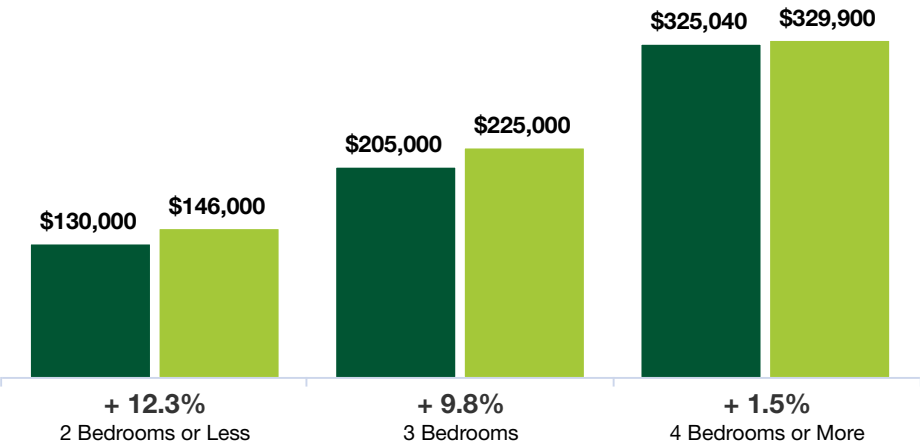
Median Sales Price

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



By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



All Properties			
By Bedroom Count	1-2023	1-2024	Change
2 Bedrooms or Less	\$130,000	\$146,000	+ 12.3%
3 Bedrooms	\$205,000	\$225,000	+ 9.8%
4 Bedrooms or More	\$325,040	\$329,900	+ 1.5%
All Bedroom Counts	\$219,500	\$240,000	+ 9.3%

Single-Family Homes			Condos		
1-2023	1-2024	Change	1-2023	1-2024	Change
\$130,000	\$145,000	+ 11.5%	\$135,450	\$150,000	+ 10.7%
\$205,000	\$225,000	+ 9.8%	\$180,000	\$220,000	+ 22.2%
\$324,660	\$329,900	+ 1.6%	\$330,000	\$220,000	- 33.3%
\$225,500	\$244,250	+ 8.3%	\$140,000	\$172,500	+ 23.2%

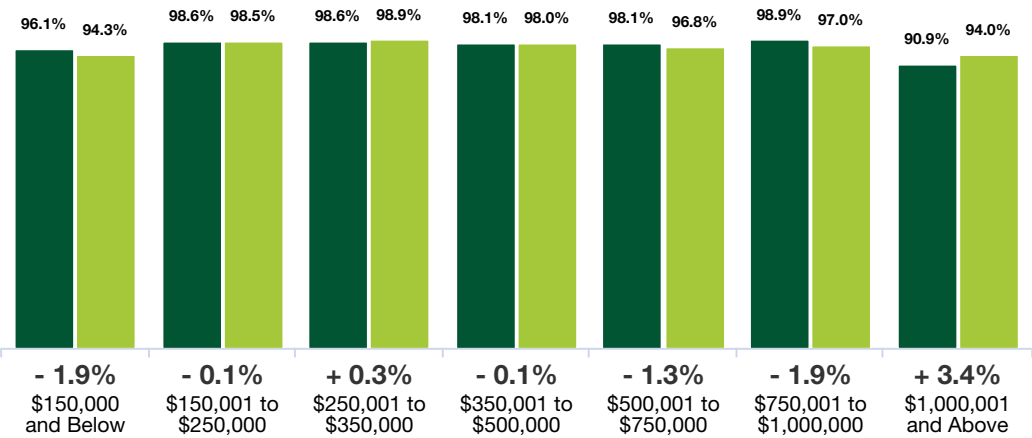
Percent of List Price Received

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.



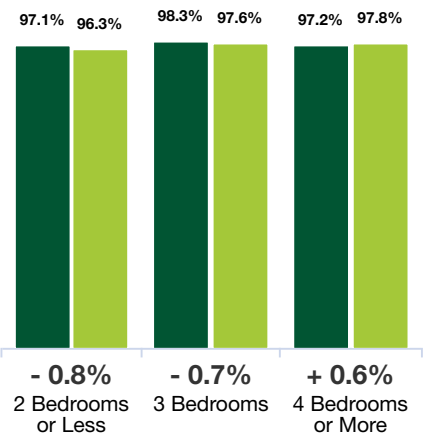
By Price Range

■ 1-2023 ■ 1-2024



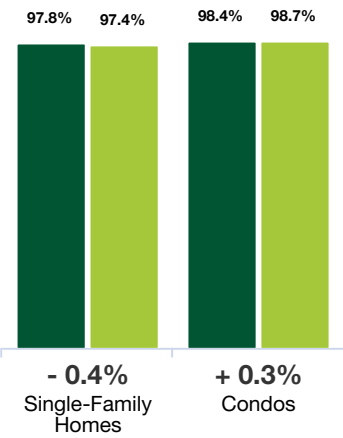
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



All Properties				Single-Family Homes			Condos		
By Price Range	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
\$150,000 and Below	96.1%	94.3%	- 1.9%	95.9%	94.1%	- 1.9%	98.1%	100.5%	+ 2.4%
\$150,001 to \$250,000	98.6%	98.5%	- 0.1%	98.6%	98.5%	- 0.1%	99.1%	97.8%	- 1.3%
\$250,001 to \$350,000	98.6%	98.9%	+ 0.3%	98.6%	98.9%	+ 0.3%	99.0%	100.0%	+ 1.0%
\$350,001 to \$500,000	98.1%	98.0%	- 0.1%	98.1%	98.0%	- 0.1%	--	97.6%	--
\$500,001 to \$750,000	98.1%	96.8%	- 1.3%	98.1%	96.8%	- 1.3%	--	--	--
\$750,001 to \$1,000,000	98.9%	97.0%	- 1.9%	98.9%	97.0%	- 1.9%	--	--	--
\$1,000,001 and Above	90.9%	94.0%	+ 3.4%	90.9%	94.0%	+ 3.4%	--	--	--
All Price Ranges	97.8%	97.4%	- 0.4%	97.8%	97.4%	- 0.4%	98.4%	98.7%	+ 0.3%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	97.1%	96.3%	- 0.8%	96.8%	96.0%	- 0.8%	98.2%	100.7%	+ 2.5%
3 Bedrooms	98.3%	97.6%	- 0.7%	98.3%	97.6%	- 0.7%	99.3%	95.9%	- 3.4%
4 Bedrooms or More	97.2%	97.8%	+ 0.6%	97.2%	97.8%	+ 0.6%	93.1%	100.0%	+ 7.4%
All Bedroom Counts	97.8%	97.4%	- 0.4%	97.8%	97.4%	- 0.4%	98.4%	98.7%	+ 0.3%

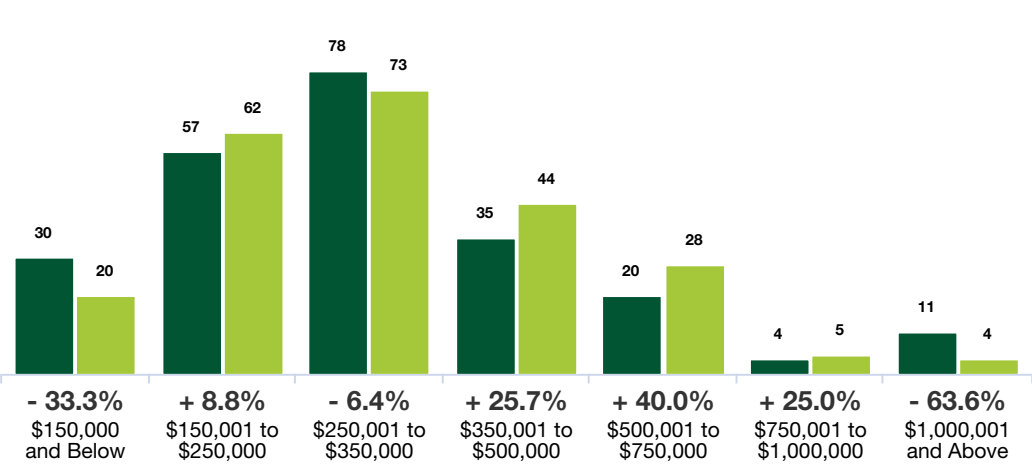
Inventory of Homes for Sale

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



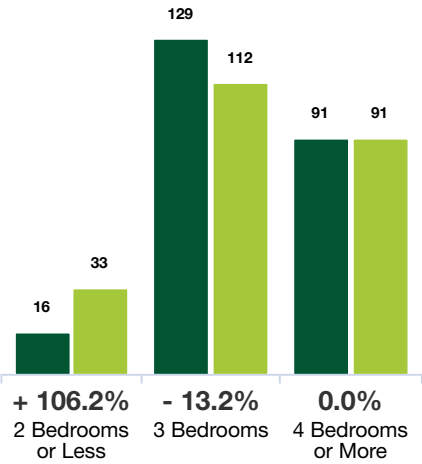
By Price Range

■ 1-2023 ■ 1-2024



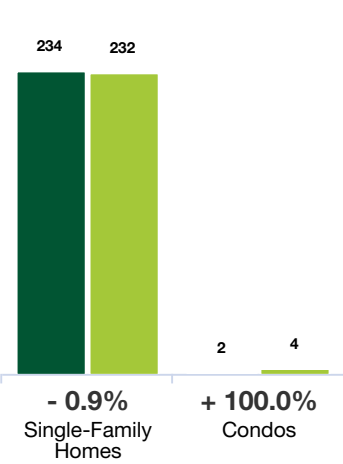
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



All Properties				Single-Family Homes			Condos		
By Price Range	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
\$150,000 and Below	30	20	- 33.3%	30	20	- 33.3%	0	0	0.0%
\$150,001 to \$250,000	57	62	+ 8.8%	55	59	+ 7.3%	2	3	+ 50.0%
\$250,001 to \$350,000	78	73	- 6.4%	78	72	- 7.7%	0	1	--
\$350,001 to \$500,000	35	44	+ 25.7%	35	44	+ 25.7%	0	0	0.0%
\$500,001 to \$750,000	20	28	+ 40.0%	20	28	+ 40.0%	0	0	0.0%
\$750,001 to \$1,000,000	4	5	+ 25.0%	4	5	+ 25.0%	0	0	0.0%
\$1,000,001 and Above	11	4	- 63.6%	11	4	- 63.6%	0	0	0.0%
All Price Ranges	236	236	0.0%	234	232	- 0.9%	2	4	+ 100.0%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	16	33	+ 106.2%	15	30	+ 100.0%	1	3	+ 200.0%
3 Bedrooms	129	112	- 13.2%	128	111	- 13.3%	1	1	0.0%
4 Bedrooms or More	91	91	0.0%	91	91	0.0%	0	0	0.0%
All Bedroom Counts	236	236	0.0%	234	232	- 0.9%	2	4	+ 100.0%

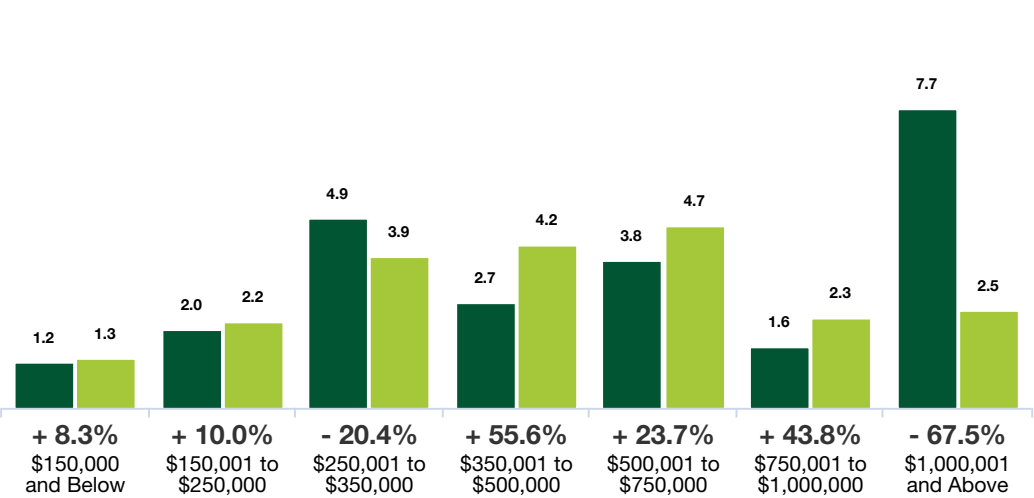
Months Supply of Inventory

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.



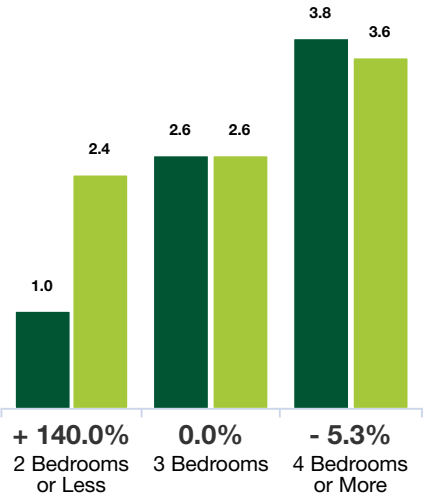
By Price Range

1-2023 1-2024



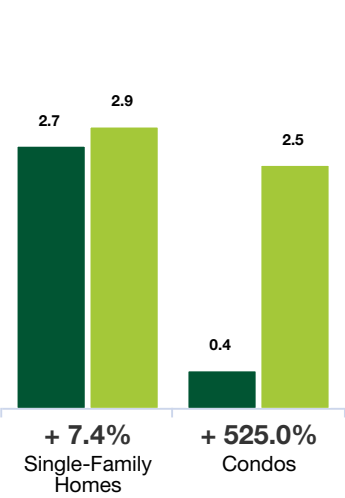
By Bedroom Count

1-2023 1-2024



By Property Type

1-2023 1-2024



All Properties				Single-Family Homes			Condos		
By Price Range	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
\$150,000 and Below	1.2	1.3	+ 8.3%	1.4	1.3	- 7.1%	--	--	--
\$150,001 to \$250,000	2.0	2.2	+ 10.0%	2.0	2.1	+ 5.0%	1.1	2.0	+ 81.8%
\$250,001 to \$350,000	4.9	3.9	- 20.4%	4.9	3.9	- 20.4%	--	1.0	--
\$350,001 to \$500,000	2.7	4.2	+ 55.6%	2.7	4.2	+ 55.6%	--	--	--
\$500,001 to \$750,000	3.8	4.7	+ 23.7%	3.8	4.7	+ 23.7%	--	--	--
\$750,001 to \$1,000,000	1.6	2.3	+ 43.8%	1.6	2.3	+ 43.8%	--	--	--
\$1,000,001 and Above	7.7	2.5	- 67.5%	7.7	2.5	- 67.5%	--	--	--
All Price Ranges	2.6	2.9	+ 11.5%	2.7	2.9	+ 7.4%	0.4	2.5	+ 525.0%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	1.0	2.4	+ 140.0%	1.1	2.3	+ 109.1%	0.3	2.0	+ 566.7%
3 Bedrooms	2.6	2.6	0.0%	2.6	2.6	0.0%	0.6	0.8	+ 33.3%
4 Bedrooms or More	3.8	3.6	- 5.3%	3.8	3.6	- 5.3%	--	--	--
All Bedroom Counts	2.6	2.9	+ 11.5%	2.7	2.9	+ 7.4%	0.4	2.5	+ 525.0%