

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2025

U.S. new-home sales increased 3.6% month-over-month and 6.7% year-over-year to a seasonally adjusted annual rate of 698,000 units, according to the U.S. Census Bureau. The median sales price for new homes was up 2.1% year-over-year to \$427,000. There were about 494,000 new homes available for sale heading into January, representing an 8.5-month supply at the current sales pace. For the 12-month period spanning February 2024 through January 2025, Pending Sales in the Greenwood Association of REALTORS® region dropped 4.9 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales rose 40.0 percent.

The overall Median Sales Price was up 6.2 percent to \$255,000. The property type with the largest gain was the Single-Family Homes segment, where prices rose 6.2 percent to \$258,961. The price range that tended to sell the quickest was the \$150,000 and Below range at 81 days. The price range that tended to sell the slowest was the \$500,001 to \$750,000 range at 137 days.

Market-wide, inventory levels dropped 38.3 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale decreased 34.1 percent. That amounts to 3.4 months of inventory for Single-Family Homes and 0.6 months of inventory for Condos.

Quick Facts

+ 40.0%	+ 2.7%	- 4.5%
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

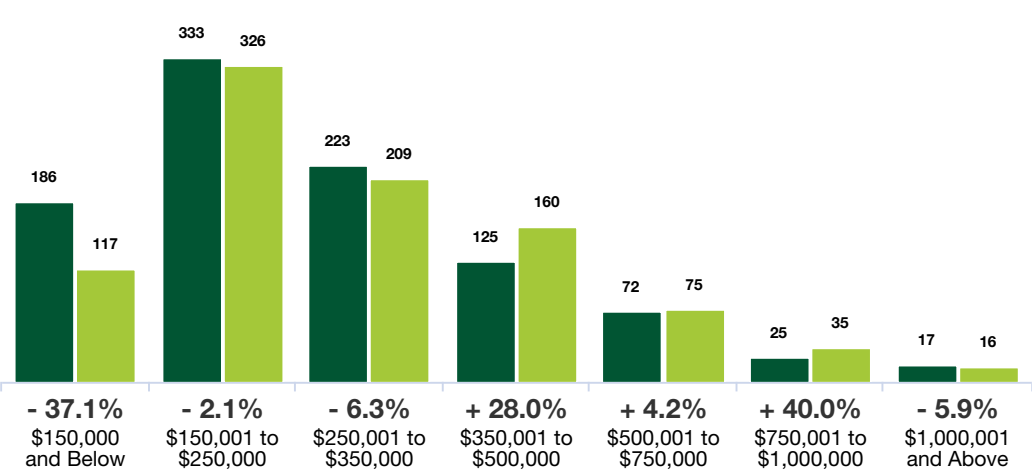
Pending Sales

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



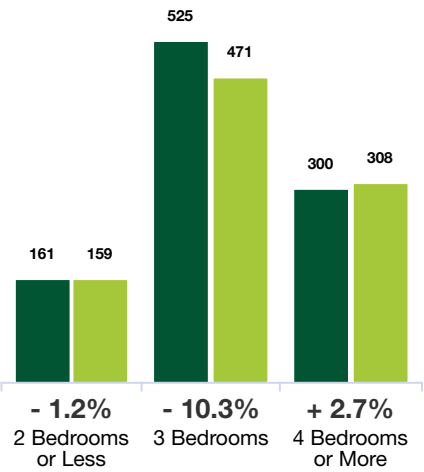
By Price Range

■ 1-2024 ■ 1-2025



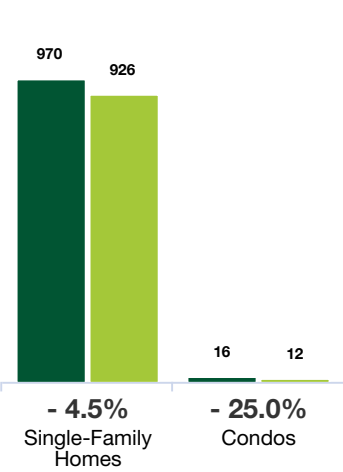
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



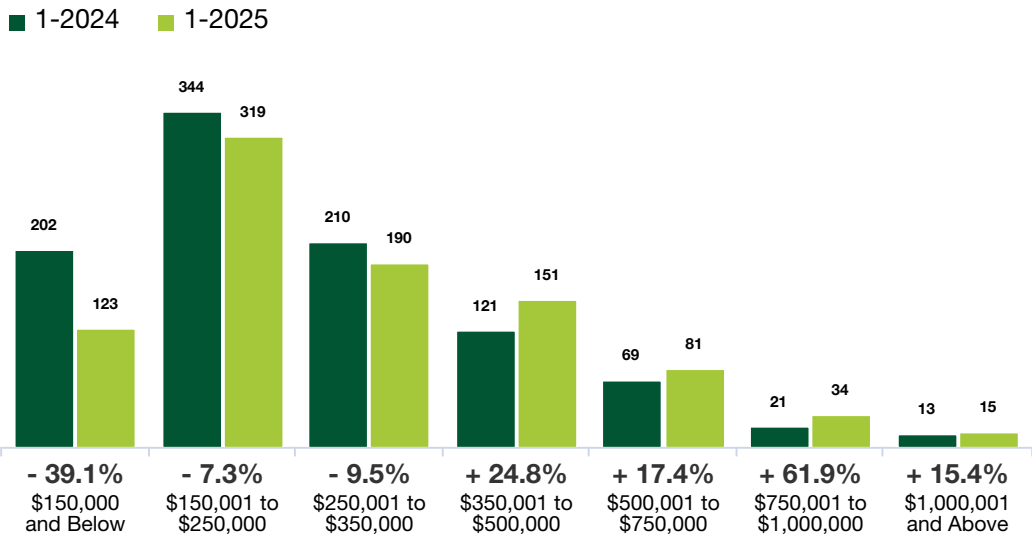
All Properties				Single-Family Homes				Condos			
By Price Range	1-2024	1-2025	Change	1-2024	1-2025	Change		1-2024	1-2025	Change	
\$150,000 and Below	186	117	- 37.1%	181	115	- 36.5%		5	2	- 60.0%	
\$150,001 to \$250,000	333	326	- 2.1%	324	317	- 2.2%		9	9	0.0%	
\$250,001 to \$350,000	223	209	- 6.3%	222	209	- 5.9%		1	0	- 100.0%	
\$350,001 to \$500,000	125	160	+ 28.0%	124	159	+ 28.2%		1	1	0.0%	
\$500,001 to \$750,000	72	75	+ 4.2%	72	75	+ 4.2%		0	0	0.0%	
\$750,001 to \$1,000,000	25	35	+ 40.0%	25	35	+ 40.0%		0	0	0.0%	
\$1,000,001 and Above	17	16	- 5.9%	17	16	- 5.9%		0	0	0.0%	
All Price Ranges	986	938	- 4.9%	970	926	- 4.5%		16	12	- 25.0%	
By Bedroom Count	1-2024	1-2025	Change	1-2024	1-2025	Change		1-2024	1-2025	Change	
2 Bedrooms or Less	161	159	- 1.2%	152	151	- 0.7%		9	8	- 11.1%	
3 Bedrooms	525	471	- 10.3%	519	468	- 9.8%		6	3	- 50.0%	
4 Bedrooms or More	300	308	+ 2.7%	299	307	+ 2.7%		1	1	0.0%	
All Bedroom Counts	986	938	- 4.9%	970	926	- 4.5%		16	12	- 25.0%	

Closed Sales

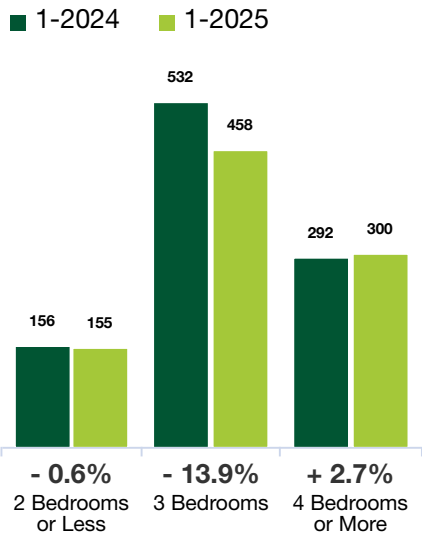
A count of the actual sales that closed. Based on a rolling 12-month total.



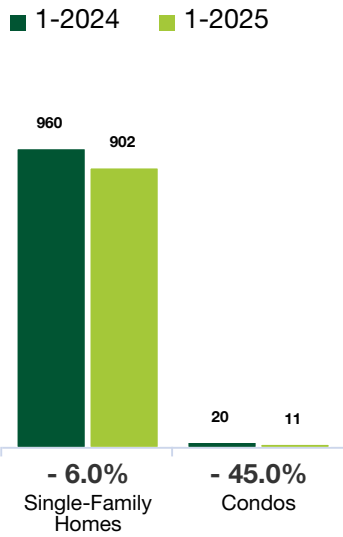
By Price Range



By Bedroom Count



By Property Type



All Properties				Single-Family Homes				Condos			
By Price Range	1-2024	1-2025	Change	1-2024	1-2025	Change		1-2024	1-2025	Change	
\$150,000 and Below	202	123	- 39.1%	196	120	- 38.8%		6	3	- 50.0%	
\$150,001 to \$250,000	344	319	- 7.3%	332	312	- 6.0%		12	7	- 41.7%	
\$250,001 to \$350,000	210	190	- 9.5%	209	190	- 9.1%		1	0	- 100.0%	
\$350,001 to \$500,000	121	151	+ 24.8%	120	150	+ 25.0%		1	1	0.0%	
\$500,001 to \$750,000	69	81	+ 17.4%	69	81	+ 17.4%		0	0	0.0%	
\$750,001 to \$1,000,000	21	34	+ 61.9%	21	34	+ 61.9%		0	0	0.0%	
\$1,000,001 and Above	13	15	+ 15.4%	13	15	+ 15.4%		0	0	0.0%	
All Price Ranges	980	913	- 6.8%	960	902	- 6.0%		20	11	- 45.0%	
By Bedroom Count	1-2024	1-2025	Change	1-2024	1-2025	Change		1-2024	1-2025	Change	
2 Bedrooms or Less	156	155	- 0.6%	145	147	+ 1.4%		11	8	- 27.3%	
3 Bedrooms	532	458	- 13.9%	524	456	- 13.0%		8	2	- 75.0%	
4 Bedrooms or More	292	300	+ 2.7%	291	299	+ 2.7%		1	1	0.0%	
All Bedroom Counts	980	913	- 6.8%	960	902	- 6.0%		20	11	- 45.0%	

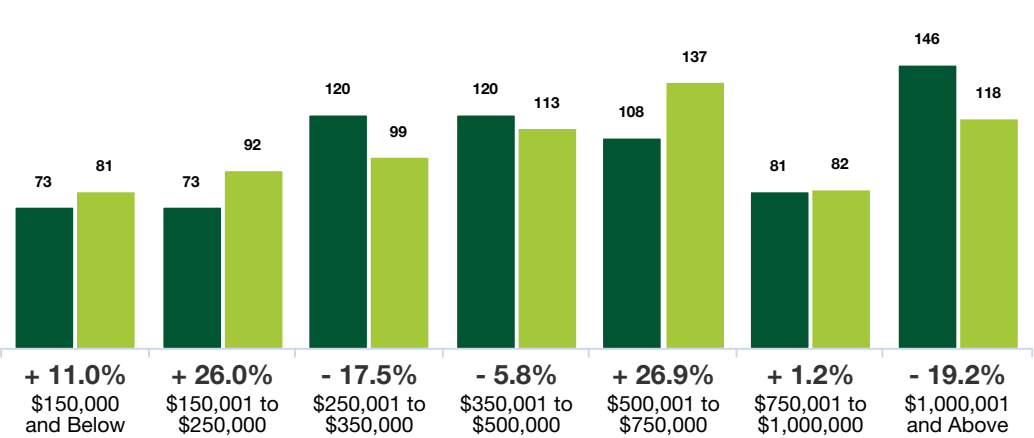
Days On Market Until Sale

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



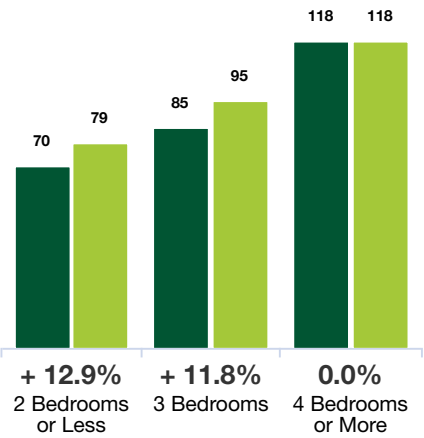
By Price Range

1-2024 1-2025



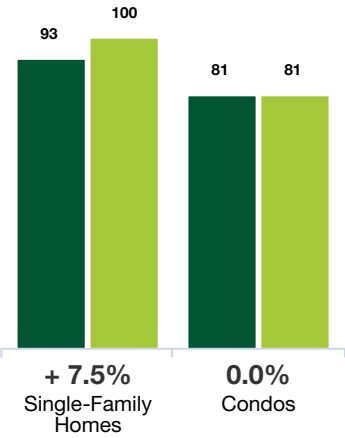
By Bedroom Count

1-2024 1-2025



By Property Type

1-2024 1-2025



All Properties				Single-Family Homes			Condos		
By Price Range	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
\$150,000 and Below	73	81	+ 11.0%	72	81	+ 12.5%	112	71	- 36.6%
\$150,001 to \$250,000	73	92	+ 26.0%	73	93	+ 27.4%	70	89	+ 27.1%
\$250,001 to \$350,000	120	99	- 17.5%	121	99	- 18.2%	37	--	--
\$350,001 to \$500,000	120	113	- 5.8%	120	114	- 5.0%	58	57	- 1.7%
\$500,001 to \$750,000	108	137	+ 26.9%	108	137	+ 26.9%	--	--	--
\$750,001 to \$1,000,000	81	82	+ 1.2%	81	82	+ 1.2%	--	--	--
\$1,000,001 and Above	146	118	- 19.2%	146	118	- 19.2%	--	--	--
All Price Ranges	93	100	+ 7.5%	93	100	+ 7.5%	81	81	0.0%
By Bedroom Count	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
2 Bedrooms or Less	70	79	+ 12.9%	69	79	+ 14.5%	89	91	+ 2.2%
3 Bedrooms	85	95	+ 11.8%	85	95	+ 11.8%	78	58	- 25.6%
4 Bedrooms or More	118	118	0.0%	119	118	- 0.8%	1	49	+ 4,800.0%
All Bedroom Counts	93	100	+ 7.5%	93	100	+ 7.5%	81	81	0.0%

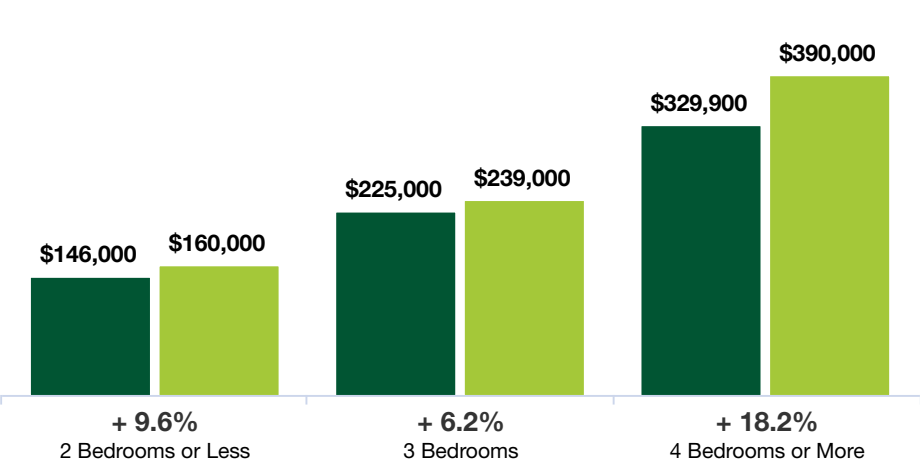
Median Sales Price

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



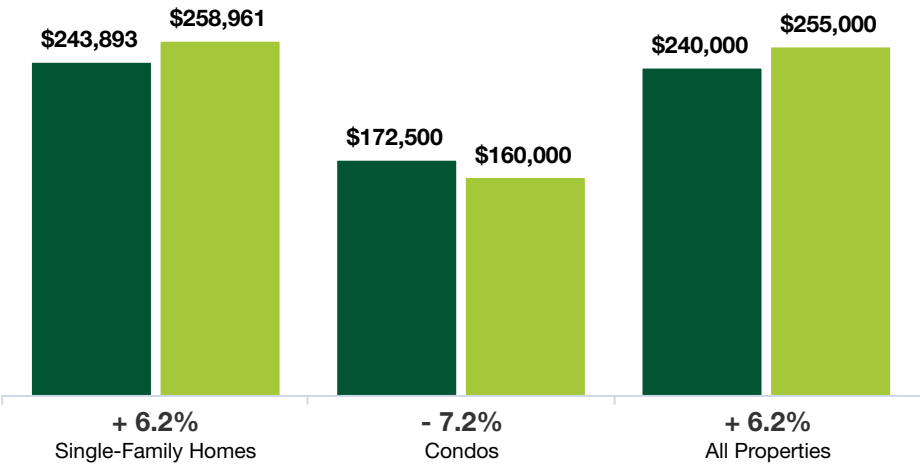
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties			
By Bedroom Count	1-2024	1-2025	Change
2 Bedrooms or Less	\$146,000	\$160,000	+ 9.6%
3 Bedrooms	\$225,000	\$239,000	+ 6.2%
4 Bedrooms or More	\$329,900	\$390,000	+ 18.2%
All Bedroom Counts	\$240,000	\$255,000	+ 6.2%

Single-Family Homes			Condos		
1-2024	1-2025	Change	1-2024	1-2025	Change
\$145,000	\$160,000	+ 10.3%	\$150,000	\$159,950	+ 6.6%
\$225,000	\$239,000	+ 6.2%	\$220,000	\$183,450	- 16.6%
\$329,900	\$390,000	+ 18.2%	\$220,000	\$210,000	- 4.5%
\$243,893	\$258,961	+ 6.2%	\$172,500	\$160,000	- 7.2%

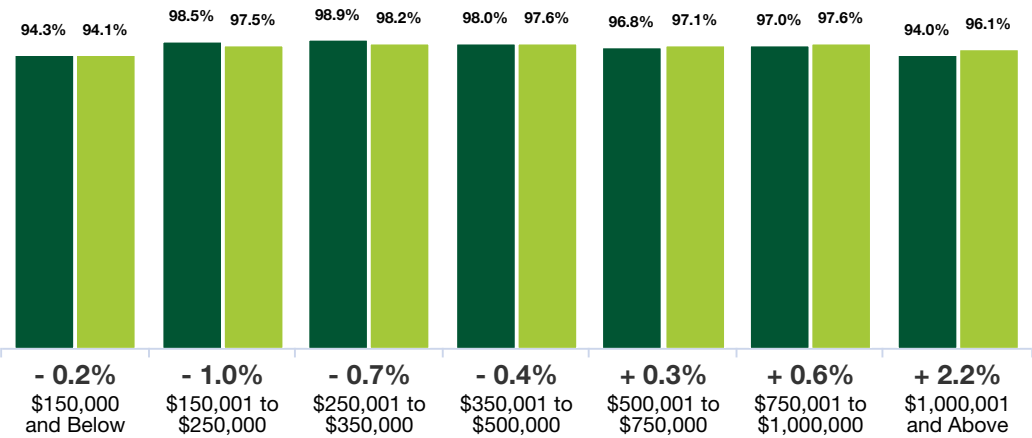
Percent of List Price Received



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.

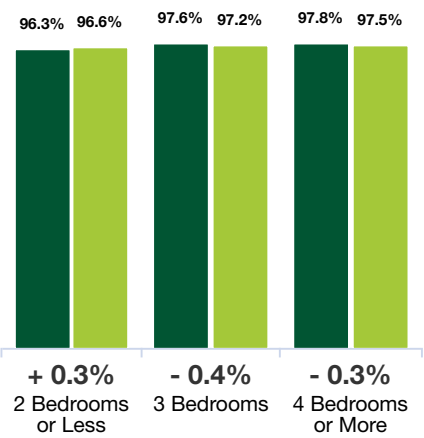
By Price Range

1-2024 1-2025



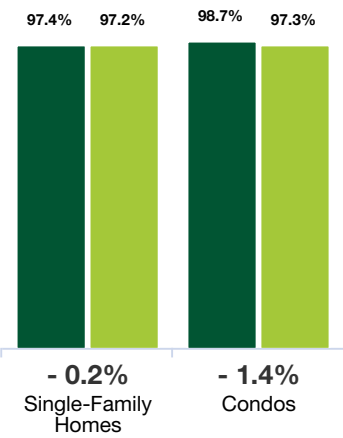
By Bedroom Count

1-2024 1-2025



By Property Type

1-2024 1-2025



All Properties				Single-Family Homes			Condos		
By Price Range	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
\$150,000 and Below	94.3%	94.1%	- 0.2%	94.1%	94.2%	+ 0.1%	100.5%	92.9%	- 7.6%
\$150,001 to \$250,000	98.5%	97.5%	- 1.0%	98.5%	97.5%	- 1.0%	97.8%	98.8%	+ 1.0%
\$250,001 to \$350,000	98.9%	98.2%	- 0.7%	98.9%	98.2%	- 0.7%	100.0%	--	--
\$350,001 to \$500,000	98.0%	97.6%	- 0.4%	98.0%	97.6%	- 0.4%	97.6%	100.5%	+ 3.0%
\$500,001 to \$750,000	96.8%	97.1%	+ 0.3%	96.8%	97.1%	+ 0.3%	--	--	--
\$750,001 to \$1,000,000	97.0%	97.6%	+ 0.6%	97.0%	97.6%	+ 0.6%	--	--	--
\$1,000,001 and Above	94.0%	96.1%	+ 2.2%	94.0%	96.1%	+ 2.2%	--	--	--
All Price Ranges	97.4%	97.2%	- 0.2%	97.4%	97.2%	- 0.2%	98.7%	97.3%	- 1.4%
By Bedroom Count	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
2 Bedrooms or Less	96.3%	96.6%	+ 0.3%	96.0%	96.6%	+ 0.6%	100.7%	96.8%	- 3.9%
3 Bedrooms	97.6%	97.2%	- 0.4%	97.6%	97.2%	- 0.4%	95.9%	98.2%	+ 2.4%
4 Bedrooms or More	97.8%	97.5%	- 0.3%	97.8%	97.5%	- 0.3%	100.0%	100.0%	0.0%
All Bedroom Counts	97.4%	97.2%	- 0.2%	97.4%	97.2%	- 0.2%	98.7%	97.3%	- 1.4%

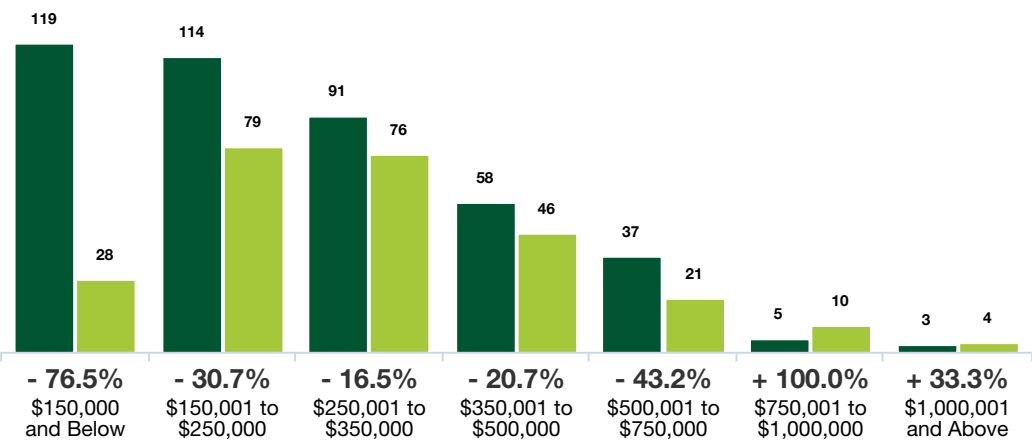
Inventory of Homes for Sale

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



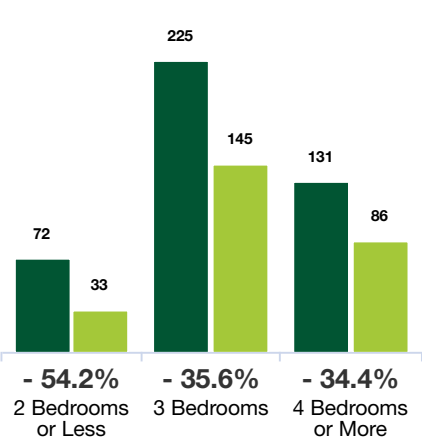
By Price Range

1-2024 1-2025



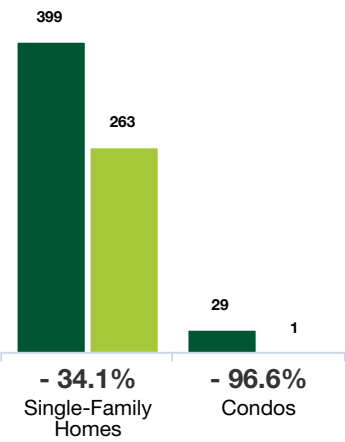
By Bedroom Count

1-2024 1-2025



By Property Type

1-2024 1-2025



All Properties				Single-Family Homes			Condos		
By Price Range	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
\$150,000 and Below	119	28	- 76.5%	100	28	- 72.0%	19	0	- 100.0%
\$150,001 to \$250,000	114	79	- 30.7%	105	78	- 25.7%	9	1	- 88.9%
\$250,001 to \$350,000	91	76	- 16.5%	90	76	- 15.6%	1	0	- 100.0%
\$350,001 to \$500,000	58	46	- 20.7%	58	46	- 20.7%	0	0	0.0%
\$500,001 to \$750,000	37	21	- 43.2%	37	21	- 43.2%	0	0	0.0%
\$750,001 to \$1,000,000	5	10	+ 100.0%	5	10	+ 100.0%	0	0	0.0%
\$1,000,001 and Above	3	4	+ 33.3%	3	4	+ 33.3%	0	0	0.0%
All Price Ranges	428	264	- 38.3%	399	263	- 34.1%	29	1	- 96.6%
By Bedroom Count	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
2 Bedrooms or Less	72	33	- 54.2%	56	32	- 42.9%	16	1	- 93.8%
3 Bedrooms	225	145	- 35.6%	213	145	- 31.9%	12	0	- 100.0%
4 Bedrooms or More	131	86	- 34.4%	130	86	- 33.8%	1	0	- 100.0%
All Bedroom Counts	428	264	- 38.3%	399	263	- 34.1%	29	1	- 96.6%

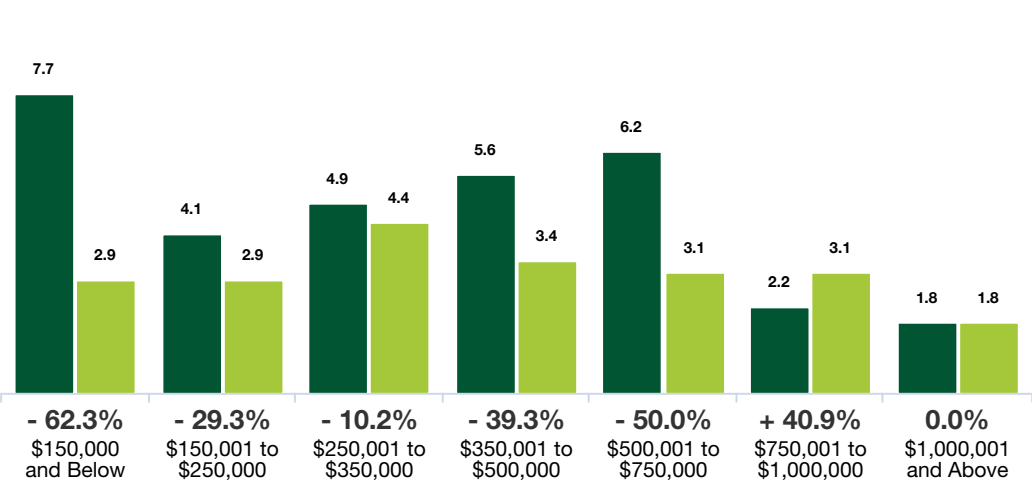
Months Supply of Inventory

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.



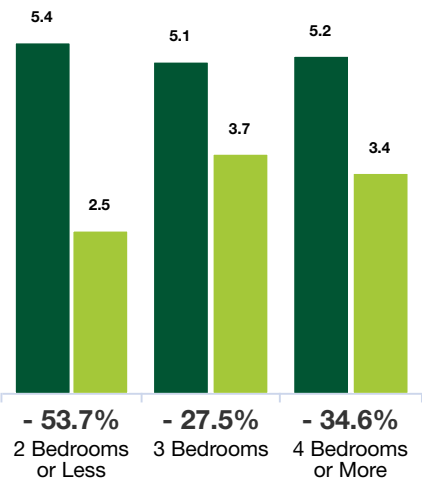
By Price Range

■ 1-2024 ■ 1-2025



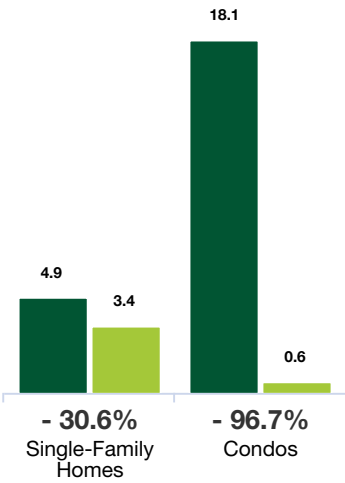
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties				Single-Family Homes			Condos		
By Price Range	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
\$150,000 and Below	7.7	2.9	- 62.3%	6.6	2.9	- 56.1%	15.2	--	--
\$150,001 to \$250,000	4.1	2.9	- 29.3%	3.9	3.0	- 23.1%	6.0	0.7	- 88.3%
\$250,001 to \$350,000	4.9	4.4	- 10.2%	4.9	4.4	- 10.2%	1.0	--	--
\$350,001 to \$500,000	5.6	3.4	- 39.3%	5.6	3.5	- 37.5%	--	--	--
\$500,001 to \$750,000	6.2	3.1	- 50.0%	6.2	3.1	- 50.0%	--	--	--
\$750,001 to \$1,000,000	2.2	3.1	+ 40.9%	2.2	3.1	+ 40.9%	--	--	--
\$1,000,001 and Above	1.8	1.8	0.0%	1.8	1.8	0.0%	--	--	--
All Price Ranges	5.2	3.4	- 34.6%	4.9	3.4	- 30.6%	18.1	0.6	- 96.7%
By Bedroom Count	1-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
2 Bedrooms or Less	5.4	2.5	- 53.7%	4.4	2.5	- 43.2%	10.7	0.6	- 94.4%
3 Bedrooms	5.1	3.7	- 27.5%	4.9	3.7	- 24.5%	10.0	--	--
4 Bedrooms or More	5.2	3.4	- 34.6%	5.2	3.4	- 34.6%	1.0	--	--
All Bedroom Counts	5.2	3.4	- 34.6%	4.9	3.4	- 30.6%	18.1	0.6	- 96.7%