

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2024

U.S. sales of new residential homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 716,000 units, but were up 9.8% year-over-year, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new home sales to come in at 700,000 units for the month. Sales prices were also down as of last measure, with the median sales price of new homes coming in at \$420,600 for the month, a 4.6% decline from the same period last year. For the 12-month period spanning October 2023 through September 2024, Pending Sales in the Greater Greenville Association of REALTORS® region were up 2.5 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales increased 15.3 percent.

The overall Median Sales Price went up 2.4 percent to \$315,000. The property type with the largest gain was the Single-Family Homes segment, where prices improved 2.9 percent to \$324,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 39 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 58 days.

Market-wide, inventory levels went up 43.1 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 65.4 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 4.2 months of inventory for Condos.

Quick Facts

+ 15.3%	+ 5.1%	+ 2.9%
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



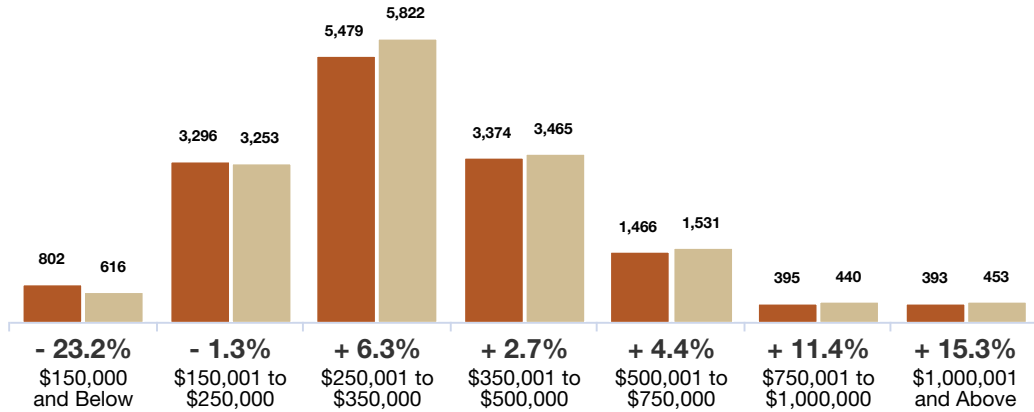
Pending Sales



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

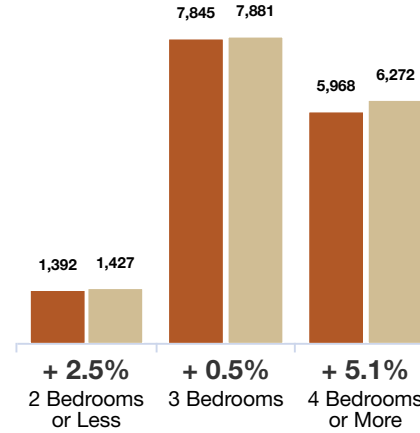
By Price Range

9-2023 9-2024



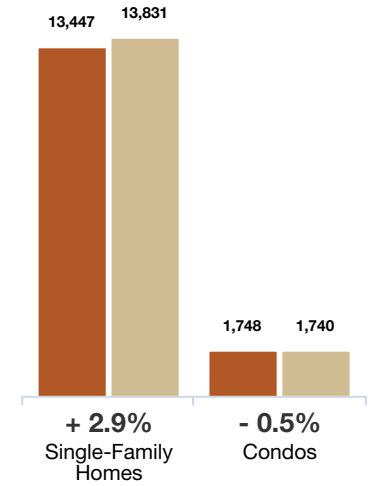
By Bedroom Count

9-2023 9-2024



By Property Type

9-2023 9-2024



All Properties

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	802	616	- 23.2%
\$150,001 to \$250,000	3,296	3,253	- 1.3%
\$250,001 to \$350,000	5,479	5,822	+ 6.3%
\$350,001 to \$500,000	3,374	3,465	+ 2.7%
\$500,001 to \$750,000	1,466	1,531	+ 4.4%
\$750,001 to \$1,000,000	395	440	+ 11.4%
\$1,000,001 and Above	393	453	+ 15.3%
All Price Ranges	15,205	15,580	+ 2.5%

Single-Family Homes

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	1,392	1,427	+ 2.5%
3 Bedrooms	7,845	7,881	+ 0.5%
4 Bedrooms or More	5,968	6,272	+ 5.1%
All Bedroom Counts	15,205	15,580	+ 2.5%

Condos

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	750	582	- 22.4%
\$150,001 to \$250,000	2,627	2,540	- 3.3%
\$250,001 to \$350,000	4,780	5,120	+ 7.1%
\$350,001 to \$500,000	3,177	3,298	+ 3.8%
\$500,001 to \$750,000	1,402	1,454	+ 3.7%
\$750,001 to \$1,000,000	349	416	+ 19.2%
\$1,000,001 and Above	362	421	+ 16.3%
All Price Ranges	13,447	13,831	+ 2.9%

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	1,392	1,427	+ 2.5%
3 Bedrooms	7,845	7,881	+ 0.5%
4 Bedrooms or More	5,968	6,272	+ 5.1%
All Bedroom Counts	15,205	15,580	+ 2.5%

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	50	32	- 36.0%
\$150,001 to \$250,000	667	711	+ 6.6%
\$250,001 to \$350,000	699	699	0.0%
\$350,001 to \$500,000	194	167	- 13.9%
\$500,001 to \$750,000	64	75	+ 17.2%
\$750,001 to \$1,000,000	46	24	- 47.8%
\$1,000,001 and Above	28	32	+ 14.3%
All Price Ranges	1,748	1,740	- 0.5%

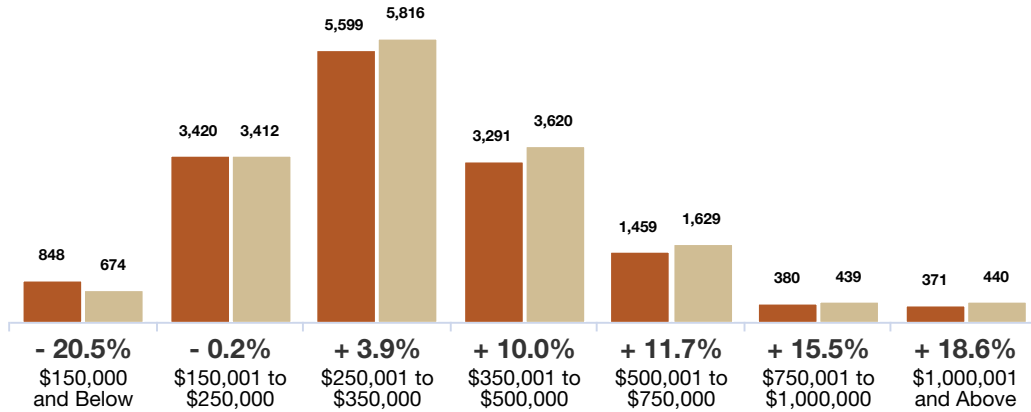
By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	1,054	1,056	+ 0.2%
3 Bedrooms	6,619	6,643	+ 0.4%
4 Bedrooms or More	5,774	6,132	+ 6.2%
All Bedroom Counts	13,447	13,831	+ 2.9%

Closed Sales

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

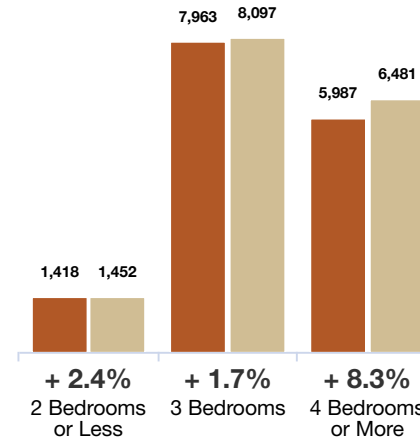
By Price Range

■ 9-2023 ■ 9-2024



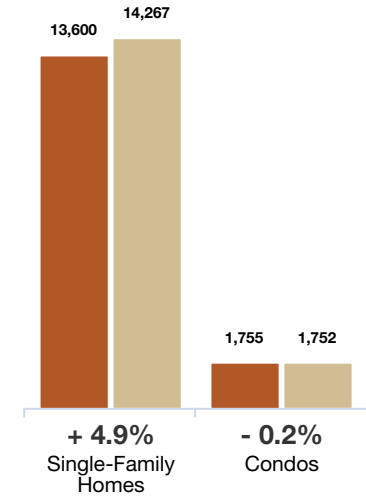
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
\$150,000 and Below	848	674	- 20.5%	794	639	- 19.5%	52	33	- 36.5%
\$150,001 to \$250,000	3,420	3,412	- 0.2%	2,707	2,693	- 0.5%	710	715	+ 0.7%
\$250,001 to \$350,000	5,599	5,816	+ 3.9%	4,897	5,129	+ 4.7%	700	686	- 2.0%
\$350,001 to \$500,000	3,291	3,620	+ 10.0%	3,120	3,444	+ 10.4%	168	174	+ 3.6%
\$500,001 to \$750,000	1,459	1,629	+ 11.7%	1,402	1,548	+ 10.4%	56	80	+ 42.9%
\$750,001 to \$1,000,000	380	439	+ 15.5%	336	401	+ 19.3%	44	38	- 13.6%
\$1,000,001 and Above	371	440	+ 18.6%	344	413	+ 20.1%	25	26	+ 4.0%
All Price Ranges	15,368	16,030	+ 4.3%	13,600	14,267	+ 4.9%	1,755	1,752	- 0.2%
By Bedroom Count	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
2 Bedrooms or Less	1,418	1,452	+ 2.4%	1,078	1,077	- 0.1%	333	369	+ 10.8%
3 Bedrooms	7,963	8,097	+ 1.7%	6,719	6,858	+ 2.1%	1,239	1,234	- 0.4%
4 Bedrooms or More	5,987	6,481	+ 8.3%	5,803	6,332	+ 9.1%	183	149	- 18.6%
All Bedroom Counts	15,368	16,030	+ 4.3%	13,600	14,267	+ 4.9%	1,755	1,752	- 0.2%

Days On Market Until Sale

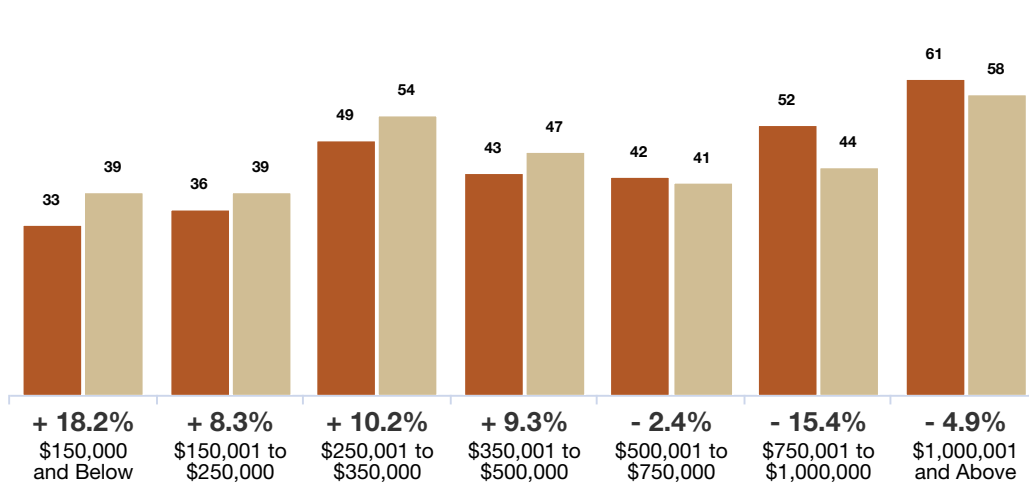


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

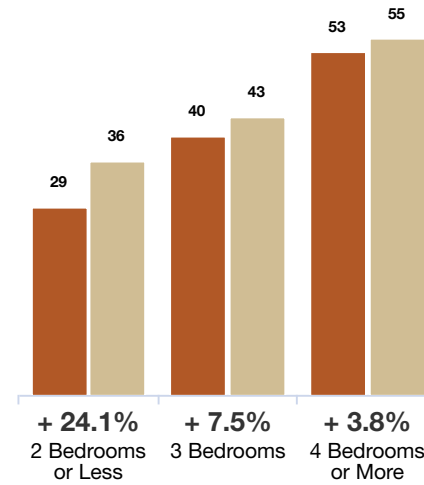
By Price Range

9-2023 9-2024



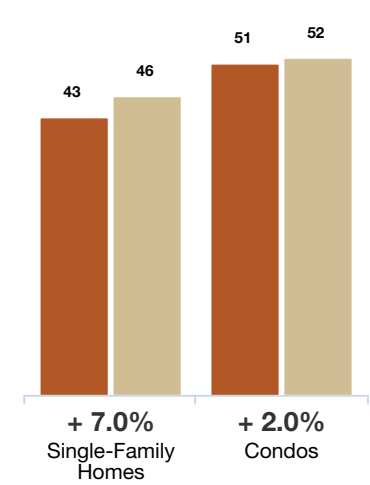
By Bedroom Count

9-2023 9-2024



By Property Type

9-2023 9-2024



All Properties

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	33	39	+ 18.2%
\$150,001 to \$250,000	36	39	+ 8.3%
\$250,001 to \$350,000	49	54	+ 10.2%
\$350,001 to \$500,000	43	47	+ 9.3%
\$500,001 to \$750,000	42	41	- 2.4%
\$750,001 to \$1,000,000	52	44	- 15.4%
\$1,000,001 and Above	61	58	- 4.9%
All Price Ranges	44	47	+ 6.8%

Single-Family Homes

9-2023	9-2024	Change
34	39	+ 14.7%
34	36	+ 5.9%
48	53	+ 10.4%
44	48	+ 9.1%
41	41	0.0%
49	45	- 8.2%
57	56	- 1.8%
43	46	+ 7.0%

Condos

9-2023	9-2024	Change
26	41	+ 57.7%
46	50	+ 8.7%
60	59	- 1.7%
31	40	+ 29.0%
46	35	- 23.9%
78	38	- 51.3%
90	104	+ 15.6%
51	52	+ 2.0%

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	29	36	+ 24.1%
3 Bedrooms	40	43	+ 7.5%
4 Bedrooms or More	53	55	+ 3.8%
All Bedroom Counts	44	47	+ 6.8%

9-2023	9-2024	Change
30	34	+ 13.3%
37	40	+ 8.1%
52	55	+ 5.8%
43	46	+ 7.0%

9-2023	9-2024	Change
21	39	+ 85.7%
56	57	+ 1.8%
69	50	- 27.5%
51	52	+ 2.0%

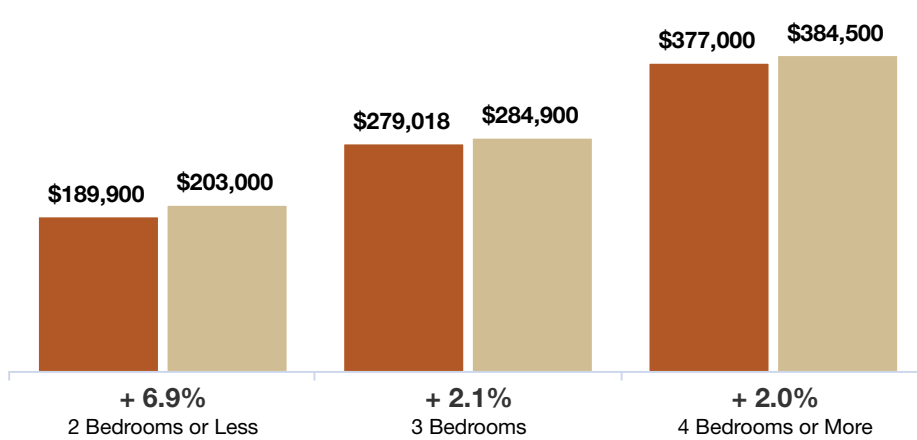
Median Sales Price



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

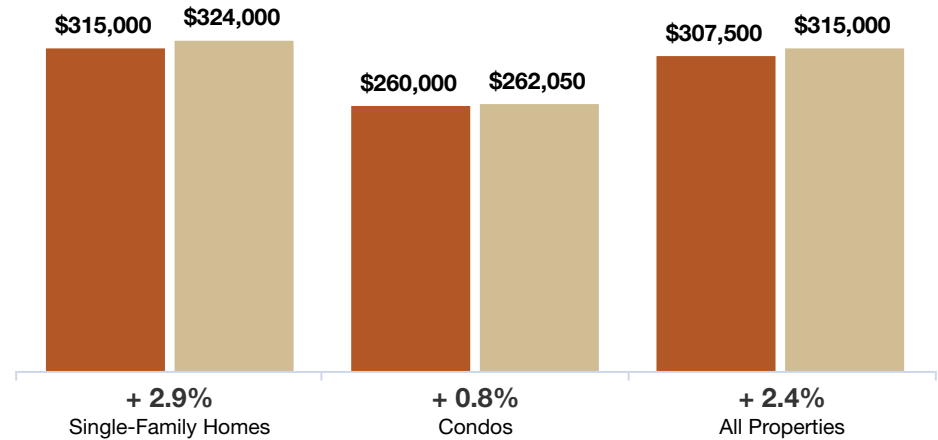
By Bedroom Count

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Bedroom Count

	9-2023	9-2024	Change
2 Bedrooms or Less	\$189,900	\$203,000	+ 6.9%
3 Bedrooms	\$279,018	\$284,900	+ 2.1%
4 Bedrooms or More	\$377,000	\$384,500	+ 2.0%
All Bedroom Counts	\$307,500	\$315,000	+ 2.4%

Single-Family Homes

	9-2023	9-2024	Change
Single-Family Homes	\$183,000	\$195,000	+ 6.6%
Single-Family Homes	\$282,000	\$288,000	+ 2.1%
Single-Family Homes	\$381,500	\$386,312	+ 1.3%
All Single-Family Homes	\$315,000	\$324,000	+ 2.9%

Condos

	9-2023	9-2024	Change
Condos	\$215,000	\$220,000	+ 2.3%
Condos	\$265,000	\$265,000	0.0%
Condos	\$289,900	\$296,505	+ 2.3%
All Condos	\$260,000	\$262,050	+ 0.8%

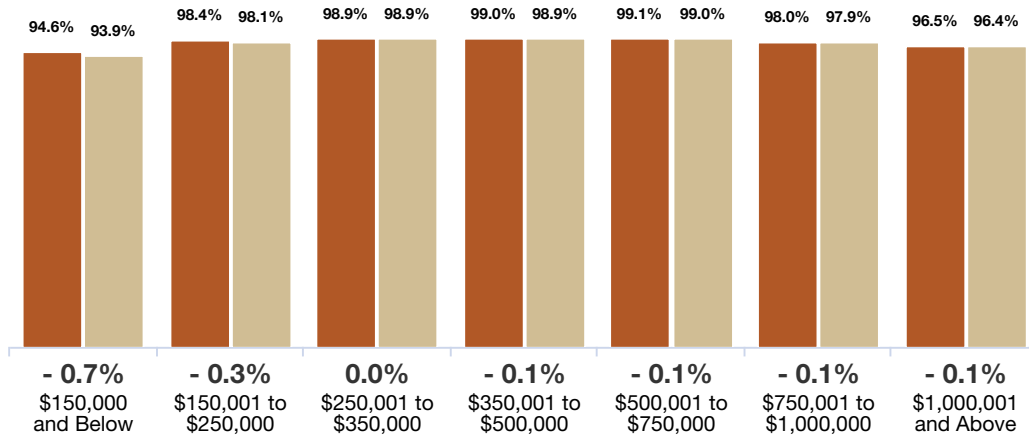
Percent of List Price Received



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.**

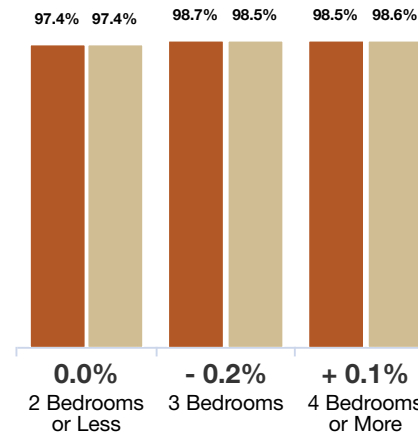
By Price Range

9-2023 9-2024



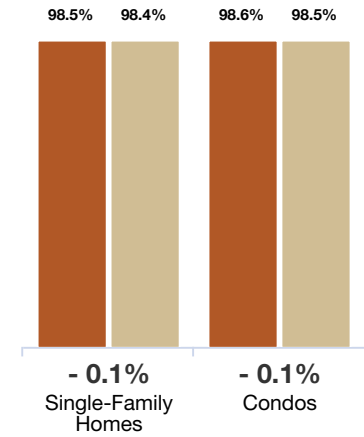
By Bedroom Count

9-2023 9-2024



By Property Type

9-2023 9-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
\$150,000 and Below	94.6%	93.9%	- 0.7%	94.3%	93.8%	- 0.5%	98.0%	95.2%	- 2.9%
\$150,001 to \$250,000	98.4%	98.1%	- 0.3%	98.4%	98.0%	- 0.4%	98.4%	98.3%	- 0.1%
\$250,001 to \$350,000	98.9%	98.9%	0.0%	99.0%	98.9%	- 0.1%	98.7%	98.8%	+ 0.1%
\$350,001 to \$500,000	99.0%	98.9%	- 0.1%	99.0%	98.9%	- 0.1%	99.3%	98.4%	- 0.9%
\$500,001 to \$750,000	99.1%	99.0%	- 0.1%	99.1%	98.9%	- 0.2%	98.9%	99.6%	+ 0.7%
\$750,001 to \$1,000,000	98.0%	97.9%	- 0.1%	97.7%	97.8%	+ 0.1%	99.6%	98.7%	- 0.9%
\$1,000,001 and Above	96.5%	96.4%	- 0.1%	96.2%	96.3%	+ 0.1%	100.5%	99.1%	- 1.4%
All Price Ranges	98.5%	98.4%	- 0.1%	98.5%	98.4%	- 0.1%	98.6%	98.5%	- 0.1%
By Bedroom Count	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
2 Bedrooms or Less	97.4%	97.4%	0.0%	97.0%	97.1%	+ 0.1%	98.6%	98.2%	- 0.4%
3 Bedrooms	98.7%	98.5%	- 0.2%	98.7%	98.4%	- 0.3%	98.6%	98.6%	0.0%
4 Bedrooms or More	98.5%	98.6%	+ 0.1%	98.5%	98.6%	+ 0.1%	98.8%	98.9%	+ 0.1%
All Bedroom Counts	98.5%	98.4%	- 0.1%	98.5%	98.4%	- 0.1%	98.6%	98.5%	- 0.1%

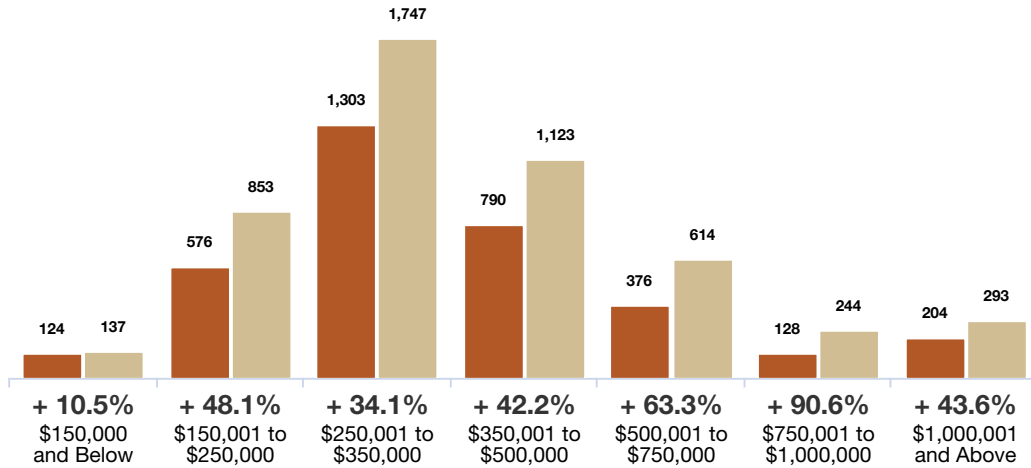
Inventory of Homes for Sale



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

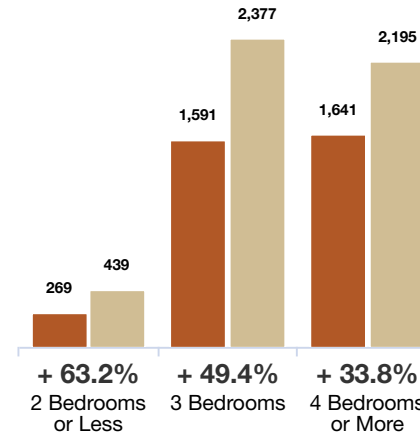
By Price Range

9-2023 9-2024



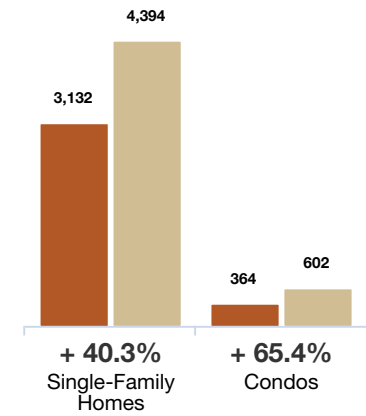
By Bedroom Count

9-2023 9-2024



By Property Type

9-2023 9-2024



All Properties

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	124	137	+ 10.5%
\$150,001 to \$250,000	576	853	+ 48.1%
\$250,001 to \$350,000	1,303	1,747	+ 34.1%
\$350,001 to \$500,000	790	1,123	+ 42.2%
\$500,001 to \$750,000	376	614	+ 63.3%
\$750,001 to \$1,000,000	128	244	+ 90.6%
\$1,000,001 and Above	204	293	+ 43.6%
All Price Ranges	3,501	5,011	+ 43.1%

Single-Family Homes

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	269	439	+ 63.2%
3 Bedrooms	1,591	2,377	+ 49.4%
4 Bedrooms or More	1,641	2,195	+ 33.8%
All Bedroom Counts	3,501	5,011	+ 43.1%

Condos

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	117	112	- 4.3%
\$150,001 to \$250,000	455	643	+ 41.3%
\$250,001 to \$350,000	1,147	1,508	+ 31.5%
\$350,001 to \$500,000	751	1,067	+ 42.1%
\$500,001 to \$750,000	365	581	+ 59.2%
\$750,001 to \$1,000,000	119	216	+ 81.5%
\$1,000,001 and Above	178	267	+ 50.0%
All Price Ranges	3,132	4,394	+ 40.3%

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	5	23	+ 360.0%
\$150,001 to \$250,000	120	209	+ 74.2%
\$250,001 to \$350,000	156	236	+ 51.3%
\$350,001 to \$500,000	38	54	+ 42.1%
\$500,001 to \$750,000	10	32	+ 220.0%
\$750,001 to \$1,000,000	9	25	+ 177.8%
\$1,000,001 and Above	26	23	- 11.5%
All Price Ranges	364	602	+ 65.4%

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	194	308	+ 58.8%
3 Bedrooms	1,328	1,931	+ 45.4%
4 Bedrooms or More	1,610	2,155	+ 33.9%
All Bedroom Counts	3,132	4,394	+ 40.3%

Months Supply of Inventory

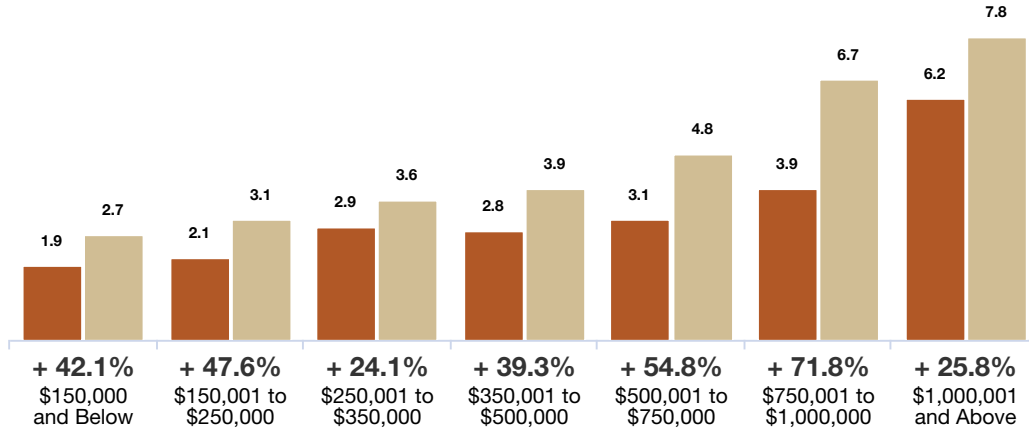


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

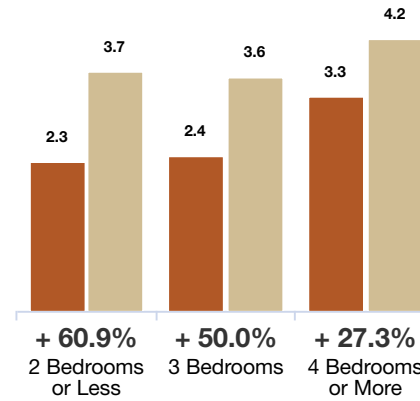
By Price Range

9-2023 9-2024



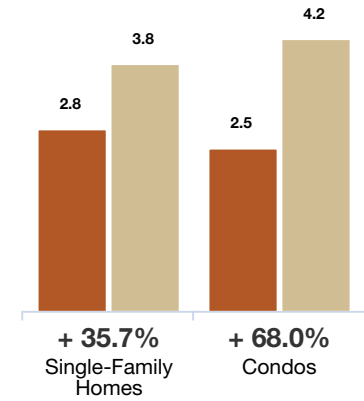
By Bedroom Count

9-2023 9-2024



By Property Type

9-2023 9-2024



All Properties

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	1.9	2.7	+ 42.1%
\$150,001 to \$250,000	2.1	3.1	+ 47.6%
\$250,001 to \$350,000	2.9	3.6	+ 24.1%
\$350,001 to \$500,000	2.8	3.9	+ 39.3%
\$500,001 to \$750,000	3.1	4.8	+ 54.8%
\$750,001 to \$1,000,000	3.9	6.7	+ 71.8%
\$1,000,001 and Above	6.2	7.8	+ 25.8%
All Price Ranges	2.8	3.9	+ 39.3%

Single-Family Homes

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	2.3	3.7	+ 60.9%
3 Bedrooms	2.4	3.6	+ 50.0%
4 Bedrooms or More	3.3	4.2	+ 27.3%
All Bedroom Counts	2.8	3.8	+ 35.7%

Condos

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	1.2	8.6	+ 616.7%
\$150,001 to \$250,000	2.2	3.5	+ 59.1%
\$250,001 to \$350,000	2.7	4.1	+ 51.9%
\$350,001 to \$500,000	2.4	3.9	+ 62.5%
\$500,001 to \$750,000	1.9	5.1	+ 168.4%
\$750,001 to \$1,000,000	2.3	9.4	+ 308.7%
\$1,000,001 and Above	11.1	7.2	- 35.1%
All Price Ranges	2.5	4.2	+ 68.0%

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	2.3	3.7	+ 60.9%
3 Bedrooms	2.4	3.6	+ 50.0%
4 Bedrooms or More	3.3	4.2	+ 27.3%
All Bedroom Counts	2.8	3.9	+ 39.3%

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	1.9	2.3	+ 21.1%
\$150,001 to \$250,000	2.1	3.0	+ 42.9%
\$250,001 to \$350,000	2.9	3.5	+ 20.7%
\$350,001 to \$500,000	2.8	3.9	+ 39.3%
\$500,001 to \$750,000	3.1	4.8	+ 54.8%
\$750,001 to \$1,000,000	4.1	6.2	+ 51.2%
\$1,000,001 and Above	5.9	7.6	+ 28.8%
All Price Ranges	2.8	3.8	+ 35.7%