

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2023

Limited existing-home inventory continues to be a boon for homebuilders, who have ramped up production to meet the rising demand in the new-home market. Nationally, housing starts were up 21.7% month-over-month as of last measure, the fastest pace in more than a year, while housing permits climbed 5.2% month-over-month, according to the U.S. Census Bureau. Renewed interest in new homes this year has helped builder confidence increase to its highest level since July 2022, according to the NAHB / Wells Fargo Housing Market Index (HMI). For the 12-month period spanning July 2022 through June 2023, Pending Sales in the Greater Greenville Association of REALTORS® region fell 15.0 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales went up 1.8 percent.

The overall Median Sales Price went up 6.6 percent to \$306,000. The property type with the largest gain was the Condos segment, where prices went up 8.7 percent to \$261,972. The price range that tended to sell the quickest was the \$150,000 and Below range at 31 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 57 days.

Market-wide, inventory levels were up 45.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 48.1 percent. That amounts to 3.1 months of inventory for Single-Family Homes and 3.3 months of inventory for Condos.

Quick Facts

+ 1.8%

- 11.2%

- 9.5%

Price Range with
Strongest Sales:
\$500,001 to \$750,000

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

Property Type With
Strongest Sales:
Condos

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

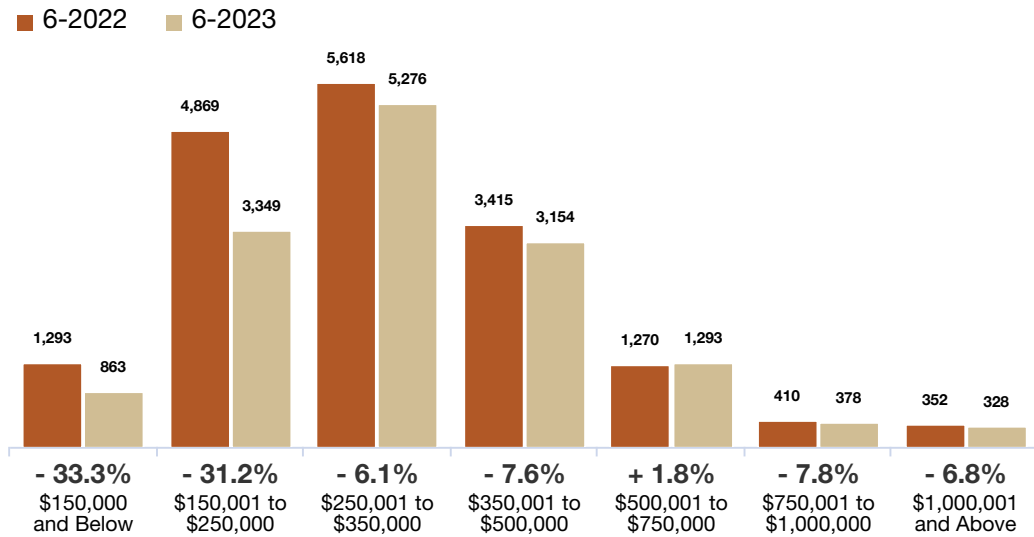


Pending Sales

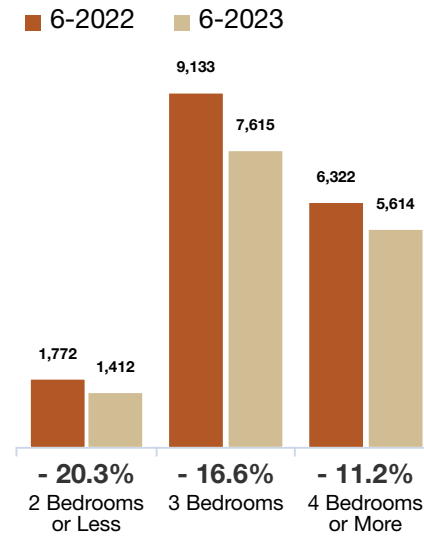


A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

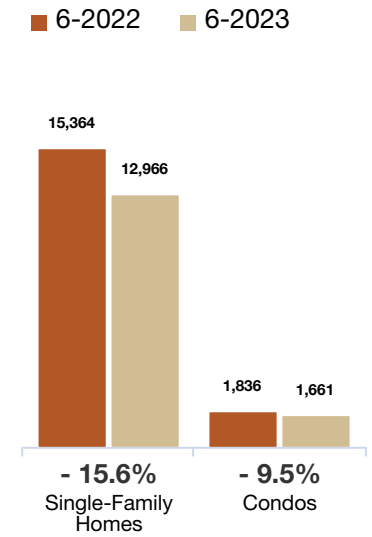
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	1,293	863	- 33.3%
\$150,001 to \$250,000	4,869	3,349	- 31.2%
\$250,001 to \$350,000	5,618	5,276	- 6.1%
\$350,001 to \$500,000	3,415	3,154	- 7.6%
\$500,001 to \$750,000	1,270	1,293	+ 1.8%
\$750,001 to \$1,000,000	410	378	- 7.8%
\$1,000,001 and Above	352	328	- 6.8%
All Price Ranges	17,227	14,641	- 15.0%

Single-Family Homes

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	1,131	792	- 30.0%
\$150,001 to \$250,000	4,101	2,716	- 33.8%
\$250,001 to \$350,000	4,974	4,592	- 7.7%
\$350,001 to \$500,000	3,261	2,989	- 8.3%
\$500,001 to \$750,000	1,197	1,226	+ 2.4%
\$750,001 to \$1,000,000	378	342	- 9.5%
\$1,000,001 and Above	322	309	- 4.0%
All Price Ranges	15,364	12,966	- 15.6%

Condos

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	153	69	- 54.9%
\$150,001 to \$250,000	763	629	- 17.6%
\$250,001 to \$350,000	640	684	+ 6.9%
\$350,001 to \$500,000	147	160	+ 8.8%
\$500,001 to \$750,000	71	66	- 7.0%
\$750,001 to \$1,000,000	32	36	+ 12.5%
\$1,000,001 and Above	30	17	- 43.3%
All Price Ranges	1,836	1,661	- 9.5%

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	1,772	1,412	- 20.3%
3 Bedrooms	9,133	7,615	- 16.6%
4 Bedrooms or More	6,322	5,614	- 11.2%
All Bedroom Counts	17,227	14,641	- 15.0%

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	1,289	1,061	- 17.7%
3 Bedrooms	7,845	6,473	- 17.5%
4 Bedrooms or More	6,230	5,432	- 12.8%
All Bedroom Counts	15,364	12,966	- 15.6%

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	471	344	- 27.0%
3 Bedrooms	1,279	1,135	- 11.3%
4 Bedrooms or More	86	182	+ 111.6%
All Bedroom Counts	1,836	1,661	- 9.5%

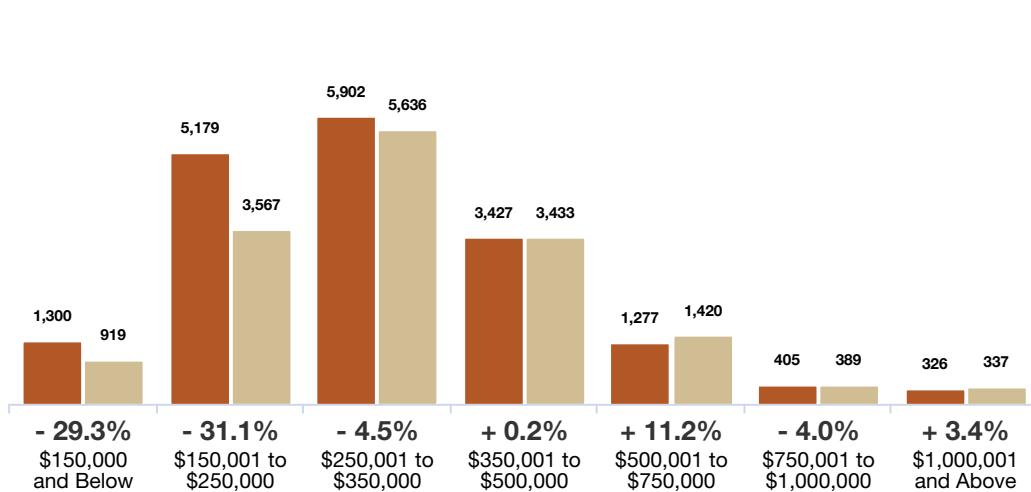
Closed Sales



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

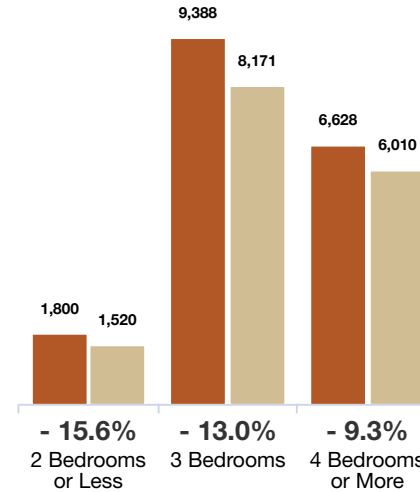
By Price Range

6-2022 6-2023



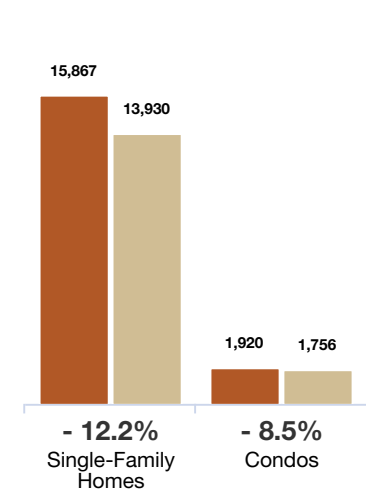
By Bedroom Count

6-2022 6-2023



By Property Type

6-2022 6-2023



All Properties

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	1,300	919	-29.3%
\$150,001 to \$250,000	5,179	3,567	-31.1%
\$250,001 to \$350,000	5,902	5,636	-4.5%
\$350,001 to \$500,000	3,427	3,433	+0.2%
\$500,001 to \$750,000	1,277	1,420	+11.2%
\$750,001 to \$1,000,000	405	389	-4.0%
\$1,000,001 and Above	326	337	+3.4%
All Price Ranges	17,816	15,701	-11.9%

Single-Family Homes

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	1,800	1,520	-15.6%
3 Bedrooms	9,388	8,171	-13.0%
4 Bedrooms or More	6,628	6,010	-9.3%
All Bedroom Counts	17,816	15,701	-11.9%

Condos

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	158	72	-54.4%
\$150,001 to \$250,000	912	664	-27.2%
\$250,001 to \$350,000	585	733	+25.3%
\$350,001 to \$500,000	140	161	+15.0%
\$500,001 to \$750,000	78	64	-17.9%
\$750,001 to \$1,000,000	27	41	+51.9%
\$1,000,001 and Above	20	21	+5.0%
All Price Ranges	1,920	1,756	-8.5%

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	1,132	845	-25.4%
\$150,001 to \$250,000	4,262	2,899	-32.0%
\$250,001 to \$350,000	5,311	4,900	-7.7%
\$350,001 to \$500,000	3,282	3,269	-0.4%
\$500,001 to \$750,000	1,196	1,355	+13.3%
\$750,001 to \$1,000,000	378	348	-7.9%
\$1,000,001 and Above	306	314	+2.6%
All Price Ranges	15,867	13,930	-12.2%

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	158	72	-54.4%
\$150,001 to \$250,000	912	664	-27.2%
\$250,001 to \$350,000	585	733	+25.3%
\$350,001 to \$500,000	140	161	+15.0%
\$500,001 to \$750,000	78	64	-17.9%
\$750,001 to \$1,000,000	27	41	+51.9%
\$1,000,001 and Above	20	21	+5.0%
All Price Ranges	1,920	1,756	-8.5%

Days On Market Until Sale

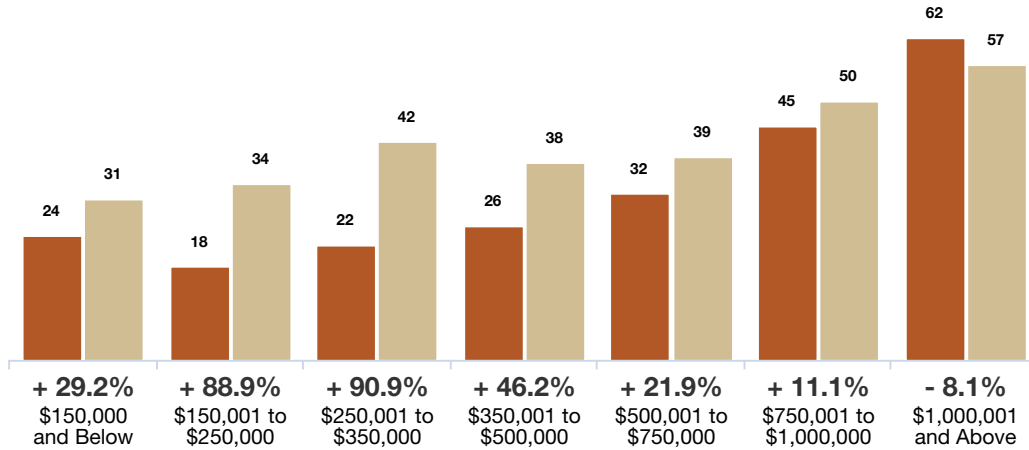


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

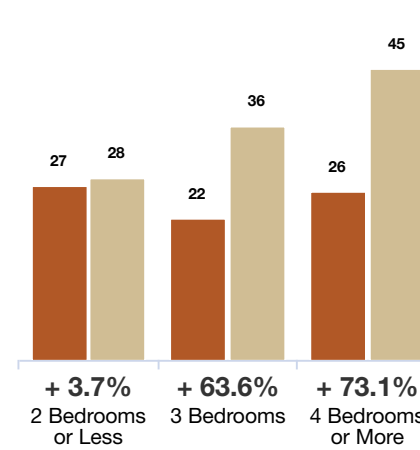
By Price Range

6-2022 6-2023



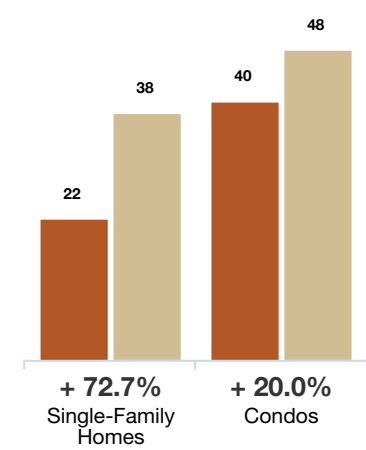
By Bedroom Count

6-2022 6-2023



By Property Type

6-2022 6-2023



All Properties

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	24	31	+ 29.2%
\$150,001 to \$250,000	18	34	+ 88.9%
\$250,001 to \$350,000	22	42	+ 90.9%
\$350,001 to \$500,000	26	38	+ 46.2%
\$500,001 to \$750,000	32	39	+ 21.9%
\$750,001 to \$1,000,000	45	50	+ 11.1%
\$1,000,001 and Above	62	57	- 8.1%
All Price Ranges	24	39	+ 62.5%

Single-Family Homes

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	25	31	+ 24.0%
\$150,001 to \$250,000	16	31	+ 93.8%
\$250,001 to \$350,000	20	41	+ 105.0%
\$350,001 to \$500,000	25	38	+ 52.0%
\$500,001 to \$750,000	25	38	+ 52.0%
\$750,001 to \$1,000,000	42	44	+ 4.8%
\$1,000,001 and Above	55	52	- 5.5%
All Price Ranges	22	38	+ 72.7%

Condos

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	18	24	+ 33.3%
\$150,001 to \$250,000	29	45	+ 55.2%
\$250,001 to \$350,000	41	51	+ 24.4%
\$350,001 to \$500,000	49	30	- 38.8%
\$500,001 to \$750,000	132	55	- 58.3%
\$750,001 to \$1,000,000	93	102	+ 9.7%
\$1,000,001 and Above	172	99	- 42.4%
All Price Ranges	40	48	+ 20.0%

By Bedroom Count

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	27	28	+ 3.7%
3 Bedrooms	22	36	+ 63.6%
4 Bedrooms or More	26	45	+ 73.1%
All Bedroom Counts	24	39	+ 62.5%

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	23	29	+ 26.1%
3 Bedrooms	19	33	+ 73.7%
4 Bedrooms or More	26	45	+ 73.1%
All Bedroom Counts	22	38	+ 72.7%

By Property Type	6-2022	6-2023	Change
Single-Family Homes	38	23	- 39.5%
Condos	41	52	+ 26.8%
All Property Types	29	69	+ 137.9%

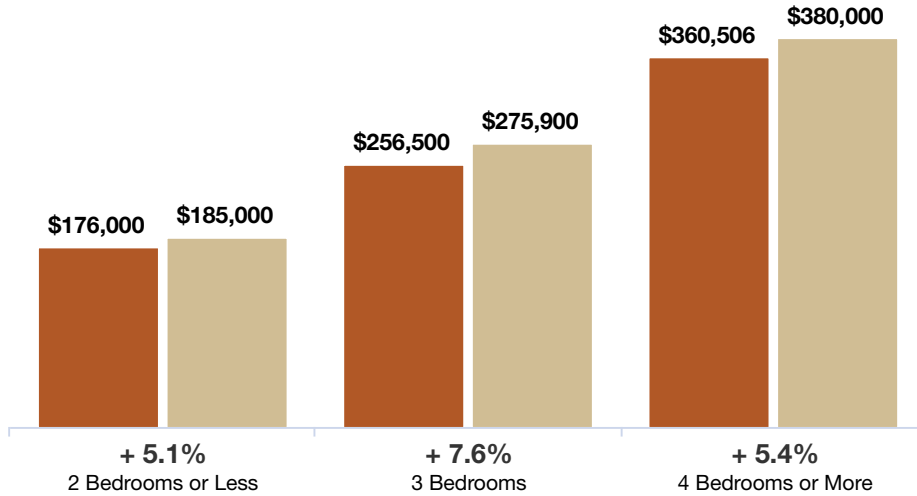
Median Sales Price



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

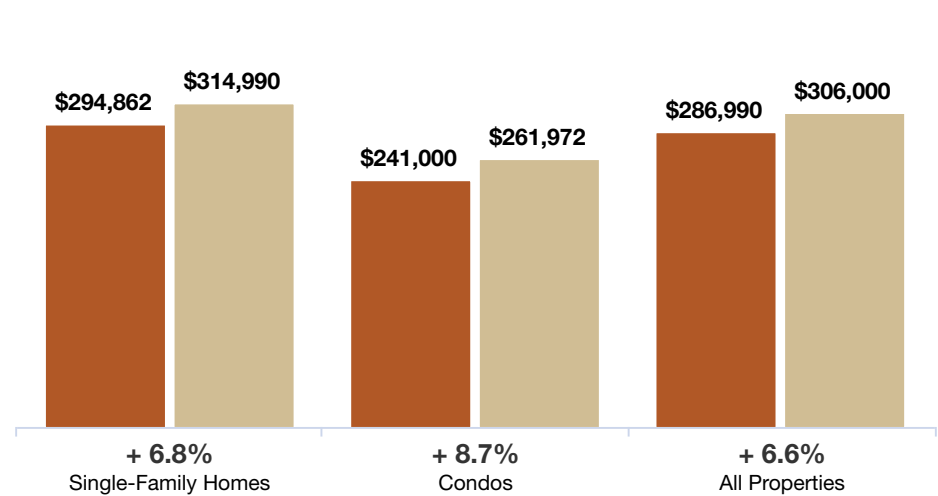
By Bedroom Count

6-2022 6-2023



By Property Type

6-2022 6-2023



All Properties

By Bedroom Count

	6-2022	6-2023	Change
2 Bedrooms or Less	\$176,000	\$185,000	+ 5.1%
3 Bedrooms	\$256,500	\$275,900	+ 7.6%
4 Bedrooms or More	\$360,506	\$380,000	+ 5.4%
All Bedroom Counts	\$286,990	\$306,000	+ 6.6%

Single-Family Homes

	6-2022	6-2023	Change
Single-Family Homes	\$294,862	\$314,990	+ 6.8%

Condos

	6-2022	6-2023	Change
Condos	\$241,000	\$261,972	+ 8.7%

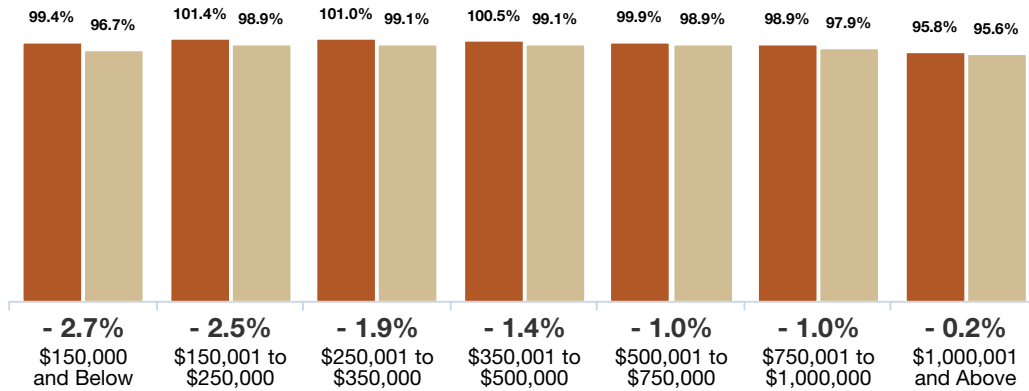
Percent of List Price Received



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.**

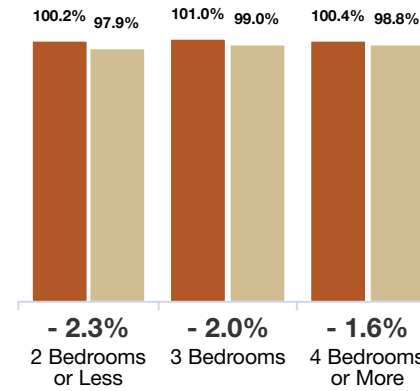
By Price Range

6-2022 6-2023



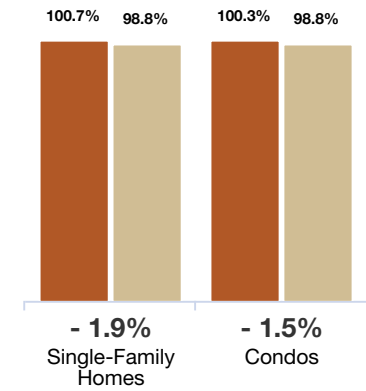
By Bedroom Count

6-2022 6-2023



By Property Type

6-2022 6-2023



All Properties

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	99.4%	96.7%	- 2.7%
\$150,001 to \$250,000	101.4%	98.9%	- 2.5%
\$250,001 to \$350,000	101.0%	99.1%	- 1.9%
\$350,001 to \$500,000	100.5%	99.1%	- 1.4%
\$500,001 to \$750,000	99.9%	98.9%	- 1.0%
\$750,001 to \$1,000,000	98.9%	97.9%	- 1.0%
\$1,000,001 and Above	95.8%	95.6%	- 0.2%
All Price Ranges	100.7%	98.8%	- 1.9%

Single-Family Homes

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	100.2%	97.9%	- 2.3%
3 Bedrooms	101.0%	99.0%	- 2.0%
4 Bedrooms or More	100.4%	98.8%	- 1.6%
All Bedroom Counts	100.7%	98.8%	- 1.9%

Condos

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	99.2%	96.4%	- 2.8%
\$150,001 to \$250,000	101.6%	99.0%	- 2.6%
\$250,001 to \$350,000	101.1%	99.2%	- 1.9%
\$350,001 to \$500,000	100.5%	99.1%	- 1.4%
\$500,001 to \$750,000	100.0%	99.0%	- 1.0%
\$750,001 to \$1,000,000	98.9%	97.7%	- 1.2%
\$1,000,001 and Above	95.5%	95.4%	- 0.1%
All Price Ranges	100.7%	98.8%	- 1.9%

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	100.0%	97.6%	- 2.4%
3 Bedrooms	101.1%	99.0%	- 2.1%
4 Bedrooms or More	100.4%	98.8%	- 1.6%
All Bedroom Counts	100.7%	98.8%	- 1.9%

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	100.5%	100.2%	- 0.3%
\$150,001 to \$250,000	100.6%	98.8%	- 1.8%
\$250,001 to \$350,000	100.0%	98.5%	- 1.5%
\$350,001 to \$500,000	100.1%	99.0%	- 1.1%
\$500,001 to \$750,000	99.2%	98.6%	- 0.6%
\$750,001 to \$1,000,000	99.4%	99.7%	+ 0.3%
\$1,000,001 and Above	100.6%	100.1%	- 0.5%
All Price Ranges	100.3%	98.8%	- 1.5%

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	100.7%	99.0%	- 1.7%
\$150,001 to \$250,000	100.1%	98.7%	- 1.4%
\$250,001 to \$350,000	100.3%	98.6%	- 1.7%
All Price Ranges	100.3%	98.8%	- 1.5%

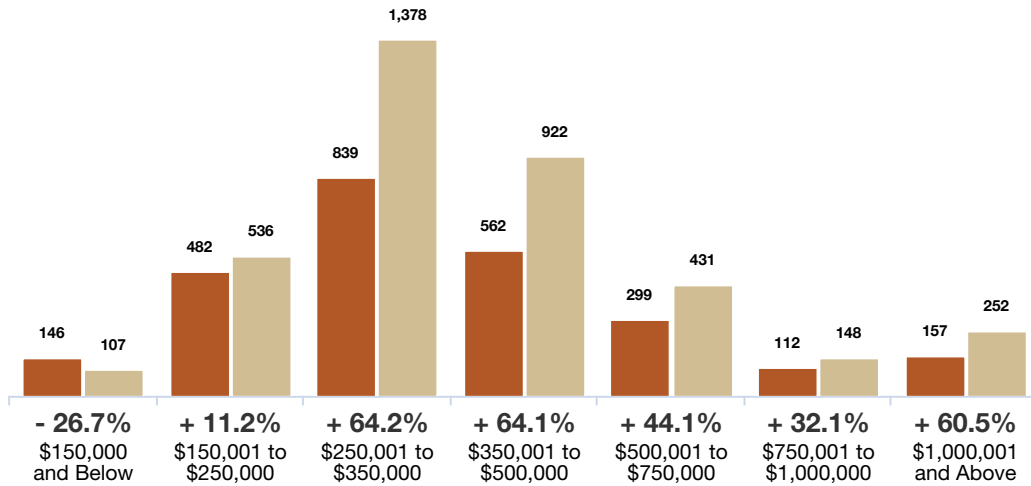
Inventory of Homes for Sale



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

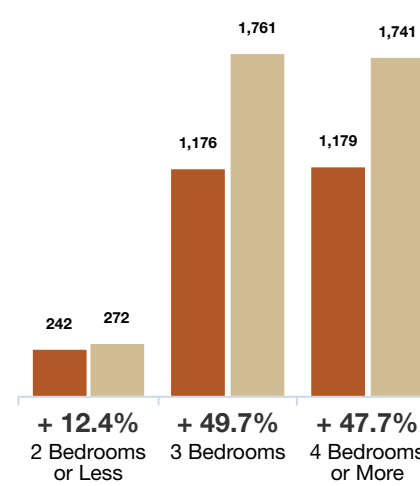
By Price Range

6-2022 6-2023



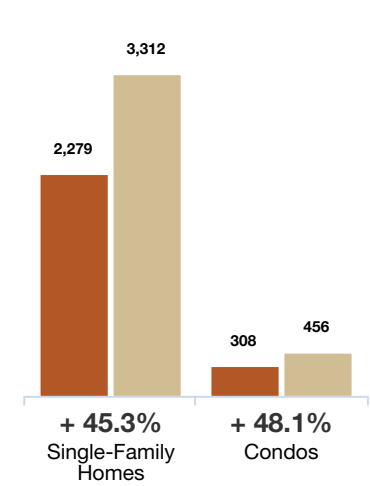
By Bedroom Count

6-2022 6-2023



By Property Type

6-2022 6-2023



All Properties

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	146	107	- 26.7%
\$150,001 to \$250,000	482	536	+ 11.2%
\$250,001 to \$350,000	839	1,378	+ 64.2%
\$350,001 to \$500,000	562	922	+ 64.1%
\$500,001 to \$750,000	299	431	+ 44.1%
\$750,001 to \$1,000,000	112	148	+ 32.1%
\$1,000,001 and Above	157	252	+ 60.5%
All Price Ranges	2,597	3,774	+ 45.3%

Single-Family Homes

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	136	103	- 24.3%
\$150,001 to \$250,000	394	411	+ 4.3%
\$250,001 to \$350,000	707	1,164	+ 64.6%
\$350,001 to \$500,000	536	868	+ 61.9%
\$500,001 to \$750,000	278	415	+ 49.3%
\$750,001 to \$1,000,000	98	130	+ 32.7%
\$1,000,001 and Above	130	221	+ 70.0%
All Price Ranges	2,279	3,312	+ 45.3%

Condos

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	9	3	- 66.7%
\$150,001 to \$250,000	86	125	+ 45.3%
\$250,001 to \$350,000	132	213	+ 61.4%
\$350,001 to \$500,000	25	53	+ 112.0%
\$500,001 to \$750,000	19	14	- 26.3%
\$750,001 to \$1,000,000	14	18	+ 28.6%
\$1,000,001 and Above	23	30	+ 30.4%
All Price Ranges	308	456	+ 48.1%

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	242	272	+ 12.4%
3 Bedrooms	1,176	1,761	+ 49.7%
4 Bedrooms or More	1,179	1,741	+ 47.7%
All Bedroom Counts	2,597	3,774	+ 45.3%

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	181	196	+ 8.3%
3 Bedrooms	959	1,415	+ 47.5%
4 Bedrooms or More	1,139	1,701	+ 49.3%
All Bedroom Counts	2,279	3,312	+ 45.3%

By Property Type	6-2022	6-2023	Change
Single-Family Homes	2,279	3,312	+ 45.3%
Condos	308	456	+ 48.1%

Months Supply of Inventory

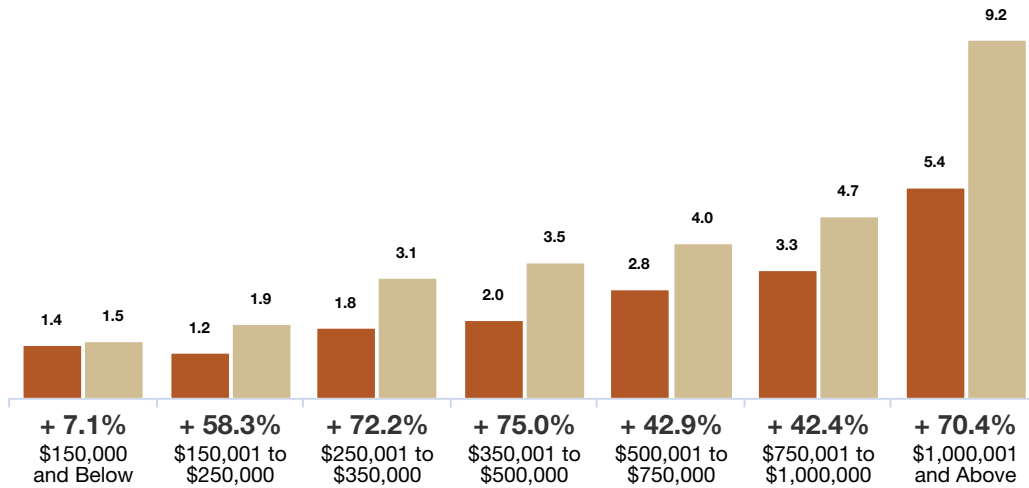


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

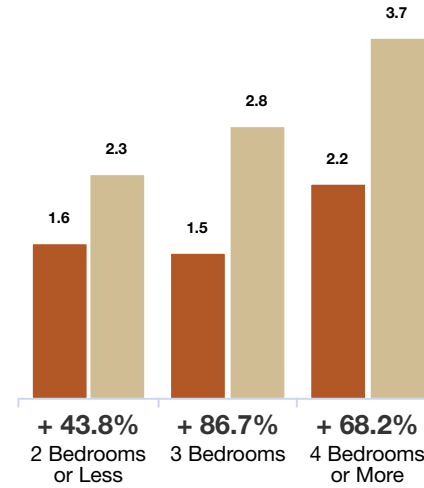
By Price Range

6-2022 6-2023



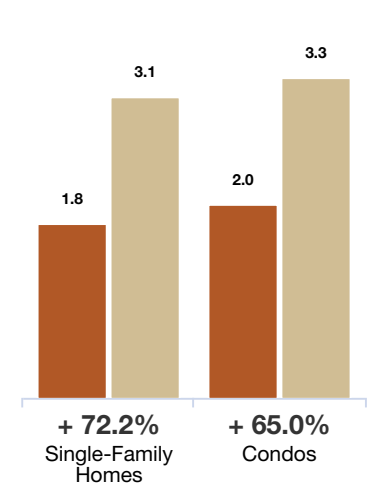
By Bedroom Count

6-2022 6-2023



By Property Type

6-2022 6-2023



All Properties

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	1.4	1.5	+ 7.1%
\$150,001 to \$250,000	1.2	1.9	+ 58.3%
\$250,001 to \$350,000	1.8	3.1	+ 72.2%
\$350,001 to \$500,000	2.0	3.5	+ 75.0%
\$500,001 to \$750,000	2.8	4.0	+ 42.9%
\$750,001 to \$1,000,000	3.3	4.7	+ 42.4%
\$1,000,001 and Above	5.4	9.2	+ 70.4%
All Price Ranges	1.8	3.1	+ 72.2%

Single-Family Homes

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	1.4	1.6	+ 14.3%
\$150,001 to \$250,000	1.2	1.8	+ 50.0%
\$250,001 to \$350,000	1.7	3.0	+ 76.5%
\$350,001 to \$500,000	2.0	3.5	+ 75.0%
\$500,001 to \$750,000	2.8	4.1	+ 46.4%
\$750,001 to \$1,000,000	3.1	4.6	+ 48.4%
\$1,000,001 and Above	4.8	8.6	+ 79.2%
All Price Ranges	1.8	3.1	+ 72.2%

Condos

By Price Range	6-2022	6-2023	Change
\$150,000 and Below	0.7	0.5	- 28.6%
\$150,001 to \$250,000	1.4	2.4	+ 71.4%
\$250,001 to \$350,000	2.5	3.7	+ 48.0%
\$350,001 to \$500,000	2.0	4.0	+ 100.0%
\$500,001 to \$750,000	3.2	2.5	- 21.9%
\$750,001 to \$1,000,000	4.8	6.0	+ 25.0%
\$1,000,001 and Above	8.4	19.4	+ 131.0%
All Price Ranges	2.0	3.3	+ 65.0%

By Bedroom Count

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	1.6	2.3	+ 43.8%
3 Bedrooms	1.5	2.8	+ 86.7%
4 Bedrooms or More	2.2	3.7	+ 68.2%
All Bedroom Counts	1.8	3.1	+ 72.2%

Single-Family Homes

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	1.7	2.2	+ 29.4%
3 Bedrooms	1.5	2.6	+ 73.3%
4 Bedrooms or More	2.2	3.8	+ 72.7%
All Bedroom Counts	1.8	3.1	+ 72.2%

Condos

By Bedroom Count	6-2022	6-2023	Change
2 Bedrooms or Less	1.4	2.5	+ 78.6%
3 Bedrooms	2.0	3.6	+ 80.0%
4 Bedrooms or More	5.3	2.6	- 50.9%
All Bedroom Counts	2.0	3.3	+ 65.0%