

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 South Carolina REALTORS® region were down 7.1 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 8.8 percent.

The overall Median Sales Price were up 2.2 percent to \$325,990. The property type with the largest gain was the Condos segment, where prices improved 5.8 percent to \$275,000. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 52 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 76 days.

Market-wide, inventory levels increased 15.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 38.5 percent. That amounts to 2.6 months of inventory for Single-Family Homes and 3.3 months of inventory for Condos.

Quick Facts

+ 8.8%

- 3.5%

- 6.9%

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



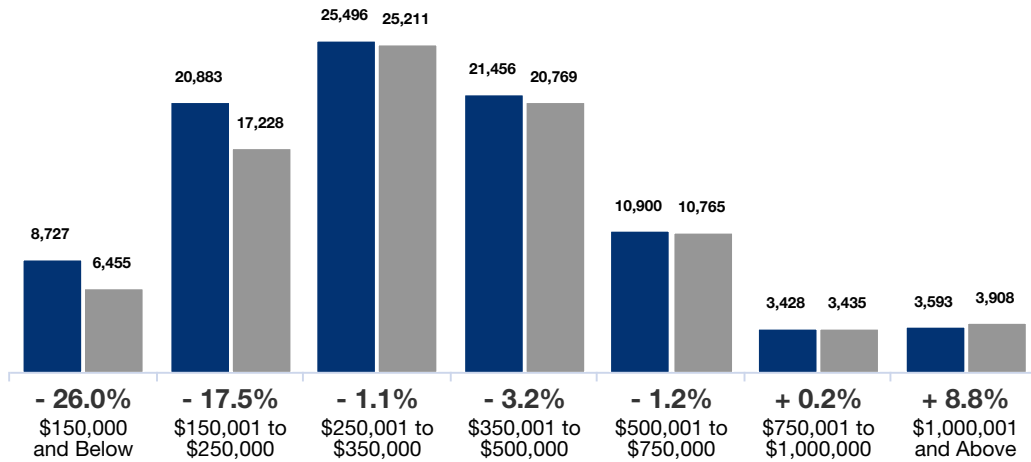
Pending Sales



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

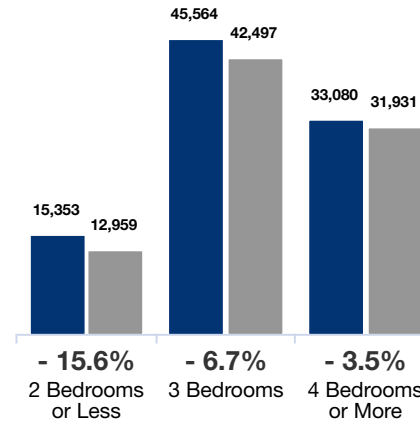
By Price Range

■ 1-2023 ■ 1-2024



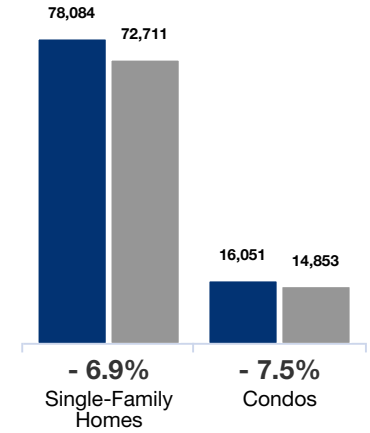
By Bedroom Count

■ 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	8,727	6,455	- 26.0%	6,521	5,108	- 21.7%	2,007	1,214	- 39.5%
\$150,001 to \$250,000	20,883	17,228	- 17.5%	15,492	12,535	- 19.1%	5,375	4,686	- 12.8%
\$250,001 to \$350,000	25,496	25,211	- 1.1%	21,138	20,801	- 1.6%	4,341	4,388	+ 1.1%
\$350,001 to \$500,000	21,456	20,769	- 3.2%	18,897	18,146	- 4.0%	2,526	2,602	+ 3.0%
\$500,001 to \$750,000	10,900	10,765	- 1.2%	9,721	9,549	- 1.8%	1,134	1,202	+ 6.0%
\$750,001 to \$1,000,000	3,428	3,435	+ 0.2%	3,041	3,004	- 1.2%	359	423	+ 17.8%
\$1,000,001 and Above	3,593	3,908	+ 8.8%	3,270	3,564	+ 9.0%	309	338	+ 9.4%
All Price Ranges	94,487	87,775	- 7.1%	78,084	72,711	- 6.9%	16,051	14,853	- 7.5%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	15,353	12,959	- 15.6%	6,701	5,808	- 13.3%	8,475	7,003	- 17.4%
3 Bedrooms	45,564	42,497	- 6.7%	39,179	35,867	- 8.5%	6,248	6,578	+ 5.3%
4 Bedrooms or More	33,080	31,931	- 3.5%	32,186	31,036	- 3.6%	856	884	+ 3.3%
All Bedroom Counts	94,487	87,775	- 7.1%	78,084	72,711	- 6.9%	16,051	14,853	- 7.5%

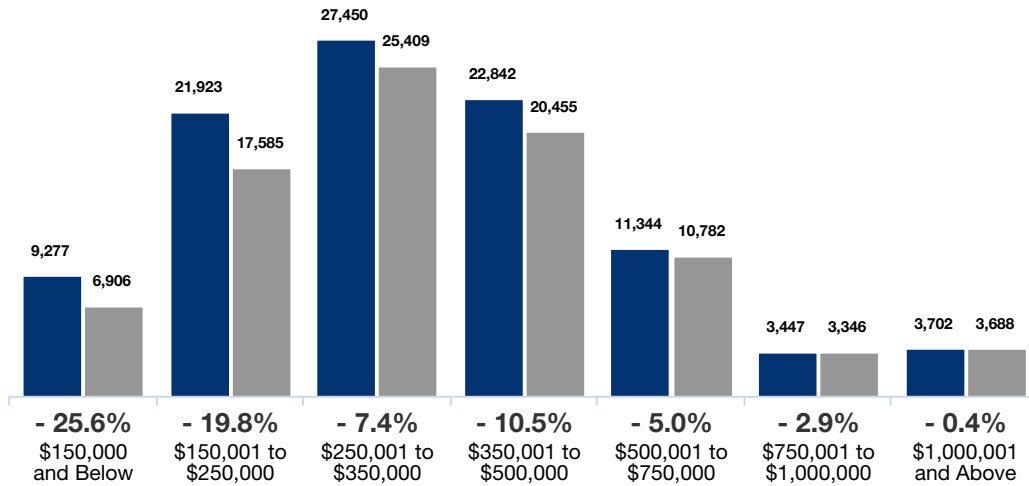
Closed Sales



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

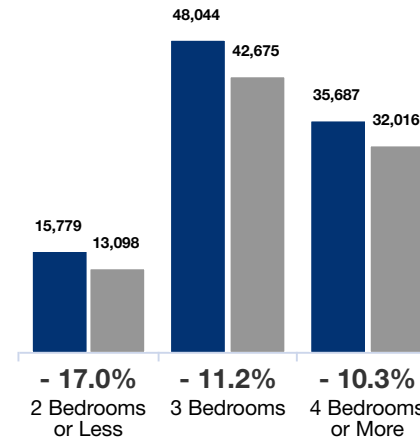
By Price Range

■ 1-2023 ■ 1-2024



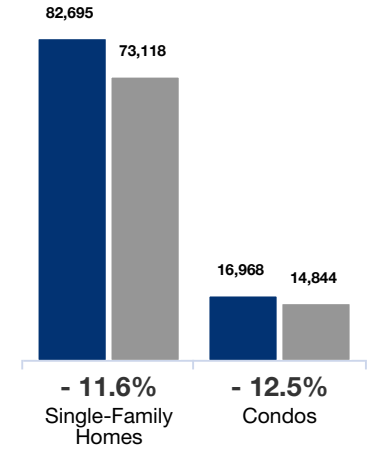
By Bedroom Count

■ 1-2023 ■ 1-2024



By Property Type

■ 1-2023 ■ 1-2024



All Properties

By Price Range	1-2023	1-2024	Change
\$150,000 and Below	9,277	6,906	- 25.6%
\$150,001 to \$250,000	21,923	17,585	- 19.8%
\$250,001 to \$350,000	27,450	25,409	- 7.4%
\$350,001 to \$500,000	22,842	20,455	- 10.5%
\$500,001 to \$750,000	11,344	10,782	- 5.0%
\$750,001 to \$1,000,000	3,447	3,346	- 2.9%
\$1,000,001 and Above	3,702	3,688	- 0.4%
All Price Ranges	100,045	88,172	- 11.9%

Single-Family Homes

By Bedroom Count	1-2023	1-2024	Change
2 Bedrooms or Less	6,857	5,414	- 21.0%
3 Bedrooms	16,166	12,766	- 21.0%
4 Bedrooms or More	22,860	21,112	- 7.6%
2 Bedrooms or Less	20,176	17,923	- 11.2%
3 Bedrooms	10,148	9,607	- 5.3%
4 Bedrooms or More	3,043	2,934	- 3.6%
All Bedroom Counts	82,695	73,118	- 11.6%

Condos

By Price Range	1-2023	1-2024	Change
\$150,000 and Below	2,203	1,358	- 38.4%
\$150,001 to \$250,000	5,736	4,809	- 16.2%
\$250,001 to \$350,000	4,571	4,284	- 6.3%
\$350,001 to \$500,000	2,632	2,515	- 4.4%
\$500,001 to \$750,000	1,148	1,159	+ 1.0%
\$750,001 to \$1,000,000	374	401	+ 7.2%
\$1,000,001 and Above	303	318	+ 5.0%
All Price Ranges	16,968	14,844	- 12.5%

By Bedroom Count

By Price Range	1-2023	1-2024	Change
\$150,000 and Below	6,857	5,414	- 21.0%
\$150,001 to \$250,000	16,166	12,766	- 21.0%
\$250,001 to \$350,000	22,860	21,112	- 7.6%
\$350,001 to \$500,000	20,176	17,923	- 11.2%
\$500,001 to \$750,000	10,148	9,607	- 5.3%
\$750,001 to \$1,000,000	3,043	2,934	- 3.6%
\$1,000,001 and Above	3,386	3,361	- 0.7%
All Price Ranges	82,695	73,118	- 11.6%

By Price Range	1-2023	1-2024	Change
\$150,000 and Below	2,203	1,358	- 38.4%
\$150,001 to \$250,000	5,736	4,809	- 16.2%
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\$750,001 to \$1,000,000	374	401	+ 7.2%
\$1,000,001 and Above	303	318	+ 5.0%
All Price Ranges	16,968	14,844	- 12.5%

Days On Market Until Sale

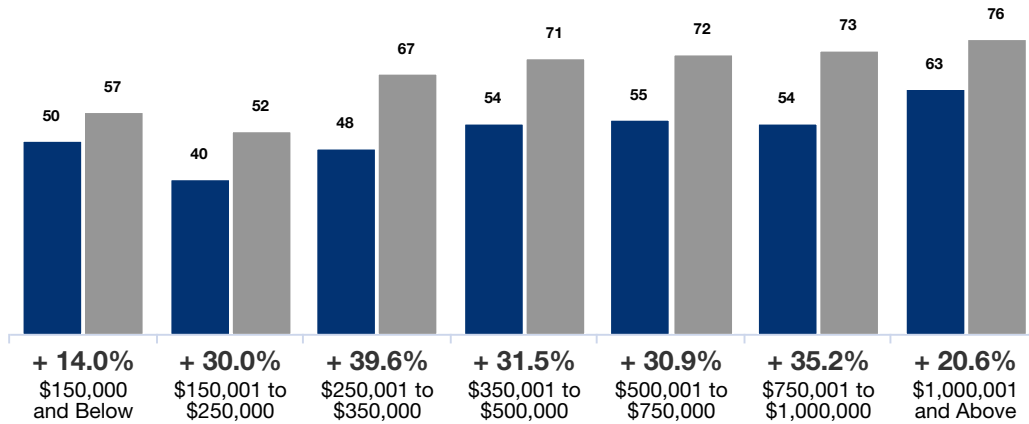


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

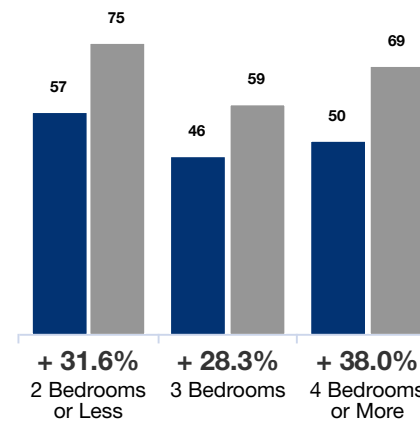
By Price Range

■ 1-2023 ■ 1-2024



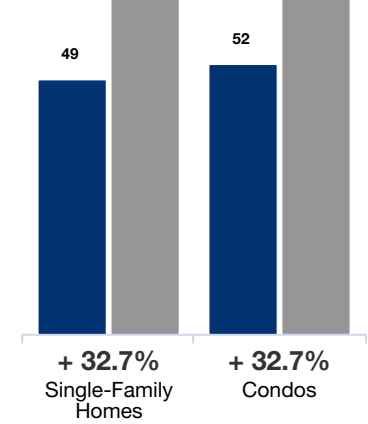
By Bedroom Count

■ 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	50	57	+ 14.0%	49	54	+ 10.2%	49	62	+ 26.5%
\$150,001 to \$250,000	40	52	+ 30.0%	36	45	+ 25.0%	52	70	+ 34.6%
\$250,001 to \$350,000	48	67	+ 39.6%	48	66	+ 37.5%	51	70	+ 37.3%
\$350,001 to \$500,000	54	71	+ 31.5%	54	72	+ 33.3%	52	61	+ 17.3%
\$500,001 to \$750,000	55	72	+ 30.9%	54	73	+ 35.2%	58	69	+ 19.0%
\$750,001 to \$1,000,000	54	73	+ 35.2%	53	73	+ 37.7%	63	70	+ 11.1%
\$1,000,001 and Above	63	76	+ 20.6%	63	73	+ 15.9%	69	104	+ 50.7%
All Price Ranges	49	65	+ 32.7%	49	65	+ 32.7%	52	69	+ 32.7%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	57	75	+ 31.6%	65	86	+ 32.3%	50	64	+ 28.0%
3 Bedrooms	46	59	+ 28.3%	45	57	+ 26.7%	53	72	+ 35.8%
4 Bedrooms or More	50	69	+ 38.0%	50	69	+ 38.0%	59	68	+ 15.3%
All Bedroom Counts	49	65	+ 32.7%	49	65	+ 32.7%	52	69	+ 32.7%

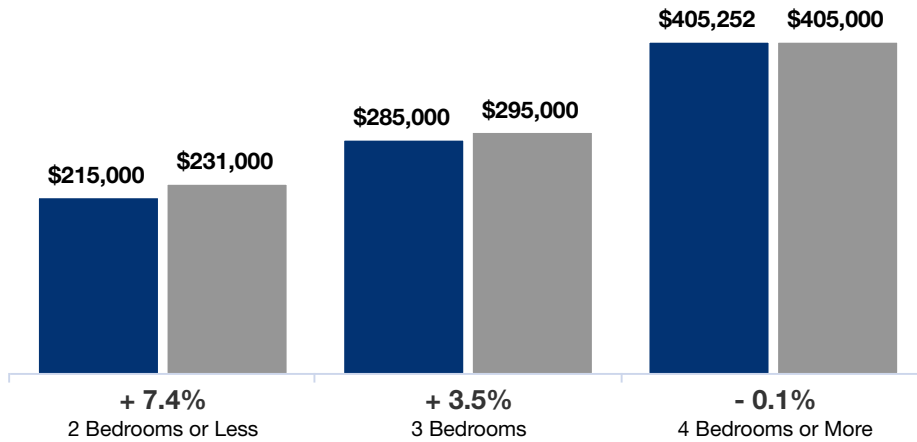
Median Sales Price



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

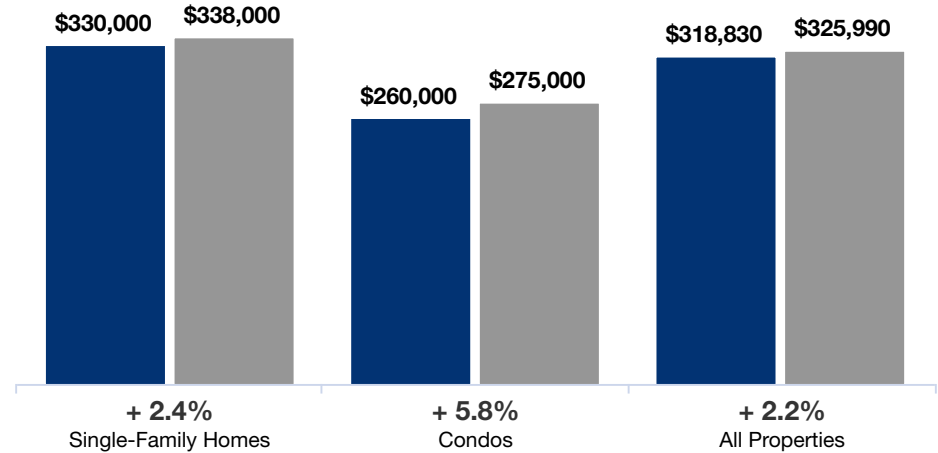
By Bedroom Count

■ 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	\$215,000	\$231,000	+ 7.4%
3 Bedrooms	\$285,000	\$295,000	+ 3.5%
4 Bedrooms or More	\$405,252	\$405,000	- 0.1%
All Bedroom Counts	\$318,830	\$325,990	+ 2.2%

Single-Family Homes

	1-2023	1-2024	Change
	\$195,000	\$220,000	+ 12.8%
	\$284,000	\$292,785	+ 3.1%
	\$405,134	\$405,000	- 0.0%
All Single-Family Homes	\$330,000	\$338,000	+ 2.4%

Condos

	1-2023	1-2024	Change
	\$227,000	\$240,000	+ 5.7%
	\$300,000	\$305,500	+ 1.8%
	\$410,902	\$398,000	- 3.1%
All Condos	\$260,000	\$275,000	+ 5.8%

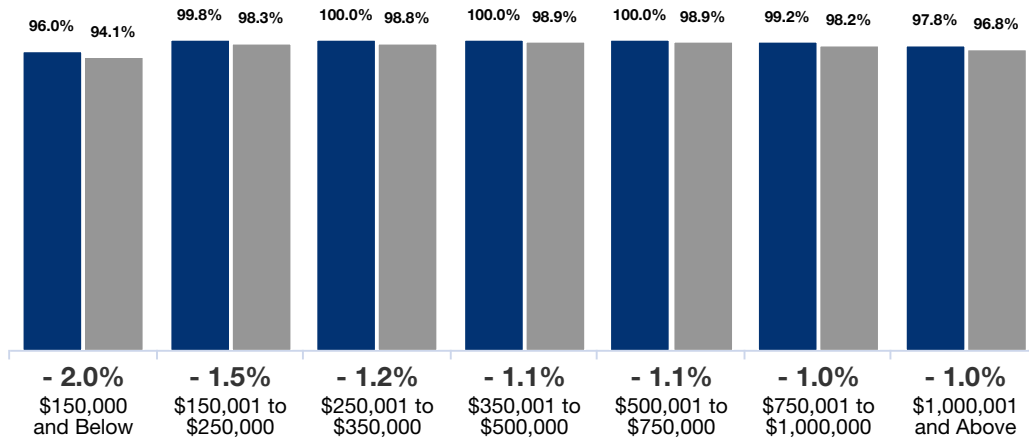
Percent of List Price Received



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.**

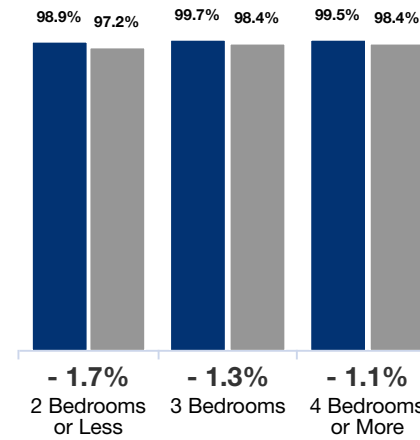
By Price Range

■ 1-2023 ■ 1-2024



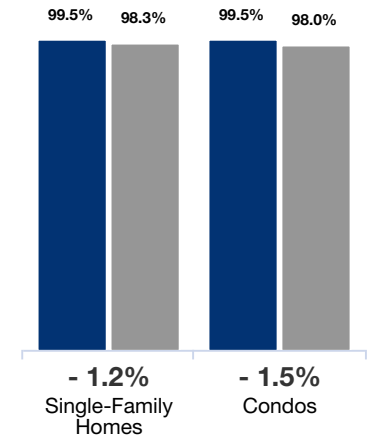
By Bedroom Count

■ 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	96.0%	94.1%	- 2.0%	95.3%	93.7%	- 1.7%	98.3%	95.7%	- 2.6%
\$150,001 to \$250,000	99.8%	98.3%	- 1.5%	99.9%	98.5%	- 1.4%	99.5%	97.8%	- 1.7%
\$250,001 to \$350,000	100.0%	98.8%	- 1.2%	100.1%	98.8%	- 1.3%	99.8%	98.5%	- 1.3%
\$350,001 to \$500,000	100.0%	98.9%	- 1.1%	100.0%	98.9%	- 1.1%	99.9%	98.6%	- 1.3%
\$500,001 to \$750,000	100.0%	98.9%	- 1.1%	100.0%	98.9%	- 1.1%	99.5%	98.4%	- 1.1%
\$750,001 to \$1,000,000	99.2%	98.2%	- 1.0%	99.2%	98.2%	- 1.0%	99.3%	98.2%	- 1.1%
\$1,000,001 and Above	97.8%	96.8%	- 1.0%	97.8%	96.7%	- 1.1%	98.4%	97.4%	- 1.0%
All Price Ranges	99.5%	98.2%	- 1.3%	99.5%	98.3%	- 1.2%	99.5%	98.0%	- 1.5%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	98.9%	97.2%	- 1.7%	98.3%	96.9%	- 1.4%	99.4%	97.6%	- 1.8%
3 Bedrooms	99.7%	98.4%	- 1.3%	99.7%	98.4%	- 1.3%	99.7%	98.6%	- 1.1%
4 Bedrooms or More	99.5%	98.4%	- 1.1%	99.5%	98.4%	- 1.1%	99.5%	98.7%	- 0.8%
All Bedroom Counts	99.5%	98.2%	- 1.3%	99.5%	98.3%	- 1.2%	99.5%	98.0%	- 1.5%

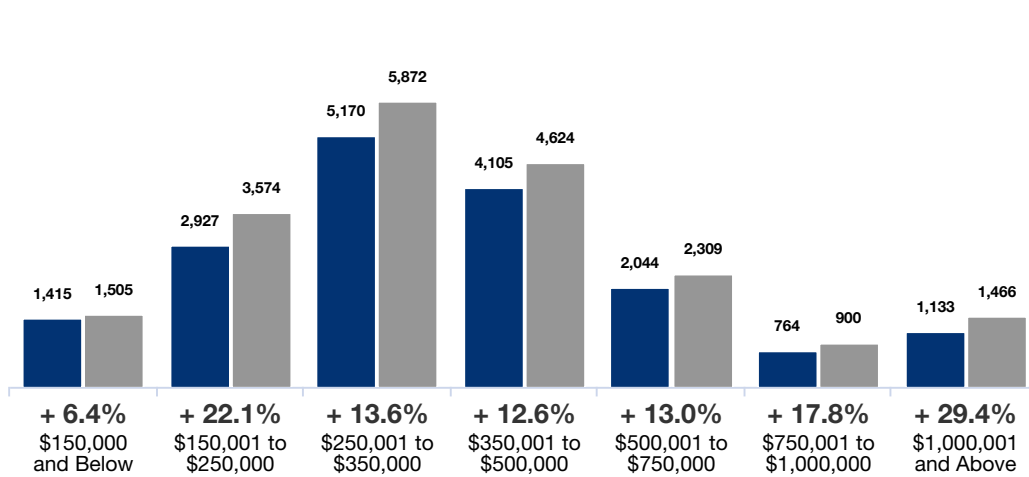
Inventory of Homes for Sale



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

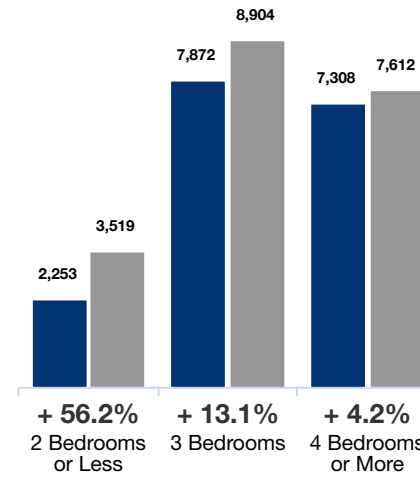
By Price Range

■ 1-2023 ■ 1-2024



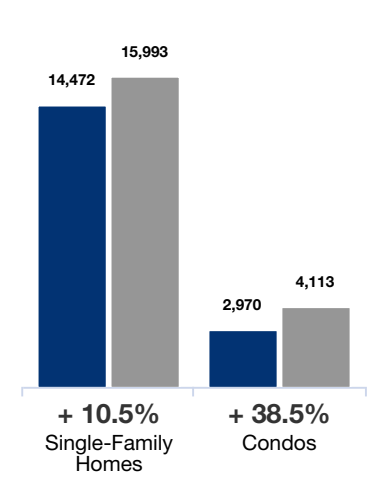
By Bedroom Count

■ 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	1,415	1,505	+ 6.4%	1,112	1,056	- 5.0%	218	349	+ 60.1%
\$150,001 to \$250,000	2,927	3,574	+ 22.1%	1,977	2,308	+ 16.7%	946	1,254	+ 32.6%
\$250,001 to \$350,000	5,170	5,872	+ 13.6%	4,244	4,620	+ 8.9%	918	1,238	+ 34.9%
\$350,001 to \$500,000	4,105	4,624	+ 12.6%	3,609	3,960	+ 9.7%	489	653	+ 33.5%
\$500,001 to \$750,000	2,044	2,309	+ 13.0%	1,823	1,959	+ 7.5%	216	348	+ 61.1%
\$750,001 to \$1,000,000	764	900	+ 17.8%	683	777	+ 13.8%	79	120	+ 51.9%
\$1,000,001 and Above	1,133	1,466	+ 29.4%	1,024	1,313	+ 28.2%	104	151	+ 45.2%
All Price Ranges	17,558	20,250	+ 15.3%	14,472	15,993	+ 10.5%	2,970	4,113	+ 38.5%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	2,253	3,519	+ 56.2%	943	1,282	+ 35.9%	1,220	2,124	+ 74.1%
3 Bedrooms	7,872	8,904	+ 13.1%	6,427	7,311	+ 13.8%	1,425	1,570	+ 10.2%
4 Bedrooms or More	7,308	7,612	+ 4.2%	7,102	7,400	+ 4.2%	200	204	+ 2.0%
All Bedroom Counts	17,558	20,250	+ 15.3%	14,472	15,993	+ 10.5%	2,970	4,113	+ 38.5%

Months Supply of Inventory

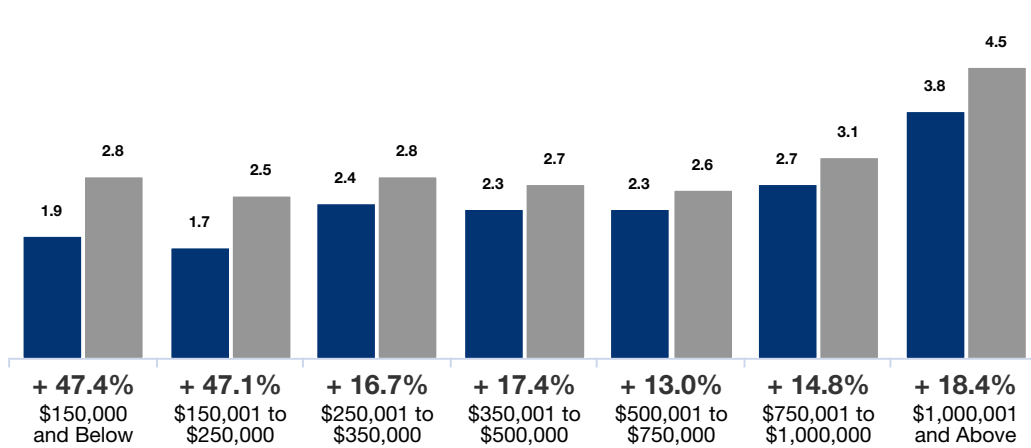


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

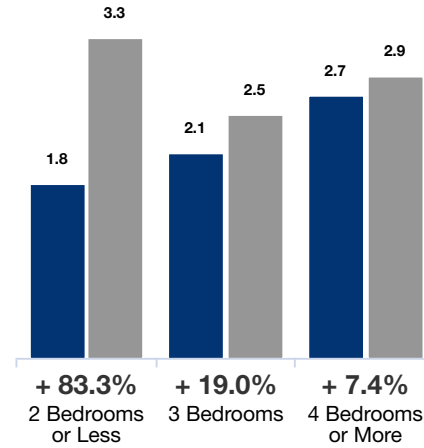
By Price Range

■ 1-2023 ■ 1-2024



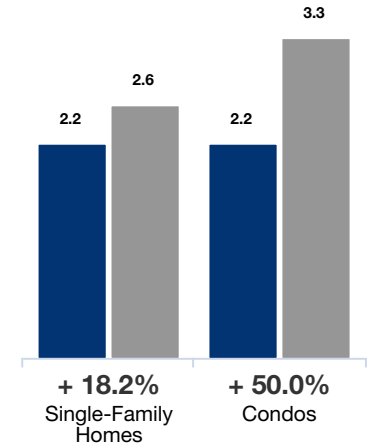
By Bedroom Count

■ 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	1.9	2.8	+ 47.4%	2.0	2.5	+ 25.0%	1.3	3.4	+ 161.5%
\$150,001 to \$250,000	1.7	2.5	+ 47.1%	1.5	2.2	+ 46.7%	2.1	3.2	+ 52.4%
\$250,001 to \$350,000	2.4	2.8	+ 16.7%	2.4	2.7	+ 12.5%	2.5	3.4	+ 36.0%
\$350,001 to \$500,000	2.3	2.7	+ 17.4%	2.3	2.6	+ 13.0%	2.3	3.0	+ 30.4%
\$500,001 to \$750,000	2.3	2.6	+ 13.0%	2.3	2.5	+ 8.7%	2.3	3.5	+ 52.2%
\$750,001 to \$1,000,000	2.7	3.1	+ 14.8%	2.7	3.1	+ 14.8%	2.6	3.4	+ 30.8%
\$1,000,001 and Above	3.8	4.5	+ 18.4%	3.8	4.4	+ 15.8%	4.0	5.4	+ 35.0%
All Price Ranges	2.2	2.8	+ 27.3%	2.2	2.6	+ 18.2%	2.2	3.3	+ 50.0%
By Bedroom Count	1-2023	1-2024	Change	1-2023	1-2024	Change	1-2023	1-2024	Change
2 Bedrooms or Less	1.8	3.3	+ 83.3%	1.7	2.6	+ 52.9%	1.7	3.6	+ 111.8%
3 Bedrooms	2.1	2.5	+ 19.0%	2.0	2.4	+ 20.0%	2.7	2.9	+ 7.4%
4 Bedrooms or More	2.7	2.9	+ 7.4%	2.6	2.9	+ 11.5%	2.8	2.8	0.0%
All Bedroom Counts	2.2	2.8	+ 27.3%	2.2	2.6	+ 18.2%	2.2	3.3	+ 50.0%