

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2024

U.S. new-home sales climbed 4.1% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 738,000 units, according to the U.S. Census Bureau. The latest reading exceeded economists' expectations for the month and marks the highest level of new-home sales since May 2023. The national median new-home sales price remained virtually unchanged from the same time last year, at \$426,300. For the 12-month period spanning November 2023 through October 2024, Pending Sales in the Central Carolina REALTORS® Association region fell 10.7 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales increased 25.0 percent.

The overall Median Sales Price was up 5.3 percent to \$208,450. The property type with the largest gain was the Single-Family Homes segment, where prices increased 5.0 percent to \$209,500. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 116 days. The price range that tended to sell the slowest was the \$350,001 to \$500,000 range at 186 days.

Market-wide, inventory levels softened 1.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 40.0 percent. That amounts to 4.2 months of inventory for Single-Family Homes and 2.5 months of inventory for Condos.

Quick Facts

+ 25.0%

- 6.0%

- 9.6%

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

Bedroom Count with
Strongest Sales:
3 Bedrooms

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



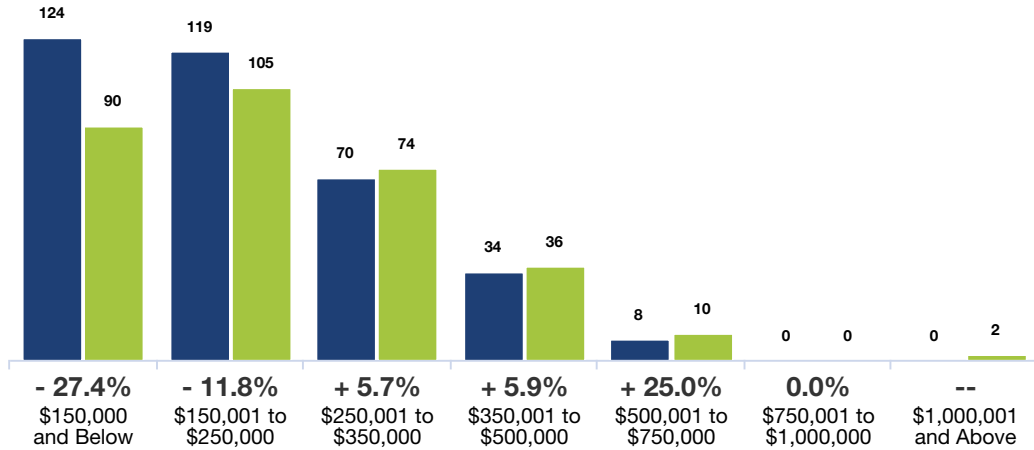
Pending Sales



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

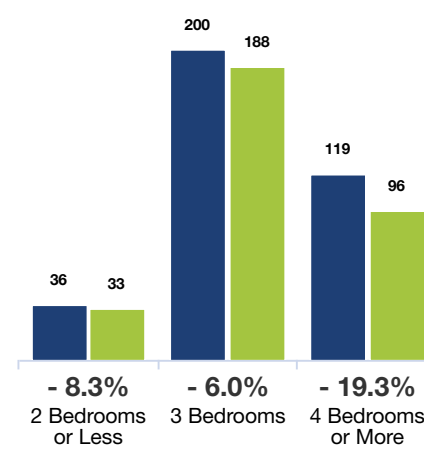
By Price Range

■ 10-2023 ■ 10-2024



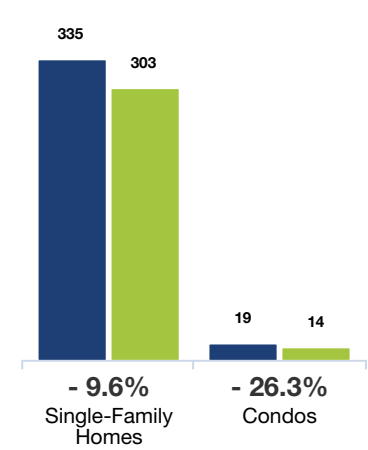
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	124	90	- 27.4%
\$150,001 to \$250,000	119	105	- 11.8%
\$250,001 to \$350,000	70	74	+ 5.7%
\$350,001 to \$500,000	34	36	+ 5.9%
\$500,001 to \$750,000	8	10	+ 25.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	2	--
All Price Ranges	355	317	- 10.7%

Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	36	33	- 8.3%
3 Bedrooms	200	188	- 6.0%
4 Bedrooms or More	119	96	- 19.3%
All Bedroom Counts	355	303	- 9.6%

Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	11	4	- 63.6%
\$150,001 to \$250,000	2	4	+ 100.0%
\$250,001 to \$350,000	4	3	- 25.0%
\$350,001 to \$500,000	2	3	+ 50.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	19	14	- 26.3%

By Bedroom Count

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	36	33	- 8.3%
3 Bedrooms	200	188	- 6.0%
4 Bedrooms or More	119	96	- 19.3%
All Bedroom Counts	355	317	- 10.7%

By Price Range

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	29	29	0.0%
3 Bedrooms	194	185	- 4.6%
4 Bedrooms or More	112	89	- 20.5%
All Bedroom Counts	335	303	- 9.6%

By Price Range

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	7	4	- 42.9%
\$150,001 to \$250,000	5	3	- 40.0%
\$250,001 to \$350,000	7	7	0.0%
All Price Ranges	19	14	- 26.3%

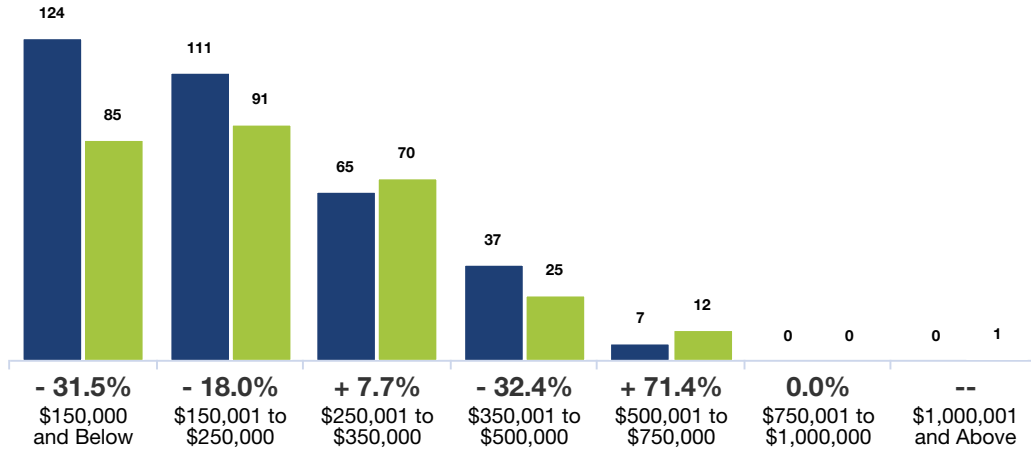
Closed Sales



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

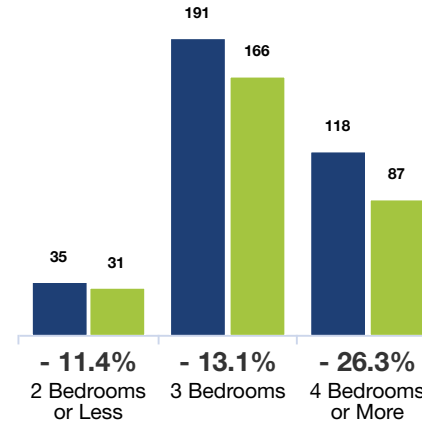
By Price Range

■ 10-2023 ■ 10-2024



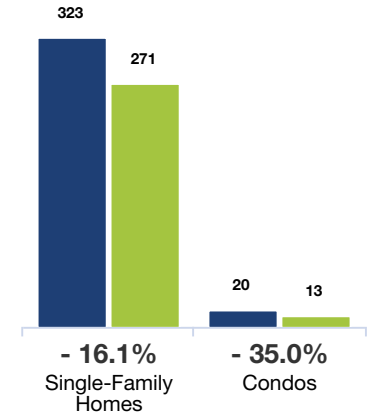
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	124	85	- 31.5%
\$150,001 to \$250,000	111	91	- 18.0%
\$250,001 to \$350,000	65	70	+ 7.7%
\$350,001 to \$500,000	37	25	- 32.4%
\$500,001 to \$750,000	7	12	+ 71.4%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	1	--
All Price Ranges	344	284	- 17.4%

Single-Family Homes

10-2023	10-2024	Change
114	80	- 29.8%
106	89	- 16.0%
61	66	+ 8.2%
35	23	- 34.3%
7	12	+ 71.4%
0	0	0.0%
0	1	--
323	271	- 16.1%

Condos

10-2023	10-2024	Change
9	5	- 44.4%
5	2	- 60.0%
4	4	0.0%
2	2	0.0%
0	0	0.0%
0	0	0.0%
0	0	0.0%
20	13	- 35.0%

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	35	31	- 11.4%
3 Bedrooms	191	166	- 13.1%
4 Bedrooms or More	118	87	- 26.3%
All Bedroom Counts	344	284	- 17.4%

10-2023	10-2024	Change
27	26	- 3.7%
186	164	- 11.8%
110	81	- 26.4%
323	271	- 16.1%

Days On Market Until Sale

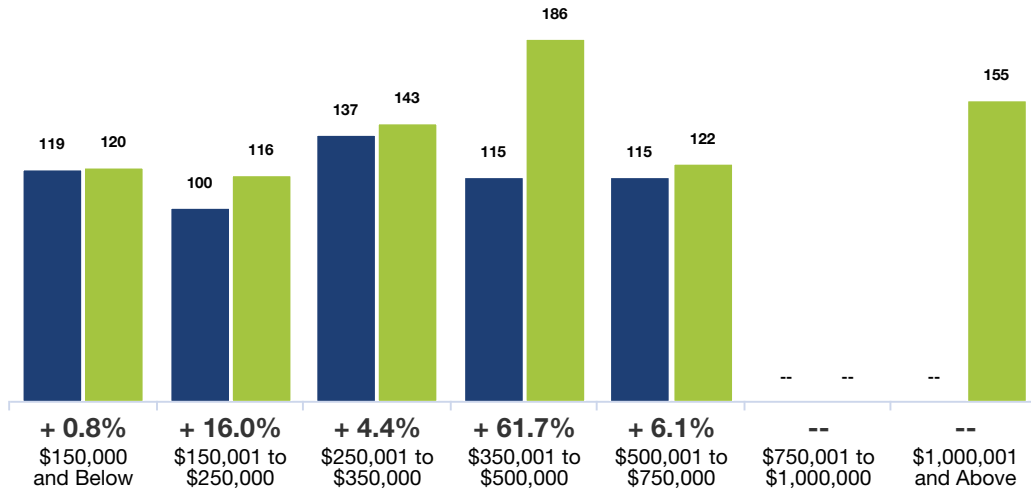
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



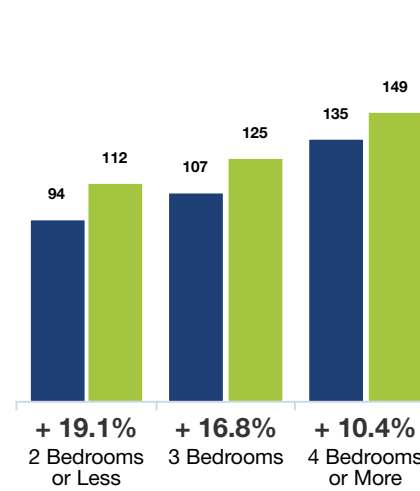
By Price Range

■ 10-2023 ■ 10-2024



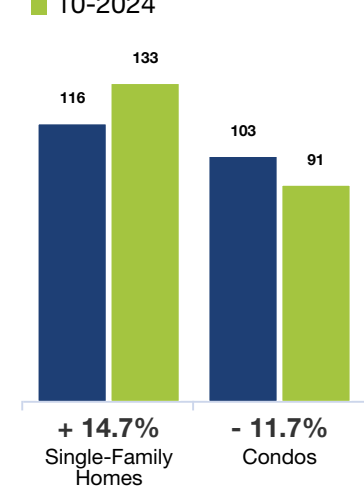
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	119	120	+ 0.8%
\$150,001 to \$250,000	100	116	+ 16.0%
\$250,001 to \$350,000	137	143	+ 4.4%
\$350,001 to \$500,000	115	186	+ 61.7%
\$500,001 to \$750,000	115	122	+ 6.1%
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	155	--
All Price Ranges	116	131	+ 12.9%

Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	94	112	+ 19.1%
3 Bedrooms	107	125	+ 16.8%
4 Bedrooms or More	135	149	+ 10.4%
All Bedroom Counts	116	131	+ 12.9%

Condos

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	119	120	+ 0.8%
\$150,001 to \$250,000	100	116	+ 16.0%
\$250,001 to \$350,000	137	143	+ 4.4%
\$350,001 to \$500,000	115	186	+ 61.7%
\$500,001 to \$750,000	115	122	+ 6.1%
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\$1,000,001 and Above	--	155	--
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\$500,001 to \$750,000	115	122	+ 6.1%
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	155	--
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By Price Range	10-2023	10-2024	Change
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\$250,001 to \$350,000	137	143	+ 4.4%
\$350,001 to \$500,000	115	186	+ 61.7%
\$500,001 to \$750,000	115	122	+ 6.1%
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	155	--
All Price Ranges	116	131	+ 12.9%

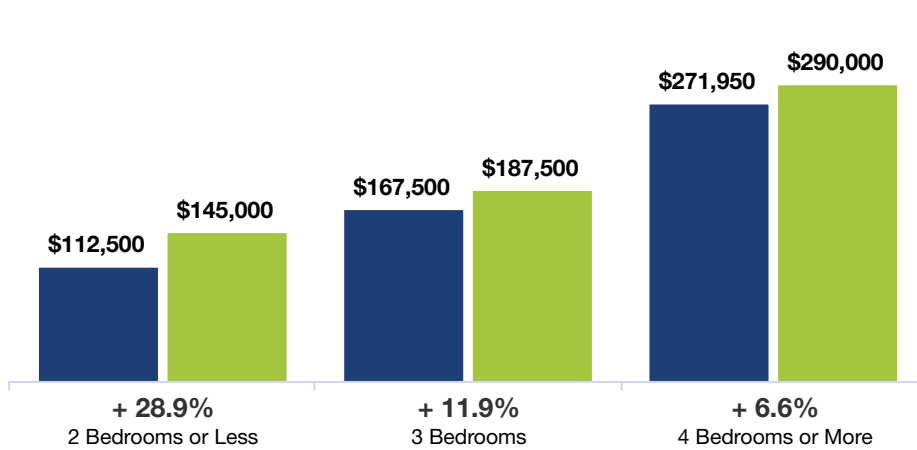
Median Sales Price



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

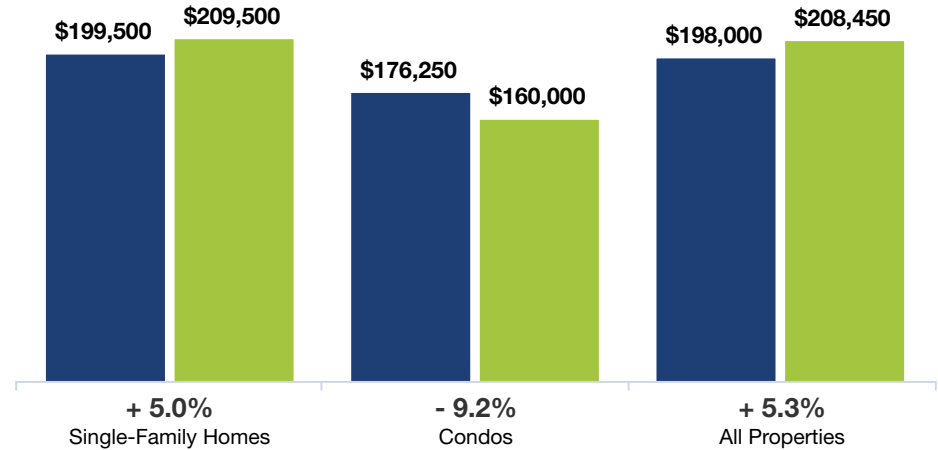
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Bedroom Count

	10-2023	10-2024	Change
2 Bedrooms or Less	\$112,500	\$145,000	+ 28.9%
3 Bedrooms	\$167,500	\$187,500	+ 11.9%
4 Bedrooms or More	\$271,950	\$290,000	+ 6.6%
All Bedroom Counts	\$198,000	\$208,450	+ 5.3%

Single-Family Homes

	10-2023	10-2024	Change
Single-Family Homes	\$102,000	\$139,000	+ 36.3%
Single-Family Homes	\$168,000	\$186,950	+ 11.3%
Single-Family Homes	\$275,000	\$291,000	+ 5.8%
All Single-Family Homes	\$199,500	\$209,500	+ 5.0%

Condos

	10-2023	10-2024	Change
Condos	\$171,500	\$157,000	- 8.5%
Condos	\$179,500	\$284,000	+ 58.2%
Condos	\$176,250	\$212,500	+ 20.6%
All Condos	\$176,250	\$160,000	- 9.2%

Percent of List Price Received

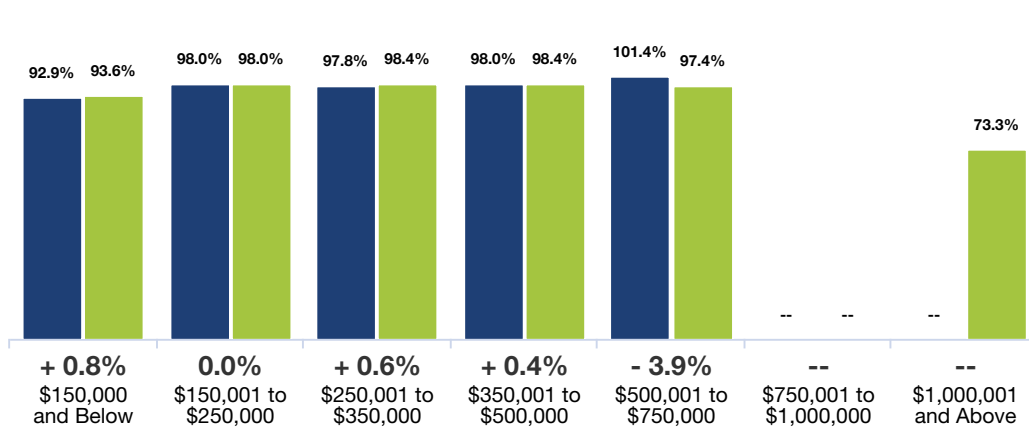


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

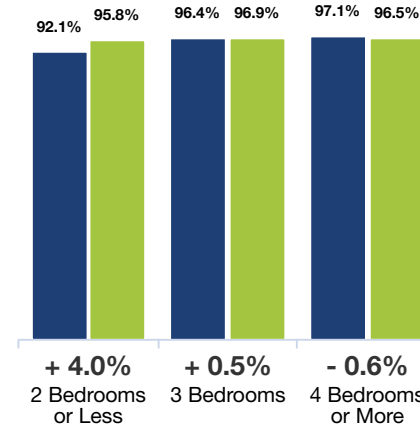
By Price Range

■ 10-2023 ■ 10-2024



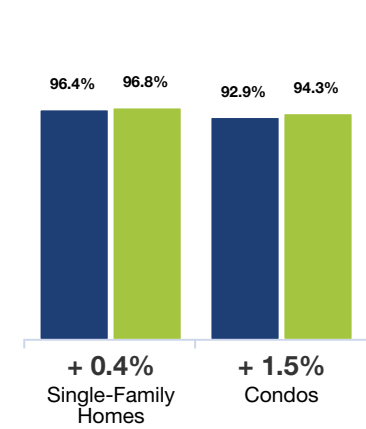
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	92.9%	93.6%	+ 0.8%
\$150,001 to \$250,000	98.0%	98.0%	0.0%
\$250,001 to \$350,000	97.8%	98.4%	+ 0.6%
\$350,001 to \$500,000	98.0%	98.4%	+ 0.4%
\$500,001 to \$750,000	101.4%	97.4%	- 3.9%
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	73.3%	--
All Price Ranges	96.2%	96.7%	+ 0.5%

Single-Family Homes

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	92.1%	95.8%	+ 4.0%
3 Bedrooms	96.4%	96.9%	+ 0.5%
4 Bedrooms or More	97.1%	96.5%	- 0.6%
All Bedroom Counts	96.2%	96.7%	+ 0.5%

Condos

By Property Type	10-2023	10-2024	Change
Single-Family Homes	96.4%	96.8%	+ 0.4%
Condos	92.9%	94.3%	+ 1.5%

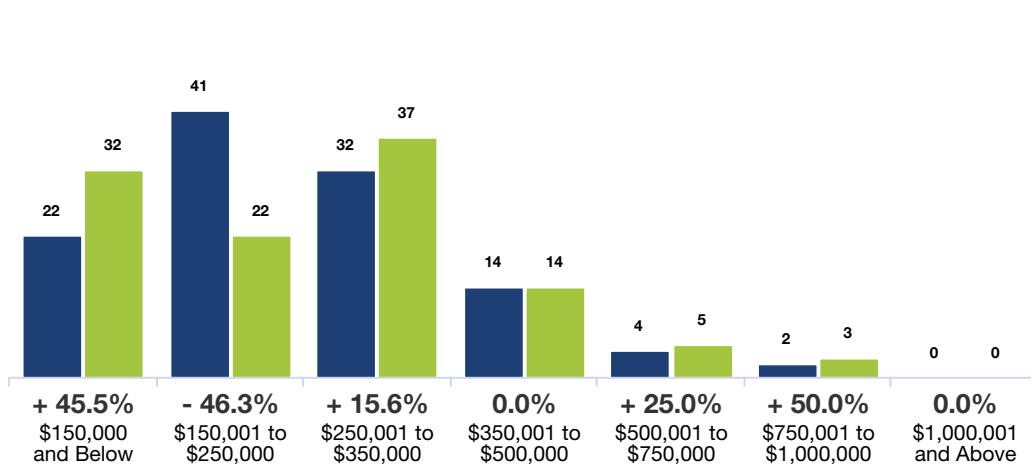
Inventory of Homes for Sale



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

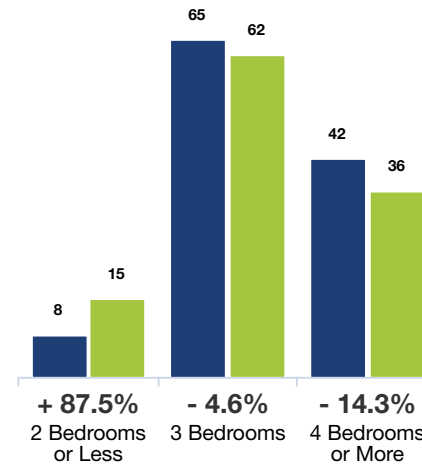
By Price Range

■ 10-2023 ■ 10-2024



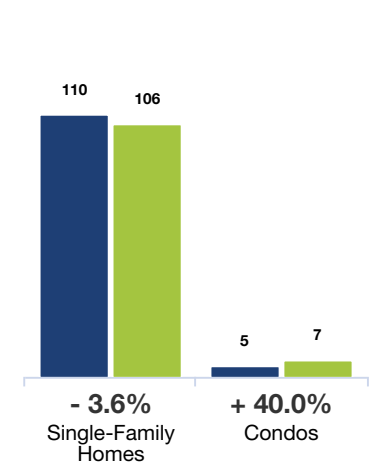
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	22	32	+ 45.5%
\$150,001 to \$250,000	41	22	- 46.3%
\$250,001 to \$350,000	32	37	+ 15.6%
\$350,001 to \$500,000	14	14	0.0%
\$500,001 to \$750,000	4	5	+ 25.0%
\$750,001 to \$1,000,000	2	3	+ 50.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	115	113	- 1.7%

Single-Family Homes

By Price Range	10-2023	10-2024	Change
\$150,000 and Below	19	31	+ 63.2%
\$150,001 to \$250,000	40	18	- 55.0%
\$250,001 to \$350,000	31	37	+ 19.4%
\$350,001 to \$500,000	14	14	0.0%
\$500,001 to \$750,000	4	3	- 25.0%
\$750,001 to \$1,000,000	2	3	+ 50.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	110	106	- 3.6%

Condos

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	6	13	+ 116.7%
3 Bedrooms	64	59	- 7.8%
4 Bedrooms or More	40	34	- 15.0%
All Bedroom Counts	110	106	- 3.6%

By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	8	15	+ 87.5%
3 Bedrooms	65	62	- 4.6%
4 Bedrooms or More	42	36	- 14.3%
All Bedroom Counts	115	113	- 1.7%

By Property Type	10-2023	10-2024	Change
Single-Family Homes	110	106	- 3.6%
Condos	5	7	+ 40.0%

Months Supply of Inventory

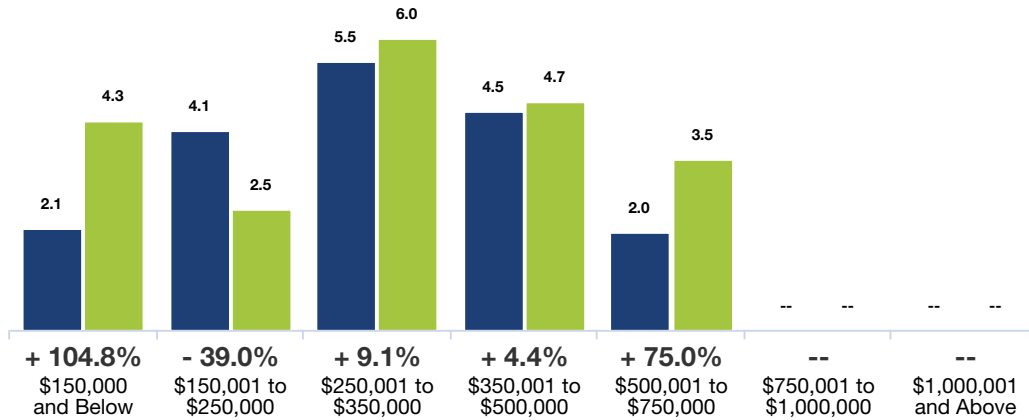


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

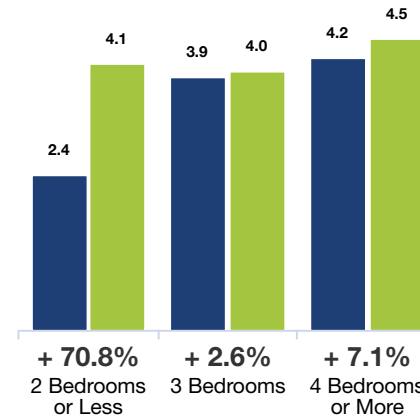
By Price Range

■ 10-2023 ■ 10-2024



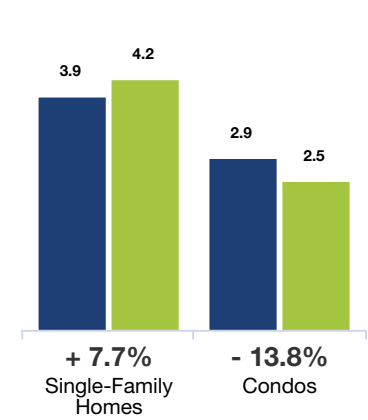
By Bedroom Count

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
\$150,000 and Below	2.1	4.3	+ 104.8%	2.0	4.3	+ 115.0%	2.2	0.8	- 63.6%
\$150,001 to \$250,000	4.1	2.5	- 39.0%	4.1	2.1	- 48.8%	1.0	4.0	+ 300.0%
\$250,001 to \$350,000	5.5	6.0	+ 9.1%	5.6	6.3	+ 12.5%	1.0	--	--
\$350,001 to \$500,000	4.5	4.7	+ 4.4%	4.8	5.1	+ 6.2%	--	--	--
\$500,001 to \$750,000	2.0	3.5	+ 75.0%	2.0	2.1	+ 5.0%	--	--	--
\$750,001 to \$1,000,000	--	--	--	--	--	--	--	--	--
\$1,000,001 and Above	--	--	--	--	--	--	--	--	--
All Price Ranges	3.9	4.3	+ 10.3%	3.9	4.2	+ 7.7%	2.9	2.5	- 13.8%
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
2 Bedrooms or Less	2.4	4.1	+ 70.8%	2.3	4.0	+ 73.9%	1.7	1.0	- 41.2%
3 Bedrooms	3.9	4.0	+ 2.6%	4.0	3.8	- 5.0%	1.0	3.0	+ 200.0%
4 Bedrooms or More	4.2	4.5	+ 7.1%	4.3	4.6	+ 7.0%	1.7	1.1	- 35.3%
All Bedroom Counts	3.9	4.3	+ 10.3%	3.9	4.2	+ 7.7%	2.9	2.5	- 13.8%