

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## November 2024

U.S. sales of new residential homes declined 17.3% month-over-month and 9.4% year-over-year to a seasonally adjusted annual rate of 610,000 units, according to the U.S. Census Bureau. Economists say a rise in mortgage rates, along with Hurricanes Helene and Milton, likely disrupted buyer activity, though there was little impact on the median new-home sales price, which was up 4.7% year-over-year to \$437,300. For the 12-month period spanning December 2023 through November 2024, Pending Sales in the Consolidated Multiple Listing Service, Inc. region improved 4.3 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 49.2 percent.

The overall Median Sales Price went up 1.4 percent to \$272,900. The property type with the largest gain was the Condos segment, where prices increased 12.1 percent to \$202,990. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 40 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 56 days.

Market-wide, inventory levels was up 32.0 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 77.6 percent. That amounts to 2.6 months of inventory for Single-Family Homes and 2.8 months of inventory for Condos.

## Quick Facts

+ 49.2%	+ 6.9%	+ 21.3%
Price Range with Strongest Sales: \$1,000,001 and Above	Bedroom Count with Strongest Sales: 3 Bedrooms	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

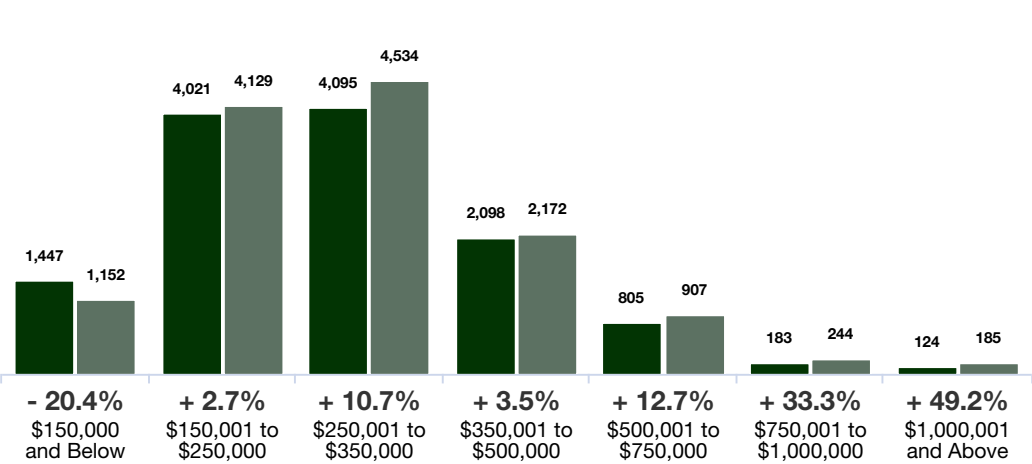
# Pending Sales



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

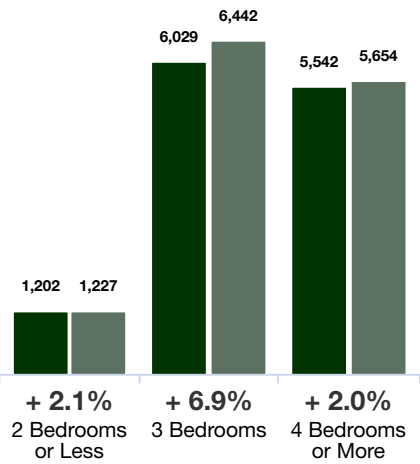
By Price Range

■ 11-2023 ■ 11-2024



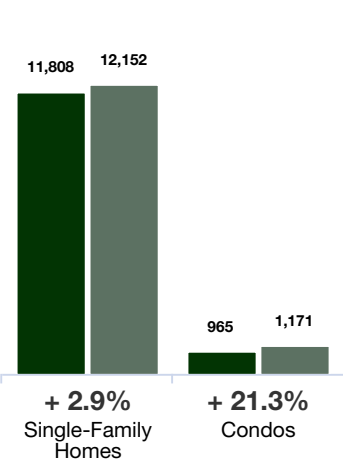
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties				Single-Family Homes				Condos			
By Price Range	11-2023	11-2024	Change	11-2023	11-2024	Change		11-2023	11-2024	Change	
\$150,000 and Below	1,447	1,152	- 20.4%	1,130	920	- 18.6%		317	232	- 26.8%	
\$150,001 to \$250,000	4,021	4,129	+ 2.7%	3,534	3,418	- 3.3%		487	711	+ 46.0%	
\$250,001 to \$350,000	4,095	4,534	+ 10.7%	3,989	4,390	+ 10.1%		106	144	+ 35.8%	
\$350,001 to \$500,000	2,098	2,172	+ 3.5%	2,057	2,110	+ 2.6%		41	62	+ 51.2%	
\$500,001 to \$750,000	805	907	+ 12.7%	791	886	+ 12.0%		14	21	+ 50.0%	
\$750,001 to \$1,000,000	183	244	+ 33.3%	183	243	+ 32.8%		0	1	--	
\$1,000,001 and Above	124	185	+ 49.2%	124	185	+ 49.2%		0	0	0.0%	
All Price Ranges	12,773	13,323	+ 4.3%	11,808	12,152	+ 2.9%		965	1,171	+ 21.3%	
By Bedroom Count	11-2023	11-2024	Change	11-2023	11-2024	Change		11-2023	11-2024	Change	
2 Bedrooms or Less	1,202	1,227	+ 2.1%	634	660	+ 4.1%		568	567	- 0.2%	
3 Bedrooms	6,029	6,442	+ 6.9%	5,653	5,878	+ 4.0%		376	564	+ 50.0%	
4 Bedrooms or More	5,542	5,654	+ 2.0%	5,521	5,614	+ 1.7%		21	40	+ 90.5%	
All Bedroom Counts	12,773	13,323	+ 4.3%	11,808	12,152	+ 2.9%		965	1,171	+ 21.3%	

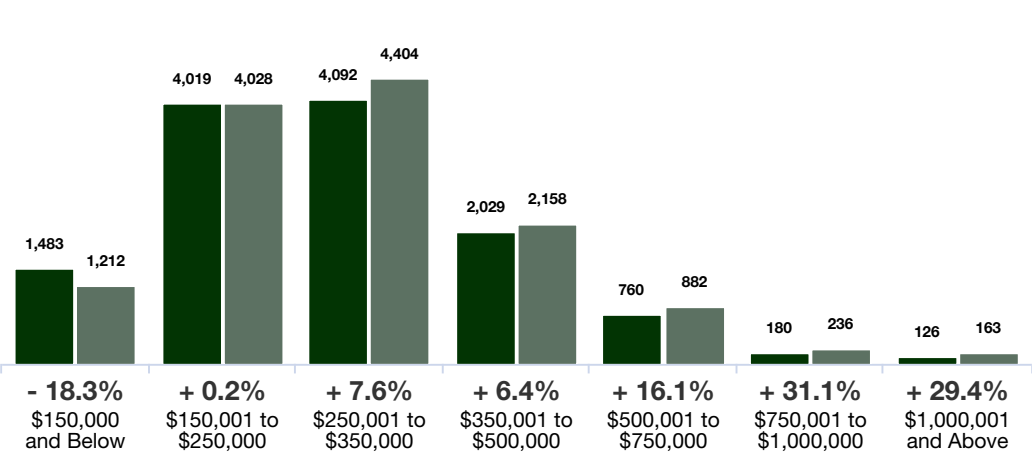
# Closed Sales



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

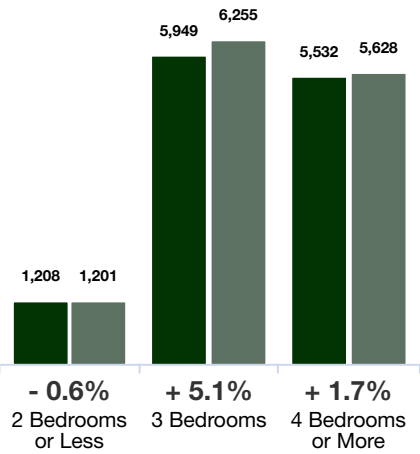
By Price Range

■ 11-2023 ■ 11-2024



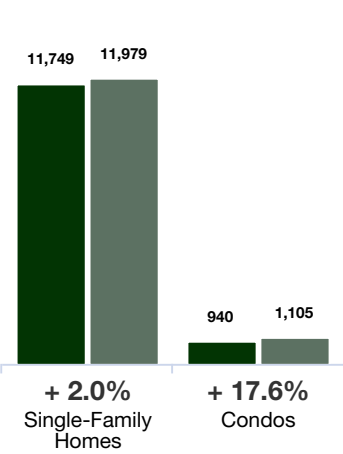
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties				Single-Family Homes			Condos		
By Price Range	11-2023	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
\$150,000 and Below	1,483	1,212	- 18.3%	1,158	976	- 15.7%	325	236	- 27.4%
\$150,001 to \$250,000	4,019	4,028	+ 0.2%	3,557	3,381	- 4.9%	462	647	+ 40.0%
\$250,001 to \$350,000	4,092	4,404	+ 7.6%	3,995	4,264	+ 6.7%	97	140	+ 44.3%
\$350,001 to \$500,000	2,029	2,158	+ 6.4%	1,982	2,102	+ 6.1%	47	56	+ 19.1%
\$500,001 to \$750,000	760	882	+ 16.1%	751	857	+ 14.1%	9	25	+ 177.8%
\$750,001 to \$1,000,000	180	236	+ 31.1%	180	235	+ 30.6%	0	1	--
\$1,000,001 and Above	126	163	+ 29.4%	126	163	+ 29.4%	0	0	0.0%
All Price Ranges	12,689	13,084	+ 3.1%	11,749	11,979	+ 2.0%	940	1,105	+ 17.6%
By Bedroom Count	11-2023	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
2 Bedrooms or Less	1,208	1,201	- 0.6%	627	651	+ 3.8%	581	550	- 5.3%
3 Bedrooms	5,949	6,255	+ 5.1%	5,611	5,738	+ 2.3%	338	517	+ 53.0%
4 Bedrooms or More	5,532	5,628	+ 1.7%	5,511	5,590	+ 1.4%	21	38	+ 81.0%
All Bedroom Counts	12,689	13,084	+ 3.1%	11,749	11,979	+ 2.0%	940	1,105	+ 17.6%

# Days On Market Until Sale

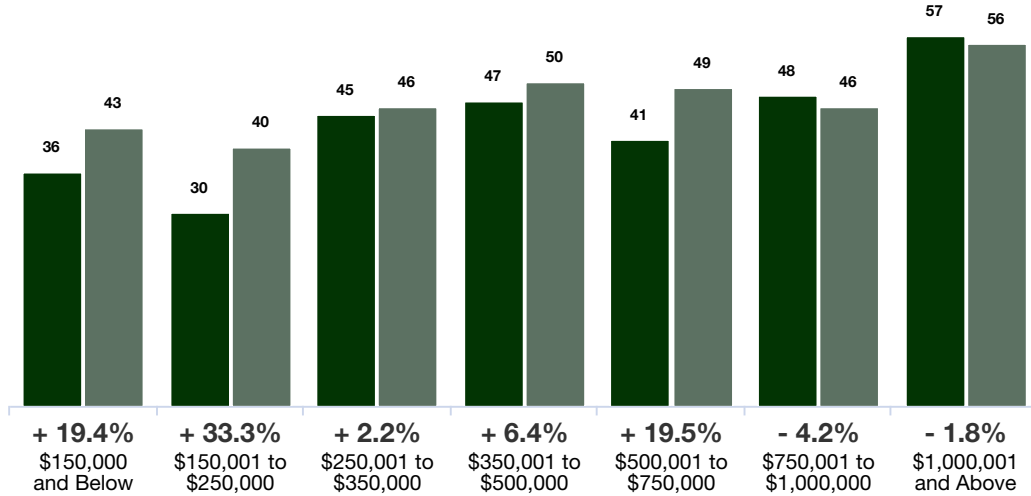


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

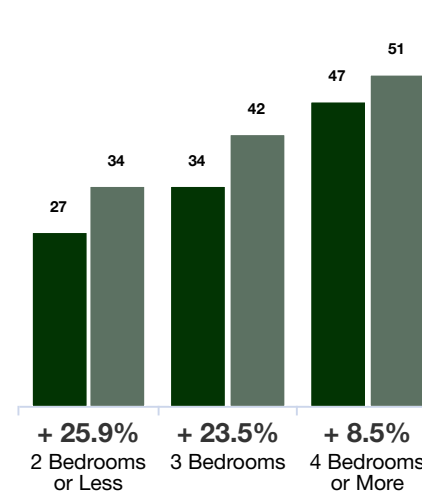
## By Price Range

■ 11-2023 ■ 11-2024



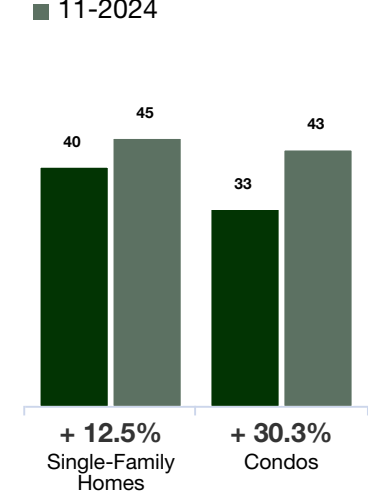
## By Bedroom Count

■ 11-2023 ■ 11-2024



## By Property Type

■ 11-2023 ■ 11-2024



### All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	36	43	+ 19.4%
\$150,001 to \$250,000	30	40	+ 33.3%
\$250,001 to \$350,000	45	46	+ 2.2%
\$350,001 to \$500,000	47	50	+ 6.4%
\$500,001 to \$750,000	41	49	+ 19.5%
\$750,001 to \$1,000,000	48	46	- 4.2%
\$1,000,001 and Above	57	56	- 1.8%
<b>All Price Ranges</b>	<b>39</b>	<b>45</b>	<b>+ 15.4%</b>

### Single-Family Homes

11-2023	11-2024	Change
38	46	+ 21.1%
29	40	+ 37.9%
45	46	+ 2.2%
47	51	+ 8.5%
41	48	+ 17.1%
48	46	- 4.2%
57	56	- 1.8%
<b>40</b>	<b>45</b>	<b>+ 12.5%</b>

### Condos

11-2023	11-2024	Change
26	33	+ 26.9%
34	42	+ 23.5%
37	63	+ 70.3%
59	38	- 35.6%
81	72	- 11.1%
--	3	--
--	--	--
<b>33</b>	<b>43</b>	<b>+ 30.3%</b>

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	27	34	+ 25.9%
3 Bedrooms	34	42	+ 23.5%
4 Bedrooms or More	47	51	+ 8.5%
<b>All Bedroom Counts</b>	<b>39</b>	<b>45</b>	<b>+ 15.4%</b>

11-2023	11-2024	Change
29	37	+ 27.6%
33	41	+ 24.2%
47	51	+ 8.5%
<b>40</b>	<b>45</b>	<b>+ 12.5%</b>

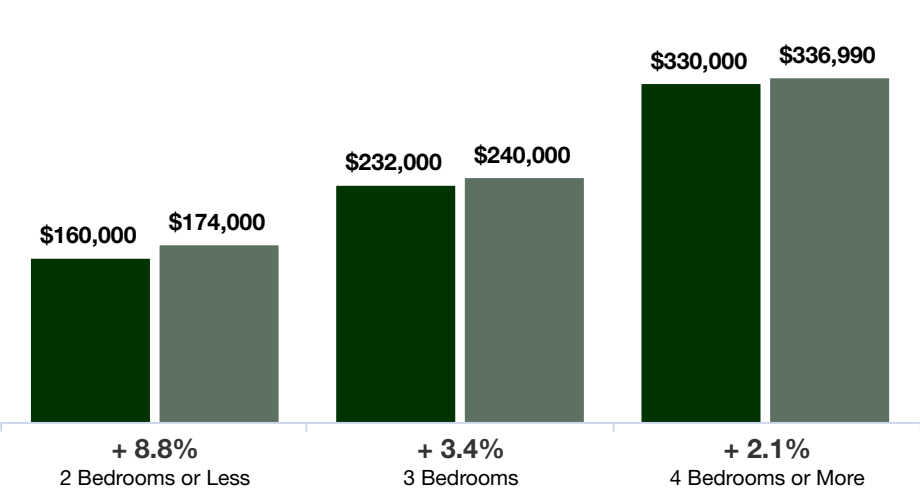
11-2023	11-2024	Change
24	31	+ 29.2%
47	54	+ 14.9%
51	66	+ 29.4%
<b>33</b>	<b>43</b>	<b>+ 30.3%</b>

# Median Sales Price

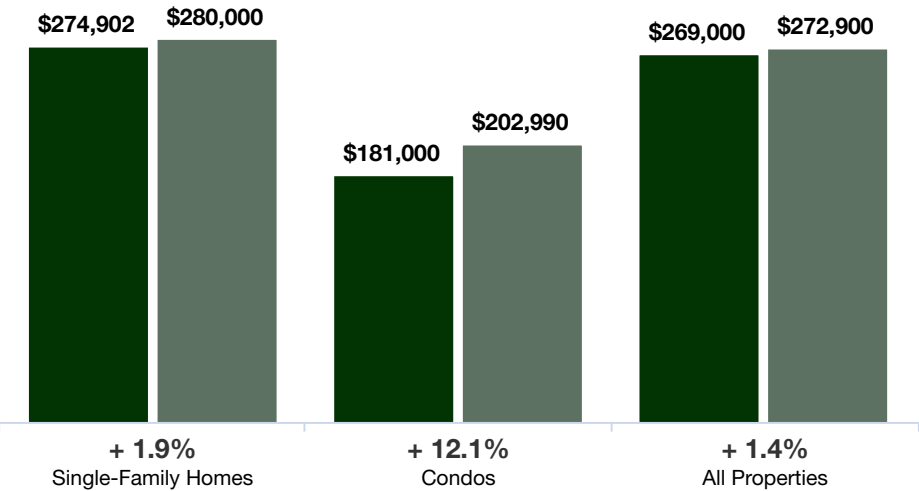


Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

**By Bedroom Count**  
■ 11-2023 ■ 11-2024



**By Property Type**  
■ 11-2023 ■ 11-2024



All Properties			
By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	\$160,000	\$174,000	+ 8.8%
3 Bedrooms	\$232,000	\$240,000	+ 3.4%
4 Bedrooms or More	\$330,000	\$336,990	+ 2.1%
All Bedroom Counts	\$269,000	\$272,900	+ 1.4%

Single-Family Homes			Condos		
11-2023	11-2024	Change	11-2023	11-2024	Change
\$165,000	\$174,000	+ 5.5%	\$155,000	\$174,000	+ 12.3%
\$234,900	\$243,000	+ 3.4%	\$211,844	\$212,490	+ 0.3%
\$330,000	\$337,396	+ 2.2%	\$235,000	\$250,235	+ 6.5%
\$274,902	\$280,000	+ 1.9%	\$181,000	\$202,990	+ 12.1%

# Percent of List Price Received

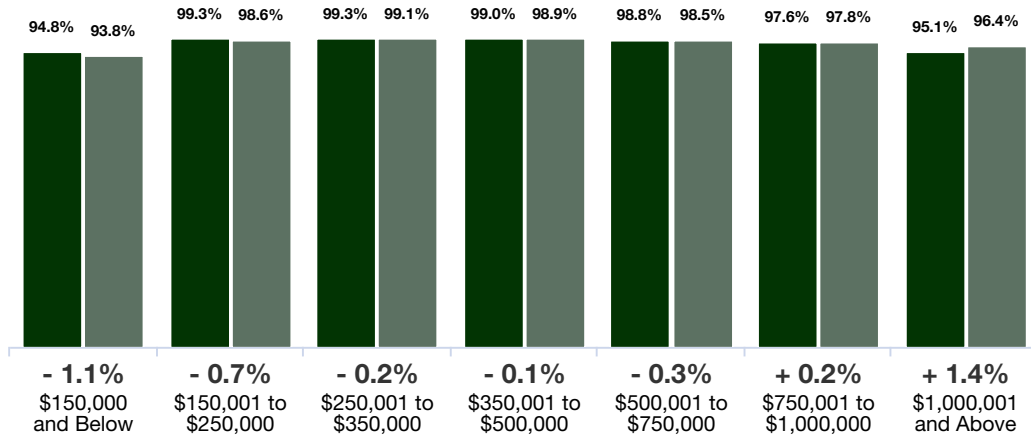


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

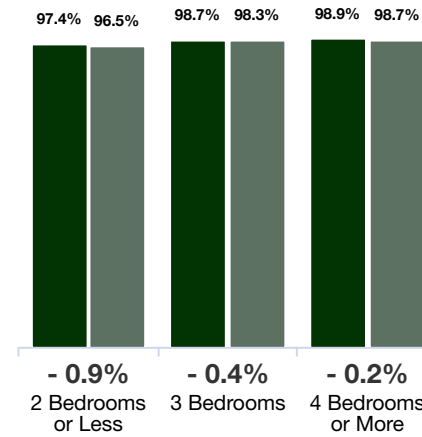
## By Price Range

■ 11-2023 ■ 11-2024



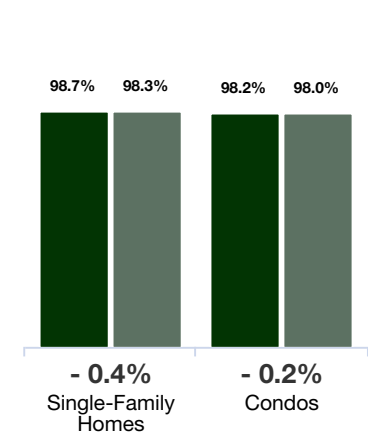
## By Bedroom Count

■ 11-2023 ■ 11-2024



## By Property Type

■ 11-2023 ■ 11-2024



All Properties				Single-Family Homes			Condos		
By Price Range	11-2023	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
\$150,000 and Below	94.8%	93.8%	- 1.1%	94.5%	93.4%	- 1.2%	96.0%	95.5%	- 0.5%
\$150,001 to \$250,000	99.3%	98.6%	- 0.7%	99.3%	98.6%	- 0.7%	99.4%	98.8%	- 0.6%
\$250,001 to \$350,000	99.3%	99.1%	- 0.2%	99.4%	99.1%	- 0.3%	98.6%	98.2%	- 0.4%
\$350,001 to \$500,000	99.0%	98.9%	- 0.1%	99.0%	98.9%	- 0.1%	99.7%	97.7%	- 2.0%
\$500,001 to \$750,000	98.8%	98.5%	- 0.3%	98.8%	98.5%	- 0.3%	97.9%	98.7%	+ 0.8%
\$750,001 to \$1,000,000	97.6%	97.8%	+ 0.2%	97.6%	97.8%	+ 0.2%	--	96.8%	--
\$1,000,001 and Above	95.1%	96.4%	+ 1.4%	95.1%	96.4%	+ 1.4%	--	--	--
All Price Ranges	98.7%	98.3%	- 0.4%	98.7%	98.3%	- 0.4%	98.2%	98.0%	- 0.2%
By Bedroom Count	11-2023	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
2 Bedrooms or Less	97.4%	96.5%	- 0.9%	96.6%	96.0%	- 0.6%	98.2%	97.0%	- 1.2%
3 Bedrooms	98.7%	98.3%	- 0.4%	98.7%	98.3%	- 0.4%	98.1%	99.0%	+ 0.9%
4 Bedrooms or More	98.9%	98.7%	- 0.2%	98.9%	98.7%	- 0.2%	97.5%	97.1%	- 0.4%
All Bedroom Counts	98.7%	98.3%	- 0.4%	98.7%	98.3%	- 0.4%	98.2%	98.0%	- 0.2%

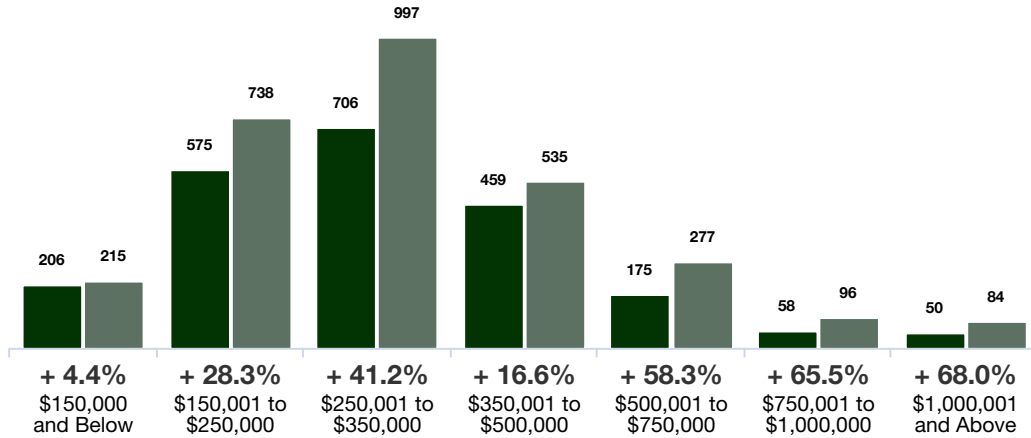
# Inventory of Homes for Sale



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

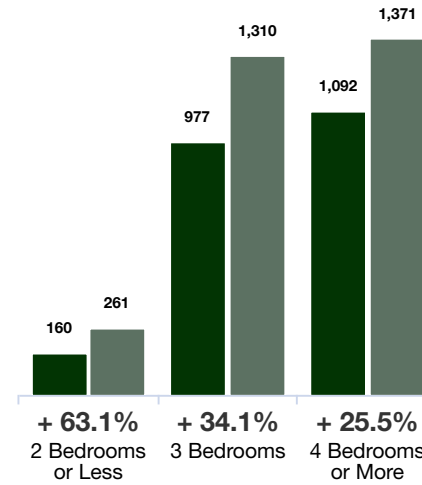
## By Price Range

■ 11-2023 ■ 11-2024



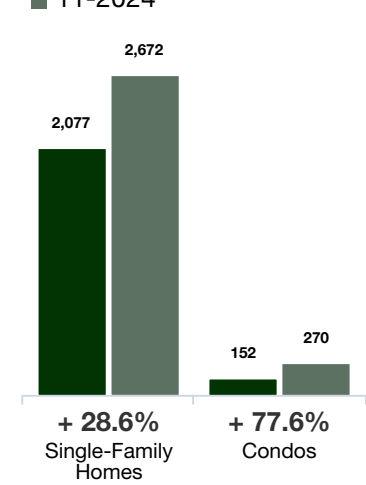
## By Bedroom Count

■ 11-2023 ■ 11-2024



## By Property Type

■ 11-2023 ■ 11-2024



All Properties				Single-Family Homes			Condos		
By Price Range	11-2023	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
\$150,000 and Below	206	215	+ 4.4%	188	151	- 19.7%	18	64	+ 255.6%
\$150,001 to \$250,000	575	738	+ 28.3%	493	596	+ 20.9%	82	142	+ 73.2%
\$250,001 to \$350,000	706	997	+ 41.2%	671	959	+ 42.9%	35	38	+ 8.6%
\$350,001 to \$500,000	459	535	+ 16.6%	447	517	+ 15.7%	12	18	+ 50.0%
\$500,001 to \$750,000	175	277	+ 58.3%	170	271	+ 59.4%	5	6	+ 20.0%
\$750,001 to \$1,000,000	58	96	+ 65.5%	58	94	+ 62.1%	0	2	--
\$1,000,001 and Above	50	84	+ 68.0%	50	84	+ 68.0%	0	0	0.0%
<b>All Price Ranges</b>	<b>2,229</b>	<b>2,942</b>	<b>+ 32.0%</b>	<b>2,077</b>	<b>2,672</b>	<b>+ 28.6%</b>	<b>152</b>	<b>270</b>	<b>+ 77.6%</b>
By Bedroom Count	11-2023	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
2 Bedrooms or Less	160	261	+ 63.1%	105	145	+ 38.1%	55	116	+ 110.9%
3 Bedrooms	977	1,310	+ 34.1%	888	1,171	+ 31.9%	89	139	+ 56.2%
4 Bedrooms or More	1,092	1,371	+ 25.5%	1,084	1,356	+ 25.1%	8	15	+ 87.5%
<b>All Bedroom Counts</b>	<b>2,229</b>	<b>2,942</b>	<b>+ 32.0%</b>	<b>2,077</b>	<b>2,672</b>	<b>+ 28.6%</b>	<b>152</b>	<b>270</b>	<b>+ 77.6%</b>

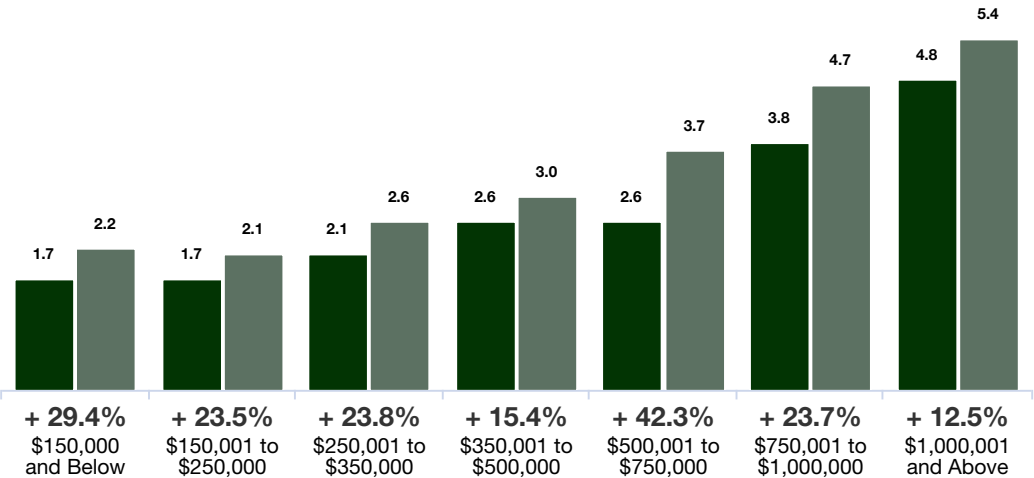
# Months Supply of Inventory



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.

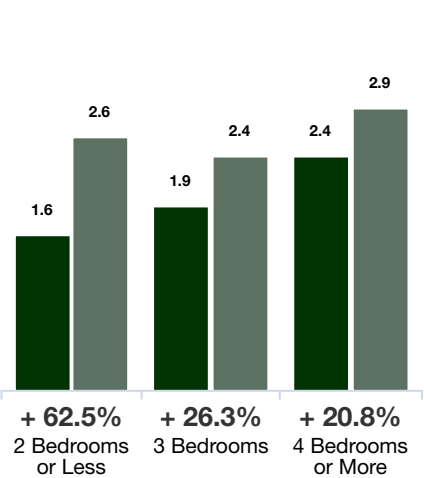
## By Price Range

■ 11-2023 ■ 11-2024



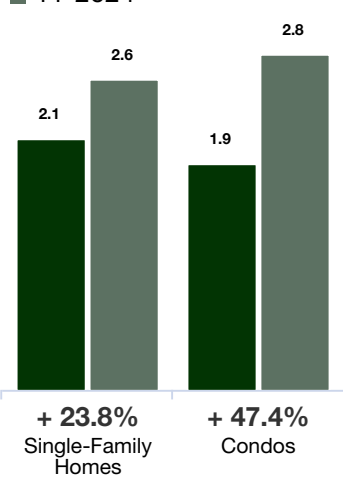
## By Bedroom Count

■ 11-2023 ■ 11-2024



## By Property Type

■ 11-2023 ■ 11-2024



All Properties				Single-Family Homes			Condos		
By Price Range	11-2023	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
\$150,000 and Below	1.7	2.2	+ 29.4%	2.0	2.0	0.0%	0.7	3.3	+ 371.4%
\$150,001 to \$250,000	1.7	2.1	+ 23.5%	1.7	2.1	+ 23.5%	2.0	2.4	+ 20.0%
\$250,001 to \$350,000	2.1	2.6	+ 23.8%	2.0	2.6	+ 30.0%	4.0	3.2	- 20.0%
\$350,001 to \$500,000	2.6	3.0	+ 15.4%	2.6	2.9	+ 11.5%	3.5	3.5	0.0%
\$500,001 to \$750,000	2.6	3.7	+ 42.3%	2.6	3.7	+ 42.3%	3.2	2.3	- 28.1%
\$750,001 to \$1,000,000	3.8	4.7	+ 23.7%	3.8	4.6	+ 21.1%	--	2.0	--
\$1,000,001 and Above	4.8	5.4	+ 12.5%	4.8	5.4	+ 12.5%	--	--	--
All Price Ranges	2.1	2.6	+ 23.8%	2.1	2.6	+ 23.8%	1.9	2.8	+ 47.4%
By Bedroom Count	11-2023	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
2 Bedrooms or Less	1.6	2.6	+ 62.5%	2.0	2.6	+ 30.0%	1.2	2.5	+ 108.3%
3 Bedrooms	1.9	2.4	+ 26.3%	1.9	2.4	+ 26.3%	2.8	3.0	+ 7.1%
4 Bedrooms or More	2.4	2.9	+ 20.8%	2.4	2.9	+ 20.8%	3.4	4.1	+ 20.6%
All Bedroom Counts	2.1	2.6	+ 23.8%	2.1	2.6	+ 23.8%	1.9	2.8	+ 47.4%