

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## December 2024

U.S. sales of new residential homes jumped 5.9% month-over-month and 8.7% year-over-year to a seasonally adjusted annual rate of 664,000 units, led by gains in the South and Midwest, according to the U.S. Census Bureau. The median new home sales price was \$402,600, down 5.4% from the previous month and a 6.3% decrease from the same time last year. There were approximately 490,000 new homes for sale heading into December, for an 8.9-month supply at the current sales pace. For the 12-month period spanning January 2024 through December 2024, Pending Sales in the Greater Greenville Association of REALTORS® region increased 4.1 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales rose 18.2 percent.

The overall Median Sales Price was up 1.3 percent to \$314,900. The property type with the largest gain was the Single-Family Homes segment, where prices increased 1.3 percent to \$323,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 41 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 71 days.

Market-wide, inventory levels rose 27.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 49.3 percent. That amounts to 3.3 months of inventory for Single-Family Homes and 3.5 months of inventory for Condos.

## Quick Facts

<b>+ 18.2%</b>	<b>+ 6.4%</b>	<b>+ 8.0%</b>
Price Range with Strongest Sales: <b>\$750,001 to \$1,000,000</b>	Bedroom Count with Strongest Sales: <b>4 Bedrooms or More</b>	Property Type With Strongest Sales: <b>Condos</b>
Pending Sales		<b>2</b>
Closed Sales		<b>3</b>
Days On Market Until Sale		<b>4</b>
Median Sales Price		<b>5</b>
Percent of List Price Received		<b>6</b>
Inventory of Homes for Sale		<b>7</b>
Months Supply of Inventory		<b>8</b>



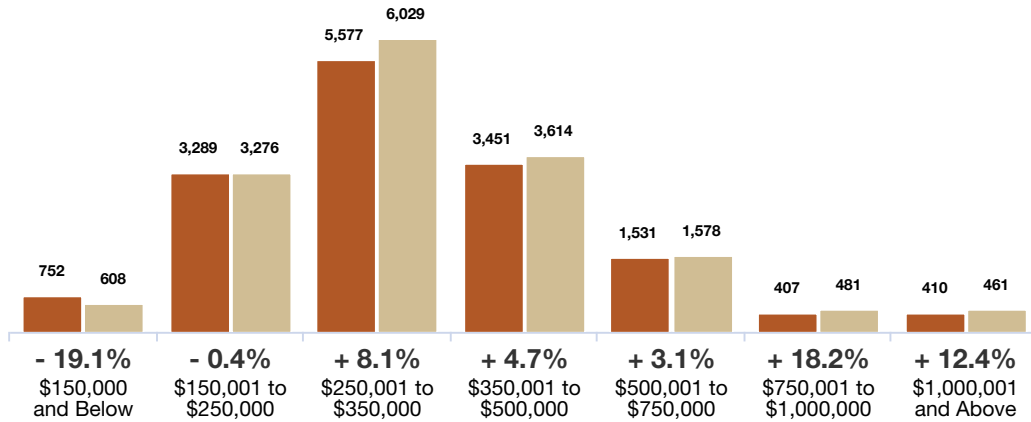
# Pending Sales



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

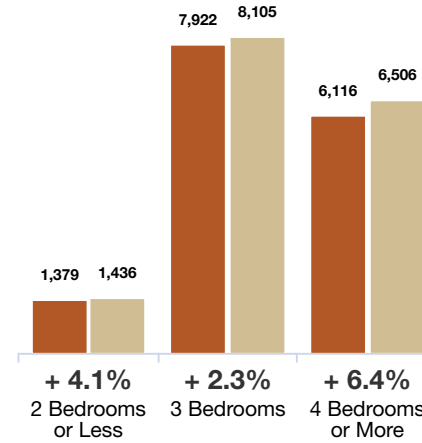
## By Price Range

■ 12-2023 ■ 12-2024



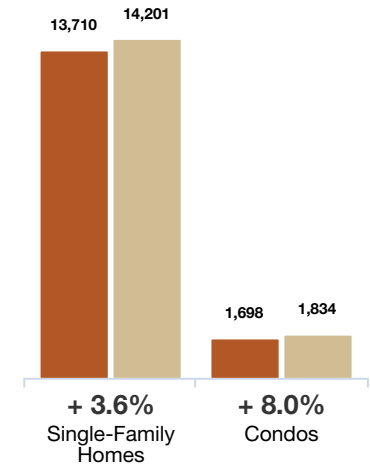
## By Bedroom Count

■ 12-2023 ■ 12-2024



## By Property Type

■ 12-2023 ■ 12-2024



### All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	752	608	- 19.1%
\$150,001 to \$250,000	3,289	3,276	- 0.4%
\$250,001 to \$350,000	5,577	6,029	+ 8.1%
\$350,001 to \$500,000	3,451	3,614	+ 4.7%
\$500,001 to \$750,000	1,531	1,578	+ 3.1%
\$750,001 to \$1,000,000	407	481	+ 18.2%
\$1,000,001 and Above	410	461	+ 12.4%
<b>All Price Ranges</b>	<b>15,417</b>	<b>16,047</b>	<b>+ 4.1%</b>

### Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	1,379	1,436	+ 4.1%
3 Bedrooms	7,922	8,105	+ 2.3%
4 Bedrooms or More	6,116	6,506	+ 6.4%
<b>All Bedroom Counts</b>	<b>13,710</b>	<b>14,201</b>	<b>+ 3.6%</b>

### Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	35	35	0.0%
\$150,001 to \$250,000	665	772	+ 16.1%
\$250,001 to \$350,000	687	731	+ 6.4%
\$350,001 to \$500,000	186	157	- 15.6%
\$500,001 to \$750,000	54	79	+ 46.3%
\$750,001 to \$1,000,000	38	28	- 26.3%
\$1,000,001 and Above	33	32	- 3.0%
<b>All Price Ranges</b>	<b>1,698</b>	<b>1,834</b>	<b>+ 8.0%</b>

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	1,379	1,436	+ 4.1%
3 Bedrooms	7,922	8,105	+ 2.3%
4 Bedrooms or More	6,116	6,506	+ 6.4%
<b>All Bedroom Counts</b>	<b>15,417</b>	<b>16,047</b>	<b>+ 4.1%</b>

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	716	571	- 20.3%
\$150,001 to \$250,000	2,622	2,501	- 4.6%
\$250,001 to \$350,000	4,889	5,296	+ 8.3%
\$350,001 to \$500,000	3,262	3,457	+ 6.0%
\$500,001 to \$750,000	1,477	1,497	+ 1.4%
\$750,001 to \$1,000,000	369	451	+ 22.2%
\$1,000,001 and Above	375	428	+ 14.1%
<b>All Price Ranges</b>	<b>13,710</b>	<b>14,201</b>	<b>+ 3.6%</b>

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	35	35	0.0%
\$150,001 to \$250,000	665	772	+ 16.1%
\$250,001 to \$350,000	687	731	+ 6.4%
\$350,001 to \$500,000	186	157	- 15.6%
\$500,001 to \$750,000	54	79	+ 46.3%
\$750,001 to \$1,000,000	38	28	- 26.3%
\$1,000,001 and Above	33	32	- 3.0%
<b>All Price Ranges</b>	<b>1,698</b>	<b>1,834</b>	<b>+ 8.0%</b>

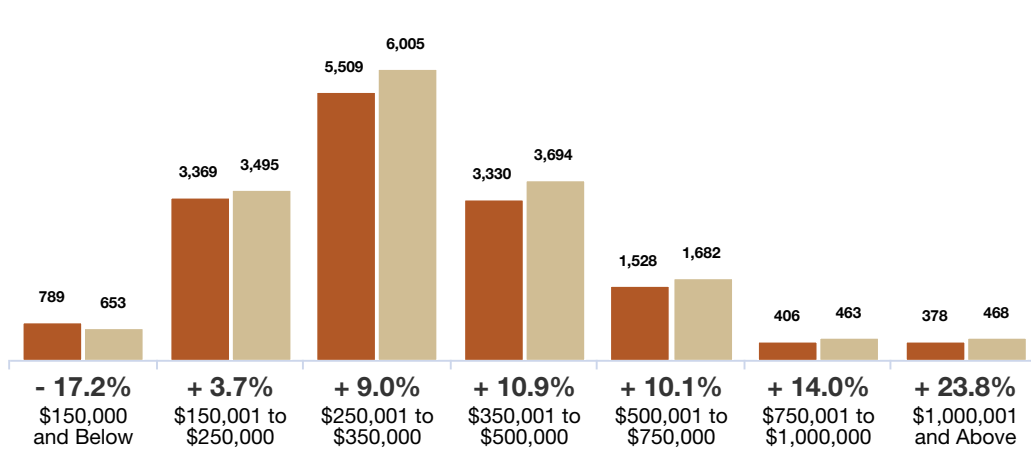
# Closed Sales



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

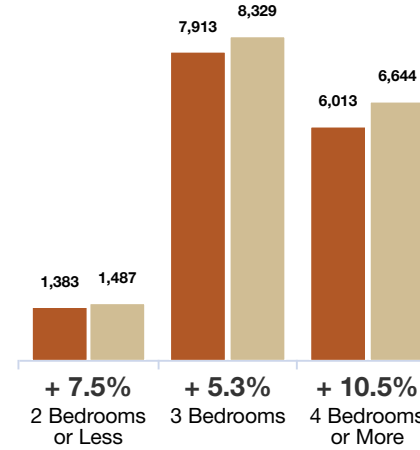
## By Price Range

■ 12-2023 ■ 12-2024



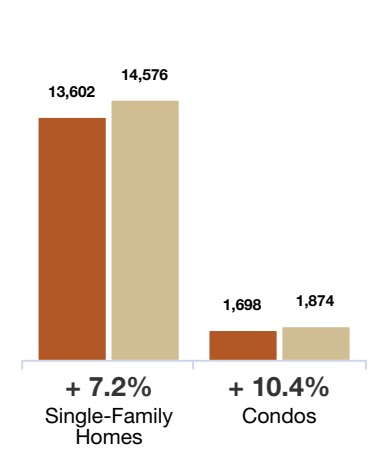
## By Bedroom Count

■ 12-2023 ■ 12-2024



## By Property Type

■ 12-2023 ■ 12-2024



### All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	789	653	- 17.2%
\$150,001 to \$250,000	3,369	3,495	+ 3.7%
\$250,001 to \$350,000	5,509	6,005	+ 9.0%
\$350,001 to \$500,000	3,330	3,694	+ 10.9%
\$500,001 to \$750,000	1,528	1,682	+ 10.1%
\$750,001 to \$1,000,000	406	463	+ 14.0%
\$1,000,001 and Above	378	468	+ 23.8%
<b>All Price Ranges</b>	<b>15,309</b>	<b>16,460</b>	<b>+ 7.5%</b>

### Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	1,383	1,487	+ 7.5%
3 Bedrooms	7,913	8,329	+ 5.3%
4 Bedrooms or More	6,013	6,644	+ 10.5%
<b>All Bedroom Counts</b>	<b>15,309</b>	<b>16,460</b>	<b>+ 7.5%</b>

### Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	756	610	- 19.3%
\$150,001 to \$250,000	2,675	2,690	+ 0.6%
\$250,001 to \$350,000	4,830	5,301	+ 9.8%
\$350,001 to \$500,000	3,155	3,526	+ 11.8%
\$500,001 to \$750,000	1,470	1,602	+ 9.0%
\$750,001 to \$1,000,000	363	422	+ 16.3%
\$1,000,001 and Above	353	425	+ 20.4%
<b>All Price Ranges</b>	<b>13,602</b>	<b>14,576</b>	<b>+ 7.2%</b>

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	1,383	1,487	+ 7.5%
3 Bedrooms	7,913	8,329	+ 5.3%
4 Bedrooms or More	6,013	6,644	+ 10.5%
<b>All Bedroom Counts</b>	<b>15,309</b>	<b>16,460</b>	<b>+ 7.5%</b>

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	32	41	+ 28.1%
\$150,001 to \$250,000	691	803	+ 16.2%
\$250,001 to \$350,000	678	703	+ 3.7%
\$350,001 to \$500,000	173	166	- 4.0%
\$500,001 to \$750,000	58	78	+ 34.5%
\$750,001 to \$1,000,000	43	41	- 4.7%
\$1,000,001 and Above	23	42	+ 82.6%
<b>All Price Ranges</b>	<b>1,698</b>	<b>1,874</b>	<b>+ 10.4%</b>

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	1,067	1,085	+ 1.7%
3 Bedrooms	6,727	6,992	+ 3.9%
4 Bedrooms or More	5,808	6,499	+ 11.9%
<b>All Bedroom Counts</b>	<b>13,602</b>	<b>14,576</b>	<b>+ 7.2%</b>

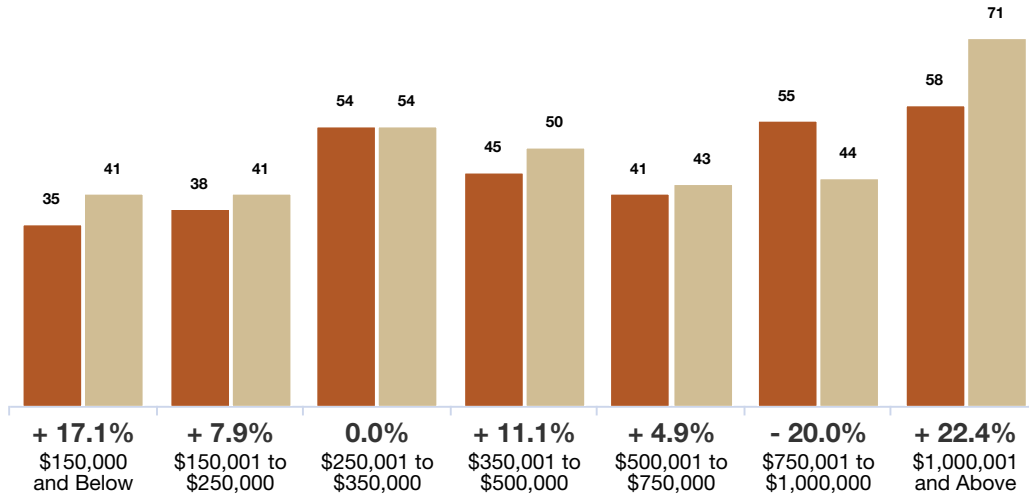
# Days On Market Until Sale

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

Based on a rolling 12-month average.

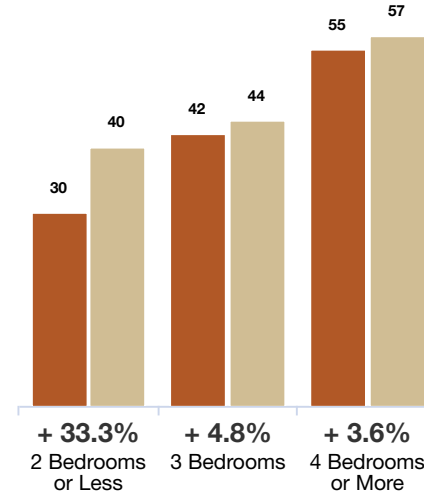
## By Price Range

12-2023 12-2024



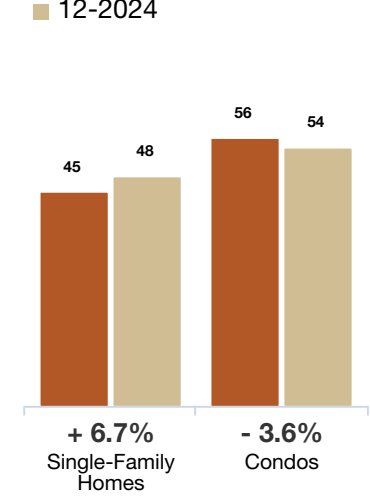
## By Bedroom Count

12-2023 12-2024



## By Property Type

12-2023 12-2024



### All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	35	41	+ 17.1%
\$150,001 to \$250,000	38	41	+ 7.9%
\$250,001 to \$350,000	54	54	0.0%
\$350,001 to \$500,000	45	50	+ 11.1%
\$500,001 to \$750,000	41	43	+ 4.9%
\$750,001 to \$1,000,000	55	44	- 20.0%
\$1,000,001 and Above	58	71	+ 22.4%
<b>All Price Ranges</b>	<b>46</b>	<b>49</b>	<b>+ 6.5%</b>

### Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	35	40	+ 14.3%
\$150,001 to \$250,000	34	40	+ 17.6%
\$250,001 to \$350,000	52	54	+ 3.8%
\$350,001 to \$500,000	45	50	+ 11.1%
\$500,001 to \$750,000	41	42	+ 2.4%
\$750,001 to \$1,000,000	54	42	- 22.2%
\$1,000,001 and Above	54	59	+ 9.3%
<b>All Price Ranges</b>	<b>45</b>	<b>48</b>	<b>+ 6.7%</b>

### Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	33	44	+ 33.3%
\$150,001 to \$250,000	52	47	- 9.6%
\$250,001 to \$350,000	67	55	- 17.9%
\$350,001 to \$500,000	31	49	+ 58.1%
\$500,001 to \$750,000	39	44	+ 12.8%
\$750,001 to \$1,000,000	69	70	+ 1.4%
\$1,000,001 and Above	80	207	+ 158.8%
<b>All Price Ranges</b>	<b>56</b>	<b>54</b>	<b>- 3.6%</b>

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	30	40	+ 33.3%
3 Bedrooms	42	44	+ 4.8%
4 Bedrooms or More	55	57	+ 3.6%
<b>All Bedroom Counts</b>	<b>46</b>	<b>49</b>	<b>+ 6.5%</b>

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	30	36	+ 20.0%
3 Bedrooms	39	42	+ 7.7%
4 Bedrooms or More	54	57	+ 5.6%
<b>All Bedroom Counts</b>	<b>45</b>	<b>48</b>	<b>+ 6.7%</b>

By Property Type	12-2023	12-2024	Change
Single-Family Homes	45	48	+ 6.7%
Condos	56	54	- 3.6%

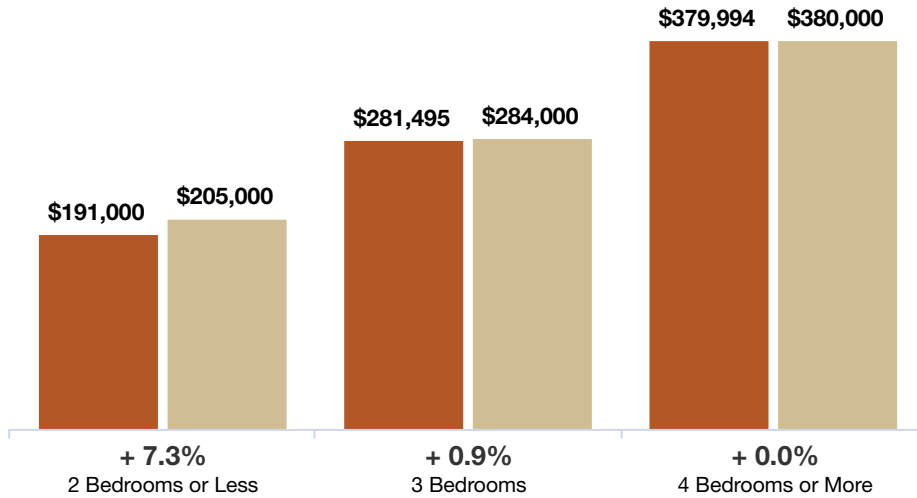
# Median Sales Price



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

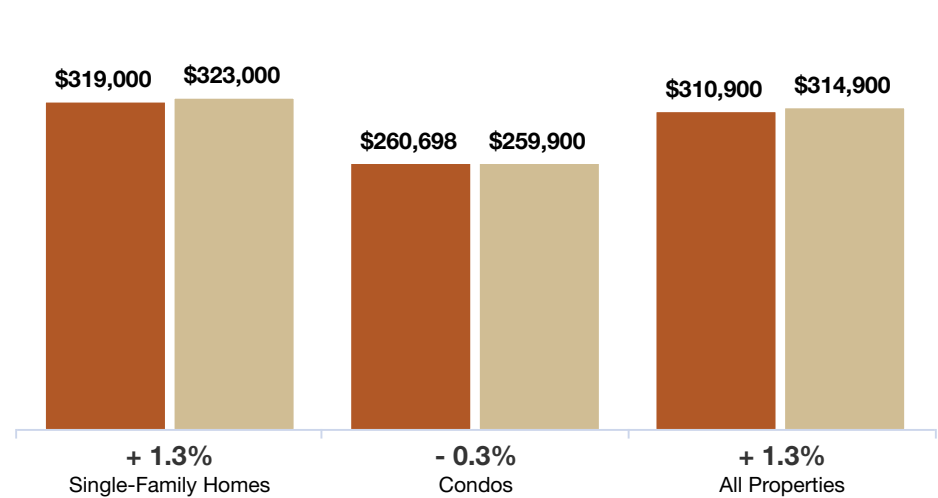
## By Bedroom Count

■ 12-2023 ■ 12-2024



## By Property Type

■ 12-2023 ■ 12-2024



### All Properties

#### By Bedroom Count

	12-2023	12-2024	Change
2 Bedrooms or Less	\$191,000	\$205,000	+ 7.3%
3 Bedrooms	\$281,495	\$284,000	+ 0.9%
4 Bedrooms or More	\$379,994	\$380,000	+ 0.0%
<b>All Bedroom Counts</b>	<b>\$310,900</b>	<b>\$314,900</b>	<b>+ 1.3%</b>

### Single-Family Homes

	12-2023	12-2024	Change
Single-Family Homes	\$185,000	\$198,950	+ 7.5%
Single-Family Homes	\$285,000	\$289,500	+ 1.6%
Single-Family Homes	\$385,740	\$384,900	- 0.2%
<b>All Single-Family Homes</b>	<b>\$319,000</b>	<b>\$323,000</b>	<b>+ 1.3%</b>

### Condos

	12-2023	12-2024	Change
Condos	\$215,000	\$225,000	+ 4.7%
Condos	\$265,000	\$260,575	- 1.7%
Condos	\$290,700	\$293,005	+ 0.8%
<b>All Condos</b>	<b>\$260,698</b>	<b>\$259,900</b>	<b>- 0.3%</b>

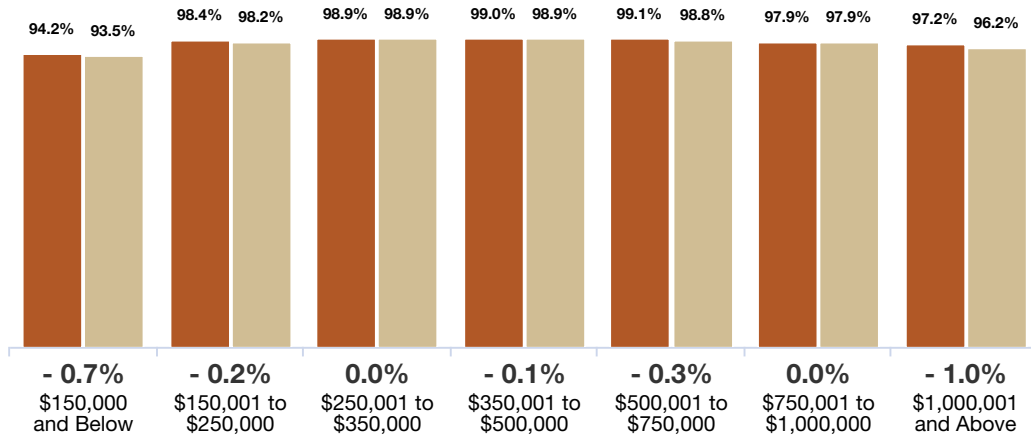
# Percent of List Price Received



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.**

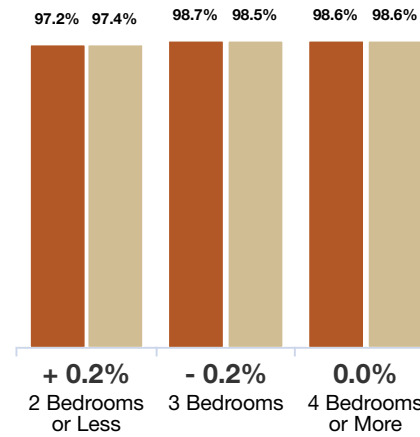
## By Price Range

■ 12-2023 ■ 12-2024



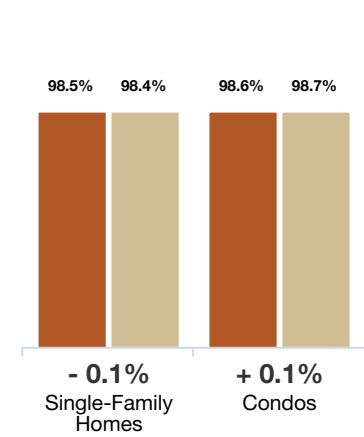
## By Bedroom Count

■ 12-2023 ■ 12-2024



## By Property Type

■ 12-2023 ■ 12-2024



### All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	94.2%	93.5%	- 0.7%
\$150,001 to \$250,000	98.4%	98.2%	- 0.2%
\$250,001 to \$350,000	98.9%	98.9%	0.0%
\$350,001 to \$500,000	99.0%	98.9%	- 0.1%
\$500,001 to \$750,000	99.1%	98.8%	- 0.3%
\$750,001 to \$1,000,000	97.9%	97.9%	0.0%
\$1,000,001 and Above	97.2%	96.2%	- 1.0%
<b>All Price Ranges</b>	<b>98.5%</b>	<b>98.4%</b>	<b>- 0.1%</b>

### Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	97.2%	97.4%	+ 0.2%
3 Bedrooms	98.7%	98.5%	- 0.2%
4 Bedrooms or More	98.6%	98.6%	0.0%
<b>All Bedroom Counts</b>	<b>98.5%</b>	<b>98.4%</b>	<b>- 0.1%</b>

### Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	94.1%	93.4%	- 0.7%
\$150,001 to \$250,000	98.4%	98.0%	- 0.4%
\$250,001 to \$350,000	98.9%	98.9%	0.0%
\$350,001 to \$500,000	99.0%	98.9%	- 0.1%
\$500,001 to \$750,000	99.1%	98.8%	- 0.3%
\$750,001 to \$1,000,000	97.8%	97.9%	+ 0.1%
\$1,000,001 and Above	96.9%	96.0%	- 0.9%
<b>All Price Ranges</b>	<b>98.5%</b>	<b>98.4%</b>	<b>- 0.1%</b>

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	97.2%	97.4%	+ 0.2%
3 Bedrooms	98.7%	98.5%	- 0.2%
4 Bedrooms or More	98.6%	98.6%	0.0%
<b>All Bedroom Counts</b>	<b>98.5%</b>	<b>98.4%</b>	<b>- 0.1%</b>

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	98.2%	95.7%	- 2.5%
\$150,001 to \$250,000	98.4%	98.7%	+ 0.3%
\$250,001 to \$350,000	98.7%	99.0%	+ 0.3%
\$350,001 to \$500,000	99.0%	98.4%	- 0.6%
\$500,001 to \$750,000	99.1%	99.4%	+ 0.3%
\$750,001 to \$1,000,000	98.4%	98.6%	+ 0.2%
\$1,000,001 and Above	101.9%	98.1%	- 3.7%
<b>All Price Ranges</b>	<b>98.6%</b>	<b>98.7%</b>	<b>+ 0.1%</b>

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	94.1%	93.4%	- 0.7%
\$150,001 to \$250,000	98.4%	98.0%	- 0.4%
\$250,001 to \$350,000	98.9%	98.9%	0.0%
\$350,001 to \$500,000	99.0%	98.9%	- 0.1%
\$500,001 to \$750,000	99.1%	98.8%	- 0.3%
\$750,001 to \$1,000,000	97.8%	97.9%	+ 0.1%
\$1,000,001 and Above	96.9%	96.0%	- 0.9%
<b>All Price Ranges</b>	<b>98.5%</b>	<b>98.4%</b>	<b>- 0.1%</b>

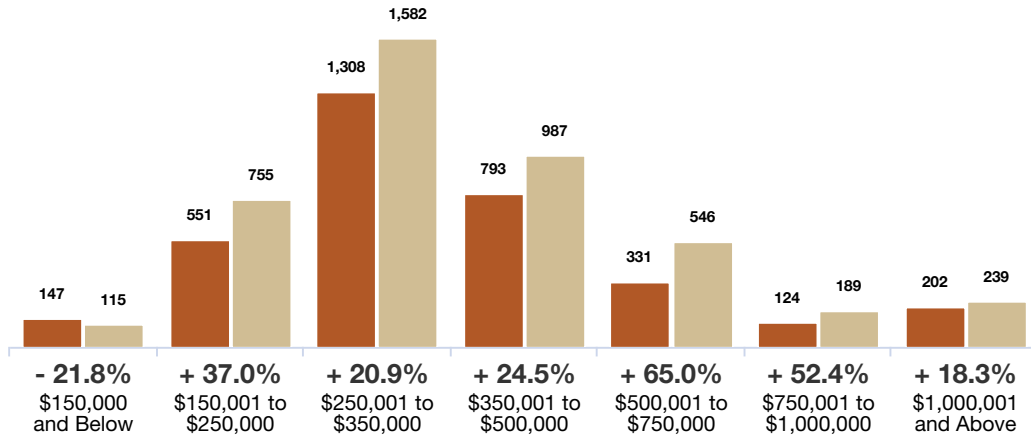
# Inventory of Homes for Sale



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

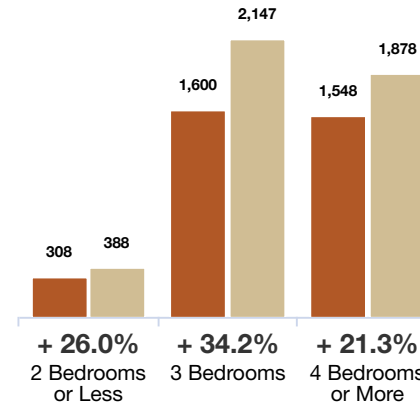
## By Price Range

■ 12-2023 ■ 12-2024



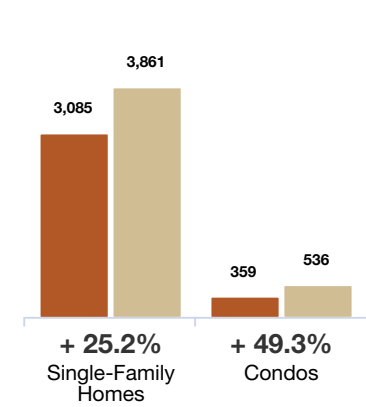
## By Bedroom Count

■ 12-2023 ■ 12-2024



## By Property Type

■ 12-2023 ■ 12-2024



### All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	147	115	- 21.8%
\$150,001 to \$250,000	551	755	+ 37.0%
\$250,001 to \$350,000	1,308	1,582	+ 20.9%
\$350,001 to \$500,000	793	987	+ 24.5%
\$500,001 to \$750,000	331	546	+ 65.0%
\$750,001 to \$1,000,000	124	189	+ 52.4%
\$1,000,001 and Above	202	239	+ 18.3%
<b>All Price Ranges</b>	<b>3,456</b>	<b>4,413</b>	<b>+ 27.7%</b>

### Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	136	96	- 29.4%
\$150,001 to \$250,000	440	526	+ 19.5%
\$250,001 to \$350,000	1,155	1,402	+ 21.4%
\$350,001 to \$500,000	751	938	+ 24.9%
\$500,001 to \$750,000	315	514	+ 63.2%
\$750,001 to \$1,000,000	113	173	+ 53.1%
\$1,000,001 and Above	175	212	+ 21.1%
<b>All Price Ranges</b>	<b>3,085</b>	<b>3,861</b>	<b>+ 25.2%</b>

### Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	7	16	+ 128.6%
\$150,001 to \$250,000	109	227	+ 108.3%
\$250,001 to \$350,000	151	178	+ 17.9%
\$350,001 to \$500,000	42	49	+ 16.7%
\$500,001 to \$750,000	15	28	+ 86.7%
\$750,001 to \$1,000,000	9	13	+ 44.4%
\$1,000,001 and Above	26	25	- 3.8%
<b>All Price Ranges</b>	<b>359</b>	<b>536</b>	<b>+ 49.3%</b>

### By Bedroom Count

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	308	388	+ 26.0%
3 Bedrooms	1,600	2,147	+ 34.2%
4 Bedrooms or More	1,548	1,878	+ 21.3%
<b>All Bedroom Counts</b>	<b>3,456</b>	<b>4,413</b>	<b>+ 27.7%</b>

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	225	267	+ 18.7%
3 Bedrooms	1,339	1,747	+ 30.5%
4 Bedrooms or More	1,521	1,847	+ 21.4%
<b>All Bedroom Counts</b>	<b>3,085</b>	<b>3,861</b>	<b>+ 25.2%</b>

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	75	117	+ 56.0%
3 Bedrooms	260	396	+ 52.3%
4 Bedrooms or More	24	23	- 4.2%
<b>All Bedroom Counts</b>	<b>359</b>	<b>536</b>	<b>+ 49.3%</b>

# Months Supply of Inventory

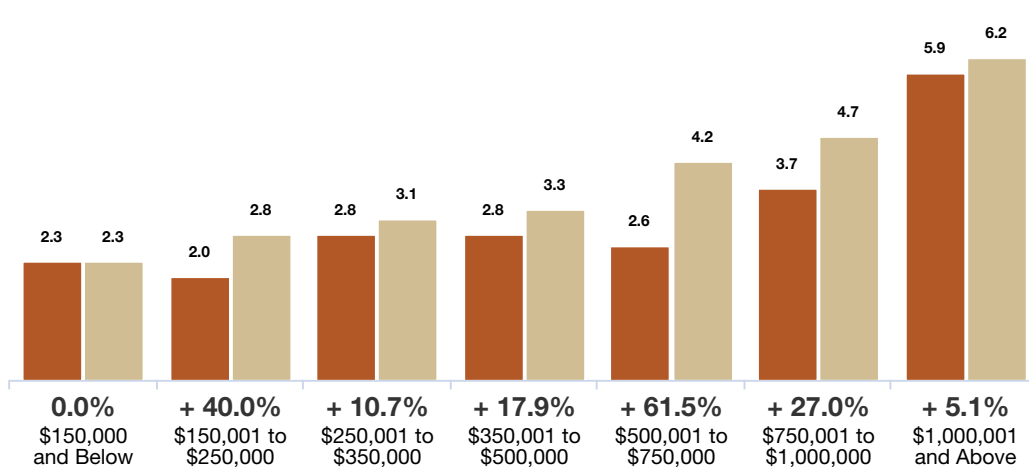


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

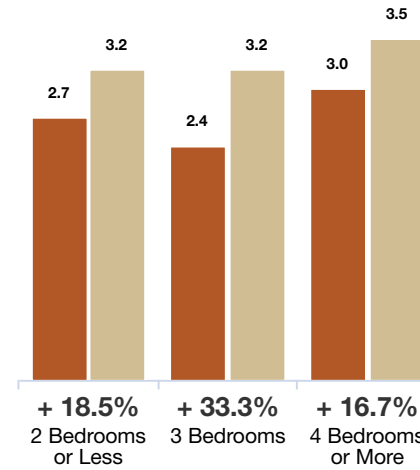
## By Price Range

12-2023 12-2024



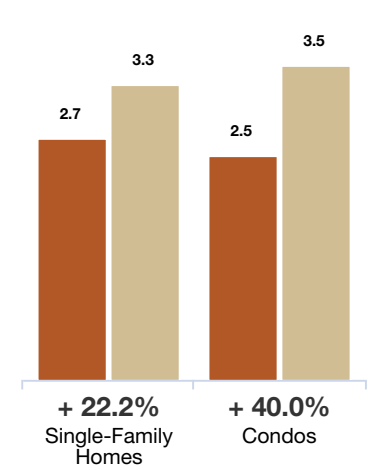
## By Bedroom Count

12-2023 12-2024



## By Property Type

12-2023 12-2024



### All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	2.3	2.3	0.0%
\$150,001 to \$250,000	2.0	2.8	+ 40.0%
\$250,001 to \$350,000	2.8	3.1	+ 10.7%
\$350,001 to \$500,000	2.8	3.3	+ 17.9%
\$500,001 to \$750,000	2.6	4.2	+ 61.5%
\$750,001 to \$1,000,000	3.7	4.7	+ 27.0%
\$1,000,001 and Above	5.9	6.2	+ 5.1%
<b>All Price Ranges</b>	<b>2.7</b>	<b>3.3</b>	<b>+ 22.2%</b>

### Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	2.3	2.0	- 13.0%
\$150,001 to \$250,000	2.0	2.5	+ 25.0%
\$250,001 to \$350,000	2.8	3.2	+ 14.3%
\$350,001 to \$500,000	2.8	3.3	+ 17.9%
\$500,001 to \$750,000	2.6	4.1	+ 57.7%
\$750,001 to \$1,000,000	3.7	4.6	+ 24.3%
\$1,000,001 and Above	5.6	5.9	+ 5.4%
<b>All Price Ranges</b>	<b>2.7</b>	<b>3.3</b>	<b>+ 22.2%</b>

### Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	2.4	5.0	+ 108.3%
\$150,001 to \$250,000	2.0	3.5	+ 75.0%
\$250,001 to \$350,000	2.6	2.9	+ 11.5%
\$350,001 to \$500,000	2.7	3.7	+ 37.0%
\$500,001 to \$750,000	3.3	4.3	+ 30.3%
\$750,001 to \$1,000,000	2.4	5.1	+ 112.5%
\$1,000,001 and Above	9.5	8.6	- 9.5%
<b>All Price Ranges</b>	<b>2.5</b>	<b>3.5</b>	<b>+ 40.0%</b>

### By Bedroom Count

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2.7	3.2	+ 18.5%
3 Bedrooms	2.4	3.2	+ 33.3%
4 Bedrooms or More	3.0	3.5	+ 16.7%
<b>All Bedroom Counts</b>	<b>2.7</b>	<b>3.3</b>	<b>+ 22.2%</b>

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2.6	3.0	+ 15.4%
3 Bedrooms	2.4	3.1	+ 29.2%
4 Bedrooms or More	3.1	3.5	+ 12.9%
<b>All Bedroom Counts</b>	<b>2.7</b>	<b>3.3</b>	<b>+ 22.2%</b>

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2.8	3.8	+ 35.7%
3 Bedrooms	2.7	3.6	+ 33.3%
4 Bedrooms or More	1.4	2.0	+ 42.9%
<b>All Bedroom Counts</b>	<b>2.5</b>	<b>3.5</b>	<b>+ 40.0%</b>