

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## June 2024

U.S. sales of new residential homes unexpectedly declined, falling 11.3% from the previous month to a seasonally adjusted annual rate of 619,000 units, the lowest level since November, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales to come in at a rate of 640,000 units for the month, with elevated mortgage rates blamed for the recent drop in sales activity. For the 12-month period spanning July 2023 through June 2024, Pending Sales in the Greater Greenville Association of REALTORS® region dropped 1.9 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 21.7 percent.

The overall Median Sales Price increased 2.8 percent to \$315,000. The property type with the largest gain was the Single-Family Homes segment, where prices improved 2.5 percent to \$323,000. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 36 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 54.4 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale rose 58.7 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 3.8 months of inventory for Condos.

## Quick Facts

**+ 21.7%**

Price Range with  
Strongest Sales:  
**\$1,000,001 and Above**

**+ 2.0%**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

**- 1.9%**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

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>



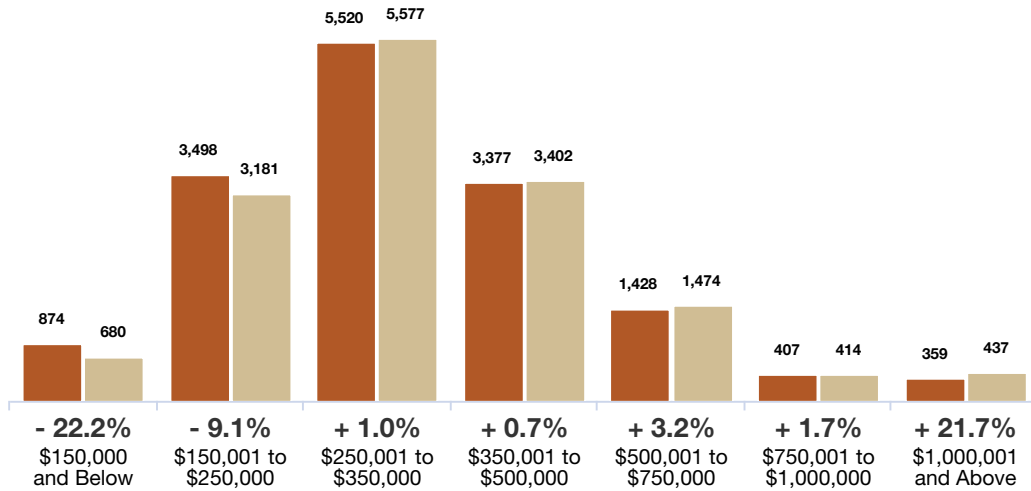
# Pending Sales



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

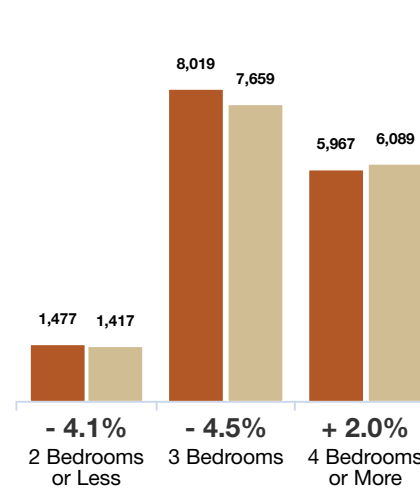
## By Price Range

6-2023 6-2024



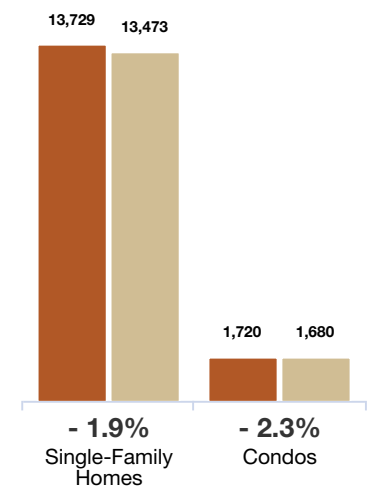
## By Bedroom Count

6-2023 6-2024



## By Property Type

6-2023 6-2024



### All Properties

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	874	680	- 22.2%
\$150,001 to \$250,000	3,498	3,181	- 9.1%
\$250,001 to \$350,000	5,520	5,577	+ 1.0%
\$350,001 to \$500,000	3,377	3,402	+ 0.7%
\$500,001 to \$750,000	1,428	1,474	+ 3.2%
\$750,001 to \$1,000,000	407	414	+ 1.7%
\$1,000,001 and Above	359	437	+ 21.7%
<b>All Price Ranges</b>	<b>15,463</b>	<b>15,165</b>	<b>- 1.9%</b>

### Single-Family Homes

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	803	646	- 19.6%
\$150,001 to \$250,000	2,848	2,526	- 11.3%
\$250,001 to \$350,000	4,816	4,893	+ 1.6%
\$350,001 to \$500,000	3,201	3,217	+ 0.5%
\$500,001 to \$750,000	1,361	1,408	+ 3.5%
\$750,001 to \$1,000,000	362	382	+ 5.5%
\$1,000,001 and Above	338	401	+ 18.6%
<b>All Price Ranges</b>	<b>13,729</b>	<b>13,473</b>	<b>- 1.9%</b>

### Condos

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	69	31	- 55.1%
\$150,001 to \$250,000	646	653	+ 1.1%
\$250,001 to \$350,000	704	681	- 3.3%
\$350,001 to \$500,000	171	184	+ 7.6%
\$500,001 to \$750,000	66	64	- 3.0%
\$750,001 to \$1,000,000	45	32	- 28.9%
\$1,000,001 and Above	19	35	+ 84.2%
<b>All Price Ranges</b>	<b>1,720</b>	<b>1,680</b>	<b>- 2.3%</b>

### By Bedroom Count

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	1,477	1,417	- 4.1%
3 Bedrooms	8,019	7,659	- 4.5%
4 Bedrooms or More	5,967	6,089	+ 2.0%
<b>All Bedroom Counts</b>	<b>15,463</b>	<b>15,165</b>	<b>- 1.9%</b>

### Single-Family Homes

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	1,113	1,059	- 4.9%
3 Bedrooms	6,830	6,476	- 5.2%
4 Bedrooms or More	5,786	5,938	+ 2.6%
<b>All Bedroom Counts</b>	<b>13,729</b>	<b>13,473</b>	<b>- 1.9%</b>

### Condos

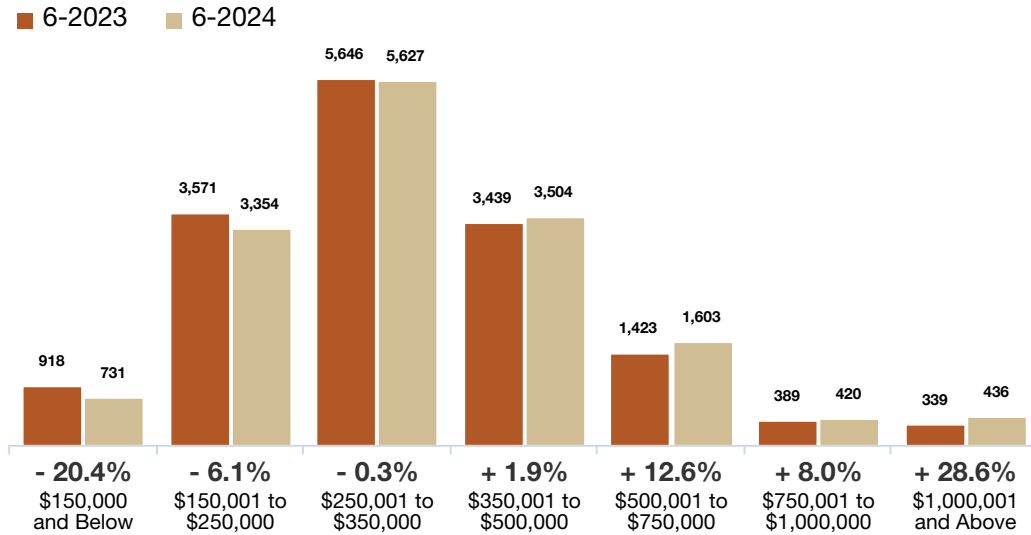
By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	357	352	- 1.4%
3 Bedrooms	1,182	1,178	- 0.3%
4 Bedrooms or More	181	150	- 17.1%
<b>All Bedroom Counts</b>	<b>1,720</b>	<b>1,680</b>	<b>- 2.3%</b>

# Closed Sales

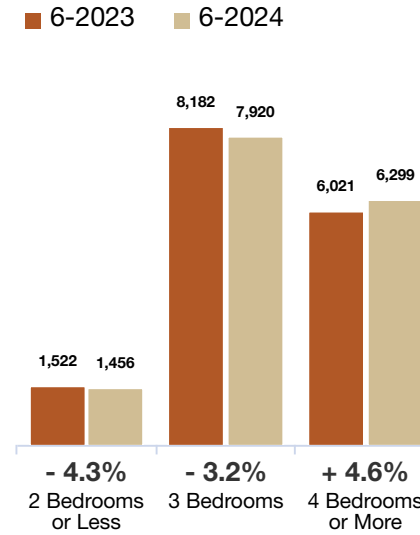


A count of the actual sales that closed. **Based on a rolling 12-month total.**

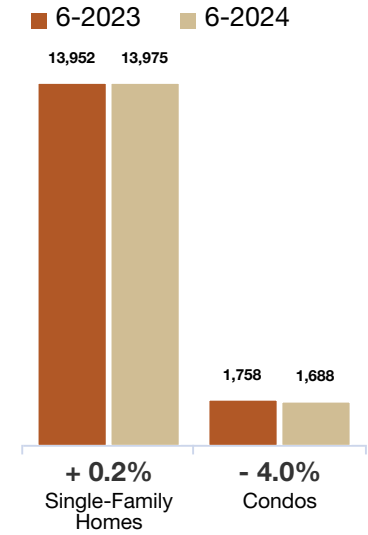
## By Price Range



## By Bedroom Count



## By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	6-2023	6-2024	Change	6-2023	6-2024	Change	6-2023	6-2024	Change
\$150,000 and Below	918	731	-20.4%	844	698	-17.3%	72	30	-58.3%
\$150,001 to \$250,000	3,571	3,354	-6.1%	2,902	2,665	-8.2%	665	686	+3.2%
\$250,001 to \$350,000	5,646	5,627	-0.3%	4,909	4,954	+0.9%	734	672	-8.4%
\$350,001 to \$500,000	3,439	3,504	+1.9%	3,275	3,326	+1.6%	161	175	+8.7%
\$500,001 to \$750,000	1,423	1,603	+12.6%	1,358	1,550	+14.1%	64	52	-18.8%
\$750,001 to \$1,000,000	389	420	+8.0%	348	374	+7.5%	41	46	+12.2%
\$1,000,001 and Above	339	436	+28.6%	316	408	+29.1%	21	27	+28.6%
<b>All Price Ranges</b>	<b>15,725</b>	<b>15,675</b>	<b>-0.3%</b>	<b>13,952</b>	<b>13,975</b>	<b>+0.2%</b>	<b>1,758</b>	<b>1,688</b>	<b>-4.0%</b>
By Bedroom Count	6-2023	6-2024	Change	6-2023	6-2024	Change	6-2023	6-2024	Change
2 Bedrooms or Less	1,522	1,456	-4.3%	1,142	1,095	-4.1%	373	355	-4.8%
3 Bedrooms	8,182	7,920	-3.2%	6,964	6,739	-3.2%	1,210	1,176	-2.8%
4 Bedrooms or More	6,021	6,299	+4.6%	5,846	6,141	+5.0%	175	157	-10.3%
<b>All Bedroom Counts</b>	<b>15,725</b>	<b>15,675</b>	<b>-0.3%</b>	<b>13,952</b>	<b>13,975</b>	<b>+0.2%</b>	<b>1,758</b>	<b>1,688</b>	<b>-4.0%</b>

# Days On Market Until Sale

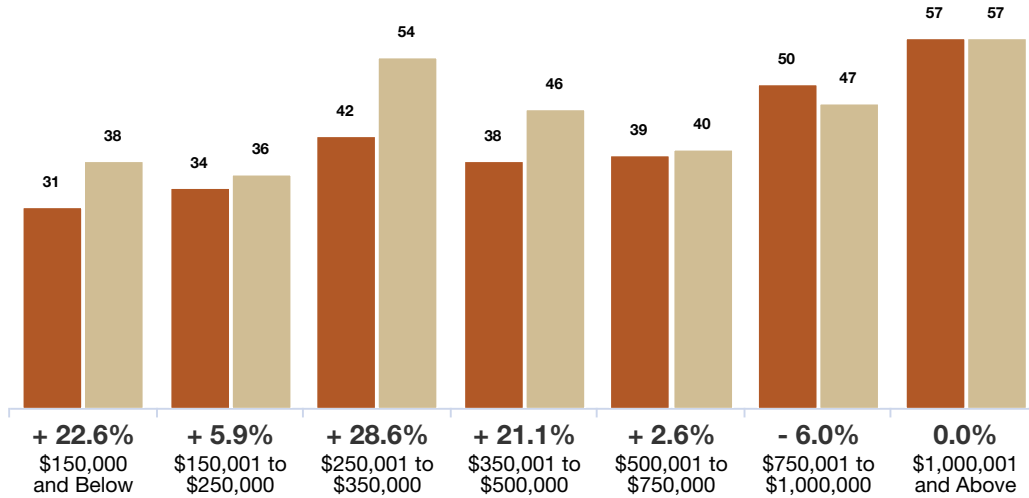


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

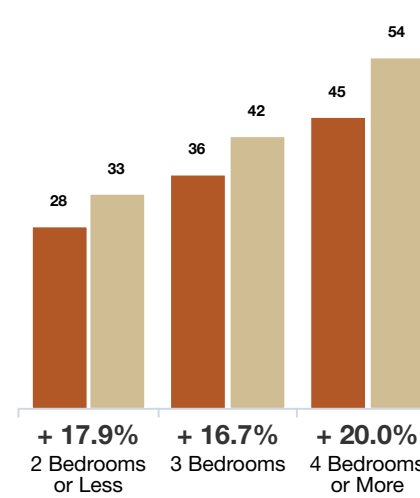
## By Price Range

6-2023 6-2024



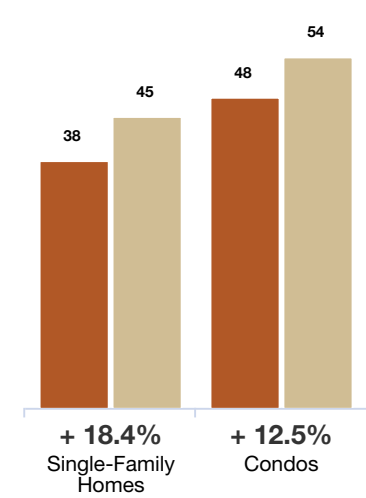
## By Bedroom Count

6-2023 6-2024



## By Property Type

6-2023 6-2024



### All Properties

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	31	38	+ 22.6%
\$150,001 to \$250,000	34	36	+ 5.9%
\$250,001 to \$350,000	42	54	+ 28.6%
\$350,001 to \$500,000	38	46	+ 21.1%
\$500,001 to \$750,000	39	40	+ 2.6%
\$750,001 to \$1,000,000	50	47	- 6.0%
\$1,000,001 and Above	57	57	0.0%
<b>All Price Ranges</b>	<b>39</b>	<b>46</b>	<b>+ 17.9%</b>

### Single-Family Homes

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	31	37	+ 19.4%
\$150,001 to \$250,000	31	32	+ 3.2%
\$250,001 to \$350,000	41	52	+ 26.8%
\$350,001 to \$500,000	38	46	+ 21.1%
\$500,001 to \$750,000	38	41	+ 7.9%
\$750,001 to \$1,000,000	44	48	+ 9.1%
\$1,000,001 and Above	52	57	+ 9.6%
<b>All Price Ranges</b>	<b>38</b>	<b>45</b>	<b>+ 18.4%</b>

### Condos

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	24	34	+ 41.7%
\$150,001 to \$250,000	45	48	+ 6.7%
\$250,001 to \$350,000	51	68	+ 33.3%
\$350,001 to \$500,000	30	41	+ 36.7%
\$500,001 to \$750,000	55	26	- 52.7%
\$750,001 to \$1,000,000	102	38	- 62.7%
\$1,000,001 and Above	99	57	- 42.4%
<b>All Price Ranges</b>	<b>48</b>	<b>54</b>	<b>+ 12.5%</b>

### By Bedroom Count

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	28	33	+ 17.9%
3 Bedrooms	36	42	+ 16.7%
4 Bedrooms or More	45	54	+ 20.0%
<b>All Bedroom Counts</b>	<b>39</b>	<b>46</b>	<b>+ 17.9%</b>

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	29	32	+ 10.3%
3 Bedrooms	33	39	+ 18.2%
4 Bedrooms or More	45	54	+ 20.0%
<b>All Bedroom Counts</b>	<b>38</b>	<b>45</b>	<b>+ 18.4%</b>

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	23	35	+ 52.2%
3 Bedrooms	52	60	+ 15.4%
4 Bedrooms or More	68	55	- 19.1%
<b>All Bedroom Counts</b>	<b>48</b>	<b>54</b>	<b>+ 12.5%</b>

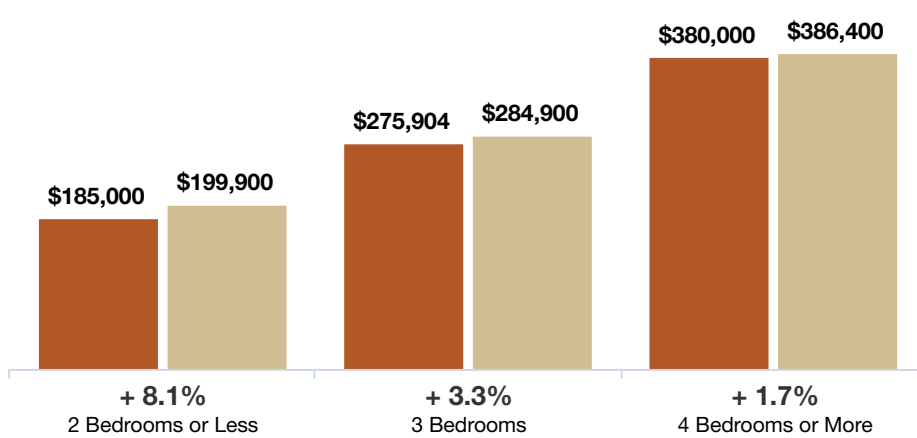
# Median Sales Price



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

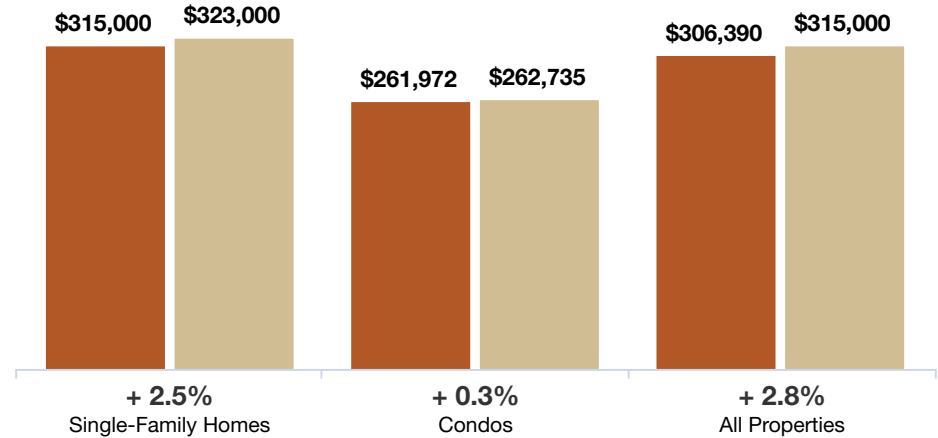
## By Bedroom Count

6-2023 6-2024



## By Property Type

6-2023 6-2024



### All Properties

#### By Bedroom Count

	6-2023	6-2024	Change
2 Bedrooms or Less	\$185,000	\$199,900	+ 8.1%
3 Bedrooms	\$275,904	\$284,900	+ 3.3%
4 Bedrooms or More	\$380,000	\$386,400	+ 1.7%
<b>All Bedroom Counts</b>	<b>\$306,390</b>	<b>\$315,000</b>	<b>+ 2.8%</b>

### Single-Family Homes

	6-2023	6-2024	Change
Single-Family Homes	\$176,500	\$190,000	+ 7.6%
Single-Family Homes	\$280,000	\$287,000	+ 2.5%
Single-Family Homes	\$385,000	\$390,000	+ 1.3%
<b>All Single-Family Homes</b>	<b>\$315,000</b>	<b>\$323,000</b>	<b>+ 2.5%</b>

### Condos

	6-2023	6-2024	Change
Condos	\$212,000	\$215,500	+ 1.7%
Condos	\$265,000	\$266,999	+ 0.8%
Condos	\$289,990	\$294,615	+ 1.6%
<b>All Condos</b>	<b>\$261,972</b>	<b>\$262,735</b>	<b>+ 0.3%</b>

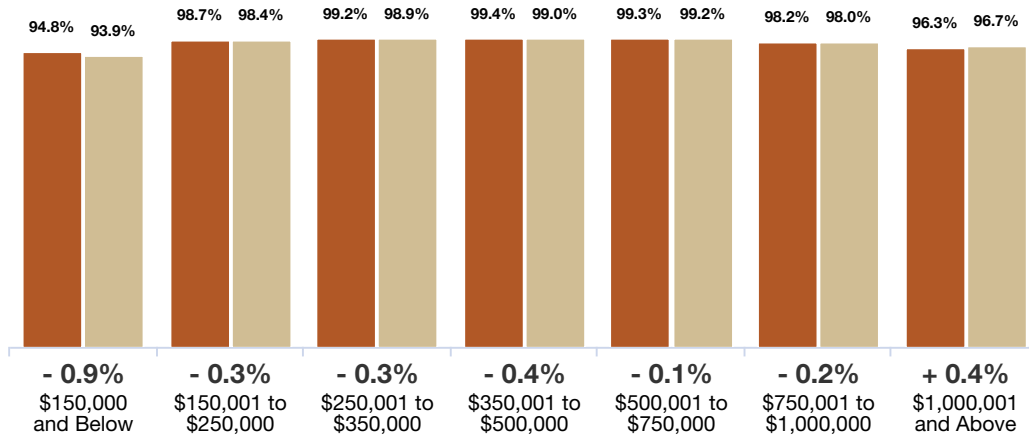
# Percent of List Price Received



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.**

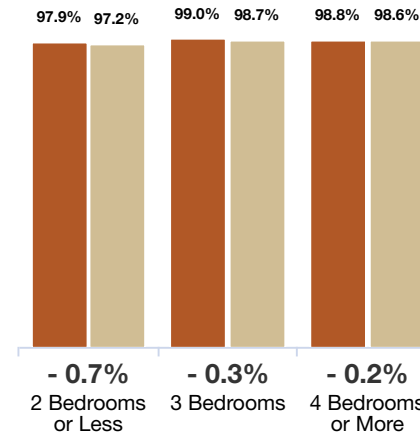
## By Price Range

6-2023 6-2024



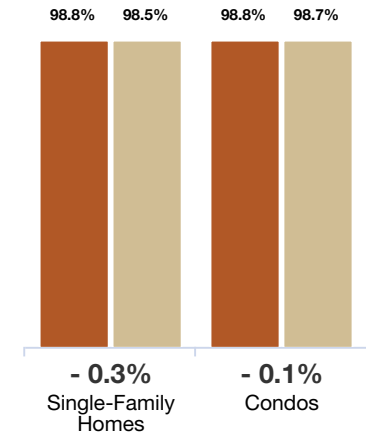
## By Bedroom Count

6-2023 6-2024



## By Property Type

6-2023 6-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	6-2023	6-2024	Change	6-2023	6-2024	Change	6-2023	6-2024	Change
\$150,000 and Below	94.8%	93.9%	- 0.9%	94.6%	93.7%	- 1.0%	97.6%	97.3%	- 0.3%
\$150,001 to \$250,000	98.7%	98.4%	- 0.3%	98.7%	98.4%	- 0.3%	98.6%	98.5%	- 0.1%
\$250,001 to \$350,000	99.2%	98.9%	- 0.3%	99.3%	98.9%	- 0.4%	98.8%	98.9%	+ 0.1%
\$350,001 to \$500,000	99.4%	99.0%	- 0.4%	99.3%	99.0%	- 0.3%	99.5%	98.8%	- 0.7%
\$500,001 to \$750,000	99.3%	99.2%	- 0.1%	99.3%	99.2%	- 0.1%	98.7%	100.0%	+ 1.3%
\$750,001 to \$1,000,000	98.2%	98.0%	- 0.2%	98.0%	97.9%	- 0.1%	100.1%	98.9%	- 1.2%
\$1,000,001 and Above	96.3%	96.7%	+ 0.4%	96.1%	96.5%	+ 0.4%	100.1%	100.7%	+ 0.6%
<b>All Price Ranges</b>	<b>98.8%</b>	<b>98.5%</b>	<b>- 0.3%</b>	<b>98.8%</b>	<b>98.5%</b>	<b>- 0.3%</b>	<b>98.8%</b>	<b>98.7%</b>	<b>- 0.1%</b>
By Bedroom Count	6-2023	6-2024	Change	6-2023	6-2024	Change	6-2023	6-2024	Change
2 Bedrooms or Less	97.9%	97.2%	- 0.7%	97.6%	96.9%	- 0.7%	99.0%	98.6%	- 0.4%
3 Bedrooms	99.0%	98.7%	- 0.3%	99.0%	98.7%	- 0.3%	98.7%	98.7%	0.0%
4 Bedrooms or More	98.8%	98.6%	- 0.2%	98.8%	98.6%	- 0.2%	98.6%	99.1%	+ 0.5%
<b>All Bedroom Counts</b>	<b>98.8%</b>	<b>98.5%</b>	<b>- 0.3%</b>	<b>98.8%</b>	<b>98.5%</b>	<b>- 0.3%</b>	<b>98.8%</b>	<b>98.7%</b>	<b>- 0.1%</b>

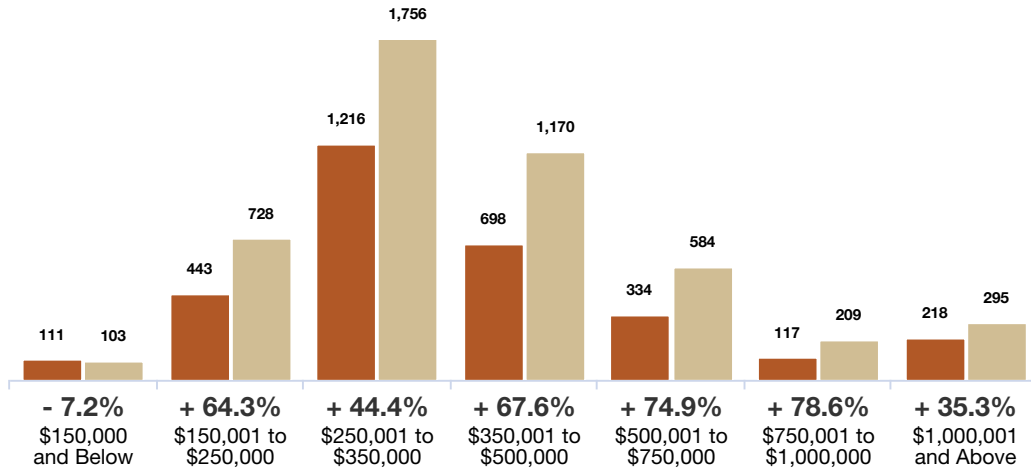
# Inventory of Homes for Sale



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

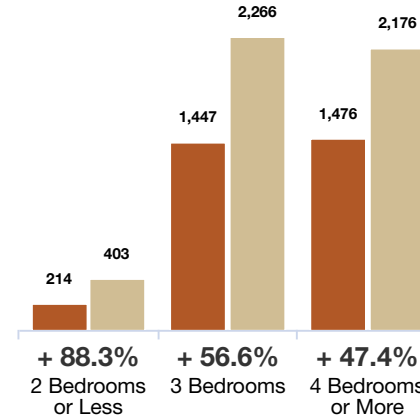
## By Price Range

6-2023 6-2024



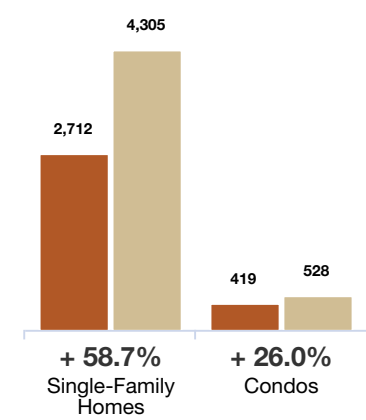
## By Bedroom Count

6-2023 6-2024



## By Property Type

6-2023 6-2024



### All Properties

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	111	103	- 7.2%
\$150,001 to \$250,000	443	728	+ 64.3%
\$250,001 to \$350,000	1,216	1,756	+ 44.4%
\$350,001 to \$500,000	698	1,170	+ 67.6%
\$500,001 to \$750,000	334	584	+ 74.9%
\$750,001 to \$1,000,000	117	209	+ 78.6%
\$1,000,001 and Above	218	295	+ 35.3%
<b>All Price Ranges</b>	<b>3,137</b>	<b>4,845</b>	<b>+ 54.4%</b>

### Single-Family Homes

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	106	95	- 10.4%
\$150,001 to \$250,000	323	568	+ 75.9%
\$250,001 to \$350,000	1,020	1,515	+ 48.5%
\$350,001 to \$500,000	646	1,120	+ 73.4%
\$500,001 to \$750,000	320	552	+ 72.5%
\$750,001 to \$1,000,000	107	188	+ 75.7%
\$1,000,001 and Above	190	267	+ 40.5%
<b>All Price Ranges</b>	<b>2,712</b>	<b>4,305</b>	<b>+ 58.7%</b>

### Condos

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	3	7	+ 133.3%
\$150,001 to \$250,000	120	159	+ 32.5%
\$250,001 to \$350,000	195	238	+ 22.1%
\$350,001 to \$500,000	51	49	- 3.9%
\$500,001 to \$750,000	13	32	+ 146.2%
\$750,001 to \$1,000,000	10	18	+ 80.0%
\$1,000,001 and Above	27	25	- 7.4%
<b>All Price Ranges</b>	<b>419</b>	<b>528</b>	<b>+ 26.0%</b>

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	214	403	+ 88.3%
3 Bedrooms	1,447	2,266	+ 56.6%
4 Bedrooms or More	1,476	2,176	+ 47.4%
<b>All Bedroom Counts</b>	<b>3,137</b>	<b>4,845</b>	<b>+ 54.4%</b>

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	149	279	+ 87.2%
3 Bedrooms	1,131	1,882	+ 66.4%
4 Bedrooms or More	1,432	2,144	+ 49.7%
<b>All Bedroom Counts</b>	<b>2,712</b>	<b>4,305</b>	<b>+ 58.7%</b>

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	61	116	+ 90.2%
3 Bedrooms	315	383	+ 21.6%
4 Bedrooms or More	43	29	- 32.6%
<b>All Bedroom Counts</b>	<b>419</b>	<b>528</b>	<b>+ 26.0%</b>

# Months Supply of Inventory

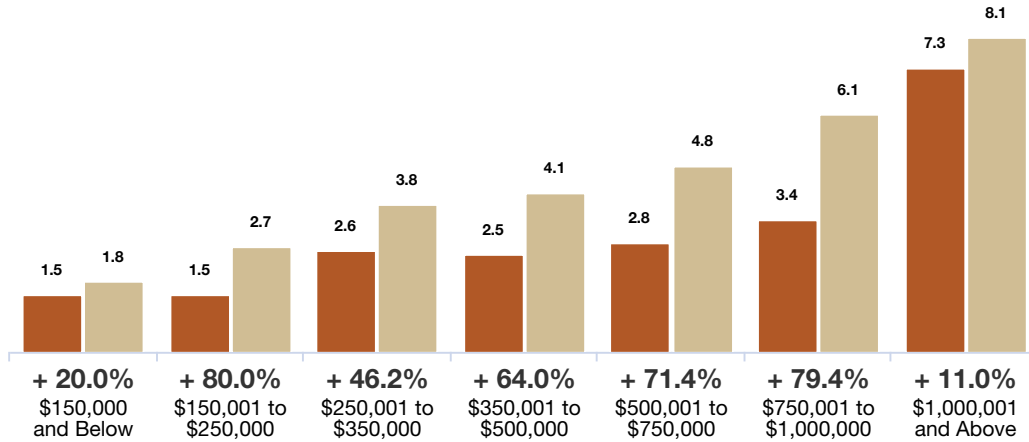


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

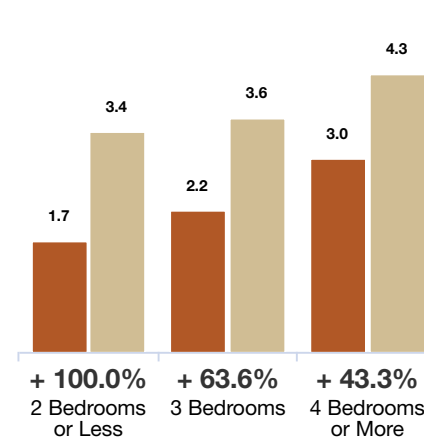
## By Price Range

6-2023 6-2024



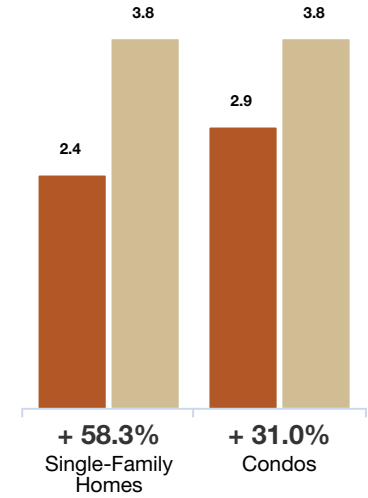
## By Bedroom Count

6-2023 6-2024



## By Property Type

6-2023 6-2024



### All Properties

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	1.5	1.8	+ 20.0%
\$150,001 to \$250,000	1.5	2.7	+ 80.0%
\$250,001 to \$350,000	2.6	3.8	+ 46.2%
\$350,001 to \$500,000	2.5	4.1	+ 64.0%
\$500,001 to \$750,000	2.8	4.8	+ 71.4%
\$750,001 to \$1,000,000	3.4	6.1	+ 79.4%
\$1,000,001 and Above	7.3	8.1	+ 11.0%
<b>All Price Ranges</b>	<b>2.4</b>	<b>3.8</b>	<b>+ 58.3%</b>

### Single-Family Homes

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	1.6	1.8	+ 12.5%
\$150,001 to \$250,000	1.4	2.7	+ 92.9%
\$250,001 to \$350,000	2.5	3.7	+ 48.0%
\$350,001 to \$500,000	2.4	4.2	+ 75.0%
\$500,001 to \$750,000	2.8	4.7	+ 67.9%
\$750,001 to \$1,000,000	3.5	5.9	+ 68.6%
\$1,000,001 and Above	6.7	8.0	+ 19.4%
<b>All Price Ranges</b>	<b>2.4</b>	<b>3.8</b>	<b>+ 58.3%</b>

### Condos

By Price Range	6-2023	6-2024	Change
\$150,000 and Below	0.5	2.7	+ 440.0%
\$150,001 to \$250,000	2.2	2.9	+ 31.8%
\$250,001 to \$350,000	3.3	4.2	+ 27.3%
\$350,001 to \$500,000	3.6	3.2	- 11.1%
\$500,001 to \$750,000	2.4	6.0	+ 150.0%
\$750,001 to \$1,000,000	2.7	5.6	+ 107.4%
\$1,000,001 and Above	15.6	7.9	- 49.4%
<b>All Price Ranges</b>	<b>2.9</b>	<b>3.8</b>	<b>+ 31.0%</b>

### By Bedroom Count

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	1.7	3.4	+ 100.0%
3 Bedrooms	2.2	3.6	+ 63.6%
4 Bedrooms or More	3.0	4.3	+ 43.3%
<b>All Bedroom Counts</b>	<b>2.4</b>	<b>3.8</b>	<b>+ 58.3%</b>

### Single-Family Homes

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	1.6	3.2	+ 100.0%
3 Bedrooms	2.0	3.5	+ 75.0%
4 Bedrooms or More	3.0	4.3	+ 43.3%
<b>All Bedroom Counts</b>	<b>2.4</b>	<b>3.8</b>	<b>+ 58.3%</b>

### Condos

By Bedroom Count	6-2023	6-2024	Change
2 Bedrooms or Less	2.1	4.0	+ 90.5%
3 Bedrooms	3.2	3.9	+ 21.9%
4 Bedrooms or More	2.9	2.3	- 20.7%
<b>All Bedroom Counts</b>	<b>2.9</b>	<b>3.8</b>	<b>+ 31.0%</b>