

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2024

Sales of newly built homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 634,000, according to the U.S. Census Bureau, a 7.7% decrease from the same time last year. Demand for new homes softened due to higher sales prices, elevated mortgage rates, and an increase in existing-home supply, leading builder confidence to decline for the first time since November, according to the NAHB / Wells Fargo Housing Market Index (HMI). For the 12-month period spanning June 2023 through May 2024, Pending Sales in the Greater Greenville Association of REALTORS® region softened 2.9 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales rose 21.1 percent.

The overall Median Sales Price went up 3.3 percent to \$315,000. The property type with the largest gain was the Single-Family Homes segment, where prices rose 3.0 percent to \$322,740. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 35 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 went up 59.5 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale increased 64.6 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 3.9 months of inventory for Condos.

Quick Facts

+ 21.1%

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

+ 2.4%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

- 2.6%

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



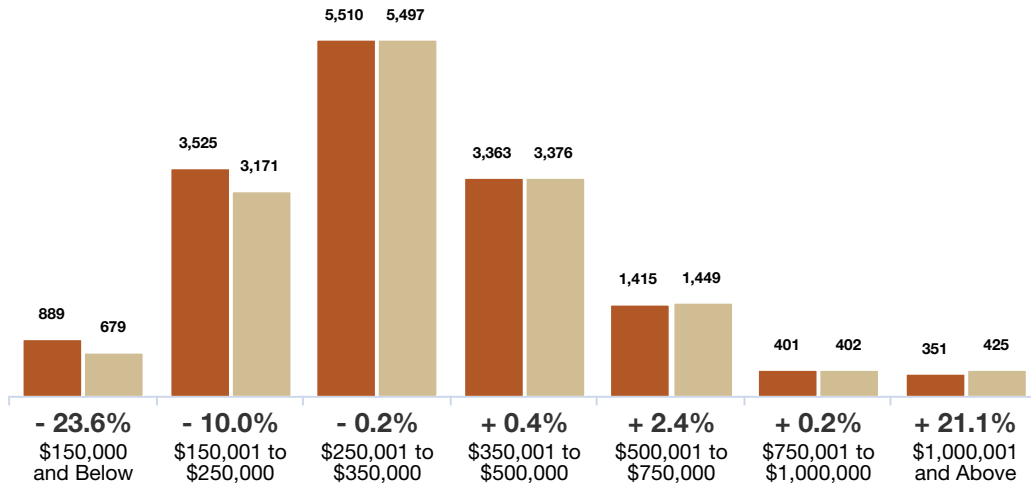
Pending Sales



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

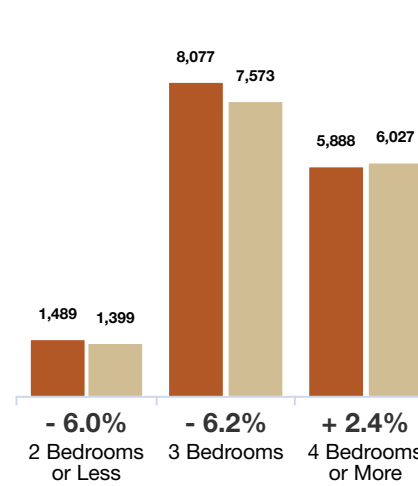
By Price Range

5-2023 5-2024



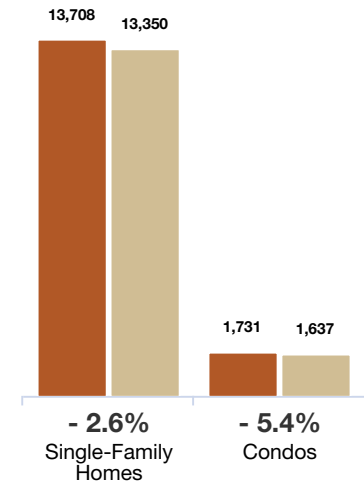
By Bedroom Count

5-2023 5-2024



By Property Type

5-2023 5-2024



All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	889	679	- 23.6%
\$150,001 to \$250,000	3,525	3,171	- 10.0%
\$250,001 to \$350,000	5,510	5,497	- 0.2%
\$350,001 to \$500,000	3,363	3,376	+ 0.4%
\$500,001 to \$750,000	1,415	1,449	+ 2.4%
\$750,001 to \$1,000,000	401	402	+ 0.2%
\$1,000,001 and Above	351	425	+ 21.1%
All Price Ranges	15,454	14,999	- 2.9%

Single-Family Homes

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	1,489	1,399	- 6.0%
3 Bedrooms	8,077	7,573	- 6.2%
4 Bedrooms or More	5,888	6,027	+ 2.4%
All Bedroom Counts	15,454	14,999	- 2.9%

Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	812	647	- 20.3%
\$150,001 to \$250,000	2,886	2,531	- 12.3%
\$250,001 to \$350,000	4,789	4,831	+ 0.9%
\$350,001 to \$500,000	3,185	3,195	+ 0.3%
\$500,001 to \$750,000	1,344	1,389	+ 3.3%
\$750,001 to \$1,000,000	362	368	+ 1.7%
\$1,000,001 and Above	330	389	+ 17.9%
All Price Ranges	13,708	13,350	- 2.6%

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	1,489	1,399	- 6.0%
3 Bedrooms	8,077	7,573	- 6.2%
4 Bedrooms or More	5,888	6,027	+ 2.4%
All Bedroom Counts	15,454	14,999	- 2.9%

By Property Type	5-2023	5-2024	Change
Single-Family Homes	13,708	13,350	- 2.6%
Condos	1,731	1,637	- 5.4%

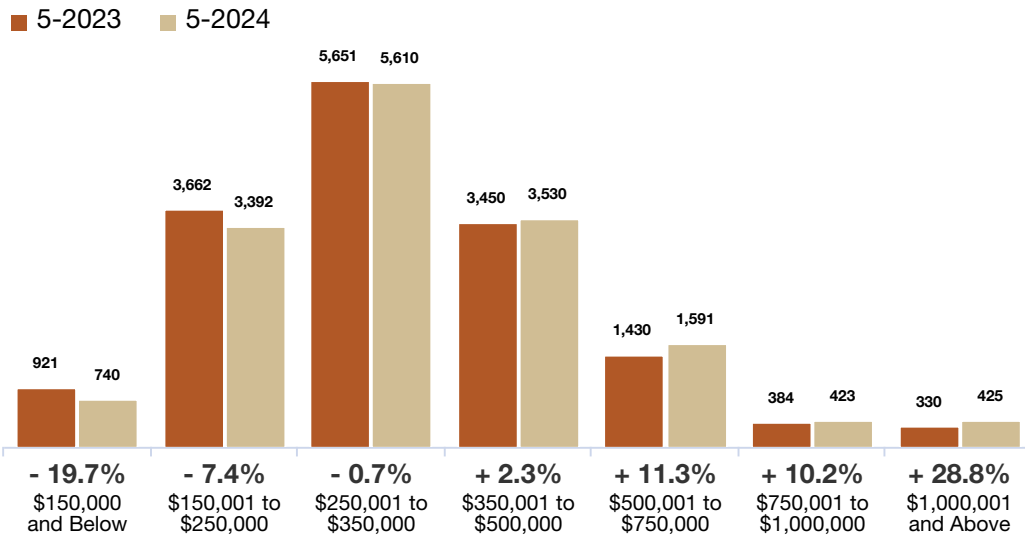
By Price Range	5-2023	5-2024	Change
\$150,000 and Below	75	29	- 61.3%
\$150,001 to \$250,000	635	638	+ 0.5%
\$250,001 to \$350,000	721	663	- 8.0%
\$350,001 to \$500,000	172	180	+ 4.7%
\$500,001 to \$750,000	70	58	- 17.1%
\$750,001 to \$1,000,000	39	34	- 12.8%
\$1,000,001 and Above	19	35	+ 84.2%
All Price Ranges	1,731	1,637	- 5.4%

Closed Sales

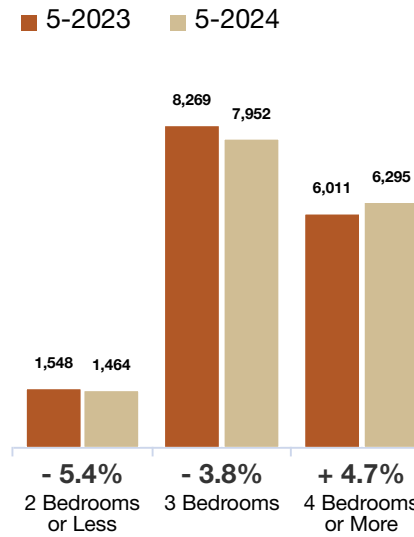


A count of the actual sales that closed. **Based on a rolling 12-month total.**

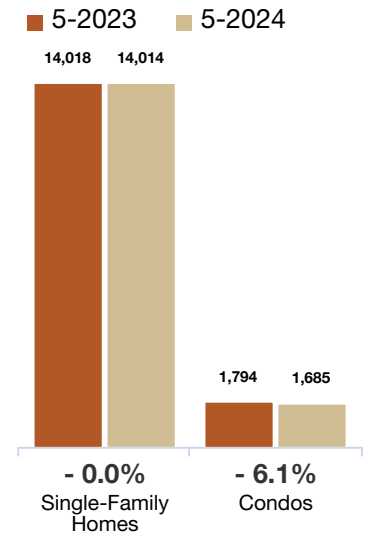
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
\$150,000 and Below	921	740	-19.7%	842	708	-15.9%	77	29	-62.3%
\$150,001 to \$250,000	3,662	3,392	-7.4%	2,972	2,698	-9.2%	686	691	+0.7%
\$250,001 to \$350,000	5,651	5,610	-0.7%	4,901	4,942	+0.8%	747	667	-10.7%
\$350,001 to \$500,000	3,450	3,530	+2.3%	3,293	3,351	+1.8%	154	176	+14.3%
\$500,001 to \$750,000	1,430	1,591	+11.3%	1,358	1,538	+13.3%	70	52	-25.7%
\$750,001 to \$1,000,000	384	423	+10.2%	345	380	+10.1%	39	43	+10.3%
\$1,000,001 and Above	330	425	+28.8%	307	397	+29.3%	21	27	+28.6%
All Price Ranges	15,828	15,711	-0.7%	14,018	14,014	-0.0%	1,794	1,685	-6.1%
By Bedroom Count	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
2 Bedrooms or Less	1,548	1,464	-5.4%	1,161	1,103	-5.0%	379	355	-6.3%
3 Bedrooms	8,269	7,952	-3.8%	7,011	6,780	-3.3%	1,250	1,167	-6.6%
4 Bedrooms or More	6,011	6,295	+4.7%	5,846	6,131	+4.9%	165	163	-1.2%
All Bedroom Counts	15,828	15,711	-0.7%	14,018	14,014	-0.0%	1,794	1,685	-6.1%

Days On Market Until Sale

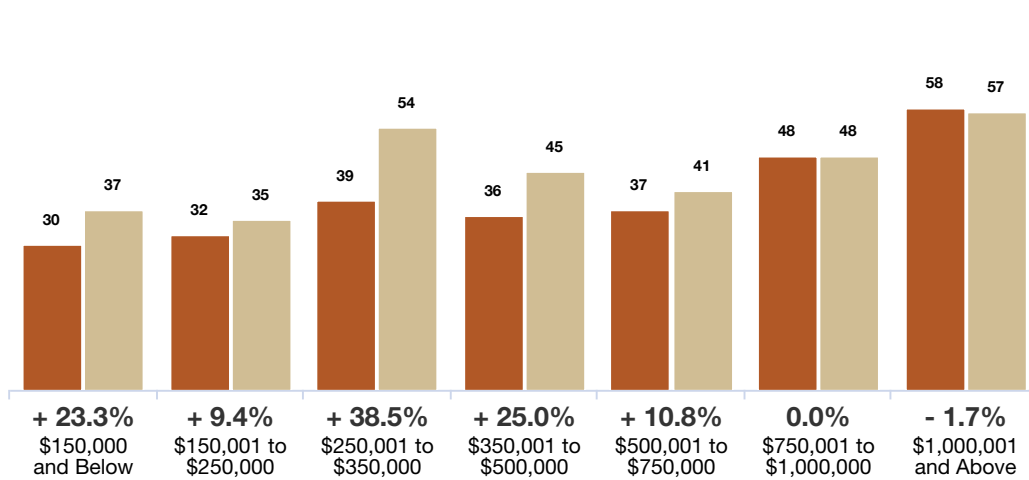


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

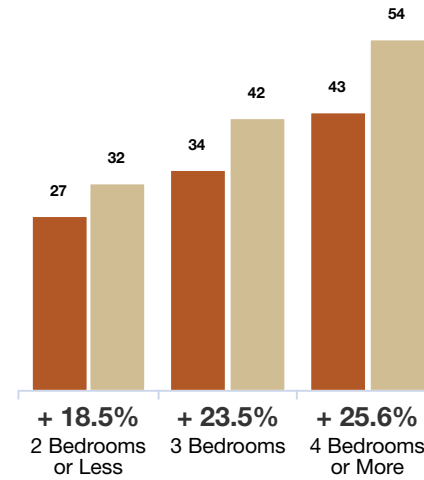
By Price Range

■ 5-2023 ■ 5-2024



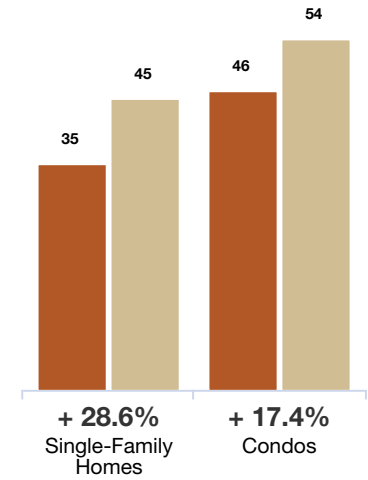
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	30	37	+ 23.3%
\$150,001 to \$250,000	32	35	+ 9.4%
\$250,001 to \$350,000	39	54	+ 38.5%
\$350,001 to \$500,000	36	45	+ 25.0%
\$500,001 to \$750,000	37	41	+ 10.8%
\$750,001 to \$1,000,000	48	48	0.0%
\$1,000,001 and Above	58	57	- 1.7%
All Price Ranges	37	46	+ 24.3%

Single-Family Homes

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	27	32	+ 18.5%
3 Bedrooms	34	42	+ 23.5%
4 Bedrooms or More	43	54	+ 25.6%
All Bedroom Counts	37	46	+ 24.3%

Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	31	36	+ 16.1%
\$150,001 to \$250,000	29	32	+ 10.3%
\$250,001 to \$350,000	38	52	+ 36.8%
\$350,001 to \$500,000	36	45	+ 25.0%
\$500,001 to \$750,000	36	41	+ 13.9%
\$750,001 to \$1,000,000	41	49	+ 19.5%
\$1,000,001 and Above	52	57	+ 9.6%
All Price Ranges	35	45	+ 28.6%

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	27	32	+ 18.5%
3 Bedrooms	34	42	+ 23.5%
4 Bedrooms or More	43	54	+ 25.6%
All Bedroom Counts	37	46	+ 24.3%

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	22	38	+ 72.7%
\$150,001 to \$250,000	44	48	+ 9.1%
\$250,001 to \$350,000	49	69	+ 40.8%
\$350,001 to \$500,000	30	39	+ 30.0%
\$500,001 to \$750,000	47	36	- 23.4%
\$750,001 to \$1,000,000	113	40	- 64.6%
\$1,000,001 and Above	94	62	- 34.0%
All Price Ranges	46	54	+ 17.4%

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	27	32	+ 18.5%
3 Bedrooms	31	38	+ 22.6%
4 Bedrooms or More	42	54	+ 28.6%
All Bedroom Counts	35	45	+ 28.6%

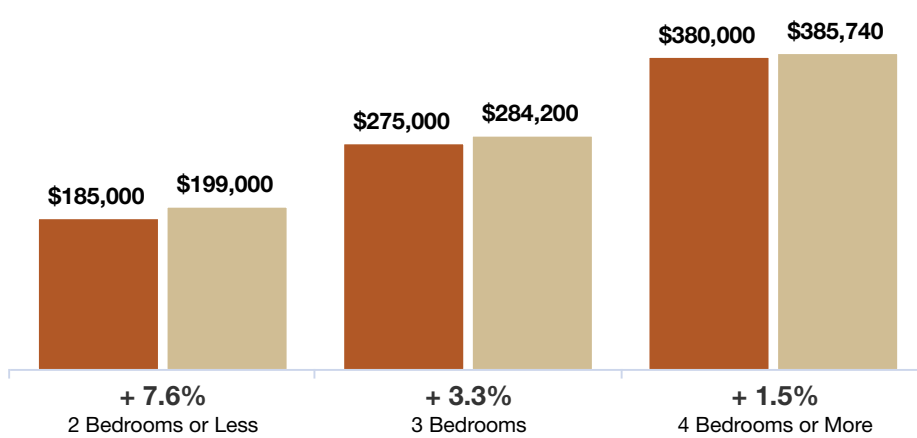
Median Sales Price



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

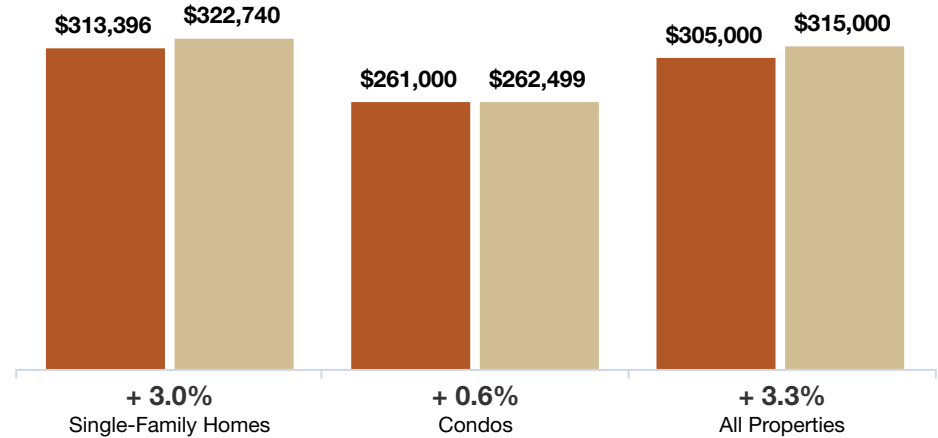
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



All Properties

By Bedroom Count

	5-2023	5-2024	Change
2 Bedrooms or Less	\$185,000	\$199,000	+ 7.6%
3 Bedrooms	\$275,000	\$284,200	+ 3.3%
4 Bedrooms or More	\$380,000	\$385,740	+ 1.5%
All Bedroom Counts	\$305,000	\$315,000	+ 3.3%

Single-Family Homes

	5-2023	5-2024	Change
Single-Family Homes	\$178,000	\$190,000	+ 6.7%
Single-Family Homes	\$279,900	\$287,000	+ 2.5%
Single-Family Homes	\$385,000	\$390,000	+ 1.3%
All Single-Family Homes	\$313,396	\$322,740	+ 3.0%

Condos

	5-2023	5-2024	Change
Condos	\$210,000	\$215,000	+ 2.4%
Condos	\$265,000	\$266,332	+ 0.5%
Condos	\$280,725	\$296,615	+ 5.7%
All Condos	\$261,000	\$262,499	+ 0.6%

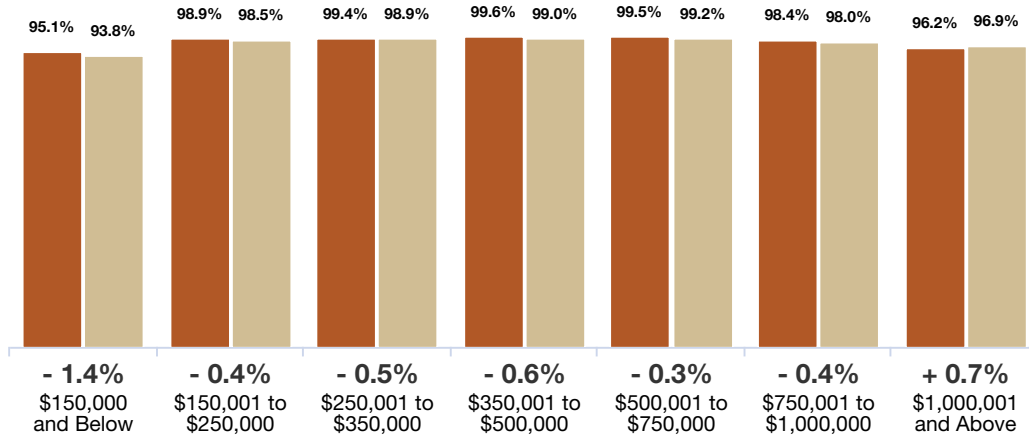
Percent of List Price Received



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.**

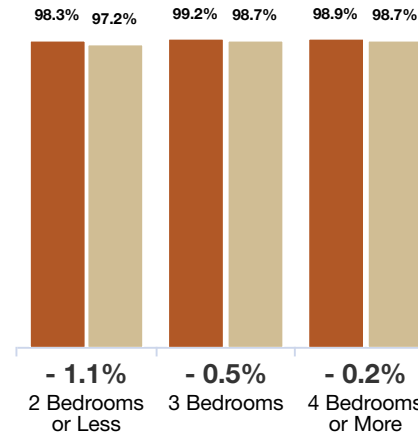
By Price Range

■ 5-2023 ■ 5-2024



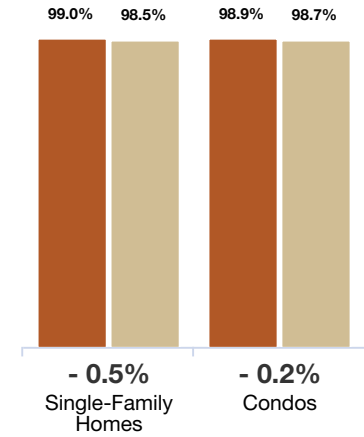
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
\$150,000 and Below	95.1%	93.8%	- 1.4%	94.8%	93.6%	- 1.3%	98.0%	97.3%	- 0.7%
\$150,001 to \$250,000	98.9%	98.5%	- 0.4%	98.9%	98.5%	- 0.4%	98.8%	98.5%	- 0.3%
\$250,001 to \$350,000	99.4%	98.9%	- 0.5%	99.5%	98.9%	- 0.6%	98.9%	98.9%	0.0%
\$350,001 to \$500,000	99.6%	99.0%	- 0.6%	99.6%	99.0%	- 0.6%	99.5%	98.8%	- 0.7%
\$500,001 to \$750,000	99.5%	99.2%	- 0.3%	99.6%	99.2%	- 0.4%	98.7%	100.0%	+ 1.3%
\$750,001 to \$1,000,000	98.4%	98.0%	- 0.4%	98.2%	97.9%	- 0.3%	100.3%	98.8%	- 1.5%
\$1,000,001 and Above	96.2%	96.9%	+ 0.7%	95.9%	96.7%	+ 0.8%	100.6%	100.3%	- 0.3%
All Price Ranges	99.0%	98.6%	- 0.4%	99.0%	98.5%	- 0.5%	98.9%	98.7%	- 0.2%
By Bedroom Count	5-2023	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
2 Bedrooms or Less	98.3%	97.2%	- 1.1%	98.0%	96.8%	- 1.2%	99.3%	98.6%	- 0.7%
3 Bedrooms	99.2%	98.7%	- 0.5%	99.2%	98.7%	- 0.5%	98.9%	98.7%	- 0.2%
4 Bedrooms or More	98.9%	98.7%	- 0.2%	98.9%	98.7%	- 0.2%	98.6%	99.2%	+ 0.6%
All Bedroom Counts	99.0%	98.6%	- 0.4%	99.0%	98.5%	- 0.5%	98.9%	98.7%	- 0.2%

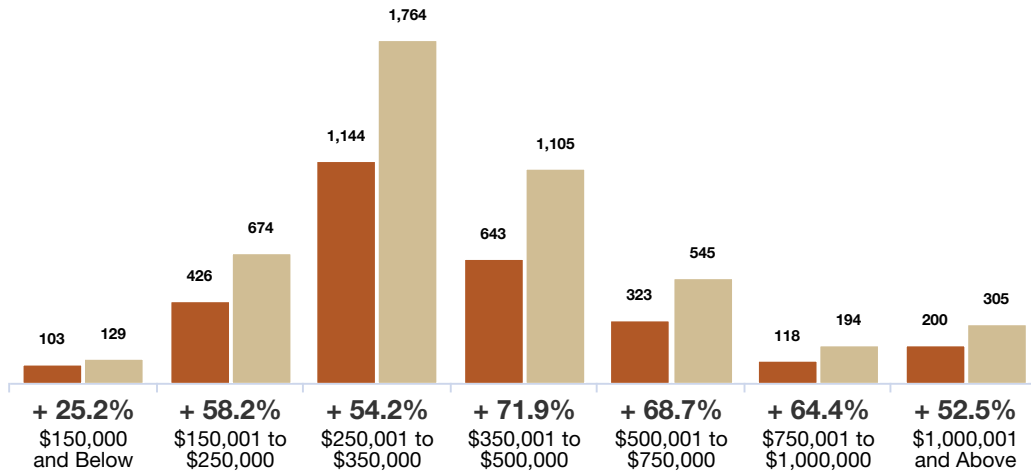
Inventory of Homes for Sale



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

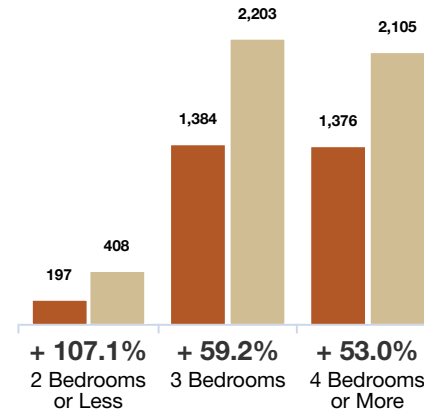
By Price Range

■ 5-2023 ■ 5-2024



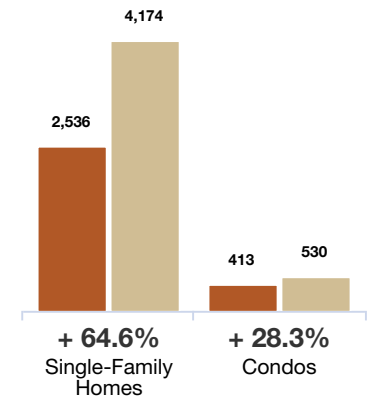
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	103	129	+ 25.2%
\$150,001 to \$250,000	426	674	+ 58.2%
\$250,001 to \$350,000	1,144	1,764	+ 54.2%
\$350,001 to \$500,000	643	1,105	+ 71.9%
\$500,001 to \$750,000	323	545	+ 68.7%
\$750,001 to \$1,000,000	118	194	+ 64.4%
\$1,000,001 and Above	200	305	+ 52.5%
All Price Ranges	2,957	4,716	+ 59.5%

Single-Family Homes

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	100	118	+ 18.0%
\$150,001 to \$250,000	307	522	+ 70.0%
\$250,001 to \$350,000	947	1,514	+ 59.9%
\$350,001 to \$500,000	593	1,055	+ 77.9%
\$500,001 to \$750,000	309	515	+ 66.7%
\$750,001 to \$1,000,000	103	173	+ 68.0%
\$1,000,001 and Above	177	277	+ 56.5%
All Price Ranges	2,536	4,174	+ 64.6%

Condos

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	134	288	+ 114.9%
3 Bedrooms	1,066	1,808	+ 69.6%
4 Bedrooms or More	1,336	2,078	+ 55.5%
All Bedroom Counts	2,536	4,174	+ 64.6%

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	197	408	+ 107.1%
3 Bedrooms	1,384	2,203	+ 59.2%
4 Bedrooms or More	1,376	2,105	+ 53.0%
All Bedroom Counts	2,957	4,716	+ 59.5%

By Property Type	5-2023	5-2024	Change
Single-Family Homes	2,536	4,174	+ 64.6%
Condos	413	530	+ 28.3%

Months Supply of Inventory

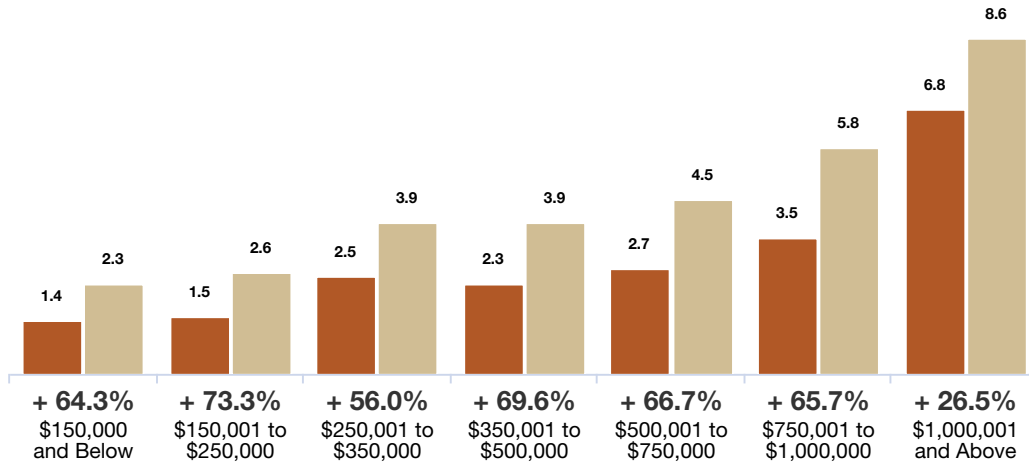


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

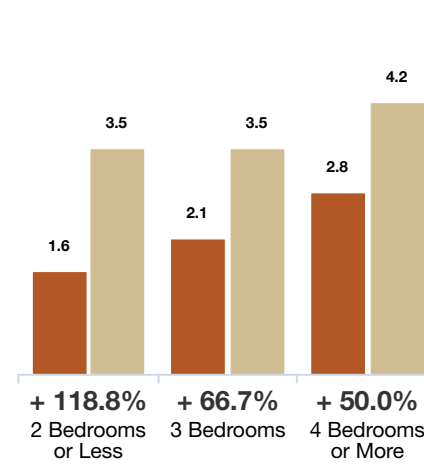
By Price Range

■ 5-2023 ■ 5-2024



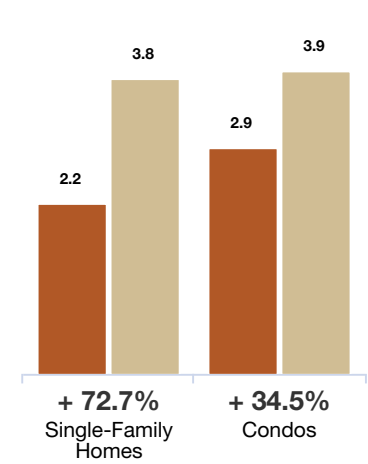
By Bedroom Count

■ 5-2023 ■ 5-2024



By Property Type

■ 5-2023 ■ 5-2024



All Properties

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	1.4	2.3	+ 64.3%
\$150,001 to \$250,000	1.5	2.6	+ 73.3%
\$250,001 to \$350,000	2.5	3.9	+ 56.0%
\$350,001 to \$500,000	2.3	3.9	+ 69.6%
\$500,001 to \$750,000	2.7	4.5	+ 66.7%
\$750,001 to \$1,000,000	3.5	5.8	+ 65.7%
\$1,000,001 and Above	6.8	8.6	+ 26.5%
All Price Ranges	2.3	3.8	+ 65.2%

Single-Family Homes

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	1.6	3.5	+ 118.8%
3 Bedrooms	2.1	3.5	+ 66.7%
4 Bedrooms or More	2.8	4.2	+ 50.0%
All Bedroom Counts	2.3	3.8	+ 65.2%

Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	0.2	3.7	+ 1,750.0%
\$150,001 to \$250,000	2.2	2.8	+ 27.3%
\$250,001 to \$350,000	3.3	4.5	+ 36.4%
\$350,001 to \$500,000	3.4	3.2	- 5.9%
\$500,001 to \$750,000	2.1	6.2	+ 195.2%
\$750,001 to \$1,000,000	4.6	5.6	+ 21.7%
\$1,000,001 and Above	12.7	7.9	- 37.8%
All Price Ranges	2.9	3.9	+ 34.5%

By Bedroom Count

By Bedroom Count	5-2023	5-2024	Change
2 Bedrooms or Less	1.6	3.5	+ 118.8%
3 Bedrooms	2.1	3.5	+ 66.7%
4 Bedrooms or More	2.8	4.2	+ 50.0%
All Bedroom Counts	2.3	3.8	+ 65.2%

Single-Family Homes

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	1.5	2.2	+ 46.7%
\$150,001 to \$250,000	1.3	2.5	+ 92.3%
\$250,001 to \$350,000	2.4	3.8	+ 58.3%
\$350,001 to \$500,000	2.2	4.0	+ 81.8%
\$500,001 to \$750,000	2.8	4.4	+ 57.1%
\$750,001 to \$1,000,000	3.4	5.6	+ 64.7%
\$1,000,001 and Above	6.4	8.5	+ 32.8%
All Price Ranges	2.2	3.8	+ 72.7%

Condos

By Price Range	5-2023	5-2024	Change
\$150,000 and Below	1.4	3.3	+ 135.7%
\$150,001 to \$250,000	1.9	3.4	+ 78.9%
\$250,001 to \$350,000	2.8	4.2	+ 50.0%
\$350,001 to \$500,000	2.6	2.0	- 23.1%
\$500,001 to \$750,000	1.9	3.8	+ 100.0%
\$750,001 to \$1,000,000	3.2	4.2	+ 31.2%
\$1,000,001 and Above	2.6	2.0	- 23.1%
All Price Ranges	2.9	3.9	+ 34.5%