

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 South Carolina REALTORS® region was fairly even overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales increased 23.0 percent.

The overall Median Sales Price increased 3.1 percent to \$335,000. The property type with the largest gain was the Single-Family Homes segment, where prices increased 3.7 percent to \$348,900. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 59 days. The price range that tended to sell the slowest was the \$500,001 to \$750,000 range at 76 days.

Market-wide, inventory levels improved 24.3 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 40.0 percent. That amounts to 3.3 months of inventory for Single-Family Homes and 4.7 months of inventory for Condos.

Quick Facts

+ 23.0%

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

+ 1.0%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 0.2%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Closed Sales	3
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Median Sales Price	5
Percent of List Price Received	6
Inventory of Homes for Sale	7
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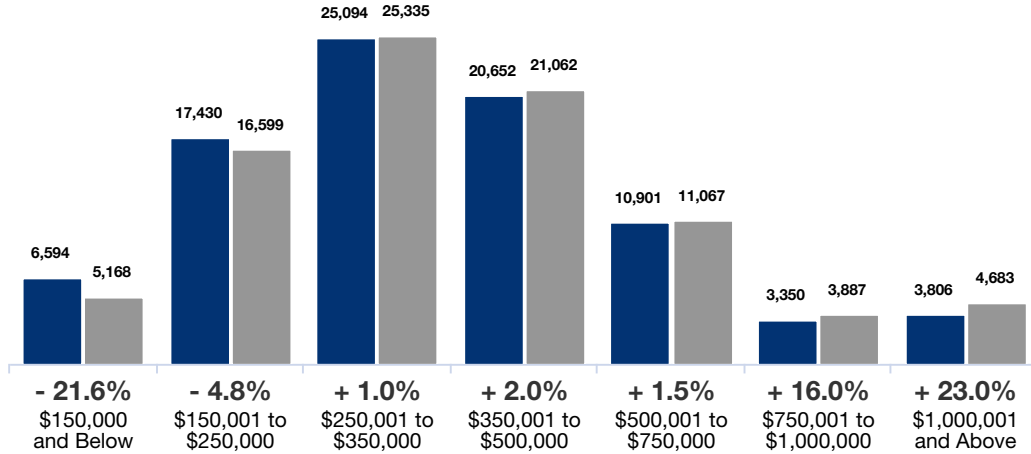
Pending Sales



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

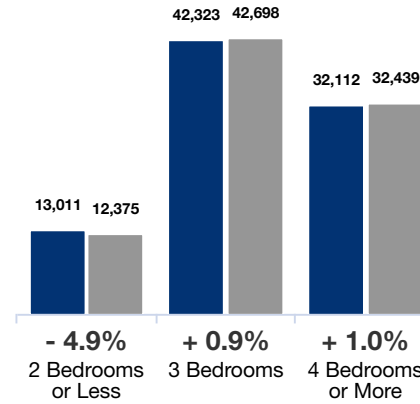
By Price Range

■ 11-2023 ■ 11-2024



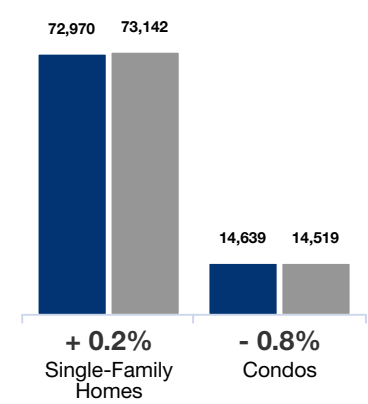
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	6,594	5,168	- 21.6%
\$150,001 to \$250,000	17,430	16,599	- 4.8%
\$250,001 to \$350,000	25,094	25,335	+ 1.0%
\$350,001 to \$500,000	20,652	21,062	+ 2.0%
\$500,001 to \$750,000	10,901	11,067	+ 1.5%
\$750,001 to \$1,000,000	3,350	3,887	+ 16.0%
\$1,000,001 and Above	3,806	4,683	+ 23.0%
All Price Ranges	87,831	87,801	- 0.0%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	13,011	12,375	- 4.9%
3 Bedrooms	42,323	42,698	+ 0.9%
4 Bedrooms or More	32,112	32,439	+ 1.0%
All Bedroom Counts	87,831	87,801	- 0.0%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	5,140	3,991	- 22.4%
\$150,001 to \$250,000	12,673	12,010	- 5.2%
\$250,001 to \$350,000	20,863	21,138	+ 1.3%
\$350,001 to \$500,000	18,155	18,457	+ 1.7%
\$500,001 to \$750,000	9,717	9,892	+ 1.8%
\$750,001 to \$1,000,000	2,943	3,448	+ 17.2%
\$1,000,001 and Above	3,475	4,206	+ 21.0%
All Price Ranges	72,970	73,142	+ 0.2%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	5,830	5,783	- 0.8%
3 Bedrooms	35,900	35,775	- 0.3%
4 Bedrooms or More	31,236	31,579	+ 1.1%
All Bedroom Counts	72,970	73,142	+ 0.2%

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	1,328	1,075	- 19.1%
\$150,001 to \$250,000	4,736	4,582	- 3.3%
\$250,001 to \$350,000	4,216	4,184	- 0.8%
\$350,001 to \$500,000	2,476	2,597	+ 4.9%
\$500,001 to \$750,000	1,168	1,170	+ 0.2%
\$750,001 to \$1,000,000	393	437	+ 11.2%
\$1,000,001 and Above	322	474	+ 47.2%
All Price Ranges	14,639	14,519	- 0.8%

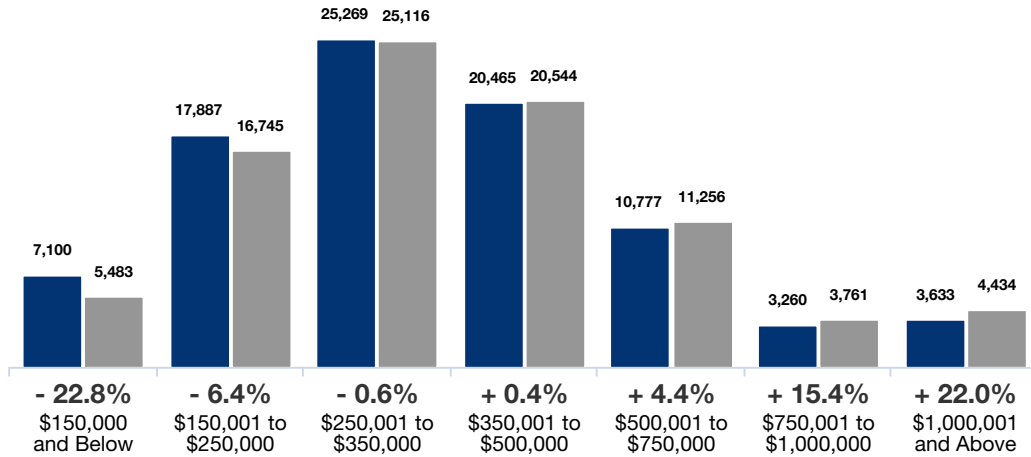
Closed Sales



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

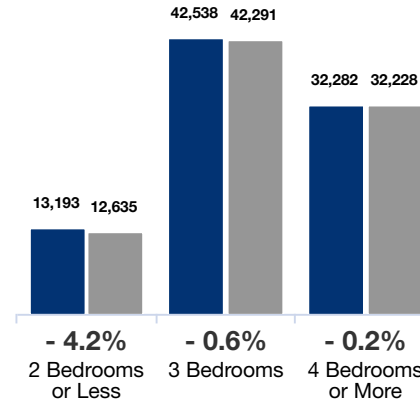
By Price Range

■ 11-2023 ■ 11-2024



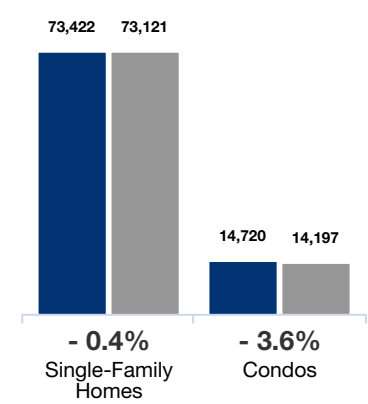
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	7,100	5,483	- 22.8%
\$150,001 to \$250,000	17,887	16,745	- 6.4%
\$250,001 to \$350,000	25,269	25,116	- 0.6%
\$350,001 to \$500,000	20,465	20,544	+ 0.4%
\$500,001 to \$750,000	10,777	11,256	+ 4.4%
\$750,001 to \$1,000,000	3,260	3,761	+ 15.4%
\$1,000,001 and Above	3,633	4,434	+ 22.0%
All Price Ranges	88,391	87,447	- 1.1%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	13,193	12,635	- 4.2%
3 Bedrooms	42,538	42,291	- 0.6%
4 Bedrooms or More	32,282	32,228	- 0.2%
All Bedroom Counts	88,391	87,447	- 1.1%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	5,491	4,234	- 22.9%
\$150,001 to \$250,000	12,949	12,174	- 6.0%
\$250,001 to \$350,000	21,178	20,988	- 0.9%
\$350,001 to \$500,000	18,025	18,154	+ 0.7%
\$500,001 to \$750,000	9,599	10,143	+ 5.7%
\$750,001 to \$1,000,000	2,857	3,340	+ 16.9%
\$1,000,001 and Above	3,323	3,986	+ 20.0%
All Price Ranges	73,422	73,121	- 0.4%

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	1,473	1,148	- 22.1%
\$150,001 to \$250,000	4,910	4,564	- 7.0%
\$250,001 to \$350,000	4,071	4,121	+ 1.2%
\$350,001 to \$500,000	2,420	2,384	- 1.5%
\$500,001 to \$750,000	1,160	1,108	- 4.5%
\$750,001 to \$1,000,000	386	420	+ 8.8%
\$1,000,001 and Above	300	446	+ 48.7%
All Price Ranges	14,720	14,197	- 3.6%

Days On Market Until Sale

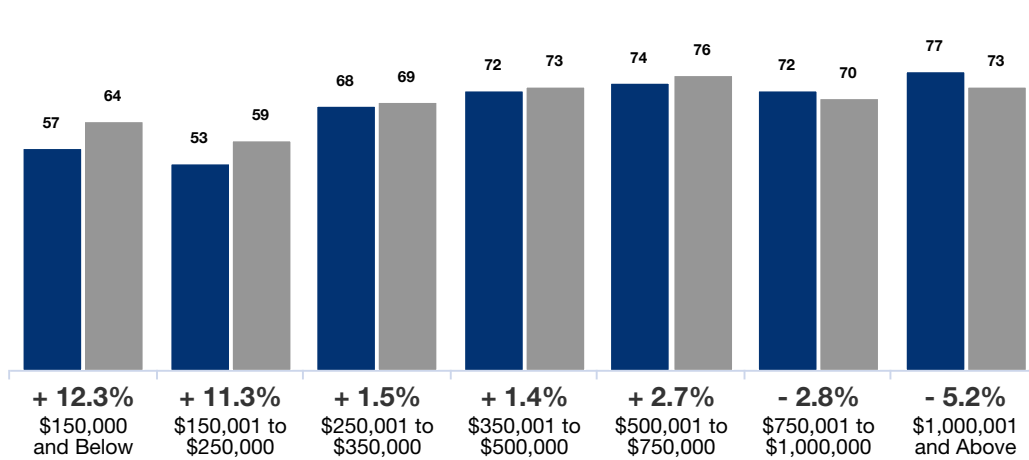


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

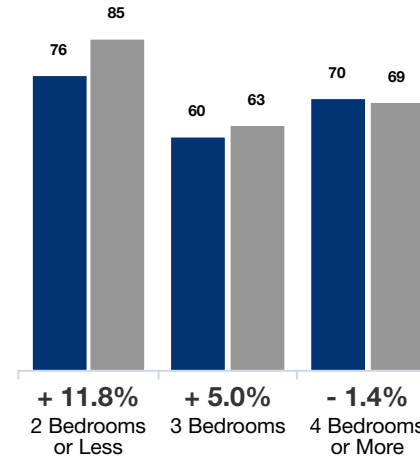
By Price Range

■ 11-2023 ■ 11-2024



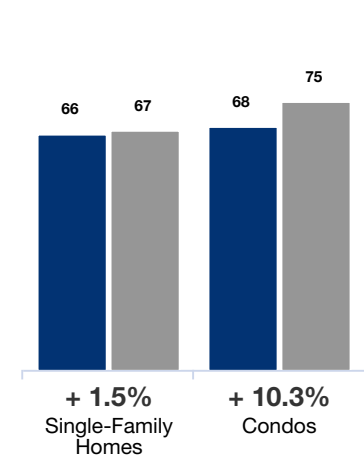
By Bedroom Count

■ 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	57	64	+ 12.3%
\$150,001 to \$250,000	53	59	+ 11.3%
\$250,001 to \$350,000	68	69	+ 1.5%
\$350,001 to \$500,000	72	73	+ 1.4%
\$500,001 to \$750,000	74	76	+ 2.7%
\$750,001 to \$1,000,000	72	70	- 2.8%
\$1,000,001 and Above	77	73	- 5.2%
All Price Ranges	66	69	+ 4.5%

Single-Family Homes

	11-2023	11-2024	Change
2 Bedrooms or Less	55	58	+ 5.5%
3 Bedrooms	47	53	+ 12.8%
4 Bedrooms or More	68	68	0.0%
	74	73	- 1.4%
	74	75	+ 1.4%
	72	69	- 4.2%
	74	73	- 1.4%
All Single-Family Homes	66	67	+ 1.5%

Condos

	11-2023	11-2024	Change
2 Bedrooms or Less	63	79	+ 25.4%
3 Bedrooms	70	74	+ 5.7%
4 Bedrooms or More	67	76	+ 13.4%
	61	71	+ 16.4%
	69	79	+ 14.5%
	69	76	+ 10.1%
	107	75	- 29.9%
All Condos	68	75	+ 10.3%

By Bedroom Count

	11-2023	11-2024	Change
2 Bedrooms or Less	76	85	+ 11.8%
3 Bedrooms	60	63	+ 5.0%
4 Bedrooms or More	70	69	- 1.4%
All Bedroom Counts	66	69	+ 4.5%

Single-Family Homes

	11-2023	11-2024	Change
2 Bedrooms or Less	91	92	+ 1.1%
3 Bedrooms	58	62	+ 6.9%
4 Bedrooms or More	70	69	- 1.4%
All Single-Family Homes	66	67	+ 1.5%

Condos

	11-2023	11-2024	Change
2 Bedrooms or Less	64	77	+ 20.3%
3 Bedrooms	70	72	+ 2.9%
4 Bedrooms or More	72	71	- 1.4%
All Condos	68	75	+ 10.3%

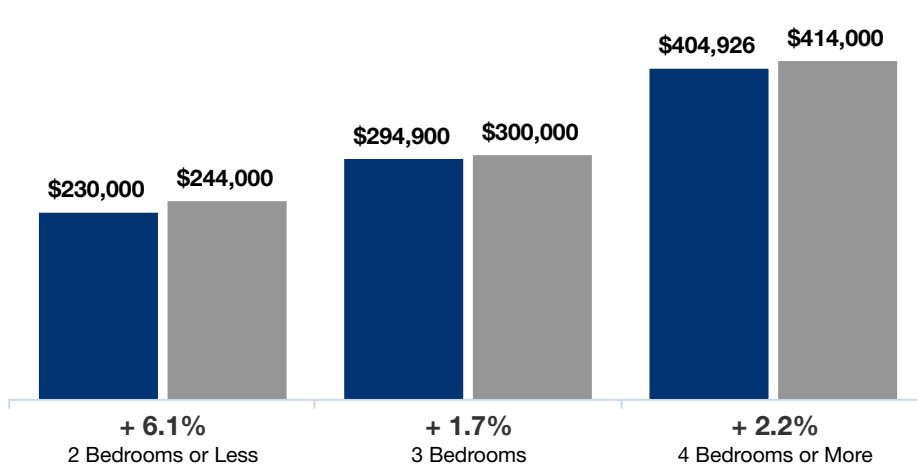
Median Sales Price



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

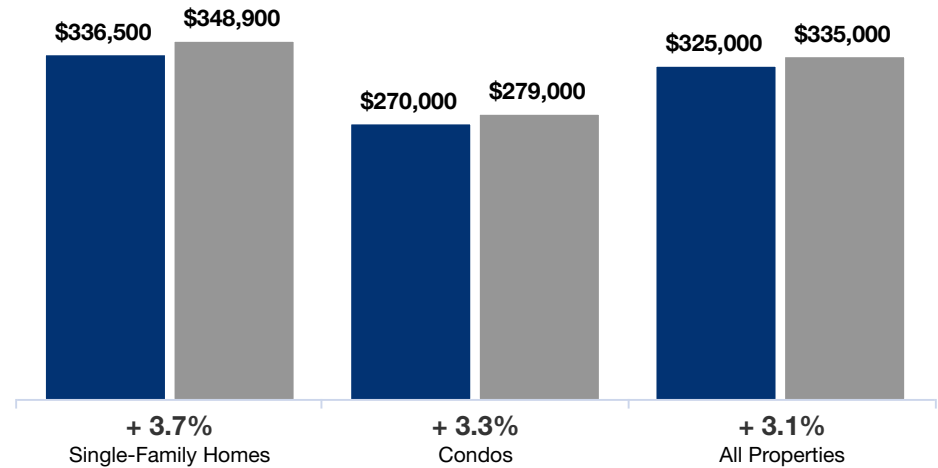
By Bedroom Count

■ 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	\$230,000	\$244,000	+ 6.1%
3 Bedrooms	\$294,900	\$300,000	+ 1.7%
4 Bedrooms or More	\$404,926	\$414,000	+ 2.2%
All Bedroom Counts	\$325,000	\$335,000	+ 3.1%

Single-Family Homes

	11-2023	11-2024	Change
Single-Family Homes	\$219,900	\$244,000	+ 11.0%
Single-Family Homes	\$291,500	\$300,000	+ 2.9%
Single-Family Homes	\$405,000	\$414,500	+ 2.3%
All Single-Family Homes	\$336,500	\$348,900	+ 3.7%

Condos

	11-2023	11-2024	Change
Condos	\$237,500	\$245,000	+ 3.2%
Condos	\$304,000	\$299,900	- 1.3%
Condos	\$390,000	\$395,000	+ 1.3%
All Condos	\$270,000	\$279,000	+ 3.3%

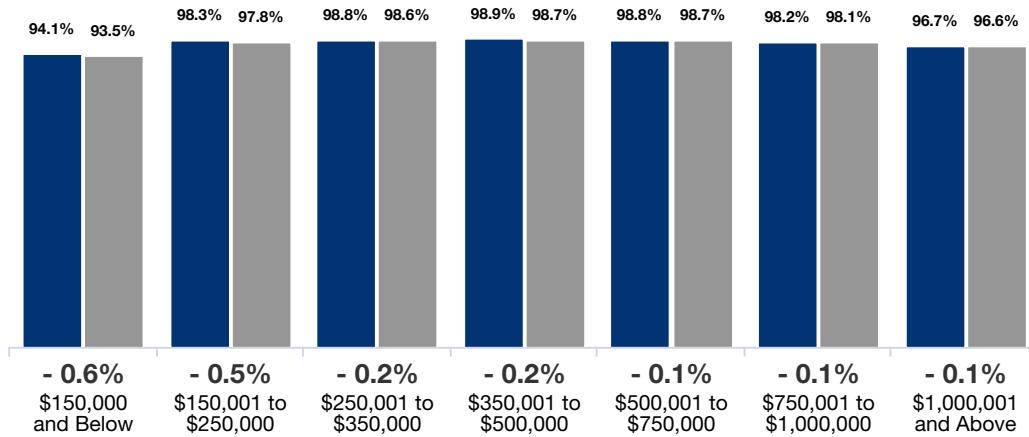
Percent of List Price Received



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.**

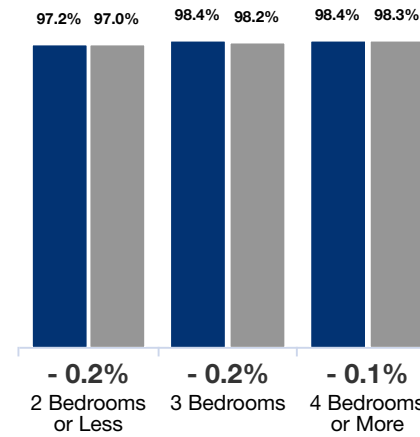
By Price Range

■ 11-2023 ■ 11-2024



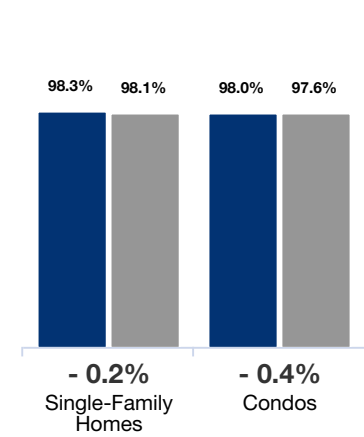
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	94.1%	93.5%	-0.6%
\$150,001 to \$250,000	98.3%	97.8%	-0.5%
\$250,001 to \$350,000	98.8%	98.6%	-0.2%
\$350,001 to \$500,000	98.9%	98.7%	-0.2%
\$500,001 to \$750,000	98.8%	98.7%	-0.1%
\$750,001 to \$1,000,000	98.2%	98.1%	-0.1%
\$1,000,001 and Above	96.7%	96.6%	-0.1%
All Price Ranges	98.2%	98.0%	-0.2%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	93.7%	93.2%	-0.5%
\$150,001 to \$250,000	98.5%	97.9%	-0.6%
\$250,001 to \$350,000	98.9%	98.6%	-0.3%
\$350,001 to \$500,000	98.9%	98.8%	-0.1%
\$500,001 to \$750,000	98.9%	98.8%	-0.1%
\$750,001 to \$1,000,000	98.2%	98.1%	-0.1%
\$1,000,001 and Above	96.7%	96.6%	-0.1%
All Price Ranges	98.3%	98.1%	-0.2%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	95.7%	94.7%	-1.0%
\$150,001 to \$250,000	97.8%	97.5%	-0.3%
\$250,001 to \$350,000	98.4%	98.3%	-0.1%
\$350,001 to \$500,000	98.7%	98.1%	-0.6%
\$500,001 to \$750,000	98.3%	97.8%	-0.5%
\$750,001 to \$1,000,000	98.2%	97.8%	-0.4%
\$1,000,001 and Above	97.2%	97.2%	0.0%
All Price Ranges	98.0%	97.6%	-0.4%

By Bedroom Count

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	97.2%	97.0%	-0.2%
3 Bedrooms	98.4%	98.2%	-0.2%
4 Bedrooms or More	98.4%	98.3%	-0.1%
All Bedroom Counts	98.2%	98.0%	-0.2%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	97.0%	97.1%	+0.1%
3 Bedrooms	98.4%	98.1%	-0.3%
4 Bedrooms or More	98.4%	98.3%	-0.1%
All Bedroom Counts	98.3%	98.1%	-0.2%

Condos

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	97.6%	96.9%	-0.7%
3 Bedrooms	98.5%	98.4%	-0.1%
4 Bedrooms or More	98.6%	97.9%	-0.7%
All Bedroom Counts	98.0%	97.6%	-0.4%

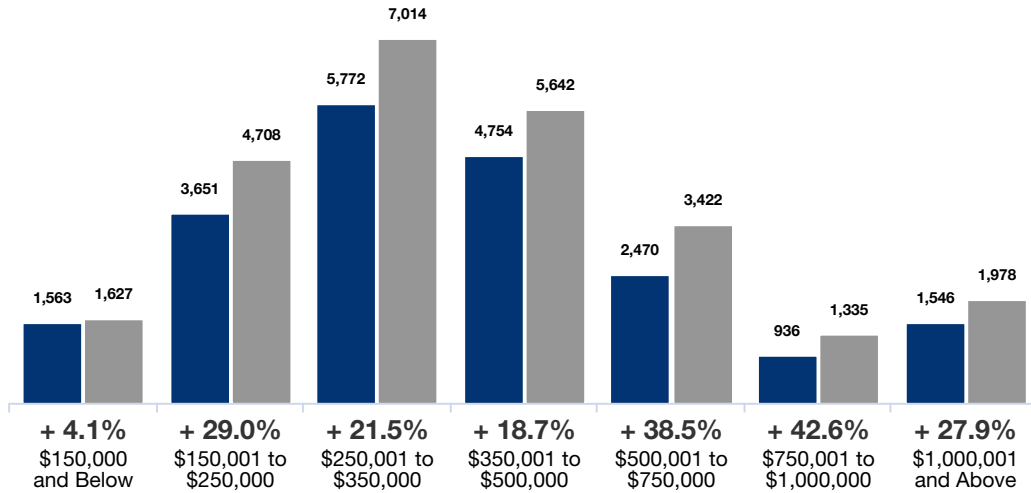
Inventory of Homes for Sale



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

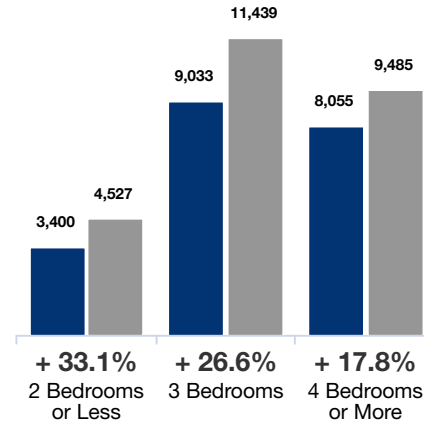
By Price Range

■ 11-2023 ■ 11-2024



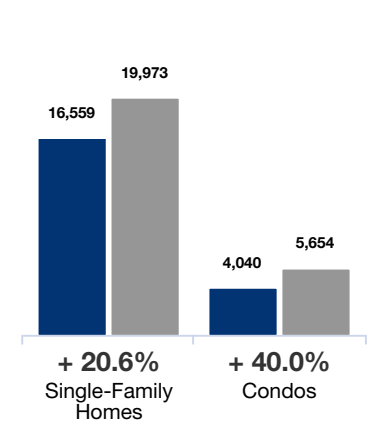
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	1,563	1,627	+ 4.1%
\$150,001 to \$250,000	3,651	4,708	+ 29.0%
\$250,001 to \$350,000	5,772	7,014	+ 21.5%
\$350,001 to \$500,000	4,754	5,642	+ 18.7%
\$500,001 to \$750,000	2,470	3,422	+ 38.5%
\$750,001 to \$1,000,000	936	1,335	+ 42.6%
\$1,000,001 and Above	1,546	1,978	+ 27.9%
All Price Ranges	20,693	25,726	+ 24.3%

Single-Family Homes

	11-2023	11-2024	Change
2 Bedrooms or Less	1,147	1,026	- 10.5%
3 Bedrooms	2,440	2,849	+ 16.8%
4 Bedrooms or More	4,581	5,448	+ 18.9%
2 Bedrooms or Less	4,091	4,765	+ 16.5%
3 Bedrooms	2,091	2,912	+ 39.3%
4 Bedrooms or More	820	1,185	+ 44.5%
All Single-Family Homes	16,559	19,973	+ 20.6%

Condos

	11-2023	11-2024	Change
2 Bedrooms or Less	362	538	+ 48.6%
3 Bedrooms	1,202	1,851	+ 54.0%
4 Bedrooms or More	1,178	1,562	+ 32.6%
2 Bedrooms or Less	652	870	+ 33.4%
3 Bedrooms	376	499	+ 32.7%
4 Bedrooms or More	115	146	+ 27.0%
All Condos	4,040	5,654	+ 40.0%

By Bedroom Count

	11-2023	11-2024	Change
2 Bedrooms or Less	3,400	4,527	+ 33.1%
3 Bedrooms	9,033	11,439	+ 26.6%
4 Bedrooms or More	8,055	9,485	+ 17.8%
All Bedroom Counts	20,693	25,726	+ 24.3%

Single-Family Homes

	11-2023	11-2024	Change
2 Bedrooms or Less	1,294	1,554	+ 20.1%
3 Bedrooms	7,427	9,218	+ 24.1%
4 Bedrooms or More	7,835	9,196	+ 17.4%
All Single-Family Homes	16,559	19,973	+ 20.6%

Condos

	11-2023	11-2024	Change
2 Bedrooms or Less	2,036	2,899	+ 42.4%
3 Bedrooms	1,590	2,210	+ 39.0%
4 Bedrooms or More	212	275	+ 29.7%
All Condos	4,040	5,654	+ 40.0%

Months Supply of Inventory

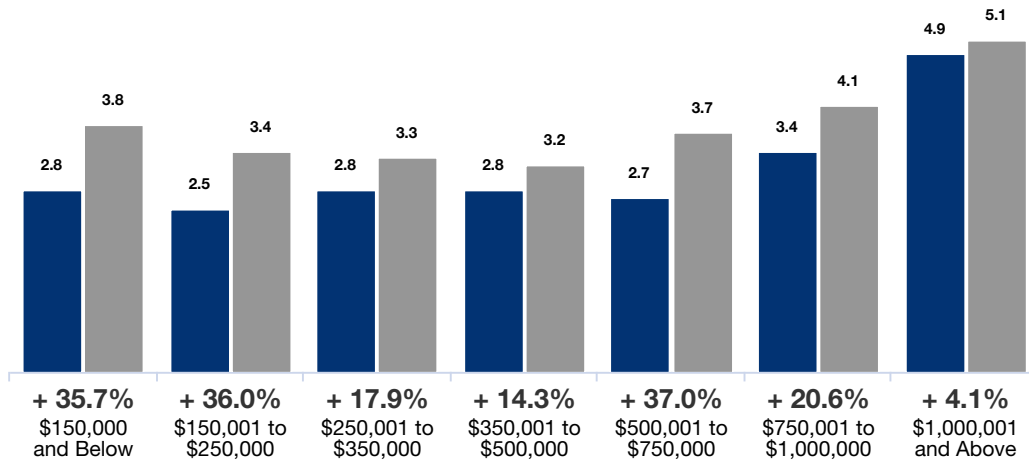


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

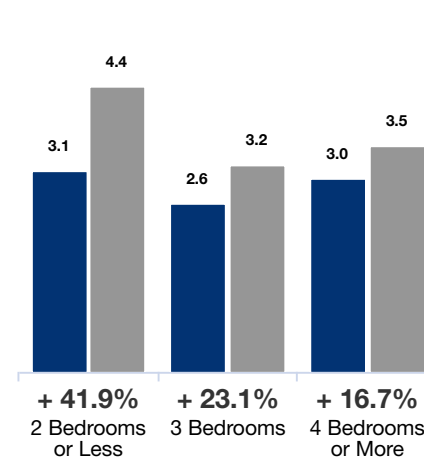
By Price Range

■ 11-2023 ■ 11-2024



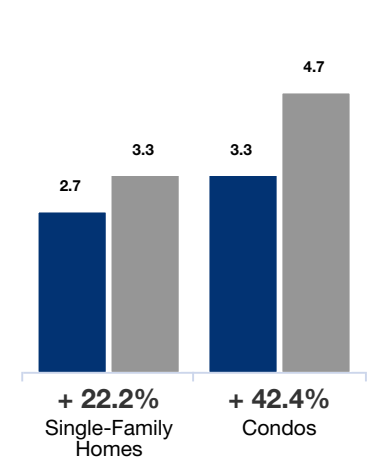
By Bedroom Count

■ 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	2.8	3.8	+ 35.7%
\$150,001 to \$250,000	2.5	3.4	+ 36.0%
\$250,001 to \$350,000	2.8	3.3	+ 17.9%
\$350,001 to \$500,000	2.8	3.2	+ 14.3%
\$500,001 to \$750,000	2.7	3.7	+ 37.0%
\$750,001 to \$1,000,000	3.4	4.1	+ 20.6%
\$1,000,001 and Above	4.9	5.1	+ 4.1%
All Price Ranges	2.8	3.5	+ 25.0%

Single-Family Homes

	11-2023	11-2024	Change
2 Bedrooms or Less	2.7	3.1	+ 14.8%
3 Bedrooms	2.3	2.8	+ 21.7%
4 Bedrooms or More	2.6	3.1	+ 19.2%
Single-Family Homes	2.7	3.1	+ 14.8%
Single-Family Homes	2.6	3.5	+ 34.6%
Single-Family Homes	3.3	4.1	+ 24.2%
Single-Family Homes	4.8	5.1	+ 6.2%
All Single-Family Homes	2.7	3.3	+ 22.2%

Condos

	11-2023	11-2024	Change
Condos	3.3	6.0	+ 81.8%
Condos	3.0	4.8	+ 60.0%
Condos	3.4	4.5	+ 32.4%
Condos	3.2	4.0	+ 25.0%
Condos	3.9	5.1	+ 30.8%
Condos	3.5	4.0	+ 14.3%
Condos	5.8	4.8	- 17.2%
All Condos	3.3	4.7	+ 42.4%

By Bedroom Count

	11-2023	11-2024	Change
2 Bedrooms or Less	3.1	4.4	+ 41.9%
3 Bedrooms	2.6	3.2	+ 23.1%
4 Bedrooms or More	3.0	3.5	+ 16.7%
All Bedroom Counts	2.8	3.5	+ 25.0%

Single-Family Homes

	11-2023	11-2024	Change
2 Bedrooms or Less	2.7	3.2	+ 18.5%
3 Bedrooms	2.5	3.1	+ 24.0%
4 Bedrooms or More	3.0	3.5	+ 16.7%
All Single-Family Homes	2.7	3.3	+ 22.2%

Condos

	11-2023	11-2024	Change
Condos	3.5	5.4	+ 54.3%
Condos	3.0	3.8	+ 26.7%
Condos	2.9	3.9	+ 34.5%
All Condos	3.3	4.7	+ 42.4%