

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2024

U.S. sales of new-residential homes fell for the first time in three months, sliding 0.3% month-over-month to a seasonally adjusted annual rate of 662,000 units, according to the Census Bureau, as the previous month's sales pace was revised up to 664,000 units from 661,000 units. Despite the decline, new-home sales were up 5.9% compared to the same time last year. The median new-home sales price also softened, dropping 7.6% year-over-year to \$400,500 as of last measure. For the 12-month period spanning April 2023 through March 2024, Pending Sales in the South Carolina REALTORS® region were down 4.6 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 15.6 percent.

The overall Median Sales Price were up 3.1 percent to \$330,000. The property type with the largest gain was the Condos segment, where prices went up 6.3 percent to \$279,260. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 51 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 74 days.

Market-wide, inventory levels increased 28.5 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 65.8 percent. That amounts to 2.8 months of inventory for Single-Family Homes and 3.8 months of inventory for Condos.

Quick Facts

+ 15.6%	- 1.5%	- 3.9%
Price Range with Strongest Sales: \$1,000,001 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	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



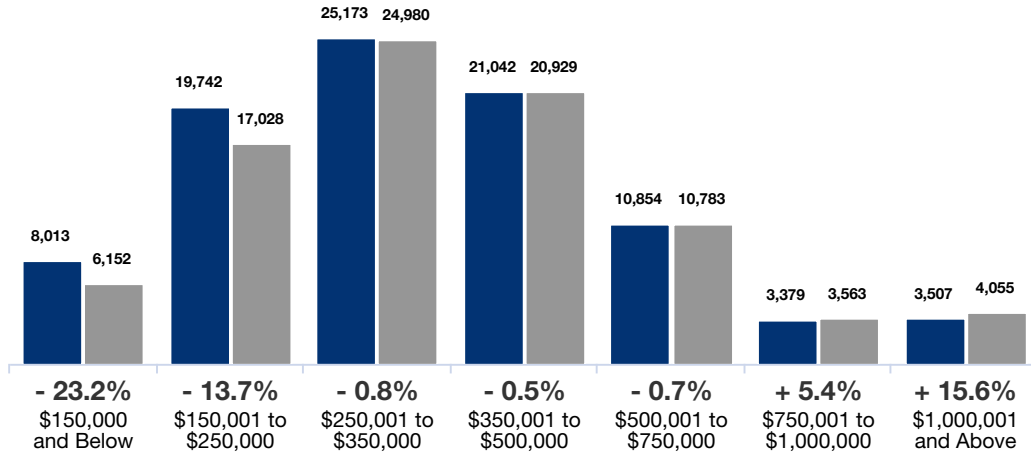
Pending Sales



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

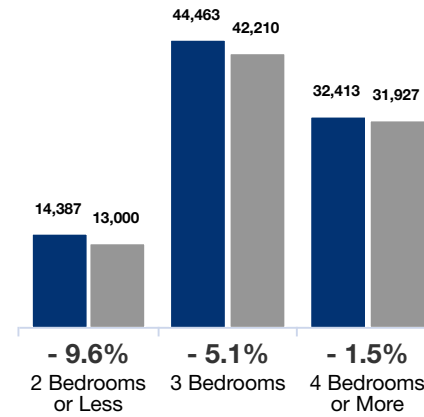
By Price Range

■ 3-2023 ■ 3-2024



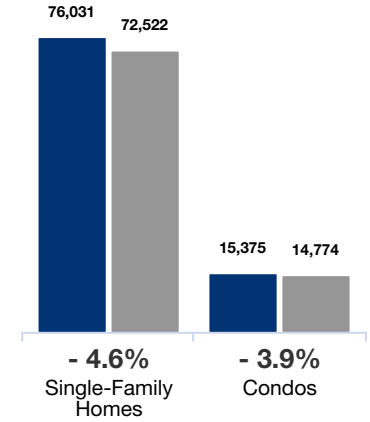
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	8,013	6,152	- 23.2%
\$150,001 to \$250,000	19,742	17,028	- 13.7%
\$250,001 to \$350,000	25,173	24,980	- 0.8%
\$350,001 to \$500,000	21,042	20,929	- 0.5%
\$500,001 to \$750,000	10,854	10,783	- 0.7%
\$750,001 to \$1,000,000	3,379	3,563	+ 5.4%
\$1,000,001 and Above	3,507	4,055	+ 15.6%
All Price Ranges	91,713	87,494	- 4.6%

Single-Family Homes

3-2023	3-2024	Change
6,113	4,873	- 20.3%
14,624	12,439	- 14.9%
20,896	20,556	- 1.6%
18,511	18,278	- 1.3%
9,687	9,563	- 1.3%
3,006	3,110	+ 3.5%
3,191	3,699	+ 15.9%
76,031	72,522	- 4.6%

Condos

3-2023	3-2024	Change
1,728	1,151	- 33.4%
5,107	4,581	- 10.3%
4,263	4,396	+ 3.1%
2,505	2,636	+ 5.2%
1,127	1,209	+ 7.3%
345	448	+ 29.9%
300	353	+ 17.7%
15,375	14,774	- 3.9%

By Bedroom Count

3-2023	3-2024	Change
14,387	13,000	- 9.6%
44,463	42,210	- 5.1%
32,413	31,927	- 1.5%
91,713	87,494	- 4.6%

Single-Family Homes

3-2023	3-2024	Change
6,316	5,844	- 7.5%
38,176	35,594	- 6.8%
31,530	31,084	- 1.4%
76,031	72,522	- 4.6%

Condos

3-2023	3-2024	Change
7,915	7,006	- 11.5%
6,161	6,579	+ 6.8%
858	832	- 3.0%
15,375	14,774	- 3.9%

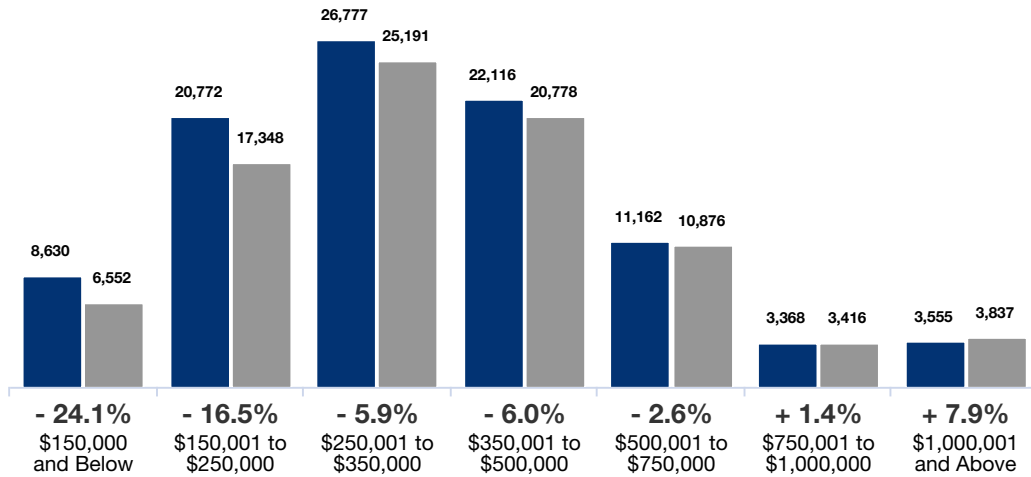
Closed Sales

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



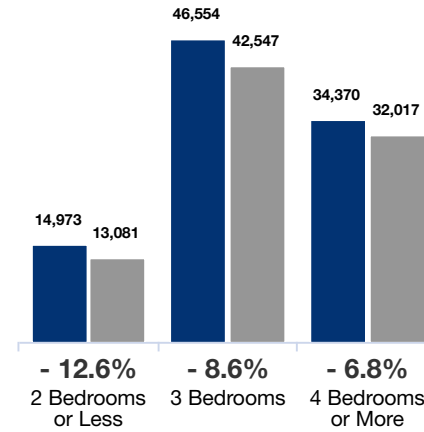
By Price Range

■ 3-2023 ■ 3-2024



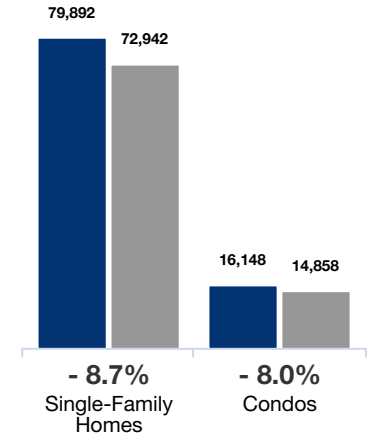
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	8,630	6,552	- 24.1%
\$150,001 to \$250,000	20,772	17,348	- 16.5%
\$250,001 to \$350,000	26,777	25,191	- 5.9%
\$350,001 to \$500,000	22,116	20,778	- 6.0%
\$500,001 to \$750,000	11,162	10,876	- 2.6%
\$750,001 to \$1,000,000	3,368	3,416	+ 1.4%
\$1,000,001 and Above	3,555	3,837	+ 7.9%
All Price Ranges	96,381	87,999	- 8.7%

Single-Family Homes

3-2023	3-2024	Change
6,524	5,171	- 20.7%
15,284	12,570	- 17.8%
22,296	20,870	- 6.4%
19,574	18,172	- 7.2%
9,982	9,680	- 3.0%
2,977	2,991	+ 0.5%
3,254	3,487	+ 7.2%
79,892	72,942	- 8.7%

Condos

3-2023	3-2024	Change
1,914	1,247	- 34.8%
5,472	4,767	- 12.9%
4,466	4,307	- 3.6%
2,514	2,591	+ 3.1%
1,137	1,182	+ 4.0%
361	418	+ 15.8%
284	346	+ 21.8%
16,148	14,858	- 8.0%

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	14,973	13,081	- 12.6%
3 Bedrooms	46,554	42,547	- 8.6%
4 Bedrooms or More	34,370	32,017	- 6.8%
All Bedroom Counts	96,381	87,999	- 8.7%

3-2023	3-2024	Change
6,529	5,970	- 8.6%
39,897	35,830	- 10.2%
33,451	31,142	- 6.9%
79,892	72,942	- 8.7%

3-2023	3-2024	Change
8,270	6,971	- 15.7%
6,526	6,669	+ 2.2%
883	864	- 2.2%
16,148	14,858	- 8.0%

Days On Market Until Sale

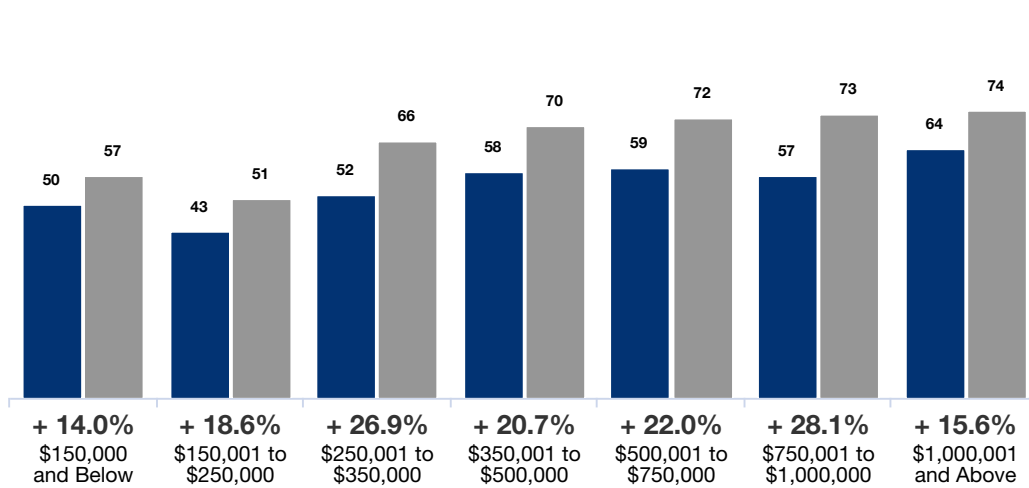


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

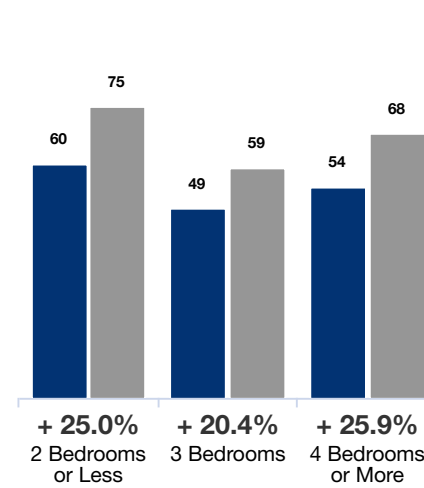
By Price Range

■ 3-2023 ■ 3-2024



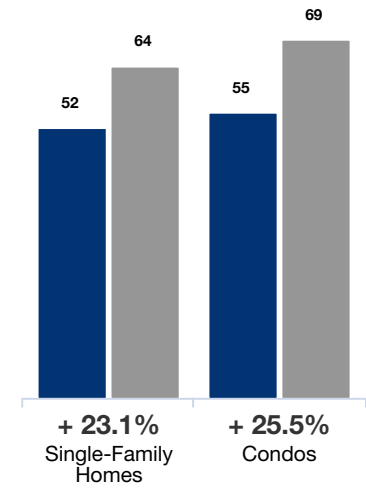
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	50	57	+ 14.0%
\$150,001 to \$250,000	43	51	+ 18.6%
\$250,001 to \$350,000	52	66	+ 26.9%
\$350,001 to \$500,000	58	70	+ 20.7%
\$500,001 to \$750,000	59	72	+ 22.0%
\$750,001 to \$1,000,000	57	73	+ 28.1%
\$1,000,001 and Above	64	74	+ 15.6%
All Price Ranges	53	65	+ 22.6%

Single-Family Homes

	3-2023	3-2024	Change
2 Bedrooms or Less	49	55	+ 12.2%
3 Bedrooms	39	44	+ 12.8%
4 Bedrooms or More	52	65	+ 25.0%
	58	72	+ 24.1%
	59	72	+ 22.0%
	56	73	+ 30.4%
	64	72	+ 12.5%
All Single-Family Homes	52	64	+ 23.1%

Condos

	3-2023	3-2024	Change
Single-Family Homes	50	63	+ 26.0%
Condos	55	70	+ 27.3%
	56	71	+ 26.8%
	55	60	+ 9.1%
	57	71	+ 24.6%
	66	70	+ 6.1%
	70	95	+ 35.7%
All Condos	55	69	+ 25.5%

By Bedroom Count

	3-2023	3-2024	Change
2 Bedrooms or Less	60	75	+ 25.0%
3 Bedrooms	49	59	+ 20.4%
4 Bedrooms or More	54	68	+ 25.9%
All Bedroom Counts	53	65	+ 22.6%

Single-Family Homes

	3-2023	3-2024	Change
2 Bedrooms or Less	70	86	+ 22.9%
3 Bedrooms	48	57	+ 18.8%
4 Bedrooms or More	54	68	+ 25.9%
All Single-Family Homes	52	64	+ 23.1%

Condos

	3-2023	3-2024	Change
Single-Family Homes	52	66	+ 26.9%
Condos	57	71	+ 24.6%
	67	67	0.0%
All Condos	55	69	+ 25.5%

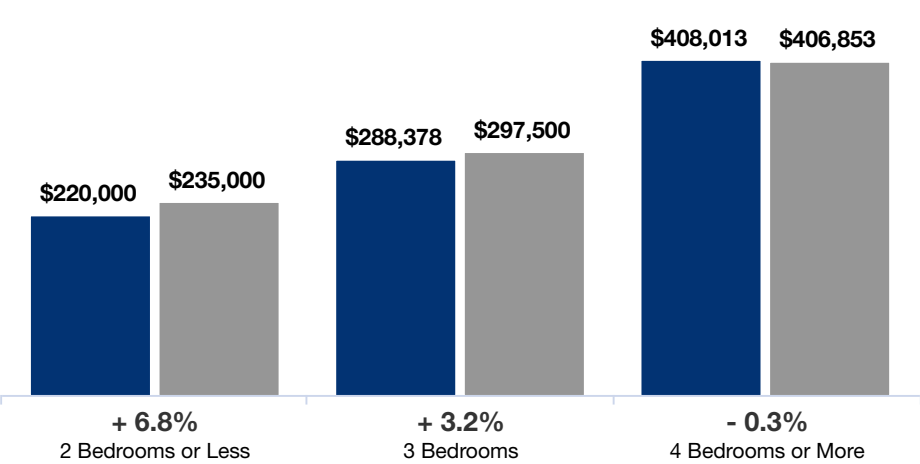
Median Sales Price



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

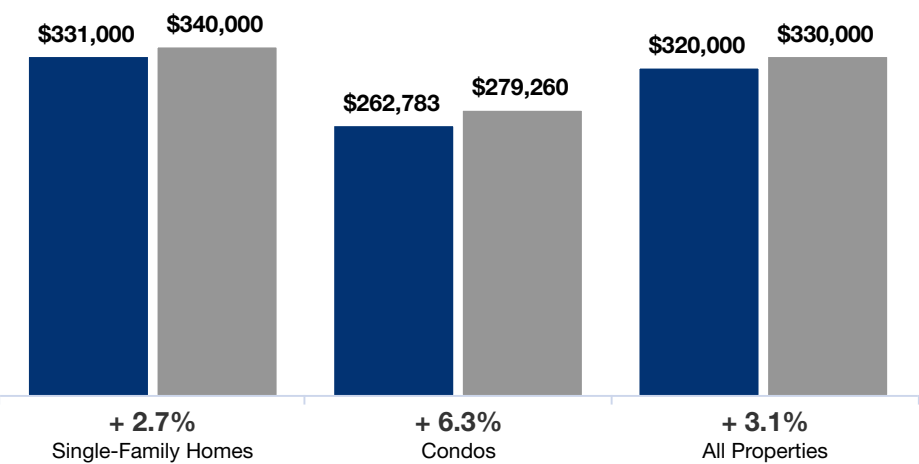
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties				Single-Family Homes			Condos		
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	\$220,000	\$235,000	+ 6.8%	\$197,750	\$225,000	+ 13.8%	\$230,000	\$242,250	+ 5.3%
3 Bedrooms	\$288,378	\$297,500	+ 3.2%	\$285,000	\$295,000	+ 3.5%	\$300,815	\$306,060	+ 1.7%
4 Bedrooms or More	\$408,013	\$406,853	- 0.3%	\$408,284	\$407,000	- 0.3%	\$405,000	\$400,120	- 1.2%
All Bedroom Counts	\$320,000	\$330,000	+ 3.1%	\$331,000	\$340,000	+ 2.7%	\$262,783	\$279,260	+ 6.3%

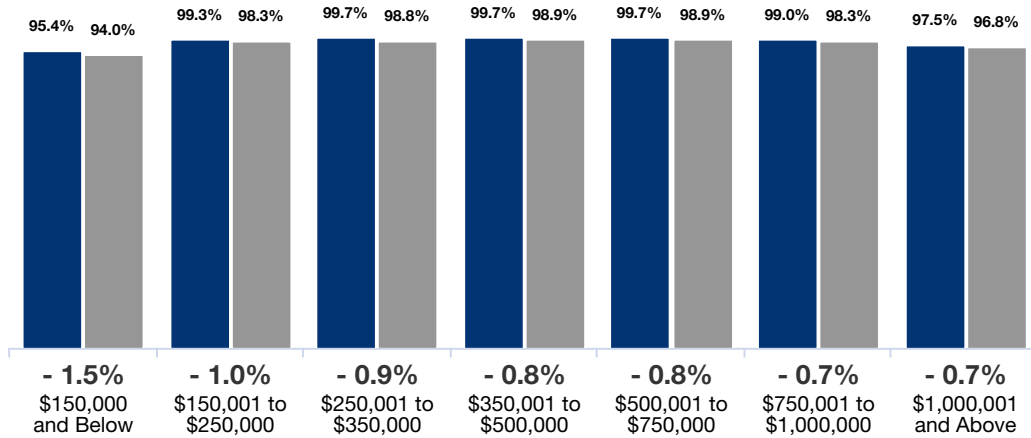
Percent of List Price Received



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.**

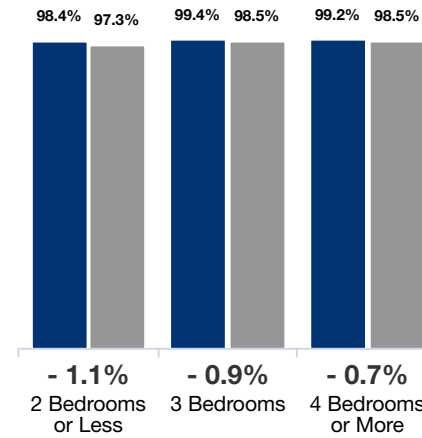
By Price Range

■ 3-2023 ■ 3-2024



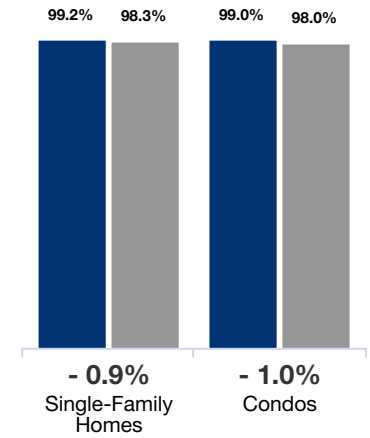
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties				Single-Family Homes			Condos		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$150,000 and Below	95.4%	94.0%	- 1.5%	94.7%	93.7%	- 1.1%	97.6%	95.6%	- 2.0%
\$150,001 to \$250,000	99.3%	98.3%	- 1.0%	99.5%	98.5%	- 1.0%	99.0%	97.8%	- 1.2%
\$250,001 to \$350,000	99.7%	98.8%	- 0.9%	99.7%	98.9%	- 0.8%	99.4%	98.5%	- 0.9%
\$350,001 to \$500,000	99.7%	98.9%	- 0.8%	99.8%	98.9%	- 0.9%	99.6%	98.6%	- 1.0%
\$500,001 to \$750,000	99.7%	98.9%	- 0.8%	99.7%	99.0%	- 0.7%	99.2%	98.3%	- 0.9%
\$750,001 to \$1,000,000	99.0%	98.3%	- 0.7%	98.9%	98.3%	- 0.6%	99.0%	98.3%	- 0.7%
\$1,000,001 and Above	97.5%	96.8%	- 0.7%	97.5%	96.8%	- 0.7%	98.0%	97.5%	- 0.5%
All Price Ranges	99.1%	98.3%	- 0.8%	99.2%	98.3%	- 0.9%	99.0%	98.0%	- 1.0%
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	98.4%	97.3%	- 1.1%	98.0%	97.1%	- 0.9%	98.9%	97.6%	- 1.3%
3 Bedrooms	99.4%	98.5%	- 0.9%	99.4%	98.4%	- 1.0%	99.4%	98.6%	- 0.8%
4 Bedrooms or More	99.2%	98.5%	- 0.7%	99.2%	98.5%	- 0.7%	99.3%	98.6%	- 0.7%
All Bedroom Counts	99.1%	98.3%	- 0.8%	99.2%	98.3%	- 0.9%	99.0%	98.0%	- 1.0%

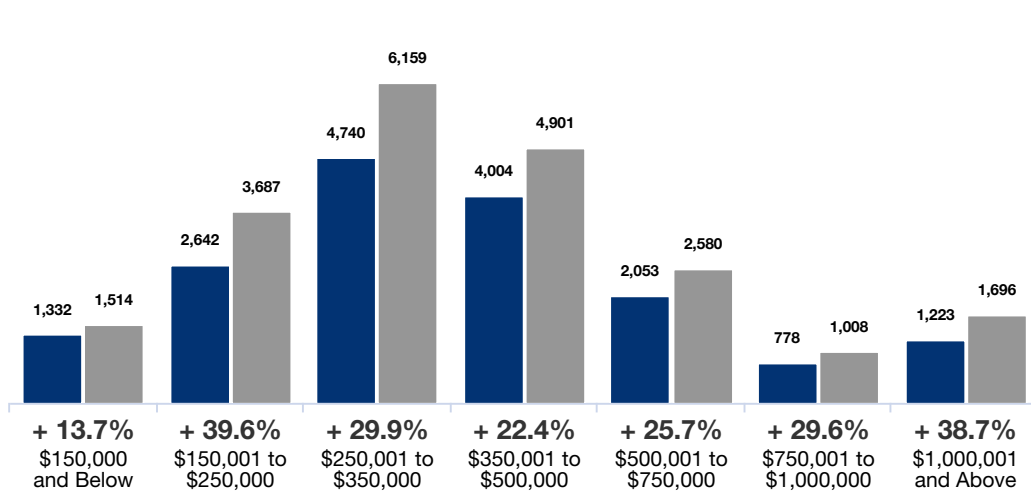
Inventory of Homes for Sale



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

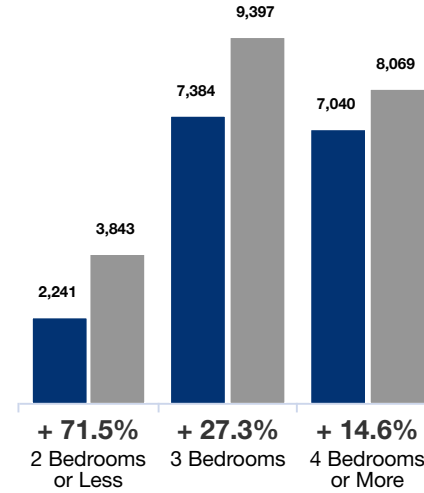
By Price Range

■ 3-2023 ■ 3-2024



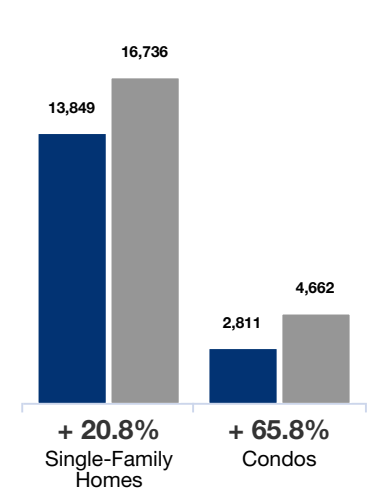
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	1,332	1,514	+ 13.7%
\$150,001 to \$250,000	2,642	3,687	+ 39.6%
\$250,001 to \$350,000	4,740	6,159	+ 29.9%
\$350,001 to \$500,000	4,004	4,901	+ 22.4%
\$500,001 to \$750,000	2,053	2,580	+ 25.7%
\$750,001 to \$1,000,000	778	1,008	+ 29.6%
\$1,000,001 and Above	1,223	1,696	+ 38.7%
All Price Ranges	16,772	21,545	+ 28.5%
By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	2,241	3,843	+ 71.5%
3 Bedrooms	7,384	9,397	+ 27.3%
4 Bedrooms or More	7,040	8,069	+ 14.6%
All Bedroom Counts	16,772	21,545	+ 28.5%

Single-Family Homes

3-2023	3-2024	Change	3-2023	3-2024	Change
1,055	1,035	- 1.9%	188	375	+ 99.5%
1,774	2,252	+ 26.9%	865	1,427	+ 65.0%
3,879	4,765	+ 22.8%	852	1,383	+ 62.3%
3,533	4,131	+ 16.9%	467	757	+ 62.1%
1,826	2,176	+ 19.2%	224	399	+ 78.1%
681	858	+ 26.0%	96	146	+ 52.1%
1,101	1,519	+ 38.0%	119	175	+ 47.1%
13,849	16,736	+ 20.8%	2,811	4,662	+ 65.8%
3-2023	3-2024	Change	3-2023	3-2024	Change
972	1,333	+ 37.1%	1,181	2,394	+ 102.7%
6,036	7,569	+ 25.4%	1,330	1,807	+ 35.9%
6,841	7,834	+ 14.5%	193	225	+ 16.6%
13,849	16,736	+ 20.8%	2,811	4,662	+ 65.8%

Condos

Months Supply of Inventory

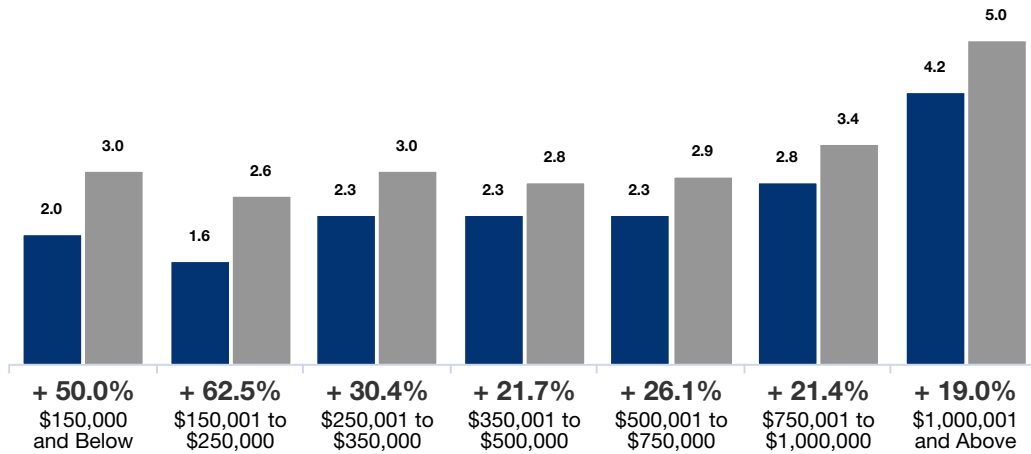


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

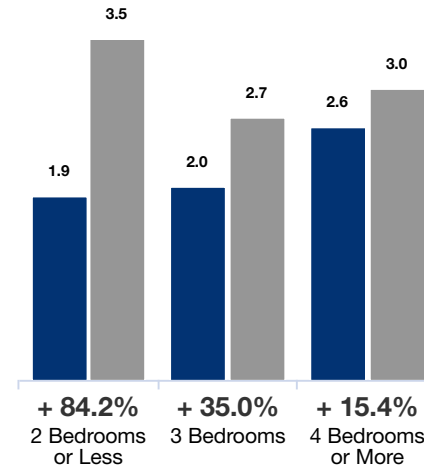
By Price Range

■ 3-2023 ■ 3-2024



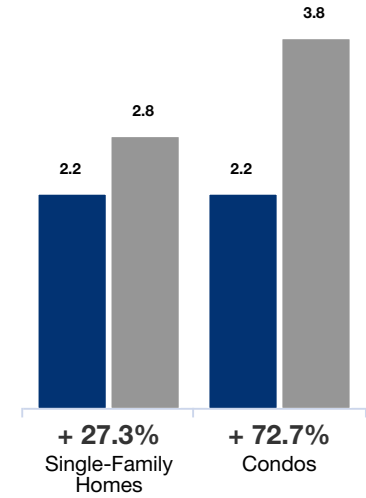
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	2.0	3.0	+ 50.0%
\$150,001 to \$250,000	1.6	2.6	+ 62.5%
\$250,001 to \$350,000	2.3	3.0	+ 30.4%
\$350,001 to \$500,000	2.3	2.8	+ 21.7%
\$500,001 to \$750,000	2.3	2.9	+ 26.1%
\$750,001 to \$1,000,000	2.8	3.4	+ 21.4%
\$1,000,001 and Above	4.2	5.0	+ 19.0%
All Price Ranges	2.2	3.0	+ 36.4%

Single-Family Homes

	3-2023	3-2024	Change
2 Bedrooms or Less	2.1	2.5	+ 19.0%
3 Bedrooms	1.5	2.2	+ 46.7%
4 Bedrooms or More	2.2	2.8	+ 27.3%
	2.3	2.7	+ 17.4%
	2.3	2.7	+ 17.4%
	2.7	3.3	+ 22.2%
	4.1	4.9	+ 19.5%
All Single-Family Homes	2.2	2.8	+ 27.3%

Condos

	3-2023	3-2024	Change
1 Bedroom	1.3	3.9	+ 200.0%
2 Bedrooms	2.0	3.7	+ 85.0%
3 Bedrooms	2.4	3.8	+ 58.3%
4 Bedrooms or More	2.2	3.4	+ 54.5%
	2.4	4.0	+ 66.7%
	3.3	3.9	+ 18.2%
	4.8	5.9	+ 22.9%
All Condos	2.2	3.8	+ 72.7%

By Bedroom Count

	3-2023	3-2024	Change
2 Bedrooms or Less	1.9	3.5	+ 84.2%
3 Bedrooms	2.0	2.7	+ 35.0%
4 Bedrooms or More	2.6	3.0	+ 15.4%
All Bedroom Counts	2.2	3.0	+ 36.4%

Single-Family Homes

	3-2023	3-2024	Change
2 Bedrooms or Less	1.8	2.7	+ 50.0%
3 Bedrooms	1.9	2.6	+ 36.8%
4 Bedrooms or More	2.6	3.0	+ 15.4%
All Single-Family Homes	2.2	2.8	+ 27.3%

Condos

	3-2023	3-2024	Change
1 Bedroom	1.8	4.1	+ 127.8%
2 Bedrooms	2.6	3.3	+ 26.9%
3 Bedrooms	2.7	3.2	+ 18.5%
All Condos	2.2	3.8	+ 72.7%