

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2023

A limited supply of existing homes for sale, along with an increase in new homes on the market, have helped boost demand for new single-family homes this year. Monthly new-home sales increased 9.6% as of last measure, marking the highest rate of new-home sales in a year, according to the U.S. Census Bureau. Single-family housing starts increased for the second consecutive month, rising 2.7% to a seasonally adjusted 861,000 units as of last measure, while single-family housing completions were up 2.4% month-over-month. For the 12-month period spanning May 2022 through April 2023, Pending Sales in the South Carolina REALTORS® region fell 21.9 percent overall. The price range with the smallest pending sales loss was the \$500,001 to \$750,000 range, where sales decreased 3.1 percent.

The overall Median Sales Price went up 11.7 percent to \$320,000. The property type with the largest gain was the Condos segment, where prices were up 15.2 percent to \$264,850. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 45 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 66 days.

Market-wide, inventory levels were up 53.1 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale rose 53.3 percent. That amounts to 2.1 months of inventory for Single-Family Homes and 2.1 months of inventory for Condos.

Quick Facts

- 3.1%

- 20.7%

- 20.7%

Price Range with
Strongest Sales:
\$500,001 to \$750,000

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

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
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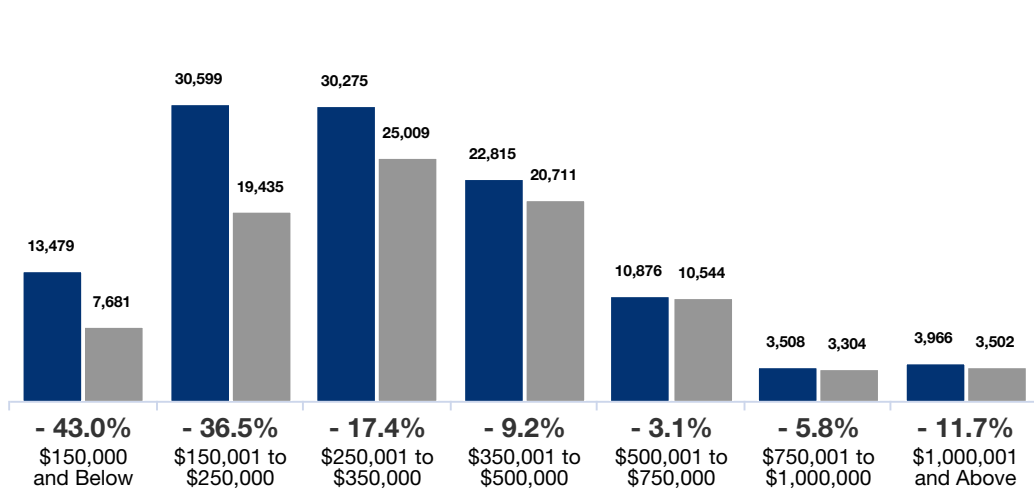
Pending Sales



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

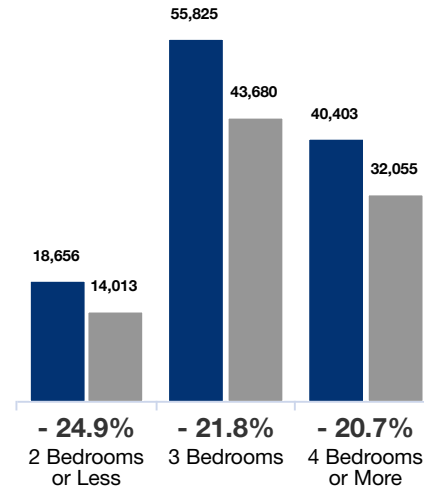
By Price Range

■ 4-2022 ■ 4-2023



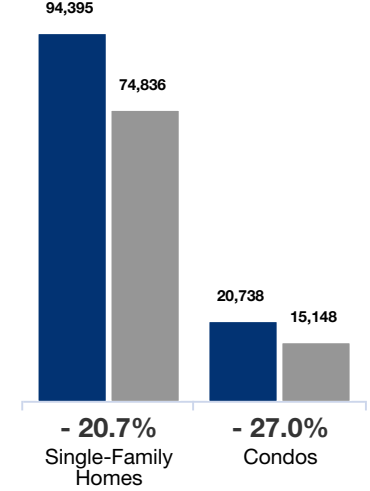
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	13,479	7,681	- 43.0%
\$150,001 to \$250,000	30,599	19,435	- 36.5%
\$250,001 to \$350,000	30,275	25,009	- 17.4%
\$350,001 to \$500,000	22,815	20,711	- 9.2%
\$500,001 to \$750,000	10,876	10,544	- 3.1%
\$750,001 to \$1,000,000	3,508	3,304	- 5.8%
\$1,000,001 and Above	3,966	3,502	- 11.7%
All Price Ranges	115,524	90,188	- 21.9%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	9,114	5,938	- 34.8%
3 Bedrooms	23,318	14,426	- 38.1%
4 Bedrooms or More	25,472	20,728	- 18.6%
2 Bedrooms or Less	20,244	18,240	- 9.9%
3 Bedrooms	9,581	9,385	- 2.0%
4 Bedrooms or More	3,070	2,931	- 4.5%
All Bedroom Counts	94,395	74,836	- 20.7%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	4,248	1,670	- 60.7%
\$150,001 to \$250,000	7,243	5,000	- 31.0%
\$250,001 to \$350,000	4,748	4,267	- 10.1%
\$350,001 to \$500,000	2,496	2,445	- 2.0%
\$500,001 to \$750,000	1,236	1,120	- 9.4%
\$750,001 to \$1,000,000	407	343	- 15.7%
\$1,000,001 and Above	360	303	- 15.8%
All Price Ranges	20,738	15,148	- 27.0%

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	18,656	14,013	- 24.9%
3 Bedrooms	55,825	43,680	- 21.8%
4 Bedrooms or More	40,403	32,055	- 20.7%
All Bedroom Counts	115,524	90,188	- 21.9%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	7,717	6,143	- 20.4%
\$150,001 to \$250,000	47,381	37,516	- 20.8%
\$250,001 to \$350,000	39,245	31,172	- 20.6%
\$350,001 to \$500,000	10,821	7,780	- 28.1%
\$500,001 to \$750,000	8,277	6,068	- 26.7%
\$750,001 to \$1,000,000	1,052	865	- 17.8%
\$1,000,001 and Above	360	303	- 15.8%
All Price Ranges	20,738	15,148	- 27.0%

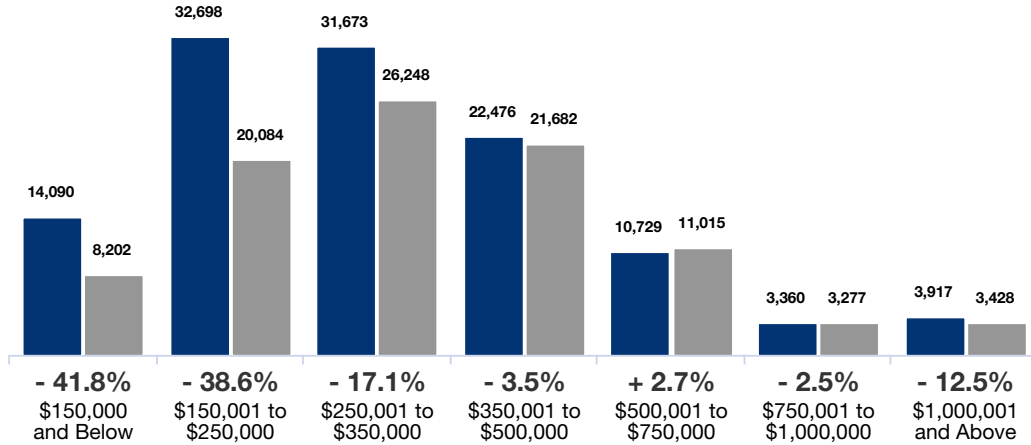
Closed Sales



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

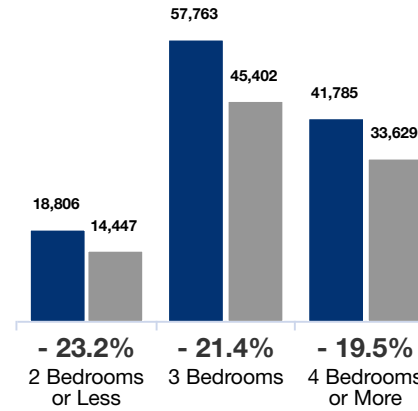
By Price Range

■ 4-2022 ■ 4-2023



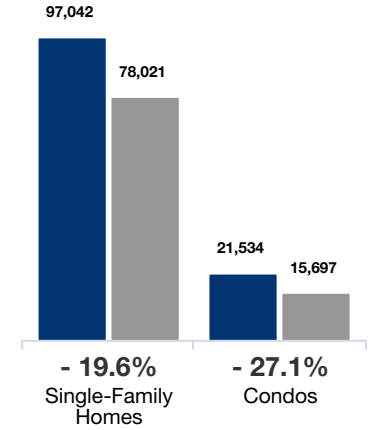
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	14,090	8,202	- 41.8%
\$150,001 to \$250,000	32,698	20,084	- 38.6%
\$250,001 to \$350,000	31,673	26,248	- 17.1%
\$350,001 to \$500,000	22,476	21,682	- 3.5%
\$500,001 to \$750,000	10,729	11,015	+ 2.7%
\$750,001 to \$1,000,000	3,360	3,277	- 2.5%
\$1,000,001 and Above	3,917	3,428	- 12.5%
All Price Ranges	119,012	93,937	- 21.1%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	9,340	6,309	- 32.5%
3 Bedrooms	24,927	14,778	- 40.7%
4 Bedrooms or More	26,730	21,844	- 18.3%
All Bedroom Counts	97,042	78,021	- 19.6%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	4,640	1,809	- 61.0%
\$150,001 to \$250,000	7,709	5,293	- 31.3%
\$250,001 to \$350,000	4,882	4,387	- 10.1%
\$350,001 to \$500,000	2,330	2,464	+ 5.8%
\$500,001 to \$750,000	1,240	1,126	- 9.2%
\$750,001 to \$1,000,000	386	356	- 7.8%
\$1,000,001 and Above	341	262	- 23.2%
All Price Ranges	21,534	15,697	- 27.1%

By Bedroom Count

By Price Range	4-2022	4-2023	Change
2 Bedrooms or Less	18,806	14,447	- 23.2%
3 Bedrooms	57,763	45,402	- 21.4%
4 Bedrooms or More	41,785	33,629	- 19.5%
All Bedroom Counts	119,012	93,937	- 21.1%

By Price Range

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	7,526	6,354	- 15.6%
3 Bedrooms	48,894	38,938	- 20.4%
4 Bedrooms or More	40,565	32,718	- 19.3%
All Bedroom Counts	97,042	78,021	- 19.6%

By Price Range	4-2022	4-2023	Change
Single-Family Homes	97,042	78,021	- 19.6%
Condos	21,534	15,697	- 27.1%

Days On Market Until Sale

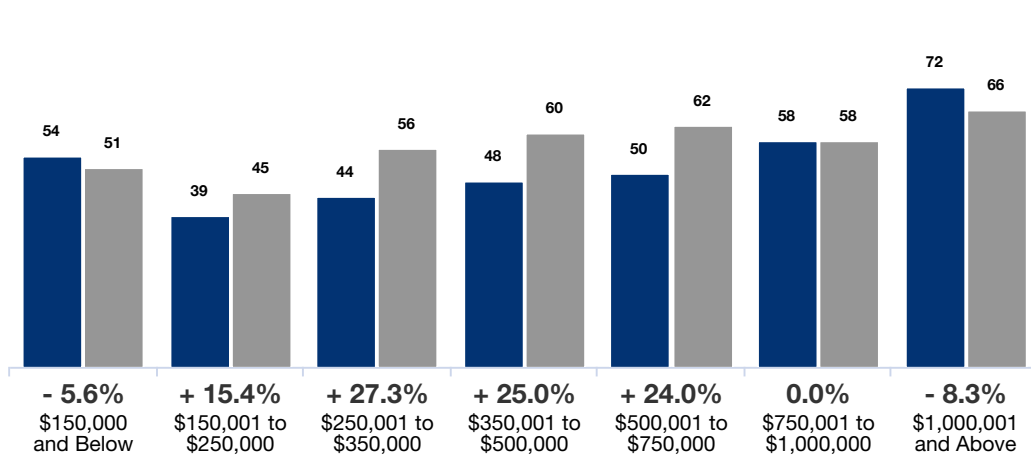


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

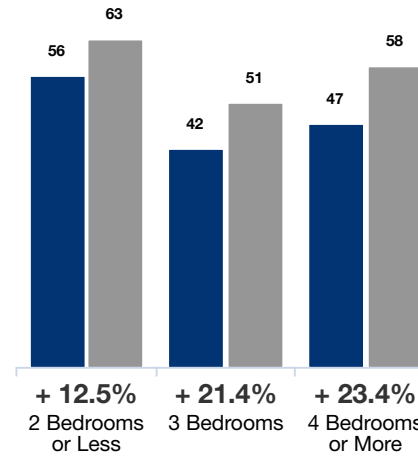
By Price Range

■ 4-2022 ■ 4-2023



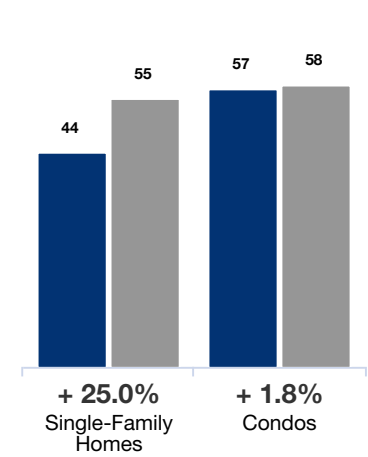
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	54	51	- 5.6%
\$150,001 to \$250,000	39	45	+ 15.4%
\$250,001 to \$350,000	44	56	+ 27.3%
\$350,001 to \$500,000	48	60	+ 25.0%
\$500,001 to \$750,000	50	62	+ 24.0%
\$750,001 to \$1,000,000	58	58	0.0%
\$1,000,001 and Above	72	66	- 8.3%
All Price Ranges	46	56	+ 21.7%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	48	50	+ 4.2%
3 Bedrooms	35	41	+ 17.1%
4 Bedrooms or More	43	56	+ 30.2%
All Bedroom Counts	46	61	+ 32.6%
2 Bedrooms or Less	47	62	+ 31.9%
3 Bedrooms	56	56	0.0%
4 Bedrooms or More	71	59	- 16.9%
All Bedroom Counts	56	66	- 7.0%
All Bedroom Counts	44	55	+ 25.0%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	65	53	- 18.5%
\$150,001 to \$250,000	51	59	+ 15.7%
\$250,001 to \$350,000	49	59	+ 20.4%
\$350,001 to \$500,000	58	56	- 3.4%
\$500,001 to \$750,000	71	59	- 16.9%
\$750,001 to \$1,000,000	70	68	- 2.9%
\$1,000,001 and Above	83	69	- 16.9%
All Price Ranges	57	58	+ 1.8%

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	56	63	+ 12.5%
3 Bedrooms	42	51	+ 21.4%
4 Bedrooms or More	47	58	+ 23.4%
All Bedroom Counts	46	56	+ 21.7%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	52	73	+ 40.4%
\$150,001 to \$250,000	41	50	+ 22.0%
\$250,001 to \$350,000	46	57	+ 23.9%
\$350,001 to \$500,000	58	55	- 5.2%
\$500,001 to \$750,000	51	59	+ 15.7%
\$750,001 to \$1,000,000	57	68	+ 19.3%
\$1,000,001 and Above	57	58	+ 1.8%
All Price Ranges	57	58	+ 1.8%

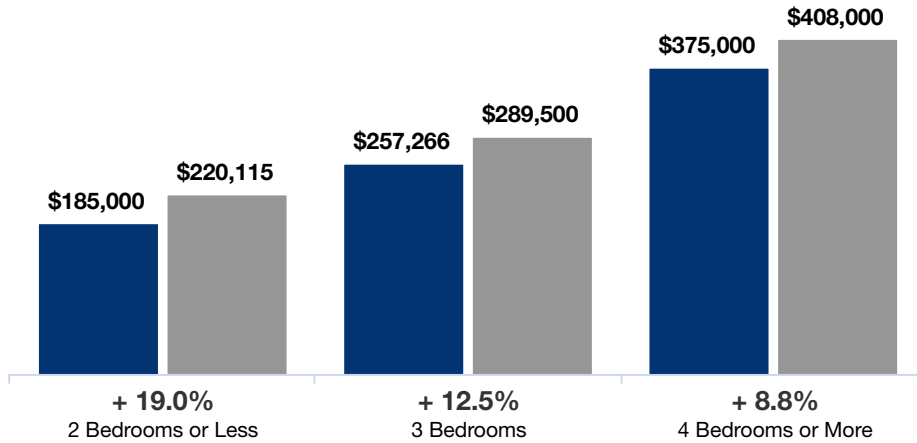
Median Sales Price



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

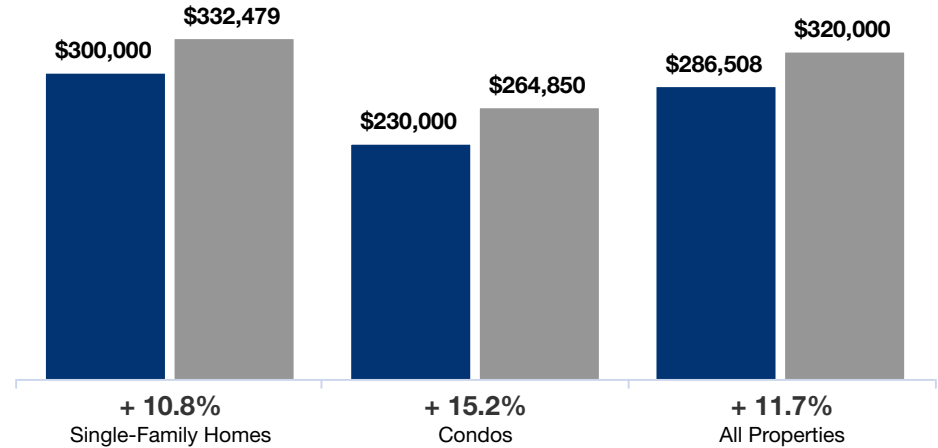
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Bedroom Count

	4-2022	4-2023	Change
2 Bedrooms or Less	\$185,000	\$220,115	+ 19.0%
3 Bedrooms	\$257,266	\$289,500	+ 12.5%
4 Bedrooms or More	\$375,000	\$408,000	+ 8.8%
All Bedroom Counts	\$286,508	\$320,000	+ 11.7%

Single-Family Homes

	4-2022	4-2023	Change
Single-Family Homes	\$177,175	\$199,000	+ 12.3%
Single-Family Homes	\$255,000	\$285,164	+ 11.8%
Single-Family Homes	\$375,000	\$408,230	+ 8.9%
All Single-Family Homes	\$300,000	\$332,479	+ 10.8%

Condos

	4-2022	4-2023	Change
Condos	\$190,000	\$232,000	+ 22.1%
Condos	\$264,494	\$301,280	+ 13.9%
Condos	\$370,000	\$400,000	+ 8.1%
All Condos	\$230,000	\$264,850	+ 15.2%

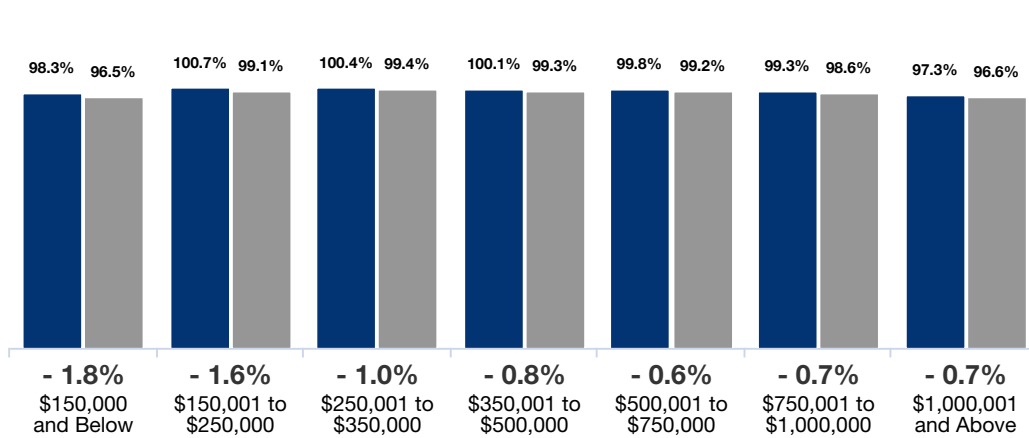
Percent of List Price Received



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.**

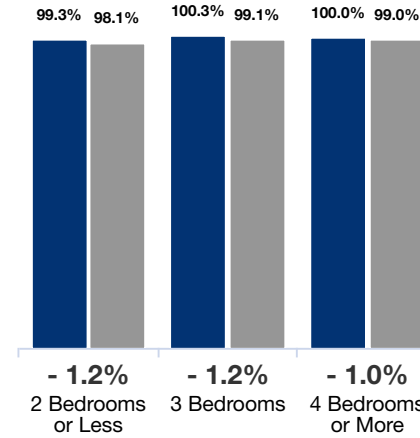
By Price Range

■ 4-2022 ■ 4-2023



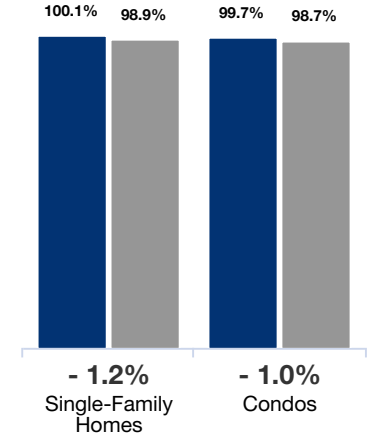
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	98.3%	96.5%	-1.8%
\$150,001 to \$250,000	100.7%	99.1%	-1.6%
\$250,001 to \$350,000	100.4%	99.4%	-1.0%
\$350,001 to \$500,000	100.1%	99.3%	-0.8%
\$500,001 to \$750,000	99.8%	99.2%	-0.6%
\$750,001 to \$1,000,000	99.3%	98.6%	-0.7%
\$1,000,001 and Above	97.3%	96.6%	-0.7%
All Price Ranges	100.0%	98.9%	-1.1%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	99.3%	98.1%	-1.2%
3 Bedrooms	100.3%	99.1%	-1.2%
4 Bedrooms or More	100.0%	99.0%	-1.0%
All Bedroom Counts	100.1%	98.9%	-1.1%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	98.0%	96.0%	-2.0%
\$150,001 to \$250,000	100.8%	99.3%	-1.5%
\$250,001 to \$350,000	100.5%	99.5%	-1.0%
\$350,001 to \$500,000	100.2%	99.3%	-0.9%
\$500,001 to \$750,000	99.8%	99.2%	-0.6%
\$750,001 to \$1,000,000	99.3%	98.5%	-0.8%
\$1,000,001 and Above	97.2%	96.6%	-0.6%
All Price Ranges	100.1%	98.9%	-1.2%

By Bedroom Count

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	99.0%	98.2%	-0.8%
\$150,001 to \$250,000	100.2%	98.8%	-1.4%
\$250,001 to \$350,000	100.0%	98.9%	-1.1%
\$350,001 to \$500,000	99.5%	99.1%	-0.4%
\$500,001 to \$750,000	99.4%	98.7%	-0.7%
\$750,001 to \$1,000,000	99.2%	98.8%	-0.4%
\$1,000,001 and Above	98.2%	96.7%	-1.5%
All Price Ranges	99.7%	98.7%	-1.0%

By Price Range

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	99.3%	98.1%	-1.2%
3 Bedrooms	100.3%	99.1%	-1.2%
4 Bedrooms or More	100.0%	99.0%	-1.0%
All Bedroom Counts	100.1%	98.9%	-1.1%

By Property Type

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	98.8%	97.7%	-1.1%
\$150,001 to \$250,000	100.3%	99.1%	-1.2%
\$250,001 to \$350,000	100.0%	99.0%	-1.0%
\$350,001 to \$500,000	100.0%	99.0%	-1.0%
\$500,001 to \$750,000	99.8%	99.2%	-0.6%
\$750,001 to \$1,000,000	99.3%	98.5%	-0.8%
\$1,000,001 and Above	97.2%	96.6%	-0.6%
All Price Ranges	100.1%	98.9%	-1.2%

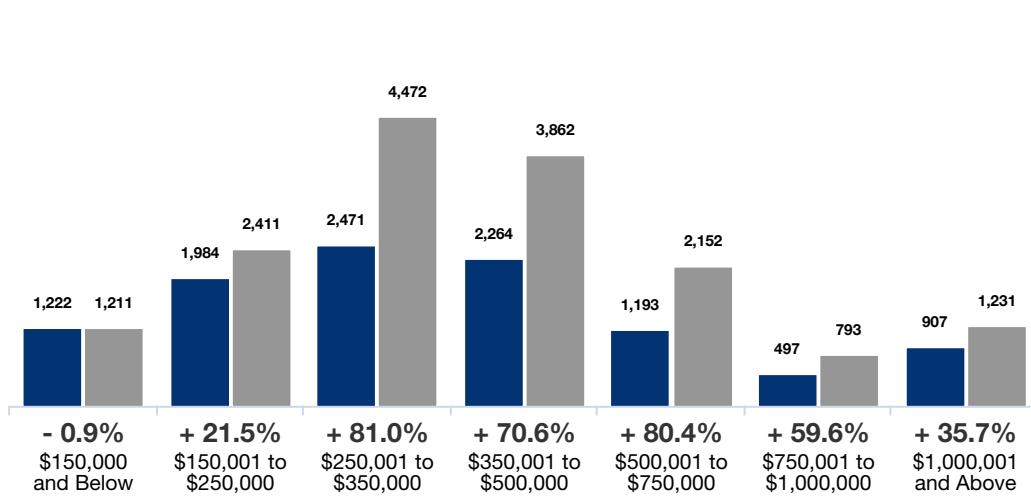
Inventory of Homes for Sale



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

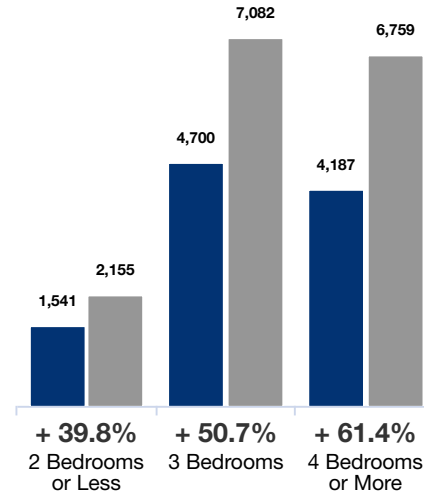
By Price Range

■ 4-2022 ■ 4-2023



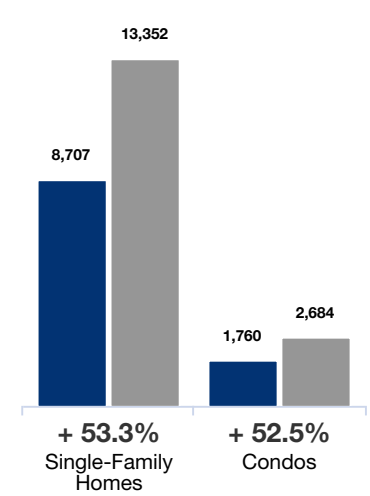
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	1,222	1,211	- 0.9%
\$150,001 to \$250,000	1,984	2,411	+ 21.5%
\$250,001 to \$350,000	2,471	4,472	+ 81.0%
\$350,001 to \$500,000	2,264	3,862	+ 70.6%
\$500,001 to \$750,000	1,193	2,152	+ 80.4%
\$750,001 to \$1,000,000	497	793	+ 59.6%
\$1,000,001 and Above	907	1,231	+ 35.7%
All Price Ranges	10,538	16,133	+ 53.1%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	1,541	2,155	+ 39.8%
3 Bedrooms	4,700	7,082	+ 50.7%
4 Bedrooms or More	4,187	6,759	+ 61.4%
All Bedroom Counts	10,538	16,133	+ 53.1%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	1,006	930	- 7.6%
\$150,001 to \$250,000	1,397	1,625	+ 16.3%
\$250,001 to \$350,000	2,046	3,657	+ 78.7%
\$350,001 to \$500,000	1,978	3,442	+ 74.0%
\$500,001 to \$750,000	1,050	1,886	+ 79.6%
\$750,001 to \$1,000,000	427	687	+ 60.9%
\$1,000,001 and Above	803	1,124	+ 40.0%
All Price Ranges	8,707	13,352	+ 53.3%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	174	215	+ 23.6%
\$150,001 to \$250,000	585	783	+ 33.8%
\$250,001 to \$350,000	417	807	+ 93.5%
\$350,001 to \$500,000	281	415	+ 47.7%
\$500,001 to \$750,000	138	260	+ 88.4%
\$750,001 to \$1,000,000	68	103	+ 51.5%
\$1,000,001 and Above	97	101	+ 4.1%
All Price Ranges	1,760	2,684	+ 52.5%

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	732	949	+ 29.6%
3 Bedrooms	3,950	5,826	+ 47.5%
4 Bedrooms or More	4,016	6,577	+ 63.8%
All Bedroom Counts	8,707	13,352	+ 53.3%

Months Supply of Inventory

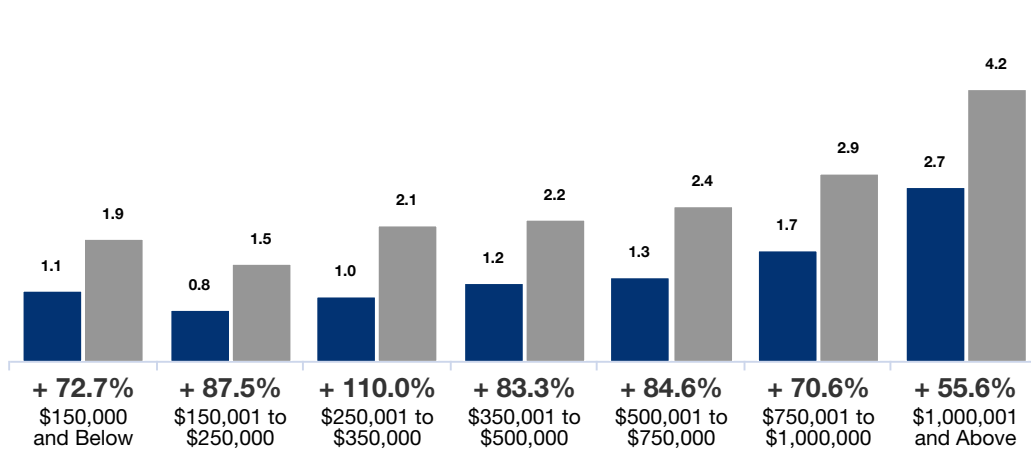


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

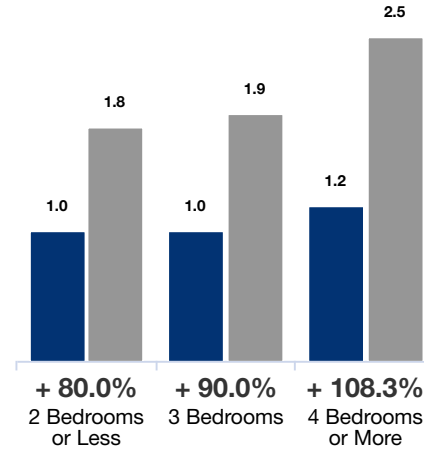
By Price Range

■ 4-2022 ■ 4-2023



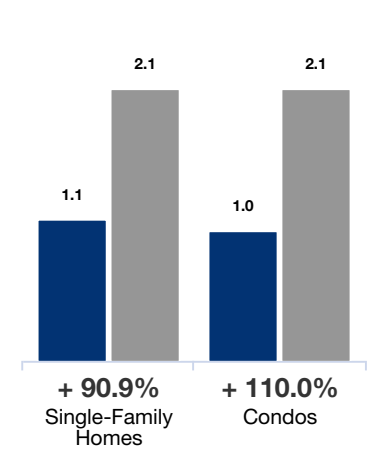
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	1.1	1.9	+ 72.7%
\$150,001 to \$250,000	0.8	1.5	+ 87.5%
\$250,001 to \$350,000	1.0	2.1	+ 110.0%
\$350,001 to \$500,000	1.2	2.2	+ 83.3%
\$500,001 to \$750,000	1.3	2.4	+ 84.6%
\$750,001 to \$1,000,000	1.7	2.9	+ 70.6%
\$1,000,001 and Above	2.7	4.2	+ 55.6%
All Price Ranges	1.1	2.1	+ 90.9%

Single-Family Homes

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	1.3	1.9	+ 46.2%
\$150,001 to \$250,000	0.7	1.4	+ 100.0%
\$250,001 to \$350,000	1.0	2.1	+ 110.0%
\$350,001 to \$500,000	1.2	2.3	+ 91.7%
\$500,001 to \$750,000	1.3	2.4	+ 84.6%
\$750,001 to \$1,000,000	1.7	2.8	+ 64.7%
\$1,000,001 and Above	2.7	4.2	+ 55.6%
All Price Ranges	1.1	2.1	+ 90.9%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	0.5	1.5	+ 200.0%
\$150,001 to \$250,000	1.0	1.9	+ 90.0%
\$250,001 to \$350,000	1.1	2.3	+ 109.1%
\$350,001 to \$500,000	1.4	2.0	+ 42.9%
\$500,001 to \$750,000	1.3	2.8	+ 115.4%
\$750,001 to \$1,000,000	2.0	3.6	+ 80.0%
\$1,000,001 and Above	3.2	4.0	+ 25.0%
All Price Ranges	1.0	2.1	+ 110.0%

By Bedroom Count

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	1.0	1.8	+ 80.0%
3 Bedrooms	1.0	1.9	+ 90.0%
4 Bedrooms or More	1.2	2.5	+ 108.3%
All Bedroom Counts	1.1	2.1	+ 90.9%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	1.1	1.9	+ 72.7%
3 Bedrooms	1.0	1.9	+ 90.0%
4 Bedrooms or More	1.2	2.5	+ 108.3%
All Bedroom Counts	1.1	2.1	+ 90.9%

Condos

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	0.9	1.8	+ 100.0%
3 Bedrooms	1.1	2.5	+ 127.3%
4 Bedrooms or More	1.8	2.4	+ 33.3%
All Bedroom Counts	1.0	2.1	+ 110.0%