

# Monthly Indicators



## September 2024

U.S. existing-home sales slid 2.5% month-over-month and 4.2% year-over-year to a seasonally adjusted annual rate of 3.86 million units, according to the National Association of REALTORS® (NAR). Meanwhile, home prices have continued to reach record heights nationwide, with NAR reporting a median sales price of \$416,700 as of last measure, a 3.1% increase from the same time last year and a new high for the month.

New Listings were up 6.5 percent to 1,841. Pending Sales decreased 34.6 percent to 768. Inventory grew 43.1 percent to 5,011 units.

Prices moved lower as Median Sales Price was down 3.4 percent to \$309,000. Days on Market increased 22.5 percent to 49 days, the twelfth consecutive month of year-over-year gains. Months Supply of Inventory was up 39.3 percent to 3.9 months, the twelfth consecutive month of year-over-year gains.

Amid slower home sales, inventory has continued to grow across the country. According to NAR, there were 1.35 million units for sale heading into September, a 0.7% increase from the previous month and a 22.7% jump from the same time last year. And while monthly existing-home sales were lower than expected this period, NAR Chief Economist Lawrence Yun believes that the rise in inventory, along with lower mortgage rates, should help sales improve in the months ahead.

## Quick Facts

<b>- 2.4%</b>	<b>- 3.4%</b>	<b>+ 39.3%</b>
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Greater Greenville Association of REALTORS®. Percent changes are calculated using rounded figures.

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12



# Market Overview

Key market metrics for the current month and year-to-date figures.



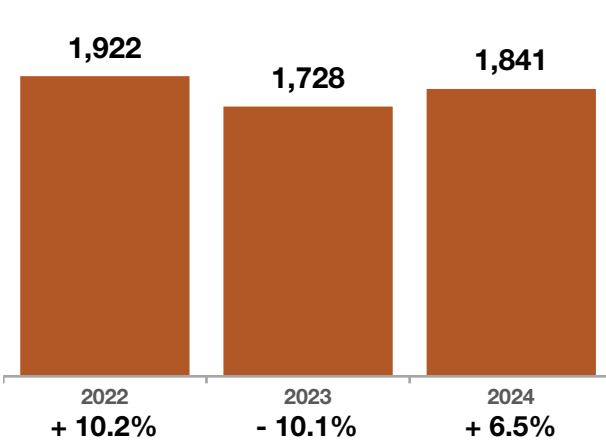
Key Metrics	Historical Sparkbars			09-2023	09-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
	09-2022	09-2023	09-2024						
New Listings				1,728	<b>1,841</b>	+ 6.5%	15,900	<b>18,565</b>	+ 16.8%
Pending Sales				1,174	<b>768</b>	- 34.6%	12,232	<b>12,394</b>	+ 1.3%
Closed Sales				1,329	<b>1,297</b>	- 2.4%	11,708	<b>12,430</b>	+ 6.2%
Days on Market				40	<b>49</b>	+ 22.5%	46	<b>47</b>	+ 2.2%
Median Sales Price				\$319,900	<b>\$309,000</b>	- 3.4%	\$310,000	<b>\$315,000</b>	+ 1.6%
Average Sales Price				\$385,290	<b>\$379,048</b>	- 1.6%	\$370,347	<b>\$382,148</b>	+ 3.2%
Pct. of List Price Received				98.7%	<b>98.3%</b>	- 0.4%	98.6%	<b>98.5%</b>	- 0.1%
Housing Affordability Index				91	<b>104</b>	+ 14.3%	94	<b>102</b>	+ 8.5%
Inventory of Homes for Sale				3,501	<b>5,011</b>	+ 43.1%	--	<b>--</b>	--
Months Supply of Inventory				2.8	<b>3.9</b>	+ 39.3%	--	<b>--</b>	--

# New Listings

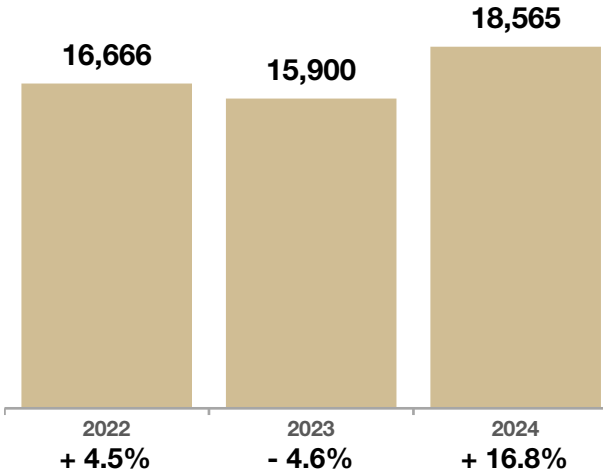
A count of the properties that have been newly listed on the market in a given month.



## September

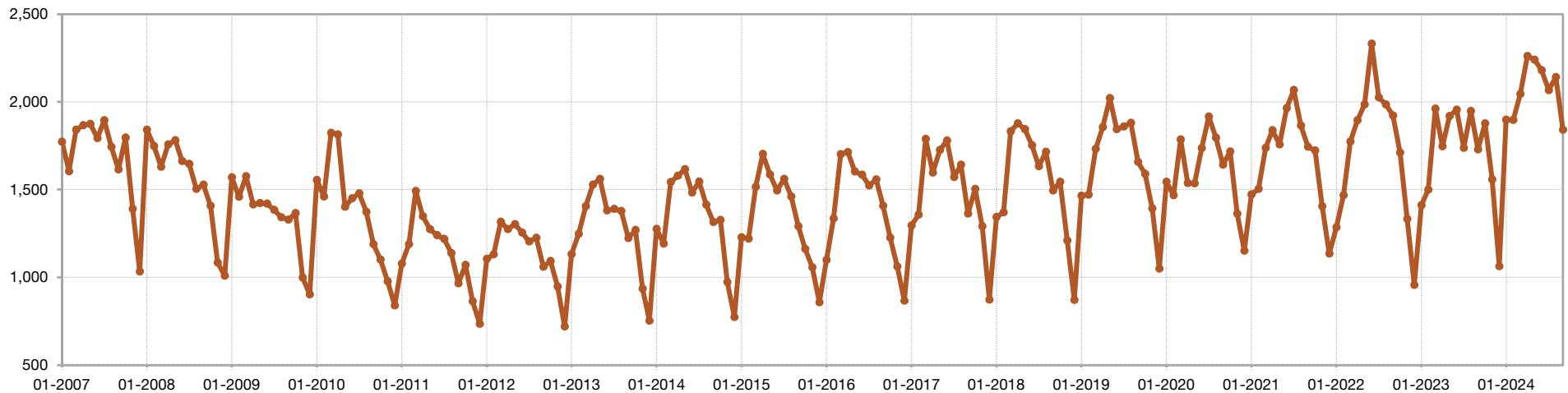


## Year to Date



	New Listings	Prior Year	Percent Change
October 2023	1,877	1,710	+9.8%
November 2023	1,558	1,333	+16.9%
December 2023	1,062	957	+11.0%
January 2024	1,897	1,410	+34.5%
February 2024	1,896	1,499	+26.5%
March 2024	2,045	1,960	+4.3%
April 2024	2,261	1,746	+29.5%
May 2024	2,240	1,918	+16.8%
June 2024	2,179	1,955	+11.5%
July 2024	2,065	1,737	+18.9%
August 2024	2,141	1,947	+10.0%
<b>September 2024</b>	<b>1,841</b>	<b>1,728</b>	<b>+6.5%</b>
12-Month Avg	1,922	1,658	+15.9%

## Historical New Listings by Month

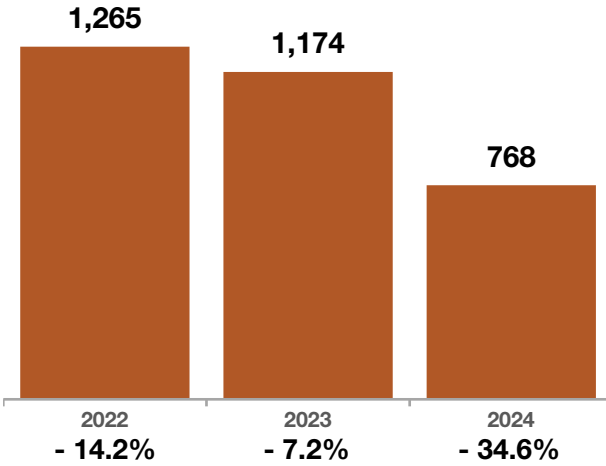


# Pending Sales

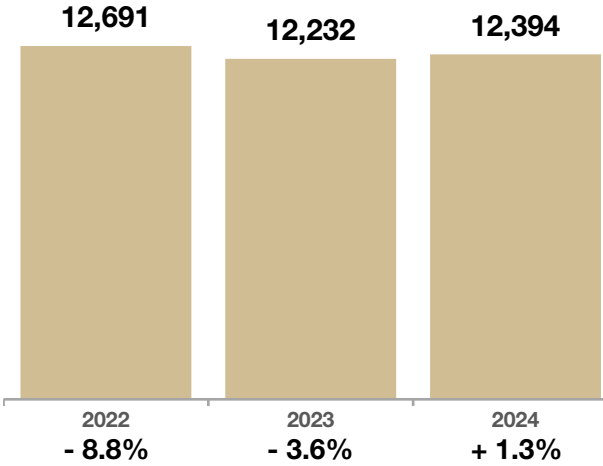
A count of the properties on which offers have been accepted in a given month.



## September

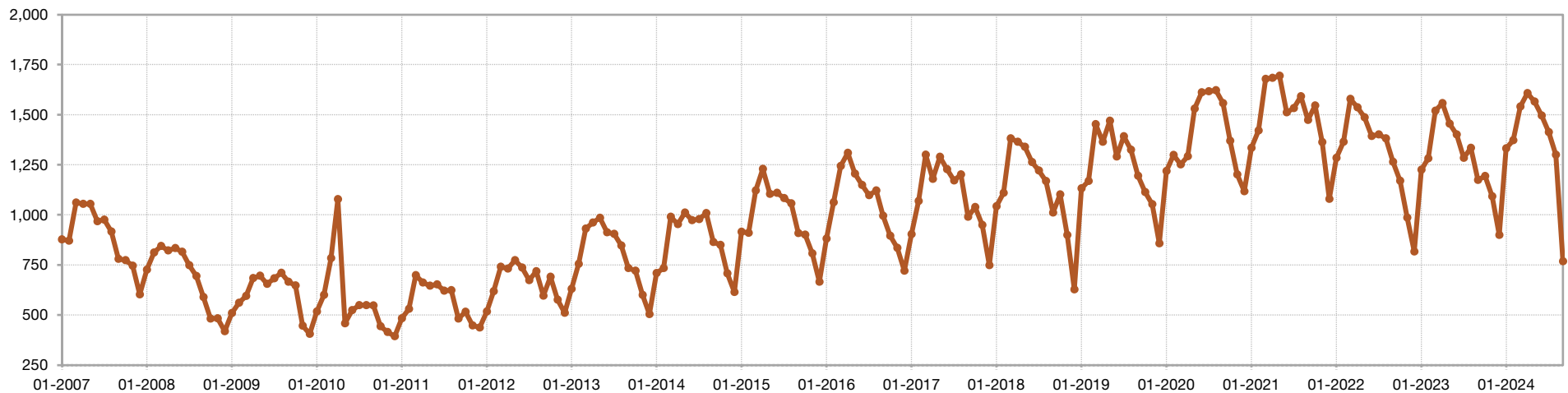


## Year to Date



	Pending Sales	Prior Year	Percent Change
October 2023	1,194	1,170	+2.1%
November 2023	1,093	986	+10.9%
December 2023	899	817	+10.0%
January 2024	1,332	1,225	+8.7%
February 2024	1,372	1,282	+7.0%
March 2024	1,540	1,520	+1.3%
April 2024	1,608	1,557	+3.3%
May 2024	1,565	1,455	+7.6%
June 2024	1,496	1,401	+6.8%
July 2024	1,413	1,284	+10.0%
August 2024	1,300	1,334	-2.5%
<b>September 2024</b>	<b>768</b>	<b>1,174</b>	<b>-34.6%</b>
12-Month Avg	1,298	1,267	+2.5%

## Historical Pending Sales by Month

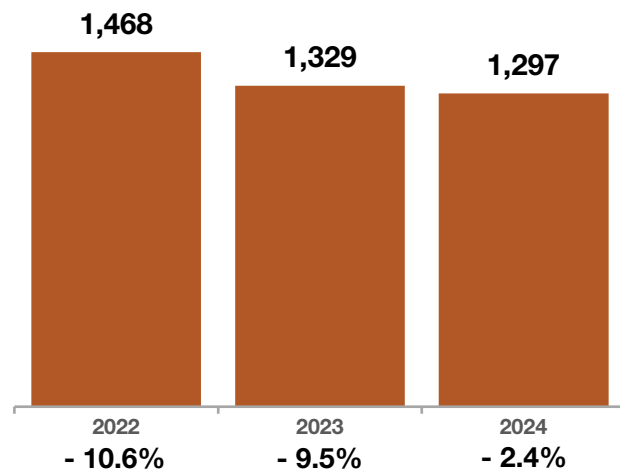


# Closed Sales

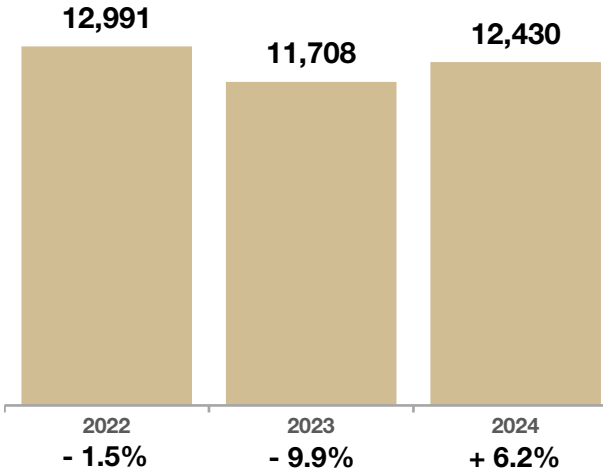
A count of the actual sales that closed in a given month.



## September

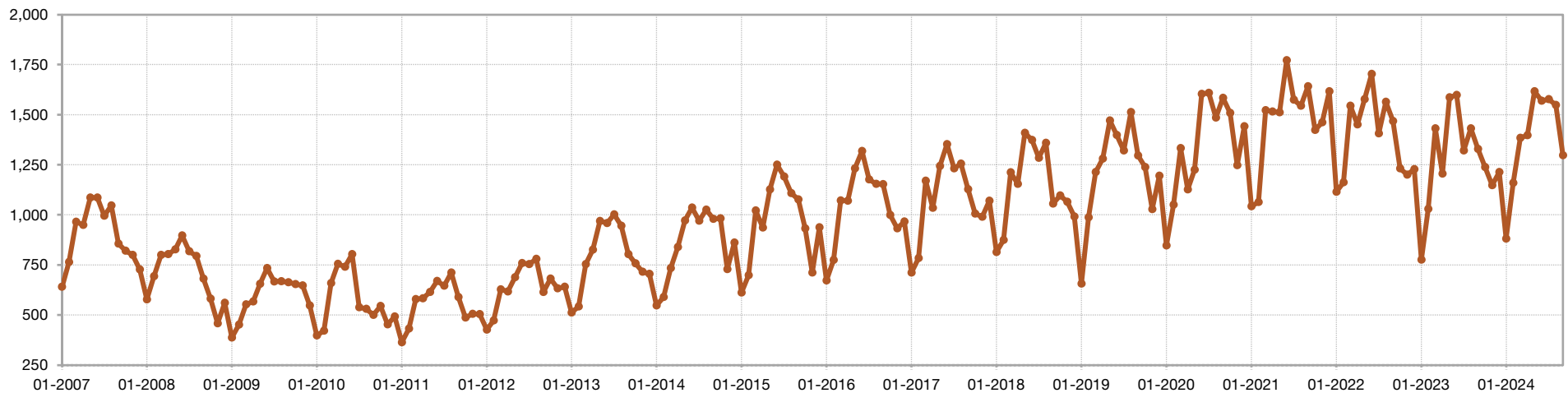


## Year to Date



	Closed Sales	Prior Year	Percent Change
October 2023	1,239	1,232	+0.6%
November 2023	1,148	1,200	-4.3%
December 2023	1,213	1,228	-1.2%
January 2024	881	776	+13.5%
February 2024	1,160	1,029	+12.7%
March 2024	1,384	1,431	-3.3%
April 2024	1,397	1,205	+15.9%
May 2024	1,617	1,587	+1.9%
June 2024	1,569	1,598	-1.8%
July 2024	1,577	1,321	+19.4%
August 2024	1,548	1,432	+8.1%
<b>September 2024</b>	<b>1,297</b>	<b>1,329</b>	<b>-2.4%</b>
12-Month Avg	1,336	1,281	+4.3%

## Historical Closed Sales by Month



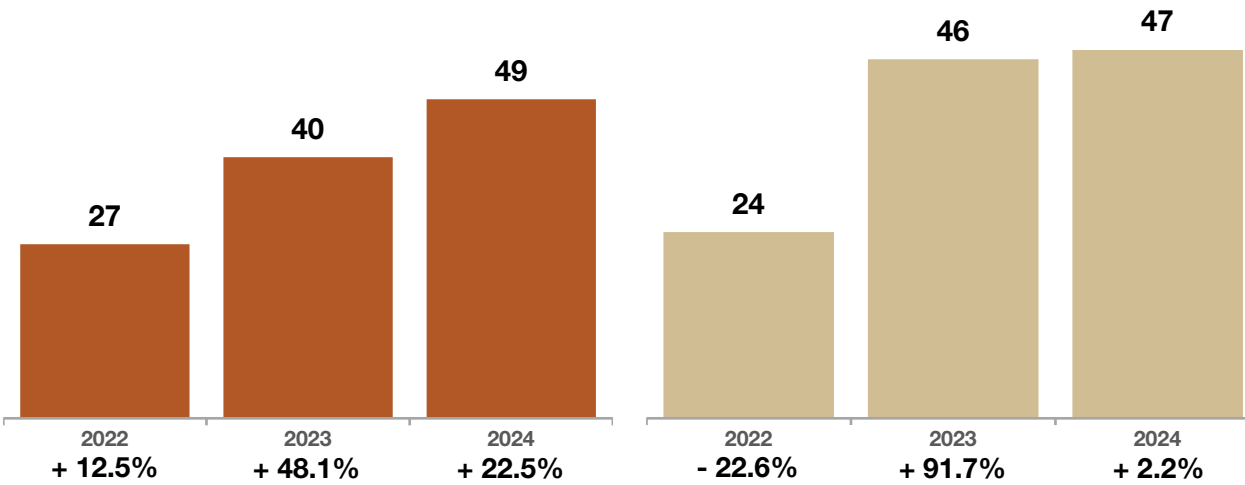
# Days on Market Until Sale

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



## September

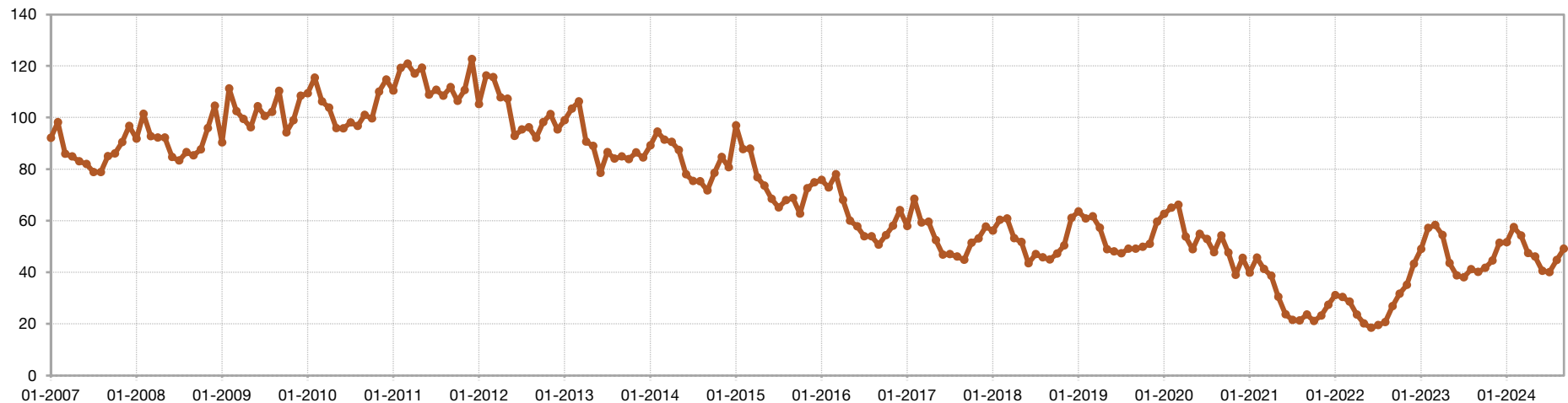
## Year to Date



Days on Market	Prior Year	Percent Change
October 2023	32	+31.3%
November 2023	35	+28.6%
December 2023	43	+18.6%
January 2024	49	+6.1%
February 2024	57	0.0%
March 2024	58	-6.9%
April 2024	54	-13.0%
May 2024	44	+4.5%
June 2024	39	+2.6%
July 2024	38	+5.3%
August 2024	41	+9.8%
<b>September 2024</b>	<b>40</b>	<b>+22.5%</b>
12-Month Avg*	47	+6.8%

\* Average Days on Market of all properties from October 2023 through September 2024. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

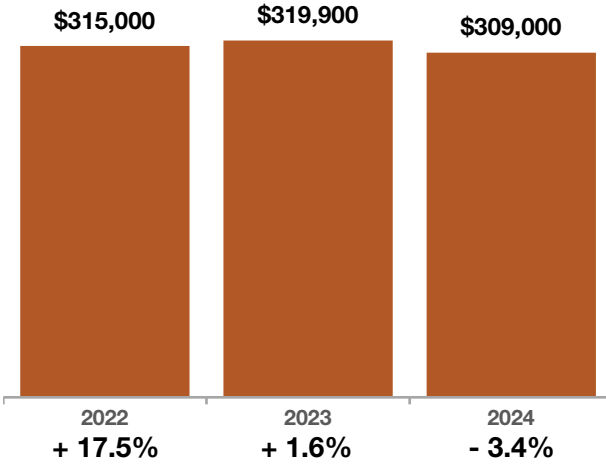


# Median Sales Price

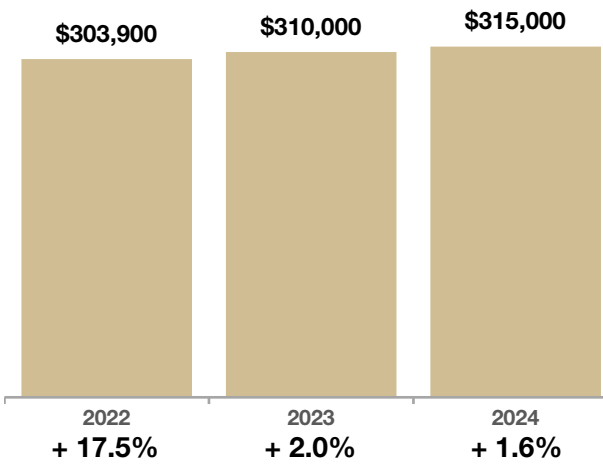
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## September



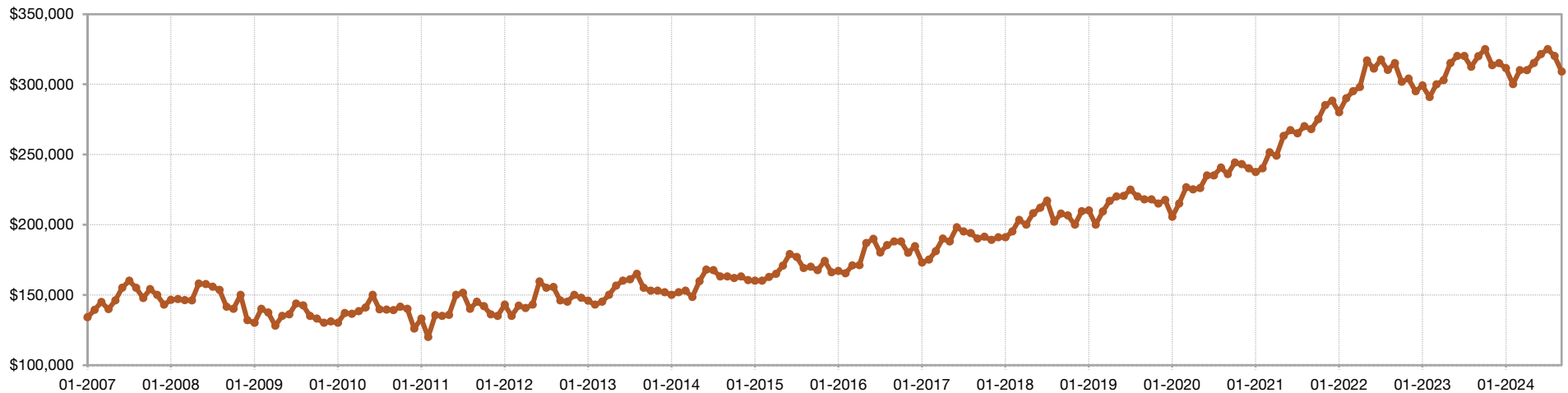
## Year to Date



	Median Sales Price	Prior Year	Percent Change
October 2023	\$324,900	\$301,745	+7.7%
November 2023	\$313,400	\$303,945	+3.1%
December 2023	\$315,000	\$295,000	+6.8%
January 2024	\$311,500	\$299,000	+4.2%
February 2024	\$299,958	\$290,745	+3.2%
March 2024	\$310,000	\$299,900	+3.4%
April 2024	\$310,005	\$302,890	+2.3%
May 2024	\$314,900	\$315,000	-0.0%
June 2024	\$321,385	\$320,000	+0.4%
July 2024	\$324,990	\$320,000	+1.6%
August 2024	\$320,000	\$312,345	+2.5%
<b>September 2024</b>	<b>\$309,000</b>	<b>\$319,900</b>	<b>-3.4%</b>
12-Month Med*	\$315,000	\$307,500	+2.4%

\* Median Sales Price of all properties from October 2023 through September 2024. This is not the median of the individual figures above.

## Historical Median Sales Price by Month

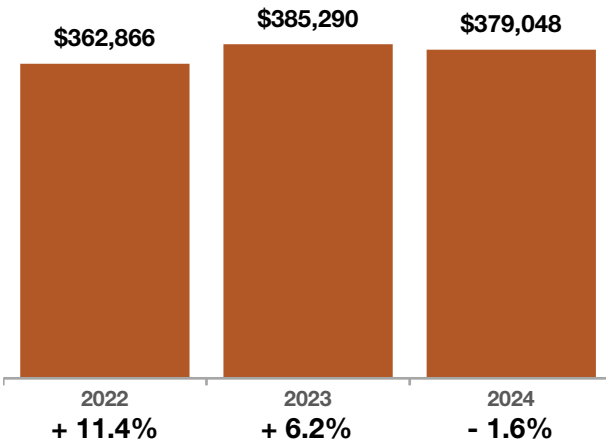


# Average Sales Price

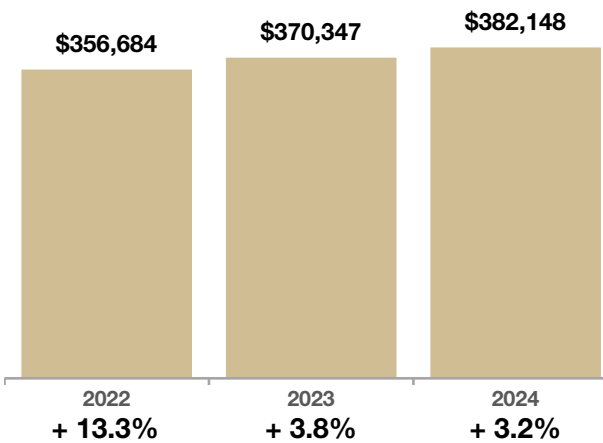
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## September



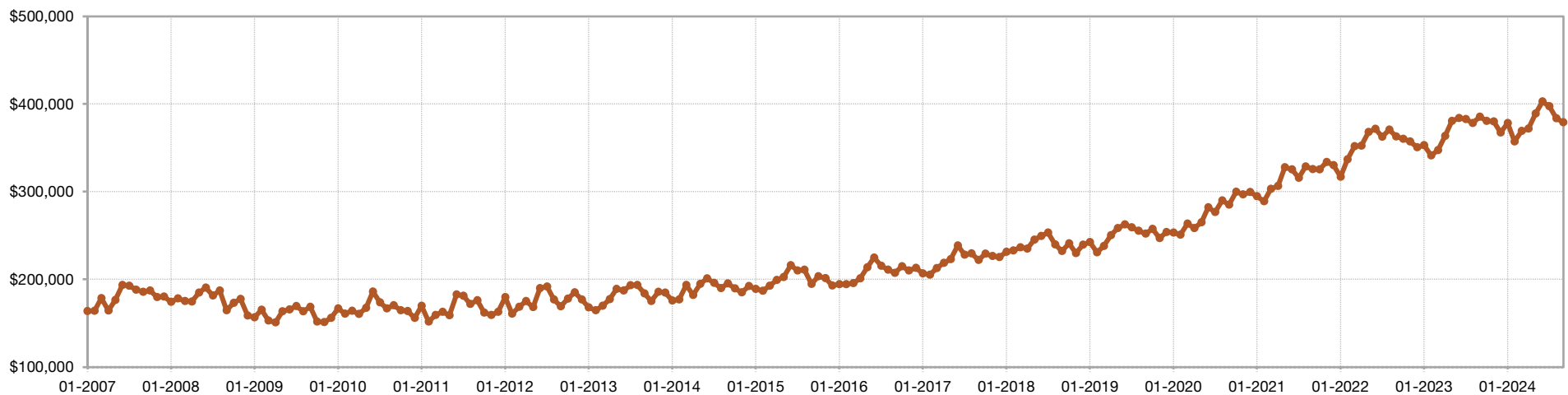
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
October 2023	\$380,669	\$360,181	+5.7%
November 2023	\$379,835	\$357,200	+6.3%
December 2023	\$367,459	\$350,528	+4.8%
January 2024	\$378,039	\$352,994	+7.1%
February 2024	\$357,050	\$341,300	+4.6%
March 2024	\$369,165	\$347,085	+6.4%
April 2024	\$371,760	\$363,336	+2.3%
May 2024	\$389,091	\$380,598	+2.2%
June 2024	\$402,639	\$383,917	+4.9%
July 2024	\$397,257	\$382,628	+3.8%
August 2024	\$383,455	\$378,039	+1.4%
<b>September 2024</b>	<b>\$379,048</b>	<b>\$385,290</b>	<b>-1.6%</b>
12-Month Avg*	\$380,757	\$366,921	+3.8%

\* Avg. Sales Price of all properties from October 2023 through September 2024. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



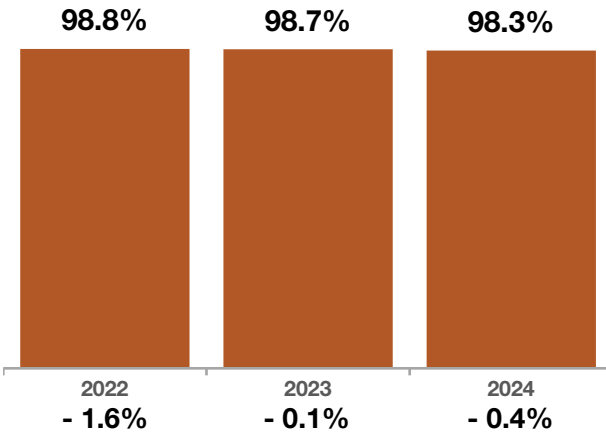


# Percent of List Price Received

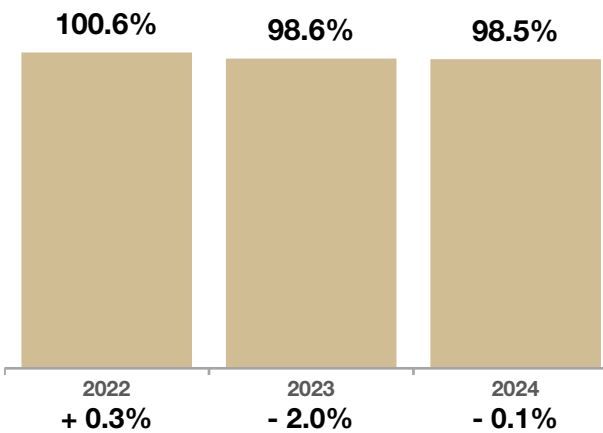
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## September



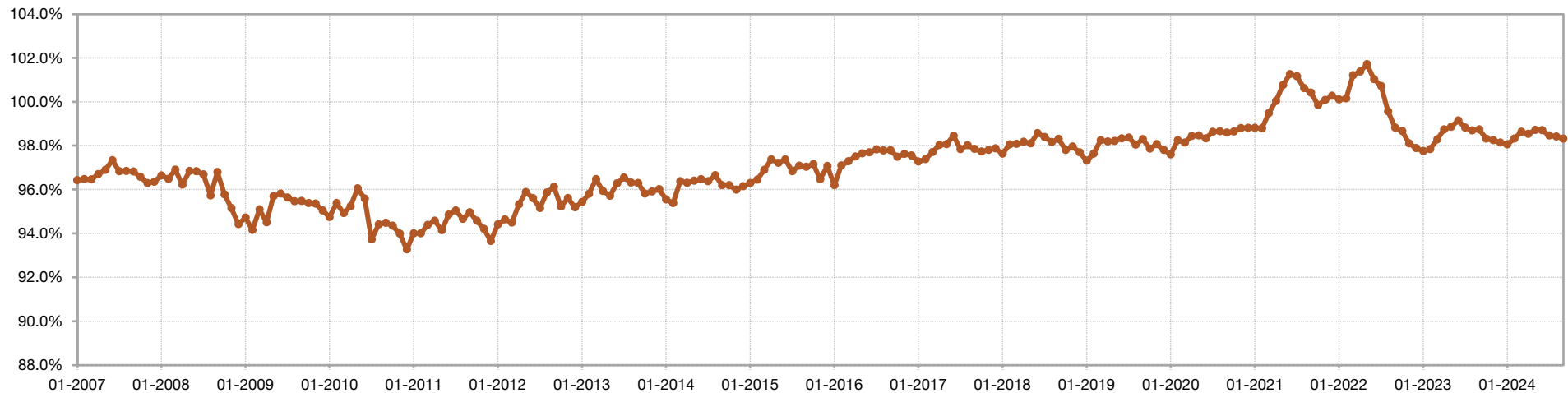
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
October 2023	98.3%	98.7%	-0.4%
November 2023	98.3%	98.1%	+0.2%
December 2023	98.1%	97.9%	+0.2%
January 2024	98.1%	97.8%	+0.3%
February 2024	98.3%	97.8%	+0.5%
March 2024	98.6%	98.3%	+0.3%
April 2024	98.5%	98.7%	-0.2%
May 2024	98.7%	98.9%	-0.2%
June 2024	98.7%	99.1%	-0.4%
July 2024	98.5%	98.8%	-0.3%
August 2024	98.4%	98.7%	-0.3%
<b>September 2024</b>	<b>98.3%</b>	<b>98.7%</b>	<b>-0.4%</b>
12-Month Avg*	98.4%	98.5%	-0.1%

\* Average Pct. of List Price Received for all properties from October 2023 through September 2024. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

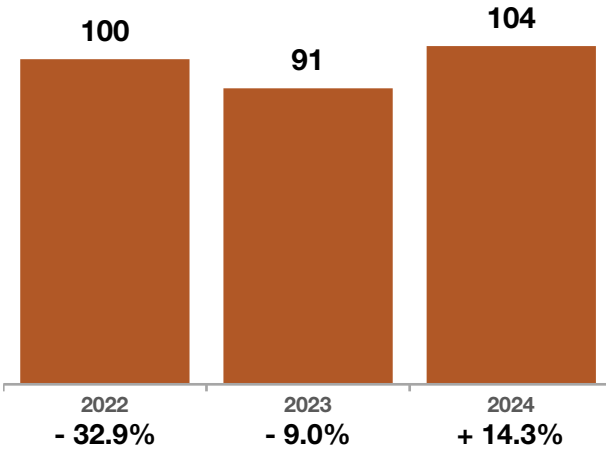


# Housing Affordability Index

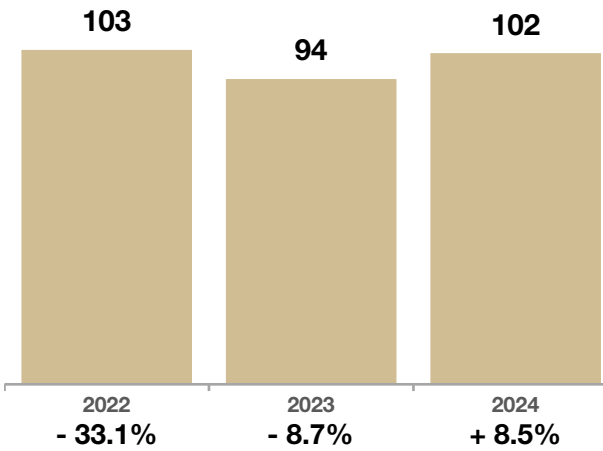
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## September

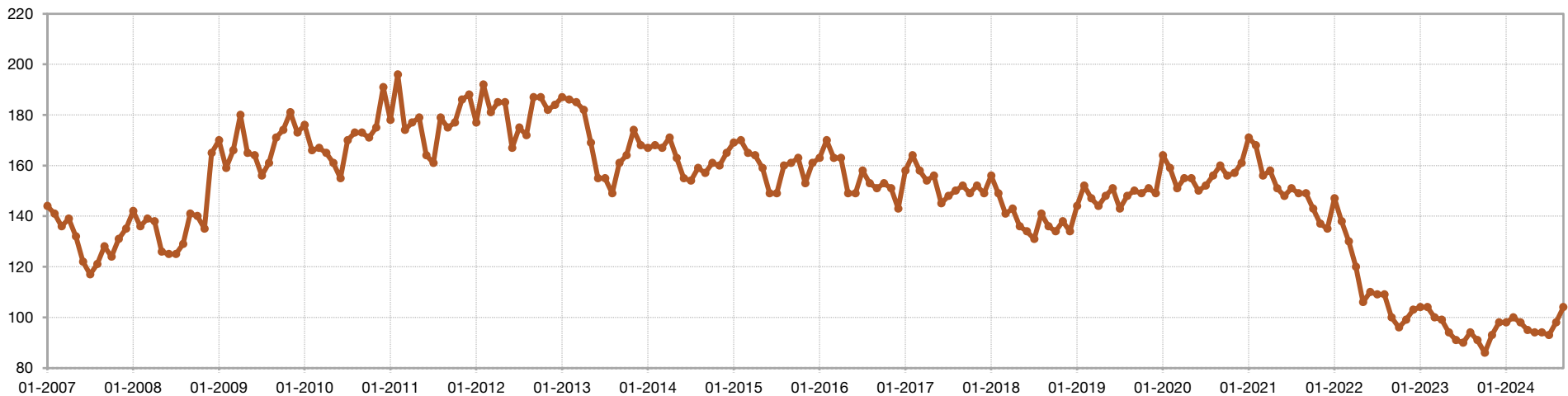


## Year to Date



	Affordability Index	Prior Year	Percent Change
October 2023	86	96	-10.4%
November 2023	93	99	-6.1%
December 2023	98	103	-4.9%
January 2024	98	104	-5.8%
February 2024	100	104	-3.8%
March 2024	98	100	-2.0%
April 2024	95	99	-4.0%
May 2024	94	94	0.0%
June 2024	94	91	+3.3%
July 2024	93	90	+3.3%
August 2024	98	94	+4.3%
<b>September 2024</b>	<b>104</b>	<b>91</b>	<b>+14.3%</b>
12-Month Avg	96	97	-1.2%

## Historical Housing Affordability Index by Month

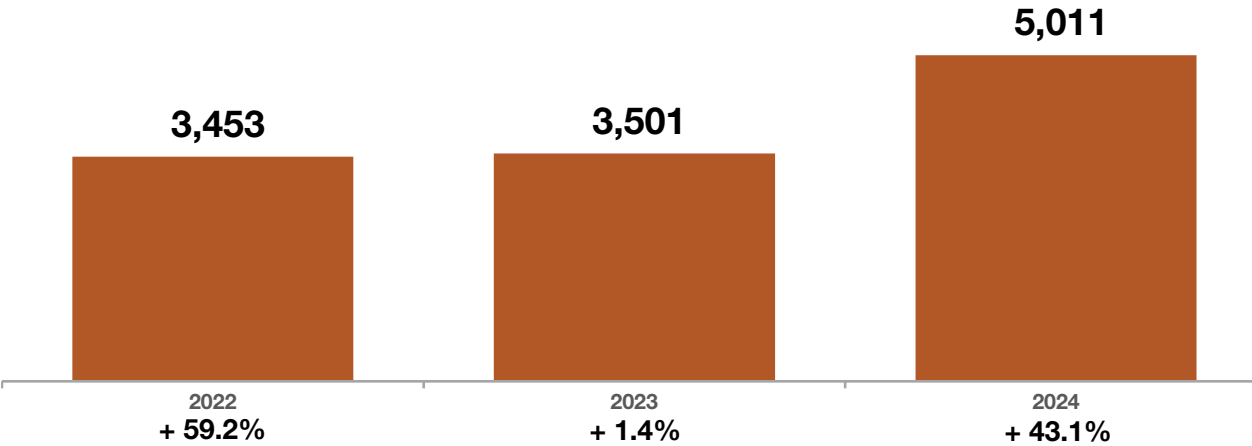


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



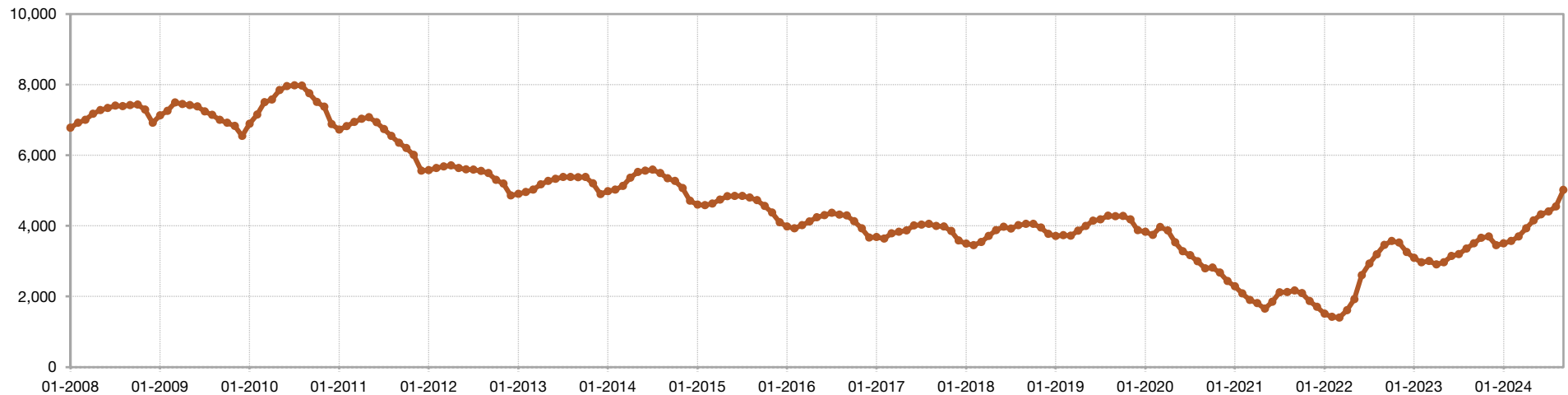
## September



	Homes for Sale	Prior Year	Percent Change
October 2023	3,654	3,567	+2.4%
November 2023	3,696	3,525	+4.9%
December 2023	3,451	3,253	+6.1%
January 2024	3,497	3,088	+13.2%
February 2024	3,570	2,964	+20.4%
March 2024	3,698	3,001	+23.2%
April 2024	3,926	2,902	+35.3%
May 2024	4,152	2,963	+40.1%
June 2024	4,322	3,141	+37.6%
July 2024	4,401	3,195	+37.7%
August 2024	4,548	3,353	+35.6%
<b>September 2024</b>	<b>5,011</b>	<b>3,501</b>	<b>+43.1%</b>
12-Month Avg*	3,994	3,204	+24.7%

\* Homes for Sale for all properties from October 2023 through September 2024. This is not the average of the individual figures above.

## Historical Inventory of Homes for Sale by Month

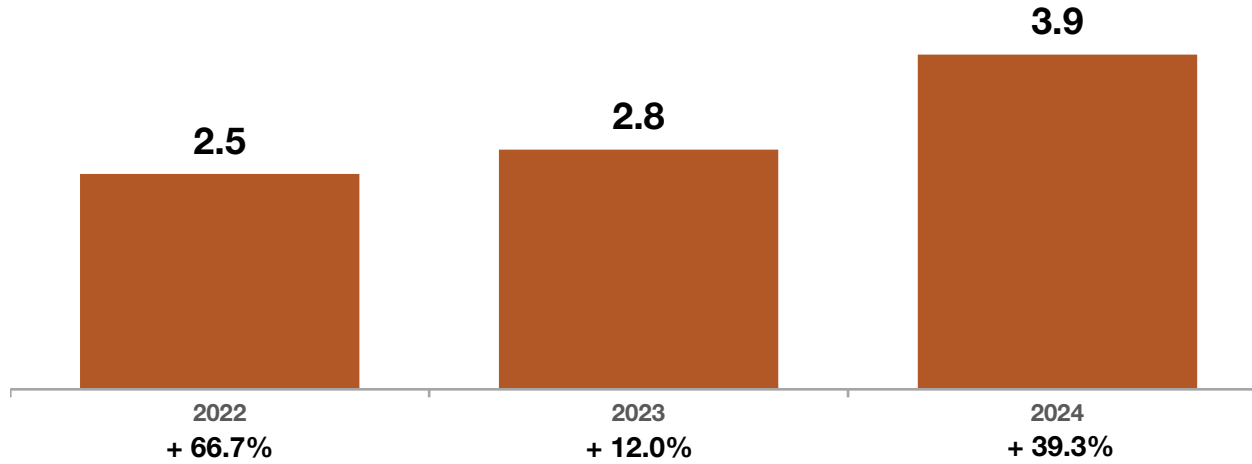


# Months Supply of Inventory

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



## September



Months Supply		Prior Year	Percent Change
October 2023	2.9	2.6	+11.5%
November 2023	2.9	2.7	+7.4%
December 2023	2.7	2.5	+8.0%
January 2024	2.7	2.4	+12.5%
February 2024	2.7	2.3	+17.4%
March 2024	2.8	2.3	+21.7%
April 2024	3.0	2.2	+36.4%
May 2024	3.2	2.3	+39.1%
June 2024	3.3	2.4	+37.5%
July 2024	3.3	2.5	+32.0%
August 2024	3.4	2.6	+30.8%
<b>September 2024</b>	<b>3.9</b>	<b>2.8</b>	<b>+39.3%</b>
12-Month Avg*	3.1	2.5	+24.0%

\* Months Supply for all properties from October 2023 through September 2024. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month

