

Monthly Indicators



December 2024

U.S. existing-home sales improved for the second consecutive month, rising 4.8% to a seasonally adjusted annual rate of 4.15 million units, an eight-month high, according to the National Association of REALTORS® (NAR). Sales were up 6.1% compared to the same time last year, marking the largest year-over-year increase since June 2021. Economists had forecast existing-home sales would come in at an annual rate of 4.07 million units for the month.

New Listings were up 22.2 percent to 1,299. Pending Sales decreased 30.1 percent to 630. Inventory grew 27.7 percent to 4,413 units.

Prices moved lower as Median Sales Price was down 1.5 percent to \$310,250. Days on Market increased 5.9 percent to 54 days. Months Supply of Inventory was up 22.2 percent to 3.3 months, indicating that supply increased relative to demand.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

Quick Facts

+ 17.3% **- 1.5%** **+ 22.2%**

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.

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Market Overview

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



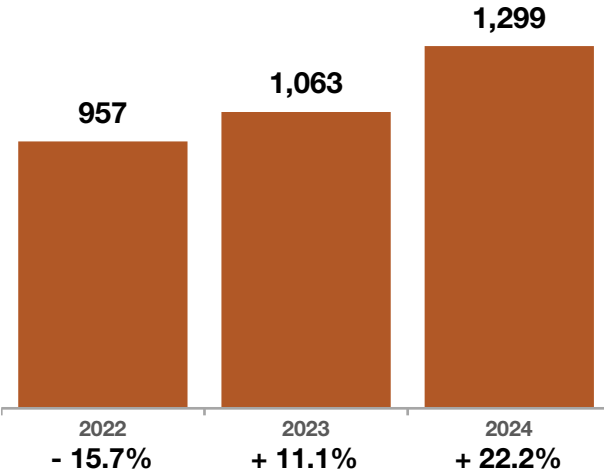
Key Metrics	Historical Sparkbars			12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
	12-2022	12-2023	12-2024						
New Listings				1,063	1,299	+ 22.2%	20,400	23,363	+ 14.5%
Pending Sales				901	630	- 30.1%	15,417	16,047	+ 4.1%
Closed Sales				1,214	1,424	+ 17.3%	15,309	16,460	+ 7.5%
Days on Market				51	54	+ 5.9%	46	49	+ 6.5%
Median Sales Price				\$315,000	\$310,250	- 1.5%	\$310,900	\$314,900	+ 1.3%
Average Sales Price				\$367,447	\$376,959	+ 2.6%	\$371,663	\$384,097	+ 3.3%
Pct. of List Price Received				98.1%	98.2%	+ 0.1%	98.5%	98.4%	- 0.1%
Housing Affordability Index				98	97	- 1.0%	99	96	- 3.0%
Inventory of Homes for Sale				3,456	4,413	+ 27.7%	--	--	--
Months Supply of Inventory				2.7	3.3	+ 22.2%	--	--	--

New Listings

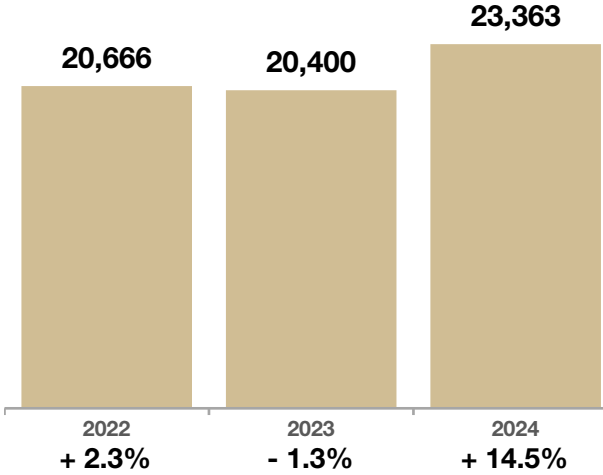
A count of the properties that have been newly listed on the market in a given month.



December

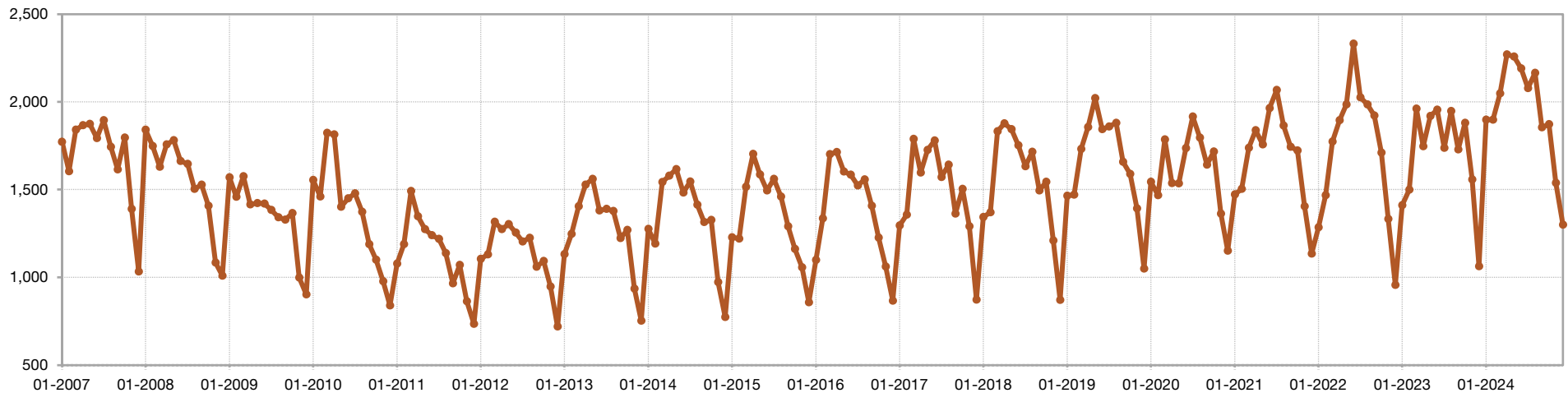


Year to Date



	New Listings	Prior Year	Percent Change
January 2024	1,897	1,410	+34.5%
February 2024	1,897	1,499	+26.6%
March 2024	2,047	1,960	+4.4%
April 2024	2,269	1,746	+30.0%
May 2024	2,257	1,918	+17.7%
June 2024	2,190	1,955	+12.0%
July 2024	2,078	1,737	+19.6%
August 2024	2,165	1,947	+11.2%
September 2024	1,854	1,728	+7.3%
October 2024	1,872	1,879	-0.4%
November 2024	1,538	1,558	-1.3%
December 2024	1,299	1,063	+22.2%
12-Month Avg	1,947	1,700	+14.5%

Historical New Listings by Month

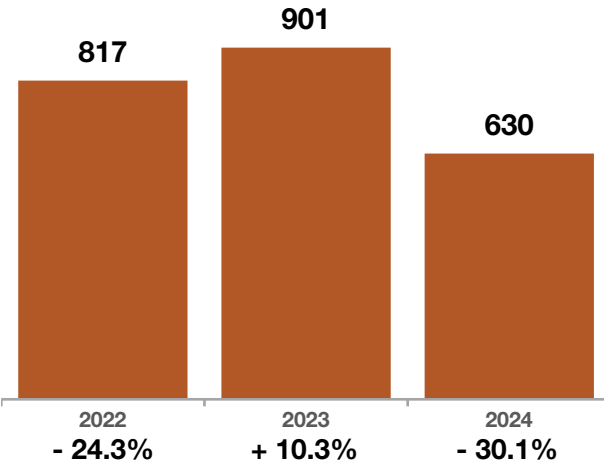


Pending Sales

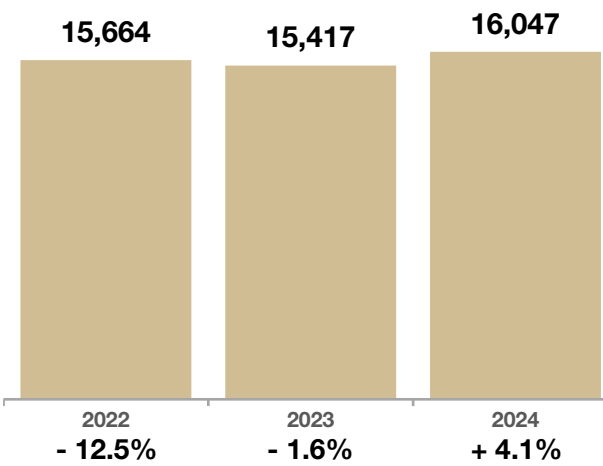
A count of the properties on which offers have been accepted in a given month.



December

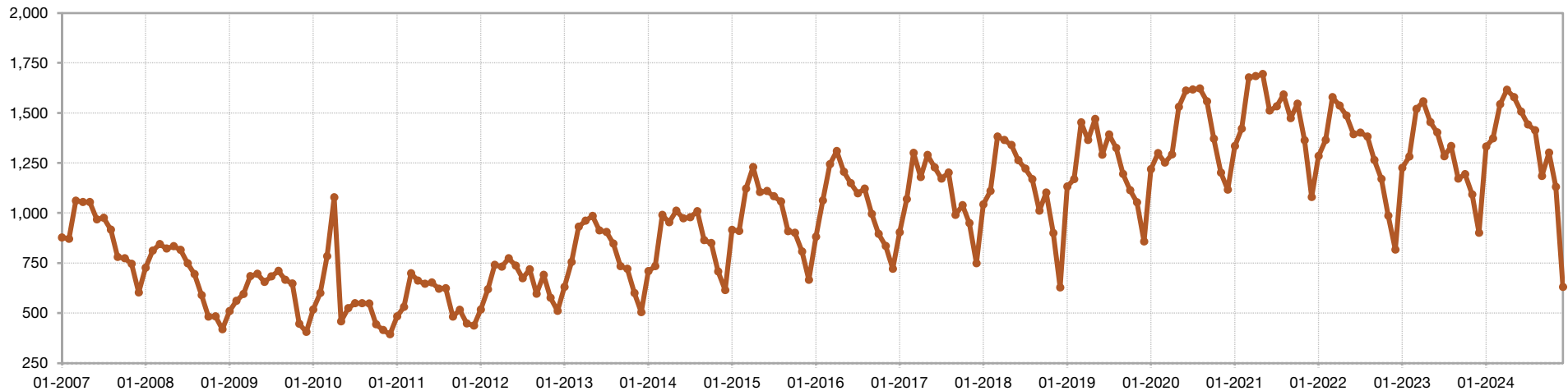


Year to Date



	Pending Sales	Prior Year	Percent Change
January 2024	1,332	1,225	+8.7%
February 2024	1,372	1,282	+7.0%
March 2024	1,543	1,520	+1.5%
April 2024	1,615	1,557	+3.7%
May 2024	1,578	1,454	+8.5%
June 2024	1,506	1,402	+7.4%
July 2024	1,442	1,283	+12.4%
August 2024	1,413	1,334	+5.9%
September 2024	1,184	1,172	+1.0%
October 2024	1,301	1,194	+9.0%
November 2024	1,131	1,093	+3.5%
December 2024	630	901	-30.1%
12-Month Avg	1,337	1,285	+4.1%

Historical Pending Sales by Month

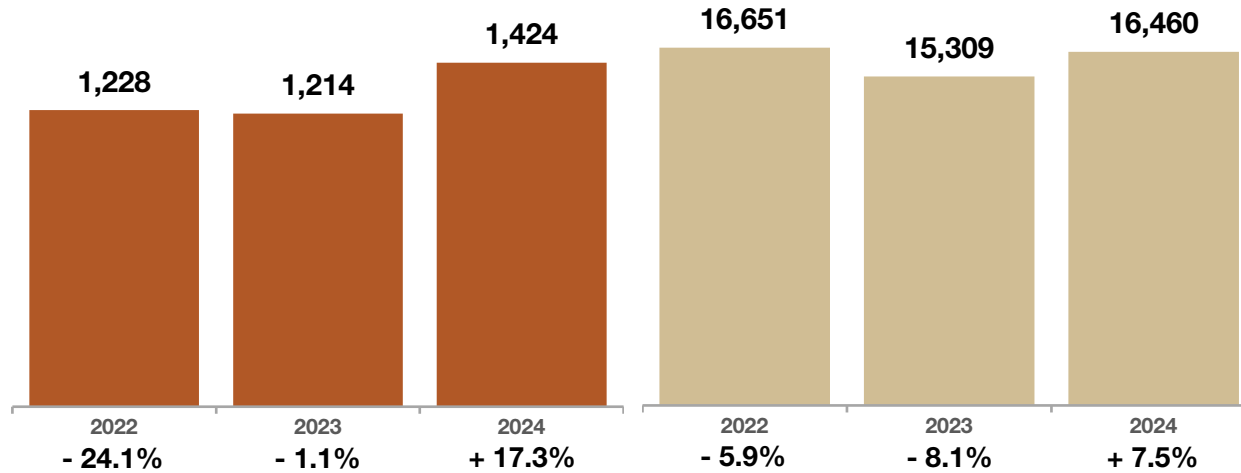


Closed Sales

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

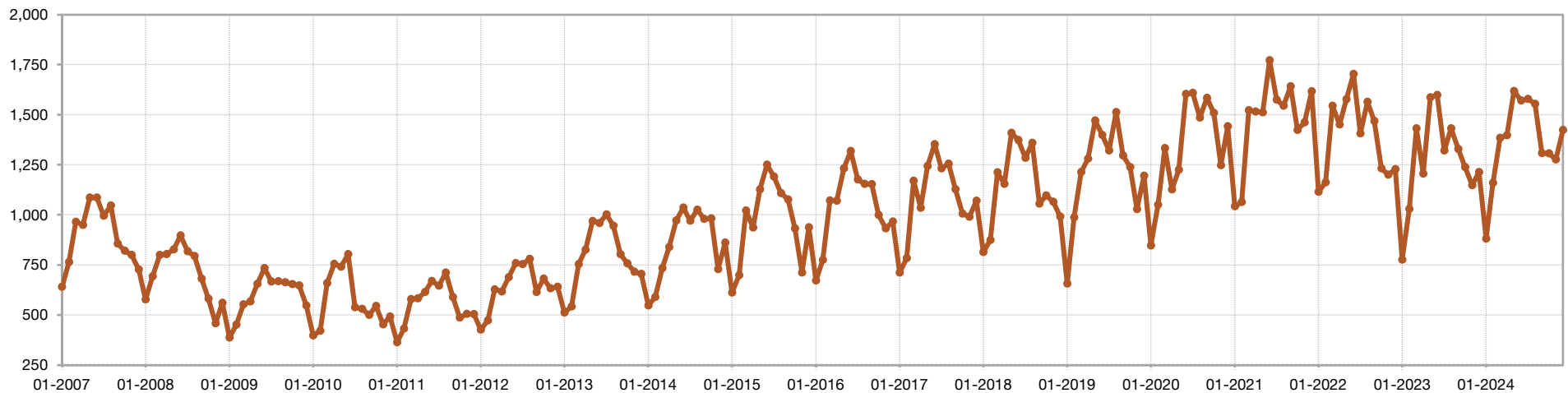


December



Closed Sales	Prior Year	Percent Change	
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	1,618	1,587	+2.0%
June 2024	1,571	1,598	-1.7%
July 2024	1,579	1,321	+19.5%
August 2024	1,554	1,432	+8.5%
September 2024	1,308	1,329	-1.6%
October 2024	1,307	1,239	+5.5%
November 2024	1,277	1,148	+11.2%
December 2024	1,424	1,214	+17.3%
12-Month Avg	1,372	1,276	+7.5%

Historical Closed Sales by Month

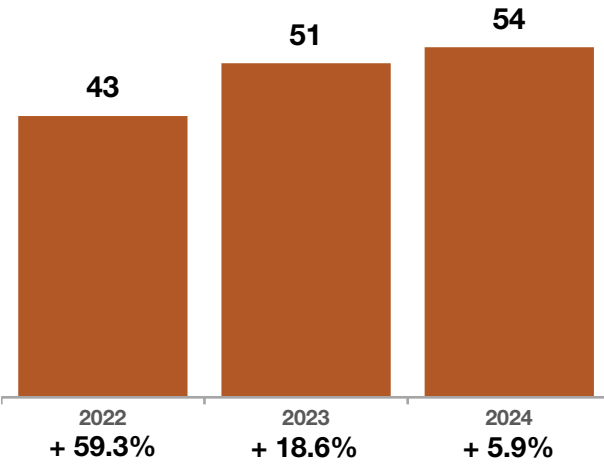


Days on Market Until Sale

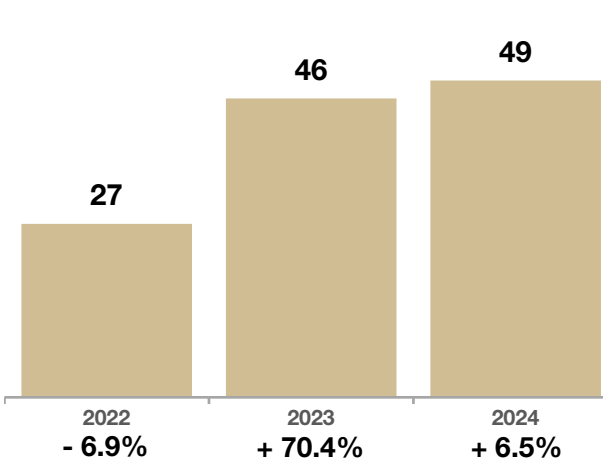
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



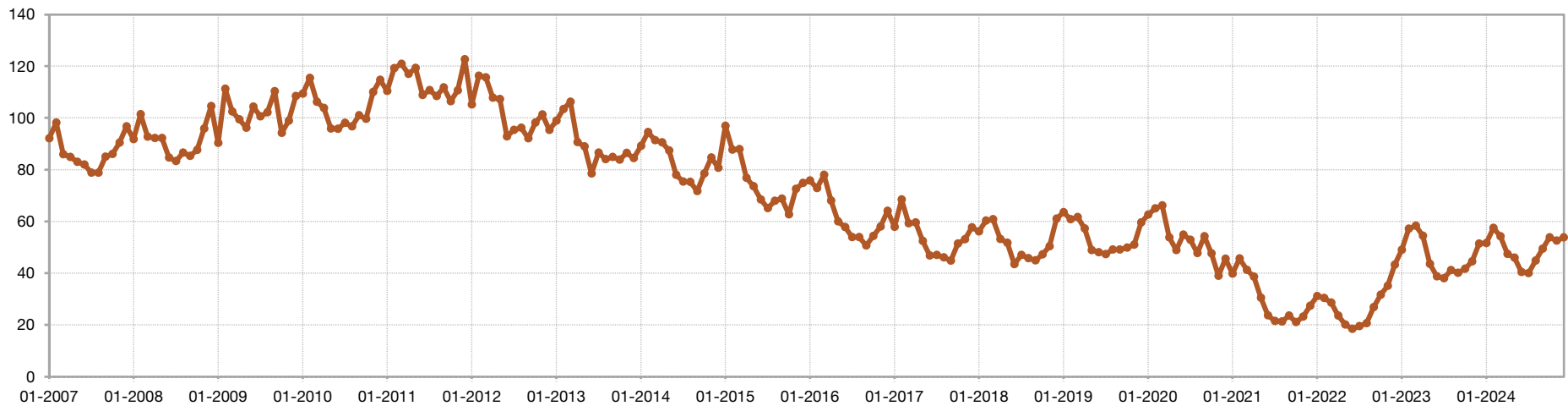
Year to Date



Days on Market	Prior Year	Percent Change	
January 2024	52	49	+6.1%
February 2024	57	57	0.0%
March 2024	54	58	-6.9%
April 2024	47	54	-13.0%
May 2024	46	44	+4.5%
June 2024	40	39	+2.6%
July 2024	40	38	+5.3%
August 2024	45	41	+9.8%
September 2024	49	40	+22.5%
October 2024	54	42	+28.6%
November 2024	53	45	+17.8%
December 2024	54	51	+5.9%
12-Month Avg*	49	46	+6.5%

* Average Days on Market of all properties from January 2024 through December 2024. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

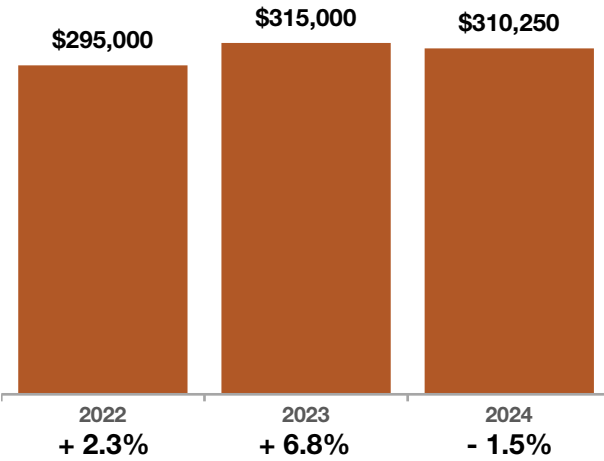


Median Sales Price

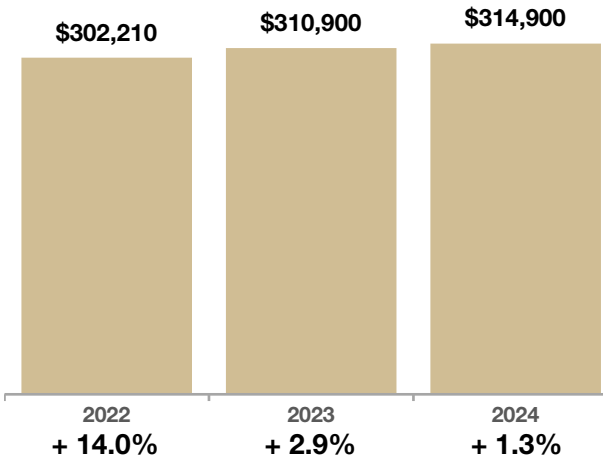
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



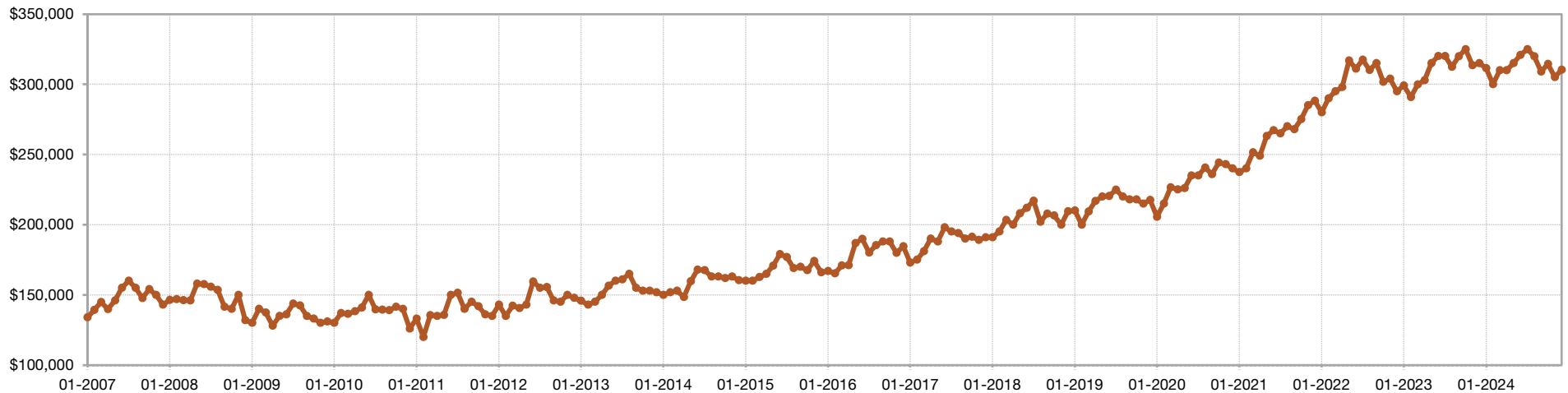
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$320,870	\$320,000	+0.3%
July 2024	\$324,990	\$320,000	+1.6%
August 2024	\$319,950	\$312,345	+2.4%
September 2024	\$309,000	\$319,900	-3.4%
October 2024	\$314,445	\$324,900	-3.2%
November 2024	\$305,000	\$313,400	-2.7%
December 2024	\$310,250	\$315,000	-1.5%
12-Month Med*	\$314,900	\$310,900	+1.3%

* Median Sales Price of all properties from January 2024 through December 2024. This is not the median of the individual figures above.

Historical Median Sales Price by Month

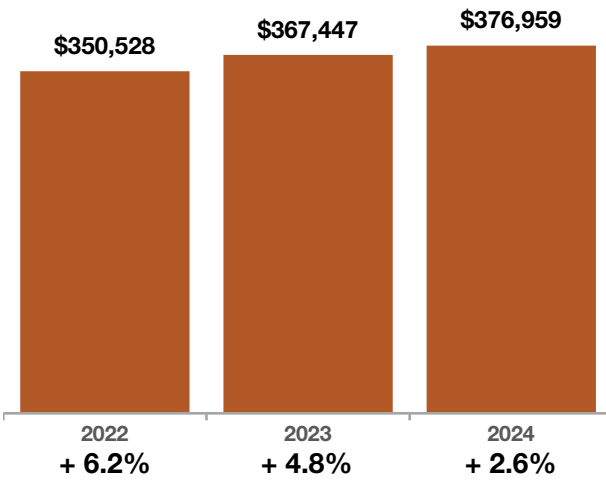


Average Sales Price

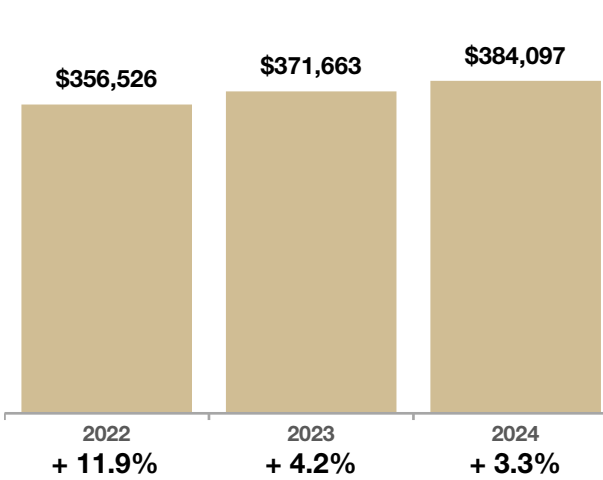
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



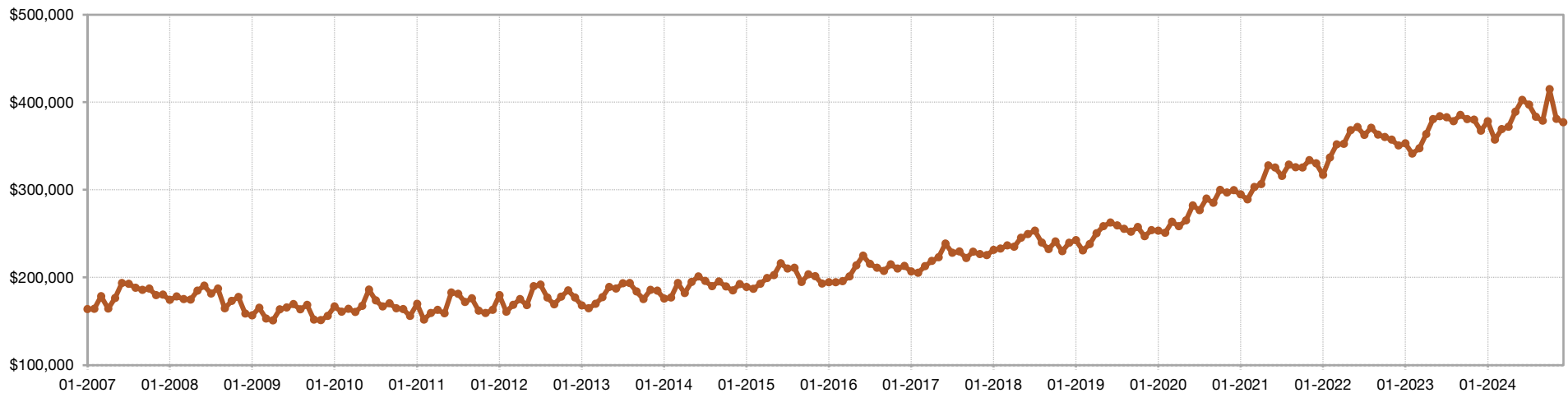
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
January 2024	\$378,039	\$352,994	+7.1%
February 2024	\$357,050	\$341,300	+4.6%
March 2024	\$369,171	\$347,085	+6.4%
April 2024	\$371,760	\$363,336	+2.3%
May 2024	\$389,093	\$380,598	+2.2%
June 2024	\$402,454	\$383,917	+4.8%
July 2024	\$397,201	\$382,628	+3.8%
August 2024	\$383,145	\$378,039	+1.4%
September 2024	\$378,742	\$385,290	-1.7%
October 2024	\$414,659	\$380,669	+8.9%
November 2024	\$380,733	\$379,835	+0.2%
December 2024	\$376,959	\$367,447	+2.6%
12-Month Avg*	\$384,097	\$371,663	+3.3%

* Avg. Sales Price of all properties from January 2024 through December 2024. This is not the average of the individual figures above.

Historical Average Sales Price by Month

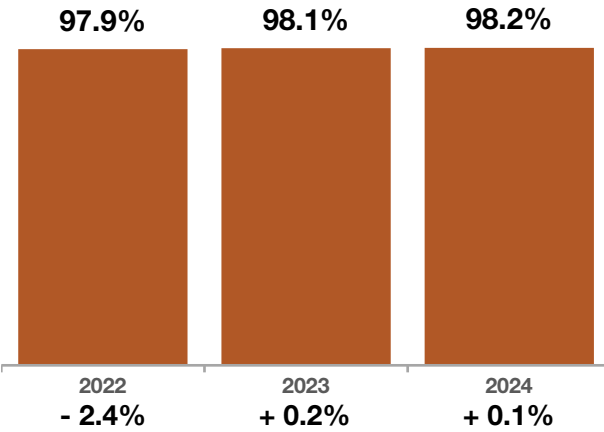


Percent of List Price Received

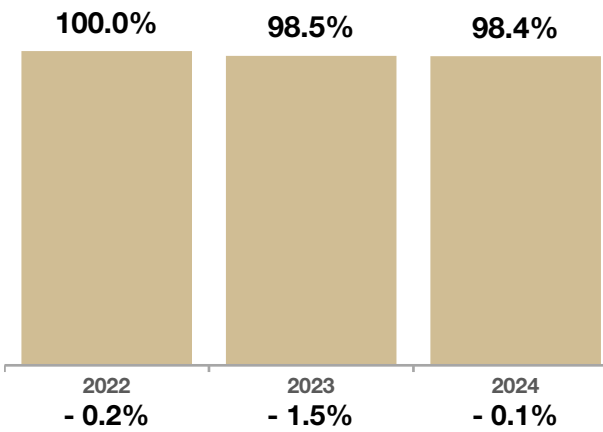
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
September 2024	98.3%	98.7%	-0.4%
October 2024	98.0%	98.3%	-0.3%
November 2024	98.3%	98.3%	0.0%
December 2024	98.2%	98.1%	+0.1%
12-Month Avg*	98.4%	98.5%	-0.1%

* Average Pct. of List Price Received for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

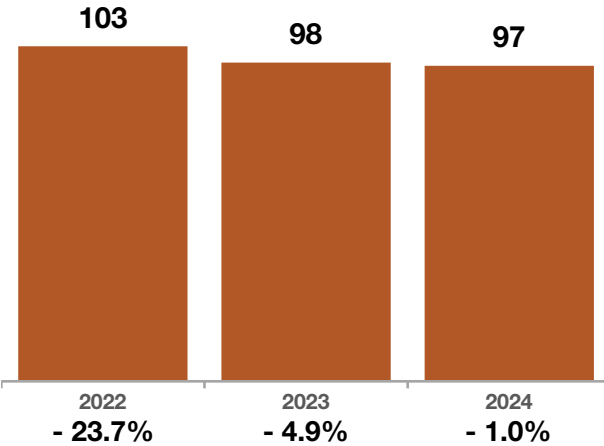


Housing Affordability Index

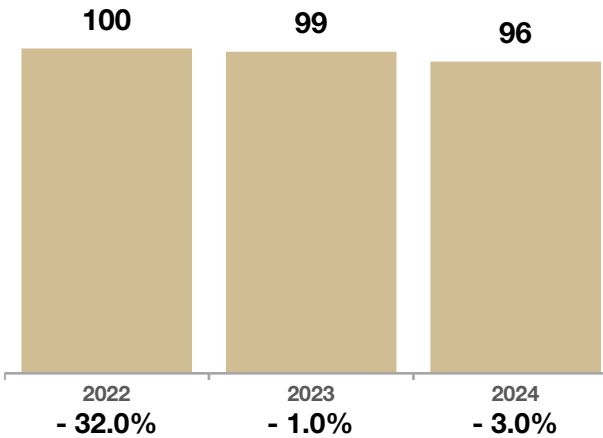
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



December

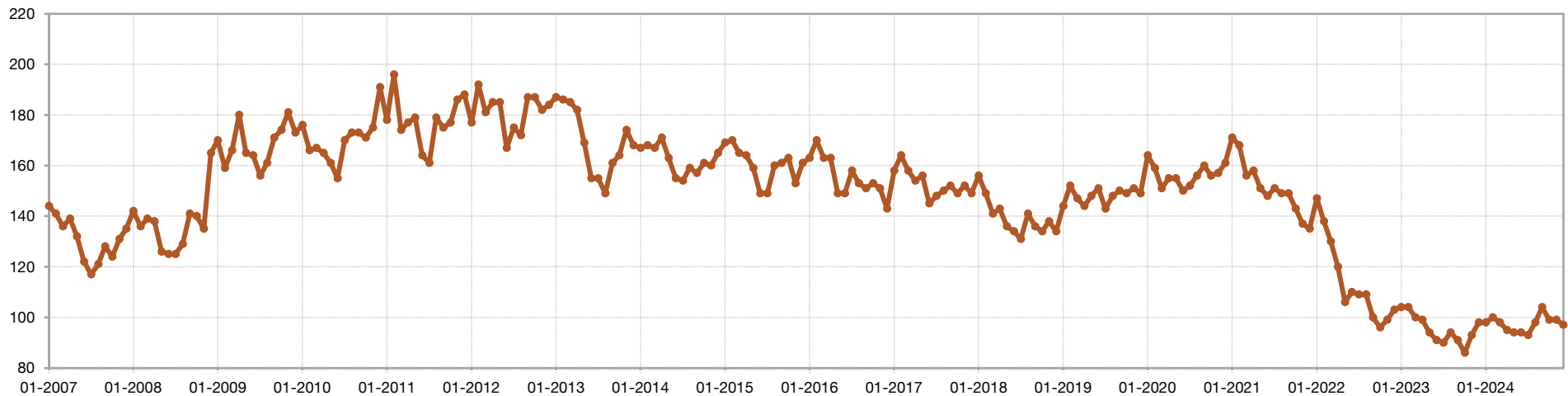


Year to Date



	Affordability Index	Prior Year	Percent Change
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%
September 2024	104	91	+14.3%
October 2024	99	86	+15.1%
November 2024	99	93	+6.5%
December 2024	97	98	-1.0%
12-Month Avg	97	95	+2.2%

Historical Housing Affordability Index by Month

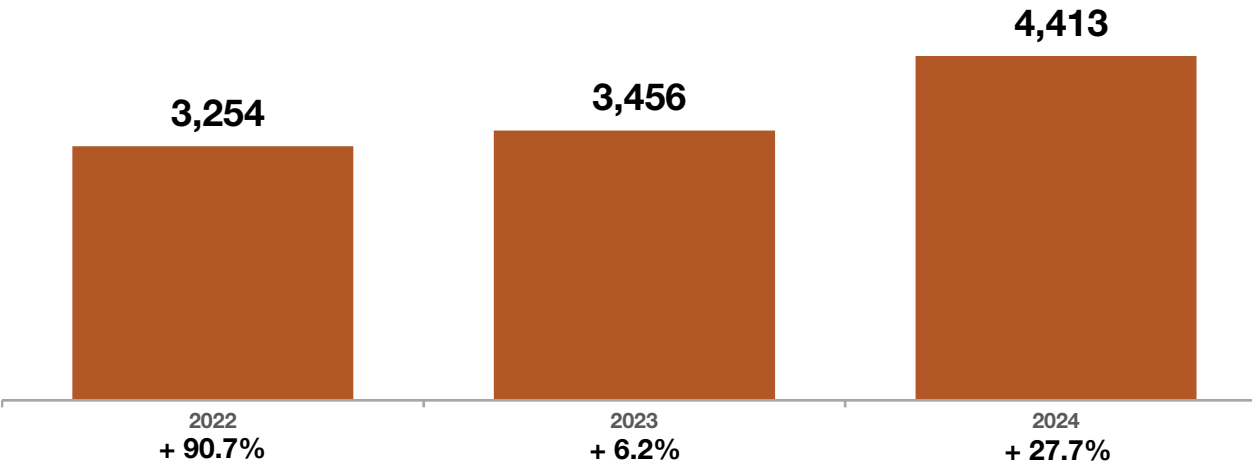


Inventory of Homes for Sale

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



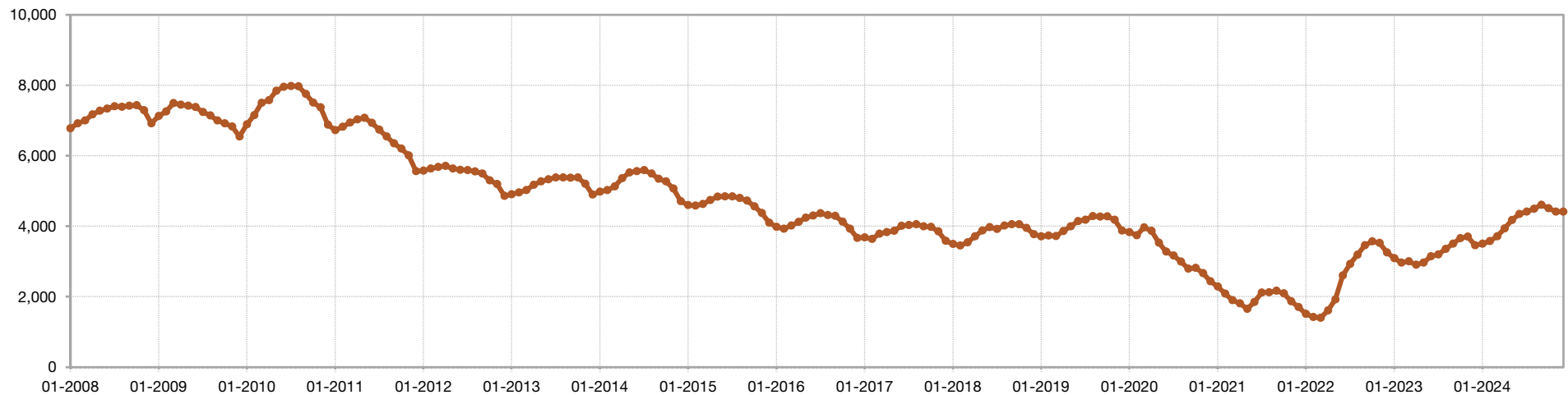
December



	Homes for Sale	Prior Year	Percent Change
January 2024	3,502	3,089	+13.4%
February 2024	3,578	2,965	+20.7%
March 2024	3,706	3,002	+23.5%
April 2024	3,936	2,903	+35.6%
May 2024	4,170	2,965	+40.6%
June 2024	4,343	3,143	+38.2%
July 2024	4,412	3,197	+38.0%
August 2024	4,491	3,355	+33.9%
September 2024	4,605	3,503	+31.5%
October 2024	4,506	3,658	+23.2%
November 2024	4,407	3,701	+19.1%
December 2024	4,413	3,456	+27.7%
12-Month Avg*	4,172	3,245	+28.6%

* Homes for Sale for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

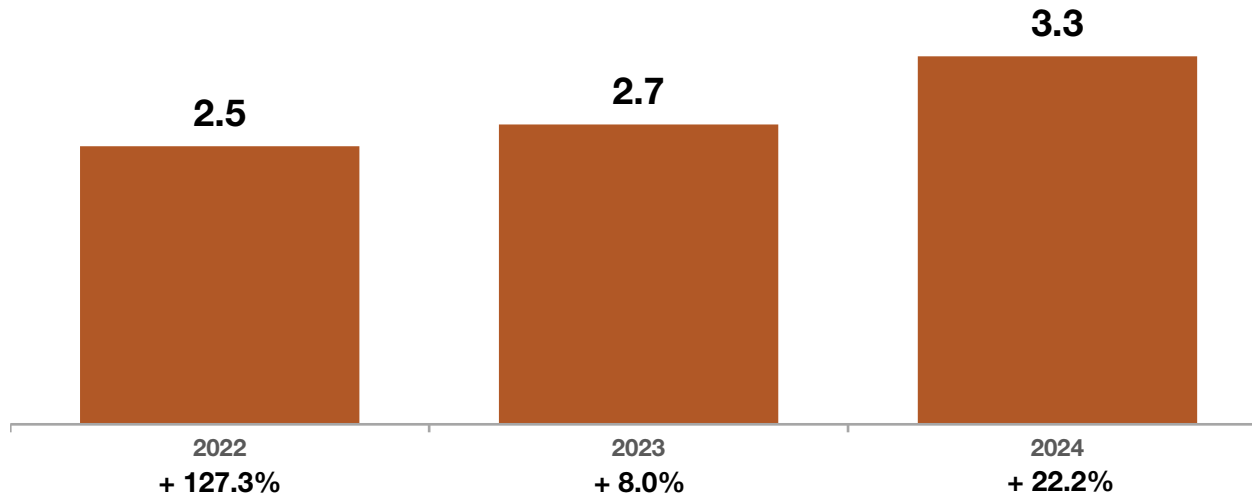


Months Supply of Inventory

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.



December



Months Supply		Prior Year	Percent Change
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	3.3	2.6	+26.9%
September 2024	3.4	2.8	+21.4%
October 2024	3.3	2.9	+13.8%
November 2024	3.2	2.9	+10.3%
December 2024	3.3	2.7	+22.2%
12-Month Avg*	3.1	2.5	+24.0%

* Months Supply for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

