

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## October 2024

U.S. new-home sales climbed 4.1% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 738,000 units, according to the U.S. Census Bureau. The latest reading exceeded economists' expectations for the month and marks the highest level of new-home sales since May 2023. The national median new-home sales price remained virtually unchanged from the same time last year, at \$426,300. For the 12-month period spanning November 2023 through October 2024, Pending Sales in the Spartanburg Association of REALTORS® region rose 8.3 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 87.5 percent.

The overall Median Sales Price improved 3.6 percent to \$289,900. The property type with the largest gain was the Single-Family Homes segment, where prices rose 3.8 percent to \$294,900. The price range that tended to sell the quickest was the \$150,000 and Below range at 28 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 49 days.

Market-wide, inventory levels improved 13.3 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale went up 13.8 percent. That amounts to 3.6 months of inventory for Single-Family Homes and 4.1 months of inventory for Condos.

## Quick Facts

+ 87.5%	+ 15.4%	+ 9.0%
Price Range with Strongest Sales: \$1,000,001 and Above	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
Months Supply of Inventory		8



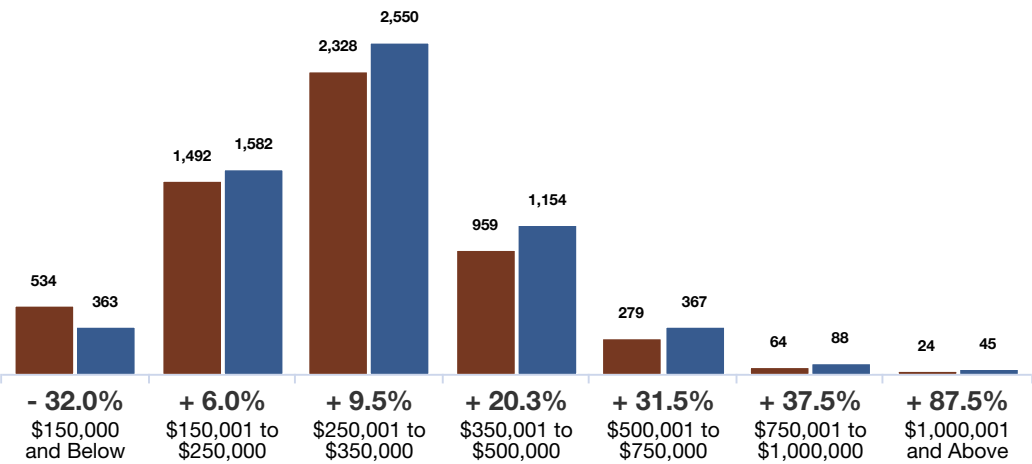
# Pending Sales



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

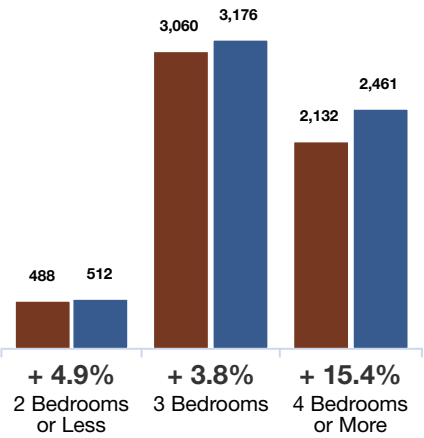
## By Price Range

10-2023 10-2024



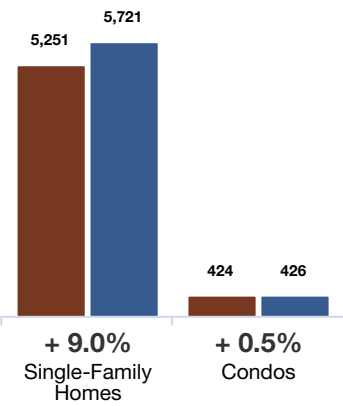
## By Bedroom Count

10-2023 10-2024



## By Property Type

10-2023 10-2024

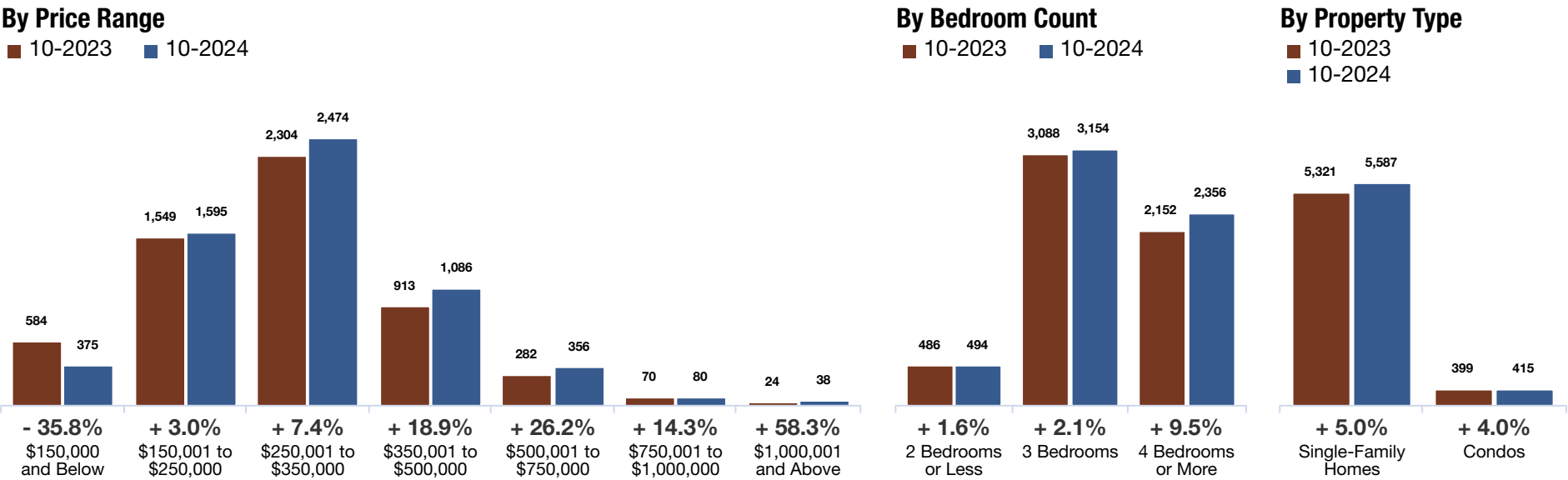


All Properties				Single-Family Homes				Condos			
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change		10-2023	10-2024	Change	
\$150,000 and Below	534	363	- 32.0%	508	342	- 32.7%		25	21	- 16.0%	
\$150,001 to \$250,000	1,492	1,582	+ 6.0%	1,278	1,318	+ 3.1%		212	264	+ 24.5%	
\$250,001 to \$350,000	2,328	2,550	+ 9.5%	2,161	2,417	+ 11.8%		165	133	- 19.4%	
\$350,001 to \$500,000	959	1,154	+ 20.3%	940	1,145	+ 21.8%		19	7	- 63.2%	
\$500,001 to \$750,000	279	367	+ 31.5%	278	366	+ 31.7%		1	1	0.0%	
\$750,001 to \$1,000,000	64	88	+ 37.5%	62	88	+ 41.9%		2	0	- 100.0%	
\$1,000,001 and Above	24	45	+ 87.5%	24	45	+ 87.5%		0	0	0.0%	
All Price Ranges	5,680	6,149	+ 8.3%	5,251	5,721	+ 9.0%		424	426	+ 0.5%	
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change		10-2023	10-2024	Change	
2 Bedrooms or Less	488	512	+ 4.9%	427	439	+ 2.8%		57	73	+ 28.1%	
3 Bedrooms	3,060	3,176	+ 3.8%	2,790	2,850	+ 2.2%		270	326	+ 20.7%	
4 Bedrooms or More	2,132	2,461	+ 15.4%	2,034	2,432	+ 19.6%		97	27	- 72.2%	
All Bedroom Counts	5,680	6,149	+ 8.3%	5,251	5,721	+ 9.0%		424	426	+ 0.5%	

# Closed Sales



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



All Properties				Single-Family Homes				Condos			
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change		10-2023	10-2024	Change	
\$150,000 and Below	584	375	- 35.8%	556	352	- 36.7%		26	23	- 11.5%	
\$150,001 to \$250,000	1,549	1,595	+ 3.0%	1,332	1,351	+ 1.4%		215	244	+ 13.5%	
\$250,001 to \$350,000	2,304	2,474	+ 7.4%	2,161	2,338	+ 8.2%		141	135	- 4.3%	
\$350,001 to \$500,000	913	1,086	+ 18.9%	899	1,073	+ 19.4%		14	12	- 14.3%	
\$500,001 to \$750,000	282	356	+ 26.2%	281	355	+ 26.3%		1	1	0.0%	
\$750,001 to \$1,000,000	70	80	+ 14.3%	68	80	+ 17.6%		2	0	- 100.0%	
\$1,000,001 and Above	24	38	+ 58.3%	24	38	+ 58.3%		0	0	0.0%	
All Price Ranges	5,726	6,004	+ 4.9%	5,321	5,587	+ 5.0%		399	415	+ 4.0%	
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change		10-2023	10-2024	Change	
2 Bedrooms or Less	486	494	+ 1.6%	430	418	- 2.8%		52	76	+ 46.2%	
3 Bedrooms	3,088	3,154	+ 2.1%	2,827	2,853	+ 0.9%		261	301	+ 15.3%	
4 Bedrooms or More	2,152	2,356	+ 9.5%	2,064	2,316	+ 12.2%		86	38	- 55.8%	
All Bedroom Counts	5,726	6,004	+ 4.9%	5,321	5,587	+ 5.0%		399	415	+ 4.0%	

# Days On Market Until Sale

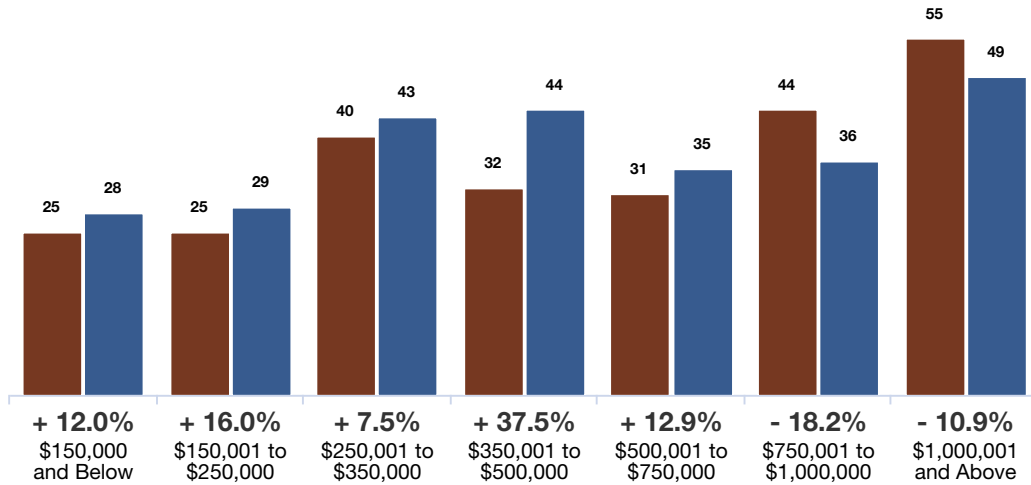


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

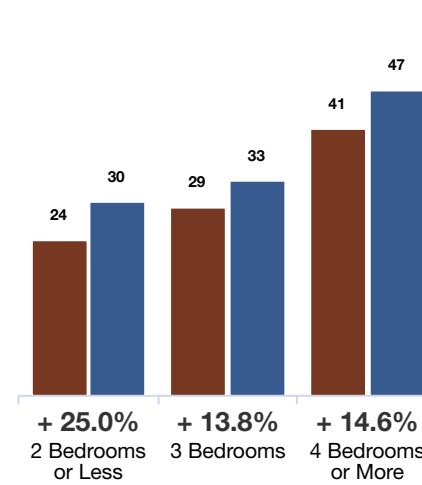
## By Price Range

■ 10-2023 ■ 10-2024



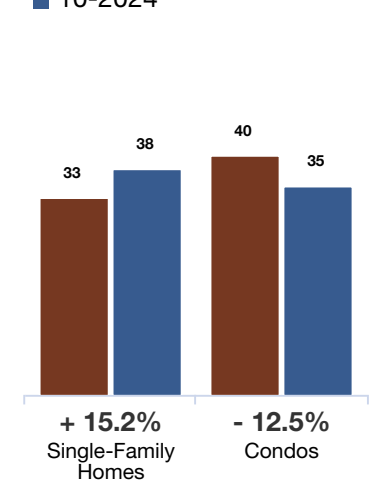
## By Bedroom Count

■ 10-2023 ■ 10-2024



## By Property Type

■ 10-2023 ■ 10-2024



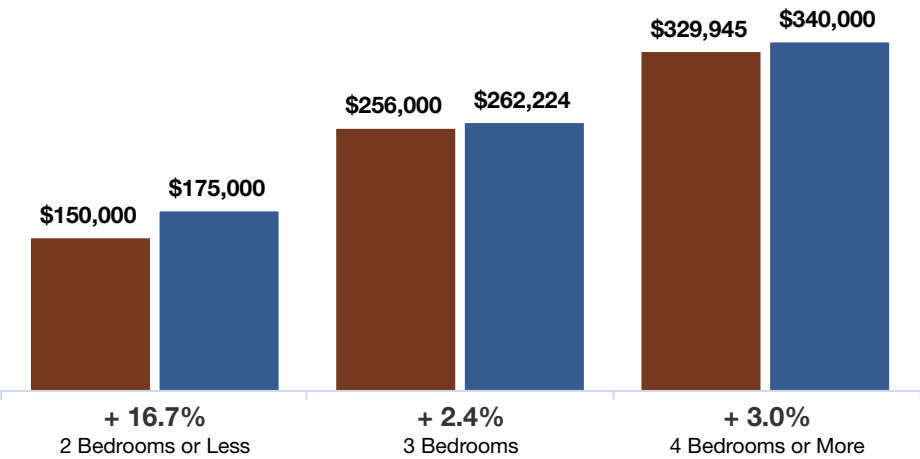
All Properties				Single-Family Homes			Condos		
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
\$150,000 and Below	25	28	+ 12.0%	25	28	+ 12.0%	25	21	- 16.0%
\$150,001 to \$250,000	25	29	+ 16.0%	23	27	+ 17.4%	41	40	- 2.4%
\$250,001 to \$350,000	40	43	+ 7.5%	40	44	+ 10.0%	42	29	- 31.0%
\$350,001 to \$500,000	32	44	+ 37.5%	32	44	+ 37.5%	14	19	+ 35.7%
\$500,001 to \$750,000	31	35	+ 12.9%	31	35	+ 12.9%	117	0	- 100.0%
\$750,001 to \$1,000,000	44	36	- 18.2%	45	36	- 20.0%	12	--	--
\$1,000,001 and Above	55	49	- 10.9%	55	49	- 10.9%	--	--	--
All Price Ranges	33	38	+ 15.2%	33	38	+ 15.2%	40	35	- 12.5%
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
2 Bedrooms or Less	24	30	+ 25.0%	24	30	+ 25.0%	18	27	+ 50.0%
3 Bedrooms	29	33	+ 13.8%	28	33	+ 17.9%	33	35	+ 6.1%
4 Bedrooms or More	41	47	+ 14.6%	40	47	+ 17.5%	71	44	- 38.0%
All Bedroom Counts	33	38	+ 15.2%	33	38	+ 15.2%	40	35	- 12.5%

# Median Sales Price

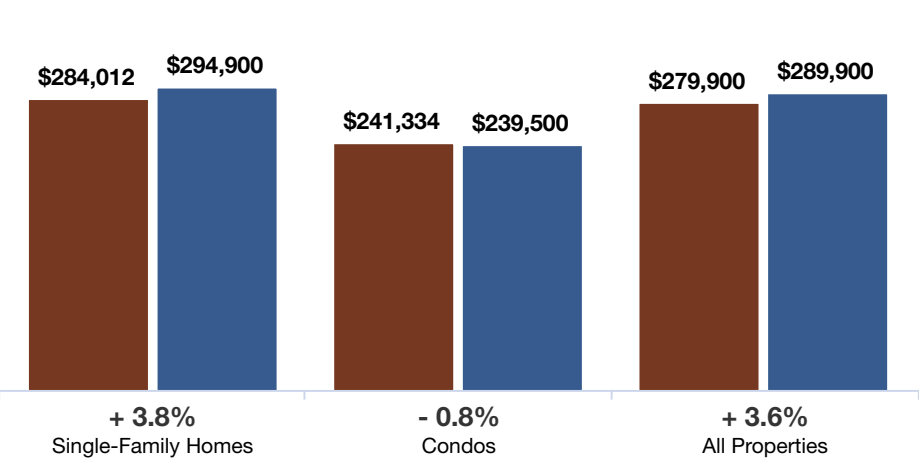


Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

By Bedroom Count  
10-2023 10-2024



By Property Type  
10-2023 10-2024



All Properties			
By Bedroom Count	10-2023	10-2024	Change
2 Bedrooms or Less	\$150,000	\$175,000	+ 16.7%
3 Bedrooms	\$256,000	\$262,224	+ 2.4%
4 Bedrooms or More	\$329,945	\$340,000	+ 3.0%
All Bedroom Counts	\$279,900	\$289,900	+ 3.6%

Single-Family Homes			Condos		
10-2023	10-2024	Change	10-2023	10-2024	Change
\$145,788	\$170,000	+ 16.6%	\$175,000	\$187,000	+ 6.9%
\$258,910	\$265,000	+ 2.4%	\$245,500	\$239,900	- 2.3%
\$331,367	\$341,550	+ 3.1%	\$258,945	\$315,578	+ 21.9%
\$284,012	\$294,900	+ 3.8%	\$241,334	\$239,500	- 0.8%

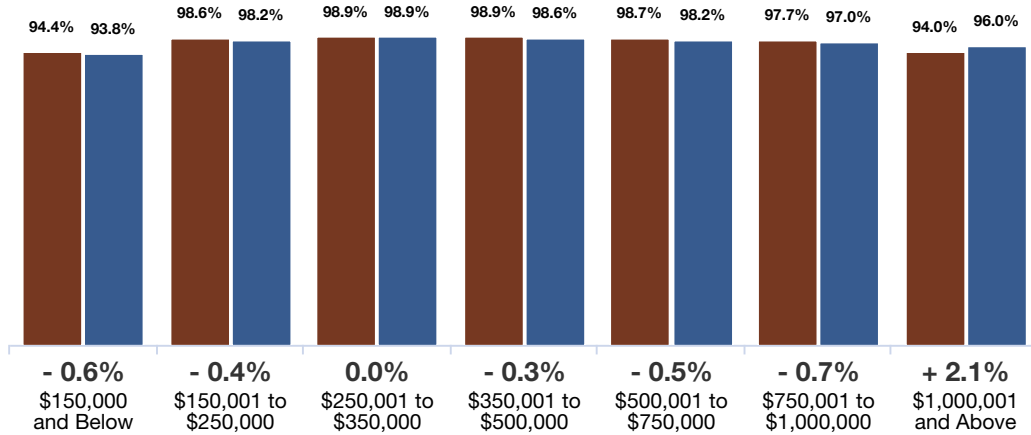
# Percent of List Price Received



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.**

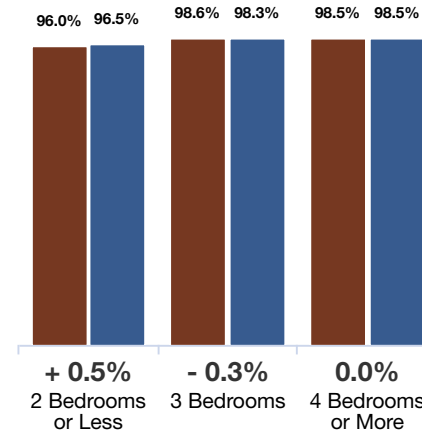
## By Price Range

■ 10-2023 ■ 10-2024



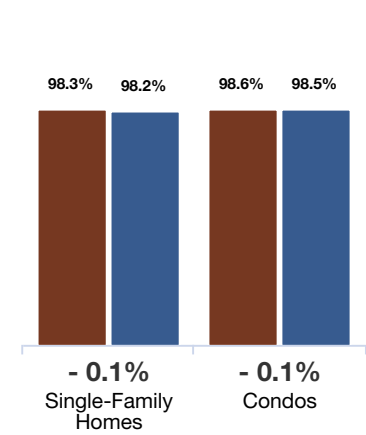
## By Bedroom Count

■ 10-2023 ■ 10-2024



## By Property Type

■ 10-2023 ■ 10-2024



All Properties				Single-Family Homes			Condos		
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
\$150,000 and Below	94.4%	93.8%	- 0.6%	94.3%	93.7%	- 0.6%	95.4%	95.5%	+ 0.1%
\$150,001 to \$250,000	98.6%	98.2%	- 0.4%	98.6%	98.2%	- 0.4%	98.6%	98.3%	- 0.3%
\$250,001 to \$350,000	98.9%	98.9%	0.0%	98.9%	98.9%	0.0%	99.1%	99.3%	+ 0.2%
\$350,001 to \$500,000	98.9%	98.6%	- 0.3%	98.9%	98.6%	- 0.3%	100.0%	98.5%	- 1.5%
\$500,001 to \$750,000	98.7%	98.2%	- 0.5%	98.7%	98.2%	- 0.5%	100.7%	100.0%	- 0.7%
\$750,001 to \$1,000,000	97.7%	97.0%	- 0.7%	97.7%	97.0%	- 0.7%	97.4%	--	--
\$1,000,001 and Above	94.0%	96.0%	+ 2.1%	94.0%	96.0%	+ 2.1%	--	--	--
All Price Ranges	98.3%	98.3%	0.0%	98.3%	98.2%	- 0.1%	98.6%	98.5%	- 0.1%
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
2 Bedrooms or Less	96.0%	96.5%	+ 0.5%	95.7%	96.3%	+ 0.6%	98.2%	98.0%	- 0.2%
3 Bedrooms	98.6%	98.3%	- 0.3%	98.5%	98.3%	- 0.2%	98.7%	98.5%	- 0.2%
4 Bedrooms or More	98.5%	98.5%	0.0%	98.5%	98.5%	0.0%	98.5%	99.3%	+ 0.8%
All Bedroom Counts	98.3%	98.3%	0.0%	98.3%	98.2%	- 0.1%	98.6%	98.5%	- 0.1%

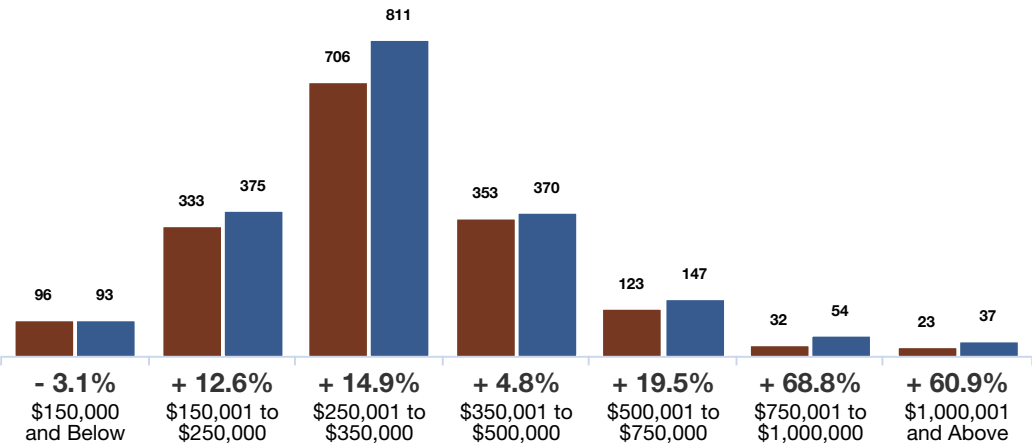
# Inventory of Homes for Sale



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

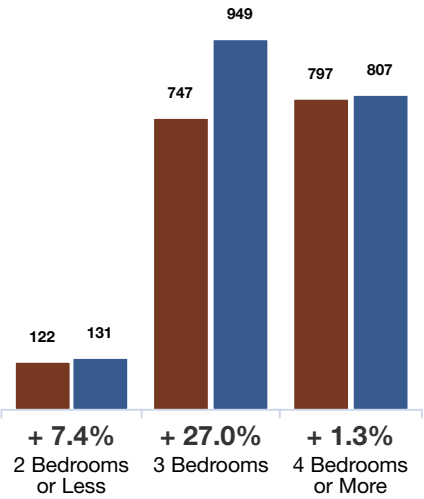
## By Price Range

10-2023 10-2024



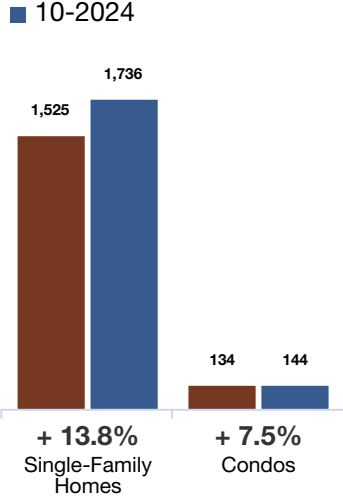
## By Bedroom Count

10-2023 10-2024



## By Property Type

10-2023 10-2024



All Properties				Single-Family Homes				Condos			
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change		10-2023	10-2024	Change	
\$150,000 and Below	96	93	- 3.1%	90	82	- 8.9%		4	10	+ 150.0%	
\$150,001 to \$250,000	333	375	+ 12.6%	261	292	+ 11.9%		70	81	+ 15.7%	
\$250,001 to \$350,000	706	811	+ 14.9%	666	768	+ 15.3%		40	43	+ 7.5%	
\$350,001 to \$500,000	353	370	+ 4.8%	334	361	+ 8.1%		18	8	- 55.6%	
\$500,001 to \$750,000	123	147	+ 19.5%	119	143	+ 20.2%		2	2	0.0%	
\$750,001 to \$1,000,000	32	54	+ 68.8%	32	54	+ 68.8%		0	0	0.0%	
\$1,000,001 and Above	23	37	+ 60.9%	23	36	+ 56.5%		0	0	0.0%	
All Price Ranges	1,666	1,887	+ 13.3%	1,525	1,736	+ 13.8%		134	144	+ 7.5%	
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change		10-2023	10-2024	Change	
2 Bedrooms or Less	122	131	+ 7.4%	99	103	+ 4.0%		18	25	+ 38.9%	
3 Bedrooms	747	949	+ 27.0%	651	836	+ 28.4%		95	111	+ 16.8%	
4 Bedrooms or More	797	807	+ 1.3%	775	797	+ 2.8%		21	8	- 61.9%	
All Bedroom Counts	1,666	1,887	+ 13.3%	1,525	1,736	+ 13.8%		134	144	+ 7.5%	

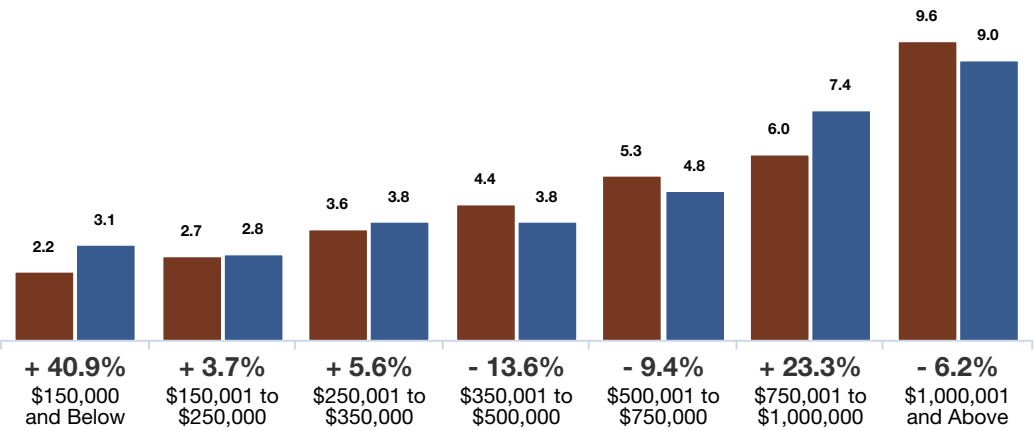
# Months Supply of Inventory



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.

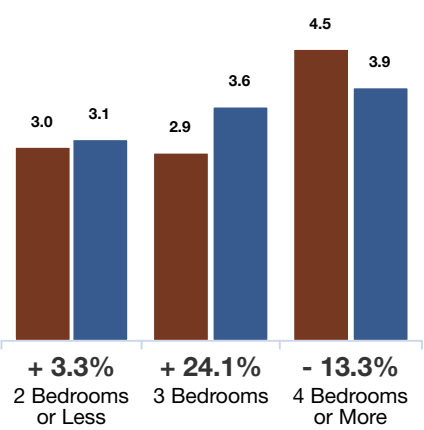
## By Price Range

10-2023 10-2024



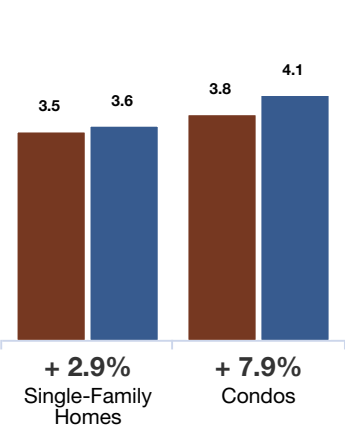
## By Bedroom Count

10-2023 10-2024



## By Property Type

10-2023  
10-2024



All Properties				Single-Family Homes			Condos		
By Price Range	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
\$150,000 and Below	2.2	3.1	+ 40.9%	2.1	2.9	+ 38.1%	1.4	4.8	+ 242.9%
\$150,001 to \$250,000	2.7	2.8	+ 3.7%	2.5	2.7	+ 8.0%	4.0	3.7	- 7.5%
\$250,001 to \$350,000	3.6	3.8	+ 5.6%	3.7	3.8	+ 2.7%	2.9	3.9	+ 34.5%
\$350,001 to \$500,000	4.4	3.8	- 13.6%	4.3	3.8	- 11.6%	7.6	6.9	- 9.2%
\$500,001 to \$750,000	5.3	4.8	- 9.4%	5.1	4.7	- 7.8%	2.0	2.0	0.0%
\$750,001 to \$1,000,000	6.0	7.4	+ 23.3%	6.2	7.4	+ 19.4%	--	--	--
\$1,000,001 and Above	9.6	9.0	- 6.2%	9.6	8.8	- 8.3%	--	--	--
All Price Ranges	3.5	3.7	+ 5.7%	3.5	3.6	+ 2.9%	3.8	4.1	+ 7.9%
By Bedroom Count	10-2023	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
2 Bedrooms or Less	3.0	3.1	+ 3.3%	2.8	2.8	0.0%	3.8	4.1	+ 7.9%
3 Bedrooms	2.9	3.6	+ 24.1%	2.8	3.5	+ 25.0%	4.2	4.1	- 2.4%
4 Bedrooms or More	4.5	3.9	- 13.3%	4.6	3.9	- 15.2%	2.6	3.3	+ 26.9%
All Bedroom Counts	3.5	3.7	+ 5.7%	3.5	3.6	+ 2.9%	3.8	4.1	+ 7.9%