

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## September 2024

U.S. sales of new residential homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 716,000 units, but were up 9.8% year-over-year, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new home sales to come in at 700,000 units for the month. Sales prices were also down as of last measure, with the median sales price of new homes coming in at \$420,600 for the month, a 4.6% decline from the same period last year. For the 12-month period spanning October 2023 through September 2024, Pending Sales in the Aiken Association of REALTORS® region improved 8.6 percent overall. The price range with the largest pending sales gain was the \$350,001 to \$500,000 range, where sales were up 24.7 percent.

The overall Median Sales Price rose 4.9 percent to \$287,500. The property type with the largest gain was the Single-Family Homes segment, where prices improved 4.9 percent to \$294,900. The price range that tended to sell the quickest was the \$150,000 and Below range at 82 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 128 days.

Market-wide, inventory levels increased 15.2 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 84.1 percent. That amounts to 3.8 months of inventory for Single-Family Homes and 6.1 months of inventory for Condos.

## Quick Facts

+ 24.7%	+ 14.8%	+ 9.3%
Price Range with Strongest Sales: \$350,001 to \$500,000	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
Months Supply of Inventory		8



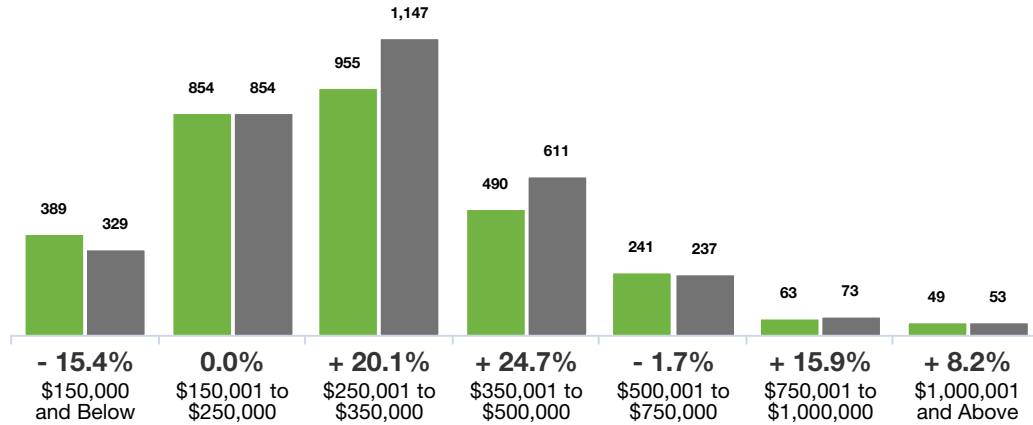
# Pending Sales



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

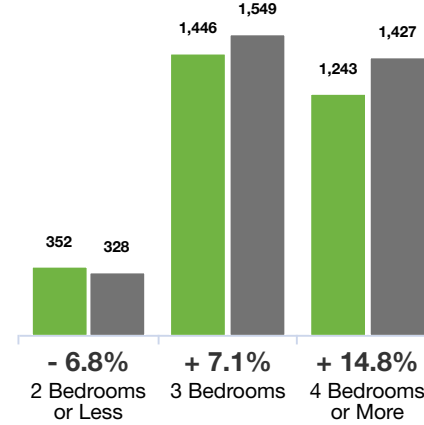
## By Price Range

■ 9-2023 ■ 9-2024



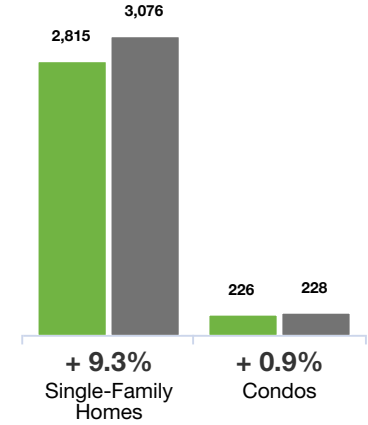
## By Bedroom Count

■ 9-2023 ■ 9-2024



## By Property Type

■ 9-2023 ■ 9-2024



All Properties				Single-Family Homes			Condos		
By Price Range	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
\$150,000 and Below	389	329	- 15.4%	374	318	- 15.0%	15	11	- 26.7%
\$150,001 to \$250,000	854	854	0.0%	690	687	- 0.4%	164	167	+ 1.8%
\$250,001 to \$350,000	955	1,147	+ 20.1%	918	1,108	+ 20.7%	37	39	+ 5.4%
\$350,001 to \$500,000	490	611	+ 24.7%	483	601	+ 24.4%	7	10	+ 42.9%
\$500,001 to \$750,000	241	237	- 1.7%	238	236	- 0.8%	3	1	- 66.7%
\$750,001 to \$1,000,000	63	73	+ 15.9%	63	73	+ 15.9%	0	0	0.0%
\$1,000,001 and Above	49	53	+ 8.2%	49	53	+ 8.2%	0	0	0.0%
<b>All Price Ranges</b>	<b>3,041</b>	<b>3,304</b>	<b>+ 8.6%</b>	<b>2,815</b>	<b>3,076</b>	<b>+ 9.3%</b>	<b>226</b>	<b>228</b>	<b>+ 0.9%</b>
By Bedroom Count	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
2 Bedrooms or Less	352	328	- 6.8%	258	233	- 9.7%	94	95	+ 1.1%
3 Bedrooms	1,446	1,549	+ 7.1%	1,321	1,426	+ 7.9%	125	123	- 1.6%
4 Bedrooms or More	1,243	1,427	+ 14.8%	1,236	1,417	+ 14.6%	7	10	+ 42.9%
<b>All Bedroom Counts</b>	<b>3,041</b>	<b>3,304</b>	<b>+ 8.6%</b>	<b>2,815</b>	<b>3,076</b>	<b>+ 9.3%</b>	<b>226</b>	<b>228</b>	<b>+ 0.9%</b>

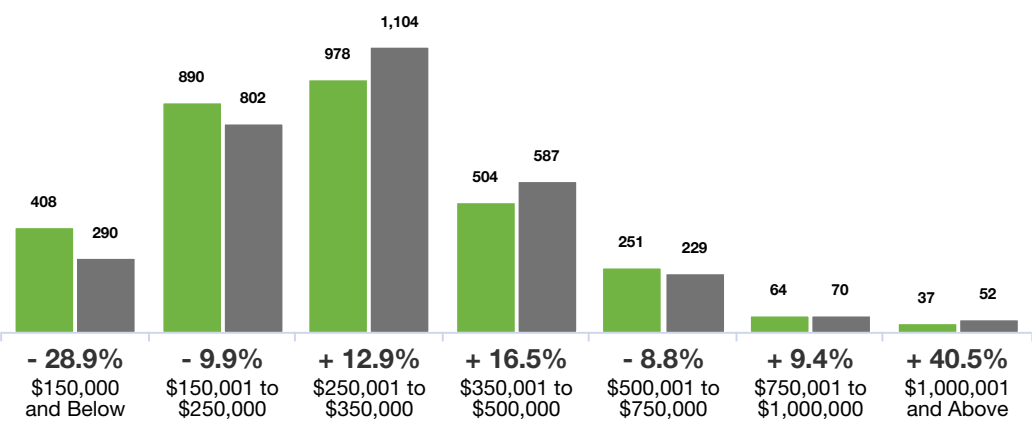
# Closed Sales



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

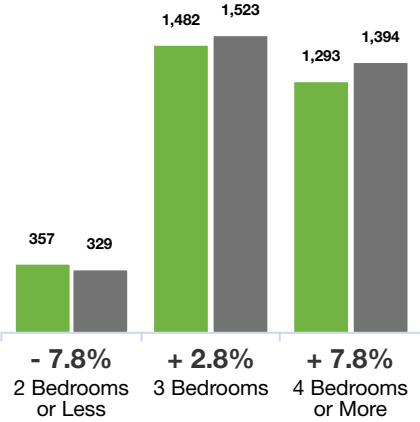
### By Price Range

■ 9-2023 ■ 9-2024



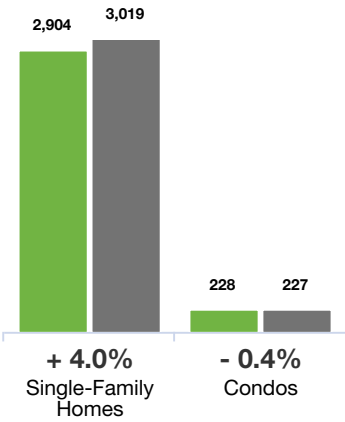
### By Bedroom Count

■ 9-2023 ■ 9-2024



### By Property Type

■ 9-2023 ■ 9-2024



All Properties				Single-Family Homes				Condos			
By Price Range	9-2023	9-2024	Change	9-2023	9-2024	Change		9-2023	9-2024	Change	
\$150,000 and Below	408	290	- 28.9%	390	284	- 27.2%		18	6	- 66.7%	
\$150,001 to \$250,000	890	802	- 9.9%	728	641	- 12.0%		162	161	- 0.6%	
\$250,001 to \$350,000	978	1,104	+ 12.9%	940	1,060	+ 12.8%		38	44	+ 15.8%	
\$350,001 to \$500,000	504	587	+ 16.5%	496	579	+ 16.7%		8	8	0.0%	
\$500,001 to \$750,000	251	229	- 8.8%	249	228	- 8.4%		2	1	- 50.0%	
\$750,001 to \$1,000,000	64	70	+ 9.4%	64	70	+ 9.4%		0	0	0.0%	
\$1,000,001 and Above	37	52	+ 40.5%	37	52	+ 40.5%		0	0	0.0%	
All Price Ranges	3,132	3,246	+ 3.6%	2,904	3,019	+ 4.0%		228	227	- 0.4%	
By Bedroom Count	9-2023	9-2024	Change	9-2023	9-2024	Change		9-2023	9-2024	Change	
2 Bedrooms or Less	357	329	- 7.8%	266	234	- 12.0%		91	95	+ 4.4%	
3 Bedrooms	1,482	1,523	+ 2.8%	1,353	1,401	+ 3.5%		129	122	- 5.4%	
4 Bedrooms or More	1,293	1,394	+ 7.8%	1,285	1,384	+ 7.7%		8	10	+ 25.0%	
All Bedroom Counts	3,132	3,246	+ 3.6%	2,904	3,019	+ 4.0%		228	227	- 0.4%	

# Days On Market Until Sale

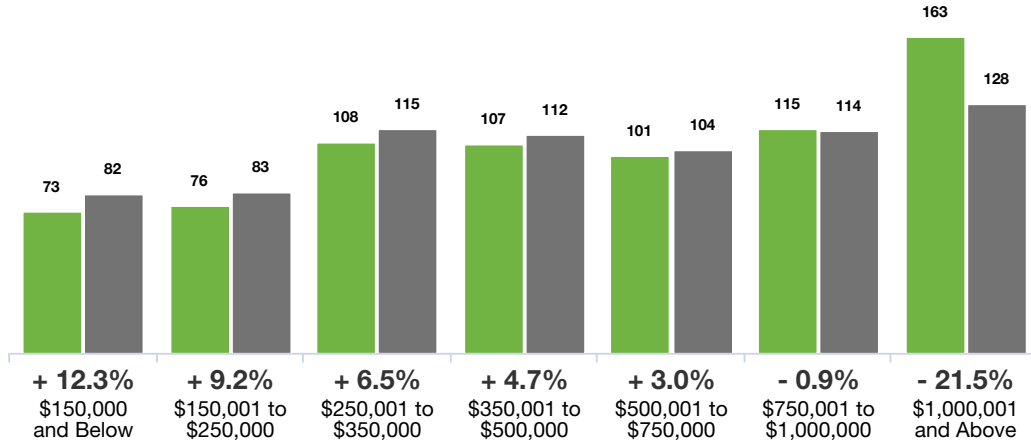


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

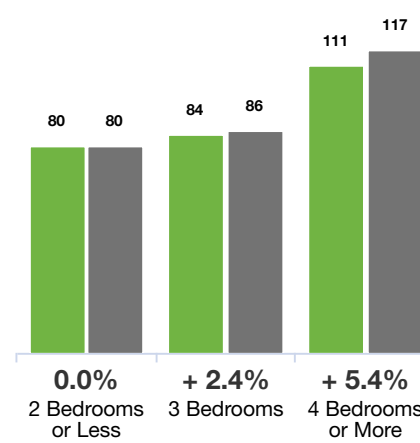
## By Price Range

■ 9-2023 ■ 9-2024



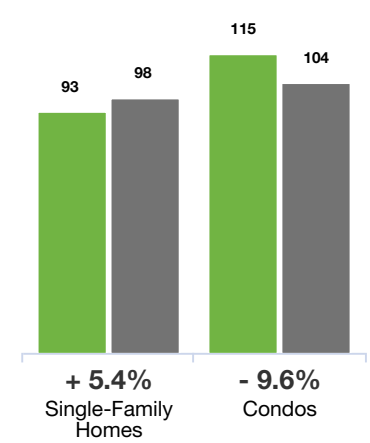
## By Bedroom Count

■ 9-2023 ■ 9-2024



## By Property Type

■ 9-2023 ■ 9-2024



### All Properties

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	73	82	+ 12.3%
\$150,001 to \$250,000	76	83	+ 9.2%
\$250,001 to \$350,000	108	115	+ 6.5%
\$350,001 to \$500,000	107	112	+ 4.7%
\$500,001 to \$750,000	101	104	+ 3.0%
\$750,001 to \$1,000,000	115	114	- 0.9%
\$1,000,001 and Above	163	128	- 21.5%
<b>All Price Ranges</b>	<b>95</b>	<b>99</b>	<b>+ 4.2%</b>

### Single-Family Homes

9-2023	9-2024	Change
73	83	+ 13.7%
65	77	+ 18.5%
109	114	+ 4.6%
108	112	+ 3.7%
102	104	+ 2.0%
115	114	- 0.9%
163	128	- 21.5%
<b>93</b>	<b>98</b>	<b>+ 5.4%</b>

### Condos

9-2023	9-2024	Change
66	60	- 9.1%
128	107	- 16.4%
98	127	+ 29.6%
53	63	+ 18.9%
18	0	- 100.0%
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<b>115</b>	<b>104</b>	<b>- 9.6%</b>

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	80	80	0.0%
3 Bedrooms	84	86	+ 2.4%
4 Bedrooms or More	111	117	+ 5.4%
<b>All Bedroom Counts</b>	<b>95</b>	<b>99</b>	<b>+ 4.2%</b>

9-2023	9-2024	Change
78	79	+ 1.3%
79	83	+ 5.1%
112	117	+ 4.5%
<b>93</b>	<b>98</b>	<b>+ 5.4%</b>

9-2023	9-2024	Change
87	84	- 3.4%
139	117	- 15.8%
46	149	+ 223.9%
<b>115</b>	<b>104</b>	<b>- 9.6%</b>

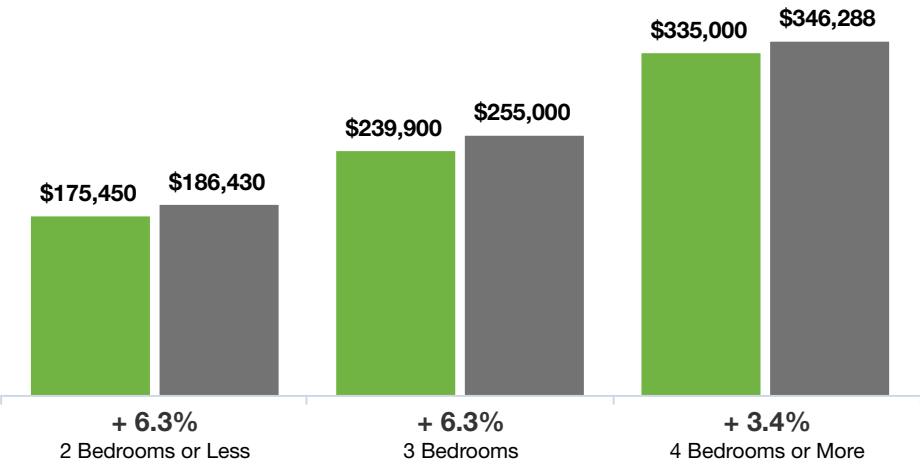
# Median Sales Price



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

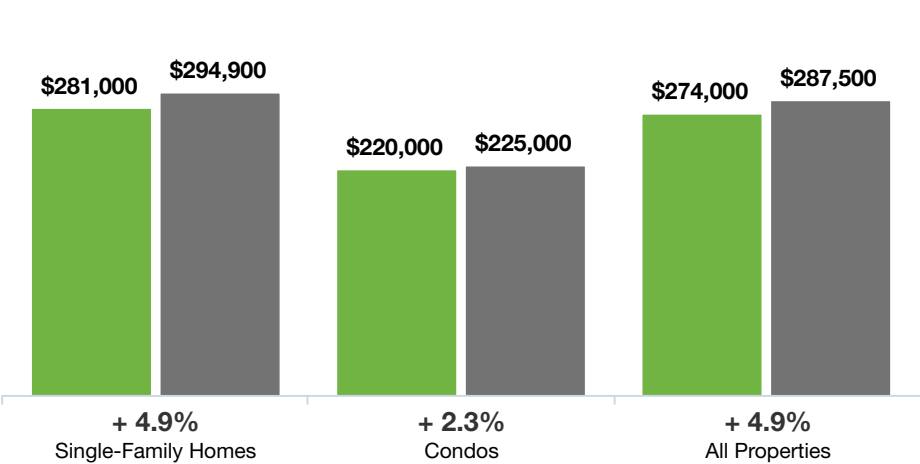
### By Bedroom Count

■ 9-2023 ■ 9-2024



### By Property Type

■ 9-2023 ■ 9-2024



### All Properties

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	\$175,450	\$186,430	+ 6.3%
3 Bedrooms	\$239,900	\$255,000	+ 6.3%
4 Bedrooms or More	\$335,000	\$346,288	+ 3.4%
All Bedroom Counts	\$274,000	\$287,500	+ 4.9%

### Single-Family Homes

9-2023	9-2024	Change
\$169,500	\$176,000	+ 3.8%
\$242,000	\$259,000	+ 7.0%
\$335,000	\$347,352	+ 3.7%
\$281,000	\$294,900	+ 4.9%

### Condos

9-2023	9-2024	Change
\$187,000	\$192,800	+ 3.1%
\$221,570	\$239,900	+ 8.3%
\$260,000	\$298,200	+ 14.7%
\$220,000	\$225,000	+ 2.3%

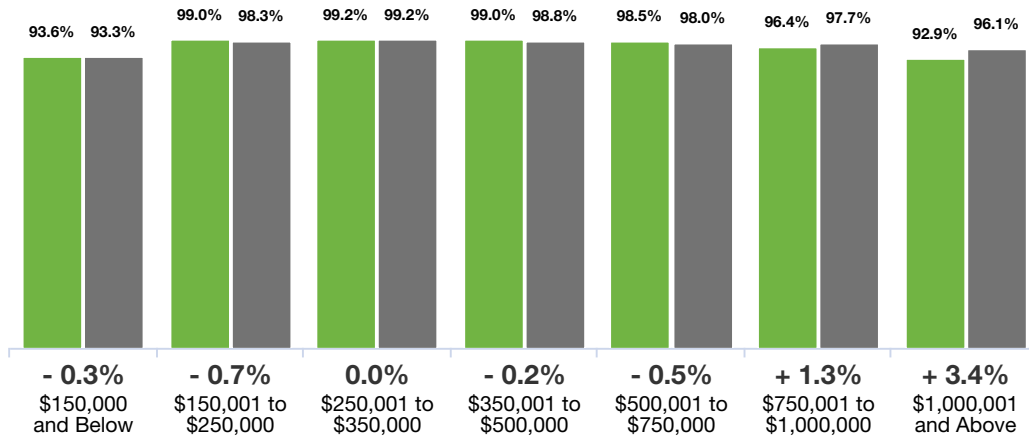
# Percent of List Price Received



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.**

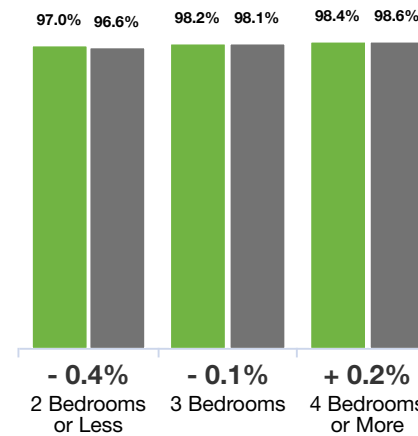
## By Price Range

■ 9-2023 ■ 9-2024



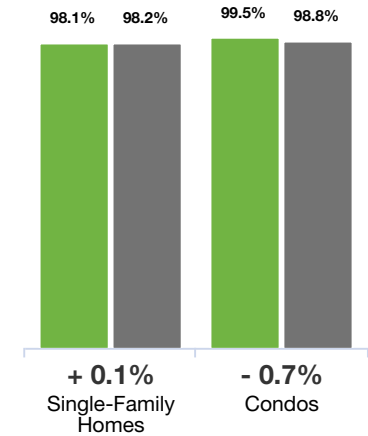
## By Bedroom Count

■ 9-2023 ■ 9-2024



## By Property Type

■ 9-2023 ■ 9-2024



All Properties				Single-Family Homes			Condos		
By Price Range	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
\$150,000 and Below	93.6%	93.3%	- 0.3%	93.4%	93.2%	- 0.2%	99.1%	96.4%	- 2.7%
\$150,001 to \$250,000	99.0%	98.3%	- 0.7%	98.8%	98.1%	- 0.7%	99.7%	98.8%	- 0.9%
\$250,001 to \$350,000	99.2%	99.2%	0.0%	99.2%	99.2%	0.0%	99.1%	99.2%	+ 0.1%
\$350,001 to \$500,000	99.0%	98.8%	- 0.2%	99.1%	98.9%	- 0.2%	97.4%	97.2%	- 0.2%
\$500,001 to \$750,000	98.5%	98.0%	- 0.5%	98.5%	98.0%	- 0.5%	98.9%	100.0%	+ 1.1%
\$750,001 to \$1,000,000	96.4%	97.7%	+ 1.3%	96.4%	97.7%	+ 1.3%	--	--	--
\$1,000,001 and Above	92.9%	96.1%	+ 3.4%	92.9%	96.1%	+ 3.4%	--	--	--
All Price Ranges	98.2%	98.2%	0.0%	98.1%	98.2%	+ 0.1%	99.5%	98.8%	- 0.7%
By Bedroom Count	9-2023	9-2024	Change	9-2023	9-2024	Change	9-2023	9-2024	Change
2 Bedrooms or Less	97.0%	96.6%	- 0.4%	96.1%	95.7%	- 0.4%	99.8%	98.8%	- 1.0%
3 Bedrooms	98.2%	98.1%	- 0.1%	98.2%	98.1%	- 0.1%	99.0%	98.8%	- 0.2%
4 Bedrooms or More	98.4%	98.6%	+ 0.2%	98.4%	98.6%	+ 0.2%	102.8%	98.7%	- 4.0%
All Bedroom Counts	98.2%	98.2%	0.0%	98.1%	98.2%	+ 0.1%	99.5%	98.8%	- 0.7%

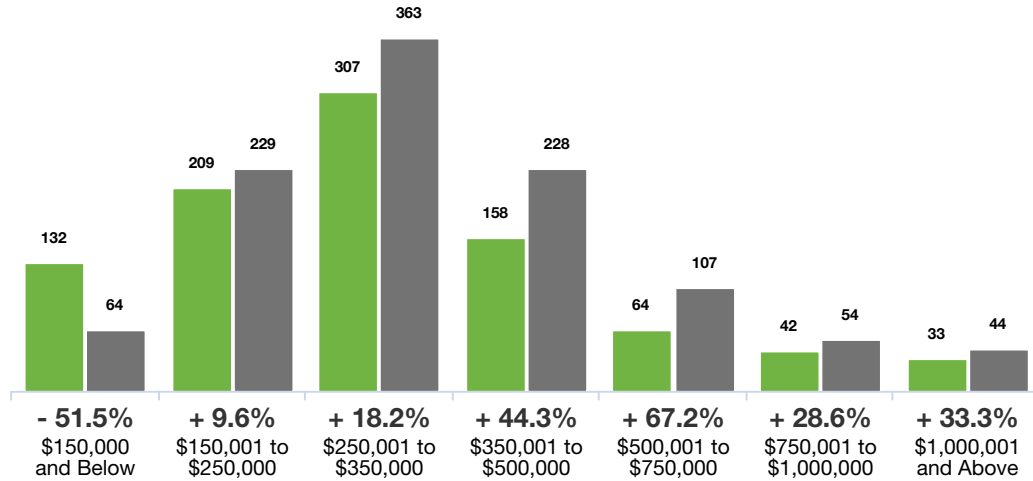
# Inventory of Homes for Sale



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

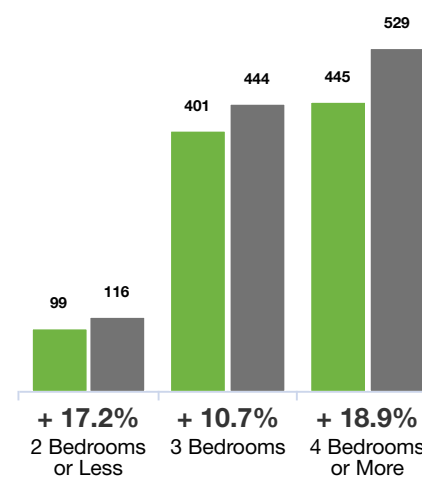
## By Price Range

■ 9-2023 ■ 9-2024



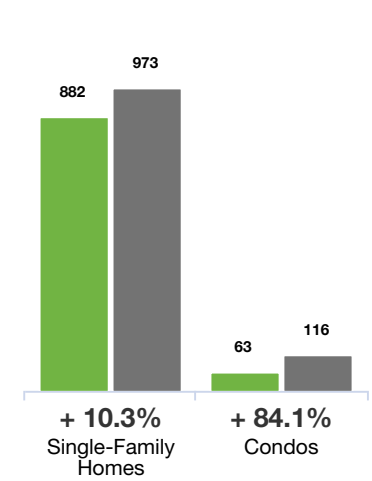
## By Bedroom Count

■ 9-2023 ■ 9-2024



## By Property Type

■ 9-2023 ■ 9-2024



### All Properties

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	132	64	- 51.5%
\$150,001 to \$250,000	209	229	+ 9.6%
\$250,001 to \$350,000	307	363	+ 18.2%
\$350,001 to \$500,000	158	228	+ 44.3%
\$500,001 to \$750,000	64	107	+ 67.2%
\$750,001 to \$1,000,000	42	54	+ 28.6%
\$1,000,001 and Above	33	44	+ 33.3%
<b>All Price Ranges</b>	<b>945</b>	<b>1,089</b>	<b>+ 15.2%</b>

### Single-Family Homes

9-2023	9-2024	Change
125	62	- 50.4%
173	149	- 13.9%
291	338	+ 16.2%
154	224	+ 45.5%
64	105	+ 64.1%
42	53	+ 26.2%
33	42	+ 27.3%
<b>882</b>	<b>973</b>	<b>+ 10.3%</b>

### Condos

9-2023	9-2024	Change
7	2	- 71.4%
36	80	+ 122.2%
16	25	+ 56.2%
4	4	0.0%
0	2	--
0	1	--
0	2	--
<b>63</b>	<b>116</b>	<b>+ 84.1%</b>

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	99	116	+ 17.2%
3 Bedrooms	401	444	+ 10.7%
4 Bedrooms or More	445	529	+ 18.9%
<b>All Bedroom Counts</b>	<b>945</b>	<b>1,089</b>	<b>+ 15.2%</b>

9-2023	9-2024	Change
75	71	- 5.3%
364	381	+ 4.7%
443	521	+ 17.6%
<b>882</b>	<b>973</b>	<b>+ 10.3%</b>

9-2023	9-2024	Change
24	45	+ 87.5%
37	63	+ 70.3%
2	8	+ 300.0%
<b>63</b>	<b>116</b>	<b>+ 84.1%</b>

# Months Supply of Inventory

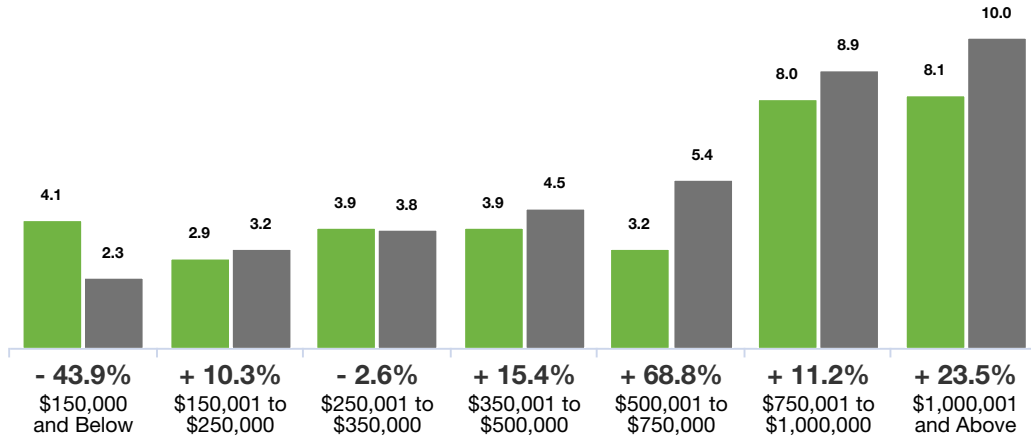


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

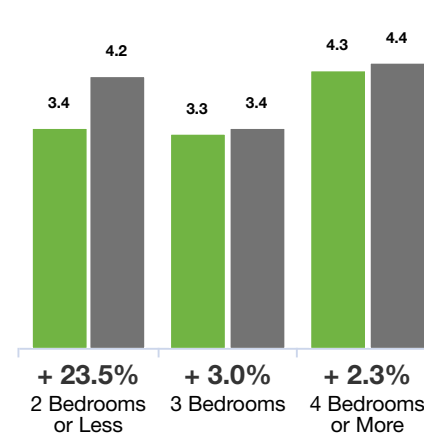
## By Price Range

■ 9-2023 ■ 9-2024



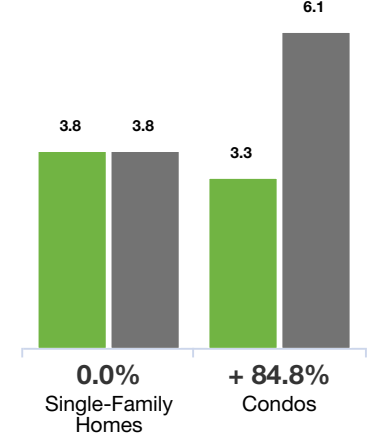
## By Bedroom Count

■ 9-2023 ■ 9-2024



## By Property Type

■ 9-2023 ■ 9-2024



### All Properties

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	4.1	2.3	- 43.9%
\$150,001 to \$250,000	2.9	3.2	+ 10.3%
\$250,001 to \$350,000	3.9	3.8	- 2.6%
\$350,001 to \$500,000	3.9	4.5	+ 15.4%
\$500,001 to \$750,000	3.2	5.4	+ 68.8%
\$750,001 to \$1,000,000	8.0	8.9	+ 11.2%
\$1,000,001 and Above	8.1	10.0	+ 23.5%
<b>All Price Ranges</b>	<b>3.7</b>	<b>4.0</b>	<b>+ 8.1%</b>

### Single-Family Homes

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	4.0	2.3	- 42.5%
\$150,001 to \$250,000	3.0	2.6	- 13.3%
\$250,001 to \$350,000	3.8	3.7	- 2.6%
\$350,001 to \$500,000	3.8	4.5	+ 18.4%
\$500,001 to \$750,000	3.2	5.3	+ 65.6%
\$750,001 to \$1,000,000	8.0	8.7	+ 8.8%
\$1,000,001 and Above	8.1	9.5	+ 17.3%
<b>All Price Ranges</b>	<b>3.8</b>	<b>3.8</b>	<b>0.0%</b>

### Condos

By Price Range	9-2023	9-2024	Change
\$150,000 and Below	5.1	1.1	- 78.4%
\$150,001 to \$250,000	2.6	5.7	+ 119.2%
\$250,001 to \$350,000	4.8	7.1	+ 47.9%
\$350,001 to \$500,000	3.4	1.6	- 52.9%
\$500,001 to \$750,000	--	2.0	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>3.3</b>	<b>6.1</b>	<b>+ 84.8%</b>

### By Bedroom Count

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	3.4	4.2	+ 23.5%
3 Bedrooms	3.3	3.4	+ 3.0%
4 Bedrooms or More	4.3	4.4	+ 2.3%
<b>All Bedroom Counts</b>	<b>3.7</b>	<b>4.0</b>	<b>+ 8.1%</b>

### Single-Family Homes

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	3.5	3.7	+ 5.7%
3 Bedrooms	3.3	3.2	- 3.0%
4 Bedrooms or More	4.3	4.4	+ 2.3%
<b>All Bedroom Counts</b>	<b>3.8</b>	<b>3.8</b>	<b>0.0%</b>

### Condos

By Bedroom Count	9-2023	9-2024	Change
2 Bedrooms or Less	3.1	5.7	+ 83.9%
3 Bedrooms	3.6	6.1	+ 69.4%
4 Bedrooms or More	1.1	5.6	+ 409.1%
<b>All Bedroom Counts</b>	<b>3.3</b>	<b>6.1</b>	<b>+ 84.8%</b>