

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2024

U.S. sales of new residential homes declined 17.3% month-over-month and 9.4% year-over-year to a seasonally adjusted annual rate of 610,000 units, according to the U.S. Census Bureau. Economists say a rise in mortgage rates, along with Hurricanes Helene and Milton, likely disrupted buyer activity, though there was little impact on the median new-home sales price, which was up 4.7% year-over-year to \$437,300. For the 12-month period spanning December 2023 through November 2024, Pending Sales in the Charleston Trident Association of REALTORS® region rose 2.1 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales increased 27.7 percent.

The overall Median Sales Price increased 4.0 percent to \$416,000. The property type with the largest gain was the Single-Family Homes segment, where prices improved 4.5 percent to \$439,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 32 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 56 days.

Market-wide, inventory levels rose 21.9 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale increased 36.6 percent. That amounts to 2.8 months of inventory for Single-Family Homes and 3.2 months of inventory for Condos.

Quick Facts

+ 27.7%

Price Range with
Strongest Sales:
\$1,000,001 and Above

+ 8.7%

Bedroom Count with
Strongest Sales:
2 Bedrooms or Less

+ 12.8%

Property Type With
Strongest Sales:
Condos

Pending Sales	2
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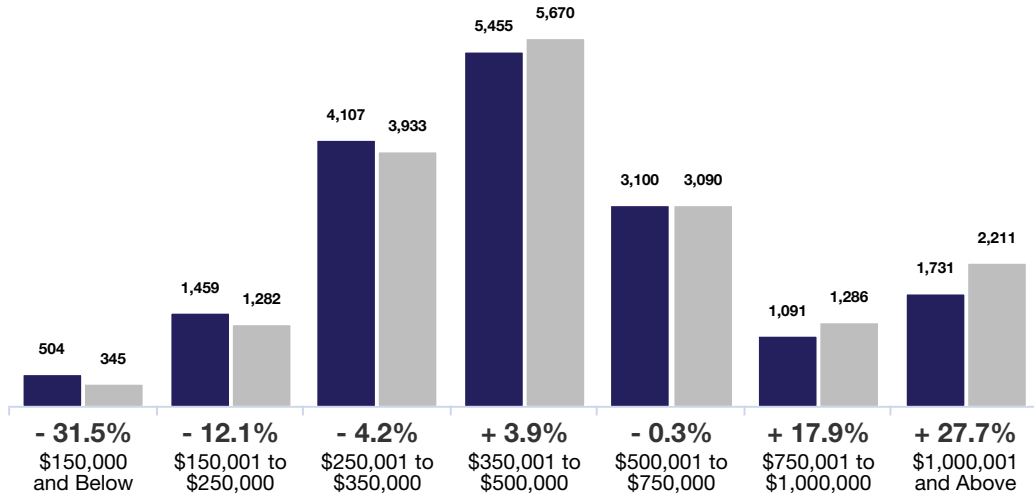


Pending Sales

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

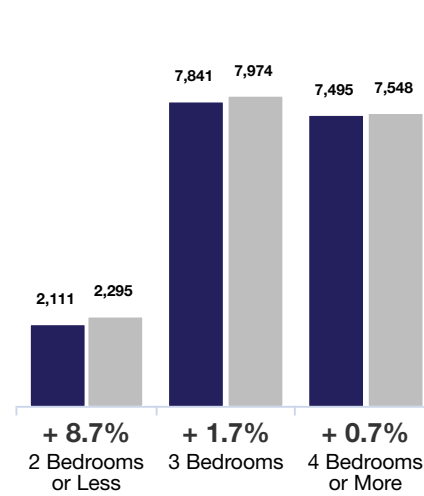
By Price Range

■ 11-2023 ■ 11-2024



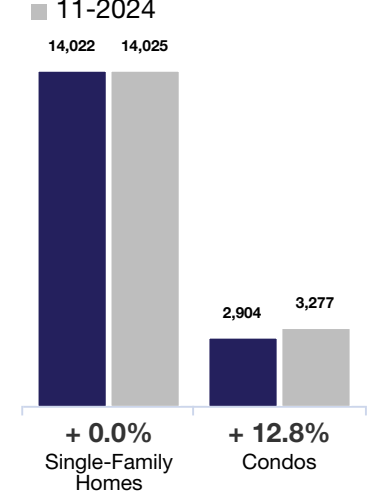
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	504	345	- 31.5%
\$150,001 to \$250,000	1,459	1,282	- 12.1%
\$250,001 to \$350,000	4,107	3,933	- 4.2%
\$350,001 to \$500,000	5,455	5,670	+ 3.9%
\$500,001 to \$750,000	3,100	3,090	- 0.3%
\$750,001 to \$1,000,000	1,091	1,286	+ 17.9%
\$1,000,001 and Above	1,731	2,211	+ 27.7%
All Price Ranges	17,447	17,817	+ 2.1%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	2,111	2,295	+ 8.7%
3 Bedrooms	7,841	7,974	+ 1.7%
4 Bedrooms or More	7,495	7,548	+ 0.7%
All Bedroom Counts	17,447	17,817	+ 2.1%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	316	212	- 32.9%
\$150,001 to \$250,000	796	676	- 15.1%
\$250,001 to \$350,000	2,993	2,584	- 13.7%
\$350,001 to \$500,000	4,708	4,812	+ 2.2%
\$500,001 to \$750,000	2,717	2,722	+ 0.2%
\$750,001 to \$1,000,000	943	1,109	+ 17.6%
\$1,000,001 and Above	1,549	1,910	+ 23.3%
All Price Ranges	14,022	14,025	+ 0.0%

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	50	25	- 50.0%
\$150,001 to \$250,000	465	435	- 6.5%
\$250,001 to \$350,000	976	1,168	+ 19.7%
\$350,001 to \$500,000	707	808	+ 14.3%
\$500,001 to \$750,000	379	366	- 3.4%
\$750,001 to \$1,000,000	146	176	+ 20.5%
\$1,000,001 and Above	181	299	+ 65.2%
All Price Ranges	2,904	3,277	+ 12.8%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	2,111	2,295	+ 8.7%
3 Bedrooms	7,841	7,974	+ 1.7%
4 Bedrooms or More	7,495	7,548	+ 0.7%
All Bedroom Counts	17,447	17,817	+ 2.1%

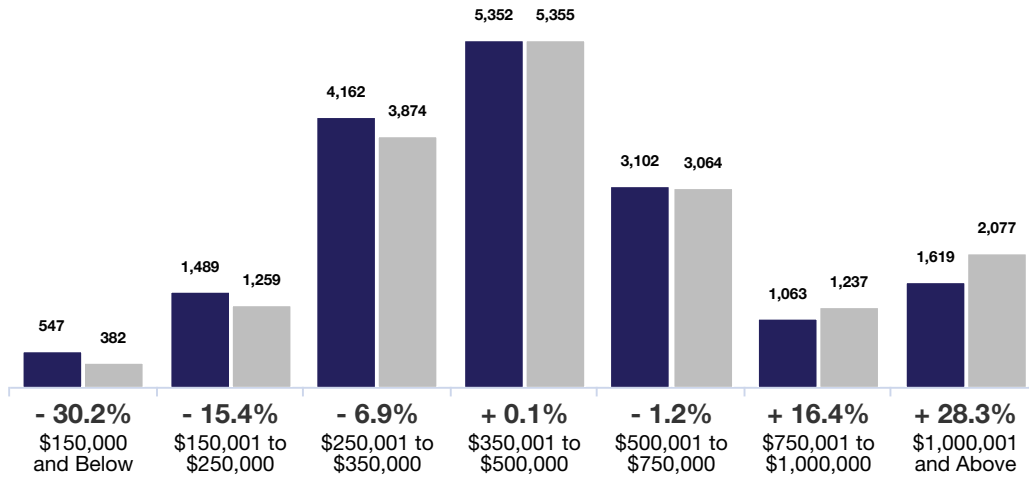
By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	668	826	+ 23.7%
3 Bedrooms	6,209	6,087	- 2.0%
4 Bedrooms or More	7,145	7,112	- 0.5%
All Bedroom Counts	14,022	14,025	+ 0.0%

Closed Sales

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

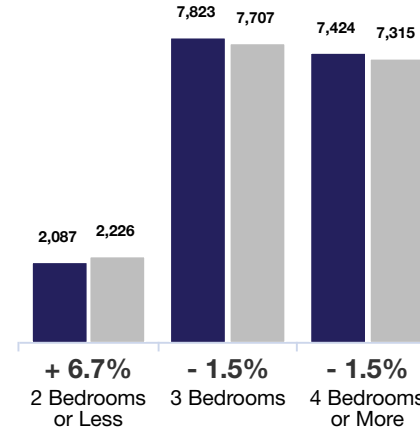
By Price Range

■ 11-2023 ■ 11-2024



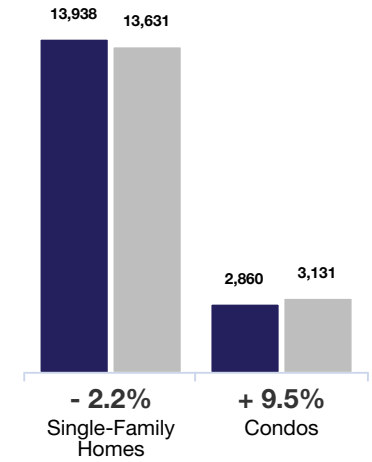
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	547	382	- 30.2%
\$150,001 to \$250,000	1,489	1,259	- 15.4%
\$250,001 to \$350,000	4,162	3,874	- 6.9%
\$350,001 to \$500,000	5,352	5,355	+ 0.1%
\$500,001 to \$750,000	3,102	3,064	- 1.2%
\$750,001 to \$1,000,000	1,063	1,237	+ 16.4%
\$1,000,001 and Above	1,619	2,077	+ 28.3%
All Price Ranges	17,334	17,248	- 0.5%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	320	237	- 25.9%
\$150,001 to \$250,000	845	669	- 20.8%
\$250,001 to \$350,000	3,047	2,575	- 15.5%
\$350,001 to \$500,000	4,646	4,566	- 1.7%
\$500,001 to \$750,000	2,706	2,708	+ 0.1%
\$750,001 to \$1,000,000	917	1,068	+ 16.5%
\$1,000,001 and Above	1,457	1,808	+ 24.1%
All Price Ranges	13,938	13,631	- 2.2%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	60	34	- 43.3%
\$150,001 to \$250,000	459	431	- 6.1%
\$250,001 to \$350,000	968	1,121	+ 15.8%
\$350,001 to \$500,000	676	755	+ 11.7%
\$500,001 to \$750,000	391	354	- 9.5%
\$750,001 to \$1,000,000	145	168	+ 15.9%
\$1,000,001 and Above	161	268	+ 66.5%
All Price Ranges	2,860	3,131	+ 9.5%

By Bedroom Count

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	2,087	2,226	+ 6.7%
3 Bedrooms	7,823	7,707	- 1.5%
4 Bedrooms or More	7,424	7,315	- 1.5%
All Bedroom Counts	17,334	17,248	- 0.5%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	652	808	+ 23.9%
3 Bedrooms	6,206	5,920	- 4.6%
4 Bedrooms or More	7,080	6,903	- 2.5%
All Bedroom Counts	13,938	13,631	- 2.2%

Condos

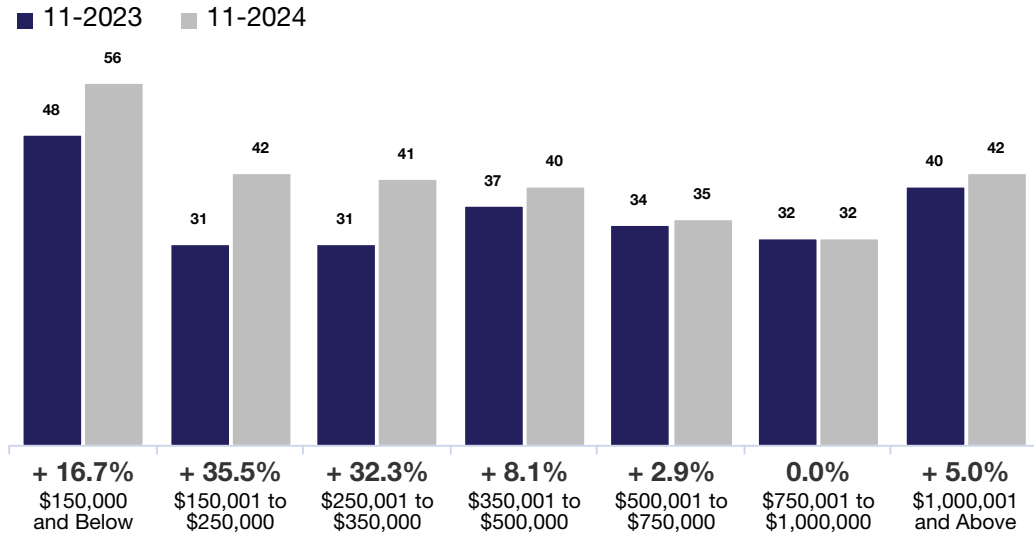
By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	1,330	1,338	+ 0.6%
3 Bedrooms	1,329	1,529	+ 15.0%
4 Bedrooms or More	201	264	+ 31.3%
All Bedroom Counts	2,860	3,131	+ 9.5%

Days On Market Until Sale

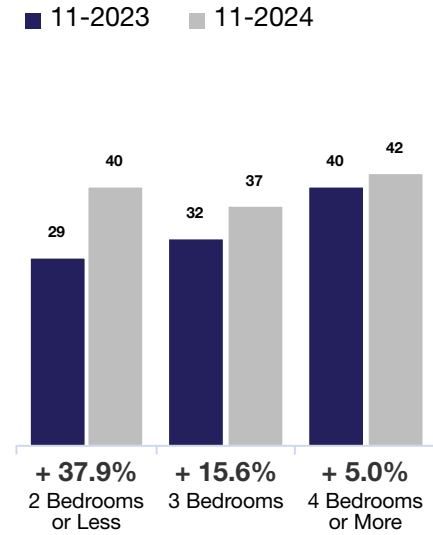
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

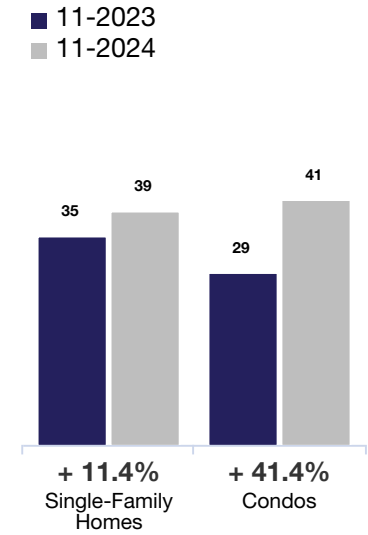
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	48	56	+ 16.7%
\$150,001 to \$250,000	31	42	+ 35.5%
\$250,001 to \$350,000	31	41	+ 32.3%
\$350,001 to \$500,000	37	40	+ 8.1%
\$500,001 to \$750,000	34	35	+ 2.9%
\$750,001 to \$1,000,000	32	32	0.0%
\$1,000,001 and Above	40	42	+ 5.0%
All Price Ranges	35	40	+ 14.3%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	45	56	+ 24.4%
\$150,001 to \$250,000	34	42	+ 23.5%
\$250,001 to \$350,000	31	39	+ 25.8%
\$350,001 to \$500,000	38	41	+ 7.9%
\$500,001 to \$750,000	34	35	+ 2.9%
\$750,001 to \$1,000,000	32	30	- 6.2%
\$1,000,001 and Above	40	42	+ 5.0%
All Price Ranges	35	39	+ 11.4%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	33	32	- 3.0%
\$150,001 to \$250,000	19	37	+ 94.7%
\$250,001 to \$350,000	30	47	+ 56.7%
\$350,001 to \$500,000	29	36	+ 24.1%
\$500,001 to \$750,000	33	36	+ 9.1%
\$750,001 to \$1,000,000	30	47	+ 56.7%
\$1,000,001 and Above	42	43	+ 2.4%
All Price Ranges	29	41	+ 41.4%

By Bedroom Count

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	29	40	+ 37.9%
3 Bedrooms	32	37	+ 15.6%
4 Bedrooms or More	40	42	+ 5.0%
All Bedroom Counts	35	40	+ 14.3%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	28	41	+ 46.4%
3 Bedrooms	31	36	+ 16.1%
4 Bedrooms or More	39	41	+ 5.1%
All Bedroom Counts	35	39	+ 11.4%

Condos

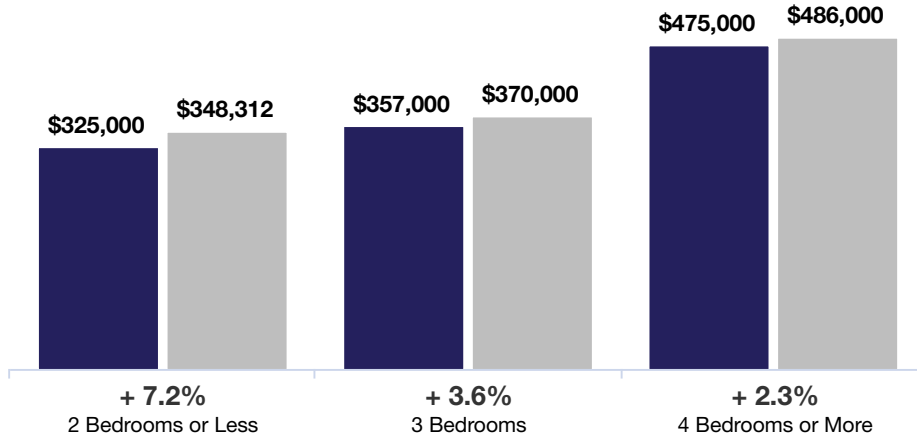
By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	25	38	+ 52.0%
3 Bedrooms	31	42	+ 35.5%
4 Bedrooms or More	44	48	+ 9.1%
All Bedroom Counts	29	41	+ 41.4%

Median Sales Price

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

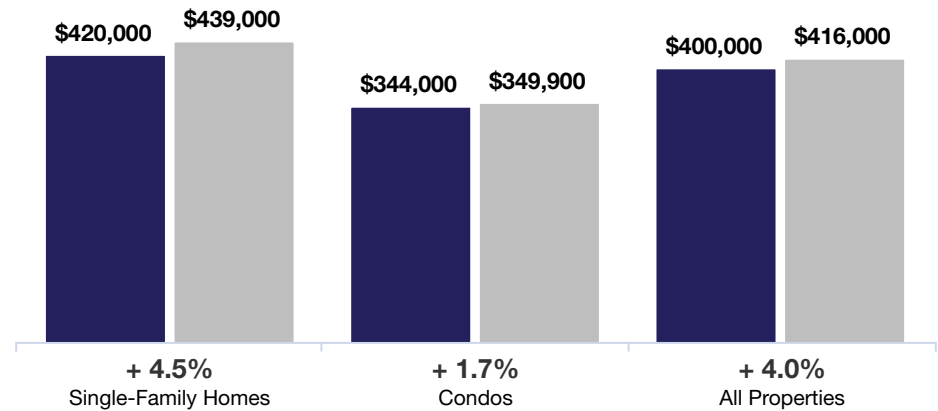
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Bedroom Count

	11-2023	11-2024	Change
2 Bedrooms or Less	\$325,000	\$348,312	+ 7.2%
3 Bedrooms	\$357,000	\$370,000	+ 3.6%
4 Bedrooms or More	\$475,000	\$486,000	+ 2.3%
All Bedroom Counts	\$400,000	\$416,000	+ 4.0%

Single-Family Homes

	11-2023	11-2024	Change
	\$399,500	\$395,000	- 1.1%
	\$364,851	\$380,000	+ 4.2%
	\$480,000	\$500,000	+ 4.2%
All Single-Family Homes	\$420,000	\$439,000	+ 4.5%

Condos

	11-2023	11-2024	Change
	\$320,000	\$344,450	+ 7.6%
	\$355,000	\$345,000	- 2.8%
	\$434,140	\$391,990	- 9.7%
All Condos	\$344,000	\$349,900	+ 1.7%

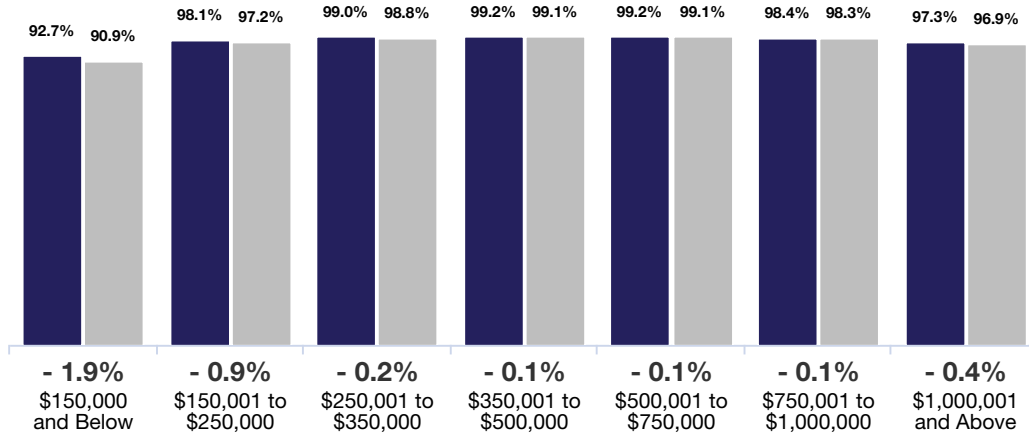
Percent of List Price Received

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.

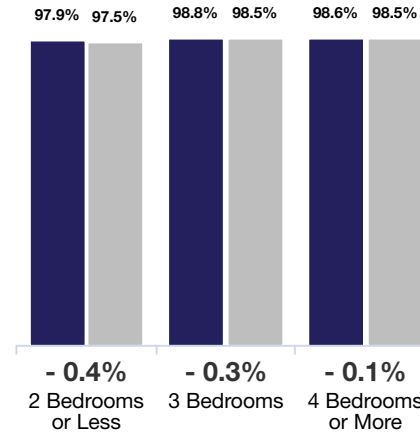
By Price Range

■ 11-2023 ■ 11-2024



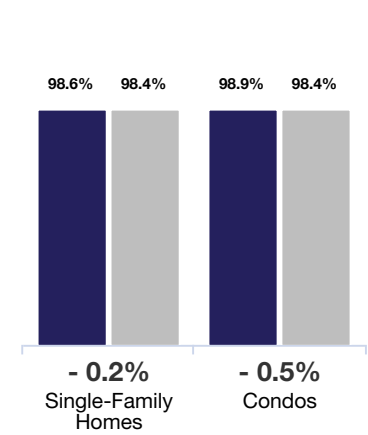
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	92.7%	90.9%	- 1.9%
\$150,001 to \$250,000	98.1%	97.2%	- 0.9%
\$250,001 to \$350,000	99.0%	98.8%	- 0.2%
\$350,001 to \$500,000	99.2%	99.1%	- 0.1%
\$500,001 to \$750,000	99.2%	99.1%	- 0.1%
\$750,001 to \$1,000,000	98.4%	98.3%	- 0.1%
\$1,000,001 and Above	97.3%	96.9%	- 0.4%
All Price Ranges	98.6%	98.4%	- 0.2%

Single-Family Homes

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	97.9%	97.5%	- 0.4%
3 Bedrooms	98.8%	98.5%	- 0.3%
4 Bedrooms or More	98.6%	98.5%	- 0.1%
All Bedroom Counts	98.6%	98.4%	- 0.2%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	93.1%	90.3%	- 3.0%
\$150,001 to \$250,000	97.6%	96.7%	- 0.9%
\$250,001 to \$350,000	99.0%	98.7%	- 0.3%
\$350,001 to \$500,000	99.0%	98.7%	- 0.3%
\$500,001 to \$750,000	99.2%	99.1%	- 0.1%
\$750,001 to \$1,000,000	99.2%	99.2%	0.0%
\$1,000,001 and Above	98.4%	98.3%	- 0.1%
All Price Ranges	98.6%	98.4%	- 0.2%

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	94.7%	92.2%	- 2.6%
\$150,001 to \$250,000	99.0%	97.9%	- 1.1%
\$250,001 to \$350,000	99.4%	99.0%	- 0.4%
\$350,001 to \$500,000	99.2%	98.8%	- 0.4%
\$500,001 to \$750,000	98.8%	98.2%	- 0.6%
\$750,001 to \$1,000,000	98.7%	98.0%	- 0.7%
\$1,000,001 and Above	96.9%	97.1%	+ 0.2%
All Price Ranges	98.9%	98.4%	- 0.5%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	97.9%	97.5%	- 0.4%
3 Bedrooms	98.8%	98.5%	- 0.3%
4 Bedrooms or More	98.6%	98.5%	- 0.1%
All Bedroom Counts	98.6%	98.4%	- 0.2%

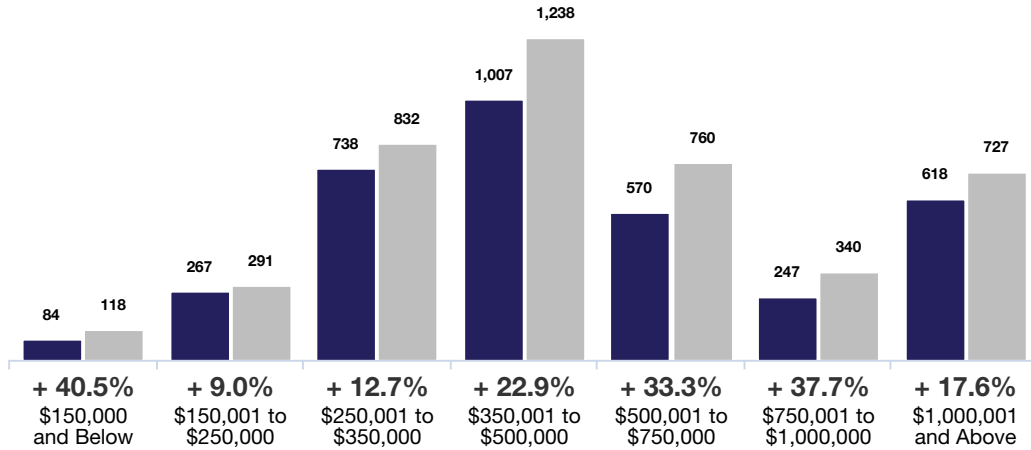
By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	97.5%	97.4%	- 0.1%
3 Bedrooms	98.8%	98.4%	- 0.4%
4 Bedrooms or More	98.6%	98.6%	0.0%
All Bedroom Counts	98.6%	98.4%	- 0.2%

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.**

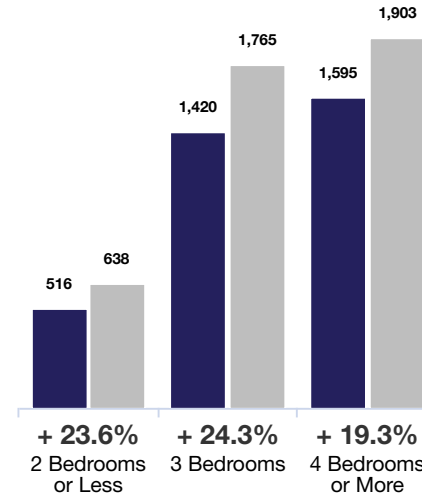
By Price Range

■ 11-2023 ■ 11-2024



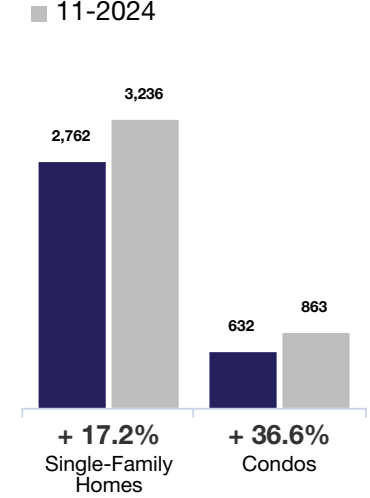
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	84	118	+ 40.5%
\$150,001 to \$250,000	267	291	+ 9.0%
\$250,001 to \$350,000	738	832	+ 12.7%
\$350,001 to \$500,000	1,007	1,238	+ 22.9%
\$500,001 to \$750,000	570	760	+ 33.3%
\$750,001 to \$1,000,000	247	340	+ 37.7%
\$1,000,001 and Above	618	727	+ 17.6%
All Price Ranges	3,531	4,306	+ 21.9%

Single-Family Homes

11-2023	11-2024	Change
50	74	+ 48.0%
164	142	- 13.4%
491	484	- 1.4%
862	996	+ 15.5%
471	627	+ 33.1%
199	284	+ 42.7%
525	629	+ 19.8%
2,762	3,236	+ 17.2%

Condos

11-2023	11-2024	Change
1	5	+ 400.0%
63	88	+ 39.7%
205	279	+ 36.1%
126	211	+ 67.5%
98	130	+ 32.7%
48	55	+ 14.6%
91	95	+ 4.4%
632	863	+ 36.6%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	516	638	+ 23.6%
3 Bedrooms	1,420	1,765	+ 24.3%
4 Bedrooms or More	1,595	1,903	+ 19.3%
All Bedroom Counts	3,531	4,306	+ 21.9%

11-2023	11-2024	Change
175	198	+ 13.1%
1,072	1,272	+ 18.7%
1,515	1,766	+ 16.6%
2,762	3,236	+ 17.2%

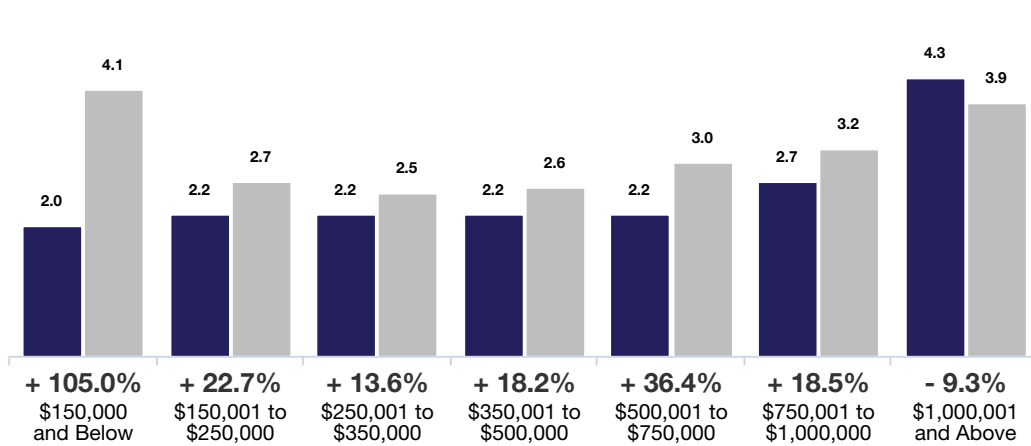
Months Supply of Inventory

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.

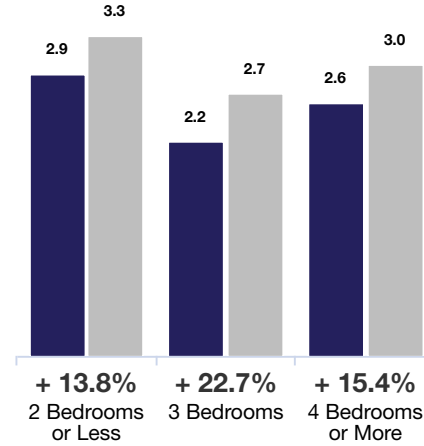
By Price Range

■ 11-2023 ■ 11-2024



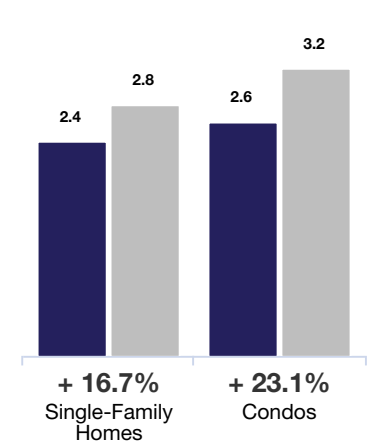
By Bedroom Count

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	2.0	4.1	+105.0%
\$150,001 to \$250,000	2.2	2.7	+22.7%
\$250,001 to \$350,000	2.2	2.5	+13.6%
\$350,001 to \$500,000	2.2	2.6	+18.2%
\$500,001 to \$750,000	2.2	3.0	+36.4%
\$750,001 to \$1,000,000	2.7	3.2	+18.5%
\$1,000,001 and Above	4.3	3.9	-9.3%
All Price Ranges	2.4	2.9	+20.8%

Single-Family Homes

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	1.9	4.2	+121.1%
\$150,001 to \$250,000	2.5	2.5	0.0%
\$250,001 to \$350,000	2.0	2.2	+10.0%
\$350,001 to \$500,000	2.2	2.5	+13.6%
\$500,001 to \$750,000	2.1	2.8	+33.3%
\$750,001 to \$1,000,000	2.5	3.1	+24.0%
\$1,000,001 and Above	4.1	4.0	-2.4%
All Price Ranges	2.4	2.8	+16.7%

Condos

By Price Range	11-2023	11-2024	Change
\$150,000 and Below	0.2	2.0	+900.0%
\$150,001 to \$250,000	1.6	2.4	+50.0%
\$250,001 to \$350,000	2.5	2.9	+16.0%
\$350,001 to \$500,000	2.1	3.1	+47.6%
\$500,001 to \$750,000	3.1	4.3	+38.7%
\$750,001 to \$1,000,000	3.9	3.8	-2.6%
\$1,000,001 and Above	6.0	3.8	-36.7%
All Price Ranges	2.6	3.2	+23.1%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	2.9	3.3	+13.8%
3 Bedrooms	2.2	2.7	+22.7%
4 Bedrooms or More	2.6	3.0	+15.4%
All Bedroom Counts	2.4	2.9	+20.8%

By Bedroom Count	11-2023	11-2024	Change
2 Bedrooms or Less	3.1	2.9	-6.5%
3 Bedrooms	2.1	2.5	+19.0%
4 Bedrooms or More	2.5	3.0	+20.0%
All Bedroom Counts	2.4	2.8	+16.7%