

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2017

Local news outlets across the nation have been delving into the cause for lower sales totals in their markets during a period of economic growth, and it generally boils down to a lack of housing supply, especially in certain price ranges, to meet buyer demand. For the 12-month period spanning August 2016 through July 2017, Closed Sales in the Greenwood region were up 3.0 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 9.7 percent.

The overall Median Sales Price was down 0.2 percent to \$125,000. The property type with the largest price gain was the Condos segment, where prices increased 5.1 percent to \$82,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 124 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 159 days.

Market-wide, inventory levels were down 23.3 percent. The property type that lost the least inventory was the Condos segment, where it decreased 18.2 percent. That amounts to 5.3 months supply for Single-Family homes and 3.3 months supply for Condos.

Quick Facts

+ 9.7%

+ 5.6%

+ 33.3%

Price Range With the Strongest Sales:

\$200,001 to \$300,000

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

Condos

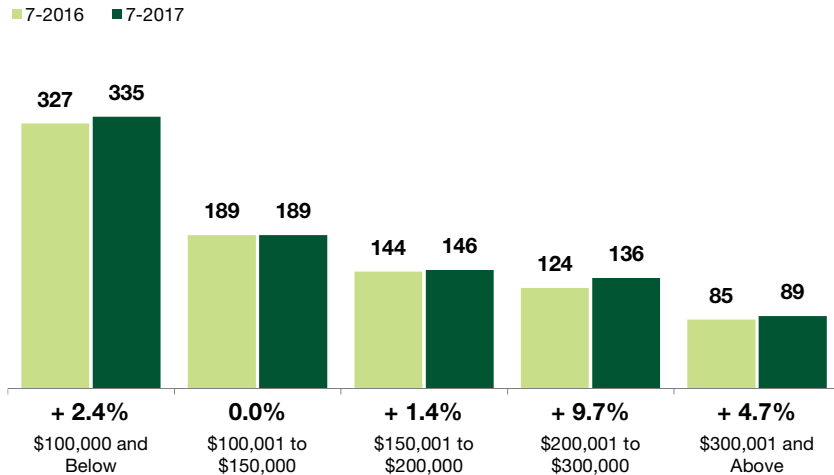
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

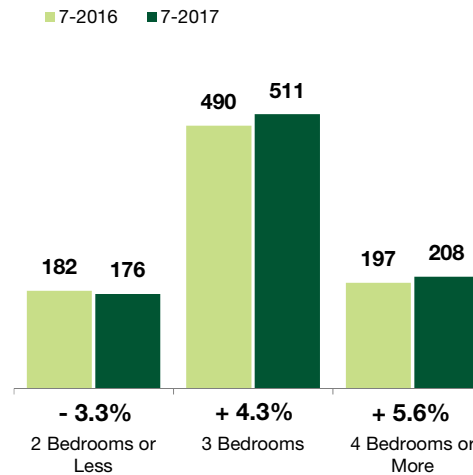
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



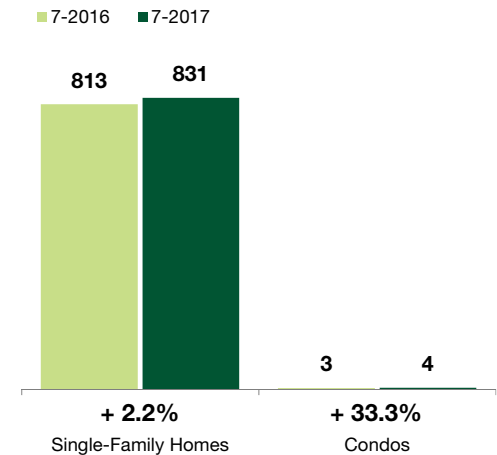
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2016	7-2017	Change
\$100,000 and Below	327	335	+ 2.4%
\$100,001 to \$150,000	189	189	0.0%
\$150,001 to \$200,000	144	146	+ 1.4%
\$200,001 to \$300,000	124	136	+ 9.7%
\$300,001 and Above	85	89	+ 4.7%
All Price Ranges	869	895	+ 3.0%

Single-Family Homes

7-2016	7-2017	Change
288	294	+ 2.1%
185	179	- 3.2%
138	140	+ 1.4%
120	132	+ 10.0%
82	86	+ 4.9%
813	831	+ 2.2%

Condos

7-2016	7-2017	Change
2	1	- 50.0%
1	1	0.0%
0	1	--
0	1	--
0	0	--
3	4	+ 33.3%

By Bedroom Count

7-2016	7-2017	Change
182	176	- 3.3%
490	511	+ 4.3%
197	208	+ 5.6%
869	895	+ 3.0%

7-2016	7-2017	Change
148	138	- 6.8%
469	490	+ 4.5%
196	203	+ 3.6%
813	831	+ 2.2%

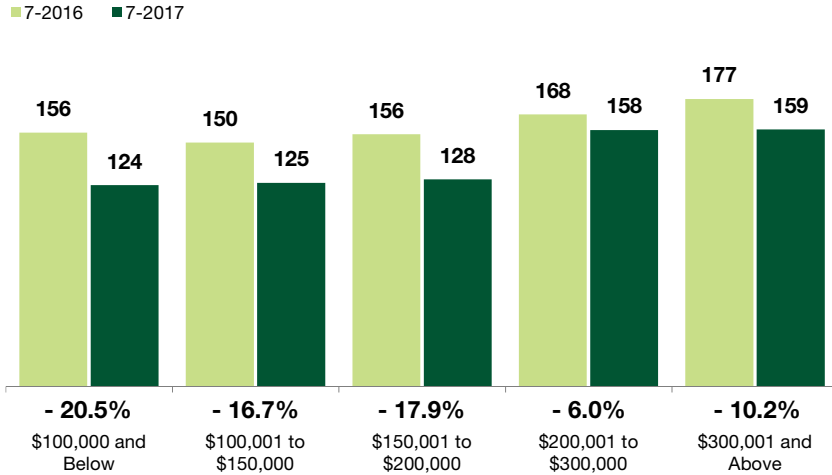
7-2016	7-2017	Change
2	1	- 50.0%
1	3	+ 200.0%
0	0	--
3	4	+ 33.3%

Days on Market Until Sale

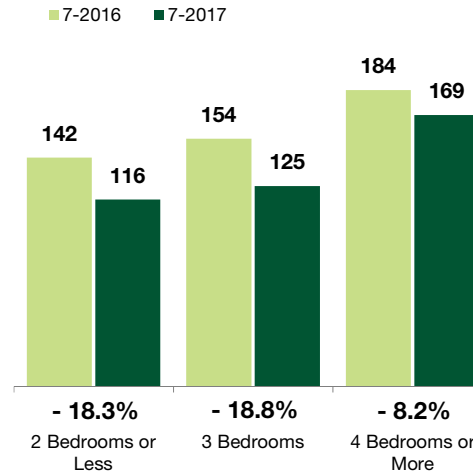
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



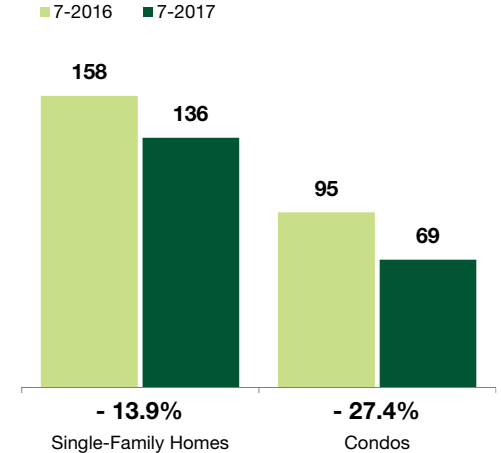
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2016	7-2017	Change
\$100,000 and Below	156	124	- 20.5%
\$100,001 to \$150,000	150	125	- 16.7%
\$150,001 to \$200,000	156	128	- 17.9%
\$200,001 to \$300,000	168	158	- 6.0%
\$300,001 and Above	177	159	- 10.2%
All Price Ranges	158	133	- 15.8%

Single-Family Homes

7-2016	7-2017	Change
158	128	- 19.0%
150	125	- 16.7%
151	128	- 15.2%
170	161	- 5.3%
177	160	- 9.6%
158	136	- 13.9%

Condos

7-2016	7-2017	Change
63	69	+ 9.5%
160	22	- 86.3%
0	142	--
0	44	--
0	0	--
95	69	- 27.4%

By Bedroom Count

7-2016	7-2017	Change
142	116	- 18.3%
154	125	- 18.8%
184	169	- 8.2%
158	133	- 15.8%

7-2016	7-2017	Change
139	124	- 10.8%
153	125	- 18.3%
185	167	- 9.7%
158	136	- 13.9%

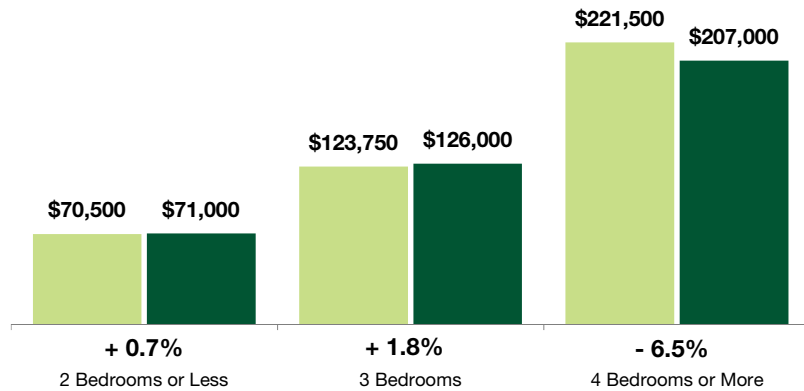
Median Sales Price

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



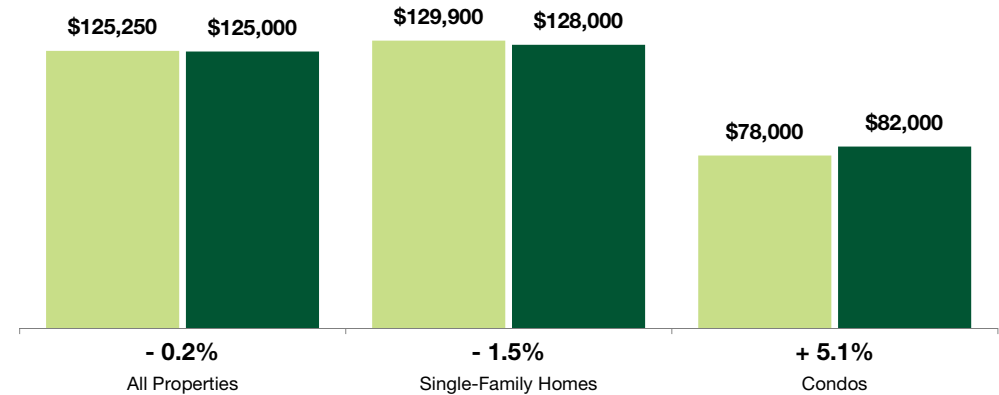
By Bedroom Count

7-2016 7-2017



By Property Type

7-2016 7-2017



All Properties

By Bedroom Count

	7-2016	7-2017	Change
2 Bedrooms or Less	\$70,500	\$71,000	+ 0.7%
3 Bedrooms	\$123,750	\$126,000	+ 1.8%
4 Bedrooms or More	\$221,500	\$207,000	- 6.5%
All Bedroom Counts	\$125,250	\$125,000	- 0.2%

Single-Family Homes

	7-2016	7-2017	Change	7-2016	7-2017	Change
	\$71,000	\$71,000	0.0%	\$70,500	\$71,500	+ 1.4%
	\$122,900	\$125,000	+ 1.7%	\$143,500	\$145,000	+ 1.0%
	\$220,750	\$210,000	- 4.9%	\$273,200	\$130,000	- 52.4%
All Property Types	\$129,900	\$128,000	- 1.5%	\$78,000	\$82,000	+ 5.1%

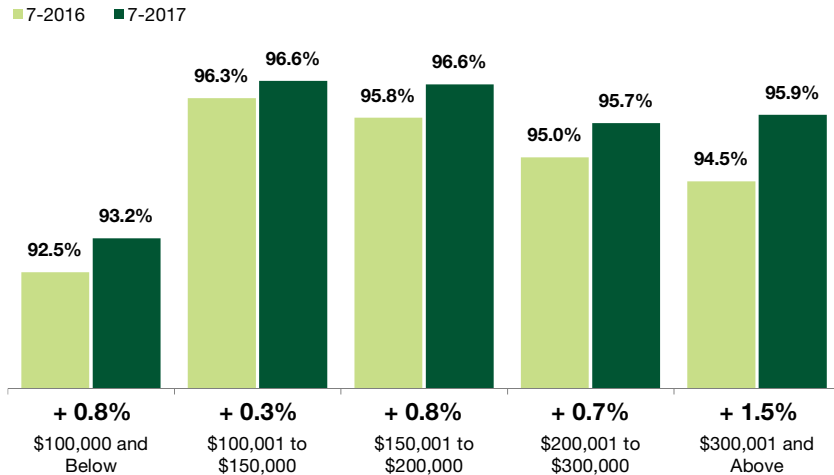
Condos

Percent of List Price Received

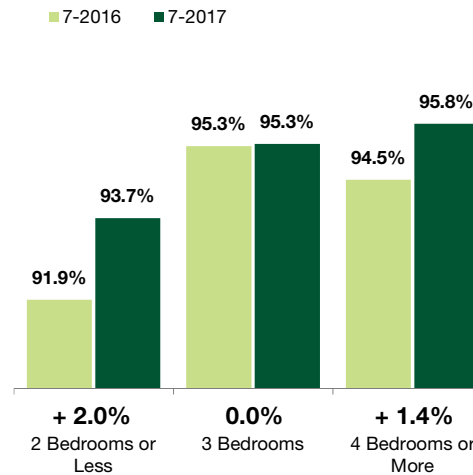
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



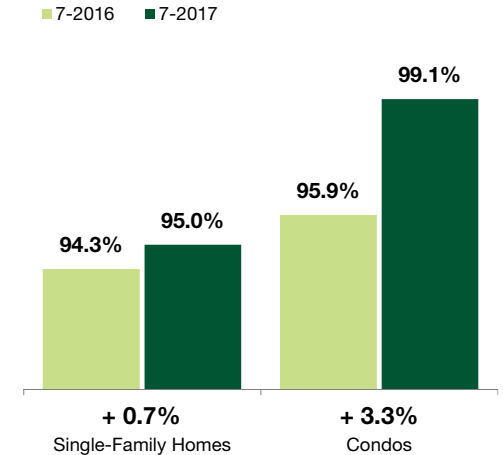
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2016	7-2017	Change
\$100,000 and Below	92.5%	93.2%	+ 0.8%
\$100,001 to \$150,000	96.3%	96.6%	+ 0.3%
\$150,001 to \$200,000	95.8%	96.6%	+ 0.8%
\$200,001 to \$300,000	95.0%	95.7%	+ 0.7%
\$300,001 and Above	94.5%	95.9%	+ 1.5%
All Price Ranges	94.4%	95.1%	+ 0.7%

Single-Family Homes

7-2016	7-2017	Change
92.0%	92.9%	+ 1.0%
96.3%	96.7%	+ 0.4%
95.9%	96.6%	+ 0.7%
95.1%	95.7%	+ 0.6%
94.5%	95.9%	+ 1.5%
94.3%	95.0%	+ 0.7%

Condos

7-2016	7-2017	Change
97.8%	100.0%	+ 2.2%
91.9%	100.0%	+ 8.8%
0.0%	100.0%	--
0.0%	96.3%	--
0.0%	0.0%	--
95.9%	99.1%	+ 3.3%

By Bedroom Count

7-2016	7-2017	Change
91.9%	93.7%	+ 2.0%
95.3%	95.3%	0.0%
94.5%	95.8%	+ 1.4%
94.4%	95.1%	+ 0.7%

7-2016	7-2017	Change	7-2016	7-2017	Change
91.0%	93.0%	+ 2.2%	97.8%	100.0%	+ 2.2%
95.3%	95.3%	0.0%	91.9%	98.8%	+ 7.5%
94.5%	95.8%	+ 1.4%	0.0%	0.0%	--
94.3%	95.0%	+ 0.7%	95.9%	99.1%	+ 3.3%

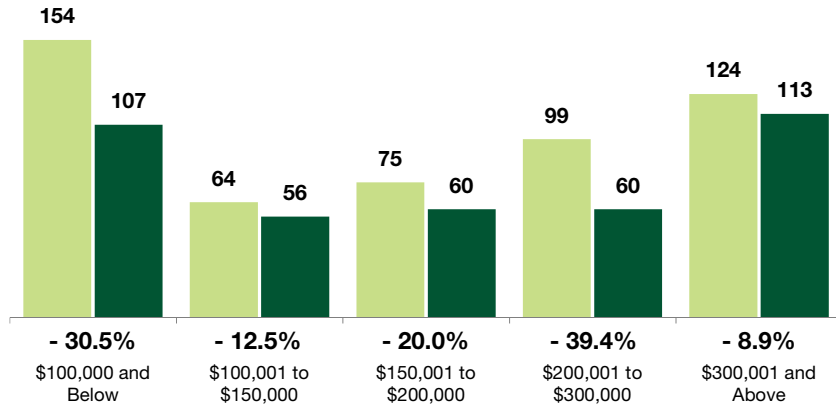
Inventory of Homes for Sale

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



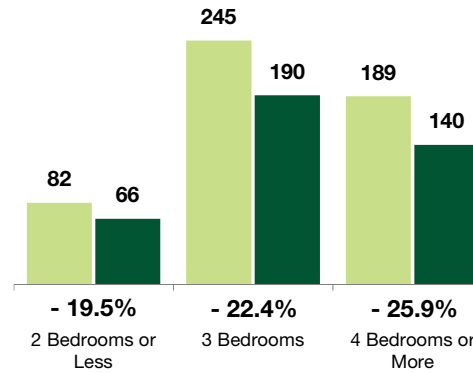
By Price Range

7-2016 7-2017



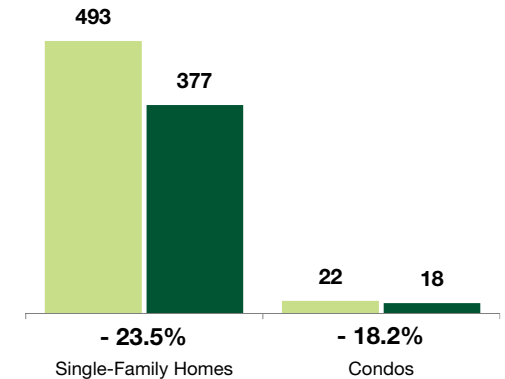
By Bedroom Count

7-2016 7-2017



By Property Type

7-2016 7-2017



All Properties

By Price Range

	7-2016	7-2017	Change
\$100,000 and Below	154	107	- 30.5%
\$100,001 to \$150,000	64	56	- 12.5%
\$150,001 to \$200,000	75	60	- 20.0%
\$200,001 to \$300,000	99	60	- 39.4%
\$300,001 and Above	124	113	- 8.9%
All Price Ranges	516	396	- 23.3%

Single-Family Homes

	7-2016	7-2017	Change
2 Bedrooms or Less	146	101	- 30.8%
3 Bedrooms	58	53	- 8.6%
4 Bedrooms or More	74	56	- 24.3%
	97	58	- 40.2%
	118	109	- 7.6%
All Single-Family Homes	493	377	- 23.5%

Condos

	7-2016	7-2017	Change
	8	6	- 25.0%
	5	3	- 40.0%
	1	3	+ 200.0%
	2	2	0.0%
	6	4	- 33.3%
All Condos	22	18	- 18.2%

By Bedroom Count

	7-2016	7-2017	Change
2 Bedrooms or Less	82	66	- 19.5%
3 Bedrooms	245	190	- 22.4%
4 Bedrooms or More	189	140	- 25.9%
All Bedroom Counts	516	396	- 23.3%

	7-2016	7-2017	Change
2 Bedrooms or Less	75	58	- 22.7%
3 Bedrooms	233	180	- 22.7%
4 Bedrooms or More	185	139	- 24.9%
All Single-Family Homes	493	377	- 23.5%

	7-2016	7-2017	Change
	7	8	+ 14.3%
	11	9	- 18.2%
	4	1	- 75.0%
All Condos	22	18	- 18.2%

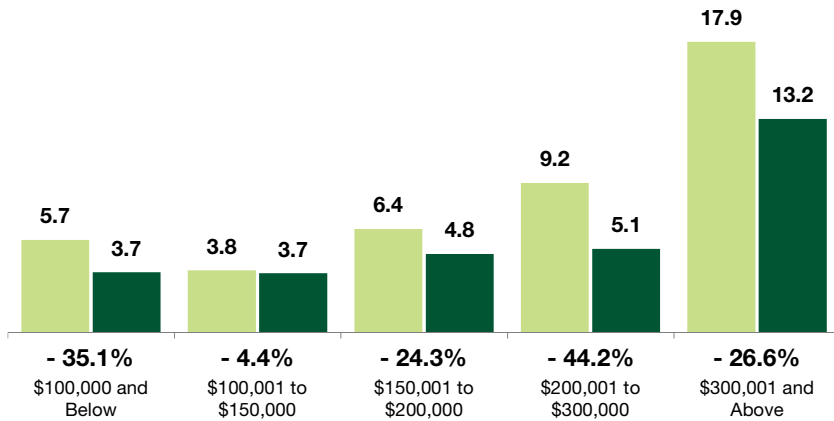
Months Supply of Inventory

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.**



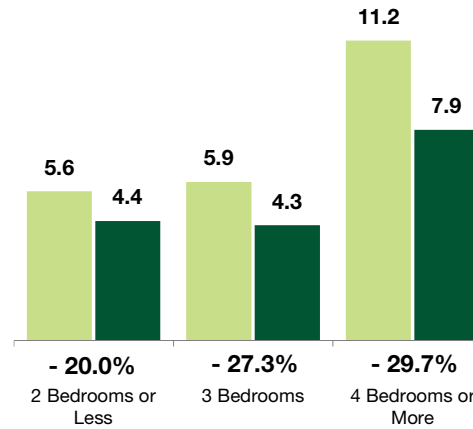
By Price Range

7-2016 7-2017



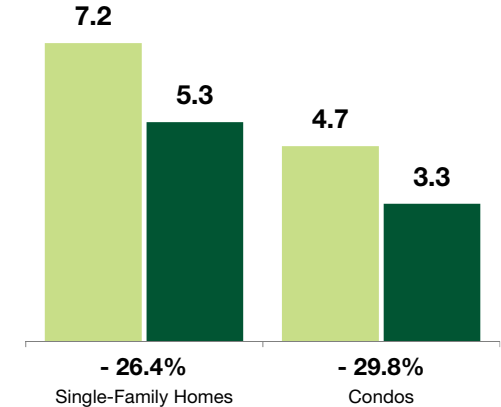
By Bedroom Count

7-2016 7-2017



By Property Type

7-2016 7-2017



All Properties

By Price Range	7-2016	7-2017	Change
\$100,000 and Below	5.7	3.7	- 35.1%
\$100,001 to \$150,000	3.8	3.7	- 4.4%
\$150,001 to \$200,000	6.4	4.8	- 24.3%
\$200,001 to \$300,000	9.2	5.1	- 44.2%
\$300,001 and Above	17.9	13.2	- 26.6%
All Price Ranges	7.1	5.1	- 28.2%

Single-Family Homes

7-2016	7-2017	Change	7-2016	7-2017	Change
6.2	4.0	- 35.8%	2.1	1.6	- 23.8%
3.6	3.7	+ 3.5%	5.0	1.9	- 62.0%
6.6	4.7	- 28.1%	1.0	3.0	+ 200.0%
9.2	5.1	- 44.6%	0.0	2.0	--
17.5	13.2	- 24.4%	6.0	3.0	- 50.0%
7.2	5.3	- 26.4%	4.7	3.3	- 29.8%

Condos

By Bedroom Count	7-2016	7-2017	Change
2 Bedrooms or Less	5.6	4.4	- 20.0%
3 Bedrooms	5.9	4.3	- 27.3%
4 Bedrooms or More	11.2	7.9	- 29.7%
All Bedroom Counts	7.1	5.1	- 28.2%

7-2016	7-2017	Change	7-2016	7-2017	Change
6.3	5.0	- 21.0%	2.1	2.3	+ 9.5%
5.9	4.3	- 27.2%	5.2	3.8	- 26.9%
11.0	7.9	- 27.7%	4.0	0.7	- 82.5%
7.2	5.3	- 26.4%	4.7	3.3	- 29.8%