

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2018

As we enter 2018, it will be most interesting to watch demand dynamics, as home sales have been lower in several markets over the last few months. Whether this is related to there being not enough homes for sale, prices getting too high or less buyer interest remains to be seen. For the 12-month period spanning February 2017 through January 2018, Closed Sales in the Greenwood region were up 4.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 15.1 percent.

The overall Median Sales Price was down 0.6 percent to \$128,200. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 2.1 percent to \$134,750. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 110 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 184 days.

Market-wide, inventory levels were down 29.9 percent. The property type that lost the least inventory was the Condos segment, where it decreased 20.0 percent. That amounts to 3.9 months supply for Single-Family homes and 2.6 months supply for Condos.

Quick Facts

+ 15.1%

+ 9.8%

+ 50.0%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

2 Bedrooms or Less

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

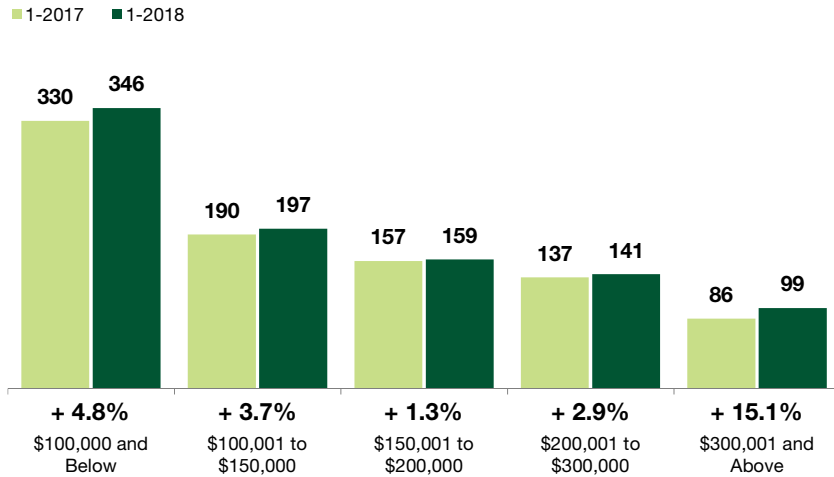


Closed Sales

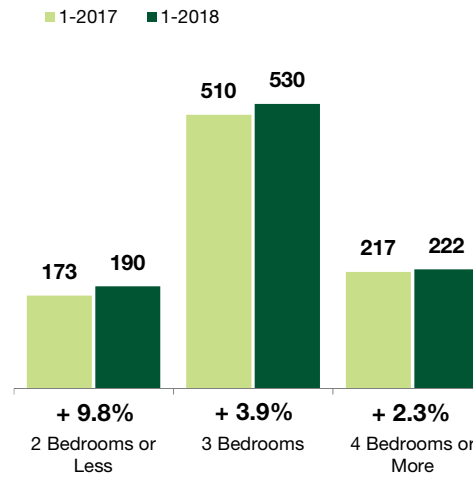
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



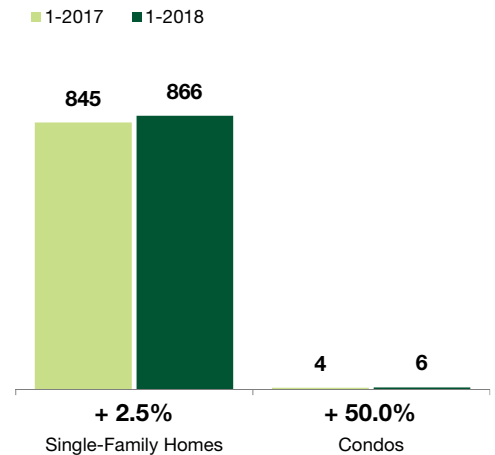
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2017	1-2018	Change
\$100,000 and Below	330	346	+ 4.8%
\$100,001 to \$150,000	190	197	+ 3.7%
\$150,001 to \$200,000	157	159	+ 1.3%
\$200,001 to \$300,000	137	141	+ 2.9%
\$300,001 and Above	86	99	+ 15.1%
All Price Ranges	900	942	+ 4.7%

Single-Family Homes

1-2017	1-2018	Change
294	298	+ 1.4%
181	186	+ 2.8%
151	149	- 1.3%
135	137	+ 1.5%
84	96	+ 14.3%
845	866	+ 2.5%

Condos

1-2017	1-2018	Change
2	4	+ 100.0%
1	1	0.0%
1	1	0.0%
0	0	--
0	0	--
4	6	+ 50.0%

By Bedroom Count

1-2017	1-2018	Change
173	190	+ 9.8%
510	530	+ 3.9%
217	222	+ 2.3%
900	942	+ 4.7%

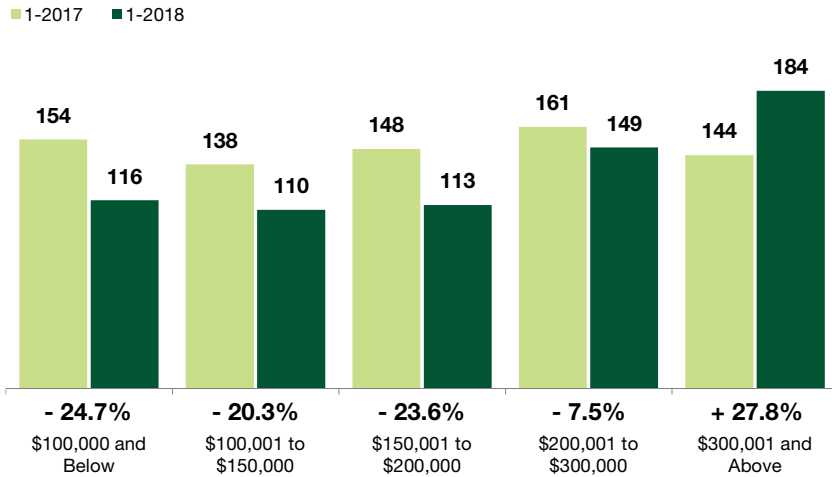
1-2017	1-2018	Change
143	143	0.0%
489	503	+ 2.9%
213	220	+ 3.3%
845	866	+ 2.5%

Days on Market Until Sale

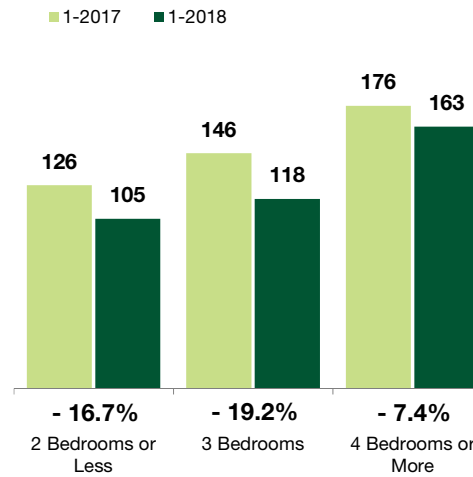
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



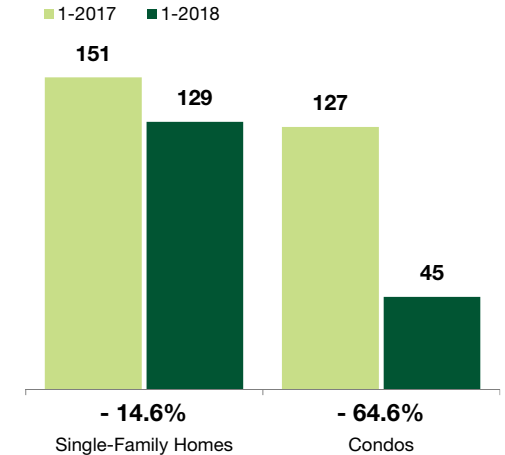
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2017	1-2018	Change
\$100,000 and Below	154	116	- 24.7%
\$100,001 to \$150,000	138	110	- 20.3%
\$150,001 to \$200,000	148	113	- 23.6%
\$200,001 to \$300,000	161	149	- 7.5%
\$300,001 and Above	144	184	+ 27.8%
All Price Ranges	150	126	- 16.0%

Single-Family Homes

1-2017	1-2018	Change
159	121	- 23.9%
136	113	- 16.9%
144	114	- 20.8%
162	151	- 6.8%
145	185	+ 27.6%
151	129	- 14.6%

Condos

1-2017	1-2018	Change
68	45	- 33.8%
293	39	- 86.7%
79	50	- 36.7%
0	0	--
0	0	--
127	45	- 64.6%

By Bedroom Count

1-2017	1-2018	Change
126	105	- 16.7%
146	118	- 19.2%
176	163	- 7.4%
150	126	- 16.0%

1-2017	1-2018	Change
131	114	- 13.0%
146	119	- 18.5%
174	163	- 6.3%
151	129	- 14.6%

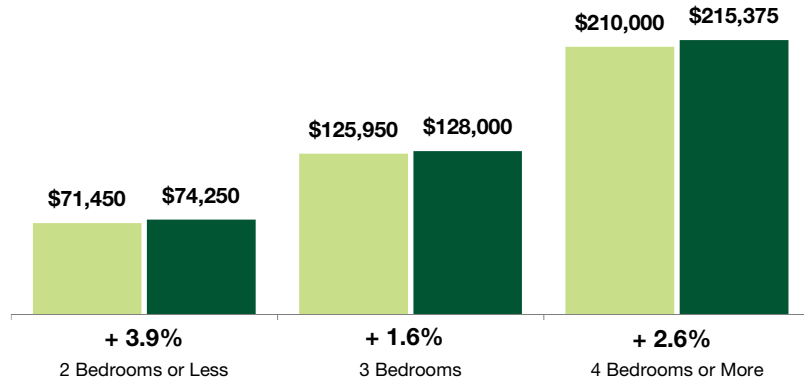
Median Sales Price

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



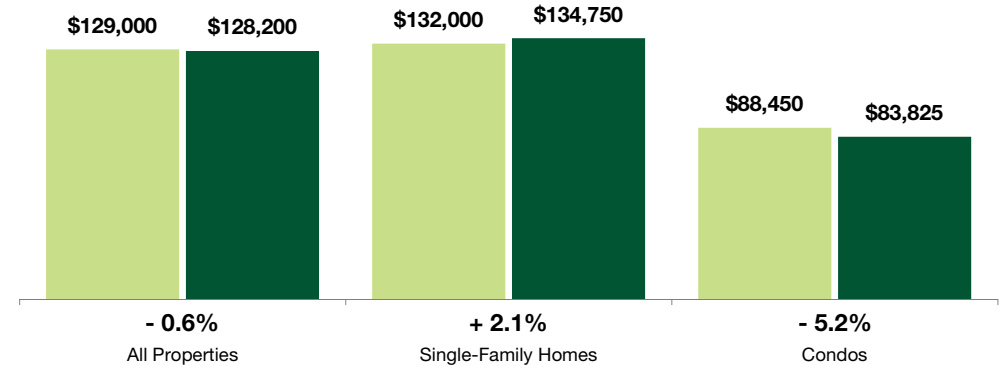
By Bedroom Count

■ 1-2017 ■ 1-2018



By Property Type

■ 1-2017 ■ 1-2018



All Properties

By Bedroom Count

	1-2017	1-2018	Change
2 Bedrooms or Less	\$71,450	\$74,250	+ 3.9%
3 Bedrooms	\$125,950	\$128,000	+ 1.6%
4 Bedrooms or More	\$210,000	\$215,375	+ 2.6%
All Bedroom Counts	\$129,000	\$128,200	- 0.6%

Single-Family Homes

	1-2017	1-2018	Change	1-2017	1-2018	Change
	\$73,450	\$72,000	- 2.0%	\$70,750	\$77,500	+ 9.5%
	\$125,900	\$127,900	+ 1.6%	\$120,700	\$153,750	+ 27.4%
	\$210,000	\$215,375	+ 2.6%	\$130,000	\$393,000	+ 202.3%
All	\$132,000	\$134,750	+ 2.1%	\$88,450	\$83,825	- 5.2%

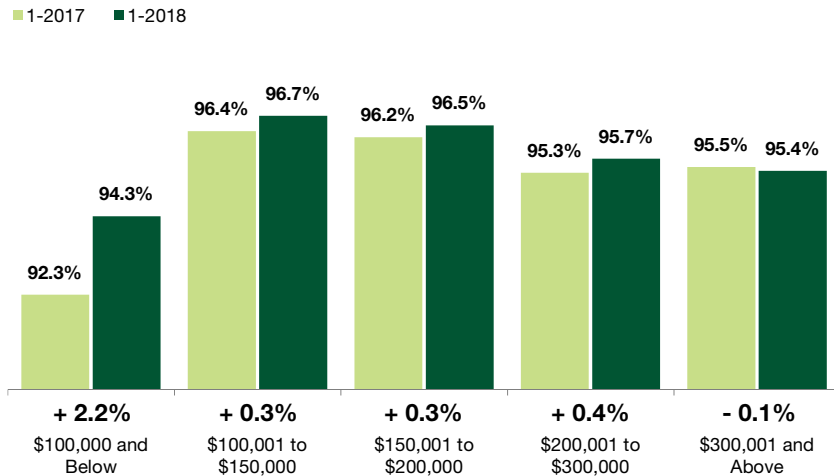
Condos

Percent of List Price Received

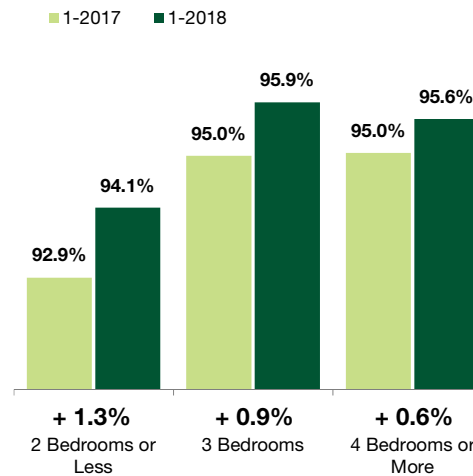
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



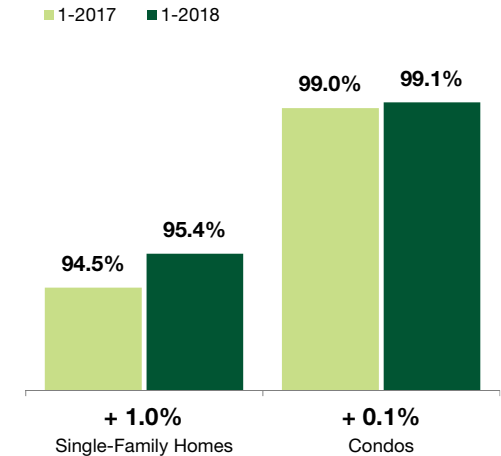
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2017	1-2018	Change
\$100,000 and Below	92.3%	94.3%	+ 2.2%
\$100,001 to \$150,000	96.4%	96.7%	+ 0.3%
\$150,001 to \$200,000	96.2%	96.5%	+ 0.3%
\$200,001 to \$300,000	95.3%	95.7%	+ 0.4%
\$300,001 and Above	95.5%	95.4%	- 0.1%
All Price Ranges	94.6%	95.5%	+ 1.0%

Single-Family Homes

1-2017	1-2018	Change
91.9%	93.9%	+ 2.2%
96.5%	96.8%	+ 0.3%
96.2%	96.5%	+ 0.3%
95.5%	95.6%	+ 0.1%
95.5%	95.3%	- 0.2%
94.5%	95.4%	+ 1.0%

Condos

1-2017	1-2018	Change
99.7%	98.7%	- 1.0%
98.4%	100.0%	+ 1.6%
98.2%	100.0%	+ 1.8%
0.0%	0.0%	--
0.0%	0.0%	--
99.0%	99.1%	+ 0.1%

By Bedroom Count

1-2017	1-2018	Change
92.9%	94.1%	+ 1.3%
95.0%	95.9%	+ 0.9%
95.0%	95.6%	+ 0.6%
94.6%	95.5%	+ 1.0%

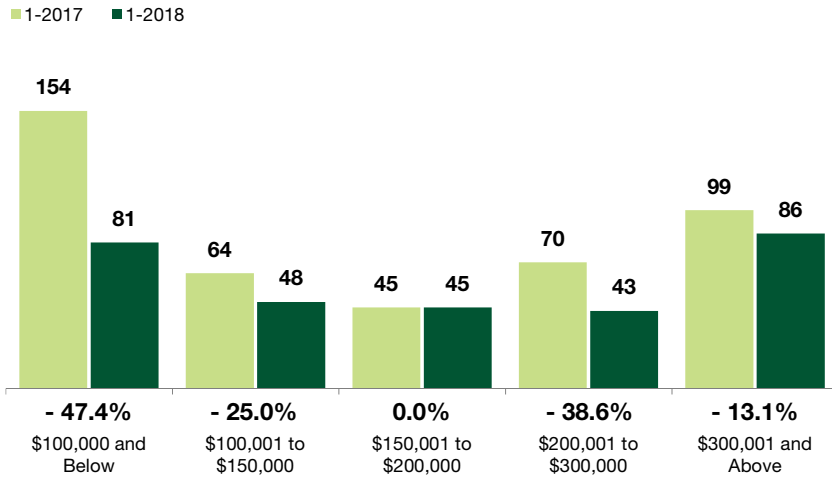
1-2017	1-2018	Change
92.3%	93.1%	+ 0.9%
94.9%	95.9%	+ 1.1%
95.1%	95.6%	+ 0.5%
94.5%	95.4%	+ 1.0%

Inventory of Homes for Sale

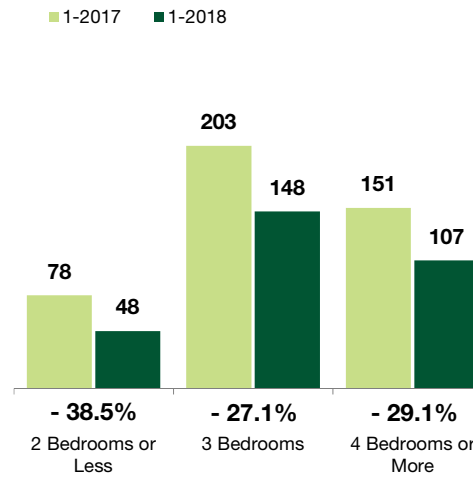
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



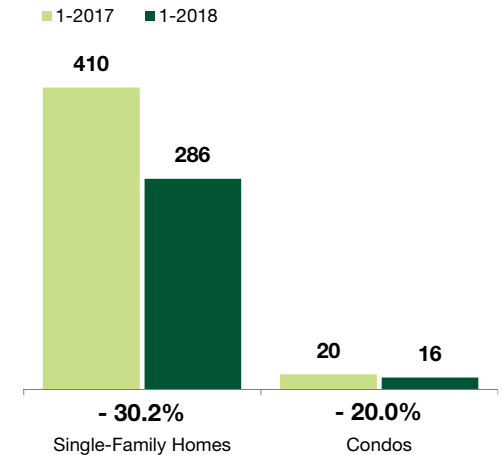
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2017	1-2018	Change
\$100,000 and Below	154	81	- 47.4%
\$100,001 to \$150,000	64	48	- 25.0%
\$150,001 to \$200,000	45	45	0.0%
\$200,001 to \$300,000	70	43	- 38.6%
\$300,001 and Above	99	86	- 13.1%
All Price Ranges	432	303	- 29.9%

Single-Family Homes

1-2017	1-2018	Change
141	74	- 47.5%
61	46	- 24.6%
43	41	- 4.7%
67	43	- 35.8%
98	82	- 16.3%
410	286	- 30.2%

Condos

1-2017	1-2018	Change
13	7	- 46.2%
2	2	0.0%
2	4	+ 100.0%
2	0	- 100.0%
1	3	+ 200.0%
20	16	- 20.0%

By Bedroom Count

1-2017	1-2018	Change
78	48	- 38.5%
203	148	- 27.1%
151	107	- 29.1%
432	303	- 29.9%

1-2017	1-2018	Change
67	40	- 40.3%
193	140	- 27.5%
150	106	- 29.3%
410	286	- 30.2%

1-2017	1-2018	Change
11	8	- 27.3%
9	8	- 11.1%
0	0	--
20	16	- 20.0%

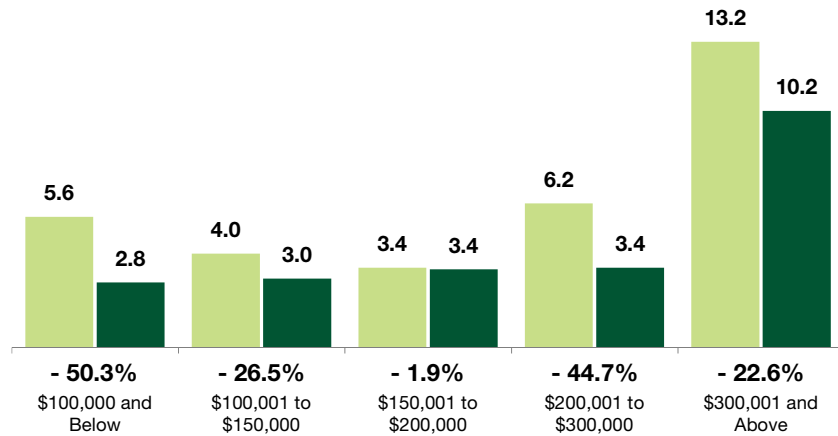
Months Supply of Inventory

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.**



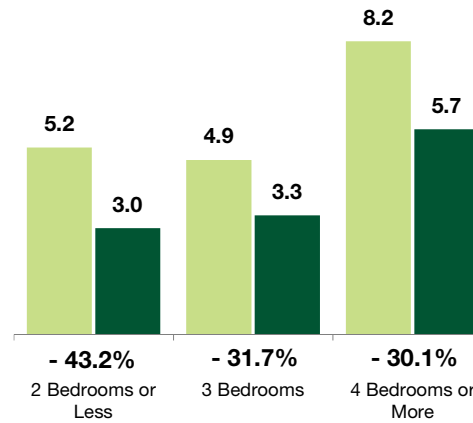
By Price Range

■ 1-2017 ■ 1-2018



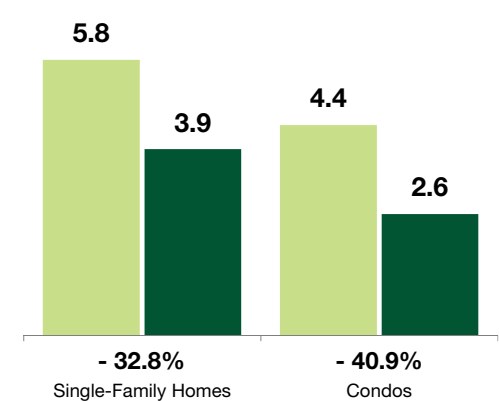
By Bedroom Count

■ 1-2017 ■ 1-2018



By Property Type

■ 1-2017 ■ 1-2018



All Properties

By Price Range	1-2017	1-2018	Change
\$100,000 and Below	5.6	2.8	- 50.3%
\$100,001 to \$150,000	4.0	3.0	- 26.5%
\$150,001 to \$200,000	3.4	3.4	- 1.9%
\$200,001 to \$300,000	6.2	3.4	- 44.7%
\$300,001 and Above	13.2	10.2	- 22.6%
All Price Ranges	5.8	3.8	- 34.5%

Single-Family Homes

1-2017	1-2018	Change	1-2017	1-2018	Change
5.8	3.0	- 49.3%	3.9	1.9	- 51.3%
4.0	3.0	- 24.6%	1.8	1.2	- 33.3%
3.4	3.3	- 2.7%	2.0	3.6	+ 80.0%
6.0	3.6	- 40.3%	0.0	0.0	--
13.5	10.0	- 25.7%	1.0	3.0	+ 200.0%
5.8	3.9	- 32.8%	4.4	2.6	- 40.9%

Condos

By Bedroom Count	1-2017	1-2018	Change
2 Bedrooms or Less	5.2	3.0	- 43.2%
3 Bedrooms	4.9	3.3	- 31.7%
4 Bedrooms or More	8.2	5.7	- 30.1%
All Bedroom Counts	5.8	3.8	- 34.5%

1-2017	1-2018	Change	1-2017	1-2018	Change
5.5	3.2	- 40.7%	3.8	2.1	- 44.7%
4.8	3.3	- 30.8%	4.5	3.3	- 26.7%
8.3	5.8	- 30.6%	0.0	0.0	0.0%
5.8	3.9	- 32.8%	4.4	2.6	- 40.9%