

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2018

Supply remains low in most markets and categories. Buyer demand continues to show that there is room for growth, but we still have not reached a point where a year-over-year increase in the number of homes for sale can be anticipated. For the 12-month period spanning April 2017 through March 2018, Closed Sales in the Greenwood region were up 2.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 14.8 percent.

The overall Median Sales Price was up 4.0 percent to \$134,000. The property type with the largest price gain was the Condos segment, where prices increased 8.6 percent to \$88,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 105 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 188 days.

Market-wide, inventory levels were down 29.9 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 28.8 percent. That amounts to 4.1 months supply for Single-Family homes and 2.8 months supply for Condos.

Quick Facts

+ 14.8%

+ 4.8%

+ 0.1%

Price Range With the
Strongest Sales:
\$300,001 and Above

Bedroom Count With
Strongest Sales:
3 Bedrooms

Property Type With
Strongest Sales:
Single-Family

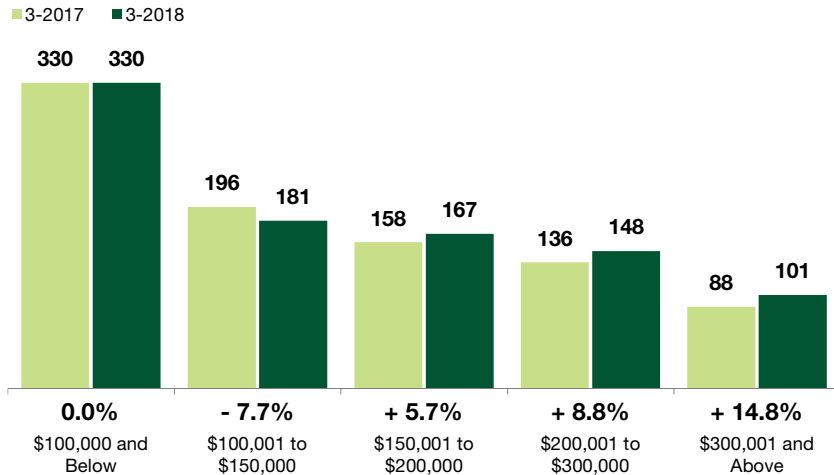
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

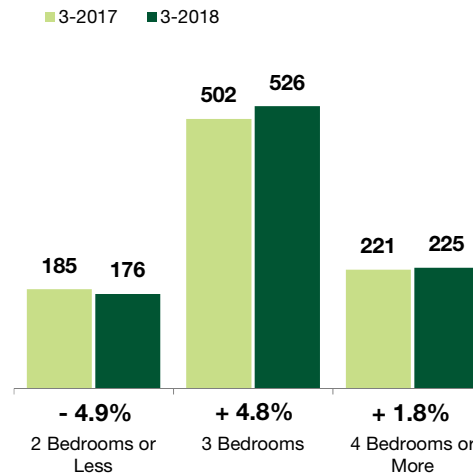
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



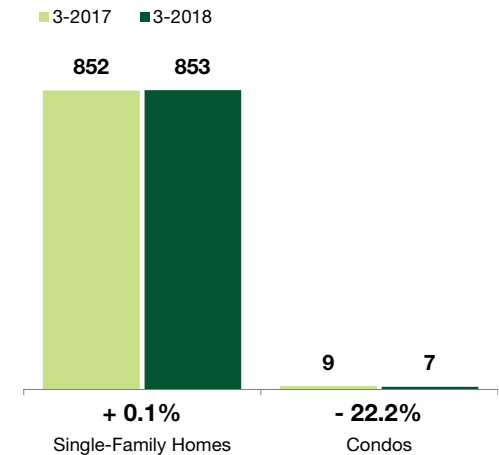
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2017	3-2018	Change
\$100,000 and Below	330	330	0.0%
\$100,001 to \$150,000	196	181	- 7.7%
\$150,001 to \$200,000	158	167	+ 5.7%
\$200,001 to \$300,000	136	148	+ 8.8%
\$300,001 and Above	88	101	+ 14.8%
All Price Ranges	908	927	+ 2.1%

Single-Family Homes

3-2017	3-2018	Change
293	289	- 1.4%
186	170	- 8.6%
153	154	+ 0.7%
135	143	+ 5.9%
85	97	+ 14.1%
852	853	+ 0.1%

Condos

3-2017	3-2018	Change
6	3	- 50.0%
2	1	- 50.0%
0	2	--
0	0	--
1	1	0.0%
9	7	- 22.2%

By Bedroom Count

3-2017	3-2018	Change
185	176	- 4.9%
502	526	+ 4.8%
221	225	+ 1.8%
908	927	+ 2.1%

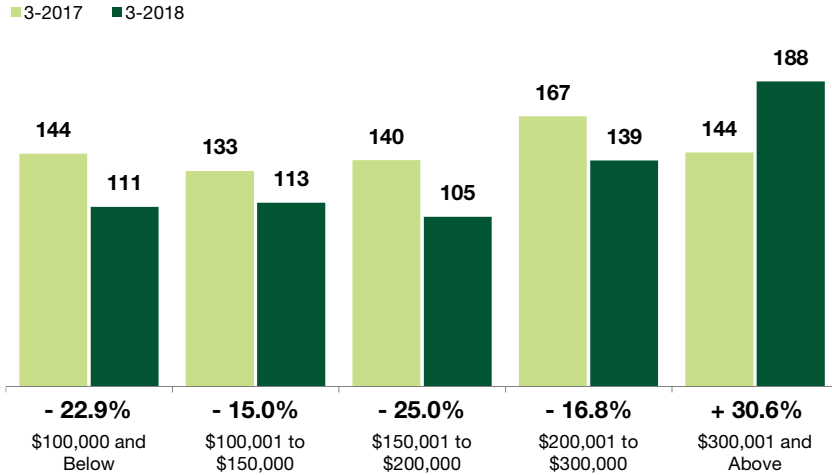
3-2017	3-2018	Change
151	135	- 10.6%
484	496	+ 2.5%
217	222	+ 2.3%
852	853	+ 0.1%

Days on Market Until Sale

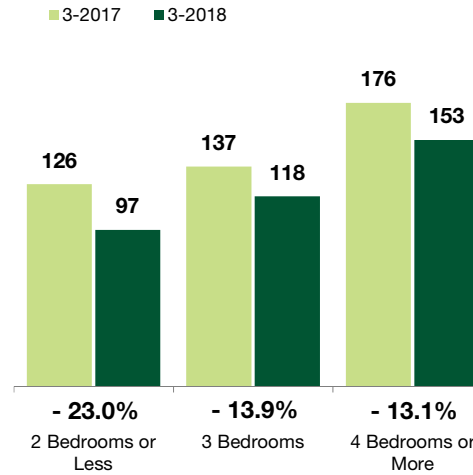
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



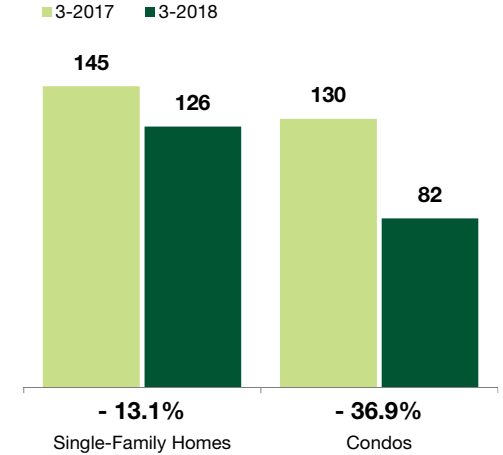
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2017	3-2018	Change
\$100,000 and Below	144	111	- 22.9%
\$100,001 to \$150,000	133	113	- 15.0%
\$150,001 to \$200,000	140	105	- 25.0%
\$200,001 to \$300,000	167	139	- 16.8%
\$300,001 and Above	144	188	+ 30.6%
All Price Ranges	144	122	- 15.3%

Single-Family Homes

3-2017	3-2018	Change
148	116	- 21.6%
132	117	- 11.4%
138	104	- 24.6%
168	140	- 16.7%
145	190	+ 31.0%
145	126	- 13.1%

Condos

3-2017	3-2018	Change
147	78	- 46.9%
46	43	- 6.5%
0	107	--
0	0	--
195	0	- 100.0%
130	82	- 36.9%

By Bedroom Count

3-2017	3-2018	Change
126	97	- 23.0%
137	118	- 13.9%
176	153	- 13.1%
144	122	- 15.3%

3-2017	3-2018	Change
130	106	- 18.5%
137	119	- 13.1%
175	153	- 12.6%
145	126	- 13.1%

3-2017	3-2018	Change
140	78	- 44.3%
110	85	- 22.7%
0	0	--
130	82	- 36.9%

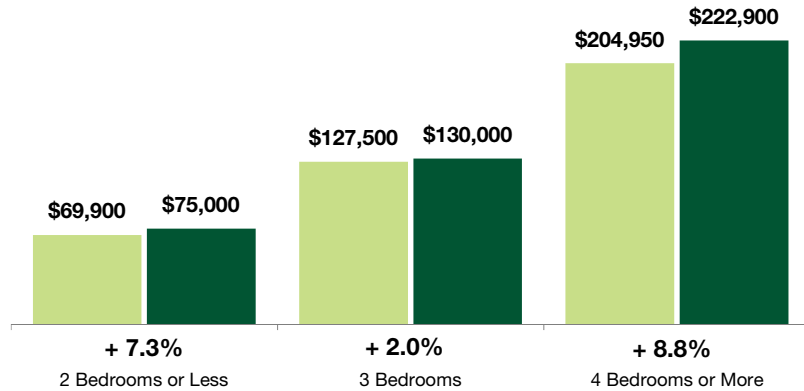
Median Sales Price

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



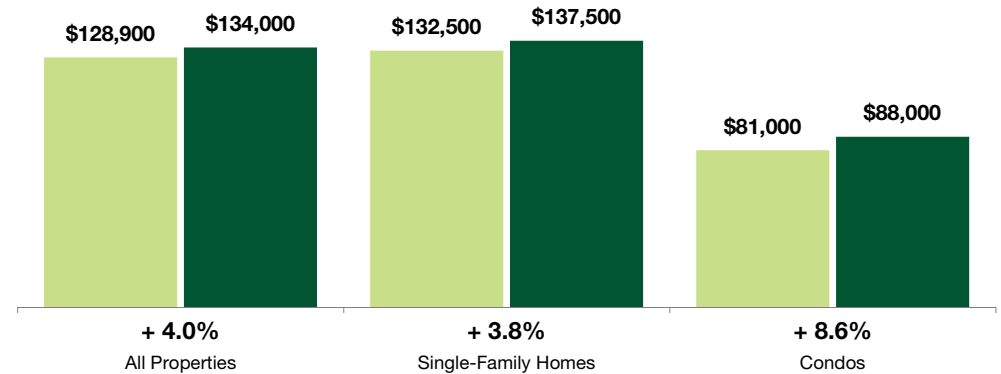
By Bedroom Count

■ 3-2017 ■ 3-2018



By Property Type

■ 3-2017 ■ 3-2018



All Properties

By Bedroom Count

	3-2017	3-2018	Change
2 Bedrooms or Less	\$69,900	\$75,000	+ 7.3%
3 Bedrooms	\$127,500	\$130,000	+ 2.0%
4 Bedrooms or More	\$204,950	\$222,900	+ 8.8%
All Bedroom Counts	\$128,900	\$134,000	+ 4.0%

Single-Family Homes

	3-2017	3-2018	Change	3-2017	3-2018	Change
	\$70,000	\$71,750	+ 2.5%	\$68,500	\$78,000	+ 13.9%
	\$126,500	\$128,000	+ 1.2%	\$135,000	\$174,000	+ 28.9%
	\$206,000	\$221,450	+ 7.5%	\$130,000	\$393,000	+ 202.3%
All Properties	\$132,500	\$137,500	+ 3.8%	\$81,000	\$88,000	+ 8.6%

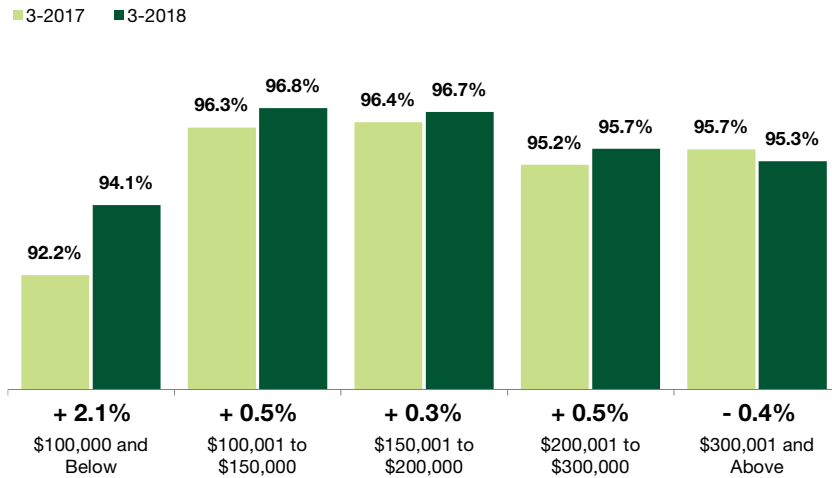
Condos

Percent of List Price Received

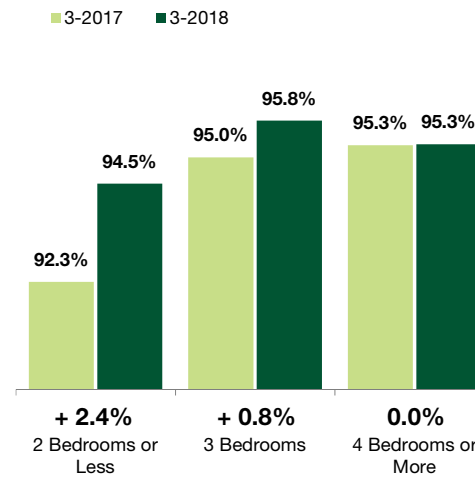
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



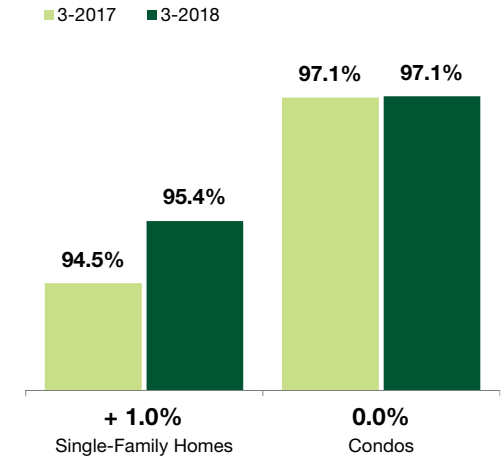
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2017	3-2018	Change
\$100,000 and Below	92.2%	94.1%	+ 2.1%
\$100,001 to \$150,000	96.3%	96.8%	+ 0.5%
\$150,001 to \$200,000	96.4%	96.7%	+ 0.3%
\$200,001 to \$300,000	95.2%	95.7%	+ 0.5%
\$300,001 and Above	95.7%	95.3%	- 0.4%
All Price Ranges	94.6%	95.5%	+ 1.0%

Single-Family Homes

3-2017	3-2018	Change
91.7%	93.8%	+ 2.3%
96.4%	96.8%	+ 0.4%
96.4%	96.7%	+ 0.3%
95.3%	95.6%	+ 0.3%
95.7%	95.3%	- 0.4%
94.5%	95.4%	+ 1.0%

Condos

3-2017	3-2018	Change
98.0%	96.5%	- 1.5%
93.7%	100.0%	+ 6.7%
0.0%	98.0%	--
0.0%	0.0%	--
98.5%	94.0%	- 4.6%
97.1%	97.1%	0.0%

By Bedroom Count

3-2017	3-2018	Change
92.3%	94.5%	+ 2.4%
95.0%	95.8%	+ 0.8%
95.3%	95.3%	0.0%
94.6%	95.5%	+ 1.0%

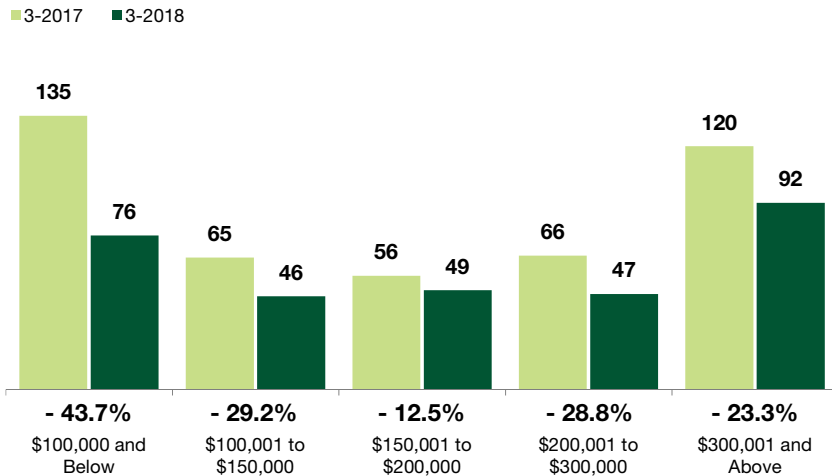
3-2017	3-2018	Change
91.5%	93.7%	+ 2.4%
95.0%	95.8%	+ 0.8%
95.4%	95.3%	- 0.1%
94.5%	95.4%	+ 1.0%

Inventory of Homes for Sale

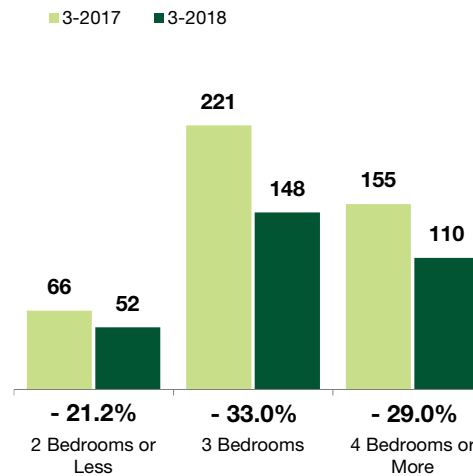
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



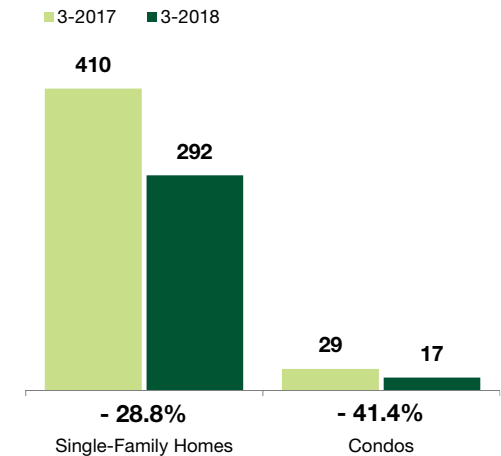
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2017	3-2018	Change
\$100,000 and Below	135	76	- 43.7%
\$100,001 to \$150,000	65	46	- 29.2%
\$150,001 to \$200,000	56	49	- 12.5%
\$200,001 to \$300,000	66	47	- 28.8%
\$300,001 and Above	120	92	- 23.3%
All Price Ranges	442	310	- 29.9%

Single-Family Homes

3-2017	3-2018	Change
124	69	- 44.4%
62	43	- 30.6%
48	46	- 4.2%
62	46	- 25.8%
114	88	- 22.8%
410	292	- 28.8%

Condos

3-2017	3-2018	Change
11	7	- 36.4%
2	3	+ 50.0%
6	3	- 50.0%
4	0	- 100.0%
6	4	- 33.3%
29	17	- 41.4%

By Bedroom Count

3-2017	3-2018	Change
66	52	- 21.2%
221	148	- 33.0%
155	110	- 29.0%
442	310	- 29.9%

3-2017	3-2018	Change
56	44	- 21.4%
201	138	- 31.3%
153	110	- 28.1%
410	292	- 28.8%

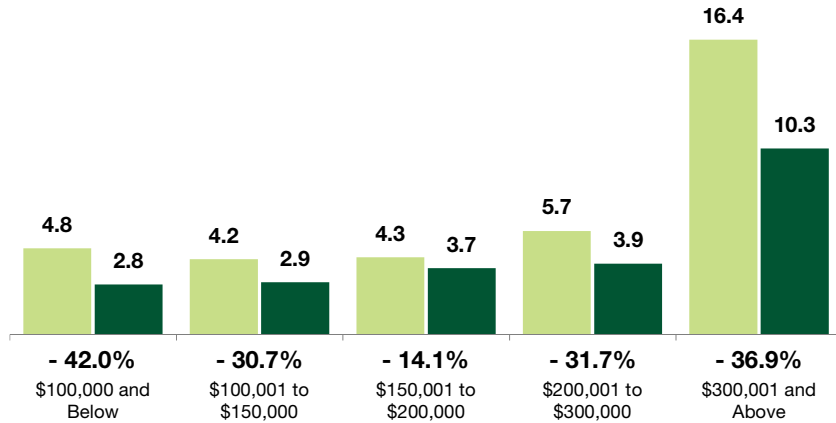
Months Supply of Inventory

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.**



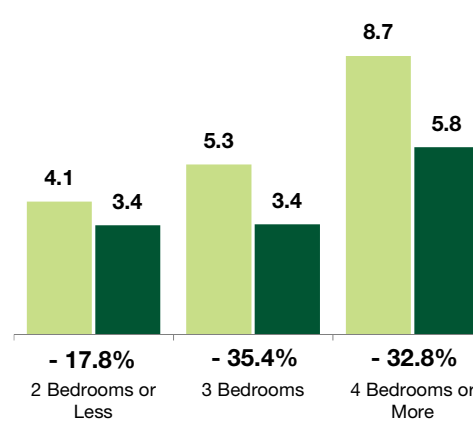
By Price Range

■ 3-2017 ■ 3-2018



By Bedroom Count

■ 3-2017 ■ 3-2018



By Property Type

■ 3-2017 ■ 3-2018



All Properties

By Price Range	3-2017	3-2018	Change
\$100,000 and Below	4.8	2.8	- 42.0%
\$100,001 to \$150,000	4.2	2.9	- 30.7%
\$150,001 to \$200,000	4.3	3.7	- 14.1%
\$200,001 to \$300,000	5.7	3.9	- 31.7%
\$300,001 and Above	16.4	10.3	- 36.9%
All Price Ranges	5.8	4.0	- 31.0%

Single-Family Homes

3-2017	3-2018	Change	3-2017	3-2018	Change
5.0	2.9	- 41.6%	3.1	2.0	- 35.5%
4.2	2.9	- 31.8%	1.6	1.9	+ 18.8%
3.8	3.8	- 0.2%	6.0	2.5	- 58.3%
5.4	4.0	- 26.3%	0.0	0.0	--
16.1	10.4	- 35.7%	6.0	4.0	- 33.3%
5.8	4.1	- 29.3%	6.1	2.8	- 54.1%

Condos

By Bedroom Count	3-2017	3-2018	Change
2 Bedrooms or Less	4.1	3.4	- 17.8%
3 Bedrooms	5.3	3.4	- 35.4%
4 Bedrooms or More	8.7	5.8	- 32.8%
All Bedroom Counts	5.8	4.0	- 31.0%

3-2017	3-2018	Change	3-2017	3-2018	Change
4.3	3.7	- 14.2%	3.0	2.3	- 23.3%
5.0	3.4	- 31.8%	10.1	3.4	- 66.3%
8.7	5.9	- 31.7%	0.8	0.0	-100.0%
5.8	4.1	- 29.3%	6.1	2.8	- 54.1%