

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## April 2018

Although housing supply is low and will likely remain low for the duration of 2018, there are signs of improvement for new listings. Sellers are beginning to come out of hibernation while new build projects are taking shape with more regularity. For the 12-month period spanning May 2017 through April 2018, Closed Sales in the Greenwood region were up 0.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 22.7 percent.

The overall Median Sales Price was up 4.5 percent to \$134,750. The property type with the largest price gain was the Condos segment, where prices increased 13.7 percent to \$89,475. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 100 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 192 days.

Market-wide, inventory levels were down 24.5 percent. The property type that lost the least inventory was the Condos segment, where it decreased 22.7 percent. That amounts to 4.4 months supply for Single-Family homes and 2.8 months supply for Condos.

## Quick Facts

**+ 22.7%**

**+ 2.8%**

**- 1.3%**

Price Range With the Strongest Sales:

**\$300,001 and Above**

Bedroom Count With Strongest Sales:

**4 Bedrooms or More**

Property Type With Strongest Sales:

**Single-Family**

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



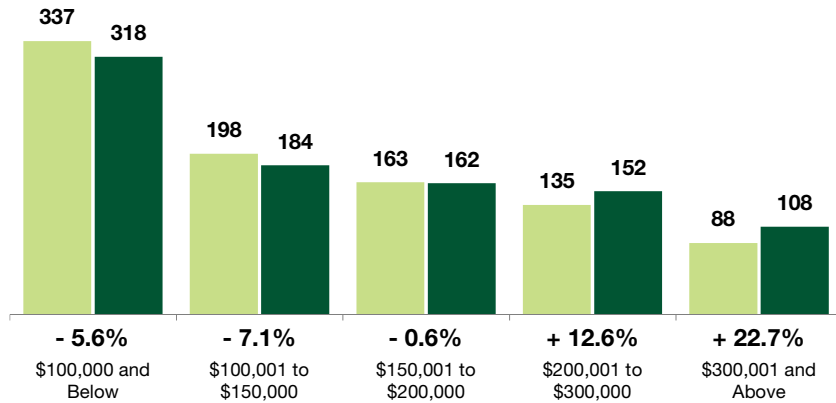
# Closed Sales

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



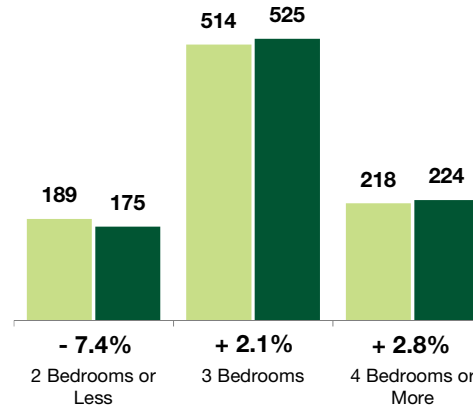
## By Price Range

■ 4-2017 ■ 4-2018



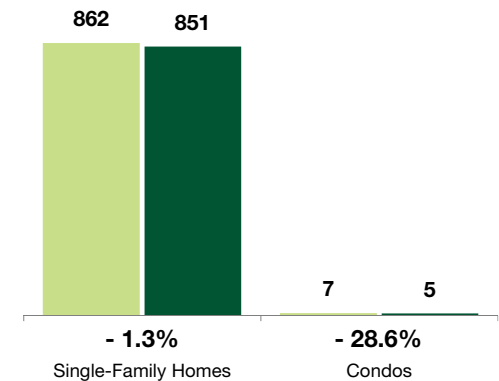
## By Bedroom Count

■ 4-2017 ■ 4-2018



## By Property Type

■ 4-2017 ■ 4-2018



### All Properties

#### By Price Range

	4-2017	4-2018	Change
\$100,000 and Below	337	318	- 5.6%
\$100,001 to \$150,000	198	184	- 7.1%
\$150,001 to \$200,000	163	162	- 0.6%
\$200,001 to \$300,000	135	152	+ 12.6%
\$300,001 and Above	88	108	+ 22.7%
<b>All Price Ranges</b>	<b>921</b>	<b>924</b>	<b>+ 0.3%</b>

### Single-Family Homes

	4-2017	4-2018	Change
2 Bedrooms or Less	297	279	- 6.1%
3 Bedrooms	187	173	- 7.5%
4 Bedrooms or More	159	149	- 6.3%
	134	146	+ 9.0%
	85	104	+ 22.4%
<b>All Single-Family Homes</b>	<b>862</b>	<b>851</b>	<b>- 1.3%</b>

### Condos

	4-2017	4-2018	Change
	5	3	- 40.0%
	1	1	0.0%
	1	0	- 100.0%
	0	1	--
	0	0	--
<b>All Condos</b>	<b>7</b>	<b>5</b>	<b>- 28.6%</b>

#### By Bedroom Count

	4-2017	4-2018	Change
2 Bedrooms or Less	189	175	- 7.4%
3 Bedrooms	514	525	+ 2.1%
4 Bedrooms or More	218	224	+ 2.8%
<b>All Bedroom Counts</b>	<b>921</b>	<b>924</b>	<b>+ 0.3%</b>

	4-2017	4-2018	Change
2 Bedrooms or Less	152	135	- 11.2%
3 Bedrooms	496	495	- 0.2%
4 Bedrooms or More	214	221	+ 3.3%
<b>All Single-Family Homes</b>	<b>862</b>	<b>851</b>	<b>- 1.3%</b>

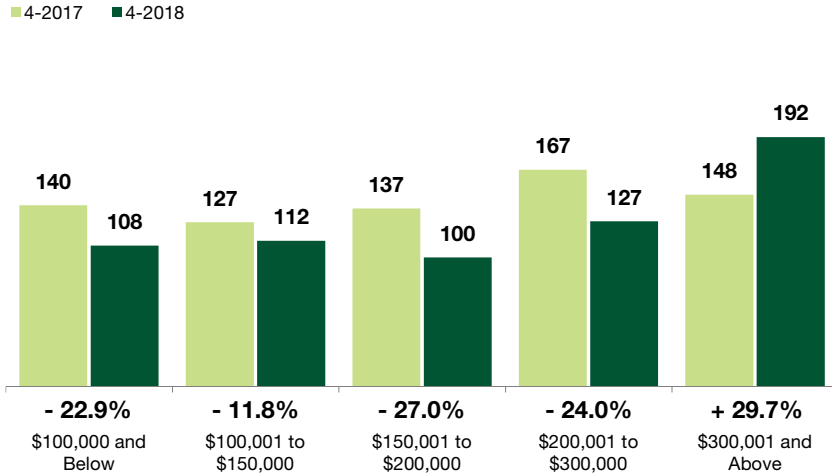
	4-2017	4-2018	Change
	5	4	- 20.0%
	2	1	- 50.0%
	0	0	--
<b>All Condos</b>	<b>7</b>	<b>5</b>	<b>- 28.6%</b>

# Days on Market Until Sale

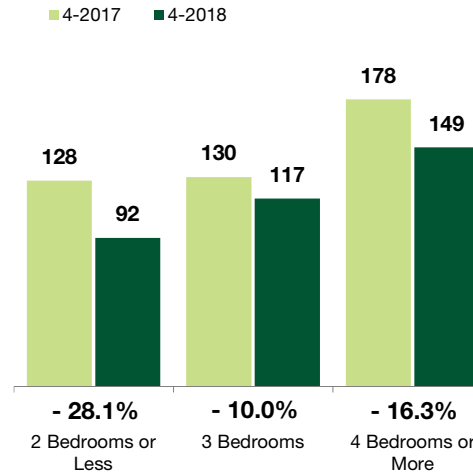
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



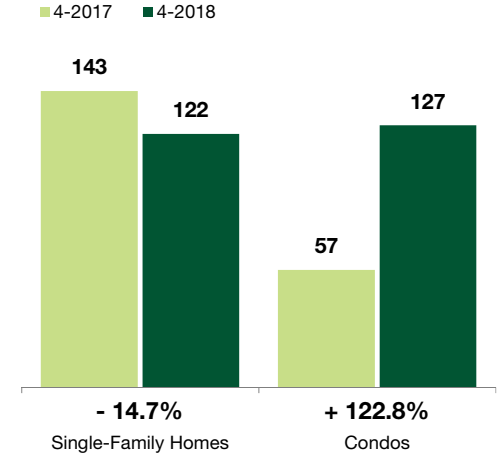
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2017	4-2018	Change
\$100,000 and Below	140	108	- 22.9%
\$100,001 to \$150,000	127	112	- 11.8%
\$150,001 to \$200,000	137	100	- 27.0%
\$200,001 to \$300,000	167	127	- 24.0%
\$300,001 and Above	148	192	+ 29.7%
<b>All Price Ranges</b>	<b>141</b>	<b>120</b>	<b>- 14.9%</b>

### Single-Family Homes

4-2017	4-2018	Change
144	112	- 22.2%
125	116	- 7.2%
139	98	- 29.5%
168	127	- 24.4%
148	194	+ 31.1%
<b>143</b>	<b>122</b>	<b>- 14.7%</b>

### Condos

4-2017	4-2018	Change
61	115	+ 88.5%
44	2	- 95.5%
50	0	- 100.0%
0	287	--
0	0	--
<b>57</b>	<b>127</b>	<b>+ 122.8%</b>

## By Bedroom Count

4-2017	4-2018	Change
128	92	- 28.1%
130	117	- 10.0%
178	149	- 16.3%
<b>141</b>	<b>120</b>	<b>- 14.9%</b>

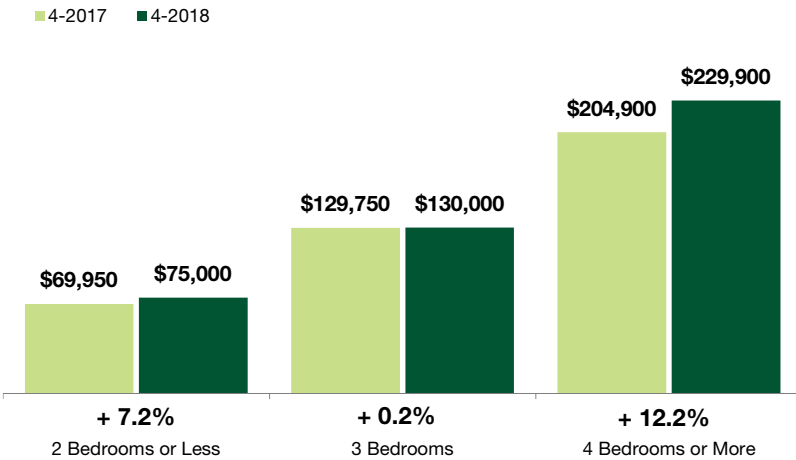
4-2017	4-2018	Change
134	99	- 26.1%
131	117	- 10.7%
177	149	- 15.8%
<b>143</b>	<b>122</b>	<b>- 14.7%</b>

# Median Sales Price

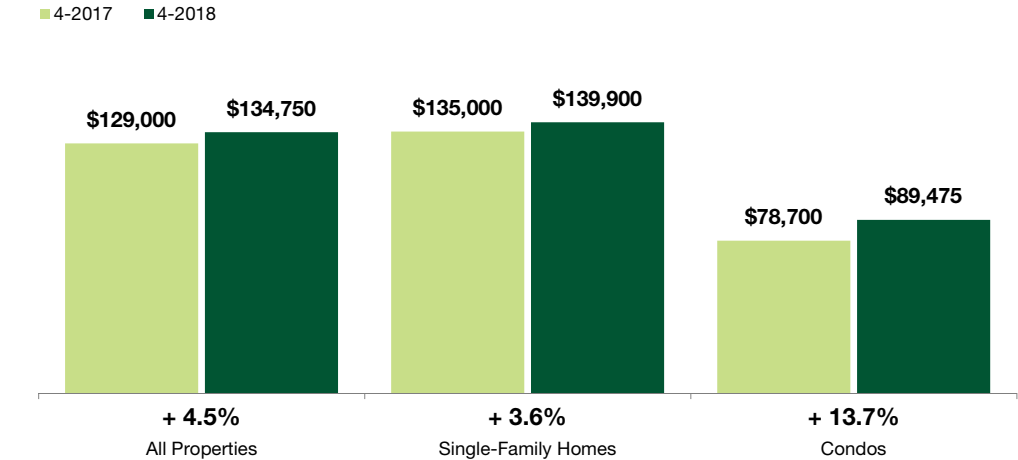
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	4-2017	4-2018	Change
2 Bedrooms or Less	\$69,950	\$75,000	+ 7.2%
3 Bedrooms	\$129,750	\$130,000	+ 0.2%
4 Bedrooms or More	\$204,900	\$229,900	+ 12.2%
<b>All Bedroom Counts</b>	<b>\$129,000</b>	<b>\$134,750</b>	<b>+ 4.5%</b>

### Single-Family Homes

4-2017	4-2018	Change	4-2017	4-2018	Change
\$70,000	\$72,350	+ 3.4%	\$69,500	\$78,000	+ 12.2%
\$128,950	\$128,700	- 0.2%	\$140,000	\$174,000	+ 24.3%
\$205,000	\$229,900	+ 12.1%	\$130,000	\$393,000	+ 202.3%
<b>\$135,000</b>	<b>\$139,900</b>	<b>+ 3.6%</b>	<b>\$78,700</b>	<b>\$89,475</b>	<b>+ 13.7%</b>

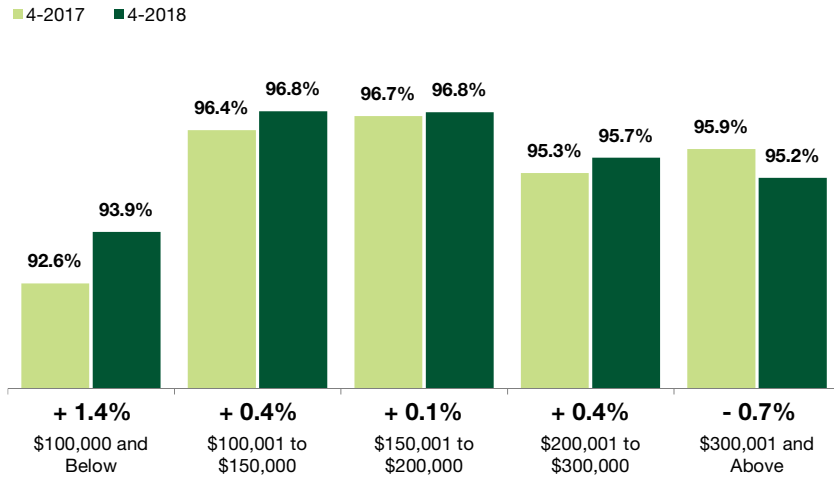
### Condos

# Percent of List Price Received

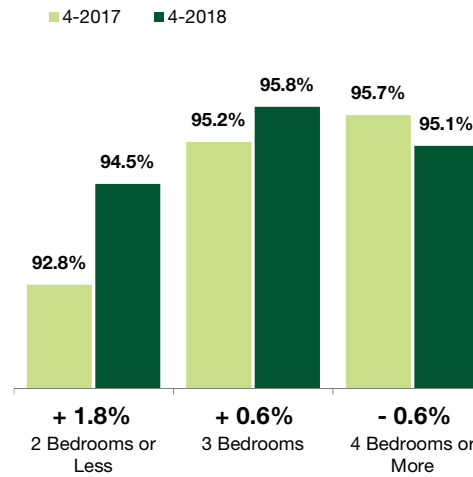
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



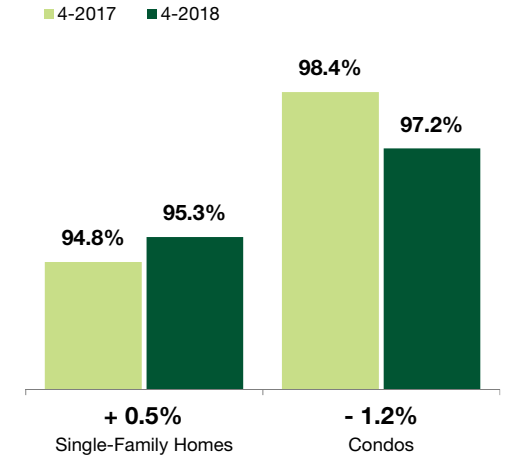
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2017	4-2018	Change
\$100,000 and Below	92.6%	93.9%	+ 1.4%
\$100,001 to \$150,000	96.4%	96.8%	+ 0.4%
\$150,001 to \$200,000	96.7%	96.8%	+ 0.1%
\$200,001 to \$300,000	95.3%	95.7%	+ 0.4%
\$300,001 and Above	95.9%	95.2%	- 0.7%
<b>All Price Ranges</b>	<b>94.8%</b>	<b>95.4%</b>	<b>+ 0.6%</b>

### Single-Family Homes

4-2017	4-2018	Change
92.1%	93.5%	+ 1.5%
96.5%	96.8%	+ 0.3%
96.7%	96.8%	+ 0.1%
95.4%	95.6%	+ 0.2%
95.9%	95.1%	- 0.8%
<b>94.8%</b>	<b>95.3%</b>	<b>+ 0.5%</b>

### Condos

4-2017	4-2018	Change
98.3%	96.8%	- 1.5%
100.0%	99.1%	- 0.9%
97.6%	0.0%	- 100.0%
0.0%	96.6%	--
0.0%	0.0%	--
<b>98.4%</b>	<b>97.2%</b>	<b>- 1.2%</b>

### By Bedroom Count

4-2017	4-2018	Change
92.8%	94.5%	+ 1.8%
95.2%	95.8%	+ 0.6%
95.7%	95.1%	- 0.6%
<b>94.8%</b>	<b>95.4%</b>	<b>+ 0.6%</b>

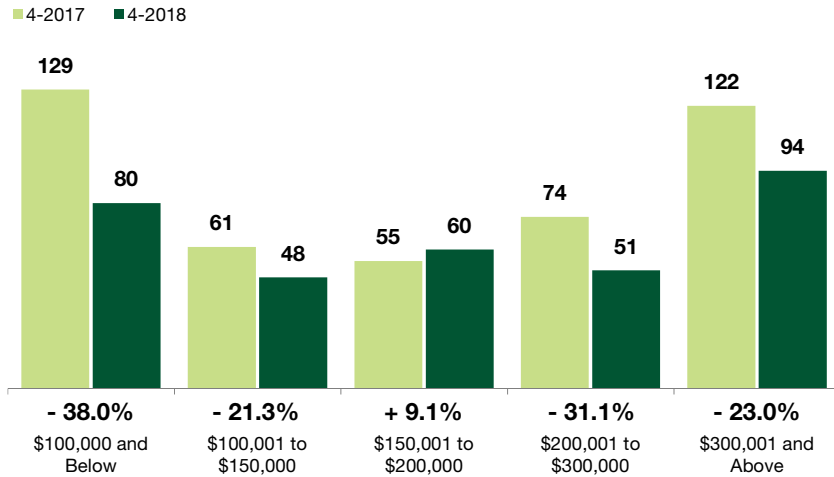
4-2017	4-2018	Change
92.0%	93.8%	+ 2.0%
95.2%	95.8%	+ 0.6%
95.7%	95.1%	- 0.6%
<b>94.8%</b>	<b>95.3%</b>	<b>+ 0.5%</b>

# Inventory of Homes for Sale

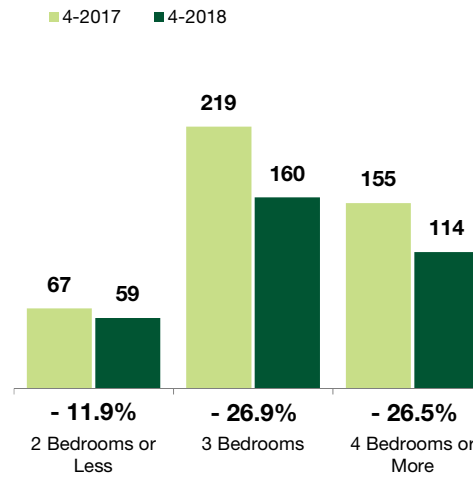
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



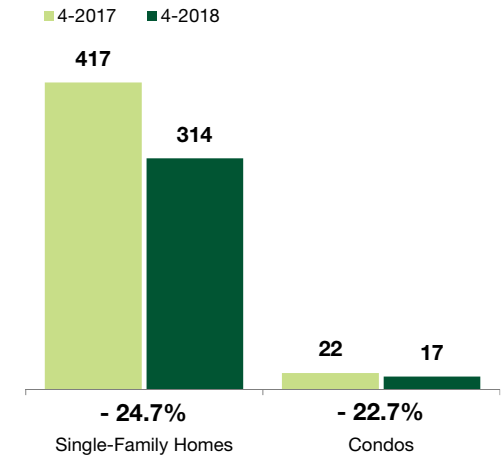
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2017	4-2018	Change
\$100,000 and Below	129	80	- 38.0%
\$100,001 to \$150,000	61	48	- 21.3%
\$150,001 to \$200,000	55	60	+ 9.1%
\$200,001 to \$300,000	74	51	- 31.1%
\$300,001 and Above	122	94	- 23.0%
<b>All Price Ranges</b>	<b>441</b>	<b>333</b>	<b>- 24.5%</b>

### Single-Family Homes

4-2017	4-2018	Change
122	71	- 41.8%
60	44	- 26.7%
48	57	+ 18.8%
71	50	- 29.6%
116	92	- 20.7%
<b>417</b>	<b>314</b>	<b>- 24.7%</b>

### Condos

4-2017	4-2018	Change
7	8	+ 14.3%
1	4	+ 300.0%
5	3	- 40.0%
3	0	- 100.0%
6	2	- 66.7%
<b>22</b>	<b>17</b>	<b>- 22.7%</b>

## By Bedroom Count

By Bedroom Count	4-2017	4-2018	Change
2 Bedrooms or Less	67	59	- 11.9%
3 Bedrooms	219	160	- 26.9%
4 Bedrooms or More	155	114	- 26.5%
<b>All Bedroom Counts</b>	<b>441</b>	<b>333</b>	<b>- 24.5%</b>

4-2017	4-2018	Change	4-2017	4-2018	Change
62	51	- 17.7%	5	8	+ 60.0%
202	151	- 25.2%	16	8	- 50.0%
153	112	- 26.8%	1	1	0.0%
<b>417</b>	<b>314</b>	<b>- 24.7%</b>	<b>22</b>	<b>17</b>	<b>- 22.7%</b>

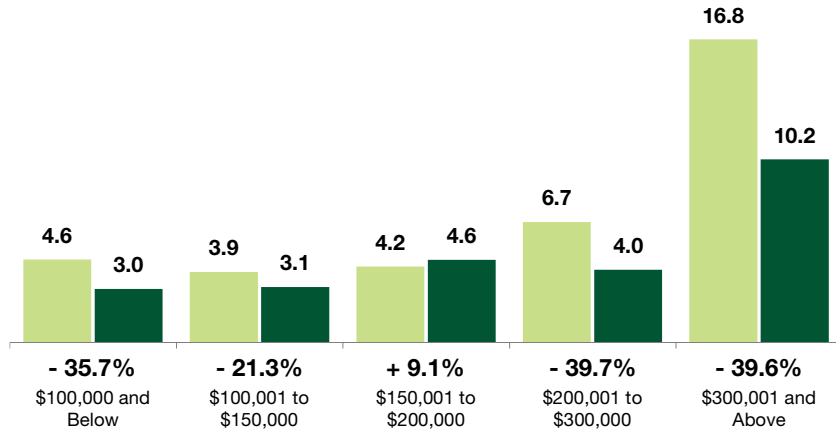
# Months Supply of Inventory

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.**



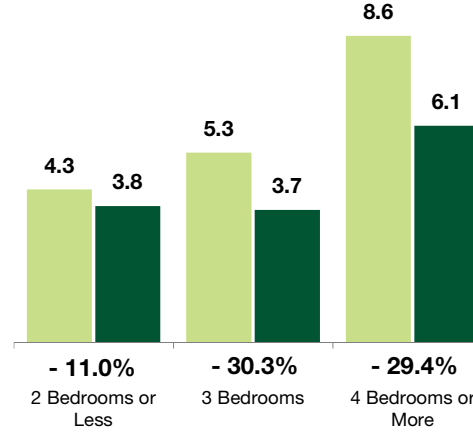
## By Price Range

■ 4-2017 ■ 4-2018



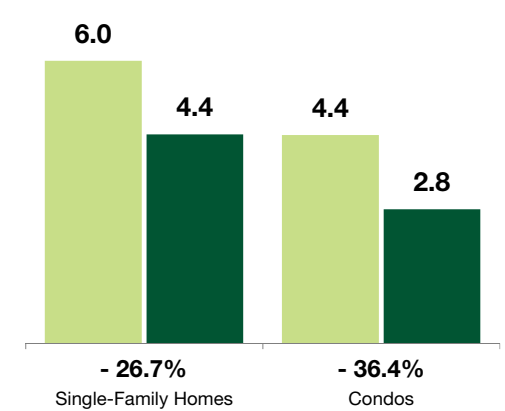
## By Bedroom Count

■ 4-2017 ■ 4-2018



## By Property Type

■ 4-2017 ■ 4-2018



### All Properties

#### By Price Range

	4-2017	4-2018	Change
\$100,000 and Below	4.6	3.0	- 35.7%
\$100,001 to \$150,000	3.9	3.1	- 21.3%
\$150,001 to \$200,000	4.2	4.6	+ 9.1%
\$200,001 to \$300,000	6.7	4.0	- 39.7%
\$300,001 and Above	16.8	10.2	- 39.6%
<b>All Price Ranges</b>	<b>5.9</b>	<b>4.3</b>	<b>- 27.1%</b>

### Single-Family Homes

	4-2017	4-2018	Change
2 Bedrooms or Less	5.0	3.0	- 38.9%
3 Bedrooms	4.1	3.0	- 26.7%
4 Bedrooms or More	3.8	4.8	+ 25.4%
	6.6	4.1	- 38.1%
	16.4	10.5	- 35.8%
<b>All Single-Family Homes</b>	<b>6.0</b>	<b>4.4</b>	<b>- 26.7%</b>

### Condos

	4-2017	4-2018	Change
	1.9	2.3	+ 21.1%
	0.7	2.5	+ 257.1%
	5.0	2.5	- 50.0%
	0.0	0.0	--
	6.0	1.6	- 73.3%
<b>All Condos</b>	<b>4.4</b>	<b>2.8</b>	<b>- 36.4%</b>

#### By Bedroom Count

	4-2017	4-2018	Change
2 Bedrooms or Less	4.3	3.8	- 11.0%
3 Bedrooms	5.3	3.7	- 30.3%
4 Bedrooms or More	8.6	6.1	- 29.4%
<b>All Bedroom Counts</b>	<b>5.9</b>	<b>4.3</b>	<b>- 27.1%</b>

	4-2017	4-2018	Change
2 Bedrooms or Less	5.0	4.3	- 15.5%
3 Bedrooms	5.1	3.7	- 26.9%
4 Bedrooms or More	8.6	6.1	- 29.8%
	0.8	1.0	+ 25.0%
<b>All Single-Family Homes</b>	<b>6.0</b>	<b>4.4</b>	<b>- 26.7%</b>