

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2018

There are beginning to be hints of more supply in several markets across the country, coupled with a slowdown in total sales. These factors could potentially slow the long-standing trend of year-over-year median sales price increases. For the 12-month period spanning August 2017 through July 2018, Closed Sales in the Greenwood region were up 1.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 20.0 percent.

The overall Median Sales Price was up 10.8 percent to \$138,500. The property type with the largest price gain was the Condos segment, where prices increased 12.8 percent to \$92,500. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 94 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 185 days.

Market-wide, inventory levels were down 22.3 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 21.6 percent. That amounts to 4.3 months supply for Single-Family homes and 2.1 months supply for Condos.

Quick Facts

+ 20.0%

+ 7.9%

+ 25.0%

Price Range With the Strongest Sales:

\$300,001 and Above

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

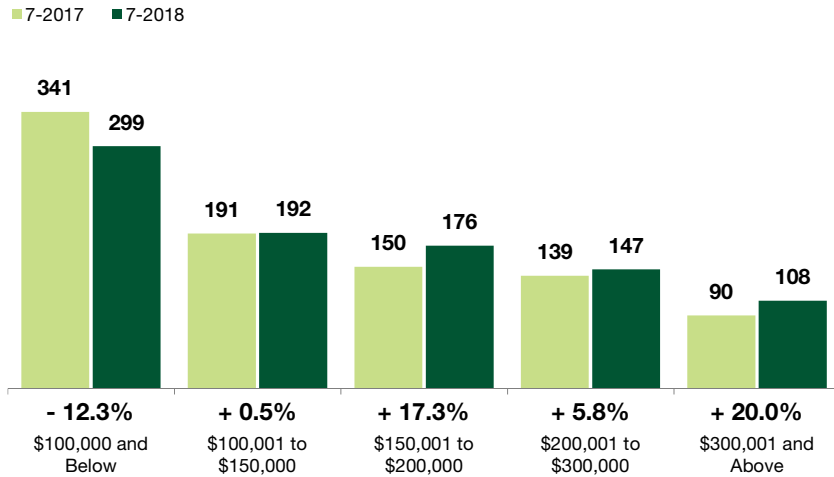


Closed Sales

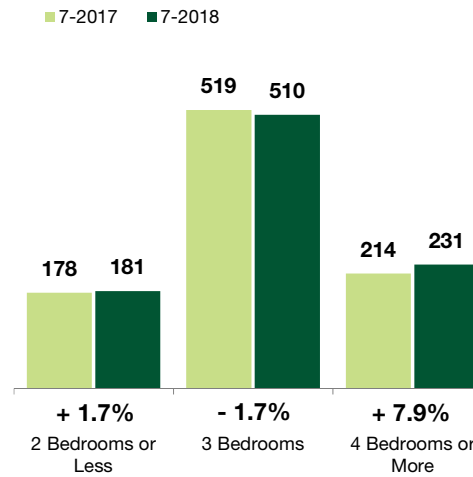
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



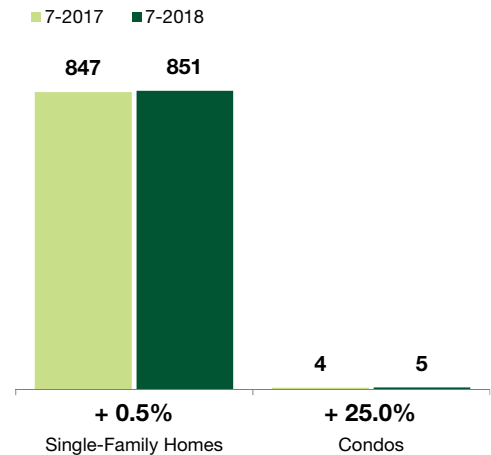
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2017	7-2018	Change
\$100,000 and Below	341	299	- 12.3%
\$100,001 to \$150,000	191	192	+ 0.5%
\$150,001 to \$200,000	150	176	+ 17.3%
\$200,001 to \$300,000	139	147	+ 5.8%
\$300,001 and Above	90	108	+ 20.0%
All Price Ranges	911	922	+ 1.2%

Single-Family Homes

By Bedroom Count	7-2017	7-2018	Change
2 Bedrooms or Less	178	181	+ 1.7%
3 Bedrooms	519	510	- 1.7%
4 Bedrooms or More	214	231	+ 7.9%
All Bedroom Counts	911	922	+ 1.2%

Condos

By Price Range	7-2017	7-2018	Change
\$100,000 and Below	1	4	+ 300.0%
\$100,001 to \$150,000	1	0	- 100.0%
\$150,001 to \$200,000	1	1	0.0%
\$200,001 to \$300,000	1	0	- 100.0%
\$300,001 and Above	0	0	--
All Price Ranges	4	5	+ 25.0%

By Bedroom Count

By Price Range	7-2017	7-2018	Change
2 Bedrooms or Less	178	181	+ 1.7%
3 Bedrooms	519	510	- 1.7%
4 Bedrooms or More	214	231	+ 7.9%
All Bedroom Counts	911	922	+ 1.2%

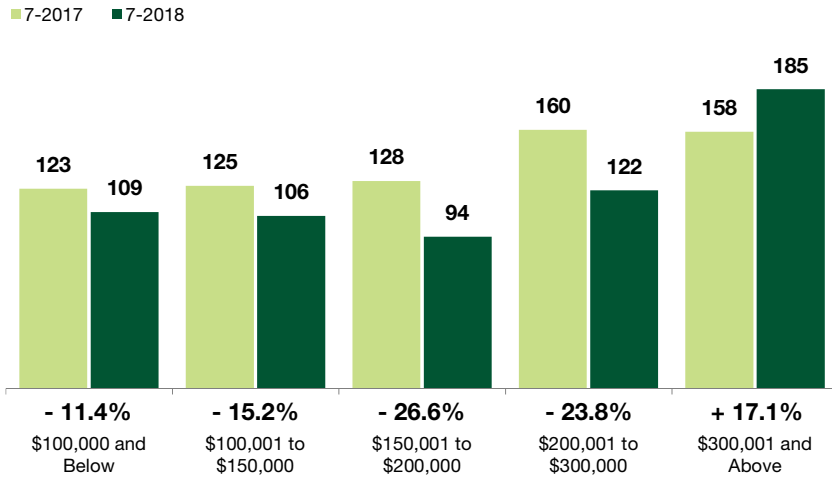
By Price Range	7-2017	7-2018	Change
2 Bedrooms or Less	140	142	+ 1.4%
3 Bedrooms	498	482	- 3.2%
4 Bedrooms or More	209	227	+ 8.6%
All Price Ranges	847	851	+ 0.5%

Days on Market Until Sale

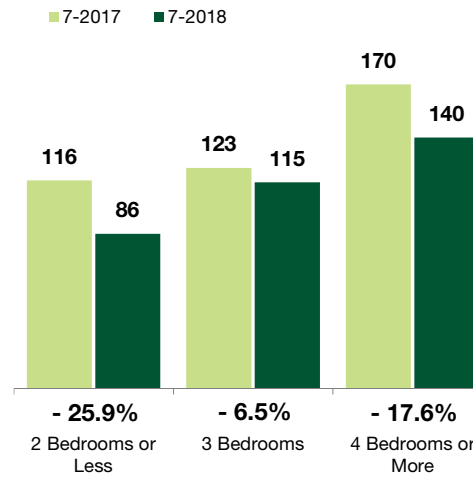
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



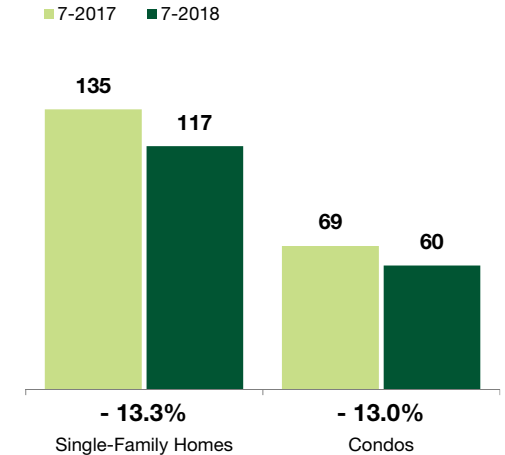
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2017	7-2018	Change
\$100,000 and Below	123	109	- 11.4%
\$100,001 to \$150,000	125	106	- 15.2%
\$150,001 to \$200,000	128	94	- 26.6%
\$200,001 to \$300,000	160	122	- 23.8%
\$300,001 and Above	158	185	+ 17.1%
All Price Ranges	133	116	- 12.8%

Single-Family Homes

7-2017	7-2018	Change
127	113	- 11.0%
125	109	- 12.8%
128	93	- 27.3%
162	120	- 25.9%
160	183	+ 14.4%
135	117	- 13.3%

Condos

7-2017	7-2018	Change
69	74	+ 7.2%
22	0	- 100.0%
142	4	- 97.2%
44	0	- 100.0%
0	0	--
69	60	- 13.0%

By Bedroom Count

7-2017	7-2018	Change
116	86	- 25.9%
123	115	- 6.5%
170	140	- 17.6%
133	116	- 12.8%

7-2017	7-2018	Change
124	90	- 27.4%
124	115	- 7.3%
169	141	- 16.6%
135	117	- 13.3%

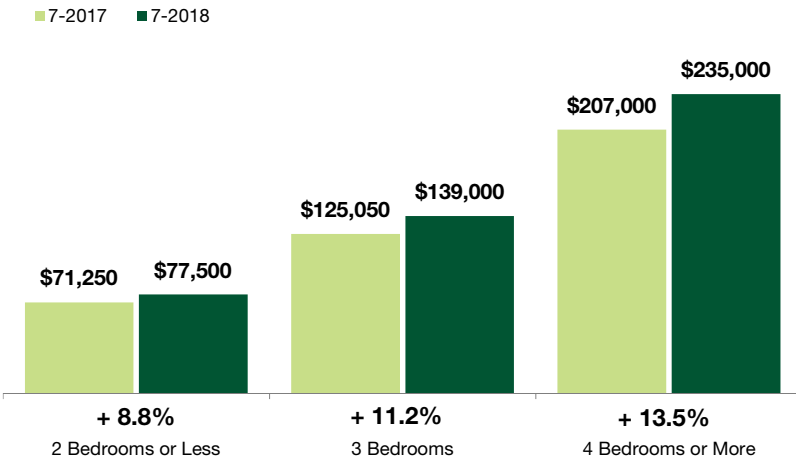
7-2017	7-2018	Change
69	74	+ 7.2%
69	4	- 94.2%
0	0	--
69	60	- 13.0%

Median Sales Price

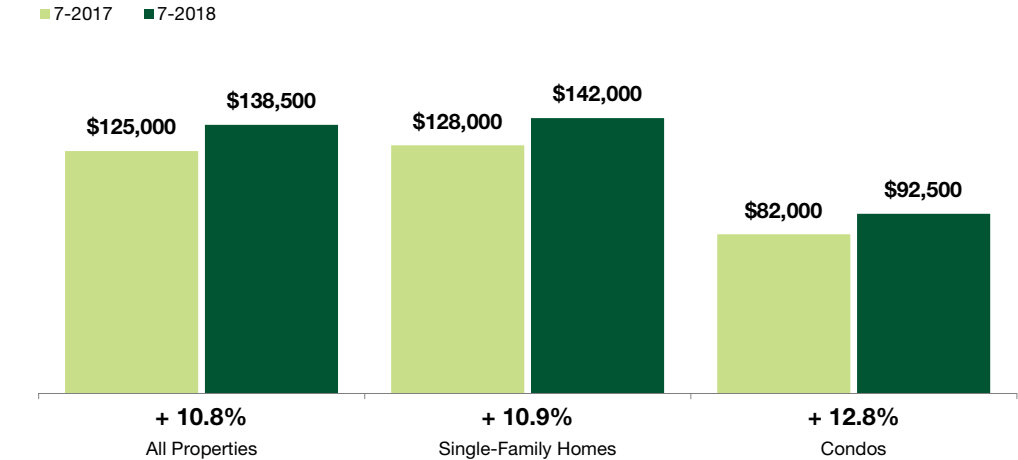
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	7-2017	7-2018	Change
2 Bedrooms or Less	\$71,250	\$77,500	+ 8.8%
3 Bedrooms	\$125,050	\$139,000	+ 11.2%
4 Bedrooms or More	\$207,000	\$235,000	+ 13.5%
All Bedroom Counts	\$125,000	\$138,500	+ 10.8%

Single-Family Homes

7-2017	7-2018	Change	7-2017	7-2018	Change
\$71,250	\$75,000	+ 5.3%	\$71,500	\$78,000	+ 9.1%
\$124,900	\$136,200	+ 9.0%	\$145,000	\$171,000	+ 17.9%
\$210,000	\$235,000	+ 11.9%	\$130,000	\$259,000	+ 99.2%
\$128,000	\$142,000	+ 10.9%	\$82,000	\$92,500	+ 12.8%

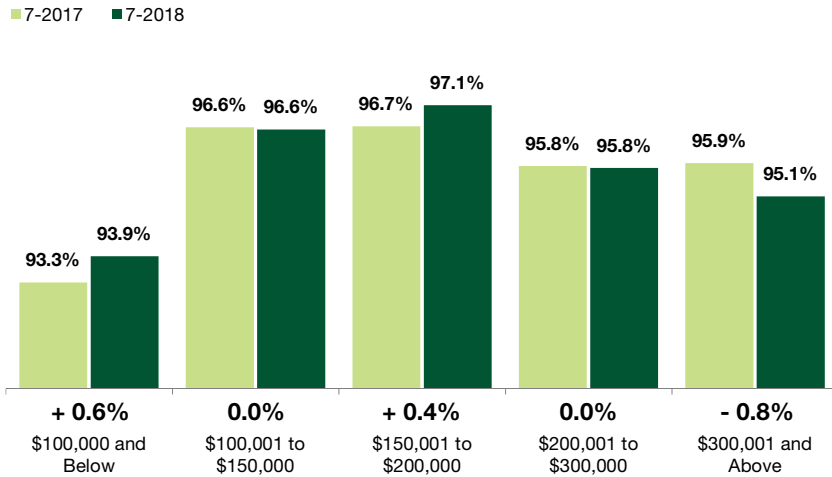
Condos

Percent of List Price Received

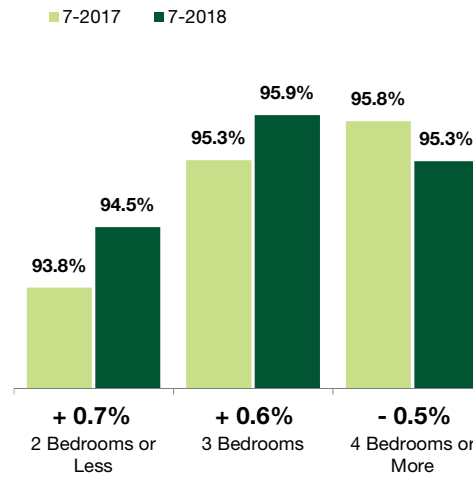
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



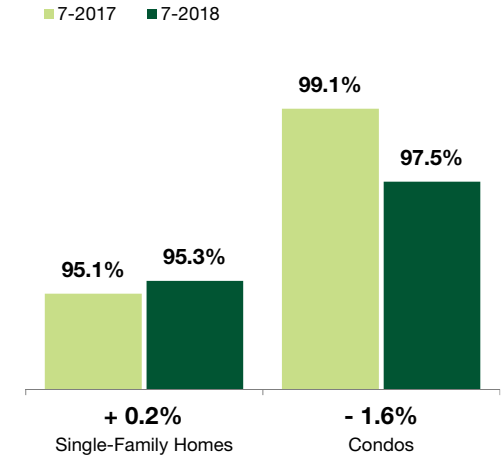
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2017	7-2018	Change
\$100,000 and Below	93.3%	93.9%	+ 0.6%
\$100,001 to \$150,000	96.6%	96.6%	0.0%
\$150,001 to \$200,000	96.7%	97.1%	+ 0.4%
\$200,001 to \$300,000	95.8%	95.8%	0.0%
\$300,001 and Above	95.9%	95.1%	- 0.8%
All Price Ranges	95.1%	95.5%	+ 0.4%

Single-Family Homes

7-2017	7-2018	Change
92.9%	93.4%	+ 0.5%
96.7%	96.6%	- 0.1%
96.7%	97.1%	+ 0.4%
95.7%	95.8%	+ 0.1%
95.8%	95.1%	- 0.7%
95.1%	95.3%	+ 0.2%

Condos

7-2017	7-2018	Change
100.0%	96.9%	- 3.1%
100.0%	0.0%	- 100.0%
100.0%	100.0%	0.0%
96.3%	0.0%	- 100.0%
0.0%	0.0%	--
99.1%	97.5%	- 1.6%

By Bedroom Count

By Bedroom Count	7-2017	7-2018	Change
2 Bedrooms or Less	93.8%	94.5%	+ 0.7%
3 Bedrooms	95.3%	95.9%	+ 0.6%
4 Bedrooms or More	95.8%	95.3%	- 0.5%
All Bedroom Counts	95.1%	95.5%	+ 0.4%

7-2017	7-2018	Change	7-2017	7-2018	Change
93.0%	93.7%	+ 0.8%	100.0%	96.9%	- 3.1%
95.3%	95.8%	+ 0.5%	98.8%	100.0%	+ 1.2%
95.9%	95.4%	- 0.5%	0.0%	0.0%	--
95.1%	95.3%	+ 0.2%	99.1%	97.5%	- 1.6%

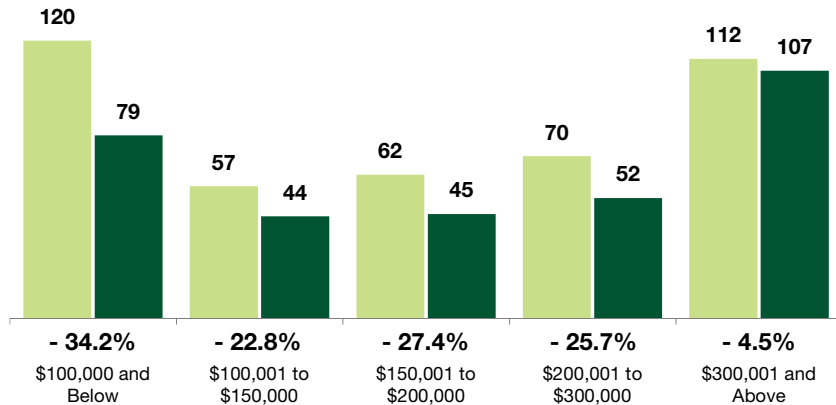
Inventory of Homes for Sale

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



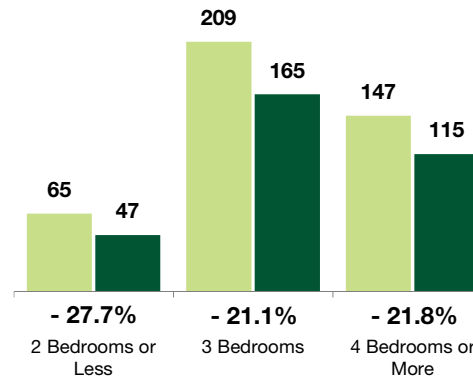
By Price Range

7-2017 7-2018



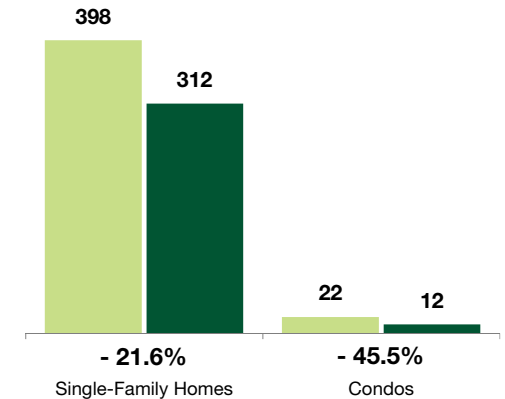
By Bedroom Count

7-2017 7-2018



By Property Type

7-2017 7-2018



All Properties

By Price Range

	7-2017	7-2018	Change
\$100,000 and Below	120	79	- 34.2%
\$100,001 to \$150,000	57	44	- 22.8%
\$150,001 to \$200,000	62	45	- 27.4%
\$200,001 to \$300,000	70	52	- 25.7%
\$300,001 and Above	112	107	- 4.5%
All Price Ranges	421	327	- 22.3%

Single-Family Homes

	7-2017	7-2018	Change
2 Bedrooms or Less	65	47	- 27.7%
3 Bedrooms	209	165	- 21.1%
4 Bedrooms or More	147	115	- 21.8%
All Single-Family Homes	398	312	- 21.6%

Condos

	7-2017	7-2018	Change
2 Bedrooms or Less	6	4	- 33.3%
3 Bedrooms	3	4	+ 33.3%
4 Bedrooms or More	4	1	- 75.0%
Condos	3	1	- 66.7%
All Condos	22	12	- 45.5%

By Bedroom Count

	7-2017	7-2018	Change
2 Bedrooms or Less	65	47	- 27.7%
3 Bedrooms	209	165	- 21.1%
4 Bedrooms or More	147	115	- 21.8%
All Bedroom Counts	421	327	- 22.3%

	7-2017	7-2018	Change
2 Bedrooms or Less	57	44	- 22.8%
3 Bedrooms	196	154	- 21.4%
4 Bedrooms or More	145	114	- 21.4%
All Single-Family Homes	398	312	- 21.6%

	7-2017	7-2018	Change
2 Bedrooms or Less	8	3	- 62.5%
3 Bedrooms	12	8	- 33.3%
4 Bedrooms or More	2	1	- 50.0%
All Condos	22	12	- 45.5%

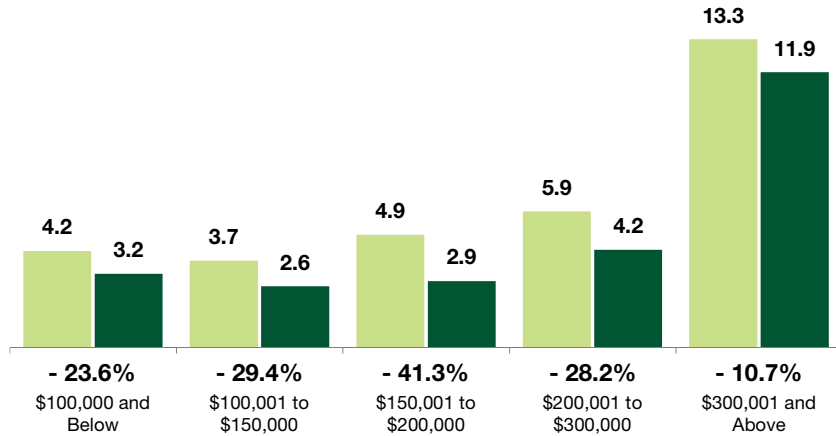
Months Supply of Inventory

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.**



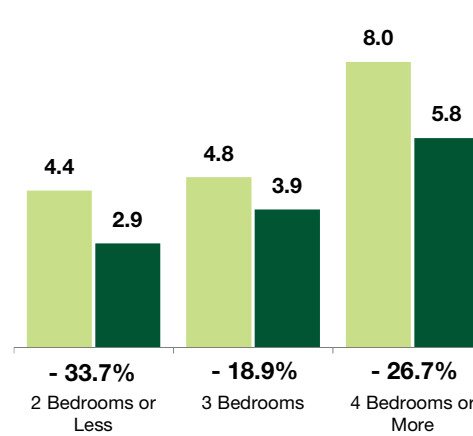
By Price Range

7-2017 7-2018



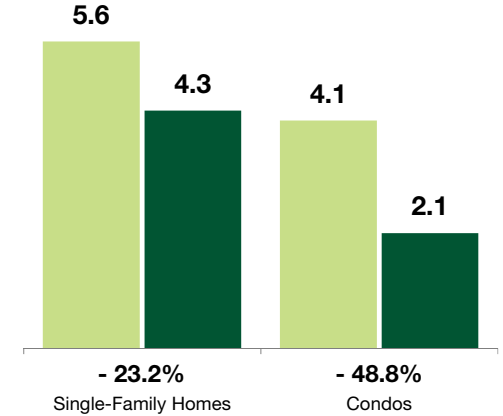
By Bedroom Count

7-2017 7-2018



By Property Type

7-2017 7-2018



All Properties

By Price Range

	7-2017	7-2018	Change
\$100,000 and Below	4.2	3.2	- 23.6%
\$100,001 to \$150,000	3.7	2.6	- 29.4%
\$150,001 to \$200,000	4.9	2.9	- 41.3%
\$200,001 to \$300,000	5.9	4.2	- 28.2%
\$300,001 and Above	13.3	11.9	- 10.7%
All Price Ranges	5.5	4.2	- 23.6%

Single-Family Homes

	7-2017	7-2018	Change	7-2017	7-2018	Change
	4.5	3.5	- 22.2%	1.6	1.2	- 25.0%
	3.8	2.5	- 32.6%	1.9	2.2	+ 15.8%
	4.7	3.0	- 36.0%	4.0	0.8	- 80.0%
	5.8	4.0	- 30.4%	0.0	0.5	--
	13.0	12.2	- 5.7%	6.0	1.6	- 73.3%
All Price Ranges	5.6	4.3	- 23.2%	4.1	2.1	- 48.8%

Condos

By Bedroom Count

	7-2017	7-2018	Change
2 Bedrooms or Less	4.4	2.9	- 33.7%
3 Bedrooms	4.8	3.9	- 18.9%
4 Bedrooms or More	8.0	5.8	- 26.7%
All Bedroom Counts	5.5	4.2	- 23.6%

	7-2017	7-2018	Change	7-2017	7-2018	Change
	4.9	3.5	- 28.4%	2.3	0.8	- 65.2%
	4.7	3.8	- 19.2%	5.2	3.3	- 36.5%
	8.0	5.9	- 26.1%	1.3	1.0	- 23.1%
All Bedroom Counts	5.6	4.3	- 23.2%	4.1	2.1	- 48.8%