

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2018

Housing affordability was a growing concern in 2018, and that is expected to intensify in 2019. Although inventory is poised to improve in 2019, the homes that become available may prove to be too costly for first-time buyers to afford. For the 12-month period spanning January 2018 through December 2018, Closed Sales in the Greenwood region were down 1.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 16.3 percent.

The overall Median Sales Price was up 10.6 percent to \$142,000. The property type with the largest price gain was the Condos segment, where prices increased 19.6 percent to \$100,250. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 93 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 165 days.

Market-wide, inventory levels were down 16.6 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 16.3 percent. That amounts to 3.5 months supply for Single-Family homes and 2.3 months supply for Condos.

Quick Facts

+ 16.3%

+ 2.7%

- 1.4%

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

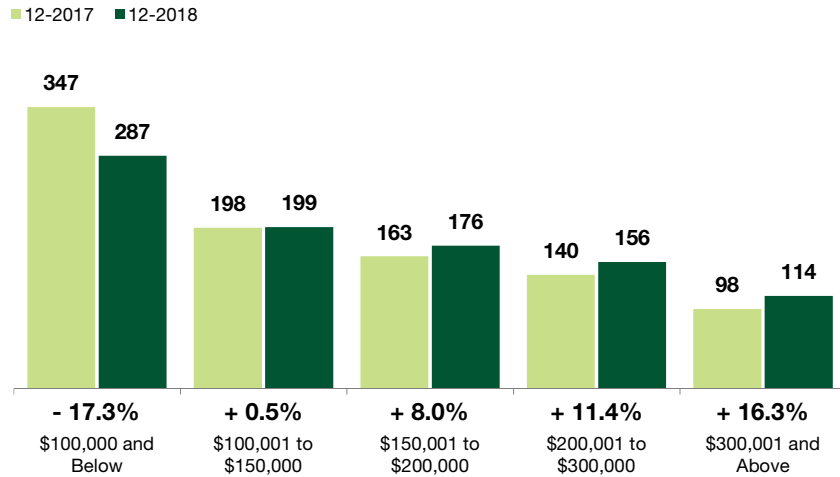
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

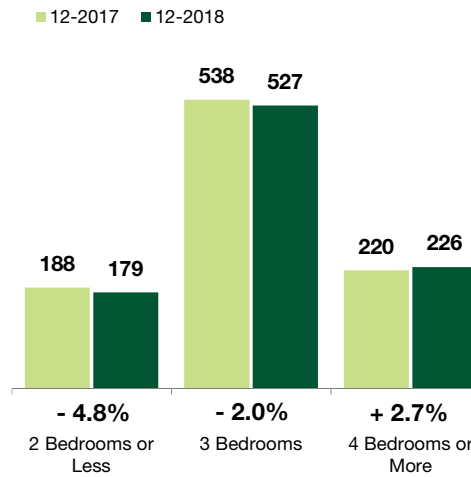
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



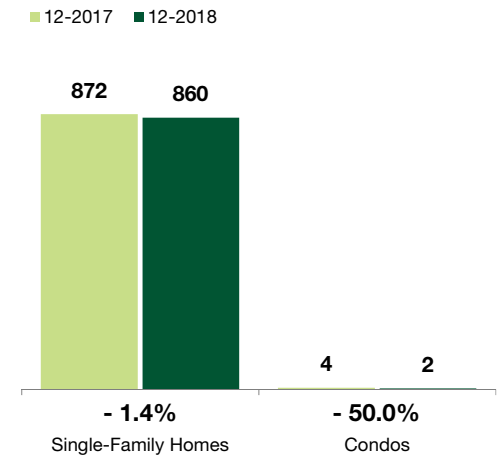
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2017	12-2018	Change
\$100,000 and Below	347	287	- 17.3%
\$100,001 to \$150,000	198	199	+ 0.5%
\$150,001 to \$200,000	163	176	+ 8.0%
\$200,001 to \$300,000	140	156	+ 11.4%
\$300,001 and Above	98	114	+ 16.3%
All Price Ranges	946	932	- 1.5%

Single-Family Homes

12-2017	12-2018	Change
301	253	- 15.9%
187	182	- 2.7%
153	165	+ 7.8%
136	152	+ 11.8%
95	108	+ 13.7%
872	860	- 1.4%

Condos

12-2017	12-2018	Change
3	0	- 100.0%
1	1	0.0%
0	1	--
0	0	--
0	0	--
4	2	- 50.0%

By Bedroom Count

12-2017	12-2018	Change
188	179	- 4.8%
538	527	- 2.0%
220	226	+ 2.7%
946	932	- 1.5%

12-2017	12-2018	Change
144	141	- 2.1%
511	498	- 2.5%
217	221	+ 1.8%
872	860	- 1.4%

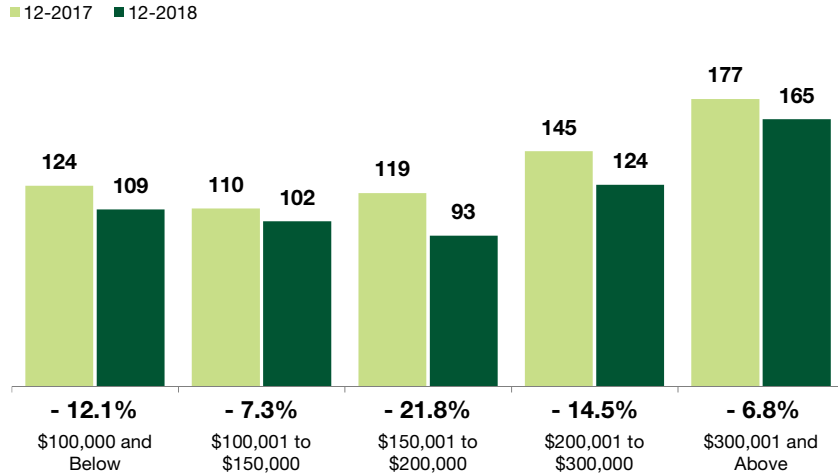
12-2017	12-2018	Change
3	1	- 66.7%
1	1	0.0%
0	0	--
4	2	- 50.0%

Days on Market Until Sale

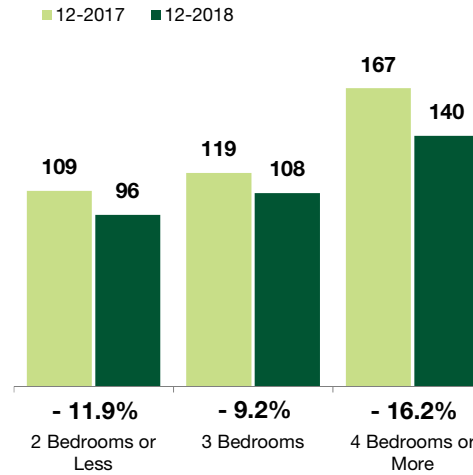
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



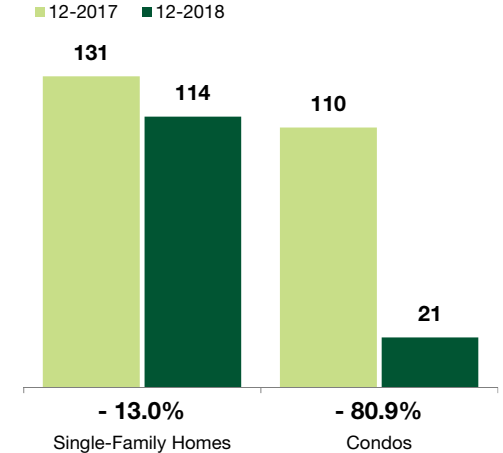
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2017	12-2018	Change
\$100,000 and Below	124	109	- 12.1%
\$100,001 to \$150,000	110	102	- 7.3%
\$150,001 to \$200,000	119	93	- 21.8%
\$200,001 to \$300,000	145	124	- 14.5%
\$300,001 and Above	177	165	- 6.8%
All Price Ranges	128	114	- 10.9%

Single-Family Homes

12-2017	12-2018	Change
129	113	- 12.4%
112	103	- 8.0%
120	92	- 23.3%
147	123	- 16.3%
179	162	- 9.5%
131	114	- 13.0%

Condos

12-2017	12-2018	Change
116	0	- 100.0%
92	1	- 98.9%
0	41	--
0	0	--
0	0	--
110	21	- 80.9%

By Bedroom Count

12-2017	12-2018	Change
109	96	- 11.9%
119	108	- 9.2%
167	140	- 16.2%
128	114	- 10.9%

12-2017	12-2018	Change
117	99	- 15.4%
121	107	- 11.6%
167	141	- 15.6%
131	114	- 13.0%

12-2017	12-2018	Change
116	1	- 99.1%
92	41	- 55.4%
0	0	--
110	21	- 80.9%

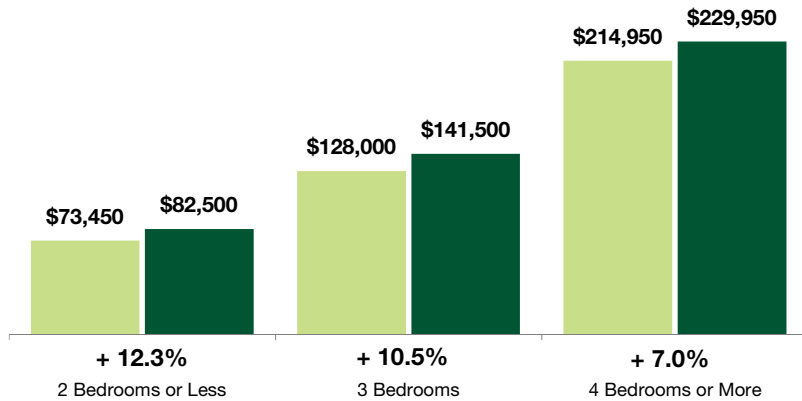
Median Sales Price

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



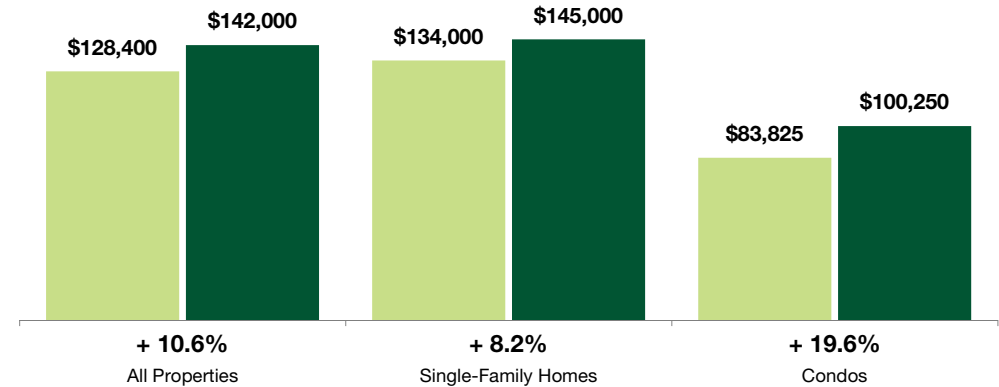
By Bedroom Count

■ 12-2017 ■ 12-2018



By Property Type

■ 12-2017 ■ 12-2018



All Properties

By Bedroom Count

	12-2017	12-2018	Change
2 Bedrooms or Less	\$73,450	\$82,500	+ 12.3%
3 Bedrooms	\$128,000	\$141,500	+ 10.5%
4 Bedrooms or More	\$214,950	\$229,950	+ 7.0%
All Bedroom Counts	\$128,400	\$142,000	+ 10.6%

Single-Family Homes

	12-2017	12-2018	Change	12-2017	12-2018	Change
	\$71,750	\$79,000	+ 10.1%	\$77,250	\$84,288	+ 9.1%
	\$127,000	\$140,000	+ 10.2%	\$153,750	\$160,000	+ 4.1%
	\$215,000	\$230,000	+ 7.0%	\$270,250	\$197,500	- 26.9%
All	\$134,000	\$145,000	+ 8.2%	\$83,825	\$100,250	+ 19.6%

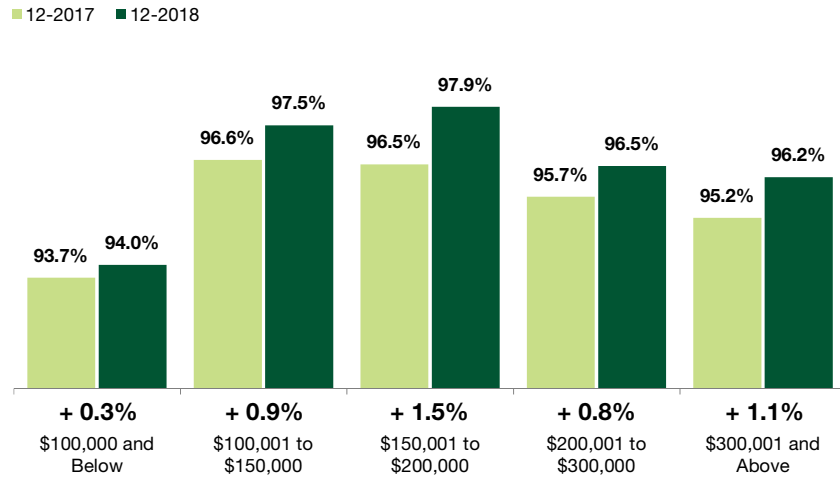
Condos

Percent of List Price Received

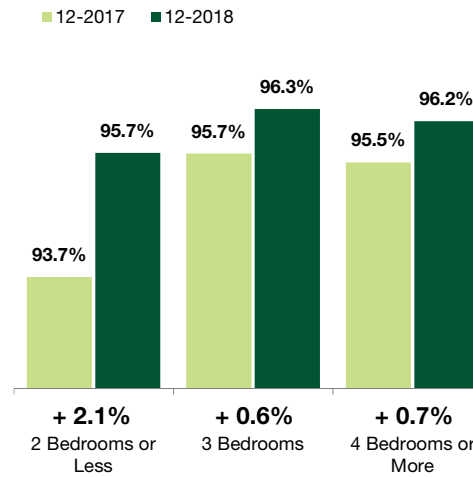
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



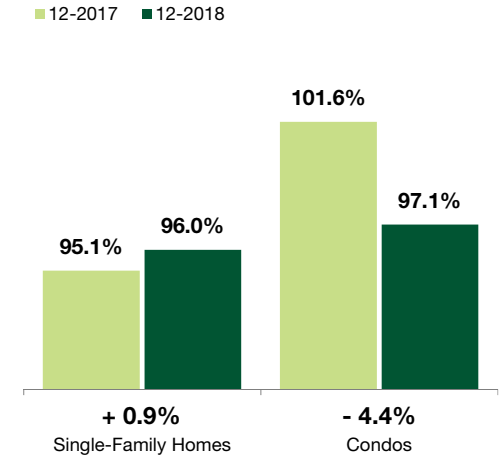
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2017	12-2018	Change
\$100,000 and Below	93.7%	94.0%	+ 0.3%
\$100,001 to \$150,000	96.6%	97.5%	+ 0.9%
\$150,001 to \$200,000	96.5%	97.9%	+ 1.5%
\$200,001 to \$300,000	95.7%	96.5%	+ 0.8%
\$300,001 and Above	95.2%	96.2%	+ 1.1%
All Price Ranges	95.2%	96.2%	+ 1.1%

Single-Family Homes

12-2017	12-2018	Change
93.3%	93.7%	+ 0.4%
96.7%	97.3%	+ 0.6%
96.5%	97.9%	+ 1.5%
95.7%	96.5%	+ 0.8%
95.1%	96.0%	+ 0.9%
95.1%	96.0%	+ 0.9%

Condos

12-2017	12-2018	Change
102.6%	0.0%	- 100.0%
98.4%	95.5%	- 2.9%
0.0%	98.8%	--
0.0%	0.0%	--
0.0%	0.0%	--
101.6%	97.1%	- 4.4%

By Bedroom Count

12-2017	12-2018	Change
93.7%	95.7%	+ 2.1%
95.7%	96.3%	+ 0.6%
95.5%	96.2%	+ 0.7%
95.2%	96.2%	+ 1.1%

12-2017	12-2018	Change	12-2017	12-2018	Change
92.7%	95.0%	+ 2.5%	102.6%	95.5%	- 6.9%
95.6%	96.2%	+ 0.6%	98.4%	98.8%	+ 0.4%
95.5%	96.3%	+ 0.8%	0.0%	0.0%	--
95.1%	96.0%	+ 0.9%	101.6%	97.1%	- 4.4%

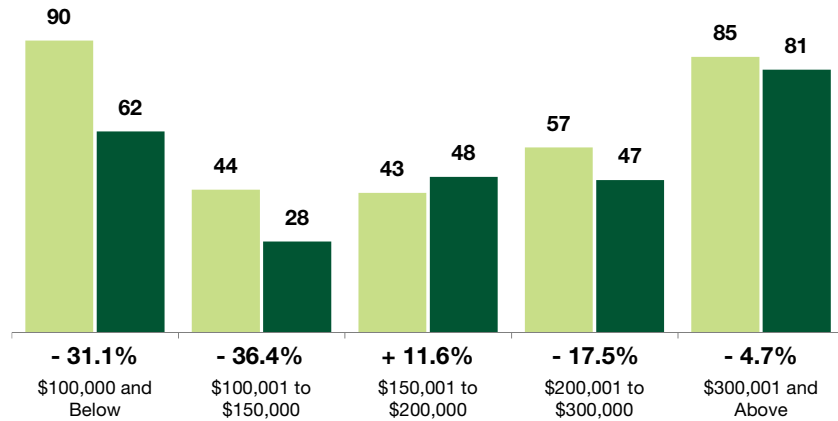
Inventory of Homes for Sale

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



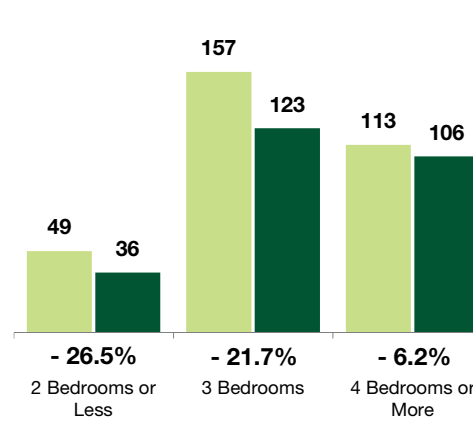
By Price Range

■ 12-2017 ■ 12-2018



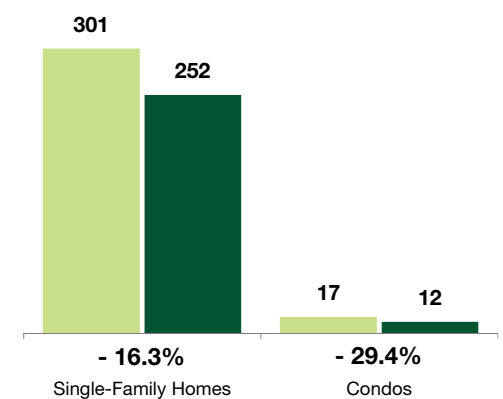
By Bedroom Count

■ 12-2017 ■ 12-2018



By Property Type

■ 12-2017 ■ 12-2018



All Properties

By Price Range

	12-2017	12-2018	Change
\$100,000 and Below	90	62	- 31.1%
\$100,001 to \$150,000	44	28	- 36.4%
\$150,001 to \$200,000	43	48	+ 11.6%
\$200,001 to \$300,000	57	47	- 17.5%
\$300,001 and Above	85	81	- 4.7%
All Price Ranges	319	266	- 16.6%

Single-Family Homes

	12-2017	12-2018	Change
2 Bedrooms or Less	49	36	- 26.5%
3 Bedrooms	157	123	- 21.7%
4 Bedrooms or More	113	106	- 6.2%
All Single-Family Homes	301	252	- 16.3%

Condos

	12-2017	12-2018	Change
1 Bedroom	4	5	+ 25.0%
2 Bedrooms	3	2	- 33.3%
3 Bedrooms	3	3	0.0%
4 Bedrooms	2	1	- 50.0%
5 Bedrooms	2	1	- 50.0%
All Condos	17	12	- 29.4%

By Bedroom Count

	12-2017	12-2018	Change
2 Bedrooms or Less	49	36	- 26.5%
3 Bedrooms	157	123	- 21.7%
4 Bedrooms or More	113	106	- 6.2%
All Bedroom Counts	319	266	- 16.6%

	12-2017	12-2018	Change
2 Bedrooms or Less	43	33	- 23.3%
3 Bedrooms	147	114	- 22.4%
4 Bedrooms or More	111	105	- 5.4%
All Single-Family Homes	301	252	- 16.3%

	12-2017	12-2018	Change
1 Bedroom	6	3	- 50.0%
2 Bedrooms	10	8	- 20.0%
3 Bedrooms	1	1	0.0%
All Condos	17	12	- 29.4%

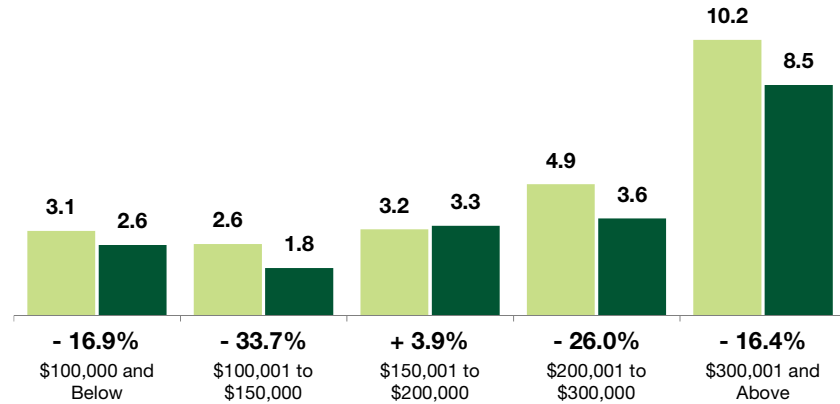
Months Supply of Inventory

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

■ 12-2017 ■ 12-2018



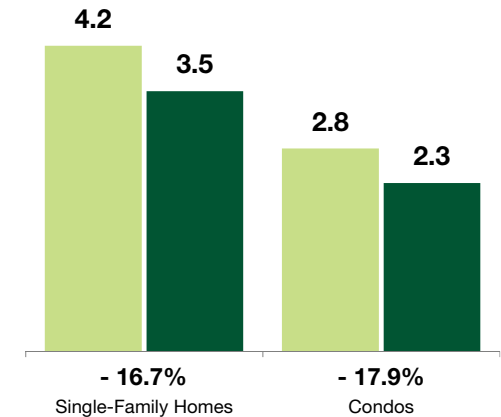
By Bedroom Count

■ 12-2017 ■ 12-2018



By Property Type

■ 12-2017 ■ 12-2018



All Properties

By Price Range

	12-2017	12-2018	Change
\$100,000 and Below	3.1	2.6	- 16.9%
\$100,001 to \$150,000	2.6	1.8	- 33.7%
\$150,001 to \$200,000	3.2	3.3	+ 3.9%
\$200,001 to \$300,000	4.9	3.6	- 26.0%
\$300,001 and Above	10.2	8.5	- 16.4%
All Price Ranges	4.0	3.5	- 12.5%

Single-Family Homes

	12-2017	12-2018	Change	12-2017	12-2018	Change
2 Bedrooms or Less	3.5	2.6	- 23.9%	1.0	1.8	+ 80.0%
3 Bedrooms	2.6	1.8	- 32.6%	1.8	0.8	- 55.6%
4 Bedrooms or More	3.2	3.2	0.0%	2.7	2.3	- 14.8%
Condos	4.8	3.6	- 24.6%	0.0	0.8	--
All Single-Family Homes	9.7	8.9	- 8.1%	5.0	0.8	- 84.0%
All Single-Family Homes	4.2	3.5	- 16.7%	2.8	2.3	- 17.9%

Condos

By Bedroom Count

	12-2017	12-2018	Change
2 Bedrooms or Less	3.0	2.4	- 20.8%
3 Bedrooms	3.5	2.8	- 20.2%
4 Bedrooms or More	6.1	5.7	- 5.8%
All Bedroom Counts	4.0	3.5	- 12.5%

	12-2017	12-2018	Change	12-2017	12-2018	Change
2 Bedrooms or Less	3.6	2.7	- 23.3%	1.5	1.1	- 26.7%
3 Bedrooms	3.5	2.8	- 20.9%	4.4	2.7	- 38.6%
4 Bedrooms or More	6.0	5.8	- 3.7%	1.0	1.0	0.0%
All Single-Family Homes	4.2	3.5	- 16.7%	2.8	2.3	- 17.9%