

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## March 2019

Housing supply has continued to struggle to replenish itself in most markets across the U.S., which is contributing to an overall decline in sales. Yet low inventory is not the only slowing factor in a buying environment with historically high prices. For the 12-month period spanning April 2018 through March 2019, Closed Sales in the Greenwood region were down 1.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 13.7 percent.

The overall Median Sales Price was up 6.2 percent to \$142,250. The property type with the largest price gain was the Condos segment, where prices increased 12.6 percent to \$99,050. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 95 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 153 days.

Market-wide, inventory levels were down 30.2 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 29.6 percent. That amounts to 3.2 months supply for Single-Family homes and 1.7 months supply for Condos.

## Quick Facts

**+ 13.7%**

**- 0.9%**

**+ 12.5%**

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**

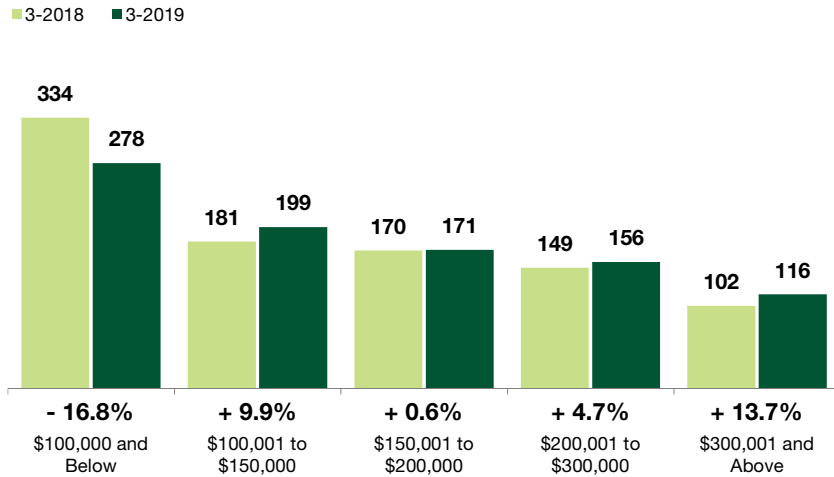
Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Closed Sales

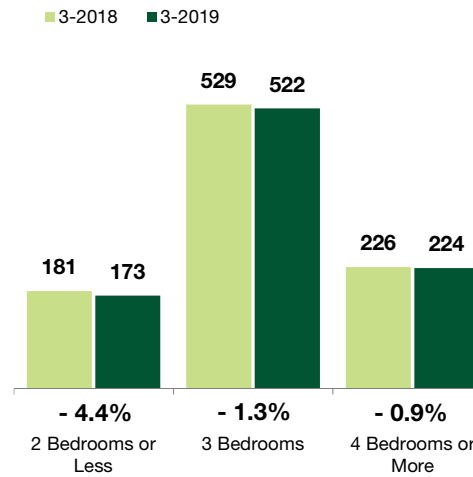
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



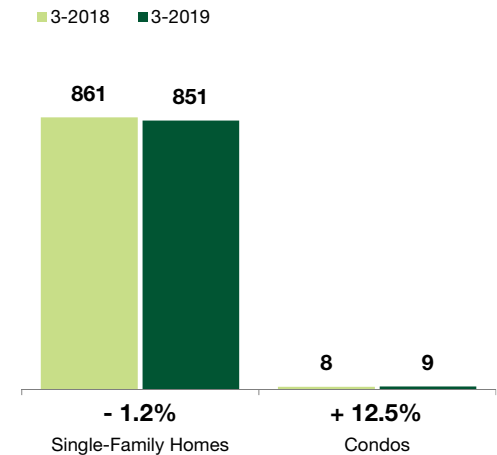
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2018	3-2019	Change
\$100,000 and Below	334	278	- 16.8%
\$100,001 to \$150,000	181	199	+ 9.9%
\$150,001 to \$200,000	170	171	+ 0.6%
\$200,001 to \$300,000	149	156	+ 4.7%
\$300,001 and Above	102	116	+ 13.7%
<b>All Price Ranges</b>	<b>936</b>	<b>920</b>	<b>- 1.7%</b>

### Single-Family Homes

3-2018	3-2019	Change
293	244	- 16.7%
170	184	+ 8.2%
156	162	+ 3.8%
144	152	+ 5.6%
98	109	+ 11.2%
<b>861</b>	<b>851</b>	<b>- 1.2%</b>

### Condos

3-2018	3-2019	Change
3	5	+ 66.7%
1	0	- 100.0%
3	1	- 66.7%
0	0	--
1	3	+ 200.0%
<b>8</b>	<b>9</b>	<b>+ 12.5%</b>

### By Bedroom Count

3-2018	3-2019	Change
181	173	- 4.4%
529	522	- 1.3%
226	224	- 0.9%
<b>936</b>	<b>920</b>	<b>- 1.7%</b>

3-2018	3-2019	Change
140	138	- 1.4%
498	494	- 0.8%
223	219	- 1.8%
<b>861</b>	<b>851</b>	<b>- 1.2%</b>

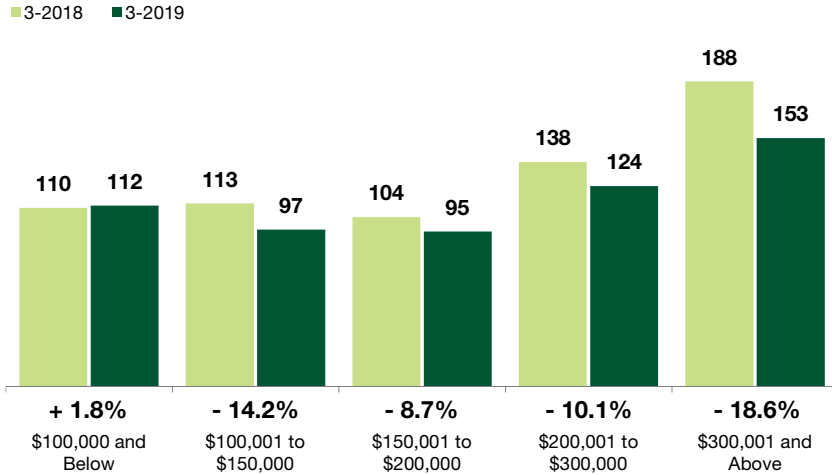
3-2018	3-2019	Change
3	4	+ 33.3%
5	4	- 20.0%
0	1	--
<b>8</b>	<b>9</b>	<b>+ 12.5%</b>

# Days on Market Until Sale

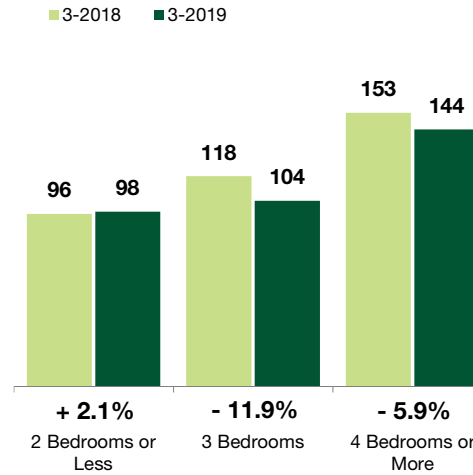
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



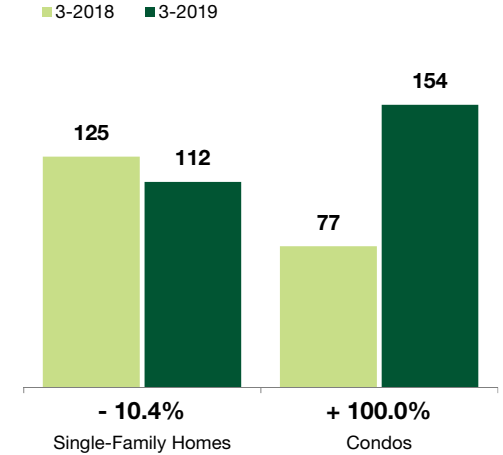
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2018	3-2019	Change
\$100,000 and Below	110	112	+ 1.8%
\$100,001 to \$150,000	113	97	- 14.2%
\$150,001 to \$200,000	104	95	- 8.7%
\$200,001 to \$300,000	138	124	- 10.1%
\$300,001 and Above	188	153	- 18.6%
<b>All Price Ranges</b>	<b>122</b>	<b>112</b>	<b>- 8.2%</b>

### Single-Family Homes

3-2018	3-2019	Change
115	115	0.0%
117	92	- 21.4%
104	95	- 8.7%
139	124	- 10.8%
190	145	- 23.7%
<b>125</b>	<b>112</b>	<b>- 10.4%</b>

### Condos

3-2018	3-2019	Change
78	86	+ 10.3%
46	0	- 100.0%
107	121	+ 13.1%
0	51	--
0	391	--
<b>77</b>	<b>154</b>	<b>+ 100.0%</b>

## By Bedroom Count

3-2018	3-2019	Change
96	98	+ 2.1%
118	104	- 11.9%
153	144	- 5.9%
<b>122</b>	<b>112</b>	<b>- 8.2%</b>

3-2018	3-2019	Change
105	101	- 3.8%
119	100	- 16.0%
153	145	- 5.2%
<b>125</b>	<b>112</b>	<b>- 10.4%</b>

3-2018	3-2019	Change
78	29	- 62.8%
76	308	+ 305.3%
0	32	--
<b>77</b>	<b>154</b>	<b>+ 100.0%</b>

# Median Sales Price

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



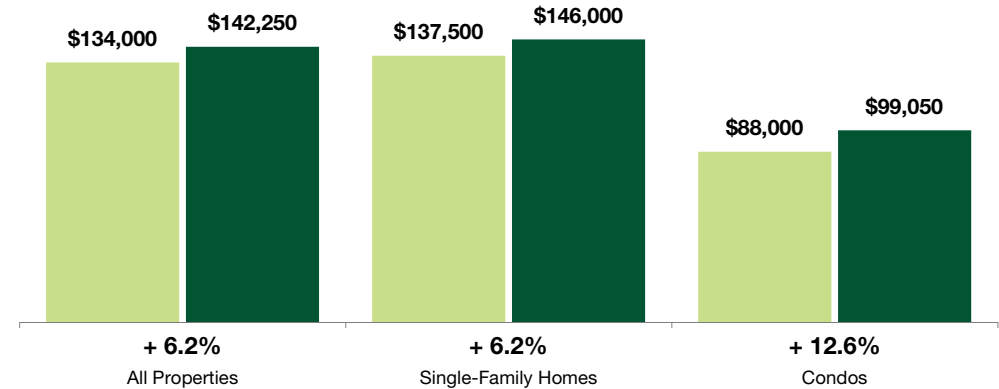
## By Bedroom Count

■ 3-2018 ■ 3-2019



## By Property Type

■ 3-2018 ■ 3-2019



### All Properties

By Bedroom Count	3-2018	3-2019	Change
2 Bedrooms or Less	\$74,950	\$84,950	+ 13.3%
3 Bedrooms	\$130,000	\$140,000	+ 7.7%
4 Bedrooms or More	\$223,950	\$239,000	+ 6.7%
<b>All Bedroom Counts</b>	<b>\$134,000</b>	<b>\$142,250</b>	<b>+ 6.2%</b>

### Single-Family Homes

3-2018	3-2019	Change	3-2018	3-2019	Change
\$71,500	\$84,900	+ 18.7%	\$78,000	\$85,000	+ 9.0%
\$128,500	\$140,000	+ 8.9%	\$171,000	\$155,000	- 9.4%
\$222,900	\$239,000	+ 7.2%	\$393,000	\$270,000	- 31.3%
<b>\$137,500</b>	<b>\$146,000</b>	<b>+ 6.2%</b>	<b>\$88,000</b>	<b>\$99,050</b>	<b>+ 12.6%</b>

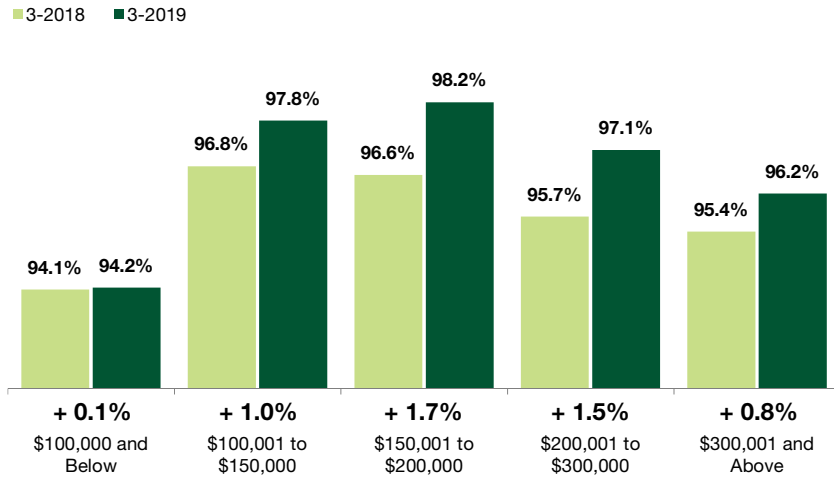
### Condos

# Percent of List Price Received

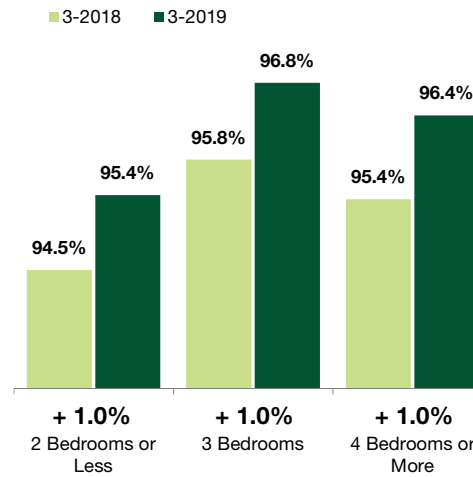
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



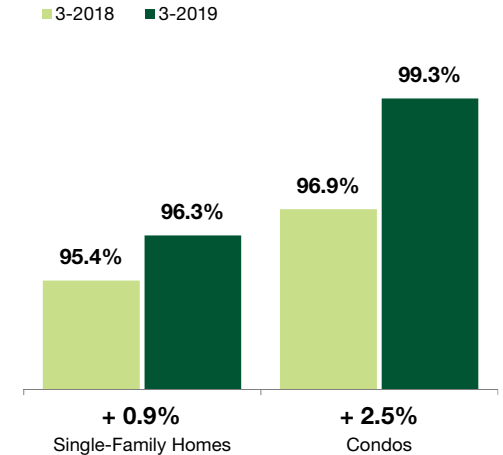
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2018	3-2019	Change
\$100,000 and Below	94.1%	94.2%	+ 0.1%
\$100,001 to \$150,000	96.8%	97.8%	+ 1.0%
\$150,001 to \$200,000	96.6%	98.2%	+ 1.7%
\$200,001 to \$300,000	95.7%	97.1%	+ 1.5%
\$300,001 and Above	95.4%	96.2%	+ 0.8%
<b>All Price Ranges</b>	<b>95.5%</b>	<b>96.4%</b>	<b>+ 0.9%</b>

### Single-Family Homes

3-2018	3-2019	Change
93.8%	93.8%	0.0%
96.8%	97.7%	+ 0.9%
96.6%	98.2%	+ 1.7%
95.7%	97.2%	+ 1.6%
95.3%	95.9%	+ 0.6%
<b>95.4%</b>	<b>96.3%</b>	<b>+ 0.9%</b>

### Condos

3-2018	3-2019	Change
96.5%	100.5%	+ 4.1%
97.8%	0.0%	- 100.0%
98.0%	100.0%	+ 2.0%
0.0%	95.2%	--
94.0%	98.0%	+ 4.3%
<b>96.9%</b>	<b>99.3%</b>	<b>+ 2.5%</b>

### By Bedroom Count

3-2018	3-2019	Change
94.5%	95.4%	+ 1.0%
95.8%	96.8%	+ 1.0%
95.4%	96.4%	+ 1.0%
<b>95.5%</b>	<b>96.4%</b>	<b>+ 0.9%</b>

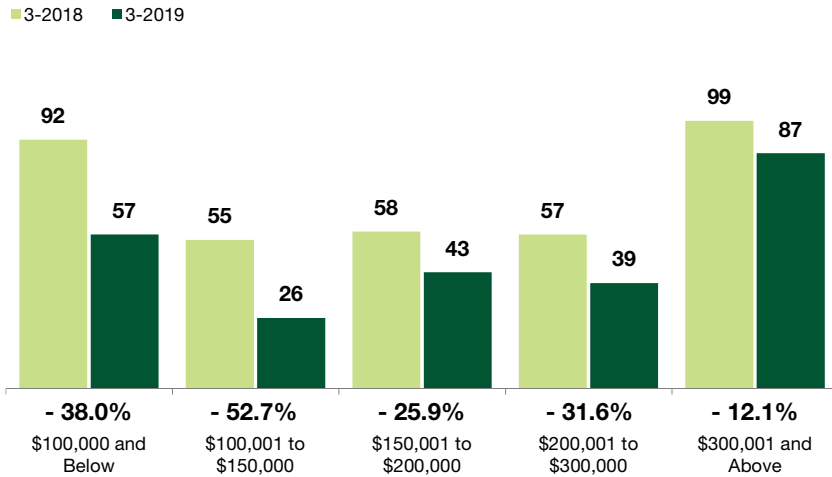
3-2018	3-2019	Change	3-2018	3-2019	Change
93.7%	94.7%	+ 1.1%	96.5%	100.6%	+ 4.2%
95.8%	96.7%	+ 0.9%	97.1%	98.0%	+ 0.9%
95.3%	96.6%	+ 1.4%	0.0%	99.1%	--
<b>95.4%</b>	<b>96.3%</b>	<b>+ 0.9%</b>	<b>96.9%</b>	<b>99.3%</b>	<b>+ 2.5%</b>

# Inventory of Homes for Sale

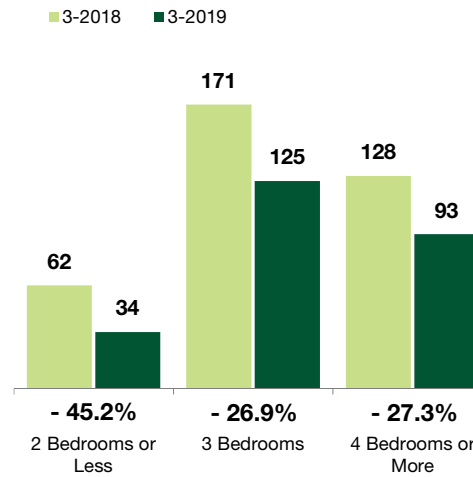
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



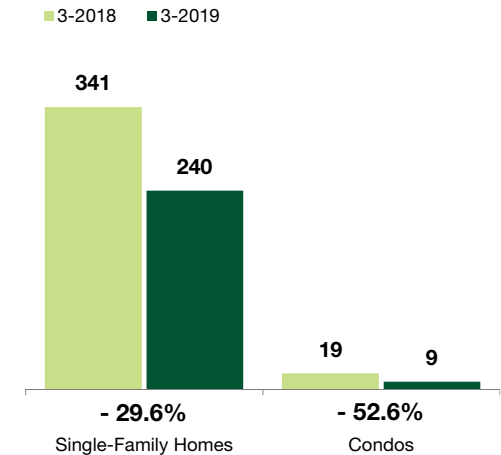
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2018	3-2019	Change
\$100,000 and Below	92	57	- 38.0%
\$100,001 to \$150,000	55	26	- 52.7%
\$150,001 to \$200,000	58	43	- 25.9%
\$200,001 to \$300,000	57	39	- 31.6%
\$300,001 and Above	99	87	- 12.1%
<b>All Price Ranges</b>	<b>361</b>	<b>252</b>	<b>- 30.2%</b>

### Single-Family Homes

3-2018	3-2019	Change
83	54	- 34.9%
50	26	- 48.0%
57	38	- 33.3%
57	37	- 35.1%
94	85	- 9.6%
<b>341</b>	<b>240</b>	<b>- 29.6%</b>

### Condos

3-2018	3-2019	Change
8	2	- 75.0%
5	0	- 100.0%
1	4	+ 300.0%
0	2	--
5	1	- 80.0%
<b>19</b>	<b>9</b>	<b>- 52.6%</b>

## By Bedroom Count

By Bedroom Count	3-2018	3-2019	Change
2 Bedrooms or Less	62	34	- 45.2%
3 Bedrooms	171	125	- 26.9%
4 Bedrooms or More	128	93	- 27.3%
<b>All Bedroom Counts</b>	<b>361</b>	<b>252</b>	<b>- 30.2%</b>

3-2018	3-2019	Change	3-2018	3-2019	Change
53	33	- 37.7%	9	1	- 88.9%
162	117	- 27.8%	9	6	- 33.3%
126	90	- 28.6%	1	2	+ 100.0%
<b>341</b>	<b>240</b>	<b>- 29.6%</b>	<b>19</b>	<b>9</b>	<b>- 52.6%</b>

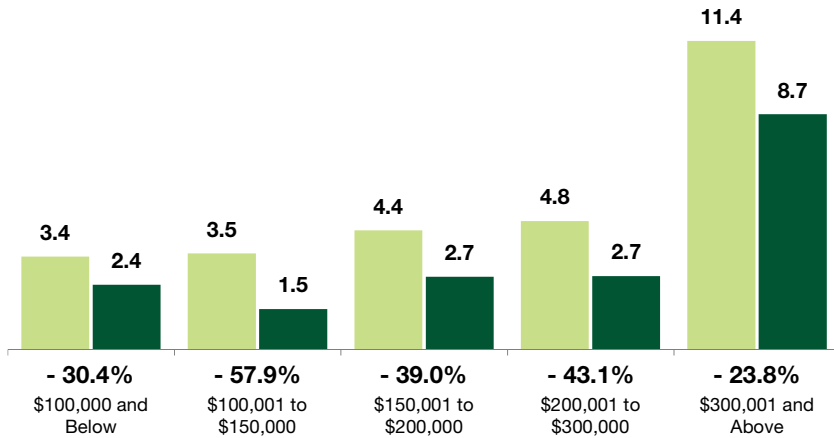
# Months Supply of Inventory

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.**



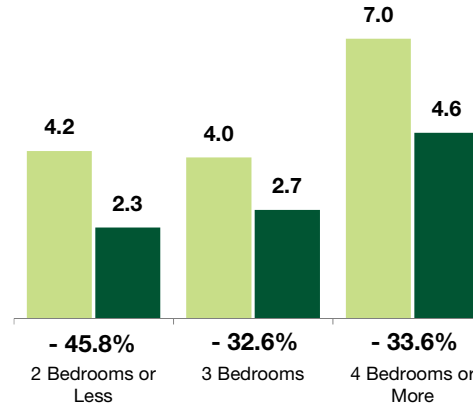
## By Price Range

3-2018 3-2019



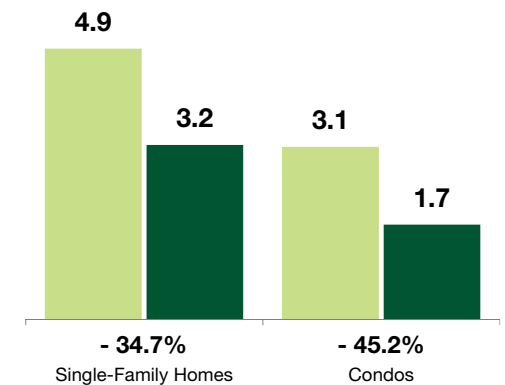
## By Bedroom Count

3-2018 3-2019



## By Property Type

3-2018 3-2019



### All Properties

By Price Range	3-2018	3-2019	Change
\$100,000 and Below	3.4	2.4	-30.4%
\$100,001 to \$150,000	3.5	1.5	-57.9%
\$150,001 to \$200,000	4.4	2.7	-39.0%
\$200,001 to \$300,000	4.8	2.7	-43.1%
\$300,001 and Above	11.4	8.7	-23.8%
<b>All Price Ranges</b>	<b>4.7</b>	<b>3.1</b>	<b>-34.0%</b>

### Single-Family Homes

3-2018	3-2019	Change	3-2018	3-2019	Change
3.6	2.6	-28.5%	2.3	0.7	-69.6%
3.4	1.6	-52.3%	3.2		0.0%
4.8	2.5	-47.8%	0.8	3.3	+312.5%
5.0	2.6	-47.7%	0.0	2.0	--
11.3	9.0	-20.0%	5.0	0.7	-86.0%
<b>4.9</b>	<b>3.2</b>	<b>-34.7%</b>	<b>3.1</b>	<b>1.7</b>	<b>-45.2%</b>

### Condos

By Bedroom Count	3-2018	3-2019	Change
2 Bedrooms or Less	4.2	2.3	-45.8%
3 Bedrooms	4.0	2.7	-32.6%
4 Bedrooms or More	7.0	4.6	-33.6%
<b>All Bedroom Counts</b>	<b>4.7</b>	<b>3.1</b>	<b>-34.0%</b>

3-2018	3-2019	Change	3-2018	3-2019	Change
4.6	2.7	-42.0%	2.6	0.4	-84.6%
4.1	2.7	-34.3%	3.3	2.1	-36.4%
6.9	4.6	-34.3%	1.0	2.0	+100.0%
<b>4.9</b>	<b>3.2</b>	<b>-34.7%</b>	<b>3.1</b>	<b>1.7</b>	<b>-45.2%</b>