

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2018

The potential of an affordability conundrum has veered into the national spotlight, as household wages struggle to keep pace with home price increases. Yet it is ill-advised to predict a heavy shift toward fewer sales and lower prices. Consumers have learned a lot in the last decade. For the 12-month period spanning September 2017 through August 2018, Closed Sales in the Greenwood region were up 0.1 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 18.8 percent.

The overall Median Sales Price was up 10.2 percent to \$140,000. The property type with the largest price gain was the Condos segment, where prices increased 15.8 percent to \$97,250. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 91 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 183 days.

Market-wide, inventory levels were down 15.6 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 13.9 percent. That amounts to 4.5 months supply for Single-Family homes and 1.8 months supply for Condos.

Quick Facts

+ 18.8%

+ 9.4%

+ 25.0%

Price Range With the
Strongest Sales:
\$150,001 to \$200,000

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

Property Type With
Strongest Sales:
Condos

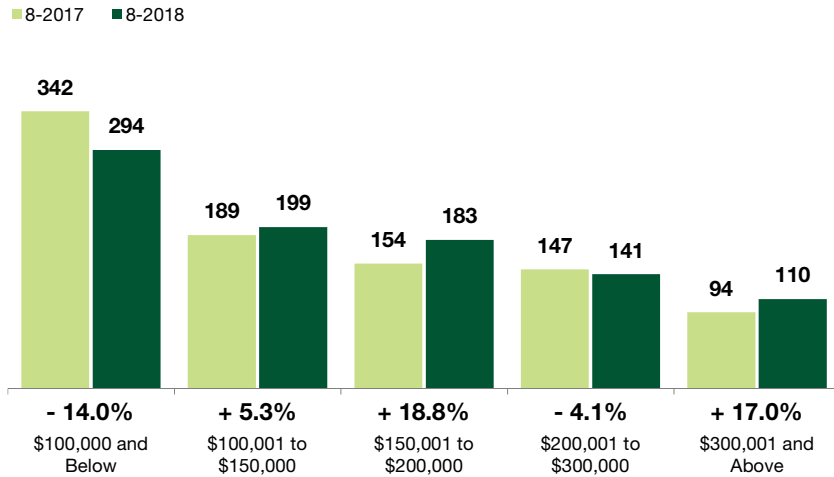
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

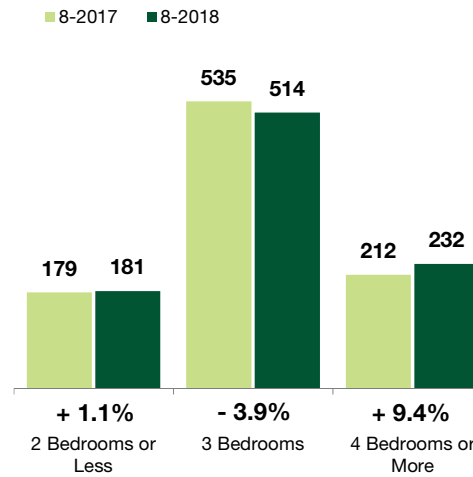
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



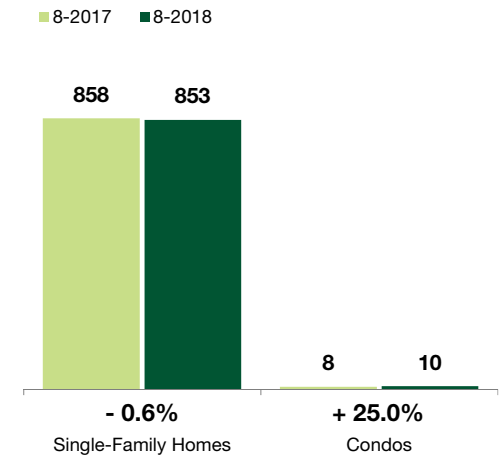
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	342	294	- 14.0%
\$100,001 to \$150,000	189	199	+ 5.3%
\$150,001 to \$200,000	154	183	+ 18.8%
\$200,001 to \$300,000	147	141	- 4.1%
\$300,001 and Above	94	110	+ 17.0%
All Price Ranges	926	927	+ 0.1%

Single-Family Homes

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	301	255	- 15.3%
\$100,001 to \$150,000	177	184	+ 4.0%
\$150,001 to \$200,000	147	170	+ 15.6%
\$200,001 to \$300,000	143	139	- 2.8%
\$300,001 and Above	90	105	+ 16.7%
All Price Ranges	858	853	- 0.6%

Condos

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	4	4	0.0%
\$100,001 to \$150,000	2	4	+ 100.0%
\$150,001 to \$200,000	1	1	0.0%
\$200,001 to \$300,000	0	0	--
\$300,001 and Above	1	1	0.0%
All Price Ranges	8	10	+ 25.0%

By Bedroom Count

By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	179	181	+ 1.1%
3 Bedrooms	535	514	- 3.9%
4 Bedrooms or More	212	232	+ 9.4%
All Bedroom Counts	926	927	+ 0.1%

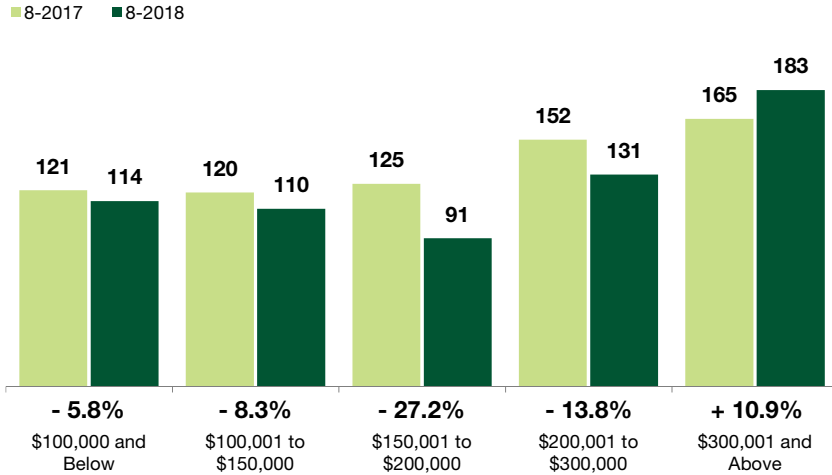
By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	142	139	- 2.1%
3 Bedrooms	510	486	- 4.7%
4 Bedrooms or More	206	228	+ 10.7%
All Bedroom Counts	858	853	- 0.6%

Days on Market Until Sale

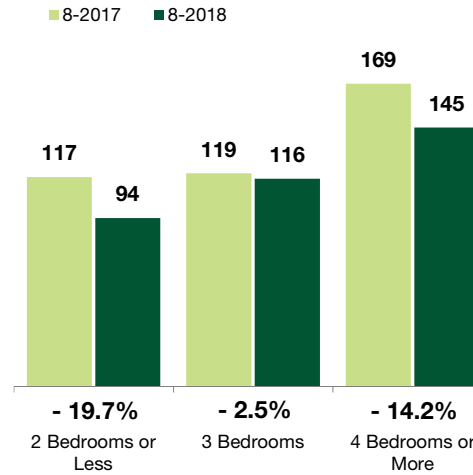
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



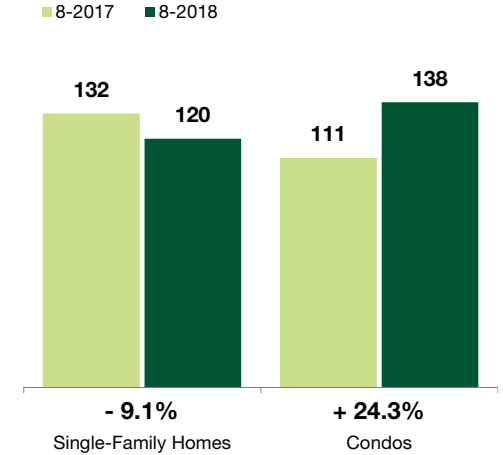
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	121	114	- 5.8%
\$100,001 to \$150,000	120	110	- 8.3%
\$150,001 to \$200,000	125	91	- 27.2%
\$200,001 to \$300,000	152	131	- 13.8%
\$300,001 and Above	165	183	+ 10.9%
All Price Ranges	130	119	- 8.5%

Single-Family Homes

8-2017	8-2018	Change
124	118	- 4.8%
120	111	- 7.5%
125	91	- 27.2%
154	128	- 16.9%
168	180	+ 7.1%
132	120	- 9.1%

Condos

8-2017	8-2018	Change
128	172	+ 34.4%
65	101	+ 55.4%
166	104	- 37.3%
0	0	--
79	185	+ 134.2%
111	138	+ 24.3%

By Bedroom Count

8-2017	8-2018	Change
117	94	- 19.7%
119	116	- 2.5%
169	145	- 14.2%
130	119	- 8.5%

8-2017	8-2018	Change
124	95	- 23.4%
120	116	- 3.3%
169	145	- 14.2%
132	120	- 9.1%

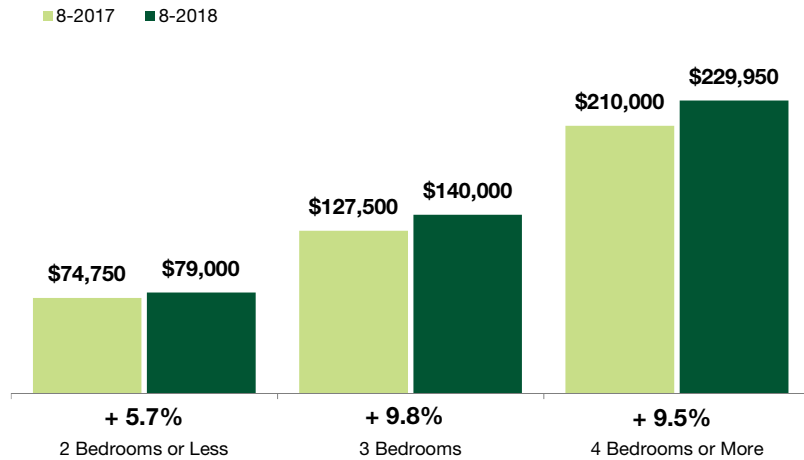
8-2017	8-2018	Change
134	180	+ 34.3%
101	96	- 5.0%
79	0	- 100.0%
111	138	+ 24.3%

Median Sales Price

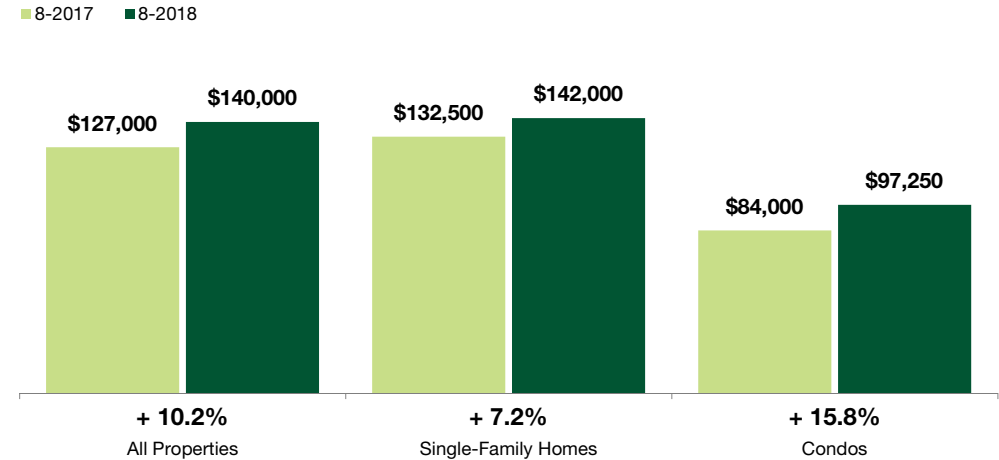
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	\$74,750	\$79,000	+ 5.7%
3 Bedrooms	\$127,500	\$140,000	+ 9.8%
4 Bedrooms or More	\$210,000	\$229,950	+ 9.5%
All Bedroom Counts	\$127,000	\$140,000	+ 10.2%

Single-Family Homes

8-2017	8-2018	Change	8-2017	8-2018	Change
\$76,000	\$75,000	- 1.3%	\$72,400	\$83,500	+ 15.3%
\$127,000	\$136,800	+ 7.7%	\$145,000	\$174,000	+ 20.0%
\$211,000	\$230,000	+ 9.0%	\$147,500	\$125,000	- 15.3%
\$132,500	\$142,000	+ 7.2%	\$84,000	\$97,250	+ 15.8%

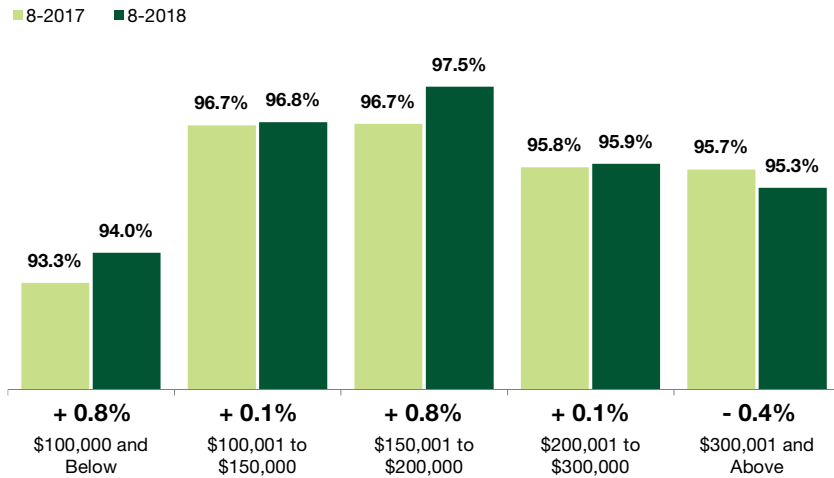
Condos

Percent of List Price Received

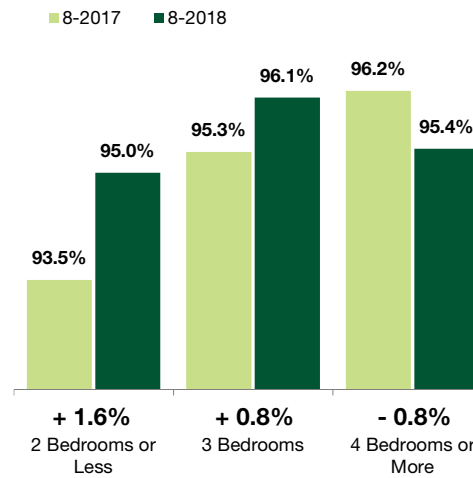
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



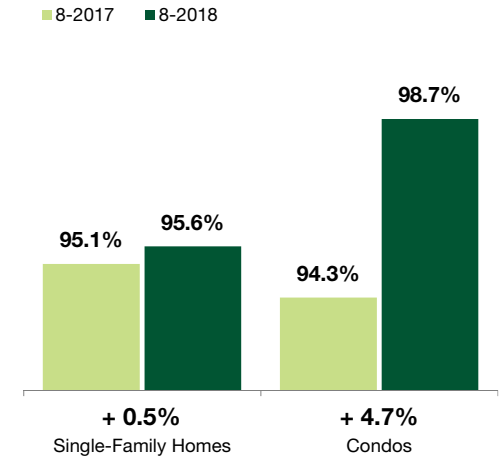
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	93.3%	94.0%	+ 0.8%
\$100,001 to \$150,000	96.7%	96.8%	+ 0.1%
\$150,001 to \$200,000	96.7%	97.5%	+ 0.8%
\$200,001 to \$300,000	95.8%	95.9%	+ 0.1%
\$300,001 and Above	95.7%	95.3%	- 0.4%
All Price Ranges	95.2%	95.7%	+ 0.5%

Single-Family Homes

8-2017	8-2018	Change
93.0%	93.5%	+ 0.5%
96.7%	96.6%	- 0.1%
96.7%	97.5%	+ 0.8%
95.7%	95.9%	+ 0.2%
95.7%	95.3%	- 0.4%
95.1%	95.6%	+ 0.5%

Condos

8-2017	8-2018	Change
91.2%	96.3%	+ 5.6%
97.3%	102.0%	+ 4.8%
96.1%	96.2%	+ 0.1%
0.0%	0.0%	--
98.9%	97.7%	- 1.2%
94.3%	98.7%	+ 4.7%

By Bedroom Count

By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	93.5%	95.0%	+ 1.6%
3 Bedrooms	95.3%	96.1%	+ 0.8%
4 Bedrooms or More	96.2%	95.4%	- 0.8%
All Bedroom Counts	95.2%	95.7%	+ 0.5%

8-2017	8-2018	Change
93.0%	94.0%	+ 1.1%
95.2%	96.0%	+ 0.8%
96.2%	95.5%	- 0.7%
95.1%	95.6%	+ 0.5%

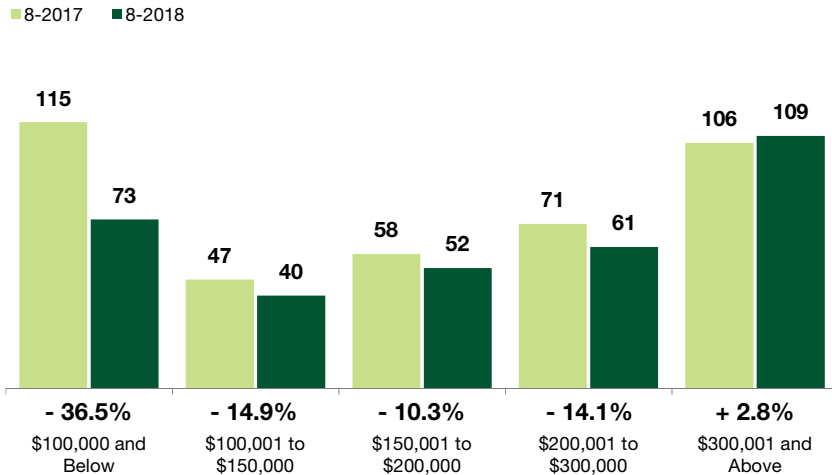
8-2017	8-2018	Change
88.2%	99.4%	+ 12.7%
97.7%	98.0%	+ 0.3%
98.9%	0.0%	- 100.0%
94.3%	98.7%	+ 4.7%

Inventory of Homes for Sale

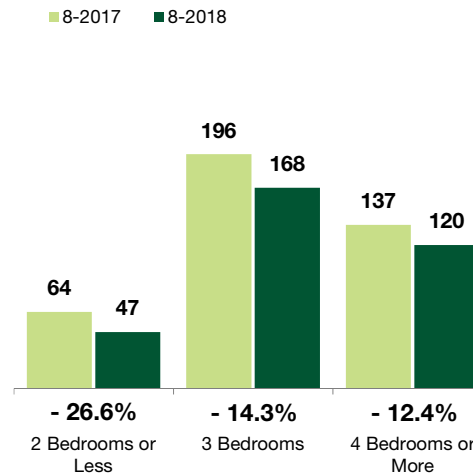
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



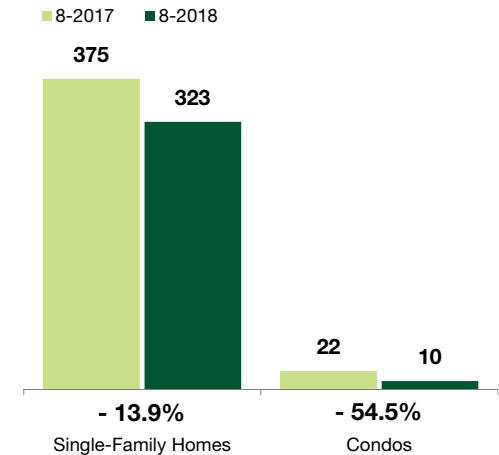
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	115	73	- 36.5%
\$100,001 to \$150,000	47	40	- 14.9%
\$150,001 to \$200,000	58	52	- 10.3%
\$200,001 to \$300,000	71	61	- 14.1%
\$300,001 and Above	106	109	+ 2.8%
All Price Ranges	397	335	- 15.6%

Single-Family Homes

8-2017	8-2018	Change
106	69	- 34.9%
46	39	- 15.2%
53	49	- 7.5%
68	58	- 14.7%
102	108	+ 5.9%
375	323	- 13.9%

Condos

8-2017	8-2018	Change
9	4	- 55.6%
1	1	0.0%
5	3	- 40.0%
3	1	- 66.7%
4	1	- 75.0%
22	10	- 54.5%

By Bedroom Count

By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	64	47	- 26.6%
3 Bedrooms	196	168	- 14.3%
4 Bedrooms or More	137	120	- 12.4%
All Bedroom Counts	397	335	- 15.6%

8-2017	8-2018	Change
54	45	- 16.7%
184	159	- 13.6%
137	119	- 13.1%
375	323	- 13.9%

8-2017	8-2018	Change
10	2	- 80.0%
12	7	- 41.7%
0	1	--
22	10	- 54.5%

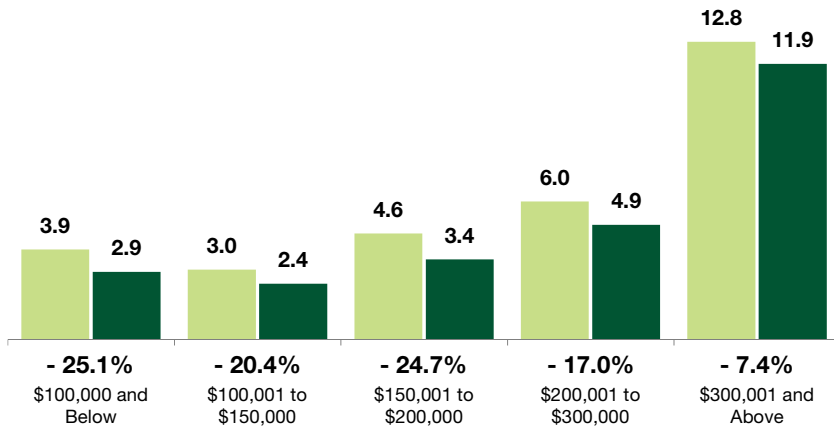
Months Supply of Inventory

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.**



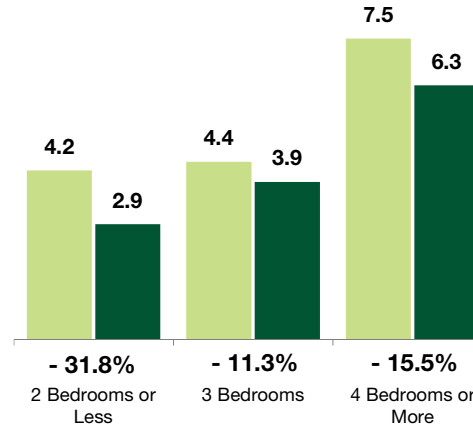
By Price Range

8-2017 8-2018



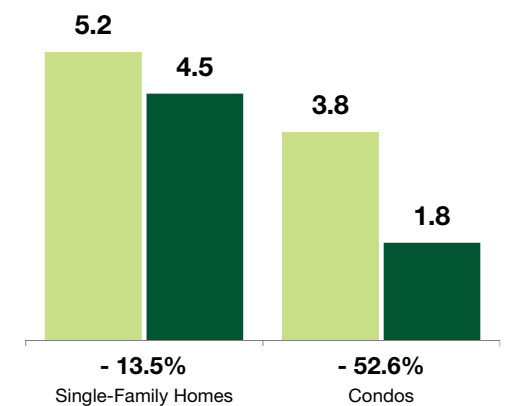
By Bedroom Count

8-2017 8-2018



By Property Type

8-2017 8-2018



All Properties

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	3.9	2.9	- 25.1%
\$100,001 to \$150,000	3.0	2.4	- 20.4%
\$150,001 to \$200,000	4.6	3.4	- 24.7%
\$200,001 to \$300,000	6.0	4.9	- 17.0%
\$300,001 and Above	12.8	11.9	- 7.4%
All Price Ranges	5.1	4.3	- 15.7%

Single-Family Homes

8-2017	8-2018	Change	8-2017	8-2018	Change
4.1	3.1	- 23.8%	2.4	1.3	- 45.8%
3.2	2.5	- 19.4%	0.7	0.4	- 42.9%
4.4	3.5	- 22.2%	5.0	2.2	- 56.0%
5.9	4.8	- 18.8%	0.0	0.5	--
12.8	12.5	- 2.3%	4.0	0.8	- 80.0%
5.2	4.5	- 13.5%	3.8	1.8	- 52.6%

Condos

By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	4.2	2.9	- 31.8%
3 Bedrooms	4.4	3.9	- 11.3%
4 Bedrooms or More	7.5	6.3	- 15.5%
All Bedroom Counts	5.1	4.3	- 15.7%

8-2017	8-2018	Change	8-2017	8-2018	Change
4.6	3.5	- 24.7%	2.9	0.6	- 79.3%
4.4	3.9	- 10.4%	5.0	2.7	- 46.0%
7.6	6.4	- 16.6%		1.0	0.0%
5.2	4.5	- 13.5%	3.8	1.8	- 52.6%