

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2019

Although inventory continues to show signs of improvement across the country – especially in markets in the western part of the U.S. – the national increase seems to be coinciding with a reduction in sales. This could be because the inventory increases are in higher price ranges that many buyers cannot currently afford. For the 12-month period spanning March 2018 through February 2019, Closed Sales in the Greenwood region were down 4.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 15.2 percent.

The overall Median Sales Price was up 9.3 percent to \$142,000. The property type with the largest price gain was the Condos segment, where prices increased 17.6 percent to \$100,000. 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 22.1 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 19.2 percent. That amounts to 3.4 months supply for Single-Family homes and 1.3 months supply for Condos.

Quick Facts

+ 15.2%

- 0.8%

- 3.7%

Price Range With the
Strongest Sales:
\$300,001 and Above

Bedroom Count With
Strongest Sales:
3 Bedrooms

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

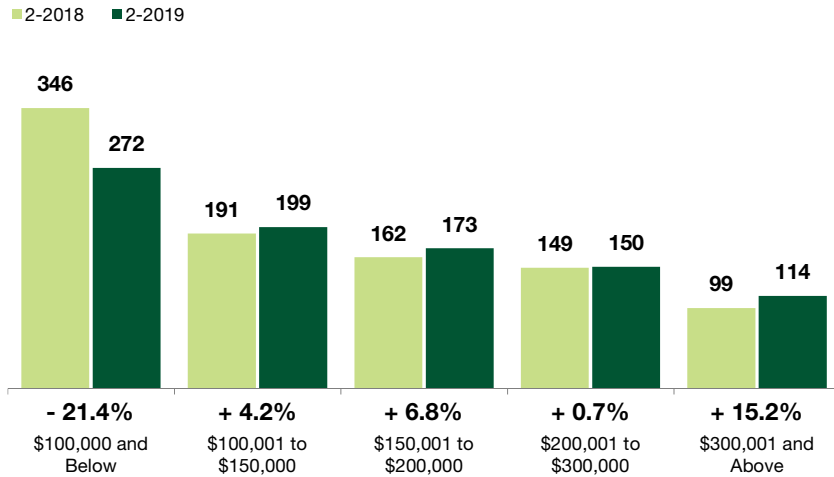


Closed Sales

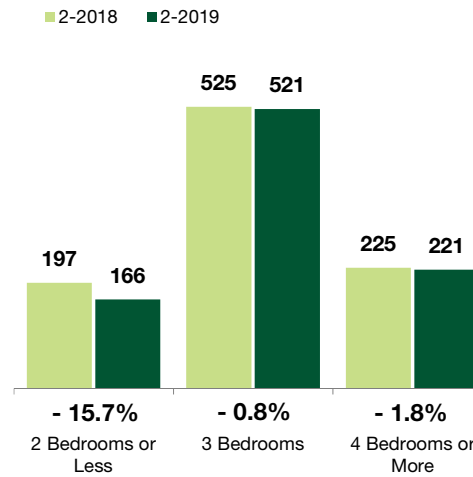
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



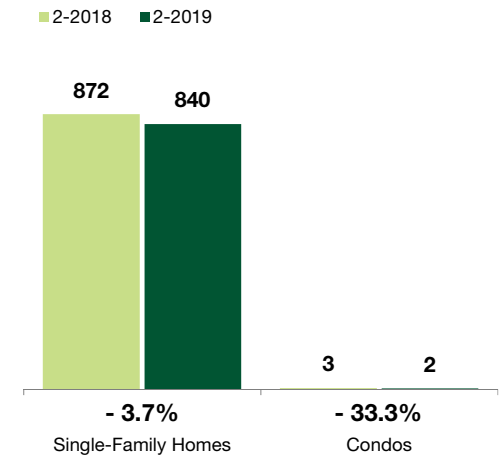
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2018	2-2019	Change
\$100,000 and Below	346	272	- 21.4%
\$100,001 to \$150,000	191	199	+ 4.2%
\$150,001 to \$200,000	162	173	+ 6.8%
\$200,001 to \$300,000	149	150	+ 0.7%
\$300,001 and Above	99	114	+ 15.2%
All Price Ranges	947	908	- 4.1%

Single-Family Homes

2-2018	2-2019	Change
302	240	- 20.5%
179	183	+ 2.2%
151	163	+ 7.9%
144	146	+ 1.4%
96	108	+ 12.5%
872	840	- 3.7%

Condos

2-2018	2-2019	Change
0	1	--
1	1	0.0%
1	0	- 100.0%
1	0	- 100.0%
0	0	--
3	2	- 33.3%

By Bedroom Count

2-2018	2-2019	Change
197	166	- 15.7%
525	521	- 0.8%
225	221	- 1.8%
947	908	- 4.1%

2-2018	2-2019	Change
153	132	- 13.7%
496	492	- 0.8%
223	216	- 3.1%
872	840	- 3.7%

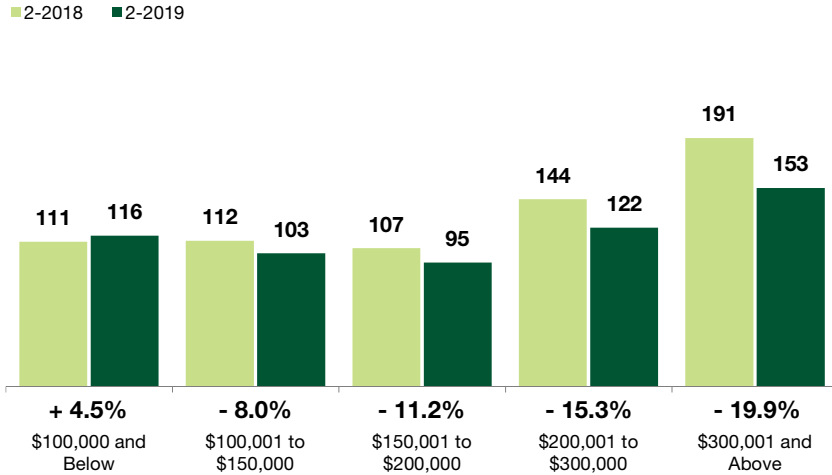
2-2018	2-2019	Change
1	1	0.0%
2	1	- 50.0%
0	0	--
3	2	- 33.3%

Days on Market Until Sale

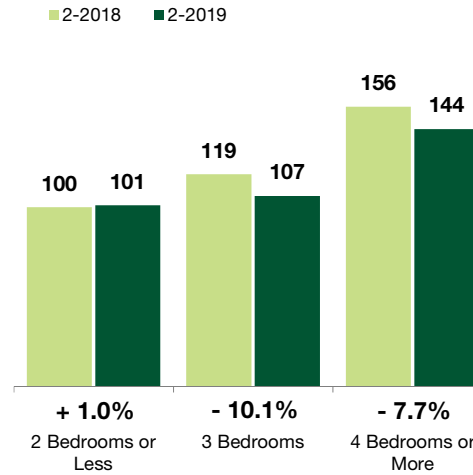
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



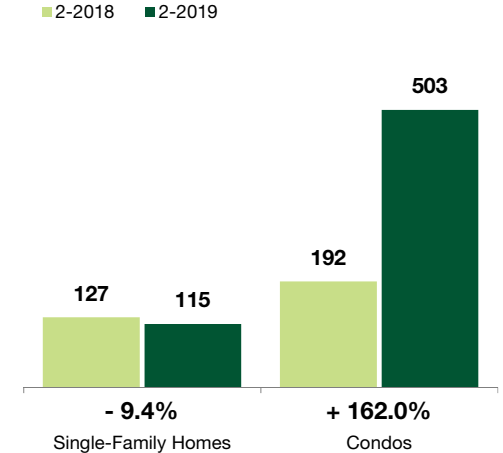
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2018	2-2019	Change
\$100,000 and Below	111	116	+ 4.5%
\$100,001 to \$150,000	112	103	- 8.0%
\$150,001 to \$200,000	107	95	- 11.2%
\$200,001 to \$300,000	144	122	- 15.3%
\$300,001 and Above	191	153	- 19.9%
All Price Ranges	124	115	- 7.3%

Single-Family Homes

2-2018	2-2019	Change
115	120	+ 4.3%
116	99	- 14.7%
106	95	- 10.4%
145	122	- 15.9%
194	149	- 23.2%
127	115	- 9.4%

Condos

2-2018	2-2019	Change
0	132	--
116	873	+ 652.6%
169	0	- 100.0%
290	0	- 100.0%
0	0	--
192	503	+ 162.0%

By Bedroom Count

2-2018	2-2019	Change
100	101	+ 1.0%
119	107	- 10.1%
156	144	- 7.7%
124	115	- 7.3%

2-2018	2-2019	Change
107	104	- 2.8%
120	104	- 13.3%
157	145	- 7.6%
127	115	- 9.4%

2-2018	2-2019	Change
116	132	+ 13.8%
230	873	+ 279.6%
0	0	--
192	503	+ 162.0%

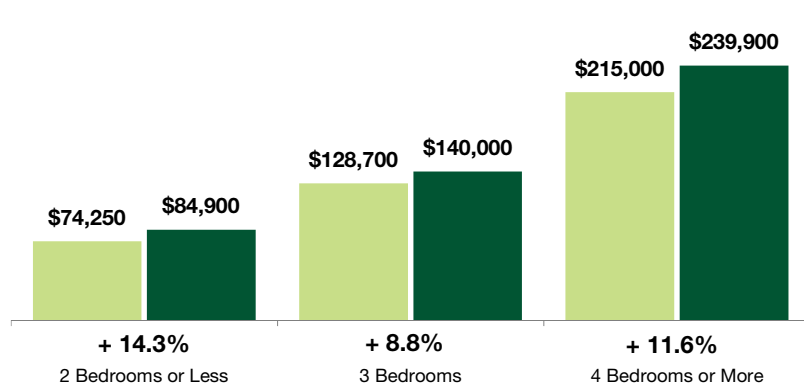
Median Sales Price

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



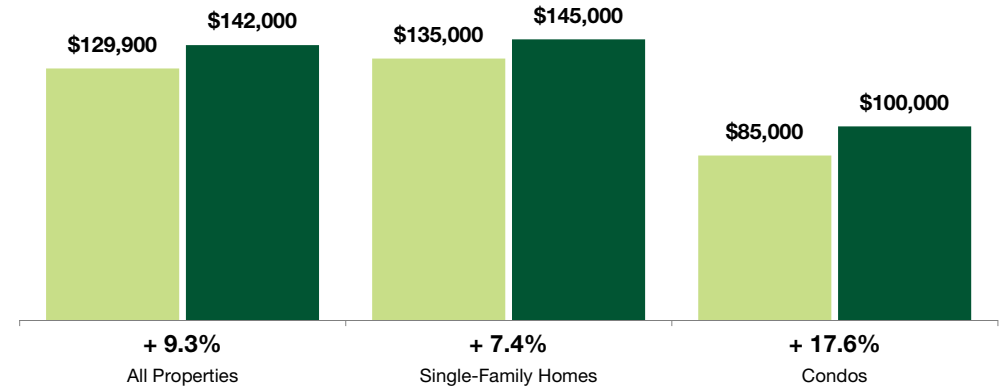
By Bedroom Count

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Bedroom Count

	2-2018	2-2019	Change
2 Bedrooms or Less	\$74,250	\$84,900	+ 14.3%
3 Bedrooms	\$128,700	\$140,000	+ 8.8%
4 Bedrooms or More	\$215,000	\$239,900	+ 11.6%
All Bedroom Counts	\$129,900	\$142,000	+ 9.3%

Single-Family Homes

	2-2018	2-2019	Change	2-2018	2-2019	Change
	\$71,250	\$85,000	+ 19.3%	\$78,000	\$83,538	+ 7.1%
	\$128,000	\$140,000	+ 9.4%	\$164,000	\$155,000	- 5.5%
	\$215,000	\$239,950	+ 11.6%	\$393,000	\$197,500	- 49.7%
All	\$135,000	\$145,000	+ 7.4%	\$85,000	\$100,000	+ 17.6%

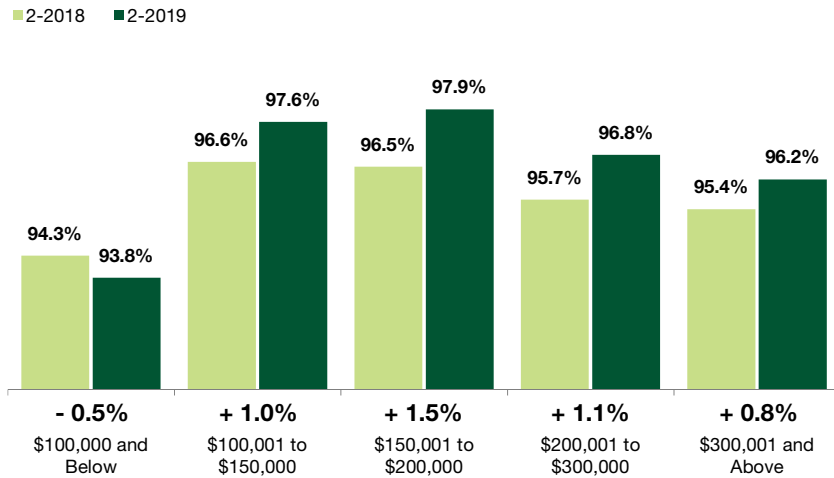
Condos

Percent of List Price Received

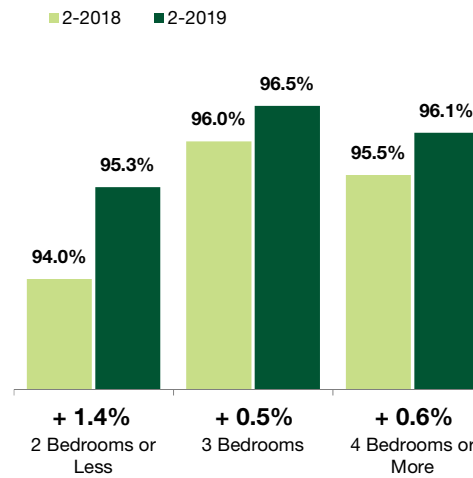
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



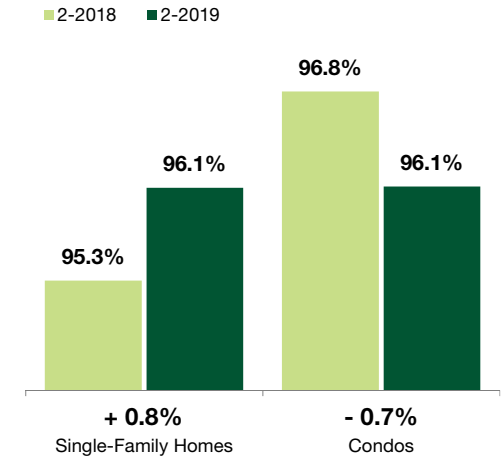
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2018	2-2019	Change
\$100,000 and Below	94.3%	93.8%	- 0.5%
\$100,001 to \$150,000	96.6%	97.6%	+ 1.0%
\$150,001 to \$200,000	96.5%	97.9%	+ 1.5%
\$200,001 to \$300,000	95.7%	96.8%	+ 1.1%
\$300,001 and Above	95.4%	96.2%	+ 0.8%
All Price Ranges	95.5%	96.2%	+ 0.7%

Single-Family Homes

2-2018	2-2019	Change
94.0%	93.4%	- 0.6%
96.6%	97.5%	+ 0.9%
96.5%	97.9%	+ 1.5%
95.6%	96.8%	+ 1.3%
95.3%	95.9%	+ 0.6%
95.3%	96.1%	+ 0.8%

Condos

2-2018	2-2019	Change
0.0%	94.8%	0.0%
99.0%	97.3%	- 1.7%
97.3%	0.0%	- 100.0%
94.1%	0.0%	- 100.0%
0.0%	0.0%	--
96.8%	96.1%	- 0.7%

By Bedroom Count

2-2018	2-2019	Change
94.0%	95.3%	+ 1.4%
96.0%	96.5%	+ 0.5%
95.5%	96.1%	+ 0.6%
95.5%	96.2%	+ 0.7%

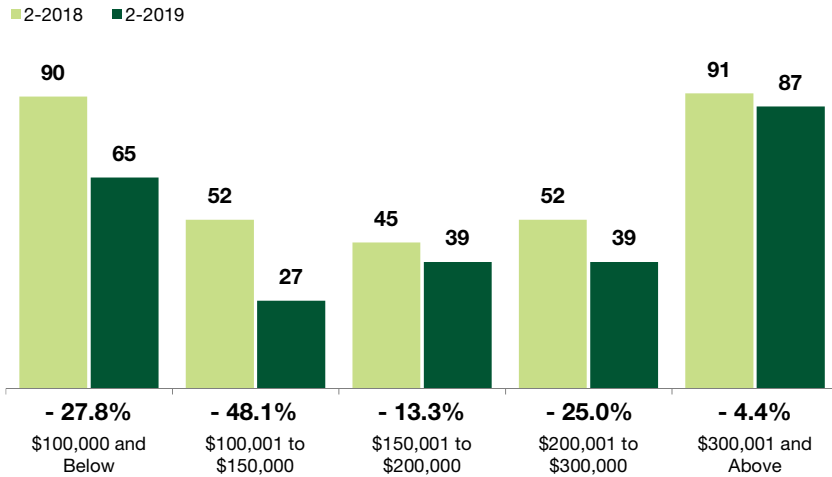
2-2018	2-2019	Change
93.1%	94.7%	+ 1.7%
96.0%	96.3%	+ 0.3%
95.5%	96.3%	+ 0.8%
95.3%	96.1%	+ 0.8%

Inventory of Homes for Sale

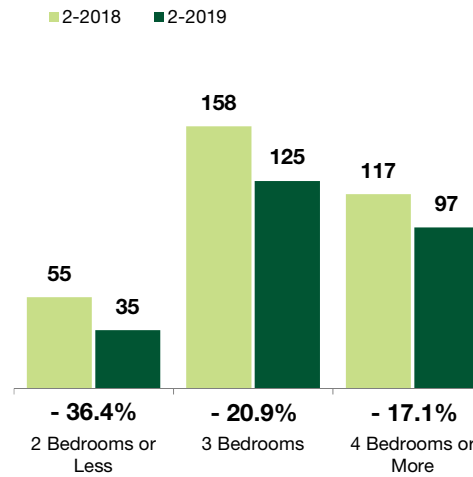
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



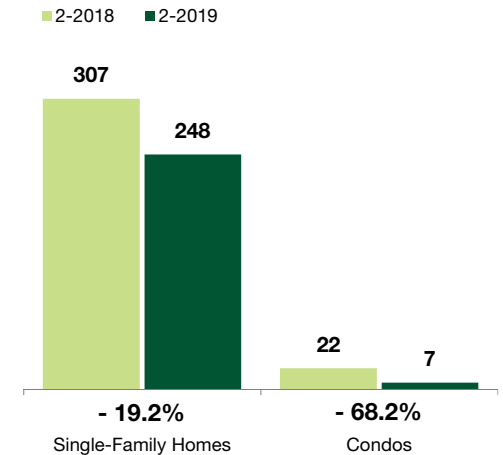
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2018	2-2019	Change
\$100,000 and Below	90	65	- 27.8%
\$100,001 to \$150,000	52	27	- 48.1%
\$150,001 to \$200,000	45	39	- 13.3%
\$200,001 to \$300,000	52	39	- 25.0%
\$300,001 and Above	91	87	- 4.4%
All Price Ranges	330	257	- 22.1%

Single-Family Homes

2-2018	2-2019	Change
81	63	- 22.2%
47	26	- 44.7%
42	35	- 16.7%
52	37	- 28.8%
85	87	+ 2.4%
307	248	- 19.2%

Condos

2-2018	2-2019	Change
8	1	- 87.5%
5	1	- 80.0%
3	3	0.0%
0	2	--
6	0	- 100.0%
22	7	- 68.2%

By Bedroom Count

2-2018	2-2019	Change
55	35	- 36.4%
158	125	- 20.9%
117	97	- 17.1%
330	257	- 22.1%

2-2018	2-2019	Change
46	34	- 26.1%
146	120	- 17.8%
115	94	- 18.3%
307	248	- 19.2%

2-2018	2-2019	Change
9	1	- 88.9%
12	4	- 66.7%
1	2	+ 100.0%
22	7	- 68.2%

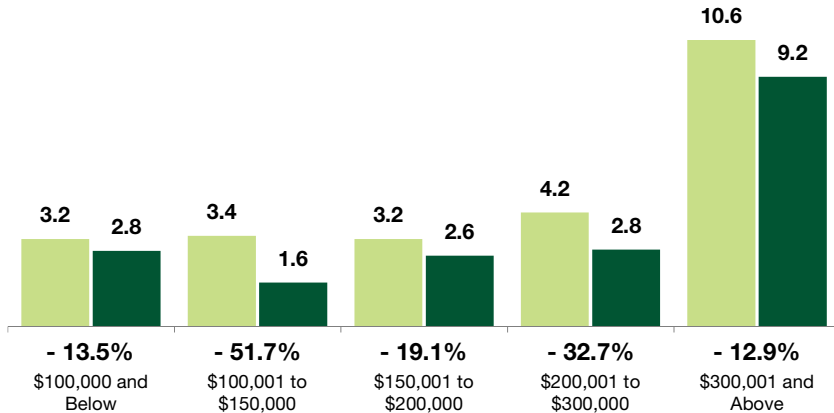
Months Supply of Inventory

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.**



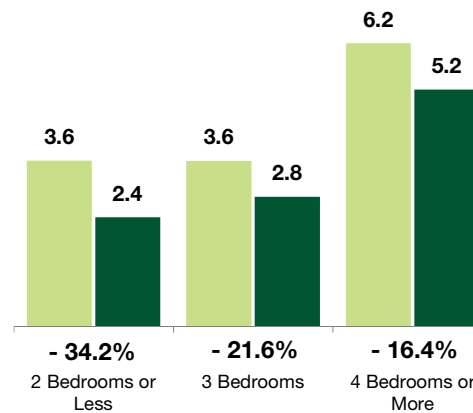
By Price Range

■ 2-2018 ■ 2-2019



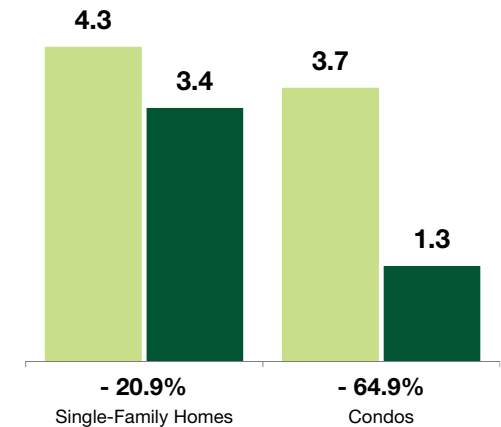
By Bedroom Count

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Price Range	2-2018	2-2019	Change
\$100,000 and Below	3.2	2.8	- 13.5%
\$100,001 to \$150,000	3.4	1.6	- 51.7%
\$150,001 to \$200,000	3.2	2.6	- 19.1%
\$200,001 to \$300,000	4.2	2.8	- 32.7%
\$300,001 and Above	10.6	9.2	- 12.9%
All Price Ranges	4.2	3.3	- 21.4%

Single-Family Homes

2-2018	2-2019	Change	2-2018	2-2019	Change
3.3	3.1	- 8.0%	2.3	0.4	- 82.6%
3.2	1.7	- 47.1%	3.2	0.4	- 87.5%
3.3	2.5	- 24.1%	2.7	2.3	- 14.8%
4.4	2.7	- 37.6%	0.0	2.0	--
10.2	9.9	- 2.5%	6.0	0.0	0.0%
4.3	3.4	- 20.9%	3.7	1.3	- 64.9%

Condos

By Bedroom Count	2-2018	2-2019	Change
2 Bedrooms or Less	3.6	2.4	- 34.2%
3 Bedrooms	3.6	2.8	- 21.6%
4 Bedrooms or More	6.2	5.2	- 16.4%
All Bedroom Counts	4.2	3.3	- 21.4%

2-2018	2-2019	Change	2-2018	2-2019	Change
3.9	2.9	- 27.1%	2.6	0.4	- 84.6%
3.5	2.9	- 18.6%	4.7	1.3	- 72.3%
6.1	5.1	- 16.8%	1.0	2.0	+ 100.0%
4.3	3.4	- 20.9%	3.7	1.3	- 64.9%