

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2019

Although the situation is not exactly the same in every city neighborhood and bedroom community across the country, total sales and the number of available homes for sale are consistently much fewer in year-over-year comparisons within the lowest price tiers. For the 12-month period spanning August 2018 through July 2019, Closed Sales in the Greenwood region were down 0.3 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 6.2 percent.

The overall Median Sales Price was up 3.3 percent to \$144,000. The property type with the largest price gain was the Condos segment, where prices increased 5.2 percent to \$99,900. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 83 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 151 days.

Market-wide, inventory levels were down 15.5 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 14.1 percent. That amounts to 3.9 months supply for Single-Family homes and 0.8 months supply for Condos.

Quick Facts

+ 6.2%

+ 3.3%

+ 0.8%

Price Range With the
Strongest Sales:
\$100,001 to \$150,000

Bedroom Count With
Strongest Sales:
3 Bedrooms

Property Type With
Strongest Sales:
Single-Family

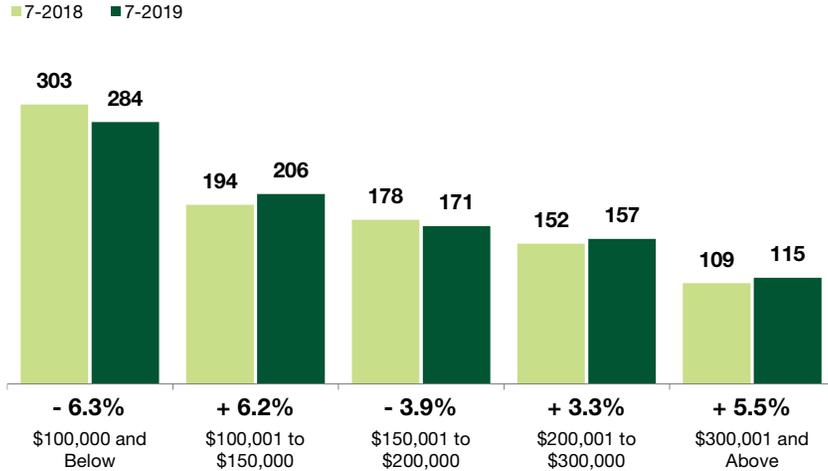
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

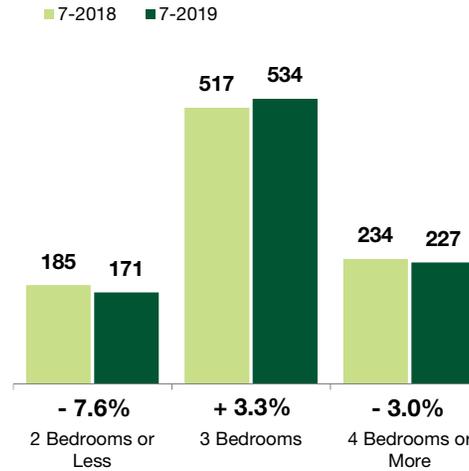
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



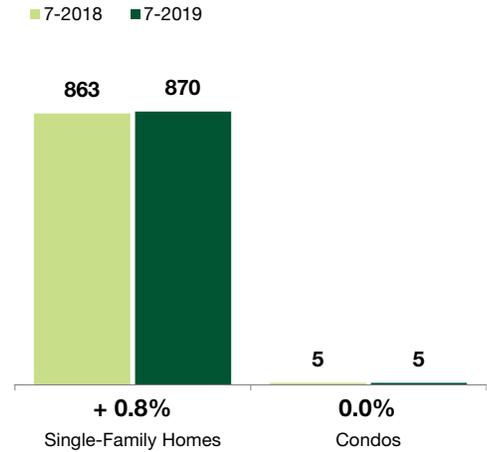
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2018	7-2019	Change
\$100,000 and Below	303	284	- 6.3%
\$100,001 to \$150,000	194	206	+ 6.2%
\$150,001 to \$200,000	178	171	- 3.9%
\$200,001 to \$300,000	152	157	+ 3.3%
\$300,001 and Above	109	115	+ 5.5%
All Price Ranges	936	933	- 0.3%

Single-Family Homes

By Price Range	7-2018	7-2019	Change
\$100,000 and Below	264	254	- 3.8%
\$100,001 to \$150,000	181	189	+ 4.4%
\$150,001 to \$200,000	165	165	0.0%
\$200,001 to \$300,000	149	152	+ 2.0%
\$300,001 and Above	104	110	+ 5.8%
All Price Ranges	863	870	+ 0.8%

Condos

By Price Range	7-2018	7-2019	Change
\$100,000 and Below	4	4	0.0%
\$100,001 to \$150,000	0	0	--
\$150,001 to \$200,000	1	0	- 100.0%
\$200,001 to \$300,000	0	1	--
\$300,001 and Above	0	0	--
All Price Ranges	5	5	0.0%

By Bedroom Count

By Bedroom Count	7-2018	7-2019	Change
2 Bedrooms or Less	185	171	- 7.6%
3 Bedrooms	517	534	+ 3.3%
4 Bedrooms or More	234	227	- 3.0%
All Bedroom Counts	936	933	- 0.3%

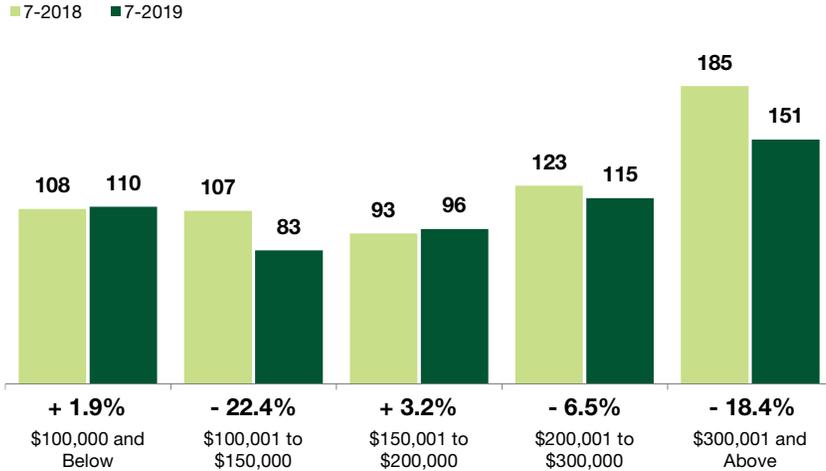
By Bedroom Count	7-2018	7-2019	Change
2 Bedrooms or Less	145	138	- 4.8%
3 Bedrooms	488	509	+ 4.3%
4 Bedrooms or More	230	223	- 3.0%
All Bedroom Counts	863	870	+ 0.8%

Days on Market Until Sale

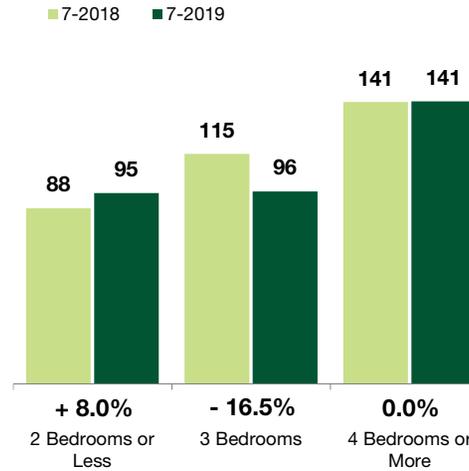
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



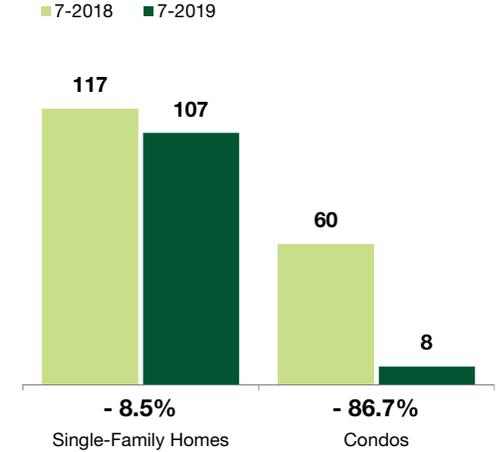
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2018	7-2019	Change
\$100,000 and Below	108	110	+ 1.9%
\$100,001 to \$150,000	107	83	- 22.4%
\$150,001 to \$200,000	93	96	+ 3.2%
\$200,001 to \$300,000	123	115	- 6.5%
\$300,001 and Above	185	151	- 18.4%
All Price Ranges	116	107	- 7.8%

Single-Family Homes

7-2018	7-2019	Change	7-2018	7-2019	Change
112	113	+ 0.9%	74	2	- 97.3%
109	80	- 26.6%	0	0	--
92	97	+ 5.4%	4	30	+ 650.0%
121	115	- 5.0%	0	0	--
183	147	- 19.7%	0	0	--
117	107	- 8.5%	60	8	- 86.7%

Condos

By Bedroom Count	7-2018	7-2019	Change
2 Bedrooms or Less	88	95	+ 8.0%
3 Bedrooms	115	96	- 16.5%
4 Bedrooms or More	141	141	0.0%
All Bedroom Counts	116	107	- 7.8%

7-2018	7-2019	Change	7-2018	7-2019	Change
89	103	+ 15.7%	74	2	- 97.3%
114	93	- 18.4%	4	30	+ 650.0%
142	141	- 0.7%	0	0	--
117	107	- 8.5%	60	8	- 86.7%

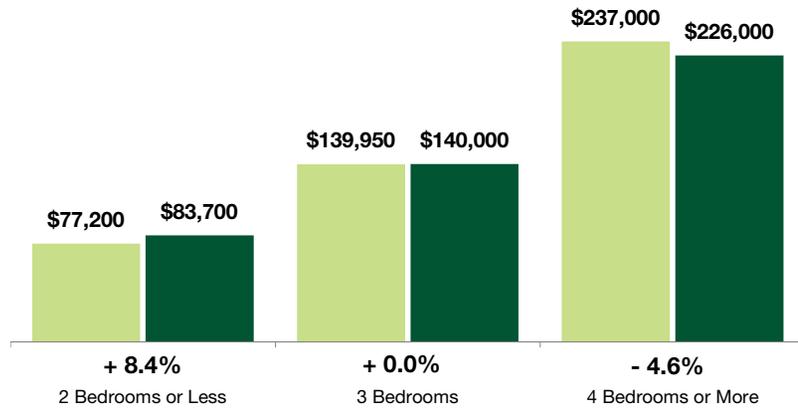
Median Sales Price

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



By Bedroom Count

7-2018 7-2019



By Property Type

7-2018 7-2019



All Properties

By Bedroom Count

	7-2018	7-2019	Change
2 Bedrooms or Less	\$77,200	\$83,700	+ 8.4%
3 Bedrooms	\$139,950	\$140,000	+ 0.0%
4 Bedrooms or More	\$237,000	\$226,000	- 4.6%
All Bedroom Counts	\$139,450	\$144,000	+ 3.3%

Single-Family Homes

	7-2018	7-2019	Change	7-2018	7-2019	Change
	\$74,950	\$81,000	+ 8.1%	\$80,250	\$91,500	+ 14.0%
	\$136,800	\$140,000	+ 2.3%	\$174,000	\$125,000	- 28.2%
	\$237,000	\$225,500	- 4.9%	\$259,000	\$270,000	+ 4.2%
All	\$142,000	\$147,000	+ 3.5%	\$95,000	\$99,900	+ 5.2%

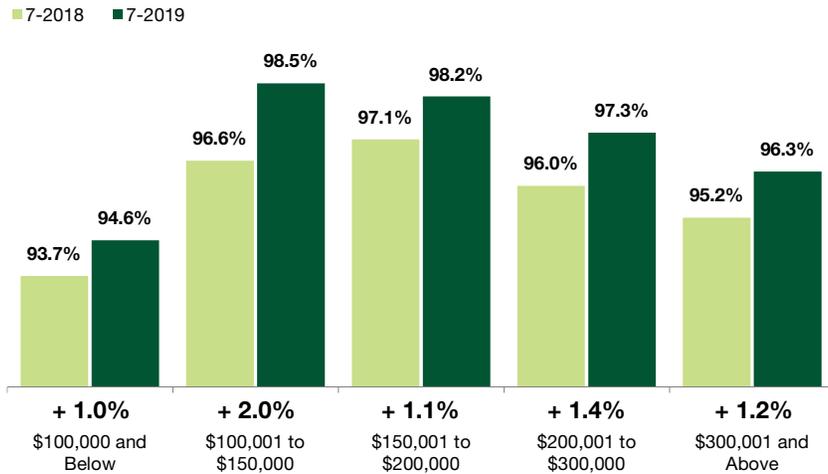
Condos

Percent of List Price Received

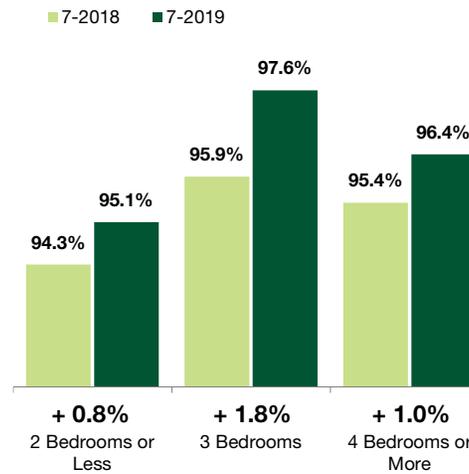
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



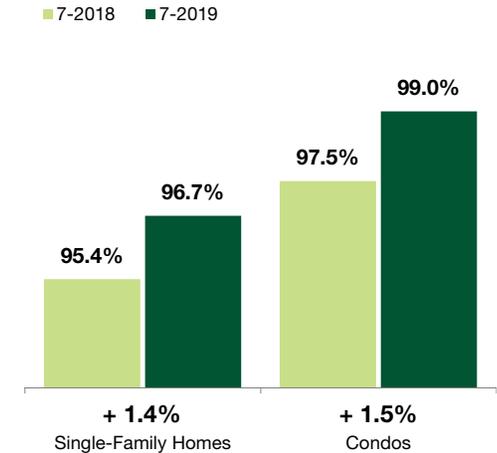
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2018	7-2019	Change
\$100,000 and Below	93.7%	94.6%	+ 1.0%
\$100,001 to \$150,000	96.6%	98.5%	+ 2.0%
\$150,001 to \$200,000	97.1%	98.2%	+ 1.1%
\$200,001 to \$300,000	96.0%	97.3%	+ 1.4%
\$300,001 and Above	95.2%	96.3%	+ 1.2%
All Price Ranges	95.5%	96.8%	+ 1.4%

Single-Family Homes

7-2018	7-2019	Change
93.3%	94.3%	+ 1.1%
96.6%	98.5%	+ 2.0%
97.1%	98.2%	+ 1.1%
96.0%	97.4%	+ 1.5%
95.1%	96.1%	+ 1.1%
95.4%	96.7%	+ 1.4%

Condos

7-2018	7-2019	Change
96.9%	99.4%	+ 2.6%
0.0%	0.0%	--
100.0%	97.6%	- 2.4%
0.0%	0.0%	--
0.0%	0.0%	--
97.5%	99.0%	+ 1.5%

By Bedroom Count

7-2018	7-2019	Change
94.3%	95.1%	+ 0.8%
95.9%	97.6%	+ 1.8%
95.4%	96.4%	+ 1.0%
95.5%	96.8%	+ 1.4%

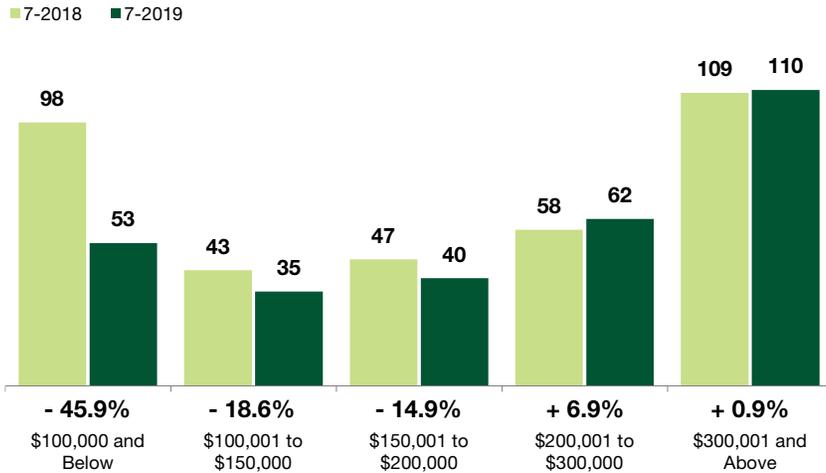
7-2018	7-2019	Change	7-2018	7-2019	Change
93.4%	94.3%	+ 1.0%	96.9%	99.4%	+ 2.6%
95.9%	97.5%	+ 1.7%	100.0%	97.6%	- 2.4%
95.5%	96.5%	+ 1.0%	0.0%	0.0%	--
95.4%	96.7%	+ 1.4%	97.5%	99.0%	+ 1.5%

Inventory of Homes for Sale

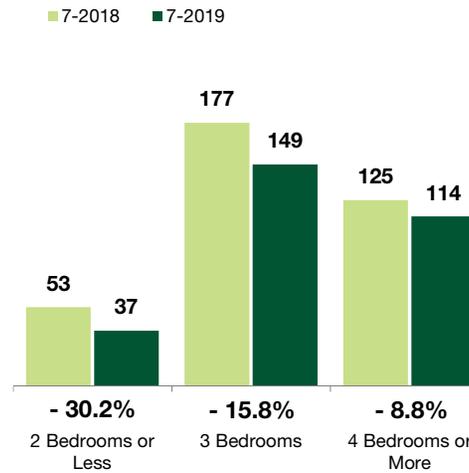
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



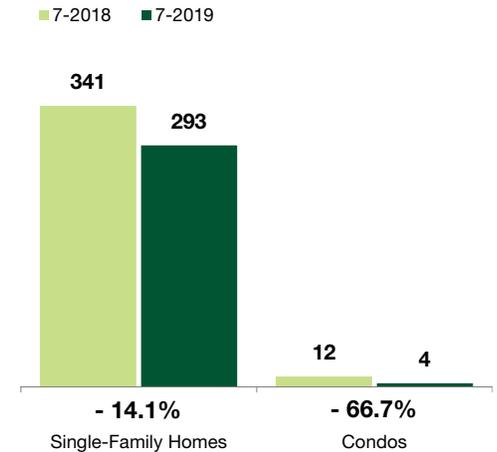
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2018	7-2019	Change
\$100,000 and Below	98	53	- 45.9%
\$100,001 to \$150,000	43	35	- 18.6%
\$150,001 to \$200,000	47	40	- 14.9%
\$200,001 to \$300,000	58	62	+ 6.9%
\$300,001 and Above	109	110	+ 0.9%
All Price Ranges	355	300	- 15.5%

Single-Family Homes

7-2018	7-2019	Change
94	52	- 44.7%
38	34	- 10.5%
47	38	- 19.1%
56	60	+ 7.1%
106	109	+ 2.8%
341	293	- 14.1%

Condos

7-2018	7-2019	Change
4	0	- 100.0%
5	1	- 80.0%
0	1	--
1	2	+ 100.0%
2	0	- 100.0%
12	4	- 66.7%

By Bedroom Count

By Bedroom Count	7-2018	7-2019	Change
2 Bedrooms or Less	53	37	- 30.2%
3 Bedrooms	177	149	- 15.8%
4 Bedrooms or More	125	114	- 8.8%
All Bedroom Counts	355	300	- 15.5%

7-2018	7-2019	Change
50	35	- 30.0%
167	145	- 13.2%
124	113	- 8.9%
341	293	- 14.1%

7-2018	7-2019	Change
3	2	- 33.3%
8	2	- 75.0%
1	0	- 100.0%
12	4	- 66.7%

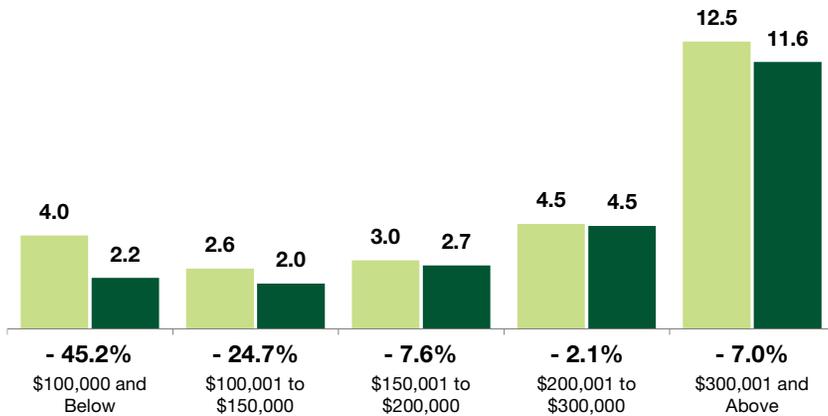
Months Supply of Inventory

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.**



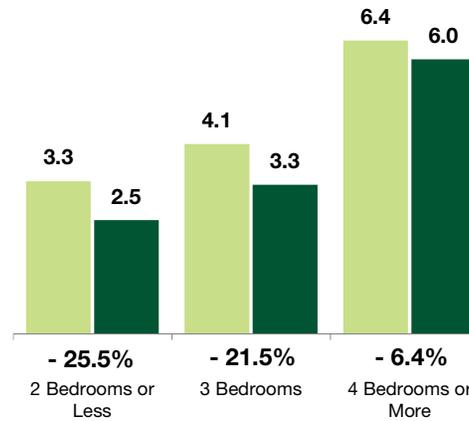
By Price Range

7-2018 7-2019



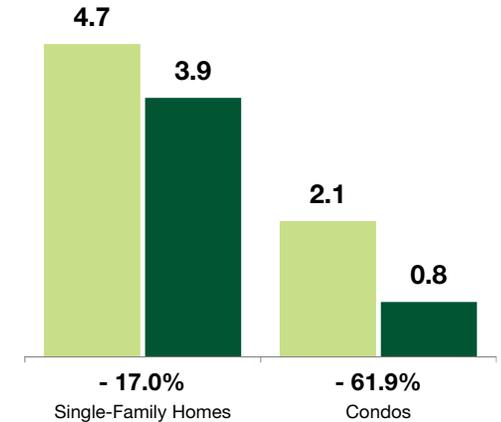
By Bedroom Count

7-2018 7-2019



By Property Type

7-2018 7-2019



All Properties

By Price Range	7-2018	7-2019	Change
\$100,000 and Below	4.0	2.2	- 45.2%
\$100,001 to \$150,000	2.6	2.0	- 24.7%
\$150,001 to \$200,000	3.0	2.7	- 7.6%
\$200,001 to \$300,000	4.5	4.5	- 2.1%
\$300,001 and Above	12.5	11.6	- 7.0%
All Price Ranges	4.5	3.8	- 15.6%

Single-Family Homes

7-2018	7-2019	Change	7-2018	7-2019	Change
4.5	2.4	- 46.8%	1.2	0.0	- 100.0%
2.4	2.1	- 14.6%	2.7	0.5	- 81.5%
3.2	2.7	- 14.8%	0.0	1.0	--
4.5	4.5	- 0.2%	0.7	2.0	+ 185.7%
12.8	11.9	- 7.4%	1.6	0.0	- 100.0%
4.7	3.9	- 17.0%	2.1	0.8	- 61.9%

Condos

By Bedroom Count	7-2018	7-2019	Change
2 Bedrooms or Less	3.3	2.5	- 25.5%
3 Bedrooms	4.1	3.3	- 21.5%
4 Bedrooms or More	6.4	6.0	- 6.4%
All Bedroom Counts	4.5	3.8	- 15.6%

7-2018	7-2019	Change	7-2018	7-2019	Change
4.1	2.8	- 30.0%	0.8	0.7	- 12.5%
4.1	3.3	- 19.2%	3.2	0.8	- 75.0%
6.5	6.0	- 7.2%	1.0	0.0	- 100.0%
4.7	3.9	- 17.0%	2.1	0.8	- 61.9%