

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2019

Inventory is gradually starting to improve in many pockets across the country, including in several markets that are showing year-over-year percentage increases. Listings tend to improve immediately after a new year, but this national increase also has to do with fewer sales. For the 12-month period spanning February 2018 through January 2019, Closed Sales in the Greenwood region were down 2.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 18.2 percent.

The overall Median Sales Price was up 11.3 percent to \$142,500. The property type with the largest price gain was the Condos segment, where prices increased 24.4 percent to \$104,250. 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 157 days.

Market-wide, inventory levels were down 20.7 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 19.8 percent. That amounts to 3.5 months supply for Single-Family homes and 1.9 months supply for Condos.

Quick Facts

+ 18.2%

+ 1.8%

- 2.1%

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

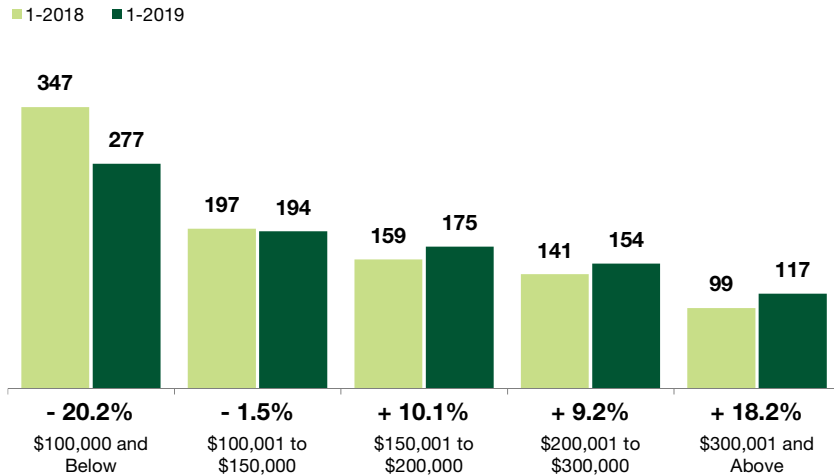


Closed Sales

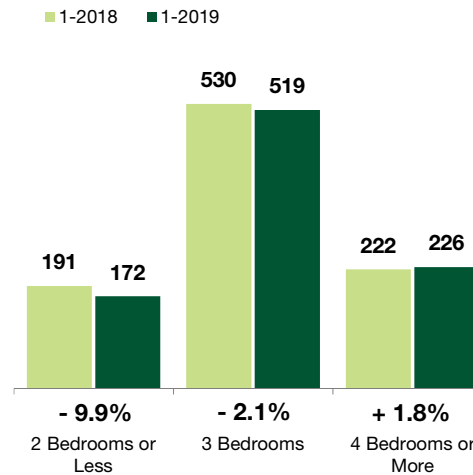
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



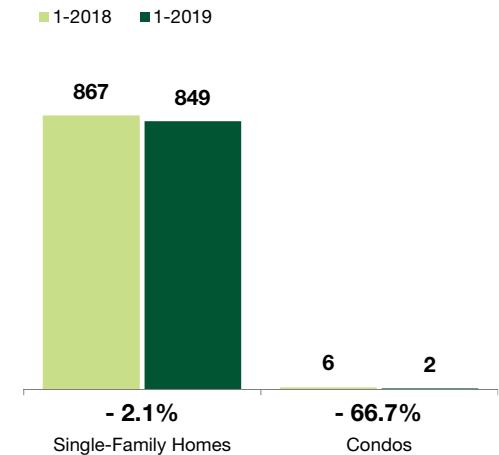
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2018	1-2019	Change
\$100,000 and Below	347	277	- 20.2%
\$100,001 to \$150,000	197	194	- 1.5%
\$150,001 to \$200,000	159	175	+ 10.1%
\$200,001 to \$300,000	141	154	+ 9.2%
\$300,001 and Above	99	117	+ 18.2%
All Price Ranges	943	917	- 2.8%

Single-Family Homes

1-2018	1-2019	Change
299	246	- 17.7%
186	178	- 4.3%
149	165	+ 10.7%
137	149	+ 8.8%
96	111	+ 15.6%
867	849	- 2.1%

Condos

1-2018	1-2019	Change
4	1	- 75.0%
1	0	- 100.0%
1	0	- 100.0%
0	1	--
0	0	--
6	2	- 66.7%

By Bedroom Count

1-2018	1-2019	Change
191	172	- 9.9%
530	519	- 2.1%
222	226	+ 1.8%
943	917	- 2.8%

1-2018	1-2019	Change
144	138	- 4.2%
503	490	- 2.6%
220	221	+ 0.5%
867	849	- 2.1%

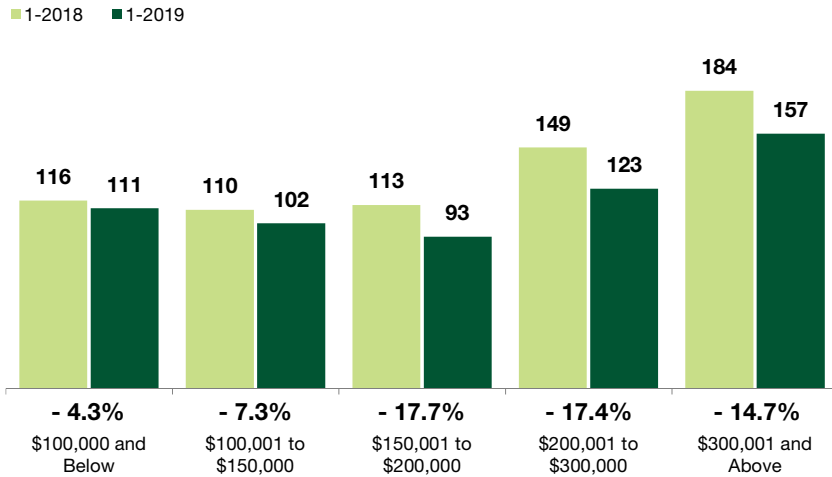
1-2018	1-2019	Change
5	1	- 80.0%
1	1	0.0%
0	0	--
6	2	- 66.7%

Days on Market Until Sale

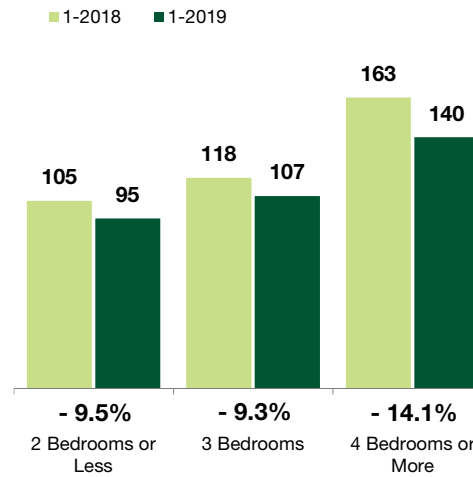
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



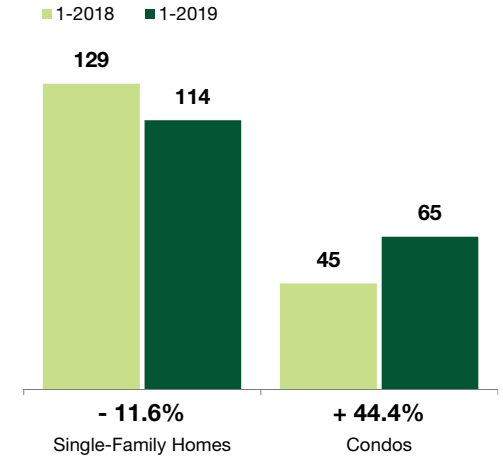
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2018	1-2019	Change
\$100,000 and Below	116	111	- 4.3%
\$100,001 to \$150,000	110	102	- 7.3%
\$150,001 to \$200,000	113	93	- 17.7%
\$200,001 to \$300,000	149	123	- 17.4%
\$300,001 and Above	184	157	- 14.7%
All Price Ranges	126	113	- 10.3%

Single-Family Homes

1-2018	1-2019	Change
120	114	- 5.0%
113	102	- 9.7%
114	93	- 18.4%
151	122	- 19.2%
185	154	- 16.8%
129	114	- 11.6%

Condos

1-2018	1-2019	Change
45	53	+ 17.8%
39	0	- 100.0%
50	0	- 100.0%
0	76	--
0	0	--
45	65	+ 44.4%

By Bedroom Count

1-2018	1-2019	Change
105	95	- 9.5%
118	107	- 9.3%
163	140	- 14.1%
126	113	- 10.3%

1-2018	1-2019	Change
113	96	- 15.0%
119	106	- 10.9%
163	141	- 13.5%
129	114	- 11.6%

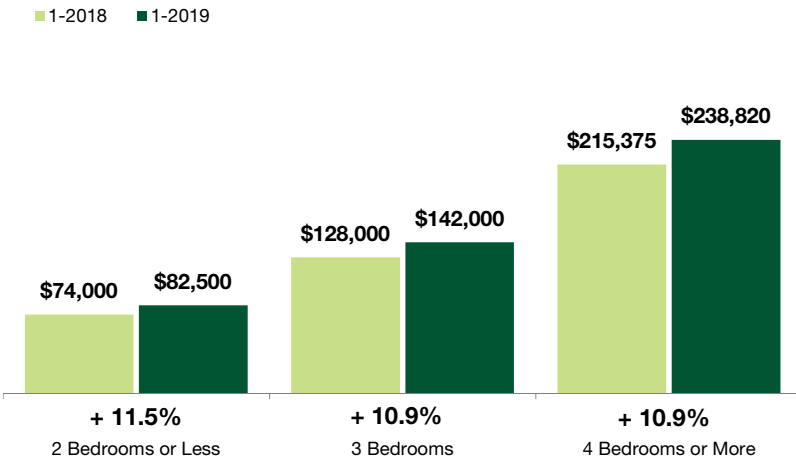
1-2018	1-2019	Change
44	53	+ 20.5%
50	76	+ 52.0%
0	0	--
45	65	+ 44.4%

Median Sales Price

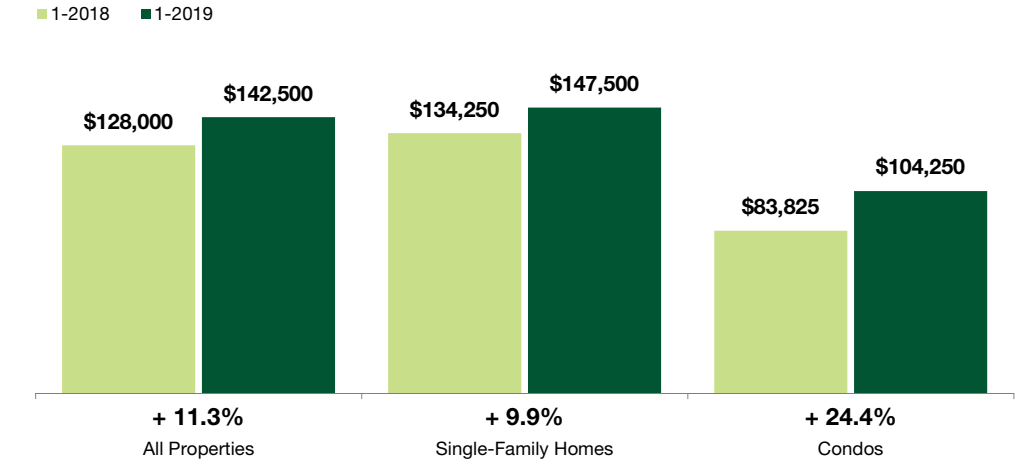
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	1-2018	1-2019	Change
2 Bedrooms or Less	\$74,000	\$82,500	+ 11.5%
3 Bedrooms	\$128,000	\$142,000	+ 10.9%
4 Bedrooms or More	\$215,375	\$238,820	+ 10.9%
All Bedroom Counts	\$128,000	\$142,500	+ 11.3%

Single-Family Homes

1-2018	1-2019	Change	1-2018	1-2019	Change
\$71,750	\$79,900	+ 11.4%	\$77,500	\$83,538	+ 7.8%
\$127,700	\$140,500	+ 10.0%	\$153,750	\$160,000	+ 4.1%
\$215,375	\$239,000	+ 11.0%	\$393,000	\$197,500	- 49.7%
\$134,250	\$147,500	+ 9.9%	\$83,825	\$104,250	+ 24.4%

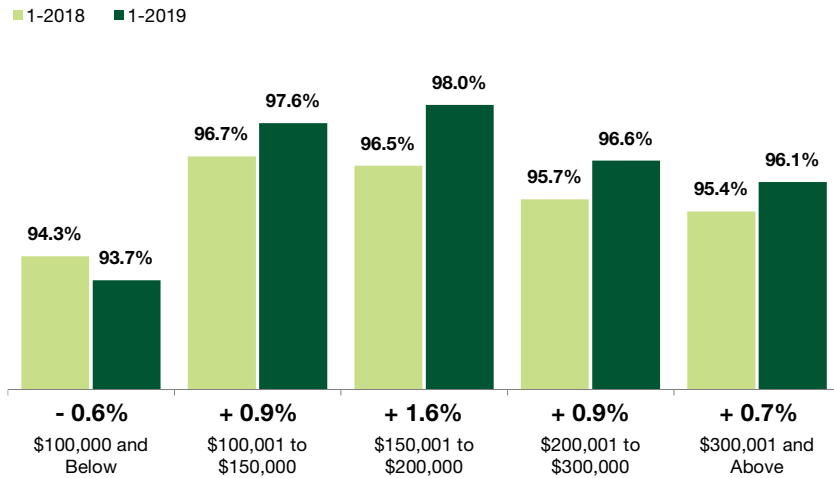
Condos

Percent of List Price Received

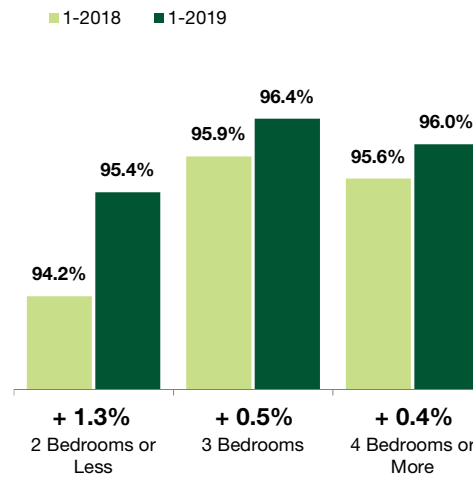
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



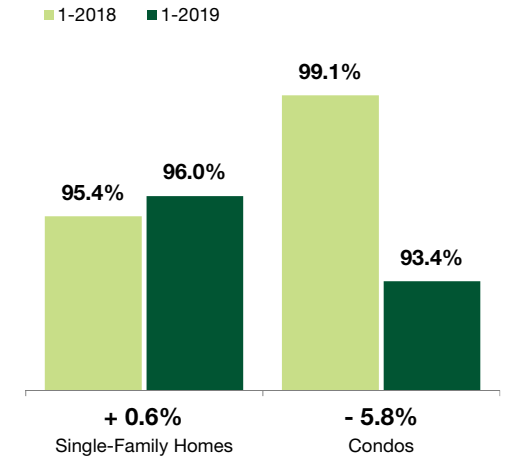
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2018	1-2019	Change
\$100,000 and Below	94.3%	93.7%	- 0.6%
\$100,001 to \$150,000	96.7%	97.6%	+ 0.9%
\$150,001 to \$200,000	96.5%	98.0%	+ 1.6%
\$200,001 to \$300,000	95.7%	96.6%	+ 0.9%
\$300,001 and Above	95.4%	96.1%	+ 0.7%
All Price Ranges	95.5%	96.1%	+ 0.6%

Single-Family Homes

1-2018	1-2019	Change
93.9%	93.4%	- 0.5%
96.8%	97.4%	+ 0.6%
96.5%	98.0%	+ 1.6%
95.6%	96.7%	+ 1.2%
95.3%	95.9%	+ 0.6%
95.4%	96.0%	+ 0.6%

Condos

1-2018	1-2019	Change
98.7%	92.6%	- 6.2%
100.0%	0.0%	- 100.0%
100.0%	0.0%	- 100.0%
0.0%	94.1%	--
0.0%	0.0%	--
99.1%	93.4%	- 5.8%

By Bedroom Count

1-2018	1-2019	Change
94.2%	95.4%	+ 1.3%
95.9%	96.4%	+ 0.5%
95.6%	96.0%	+ 0.4%
95.5%	96.1%	+ 0.6%

1-2018	1-2019	Change
93.2%	94.9%	+ 1.8%
95.9%	96.2%	+ 0.3%
95.6%	96.2%	+ 0.6%
95.4%	96.0%	+ 0.6%

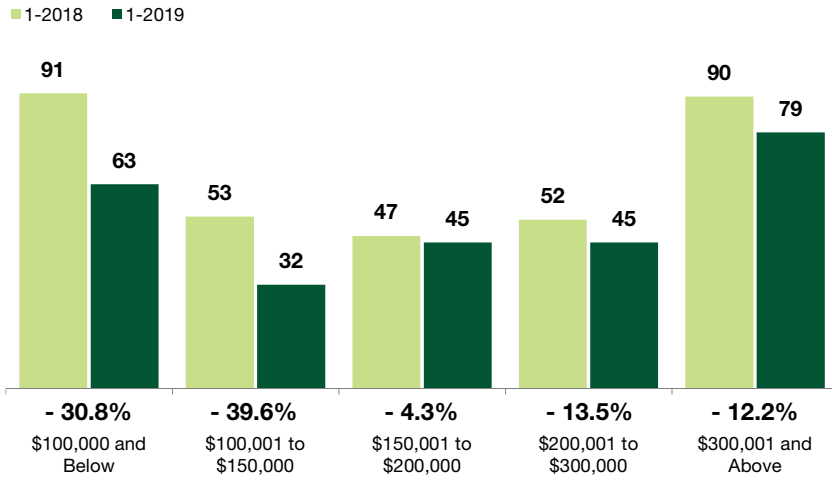
1-2018	1-2019	Change
98.9%	92.6%	- 6.4%
100.0%	94.1%	- 5.9%
0.0%	0.0%	--
99.1%	93.4%	- 5.8%

Inventory of Homes for Sale

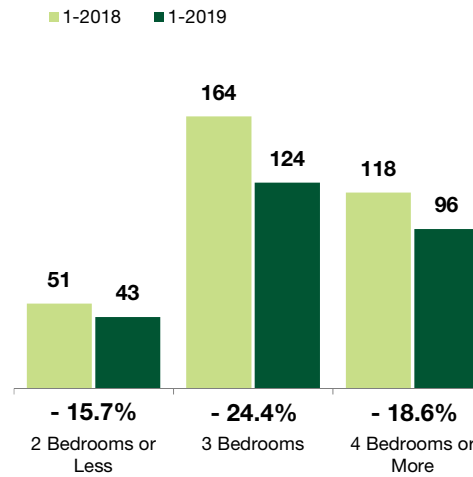
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



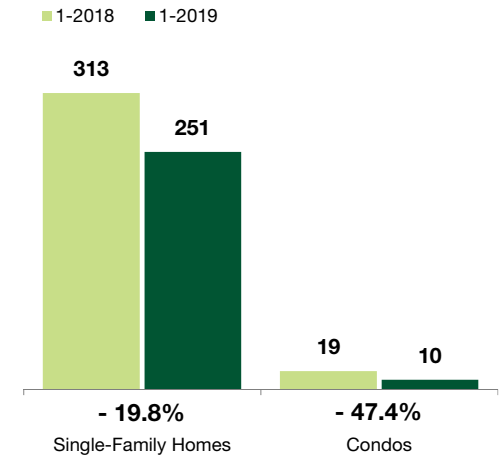
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2018	1-2019	Change
\$100,000 and Below	91	63	- 30.8%
\$100,001 to \$150,000	53	32	- 39.6%
\$150,001 to \$200,000	47	45	- 4.3%
\$200,001 to \$300,000	52	45	- 13.5%
\$300,001 and Above	90	79	- 12.2%
All Price Ranges	333	264	- 20.7%

Single-Family Homes

1-2018	1-2019	Change
84	58	- 31.0%
49	30	- 38.8%
44	40	- 9.1%
52	44	- 15.4%
84	79	- 6.0%
313	251	- 19.8%

Condos

1-2018	1-2019	Change
7	4	- 42.9%
4	1	- 75.0%
3	4	+ 33.3%
0	1	--
5	0	- 100.0%
19	10	- 47.4%

By Bedroom Count

1-2018	1-2019	Change
51	43	- 15.7%
164	124	- 24.4%
118	96	- 18.6%
333	264	- 20.7%

1-2018	1-2019	Change
43	40	- 7.0%
154	117	- 24.0%
116	94	- 19.0%
313	251	- 19.8%

1-2018	1-2019	Change
8	3	- 62.5%
10	5	- 50.0%
1	2	+ 100.0%
19	10	- 47.4%

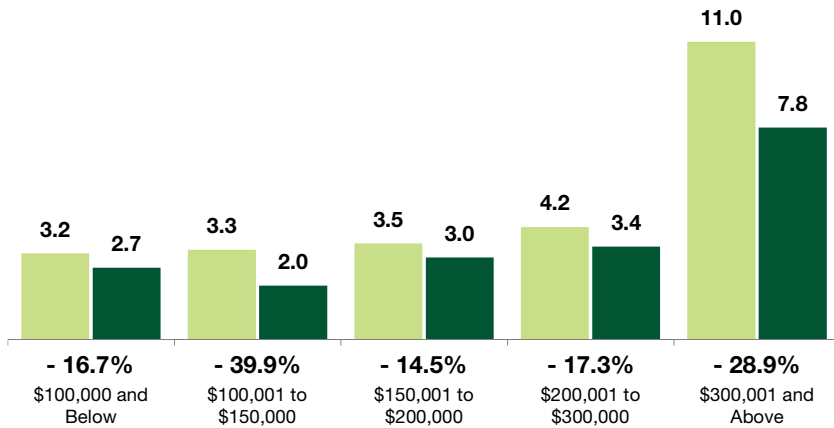
Months Supply of Inventory

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

■ 1-2018 ■ 1-2019



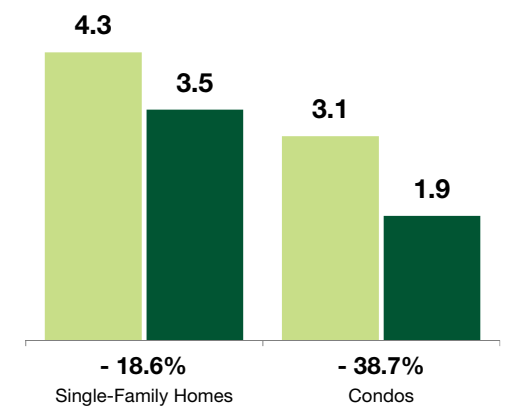
By Bedroom Count

■ 1-2018 ■ 1-2019



By Property Type

■ 1-2018 ■ 1-2019



All Properties

By Price Range	1-2018	1-2019	Change
\$100,000 and Below	3.2	2.7	- 16.7%
\$100,001 to \$150,000	3.3	2.0	- 39.9%
\$150,001 to \$200,000	3.5	3.0	- 14.5%
\$200,001 to \$300,000	4.2	3.4	- 17.3%
\$300,001 and Above	11.0	7.8	- 28.9%
All Price Ranges	4.2	3.4	- 19.0%

Single-Family Homes

1-2018	1-2019	Change	1-2018	1-2019	Change
3.4	2.8	- 18.6%	1.9	1.4	- 26.3%
3.3	2.0	- 37.7%	2.3	0.4	- 82.6%
3.6	2.8	- 20.9%	2.7	3.0	+ 11.1%
4.3	3.4	- 20.9%	0.0	1.0	--
10.5	8.4	- 20.1%	5.0		0.0%
4.3	3.5	- 18.6%	3.1	1.9	- 38.7%

Condos

By Bedroom Count	1-2018	1-2019	Change
2 Bedrooms or Less	3.2	2.9	- 8.6%
3 Bedrooms	3.7	2.8	- 24.0%
4 Bedrooms or More	6.4	5.0	- 22.2%
All Bedroom Counts	4.2	3.4	- 19.0%

1-2018	1-2019	Change	1-2018	1-2019	Change
3.5	3.4	- 5.0%	2.1	1.1	- 47.6%
3.7	2.8	- 23.7%	4.1	1.7	- 58.5%
6.4	5.0	- 21.1%	1.0	2.0	+ 100.0%
4.3	3.5	- 18.6%	3.1	1.9	- 38.7%