

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2018

We are firmly within summer during an economically strong year in the U.S., thus real estate activity is busy. There are still generally more buyers than sellers in most price and housing style categories, so prices will continue to rise until that situation changes. For the 12-month period spanning July 2017 through June 2018, Closed Sales in the Greenwood region were up 1.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 31.4 percent.

The overall Median Sales Price was up 8.0 percent to \$135,000. The property type with the largest price gain was the Condos segment, where prices increased 20.4 percent to \$97,500. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 94 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 177 days.

Market-wide, inventory levels were down 23.6 percent. The property type that lost the least inventory was the Condos segment, where it decreased 18.2 percent. That amounts to 4.5 months supply for Single-Family homes and 3.3 months supply for Condos.

Quick Facts

+ 31.4%

+ 4.7%

+ 1.1%

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

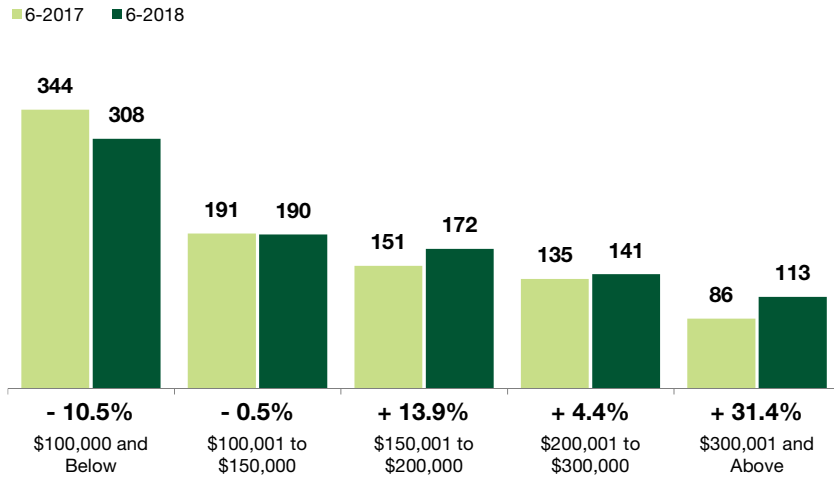


Closed Sales

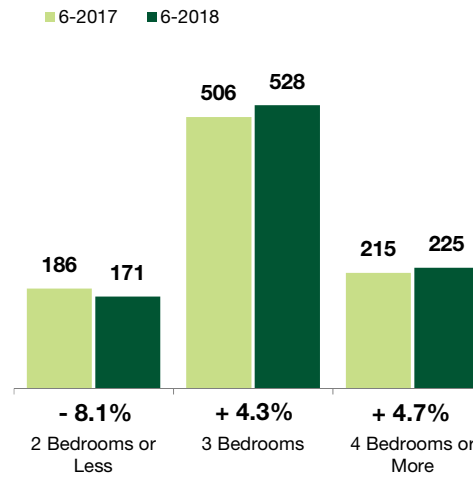
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



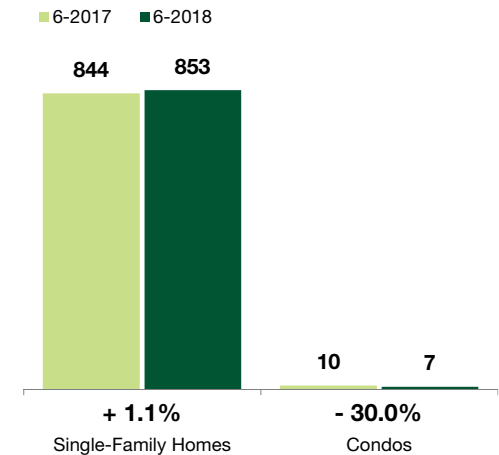
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	344	308	- 10.5%
\$100,001 to \$150,000	191	190	- 0.5%
\$150,001 to \$200,000	151	172	+ 13.9%
\$200,001 to \$300,000	135	141	+ 4.4%
\$300,001 and Above	86	113	+ 31.4%
All Price Ranges	907	924	+ 1.9%

Single-Family Homes

6-2017	6-2018	Change	6-2017	6-2018	Change
302	272	- 9.9%	7	3	- 57.1%
181	177	- 2.2%	0	3	--
147	158	+ 7.5%	1	1	0.0%
131	138	+ 5.3%	1	0	- 100.0%
83	108	+ 30.1%	1	0	- 100.0%
844	853	+ 1.1%	10	7	- 30.0%

Condos

By Bedroom Count	6-2017	6-2018	Change
2 Bedrooms or Less	186	171	- 8.1%
3 Bedrooms	506	528	+ 4.3%
4 Bedrooms or More	215	225	+ 4.7%
All Bedroom Counts	907	924	+ 1.9%

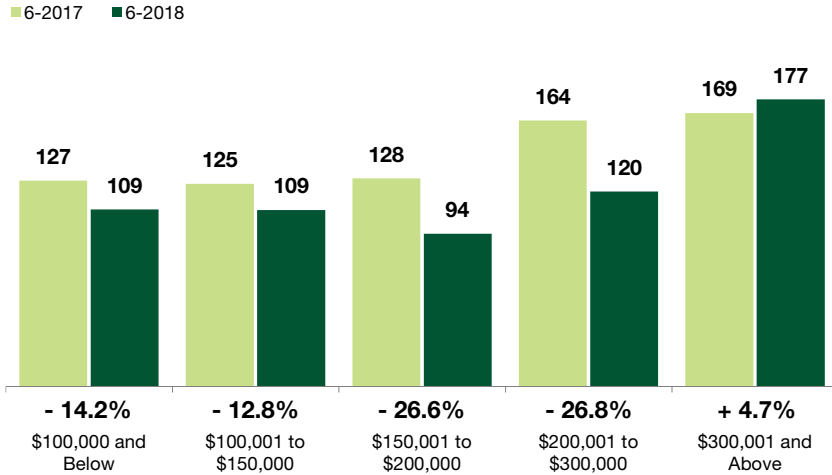
6-2017	6-2018	Change	6-2017	6-2018	Change
147	135	- 8.2%	5	2	- 60.0%
486	498	+ 2.5%	5	4	- 20.0%
211	220	+ 4.3%	0	1	--
844	853	+ 1.1%	10	7	- 30.0%

Days on Market Until Sale

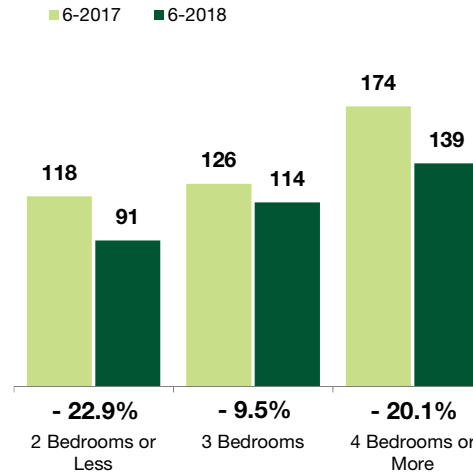
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



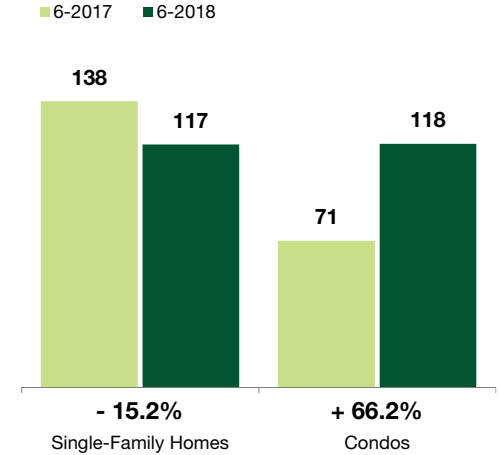
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range

	6-2017	6-2018	Change
\$100,000 and Below	127	109	- 14.2%
\$100,001 to \$150,000	125	109	- 12.8%
\$150,001 to \$200,000	128	94	- 26.6%
\$200,001 to \$300,000	164	120	- 26.8%
\$300,001 and Above	169	177	+ 4.7%
All Price Ranges	136	116	- 14.7%

Single-Family Homes

	6-2017	6-2018	Change
2 Bedrooms or Less	132	113	- 14.4%
3 Bedrooms	124	112	- 9.7%
4 Bedrooms or More	129	92	- 28.7%
	166	118	- 28.9%
	170	175	+ 2.9%
All Single-Family Homes	138	117	- 15.2%

Condos

	6-2017	6-2018	Change
	63	85	+ 34.9%
	94	61	- 35.1%
	0	362	--
	69	0	- 100.0%
	105	0	- 100.0%
All Condos	71	118	+ 66.2%

By Bedroom Count

	6-2017	6-2018	Change
2 Bedrooms or Less	118	91	- 22.9%
3 Bedrooms	126	114	- 9.5%
4 Bedrooms or More	174	139	- 20.1%
All Bedroom Counts	136	116	- 14.7%

	6-2017	6-2018	Change
2 Bedrooms or Less	127	95	- 25.2%
3 Bedrooms	127	114	- 10.2%
4 Bedrooms or More	173	139	- 19.7%
All Single-Family Homes	138	117	- 15.2%

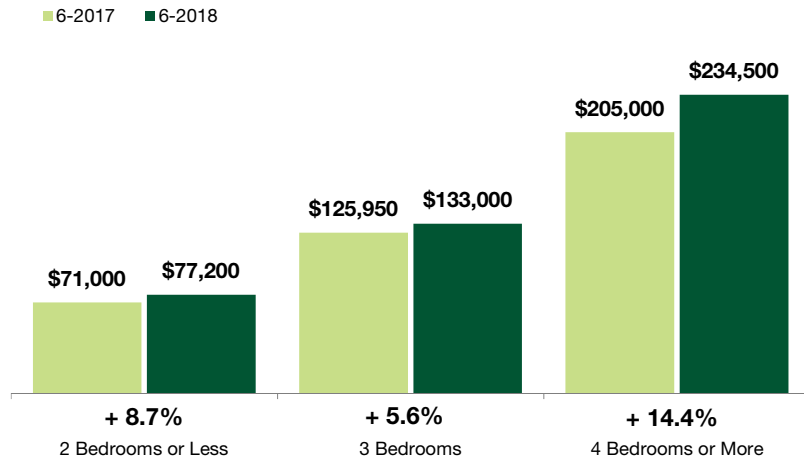
	6-2017	6-2018	Change
	37	75	+ 102.7%
	104	153	+ 47.1%
	0	63	--
All Condos	71	118	+ 66.2%

Median Sales Price

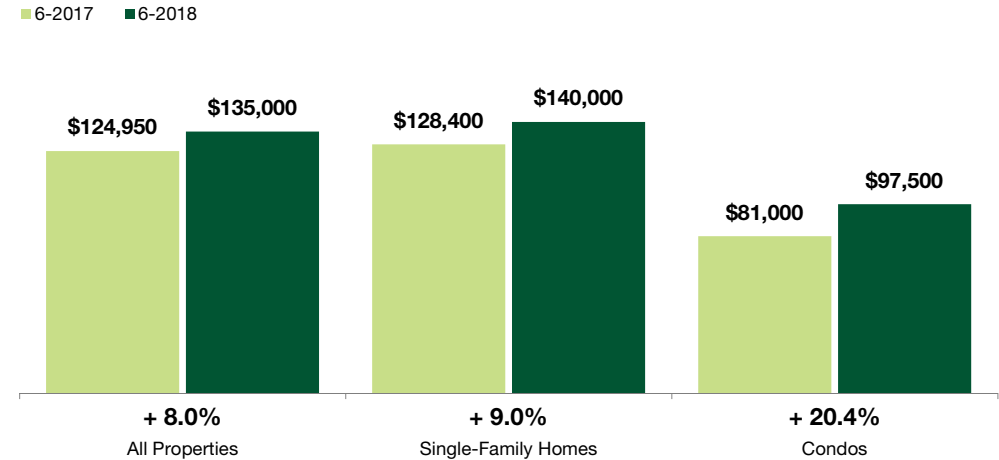
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	6-2017	6-2018	Change
2 Bedrooms or Less	\$71,000	\$77,200	+ 8.7%
3 Bedrooms	\$125,950	\$133,000	+ 5.6%
4 Bedrooms or More	\$205,000	\$234,500	+ 14.4%
All Bedroom Counts	\$124,950	\$135,000	+ 8.0%

Single-Family Homes

6-2017	6-2018	Change	6-2017	6-2018	Change
\$70,000	\$75,000	+ 7.1%	\$72,000	\$78,000	+ 8.3%
\$125,000	\$130,833	+ 4.7%	\$142,500	\$171,000	+ 20.0%
\$206,000	\$234,750	+ 14.0%	\$130,000	\$259,000	+ 99.2%
\$128,400	\$140,000	+ 9.0%	\$81,000	\$97,500	+ 20.4%

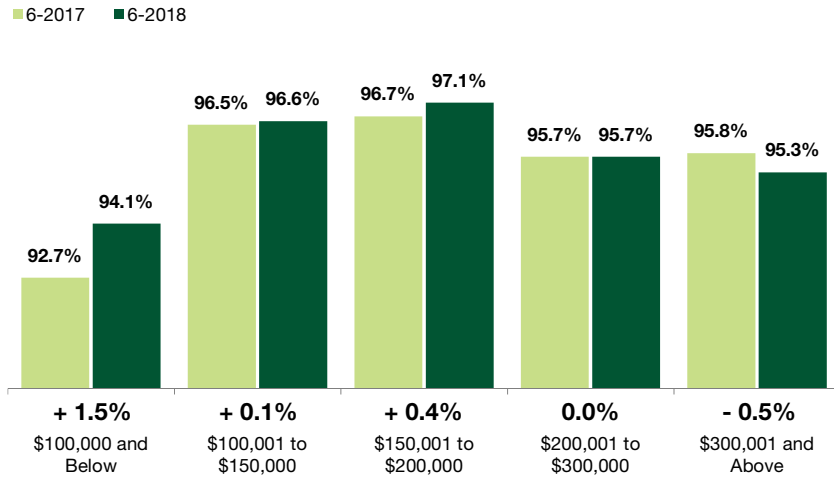
Condos

Percent of List Price Received

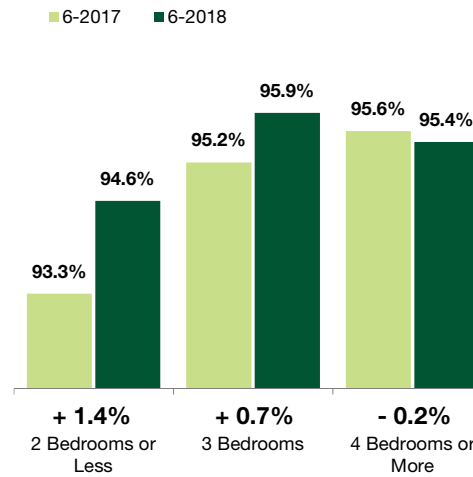
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



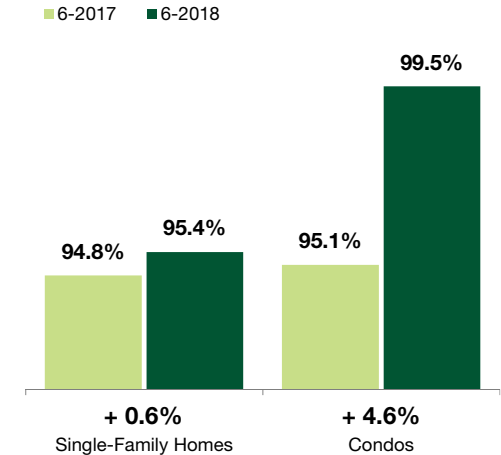
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	92.7%	94.1%	+ 1.5%
\$100,001 to \$150,000	96.5%	96.6%	+ 0.1%
\$150,001 to \$200,000	96.7%	97.1%	+ 0.4%
\$200,001 to \$300,000	95.7%	95.7%	0.0%
\$300,001 and Above	95.8%	95.3%	- 0.5%
All Price Ranges	94.9%	95.5%	+ 0.6%

Single-Family Homes

6-2017	6-2018	Change
92.3%	93.7%	+ 1.5%
96.6%	96.6%	0.0%
96.7%	97.0%	+ 0.3%
95.7%	95.7%	0.0%
95.8%	95.3%	- 0.5%
94.8%	95.4%	+ 0.6%

Condos

6-2017	6-2018	Change
94.4%	101.1%	+ 7.1%
93.5%	96.1%	+ 2.8%
0.0%	100.0%	--
98.3%	0.0%	- 100.0%
98.5%	0.0%	- 100.0%
95.1%	99.5%	+ 4.6%

By Bedroom Count

6-2017	6-2018	Change
93.3%	94.6%	+ 1.4%
95.2%	95.9%	+ 0.7%
95.6%	95.4%	- 0.2%
94.9%	95.5%	+ 0.6%

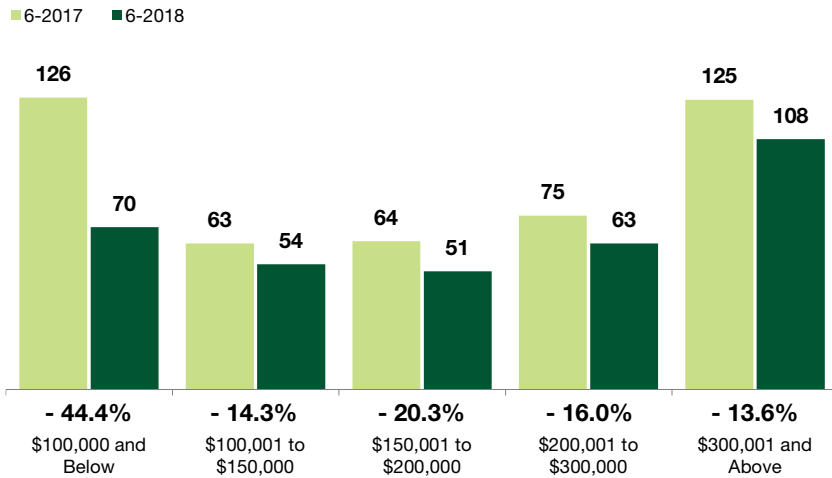
6-2017	6-2018	Change
92.5%	93.8%	+ 1.4%
95.1%	95.8%	+ 0.7%
95.6%	95.5%	- 0.1%
94.8%	95.4%	+ 0.6%

Inventory of Homes for Sale

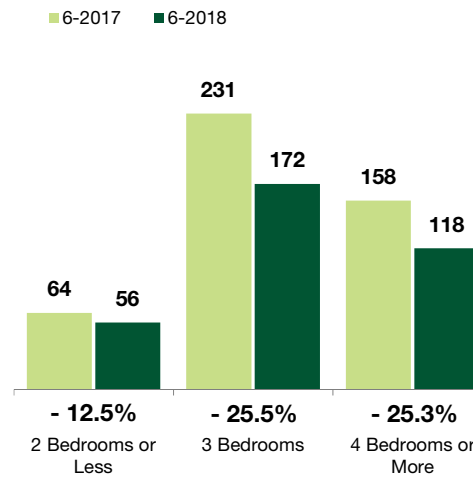
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



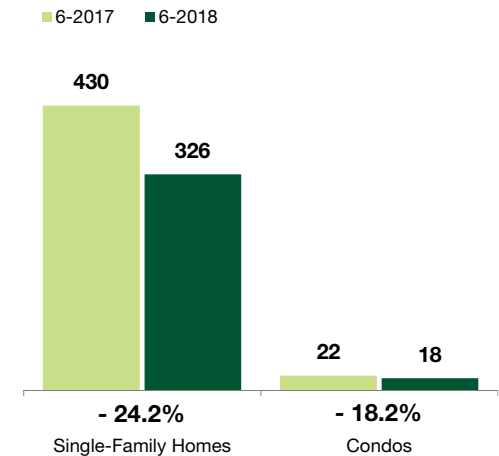
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	126	70	- 44.4%
\$100,001 to \$150,000	63	54	- 14.3%
\$150,001 to \$200,000	64	51	- 20.3%
\$200,001 to \$300,000	75	63	- 16.0%
\$300,001 and Above	125	108	- 13.6%
All Price Ranges	453	346	- 23.6%

Single-Family Homes

6-2017	6-2018	Change
120	61	- 49.2%
60	50	- 16.7%
58	49	- 15.5%
73	61	- 16.4%
119	105	- 11.8%
430	326	- 24.2%

Condos

6-2017	6-2018	Change
6	9	+ 50.0%
3	4	+ 33.3%
5	2	- 60.0%
2	0	- 100.0%
6	3	- 50.0%
22	18	- 18.2%

By Bedroom Count

6-2017	6-2018	Change
64	56	- 12.5%
231	172	- 25.5%
158	118	- 25.3%
453	346	- 23.6%

6-2017	6-2018	Change
57	48	- 15.8%
217	160	- 26.3%
156	118	- 24.4%
430	326	- 24.2%

6-2017	6-2018	Change
7	8	+ 14.3%
13	10	- 23.1%
2	0	- 100.0%
22	18	- 18.2%

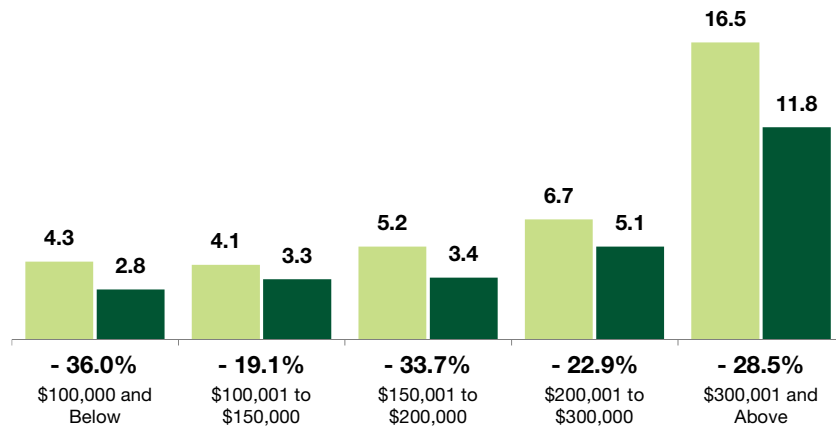
Months Supply of Inventory

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.**



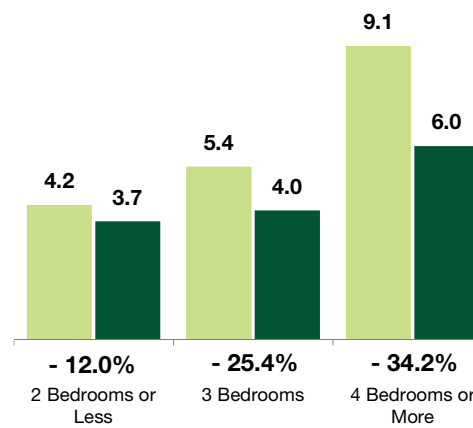
By Price Range

6-2017 6-2018



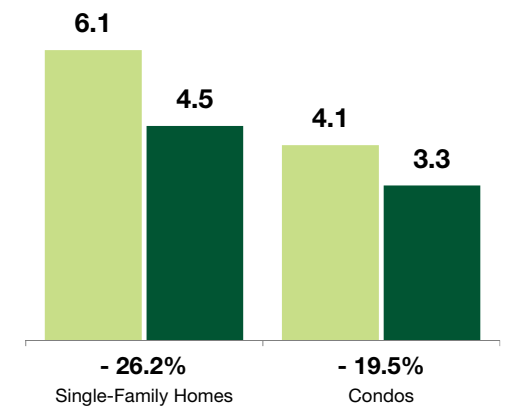
By Bedroom Count

6-2017 6-2018



By Property Type

6-2017 6-2018



All Properties

By Price Range	6-2017	6-2018	Change
\$100,000 and Below	4.3	2.8	- 36.0%
\$100,001 to \$150,000	4.1	3.3	- 19.1%
\$150,001 to \$200,000	5.2	3.4	- 33.7%
\$200,001 to \$300,000	6.7	5.1	- 22.9%
\$300,001 and Above	16.5	11.8	- 28.5%
All Price Ranges	6.0	4.4	- 26.7%

Single-Family Homes

6-2017	6-2018	Change	6-2017	6-2018	Change
4.7	2.8	- 41.1%	1.6	2.9	+ 81.3%
4.2	3.3	- 21.2%	1.9	2.3	+ 21.1%
4.9	3.5	- 27.7%	5.0	1.6	- 68.0%
6.7	5.0	- 24.5%	0.0	0.0	--
16.2	12.0	- 26.0%	6.0	2.3	- 61.7%
6.1	4.5	- 26.2%	4.1	3.3	- 19.5%

Condos

By Bedroom Count	6-2017	6-2018	Change
2 Bedrooms or Less	4.2	3.7	- 12.0%
3 Bedrooms	5.4	4.0	- 25.4%
4 Bedrooms or More	9.1	6.0	- 34.2%
All Bedroom Counts	6.0	4.4	- 26.7%

6-2017	6-2018	Change	6-2017	6-2018	Change
4.8	4.0	- 15.2%	1.9	2.4	+ 26.3%
5.3	3.9	- 25.7%	5.9	4.2	- 28.8%
9.2	6.1	- 33.5%	1.5	0.0	0.0%
6.1	4.5	- 26.2%	4.1	3.3	- 19.5%