

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2019

After several years of declining inventory and supply, more and more housing markets are beginning to find their way toward a state of balance in terms of available listings. There is still work to be done, but the situation is not as dire as it once was. For the 12-month period spanning July 2018 through June 2019, Closed Sales in the Greenwood region were down 1.5 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 13.0 percent.

The overall Median Sales Price was up 5.7 percent to \$143,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.5 percent to \$146,250. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 84 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 155 days.

Market-wide, inventory levels were down 24.1 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 23.2 percent. That amounts to 3.7 months supply for Single-Family homes and 1.7 months supply for Condos.

Quick Facts

+ 13.0%

+ 0.4%

- 0.5%

Price Range With the
Strongest Sales:
\$200,001 to \$300,000

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

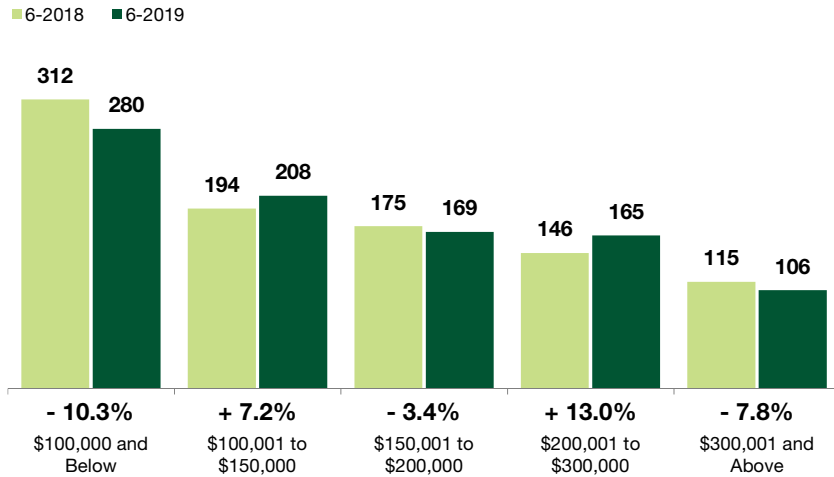


Closed Sales

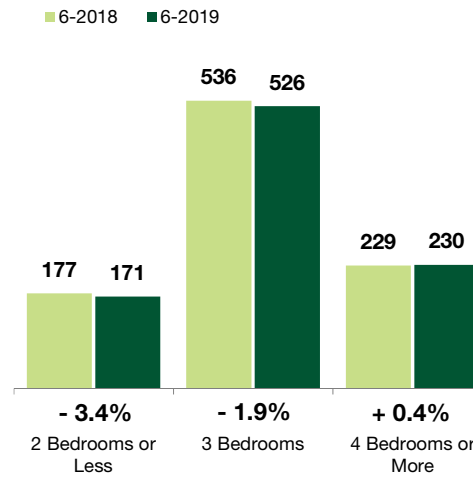
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



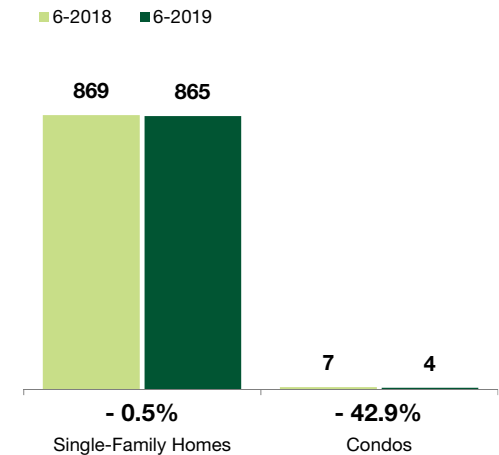
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2018	6-2019	Change
\$100,000 and Below	312	280	- 10.3%
\$100,001 to \$150,000	194	208	+ 7.2%
\$150,001 to \$200,000	175	169	- 3.4%
\$200,001 to \$300,000	146	165	+ 13.0%
\$300,001 and Above	115	106	- 7.8%
All Price Ranges	942	928	- 1.5%

Single-Family Homes

By Price Range	6-2018	6-2019	Change
\$100,000 and Below	276	250	- 9.4%
\$100,001 to \$150,000	180	191	+ 6.1%
\$150,001 to \$200,000	161	162	+ 0.6%
\$200,001 to \$300,000	142	161	+ 13.4%
\$300,001 and Above	110	101	- 8.2%
All Price Ranges	869	865	- 0.5%

Condos

By Price Range	6-2018	6-2019	Change
\$100,000 and Below	3	2	- 33.3%
\$100,001 to \$150,000	3	1	- 66.7%
\$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	7	4	- 42.9%

By Bedroom Count

By Bedroom Count	6-2018	6-2019	Change
2 Bedrooms or Less	177	171	- 3.4%
3 Bedrooms	536	526	- 1.9%
4 Bedrooms or More	229	230	+ 0.4%
All Bedroom Counts	942	928	- 1.5%

By Bedroom Count	6-2018	6-2019	Change
2 Bedrooms or Less	140	138	- 1.4%
3 Bedrooms	505	501	- 0.8%
4 Bedrooms or More	224	226	+ 0.9%
All Bedroom Counts	869	865	- 0.5%

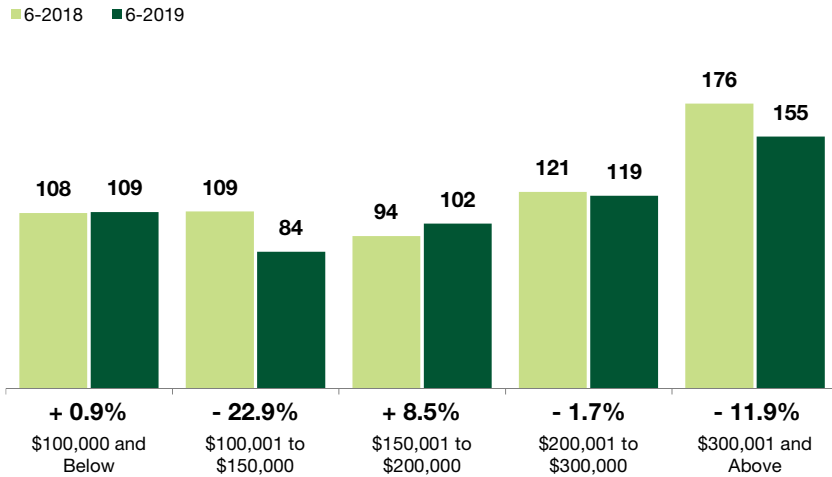
By Bedroom Count	6-2018	6-2019	Change
2 Bedrooms or Less	2	1	- 50.0%
3 Bedrooms	4	2	- 50.0%
4 Bedrooms or More	1	1	0.0%
All Bedroom Counts	7	4	- 42.9%

Days on Market Until Sale

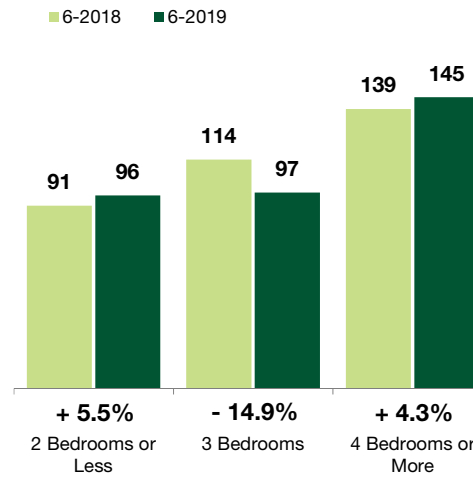
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



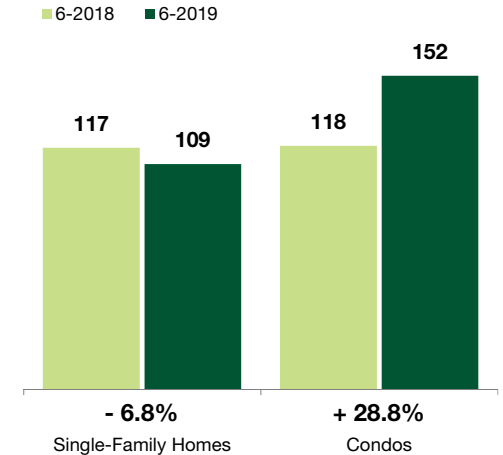
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2018	6-2019	Change
\$100,000 and Below	108	109	+ 0.9%
\$100,001 to \$150,000	109	84	- 22.9%
\$150,001 to \$200,000	94	102	+ 8.5%
\$200,001 to \$300,000	121	119	- 1.7%
\$300,001 and Above	176	155	- 11.9%
All Price Ranges	115	109	- 5.2%

Single-Family Homes

6-2018	6-2019	Change
112	111	- 0.9%
111	81	- 27.0%
92	103	+ 12.0%
120	119	- 0.8%
174	151	- 13.2%
117	109	- 6.8%

Condos

6-2018	6-2019	Change
85	166	+ 95.3%
61	5	- 91.8%
362	0	- 100.0%
0	270	--
0	0	--
118	152	+ 28.8%

By Bedroom Count

6-2018	6-2019	Change
91	96	+ 5.5%
114	97	- 14.9%
139	145	+ 4.3%
115	109	- 5.2%

6-2018	6-2019	Change
93	102	+ 9.7%
113	94	- 16.8%
140	145	+ 3.6%
117	109	- 6.8%

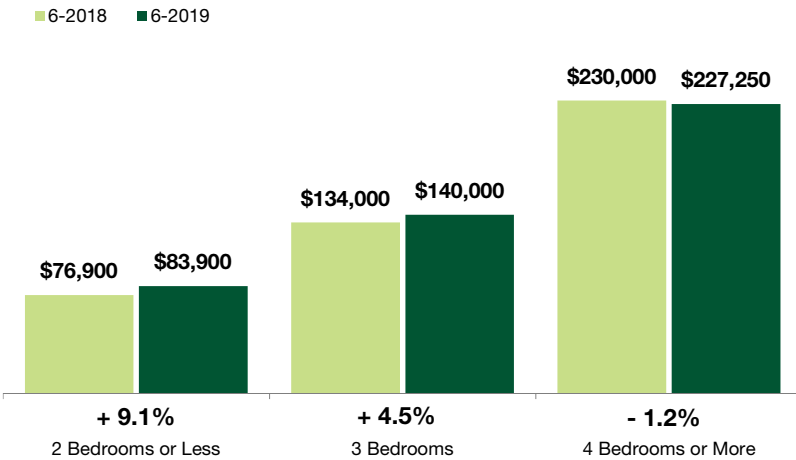
6-2018	6-2019	Change
75	35	- 53.3%
153	151	- 1.3%
63	270	+ 328.6%
118	152	+ 28.8%

Median Sales Price

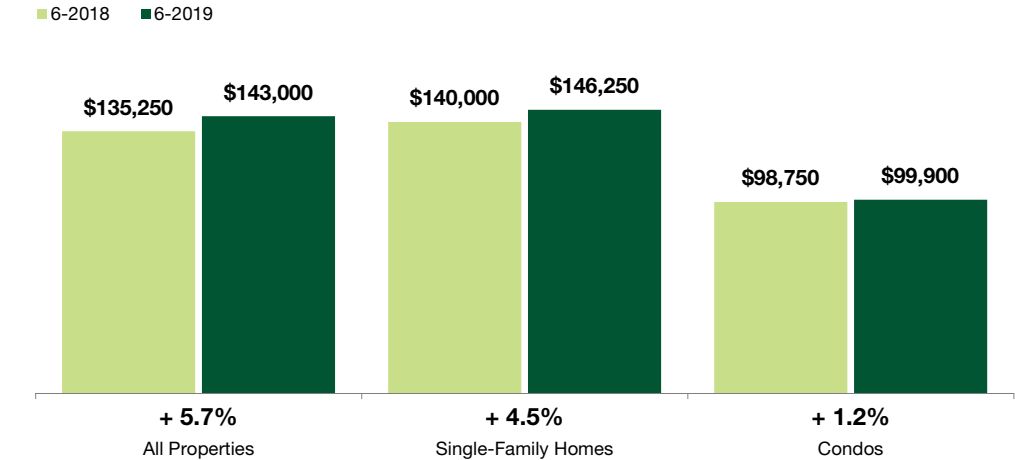
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	6-2018	6-2019	Change
2 Bedrooms or Less	\$76,900	\$83,900	+ 9.1%
3 Bedrooms	\$134,000	\$140,000	+ 4.5%
4 Bedrooms or More	\$230,000	\$227,250	- 1.2%
All Bedroom Counts	\$135,250	\$143,000	+ 5.7%

Single-Family Homes

6-2018	6-2019	Change	6-2018	6-2019	Change
\$74,900	\$82,250	+ 9.8%	\$78,000	\$86,500	+ 10.9%
\$132,000	\$140,000	+ 6.1%	\$174,000	\$125,000	- 28.2%
\$232,250	\$226,500	- 2.5%	\$259,000	\$270,000	+ 4.2%
\$140,000	\$146,250	+ 4.5%	\$98,750	\$99,900	+ 1.2%

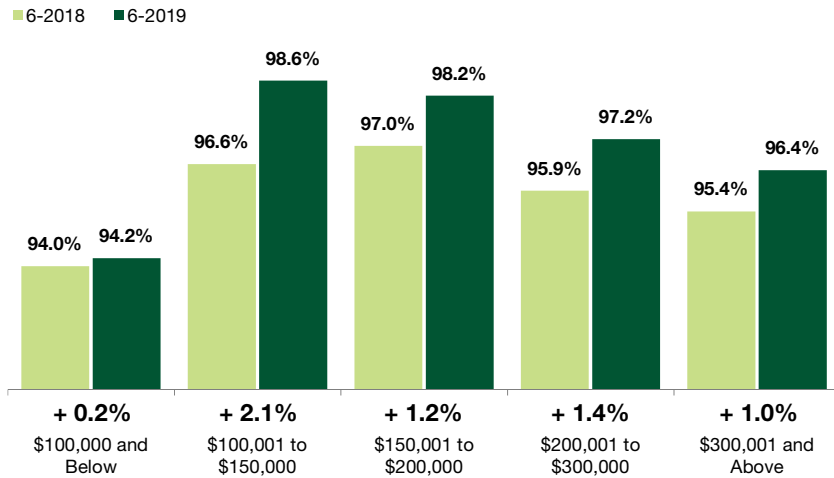
Condos

Percent of List Price Received

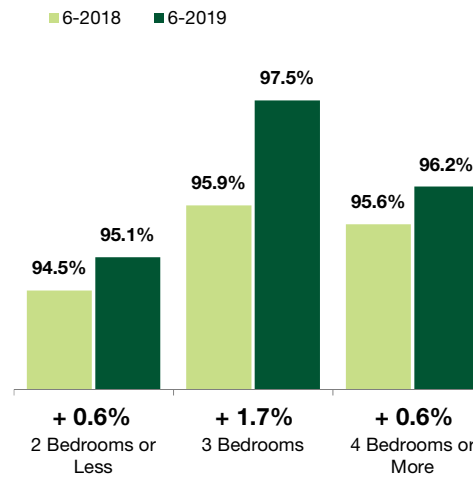
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



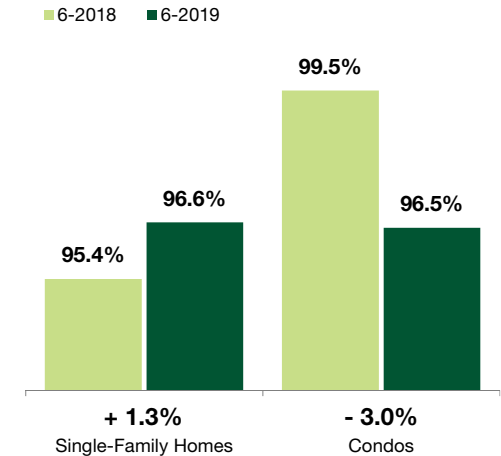
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2018	6-2019	Change
\$100,000 and Below	94.0%	94.2%	+ 0.2%
\$100,001 to \$150,000	96.6%	98.6%	+ 2.1%
\$150,001 to \$200,000	97.0%	98.2%	+ 1.2%
\$200,001 to \$300,000	95.9%	97.2%	+ 1.4%
\$300,001 and Above	95.4%	96.4%	+ 1.0%
All Price Ranges	95.5%	96.7%	+ 1.3%

Single-Family Homes

6-2018	6-2019	Change
93.6%	93.9%	+ 0.3%
96.5%	98.6%	+ 2.2%
97.0%	98.3%	+ 1.3%
95.9%	97.3%	+ 1.5%
95.3%	96.1%	+ 0.8%
95.4%	96.6%	+ 1.3%

Condos

6-2018	6-2019	Change
101.1%	98.2%	- 2.9%
96.1%	100.0%	+ 4.1%
100.0%	0.0%	- 100.0%
0.0%	89.7%	--
0.0%	0.0%	--
99.5%	96.5%	- 3.0%

By Bedroom Count

By Bedroom Count	6-2018	6-2019	Change
2 Bedrooms or Less	94.5%	95.1%	+ 0.6%
3 Bedrooms	95.9%	97.5%	+ 1.7%
4 Bedrooms or More	95.6%	96.2%	+ 0.6%
All Bedroom Counts	95.5%	96.7%	+ 1.3%

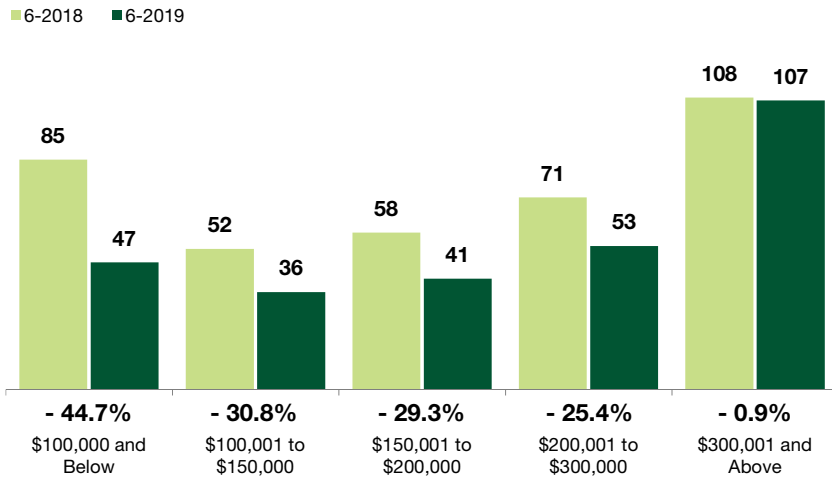
6-2018	6-2019	Change	6-2018	6-2019	Change
93.7%	94.3%	+ 0.6%	104.0%	99.1%	- 4.7%
95.8%	97.4%	+ 1.7%	98.6%	98.6%	0.0%
95.6%	96.3%	+ 0.7%	94.1%	89.7%	- 4.7%
95.4%	96.6%	+ 1.3%	99.5%	96.5%	- 3.0%

Inventory of Homes for Sale

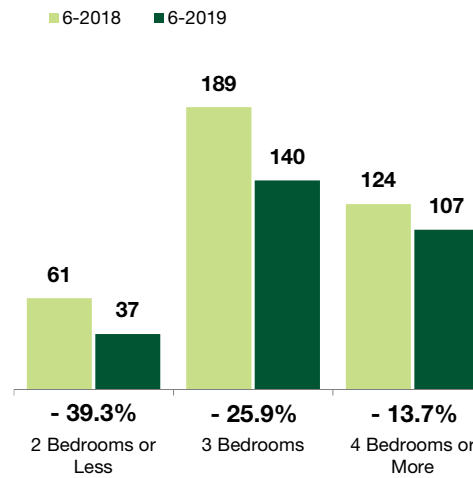
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



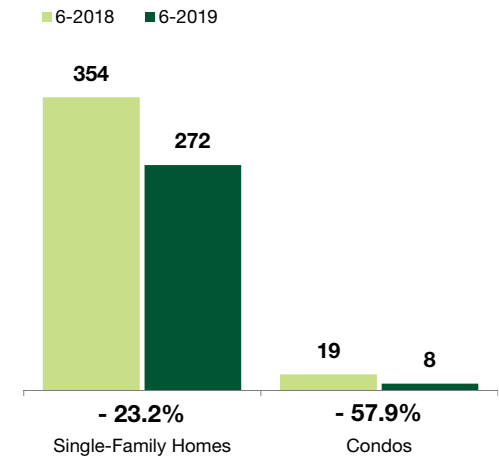
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2018	6-2019	Change
\$100,000 and Below	85	47	- 44.7%
\$100,001 to \$150,000	52	36	- 30.8%
\$150,001 to \$200,000	58	41	- 29.3%
\$200,001 to \$300,000	71	53	- 25.4%
\$300,001 and Above	108	107	- 0.9%
All Price Ranges	374	284	- 24.1%

Single-Family Homes

6-2018	6-2019	Change
75	43	- 42.7%
47	36	- 23.4%
57	37	- 35.1%
70	50	- 28.6%
105	106	+ 1.0%
354	272	- 23.2%

Condos

6-2018	6-2019	Change
10	3	- 70.0%
5	0	- 100.0%
1	2	+ 100.0%
0	3	--
3	0	- 100.0%
19	8	- 57.9%

By Bedroom Count

By Bedroom Count	6-2018	6-2019	Change
2 Bedrooms or Less	61	37	- 39.3%
3 Bedrooms	189	140	- 25.9%
4 Bedrooms or More	124	107	- 13.7%
All Bedroom Counts	374	284	- 24.1%

6-2018	6-2019	Change	6-2018	6-2019	Change
52	34	- 34.6%	9	3	- 66.7%
178	132	- 25.8%	10	5	- 50.0%
124	106	- 14.5%	0	0	--
354	272	- 23.2%	19	8	- 57.9%

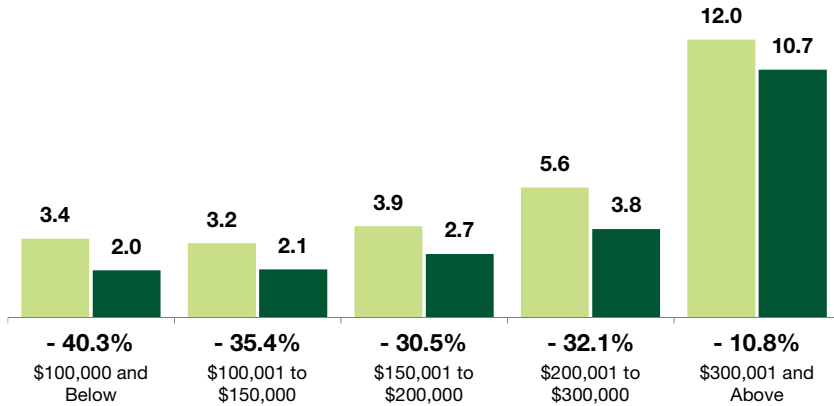
Months Supply of Inventory

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.**



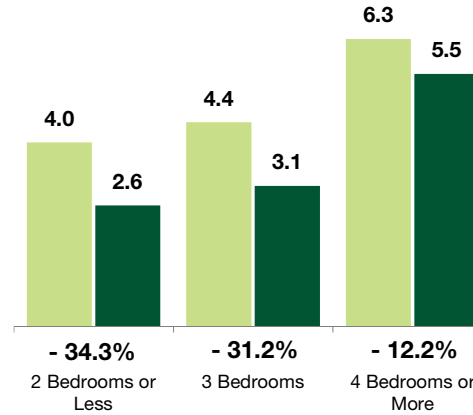
By Price Range

6-2018 6-2019



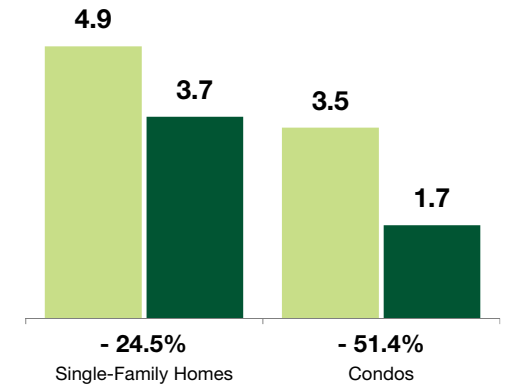
By Bedroom Count

6-2018 6-2019



By Property Type

6-2018 6-2019



All Properties

By Price Range	6-2018	6-2019	Change
\$100,000 and Below	3.4	2.0	- 40.3%
\$100,001 to \$150,000	3.2	2.1	- 35.4%
\$150,001 to \$200,000	3.9	2.7	- 30.5%
\$200,001 to \$300,000	5.6	3.8	- 32.1%
\$300,001 and Above	12.0	10.7	- 10.8%
All Price Ranges	4.8	3.6	- 25.0%

Single-Family Homes

6-2018	6-2019	Change	6-2018	6-2019	Change
3.4	2.0	- 40.4%	3.3	1.2	- 63.6%
3.1	2.3	- 27.0%	2.9	0.0	- 100.0%
4.1	2.6	- 38.1%	0.8	1.6	+ 100.0%
5.6	3.7	- 34.3%	0.0	3.0	--
12.2	11.1	- 9.6%	2.3		0.0%
4.9	3.7	- 24.5%	3.5	1.7	- 51.4%

Condos

By Bedroom Count	6-2018	6-2019	Change
2 Bedrooms or Less	4.0	2.6	- 34.3%
3 Bedrooms	4.4	3.1	- 31.2%
4 Bedrooms or More	6.3	5.5	- 12.2%
All Bedroom Counts	4.8	3.6	- 25.0%

6-2018	6-2019	Change	6-2018	6-2019	Change
4.3	2.9	- 32.3%	2.8	1.1	- 60.7%
4.4	3.0	- 31.4%	4.0	1.9	- 52.5%
6.4	5.5	- 13.8%		0.0	0.0%
4.9	3.7	- 24.5%	3.5	1.7	- 51.4%