

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2019

In general, there are still fewer homes for sale at the lower end of the price spectrum, which has unsurprisingly translated into fewer sales at that end of the market. Meanwhile, inventory is rising along with sales in the upper price tiers. For the 12-month period spanning June 2018 through May 2019, Closed Sales in the Greenwood region were down 2.7 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 5.2 percent.

The overall Median Sales Price was up 4.6 percent to \$142,500. The property type with the largest price gain was the Condos segment, where prices increased 7.8 percent to \$99,700. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 85 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 21.8 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 20.6 percent. That amounts to 3.8 months supply for Single-Family homes and 1.3 months supply for Condos.

Quick Facts

+ 5.2%

+ 0.6%

- 1.8%

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

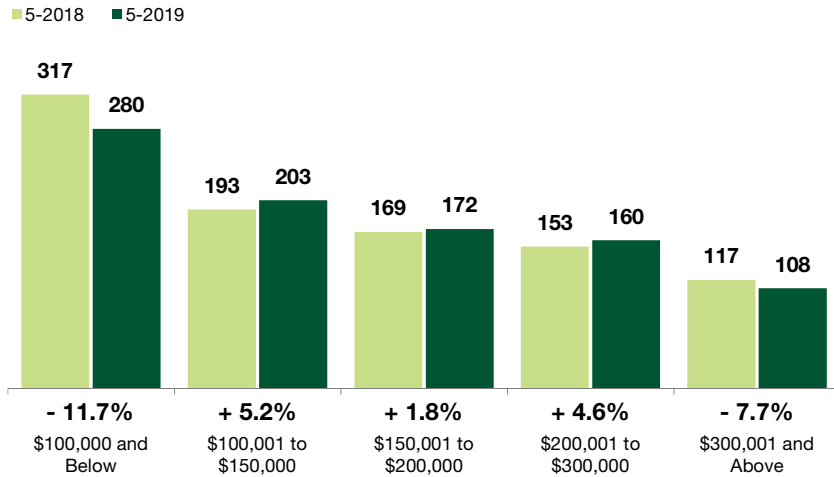


Closed Sales

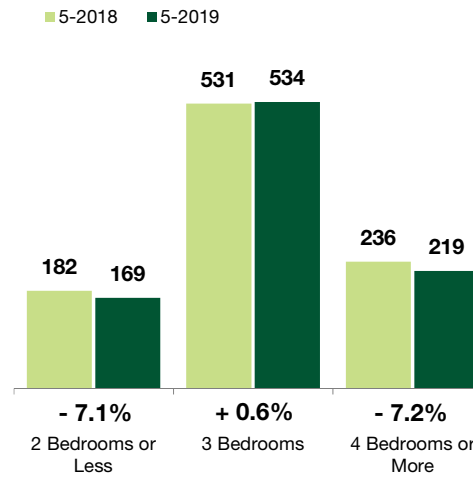
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



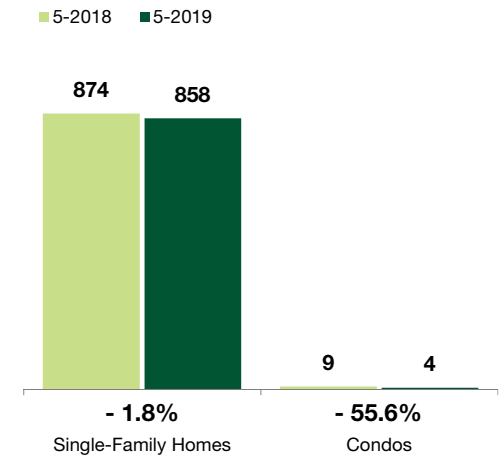
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2018	5-2019	Change
\$100,000 and Below	317	280	- 11.7%
\$100,001 to \$150,000	193	203	+ 5.2%
\$150,001 to \$200,000	169	172	+ 1.8%
\$200,001 to \$300,000	153	160	+ 4.6%
\$300,001 and Above	117	108	- 7.7%
All Price Ranges	949	923	- 2.7%

Single-Family Homes

5-2018	5-2019	Change	5-2018	5-2019	Change
278	248	- 10.8%	4	2	- 50.0%
182	186	+ 2.2%	1	1	0.0%
155	164	+ 5.8%	1	0	- 100.0%
148	157	+ 6.1%	1	1	0.0%
111	103	- 7.2%	2	0	- 100.0%
874	858	- 1.8%	9	4	- 55.6%

Condos

By Bedroom Count	5-2018	5-2019	Change
2 Bedrooms or Less	182	169	- 7.1%
3 Bedrooms	531	534	+ 0.6%
4 Bedrooms or More	236	219	- 7.2%
All Bedroom Counts	949	923	- 2.7%

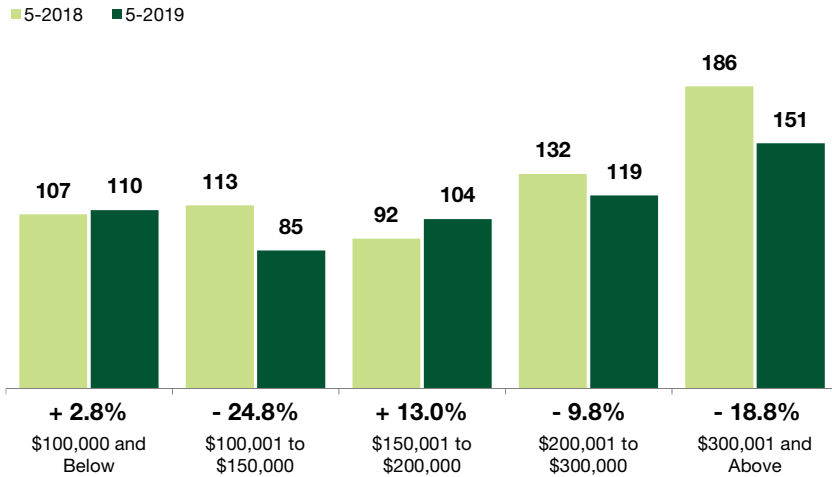
5-2018	5-2019	Change	5-2018	5-2019	Change
142	137	- 3.5%	5	2	- 60.0%
499	507	+ 1.6%	4	2	- 50.0%
233	214	- 8.2%	0	0	--
874	858	- 1.8%	9	4	- 55.6%

Days on Market Until Sale

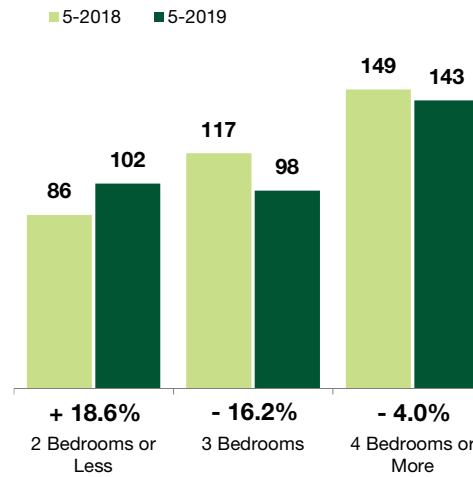
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



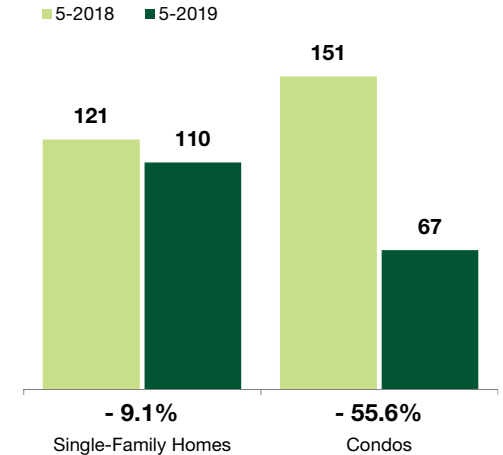
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2018	5-2019	Change
\$100,000 and Below	107	110	+ 2.8%
\$100,001 to \$150,000	113	85	- 24.8%
\$150,001 to \$200,000	92	104	+ 13.0%
\$200,001 to \$300,000	132	119	- 9.8%
\$300,001 and Above	186	151	- 18.8%
All Price Ranges	119	110	- 7.6%

Single-Family Homes

5-2018	5-2019	Change
111	113	+ 1.8%
115	81	- 29.6%
92	104	+ 13.0%
131	120	- 8.4%
185	146	- 21.1%
121	110	- 9.1%

Condos

5-2018	5-2019	Change
55	70	+ 27.3%
339	23	- 93.2%
60	0	- 100.0%
86	107	+ 24.4%
329	0	- 100.0%
151	67	- 55.6%

By Bedroom Count

5-2018	5-2019	Change
86	102	+ 18.6%
117	98	- 16.2%
149	143	- 4.0%
119	110	- 7.6%

5-2018	5-2019	Change
89	108	+ 21.3%
117	95	- 18.8%
149	145	- 2.7%
121	110	- 9.1%

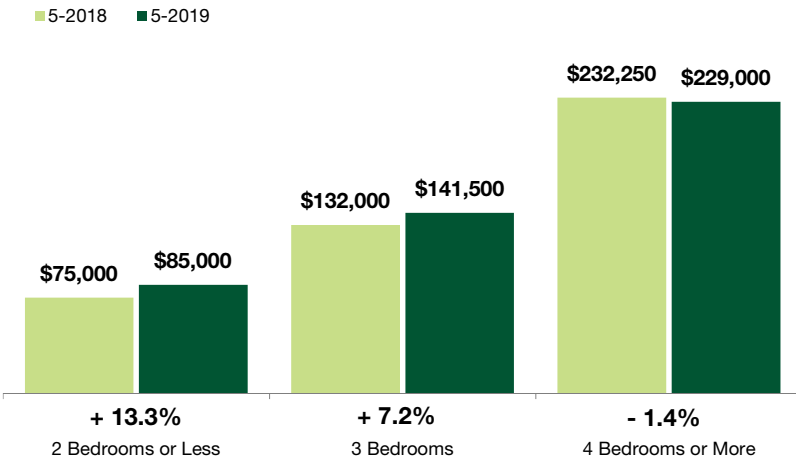
5-2018	5-2019	Change
111	70	- 36.9%
201	65	- 67.7%
0	0	--
151	67	- 55.6%

Median Sales Price

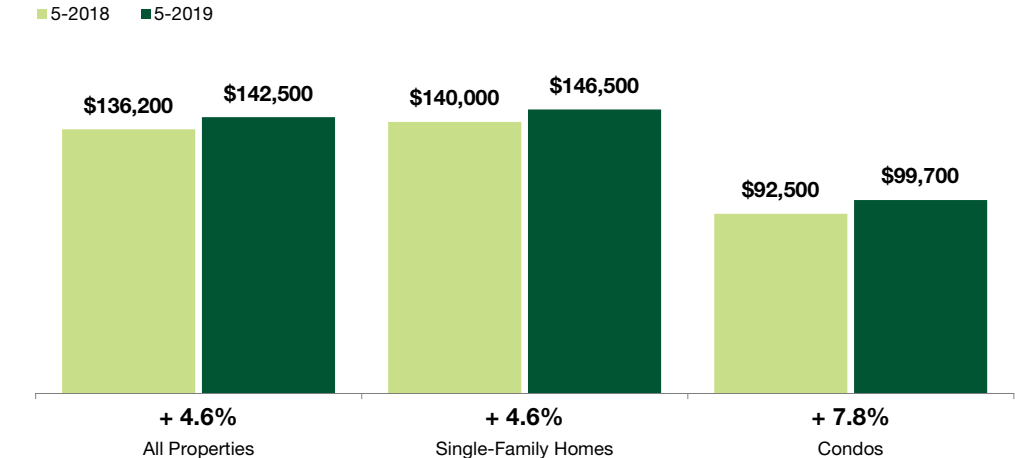
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	5-2018	5-2019	Change
2 Bedrooms or Less	\$75,000	\$85,000	+ 13.3%
3 Bedrooms	\$132,000	\$141,500	+ 7.2%
4 Bedrooms or More	\$232,250	\$229,000	- 1.4%
All Bedroom Counts	\$136,200	\$142,500	+ 4.6%

Single-Family Homes

5-2018	5-2019	Change	5-2018	5-2019	Change
\$72,000	\$85,000	+ 18.1%	\$80,250	\$85,200	+ 6.2%
\$129,950	\$141,500	+ 8.9%	\$177,500	\$125,000	- 29.6%
\$230,000	\$229,450	- 0.2%	\$393,000	\$270,000	- 31.3%
\$140,000	\$146,500	+ 4.6%	\$92,500	\$99,700	+ 7.8%

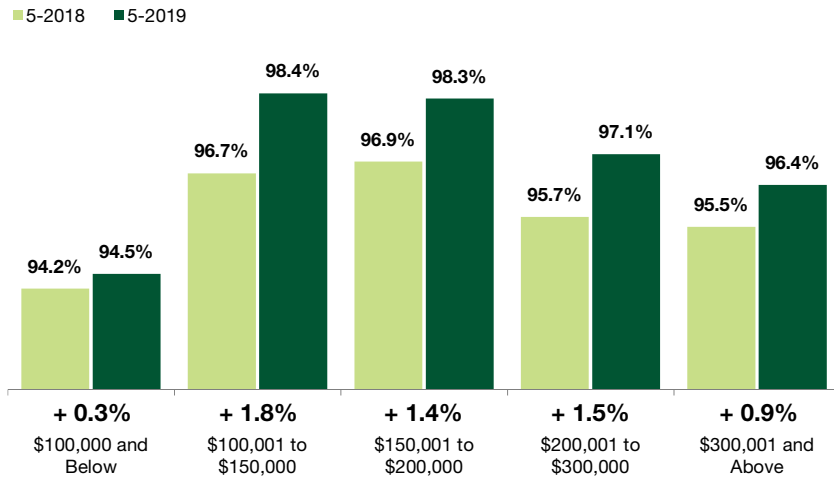
Condos

Percent of List Price Received

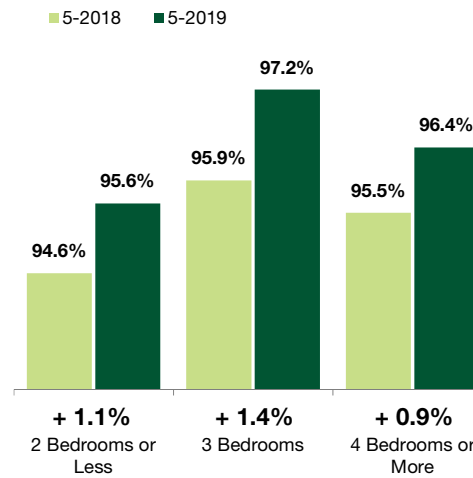
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



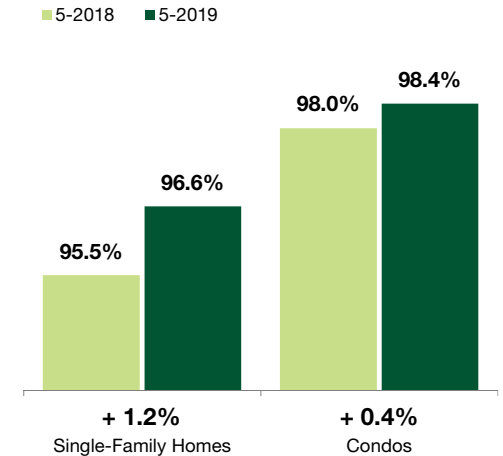
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2018	5-2019	Change
\$100,000 and Below	94.2%	94.5%	+ 0.3%
\$100,001 to \$150,000	96.7%	98.4%	+ 1.8%
\$150,001 to \$200,000	96.9%	98.3%	+ 1.4%
\$200,001 to \$300,000	95.7%	97.1%	+ 1.5%
\$300,001 and Above	95.5%	96.4%	+ 0.9%
All Price Ranges	95.6%	96.7%	+ 1.2%

Single-Family Homes

5-2018	5-2019	Change
93.9%	94.1%	+ 0.2%
96.6%	98.4%	+ 1.9%
96.9%	98.3%	+ 1.4%
95.7%	97.2%	+ 1.6%
95.4%	96.1%	+ 0.7%
95.5%	96.6%	+ 1.2%

Condos

5-2018	5-2019	Change
97.7%	101.7%	+ 4.1%
99.2%	96.8%	- 2.4%
98.7%	0.0%	- 100.0%
96.9%	93.2%	- 3.8%
97.9%	0.0%	- 100.0%
98.0%	98.4%	+ 0.4%

By Bedroom Count

5-2018	5-2019	Change
94.6%	95.6%	+ 1.1%
95.9%	97.2%	+ 1.4%
95.5%	96.4%	+ 0.9%
95.6%	96.7%	+ 1.2%

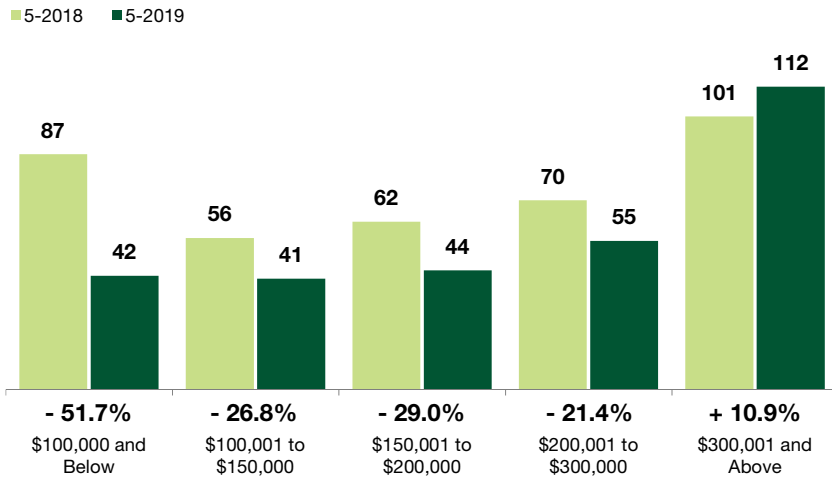
5-2018	5-2019	Change	5-2018	5-2019	Change
93.9%	94.9%	+ 1.1%	98.0%	101.7%	+ 3.8%
95.9%	97.1%	+ 1.3%	97.9%	95.0%	- 3.0%
95.5%	96.5%	+ 1.0%	0.0%	0.0%	--
95.5%	96.6%	+ 1.2%	98.0%	98.4%	+ 0.4%

Inventory of Homes for Sale

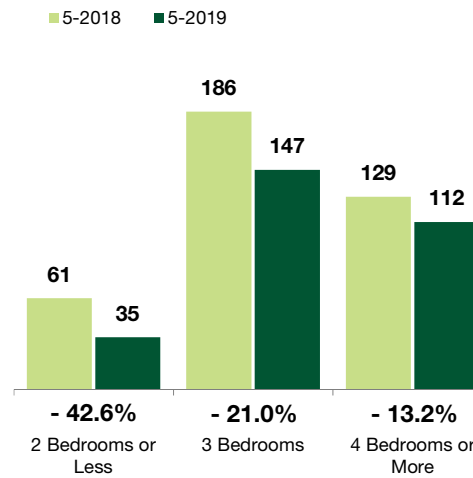
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



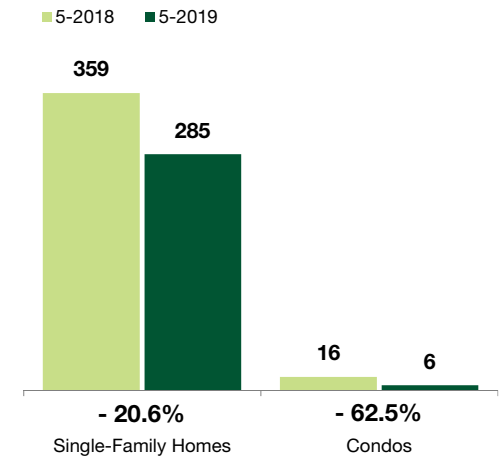
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2018	5-2019	Change
\$100,000 and Below	87	42	- 51.7%
\$100,001 to \$150,000	56	41	- 26.8%
\$150,001 to \$200,000	62	44	- 29.0%
\$200,001 to \$300,000	70	55	- 21.4%
\$300,001 and Above	101	112	+ 10.9%
All Price Ranges	376	294	- 21.8%

Single-Family Homes

5-2018	5-2019	Change	5-2018	5-2019	Change
79	41	- 48.1%	7	0	- 100.0%
51	41	- 19.6%	5	0	- 100.0%
61	41	- 32.8%	1	2	+ 100.0%
70	52	- 25.7%	0	3	--
98	110	+ 12.2%	3	1	- 66.7%
359	285	- 20.6%	16	6	- 62.5%

Condos

By Bedroom Count	5-2018	5-2019	Change
2 Bedrooms or Less	61	35	- 42.6%
3 Bedrooms	186	147	- 21.0%
4 Bedrooms or More	129	112	- 13.2%
All Bedroom Counts	376	294	- 21.8%

5-2018	5-2019	Change	5-2018	5-2019	Change
54	34	- 37.0%	7	1	- 85.7%
177	140	- 20.9%	9	5	- 44.4%
128	111	- 13.3%	0	0	--
359	285	- 20.6%	16	6	- 62.5%

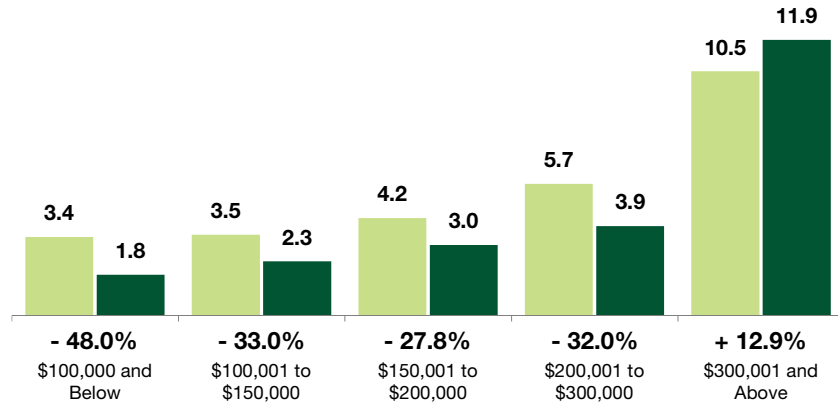
Months Supply of Inventory

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.**



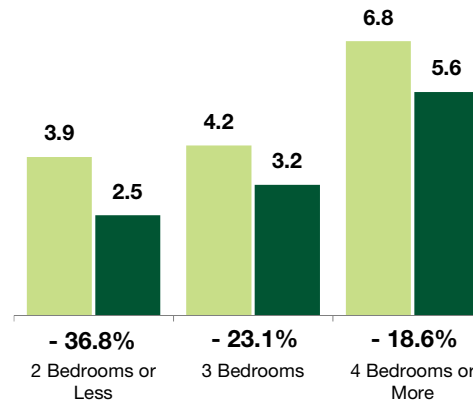
By Price Range

5-2018 5-2019



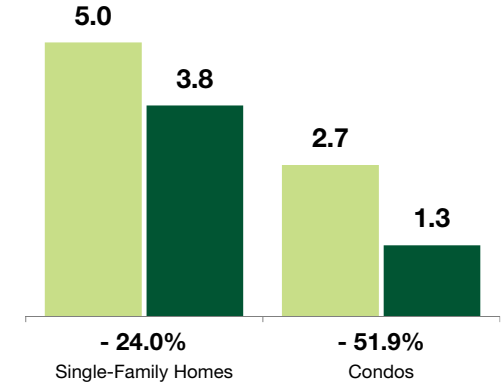
By Bedroom Count

5-2018 5-2019



By Property Type

5-2018 5-2019



All Properties

By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	3.4	1.8	- 48.0%
\$100,001 to \$150,000	3.5	2.3	- 33.0%
\$150,001 to \$200,000	4.2	3.0	- 27.8%
\$200,001 to \$300,000	5.7	3.9	- 32.0%
\$300,001 and Above	10.5	11.9	+ 12.9%
All Price Ranges	4.8	3.7	- 22.9%

Single-Family Homes

	5-2018	5-2019	Change
2 Bedrooms or Less	3.5	1.9	- 45.3%
3 Bedrooms	3.4	2.5	- 27.0%
4 Bedrooms or More	4.5	3.0	- 33.6%
Single-Family Homes	5.8	3.7	- 35.9%
Condos	0.0	3.0	--
Condos	10.7	12.2	+ 14.3%
All Property Types	5.0	3.8	- 24.0%

Condos

By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	3.9	2.5	- 36.8%
3 Bedrooms	4.2	3.2	- 23.1%
4 Bedrooms or More	6.8	5.6	- 18.6%
All Bedroom Counts	4.8	3.7	- 22.9%

	5-2018	5-2019	Change
2 Bedrooms or Less	4.4	3.0	- 32.9%
3 Bedrooms	4.3	3.2	- 24.1%
4 Bedrooms or More	6.9	5.6	- 18.7%
All Bedroom Counts	5.0	3.8	- 24.0%