

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## November 2018

Home prices have continued to increase, but price drops are becoming more of a reality as affordability concerns are keeping showings down and some nervous buyers at bay. Meanwhile, year-over-year inventory levels are edging closer to even in several markets across the U.S.

For the 12-month period spanning December 2017 through November 2018, Closed Sales in the Greenwood region were down 5.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 10.1 percent.

The overall Median Sales Price was up 9.4 percent to \$140,000. The property type with the largest price gain was the Condos segment, where prices increased 17.0 percent to \$98,050. 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 164 days.

Market-wide, inventory levels were down 15.4 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 14.8 percent. That amounts to 3.9 months supply for Single-Family homes and 2.1 months supply for Condos.

## Quick Facts

**+ 10.1%**

**- 4.6%**

**0.0%**

Price Range With the  
Strongest Sales:  
**\$300,001 and Above**

Bedroom Count With  
Strongest Sales:  
**3 Bedrooms**

Property Type With  
Strongest Sales:  
**Condos**

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

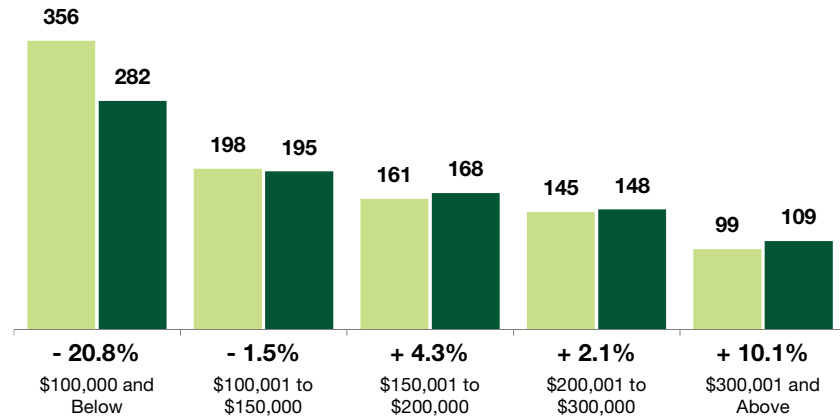
# Closed Sales

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



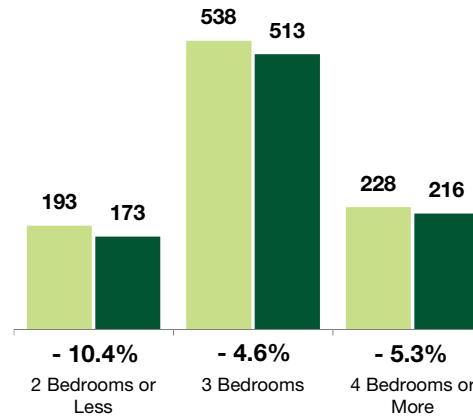
## By Price Range

■ 11-2017 ■ 11-2018



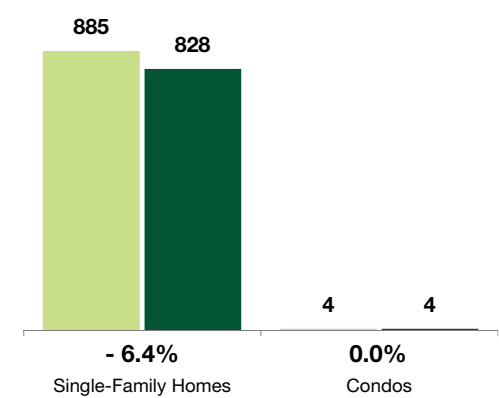
## By Bedroom Count

■ 11-2017 ■ 11-2018



## By Property Type

■ 11-2017 ■ 11-2018



### All Properties

#### By Price Range

	11-2017	11-2018	Change
\$100,000 and Below	356	282	- 20.8%
\$100,001 to \$150,000	198	195	- 1.5%
\$150,001 to \$200,000	161	168	+ 4.3%
\$200,001 to \$300,000	145	148	+ 2.1%
\$300,001 and Above	99	109	+ 10.1%
<b>All Price Ranges</b>	<b>959</b>	<b>902</b>	<b>- 5.9%</b>

### Single-Family Homes

	11-2017	11-2018	Change	11-2017	11-2018	Change
	310	245	- 21.0%	2	4	+ 100.0%
	187	178	- 4.8%	1	0	- 100.0%
	151	158	+ 4.6%	1	0	- 100.0%
	141	144	+ 2.1%	0	0	--
	96	103	+ 7.3%	0	0	--
<b>All Single-Family Homes</b>	<b>885</b>	<b>828</b>	<b>- 6.4%</b>	<b>4</b>	<b>4</b>	<b>0.0%</b>

### Condos

#### By Bedroom Count

	11-2017	11-2018	Change
2 Bedrooms or Less	193	173	- 10.4%
3 Bedrooms	538	513	- 4.6%
4 Bedrooms or More	228	216	- 5.3%
<b>All Bedroom Counts</b>	<b>959</b>	<b>902</b>	<b>- 5.9%</b>

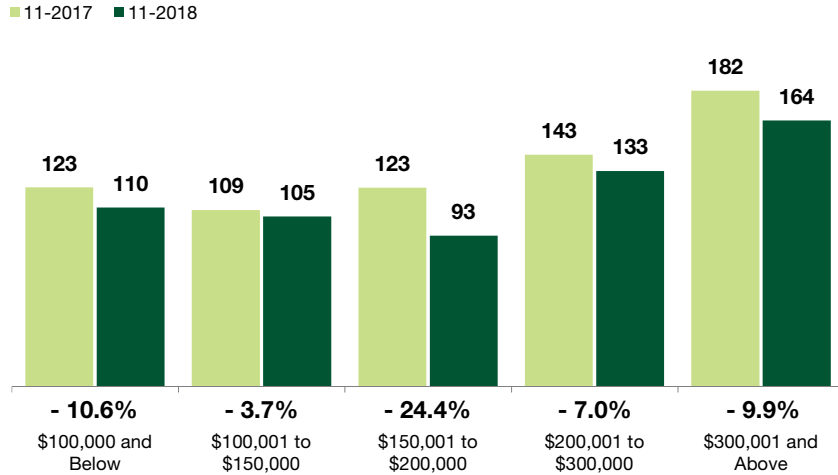
	11-2017	11-2018	Change	11-2017	11-2018	Change
	149	133	- 10.7%	3	4	+ 33.3%
	511	484	- 5.3%	1	0	- 100.0%
	225	211	- 6.2%	0	0	--
<b>All Single-Family Homes</b>	<b>885</b>	<b>828</b>	<b>- 6.4%</b>	<b>4</b>	<b>4</b>	<b>0.0%</b>

# Days on Market Until Sale

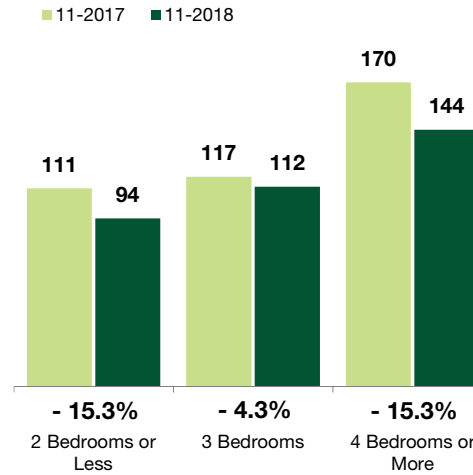
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



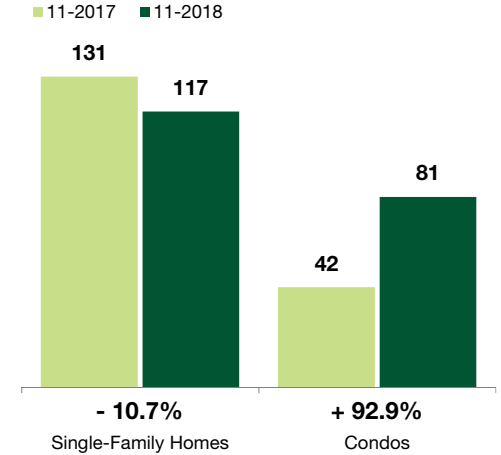
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	11-2017	11-2018	Change
\$100,000 and Below	123	110	- 10.6%
\$100,001 to \$150,000	109	105	- 3.7%
\$150,001 to \$200,000	123	93	- 24.4%
\$200,001 to \$300,000	143	133	- 7.0%
\$300,001 and Above	182	164	- 9.9%
<b>All Price Ranges</b>	<b>128</b>	<b>116</b>	<b>- 9.4%</b>

### Single-Family Homes

By Price Range	11-2017	11-2018	Change
\$100,000 and Below	127	114	- 10.2%
\$100,001 to \$150,000	110	106	- 3.6%
\$150,001 to \$200,000	124	92	- 25.8%
\$200,001 to \$300,000	145	131	- 9.7%
\$300,001 and Above	184	161	- 12.5%
<b>All Price Ranges</b>	<b>131</b>	<b>117</b>	<b>- 10.7%</b>

### Condos

By Price Range	11-2017	11-2018	Change
\$100,000 and Below	63	81	+ 28.6%
\$100,001 to \$150,000	1	0	- 100.0%
\$150,001 to \$200,000	43	0	- 100.0%
\$200,001 to \$300,000	0	0	--
\$300,001 and Above	0	0	--
<b>All Price Ranges</b>	<b>42</b>	<b>81</b>	<b>+ 92.9%</b>

## By Bedroom Count

By Bedroom Count	11-2017	11-2018	Change
2 Bedrooms or Less	111	94	- 15.3%
3 Bedrooms	117	112	- 4.3%
4 Bedrooms or More	170	144	- 15.3%
<b>All Bedroom Counts</b>	<b>128</b>	<b>116</b>	<b>- 9.4%</b>

By Bedroom Count	11-2017	11-2018	Change
2 Bedrooms or Less	118	95	- 19.5%
3 Bedrooms	118	111	- 5.9%
4 Bedrooms or More	170	144	- 15.3%
<b>All Bedroom Counts</b>	<b>131</b>	<b>117</b>	<b>- 10.7%</b>

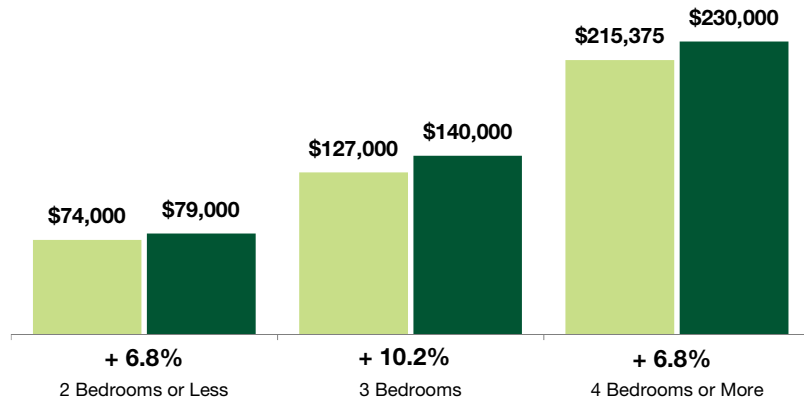
# Median Sales Price

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



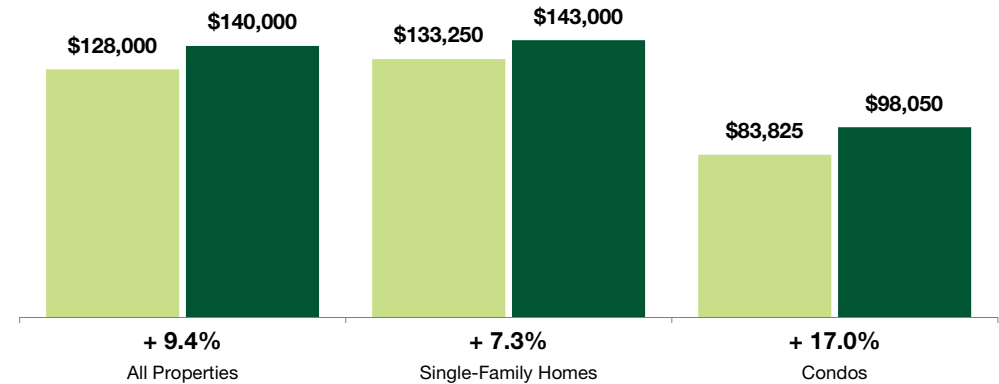
## By Bedroom Count

■ 11-2017 ■ 11-2018



## By Property Type

■ 11-2017 ■ 11-2018



### All Properties

#### By Bedroom Count

	11-2017	11-2018	Change
2 Bedrooms or Less	\$74,000	\$79,000	+ 6.8%
3 Bedrooms	\$127,000	\$140,000	+ 10.2%
4 Bedrooms or More	\$215,375	\$230,000	+ 6.8%
<b>All Bedroom Counts</b>	<b>\$128,000</b>	<b>\$140,000</b>	<b>+ 9.4%</b>

### Single-Family Homes

	11-2017	11-2018	Change	11-2017	11-2018	Change
	\$72,900	\$76,900	+ 5.5%	\$75,500	\$83,000	+ 9.9%
	\$125,050	\$137,792	+ 10.2%	\$152,500	\$160,000	+ 4.9%
	\$215,750	\$230,000	+ 6.6%	\$270,250	\$197,500	- 26.9%
<b>All</b>	<b>\$133,250</b>	<b>\$143,000</b>	<b>+ 7.3%</b>	<b>\$83,825</b>	<b>\$98,050</b>	<b>+ 17.0%</b>

### Condos

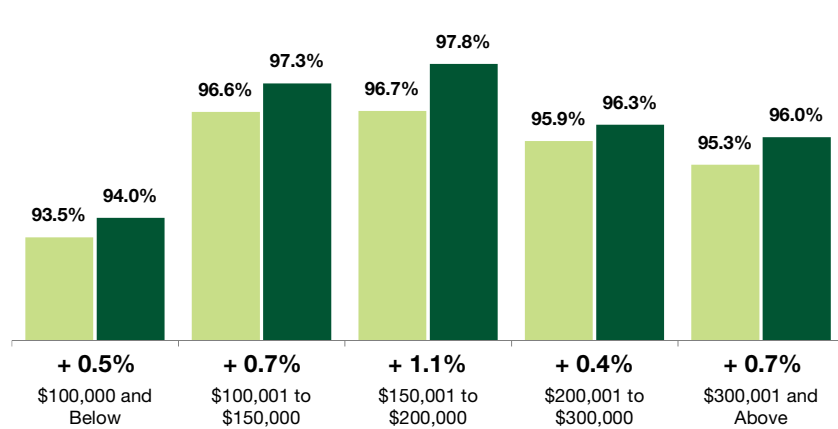
# Percent of List Price Received

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

■ 11-2017 ■ 11-2018



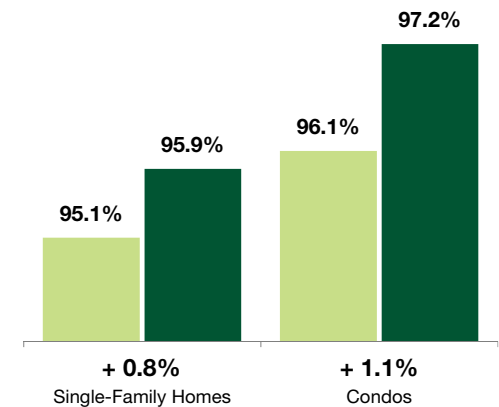
## By Bedroom Count

■ 11-2017 ■ 11-2018



## By Property Type

■ 11-2017 ■ 11-2018



### All Properties

By Price Range	11-2017	11-2018	Change
\$100,000 and Below	93.5%	94.0%	+ 0.5%
\$100,001 to \$150,000	96.6%	97.3%	+ 0.7%
\$150,001 to \$200,000	96.7%	97.8%	+ 1.1%
\$200,001 to \$300,000	95.9%	96.3%	+ 0.4%
\$300,001 and Above	95.3%	96.0%	+ 0.7%
<b>All Price Ranges</b>	<b>95.2%</b>	<b>96.0%</b>	<b>+ 0.8%</b>

### Single-Family Homes

11-2017	11-2018	Change	11-2017	11-2018	Change
93.2%	93.5%	+ 0.3%	93.8%	97.2%	+ 3.6%
96.7%	97.1%	+ 0.4%	100.0%	0.0%	- 100.0%
96.7%	97.8%	+ 1.1%	96.7%	0.0%	- 100.0%
95.9%	96.3%	+ 0.4%	0.0%	0.0%	--
95.2%	95.7%	+ 0.5%	0.0%	0.0%	--
<b>95.1%</b>	<b>95.9%</b>	<b>+ 0.8%</b>	<b>96.1%</b>	<b>97.2%</b>	<b>+ 1.1%</b>

### Condos

By Bedroom Count	11-2017	11-2018	Change
2 Bedrooms or Less	93.6%	95.7%	+ 2.2%
3 Bedrooms	95.6%	96.2%	+ 0.6%
4 Bedrooms or More	95.7%	95.9%	+ 0.2%
<b>All Bedroom Counts</b>	<b>95.2%</b>	<b>96.0%</b>	<b>+ 0.8%</b>

11-2017	11-2018	Change	11-2017	11-2018	Change
92.8%	94.8%	+ 2.2%	95.8%	97.2%	+ 1.5%
95.6%	96.1%	+ 0.5%	96.7%	0.0%	- 100.0%
95.6%	96.0%	+ 0.4%	0.0%	0.0%	--
<b>95.1%</b>	<b>95.9%</b>	<b>+ 0.8%</b>	<b>96.1%</b>	<b>97.2%</b>	<b>+ 1.1%</b>

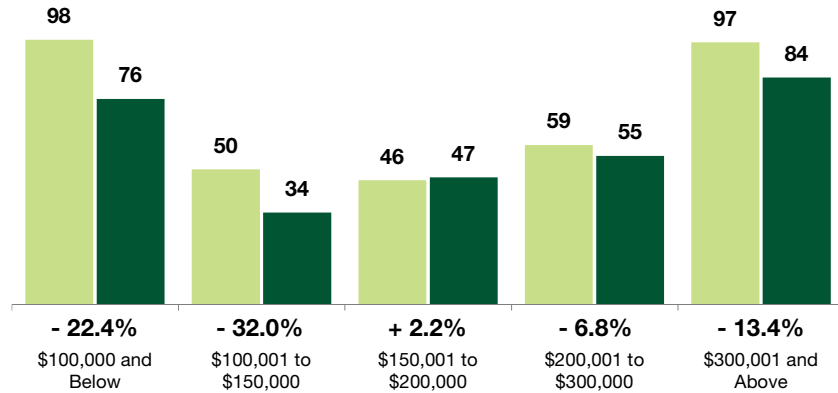
# Inventory of Homes for Sale

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



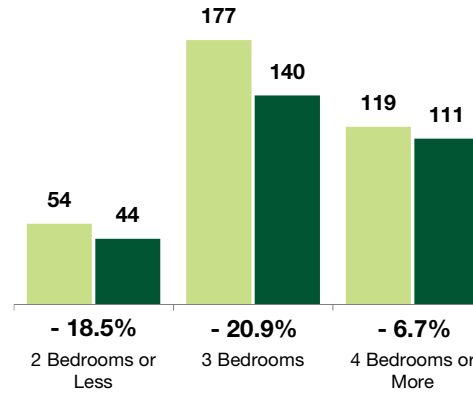
## By Price Range

■ 11-2017 ■ 11-2018



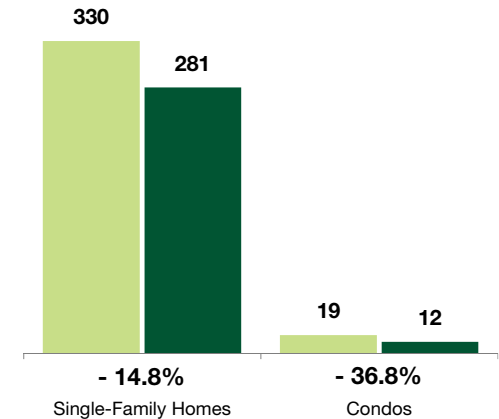
## By Bedroom Count

■ 11-2017 ■ 11-2018



## By Property Type

■ 11-2017 ■ 11-2018



### All Properties

#### By Price Range

	11-2017	11-2018	Change
\$100,000 and Below	98	76	- 22.4%
\$100,001 to \$150,000	50	34	- 32.0%
\$150,001 to \$200,000	46	47	+ 2.2%
\$200,001 to \$300,000	59	55	- 6.8%
\$300,001 and Above	97	84	- 13.4%
<b>All Price Ranges</b>	<b>350</b>	<b>296</b>	<b>- 15.4%</b>

### Single-Family Homes

	11-2017	11-2018	Change
2 Bedrooms or Less	95	70	- 26.3%
3 Bedrooms	45	32	- 28.9%
4 Bedrooms or More	42	43	+ 2.4%
Other	57	53	- 7.0%
Condos	91	83	- 8.8%
<b>All Single-Family Homes</b>	<b>330</b>	<b>281</b>	<b>- 14.8%</b>

### Condos

	11-2017	11-2018	Change
1 Bedroom	3	5	+ 66.7%
2 Bedrooms	5	2	- 60.0%
3 Bedrooms	4	3	- 25.0%
4 Bedrooms	2	1	- 50.0%
Other	5	1	- 80.0%
<b>All Condos</b>	<b>19</b>	<b>12</b>	<b>- 36.8%</b>

#### By Bedroom Count

	11-2017	11-2018	Change
2 Bedrooms or Less	54	44	- 18.5%
3 Bedrooms	177	140	- 20.9%
4 Bedrooms or More	119	111	- 6.7%
<b>All Bedroom Counts</b>	<b>350</b>	<b>296</b>	<b>- 15.4%</b>

	11-2017	11-2018	Change
2 Bedrooms or Less	48	40	- 16.7%
3 Bedrooms	165	131	- 20.6%
4 Bedrooms or More	117	110	- 6.0%
<b>All Single-Family Homes</b>	<b>330</b>	<b>281</b>	<b>- 14.8%</b>

	11-2017	11-2018	Change
1 Bedroom	6	4	- 33.3%
2 Bedrooms	12	7	- 41.7%
3 Bedrooms	1	1	0.0%
<b>All Condos</b>	<b>19</b>	<b>12</b>	<b>- 36.8%</b>

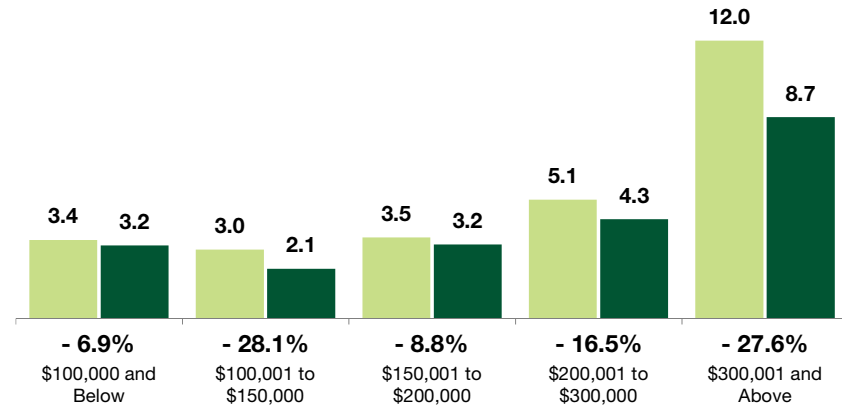
# Months Supply of Inventory

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.**



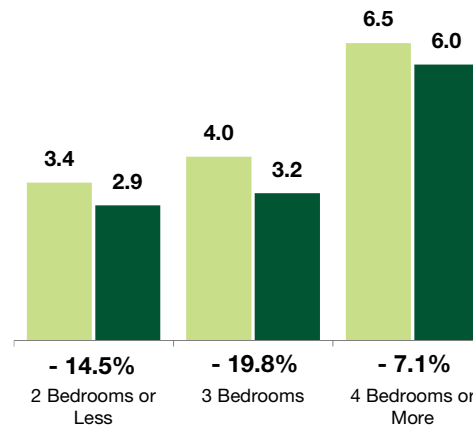
## By Price Range

■ 11-2017 ■ 11-2018



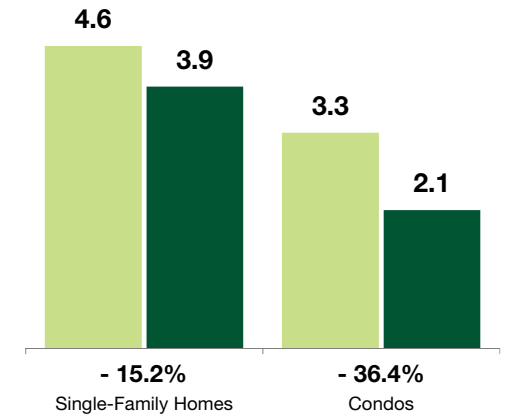
## By Bedroom Count

■ 11-2017 ■ 11-2018



## By Property Type

■ 11-2017 ■ 11-2018



### All Properties

By Price Range	11-2017	11-2018	Change
\$100,000 and Below	3.4	3.2	- 6.9%
\$100,001 to \$150,000	3.0	2.1	- 28.1%
\$150,001 to \$200,000	3.5	3.2	- 8.8%
\$200,001 to \$300,000	5.1	4.3	- 16.5%
\$300,001 and Above	12.0	8.7	- 27.6%
<b>All Price Ranges</b>	<b>4.5</b>	<b>3.8</b>	<b>- 15.6%</b>

### Single-Family Homes

11-2017	11-2018	Change	11-2017	11-2018	Change
3.8	3.3	- 13.6%	0.8	1.7	+ 112.5%
2.8	2.2	- 21.5%	3.5	0.7	- 80.0%
3.4	3.1	- 8.7%	4.0	2.2	- 45.0%
5.1	4.3	- 16.4%	0.0	0.8	--
11.5	9.1	- 21.2%	5.0	0.8	- 84.0%
<b>4.6</b>	<b>3.9</b>	<b>- 15.2%</b>	<b>3.3</b>	<b>2.1</b>	<b>- 36.4%</b>

### Condos

By Bedroom Count	11-2017	11-2018	Change
2 Bedrooms or Less	3.4	2.9	- 14.5%
3 Bedrooms	4.0	3.2	- 19.8%
4 Bedrooms or More	6.5	6.0	- 7.1%
<b>All Bedroom Counts</b>	<b>4.5</b>	<b>3.8</b>	<b>- 15.6%</b>

11-2017	11-2018	Change	11-2017	11-2018	Change
4.0	3.3	- 17.3%	1.6	1.3	- 18.8%
3.9	3.2	- 18.3%	5.5	2.5	- 54.5%
6.4	6.1	- 5.5%	1.0	1.0	0.0%
<b>4.6</b>	<b>3.9</b>	<b>- 15.2%</b>	<b>3.3</b>	<b>2.1</b>	<b>- 36.4%</b>