

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2018

Although every community is different, a general analysis of all housing markets across the country reveals that housing inventory is slowly moving toward balance with year-ago levels. This is the first indication in years that we may be approaching an inventory bottom. For the 12-month period spanning November 2017 through October 2018, Closed Sales in the Greenwood region were down 2.4 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 17.6 percent.

The overall Median Sales Price was up 12.1 percent to \$141,700. The property type with the largest price gain was the Condos segment, where prices increased 20.1 percent to \$100,250. 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 163 days.

Market-wide, inventory levels were down 15.0 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 13.4 percent. That amounts to 4.3 months supply for Single-Family homes and 1.5 months supply for Condos.

Quick Facts

+ 17.6%

+ 6.5%

- 2.7%

Price Range With the Strongest Sales:
\$150,001 to \$200,000

Bedroom Count With Strongest Sales:
4 Bedrooms or More

Property Type With Strongest Sales:
Single-Family

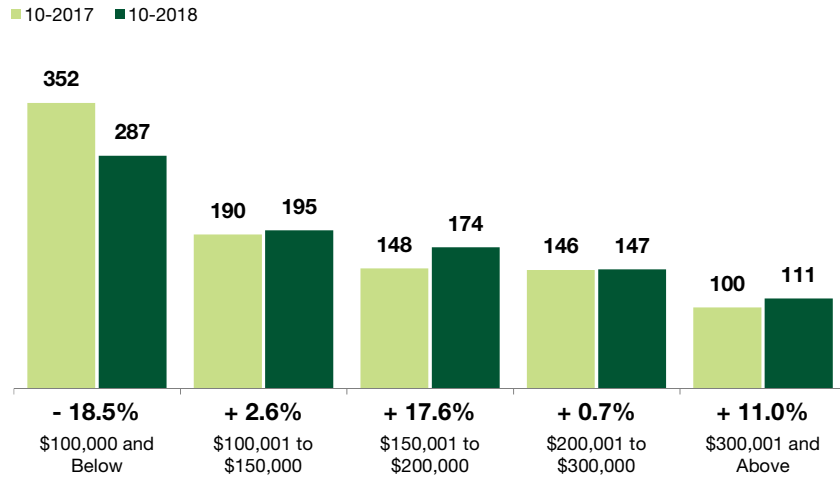
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

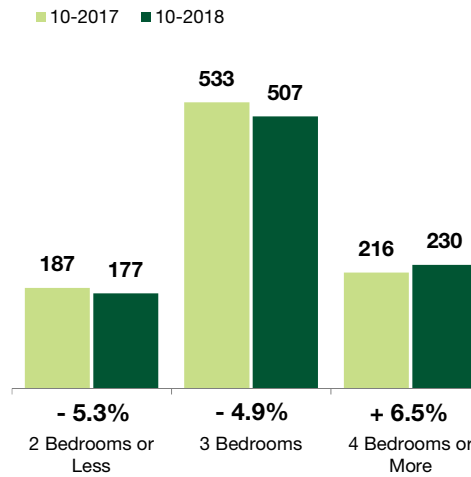
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



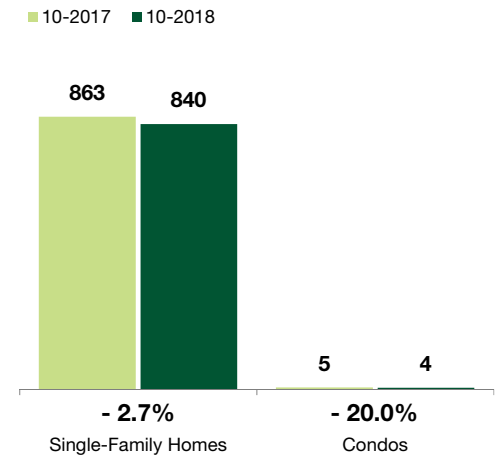
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2017	10-2018	Change
\$100,000 and Below	352	287	- 18.5%
\$100,001 to \$150,000	190	195	+ 2.6%
\$150,001 to \$200,000	148	174	+ 17.6%
\$200,001 to \$300,000	146	147	+ 0.7%
\$300,001 and Above	100	111	+ 11.0%
All Price Ranges	936	914	- 2.4%

Single-Family Homes

10-2017	10-2018	Change
306	252	- 17.6%
180	177	- 1.7%
138	163	+ 18.1%
142	143	+ 0.7%
97	105	+ 8.2%
863	840	- 2.7%

Condos

10-2017	10-2018	Change
4	1	- 75.0%
0	1	--
1	1	0.0%
0	1	--
0	0	--
5	4	- 20.0%

By Bedroom Count

10-2017	10-2018	Change
187	177	- 5.3%
533	507	- 4.9%
216	230	+ 6.5%
936	914	- 2.4%

10-2017	10-2018	Change
145	138	- 4.8%
505	477	- 5.5%
213	225	+ 5.6%
863	840	- 2.7%

10-2017	10-2018	Change
4	1	- 75.0%
1	2	+ 100.0%
0	1	--
5	4	- 20.0%

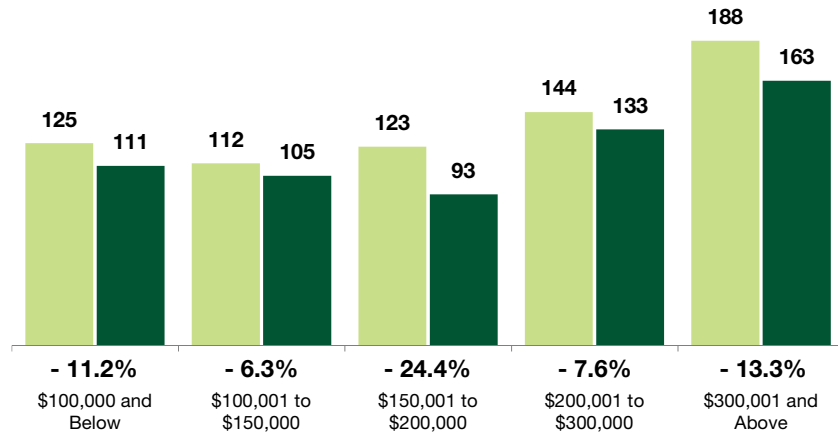
Days on Market Until Sale

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



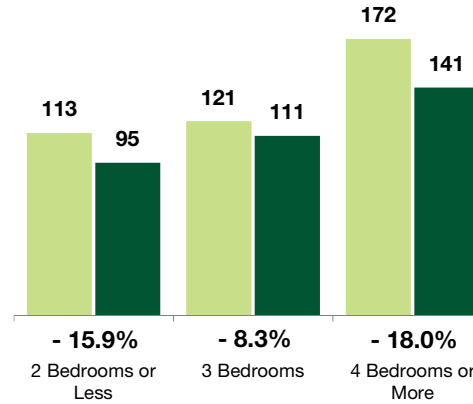
By Price Range

10-2017 10-2018



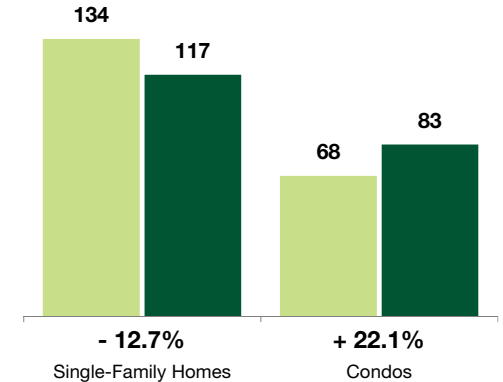
By Bedroom Count

10-2017 10-2018



By Property Type

10-2017 10-2018



All Properties

By Price Range

	10-2017	10-2018	Change
\$100,000 and Below	125	111	- 11.2%
\$100,001 to \$150,000	112	105	- 6.3%
\$150,001 to \$200,000	123	93	- 24.4%
\$200,001 to \$300,000	144	133	- 7.6%
\$300,001 and Above	188	163	- 13.3%
All Price Ranges	131	116	- 11.5%

Single-Family Homes

	10-2017	10-2018	Change
2 Bedrooms or Less	129	114	- 11.6%
3 Bedrooms	113	106	- 6.2%
4 Bedrooms or More	123	92	- 25.2%
Condos	40	31	- 22.5%
Other	0	99	--
Other	0	0	--
All Single-Family Homes	134	117	- 12.7%

Condos

	10-2017	10-2018	Change
Single-Family Homes	75	22	- 70.7%
Condos	0	180	--
Other	40	31	- 22.5%
Other	0	99	--
Other	0	0	--
All Condos	68	83	+ 22.1%

By Bedroom Count

	10-2017	10-2018	Change
2 Bedrooms or Less	113	95	- 15.9%
3 Bedrooms	121	111	- 8.3%
4 Bedrooms or More	172	141	- 18.0%
All Bedroom Counts	131	116	- 11.5%

	10-2017	10-2018	Change
2 Bedrooms or Less	121	97	- 19.8%
3 Bedrooms	122	111	- 9.0%
4 Bedrooms or More	172	142	- 17.4%
All Single-Family Homes	134	117	- 12.7%

	10-2017	10-2018	Change
Single-Family Homes	75	22	- 70.7%
Condos	40	106	+ 165.0%
Other	0	99	--
All Condos	68	83	+ 22.1%

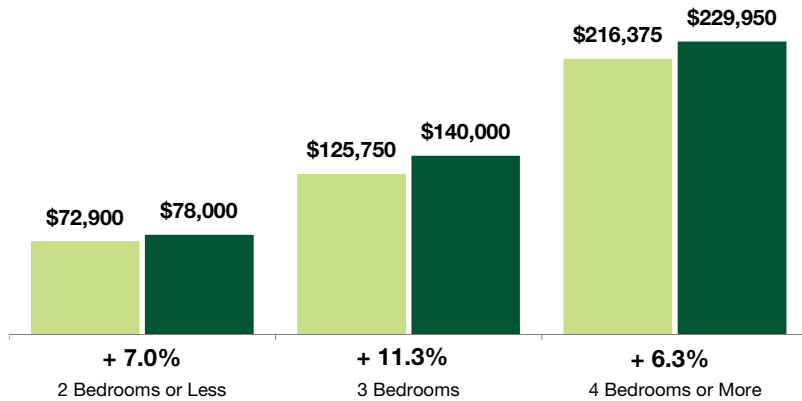
Median Sales Price

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



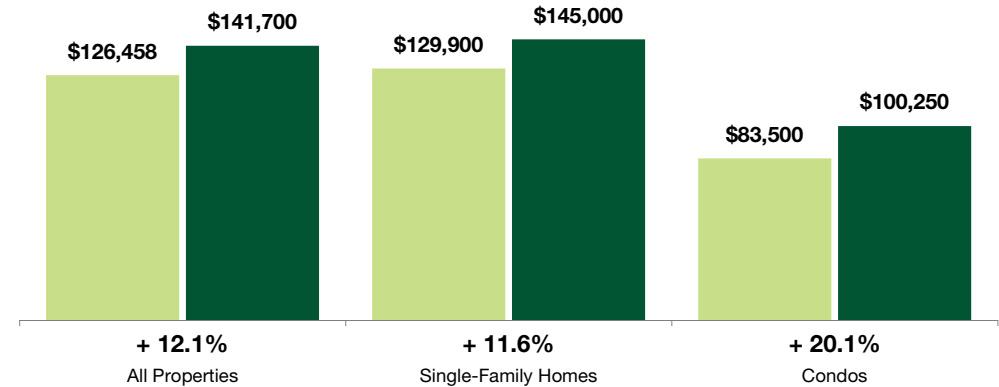
By Bedroom Count

■ 10-2017 ■ 10-2018



By Property Type

■ 10-2017 ■ 10-2018



All Properties

By Bedroom Count

	10-2017	10-2018	Change
2 Bedrooms or Less	\$72,900	\$78,000	+ 7.0%
3 Bedrooms	\$125,750	\$140,000	+ 11.3%
4 Bedrooms or More	\$216,375	\$229,950	+ 6.3%
All Bedroom Counts	\$126,458	\$141,700	+ 12.1%

Single-Family Homes

	10-2017	10-2018	Change	10-2017	10-2018	Change
	\$72,200	\$75,000	+ 3.9%	\$73,450	\$83,575	+ 13.8%
	\$124,950	\$140,000	+ 12.0%	\$145,000	\$165,000	+ 13.8%
	\$217,000	\$230,000	+ 6.0%	\$270,250	\$197,500	- 26.9%
All	\$129,900	\$145,000	+ 11.6%	\$83,500	\$100,250	+ 20.1%

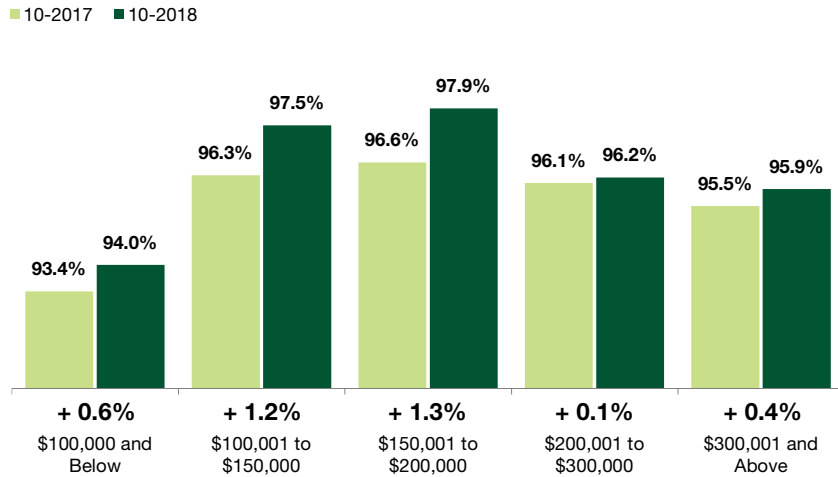
Condos

Percent of List Price Received

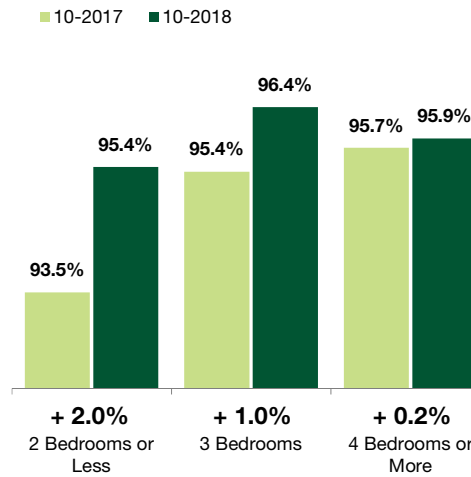
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



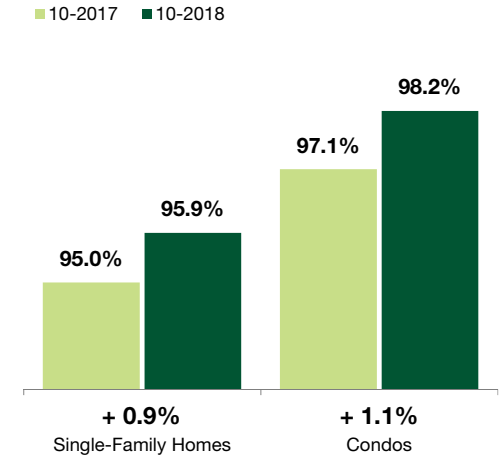
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2017	10-2018	Change
\$100,000 and Below	93.4%	94.0%	+ 0.6%
\$100,001 to \$150,000	96.3%	97.5%	+ 1.2%
\$150,001 to \$200,000	96.6%	97.9%	+ 1.3%
\$200,001 to \$300,000	96.1%	96.2%	+ 0.1%
\$300,001 and Above	95.5%	95.9%	+ 0.4%
All Price Ranges	95.1%	96.1%	+ 1.1%

Single-Family Homes

10-2017	10-2018	Change
93.0%	93.6%	+ 0.6%
96.3%	97.3%	+ 1.0%
96.6%	97.9%	+ 1.3%
96.0%	96.2%	+ 0.2%
95.4%	95.6%	+ 0.2%
95.0%	95.9%	+ 0.9%

Condos

10-2017	10-2018	Change
97.0%	99.2%	+ 2.3%
0.0%	100.0%	--
97.3%	100.0%	+ 2.8%
0.0%	93.4%	--
0.0%	0.0%	--
97.1%	98.2%	+ 1.1%

By Bedroom Count

10-2017	10-2018	Change
93.5%	95.4%	+ 2.0%
95.4%	96.4%	+ 1.0%
95.7%	95.9%	+ 0.2%
95.1%	96.1%	+ 1.1%

10-2017	10-2018	Change
92.6%	94.6%	+ 2.2%
95.3%	96.2%	+ 0.9%
95.7%	96.0%	+ 0.3%
95.0%	95.9%	+ 0.9%

10-2017	10-2018	Change
97.0%	99.2%	+ 2.3%
97.3%	100.0%	+ 2.8%
0.0%	93.4%	--
97.1%	98.2%	+ 1.1%

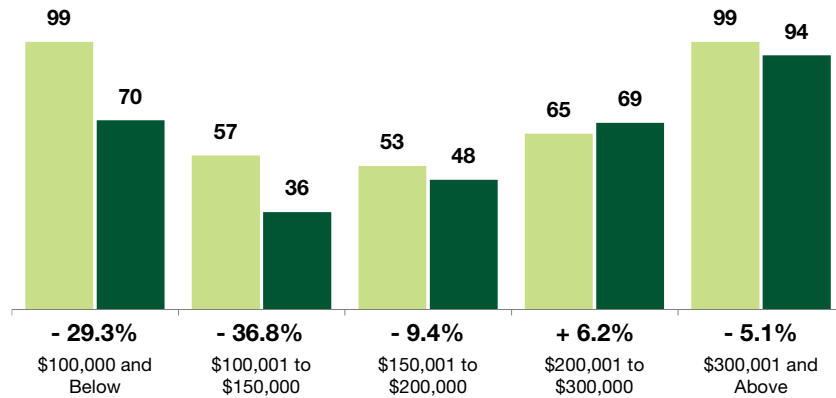
Inventory of Homes for Sale

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



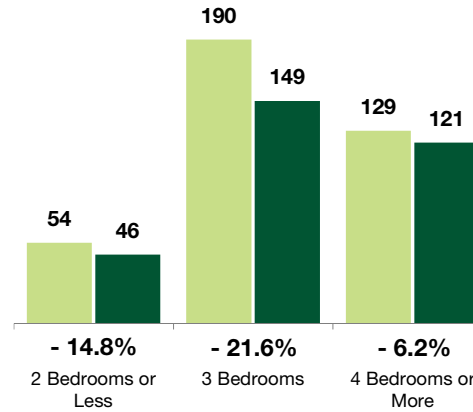
By Price Range

10-2017 10-2018



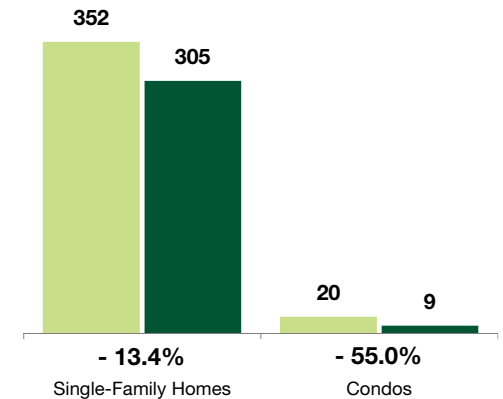
By Bedroom Count

10-2017 10-2018



By Property Type

10-2017 10-2018



All Properties

By Price Range

	10-2017	10-2018	Change
\$100,000 and Below	99	70	- 29.3%
\$100,001 to \$150,000	57	36	- 36.8%
\$150,001 to \$200,000	53	48	- 9.4%
\$200,001 to \$300,000	65	69	+ 6.2%
\$300,001 and Above	99	94	- 5.1%
All Price Ranges	373	317	- 15.0%

Single-Family Homes

	10-2017	10-2018	Change
2 Bedrooms or Less	96	66	- 31.3%
3 Bedrooms	52	35	- 32.7%
4 Bedrooms or More	49	45	- 8.2%
	63	66	+ 4.8%
	92	93	+ 1.1%
All Single-Family Homes	352	305	- 13.4%

Condos

	10-2017	10-2018	Change
	3	3	0.0%
	5	1	- 80.0%
	4	2	- 50.0%
	2	2	0.0%
	6	1	- 83.3%
All Condos	20	9	- 55.0%

By Bedroom Count

	10-2017	10-2018	Change
2 Bedrooms or Less	54	46	- 14.8%
3 Bedrooms	190	149	- 21.6%
4 Bedrooms or More	129	121	- 6.2%
All Bedroom Counts	373	317	- 15.0%

	10-2017	10-2018	Change
2 Bedrooms or Less	48	44	- 8.3%
3 Bedrooms	177	141	- 20.3%
4 Bedrooms or More	127	120	- 5.5%
	1	1	0.0%
All Single-Family Homes	352	305	- 13.4%

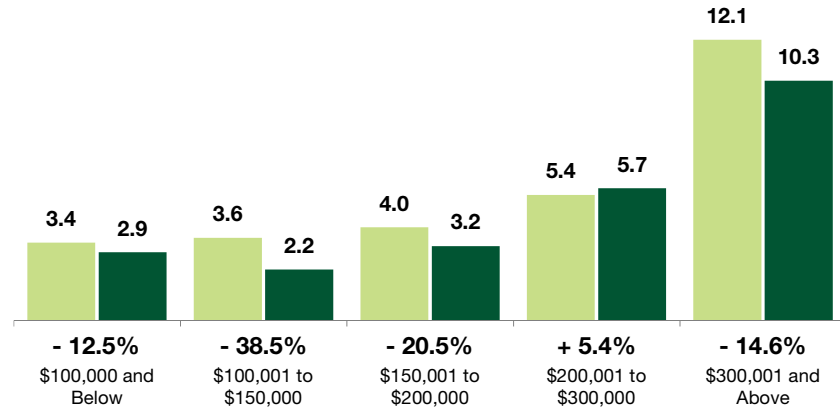
Months Supply of Inventory

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.**



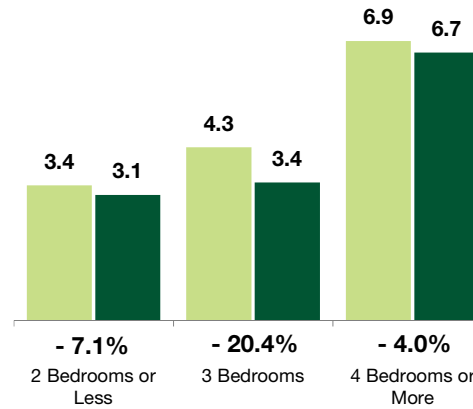
By Price Range

■ 10-2017 ■ 10-2018



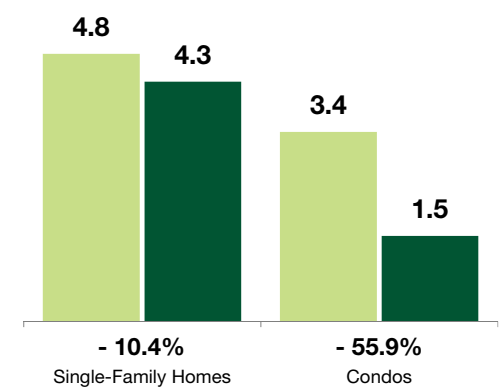
By Bedroom Count

■ 10-2017 ■ 10-2018



By Property Type

■ 10-2017 ■ 10-2018



All Properties

By Price Range	10-2017	10-2018	Change
\$100,000 and Below	3.4	2.9	- 12.5%
\$100,001 to \$150,000	3.6	2.2	- 38.5%
\$150,001 to \$200,000	4.0	3.2	- 20.5%
\$200,001 to \$300,000	5.4	5.7	+ 5.4%
\$300,001 and Above	12.1	10.3	- 14.6%
All Price Ranges	4.7	4.1	- 12.8%

Single-Family Homes

10-2017	10-2018	Change	10-2017	10-2018	Change
3.8	3.2	- 16.1%	0.8	1.0	+ 25.0%
3.4	2.3	- 31.2%	3.3	0.4	- 87.9%
4.0	3.2	- 20.1%	4.0	1.4	- 65.0%
5.4	5.6	+ 4.0%	0.0	1.5	--
11.5	10.8	- 5.8%	6.0	0.8	- 86.7%
4.8	4.3	- 10.4%	3.4	1.5	- 55.9%

Condos

By Bedroom Count	10-2017	10-2018	Change
2 Bedrooms or Less	3.4	3.1	- 7.1%
3 Bedrooms	4.3	3.4	- 20.4%
4 Bedrooms or More	6.9	6.7	- 4.0%
All Bedroom Counts	4.7	4.1	- 12.8%

10-2017	10-2018	Change	10-2017	10-2018	Change
3.9	3.8	- 2.3%	1.6	0.6	- 62.5%
4.2	3.4	- 18.2%	5.9	2.1	- 64.4%
6.9	6.8	- 2.4%	1.0	1.0	0.0%
4.8	4.3	- 10.4%	3.4	1.5	- 55.9%