

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## August 2019

For the 12-month period spanning September 2018 through August 2019, overall Closed Sales in the Greenwood region remained flat for the period. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 19.4 percent.

The overall Median Sales Price was up 2.9 percent to \$144,000. The property type with the largest price gain was the Condos segment, where prices increased 3.3 percent to \$100,450. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 78 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 154 days.

Market-wide, inventory levels were down 14.3 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 13.4 percent. That amounts to 4.1 months supply for Single-Family homes and 1.1 months supply for Condos.

## Quick Facts

**+ 19.4%**

**+ 3.1%**

**+ 2.0%**

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

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

Property Type With  
Strongest Sales:  
**Single-Family**

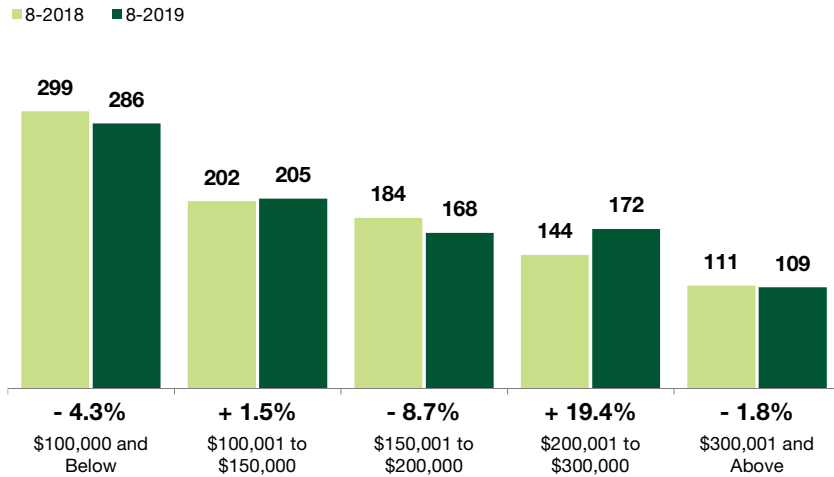
Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Closed Sales

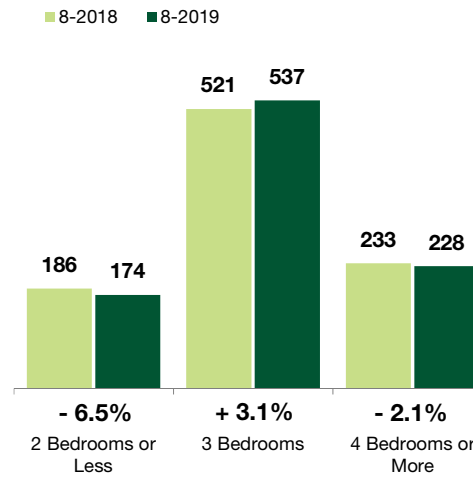
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



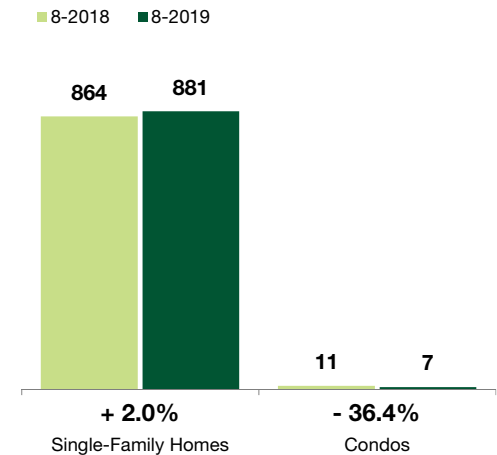
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2018	8-2019	Change
\$100,000 and Below	299	286	- 4.3%
\$100,001 to \$150,000	202	205	+ 1.5%
\$150,001 to \$200,000	184	168	- 8.7%
\$200,001 to \$300,000	144	172	+ 19.4%
\$300,001 and Above	111	109	- 1.8%
<b>All Price Ranges</b>	<b>940</b>	<b>940</b>	<b>0.0%</b>

### Single-Family Homes

8-2018	8-2019	Change
259	259	0.0%
187	191	+ 2.1%
171	160	- 6.4%
141	166	+ 17.7%
106	105	- 0.9%
<b>864</b>	<b>881</b>	<b>+ 2.0%</b>

### Condos

8-2018	8-2019	Change
5	2	- 60.0%
4	1	- 75.0%
1	3	+ 200.0%
0	1	--
1	0	- 100.0%
<b>11</b>	<b>7</b>	<b>- 36.4%</b>

### By Bedroom Count

8-2018	8-2019	Change
186	174	- 6.5%
521	537	+ 3.1%
233	228	- 2.1%
<b>940</b>	<b>940</b>	<b>0.0%</b>

8-2018	8-2019	Change
143	145	+ 1.4%
492	511	+ 3.9%
229	225	- 1.7%
<b>864</b>	<b>881</b>	<b>+ 2.0%</b>

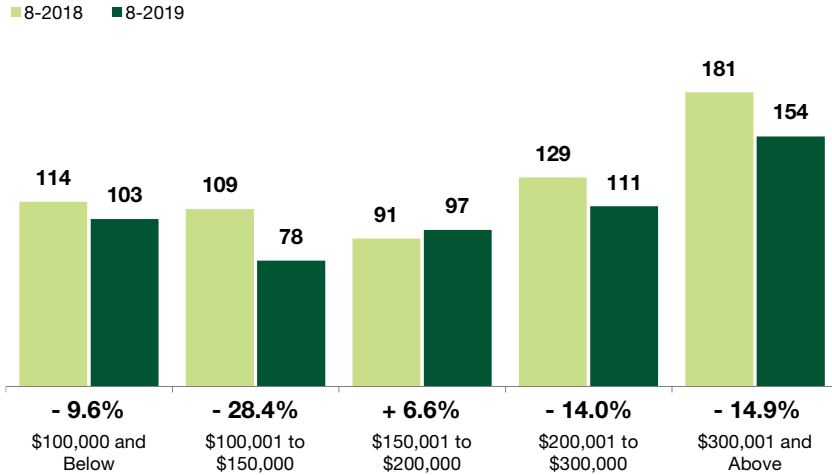
8-2018	8-2019	Change
6	2	- 66.7%
5	5	0.0%
0	0	--
<b>11</b>	<b>7</b>	<b>- 36.4%</b>

# Days on Market Until Sale

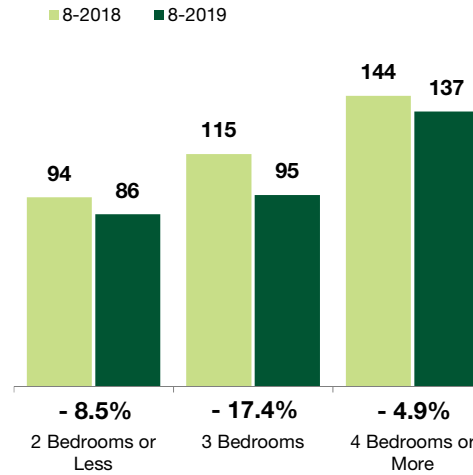
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



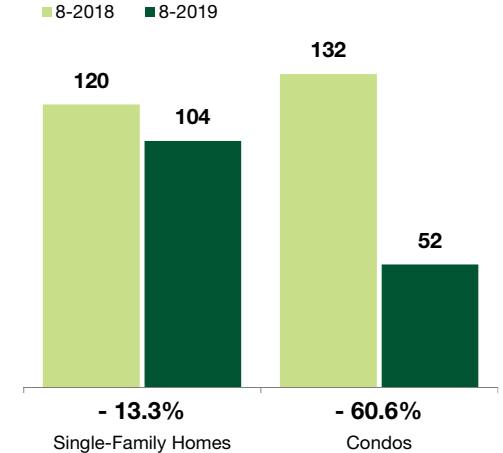
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

#### By Price Range

	8-2018	8-2019	Change
\$100,000 and Below	114	103	- 9.6%
\$100,001 to \$150,000	109	78	- 28.4%
\$150,001 to \$200,000	91	97	+ 6.6%
\$200,001 to \$300,000	129	111	- 14.0%
\$300,001 and Above	181	154	- 14.9%
<b>All Price Ranges</b>	<b>118</b>	<b>103</b>	<b>- 12.7%</b>

### Single-Family Homes

	8-2018	8-2019	Change
2 Bedrooms or Less	118	107	- 9.3%
3 Bedrooms	111	75	- 32.4%
4 Bedrooms or More	91	98	+ 7.7%
	127	111	- 12.6%
	178	150	- 15.7%
<b>All Single-Family Homes</b>	<b>120</b>	<b>104</b>	<b>- 13.3%</b>

### Condos

	8-2018	8-2019	Change
	153	57	- 62.7%
	101	26	- 74.3%
	104	56	- 46.2%
	0	0	--
	185	0	- 100.0%
<b>All Condos</b>	<b>132</b>	<b>52</b>	<b>- 60.6%</b>

#### By Bedroom Count

	8-2018	8-2019	Change
2 Bedrooms or Less	94	86	- 8.5%
3 Bedrooms	115	95	- 17.4%
4 Bedrooms or More	144	137	- 4.9%
<b>All Bedroom Counts</b>	<b>118</b>	<b>103</b>	<b>- 12.7%</b>

	8-2018	8-2019	Change
2 Bedrooms or Less	95	94	- 1.1%
3 Bedrooms	115	93	- 19.1%
4 Bedrooms or More	145	137	- 5.5%
<b>All Single-Family Homes</b>	<b>120</b>	<b>104</b>	<b>- 13.3%</b>

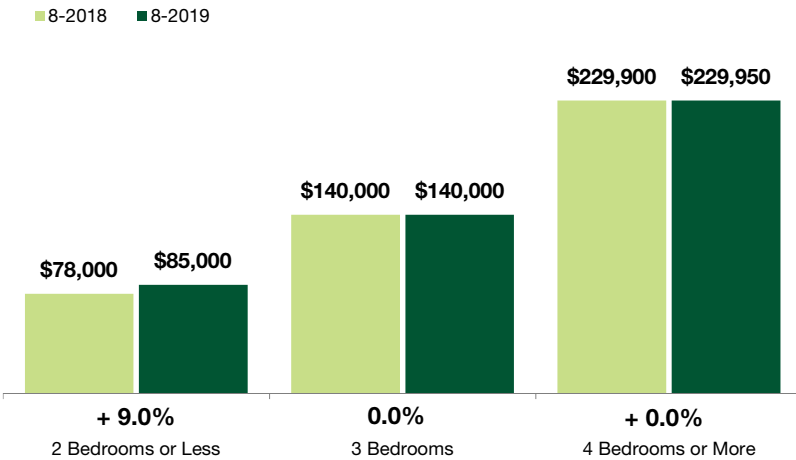
	8-2018	8-2019	Change
	163	57	- 65.0%
	96	50	- 47.9%
	0	0	--
<b>All Condos</b>	<b>132</b>	<b>52</b>	<b>- 60.6%</b>

# Median Sales Price

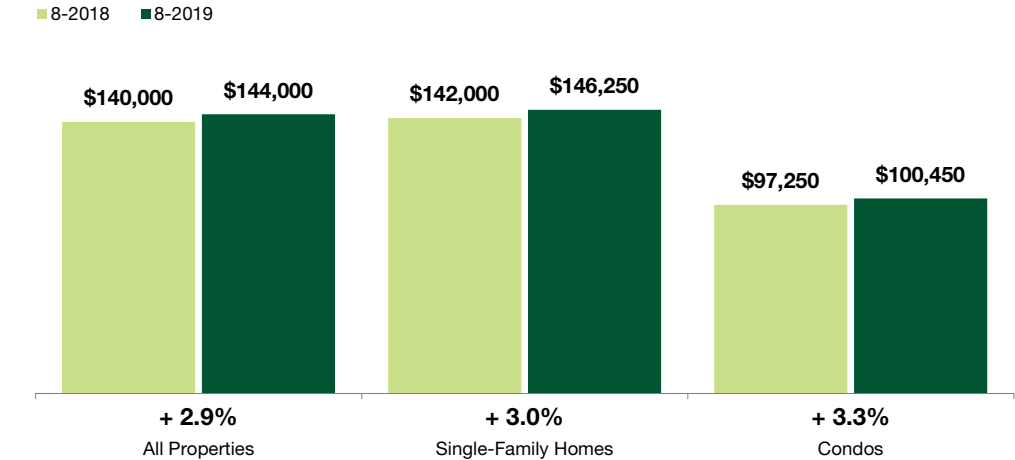
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	8-2018	8-2019	Change
2 Bedrooms or Less	\$78,000	\$85,000	+ 9.0%
3 Bedrooms	\$140,000	\$140,000	0.0%
4 Bedrooms or More	\$229,900	\$229,950	+ 0.0%
<b>All Bedroom Counts</b>	<b>\$140,000</b>	<b>\$144,000</b>	<b>+ 2.9%</b>

### Single-Family Homes

8-2018	8-2019	Change	8-2018	8-2019	Change
\$75,000	\$83,598	+ 11.5%	\$83,500	\$90,000	+ 7.8%
\$137,000	\$140,000	+ 2.2%	\$174,500	\$150,000	- 14.0%
\$230,000	\$229,000	- 0.4%	\$125,000	\$270,000	+ 116.0%
<b>\$142,000</b>	<b>\$146,250</b>	<b>+ 3.0%</b>	<b>\$97,250</b>	<b>\$100,450</b>	<b>+ 3.3%</b>

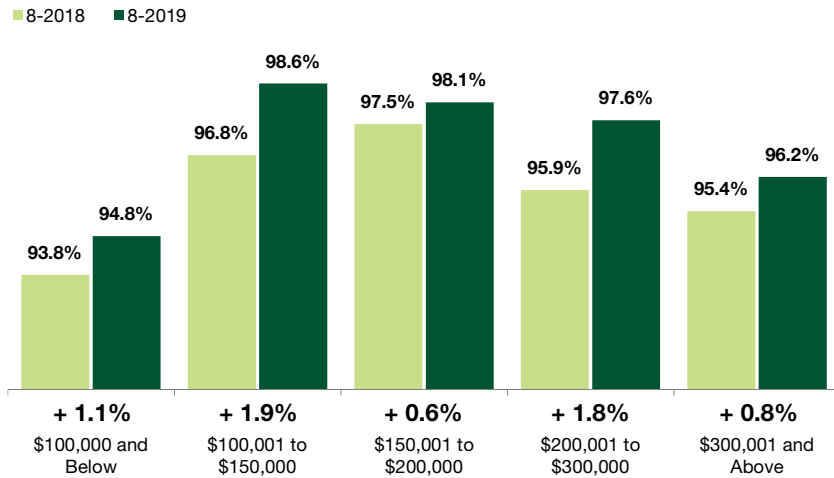
### Condos

# Percent of List Price Received

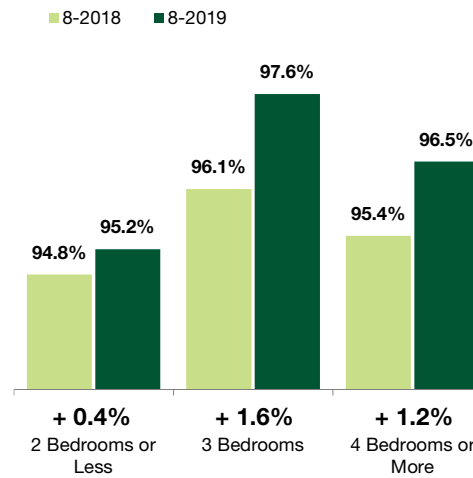
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



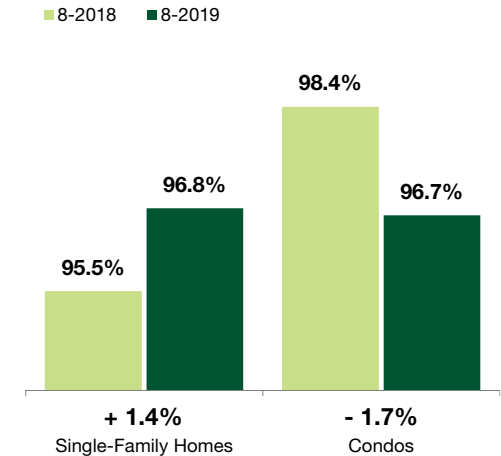
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2018	8-2019	Change
\$100,000 and Below	93.8%	94.8%	+ 1.1%
\$100,001 to \$150,000	96.8%	98.6%	+ 1.9%
\$150,001 to \$200,000	97.5%	98.1%	+ 0.6%
\$200,001 to \$300,000	95.9%	97.6%	+ 1.8%
\$300,001 and Above	95.4%	96.2%	+ 0.8%
<b>All Price Ranges</b>	<b>95.7%</b>	<b>96.9%</b>	<b>+ 1.3%</b>

### Single-Family Homes

8-2018	8-2019	Change
93.3%	94.4%	+ 1.2%
96.7%	98.6%	+ 2.0%
97.5%	98.1%	+ 0.6%
95.9%	97.8%	+ 2.0%
95.3%	96.0%	+ 0.7%
<b>95.5%</b>	<b>96.8%</b>	<b>+ 1.4%</b>

### Condos

8-2018	8-2019	Change
96.0%	97.2%	+ 1.3%
102.0%	100.0%	- 2.0%
96.2%	95.6%	- 0.6%
0.0%	0.0%	--
97.7%	0.0%	- 100.0%
<b>98.4%</b>	<b>96.7%</b>	<b>- 1.7%</b>

### By Bedroom Count

8-2018	8-2019	Change
94.8%	95.2%	+ 0.4%
96.1%	97.6%	+ 1.6%
95.4%	96.5%	+ 1.2%
<b>95.7%</b>	<b>96.9%</b>	<b>+ 1.3%</b>

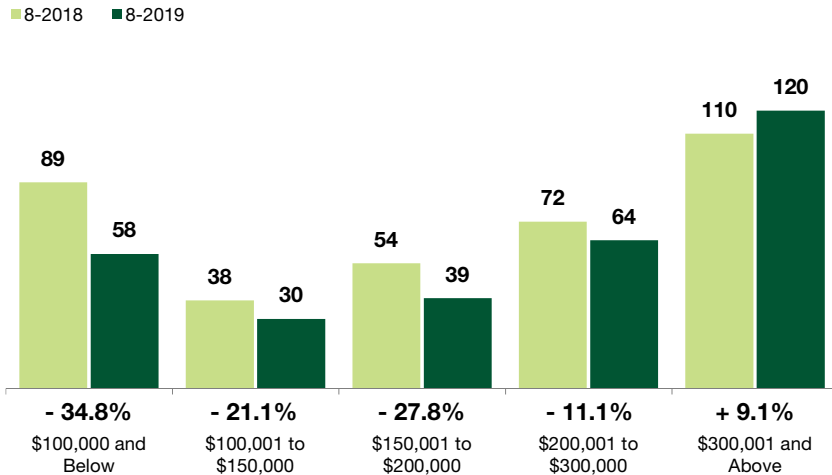
8-2018	8-2019	Change
93.7%	94.5%	+ 0.9%
96.0%	97.6%	+ 1.7%
95.5%	96.6%	+ 1.2%
<b>95.5%</b>	<b>96.8%</b>	<b>+ 1.4%</b>

# Inventory of Homes for Sale

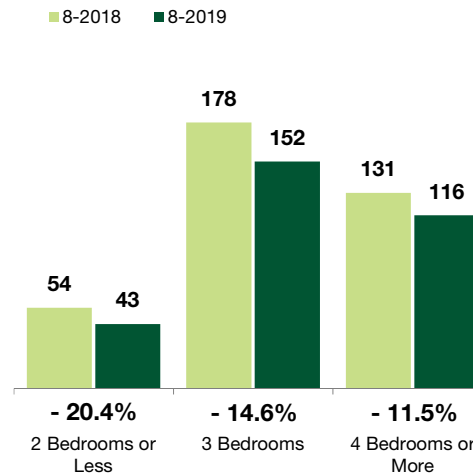
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



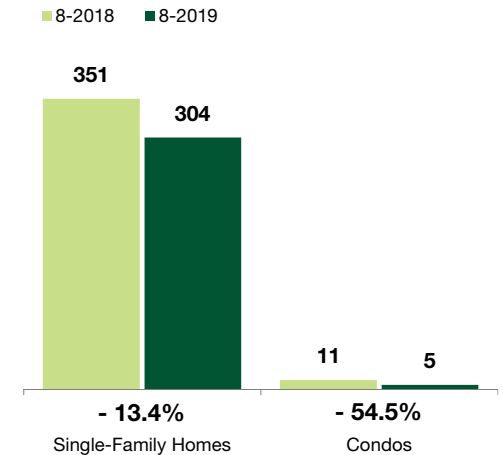
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2018	8-2019	Change
\$100,000 and Below	89	58	- 34.8%
\$100,001 to \$150,000	38	30	- 21.1%
\$150,001 to \$200,000	54	39	- 27.8%
\$200,001 to \$300,000	72	64	- 11.1%
\$300,001 and Above	110	120	+ 9.1%
<b>All Price Ranges</b>	<b>363</b>	<b>311</b>	<b>- 14.3%</b>

### Single-Family Homes

8-2018	8-2019	Change
85	57	- 32.9%
35	29	- 17.1%
52	37	- 28.8%
70	62	- 11.4%
109	119	+ 9.2%
<b>351</b>	<b>304</b>	<b>- 13.4%</b>

### Condos

8-2018	8-2019	Change
4	1	- 75.0%
3	1	- 66.7%
2	1	- 50.0%
1	2	+ 100.0%
1	0	- 100.0%
<b>11</b>	<b>5</b>	<b>- 54.5%</b>

## By Bedroom Count

By Bedroom Count	8-2018	8-2019	Change
2 Bedrooms or Less	54	43	- 20.4%
3 Bedrooms	178	152	- 14.6%
4 Bedrooms or More	131	116	- 11.5%
<b>All Bedroom Counts</b>	<b>363</b>	<b>311</b>	<b>- 14.3%</b>

8-2018	8-2019	Change
52	40	- 23.1%
169	149	- 11.8%
130	115	- 11.5%
<b>351</b>	<b>304</b>	<b>- 13.4%</b>

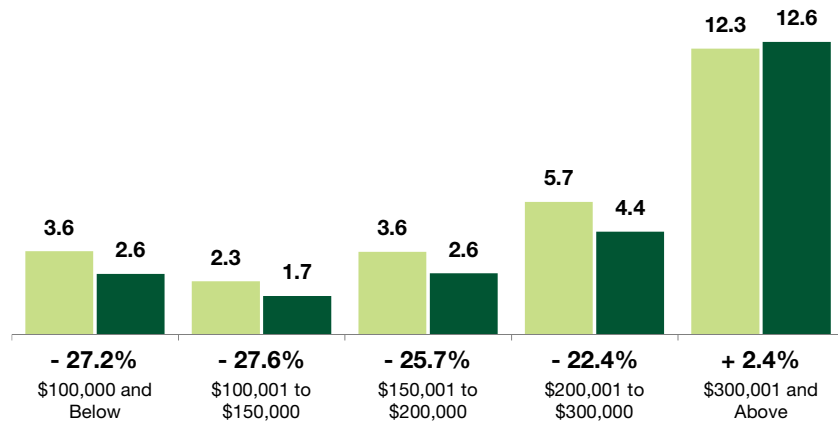
# Months Supply of Inventory

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.**



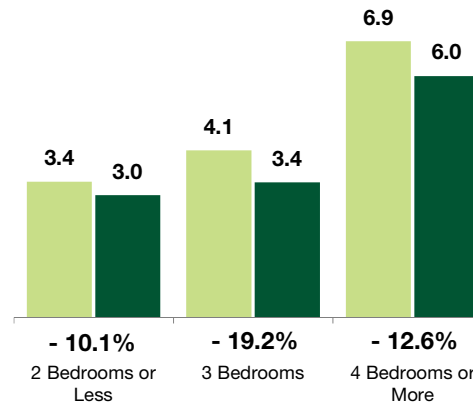
## By Price Range

8-2018 8-2019



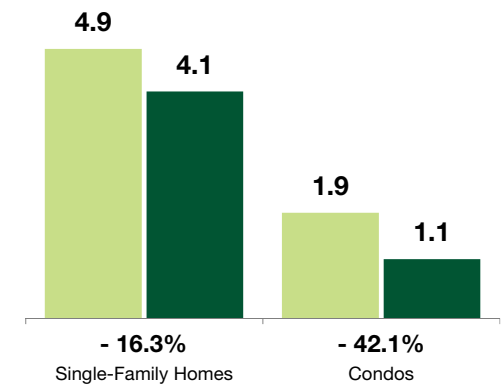
## By Bedroom Count

8-2018 8-2019



## By Property Type

8-2018 8-2019



### All Properties

By Price Range	8-2018	8-2019	Change
\$100,000 and Below	3.6	2.6	- 27.2%
\$100,001 to \$150,000	2.3	1.7	- 27.6%
\$150,001 to \$200,000	3.6	2.6	- 25.7%
\$200,001 to \$300,000	5.7	4.4	- 22.4%
\$300,001 and Above	12.3	12.6	+ 2.4%
<b>All Price Ranges</b>	<b>4.7</b>	<b>3.9</b>	<b>- 17.0%</b>

### Single-Family Homes

8-2018	8-2019	Change	8-2018	8-2019	Change
3.9	2.9	- 27.0%	1.3	0.4	- 69.2%
2.3	1.7	- 25.3%	1.1	0.6	- 45.5%
3.6	2.6	- 27.6%	1.5	0.8	- 46.7%
5.7	4.5	- 21.5%	0.7	2.0	+ 185.7%
13.0	12.9	- 0.7%	0.8	0.0	- 100.0%
<b>4.9</b>	<b>4.1</b>	<b>- 16.3%</b>	<b>1.9</b>	<b>1.1</b>	<b>- 42.1%</b>

### Condos

By Bedroom Count	8-2018	8-2019	Change
2 Bedrooms or Less	3.4	3.0	- 10.1%
3 Bedrooms	4.1	3.4	- 19.2%
4 Bedrooms or More	6.9	6.0	- 12.6%
<b>All Bedroom Counts</b>	<b>4.7</b>	<b>3.9</b>	<b>- 17.0%</b>

8-2018	8-2019	Change	8-2018	8-2019	Change
4.1	3.4	- 17.0%	0.6	1.1	+ 83.3%
4.2	3.4	- 17.3%	3.0	0.8	- 73.3%
6.9	6.0	- 13.1%	1.0	0.0	- 100.0%
<b>4.9</b>	<b>4.1</b>	<b>- 16.3%</b>	<b>1.9</b>	<b>1.1</b>	<b>- 42.1%</b>