

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2019

As we move into the final months of 2019, buyers will find fewer homes coming on the market, but also less competition for those homes. The real estate market this fall is looking healthy. With a strong economy and great mortgage rates, there is a lot to remain optimistic about. For the 12-month period spanning October 2018 through September 2019, Closed Sales in the Greenwood region were up 4.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 18.1 percent.

The overall Median Sales Price was up 3.6 percent to \$145,000. The property type with the largest price gain was the Condos segment, where prices increased 3.6 percent to \$101,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 79 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 157 days.

Market-wide, inventory levels were down 20.9 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 19.9 percent. That amounts to 3.8 months supply for Single-Family homes and 1.3 months supply for Condos.

Quick Facts

+ 18.1%

+ 7.7%

+ 6.8%

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	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

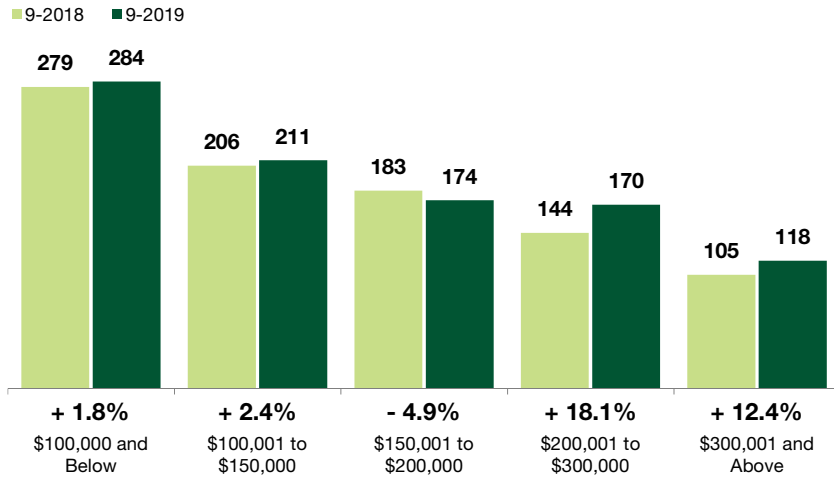


Closed Sales

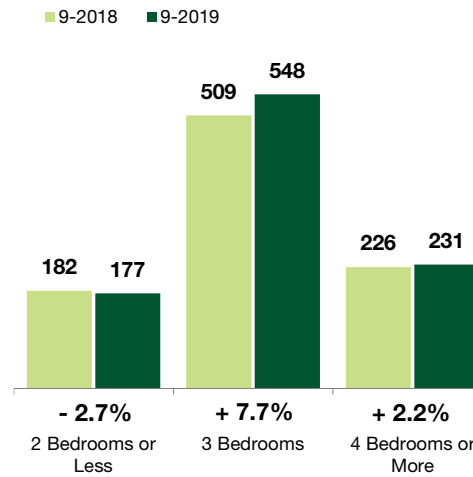
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



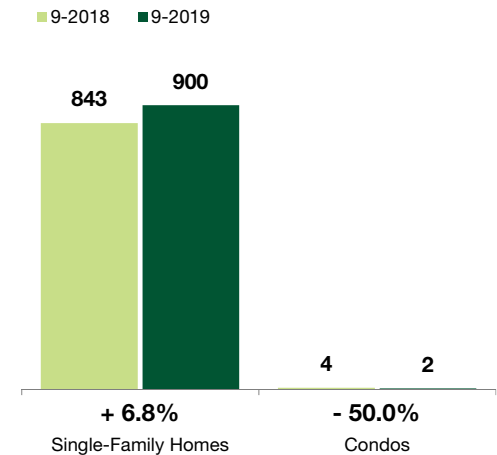
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2018	9-2019	Change
\$100,000 and Below	279	284	+ 1.8%
\$100,001 to \$150,000	206	211	+ 2.4%
\$150,001 to \$200,000	183	174	- 4.9%
\$200,001 to \$300,000	144	170	+ 18.1%
\$300,001 and Above	105	118	+ 12.4%
All Price Ranges	917	957	+ 4.4%

Single-Family Homes

9-2018	9-2019	Change	9-2018	9-2019	Change
241	258	+ 7.1%	1	0	- 100.0%
189	200	+ 5.8%	3	1	- 66.7%
172	165	- 4.1%	0	0	--
141	163	+ 15.6%	0	1	--
100	114	+ 14.0%	0	0	--
843	900	+ 6.8%	4	2	- 50.0%

Condos

By Bedroom Count	9-2018	9-2019	Change
2 Bedrooms or Less	182	177	- 2.7%
3 Bedrooms	509	548	+ 7.7%
4 Bedrooms or More	226	231	+ 2.2%
All Bedroom Counts	917	957	+ 4.4%

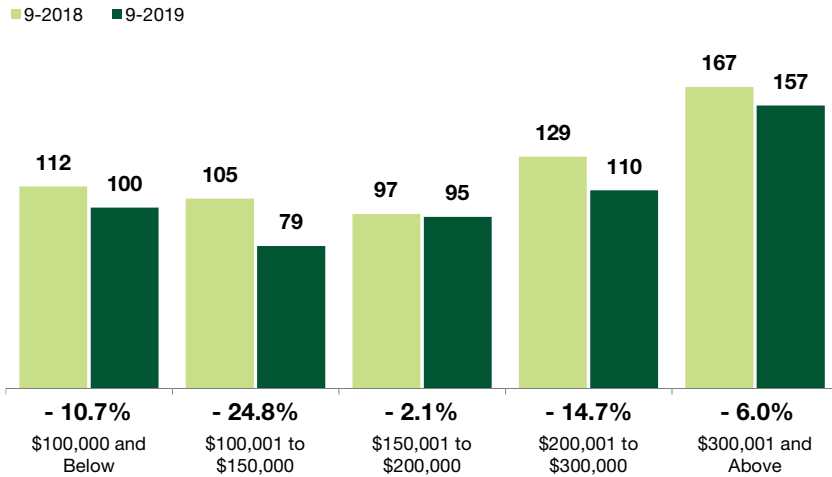
9-2018	9-2019	Change	9-2018	9-2019	Change
140	150	+ 7.1%	2	1	- 50.0%
481	522	+ 8.5%	2	1	- 50.0%
222	228	+ 2.7%	0	0	--
843	900	+ 6.8%	4	2	- 50.0%

Days on Market Until Sale

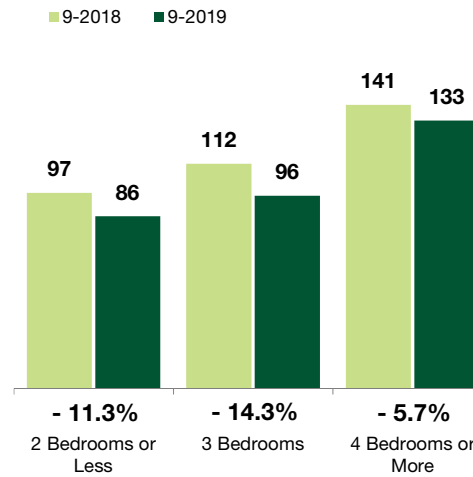
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



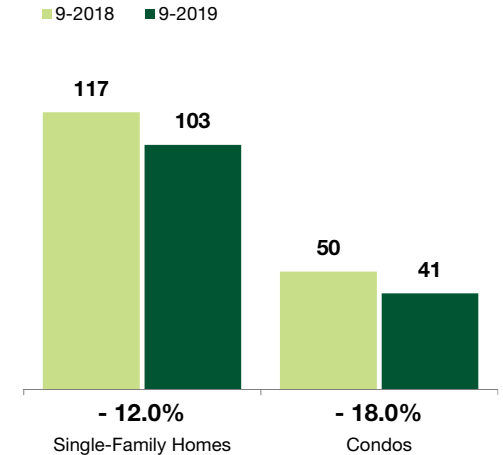
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2018	9-2019	Change
\$100,000 and Below	112	100	- 10.7%
\$100,001 to \$150,000	105	79	- 24.8%
\$150,001 to \$200,000	97	95	- 2.1%
\$200,001 to \$300,000	129	110	- 14.7%
\$300,001 and Above	167	157	- 6.0%
All Price Ranges	116	103	- 11.2%

Single-Family Homes

9-2018	9-2019	Change
116	104	- 10.3%
107	76	- 29.0%
96	97	+ 1.0%
127	110	- 13.4%
163	153	- 6.1%
117	103	- 12.0%

Condos

9-2018	9-2019	Change
24	0	- 100.0%
76	79	+ 3.9%
0	0	--
0	2	--
0	0	--
50	41	- 18.0%

By Bedroom Count

9-2018	9-2019	Change
97	86	- 11.3%
112	96	- 14.3%
141	133	- 5.7%
116	103	- 11.2%

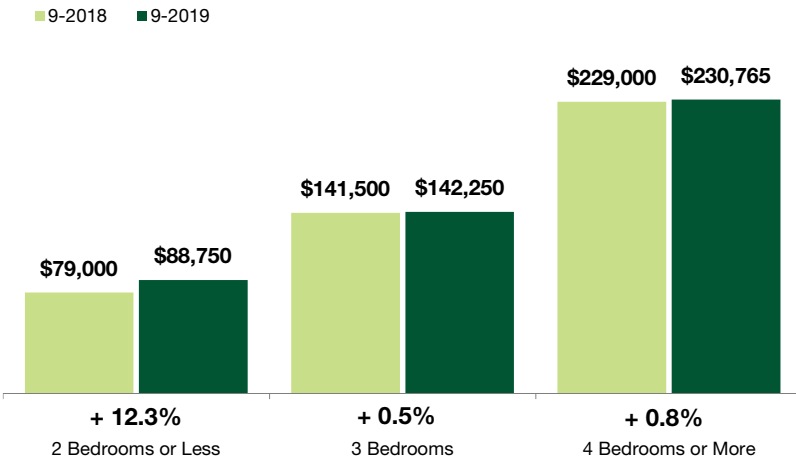
9-2018	9-2019	Change
100	93	- 7.0%
111	93	- 16.2%
141	133	- 5.7%
117	103	- 12.0%

Median Sales Price

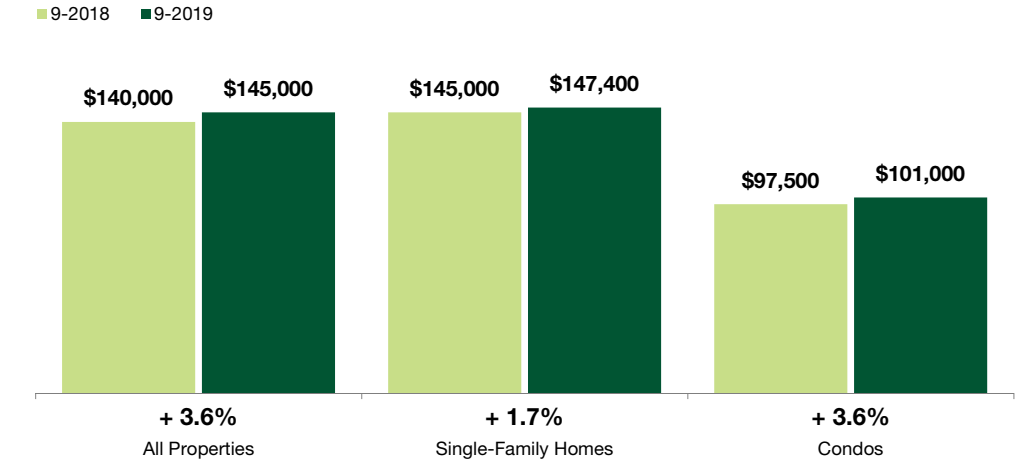
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	9-2018	9-2019	Change
2 Bedrooms or Less	\$79,000	\$88,750	+ 12.3%
3 Bedrooms	\$141,500	\$142,250	+ 0.5%
4 Bedrooms or More	\$229,000	\$230,765	+ 0.8%
All Bedroom Counts	\$140,000	\$145,000	+ 3.6%

Single-Family Homes

9-2018	9-2019	Change	9-2018	9-2019	Change
\$75,950	\$88,500	+ 16.5%	\$83,538	\$90,000	+ 7.7%
\$140,000	\$141,000	+ 0.7%	\$174,500	\$155,000	- 11.2%
\$229,450	\$230,000	+ 0.2%	\$125,000	\$270,000	+ 116.0%
\$145,000	\$147,400	+ 1.7%	\$97,500	\$101,000	+ 3.6%

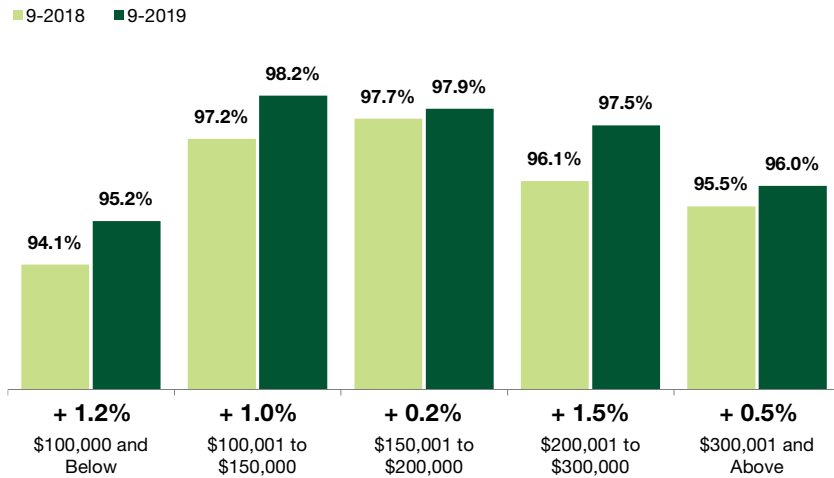
Condos

Percent of List Price Received

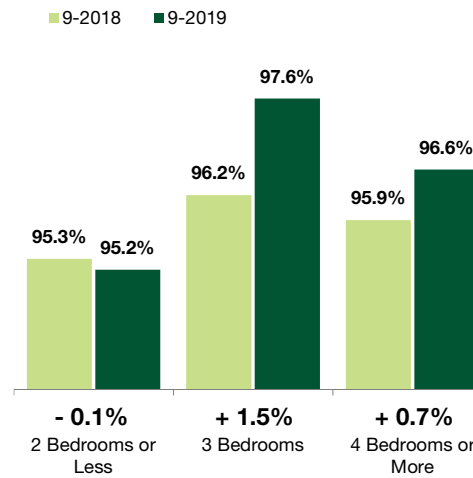
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



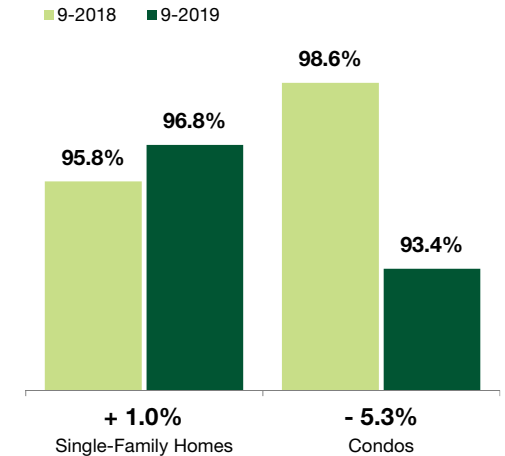
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2018	9-2019	Change
\$100,000 and Below	94.1%	95.2%	+ 1.2%
\$100,001 to \$150,000	97.2%	98.2%	+ 1.0%
\$150,001 to \$200,000	97.7%	97.9%	+ 0.2%
\$200,001 to \$300,000	96.1%	97.5%	+ 1.5%
\$300,001 and Above	95.5%	96.0%	+ 0.5%
All Price Ranges	96.0%	96.9%	+ 0.9%

Single-Family Homes

9-2018	9-2019	Change
93.6%	94.8%	+ 1.3%
97.0%	98.3%	+ 1.3%
97.6%	98.0%	+ 0.4%
96.1%	97.6%	+ 1.6%
95.5%	95.8%	+ 0.3%
95.8%	96.8%	+ 1.0%

Condos

9-2018	9-2019	Change
96.1%	0.0%	- 100.0%
101.0%	87.7%	- 13.2%
0.0%	0.0%	--
0.0%	99.0%	--
0.0%	0.0%	--
98.6%	93.4%	- 5.3%

By Bedroom Count

By Bedroom Count	9-2018	9-2019	Change
2 Bedrooms or Less	95.3%	95.2%	- 0.1%
3 Bedrooms	96.2%	97.6%	+ 1.5%
4 Bedrooms or More	95.9%	96.6%	+ 0.7%
All Bedroom Counts	96.0%	96.9%	+ 0.9%

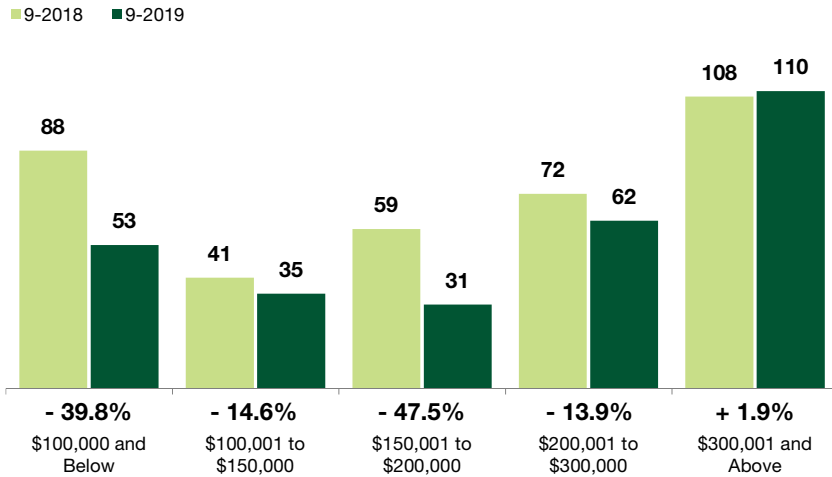
9-2018	9-2019	Change	9-2018	9-2019	Change
94.4%	94.6%	+ 0.2%	96.1%	87.7%	- 8.7%
96.1%	97.6%	+ 1.6%	101.0%	99.0%	- 2.0%
96.0%	96.6%	+ 0.6%	0.0%	0.0%	--
95.8%	96.8%	+ 1.0%	98.6%	93.4%	- 5.3%

Inventory of Homes for Sale

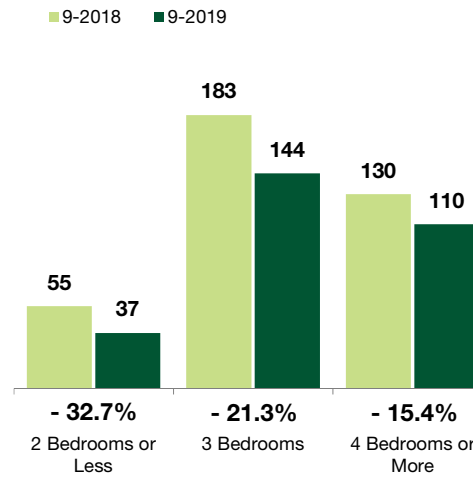
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



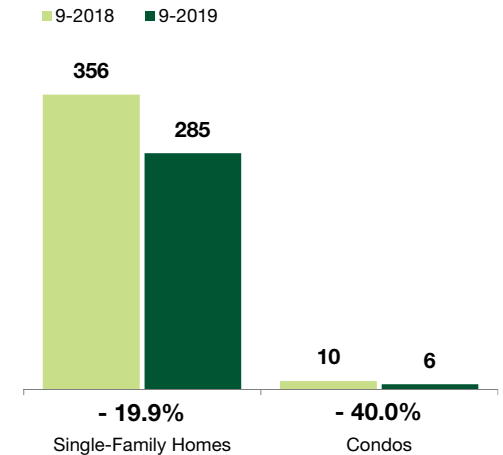
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2018	9-2019	Change
\$100,000 and Below	88	53	- 39.8%
\$100,001 to \$150,000	41	35	- 14.6%
\$150,001 to \$200,000	59	31	- 47.5%
\$200,001 to \$300,000	72	62	- 13.9%
\$300,001 and Above	108	110	+ 1.9%
All Price Ranges	368	291	- 20.9%

Single-Family Homes

9-2018	9-2019	Change
82	53	- 35.4%
40	33	- 17.5%
57	31	- 45.6%
70	58	- 17.1%
107	110	+ 2.8%
356	285	- 19.9%

Condos

9-2018	9-2019	Change
5	0	- 100.0%
1	2	+ 100.0%
2	0	- 100.0%
1	4	+ 300.0%
1	0	- 100.0%
10	6	- 40.0%

By Bedroom Count

By Bedroom Count	9-2018	9-2019	Change
2 Bedrooms or Less	55	37	- 32.7%
3 Bedrooms	183	144	- 21.3%
4 Bedrooms or More	130	110	- 15.4%
All Bedroom Counts	368	291	- 20.9%

9-2018	9-2019	Change	9-2018	9-2019	Change
52	35	- 32.7%	3	2	- 33.3%
175	140	- 20.0%	6	4	- 33.3%
129	110	- 14.7%	1	0	- 100.0%
356	285	- 19.9%	10	6	- 40.0%

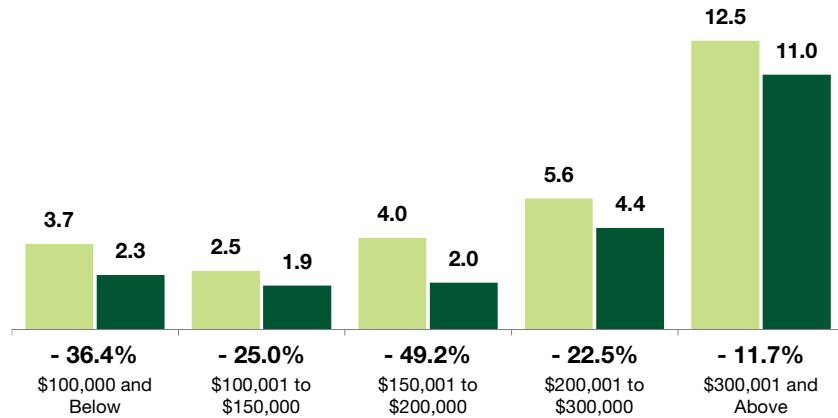
Months Supply of Inventory

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.**



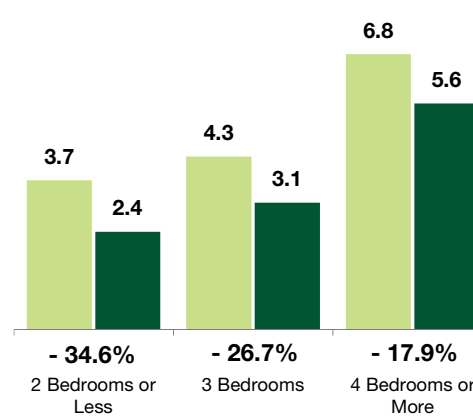
By Price Range

9-2018 9-2019



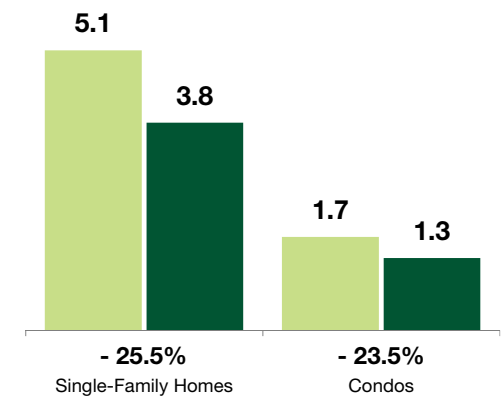
By Bedroom Count

9-2018 9-2019



By Property Type

9-2018 9-2019



All Properties

By Price Range	9-2018	9-2019	Change
\$100,000 and Below	3.7	2.3	- 36.4%
\$100,001 to \$150,000	2.5	1.9	- 25.0%
\$150,001 to \$200,000	4.0	2.0	- 49.2%
\$200,001 to \$300,000	5.6	4.4	- 22.5%
\$300,001 and Above	12.5	11.0	- 11.7%
All Price Ranges	4.8	3.6	- 25.0%

Single-Family Homes

9-2018	9-2019	Change	9-2018	9-2019	Change
3.9	2.6	- 33.8%	1.6	--	--
2.7	1.9	- 30.1%	0.4	1.4	+ 250.0%
4.1	2.1	- 48.1%	1.5	--	--
5.6	4.2	- 24.7%	0.8	4.0	+ 400.0%
13.1	11.3	- 13.9%	0.8	0.0	- 100.0%
5.1	3.8	- 25.5%	1.7	1.3	- 23.5%

Condos

By Bedroom Count	9-2018	9-2019	Change
2 Bedrooms or Less	3.7	2.4	- 34.6%
3 Bedrooms	4.3	3.1	- 26.7%
4 Bedrooms or More	6.8	5.6	- 17.9%
All Bedroom Counts	4.8	3.6	- 25.0%

9-2018	9-2019	Change	9-2018	9-2019	Change
4.5	2.8	- 38.9%	0.9	0.7	- 22.2%
4.4	3.2	- 26.8%	2.1	1.7	- 19.0%
6.9	5.7	- 18.0%	1.0	--	--
5.1	3.8	- 25.5%	1.7	1.3	- 23.5%