

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2019

This month the Federal Reserve voted to leave its key benchmark rate unchanged, which was widely expected. While the rate decisions by the Federal Reserve do not directly affect mortgage rates, Federal Reserve policy does affect the economic markets overall. Mortgage rates ended the year close to three-quarters of a percent lower than in 2018, a welcomed improvement for buyers as well as homeowners who took the opportunity to refinance. For the 12-month period spanning January 2019 through December 2019, Closed Sales in the Greenwood region were up 2.2 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 12.2 percent.

The overall Median Sales Price was up 4.9 percent to \$149,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 3.4 percent to \$150,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 76 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 153 days.

Market-wide, inventory levels were down 2.5 percent. The property type that gained the most inventory was the Single Family segment, where it increased 0.4 percent. That amounts to 3.5 months supply for Single-Family homes and 1.2 months supply for Condos.

Quick Facts

+ 12.2%

+ 3.8%

+ 50.0%

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

Bedroom Count With
Strongest Sales:
3 Bedrooms

Property Type With
Strongest Sales:
Condos

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

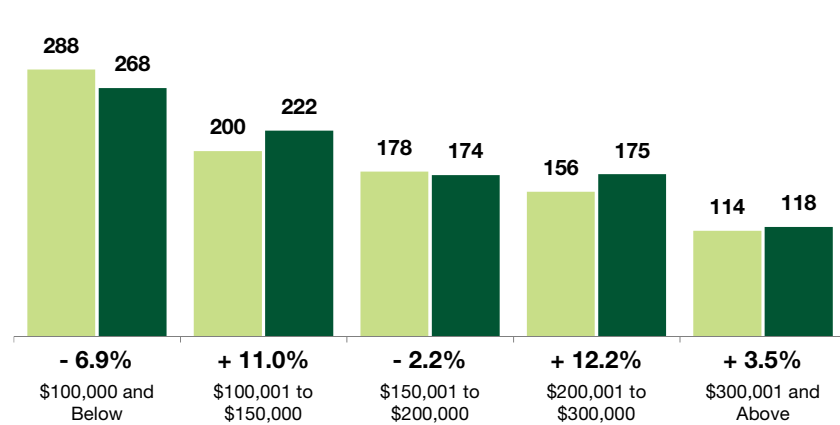
Closed Sales

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



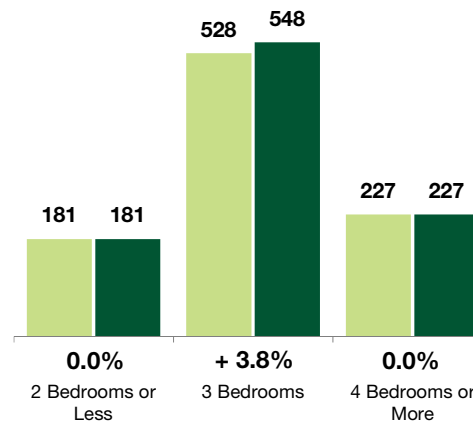
By Price Range

■ 12-2018 ■ 12-2019



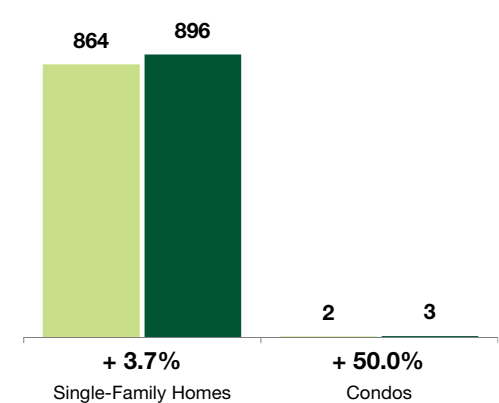
By Bedroom Count

■ 12-2018 ■ 12-2019



By Property Type

■ 12-2018 ■ 12-2019



All Properties

By Price Range	12-2018	12-2019	Change
\$100,000 and Below	288	268	- 6.9%
\$100,001 to \$150,000	200	222	+ 11.0%
\$150,001 to \$200,000	178	174	- 2.2%
\$200,001 to \$300,000	156	175	+ 12.2%
\$300,001 and Above	114	118	+ 3.5%
All Price Ranges	936	957	+ 2.2%

Single-Family Homes

12-2018	12-2019	Change	12-2018	12-2019	Change
254	241	- 5.1%	0	1	--
183	208	+ 13.7%	1	2	+ 100.0%
167	165	- 1.2%	1	0	- 100.0%
152	168	+ 10.5%	0	0	--
108	114	+ 5.6%	0	0	--
864	896	+ 3.7%	2	3	+ 50.0%

Condos

By Bedroom Count	12-2018	12-2019	Change
2 Bedrooms or Less	181	181	0.0%
3 Bedrooms	528	548	+ 3.8%
4 Bedrooms or More	227	227	0.0%
All Bedroom Counts	936	957	+ 2.2%

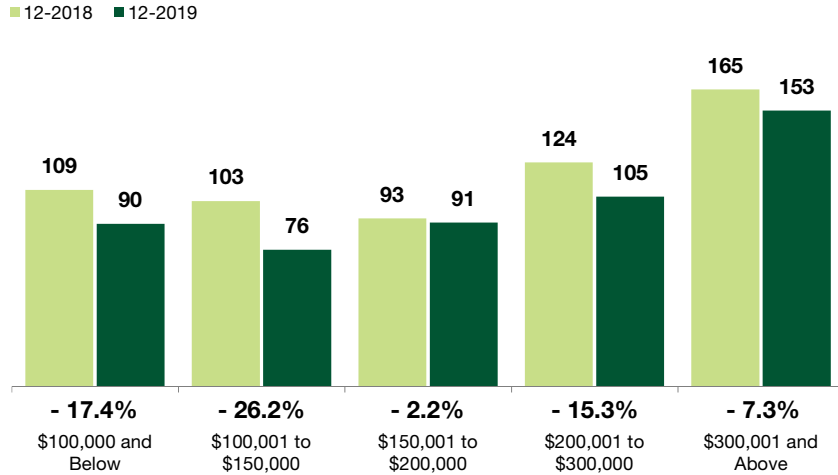
12-2018	12-2019	Change	12-2018	12-2019	Change
143	150	+ 4.9%	1	1	0.0%
499	521	+ 4.4%	1	2	+ 100.0%
222	225	+ 1.4%	0	0	--
864	896	+ 3.7%	2	3	+ 50.0%

Days on Market Until Sale

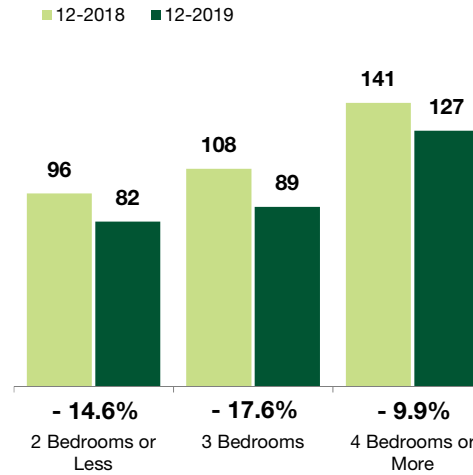
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



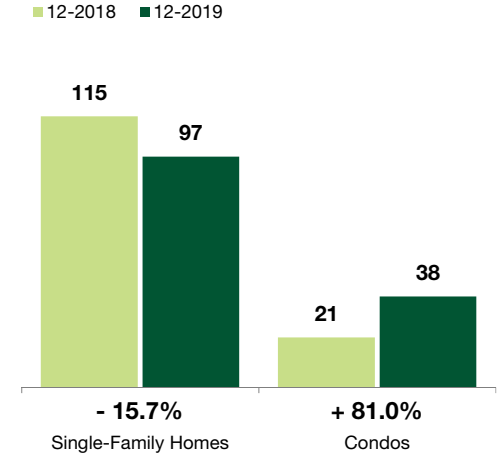
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2018	12-2019	Change
\$100,000 and Below	109	90	- 17.4%
\$100,001 to \$150,000	103	76	- 26.2%
\$150,001 to \$200,000	93	91	- 2.2%
\$200,001 to \$300,000	124	105	- 15.3%
\$300,001 and Above	165	153	- 7.3%
All Price Ranges	114	97	- 14.9%

Single-Family Homes

12-2018	12-2019	Change
113	94	- 16.8%
104	73	- 29.8%
93	92	- 1.1%
123	105	- 14.6%
162	150	- 7.4%
115	97	- 15.7%

Condos

12-2018	12-2019	Change
0	62	--
1	27	+ 2600.0%
41	0	- 100.0%
0	0	--
0	0	--
21	38	+ 81.0%

By Bedroom Count

12-2018	12-2019	Change
96	82	- 14.6%
108	89	- 17.6%
141	127	- 9.9%
114	97	- 14.9%

12-2018	12-2019	Change
98	89	- 9.2%
107	87	- 18.7%
142	127	- 10.6%
115	97	- 15.7%

12-2018	12-2019	Change
1	62	+ 6100.0%
41	27	- 34.1%
0	0	--
21	38	+ 81.0%

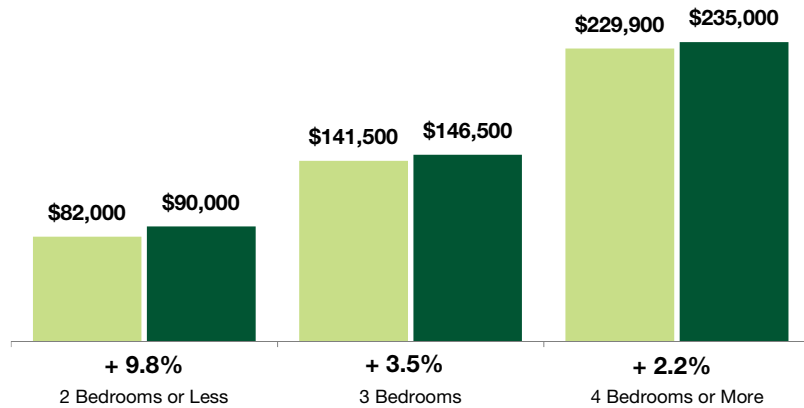
Median Sales Price

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



By Bedroom Count

■ 12-2018 ■ 12-2019



By Property Type

■ 12-2018 ■ 12-2019



All Properties

By Bedroom Count

	12-2018	12-2019	Change
2 Bedrooms or Less	\$82,000	\$90,000	+ 9.8%
3 Bedrooms	\$141,500	\$146,500	+ 3.5%
4 Bedrooms or More	\$229,900	\$235,000	+ 2.2%
All Bedroom Counts	\$142,000	\$149,000	+ 4.9%

Single-Family Homes

	12-2018	12-2019	Change	12-2018	12-2019	Change
	\$79,000	\$89,000	+ 12.7%	\$84,288	\$91,500	+ 8.6%
	\$140,000	\$146,000	+ 4.3%	\$160,000	\$165,000	+ 3.1%
	\$229,950	\$235,000	+ 2.2%	\$197,500	\$303,500	+ 53.7%
All Single-Family Homes	\$145,000	\$150,000	+ 3.4%	\$100,250	\$101,000	+ 0.7%

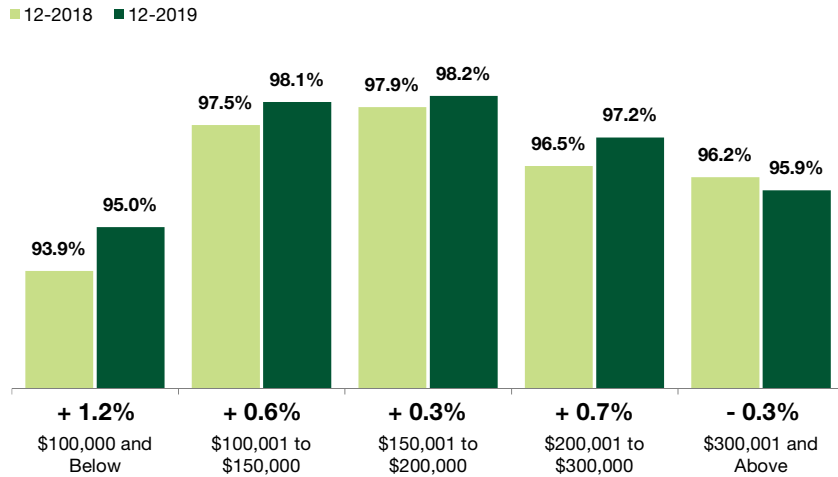
Condos

Percent of List Price Received

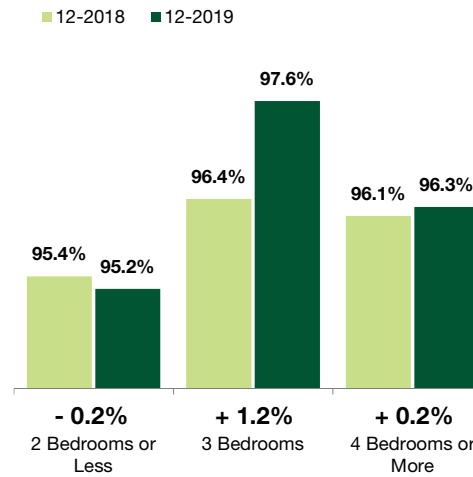
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



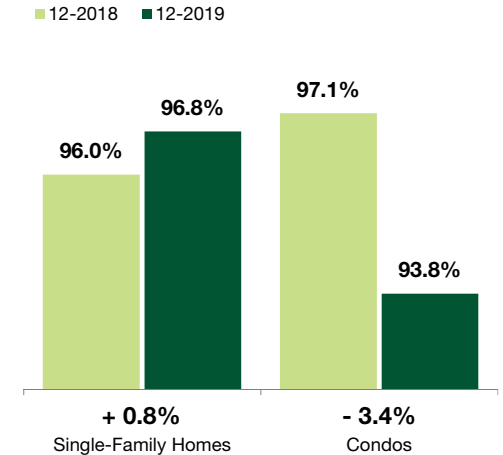
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2018	12-2019	Change
\$100,000 and Below	93.9%	95.0%	+ 1.2%
\$100,001 to \$150,000	97.5%	98.1%	+ 0.6%
\$150,001 to \$200,000	97.9%	98.2%	+ 0.3%
\$200,001 to \$300,000	96.5%	97.2%	+ 0.7%
\$300,001 and Above	96.2%	95.9%	- 0.3%
All Price Ranges	96.1%	96.8%	+ 0.7%

Single-Family Homes

12-2018	12-2019	Change
93.5%	94.5%	+ 1.1%
97.3%	98.2%	+ 0.9%
97.9%	98.3%	+ 0.4%
96.5%	97.3%	+ 0.8%
96.0%	95.8%	- 0.2%
96.0%	96.8%	+ 0.8%

Condos

12-2018	12-2019	Change
0.0%	96.0%	0.0%
95.5%	92.7%	- 2.9%
98.8%	0.0%	- 100.0%
0.0%	0.0%	--
0.0%	0.0%	--
97.1%	93.8%	- 3.4%

By Bedroom Count

12-2018	12-2019	Change
95.4%	95.2%	- 0.2%
96.4%	97.6%	+ 1.2%
96.1%	96.3%	+ 0.2%
96.1%	96.8%	+ 0.7%

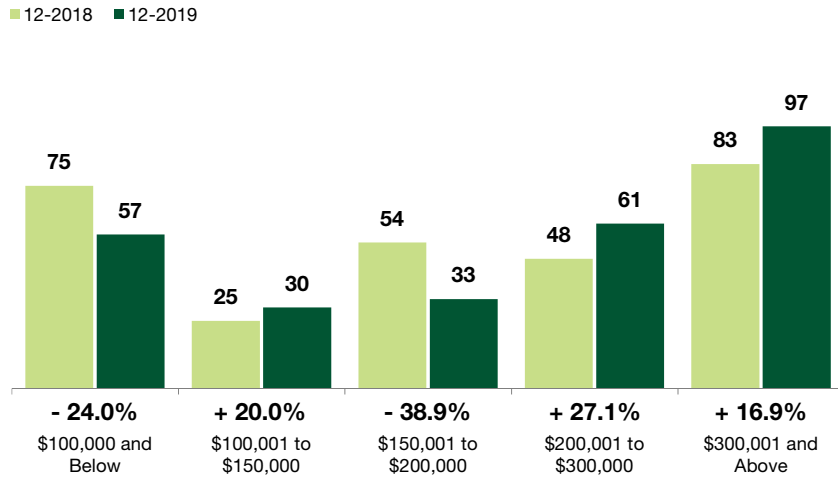
12-2018	12-2019	Change	12-2018	12-2019	Change
94.7%	94.6%	- 0.1%	95.5%	96.0%	+ 0.5%
96.2%	97.6%	+ 1.5%	98.8%	92.7%	- 6.2%
96.3%	96.3%	0.0%	0.0%	0.0%	--
96.0%	96.8%	+ 0.8%	97.1%	93.8%	- 3.4%

Inventory of Homes for Sale

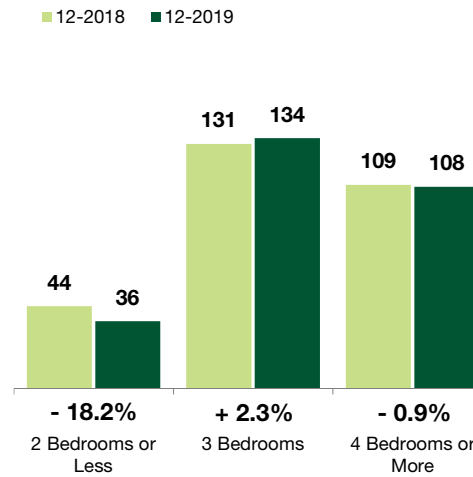
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



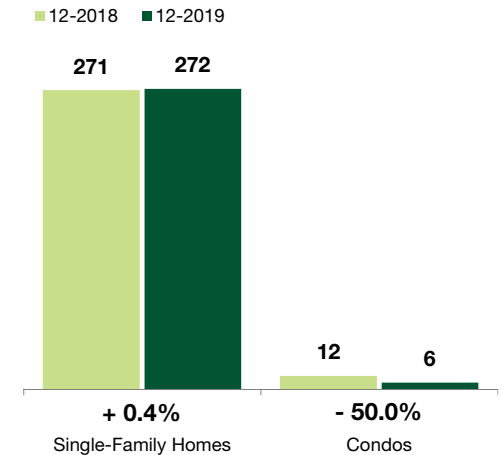
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2018	12-2019	Change
\$100,000 and Below	75	57	- 24.0%
\$100,001 to \$150,000	25	30	+ 20.0%
\$150,001 to \$200,000	54	33	- 38.9%
\$200,001 to \$300,000	48	61	+ 27.1%
\$300,001 and Above	83	97	+ 16.9%
All Price Ranges	285	278	- 2.5%

Single-Family Homes

12-2018	12-2019	Change
69	55	- 20.3%
23	29	+ 26.1%
50	33	- 34.0%
47	58	+ 23.4%
82	97	+ 18.3%
271	272	+ 0.4%

Condos

12-2018	12-2019	Change
5	2	- 60.0%
2	1	- 50.0%
3	0	- 100.0%
1	3	+ 200.0%
1	0	- 100.0%
12	6	- 50.0%

By Bedroom Count

12-2018	12-2019	Change
44	36	- 18.2%
131	134	+ 2.3%
109	108	- 0.9%
285	278	- 2.5%

12-2018	12-2019	Change
41	34	- 17.1%
122	130	+ 6.6%
108	108	0.0%
271	272	+ 0.4%

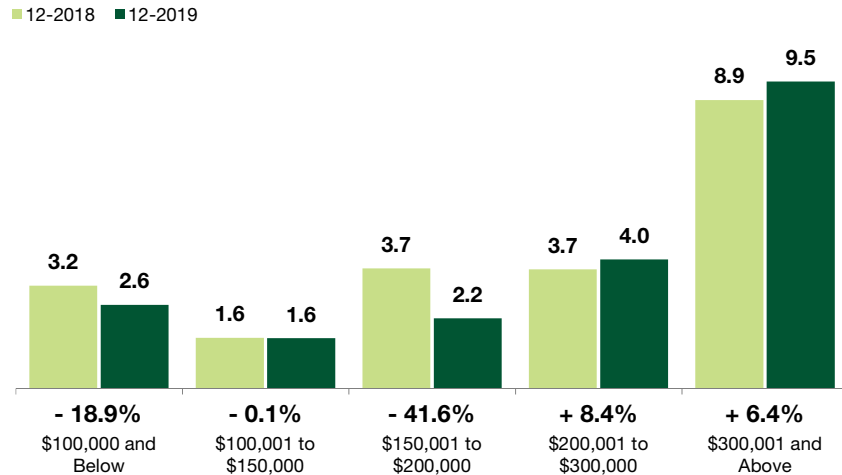
12-2018	12-2019	Change
3	2	- 33.3%
8	4	- 50.0%
1	0	- 100.0%
12	6	- 50.0%

Months Supply of Inventory

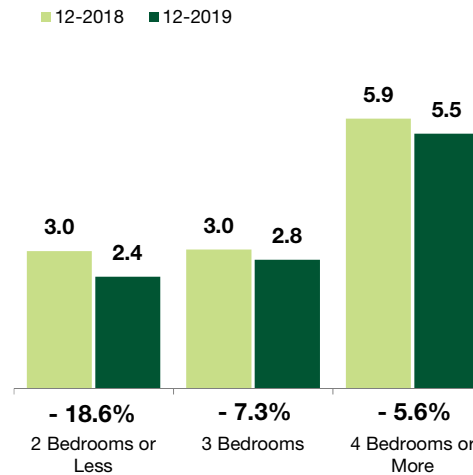
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



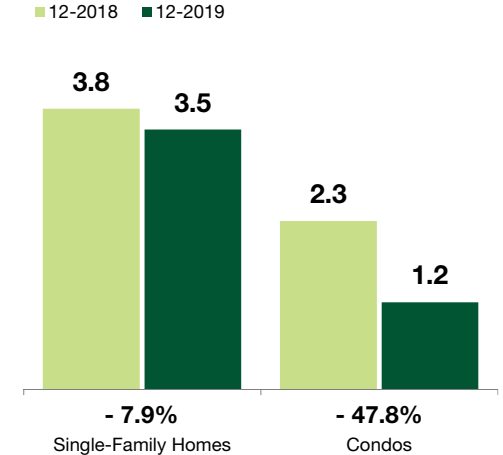
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2018	12-2019	Change
\$100,000 and Below	3.2	2.6	- 18.9%
\$100,001 to \$150,000	1.6	1.6	- 0.1%
\$150,001 to \$200,000	3.7	2.2	- 41.6%
\$200,001 to \$300,000	3.7	4.0	+ 8.4%
\$300,001 and Above	8.9	9.5	+ 6.4%
All Price Ranges	3.7	3.4	- 8.1%

Single-Family Homes

12-2018	12-2019	Change	12-2018	12-2019	Change
3.3	2.8	- 15.6%	1.8	0.6	- 66.7%
1.6	1.6	+ 2.9%	0.8	0.8	0.0%
3.6	2.3	- 37.0%	2.3	--	--
3.7	3.9	+ 6.0%	0.8	3.0	+ 275.0%
9.3	9.8	+ 5.4%	0.8	0.0	- 100.0%
3.8	3.5	- 7.9%	2.3	1.2	- 47.8%

Condos

By Bedroom Count	12-2018	12-2019	Change
2 Bedrooms or Less	3.0	2.4	- 18.6%
3 Bedrooms	3.0	2.8	- 7.3%
4 Bedrooms or More	5.9	5.5	- 5.6%
All Bedroom Counts	3.7	3.4	- 8.1%

12-2018	12-2019	Change	12-2018	12-2019	Change
3.4	2.8	- 18.8%	1.1	0.6	- 45.5%
3.0	2.9	- 4.2%	2.7	1.6	- 40.7%
5.9	5.6	- 6.0%	1.0	--	--
3.8	3.5	- 7.9%	2.3	1.2	- 47.8%