

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2020

As the cost of renting continues to increase, consumers have more incentive to lock in their housing costs by purchasing a home. The latest CoreLogic Single-Family Rent Index report released this month saw the cost of renting single-family homes, including condos, up 3% in November 2019 versus November 2018. According to CoreLogic's data, single-family rents started climbing in 2010 and have stabilized around an annualized rate of 3% since early 2019. For the 12-month period spanning February 2019 through January 2020, Closed Sales in the Greenwood region were up 5.0 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 17.0 percent.

The overall Median Sales Price was up 5.0 percent to \$149,650. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 2.2 percent to \$150,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 77 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 152 days.

Market-wide, inventory levels were down 1.4 percent. The property type that gained the most inventory was the Condos segment, where it increased 11.1 percent. That amounts to 3.5 months supply for Single-Family homes and 2.0 months supply for Condos.

Quick Facts

+ 17.0%

+ 7.9%

+ 200.0%

Price Range With the
Strongest Sales:
\$100,001 to \$150,000

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

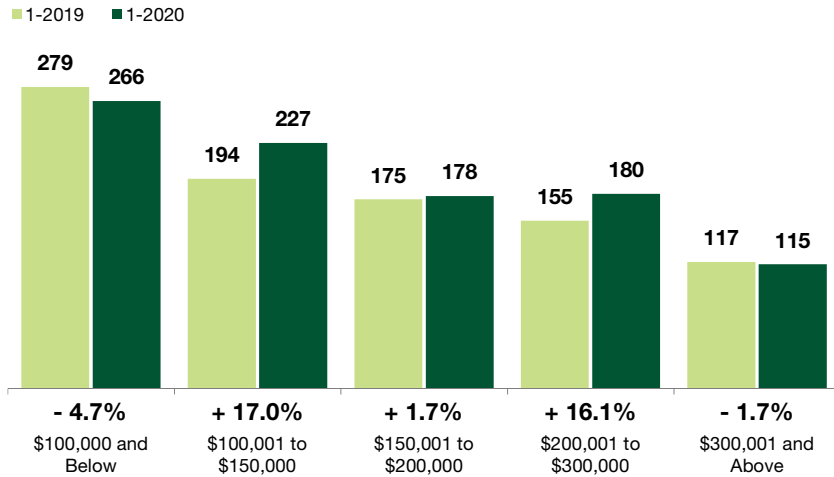


Closed Sales

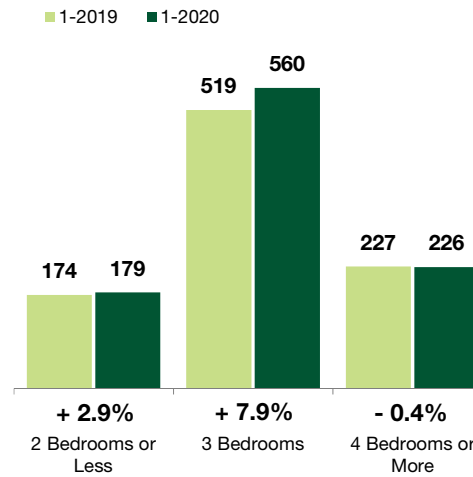
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



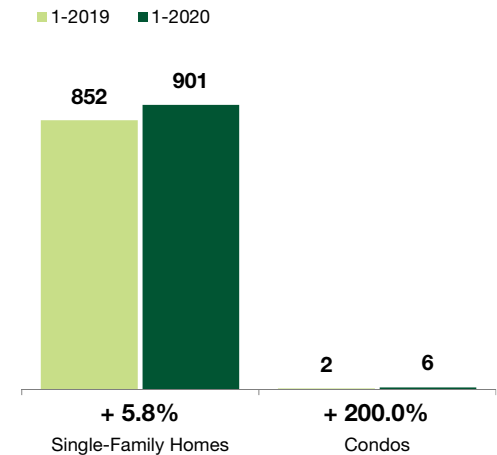
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2019	1-2020	Change
\$100,000 and Below	279	266	- 4.7%
\$100,001 to \$150,000	194	227	+ 17.0%
\$150,001 to \$200,000	175	178	+ 1.7%
\$200,001 to \$300,000	155	180	+ 16.1%
\$300,001 and Above	117	115	- 1.7%
All Price Ranges	920	966	+ 5.0%

Single-Family Homes

1-2019	1-2020	Change
248	238	- 4.0%
178	212	+ 19.1%
165	167	+ 1.2%
150	173	+ 15.3%
111	111	0.0%
852	901	+ 5.8%

Condos

1-2019	1-2020	Change
1	2	+ 100.0%
0	1	--
0	2	--
1	1	0.0%
0	0	--
2	6	+ 200.0%

By Bedroom Count

1-2019	1-2020	Change
174	179	+ 2.9%
519	560	+ 7.9%
227	226	- 0.4%
920	966	+ 5.0%

1-2019	1-2020	Change
140	147	+ 5.0%
490	530	+ 8.2%
222	224	+ 0.9%
852	901	+ 5.8%

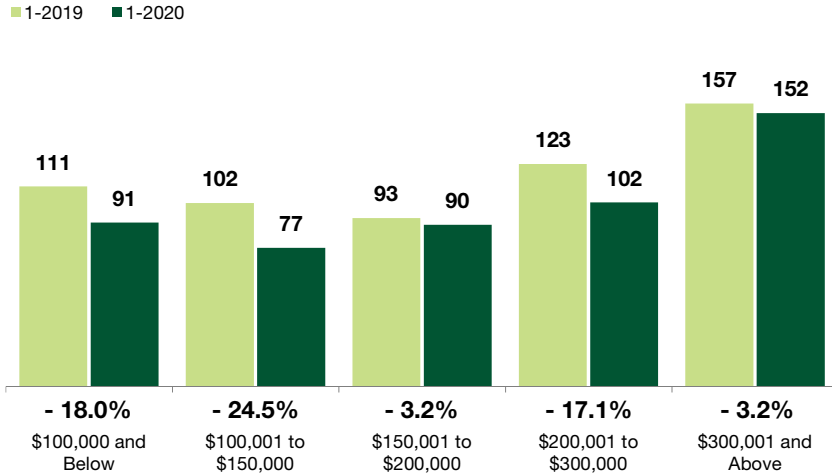
1-2019	1-2020	Change
1	2	+ 100.0%
1	4	+ 300.0%
0	0	--
2	6	+ 200.0%

Days on Market Until Sale

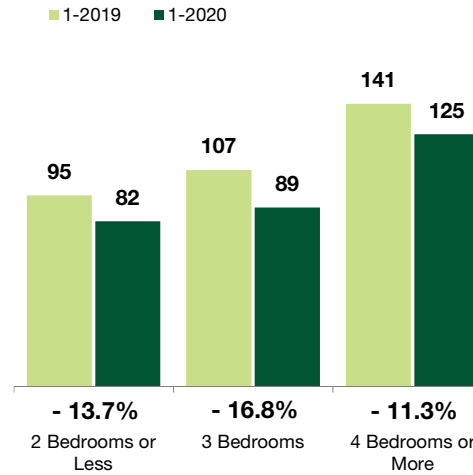
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



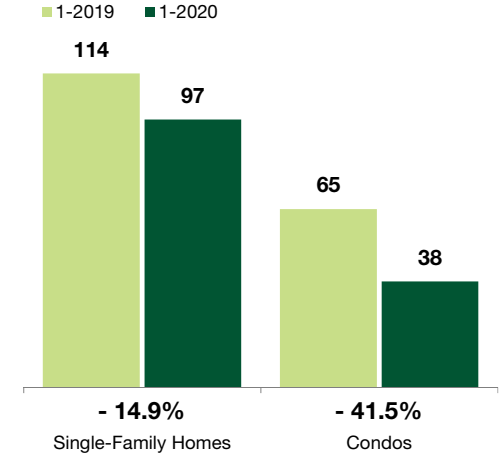
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2019	1-2020	Change
\$100,000 and Below	111	91	- 18.0%
\$100,001 to \$150,000	102	77	- 24.5%
\$150,001 to \$200,000	93	90	- 3.2%
\$200,001 to \$300,000	123	102	- 17.1%
\$300,001 and Above	157	152	- 3.2%
All Price Ranges	113	96	- 15.0%

Single-Family Homes

1-2019	1-2020	Change
114	95	- 16.7%
102	75	- 26.5%
93	91	- 2.2%
122	102	- 16.4%
154	148	- 3.9%
114	97	- 14.9%

Condos

1-2019	1-2020	Change
53	47	- 11.3%
0	34	--
0	51	--
76	1	- 98.7%
0	0	--
65	38	- 41.5%

By Bedroom Count

1-2019	1-2020	Change
95	82	- 13.7%
107	89	- 16.8%
141	125	- 11.3%
113	96	- 15.0%

1-2019	1-2020	Change
96	90	- 6.3%
106	87	- 17.9%
141	125	- 11.3%
114	97	- 14.9%

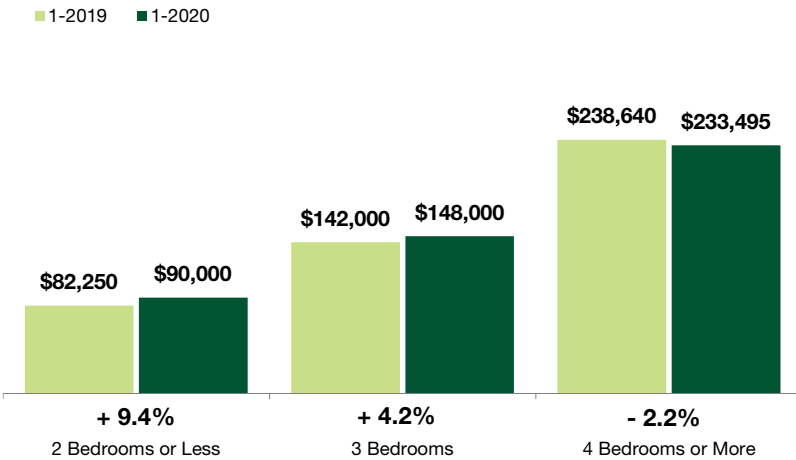
1-2019	1-2020	Change
53	47	- 11.3%
76	34	- 55.3%
0	0	--
65	38	- 41.5%

Median Sales Price

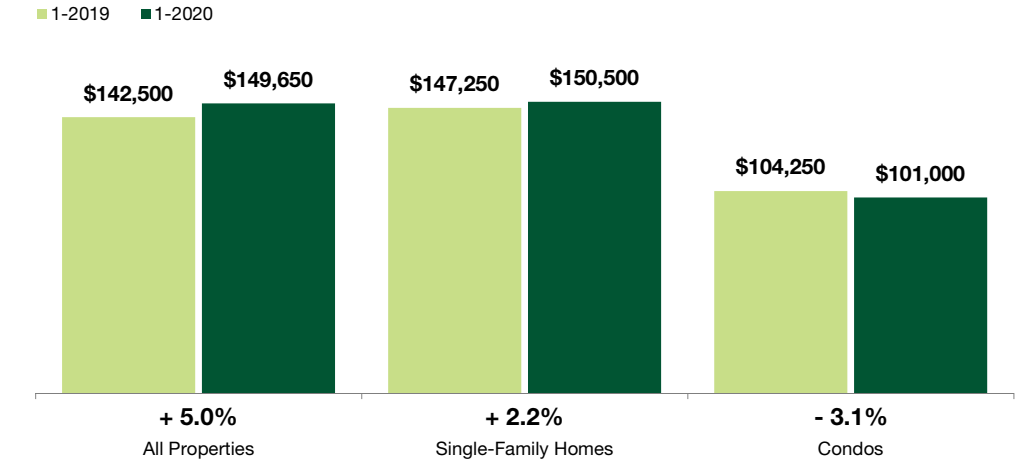
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	1-2019	1-2020	Change
2 Bedrooms or Less	\$82,250	\$90,000	+ 9.4%
3 Bedrooms	\$142,000	\$148,000	+ 4.2%
4 Bedrooms or More	\$238,640	\$233,495	- 2.2%
All Bedroom Counts	\$142,500	\$149,650	+ 5.0%

Single-Family Homes

1-2019	1-2020	Change	1-2019	1-2020	Change
\$79,450	\$89,000	+ 12.0%	\$83,538	\$91,750	+ 9.8%
\$140,500	\$146,500	+ 4.3%	\$160,000	\$170,000	+ 6.3%
\$238,820	\$232,244	- 2.8%	\$197,500	\$303,500	+ 53.7%
\$147,250	\$150,500	+ 2.2%	\$104,250	\$101,000	- 3.1%

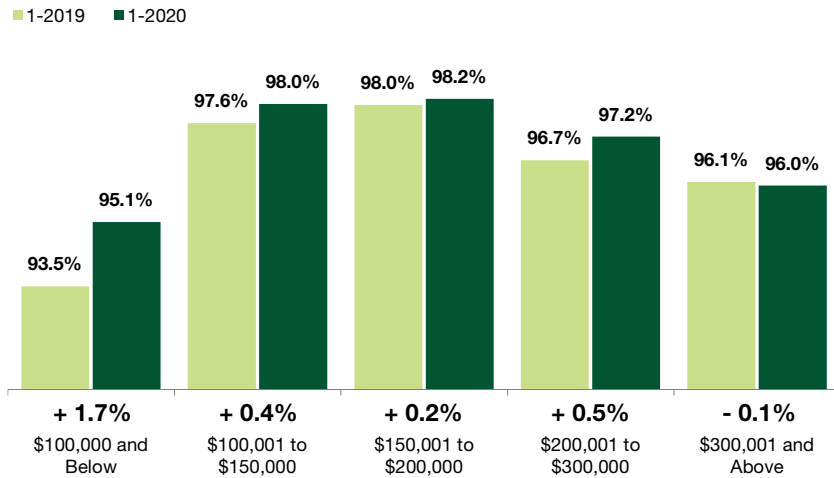
Condos

Percent of List Price Received

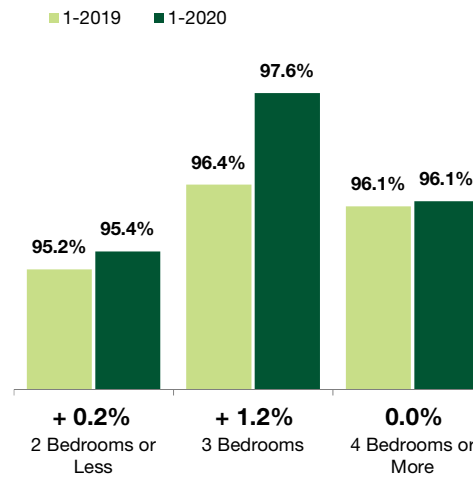
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



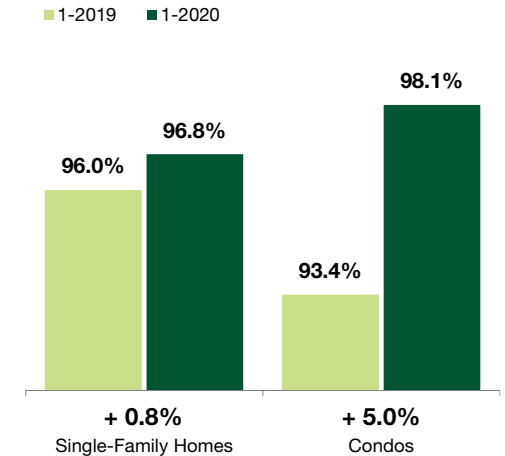
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2019	1-2020	Change
\$100,000 and Below	93.5%	95.1%	+ 1.7%
\$100,001 to \$150,000	97.6%	98.0%	+ 0.4%
\$150,001 to \$200,000	98.0%	98.2%	+ 0.2%
\$200,001 to \$300,000	96.7%	97.2%	+ 0.5%
\$300,001 and Above	96.1%	96.0%	- 0.1%
All Price Ranges	96.1%	96.9%	+ 0.8%

Single-Family Homes

1-2019	1-2020	Change
93.2%	94.6%	+ 1.5%
97.4%	98.2%	+ 0.8%
98.0%	98.3%	+ 0.3%
96.7%	97.3%	+ 0.6%
95.9%	96.0%	+ 0.1%
96.0%	96.8%	+ 0.8%

Condos

1-2019	1-2020	Change
92.6%	98.3%	+ 6.2%
0.0%	100.0%	--
0.0%	99.0%	--
94.1%	93.8%	- 0.3%
0.0%	0.0%	--
93.4%	98.1%	+ 5.0%

By Bedroom Count

1-2019	1-2020	Change
95.2%	95.4%	+ 0.2%
96.4%	97.6%	+ 1.2%
96.1%	96.1%	0.0%
96.1%	96.9%	+ 0.8%

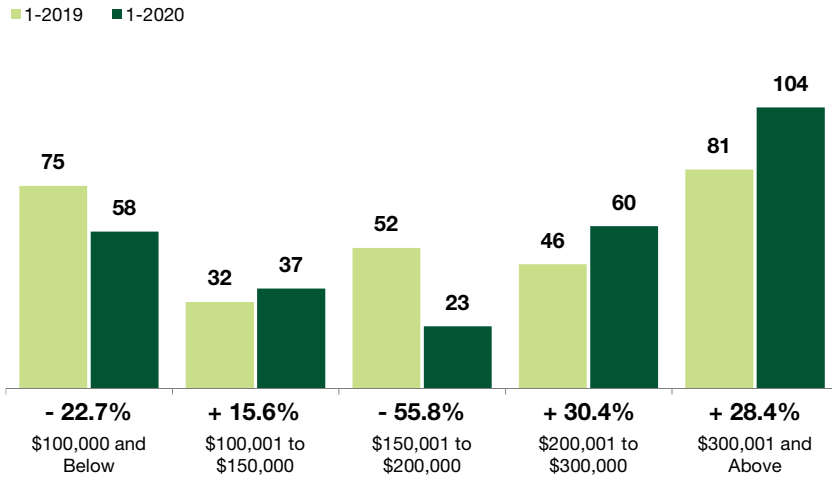
1-2019	1-2020	Change
94.5%	94.8%	+ 0.3%
96.2%	97.7%	+ 1.6%
96.2%	96.1%	- 0.1%
96.0%	96.8%	+ 0.8%

Inventory of Homes for Sale

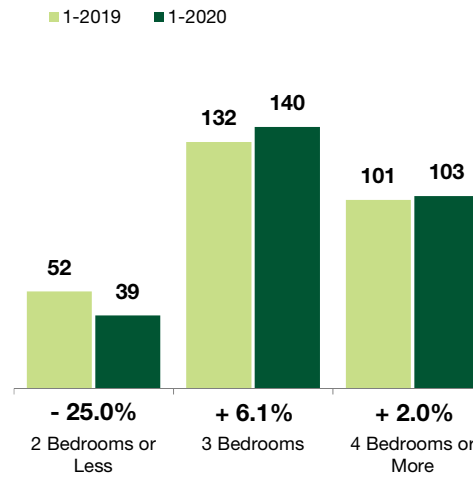
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



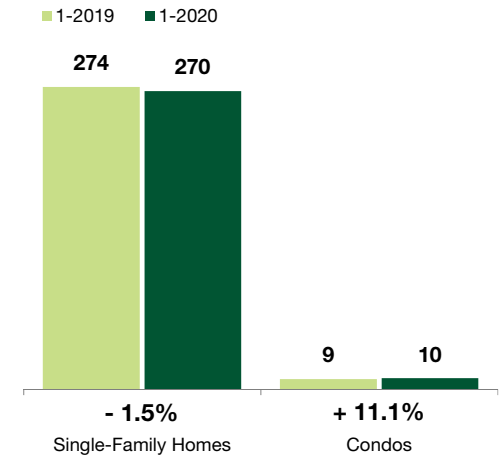
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2019	1-2020	Change
\$100,000 and Below	75	58	- 22.7%
\$100,001 to \$150,000	32	37	+ 15.6%
\$150,001 to \$200,000	52	23	- 55.8%
\$200,001 to \$300,000	46	60	+ 30.4%
\$300,001 and Above	81	104	+ 28.4%
All Price Ranges	286	282	- 1.4%

Single-Family Homes

1-2019	1-2020	Change
71	57	- 19.7%
30	32	+ 6.7%
47	22	- 53.2%
45	56	+ 24.4%
81	103	+ 27.2%
274	270	- 1.5%

Condos

1-2019	1-2020	Change
3	1	- 66.7%
1	5	+ 400.0%
4	0	- 100.0%
1	4	+ 300.0%
0	0	--
9	10	+ 11.1%

By Bedroom Count

1-2019	1-2020	Change
52	39	- 25.0%
132	140	+ 6.1%
101	103	+ 2.0%
286	282	- 1.4%

1-2019	1-2020	Change
49	36	- 26.5%
126	133	+ 5.6%
99	101	+ 2.0%
274	270	- 1.5%

1-2019	1-2020	Change
3	3	0.0%
4	6	+ 50.0%
2	1	- 50.0%
9	10	+ 11.1%

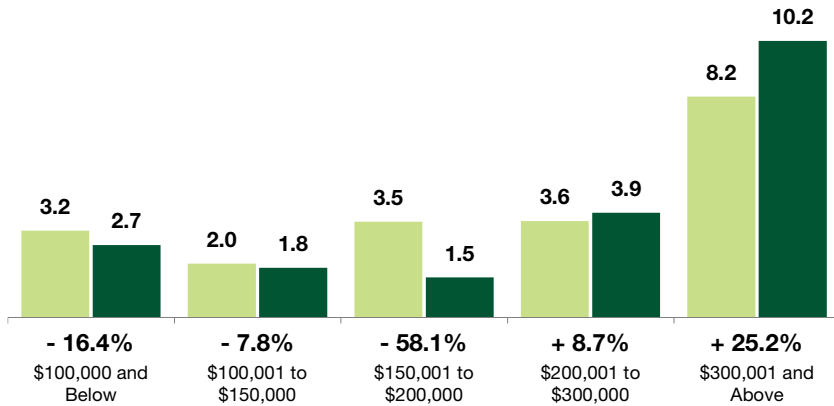
Months Supply of Inventory

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.**



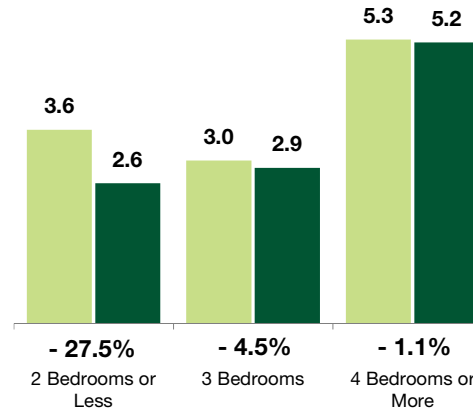
By Price Range

■ 1-2019 ■ 1-2020



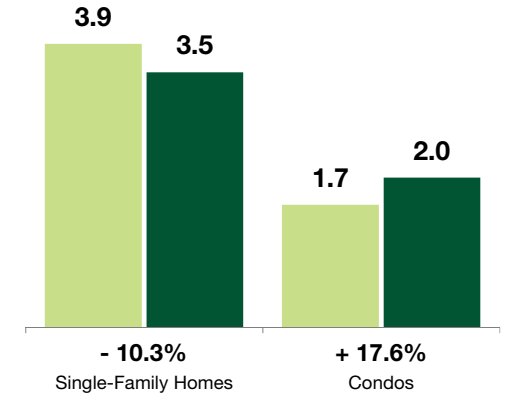
By Bedroom Count

■ 1-2019 ■ 1-2020



By Property Type

■ 1-2019 ■ 1-2020



All Properties

By Price Range	1-2019	1-2020	Change
\$100,000 and Below	3.2	2.7	- 16.4%
\$100,001 to \$150,000	2.0	1.8	- 7.8%
\$150,001 to \$200,000	3.5	1.5	- 58.1%
\$200,001 to \$300,000	3.6	3.9	+ 8.7%
\$300,001 and Above	8.2	10.2	+ 25.2%
All Price Ranges	3.7	3.4	- 8.1%

Single-Family Homes

1-2019	1-2020	Change	1-2019	1-2020	Change
3.4	2.9	- 14.9%	1.0	0.3	- 70.0%
2.0	1.7	- 16.8%	0.4	3.7	+ 825.0%
3.4	1.5	- 55.6%	3.0	--	--
3.6	3.8	+ 5.7%	1.0	4.0	+ 300.0%
8.8	10.3	+ 17.6%	--	0.0	0.0%
3.9	3.5	- 10.3%	1.7	2.0	+ 17.6%

Condos

By Bedroom Count	1-2019	1-2020	Change
2 Bedrooms or Less	3.6	2.6	- 27.5%
3 Bedrooms	3.0	2.9	- 4.5%
4 Bedrooms or More	5.3	5.2	- 1.1%
All Bedroom Counts	3.7	3.4	- 8.1%

1-2019	1-2020	Change	1-2019	1-2020	Change
4.2	2.9	- 30.5%	1.1	0.9	- 18.2%
3.1	2.9	- 6.1%	1.3	2.5	+ 92.3%
5.3	5.2	- 3.2%	2.0	1.0	- 50.0%
3.9	3.5	- 10.3%	1.7	2.0	+ 17.6%