

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## April 2020

In April, the stock market pared some of its March losses while overall economic activity nationally continued to slow. With more than 20 million initial unemployment claims filed nationwide in April on top of more than 10 million initial claims in the last two weeks of March, suddenly much of the country is out of work, at least temporarily. This dramatic economic slowdown is reflected in this month's real estate activity, which is down significantly. For the 12-month period spanning May 2019 through April 2020, Closed Sales in the Greenwood region were up 6.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.1 percent.

The overall Median Sales Price was up 8.9 percent to \$152,500. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 8.4 percent to \$155,000. 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 144 days.

Market-wide, inventory levels were down 12.1 percent. The property type that gained the most inventory was the Condos segment, where it increased 50.0 percent. That amounts to 3.3 months supply for Single-Family homes and 1.7 months supply for Condos.

## Quick Facts

**+ 26.1%**

**+ 15.5%**

**+ 7.2%**

Price Range With the Strongest Sales:

**\$300,001 and Above**

Bedroom Count With Strongest Sales:

**4 Bedrooms or More**

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>

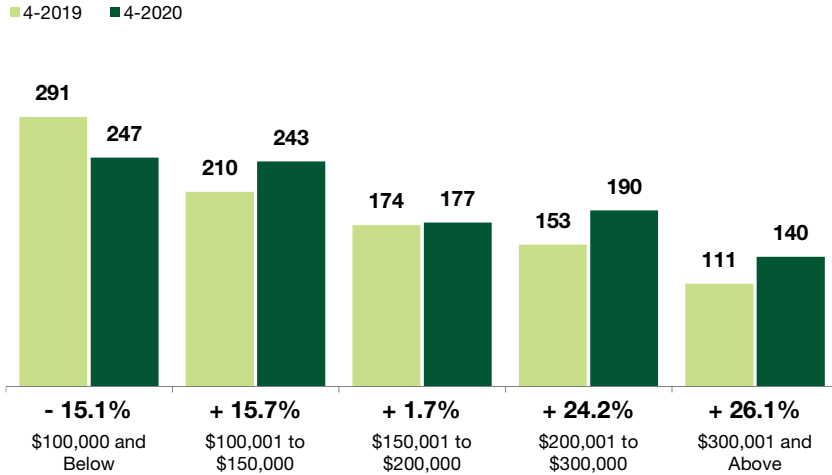


# Closed Sales

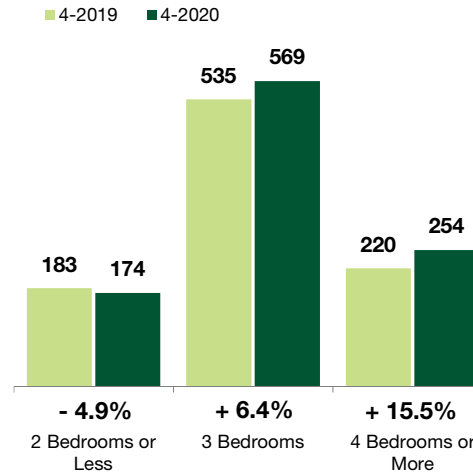
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



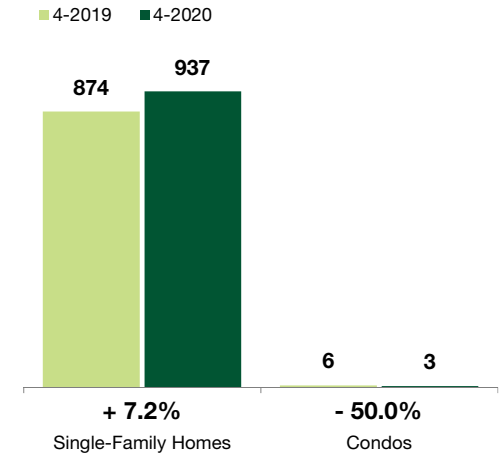
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	291	247	- 15.1%
\$100,001 to \$150,000	210	243	+ 15.7%
\$150,001 to \$200,000	174	177	+ 1.7%
\$200,001 to \$300,000	153	190	+ 24.2%
\$300,001 and Above	111	140	+ 26.1%
<b>All Price Ranges</b>	<b>939</b>	<b>997</b>	<b>+ 6.2%</b>

### Single-Family Homes

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	259	221	- 14.7%
\$100,001 to \$150,000	193	225	+ 16.6%
\$150,001 to \$200,000	167	170	+ 1.8%
\$200,001 to \$300,000	150	182	+ 21.3%
\$300,001 and Above	105	139	+ 32.4%
<b>All Price Ranges</b>	<b>874</b>	<b>937</b>	<b>+ 7.2%</b>

### Condos

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	3	0	- 100.0%
\$100,001 to \$150,000	3	2	- 33.3%
\$150,001 to \$200,000	0	0	--
\$200,001 to \$300,000	0	1	--
\$300,001 and Above	0	0	--
<b>All Price Ranges</b>	<b>6</b>	<b>3</b>	<b>- 50.0%</b>

## By Bedroom Count

By Bedroom Count	4-2019	4-2020	Change
2 Bedrooms or Less	183	174	- 4.9%
3 Bedrooms	535	569	+ 6.4%
4 Bedrooms or More	220	254	+ 15.5%
<b>All Bedroom Counts</b>	<b>939</b>	<b>997</b>	<b>+ 6.2%</b>

By Bedroom Count	4-2019	4-2020	Change
2 Bedrooms or Less	148	142	- 4.1%
3 Bedrooms	508	543	+ 6.9%
4 Bedrooms or More	217	252	+ 16.1%
<b>All Bedroom Counts</b>	<b>874</b>	<b>937</b>	<b>+ 7.2%</b>

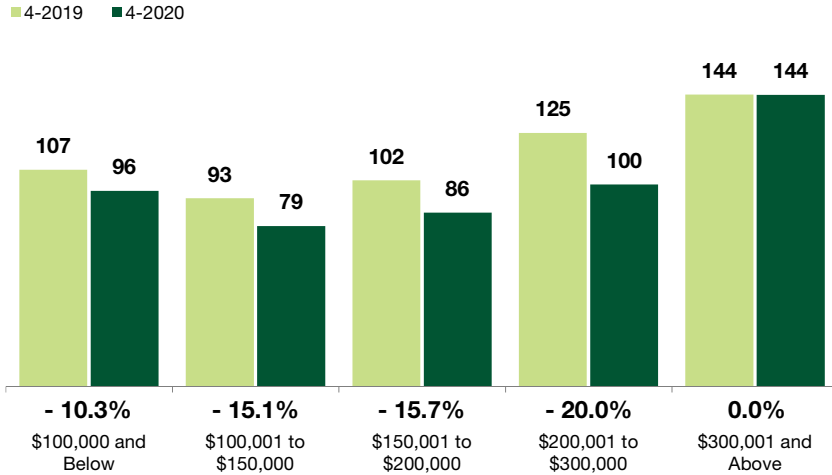
By Bedroom Count	4-2019	4-2020	Change
2 Bedrooms or Less	4	2	- 50.0%
3 Bedrooms	2	1	- 50.0%
4 Bedrooms or More	0	0	--
<b>All Bedroom Counts</b>	<b>6</b>	<b>3</b>	<b>- 50.0%</b>

# Days on Market Until Sale

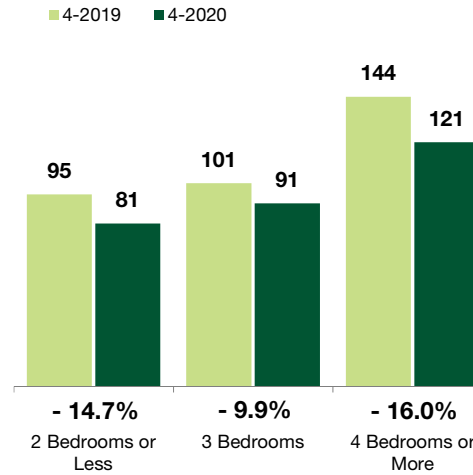
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



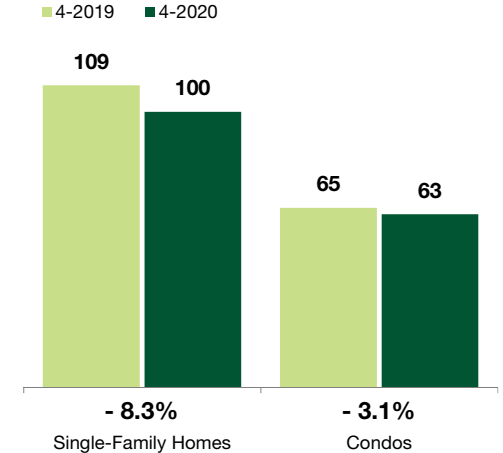
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	107	96	- 10.3%
\$100,001 to \$150,000	93	79	- 15.1%
\$150,001 to \$200,000	102	86	- 15.7%
\$200,001 to \$300,000	125	100	- 20.0%
\$300,001 and Above	144	144	0.0%
<b>All Price Ranges</b>	<b>110</b>	<b>97</b>	<b>- 11.8%</b>

### Single-Family Homes

4-2019	4-2020	Change
110	102	- 7.3%
88	82	- 6.8%
102	87	- 14.7%
126	100	- 20.6%
135	145	+ 7.4%
<b>109</b>	<b>100</b>	<b>- 8.3%</b>

### Condos

4-2019	4-2020	Change
46	0	- 100.0%
84	47	- 44.0%
0	0	--
0	94	--
0	0	--
<b>65</b>	<b>63</b>	<b>- 3.1%</b>

## By Bedroom Count

4-2019	4-2020	Change
95	81	- 14.7%
101	91	- 9.9%
144	121	- 16.0%
<b>110</b>	<b>97</b>	<b>- 11.8%</b>

4-2019	4-2020	Change
99	89	- 10.1%
97	93	- 4.1%
145	121	- 16.6%
<b>109</b>	<b>100</b>	<b>- 8.3%</b>

4-2019	4-2020	Change
47	47	0.0%
101	94	- 6.9%
0	0	--
<b>65</b>	<b>63</b>	<b>- 3.1%</b>

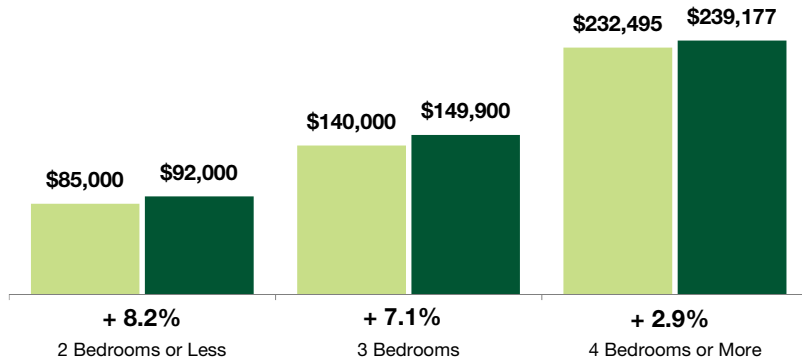
# Median Sales Price

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



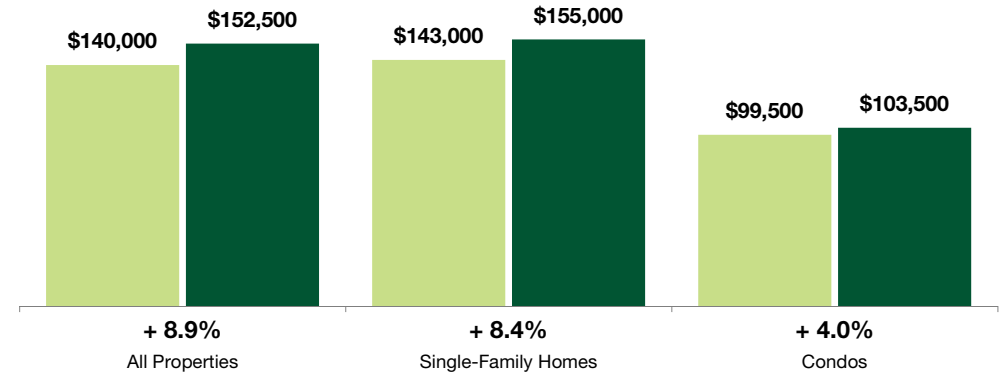
## By Bedroom Count

4-2019 4-2020



## By Property Type

4-2019 4-2020



### All Properties

#### By Bedroom Count

	4-2019	4-2020	Change
2 Bedrooms or Less	\$85,000	\$92,000	+ 8.2%
3 Bedrooms	\$140,000	\$149,900	+ 7.1%
4 Bedrooms or More	\$232,495	\$239,177	+ 2.9%
<b>All Bedroom Counts</b>	<b>\$140,000</b>	<b>\$152,500</b>	<b>+ 8.9%</b>

### Single-Family Homes

	4-2019	4-2020	Change	4-2019	4-2020	Change
2 Bedrooms or Less	\$85,000	\$89,950	+ 5.8%	\$85,000	\$95,000	+ 11.8%
3 Bedrooms	\$140,000	\$149,850	+ 7.0%	\$153,900	\$170,000	+ 10.5%
4 Bedrooms or More	\$232,000	\$239,177	+ 3.1%	\$270,000	\$201,750	- 25.3%
<b>All Bedroom Counts</b>	<b>\$143,000</b>	<b>\$155,000</b>	<b>+ 8.4%</b>	<b>\$99,500</b>	<b>\$103,500</b>	<b>+ 4.0%</b>

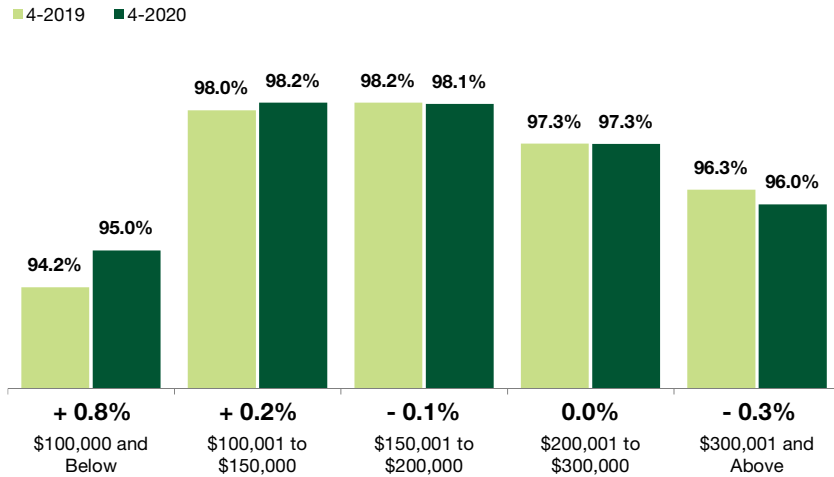
### Condos

# Percent of List Price Received

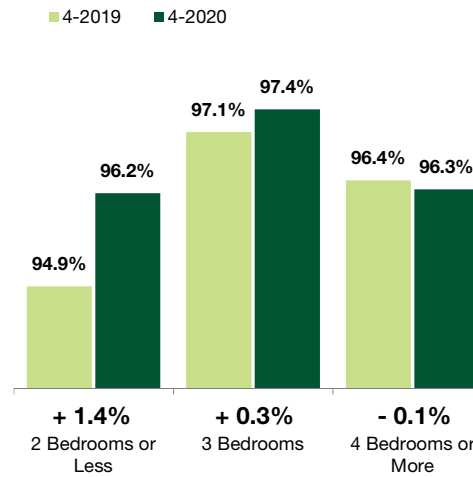
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



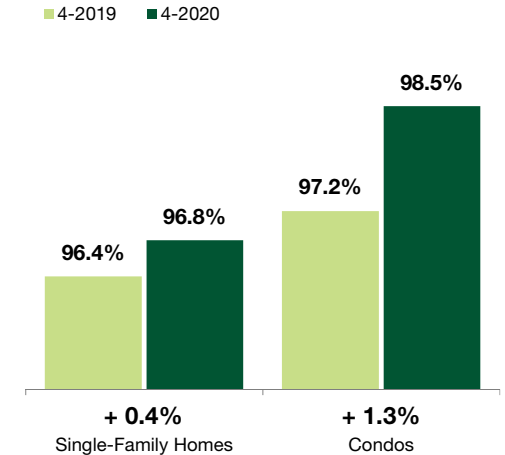
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	94.2%	95.0%	+ 0.8%
\$100,001 to \$150,000	98.0%	98.2%	+ 0.2%
\$150,001 to \$200,000	98.2%	98.1%	- 0.1%
\$200,001 to \$300,000	97.3%	97.3%	0.0%
\$300,001 and Above	96.3%	96.0%	- 0.3%
<b>All Price Ranges</b>	<b>96.5%</b>	<b>96.9%</b>	<b>+ 0.4%</b>

### Single-Family Homes

4-2019	4-2020	Change
93.7%	94.5%	+ 0.9%
98.0%	98.2%	+ 0.2%
98.1%	98.2%	+ 0.1%
97.3%	97.4%	+ 0.1%
96.2%	96.0%	- 0.2%
<b>96.4%</b>	<b>96.8%</b>	<b>+ 0.4%</b>

### Condos

4-2019	4-2020	Change
99.6%	0.0%	- 100.0%
94.8%	98.8%	+ 4.2%
0.0%	0.0%	--
0.0%	97.8%	--
0.0%	0.0%	--
<b>97.2%</b>	<b>98.5%</b>	<b>+ 1.3%</b>

## By Bedroom Count

4-2019	4-2020	Change
94.9%	96.2%	+ 1.4%
97.1%	97.4%	+ 0.3%
96.4%	96.3%	- 0.1%
<b>96.5%</b>	<b>96.9%</b>	<b>+ 0.4%</b>

4-2019	4-2020	Change	4-2019	4-2020	Change
94.2%	95.7%	+ 1.6%	97.9%	98.8%	+ 0.9%
97.0%	97.4%	+ 0.4%	95.9%	97.8%	+ 2.0%
96.4%	96.3%	- 0.1%	0.0%	0.0%	--
<b>96.4%</b>	<b>96.8%</b>	<b>+ 0.4%</b>	<b>97.2%</b>	<b>98.5%</b>	<b>+ 1.3%</b>

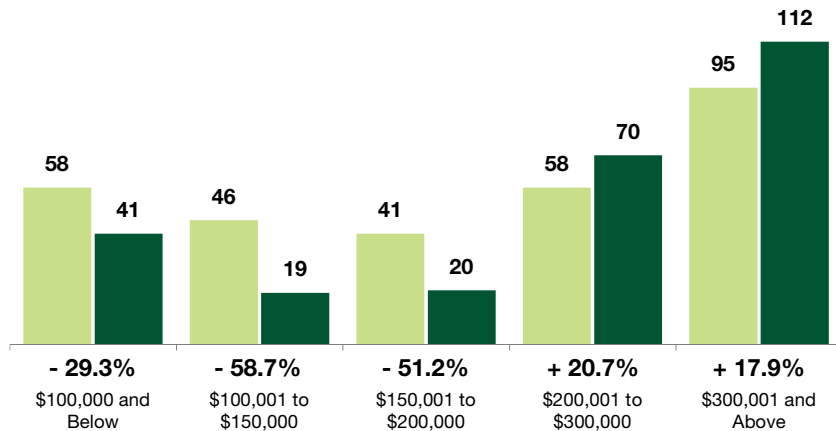
# Inventory of Homes for Sale

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



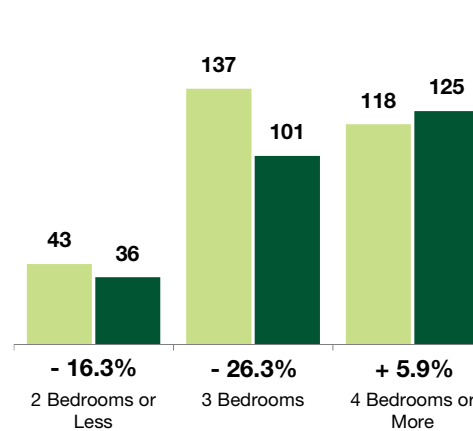
## By Price Range

■ 4-2019 ■ 4-2020



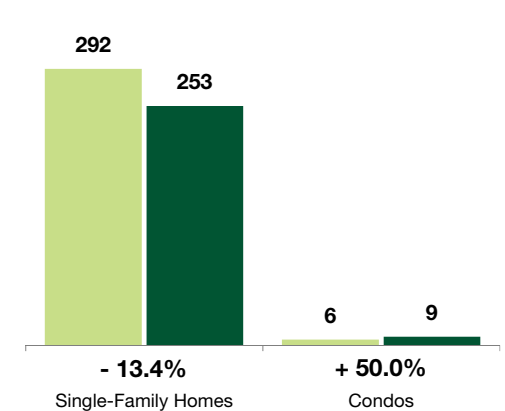
## By Bedroom Count

■ 4-2019 ■ 4-2020



## By Property Type

■ 4-2019 ■ 4-2020



### All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	58	41	- 29.3%
\$100,001 to \$150,000	46	19	- 58.7%
\$150,001 to \$200,000	41	20	- 51.2%
\$200,001 to \$300,000	58	70	+ 20.7%
\$300,001 and Above	95	112	+ 17.9%
<b>All Price Ranges</b>	<b>298</b>	<b>262</b>	<b>- 12.1%</b>

### Single-Family Homes

4-2019	4-2020	Change
57	36	- 36.8%
46	17	- 63.0%
38	20	- 47.4%
56	68	+ 21.4%
95	112	+ 17.9%
<b>292</b>	<b>253</b>	<b>- 13.4%</b>

### Condos

4-2019	4-2020	Change
1	5	+ 400.0%
0	2	--
3	0	- 100.0%
2	2	0.0%
0	0	--
<b>6</b>	<b>9</b>	<b>+ 50.0%</b>

## By Bedroom Count

4-2019	4-2020	Change
43	36	- 16.3%
137	101	- 26.3%
118	125	+ 5.9%
<b>298</b>	<b>262</b>	<b>- 12.1%</b>

4-2019	4-2020	Change
41	30	- 26.8%
133	98	- 26.3%
118	125	+ 5.9%
<b>292</b>	<b>253</b>	<b>- 13.4%</b>

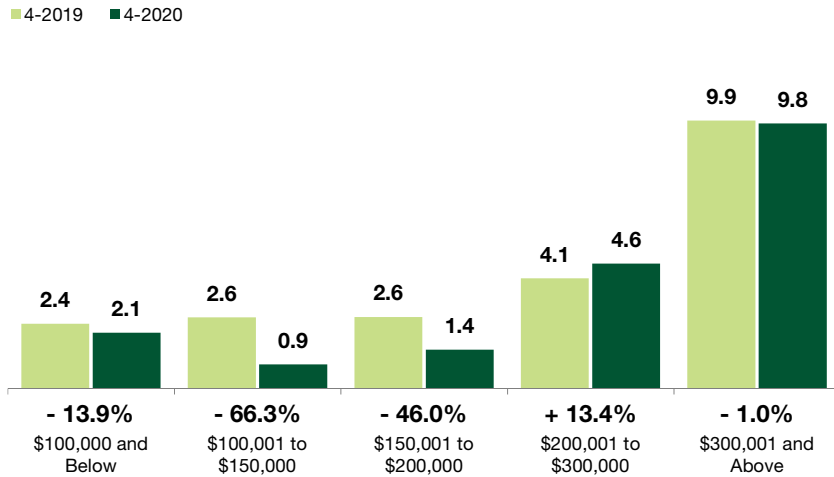
4-2019	4-2020	Change
2	6	+ 200.0%
4	3	- 25.0%
0	0	--
<b>6</b>	<b>9</b>	<b>+ 50.0%</b>

# Months Supply of Inventory

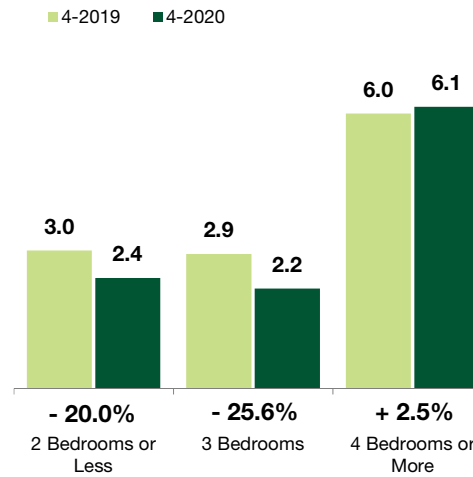
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



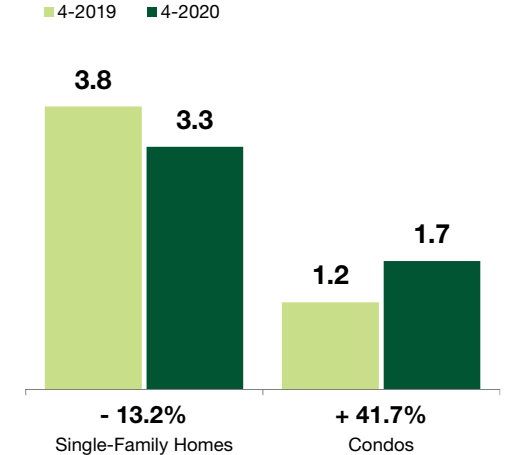
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	2.4	2.1	- 13.9%
\$100,001 to \$150,000	2.6	0.9	- 66.3%
\$150,001 to \$200,000	2.6	1.4	- 46.0%
\$200,001 to \$300,000	4.1	4.6	+ 13.4%
\$300,001 and Above	9.9	9.8	- 1.0%
<b>All Price Ranges</b>	<b>3.7</b>	<b>3.2</b>	<b>- 13.5%</b>

### Single-Family Homes

4-2019	4-2020	Change
2.6	2.1	- 21.5%
2.8	0.9	- 69.7%
2.5	1.5	- 41.1%
4.0	4.6	+ 15.2%
10.4	9.8	- 5.3%
<b>3.8</b>	<b>3.3</b>	<b>- 13.2%</b>

### Condos

4-2019	4-2020	Change
0.4	1.6	+ 300.0%
--	1.2	0.0%
2.5	--	--
2.0	2.0	0.0%
--	0.0	0.0%
<b>1.2</b>	<b>1.7</b>	<b>+ 41.7%</b>

### By Bedroom Count

4-2019	4-2020	Change
3.0	2.4	- 20.0%
2.9	2.2	- 25.6%
6.0	6.1	+ 2.5%
<b>3.7</b>	<b>3.2</b>	<b>- 13.5%</b>

4-2019	4-2020	Change
3.5	2.5	- 28.4%
3.0	2.2	- 25.8%
6.1	6.1	+ 1.2%
<b>3.8</b>	<b>3.3</b>	<b>- 13.2%</b>