

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## May 2020

Sellers are taking a more cautious approach to entering the housing market, even as buyers are returning in force due to near-record low interest rates. As the country continues to reopen, seller activity is likely to continue to improve however, continued concerns around COVID-19 may keep some reluctant sellers on the sidelines for now. For the 12-month period spanning June 2019 through May 2020, Closed Sales in the Greenwood region were up 2.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 23.9 percent.

The overall Median Sales Price was up 6.0 percent to \$151,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 5.4 percent to \$155,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 81 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 137 days.

Market-wide, inventory levels were down 22.9 percent. The property type that lost the least inventory was the Condos segment, where it decreased 14.3 percent. That amounts to 3.1 months supply for Single-Family homes and 1.0 months supply for Condos.

## Quick Facts

**+ 23.9%**

**+ 9.8%**

**+ 3.3%**

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>

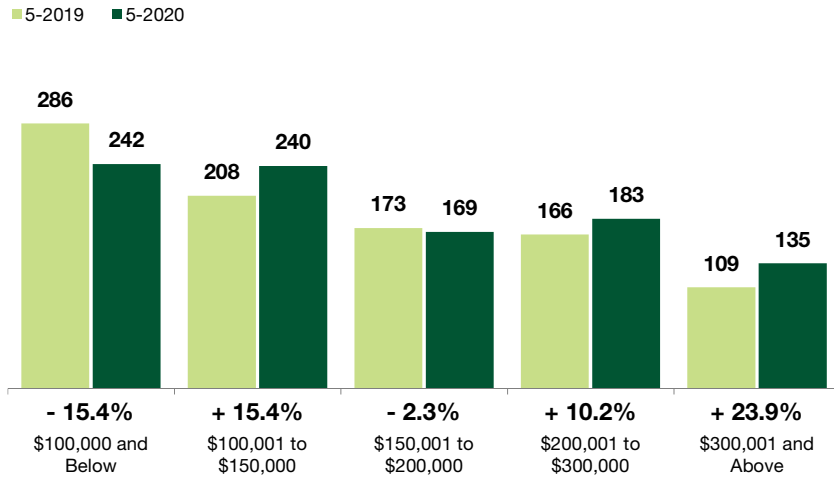


# Closed Sales

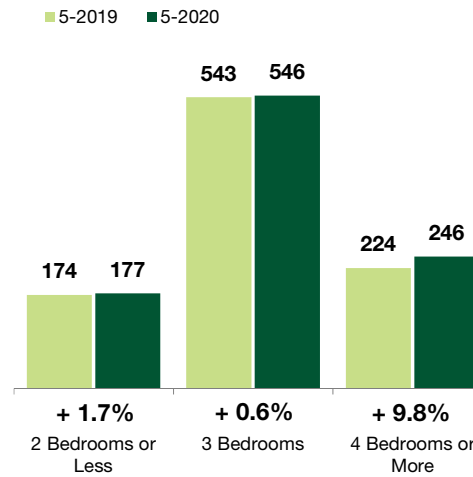
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



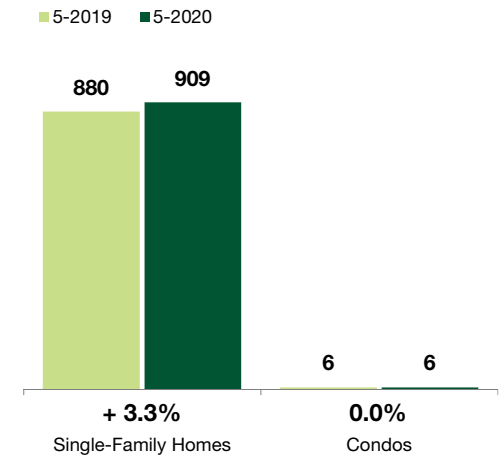
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	286	242	- 15.4%
\$100,001 to \$150,000	208	240	+ 15.4%
\$150,001 to \$200,000	173	169	- 2.3%
\$200,001 to \$300,000	166	183	+ 10.2%
\$300,001 and Above	109	135	+ 23.9%
<b>All Price Ranges</b>	<b>942</b>	<b>969</b>	<b>+ 2.9%</b>

### Single-Family Homes

5-2019	5-2020	Change	5-2019	5-2020	Change
256	214	- 16.4%	2	4	+ 100.0%
190	223	+ 17.4%	2	1	- 50.0%
167	161	- 3.6%	0	1	--
163	176	+ 8.0%	1	0	- 100.0%
104	135	+ 29.8%	1	0	- 100.0%
<b>880</b>	<b>909</b>	<b>+ 3.3%</b>	<b>6</b>	<b>6</b>	<b>0.0%</b>

### Condos

By Bedroom Count	5-2019	5-2020	Change
2 Bedrooms or Less	174	177	+ 1.7%
3 Bedrooms	543	546	+ 0.6%
4 Bedrooms or More	224	246	+ 9.8%
<b>All Bedroom Counts</b>	<b>942</b>	<b>969</b>	<b>+ 2.9%</b>

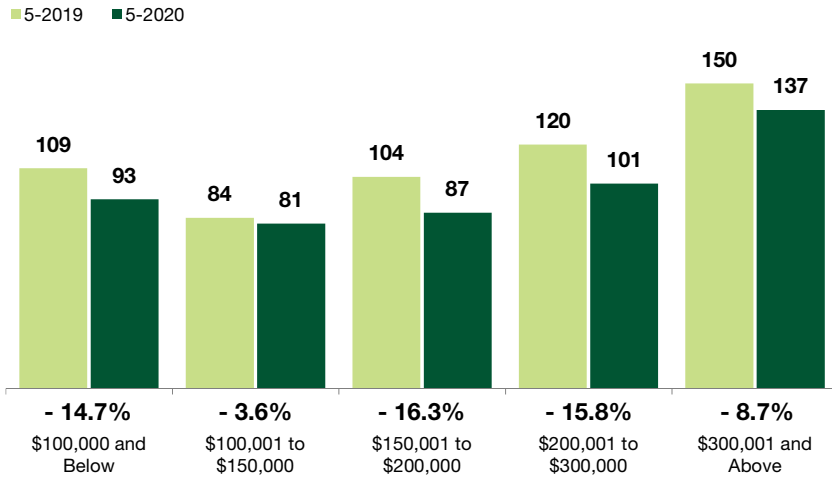
5-2019	5-2020	Change	5-2019	5-2020	Change
141	143	+ 1.4%	3	5	+ 66.7%
517	522	+ 1.0%	3	1	- 66.7%
221	244	+ 10.4%	0	0	--
<b>880</b>	<b>909</b>	<b>+ 3.3%</b>	<b>6</b>	<b>6</b>	<b>0.0%</b>

# Days on Market Until Sale

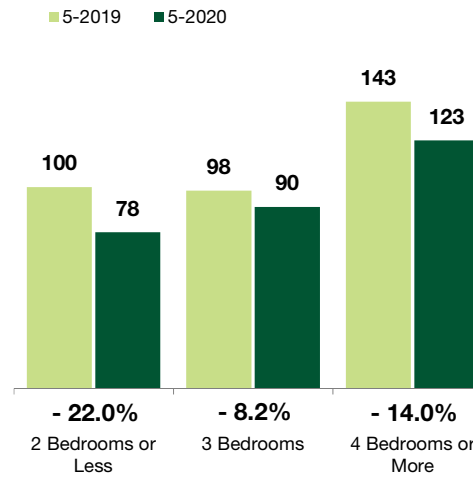
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



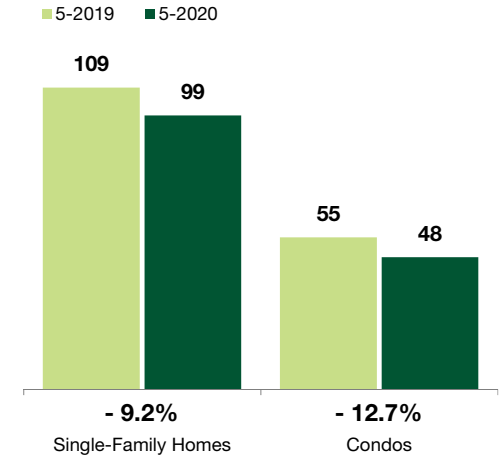
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	109	93	- 14.7%
\$100,001 to \$150,000	84	81	- 3.6%
\$150,001 to \$200,000	104	87	- 16.3%
\$200,001 to \$300,000	120	101	- 15.8%
\$300,001 and Above	150	137	- 8.7%
<b>All Price Ranges</b>	<b>109</b>	<b>96</b>	<b>- 11.9%</b>

### Single-Family Homes

5-2019	5-2020	Change
112	99	- 11.6%
81	84	+ 3.7%
104	89	- 14.4%
121	101	- 16.5%
146	137	- 6.2%
<b>109</b>	<b>99</b>	<b>- 9.2%</b>

### Condos

5-2019	5-2020	Change
70	48	- 31.4%
17	35	+ 105.9%
0	62	--
107	0	- 100.0%
51	0	- 100.0%
<b>55</b>	<b>48</b>	<b>- 12.7%</b>

## By Bedroom Count

5-2019	5-2020	Change
100	78	- 22.0%
98	90	- 8.2%
143	123	- 14.0%
<b>109</b>	<b>96</b>	<b>- 11.9%</b>

5-2019	5-2020	Change
106	86	- 18.9%
95	92	- 3.2%
144	123	- 14.6%
<b>109</b>	<b>99</b>	<b>- 9.2%</b>

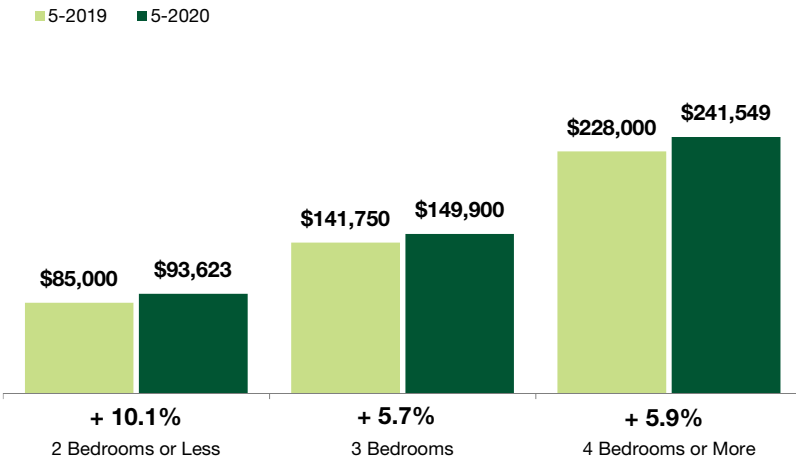
5-2019	5-2020	Change
50	45	- 10.0%
60	62	+ 3.3%
0	0	--
<b>55</b>	<b>48</b>	<b>- 12.7%</b>

# Median Sales Price

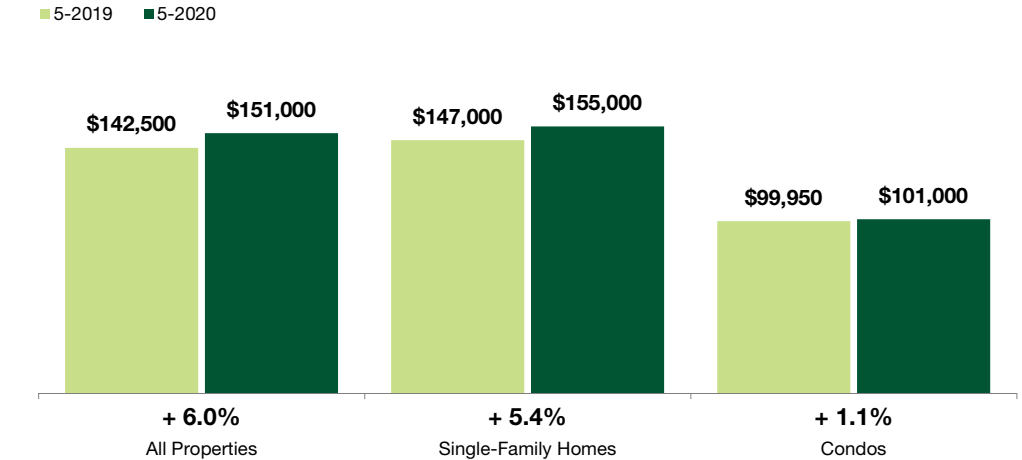
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	5-2019	5-2020	Change
2 Bedrooms or Less	\$85,000	\$93,623	+ 10.1%
3 Bedrooms	\$141,750	\$149,900	+ 5.7%
4 Bedrooms or More	\$228,000	\$241,549	+ 5.9%
<b>All Bedroom Counts</b>	<b>\$142,500</b>	<b>\$151,000</b>	<b>+ 6.0%</b>

### Single-Family Homes

5-2019	5-2020	Change	5-2019	5-2020	Change
\$85,000	\$94,245	+ 10.9%	\$86,500	\$92,500	+ 6.9%
\$141,750	\$149,900	+ 5.7%	\$135,000	\$170,000	+ 25.9%
\$227,000	\$241,549	+ 6.4%	\$270,000	\$201,750	- 25.3%
<b>\$147,000</b>	<b>\$155,000</b>	<b>+ 5.4%</b>	<b>\$99,950</b>	<b>\$101,000</b>	<b>+ 1.1%</b>

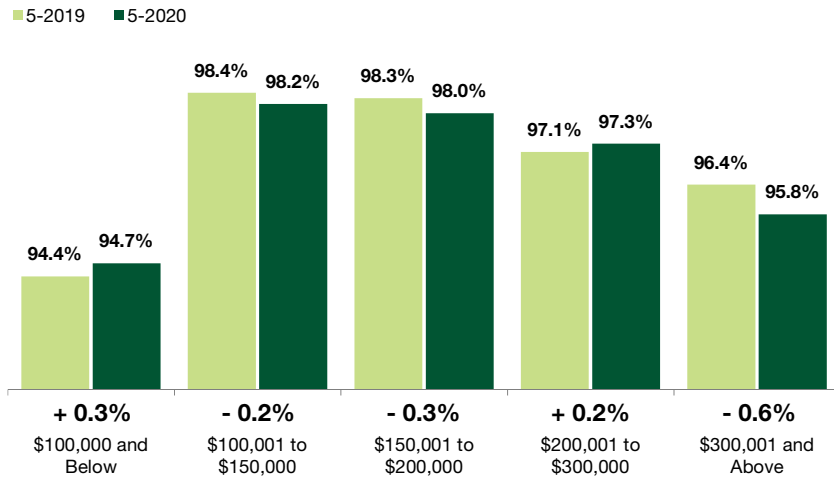
### Condos

# Percent of List Price Received

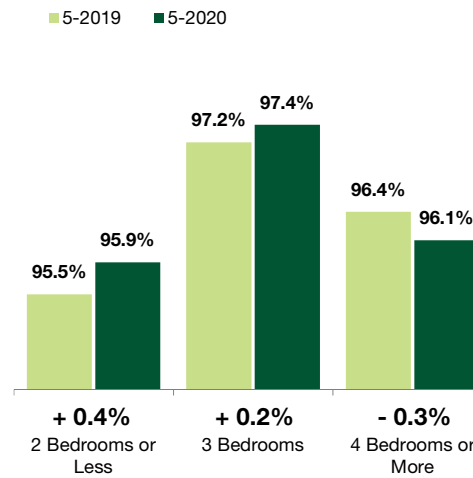
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



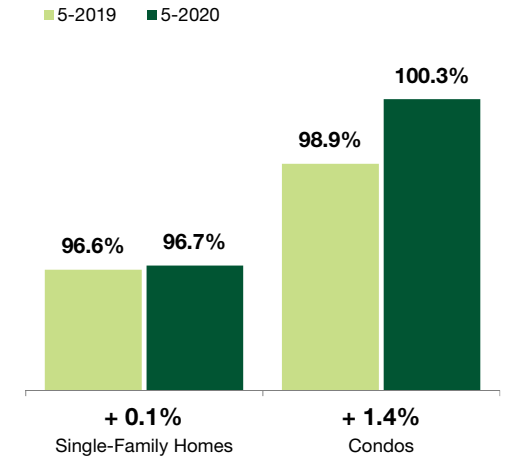
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	94.4%	94.7%	+ 0.3%
\$100,001 to \$150,000	98.4%	98.2%	- 0.2%
\$150,001 to \$200,000	98.3%	98.0%	- 0.3%
\$200,001 to \$300,000	97.1%	97.3%	+ 0.2%
\$300,001 and Above	96.4%	95.8%	- 0.6%
<b>All Price Ranges</b>	<b>96.7%</b>	<b>96.8%</b>	<b>+ 0.1%</b>

### Single-Family Homes

5-2019	5-2020	Change
94.0%	94.1%	+ 0.1%
98.4%	98.2%	- 0.2%
98.3%	98.0%	- 0.3%
97.2%	97.4%	+ 0.2%
96.4%	95.8%	- 0.6%
<b>96.6%</b>	<b>96.7%</b>	<b>+ 0.1%</b>

### Condos

5-2019	5-2020	Change
101.7%	100.4%	- 1.3%
100.3%	100.0%	- 0.3%
0.0%	100.0%	--
93.2%	0.0%	- 100.0%
96.1%	0.0%	- 100.0%
<b>98.9%</b>	<b>100.3%</b>	<b>+ 1.4%</b>

### By Bedroom Count

5-2019	5-2020	Change
95.5%	95.9%	+ 0.4%
97.2%	97.4%	+ 0.2%
96.4%	96.1%	- 0.3%
<b>96.7%</b>	<b>96.8%</b>	<b>+ 0.1%</b>

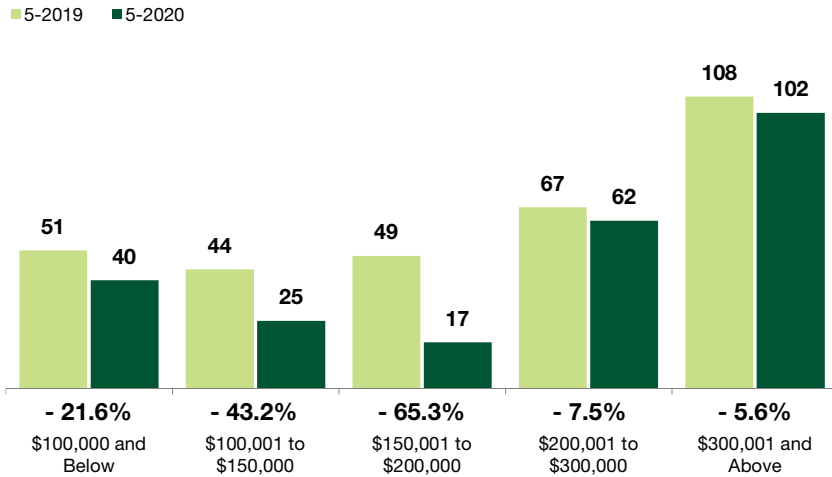
5-2019	5-2020	Change	5-2019	5-2020	Change
94.8%	95.2%	+ 0.4%	102.4%	100.4%	- 2.0%
97.2%	97.4%	+ 0.2%	95.4%	100.0%	+ 4.8%
96.4%	96.1%	- 0.3%	0.0%	0.0%	--
<b>96.6%</b>	<b>96.7%</b>	<b>+ 0.1%</b>	<b>98.9%</b>	<b>100.3%</b>	<b>+ 1.4%</b>

# Inventory of Homes for Sale

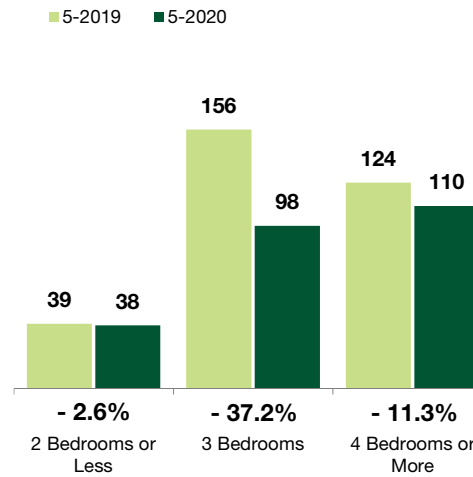
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



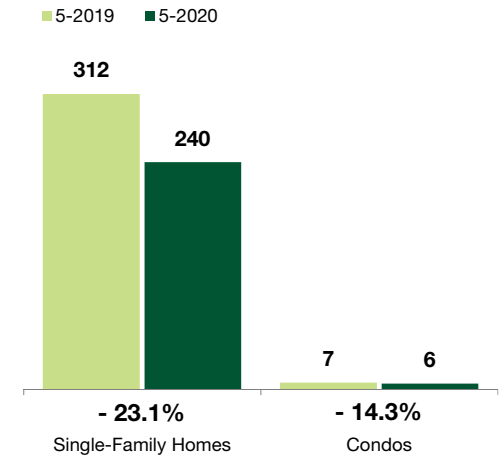
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	51	40	- 21.6%
\$100,001 to \$150,000	44	25	- 43.2%
\$150,001 to \$200,000	49	17	- 65.3%
\$200,001 to \$300,000	67	62	- 7.5%
\$300,001 and Above	108	102	- 5.6%
<b>All Price Ranges</b>	<b>319</b>	<b>246</b>	<b>- 22.9%</b>

### Single-Family Homes

5-2019	5-2020	Change
51	36	- 29.4%
43	25	- 41.9%
47	16	- 66.0%
63	61	- 3.2%
108	102	- 5.6%
<b>312</b>	<b>240</b>	<b>- 23.1%</b>

### Condos

5-2019	5-2020	Change
0	4	--
1	0	- 100.0%
2	1	- 50.0%
4	1	- 75.0%
0	0	--
<b>7</b>	<b>6</b>	<b>- 14.3%</b>

## By Bedroom Count

By Bedroom Count	5-2019	5-2020	Change
2 Bedrooms or Less	39	38	- 2.6%
3 Bedrooms	156	98	- 37.2%
4 Bedrooms or More	124	110	- 11.3%
<b>All Bedroom Counts</b>	<b>319</b>	<b>246</b>	<b>- 22.9%</b>

5-2019	5-2020	Change
37	35	- 5.4%
151	96	- 36.4%
124	109	- 12.1%
<b>312</b>	<b>240</b>	<b>- 23.1%</b>

5-2019	5-2020	Change
2	3	+ 50.0%
5	2	- 60.0%
0	1	--
<b>7</b>	<b>6</b>	<b>- 14.3%</b>

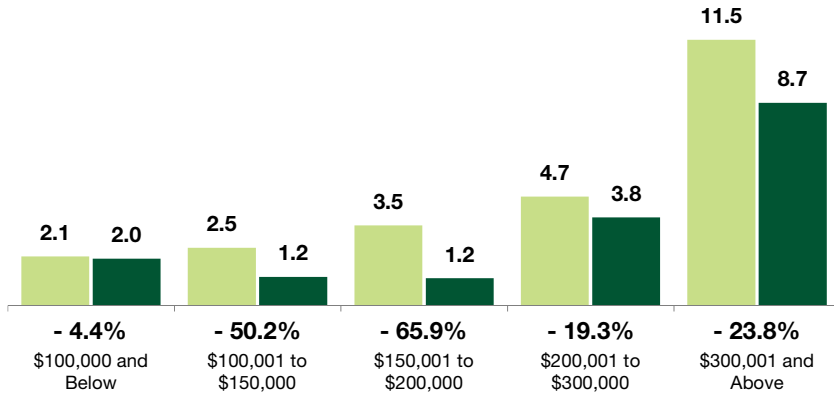
# Months Supply of Inventory

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.**



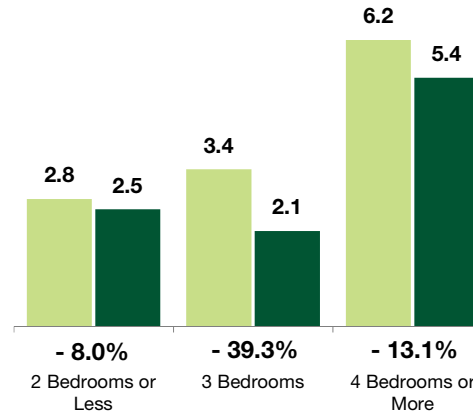
## By Price Range

■ 5-2019 ■ 5-2020



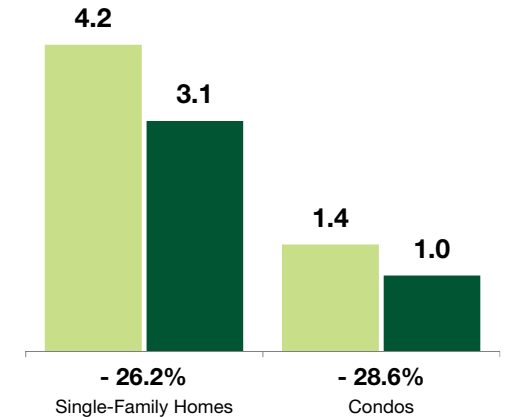
## By Bedroom Count

■ 5-2019 ■ 5-2020



## By Property Type

■ 5-2019 ■ 5-2020



### All Properties

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	2.1	2.0	- 4.4%
\$100,001 to \$150,000	2.5	1.2	- 50.2%
\$150,001 to \$200,000	3.5	1.2	- 65.9%
\$200,001 to \$300,000	4.7	3.8	- 19.3%
\$300,001 and Above	11.5	8.7	- 23.8%
<b>All Price Ranges</b>	<b>4.0</b>	<b>3.0</b>	<b>- 25.0%</b>

### Single-Family Homes

5-2019	5-2020	Change	5-2019	5-2020	Change
2.3	2.1	- 10.6%	1.1		--
2.6	1.4	- 48.2%	0.5	0.0	- 100.0%
3.4	1.2	- 65.9%	1.6	0.8	- 50.0%
4.5	3.9	- 13.5%	4.0	0.8	- 80.0%
12.0	8.7	- 27.1%	--	0.0	0.0%
<b>4.2</b>	<b>3.1</b>	<b>- 26.2%</b>	<b>1.4</b>	<b>1.0</b>	<b>- 28.6%</b>

### Condos

By Bedroom Count	5-2019	5-2020	Change
2 Bedrooms or Less	2.8	2.5	- 8.0%
3 Bedrooms	3.4	2.1	- 39.3%
4 Bedrooms or More	6.2	5.4	- 13.1%
<b>All Bedroom Counts</b>	<b>4.0</b>	<b>3.0</b>	<b>- 25.0%</b>

5-2019	5-2020	Change	5-2019	5-2020	Change
3.2	3.0	- 6.1%	0.8	0.7	- 12.5%
3.5	2.1	- 38.1%	1.7	0.9	- 47.1%
6.3	5.4	- 14.6%	--	1.0	--
<b>4.2</b>	<b>3.1</b>	<b>- 26.2%</b>	<b>1.4</b>	<b>1.0</b>	<b>- 28.6%</b>