

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2020

Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers. While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season. For the 12-month period spanning July 2019 through June 2020, Closed Sales in the Greenwood region were up 4.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 35.5 percent.

The overall Median Sales Price was up 7.6 percent to \$155,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 8.4 percent to \$159,375. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 82 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 135 days.

Market-wide, inventory levels were down 30.7 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 29.6 percent. That amounts to 2.6 months supply for Single-Family homes and 0.5 months supply for Condos.

Quick Facts

+ 35.5% **+ 5.2%** **+ 100.0%**

Price Range With the
Strongest Sales:

\$300,001 and Above

Bedroom Count With
Strongest Sales:

3 Bedrooms

Property Type With
Strongest Sales:

Condos

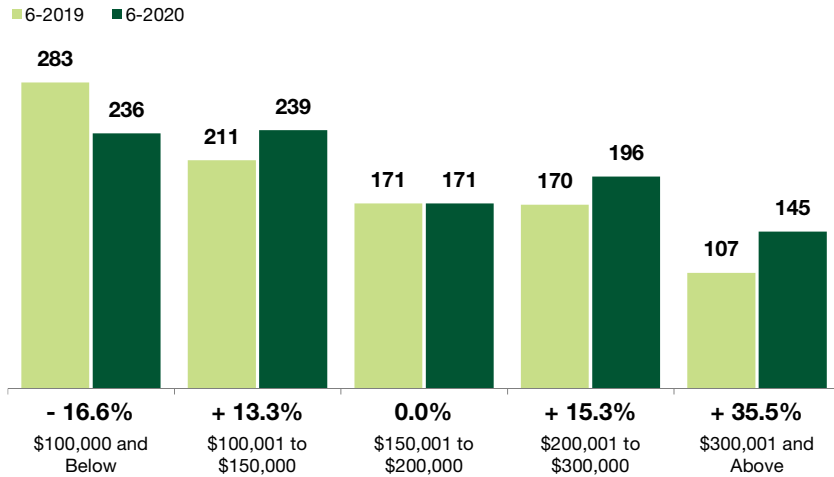
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

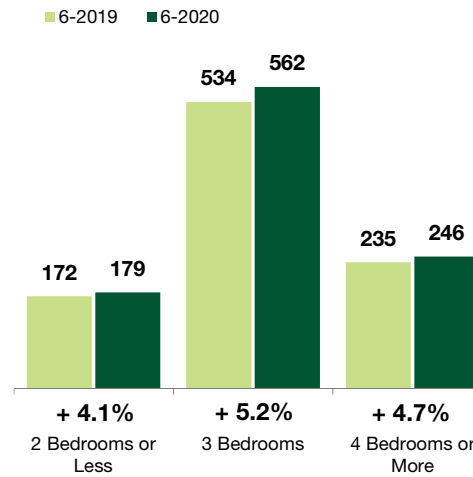
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



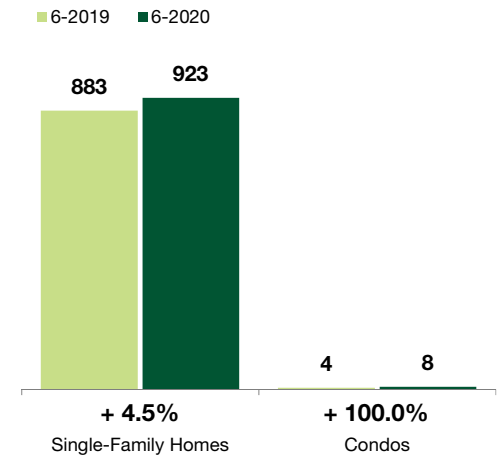
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	283	236	- 16.6%
\$100,001 to \$150,000	211	239	+ 13.3%
\$150,001 to \$200,000	171	171	0.0%
\$200,001 to \$300,000	170	196	+ 15.3%
\$300,001 and Above	107	145	+ 35.5%
All Price Ranges	942	987	+ 4.8%

Single-Family Homes

6-2019	6-2020	Change
254	207	- 18.5%
195	221	+ 13.3%
166	162	- 2.4%
166	188	+ 13.3%
102	145	+ 42.2%
883	923	+ 4.5%

Condos

6-2019	6-2020	Change
2	3	+ 50.0%
1	2	+ 100.0%
0	1	--
1	2	+ 100.0%
0	0	--
4	8	+ 100.0%

By Bedroom Count

6-2019	6-2020	Change
172	179	+ 4.1%
534	562	+ 5.2%
235	246	+ 4.7%
942	987	+ 4.8%

6-2019	6-2020	Change
140	143	+ 2.1%
510	535	+ 4.9%
232	245	+ 5.6%
883	923	+ 4.5%

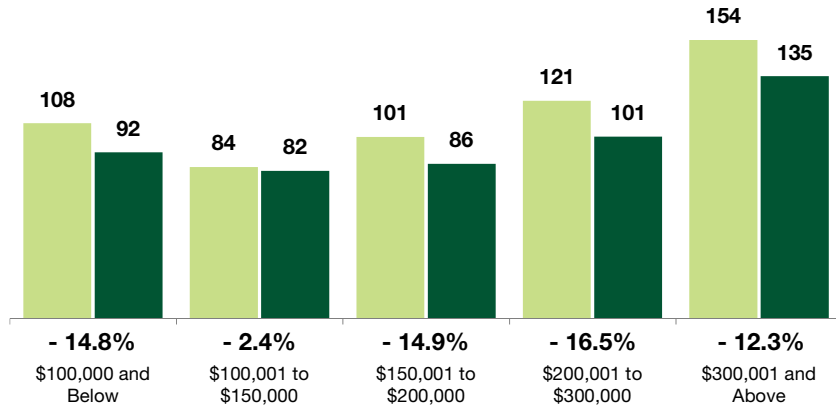
Days on Market Until Sale

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



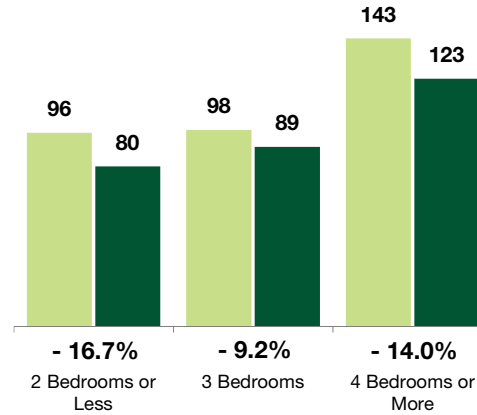
By Price Range

■ 6-2019 ■ 6-2020



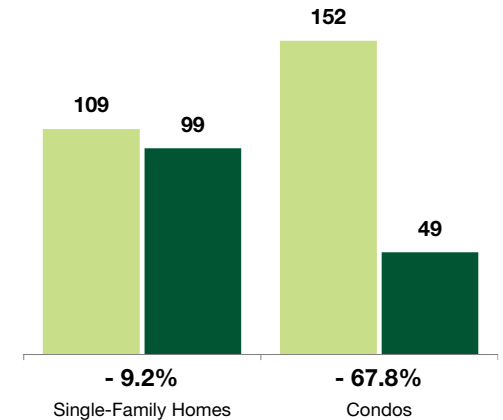
By Bedroom Count

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$100,000 and Below	108	92	- 14.8%
\$100,001 to \$150,000	84	82	- 2.4%
\$150,001 to \$200,000	101	86	- 14.9%
\$200,001 to \$300,000	121	101	- 16.5%
\$300,001 and Above	154	135	- 12.3%
All Price Ranges	109	96	- 11.9%

Single-Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
111	99	- 10.8%	166	70	- 57.8%
81	85	+ 4.9%	5	35	+ 600.0%
102	88	- 13.7%	0	0	--
121	102	- 15.7%	270	40	- 85.2%
150	135	- 10.0%	0	0	--
109	99	- 9.2%	152	49	- 67.8%

Condos

	6-2019	6-2020	Change
	166	70	- 57.8%
	5	35	+ 600.0%
	0	0	--
	270	40	- 85.2%
	0	0	--
	152	49	- 67.8%

By Bedroom Count

	6-2019	6-2020	Change
2 Bedrooms or Less	96	80	- 16.7%
3 Bedrooms	98	89	- 9.2%
4 Bedrooms or More	143	123	- 14.0%
All Bedroom Counts	109	96	- 11.9%

6-2019	6-2020	Change	6-2019	6-2020	Change
102	88	- 13.7%	35	70	+ 100.0%
95	92	- 3.2%	151	37	- 75.5%
143	123	- 14.0%	270	0	- 100.0%
109	99	- 9.2%	152	49	- 67.8%

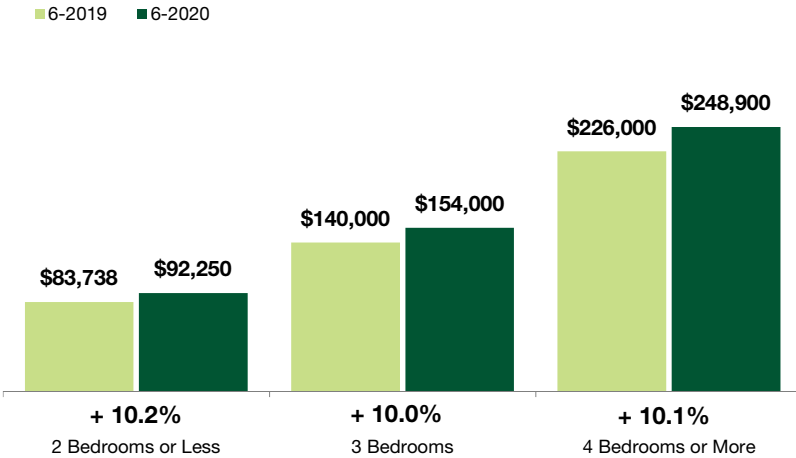
	6-2019	6-2020	Change
	35	70	+ 100.0%
	151	37	- 75.5%
	270	0	- 100.0%
	152	49	- 67.8%

Median Sales Price

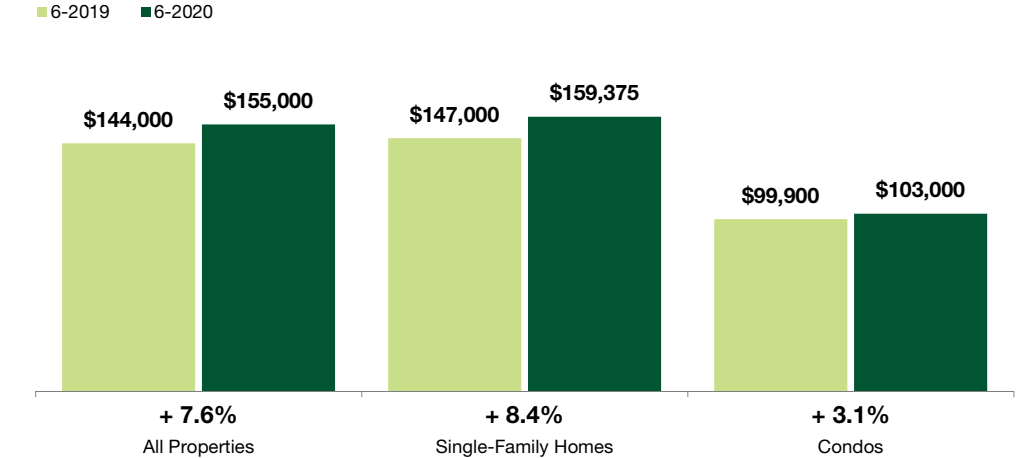
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	6-2019	6-2020	Change
2 Bedrooms or Less	\$83,738	\$92,250	+ 10.2%
3 Bedrooms	\$140,000	\$154,000	+ 10.0%
4 Bedrooms or More	\$226,000	\$248,900	+ 10.1%
All Bedroom Counts	\$144,000	\$155,000	+ 7.6%

Single-Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
\$82,250	\$93,000	+ 13.1%	\$85,200	\$92,000	+ 8.0%
\$140,000	\$153,250	+ 9.5%	\$135,000	\$175,000	+ 29.6%
\$225,250	\$249,800	+ 10.9%	\$270,000	\$143,500	- 46.9%
\$147,000	\$159,375	+ 8.4%	\$99,900	\$103,000	+ 3.1%

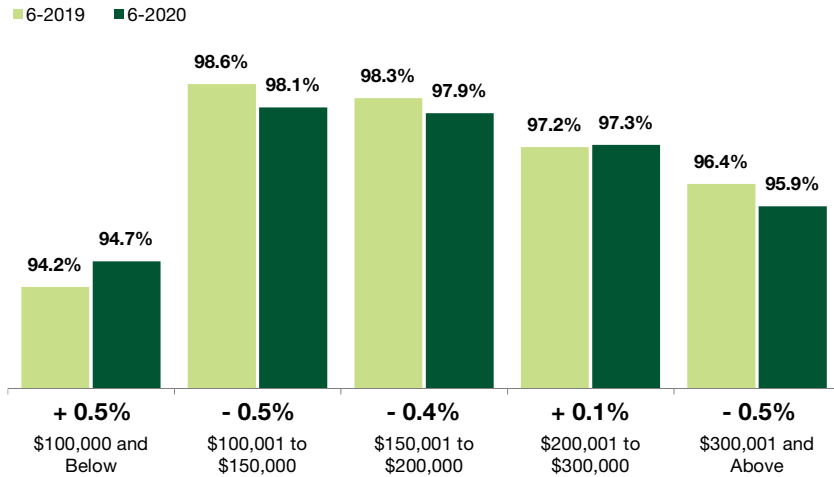
Condos

Percent of List Price Received

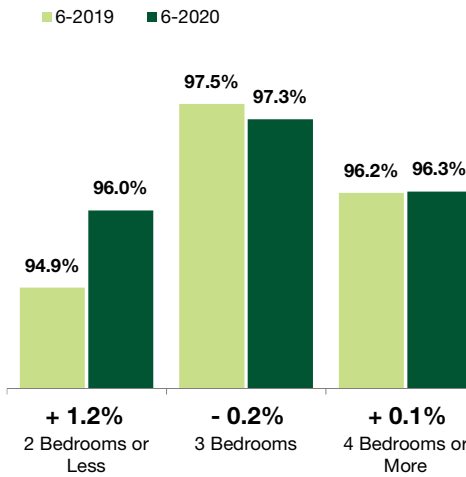
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



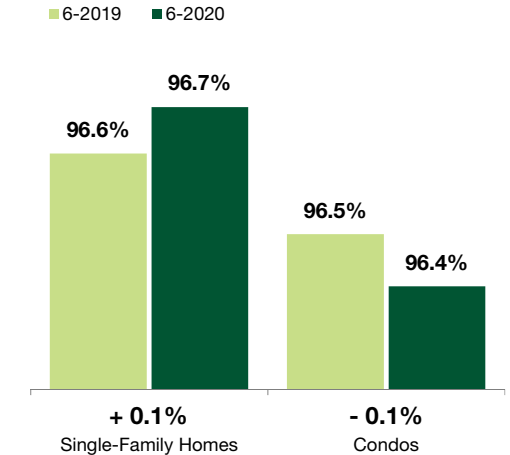
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	94.2%	94.7%	+ 0.5%
\$100,001 to \$150,000	98.6%	98.1%	- 0.5%
\$150,001 to \$200,000	98.3%	97.9%	- 0.4%
\$200,001 to \$300,000	97.2%	97.3%	+ 0.1%
\$300,001 and Above	96.4%	95.9%	- 0.5%
All Price Ranges	96.7%	96.8%	+ 0.1%

Single-Family Homes

6-2019	6-2020	Change
93.8%	94.1%	+ 0.3%
98.5%	98.2%	- 0.3%
98.3%	98.0%	- 0.3%
97.3%	97.3%	0.0%
96.4%	95.9%	- 0.5%
96.6%	96.7%	+ 0.1%

Condos

6-2019	6-2020	Change
98.2%	97.0%	- 1.2%
100.0%	94.9%	- 5.1%
0.0%	0.0%	--
89.7%	98.0%	+ 9.3%
0.0%	0.0%	--
96.5%	96.4%	- 0.1%

By Bedroom Count

6-2019	6-2020	Change
94.9%	96.0%	+ 1.2%
97.5%	97.3%	- 0.2%
96.2%	96.3%	+ 0.1%
96.7%	96.8%	+ 0.1%

6-2019	6-2020	Change
94.1%	95.4%	+ 1.4%
97.5%	97.3%	- 0.2%
96.3%	96.2%	- 0.1%
96.6%	96.7%	+ 0.1%

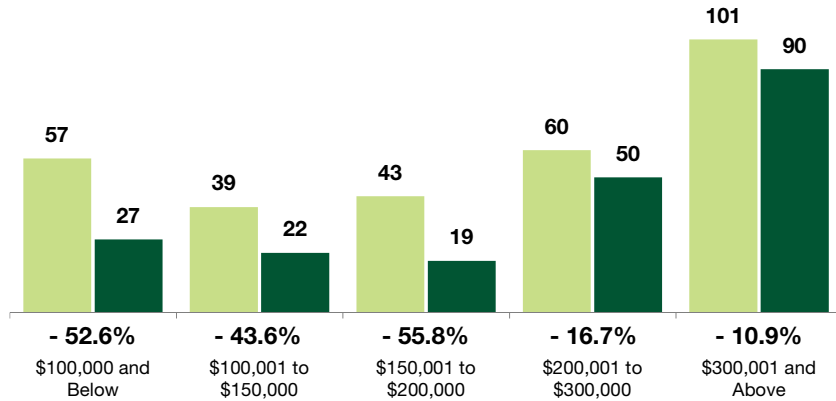
Inventory of Homes for Sale

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



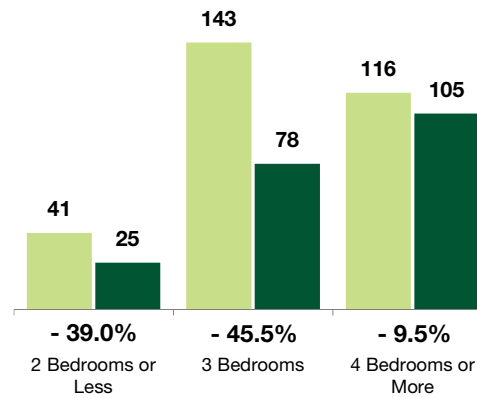
By Price Range

6-2019 6-2020



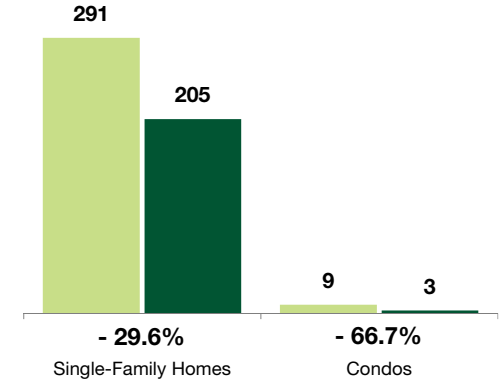
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$100,000 and Below	57	27	- 52.6%
\$100,001 to \$150,000	39	22	- 43.6%
\$150,001 to \$200,000	43	19	- 55.8%
\$200,001 to \$300,000	60	50	- 16.7%
\$300,001 and Above	101	90	- 10.9%
All Price Ranges	300	208	- 30.7%

Single-Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
54	26	- 51.9%	3	1	- 66.7%
38	21	- 44.7%	1	1	0.0%
41	19	- 53.7%	2	0	- 100.0%
57	49	- 14.0%	3	1	- 66.7%
101	90	- 10.9%	0	0	--
291	205	- 29.6%	9	3	- 66.7%

Condos

By Bedroom Count

	6-2019	6-2020	Change
2 Bedrooms or Less	41	25	- 39.0%
3 Bedrooms	143	78	- 45.5%
4 Bedrooms or More	116	105	- 9.5%
All Bedroom Counts	300	208	- 30.7%

6-2019	6-2020	Change	6-2019	6-2020	Change
37	25	- 32.4%	4	0	- 100.0%
138	75	- 45.7%	5	3	- 40.0%
116	105	- 9.5%	0	0	--
291	205	- 29.6%	9	3	- 66.7%

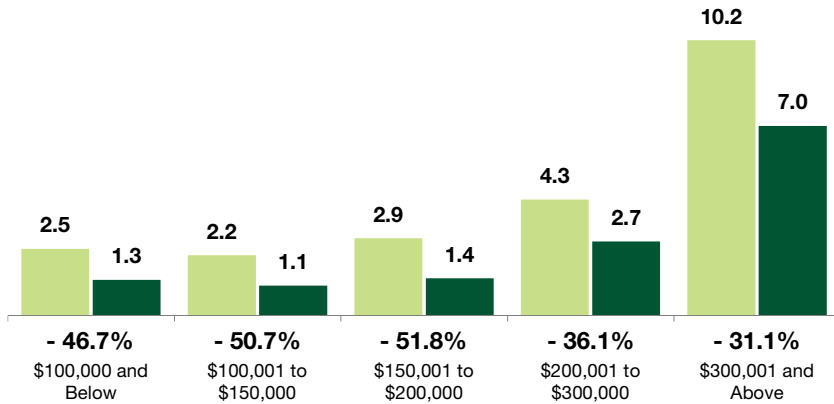
Months Supply of Inventory

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.**



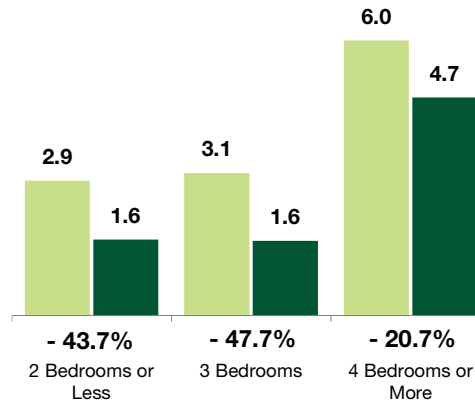
By Price Range

6-2019 6-2020



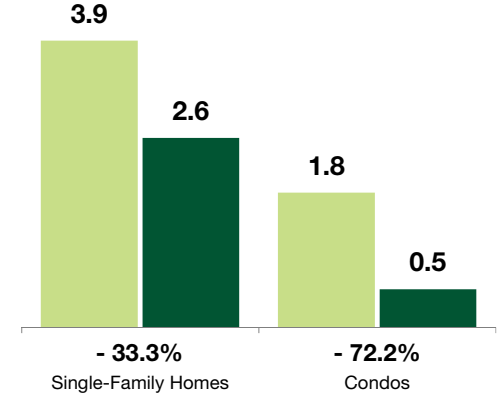
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$100,000 and Below	2.5	1.3	- 46.7%
\$100,001 to \$150,000	2.2	1.1	- 50.7%
\$150,001 to \$200,000	2.9	1.4	- 51.8%
\$200,001 to \$300,000	4.3	2.7	- 36.1%
\$300,001 and Above	10.2	7.0	- 31.1%
All Price Ranges	3.8	2.4	- 36.8%

Single-Family Homes

6-2019	6-2020	Change
2.6	1.5	- 43.0%
2.4	1.1	- 51.3%
2.8	1.4	- 49.0%
4.2	2.8	- 33.6%
10.6	7.0	- 34.0%
3.9	2.6	- 33.3%

Condos

6-2019	6-2020	Change
1.2	0.3	- 75.0%
0.5	0.6	+ 20.0%
1.4	--	--
3.0	0.8	- 73.3%
--	0.0	0.0%
1.8	0.5	- 72.2%

By Bedroom Count

	6-2019	6-2020	Change
2 Bedrooms or Less	2.9	1.6	- 43.7%
3 Bedrooms	3.1	1.6	- 47.7%
4 Bedrooms or More	6.0	4.7	- 20.7%
All Bedroom Counts	3.8	2.4	- 36.8%

6-2019	6-2020	Change
3.2	2.2	- 32.4%
3.1	1.6	- 48.2%
6.1	4.8	- 21.1%
3.9	2.6	- 33.3%