

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2020

Strong buyer demand in the face of a constrained supply of homes for sale continues to be the story again this month. New construction activity, in the form of housing starts as reported by the Department of Commerce, has picked up in recent weeks but remains well below levels required to substantially increase the number of homes for sale. Continued low interest rates are expected to maintain healthy buyer activity, while reluctant sellers and the changing season are likely to drag the inventory of homes for sale lower into the late summer and early fall market. For the 12-month period spanning August 2019 through July 2020, Closed Sales in the Greenwood region were up 5.3 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 28.1 percent.

The overall Median Sales Price was up 8.3 percent to \$156,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 9.8 percent to \$162,250. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 84 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 134 days.

Market-wide, inventory levels were down 41.5 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 41.3 percent. That amounts to 2.3 months supply for Single-Family homes and 0.6 months supply for Condos.

Quick Facts

+ 28.1%

+ 10.9%

+ 5.2%

Price Range With the Strongest Sales:

\$200,001 to \$300,000

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

Single-Family

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

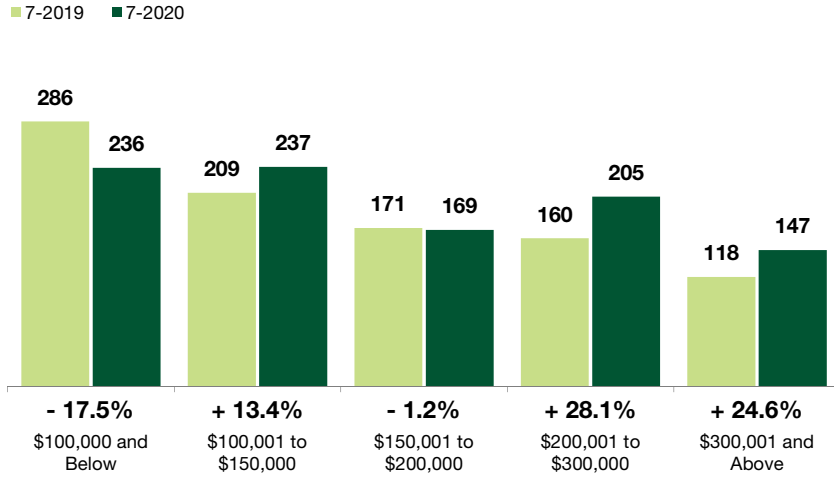


Closed Sales

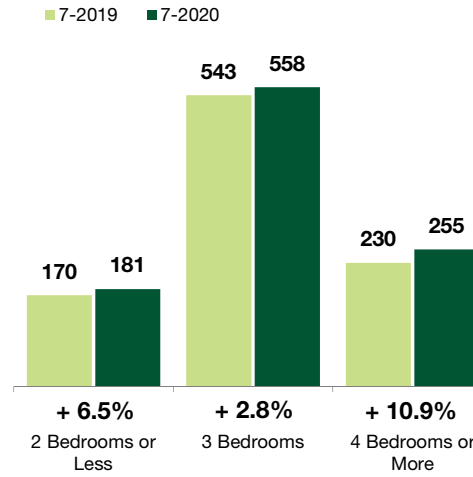
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



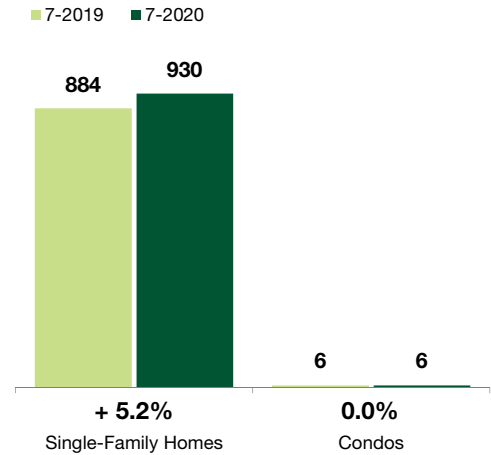
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2019	7-2020	Change
\$100,000 and Below	286	236	- 17.5%
\$100,001 to \$150,000	209	237	+ 13.4%
\$150,001 to \$200,000	171	169	- 1.2%
\$200,001 to \$300,000	160	205	+ 28.1%
\$300,001 and Above	118	147	+ 24.6%
All Price Ranges	944	994	+ 5.3%

Single-Family Homes

7-2019	7-2020	Change	7-2019	7-2020	Change
256	209	- 18.4%	5	3	- 40.0%
193	216	+ 11.9%	0	3	--
167	160	- 4.2%	0	0	--
155	198	+ 27.7%	1	0	- 100.0%
113	147	+ 30.1%	0	0	--
884	930	+ 5.2%	6	6	0.0%

Condos

By Bedroom Count	7-2019	7-2020	Change
2 Bedrooms or Less	170	181	+ 6.5%
3 Bedrooms	543	558	+ 2.8%
4 Bedrooms or More	230	255	+ 10.9%
All Bedroom Counts	944	994	+ 5.3%

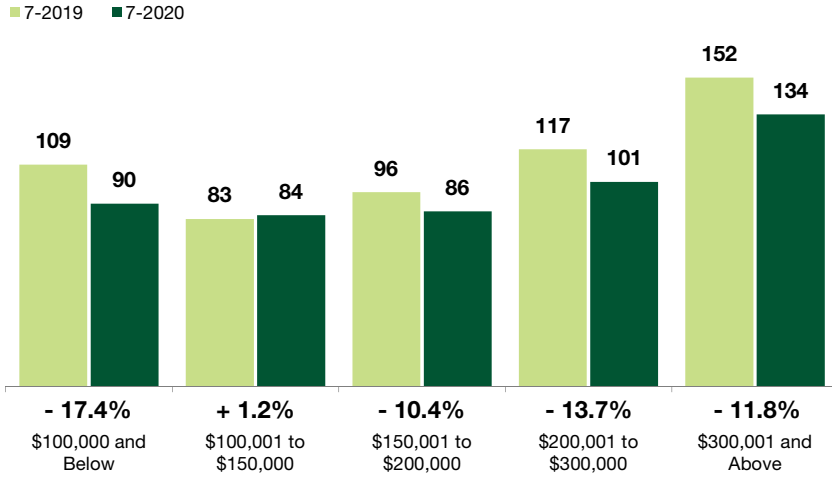
7-2019	7-2020	Change	7-2019	7-2020	Change
138	144	+ 4.3%	4	5	+ 25.0%
518	532	+ 2.7%	2	1	- 50.0%
227	254	+ 11.9%	0	0	--
884	930	+ 5.2%	6	6	0.0%

Days on Market Until Sale

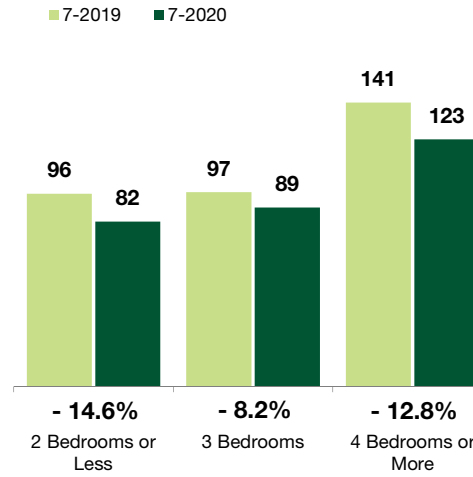
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



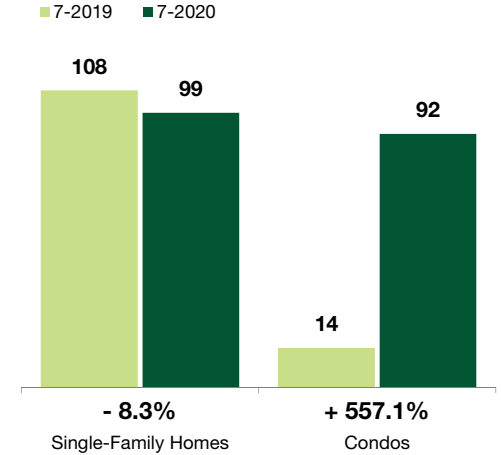
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range

	7-2019	7-2020	Change
\$100,000 and Below	109	90	- 17.4%
\$100,001 to \$150,000	83	84	+ 1.2%
\$150,001 to \$200,000	96	86	- 10.4%
\$200,001 to \$300,000	117	101	- 13.7%
\$300,001 and Above	152	134	- 11.8%
All Price Ranges	107	96	- 10.3%

Single-Family Homes

	7-2019	7-2020	Change
2 Bedrooms or Less	113	95	- 15.9%
3 Bedrooms	79	88	+ 11.4%
4 Bedrooms or More	97	88	- 9.3%
All Single-Family Homes	117	102	- 12.8%
All Single-Family Homes	148	134	- 9.5%
All Single-Family Homes	108	99	- 8.3%

Condos

	7-2019	7-2020	Change
Condos	11	93	+ 745.5%
Condos	0	91	--
Condos	30	0	- 100.0%
Condos	0	0	--
Condos	0	0	--
All Condos	14	92	+ 557.1%

By Bedroom Count

	7-2019	7-2020	Change
2 Bedrooms or Less	96	82	- 14.6%
3 Bedrooms	97	89	- 8.2%
4 Bedrooms or More	141	123	- 12.8%
All Bedroom Counts	107	96	- 10.3%

	7-2019	7-2020	Change
2 Bedrooms or Less	103	88	- 14.6%
3 Bedrooms	94	91	- 3.2%
4 Bedrooms or More	141	123	- 12.8%
All Single-Family Homes	108	99	- 8.3%

	7-2019	7-2020	Change
Condos	2	105	+ 5150.0%
Condos	39	25	- 35.9%
Condos	0	0	--
All Condos	14	92	+ 557.1%

Median Sales Price

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



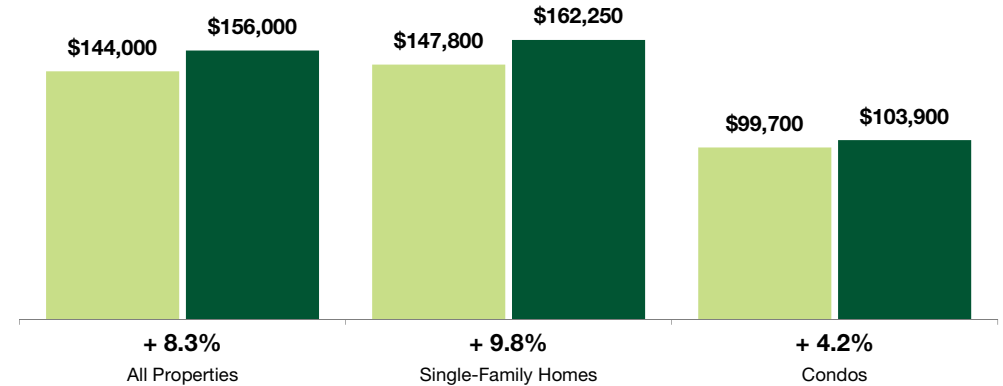
By Bedroom Count

7-2019 7-2020



By Property Type

7-2019 7-2020



All Properties

By Bedroom Count

	7-2019	7-2020	Change
2 Bedrooms or Less	\$83,500	\$91,950	+ 10.1%
3 Bedrooms	\$140,000	\$155,000	+ 10.7%
4 Bedrooms or More	\$227,250	\$250,000	+ 10.0%
All Bedroom Counts	\$144,000	\$156,000	+ 8.3%

Single-Family Homes

	7-2019	7-2020	Change	7-2019	7-2020	Change
	\$81,000	\$91,950	+ 13.5%	\$90,750	\$91,250	+ 0.6%
	\$140,000	\$155,000	+ 10.7%	\$125,000	\$170,000	+ 36.0%
	\$226,000	\$250,000	+ 10.6%	\$270,000	\$143,500	- 46.9%
All	\$147,800	\$162,250	+ 9.8%	\$99,700	\$103,900	+ 4.2%

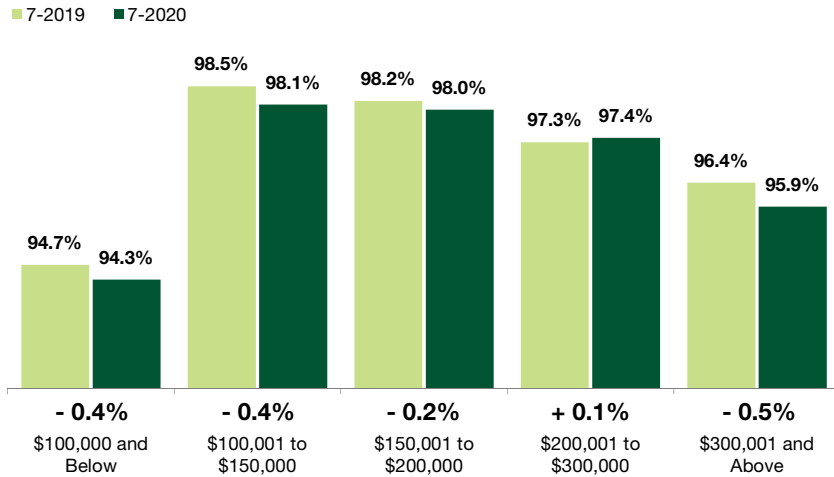
Condos

Percent of List Price Received

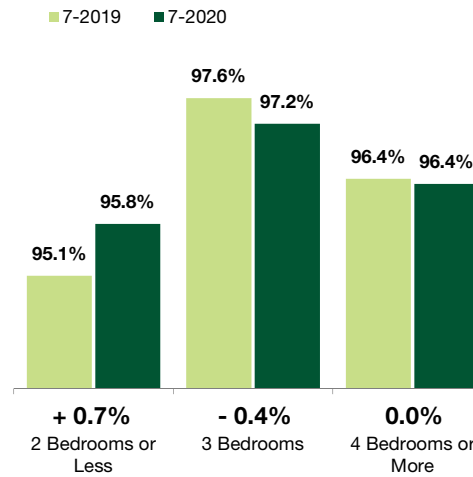
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



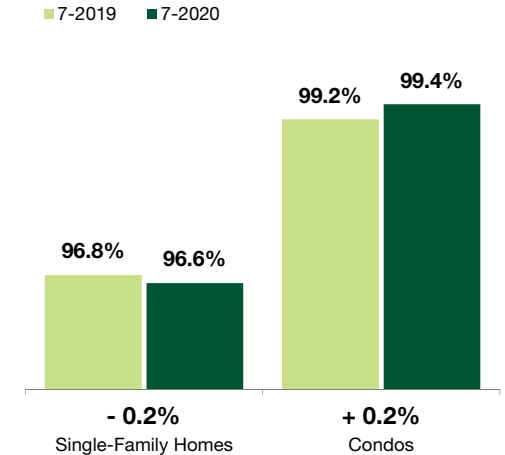
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2019	7-2020	Change
\$100,000 and Below	94.7%	94.3%	- 0.4%
\$100,001 to \$150,000	98.5%	98.1%	- 0.4%
\$150,001 to \$200,000	98.2%	98.0%	- 0.2%
\$200,001 to \$300,000	97.3%	97.4%	+ 0.1%
\$300,001 and Above	96.4%	95.9%	- 0.5%
All Price Ranges	96.8%	96.7%	- 0.1%

Single-Family Homes

7-2019	7-2020	Change
94.2%	93.7%	- 0.5%
98.5%	98.2%	- 0.3%
98.2%	98.1%	- 0.1%
97.4%	97.4%	0.0%
96.4%	95.9%	- 0.5%
96.8%	96.6%	- 0.2%

Condos

7-2019	7-2020	Change
99.5%	98.6%	- 0.9%
0.0%	100.2%	--
97.6%	0.0%	- 100.0%
0.0%	0.0%	--
0.0%	0.0%	--
99.2%	99.4%	+ 0.2%

By Bedroom Count

7-2019	7-2020	Change
95.1%	95.8%	+ 0.7%
97.6%	97.2%	- 0.4%
96.4%	96.4%	0.0%
96.8%	96.7%	- 0.1%

7-2019	7-2020	Change
94.3%	95.1%	+ 0.8%
97.5%	97.2%	- 0.3%
96.5%	96.3%	- 0.2%
96.8%	96.6%	- 0.2%

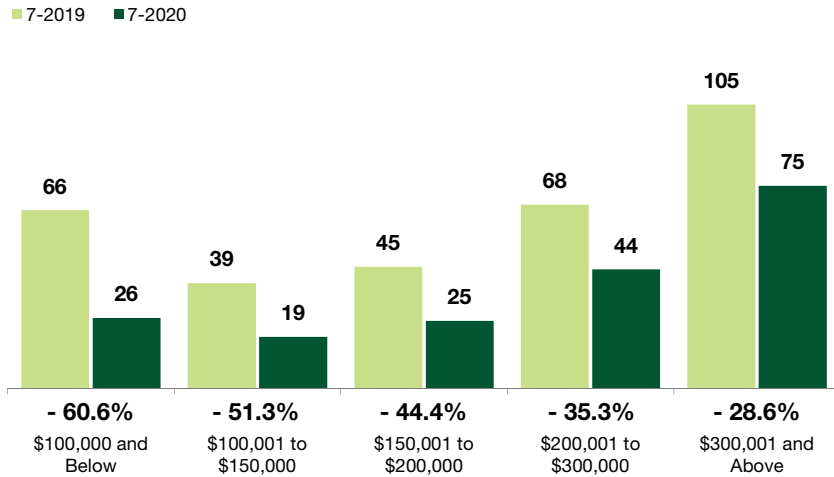
7-2019	7-2020	Change
99.4%	99.3%	- 0.1%
98.8%	100.1%	+ 1.3%
0.0%	0.0%	--
99.2%	99.4%	+ 0.2%

Inventory of Homes for Sale

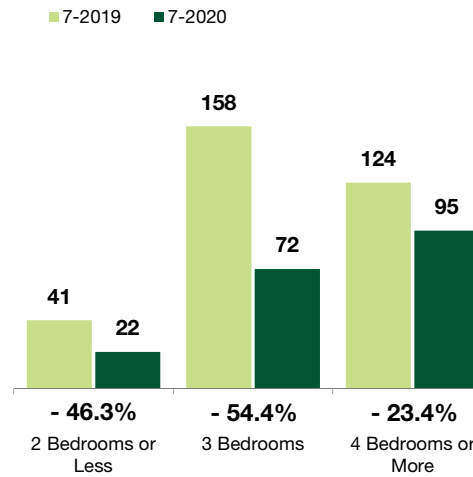
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



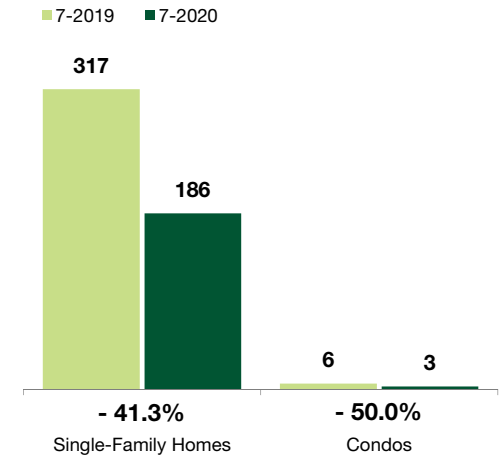
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2019	7-2020	Change
\$100,000 and Below	66	26	- 60.6%
\$100,001 to \$150,000	39	19	- 51.3%
\$150,001 to \$200,000	45	25	- 44.4%
\$200,001 to \$300,000	68	44	- 35.3%
\$300,001 and Above	105	75	- 28.6%
All Price Ranges	323	189	- 41.5%

Single-Family Homes

7-2019	7-2020	Change
66	25	- 62.1%
37	19	- 48.6%
43	24	- 44.2%
66	43	- 34.8%
105	75	- 28.6%
317	186	- 41.3%

Condos

7-2019	7-2020	Change
0	1	--
2	0	- 100.0%
2	1	- 50.0%
2	1	- 50.0%
0	0	--
6	3	- 50.0%

By Bedroom Count

7-2019	7-2020	Change
41	22	- 46.3%
158	72	- 54.4%
124	95	- 23.4%
323	189	- 41.5%

7-2019	7-2020	Change
38	21	- 44.7%
155	70	- 54.8%
124	95	- 23.4%
317	186	- 41.3%

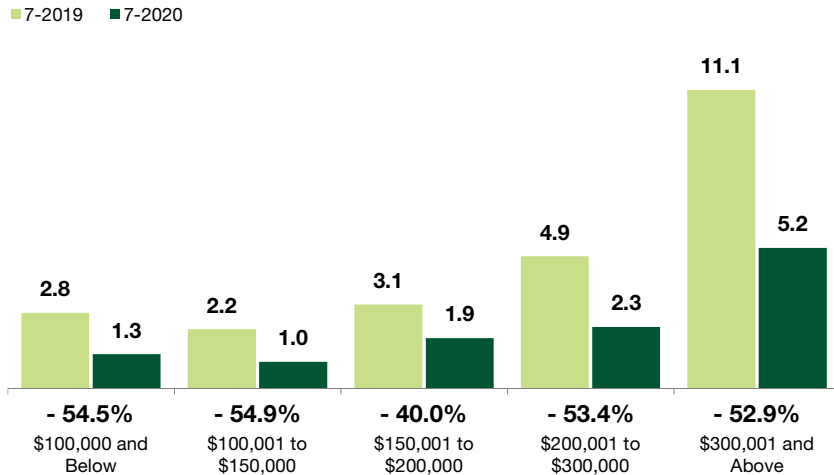
7-2019	7-2020	Change
3	1	- 66.7%
3	2	- 33.3%
0	0	--
6	3	- 50.0%

Months Supply of Inventory

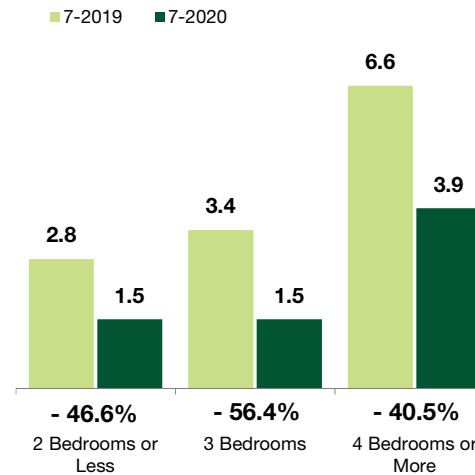
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



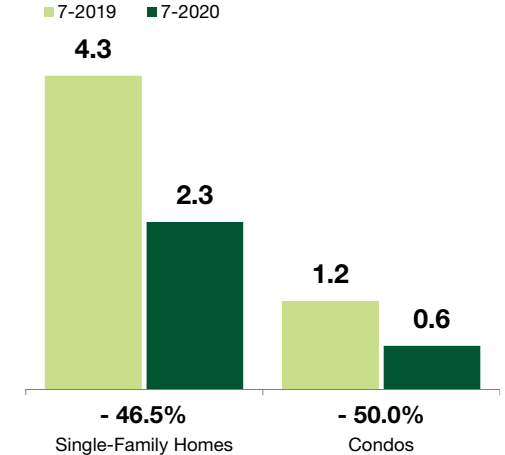
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2019	7-2020	Change
\$100,000 and Below	2.8	1.3	- 54.5%
\$100,001 to \$150,000	2.2	1.0	- 54.9%
\$150,001 to \$200,000	3.1	1.9	- 40.0%
\$200,001 to \$300,000	4.9	2.3	- 53.4%
\$300,001 and Above	11.1	5.2	- 52.9%
All Price Ranges	4.1	2.2	- 46.3%

Single-Family Homes

7-2019	7-2020	Change	7-2019	7-2020	Change
3.1	1.4	- 55.5%	1.1	0.3	--
2.3	1.1	- 52.0%	1.7	0.7	- 58.8%
3.1	1.9	- 39.1%	1.7	0.7	- 58.8%
4.9	2.3	- 53.4%	2.0	0.7	- 65.0%
11.5	5.2	- 54.6%	--	0.0	0.0%
4.3	2.3	- 46.5%	1.2	0.6	- 50.0%

Condos

By Bedroom Count	7-2019	7-2020	Change
2 Bedrooms or Less	2.8	1.5	- 46.6%
3 Bedrooms	3.4	1.5	- 56.4%
4 Bedrooms or More	6.6	3.9	- 40.5%
All Bedroom Counts	4.1	2.2	- 46.3%

7-2019	7-2020	Change	7-2019	7-2020	Change
3.1	1.8	- 42.8%	1.1	0.3	- 72.7%
3.5	1.5	- 57.2%	1.0	1.0	0.0%
6.7	3.9	- 40.9%	--	--	--
4.3	2.3	- 46.5%	1.2	0.6	- 50.0%