

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2021

Buyer demand continued to be robust in February, leading to many multiple offer situations as housing supply continues to remain severely constrained in most segments. This imbalance of prospective buyers to available homes for sale will continue to support multiple offers and, with it, higher home sales prices, as we go into the typically busy spring market. For the 12-month period spanning March 2020 through February 2021, Closed Sales in the Greenwood region were up 13.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 66.7 percent.

The overall Median Sales Price was up 20.3 percent to \$181,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 20.8 percent to \$186,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 79 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 126 days.

Market-wide, inventory levels were down 57.9 percent. The property type that lost the least inventory was the Condos segment, where it decreased 37.5 percent. That amounts to 1.3 months supply for Single-Family homes and 1.1 months supply for Condos.

Quick Facts

+ 66.7%

+ 48.3%

+ 15.3%

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

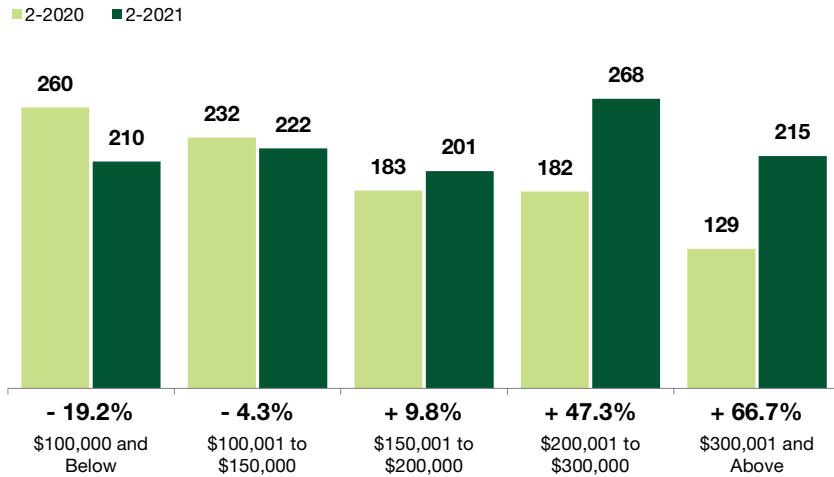
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

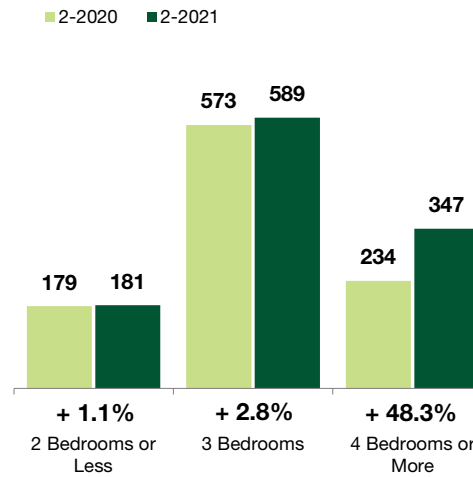
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



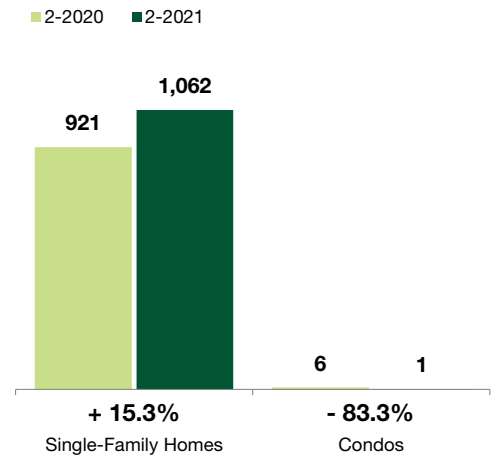
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	260	210	- 19.2%
\$100,001 to \$150,000	232	222	- 4.3%
\$150,001 to \$200,000	183	201	+ 9.8%
\$200,001 to \$300,000	182	268	+ 47.3%
\$300,001 and Above	129	215	+ 66.7%
All Price Ranges	987	1,117	+ 13.2%

Single-Family Homes

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	230	183	- 20.4%
\$100,001 to \$150,000	215	207	- 3.7%
\$150,001 to \$200,000	175	196	+ 12.0%
\$200,001 to \$300,000	175	261	+ 49.1%
\$300,001 and Above	125	214	+ 71.2%
All Price Ranges	921	1,062	+ 15.3%

Condos

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	3	0	- 100.0%
\$100,001 to \$150,000	3	1	- 66.7%
\$150,001 to \$200,000	0	0	--
\$200,001 to \$300,000	0	0	--
\$300,001 and Above	0	0	--
All Price Ranges	6	1	- 83.3%

By Bedroom Count

By Bedroom Count	2-2020	2-2021	Change
2 Bedrooms or Less	179	181	+ 1.1%
3 Bedrooms	573	589	+ 2.8%
4 Bedrooms or More	234	347	+ 48.3%
All Bedroom Counts	987	1,117	+ 13.2%

By Bedroom Count	2-2020	2-2021	Change
2 Bedrooms or Less	146	145	- 0.7%
3 Bedrooms	542	573	+ 5.7%
4 Bedrooms or More	232	344	+ 48.3%
All Bedroom Counts	921	1,062	+ 15.3%

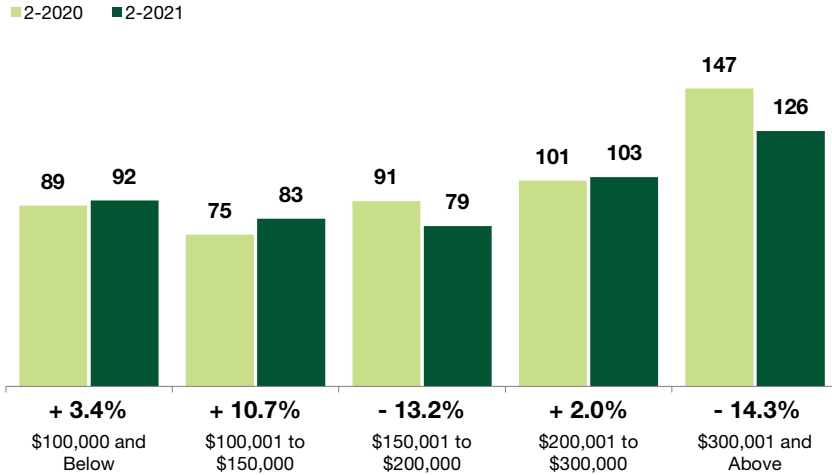
By Bedroom Count	2-2020	2-2021	Change
2 Bedrooms or Less	2	1	- 50.0%
3 Bedrooms	4	0	- 100.0%
4 Bedrooms or More	0	0	--
All Bedroom Counts	6	1	- 83.3%

Days on Market Until Sale

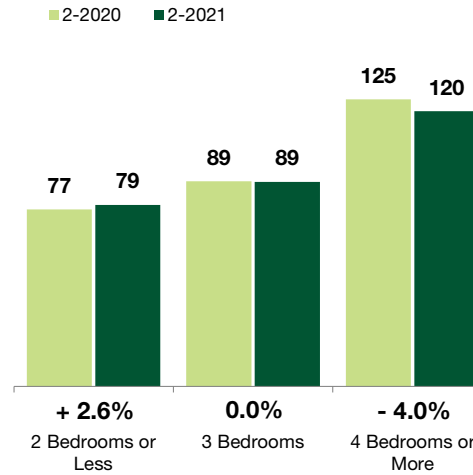
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



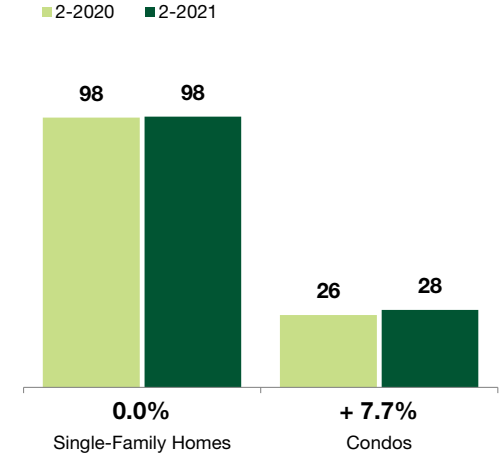
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	89	92	+ 3.4%
\$100,001 to \$150,000	75	83	+ 10.7%
\$150,001 to \$200,000	91	79	- 13.2%
\$200,001 to \$300,000	101	103	+ 2.0%
\$300,001 and Above	147	126	- 14.3%
All Price Ranges	96	97	+ 1.0%

Single-Family Homes

2-2020	2-2021	Change
94	95	+ 1.1%
77	84	+ 9.1%
93	78	- 16.1%
102	104	+ 2.0%
144	126	- 12.5%
98	98	0.0%

Condos

2-2020	2-2021	Change
18	0	- 100.0%
34	28	- 17.6%
0	0	--
0	0	--
0	0	--
26	28	+ 7.7%

By Bedroom Count

2-2020	2-2021	Change
77	79	+ 2.6%
89	89	0.0%
125	120	- 4.0%
96	97	+ 1.0%

2-2020	2-2021	Change
85	82	- 3.5%
89	89	0.0%
125	120	- 4.0%
98	98	0.0%

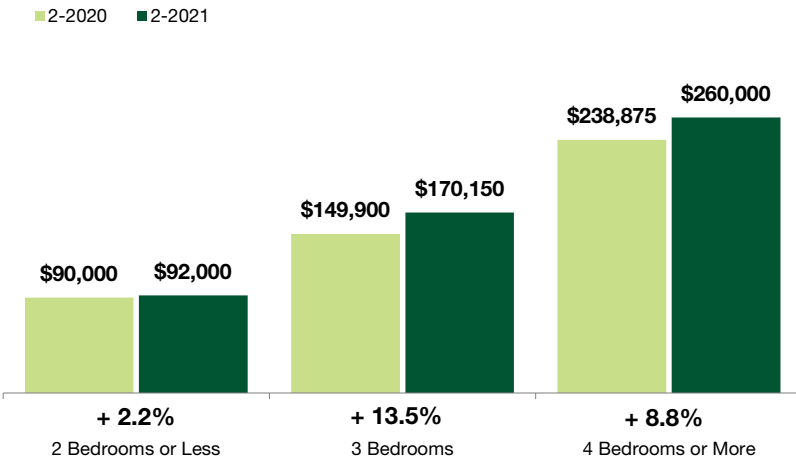
2-2020	2-2021	Change
1	28	+ 2700.0%
39	0	- 100.0%
0	0	--
26	28	+ 7.7%

Median Sales Price

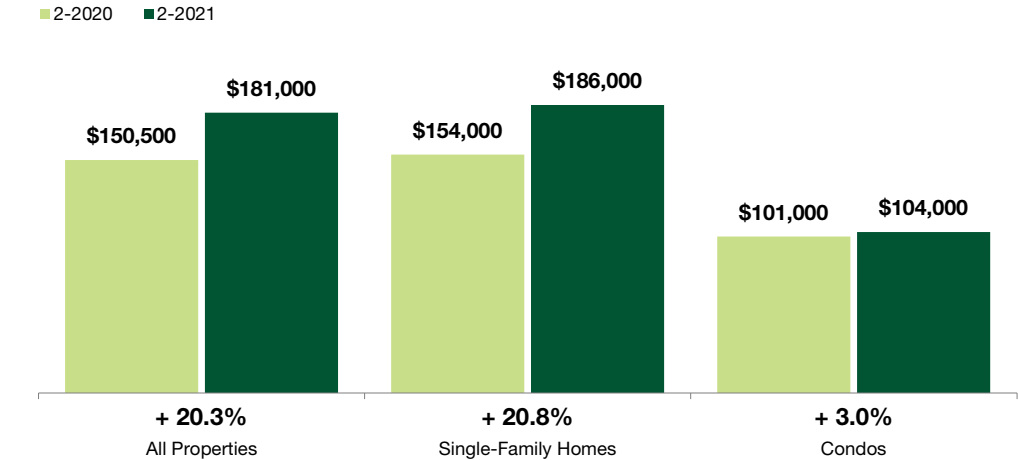
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	2-2020	2-2021	Change
2 Bedrooms or Less	\$90,000	\$92,000	+ 2.2%
3 Bedrooms	\$149,900	\$170,150	+ 13.5%
4 Bedrooms or More	\$238,875	\$260,000	+ 8.8%
All Bedroom Counts	\$150,500	\$181,000	+ 20.3%

Single-Family Homes

2-2020	2-2021	Change	2-2020	2-2021	Change
\$89,500	\$92,000	+ 2.8%	\$91,500	\$92,500	+ 1.1%
\$149,900	\$170,000	+ 13.4%	\$162,900	\$196,500	+ 20.6%
\$236,875	\$260,000	+ 9.8%	\$303,500	\$165,000	- 45.6%
\$154,000	\$186,000	+ 20.8%	\$101,000	\$104,000	+ 3.0%

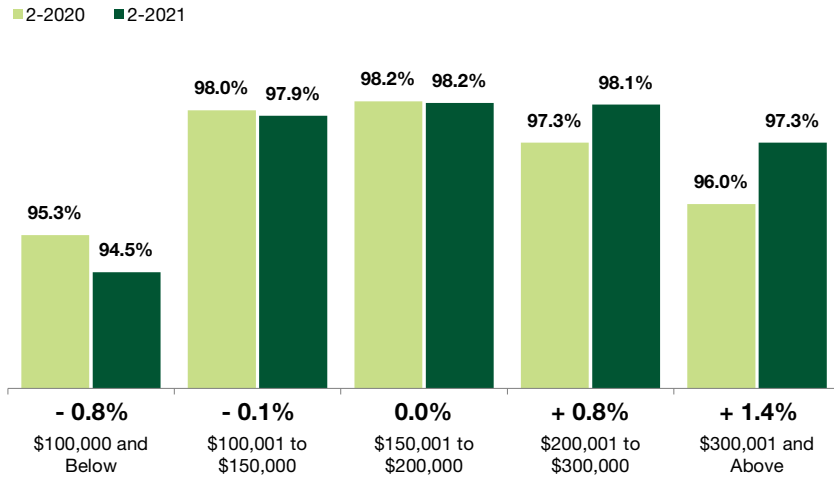
Condos

Percent of List Price Received

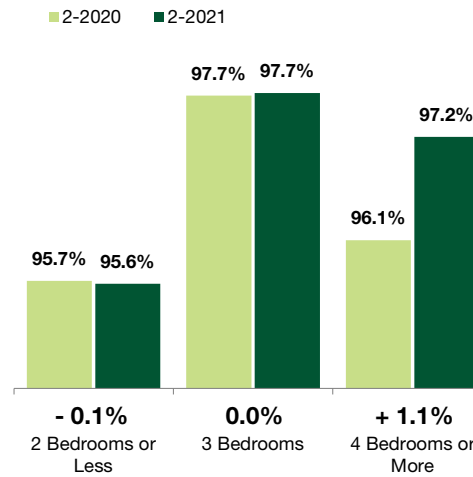
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



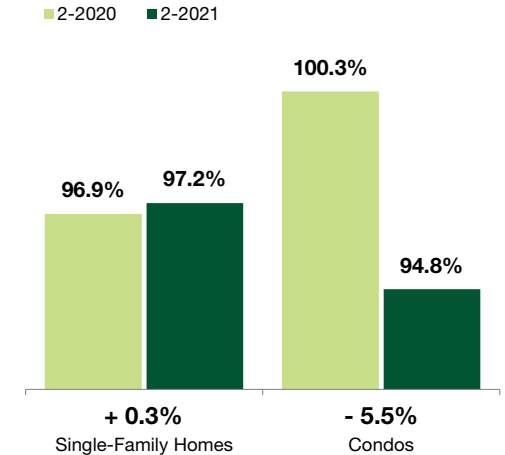
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	95.3%	94.5%	- 0.8%
\$100,001 to \$150,000	98.0%	97.9%	- 0.1%
\$150,001 to \$200,000	98.2%	98.2%	0.0%
\$200,001 to \$300,000	97.3%	98.1%	+ 0.8%
\$300,001 and Above	96.0%	97.3%	+ 1.4%
All Price Ranges	96.9%	97.2%	+ 0.3%

Single-Family Homes

2-2020	2-2021	Change
94.7%	94.0%	- 0.7%
98.1%	97.8%	- 0.3%
98.3%	98.3%	0.0%
97.4%	98.1%	+ 0.7%
95.9%	97.3%	+ 1.5%
96.9%	97.2%	+ 0.3%

Condos

2-2020	2-2021	Change
100.0%	0.0%	- 100.0%
100.6%	94.8%	- 5.8%
0.0%	0.0%	--
0.0%	0.0%	--
0.0%	0.0%	--
100.3%	94.8%	- 5.5%

By Bedroom Count

2-2020	2-2021	Change
95.7%	95.6%	- 0.1%
97.7%	97.7%	0.0%
96.1%	97.2%	+ 1.1%
96.9%	97.2%	+ 0.3%

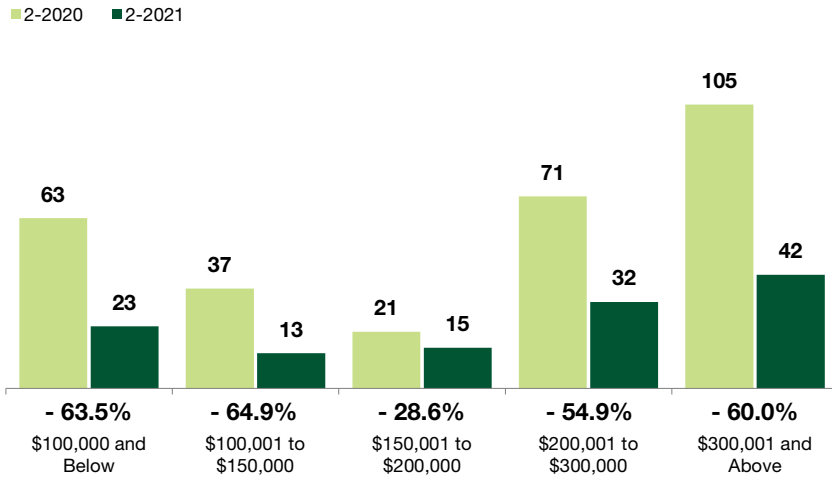
2-2020	2-2021	Change
95.0%	94.9%	- 0.1%
97.7%	97.7%	0.0%
96.1%	97.3%	+ 1.2%
96.9%	97.2%	+ 0.3%

Inventory of Homes for Sale

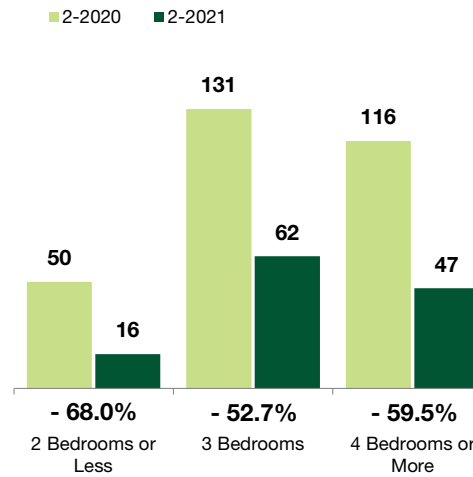
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



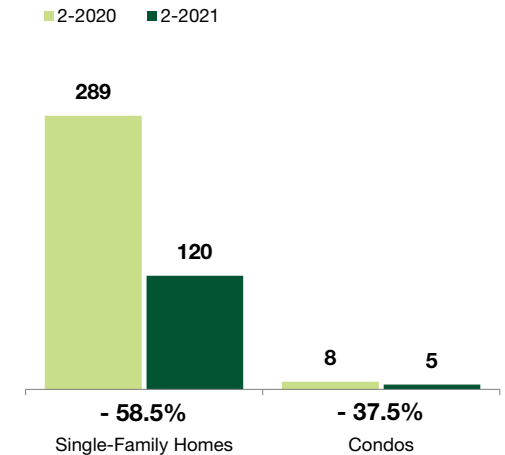
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	63	23	- 63.5%
\$100,001 to \$150,000	37	13	- 64.9%
\$150,001 to \$200,000	21	15	- 28.6%
\$200,001 to \$300,000	71	32	- 54.9%
\$300,001 and Above	105	42	- 60.0%
All Price Ranges	297	125	- 57.9%

Single-Family Homes

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	61	20	- 67.2%
\$100,001 to \$150,000	34	12	- 64.7%
\$150,001 to \$200,000	21	15	- 28.6%
\$200,001 to \$300,000	68	31	- 54.4%
\$300,001 and Above	105	42	- 60.0%
All Price Ranges	289	120	- 58.5%

Condos

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	2	3	+ 50.0%
\$100,001 to \$150,000	3	1	- 66.7%
\$150,001 to \$200,000	0	0	--
\$200,001 to \$300,000	3	1	- 66.7%
\$300,001 and Above	0	0	--
All Price Ranges	8	5	- 37.5%

By Bedroom Count

By Bedroom Count	2-2020	2-2021	Change
2 Bedrooms or Less	50	16	- 68.0%
3 Bedrooms	131	62	- 52.7%
4 Bedrooms or More	116	47	- 59.5%
All Bedroom Counts	297	125	- 57.9%

By Bedroom Count	2-2020	2-2021	Change
2 Bedrooms or Less	47	12	- 74.5%
3 Bedrooms	126	61	- 51.6%
4 Bedrooms or More	116	47	- 59.5%
All Bedroom Counts	289	120	- 58.5%

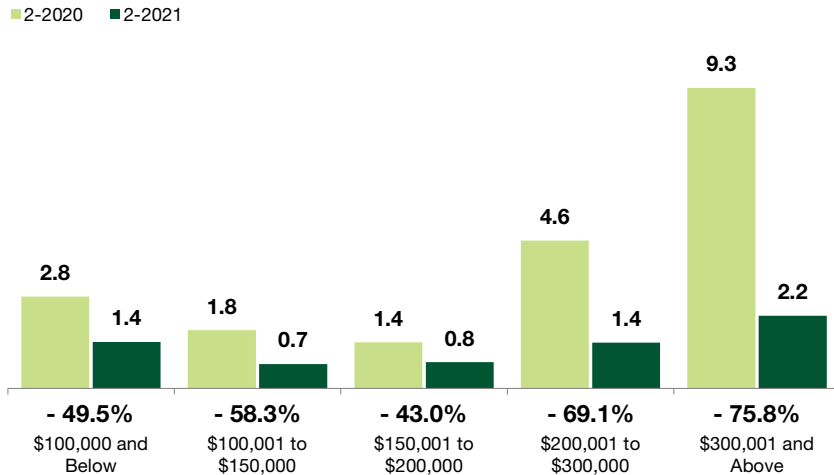
By Bedroom Count	2-2020	2-2021	Change
2 Bedrooms or Less	3	4	+ 33.3%
3 Bedrooms	5	1	- 80.0%
4 Bedrooms or More	0	0	--
All Bedroom Counts	8	5	- 37.5%

Months Supply of Inventory

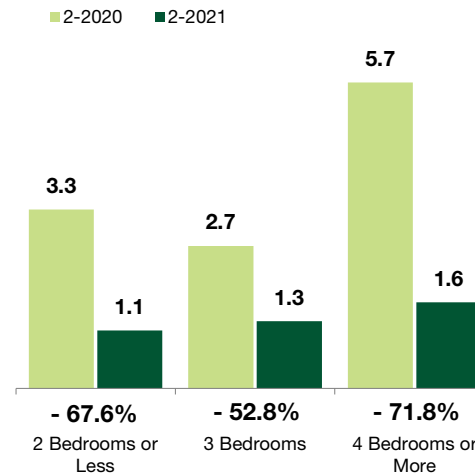
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



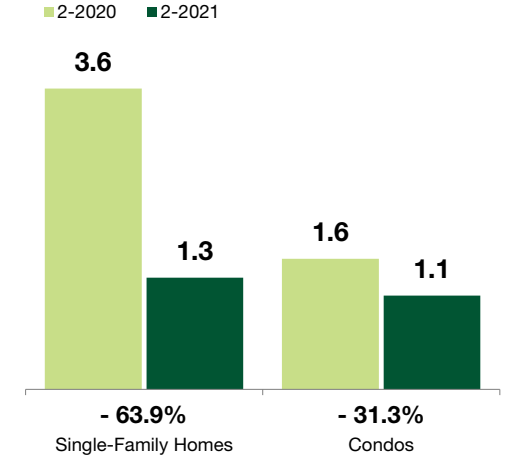
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	2.8	1.4	- 49.5%
\$100,001 to \$150,000	1.8	0.7	- 58.3%
\$150,001 to \$200,000	1.4	0.8	- 43.0%
\$200,001 to \$300,000	4.6	1.4	- 69.1%
\$300,001 and Above	9.3	2.2	- 75.8%
All Price Ranges	3.5	1.3	- 62.9%

Single-Family Homes

2-2020	2-2021	Change
3.1	1.4	- 53.8%
1.8	0.7	- 58.4%
1.5	0.8	- 43.5%
4.5	1.4	- 69.0%
9.3	2.3	- 75.9%
3.6	1.3	- 63.9%

Condos

2-2020	2-2021	Change
0.6	1.1	+ 83.3%
1.8	0.6	- 66.7%
0.0	--	--
3.0	0.7	- 76.7%
--	0.0	0.0%
1.6	1.1	- 31.3%

By Bedroom Count

2-2020	2-2021	Change
3.3	1.1	- 67.6%
2.7	1.3	- 52.8%
5.7	1.6	- 71.8%
3.5	1.3	- 62.9%

2-2020	2-2021	Change
3.9	1.0	- 74.7%
2.7	1.3	- 52.2%
5.8	1.6	- 71.9%
3.6	1.3	- 63.9%