

# Housing Supply Overview

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## August 2020

The housing and stock markets continue to be the leaders in the economy. In August, showings and pending sales remained at strong levels. Housing inventory remained limited in many segments, continuing the competitive bidding we have seen across much of the market in recent months. Nationally, the Commerce Department and U.S. Housing and Urban Development report total housing production is up 22.6% to a seasonally adjusted annual rate of nearly 1.5 million units, the highest rate since February. According to the National Association of Home Builders estimates, lumber prices have surged more than 110% since mid-April, adding approximately \$14,000 to the typical new single-family homes. For the 12-month period spanning September 2019 through August 2020, Closed Sales in the Greenwood region were up 6.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 43.4 percent.

The overall Median Sales Price was up 10.3 percent to \$160,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 12.6 percent to \$165,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 86 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 142 days.

Market-wide, inventory levels were down 38.4 percent. The property type that lost the least inventory was the Condos segment, where it decreased 33.3 percent. That amounts to 2.4 months supply for Single-Family homes and 0 8 months supply for Condos

## Quick Facts

**+ 43.4%**

**+ 14.7%**

**+ 6.5%**

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>

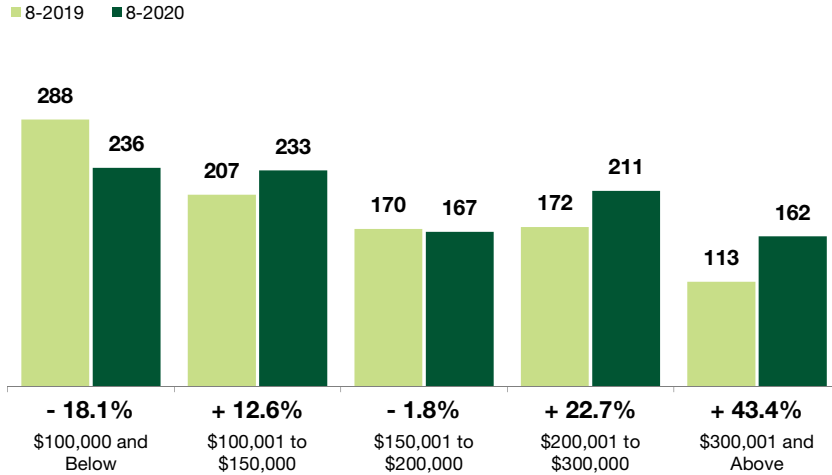


# Closed Sales

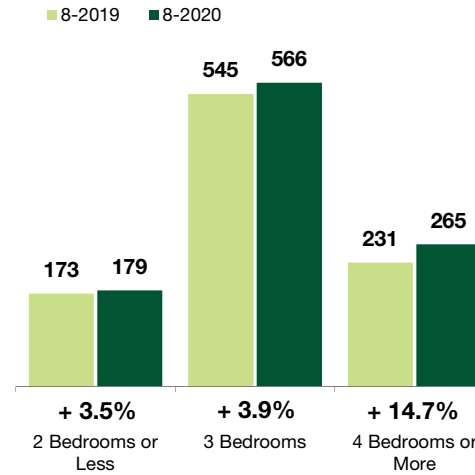
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



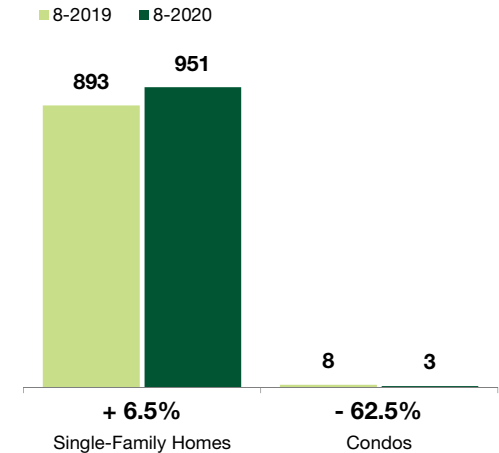
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2019	8-2020	Change
\$100,000 and Below	288	236	- 18.1%
\$100,001 to \$150,000	207	233	+ 12.6%
\$150,001 to \$200,000	170	167	- 1.8%
\$200,001 to \$300,000	172	211	+ 22.7%
\$300,001 and Above	113	162	+ 43.4%
<b>All Price Ranges</b>	<b>950</b>	<b>1,010</b>	<b>+ 6.3%</b>

### Single-Family Homes

By Price Range	8-2019	8-2020	Change
\$100,000 and Below	261	210	- 19.5%
\$100,001 to \$150,000	194	213	+ 9.8%
\$150,001 to \$200,000	163	161	- 1.2%
\$200,001 to \$300,000	166	204	+ 22.9%
\$300,001 and Above	109	162	+ 48.6%
<b>All Price Ranges</b>	<b>893</b>	<b>951</b>	<b>+ 6.5%</b>

### Condos

By Price Range	8-2019	8-2020	Change
\$100,000 and Below	2	1	- 50.0%
\$100,001 to \$150,000	1	0	- 100.0%
\$150,001 to \$200,000	4	1	- 75.0%
\$200,001 to \$300,000	1	1	0.0%
\$300,001 and Above	0	0	--
<b>All Price Ranges</b>	<b>8</b>	<b>3</b>	<b>- 62.5%</b>

## By Bedroom Count

By Bedroom Count	8-2019	8-2020	Change
2 Bedrooms or Less	173	179	+ 3.5%
3 Bedrooms	545	566	+ 3.9%
4 Bedrooms or More	231	265	+ 14.7%
<b>All Bedroom Counts</b>	<b>950</b>	<b>1,010</b>	<b>+ 6.3%</b>

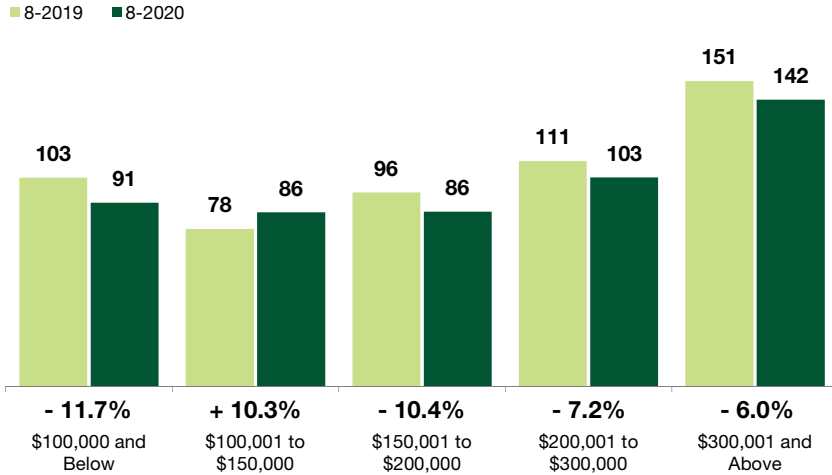
By Bedroom Count	8-2019	8-2020	Change
2 Bedrooms or Less	145	143	- 1.4%
3 Bedrooms	519	545	+ 5.0%
4 Bedrooms or More	228	263	+ 15.4%
<b>All Bedroom Counts</b>	<b>893</b>	<b>951</b>	<b>+ 6.5%</b>

# Days on Market Until Sale

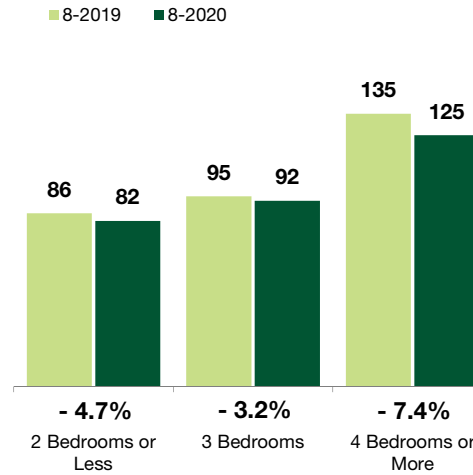
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



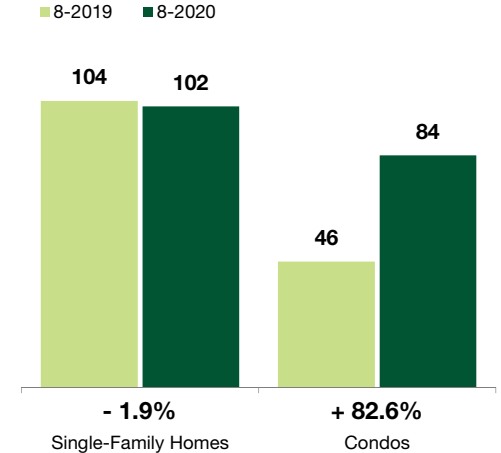
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2019	8-2020	Change
\$100,000 and Below	103	91	- 11.7%
\$100,001 to \$150,000	78	86	+ 10.3%
\$150,001 to \$200,000	96	86	- 10.4%
\$200,001 to \$300,000	111	103	- 7.2%
\$300,001 and Above	151	142	- 6.0%
<b>All Price Ranges</b>	<b>103</b>	<b>99</b>	<b>- 3.9%</b>

### Single-Family Homes

8-2019	8-2020	Change
107	95	- 11.2%
75	90	+ 20.0%
98	86	- 12.2%
111	105	- 5.4%
147	142	- 3.4%
<b>104</b>	<b>102</b>	<b>- 1.9%</b>

### Condos

8-2019	8-2020	Change
57	115	+ 101.8%
26	0	- 100.0%
45	110	+ 144.4%
0	27	--
0	0	--
<b>46</b>	<b>84</b>	<b>+ 82.6%</b>

## By Bedroom Count

8-2019	8-2020	Change
86	82	- 4.7%
95	92	- 3.2%
135	125	- 7.4%
<b>103</b>	<b>99</b>	<b>- 3.9%</b>

8-2019	8-2020	Change
94	88	- 6.4%
92	94	+ 2.2%
135	125	- 7.4%
<b>104</b>	<b>102</b>	<b>- 1.9%</b>

8-2019	8-2020	Change
57	115	+ 101.8%
42	27	- 35.7%
0	110	--
<b>46</b>	<b>84</b>	<b>+ 82.6%</b>

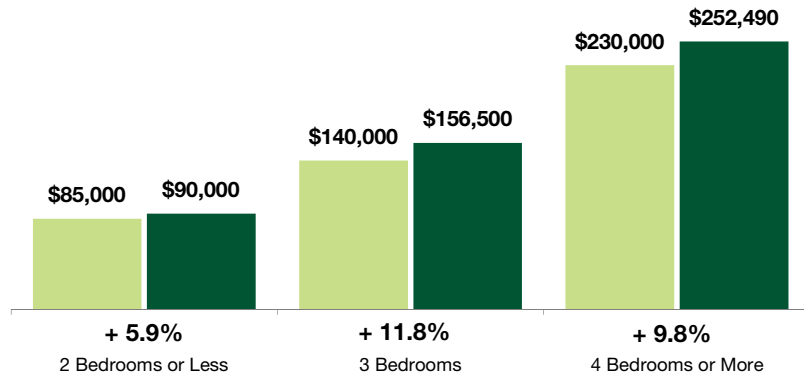
# Median Sales Price

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



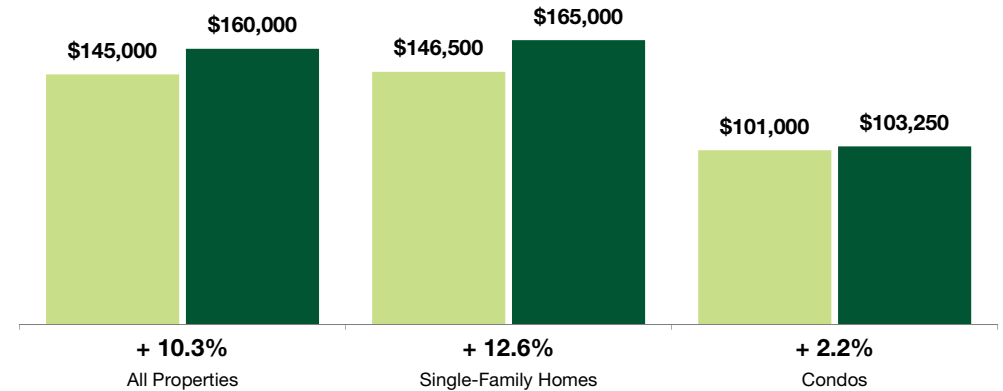
## By Bedroom Count

8-2019 8-2020



## By Property Type

8-2019 8-2020



### All Properties

#### By Bedroom Count

	8-2019	8-2020	Change
2 Bedrooms or Less	\$85,000	\$90,000	+ 5.9%
3 Bedrooms	\$140,000	\$156,500	+ 11.8%
4 Bedrooms or More	\$230,000	\$252,490	+ 9.8%
<b>All Bedroom Counts</b>	<b>\$145,000</b>	<b>\$160,000</b>	<b>+ 10.3%</b>

### Single-Family Homes

	8-2019	8-2020	Change	8-2019	8-2020	Change
	\$83,598	\$89,900	+ 7.5%	\$89,250	\$92,500	+ 3.6%
	\$140,000	\$157,000	+ 12.1%	\$155,000	\$147,120	- 5.1%
	\$229,450	\$253,000	+ 10.3%	\$270,000	\$154,250	- 42.9%
	<b>\$146,500</b>	<b>\$165,000</b>	<b>+ 12.6%</b>	<b>\$101,000</b>	<b>\$103,250</b>	<b>+ 2.2%</b>

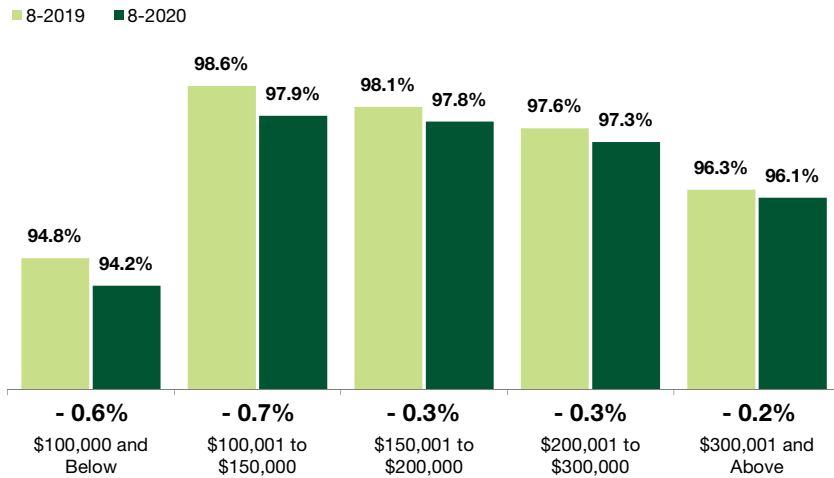
### Condos

# Percent of List Price Received

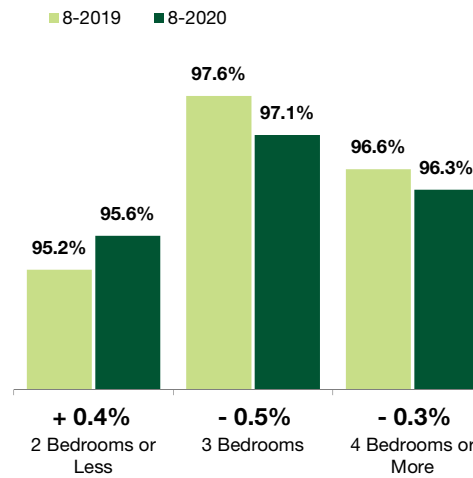
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



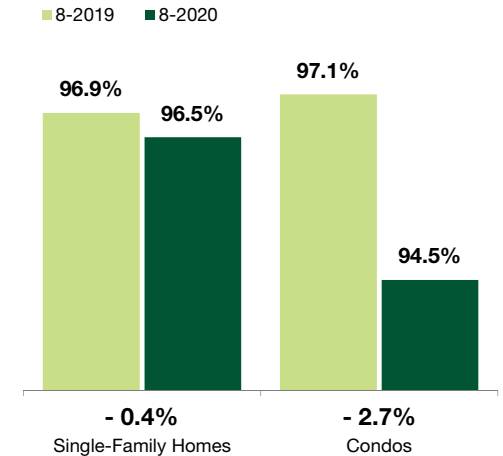
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2019	8-2020	Change
\$100,000 and Below	94.8%	94.2%	-0.6%
\$100,001 to \$150,000	98.6%	97.9%	-0.7%
\$150,001 to \$200,000	98.1%	97.8%	-0.3%
\$200,001 to \$300,000	97.6%	97.3%	-0.3%
\$300,001 and Above	96.3%	96.1%	-0.2%
<b>All Price Ranges</b>	<b>96.9%</b>	<b>96.6%</b>	<b>-0.3%</b>

### Single-Family Homes

8-2019	8-2020	Change
94.4%	93.6%	-0.8%
98.6%	98.0%	-0.6%
98.1%	97.9%	-0.2%
97.8%	97.4%	-0.4%
96.3%	96.1%	-0.2%
<b>96.9%</b>	<b>96.5%</b>	<b>-0.4%</b>

### Condos

8-2019	8-2020	Change
97.2%	100.0%	+2.9%
100.0%	0.0%	-100.0%
96.5%	86.9%	-9.9%
0.0%	96.7%	--
0.0%	0.0%	--
<b>97.1%</b>	<b>94.5%</b>	<b>-2.7%</b>

### By Bedroom Count

8-2019	8-2020	Change
95.2%	95.6%	+0.4%
97.6%	97.1%	-0.5%
96.6%	96.3%	-0.3%
<b>96.9%</b>	<b>96.6%</b>	<b>-0.3%</b>

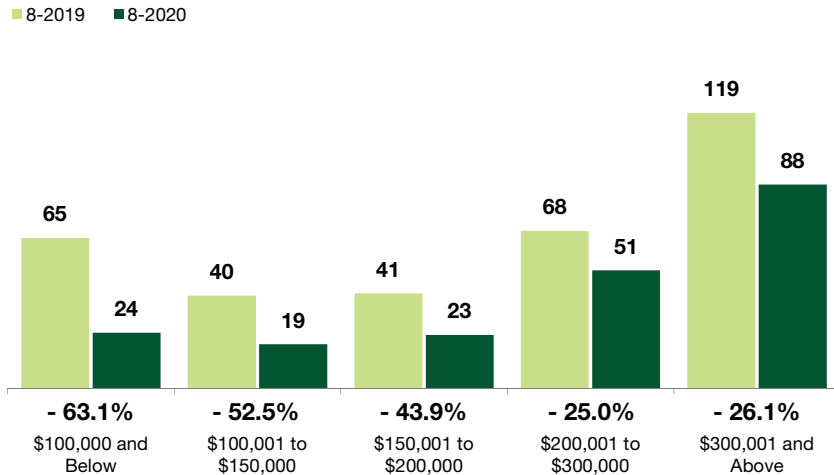
8-2019	8-2020	Change
94.5%	94.9%	+0.4%
97.6%	97.0%	-0.6%
96.6%	96.3%	-0.3%
<b>96.9%</b>	<b>96.5%</b>	<b>-0.4%</b>

# Inventory of Homes for Sale

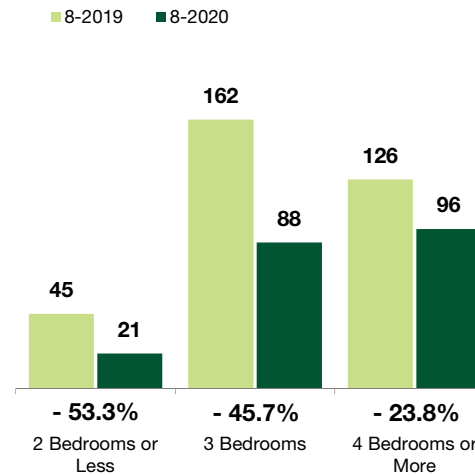
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



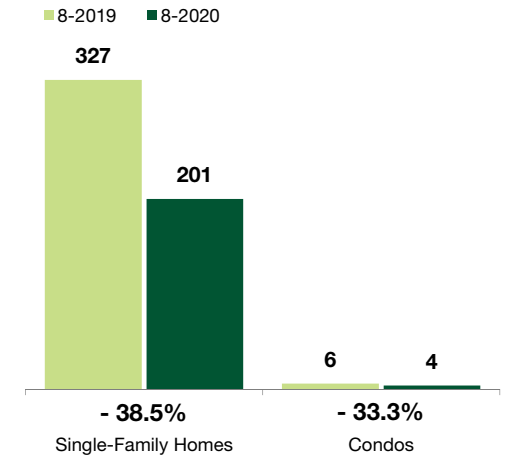
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2019	8-2020	Change
\$100,000 and Below	65	24	- 63.1%
\$100,001 to \$150,000	40	19	- 52.5%
\$150,001 to \$200,000	41	23	- 43.9%
\$200,001 to \$300,000	68	51	- 25.0%
\$300,001 and Above	119	88	- 26.1%
<b>All Price Ranges</b>	<b>333</b>	<b>205</b>	<b>- 38.4%</b>

### Single-Family Homes

8-2019	8-2020	Change
64	24	- 62.5%
38	18	- 52.6%
40	22	- 45.0%
66	49	- 25.8%
119	88	- 26.1%
<b>327</b>	<b>201</b>	<b>- 38.5%</b>

### Condos

8-2019	8-2020	Change
1	0	- 100.0%
2	1	- 50.0%
1	1	0.0%
2	2	0.0%
0	0	--
<b>6</b>	<b>4</b>	<b>- 33.3%</b>

## By Bedroom Count

8-2019	8-2020	Change
45	21	- 53.3%
162	88	- 45.7%
126	96	- 23.8%
<b>333</b>	<b>205</b>	<b>- 38.4%</b>

8-2019	8-2020	Change
41	20	- 51.2%
160	85	- 46.9%
126	96	- 23.8%
<b>327</b>	<b>201</b>	<b>- 38.5%</b>

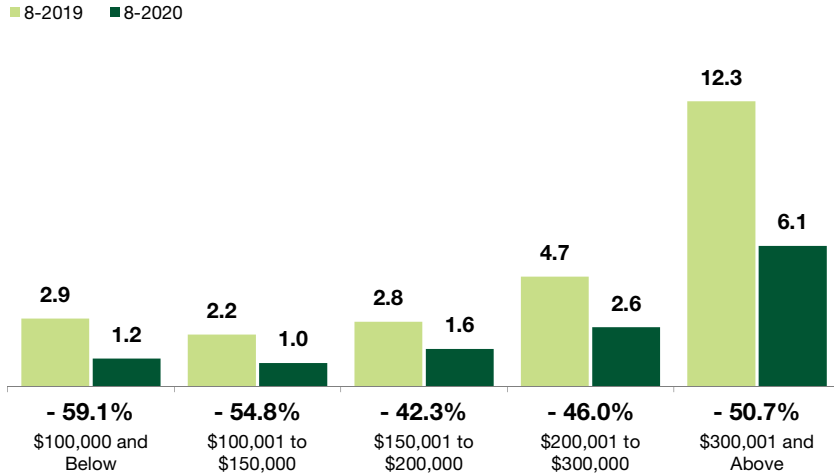
8-2019	8-2020	Change
4	1	- 75.0%
2	3	+ 50.0%
0	0	--
<b>6</b>	<b>4</b>	<b>- 33.3%</b>

# Months Supply of Inventory

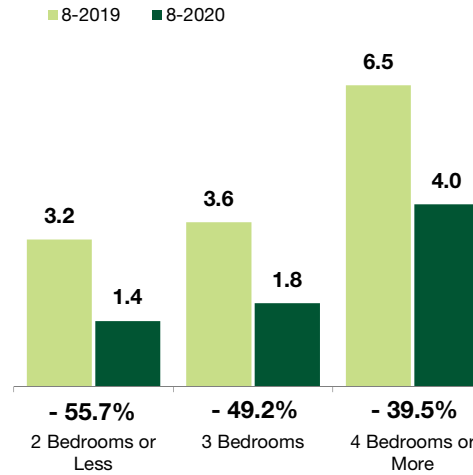
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



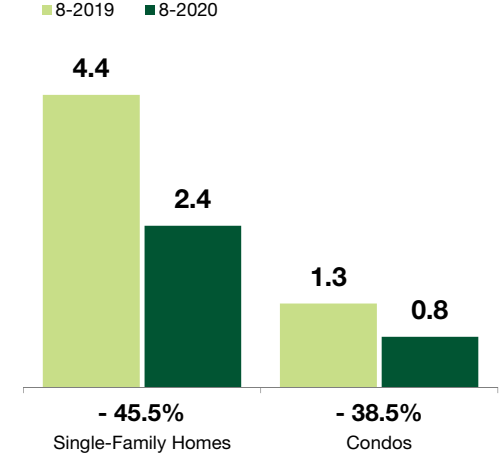
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2019	8-2020	Change
\$100,000 and Below	2.9	1.2	- 59.1%
\$100,001 to \$150,000	2.2	1.0	- 54.8%
\$150,001 to \$200,000	2.8	1.6	- 42.3%
\$200,001 to \$300,000	4.7	2.6	- 46.0%
\$300,001 and Above	12.3	6.1	- 50.7%
<b>All Price Ranges</b>	<b>4.2</b>	<b>2.3</b>	<b>- 45.2%</b>

### Single-Family Homes

8-2019	8-2020	Change
3.2	1.4	- 57.3%
2.3	1.0	- 53.8%
2.8	1.6	- 43.7%
4.8	2.5	- 46.7%
12.8	6.1	- 52.4%
<b>4.4</b>	<b>2.4</b>	<b>- 45.5%</b>

### Condos

8-2019	8-2020	Change
0.4	--	--
1.4	0.6	- 57.1%
0.9	0.7	- 22.2%
2.0	1.5	- 25.0%
--	0.0	0.0%
<b>1.3</b>	<b>0.8</b>	<b>- 38.5%</b>

## By Bedroom Count

8-2019	8-2020	Change
3.2	1.4	- 55.7%
3.6	1.8	- 49.2%
6.5	4.0	- 39.5%
<b>4.2</b>	<b>2.3</b>	<b>- 45.2%</b>

8-2019	8-2020	Change
3.5	1.7	- 51.6%
3.7	1.8	- 50.6%
6.6	4.0	- 39.9%
<b>4.4</b>	<b>2.4</b>	<b>- 45.5%</b>

8-2019	8-2020	Change
1.5	0.3	- 80.0%
0.7	1.5	+ 114.3%
--	--	--
<b>1.3</b>	<b>0.8</b>	<b>- 38.5%</b>