

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## September 2020

Strong buyer activity has continued into the fall and the constrained supply of homes for sale, speedy sales, and multiple offers across many segments of the market will remain common so long as buyer demand remains at elevated levels. For the 12-month period spanning October 2019 through September 2020, Closed Sales in the Greenwood region were up 4.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 36.4 percent.

The overall Median Sales Price was up 12.9 percent to \$163,750. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 15.1 percent to \$171,500. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 81 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 143 days.

Market-wide, inventory levels were down 31.1 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 31.0 percent. That amounts to 2.5 months supply for Single-Family homes and 0.8 months supply for Condos.

## Quick Facts

**+ 36.4%**

**+ 18.4%**

**+ 150.0%**

Price Range With the Strongest Sales:

**\$300,001 and Above**

Bedroom Count With Strongest Sales:

**4 Bedrooms or More**

Property Type With Strongest Sales:

**Condos**

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>

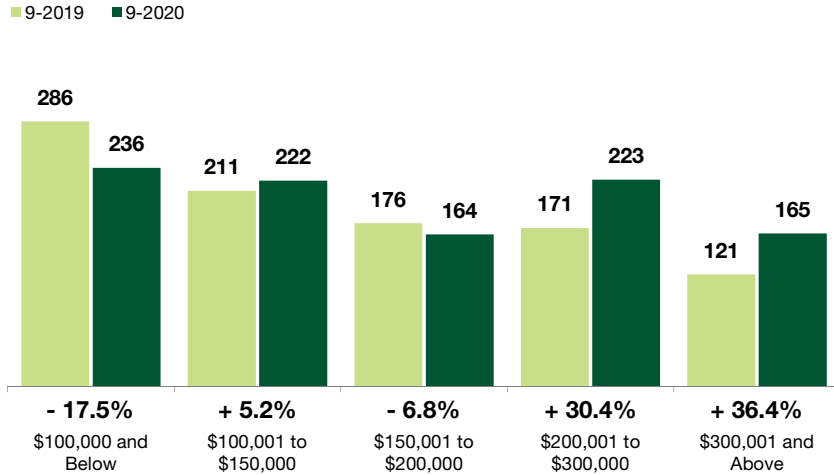


# Closed Sales

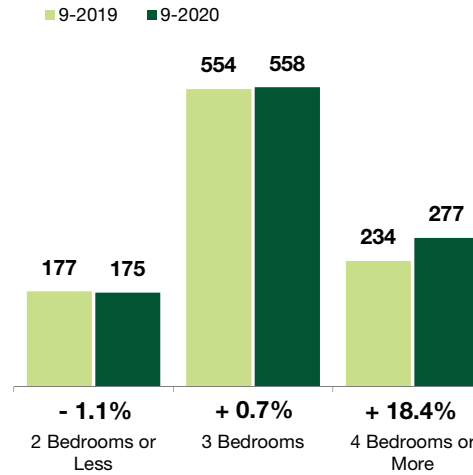
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



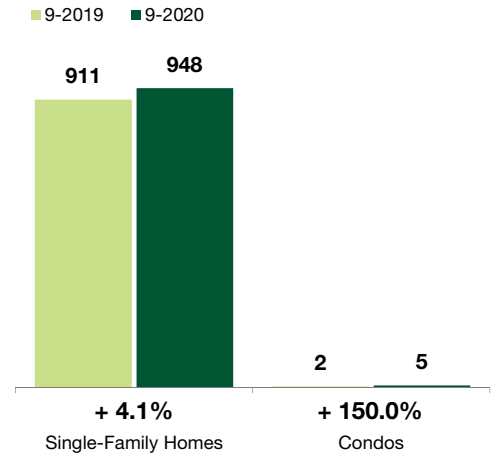
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	286	236	- 17.5%
\$100,001 to \$150,000	211	222	+ 5.2%
\$150,001 to \$200,000	176	164	- 6.8%
\$200,001 to \$300,000	171	223	+ 30.4%
\$300,001 and Above	121	165	+ 36.4%
<b>All Price Ranges</b>	<b>966</b>	<b>1,010</b>	<b>+ 4.6%</b>

### Single-Family Homes

9-2019	9-2020	Change
260	207	- 20.4%
200	202	+ 1.0%
169	157	- 7.1%
164	217	+ 32.3%
117	165	+ 41.0%
<b>911</b>	<b>948</b>	<b>+ 4.1%</b>

### Condos

9-2019	9-2020	Change
0	3	--
1	1	0.0%
0	1	--
1	0	- 100.0%
0	0	--
<b>2</b>	<b>5</b>	<b>+ 150.0%</b>

## By Bedroom Count

9-2019	9-2020	Change
177	175	- 1.1%
554	558	+ 0.7%
234	277	+ 18.4%
<b>966</b>	<b>1,010</b>	<b>+ 4.6%</b>

9-2019	9-2020	Change
150	136	- 9.3%
529	537	+ 1.5%
231	275	+ 19.0%
<b>911</b>	<b>948</b>	<b>+ 4.1%</b>

9-2019	9-2020	Change
1	4	+ 300.0%
1	1	0.0%
0	0	--
<b>2</b>	<b>5</b>	<b>+ 150.0%</b>

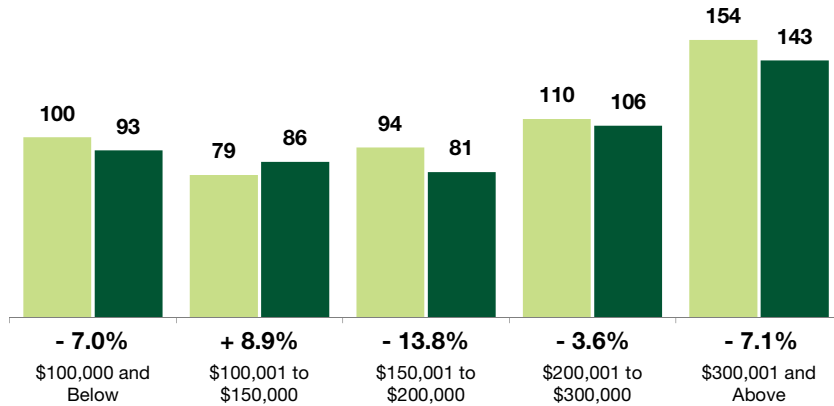
# Days on Market Until Sale

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



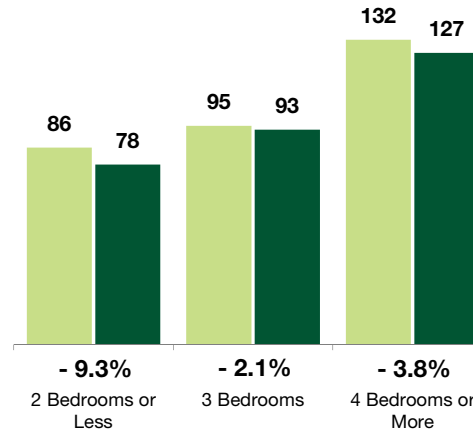
## By Price Range

■ 9-2019 ■ 9-2020



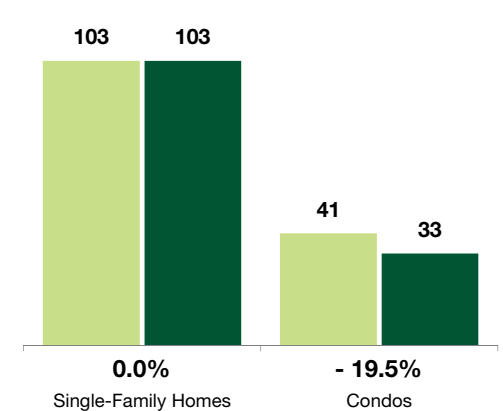
## By Bedroom Count

■ 9-2019 ■ 9-2020



## By Property Type

■ 9-2019 ■ 9-2020



### All Properties

#### By Price Range

	9-2019	9-2020	Change
\$100,000 and Below	100	93	- 7.0%
\$100,001 to \$150,000	79	86	+ 8.9%
\$150,001 to \$200,000	94	81	- 13.8%
\$200,001 to \$300,000	110	106	- 3.6%
\$300,001 and Above	154	143	- 7.1%
<b>All Price Ranges</b>	<b>102</b>	<b>100</b>	<b>- 2.0%</b>

### Single-Family Homes

	9-2019	9-2020	Change
103	98	- 4.9%	
76	91	+ 19.7%	
97	81	- 16.5%	
110	108	- 1.8%	
151	143	- 5.3%	
<b>103</b>	<b>103</b>	<b>0.0%</b>	

### Condos

	9-2019	9-2020	Change
0	36	--	
79	29	- 63.3%	
0	28	--	
2	0	- 100.0%	
0	0	--	
<b>41</b>	<b>33</b>	<b>- 19.5%</b>	

#### By Bedroom Count

	9-2019	9-2020	Change
2 Bedrooms or Less	86	78	- 9.3%
3 Bedrooms	95	93	- 2.1%
4 Bedrooms or More	132	127	- 3.8%
<b>All Bedroom Counts</b>	<b>102</b>	<b>100</b>	<b>- 2.0%</b>

	9-2019	9-2020	Change
93	84	- 9.7%	
93	95	+ 2.2%	
132	127	- 3.8%	
<b>103</b>	<b>103</b>	<b>0.0%</b>	

	9-2019	9-2020	Change
79	34	- 57.0%	
2	29	+ 1350.0%	
0	0	--	
<b>41</b>	<b>33</b>	<b>- 19.5%</b>	

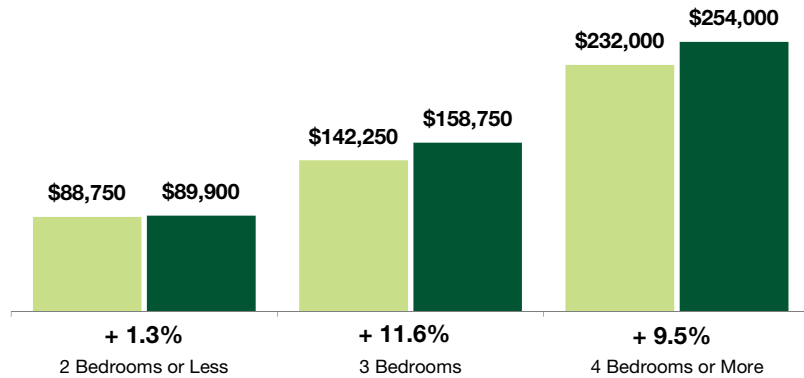
# Median Sales Price

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



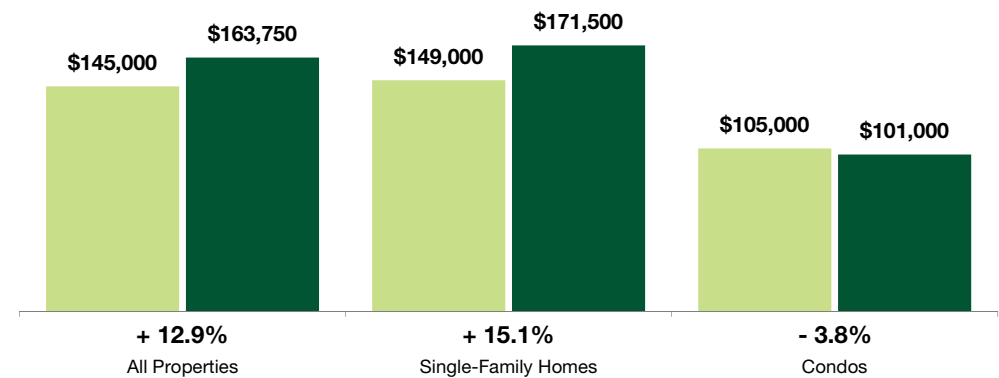
## By Bedroom Count

9-2019 9-2020



## By Property Type

9-2019 9-2020



### All Properties

#### By Bedroom Count

	9-2019	9-2020	Change
2 Bedrooms or Less	\$88,750	\$89,900	+ 1.3%
3 Bedrooms	\$142,250	\$158,750	+ 11.6%
4 Bedrooms or More	\$232,000	\$254,000	+ 9.5%
<b>All Bedroom Counts</b>	<b>\$145,000</b>	<b>\$163,750</b>	<b>+ 12.9%</b>

### Single-Family Homes

	9-2019	9-2020	Change	9-2019	9-2020	Change
	\$88,500	\$87,250	- 1.4%	\$90,000	\$92,250	+ 2.5%
	\$141,000	\$159,900	+ 13.4%	\$162,900	\$136,000	- 16.5%
	\$230,765	\$255,000	+ 10.5%	\$270,000	\$154,250	- 42.9%
<b>All Properties</b>	<b>\$149,000</b>	<b>\$171,500</b>	<b>+ 15.1%</b>	<b>\$105,000</b>	<b>\$101,000</b>	<b>- 3.8%</b>

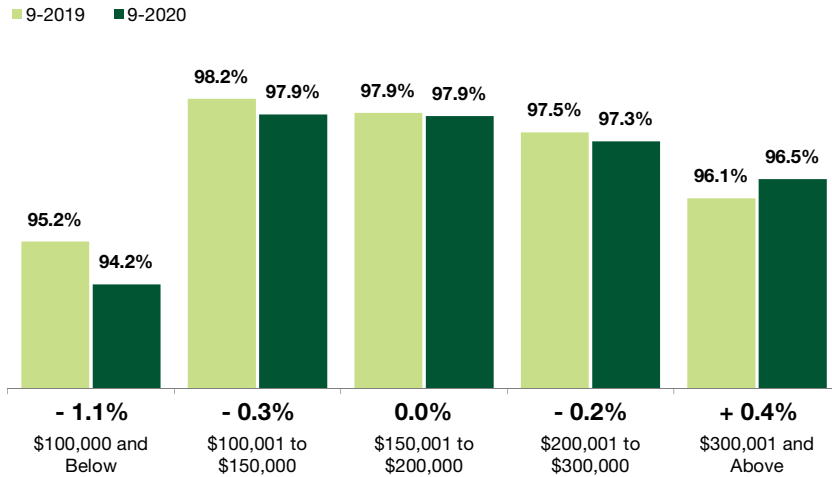
### Condos

# Percent of List Price Received

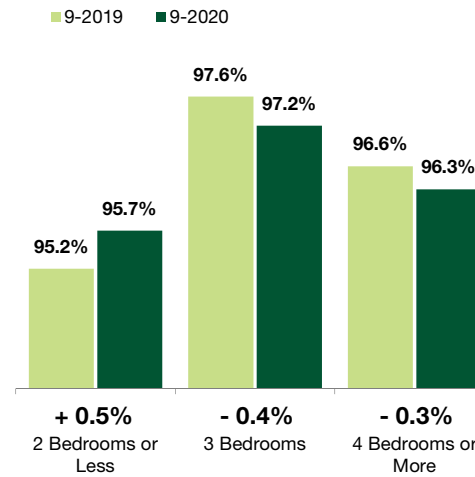
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



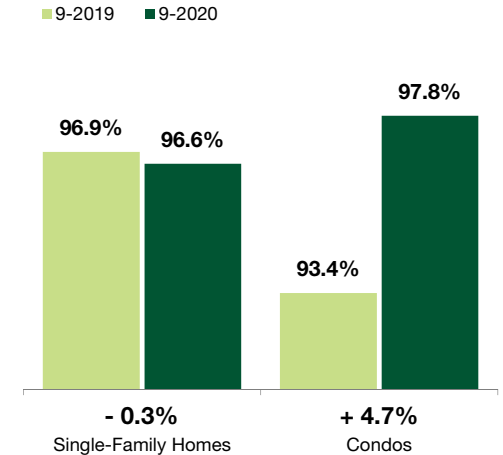
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	95.2%	94.2%	- 1.1%
\$100,001 to \$150,000	98.2%	97.9%	- 0.3%
\$150,001 to \$200,000	97.9%	97.9%	0.0%
\$200,001 to \$300,000	97.5%	97.3%	- 0.2%
\$300,001 and Above	96.1%	96.5%	+ 0.4%
<b>All Price Ranges</b>	<b>96.9%</b>	<b>96.7%</b>	<b>- 0.2%</b>

### Single-Family Homes

9-2019	9-2020	Change
94.8%	93.6%	- 1.3%
98.3%	97.9%	- 0.4%
98.0%	97.9%	- 0.1%
97.7%	97.4%	- 0.3%
96.1%	96.5%	+ 0.4%
<b>96.9%</b>	<b>96.6%</b>	<b>- 0.3%</b>

### Condos

9-2019	9-2020	Change
0.0%	97.5%	0.0%
87.7%	97.8%	+ 11.5%
0.0%	98.5%	--
99.0%	0.0%	- 100.0%
0.0%	0.0%	--
<b>93.4%</b>	<b>97.8%</b>	<b>+ 4.7%</b>

### By Bedroom Count

9-2019	9-2020	Change
95.2%	95.7%	+ 0.5%
97.6%	97.2%	- 0.4%
96.6%	96.3%	- 0.3%
<b>96.9%</b>	<b>96.7%</b>	<b>- 0.2%</b>

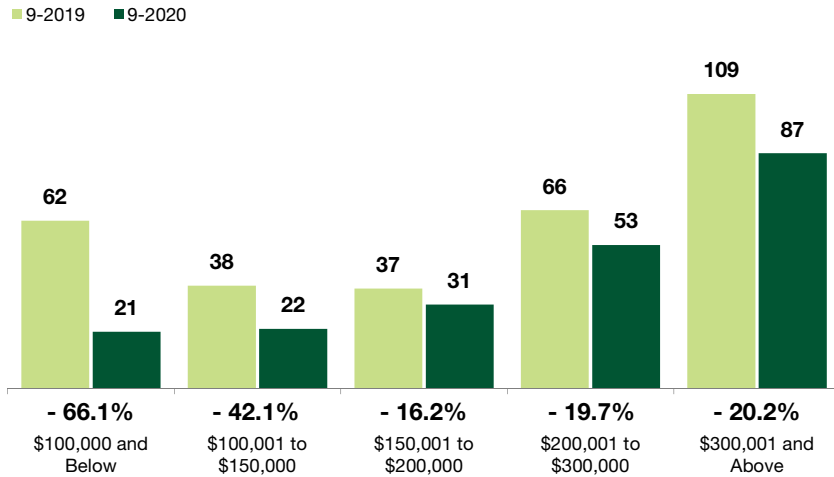
9-2019	9-2020	Change
94.6%	94.8%	+ 0.2%
97.6%	97.2%	- 0.4%
96.6%	96.3%	- 0.3%
<b>96.9%</b>	<b>96.6%</b>	<b>- 0.3%</b>

# Inventory of Homes for Sale

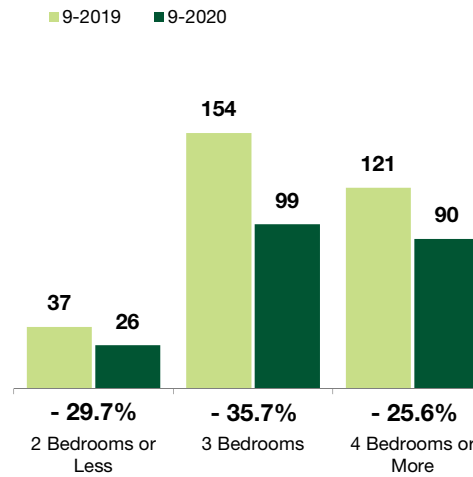
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



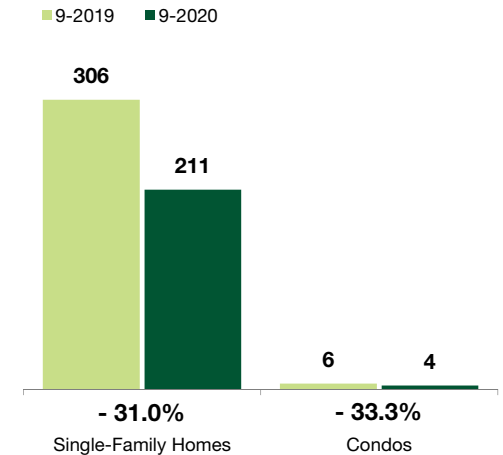
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	62	21	- 66.1%
\$100,001 to \$150,000	38	22	- 42.1%
\$150,001 to \$200,000	37	31	- 16.2%
\$200,001 to \$300,000	66	53	- 19.7%
\$300,001 and Above	109	87	- 20.2%
<b>All Price Ranges</b>	<b>312</b>	<b>215</b>	<b>- 31.1%</b>

### Single-Family Homes

9-2019	9-2020	Change
62	18	- 71.0%
35	21	- 40.0%
37	31	- 16.2%
63	53	- 15.9%
109	87	- 20.2%
<b>306</b>	<b>211</b>	<b>- 31.0%</b>

### Condos

9-2019	9-2020	Change
0	3	--
3	1	- 66.7%
0	0	--
3	0	- 100.0%
0	0	--
<b>6</b>	<b>4</b>	<b>- 33.3%</b>

## By Bedroom Count

9-2019	9-2020	Change
37	26	- 29.7%
154	99	- 35.7%
121	90	- 25.6%
<b>312</b>	<b>215</b>	<b>- 31.1%</b>

9-2019	9-2020	Change
35	22	- 37.1%
151	99	- 34.4%
120	90	- 25.0%
<b>306</b>	<b>211</b>	<b>- 31.0%</b>

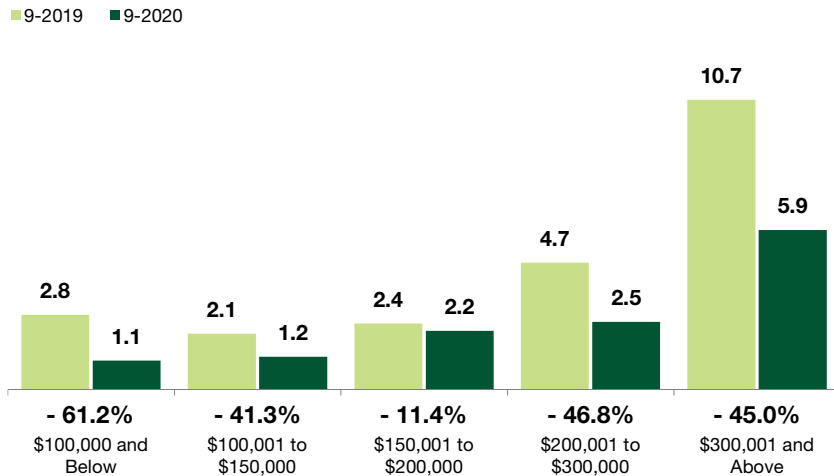
9-2019	9-2020	Change
2	4	+ 100.0%
3	0	- 100.0%
1	0	- 100.0%
<b>6</b>	<b>4</b>	<b>- 33.3%</b>

# Months Supply of Inventory

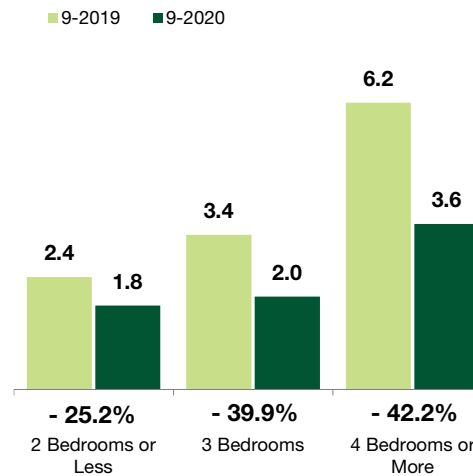
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



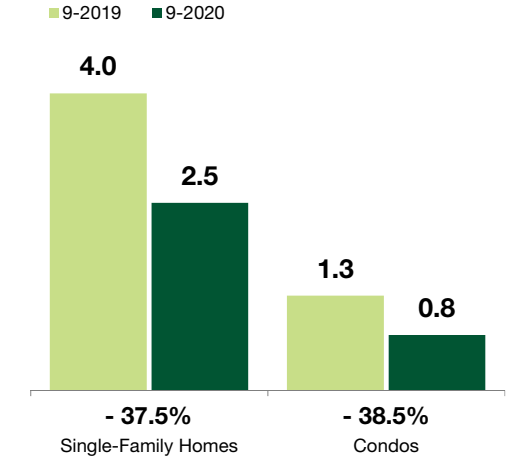
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	2.8	1.1	- 61.2%
\$100,001 to \$150,000	2.1	1.2	- 41.3%
\$150,001 to \$200,000	2.4	2.2	- 11.4%
\$200,001 to \$300,000	4.7	2.5	- 46.8%
\$300,001 and Above	10.7	5.9	- 45.0%
<b>All Price Ranges</b>	<b>3.9</b>	<b>2.4</b>	<b>- 38.5%</b>

### Single-Family Homes

9-2019	9-2020	Change
3.1	1.0	- 65.9%
2.0	1.3	- 37.0%
2.5	2.2	- 11.7%
4.6	2.6	- 44.3%
11.1	5.9	- 46.5%
<b>4.0</b>	<b>2.5</b>	<b>- 37.5%</b>

### Condos

9-2019	9-2020	Change
--	1.0	--
2.3	0.6	- 73.9%
0.0	--	--
3.0	--	0.0%
--	0.0	0.0%
<b>1.3</b>	<b>0.8</b>	<b>- 38.5%</b>

## By Bedroom Count

By Bedroom Count	9-2019	9-2020	Change
2 Bedrooms or Less	2.4	1.8	- 25.2%
3 Bedrooms	3.4	2.0	- 39.9%
4 Bedrooms or More	6.2	3.6	- 42.2%
<b>All Bedroom Counts</b>	<b>3.9</b>	<b>2.4</b>	<b>- 38.5%</b>

9-2019	9-2020	Change	9-2019	9-2020	Change
2.8	1.9	- 30.2%	0.7	1.1	+ 57.1%
3.4	2.1	- 38.5%	1.2	0.0	- 100.0%
6.2	3.6	- 41.7%	1.0	--	--
<b>4.0</b>	<b>2.5</b>	<b>- 37.5%</b>	<b>1.3</b>	<b>0.8</b>	<b>- 38.5%</b>