

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2020

Interest rates set new record lows again in October, and are helping to maintain buyer purchasing power in the face of rising home prices driven by multiple offers across many segments of the market. While seller activity in some segments has improved, available inventory remains tight in many areas. For the 12-month period spanning November 2019 through October 2020, Closed Sales in the Greenwood region were up 9.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 53.4 percent.

The overall Median Sales Price was up 16.0 percent to \$170,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 16.7 percent to \$175,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 82 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 137 days.

Market-wide, inventory levels were down 39.3 percent. The property type that lost the least inventory was the Condos segment, where it decreased 25.0 percent. That amounts to 2.3 months supply for Single-Family homes and 0.6 months supply for Condos.

Quick Facts

+ 53.4%

+ 27.6%

+ 9.8%

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

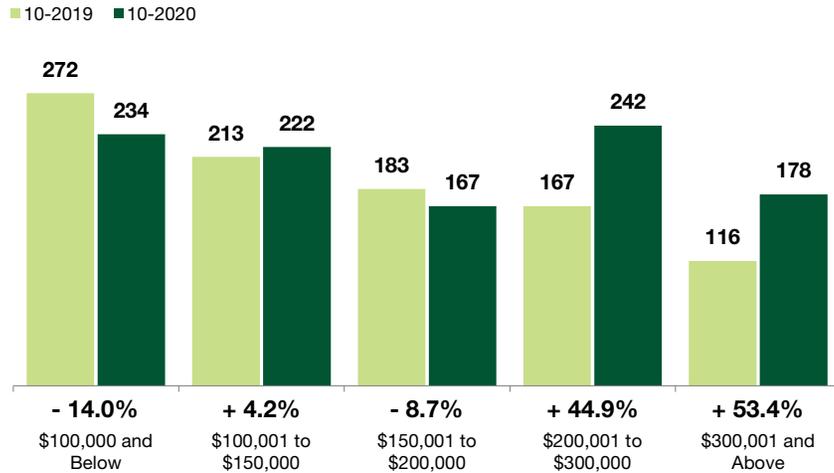
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
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Closed Sales

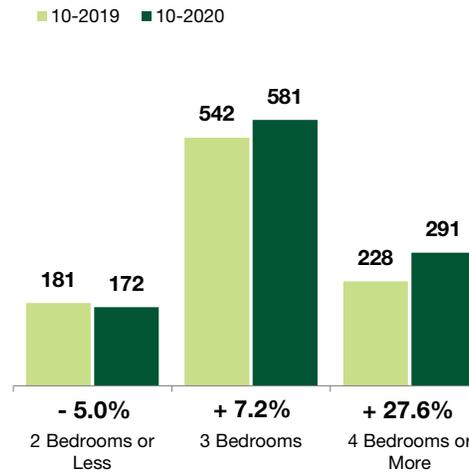
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



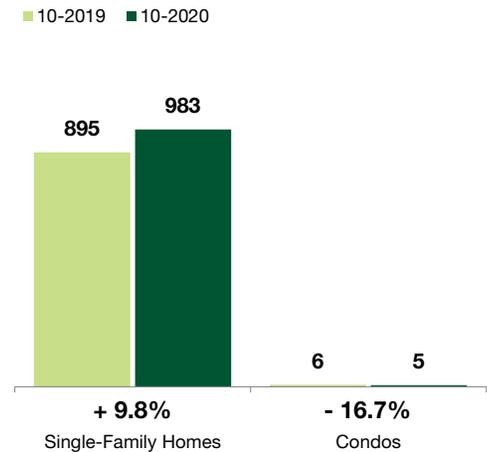
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	272	234	- 14.0%
\$100,001 to \$150,000	213	222	+ 4.2%
\$150,001 to \$200,000	183	167	- 8.7%
\$200,001 to \$300,000	167	242	+ 44.9%
\$300,001 and Above	116	178	+ 53.4%
All Price Ranges	952	1,044	+ 9.7%

Single-Family Homes

10-2019	10-2020	Change	10-2019	10-2020	Change
243	207	- 14.8%	4	2	- 50.0%
202	202	0.0%	1	1	0.0%
176	161	- 8.5%	1	0	- 100.0%
161	235	+ 46.0%	0	1	--
112	177	+ 58.0%	0	1	--
895	983	+ 9.8%	6	5	- 16.7%

Condos

By Bedroom Count	10-2019	10-2020	Change
2 Bedrooms or Less	181	172	- 5.0%
3 Bedrooms	542	581	+ 7.2%
4 Bedrooms or More	228	291	+ 27.6%
All Bedroom Counts	952	1,044	+ 9.7%

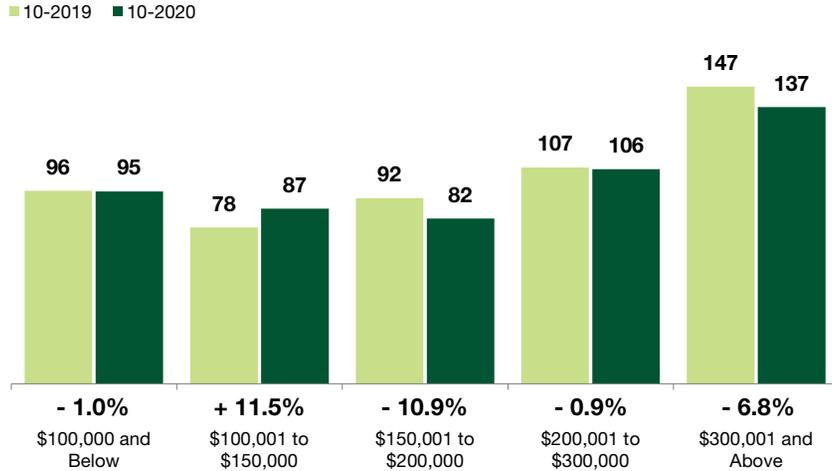
10-2019	10-2020	Change	10-2019	10-2020	Change
149	138	- 7.4%	6	1	- 83.3%
519	557	+ 7.3%	0	3	--
226	288	+ 27.4%	0	1	--
895	983	+ 9.8%	6	5	- 16.7%

Days on Market Until Sale

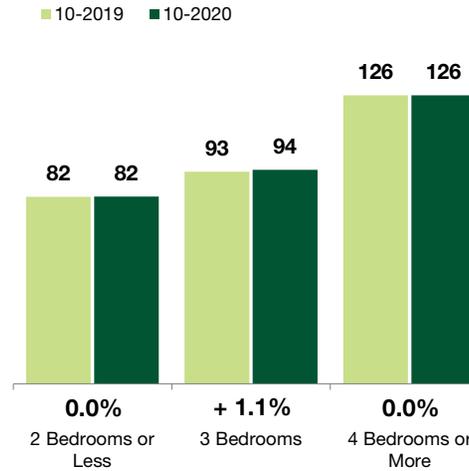
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



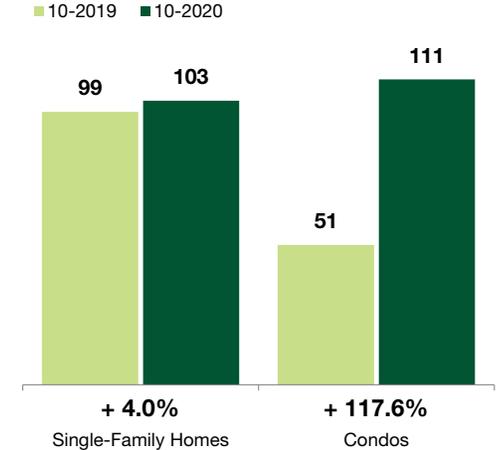
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	96	95	- 1.0%
\$100,001 to \$150,000	78	87	+ 11.5%
\$150,001 to \$200,000	92	82	- 10.9%
\$200,001 to \$300,000	107	106	- 0.9%
\$300,001 and Above	147	137	- 6.8%
All Price Ranges	99	101	+ 2.0%

Single-Family Homes

10-2019	10-2020	Change
100	100	0.0%
75	90	+ 20.0%
93	83	- 10.8%
107	108	+ 0.9%
144	138	- 4.2%
99	103	+ 4.0%

Condos

10-2019	10-2020	Change
14	58	+ 314.3%
82	154	+ 87.8%
166	0	- 100.0%
0	155	--
0	36	--
51	111	+ 117.6%

By Bedroom Count

10-2019	10-2020	Change
82	82	0.0%
93	94	+ 1.1%
126	126	0.0%
99	101	+ 2.0%

10-2019	10-2020	Change
89	88	- 1.1%
91	95	+ 4.4%
126	127	+ 0.8%
99	103	+ 4.0%

10-2019	10-2020	Change
51	52	+ 2.0%
0	156	--
0	36	--
51	111	+ 117.6%

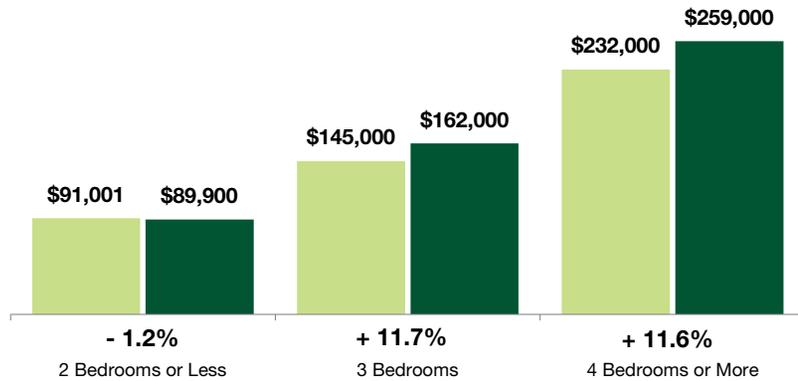
Median Sales Price

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



By Bedroom Count

10-2019 10-2020



By Property Type

10-2019 10-2020



All Properties

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	\$91,001	\$89,900	- 1.2%
3 Bedrooms	\$145,000	\$162,000	+ 11.7%
4 Bedrooms or More	\$232,000	\$259,000	+ 11.6%
All Bedroom Counts	\$146,500	\$170,000	+ 16.0%

Single-Family Homes

	10-2019	10-2020	Change	10-2019	10-2020	Change
	\$92,250	\$85,850	- 6.9%	\$89,950	\$93,000	+ 3.4%
	\$144,000	\$162,525	+ 12.9%	\$165,000	\$133,000	- 19.4%
	\$231,497	\$259,000	+ 11.9%	\$303,500	\$165,000	- 45.6%
All Properties	\$150,000	\$175,000	+ 16.7%	\$99,900	\$103,700	+ 3.8%

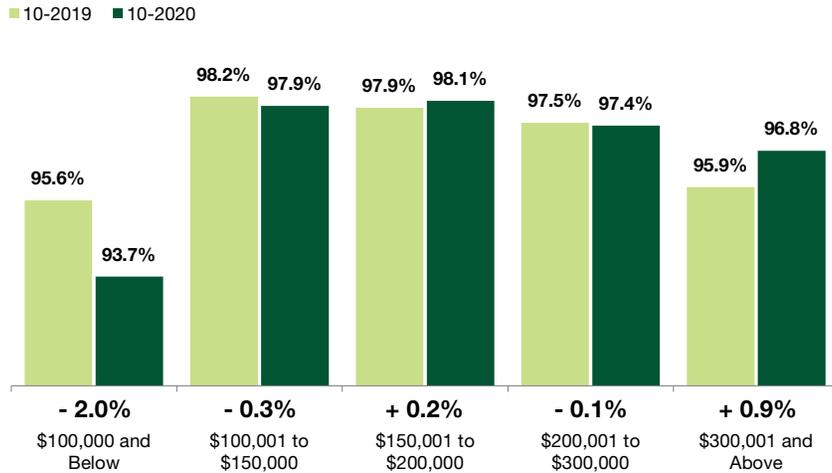
Condos

Percent of List Price Received

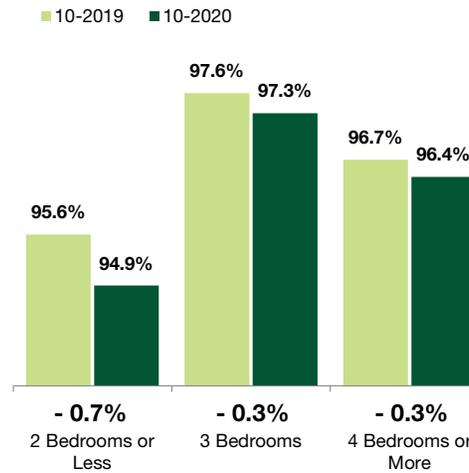
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



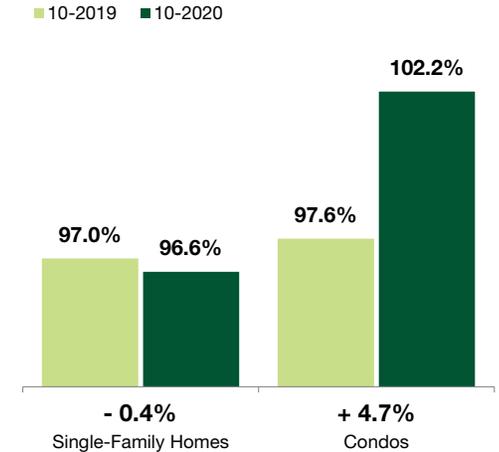
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	95.6%	93.7%	- 2.0%
\$100,001 to \$150,000	98.2%	97.9%	- 0.3%
\$150,001 to \$200,000	97.9%	98.1%	+ 0.2%
\$200,001 to \$300,000	97.5%	97.4%	- 0.1%
\$300,001 and Above	95.9%	96.8%	+ 0.9%
All Price Ranges	97.0%	96.7%	- 0.3%

Single-Family Homes

10-2019	10-2020	Change
95.2%	93.0%	- 2.3%
98.3%	97.9%	- 0.4%
97.9%	98.1%	+ 0.2%
97.6%	97.5%	- 0.1%
95.9%	96.8%	+ 0.9%
97.0%	96.6%	- 0.4%

Condos

10-2019	10-2020	Change
100.0%	104.1%	+ 4.1%
92.7%	105.1%	+ 13.4%
92.9%	0.0%	- 100.0%
0.0%	99.1%	--
0.0%	97.6%	--
97.6%	102.2%	+ 4.7%

By Bedroom Count

10-2019	10-2020	Change
95.6%	94.9%	- 0.7%
97.6%	97.3%	- 0.3%
96.7%	96.4%	- 0.3%
97.0%	96.7%	- 0.3%

10-2019	10-2020	Change
95.1%	93.9%	- 1.3%
97.6%	97.3%	- 0.3%
96.7%	96.4%	- 0.3%
97.0%	96.6%	- 0.4%

10-2019	10-2020	Change
97.6%	100.0%	+ 2.5%
0.0%	104.4%	--
0.0%	97.6%	--
97.6%	102.2%	+ 4.7%

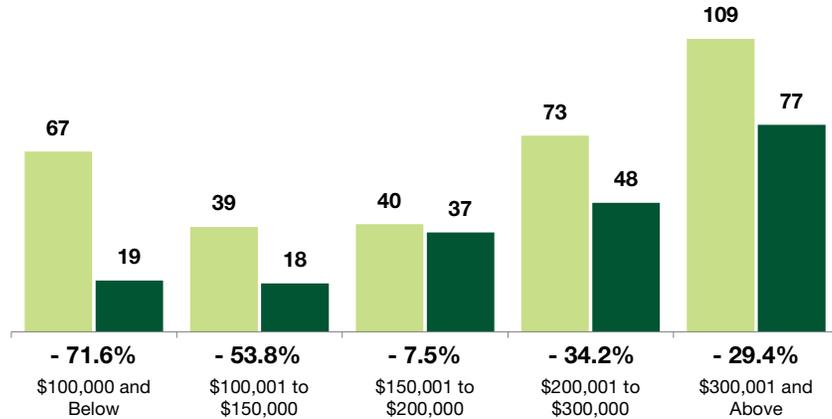
Inventory of Homes for Sale

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



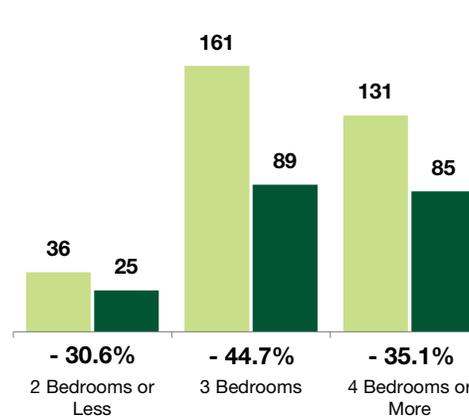
By Price Range

10-2019 10-2020



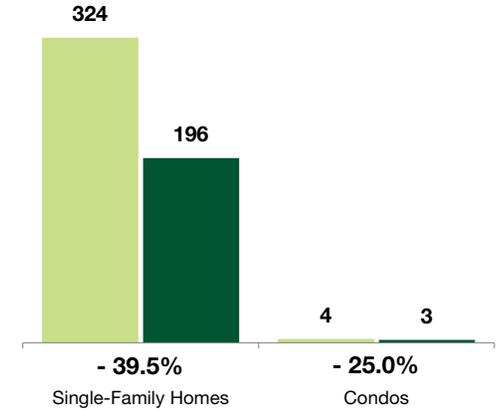
By Bedroom Count

10-2019 10-2020



By Property Type

10-2019 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	67	19	- 71.6%
\$100,001 to \$150,000	39	18	- 53.8%
\$150,001 to \$200,000	40	37	- 7.5%
\$200,001 to \$300,000	73	48	- 34.2%
\$300,001 and Above	109	77	- 29.4%
All Price Ranges	328	199	- 39.3%

Single-Family Homes

	10-2019	10-2020	Change
2 Bedrooms or Less	36	25	- 30.6%
3 Bedrooms	161	89	- 44.7%
4 Bedrooms or More	131	85	- 35.1%
All Single-Family Homes	324	196	- 39.5%

Condos

	10-2019	10-2020	Change
2 Bedrooms or Less	0	1	--
3 Bedrooms	2	1	- 50.0%
4 Bedrooms or More	2	1	- 50.0%
All Condos	4	3	- 25.0%

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	36	25	- 30.6%
3 Bedrooms	161	89	- 44.7%
4 Bedrooms or More	131	85	- 35.1%
All Bedroom Counts	328	199	- 39.3%

	10-2019	10-2020	Change
2 Bedrooms or Less	35	23	- 34.3%
3 Bedrooms	159	88	- 44.7%
4 Bedrooms or More	130	85	- 34.6%
All Single-Family Homes	324	196	- 39.5%

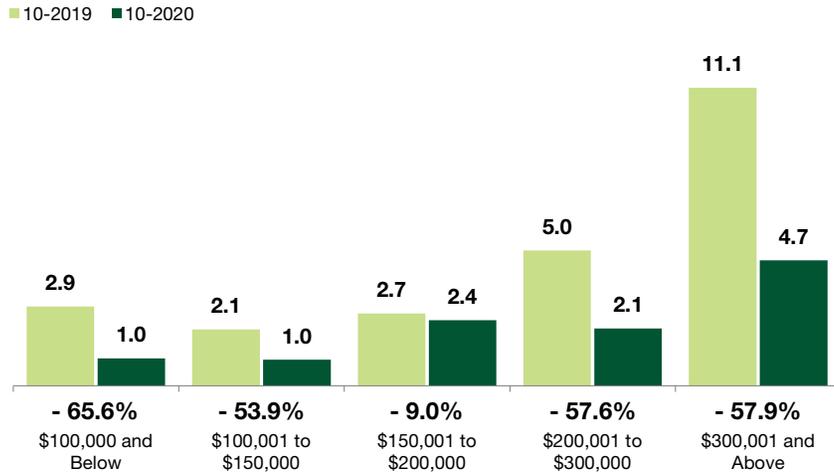
	10-2019	10-2020	Change
2 Bedrooms or Less	1	2	+ 100.0%
3 Bedrooms	2	1	- 50.0%
4 Bedrooms or More	1	0	- 100.0%
All Condos	4	3	- 25.0%

Months Supply of Inventory

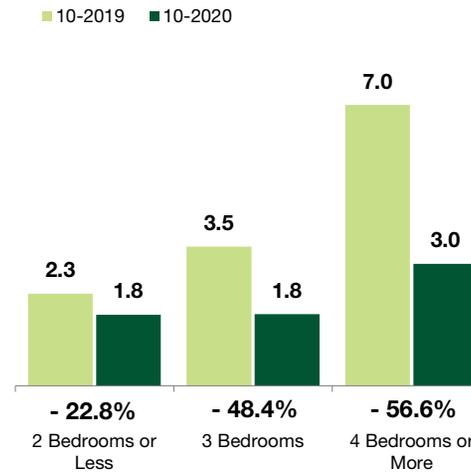
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



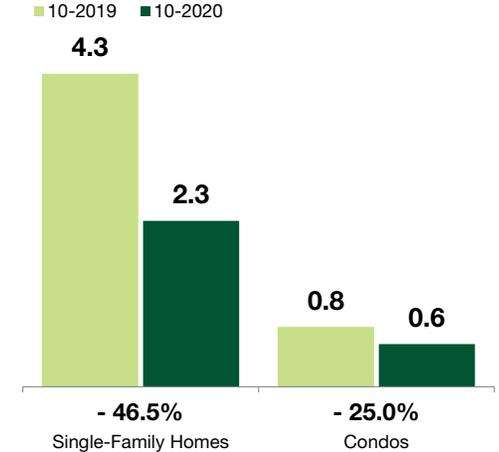
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	2.9	1.0	- 65.6%
\$100,001 to \$150,000	2.1	1.0	- 53.9%
\$150,001 to \$200,000	2.7	2.4	- 9.0%
\$200,001 to \$300,000	5.0	2.1	- 57.6%
\$300,001 and Above	11.1	4.7	- 57.9%
All Price Ranges	4.1	2.2	- 46.3%

Single-Family Homes

By Bedroom Count	10-2019	10-2020	Change
2 Bedrooms or Less	2.3	1.8	- 22.8%
3 Bedrooms	3.5	1.8	- 48.4%
4 Bedrooms or More	7.0	3.0	- 56.6%
All Bedroom Counts	4.3	2.3	- 46.5%

Condos

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	--	0.3	--
\$100,001 to \$150,000	1.5	0.6	- 60.0%
\$150,001 to \$200,000	0.0	--	--
\$200,001 to \$300,000	2.0	0.7	- 65.0%
\$300,001 and Above	--	0.0	0.0%
All Price Ranges	0.8	0.6	- 25.0%

By Bedroom Count

By Bedroom Count	10-2019	10-2020	Change
2 Bedrooms or Less	2.3	1.8	- 22.8%
3 Bedrooms	3.5	1.8	- 48.4%
4 Bedrooms or More	7.0	3.0	- 56.6%
All Bedroom Counts	4.1	2.2	- 46.3%

By Bedroom Count	10-2019	10-2020	Change
2 Bedrooms or Less	2.7	2.1	- 24.0%
3 Bedrooms	3.6	1.8	- 48.5%
4 Bedrooms or More	7.0	3.1	- 56.3%
All Bedroom Counts	4.3	2.3	- 46.5%