

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2020

December is normally one of the slowest months of the year but strong buyer demand across most segments of the market continue to drive a healthy sales pace, while listing inventory continues to remain low overall. For the 12-month period spanning January 2020 through December 2020, Closed Sales in the Greenwood region were up 14.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 72.3 percent.

The overall Median Sales Price was up 18.3 percent to \$175,655. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 22.3 percent to \$183,800. 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 127 days.

Market-wide, inventory levels were down 55.6 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 55.6 percent. That amounts to 1.4 months supply for Single-Family homes and 0.4 months supply for Condos.

Quick Facts

+ 72.3%

+ 48.5%

+ 33.3%

Price Range With the
Strongest Sales:

\$300,001 and Above

Bedroom Count With
Strongest Sales:

4 Bedrooms or More

Property Type With
Strongest Sales:

Condos

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

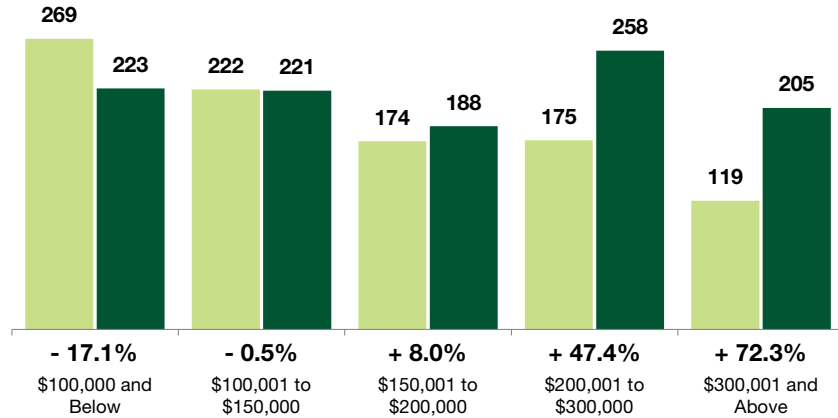
Closed Sales

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



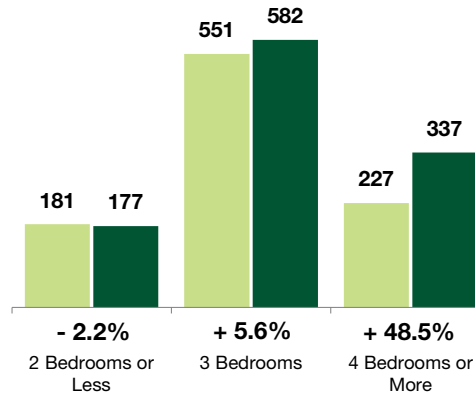
By Price Range

12-2019 12-2020



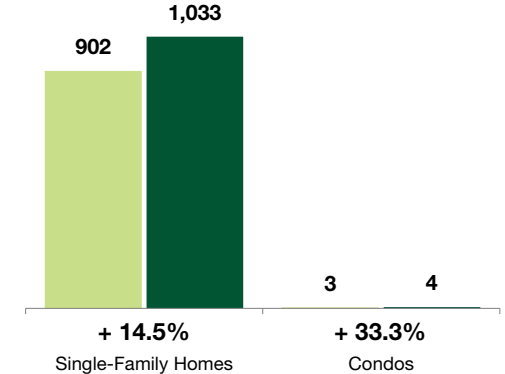
By Bedroom Count

12-2019 12-2020



By Property Type

12-2019 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	269	223	- 17.1%
\$100,001 to \$150,000	222	221	- 0.5%
\$150,001 to \$200,000	174	188	+ 8.0%
\$200,001 to \$300,000	175	258	+ 47.4%
\$300,001 and Above	119	205	+ 72.3%
All Price Ranges	960	1,096	+ 14.2%

Single-Family Homes

12-2019	12-2020	Change
242	192	- 20.7%
208	204	- 1.9%
168	181	+ 7.7%
168	251	+ 49.4%
115	204	+ 77.4%
902	1,033	+ 14.5%

Condos

12-2019	12-2020	Change
1	2	+ 100.0%
2	0	- 100.0%
0	1	--
0	1	--
0	0	--
3	4	+ 33.3%

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	181	177	- 2.2%
3 Bedrooms	551	582	+ 5.6%
4 Bedrooms or More	227	337	+ 48.5%
All Bedroom Counts	960	1,096	+ 14.2%

12-2019	12-2020	Change
150	140	- 6.7%
526	559	+ 6.3%
225	334	+ 48.4%
902	1,033	+ 14.5%

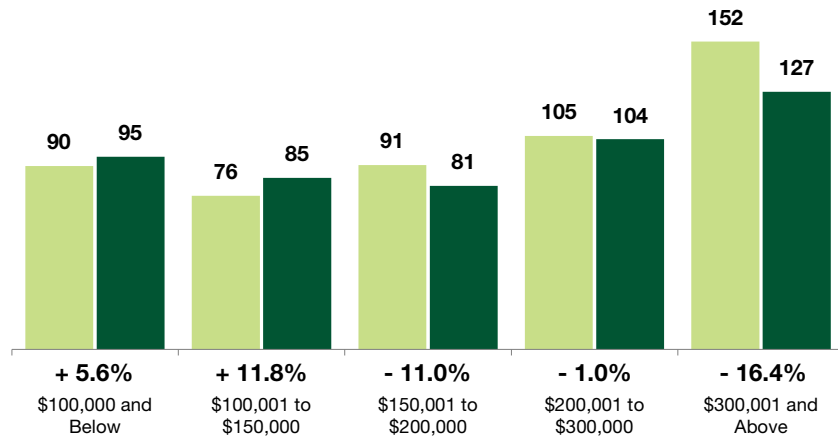
Days on Market Until Sale

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



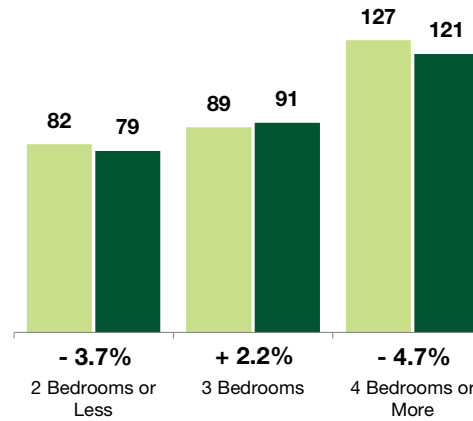
By Price Range

12-2019 12-2020



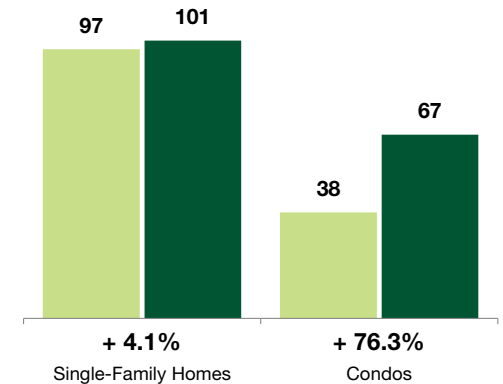
By Bedroom Count

12-2019 12-2020



By Property Type

12-2019 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	90	95	+ 5.6%
\$100,001 to \$150,000	76	85	+ 11.8%
\$150,001 to \$200,000	91	81	- 11.0%
\$200,001 to \$300,000	105	104	- 1.0%
\$300,001 and Above	152	127	- 16.4%
All Price Ranges	97	98	+ 1.0%

Single-Family Homes

12-2019	12-2020	Change	12-2019	12-2020	Change
94	100	+ 6.4%	62	59	- 4.8%
73	87	+ 19.2%	27	0	- 100.0%
92	81	- 12.0%	0	0	--
105	105	0.0%	0	74	--
148	128	- 13.5%	0	0	--
97	101	+ 4.1%	38	67	+ 76.3%

Condos

	12-2019	12-2020	Change
	62	59	- 4.8%
	27	0	- 100.0%
	0	0	--
	0	74	--
	0	0	--
	38	67	+ 76.3%

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	82	79	- 3.7%
3 Bedrooms	89	91	+ 2.2%
4 Bedrooms or More	127	121	- 4.7%
All Bedroom Counts	97	98	+ 1.0%

12-2019	12-2020	Change	12-2019	12-2020	Change
89	84	- 5.6%	62	59	- 4.8%
87	92	+ 5.7%	27	74	+ 174.1%
127	122	- 3.9%	0	0	--
97	101	+ 4.1%	38	67	+ 76.3%

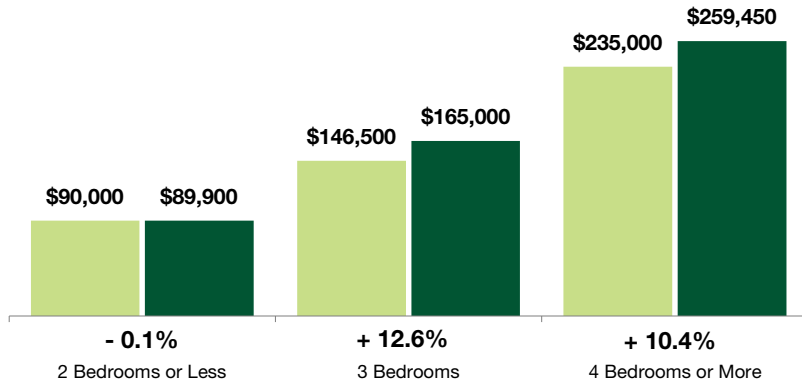
Median Sales Price

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



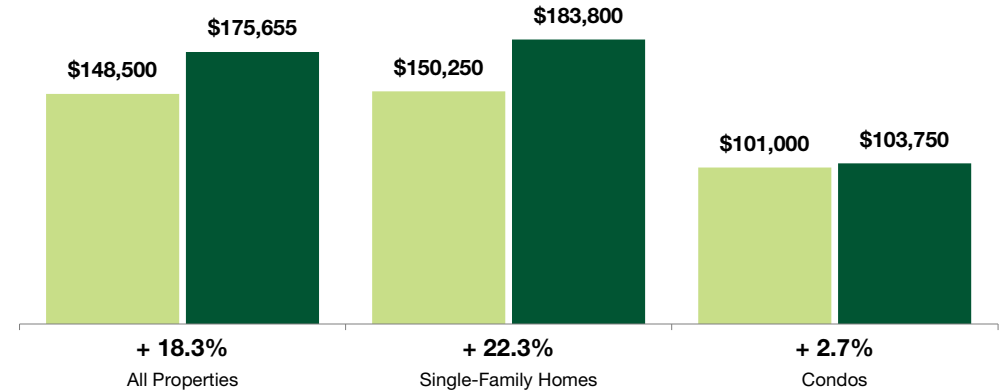
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Bedroom Count	12-2019	12-2020	Change
2 Bedrooms or Less	\$90,000	\$89,900	- 0.1%
3 Bedrooms	\$146,500	\$165,000	+ 12.6%
4 Bedrooms or More	\$235,000	\$259,450	+ 10.4%
All Bedroom Counts	\$148,500	\$175,655	+ 18.3%

Single-Family Homes

12-2019	12-2020	Change	12-2019	12-2020	Change
\$89,000	\$86,750	- 2.5%	\$91,500	\$91,000	- 0.5%
\$146,000	\$165,000	+ 13.0%	\$165,000	\$147,120	- 10.8%
\$235,000	\$259,900	+ 10.6%	\$303,500	\$165,000	- 45.6%
\$150,250	\$183,800	+ 22.3%	\$101,000	\$103,750	+ 2.7%

Condos

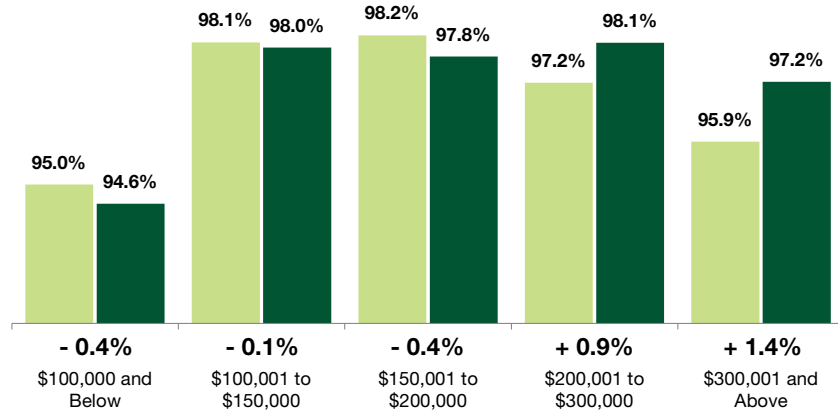
Percent of List Price Received

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.**



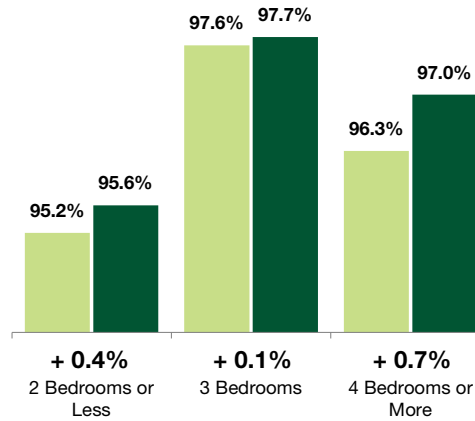
By Price Range

12-2019 12-2020



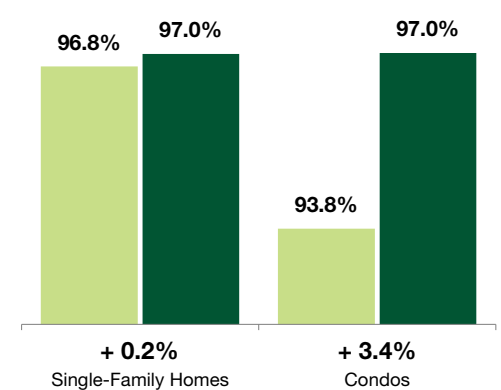
By Bedroom Count

12-2019 12-2020



By Property Type

12-2019 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	95.0%	94.6%	- 0.4%
\$100,001 to \$150,000	98.1%	98.0%	- 0.1%
\$150,001 to \$200,000	98.2%	97.8%	- 0.4%
\$200,001 to \$300,000	97.2%	98.1%	+ 0.9%
\$300,001 and Above	95.9%	97.2%	+ 1.4%
All Price Ranges	96.8%	97.1%	+ 0.3%

Single-Family Homes

12-2019	12-2020	Change	12-2019	12-2020	Change
94.5%	94.0%	- 0.5%	96.0%	96.2%	+ 0.2%
98.2%	97.8%	- 0.4%	92.7%	0.0%	- 100.0%
98.3%	97.8%	- 0.5%	0.0%	0.0%	--
97.3%	98.1%	+ 0.8%	0.0%	97.9%	--
95.9%	97.2%	+ 1.4%	0.0%	0.0%	--
96.8%	97.0%	+ 0.2%	93.8%	97.0%	+ 3.4%

Condos

12-2019	12-2020	Change	12-2019	12-2020	Change
94.5%	94.0%	- 0.5%	96.0%	96.2%	+ 0.2%
98.2%	97.8%	- 0.4%	92.7%	0.0%	- 100.0%
98.3%	97.8%	- 0.5%	0.0%	0.0%	--
97.3%	98.1%	+ 0.8%	0.0%	97.9%	--
95.9%	97.2%	+ 1.4%	0.0%	0.0%	--
96.8%	97.0%	+ 0.2%	93.8%	97.0%	+ 3.4%

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	95.2%	95.6%	+ 0.4%
3 Bedrooms	97.6%	97.7%	+ 0.1%
4 Bedrooms or More	96.3%	97.0%	+ 0.7%
All Bedroom Counts	96.8%	97.1%	+ 0.3%

12-2019	12-2020	Change	12-2019	12-2020	Change
94.6%	94.7%	+ 0.1%	96.0%	96.2%	+ 0.2%
97.6%	97.6%	0.0%	92.7%	97.9%	+ 5.6%
96.3%	97.0%	+ 0.7%	0.0%	0.0%	--
96.8%	97.0%	+ 0.2%	93.8%	97.0%	+ 3.4%

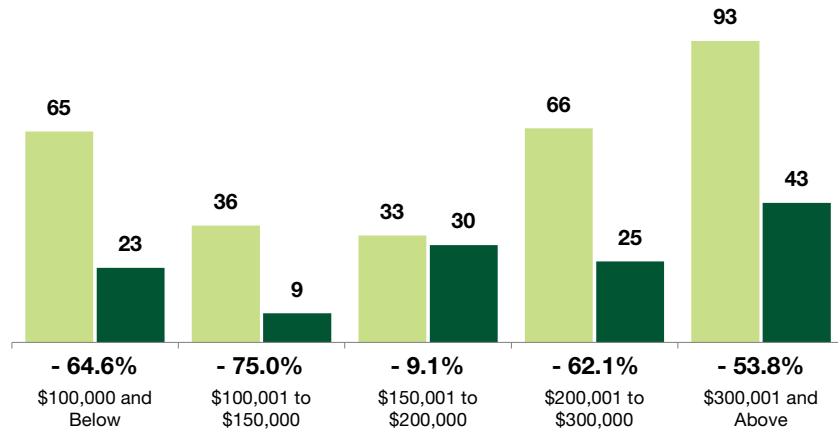
Inventory of Homes for Sale

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



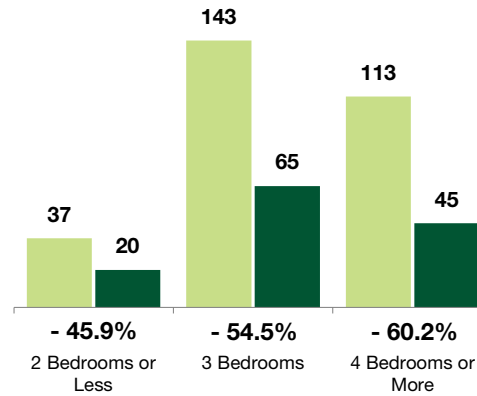
By Price Range

12-2019 12-2020



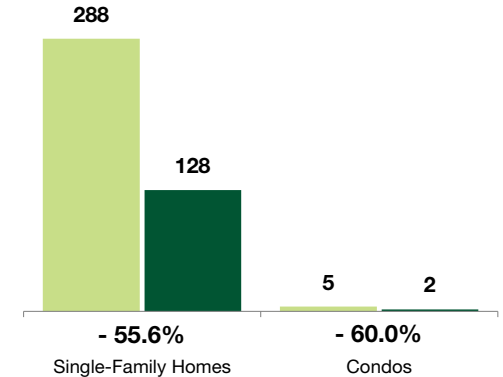
By Bedroom Count

12-2019 12-2020



By Property Type

12-2019 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	65	23	- 64.6%
\$100,001 to \$150,000	36	9	- 75.0%
\$150,001 to \$200,000	33	30	- 9.1%
\$200,001 to \$300,000	66	25	- 62.1%
\$300,001 and Above	93	43	- 53.8%
All Price Ranges	293	130	- 55.6%

Single-Family Homes

12-2019	12-2020	Change	12-2019	12-2020	Change
63	23	- 63.5%	2	0	- 100.0%
35	8	- 77.1%	1	1	0.0%
33	29	- 12.1%	0	1	--
64	25	- 60.9%	2	0	- 100.0%
93	43	- 53.8%	0	0	--
288	128	- 55.6%	5	2	- 60.0%

Condos

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	37	20	- 45.9%
3 Bedrooms	143	65	- 54.5%
4 Bedrooms or More	113	45	- 60.2%
All Bedroom Counts	293	130	- 55.6%

12-2019	12-2020	Change	12-2019	12-2020	Change
35	18	- 48.6%	2	2	0.0%
140	65	- 53.6%	3	0	- 100.0%
113	45	- 60.2%	0	0	--
288	128	- 55.6%	5	2	- 60.0%

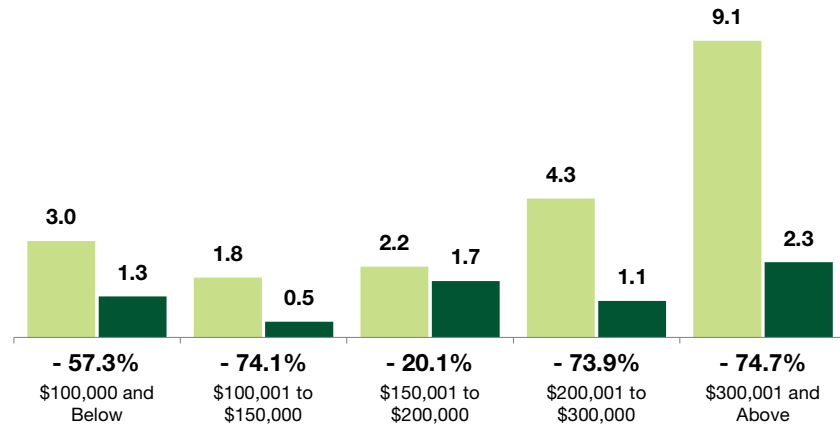
Months Supply of Inventory

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

■ 12-2019 ■ 12-2020



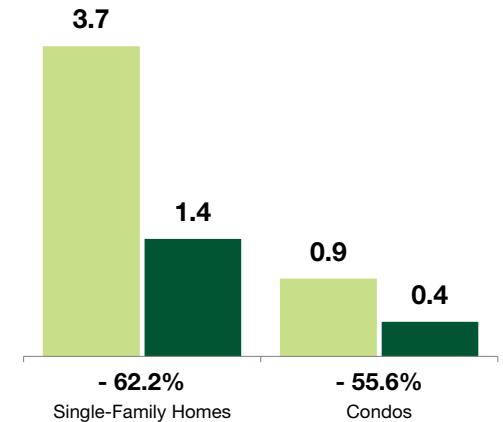
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	3.0	1.3	- 57.3%
\$100,001 to \$150,000	1.8	0.5	- 74.1%
\$150,001 to \$200,000	2.2	1.7	- 20.1%
\$200,001 to \$300,000	4.3	1.1	- 73.9%
\$300,001 and Above	9.1	2.3	- 74.7%
All Price Ranges	3.6	1.4	- 61.1%

Single-Family Homes

12-2019	12-2020	Change	12-2019	12-2020	Change
3.2	1.5	- 54.8%	0.6	--	--
1.9	0.5	- 76.4%	0.7	0.6	- 14.3%
2.3	1.7	- 23.9%	0.0	0.8	--
4.3	1.1	- 73.4%	2.0	--	0.0%
9.5	2.3	- 75.4%	--	0.0	0.0%
3.7	1.4	- 62.2%	0.9	0.4	- 55.6%

Condos

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	2.5	1.3	- 47.4%
3 Bedrooms	3.0	1.3	- 56.8%
4 Bedrooms or More	5.8	1.5	- 73.9%
All Bedroom Counts	3.6	1.4	- 61.1%

12-2019	12-2020	Change	12-2019	12-2020	Change
2.9	1.5	- 49.6%	0.6	0.6	0.0%
3.1	1.3	- 56.7%	1.1	0.0	- 100.0%
5.9	1.5	- 73.9%	--	--	--
3.7	1.4	- 62.2%	0.9	0.4	- 55.6%