

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## January 2021

The new year has begun, and with it comes many people who have made buying or selling a home part of their 2021 resolutions. While ongoing unemployment claims remain elevated due to COVID-19, they are substantially lower than what they were during their peak and have had little effect on buyer demand thus far. For the 12-month period spanning February 2020 through January 2021, Closed Sales in the Greenwood region were up 15.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 88.7 percent.

The overall Median Sales Price was up 20.4 percent to \$180,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 23.6 percent to \$186,000. 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 126 days.

Market-wide, inventory levels were down 61.5 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 60.7 percent. That amounts to 1.3 months supply for Single-Family homes and 0.2 months supply for Condos.

## Quick Facts

**+ 88.7%**

**+ 52.7%**

**+ 16.9%**

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>

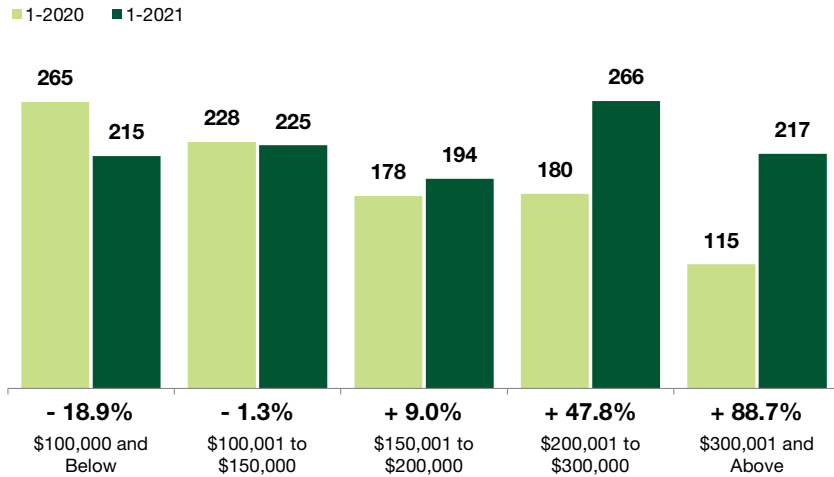


# Closed Sales

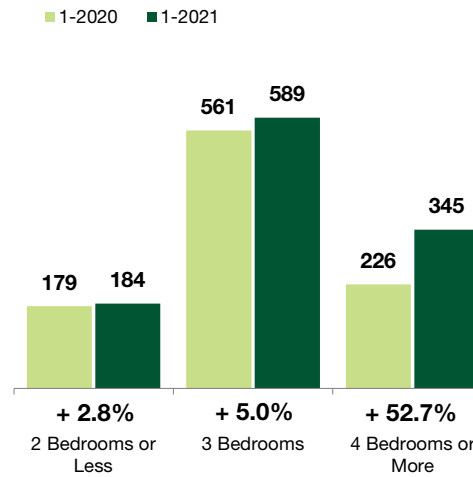
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



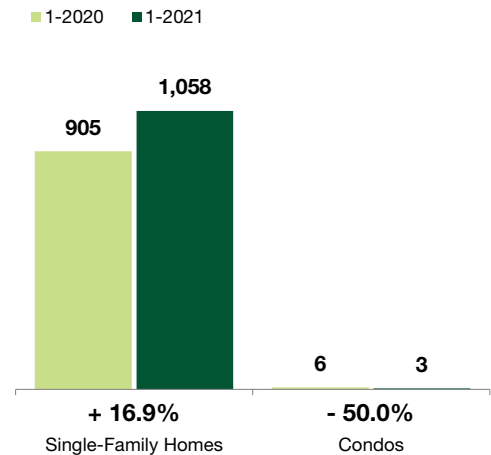
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2020	1-2021	Change
\$100,000 and Below	265	215	- 18.9%
\$100,001 to \$150,000	228	225	- 1.3%
\$150,001 to \$200,000	178	194	+ 9.0%
\$200,001 to \$300,000	180	266	+ 47.8%
\$300,001 and Above	115	217	+ 88.7%
<b>All Price Ranges</b>	<b>967</b>	<b>1,118</b>	<b>+ 15.6%</b>

### Single-Family Homes

1-2020	1-2021	Change
237	185	- 21.9%
213	208	- 2.3%
170	189	+ 11.2%
173	259	+ 49.7%
111	216	+ 94.6%
<b>905</b>	<b>1,058</b>	<b>+ 16.9%</b>

### Condos

1-2020	1-2021	Change
2	1	- 50.0%
1	1	0.0%
2	0	- 100.0%
1	1	0.0%
0	0	--
<b>6</b>	<b>3</b>	<b>- 50.0%</b>

## By Bedroom Count

1-2020	1-2021	Change
179	184	+ 2.8%
561	589	+ 5.0%
226	345	+ 52.7%
<b>967</b>	<b>1,118</b>	<b>+ 15.6%</b>

1-2020	1-2021	Change
147	147	0.0%
533	569	+ 6.8%
224	342	+ 52.7%
<b>905</b>	<b>1,058</b>	<b>+ 16.9%</b>

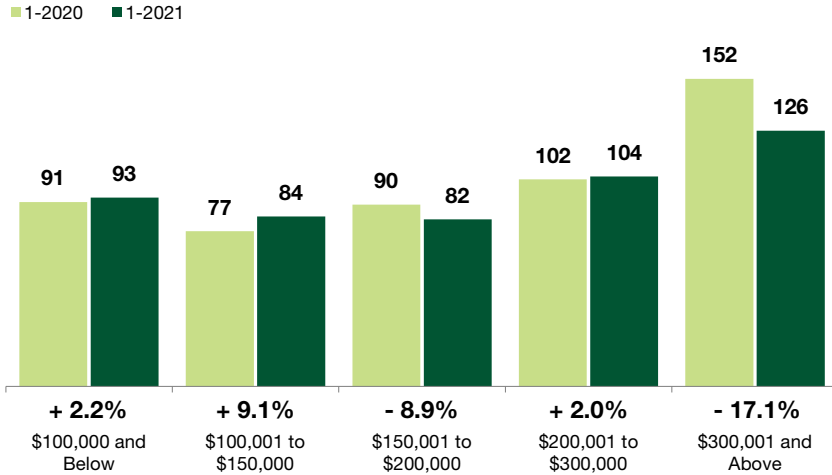
1-2020	1-2021	Change
2	2	0.0%
4	1	- 75.0%
0	0	--
<b>6</b>	<b>3</b>	<b>- 50.0%</b>

# Days on Market Until Sale

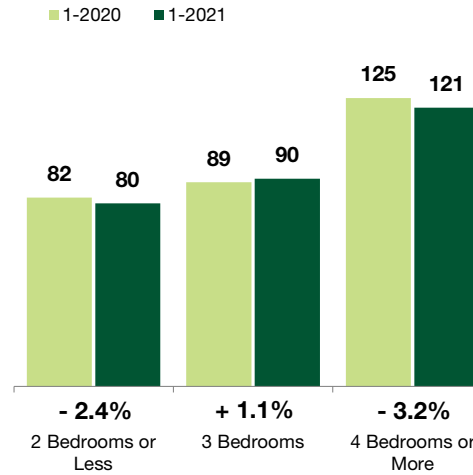
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



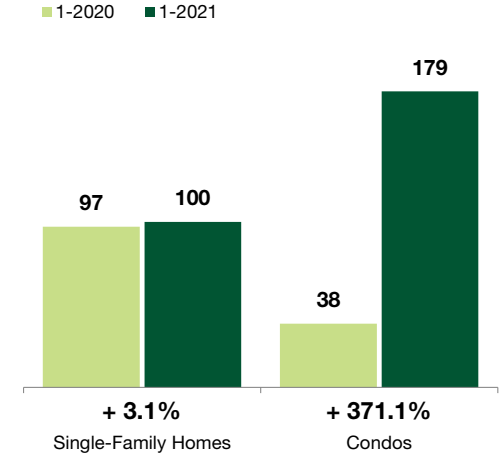
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2020	1-2021	Change
\$100,000 and Below	91	93	+ 2.2%
\$100,001 to \$150,000	77	84	+ 9.1%
\$150,001 to \$200,000	90	82	- 8.9%
\$200,001 to \$300,000	102	104	+ 2.0%
\$300,001 and Above	152	126	- 17.1%
<b>All Price Ranges</b>	<b>96</b>	<b>98</b>	<b>+ 2.1%</b>

### Single-Family Homes

1-2020	1-2021	Change
95	98	+ 3.2%
74	86	+ 16.2%
91	81	- 11.0%
102	104	+ 2.0%
148	127	- 14.2%
<b>97</b>	<b>100</b>	<b>+ 3.1%</b>

### Condos

1-2020	1-2021	Change
47	67	+ 42.6%
34	0	- 100.0%
51	402	+ 688.2%
1	0	- 100.0%
0	0	--
<b>38</b>	<b>179</b>	<b>+ 371.1%</b>

## By Bedroom Count

By Bedroom Count	1-2020	1-2021	Change
2 Bedrooms or Less	82	80	- 2.4%
3 Bedrooms	89	90	+ 1.1%
4 Bedrooms or More	125	121	- 3.2%
<b>All Bedroom Counts</b>	<b>96</b>	<b>98</b>	<b>+ 2.1%</b>

1-2020	1-2021	Change
90	84	- 6.7%
87	91	+ 4.6%
125	122	- 2.4%
<b>97</b>	<b>100</b>	<b>+ 3.1%</b>

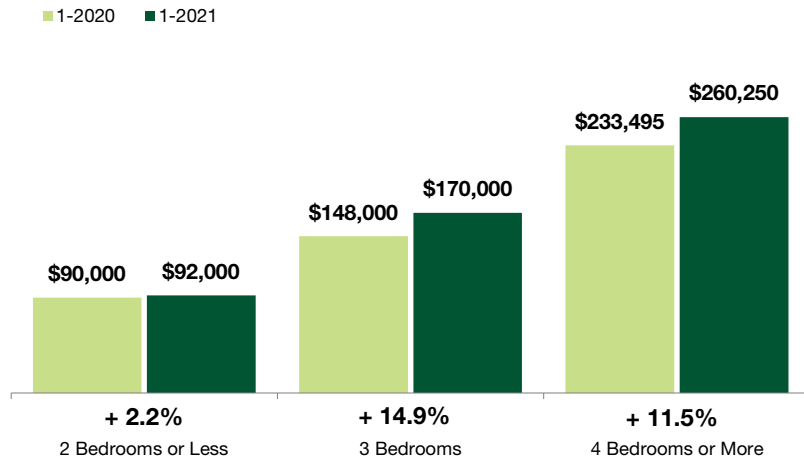
1-2020	1-2021	Change
47	67	+ 42.6%
34	402	+ 1082.4%
0	0	--
<b>38</b>	<b>179</b>	<b>+ 371.1%</b>

# Median Sales Price

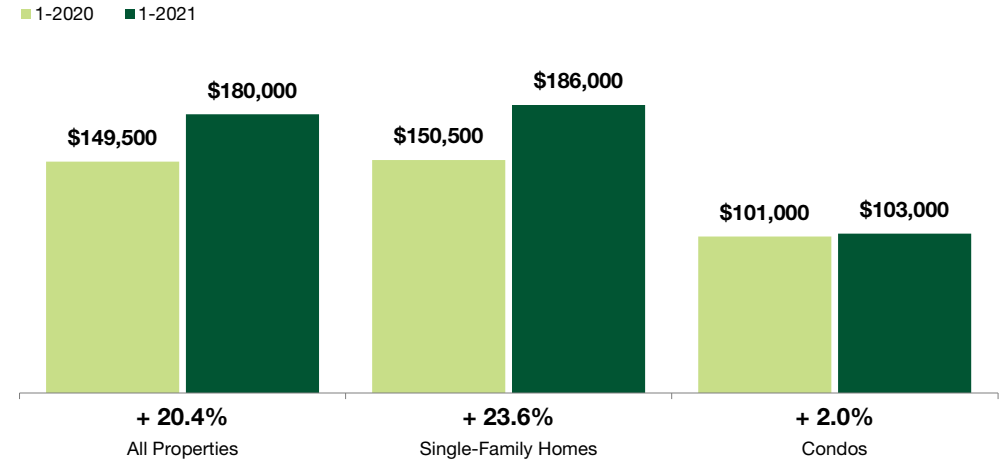
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	1-2020	1-2021	Change
2 Bedrooms or Less	\$90,000	\$92,000	+ 2.2%
3 Bedrooms	\$148,000	\$170,000	+ 14.9%
4 Bedrooms or More	\$233,495	\$260,250	+ 11.5%
<b>All Bedroom Counts</b>	<b>\$149,500</b>	<b>\$180,000</b>	<b>+ 20.4%</b>

### Single-Family Homes

1-2020	1-2021	Change	1-2020	1-2021	Change
\$89,000	\$92,000	+ 3.4%	\$91,750	\$91,000	- 0.8%
\$146,500	\$170,000	+ 16.0%	\$170,000	\$141,560	- 16.7%
\$232,244	\$260,500	+ 12.2%	\$303,500	\$165,000	- 45.6%
<b>\$150,500</b>	<b>\$186,000</b>	<b>+ 23.6%</b>	<b>\$101,000</b>	<b>\$103,000</b>	<b>+ 2.0%</b>

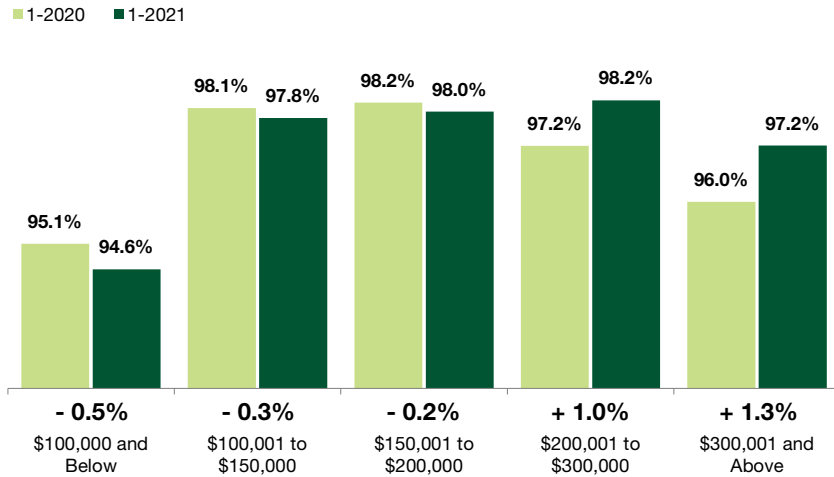
### Condos

# Percent of List Price Received

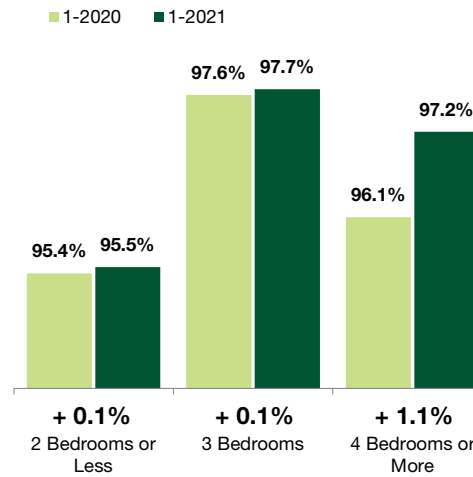
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



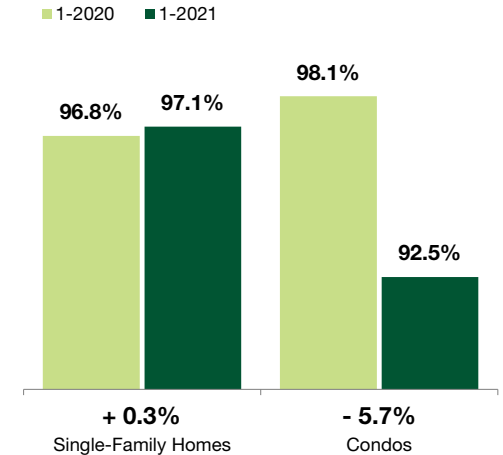
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2020	1-2021	Change
\$100,000 and Below	95.1%	94.6%	-0.5%
\$100,001 to \$150,000	98.1%	97.8%	-0.3%
\$150,001 to \$200,000	98.2%	98.0%	-0.2%
\$200,001 to \$300,000	97.2%	98.2%	+1.0%
\$300,001 and Above	96.0%	97.2%	+1.3%
<b>All Price Ranges</b>	<b>96.9%</b>	<b>97.2%</b>	<b>+0.3%</b>

### Single-Family Homes

1-2020	1-2021	Change
94.6%	94.0%	-0.6%
98.2%	97.7%	-0.5%
98.2%	98.1%	-0.1%
97.3%	98.2%	+0.9%
96.0%	97.2%	+1.3%
<b>96.8%</b>	<b>97.1%</b>	<b>+0.3%</b>

### Condos

1-2020	1-2021	Change
98.3%	95.0%	-3.4%
100.0%	0.0%	-100.0%
99.0%	87.3%	-11.8%
93.8%	0.0%	-100.0%
0.0%	0.0%	--
<b>98.1%</b>	<b>92.5%</b>	<b>-5.7%</b>

### By Bedroom Count

1-2020	1-2021	Change
95.4%	95.5%	+0.1%
97.6%	97.7%	+0.1%
96.1%	97.2%	+1.1%
<b>96.9%</b>	<b>97.2%</b>	<b>+0.3%</b>

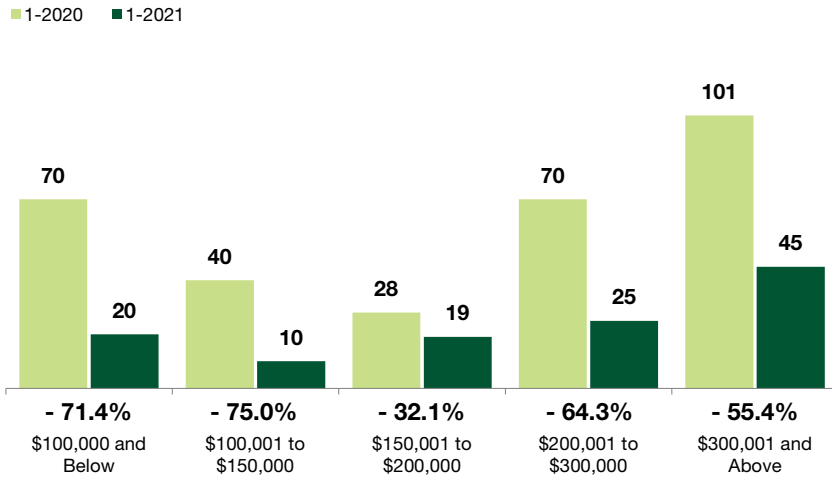
1-2020	1-2021	Change
94.8%	94.7%	-0.1%
97.7%	97.7%	0.0%
96.1%	97.2%	+1.1%
<b>96.8%</b>	<b>97.1%</b>	<b>+0.3%</b>

# Inventory of Homes for Sale

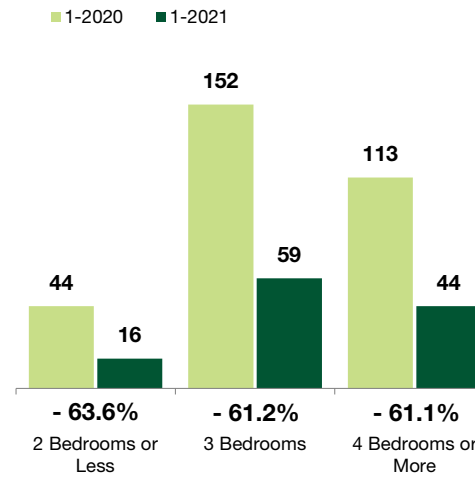
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



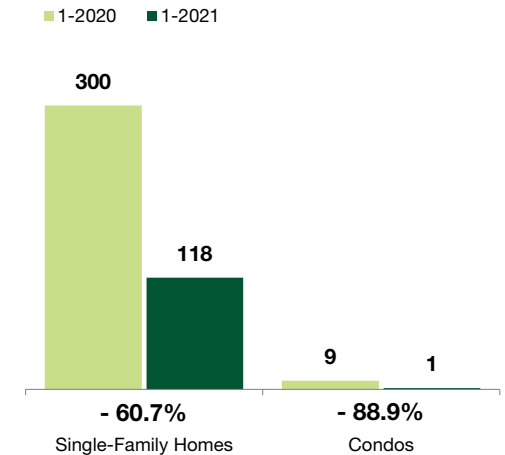
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2020	1-2021	Change
\$100,000 and Below	70	20	- 71.4%
\$100,001 to \$150,000	40	10	- 75.0%
\$150,001 to \$200,000	28	19	- 32.1%
\$200,001 to \$300,000	70	25	- 64.3%
\$300,001 and Above	101	45	- 55.4%
<b>All Price Ranges</b>	<b>309</b>	<b>119</b>	<b>- 61.5%</b>

### Single-Family Homes

1-2020	1-2021	Change
68	20	- 70.6%
36	10	- 72.2%
28	19	- 32.1%
67	24	- 64.2%
101	45	- 55.4%
<b>300</b>	<b>118</b>	<b>- 60.7%</b>

### Condos

1-2020	1-2021	Change
2	0	- 100.0%
4	0	- 100.0%
0	0	--
3	1	- 66.7%
0	0	--
<b>9</b>	<b>1</b>	<b>- 88.9%</b>

## By Bedroom Count

1-2020	1-2021	Change
44	16	- 63.6%
152	59	- 61.2%
113	44	- 61.1%
<b>309</b>	<b>119</b>	<b>- 61.5%</b>

1-2020	1-2021	Change
41	16	- 61.0%
147	58	- 60.5%
112	44	- 60.7%
<b>300</b>	<b>118</b>	<b>- 60.7%</b>

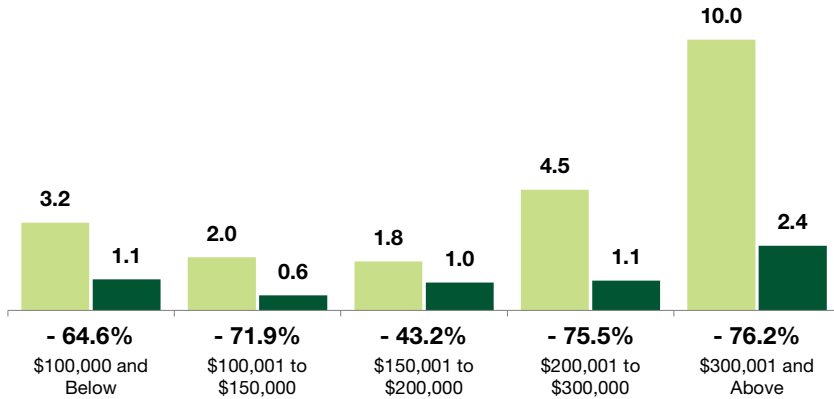
# Months Supply of Inventory

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.**



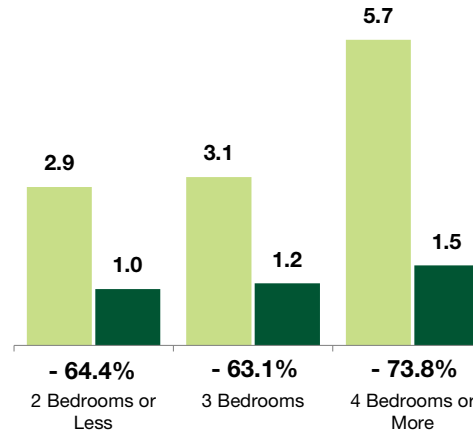
## By Price Range

■ 1-2020 ■ 1-2021



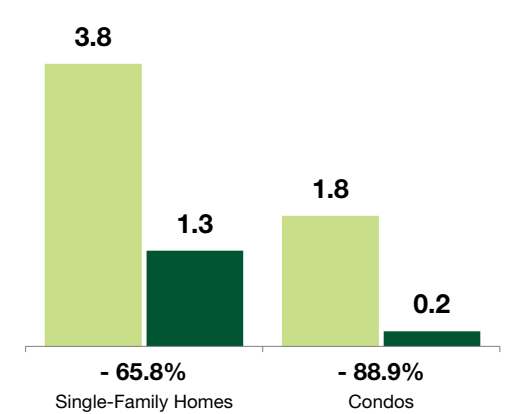
## By Bedroom Count

■ 1-2020 ■ 1-2021



## By Property Type

■ 1-2020 ■ 1-2021



### All Properties

By Price Range	1-2020	1-2021	Change
\$100,000 and Below	3.2	1.1	- 64.6%
\$100,001 to \$150,000	2.0	0.6	- 71.9%
\$150,001 to \$200,000	1.8	1.0	- 43.2%
\$200,001 to \$300,000	4.5	1.1	- 75.5%
\$300,001 and Above	10.0	2.4	- 76.2%
<b>All Price Ranges</b>	<b>3.7</b>	<b>1.2</b>	<b>- 67.6%</b>

### Single-Family Homes

1-2020	1-2021	Change	1-2020	1-2021	Change
3.5	1.3	- 62.0%	0.6	--	--
1.9	0.6	- 68.7%	2.8	0.0	- 100.0%
1.9	1.1	- 44.2%	0.0	--	--
4.4	1.1	- 75.7%	3.0	0.7	- 76.7%
10.2	2.4	- 76.4%	--	0.0	0.0%
<b>3.8</b>	<b>1.3</b>	<b>- 65.8%</b>	<b>1.8</b>	<b>0.2</b>	<b>- 88.9%</b>

### Condos

By Bedroom Count	1-2020	1-2021	Change
2 Bedrooms or Less	2.9	1.0	- 64.4%
3 Bedrooms	3.1	1.2	- 63.1%
4 Bedrooms or More	5.7	1.5	- 73.8%
<b>All Bedroom Counts</b>	<b>3.7</b>	<b>1.2</b>	<b>- 67.6%</b>

1-2020	1-2021	Change	1-2020	1-2021	Change
3.4	1.3	- 60.7%	0.9	--	0.0%
3.2	1.2	- 63.2%	2.0	0.6	- 70.0%
5.7	1.5	- 73.5%	1.0	--	--
<b>3.8</b>	<b>1.3</b>	<b>- 65.8%</b>	<b>1.8</b>	<b>0.2</b>	<b>- 88.9%</b>