

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## March 2021

March sales activity picked up where February left off, with an already red-hot market showing no signs of slowing. Rising home prices and mortgage rates are affecting affordability, but have yet to impact demand, as sales continue to increase. Extremely constrained supply in many market segments will continue to fuel multiple offers and rising home prices. For the 12-month period spanning April 2020 through March 2021, Closed Sales in the Greenwood region were up 7.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 63.9 percent.

The overall Median Sales Price was up 24.1 percent to \$186,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 24.9 percent to \$189,900. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 78 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 65.1 percent. The property type that lost the least inventory was the Condos segment, where it decreased 50.0 percent. That amounts to 1.1 months supply for Single-Family homes and 0.9 months supply for Condos.

## Quick Facts

**+ 63.9%**

**+ 37.0%**

**+ 8.7%**

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>

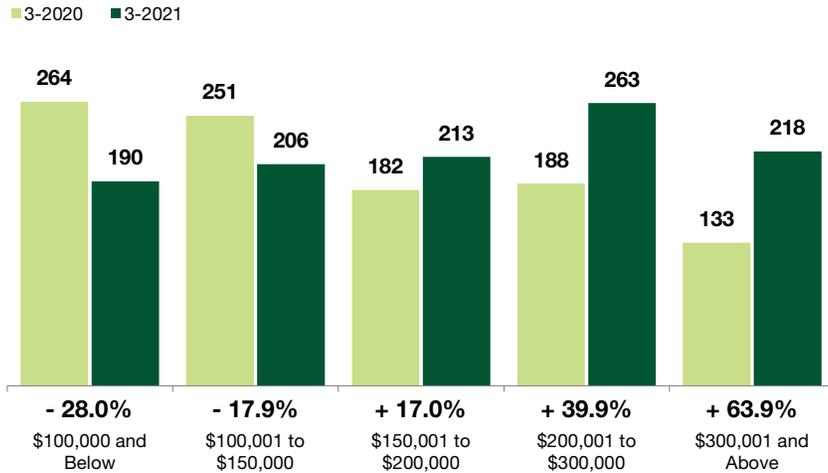


# Closed Sales

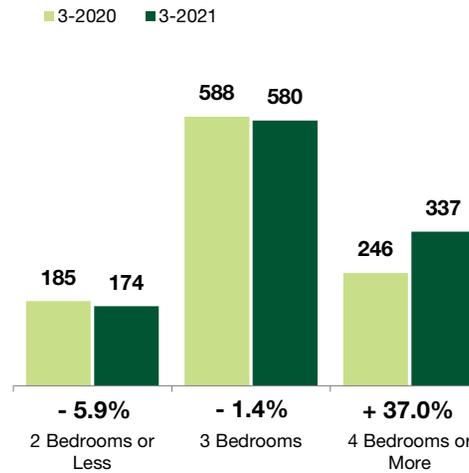
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



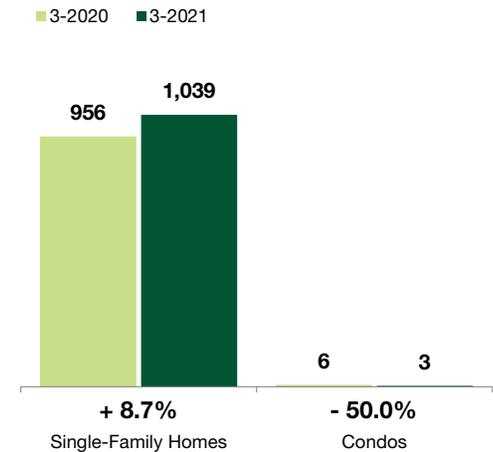
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	264	190	- 28.0%
\$100,001 to \$150,000	251	206	- 17.9%
\$150,001 to \$200,000	182	213	+ 17.0%
\$200,001 to \$300,000	188	263	+ 39.9%
\$300,001 and Above	133	218	+ 63.9%
<b>All Price Ranges</b>	<b>1,019</b>	<b>1,091</b>	<b>+ 7.1%</b>

### Single-Family Homes

3-2020	3-2021	Change
235	166	- 29.4%
232	192	- 17.2%
175	207	+ 18.3%
181	256	+ 41.4%
132	217	+ 64.4%
<b>956</b>	<b>1,039</b>	<b>+ 8.7%</b>

### Condos

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

## By Bedroom Count

3-2020	3-2021	Change
185	174	- 5.9%
588	580	- 1.4%
246	337	+ 37.0%
<b>1,019</b>	<b>1,091</b>	<b>+ 7.1%</b>

3-2020	3-2021	Change
151	142	- 6.0%
561	562	+ 0.2%
244	335	+ 37.3%
<b>956</b>	<b>1,039</b>	<b>+ 8.7%</b>

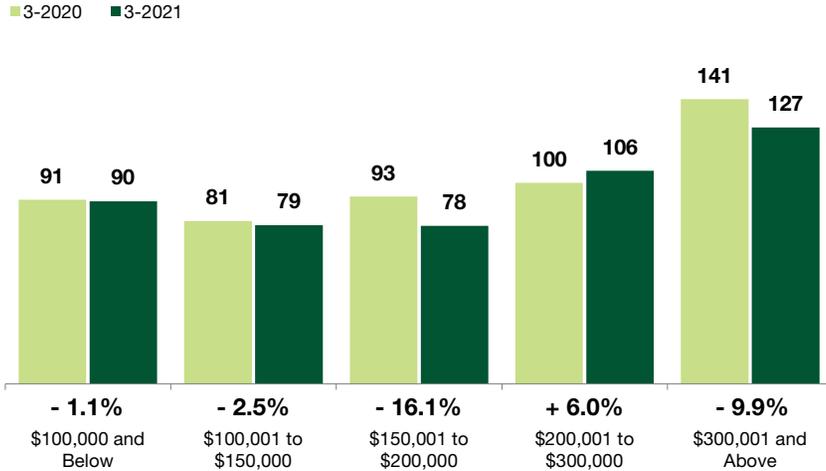
3-2020	3-2021	Change
5	1	- 80.0%
0	2	--
1	0	- 100.0%
<b>6</b>	<b>3</b>	<b>- 50.0%</b>

# Days on Market Until Sale

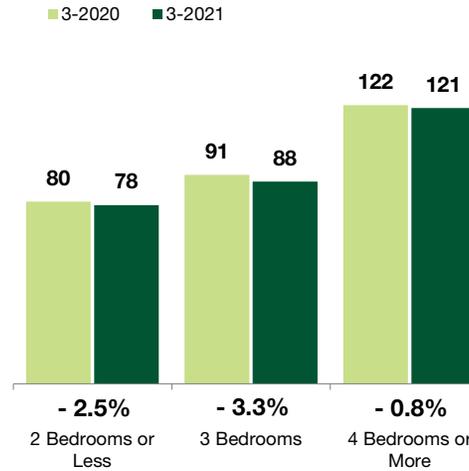
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



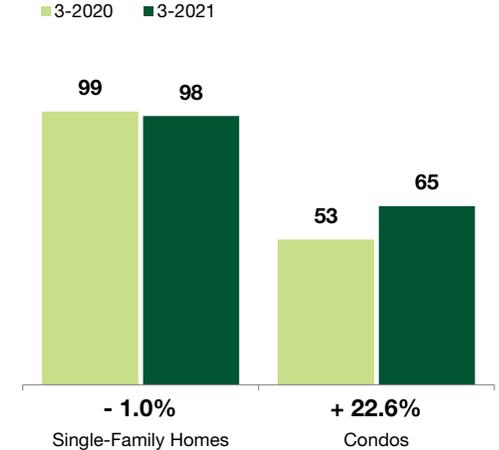
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	91	90	- 1.1%
\$100,001 to \$150,000	81	79	- 2.5%
\$150,001 to \$200,000	93	78	- 16.1%
\$200,001 to \$300,000	100	106	+ 6.0%
\$300,001 and Above	141	127	- 9.9%
<b>All Price Ranges</b>	<b>97</b>	<b>97</b>	<b>0.0%</b>

### Single-Family Homes

3-2020	3-2021	Change
97	94	- 3.1%
84	80	- 4.8%
95	77	- 18.9%
100	107	+ 7.0%
142	128	- 9.9%
<b>99</b>	<b>98</b>	<b>- 1.0%</b>

### Condos

3-2020	3-2021	Change
71	40	- 43.7%
26	42	+ 61.5%
54	113	+ 109.3%
0	0	--
0	0	--
<b>53</b>	<b>65</b>	<b>+ 22.6%</b>

## By Bedroom Count

3-2020	3-2021	Change
80	78	- 2.5%
91	88	- 3.3%
122	121	- 0.8%
<b>97</b>	<b>97</b>	<b>0.0%</b>

3-2020	3-2021	Change
88	81	- 8.0%
93	88	- 5.4%
121	121	0.0%
<b>99</b>	<b>98</b>	<b>- 1.0%</b>

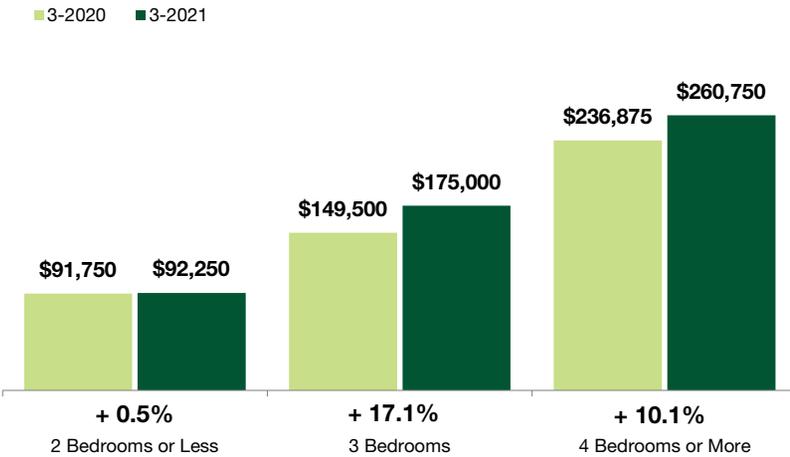
3-2020	3-2021	Change
53	40	- 24.5%
0	78	--
51	0	- 100.0%
<b>53</b>	<b>65</b>	<b>+ 22.6%</b>

# Median Sales Price

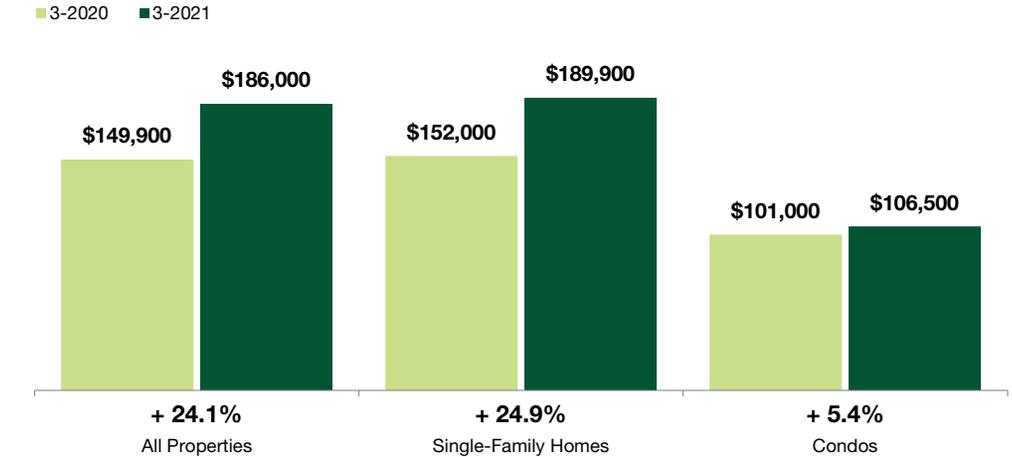
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	3-2020	3-2021	Change
2 Bedrooms or Less	\$91,750	\$92,250	+ 0.5%
3 Bedrooms	\$149,500	\$175,000	+ 17.1%
4 Bedrooms or More	\$236,875	\$260,750	+ 10.1%
<b>All Bedroom Counts</b>	<b>\$149,900</b>	<b>\$186,000</b>	<b>+ 24.1%</b>

### Single-Family Homes

3-2020	3-2021	Change	3-2020	3-2021	Change
\$90,501	\$92,250	+ 1.9%	\$92,500	\$92,250	- 0.3%
\$149,650	\$174,950	+ 16.9%	\$124,000	\$189,000	+ 52.4%
\$236,875	\$260,750	+ 10.1%	\$201,750	\$260,500	+ 29.1%
<b>\$152,000</b>	<b>\$189,900</b>	<b>+ 24.9%</b>	<b>\$101,000</b>	<b>\$106,500</b>	<b>+ 5.4%</b>

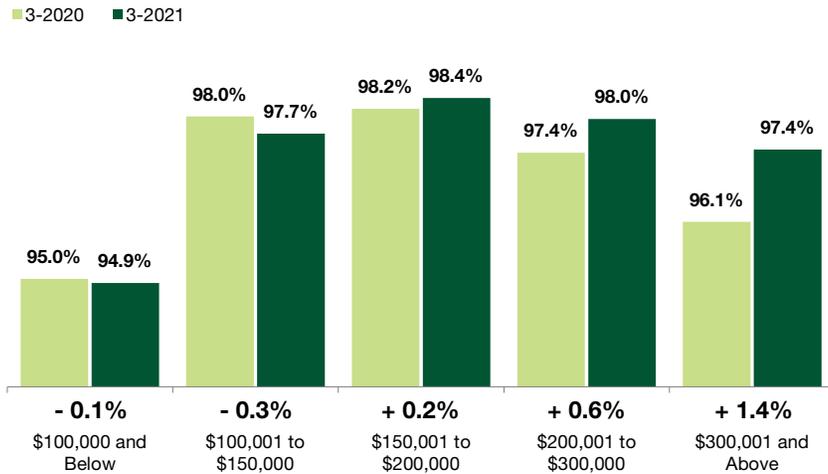
### Condos

# Percent of List Price Received

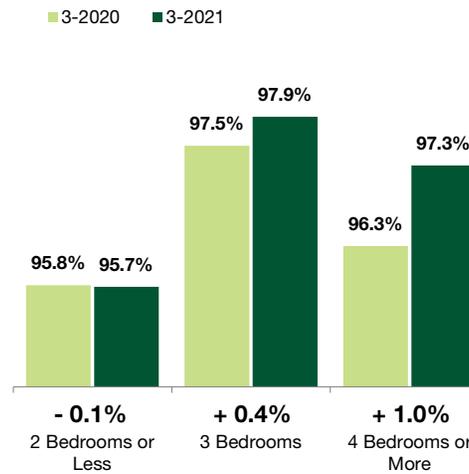
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



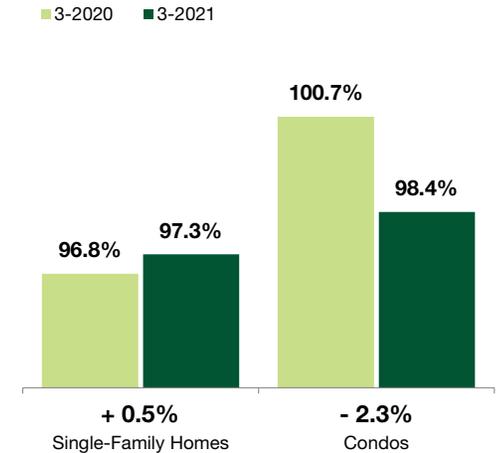
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	95.0%	94.9%	- 0.1%
\$100,001 to \$150,000	98.0%	97.7%	- 0.3%
\$150,001 to \$200,000	98.2%	98.4%	+ 0.2%
\$200,001 to \$300,000	97.4%	98.0%	+ 0.6%
\$300,001 and Above	96.1%	97.4%	+ 1.4%
<b>All Price Ranges</b>	<b>96.9%</b>	<b>97.3%</b>	<b>+ 0.4%</b>

### Single-Family Homes

3-2020	3-2021	Change
94.5%	94.5%	0.0%
98.1%	97.6%	- 0.5%
98.2%	98.5%	+ 0.3%
97.4%	98.0%	+ 0.6%
96.1%	97.4%	+ 1.4%
<b>96.8%</b>	<b>97.3%</b>	<b>+ 0.5%</b>

### Condos

3-2020	3-2021	Change
101.2%	100.1%	- 1.1%
100.0%	100.1%	+ 0.1%
0.0%	94.9%	--
0.0%	0.0%	--
0.0%	0.0%	--
<b>100.7%</b>	<b>98.4%</b>	<b>- 2.3%</b>

### By Bedroom Count

3-2020	3-2021	Change
95.8%	95.7%	- 0.1%
97.5%	97.9%	+ 0.4%
96.3%	97.3%	+ 1.0%
<b>96.9%</b>	<b>97.3%</b>	<b>+ 0.4%</b>

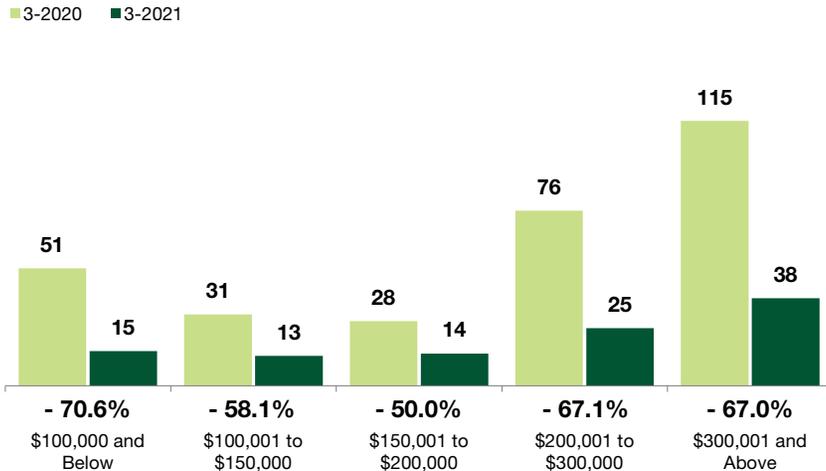
3-2020	3-2021	Change
95.1%	95.2%	+ 0.1%
97.5%	97.9%	+ 0.4%
96.3%	97.3%	+ 1.0%
<b>96.8%</b>	<b>97.3%</b>	<b>+ 0.5%</b>

# Inventory of Homes for Sale

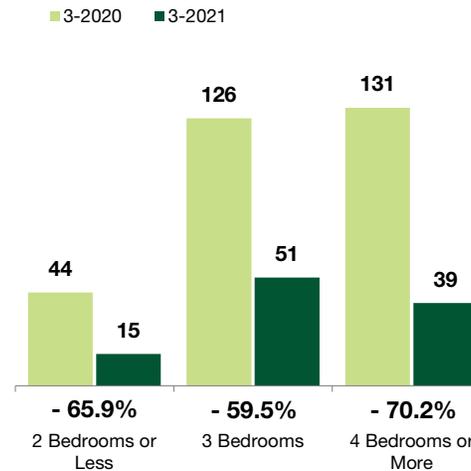
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



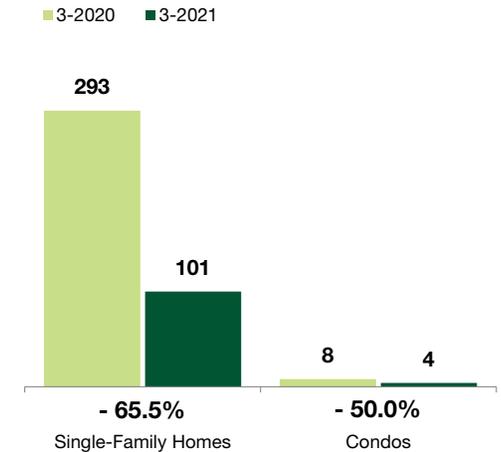
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	51	15	- 70.6%
\$100,001 to \$150,000	31	13	- 58.1%
\$150,001 to \$200,000	28	14	- 50.0%
\$200,001 to \$300,000	76	25	- 67.1%
\$300,001 and Above	115	38	- 67.0%
<b>All Price Ranges</b>	<b>301</b>	<b>105</b>	<b>- 65.1%</b>

### Single-Family Homes

3-2020	3-2021	Change
47	14	- 70.2%
29	11	- 62.1%
27	13	- 51.9%
75	25	- 66.7%
115	38	- 67.0%
<b>293</b>	<b>101</b>	<b>- 65.5%</b>

### Condos

3-2020	3-2021	Change
4	1	- 75.0%
2	2	0.0%
1	1	0.0%
1	0	- 100.0%
0	0	--
<b>8</b>	<b>4</b>	<b>- 50.0%</b>

## By Bedroom Count

3-2020	3-2021	Change
44	15	- 65.9%
126	51	- 59.5%
131	39	- 70.2%
<b>301</b>	<b>105</b>	<b>- 65.1%</b>

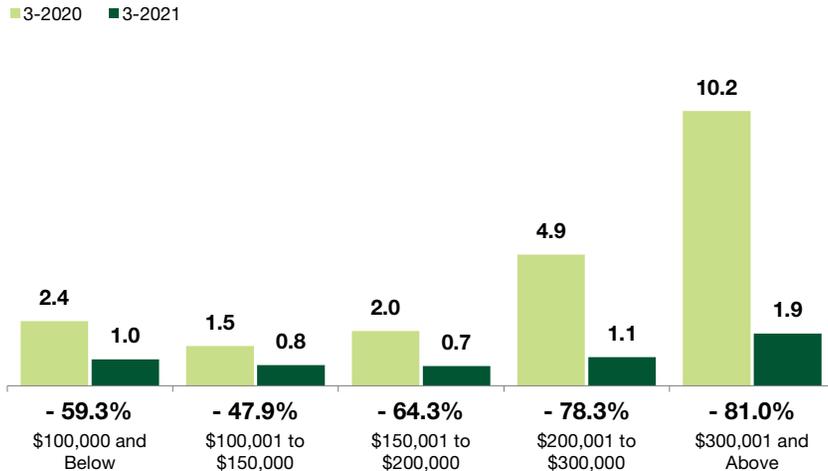
3-2020	3-2021	Change
39	13	- 66.7%
123	49	- 60.2%
131	39	- 70.2%
<b>293</b>	<b>101</b>	<b>- 65.5%</b>

# Months Supply of Inventory

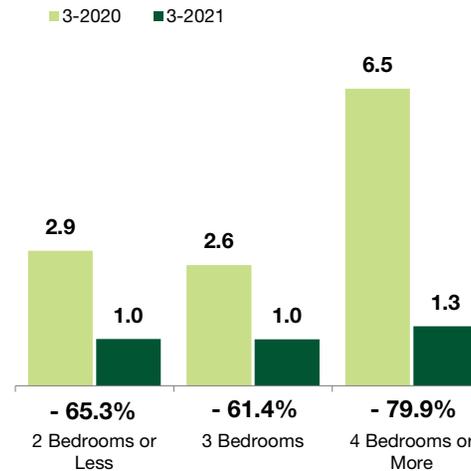
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



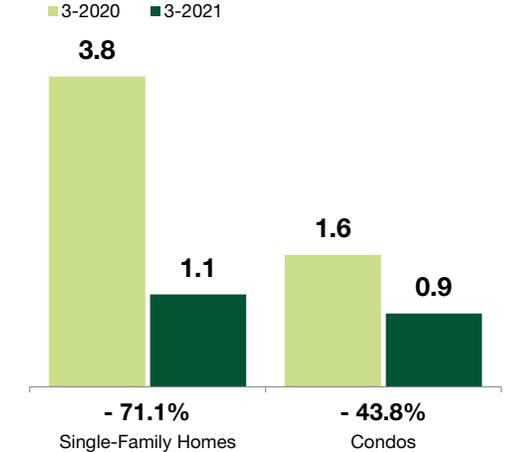
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	2.4	1.0	- 59.3%
\$100,001 to \$150,000	1.5	0.8	- 47.9%
\$150,001 to \$200,000	2.0	0.7	- 64.3%
\$200,001 to \$300,000	4.9	1.1	- 78.3%
\$300,001 and Above	10.2	1.9	- 81.0%
<b>All Price Ranges</b>	<b>3.6</b>	<b>1.1</b>	<b>- 69.4%</b>

### Single-Family Homes

3-2020	3-2021	Change
2.5	1.1	- 57.2%
1.5	0.7	- 53.3%
2.1	0.7	- 66.1%
5.0	1.1	- 78.3%
10.2	1.9	- 80.9%
<b>3.8</b>	<b>1.1</b>	<b>- 71.1%</b>

### Condos

3-2020	3-2021	Change
1.3	0.3	- 76.9%
1.2	1.4	+ 16.7%
0.7	0.9	+ 28.6%
1.0	--	0.0%
--	0.0	0.0%
<b>1.6</b>	<b>0.9</b>	<b>- 43.8%</b>

## By Bedroom Count

3-2020	3-2021	Change
2.9	1.0	- 65.3%
2.6	1.0	- 61.4%
6.5	1.3	- 79.9%
<b>3.6</b>	<b>1.1</b>	<b>- 69.4%</b>

3-2020	3-2021	Change
3.3	1.1	- 66.4%
2.7	1.0	- 62.4%
6.6	1.3	- 80.0%
<b>3.8</b>	<b>1.1</b>	<b>- 71.1%</b>