

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2021

April was another strong month for home sales across most market segments. The busy spring market continues to see many multiple offer situations driving sales prices above asking price. Strong buyer demand and limited housing supply show no signs of easing soon, pointing to a continuation of this market trend through spring and into summer. For the 12-month period spanning May 2020 through April 2021, Closed Sales in the Greenwood region were up 7.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 59.3 percent.

The overall Median Sales Price was up 23.2 percent to \$187,500. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 23.7 percent to \$191,700. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 77 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 65.7 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 65.1 percent. That amounts to 1.1 months supply for Single-Family homes and 0.6 months supply for Condos.

Quick Facts

+ 59.3%

+ 30.2%

+ 133.3%

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

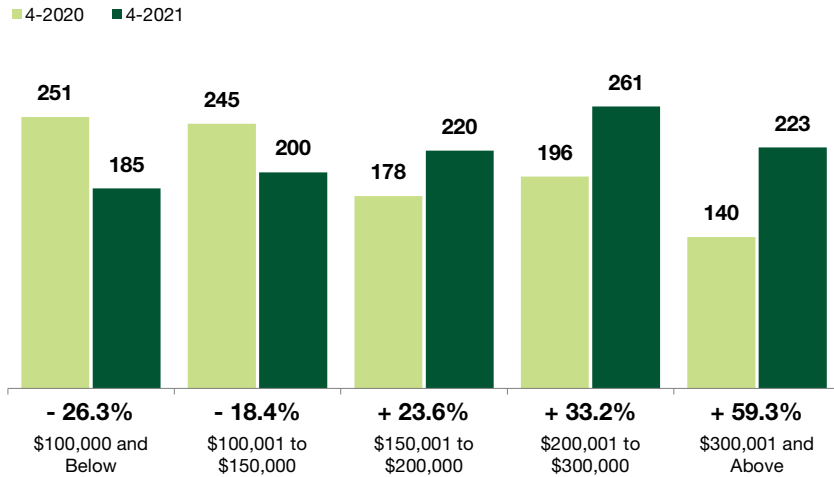


Closed Sales

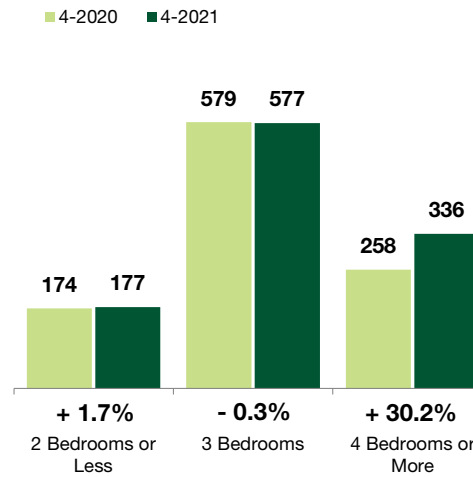
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



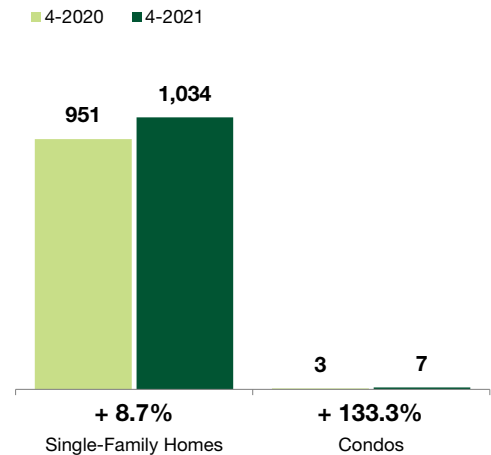
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	251	185	- 26.3%
\$100,001 to \$150,000	245	200	- 18.4%
\$150,001 to \$200,000	178	220	+ 23.6%
\$200,001 to \$300,000	196	261	+ 33.2%
\$300,001 and Above	140	223	+ 59.3%
All Price Ranges	1,011	1,090	+ 7.8%

Single-Family Homes

4-2020	4-2021	Change
225	158	- 29.8%
227	185	- 18.5%
171	213	+ 24.6%
188	255	+ 35.6%
139	222	+ 59.7%
951	1,034	+ 8.7%

Condos

4-2020	4-2021	Change
0	3	--
2	3	+ 50.0%
0	1	--
1	0	- 100.0%
0	0	--
3	7	+ 133.3%

By Bedroom Count

4-2020	4-2021	Change
174	177	+ 1.7%
579	577	- 0.3%
258	336	+ 30.2%
1,011	1,090	+ 7.8%

4-2020	4-2021	Change
142	141	- 0.7%
553	559	+ 1.1%
256	334	+ 30.5%
951	1,034	+ 8.7%

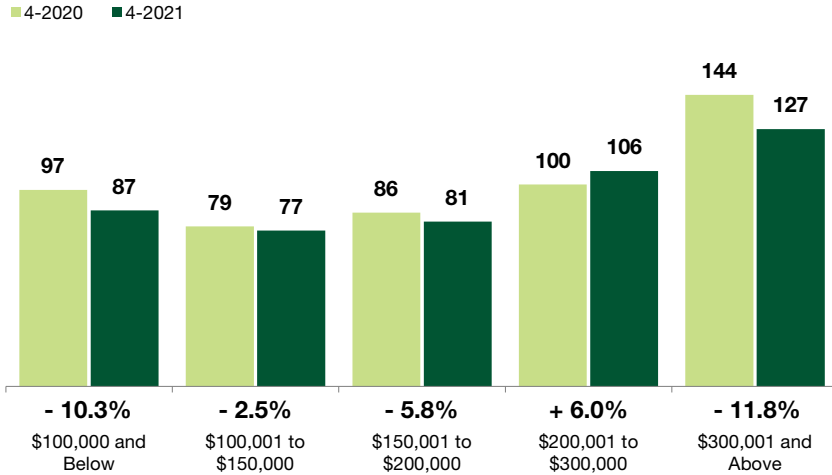
4-2020	4-2021	Change
2	6	+ 200.0%
1	1	0.0%
0	0	--
3	7	+ 133.3%

Days on Market Until Sale

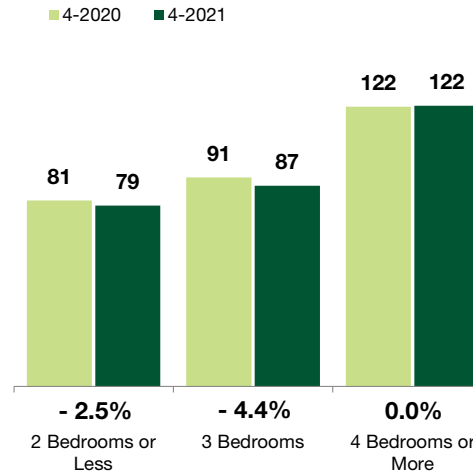
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



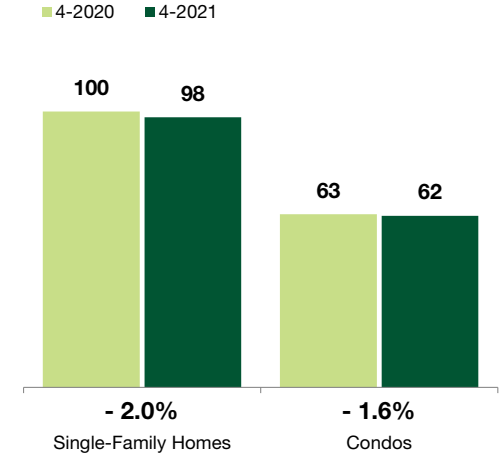
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	97	87	- 10.3%
\$100,001 to \$150,000	79	77	- 2.5%
\$150,001 to \$200,000	86	81	- 5.8%
\$200,001 to \$300,000	100	106	+ 6.0%
\$300,001 and Above	144	127	- 11.8%
All Price Ranges	97	97	0.0%

Single-Family Homes

4-2020	4-2021	Change
102	90	- 11.8%
82	78	- 4.9%
87	80	- 8.0%
100	107	+ 7.0%
145	127	- 12.4%
100	98	- 2.0%

Condos

4-2020	4-2021	Change
0	74	--
47	45	- 4.3%
0	80	--
94	0	- 100.0%
0	0	--
63	62	- 1.6%

By Bedroom Count

By Bedroom Count	4-2020	4-2021	Change
2 Bedrooms or Less	81	79	- 2.5%
3 Bedrooms	91	87	- 4.4%
4 Bedrooms or More	122	122	0.0%
All Bedroom Counts	97	97	0.0%

4-2020	4-2021	Change
89	82	- 7.9%
93	87	- 6.5%
121	122	+ 0.8%
100	98	- 2.0%

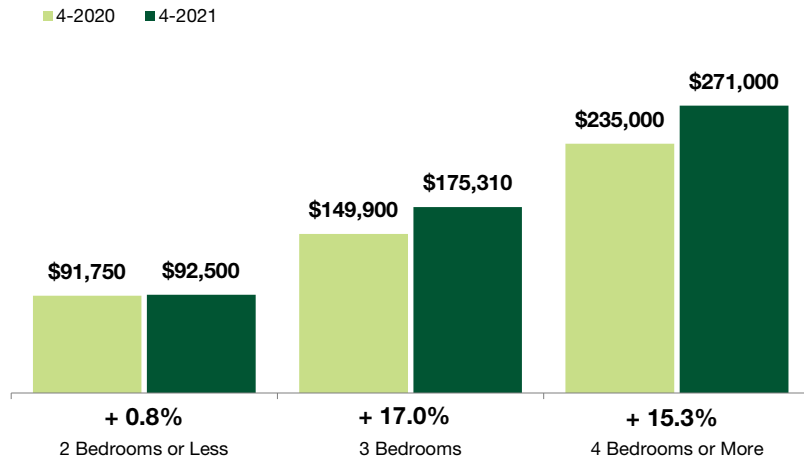
4-2020	4-2021	Change
47	59	+ 25.5%
94	80	- 14.9%
0	0	--
63	62	- 1.6%

Median Sales Price

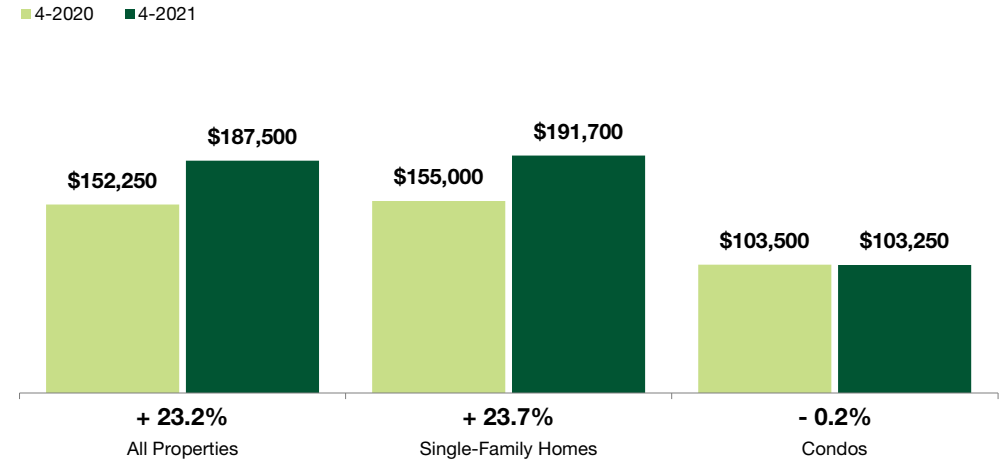
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	4-2020	4-2021	Change
2 Bedrooms or Less	\$91,750	\$92,500	+ 0.8%
3 Bedrooms	\$149,900	\$175,310	+ 17.0%
4 Bedrooms or More	\$235,000	\$271,000	+ 15.3%
All Bedroom Counts	\$152,250	\$187,500	+ 23.2%

Single-Family Homes

4-2020	4-2021	Change	4-2020	4-2021	Change
\$89,900	\$95,000	+ 5.7%	\$95,000	\$92,250	- 2.9%
\$149,900	\$175,000	+ 16.7%	\$170,000	\$187,500	+ 10.3%
\$235,000	\$271,000	+ 15.3%	\$201,750	\$260,500	+ 29.1%
\$155,000	\$191,700	+ 23.7%	\$103,500	\$103,250	- 0.2%

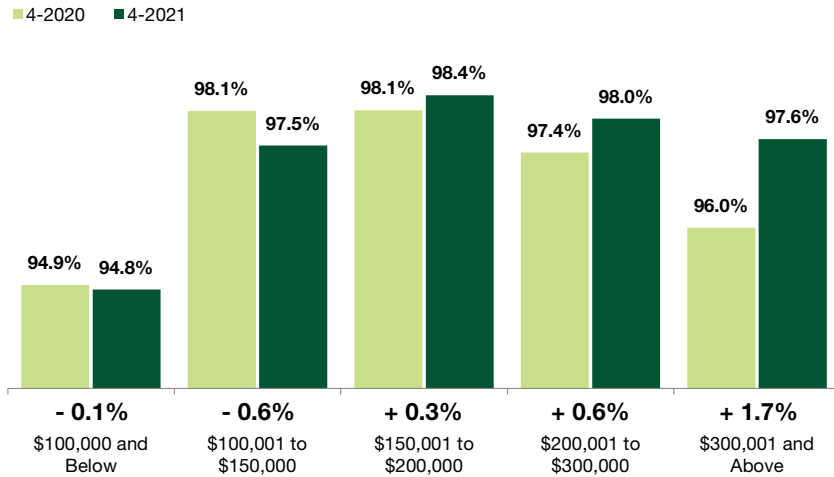
Condos

Percent of List Price Received

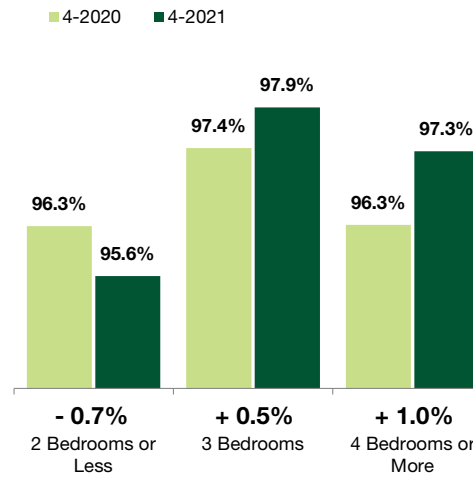
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



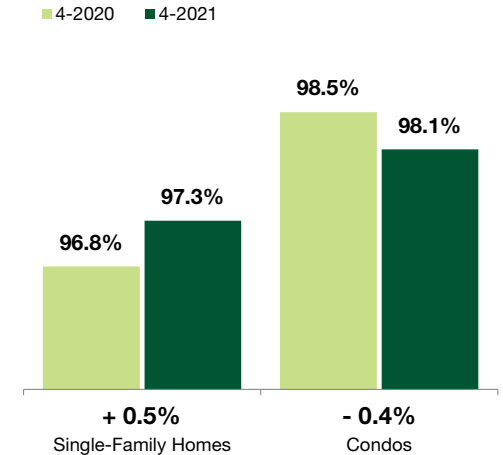
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	94.9%	94.8%	- 0.1%
\$100,001 to \$150,000	98.1%	97.5%	- 0.6%
\$150,001 to \$200,000	98.1%	98.4%	+ 0.3%
\$200,001 to \$300,000	97.4%	98.0%	+ 0.6%
\$300,001 and Above	96.0%	97.6%	+ 1.7%
All Price Ranges	96.9%	97.4%	+ 0.5%

Single-Family Homes

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	94.4%	94.3%	- 0.1%
\$100,001 to \$150,000	98.2%	97.3%	- 0.9%
\$150,001 to \$200,000	98.2%	98.6%	+ 0.4%
\$200,001 to \$300,000	97.4%	98.0%	+ 0.6%
\$300,001 and Above	96.0%	97.6%	+ 1.7%
All Price Ranges	96.8%	97.3%	+ 0.5%

Condos

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	0.0%	97.4%	0.0%
\$100,001 to \$150,000	98.8%	99.7%	+ 0.9%
\$150,001 to \$200,000	0.0%	95.5%	--
\$200,001 to \$300,000	97.8%	0.0%	- 100.0%
\$300,001 and Above	0.0%	0.0%	--
All Price Ranges	98.5%	98.1%	- 0.4%

By Bedroom Count

By Bedroom Count	4-2020	4-2021	Change
2 Bedrooms or Less	96.3%	95.6%	- 0.7%
3 Bedrooms	97.4%	97.9%	+ 0.5%
4 Bedrooms or More	96.3%	97.3%	+ 1.0%
All Bedroom Counts	96.9%	97.4%	+ 0.5%

By Bedroom Count	4-2020	4-2021	Change
2 Bedrooms or Less	95.7%	94.9%	- 0.8%
3 Bedrooms	97.4%	97.9%	+ 0.5%
4 Bedrooms or More	96.3%	97.3%	+ 1.0%
All Bedroom Counts	96.8%	97.3%	+ 0.5%

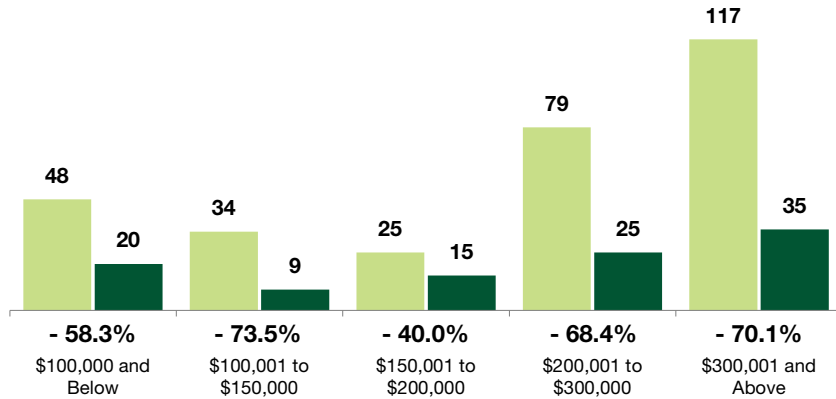
Inventory of Homes for Sale

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



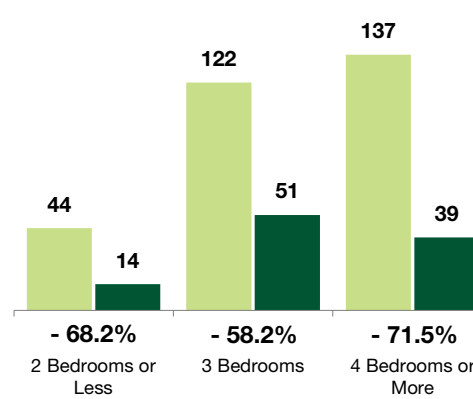
By Price Range

■ 4-2020 ■ 4-2021



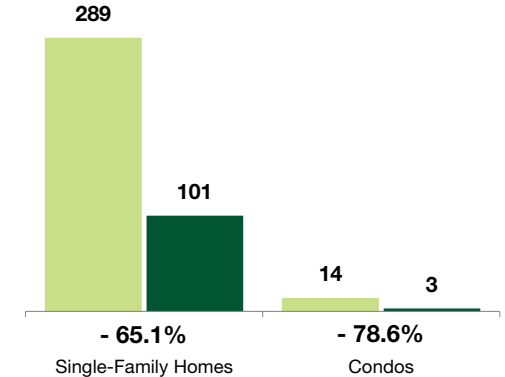
By Bedroom Count

■ 4-2020 ■ 4-2021



By Property Type

■ 4-2020 ■ 4-2021



All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	48	20	- 58.3%
\$100,001 to \$150,000	34	9	- 73.5%
\$150,001 to \$200,000	25	15	- 40.0%
\$200,001 to \$300,000	79	25	- 68.4%
\$300,001 and Above	117	35	- 70.1%
All Price Ranges	303	104	- 65.7%

Single-Family Homes

4-2020	4-2021	Change
40	20	- 50.0%
31	8	- 74.2%
24	13	- 45.8%
77	25	- 67.5%
117	35	- 70.1%
289	101	- 65.1%

Condos

4-2020	4-2021	Change
8	0	- 100.0%
3	1	- 66.7%
1	2	+ 100.0%
2	0	- 100.0%
0	0	--
14	3	- 78.6%

By Bedroom Count

4-2020	4-2021	Change
44	14	- 68.2%
122	51	- 58.2%
137	39	- 71.5%
303	104	- 65.7%

4-2020	4-2021	Change
35	13	- 62.9%
117	49	- 58.1%
137	39	- 71.5%
289	101	- 65.1%

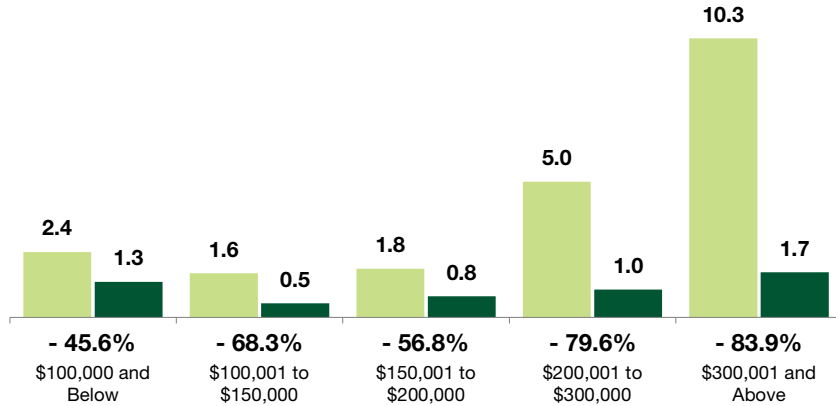
Months Supply of Inventory

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.**



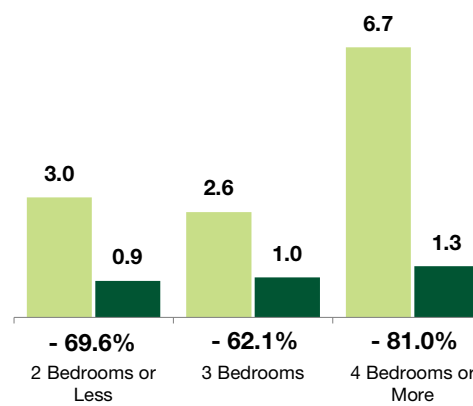
By Price Range

■ 4-2020 ■ 4-2021



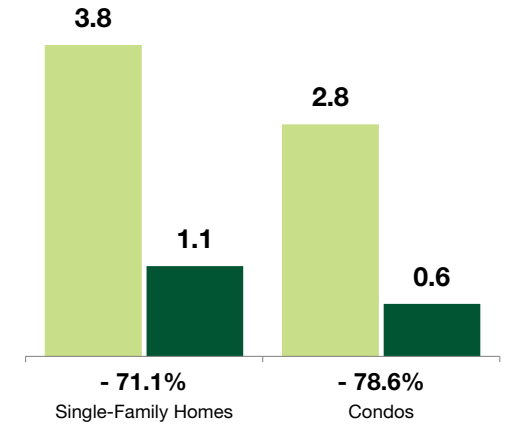
By Bedroom Count

■ 4-2020 ■ 4-2021



By Property Type

■ 4-2020 ■ 4-2021



All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	2.4	1.3	- 45.6%
\$100,001 to \$150,000	1.6	0.5	- 68.3%
\$150,001 to \$200,000	1.8	0.8	- 56.8%
\$200,001 to \$300,000	5.0	1.0	- 79.6%
\$300,001 and Above	10.3	1.7	- 83.9%
All Price Ranges	3.7	1.1	- 70.3%

Single-Family Homes

4-2020	4-2021	Change
2.3	1.5	- 32.5%
1.6	0.5	- 69.3%
1.8	0.7	- 61.5%
5.0	1.0	- 79.2%
10.3	1.7	- 83.8%
3.8	1.1	- 71.1%

Condos

4-2020	4-2021	Change
2.7	--	--
1.8	0.6	- 66.7%
0.7	1.7	+ 142.9%
2.0	--	0.0%
--	0.0	0.0%
2.8	0.6	- 78.6%

By Bedroom Count

By Bedroom Count	4-2020	4-2021	Change
2 Bedrooms or Less	3.0	0.9	- 69.6%
3 Bedrooms	2.6	1.0	- 62.1%
4 Bedrooms or More	6.7	1.3	- 81.0%
All Bedroom Counts	3.7	1.1	- 70.3%

4-2020	4-2021	Change	4-2020	4-2021	Change
3.0	1.0	- 64.6%	2.6	0.3	- 88.5%
2.6	1.0	- 62.5%	2.5	1.1	- 56.0%
6.7	1.3	- 81.0%	--	--	--
3.8	1.1	- 71.1%	2.8	0.6	- 78.6%