

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2021

Robust buyer demand, fueled by low mortgage rates, continues to outpace supply, which remains near historic lows. Nationwide, inventory remains much lower than it was at the same time last year, and sales prices are surging as a result. While the warmer temperatures, rising sales prices, and the reopening of the economy may draw more sellers to the market, historically low levels of homes for sale are likely to continue for some time in most market segments. For the 12-month period spanning June 2020 through May 2021, Closed Sales in the Greenwood region were up 13.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 80.0 percent.

The overall Median Sales Price was up 25.8 percent to \$190,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 25.7 percent to \$194,900. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 76 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 55.7 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 55.4 percent. That amounts to 1.3 months supply for Single-Family homes and 0.7 months supply for Condos.

Quick Facts

+ 80.0%

+ 36.1%

+ 83.3%

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

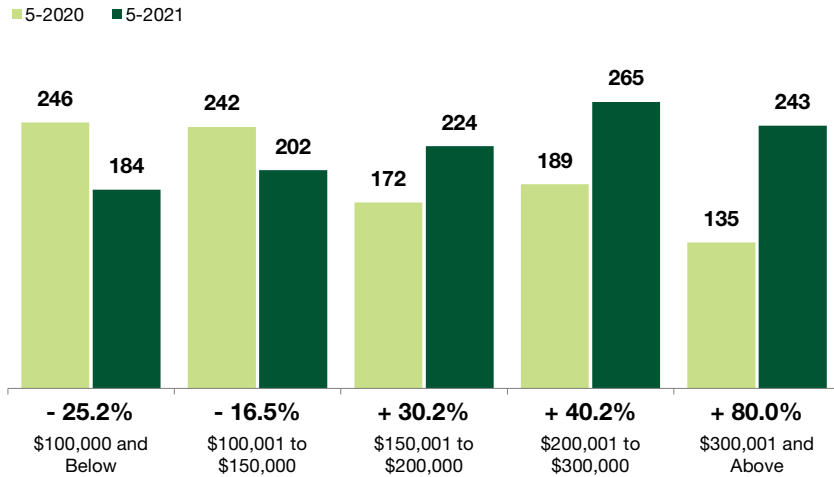


Closed Sales

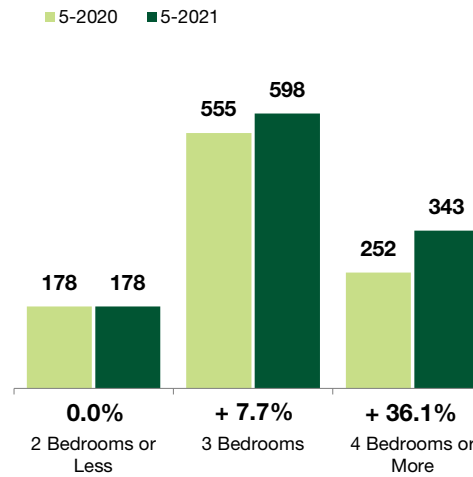
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



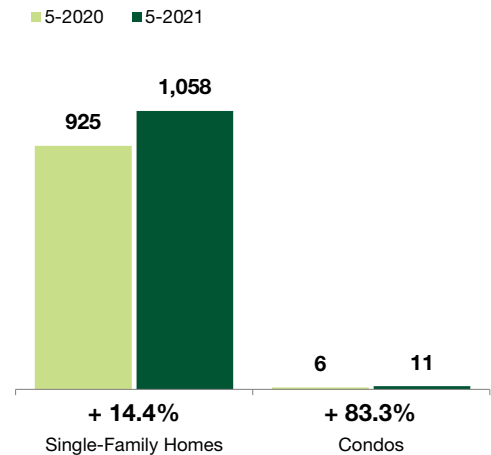
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2020	5-2021	Change
\$100,000 and Below	246	184	- 25.2%
\$100,001 to \$150,000	242	202	- 16.5%
\$150,001 to \$200,000	172	224	+ 30.2%
\$200,001 to \$300,000	189	265	+ 40.2%
\$300,001 and Above	135	243	+ 80.0%
All Price Ranges	985	1,119	+ 13.6%

Single-Family Homes

5-2020	5-2021	Change
218	157	- 28.0%
225	183	- 18.7%
164	217	+ 32.3%
182	258	+ 41.8%
135	242	+ 79.3%
925	1,058	+ 14.4%

Condos

5-2020	5-2021	Change
4	4	0.0%
1	5	+ 400.0%
1	1	0.0%
0	1	--
0	0	--
6	11	+ 83.3%

By Bedroom Count

5-2020	5-2021	Change
178	178	0.0%
555	598	+ 7.7%
252	343	+ 36.1%
985	1,119	+ 13.6%

5-2020	5-2021	Change
144	140	- 2.8%
531	577	+ 8.7%
250	341	+ 36.4%
925	1,058	+ 14.4%

5-2020	5-2021	Change
5	7	+ 40.0%
1	4	+ 300.0%
0	0	--
6	11	+ 83.3%

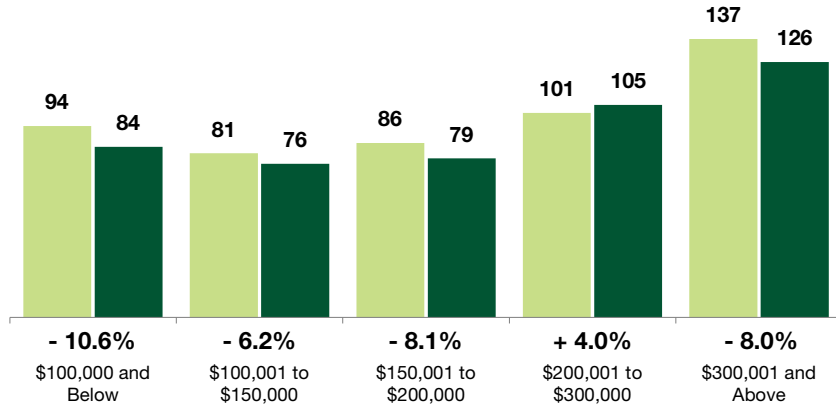
Days on Market Until Sale

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



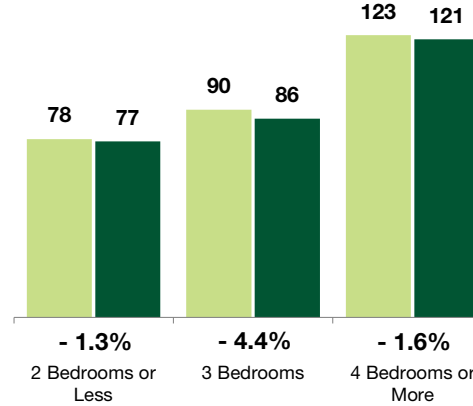
By Price Range

■ 5-2020 ■ 5-2021



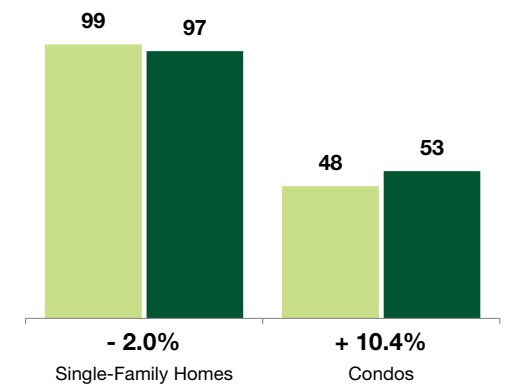
By Bedroom Count

■ 5-2020 ■ 5-2021



By Property Type

■ 5-2020 ■ 5-2021



All Properties

By Price Range	5-2020	5-2021	Change
\$100,000 and Below	94	84	- 10.6%
\$100,001 to \$150,000	81	76	- 6.2%
\$150,001 to \$200,000	86	79	- 8.1%
\$200,001 to \$300,000	101	105	+ 4.0%
\$300,001 and Above	137	126	- 8.0%
All Price Ranges	96	95	- 1.0%

Single-Family Homes

5-2020	5-2021	Change
100	87	- 13.0%
84	77	- 8.3%
88	77	- 12.5%
101	106	+ 5.0%
137	126	- 8.0%
99	97	- 2.0%

Condos

5-2020	5-2021	Change
48	34	- 29.2%
35	52	+ 48.6%
62	54	- 12.9%
0	119	--
0	0	--
48	53	+ 10.4%

By Bedroom Count

By Bedroom Count	5-2020	5-2021	Change
2 Bedrooms or Less	78	77	- 1.3%
3 Bedrooms	90	86	- 4.4%
4 Bedrooms or More	123	121	- 1.6%
All Bedroom Counts	96	95	- 1.0%

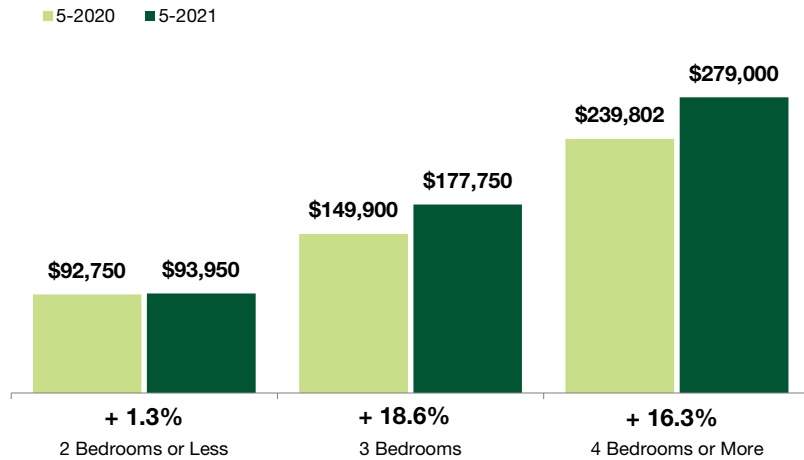
5-2020	5-2021	Change	5-2020	5-2021	Change
86	80	- 7.0%	45	46	+ 2.2%
92	86	- 6.5%	62	66	+ 6.5%
122	121	- 0.8%	0	0	--
99	97	- 2.0%	48	53	+ 10.4%

Median Sales Price

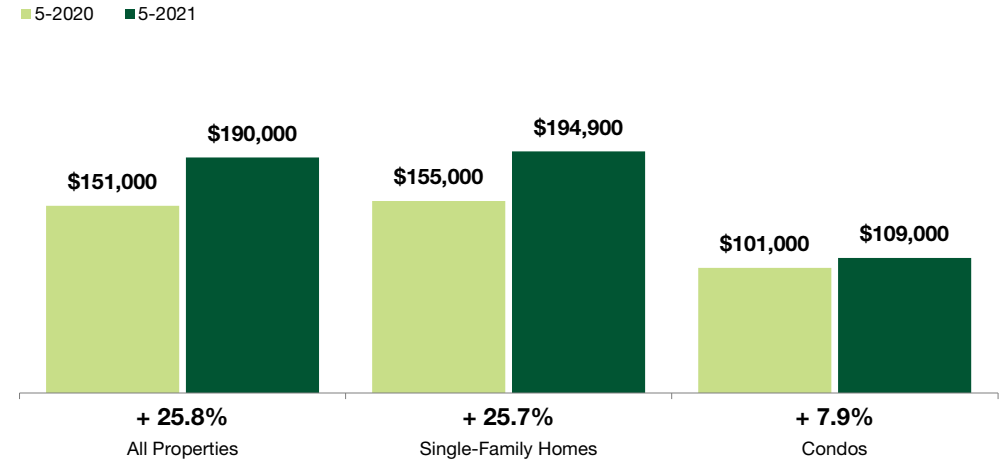
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	5-2020	5-2021	Change
2 Bedrooms or Less	\$92,750	\$93,950	+ 1.3%
3 Bedrooms	\$149,900	\$177,750	+ 18.6%
4 Bedrooms or More	\$239,802	\$279,000	+ 16.3%
All Bedroom Counts	\$151,000	\$190,000	+ 25.8%

Single-Family Homes

5-2020	5-2021	Change	5-2020	5-2021	Change
\$93,000	\$93,700	+ 0.8%	\$92,500	\$94,000	+ 1.6%
\$149,900	\$178,000	+ 18.7%	\$170,000	\$155,000	- 8.8%
\$239,802	\$279,000	+ 16.3%	\$201,750	\$260,500	+ 29.1%
\$155,000	\$194,900	+ 25.7%	\$101,000	\$109,000	+ 7.9%

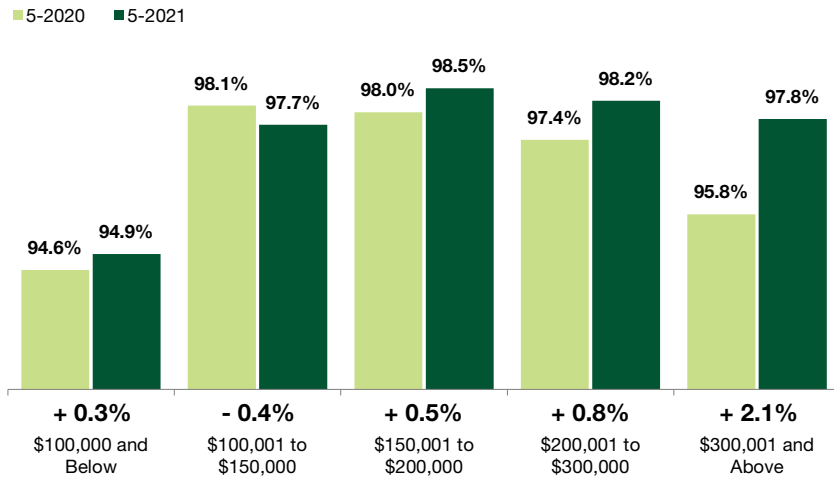
Condos

Percent of List Price Received

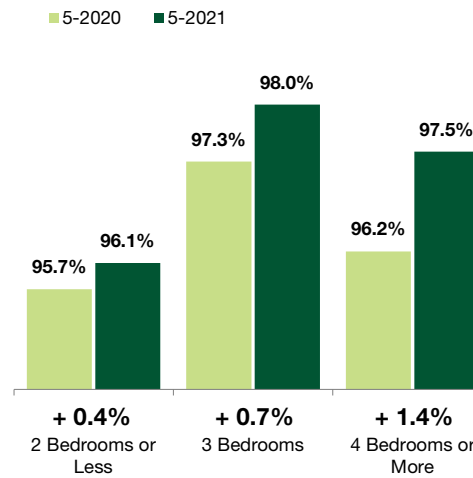
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



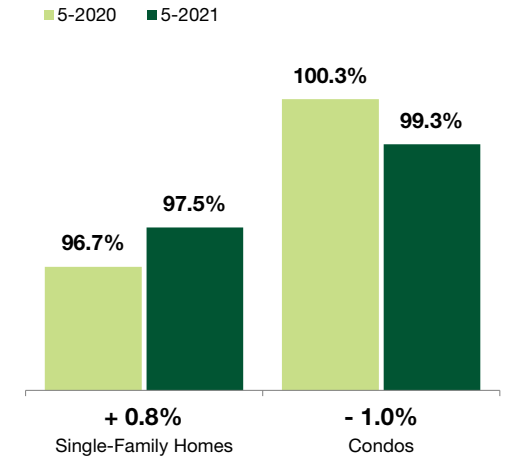
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2020	5-2021	Change
\$100,000 and Below	94.6%	94.9%	+ 0.3%
\$100,001 to \$150,000	98.1%	97.7%	- 0.4%
\$150,001 to \$200,000	98.0%	98.5%	+ 0.5%
\$200,001 to \$300,000	97.4%	98.2%	+ 0.8%
\$300,001 and Above	95.8%	97.8%	+ 2.1%
All Price Ranges	96.8%	97.5%	+ 0.7%

Single-Family Homes

5-2020	5-2021	Change
94.0%	94.5%	+ 0.5%
98.2%	97.5%	- 0.7%
98.0%	98.6%	+ 0.6%
97.5%	98.3%	+ 0.8%
95.8%	97.8%	+ 2.1%
96.7%	97.5%	+ 0.8%

Condos

5-2020	5-2021	Change
100.4%	97.3%	- 3.1%
100.0%	101.0%	+ 1.0%
100.0%	100.0%	0.0%
0.0%	94.5%	--
0.0%	0.0%	--
100.3%	99.3%	- 1.0%

By Bedroom Count

5-2020	5-2021	Change
95.7%	96.1%	+ 0.4%
97.3%	98.0%	+ 0.7%
96.2%	97.5%	+ 1.4%
96.8%	97.5%	+ 0.7%

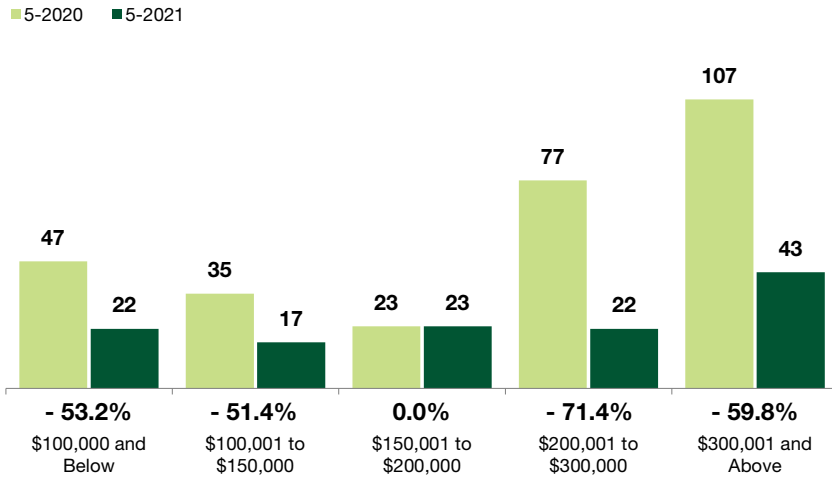
5-2020	5-2021	Change
95.1%	95.5%	+ 0.4%
97.3%	98.0%	+ 0.7%
96.2%	97.5%	+ 1.4%
96.7%	97.5%	+ 0.8%

Inventory of Homes for Sale

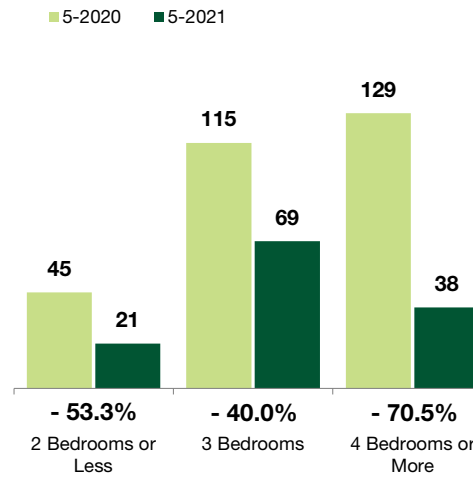
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



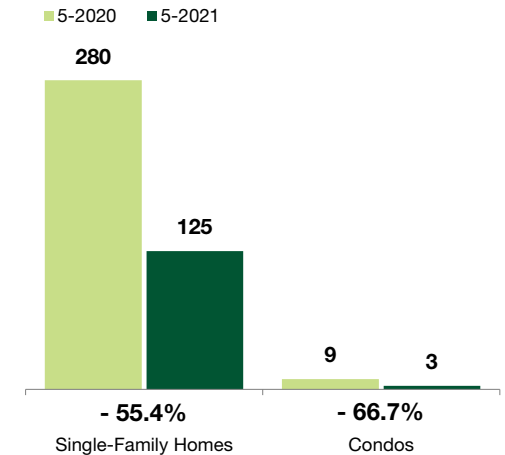
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2020	5-2021	Change
\$100,000 and Below	47	22	- 53.2%
\$100,001 to \$150,000	35	17	- 51.4%
\$150,001 to \$200,000	23	23	0.0%
\$200,001 to \$300,000	77	22	- 71.4%
\$300,001 and Above	107	43	- 59.8%
All Price Ranges	289	128	- 55.7%

Single-Family Homes

5-2020	5-2021	Change
41	22	- 46.3%
34	17	- 50.0%
22	21	- 4.5%
76	22	- 71.1%
107	42	- 60.7%
280	125	- 55.4%

Condos

5-2020	5-2021	Change
6	0	- 100.0%
1	0	- 100.0%
1	2	+ 100.0%
1	0	- 100.0%
0	1	--
9	3	- 66.7%

By Bedroom Count

5-2020	5-2021	Change
45	21	- 53.3%
115	69	- 40.0%
129	38	- 70.5%
289	128	- 55.7%

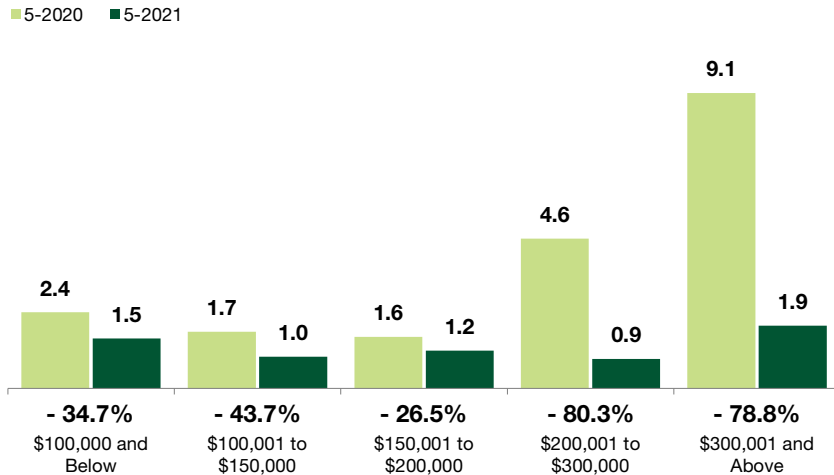
5-2020	5-2021	Change
39	21	- 46.2%
113	66	- 41.6%
128	38	- 70.3%
280	125	- 55.4%

Months Supply of Inventory

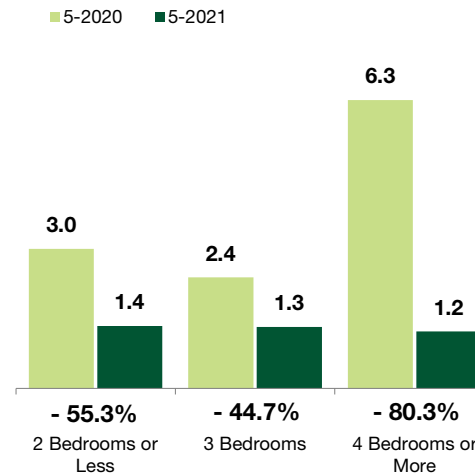
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



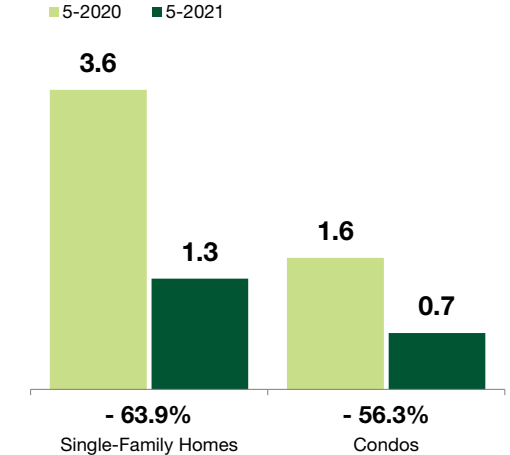
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2020	5-2021	Change
\$100,000 and Below	2.4	1.5	- 34.7%
\$100,001 to \$150,000	1.7	1.0	- 43.7%
\$150,001 to \$200,000	1.6	1.2	- 26.5%
\$200,001 to \$300,000	4.6	0.9	- 80.3%
\$300,001 and Above	9.1	1.9	- 78.8%
All Price Ranges	3.5	1.3	- 62.9%

Single-Family Homes

5-2020	5-2021	Change	5-2020	5-2021	Change
2.3	1.8	- 24.4%	1.8	--	--
1.9	1.1	- 42.4%	0.6	0.0	- 100.0%
1.6	1.1	- 31.1%	0.8	1.7	+ 112.5%
4.8	0.9	- 80.6%	0.8	--	0.0%
9.1	1.9	- 79.2%	--	1.0	0.0%
3.6	1.3	- 63.9%	1.6	0.7	- 56.3%

Condos

By Bedroom Count	5-2020	5-2021	Change
2 Bedrooms or Less	3.0	1.4	- 55.3%
3 Bedrooms	2.4	1.3	- 44.7%
4 Bedrooms or More	6.3	1.2	- 80.3%
All Bedroom Counts	3.5	1.3	- 62.9%

5-2020	5-2021	Change	5-2020	5-2021	Change
3.4	1.7	- 50.8%	1.5	--	0.0%
2.5	1.3	- 47.3%	0.9	1.8	+ 100.0%
6.2	1.2	- 80.1%	1.0	--	--
3.6	1.3	- 63.9%	1.6	0.7	- 56.3%