

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2021

Summer's here, and with vaccination rates on the rise, buyers continue to flood the market in search of their next home, with rock bottom inventory and record high sales prices reported throughout much of the country. Although closed sales were down nationally, overall demand for housing remains high, in part due to attractively low interest rates, offering buyers some relief and affordability in a fiercely competitive market. For the 12-month period spanning July 2020 through June 2021, Closed Sales in the Greenwood region were up 14.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 73.1 percent.

The overall Median Sales Price was up 23.2 percent to \$191,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 23.7 percent to \$196,700. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 75 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 121 days.

Market-wide, inventory levels were down 50.4 percent. The property type that lost the least inventory was the Condos segment, where it decreased 20.0 percent. That amounts to 1.3 months supply for Single-Family homes and 0.9 months supply for Condos.

Quick Facts

+ 73.1%

+ 41.1%

+ 16.0%

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

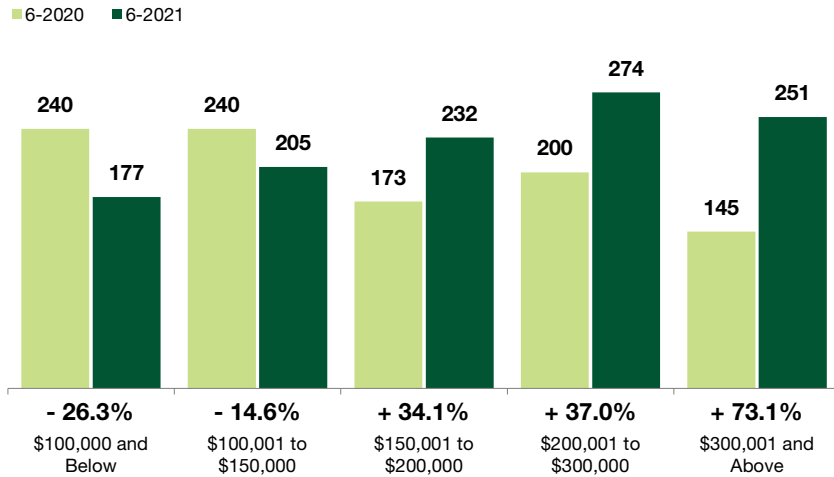
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

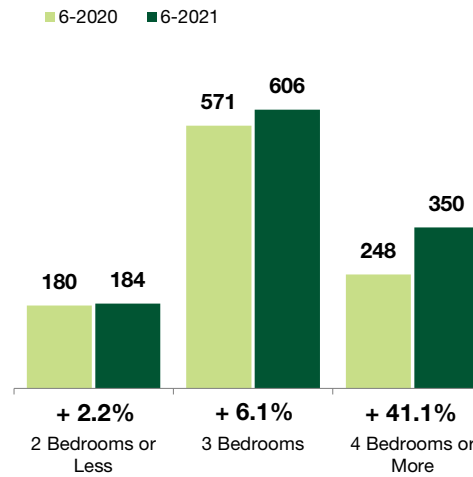
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



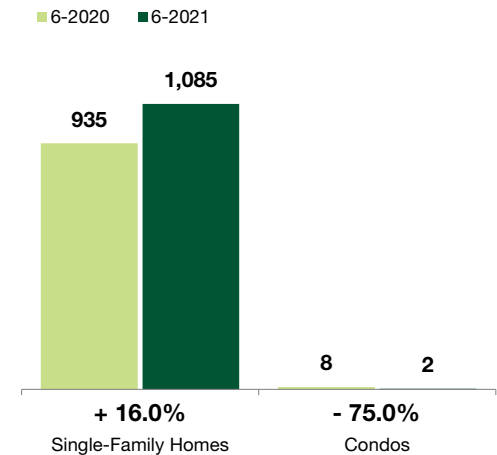
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2020	6-2021	Change
\$100,000 and Below	240	177	- 26.3%
\$100,001 to \$150,000	240	205	- 14.6%
\$150,001 to \$200,000	173	232	+ 34.1%
\$200,001 to \$300,000	200	274	+ 37.0%
\$300,001 and Above	145	251	+ 73.1%
All Price Ranges	999	1,140	+ 14.1%

Single-Family Homes

6-2020	6-2021	Change
211	153	- 27.5%
222	187	- 15.8%
164	226	+ 37.8%
192	268	+ 39.6%
145	250	+ 72.4%
935	1,085	+ 16.0%

Condos

6-2020	6-2021	Change
3	0	- 100.0%
2	1	- 50.0%
1	0	- 100.0%
2	1	- 50.0%
0	0	--
8	2	- 75.0%

By Bedroom Count

6-2020	6-2021	Change
180	184	+ 2.2%
571	606	+ 6.1%
248	350	+ 41.1%
999	1,140	+ 14.1%

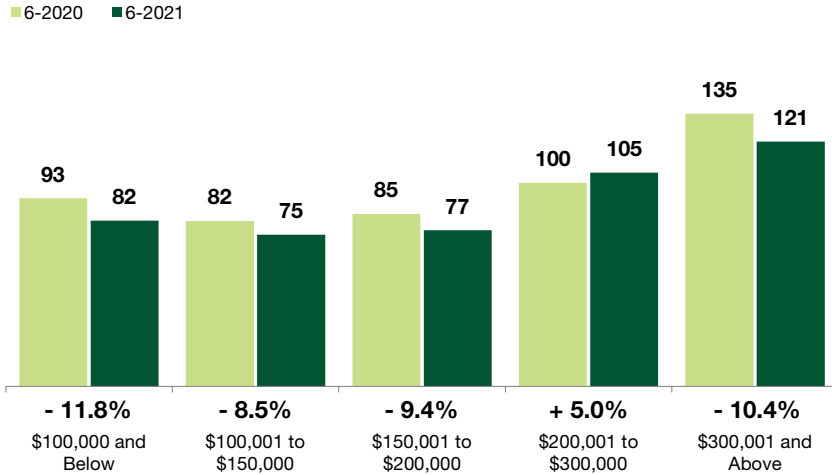
6-2020	6-2021	Change
144	148	+ 2.8%
544	589	+ 8.3%
247	348	+ 40.9%
935	1,085	+ 16.0%

Days on Market Until Sale

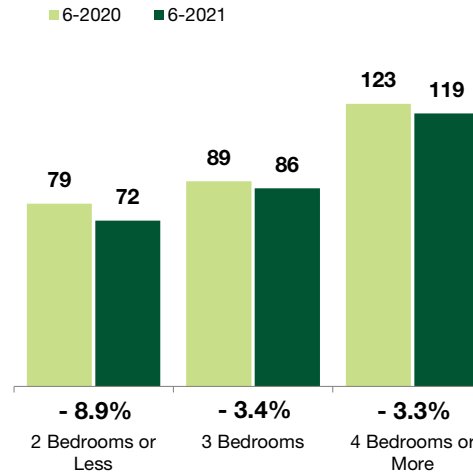
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



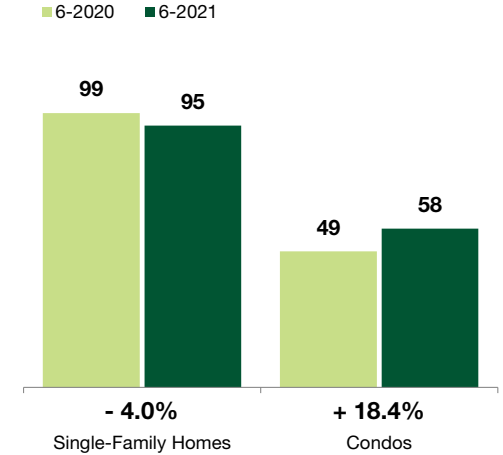
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2020	6-2021	Change
\$100,000 and Below	93	82	- 11.8%
\$100,001 to \$150,000	82	75	- 8.5%
\$150,001 to \$200,000	85	77	- 9.4%
\$200,001 to \$300,000	100	105	+ 5.0%
\$300,001 and Above	135	121	- 10.4%
All Price Ranges	96	94	- 2.1%

Single-Family Homes

6-2020	6-2021	Change
100	84	- 16.0%
85	76	- 10.6%
87	76	- 12.6%
102	106	+ 3.9%
135	121	- 10.4%
99	95	- 4.0%

Condos

6-2020	6-2021	Change
70	0	- 100.0%
35	68	+ 94.3%
0	0	--
40	47	+ 17.5%
0	0	--
49	58	+ 18.4%

By Bedroom Count

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	79	72	- 8.9%
3 Bedrooms	89	86	- 3.4%
4 Bedrooms or More	123	119	- 3.3%
All Bedroom Counts	96	94	- 2.1%

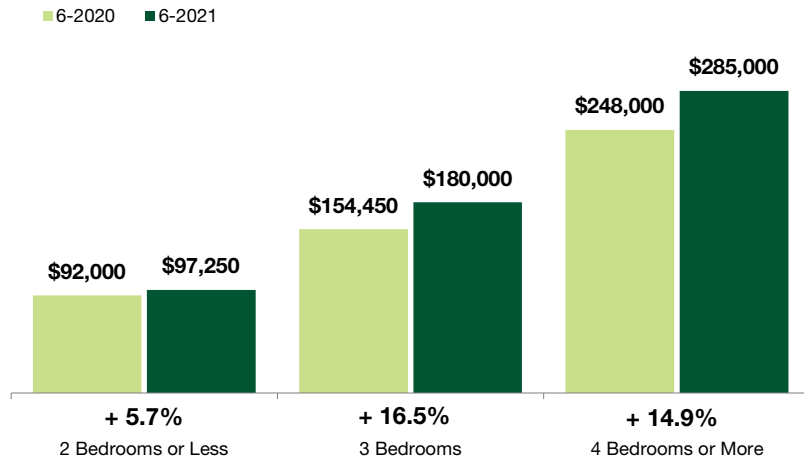
6-2020	6-2021	Change	6-2020	6-2021	Change
88	74	- 15.9%	70	68	- 2.9%
92	86	- 6.5%	37	47	+ 27.0%
123	119	- 3.3%	0	0	--
99	95	- 4.0%	49	58	+ 18.4%

Median Sales Price

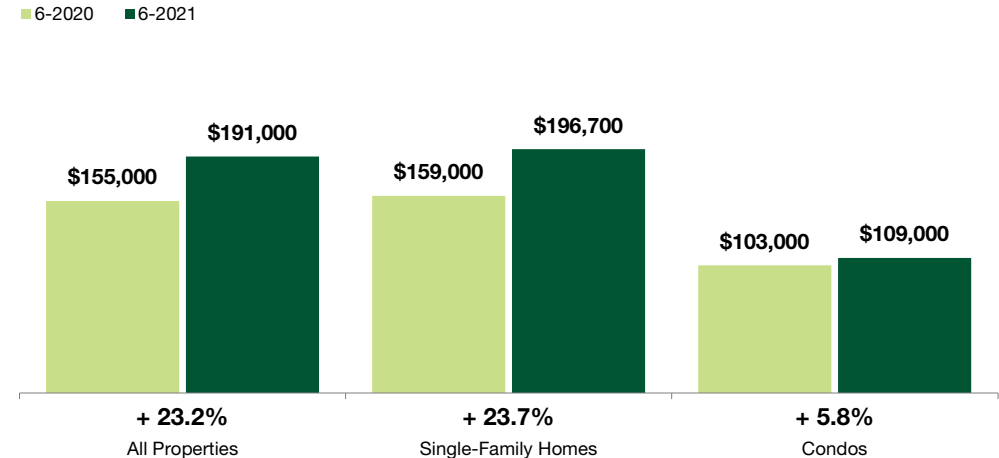
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	\$92,000	\$97,250	+ 5.7%
3 Bedrooms	\$154,450	\$180,000	+ 16.5%
4 Bedrooms or More	\$248,000	\$285,000	+ 14.9%
All Bedroom Counts	\$155,000	\$191,000	+ 23.2%

Single-Family Homes

6-2020	6-2021	Change	6-2020	6-2021	Change
\$92,000	\$97,250	+ 5.7%	\$92,000	\$97,250	+ 5.7%
\$154,000	\$180,000	+ 16.9%	\$175,000	\$185,000	+ 5.7%
\$248,000	\$285,000	+ 14.9%	\$143,500	\$260,500	+ 81.5%
\$159,000	\$196,700	+ 23.7%	\$103,000	\$109,000	+ 5.8%

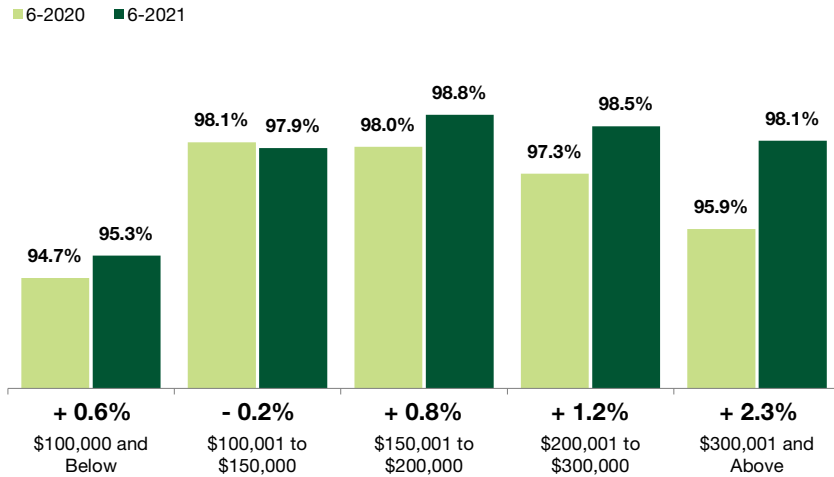
Condos

Percent of List Price Received

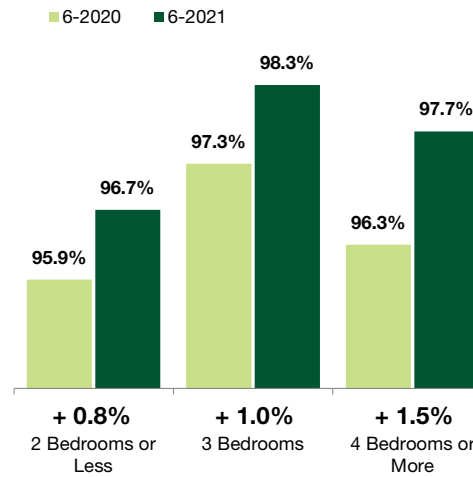
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



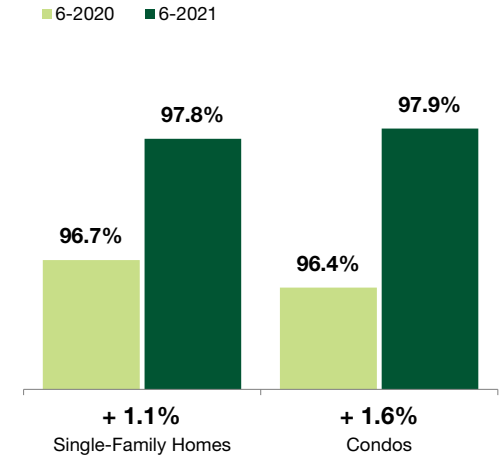
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2020	6-2021	Change
\$100,000 and Below	94.7%	95.3%	+ 0.6%
\$100,001 to \$150,000	98.1%	97.9%	- 0.2%
\$150,001 to \$200,000	98.0%	98.8%	+ 0.8%
\$200,001 to \$300,000	97.3%	98.5%	+ 1.2%
\$300,001 and Above	95.9%	98.1%	+ 2.3%
All Price Ranges	96.8%	97.8%	+ 1.0%

Single-Family Homes

6-2020	6-2021	Change
94.1%	94.9%	+ 0.9%
98.2%	97.7%	- 0.5%
98.0%	98.9%	+ 0.9%
97.3%	98.5%	+ 1.2%
95.9%	98.1%	+ 2.3%
96.7%	97.8%	+ 1.1%

Condos

6-2020	6-2021	Change
97.0%	0.0%	- 100.0%
94.9%	96.7%	+ 1.9%
0.0%	0.0%	--
98.0%	99.1%	+ 1.1%
0.0%	0.0%	--
96.4%	97.9%	+ 1.6%

By Bedroom Count

6-2020	6-2021	Change
95.9%	96.7%	+ 0.8%
97.3%	98.3%	+ 1.0%
96.3%	97.7%	+ 1.5%
96.8%	97.8%	+ 1.0%

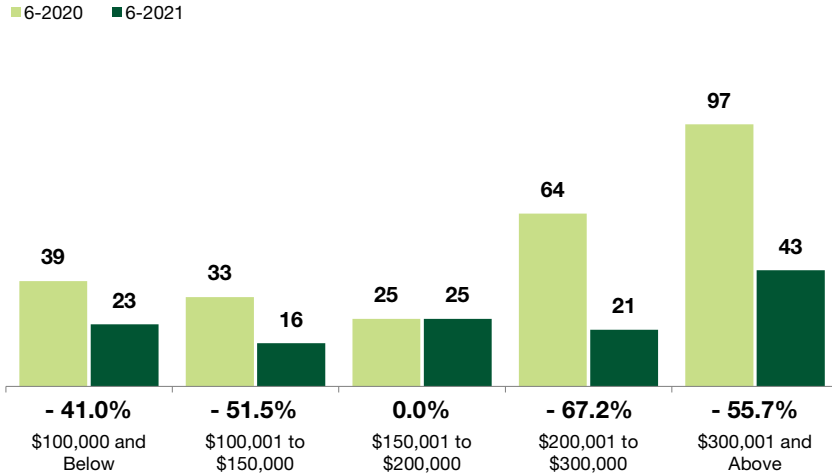
6-2020	6-2021	Change
95.2%	96.3%	+ 1.2%
97.3%	98.3%	+ 1.0%
96.3%	97.7%	+ 1.5%
96.7%	97.8%	+ 1.1%

Inventory of Homes for Sale

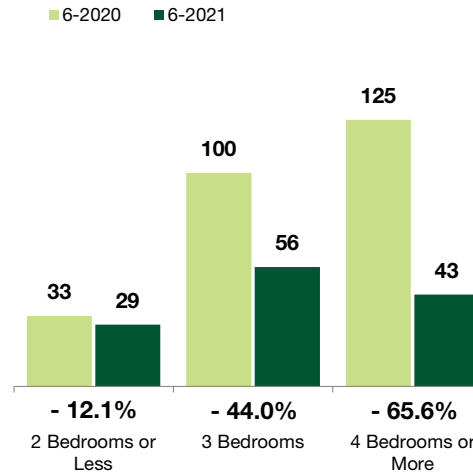
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



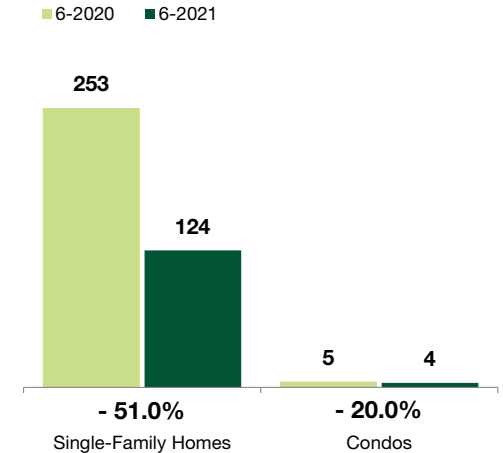
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range

	6-2020	6-2021	Change
\$100,000 and Below	39	23	- 41.0%
\$100,001 to \$150,000	33	16	- 51.5%
\$150,001 to \$200,000	25	25	0.0%
\$200,001 to \$300,000	64	21	- 67.2%
\$300,001 and Above	97	43	- 55.7%
All Price Ranges	258	128	- 50.4%

Single-Family Homes

	6-2020	6-2021	Change
2 Bedrooms or Less	37	23	- 37.8%
3 Bedrooms	31	15	- 51.6%
4 Bedrooms or More	25	24	- 4.0%
	63	19	- 69.8%
	97	43	- 55.7%
All Single-Family Homes	253	124	- 51.0%

Condos

	6-2020	6-2021	Change
	2	0	- 100.0%
	2	1	- 50.0%
	0	1	--
	1	2	+ 100.0%
	0	0	--
All Condos	5	4	- 20.0%

By Bedroom Count

	6-2020	6-2021	Change
2 Bedrooms or Less	33	29	- 12.1%
3 Bedrooms	100	56	- 44.0%
4 Bedrooms or More	125	43	- 65.6%
All Bedroom Counts	258	128	- 50.4%

	6-2020	6-2021	Change
2 Bedrooms or Less	31	28	- 9.7%
3 Bedrooms	97	53	- 45.4%
4 Bedrooms or More	125	43	- 65.6%
All Single-Family Homes	253	124	- 51.0%

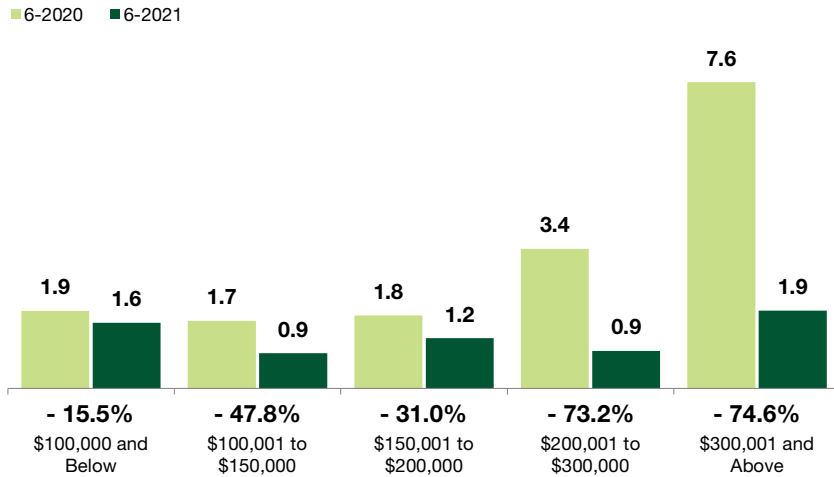
	6-2020	6-2021	Change
	2	1	- 50.0%
	3	3	0.0%
	0	0	--
All Condos	5	4	- 20.0%

Months Supply of Inventory

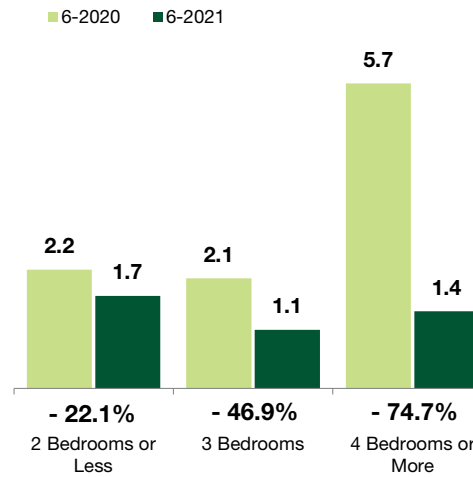
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



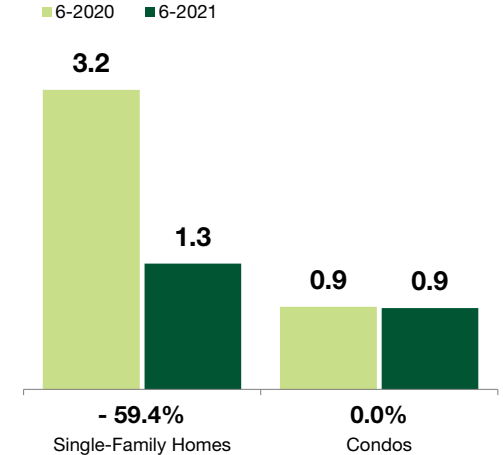
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2020	6-2021	Change
\$100,000 and Below	1.9	1.6	- 15.5%
\$100,001 to \$150,000	1.7	0.9	- 47.8%
\$150,001 to \$200,000	1.8	1.2	- 31.0%
\$200,001 to \$300,000	3.4	0.9	- 73.2%
\$300,001 and Above	7.6	1.9	- 74.6%
All Price Ranges	3.0	1.3	- 56.7%

Single-Family Homes

6-2020	6-2021	Change
2.1	1.9	- 9.7%
1.7	0.9	- 48.0%
1.9	1.2	- 35.3%
3.5	0.9	- 75.8%
7.6	1.9	- 74.4%
3.2	1.3	- 59.4%

Condos

6-2020	6-2021	Change
0.6	--	--
1.1	0.6	- 45.5%
0.0	1.0	--
0.8	2.0	+ 150.0%
--	0.0	0.0%
0.9	0.9	0.0%

By Bedroom Count

6-2020	6-2021	Change
2.2	1.7	- 22.1%
2.1	1.1	- 46.9%
5.7	1.4	- 74.7%
3.0	1.3	- 56.7%

6-2020	6-2021	Change
2.7	2.0	- 25.0%
2.1	1.1	- 48.9%
5.7	1.4	- 74.8%
3.2	1.3	- 59.4%