

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2021

After months of declines, the inventory of homes for sale nationwide is beginning to increase as more sellers come to the market, looking to capitalize on record-high sales prices while providing a much-needed boost of supply to America's epic housing shortage. This is encouraging news for home buyers, who have struggled with a lack of supply and rocketing sales prices during the pandemic. For the 12-month period spanning August 2020 through July 2021, Closed Sales in the Greenwood region were up 15.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 78.4 percent.

The overall Median Sales Price was up 21.3 percent to \$190,560. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 19.6 percent to \$195,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 71 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 114 days.

Market-wide, inventory levels were down 36.4 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 35.6 percent. That amounts to 1.6 months supply for Single-Family homes and 0.4 months supply for Condos.

Quick Facts

+ 78.4%

+ 37.4%

+ 50.0%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

Condos

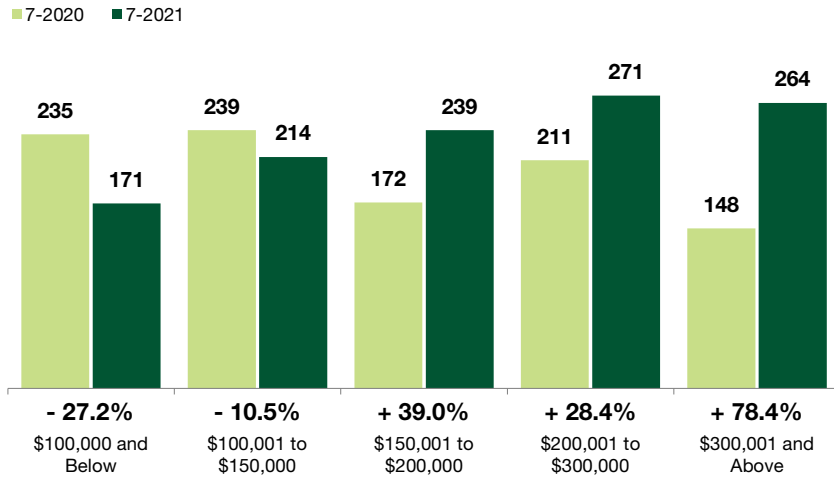
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

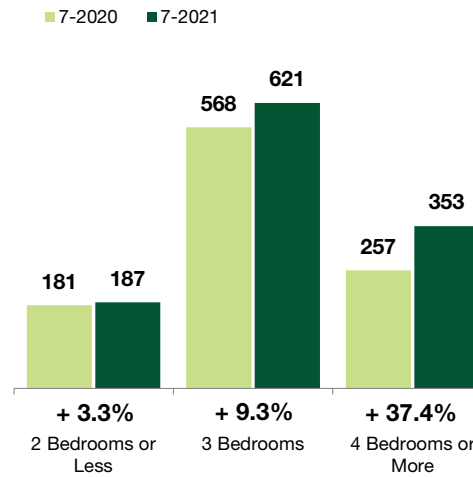
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



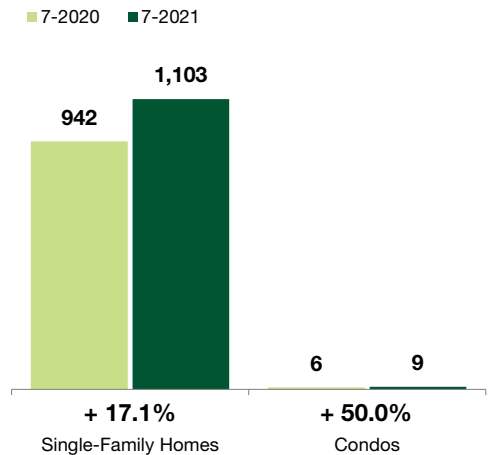
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2020	7-2021	Change
\$100,000 and Below	235	171	- 27.2%
\$100,001 to \$150,000	239	214	- 10.5%
\$150,001 to \$200,000	172	239	+ 39.0%
\$200,001 to \$300,000	211	271	+ 28.4%
\$300,001 and Above	148	264	+ 78.4%
All Price Ranges	1,006	1,161	+ 15.4%

Single-Family Homes

7-2020	7-2021	Change
208	146	- 29.8%
218	197	- 9.6%
163	232	+ 42.3%
204	264	+ 29.4%
148	262	+ 77.0%
942	1,103	+ 17.1%

Condos

7-2020	7-2021	Change
3	4	+ 33.3%
3	2	- 33.3%
0	1	--
0	1	--
0	1	--
6	9	+ 50.0%

By Bedroom Count

7-2020	7-2021	Change
181	187	+ 3.3%
568	621	+ 9.3%
257	353	+ 37.4%
1,006	1,161	+ 15.4%

7-2020	7-2021	Change
144	150	+ 4.2%
542	602	+ 11.1%
256	351	+ 37.1%
942	1,103	+ 17.1%

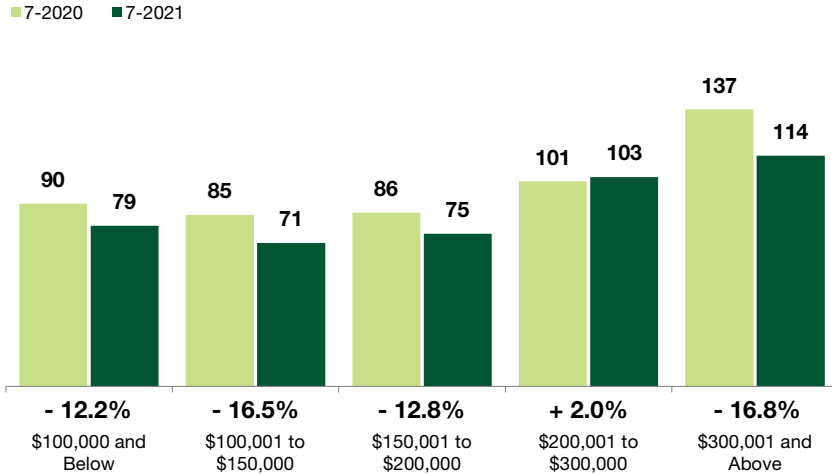
7-2020	7-2021	Change
5	6	+ 20.0%
1	3	+ 200.0%
0	0	--
6	9	+ 50.0%

Days on Market Until Sale

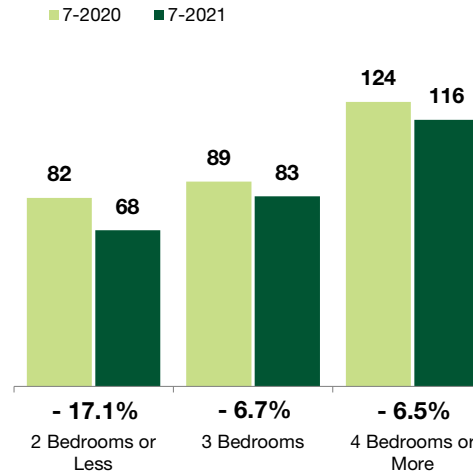
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



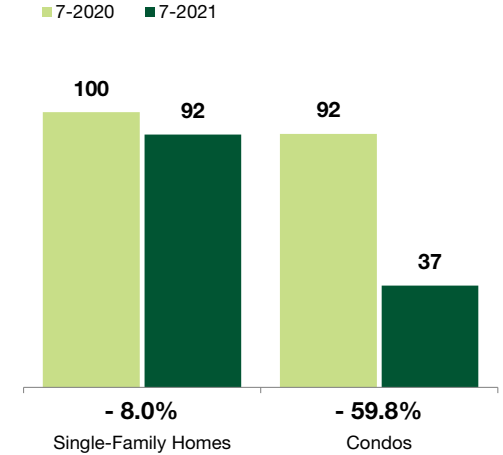
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2020	7-2021	Change
\$100,000 and Below	90	79	- 12.2%
\$100,001 to \$150,000	85	71	- 16.5%
\$150,001 to \$200,000	86	75	- 12.8%
\$200,001 to \$300,000	101	103	+ 2.0%
\$300,001 and Above	137	114	- 16.8%
All Price Ranges	97	90	- 7.2%

Single-Family Homes

7-2020	7-2021	Change
95	82	- 13.7%
88	72	- 18.2%
87	74	- 14.9%
103	104	+ 1.0%
137	114	- 16.8%
100	92	- 8.0%

Condos

7-2020	7-2021	Change
93	45	- 51.6%
91	13	- 85.7%
0	38	--
0	32	--
0	55	--
92	37	- 59.8%

By Bedroom Count

By Bedroom Count	7-2020	7-2021	Change
2 Bedrooms or Less	82	68	- 17.1%
3 Bedrooms	89	83	- 6.7%
4 Bedrooms or More	124	116	- 6.5%
All Bedroom Counts	97	90	- 7.2%

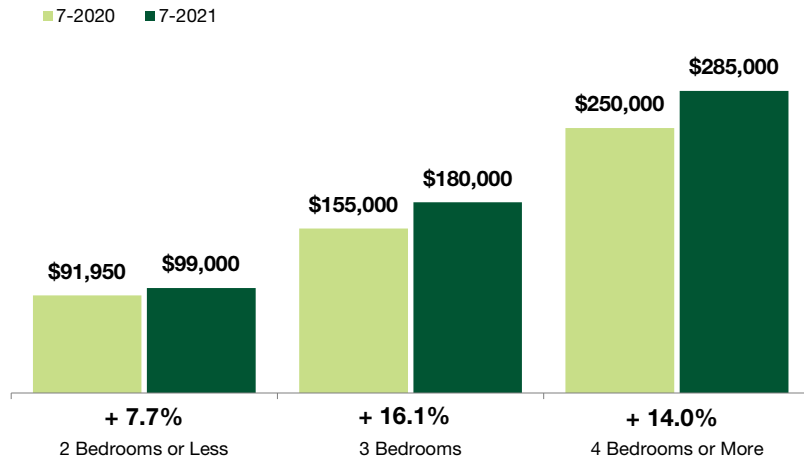
7-2020	7-2021	Change	7-2020	7-2021	Change
88	71	- 19.3%	105	34	- 67.6%
91	82	- 9.9%	25	42	+ 68.0%
124	116	- 6.5%	0	0	--
100	92	- 8.0%	92	37	- 59.8%

Median Sales Price

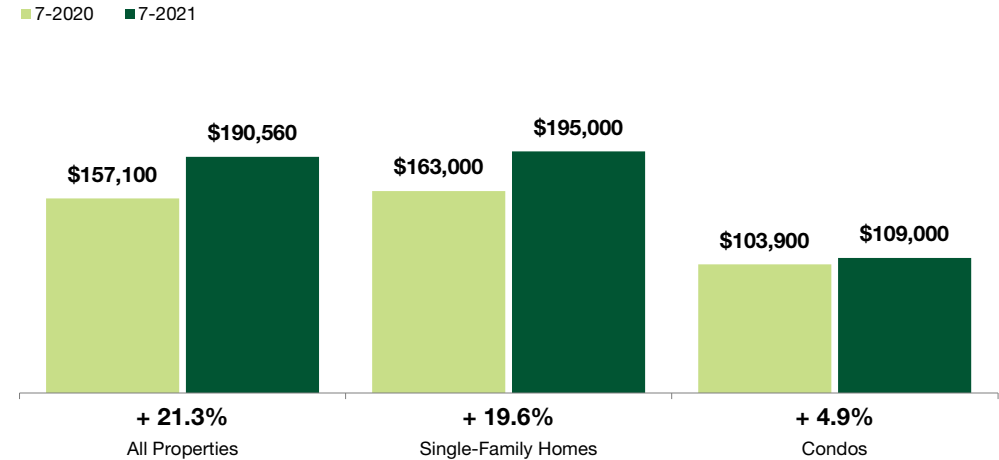
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	7-2020	7-2021	Change
2 Bedrooms or Less	\$91,950	\$99,000	+ 7.7%
3 Bedrooms	\$155,000	\$180,000	+ 16.1%
4 Bedrooms or More	\$250,000	\$285,000	+ 14.0%
All Bedroom Counts	\$157,100	\$190,560	+ 21.3%

Single-Family Homes

7-2020	7-2021	Change	7-2020	7-2021	Change
\$91,950	\$100,000	+ 8.8%	\$91,250	\$97,000	+ 6.3%
\$155,000	\$180,000	+ 16.1%	\$170,000	\$190,000	+ 11.8%
\$250,000	\$285,000	+ 14.0%	\$143,500	\$260,500	+ 81.5%
\$163,000	\$195,000	+ 19.6%	\$103,900	\$109,000	+ 4.9%

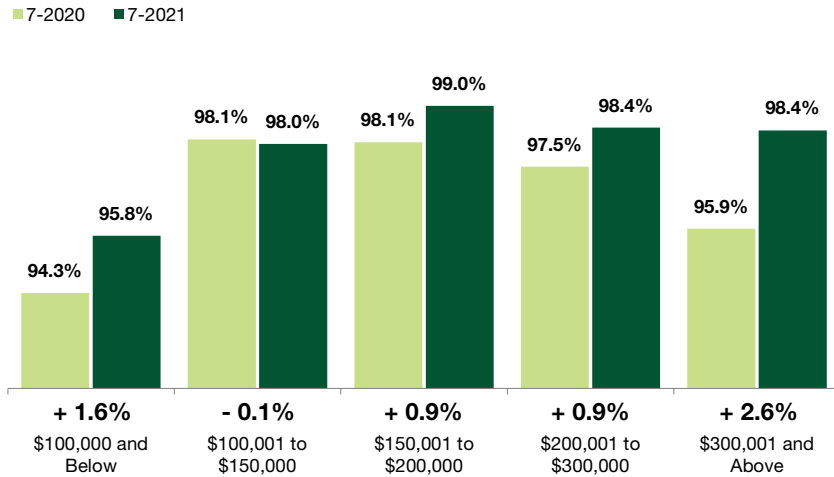
Condos

Percent of List Price Received

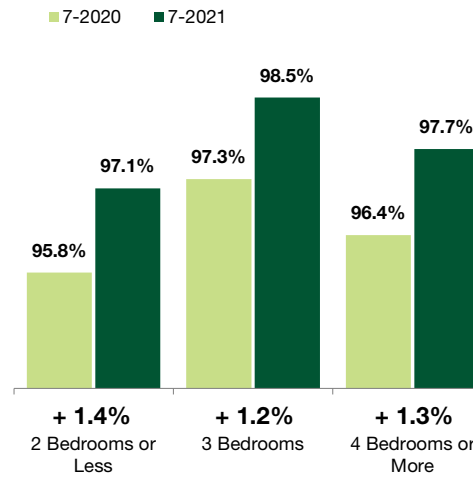
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



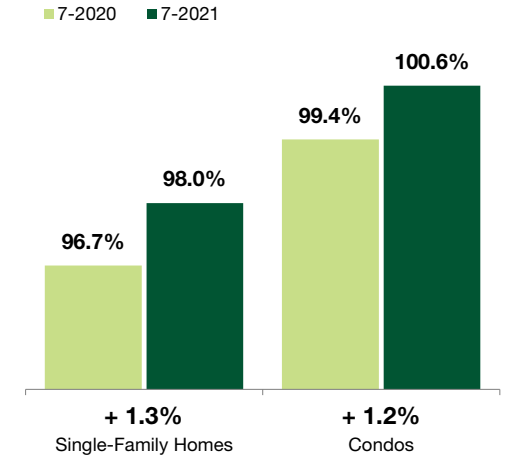
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2020	7-2021	Change
\$100,000 and Below	94.3%	95.8%	+ 1.6%
\$100,001 to \$150,000	98.1%	98.0%	- 0.1%
\$150,001 to \$200,000	98.1%	99.0%	+ 0.9%
\$200,001 to \$300,000	97.5%	98.4%	+ 0.9%
\$300,001 and Above	95.9%	98.4%	+ 2.6%
All Price Ranges	96.8%	98.0%	+ 1.2%

Single-Family Homes

7-2020	7-2021	Change
93.7%	95.3%	+ 1.7%
98.2%	97.8%	- 0.4%
98.1%	99.1%	+ 1.0%
97.5%	98.4%	+ 0.9%
95.9%	98.4%	+ 2.6%
96.7%	98.0%	+ 1.3%

Condos

7-2020	7-2021	Change
98.6%	103.8%	+ 5.3%
100.2%	98.6%	- 1.6%
0.0%	100.1%	--
0.0%	100.0%	--
0.0%	92.5%	--
99.4%	100.6%	+ 1.2%

By Bedroom Count

7-2020	7-2021	Change
95.8%	97.1%	+ 1.4%
97.3%	98.5%	+ 1.2%
96.4%	97.7%	+ 1.3%
96.8%	98.0%	+ 1.2%

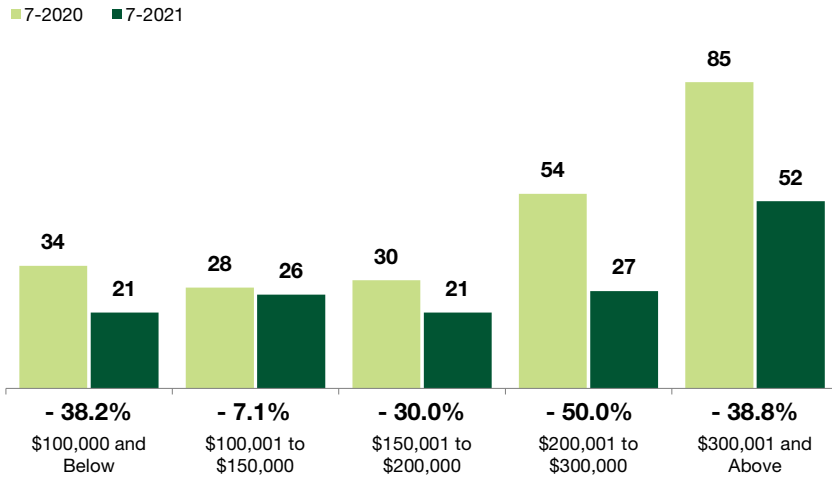
7-2020	7-2021	Change	7-2020	7-2021	Change
95.1%	96.7%	+ 1.7%	99.3%	102.1%	+ 2.8%
97.2%	98.5%	+ 1.3%	100.1%	97.5%	- 2.6%
96.4%	97.8%	+ 1.5%	0.0%	0.0%	--
96.7%	98.0%	+ 1.3%	99.4%	100.6%	+ 1.2%

Inventory of Homes for Sale

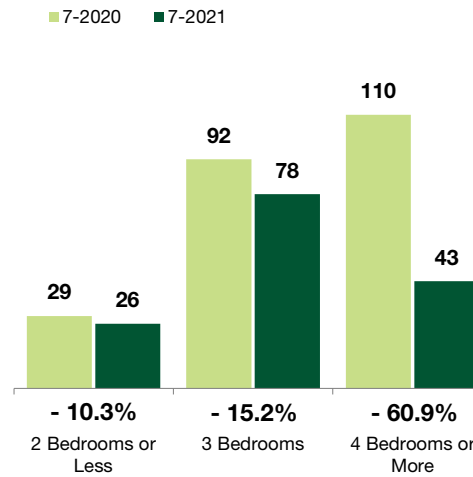
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



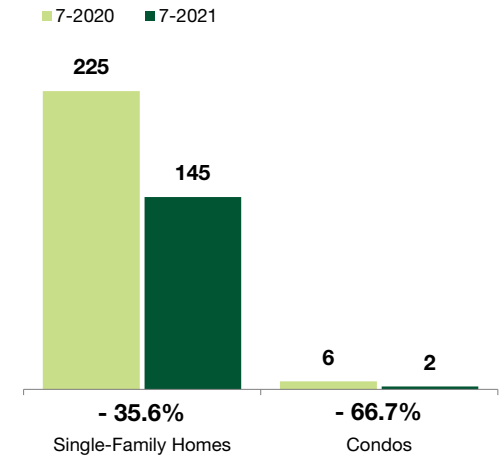
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2020	7-2021	Change
\$100,000 and Below	34	21	- 38.2%
\$100,001 to \$150,000	28	26	- 7.1%
\$150,001 to \$200,000	30	21	- 30.0%
\$200,001 to \$300,000	54	27	- 50.0%
\$300,001 and Above	85	52	- 38.8%
All Price Ranges	231	147	- 36.4%

Single-Family Homes

7-2020	7-2021	Change
32	21	- 34.4%
27	26	- 3.7%
29	20	- 31.0%
52	26	- 50.0%
85	52	- 38.8%
225	145	- 35.6%

Condos

7-2020	7-2021	Change
2	0	- 100.0%
1	0	- 100.0%
1	1	0.0%
2	1	- 50.0%
0	0	--
6	2	- 66.7%

By Bedroom Count

7-2020	7-2021	Change
29	26	- 10.3%
92	78	- 15.2%
110	43	- 60.9%
231	147	- 36.4%

7-2020	7-2021	Change
26	26	0.0%
89	76	- 14.6%
110	43	- 60.9%
225	145	- 35.6%

7-2020	7-2021	Change
3	0	- 100.0%
3	2	- 33.3%
0	0	--
6	2	- 66.7%

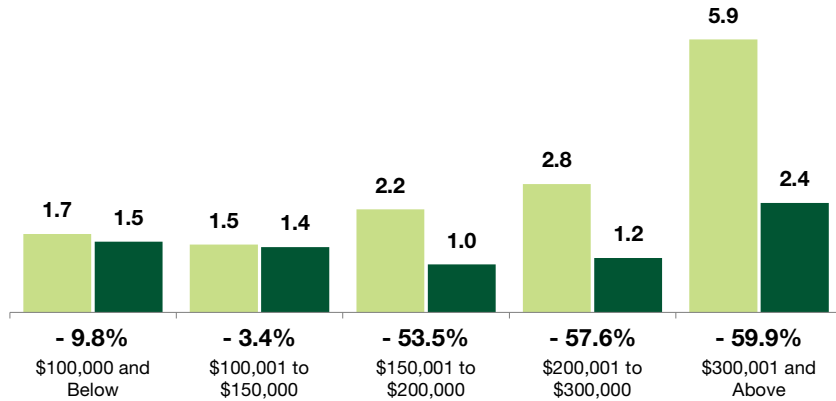
Months Supply of Inventory

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.**



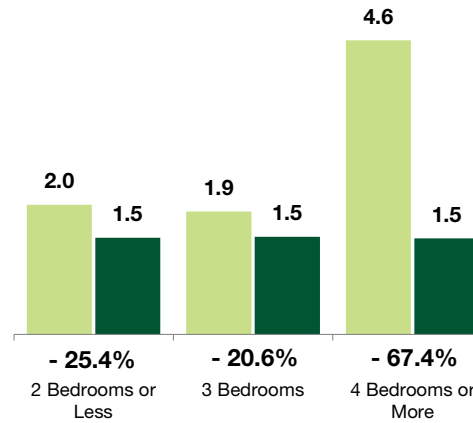
By Price Range

7-2020 7-2021



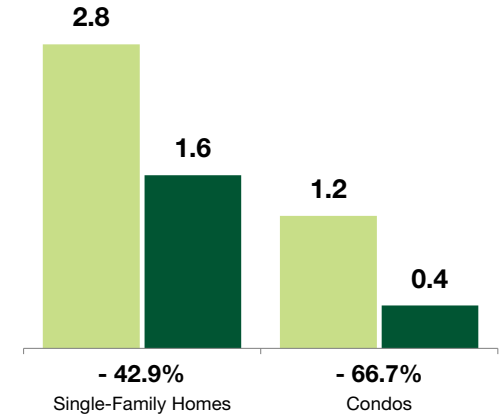
By Bedroom Count

7-2020 7-2021



By Property Type

7-2020 7-2021



All Properties

By Price Range

	7-2020	7-2021	Change
\$100,000 and Below	1.7	1.5	- 9.8%
\$100,001 to \$150,000	1.5	1.4	- 3.4%
\$150,001 to \$200,000	2.2	1.0	- 53.5%
\$200,001 to \$300,000	2.8	1.2	- 57.6%
\$300,001 and Above	5.9	2.4	- 59.9%
All Price Ranges	2.7	1.5	- 44.4%

Single-Family Homes

	7-2020	7-2021	Change
2 Bedrooms or Less	1.8	1.8	+ 0.8%
3 Bedrooms	1.5	1.6	+ 1.6%
4 Bedrooms or More	2.2	1.0	- 55.1%
	2.7	1.2	- 57.8%
	5.9	2.4	- 59.6%
All Single-Family Homes	2.8	1.6	- 42.9%

Condos

	7-2020	7-2021	Change
	0.7	--	--
	0.6	0.0	- 100.0%
	0.7	1.0	+ 42.9%
	1.4	0.9	- 35.7%
	--	0.0	0.0%
All Condos	1.2	0.4	- 66.7%

By Bedroom Count

	7-2020	7-2021	Change
2 Bedrooms or Less	2.0	1.5	- 25.4%
3 Bedrooms	1.9	1.5	- 20.6%
4 Bedrooms or More	4.6	1.5	- 67.4%
All Bedroom Counts	2.7	1.5	- 44.4%

	7-2020	7-2021	Change
2 Bedrooms or Less	2.3	1.8	- 18.4%
3 Bedrooms	1.9	1.5	- 20.4%
4 Bedrooms or More	4.6	1.5	- 67.5%
All Single-Family Homes	2.8	1.6	- 42.9%

	7-2020	7-2021	Change
	0.9	--	0.0%
	1.6	0.9	- 43.8%
	--	--	--
All Condos	1.2	0.4	- 66.7%