

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2021

With housing prices soaring and record-low inventory throughout much of the country, many prospective buyers have opted to rent for the time being, only to find conditions much the same in the rental market. Indeed, competition for rental properties is strong: the national median rent has increased 11.4% since January, and rent growth this year is surpassing the average growth over the same months from 2017 – 2019 in 98 out of the 100 largest cities in the nation, according to Apartment List. For the 12-month period spanning September 2020 through August 2021, Closed Sales in the Greenwood region were up 11.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 57.3 percent.

The overall Median Sales Price was up 18.9 percent to \$191,500. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 19.4 percent to \$197,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 68 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 109 days.

Market-wide, inventory levels were down 26.2 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 23.8 percent. That amounts to 1.9 months supply for Single-Family homes and 0.2 months supply for Condos.

Quick Facts

+ 57.3%

+ 30.6%

+ 66.7%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

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

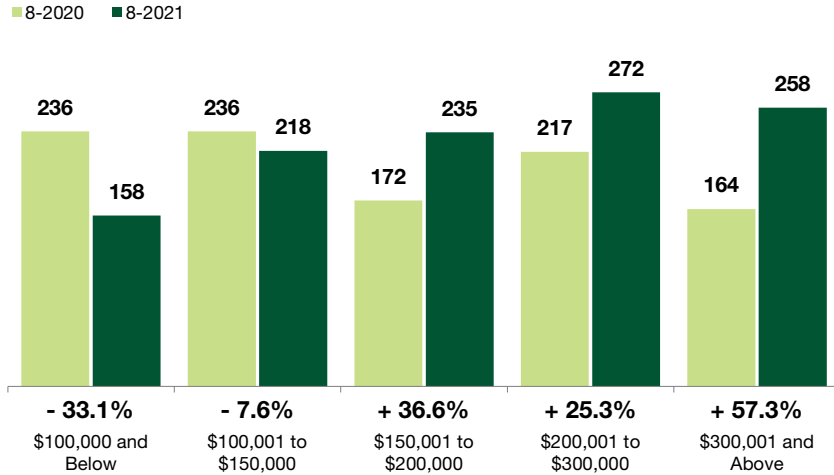


Closed Sales

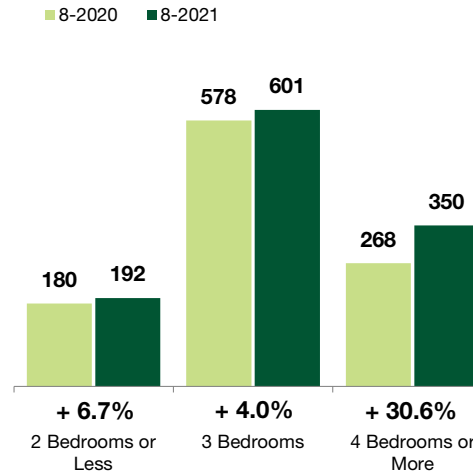
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



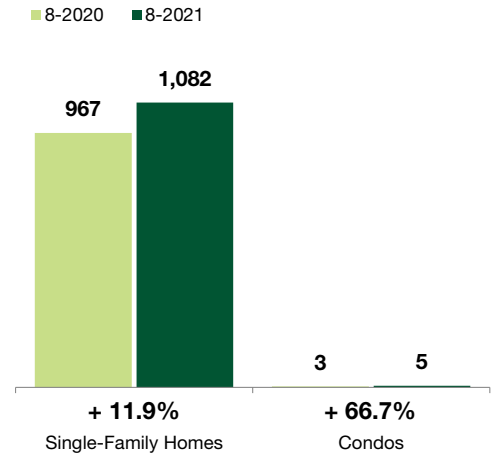
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	236	158	- 33.1%
\$100,001 to \$150,000	236	218	- 7.6%
\$150,001 to \$200,000	172	235	+ 36.6%
\$200,001 to \$300,000	217	272	+ 25.3%
\$300,001 and Above	164	258	+ 57.3%
All Price Ranges	1,026	1,143	+ 11.4%

Single-Family Homes

By Bedroom Count	8-2020	8-2021	Change
2 Bedrooms or Less	180	192	+ 6.7%
3 Bedrooms	578	601	+ 4.0%
4 Bedrooms or More	268	350	+ 30.6%
All Bedroom Counts	1,026	1,143	+ 11.4%

Condos

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	1	1	0.0%
\$100,001 to \$150,000	0	3	--
\$150,001 to \$200,000	1	0	- 100.0%
\$200,001 to \$300,000	1	1	0.0%
\$300,001 and Above	0	0	--
All Price Ranges	3	5	+ 66.7%

By Bedroom Count

By Price Range	8-2020	8-2021	Change
2 Bedrooms or Less	180	192	+ 6.7%
3 Bedrooms	578	601	+ 4.0%
4 Bedrooms or More	268	350	+ 30.6%
All Bedroom Counts	1,026	1,143	+ 11.4%

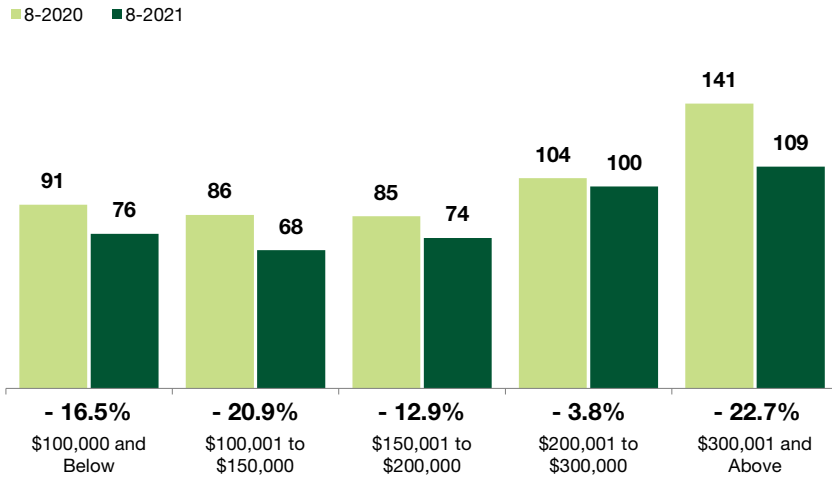
By Price Range	8-2020	8-2021	Change
2 Bedrooms or Less	144	154	+ 6.9%
3 Bedrooms	557	579	+ 3.9%
4 Bedrooms or More	266	349	+ 31.2%
All Price Ranges	967	1,082	+ 11.9%

Days on Market Until Sale

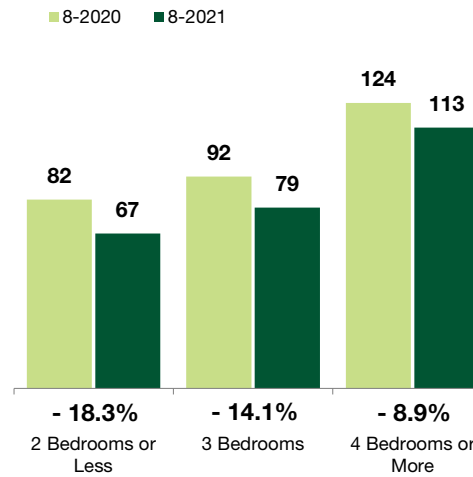
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



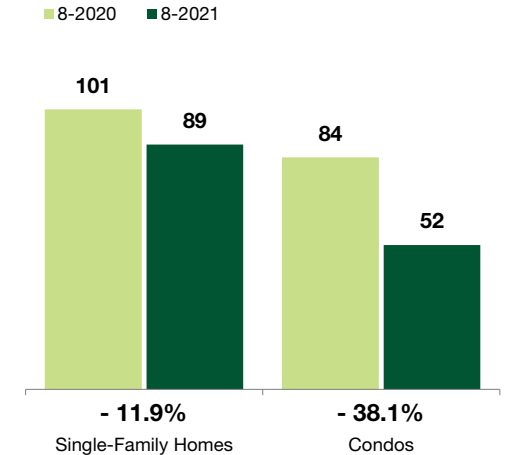
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	91	76	-16.5%
\$100,001 to \$150,000	86	68	-20.9%
\$150,001 to \$200,000	85	74	-12.9%
\$200,001 to \$300,000	104	100	-3.8%
\$300,001 and Above	141	109	-22.7%
All Price Ranges	99	87	-12.1%

Single-Family Homes

8-2020	8-2021	Change
95	80	-15.8%
89	70	-21.3%
85	73	-14.1%
106	100	-5.7%
141	110	-22.0%
101	89	-11.9%

Condos

8-2020	8-2021	Change
115	56	-51.3%
0	49	--
110	0	-100.0%
27	57	+111.1%
0	0	--
84	52	-38.1%

By Bedroom Count

By Bedroom Count	8-2020	8-2021	Change
2 Bedrooms or Less	82	67	-18.3%
3 Bedrooms	92	79	-14.1%
4 Bedrooms or More	124	113	-8.9%
All Bedroom Counts	99	87	-12.1%

8-2020	8-2021	Change
88	71	-19.3%
94	78	-17.0%
124	114	-8.1%
101	89	-11.9%

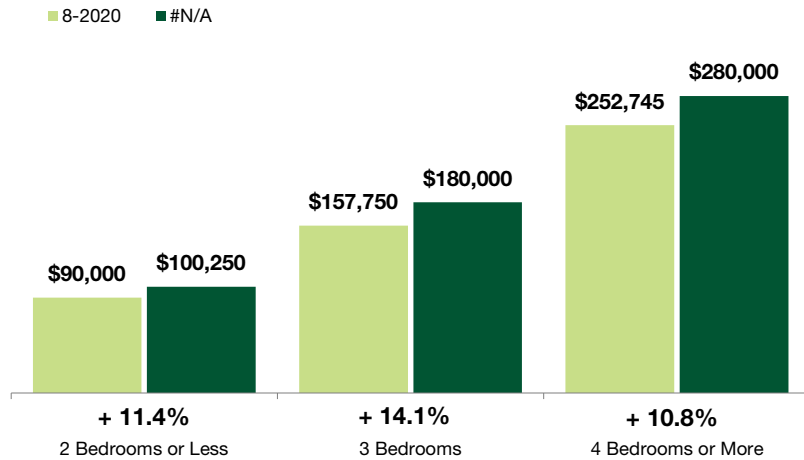
8-2020	8-2021	Change
115	56	-51.3%
27	51	+88.9%
110	0	-100.0%
84	52	-38.1%

Median Sales Price

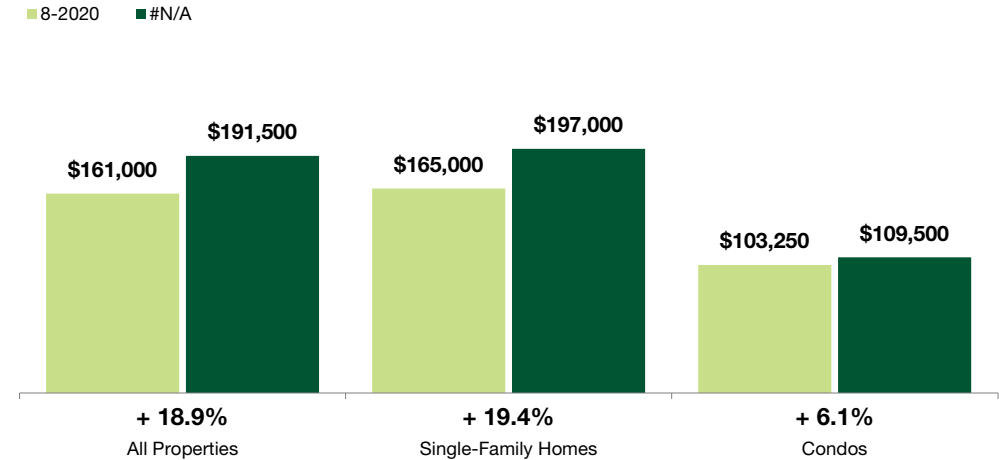
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	8-2020	#N/A	Change
2 Bedrooms or Less	\$90,000	\$100,250	+ 11.4%
3 Bedrooms	\$157,750	\$180,000	+ 14.1%
4 Bedrooms or More	\$252,745	\$280,000	+ 10.8%
All Bedroom Counts	\$161,000	\$191,500	+ 18.9%

Single-Family Homes

8-2020	#N/A	Change	8-2020	#N/A	Change
\$89,950	\$104,375	+ 16.0%	\$92,500	\$97,250	+ 5.1%
\$158,400	\$180,000	+ 13.6%	\$147,120	\$172,500	+ 17.3%
\$253,750	\$280,000	+ 10.3%	\$154,250	\$356,000	+ 130.8%
\$165,000	\$197,000	+ 19.4%	\$103,250	\$109,500	+ 6.1%

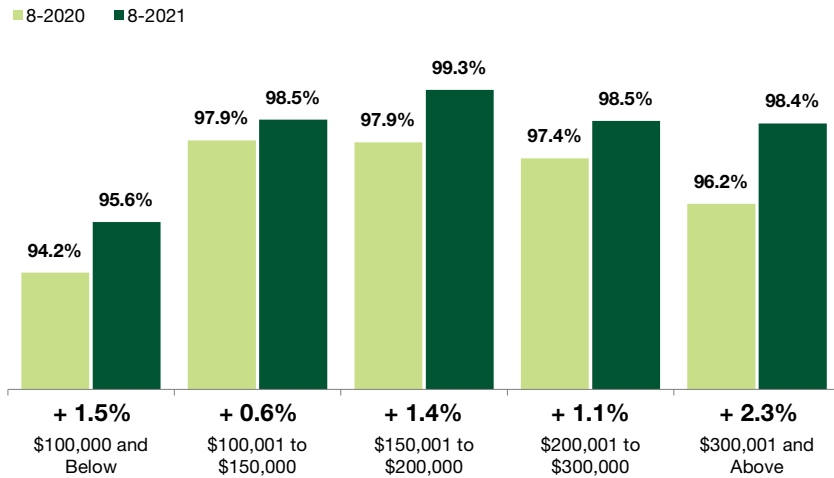
Condos

Percent of List Price Received

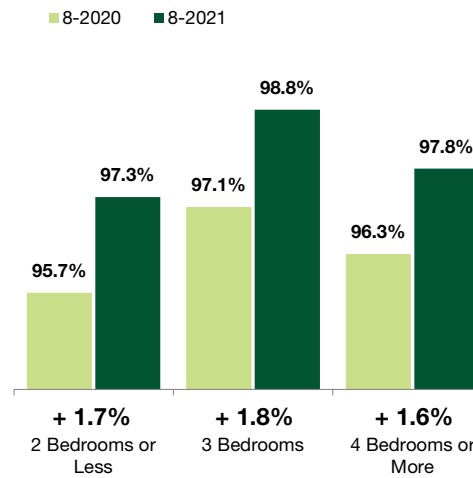
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



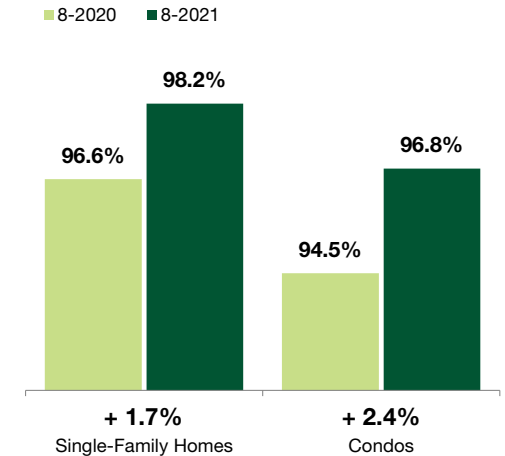
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	94.2%	95.6%	+ 1.5%
\$100,001 to \$150,000	97.9%	98.5%	+ 0.6%
\$150,001 to \$200,000	97.9%	99.3%	+ 1.4%
\$200,001 to \$300,000	97.4%	98.5%	+ 1.1%
\$300,001 and Above	96.2%	98.4%	+ 2.3%
All Price Ranges	96.6%	98.2%	+ 1.7%

Single-Family Homes

8-2020	8-2021	Change
93.6%	95.2%	+ 1.7%
98.0%	98.3%	+ 0.3%
97.9%	99.4%	+ 1.5%
97.4%	98.5%	+ 1.1%
96.2%	98.4%	+ 2.3%
96.6%	98.2%	+ 1.7%

Condos

8-2020	8-2021	Change
100.0%	95.5%	- 4.5%
0.0%	97.6%	--
86.9%	0.0%	- 100.0%
96.7%	95.7%	- 1.0%
0.0%	0.0%	--
94.5%	96.8%	+ 2.4%

By Bedroom Count

By Bedroom Count	8-2020	8-2021	Change
2 Bedrooms or Less	95.7%	97.3%	+ 1.7%
3 Bedrooms	97.1%	98.8%	+ 1.8%
4 Bedrooms or More	96.3%	97.8%	+ 1.6%
All Bedroom Counts	96.6%	98.2%	+ 1.7%

8-2020	8-2021	Change	8-2020	8-2021	Change
94.9%	96.9%	+ 2.1%	100.0%	95.5%	- 4.5%
97.1%	98.8%	+ 1.8%	96.7%	97.1%	+ 0.4%
96.3%	97.8%	+ 1.6%	86.9%	0.0%	- 100.0%
96.6%	98.2%	+ 1.7%	94.5%	96.8%	+ 2.4%

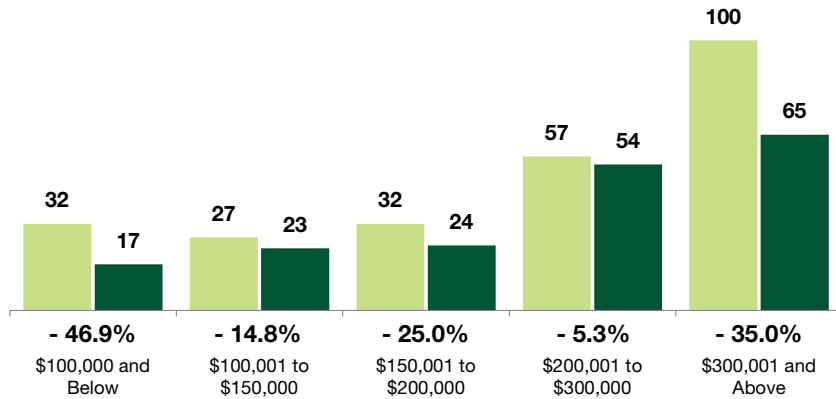
Inventory of Homes for Sale

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



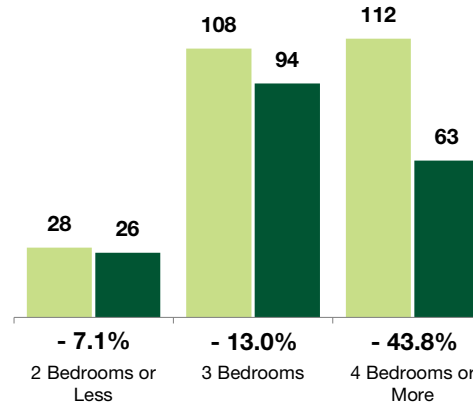
By Price Range

■ 8-2020 ■ 8-2021



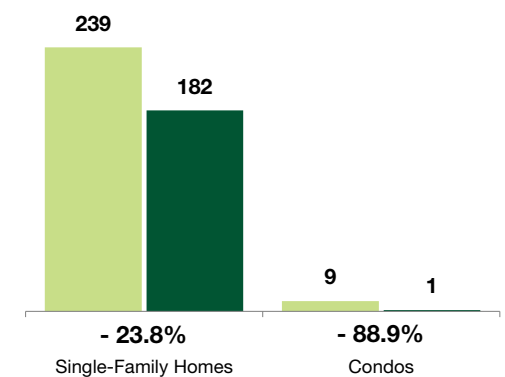
By Bedroom Count

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	32	17	- 46.9%
\$100,001 to \$150,000	27	23	- 14.8%
\$150,001 to \$200,000	32	24	- 25.0%
\$200,001 to \$300,000	57	54	- 5.3%
\$300,001 and Above	100	65	- 35.0%
All Price Ranges	248	183	- 26.2%

Single-Family Homes

8-2020	8-2021	Change	8-2020	8-2021	Change
29	17	- 41.4%	3	0	- 100.0%
25	23	- 8.0%	2	0	- 100.0%
30	24	- 20.0%	2	0	- 100.0%
55	53	- 3.6%	2	1	- 50.0%
100	65	- 35.0%	0	0	--
239	182	- 23.8%	9	1	- 88.9%

Condos

By Bedroom Count	8-2020	8-2021	Change
2 Bedrooms or Less	28	26	- 7.1%
3 Bedrooms	108	94	- 13.0%
4 Bedrooms or More	112	63	- 43.8%
All Bedroom Counts	248	183	- 26.2%

8-2020	8-2021	Change	8-2020	8-2021	Change
22	26	+ 18.2%	6	0	- 100.0%
105	93	- 11.4%	3	1	- 66.7%
112	63	- 43.8%	0	0	--
239	182	- 23.8%	9	1	- 88.9%

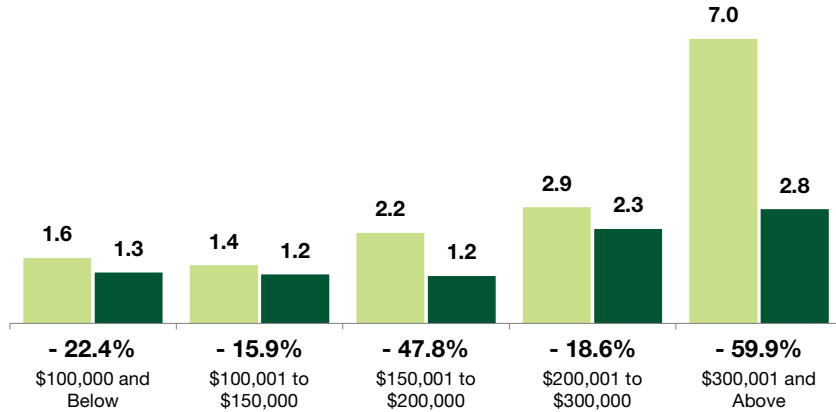
Months Supply of Inventory

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.**



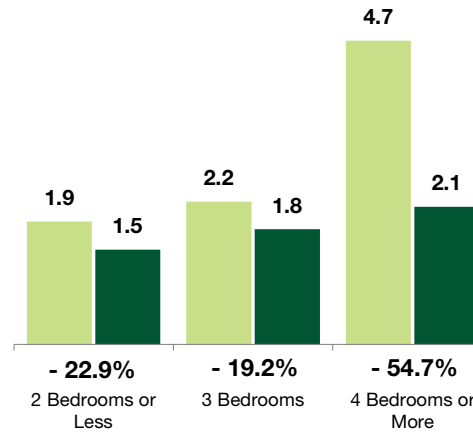
By Price Range

8-2020 8-2021



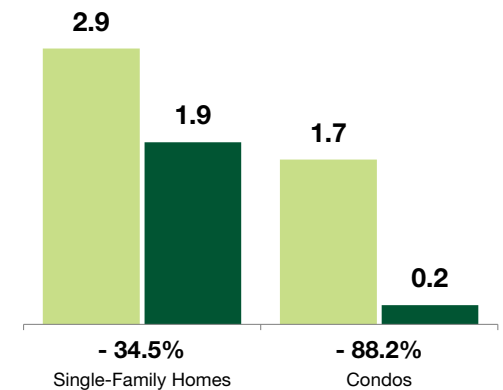
By Bedroom Count

8-2020 8-2021



By Property Type

8-2020 8-2021



All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	1.6	1.3	- 22.4%
\$100,001 to \$150,000	1.4	1.2	- 15.9%
\$150,001 to \$200,000	2.2	1.2	- 47.8%
\$200,001 to \$300,000	2.9	2.3	- 18.6%
\$300,001 and Above	7.0	2.8	- 59.9%
All Price Ranges	2.8	1.8	- 35.7%

Single-Family Homes

8-2020	8-2021	Change	8-2020	8-2021	Change
1.7	1.5	- 12.5%	1.0	--	--
1.5	1.3	- 8.0%	1.2	0.0	- 100.0%
2.2	1.2	- 44.7%	1.3	--	--
2.9	2.3	- 18.2%	1.5	0.8	- 46.7%
7.0	2.8	- 59.6%	--	0.0	0.0%
2.9	1.9	- 34.5%	1.7	0.2	- 88.2%

Condos

By Bedroom Count	8-2020	8-2021	Change
2 Bedrooms or Less	1.9	1.5	- 22.9%
3 Bedrooms	2.2	1.8	- 19.2%
4 Bedrooms or More	4.7	2.1	- 54.7%
All Bedroom Counts	2.8	1.8	- 35.7%

8-2020	8-2021	Change	8-2020	8-2021	Change
1.9	1.8	- 4.9%	1.7	--	0.0%
2.2	1.8	- 18.4%	1.5	0.5	- 66.7%
4.7	2.1	- 54.9%	--	--	--
2.9	1.9	- 34.5%	1.7	0.2	- 88.2%