

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2021

Despite labor shortages and supply chain disruptions, new home construction continues along at a steady pace, with the latest data from the U.S. Department of Housing and Urban Development reporting new home sales rose 14% to a seasonally adjusted rate of 800,000 this fall. Strong demand for new housing can be seen in the increase in builder confidence as well as in the surge in new home prices, which are posting double-digit increases this fall. For the 12-month period spanning November 2020 through October 2021, Closed Sales in the Greenwood region were up 11.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 56.7 percent.

The overall Median Sales Price was up 13.9 percent to \$195,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 13.6 percent to \$199,900. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 66 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 96 days.

Market-wide, inventory levels were down 18.0 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 16.7 percent. That amounts to 2.0 months supply for Single-Family homes and 0.2 months supply for Condos.

Quick Facts

+ 56.7%

+ 18.8%

+ 12.4%

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

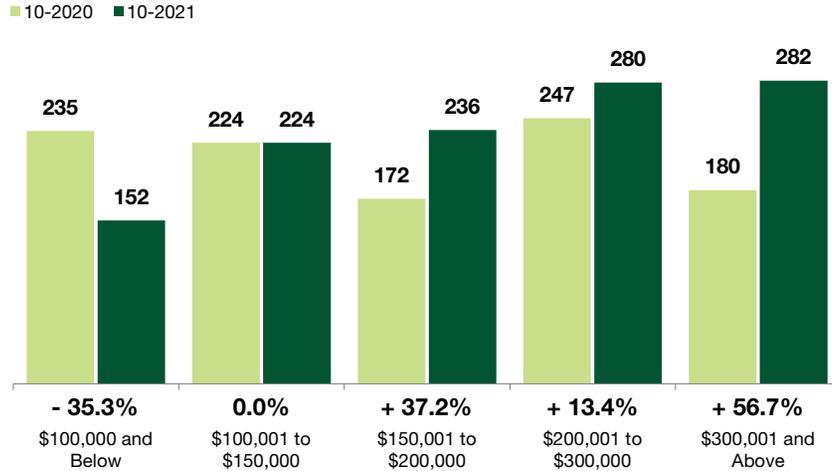
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

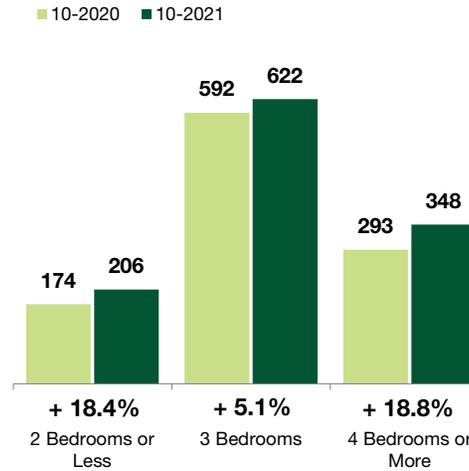
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



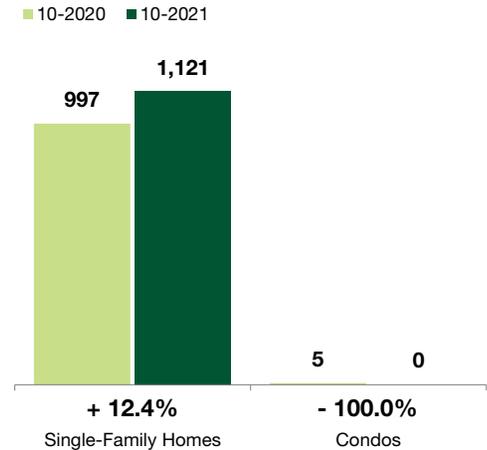
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2020	10-2021	Change
\$100,000 and Below	235	152	- 35.3%
\$100,001 to \$150,000	224	224	0.0%
\$150,001 to \$200,000	172	236	+ 37.2%
\$200,001 to \$300,000	247	280	+ 13.4%
\$300,001 and Above	180	282	+ 56.7%
All Price Ranges	1,059	1,176	+ 11.0%

Single-Family Homes

10-2020	10-2021	Change
207	131	- 36.7%
204	202	- 1.0%
166	231	+ 39.2%
240	274	+ 14.2%
179	281	+ 57.0%
997	1,121	+ 12.4%

Condos

10-2020	10-2021	Change
2	0	- 100.0%
1	0	- 100.0%
0	0	--
1	0	- 100.0%
1	0	- 100.0%
5	0	- 100.0%

By Bedroom Count

10-2020	10-2021	Change
174	206	+ 18.4%
592	622	+ 5.1%
293	348	+ 18.8%
1,059	1,176	+ 11.0%

10-2020	10-2021	Change
139	171	+ 23.0%
568	602	+ 6.0%
290	348	+ 20.0%
997	1,121	+ 12.4%

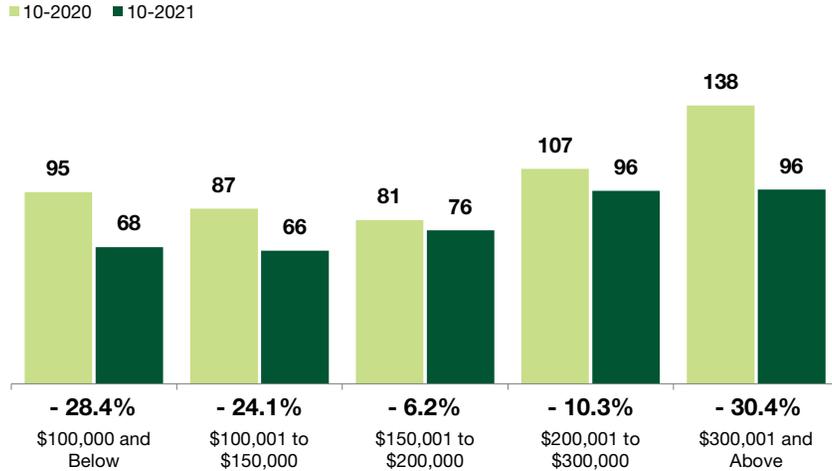
10-2020	10-2021	Change
1	0	- 100.0%
3	0	- 100.0%
1	0	- 100.0%
5	0	- 100.0%

Days on Market Until Sale

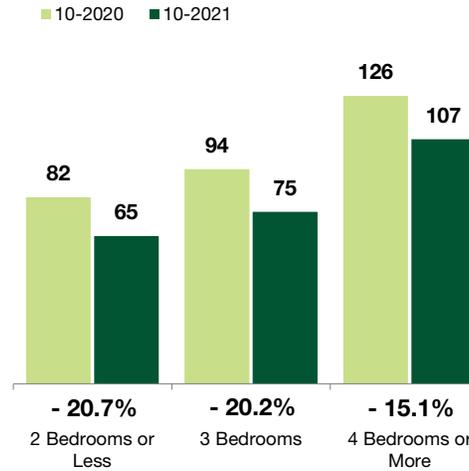
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



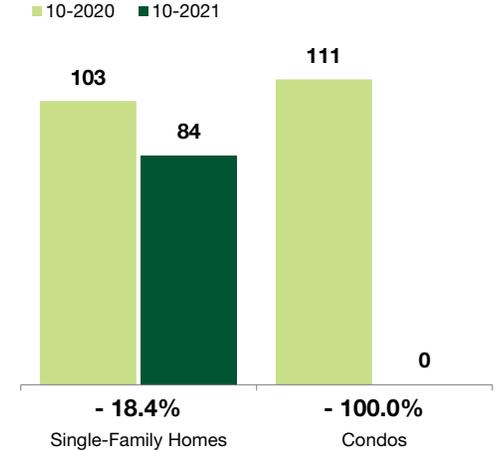
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2020	10-2021	Change
\$100,000 and Below	95	68	- 28.4%
\$100,001 to \$150,000	87	66	- 24.1%
\$150,001 to \$200,000	81	76	- 6.2%
\$200,001 to \$300,000	107	96	- 10.3%
\$300,001 and Above	138	96	- 30.4%
All Price Ranges	101	83	- 17.8%

Single-Family Homes

10-2020	10-2021	Change	10-2020	10-2021	Change
100	69	- 31.0%	58	0	- 100.0%
90	68	- 24.4%	154	0	- 100.0%
82	75	- 8.5%	0	0	--
108	96	- 11.1%	155	0	- 100.0%
139	96	- 30.9%	36	0	- 100.0%
103	84	- 18.4%	111	0	- 100.0%

Condos

By Bedroom Count	10-2020	10-2021	Change
2 Bedrooms or Less	82	65	- 20.7%
3 Bedrooms	94	75	- 20.2%
4 Bedrooms or More	126	107	- 15.1%
All Bedroom Counts	101	83	- 17.8%

10-2020	10-2021	Change	10-2020	10-2021	Change
88	66	- 25.0%	52	0	- 100.0%
95	75	- 21.1%	156	0	- 100.0%
127	107	- 15.7%	36	0	- 100.0%
103	84	- 18.4%	111	0	- 100.0%

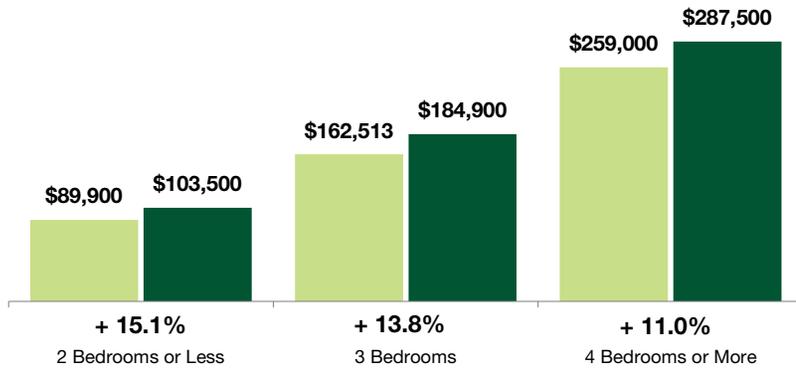
Median Sales Price

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



By Bedroom Count

10-2020 10-2021



By Property Type

10-2020 10-2021



All Properties

By Bedroom Count

	10-2020	10-2021	Change
2 Bedrooms or Less	\$89,900	\$103,500	+ 15.1%
3 Bedrooms	\$162,513	\$184,900	+ 13.8%
4 Bedrooms or More	\$259,000	\$287,500	+ 11.0%
All Bedroom Counts	\$171,250	\$195,000	+ 13.9%

Single-Family Homes

	10-2020	10-2021	Change	10-2020	10-2021	Change
	\$86,500	\$106,500	+ 23.1%	\$92,750	\$99,000	+ 6.7%
	\$163,000	\$184,900	+ 13.4%	\$133,000	\$172,500	+ 29.7%
	\$259,000	\$287,500	+ 11.0%	\$165,000	\$0	- 100.0%
All Single-Family Homes	\$176,000	\$199,900	+ 13.6%	\$103,500	\$109,000	+ 5.3%

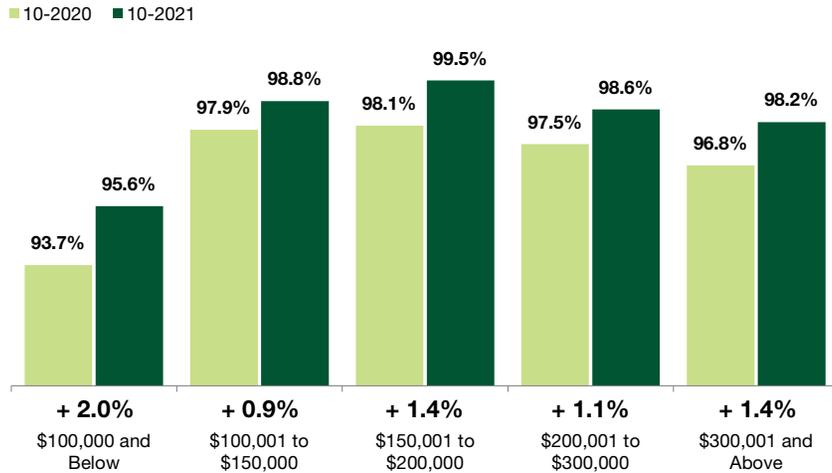
Condos

Percent of List Price Received

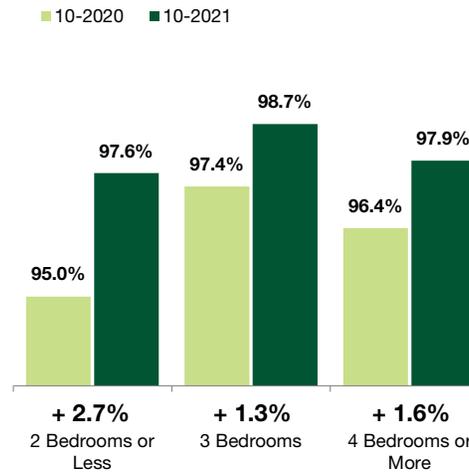
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



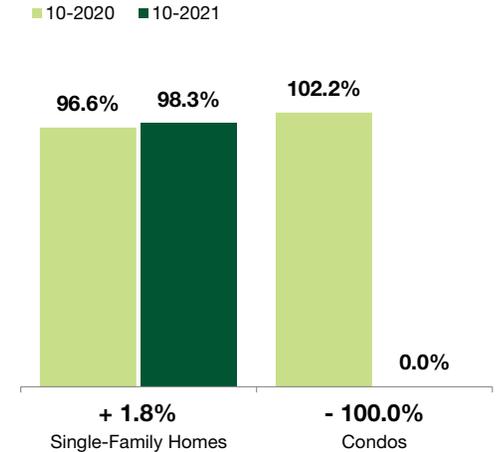
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2020	10-2021	Change
\$100,000 and Below	93.7%	95.6%	+ 2.0%
\$100,001 to \$150,000	97.9%	98.8%	+ 0.9%
\$150,001 to \$200,000	98.1%	99.5%	+ 1.4%
\$200,001 to \$300,000	97.5%	98.6%	+ 1.1%
\$300,001 and Above	96.8%	98.2%	+ 1.4%
All Price Ranges	96.7%	98.3%	+ 1.7%

Single-Family Homes

10-2020	10-2021	Change	10-2020	10-2021	Change
93.0%	95.2%	+ 2.4%	104.1%	0.0%	- 100.0%
97.8%	98.8%	+ 1.0%	105.1%	0.0%	- 100.0%
98.1%	99.5%	+ 1.4%	0.0%	0.0%	--
97.5%	98.6%	+ 1.1%	99.1%	0.0%	- 100.0%
96.8%	98.2%	+ 1.4%	97.6%	0.0%	- 100.0%
96.6%	98.3%	+ 1.8%	102.2%	0.0%	- 100.0%

Condos

By Bedroom Count	10-2020	10-2021	Change
2 Bedrooms or Less	95.0%	97.6%	+ 2.7%
3 Bedrooms	97.4%	98.7%	+ 1.3%
4 Bedrooms or More	96.4%	97.9%	+ 1.6%
All Bedroom Counts	96.7%	98.3%	+ 1.7%

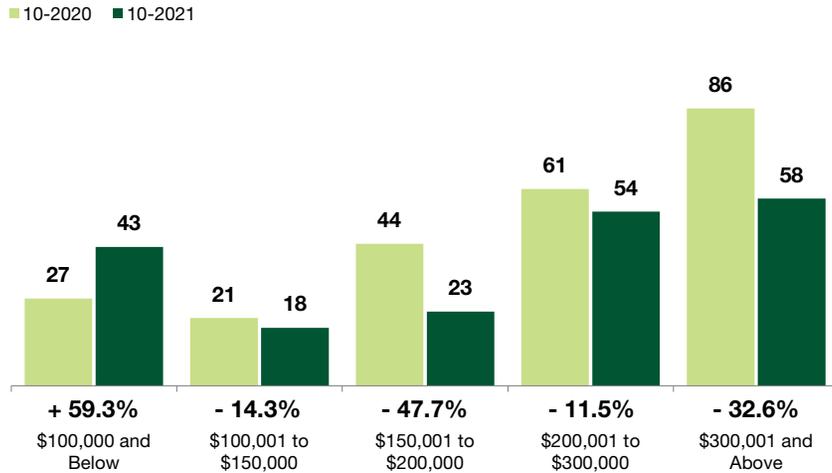
10-2020	10-2021	Change	10-2020	10-2021	Change
93.9%	97.4%	+ 3.7%	100.0%	0.0%	- 100.0%
97.3%	98.8%	+ 1.5%	104.4%	0.0%	- 100.0%
96.5%	97.9%	+ 1.5%	97.6%	0.0%	- 100.0%
96.6%	98.3%	+ 1.8%	102.2%	0.0%	- 100.0%

Inventory of Homes for Sale

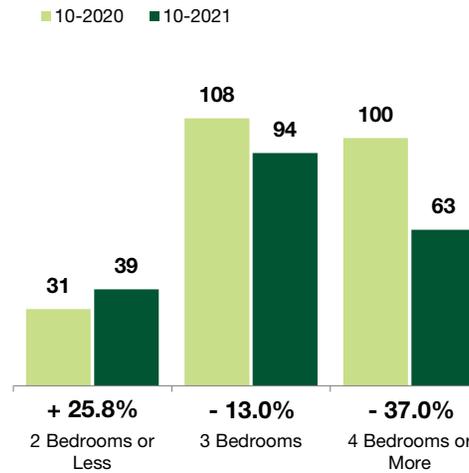
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



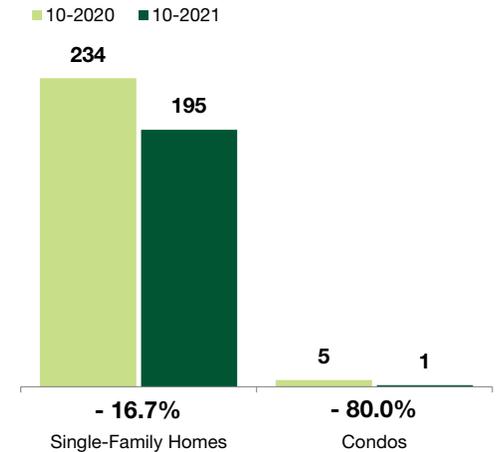
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2020	10-2021	Change
\$100,000 and Below	27	43	+ 59.3%
\$100,001 to \$150,000	21	18	- 14.3%
\$150,001 to \$200,000	44	23	- 47.7%
\$200,001 to \$300,000	61	54	- 11.5%
\$300,001 and Above	86	58	- 32.6%
All Price Ranges	239	196	- 18.0%

Single-Family Homes

10-2020	10-2021	Change	10-2020	10-2021	Change
26	43	+ 65.4%	1	0	- 100.0%
19	18	- 5.3%	2	0	- 100.0%
43	23	- 46.5%	1	0	- 100.0%
60	53	- 11.7%	1	1	0.0%
86	58	- 32.6%	0	0	--
234	195	- 16.7%	5	1	- 80.0%

Condos

By Bedroom Count	10-2020	10-2021	Change
2 Bedrooms or Less	31	39	+ 25.8%
3 Bedrooms	108	94	- 13.0%
4 Bedrooms or More	100	63	- 37.0%
All Bedroom Counts	239	196	- 18.0%

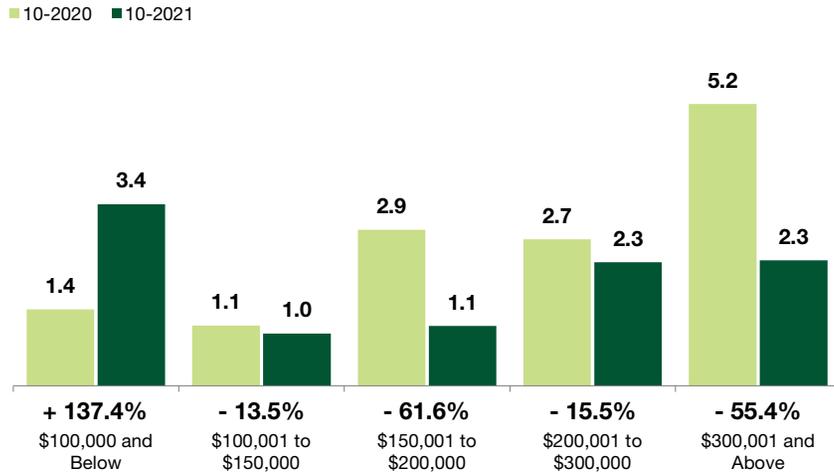
10-2020	10-2021	Change	10-2020	10-2021	Change
27	39	+ 44.4%	4	0	- 100.0%
107	93	- 13.1%	1	1	0.0%
100	63	- 37.0%	0	0	--
234	195	- 16.7%	5	1	- 80.0%

Months Supply of Inventory

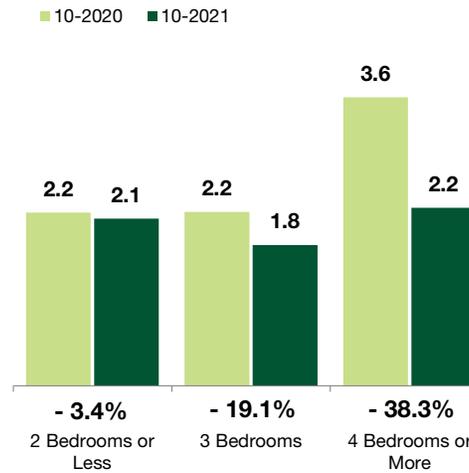
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



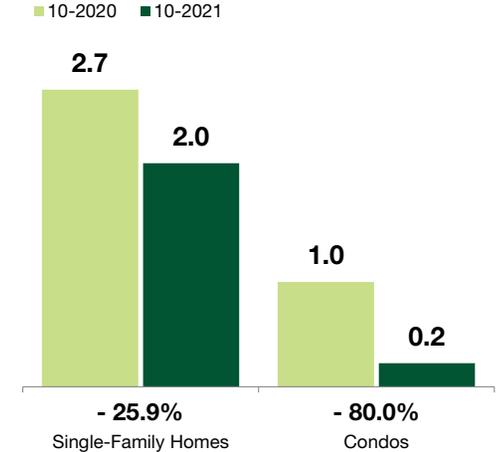
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2020	10-2021	Change
\$100,000 and Below	1.4	3.4	+ 137.4%
\$100,001 to \$150,000	1.1	1.0	- 13.5%
\$150,001 to \$200,000	2.9	1.1	- 61.6%
\$200,001 to \$300,000	2.7	2.3	- 15.5%
\$300,001 and Above	5.2	2.3	- 55.4%
All Price Ranges	2.6	2.0	- 23.1%

Single-Family Homes

10-2020	10-2021	Change
1.6	3.9	+ 146.2%
1.1	1.1	- 2.9%
2.9	1.1	- 61.1%
2.7	2.3	- 15.8%
5.3	2.3	- 55.5%
2.7	2.0	- 25.9%

Condos

10-2020	10-2021	Change
0.3	--	--
1.2	0.0	- 100.0%
0.7	--	--
0.7	0.7	0.0%
--	0.0	0.0%
1.0	0.2	- 80.0%

By Bedroom Count

10-2020	10-2021	Change
2.2	2.1	- 3.4%
2.2	1.8	- 19.1%
3.6	2.2	- 38.3%
2.6	2.0	- 23.1%

10-2020	10-2021	Change
2.4	2.5	+ 3.4%
2.2	1.8	- 19.7%
3.6	2.2	- 38.8%
2.7	2.0	- 25.9%