

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2021

With the U.S. economy booming, and with inflation at its highest level in nearly 40 years, the Federal Reserve recently announced the accelerated tapering of their bond purchasing program, now set to end March 2022. A series of hikes in the federal funds rate will likely follow. Economists expect the cumulative effects of these efforts will move mortgage interest rates higher through the end of 2022. Although still low by historical standards, an increase in interest rates may serve to soften buyer demand somewhat as affordability becomes a more influential factor in home purchases. For the 12-month period spanning January 2021 through December 2021, Closed Sales in the Greenwood region were up 8.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 36.2 percent.

The overall Median Sales Price was up 10.4 percent to \$194,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 8.8 percent to \$199,900. The price range that tended to sell the quickest was the \$100,000 and Below range at 66 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 94 days.

Market-wide, inventory levels were up 6.5 percent. The property type that gained the most inventory was the Single Family segment, where it increased 8.0 percent. That amounts to 1.8 months supply for Single-Family homes and 0.8 months supply for Condos.

Quick Facts

+ 36.2%

+ 27.5%

+ 75.0%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

2 Bedrooms or Less

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

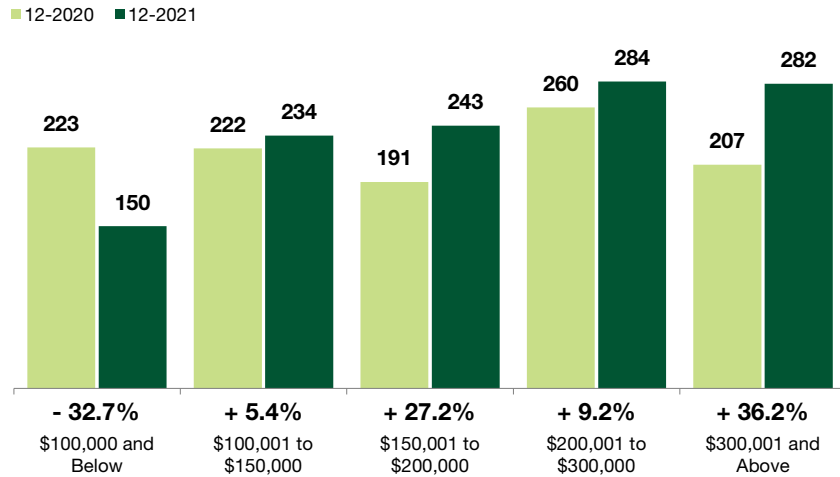


Closed Sales

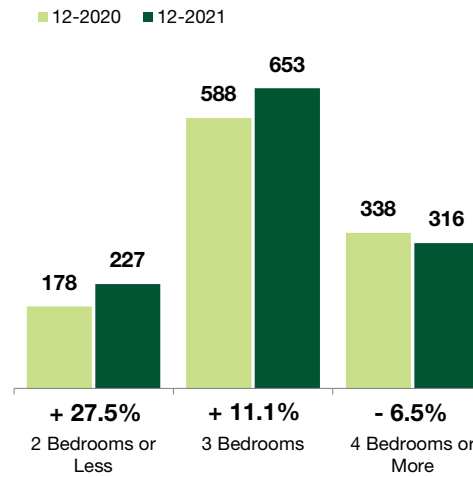
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



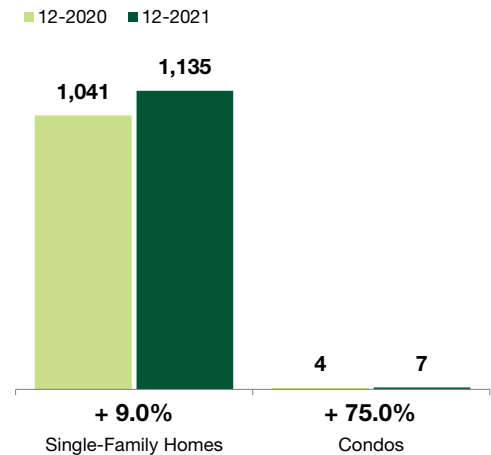
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2020	12-2021	Change
\$100,000 and Below	223	150	- 32.7%
\$100,001 to \$150,000	222	234	+ 5.4%
\$150,001 to \$200,000	191	243	+ 27.2%
\$200,001 to \$300,000	260	284	+ 9.2%
\$300,001 and Above	207	282	+ 36.2%
All Price Ranges	1,104	1,196	+ 8.3%

Single-Family Homes

12-2020	12-2021	Change
192	127	- 33.9%
205	210	+ 2.4%
184	237	+ 28.8%
253	277	+ 9.5%
206	281	+ 36.4%
1,041	1,135	+ 9.0%

Condos

12-2020	12-2021	Change
2	2	0.0%
0	3	--
1	1	0.0%
1	1	0.0%
0	0	--
4	7	+ 75.0%

By Bedroom Count

12-2020	12-2021	Change
178	227	+ 27.5%
588	653	+ 11.1%
338	316	- 6.5%
1,104	1,196	+ 8.3%

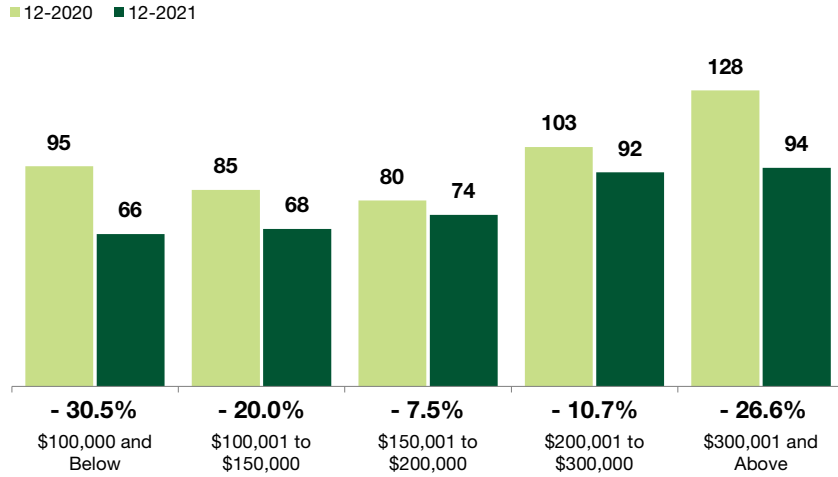
12-2020	12-2021	Change
141	188	+ 33.3%
565	631	+ 11.7%
335	316	- 5.7%
1,041	1,135	+ 9.0%

Days on Market Until Sale

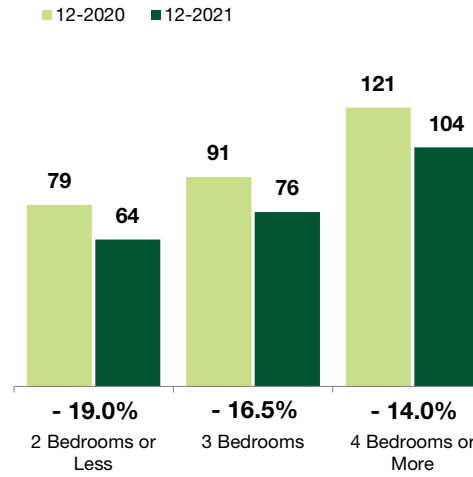
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



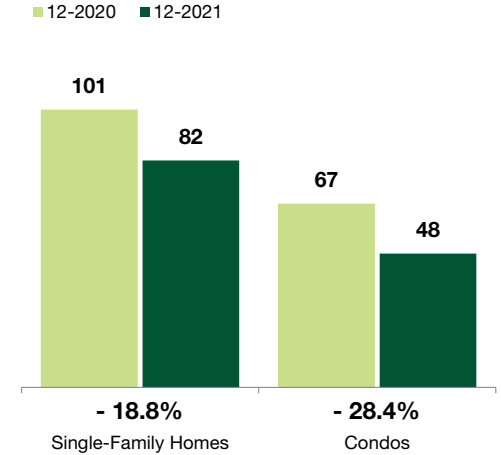
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range

	12-2020	12-2021	Change
\$100,000 and Below	95	66	- 30.5%
\$100,001 to \$150,000	85	68	- 20.0%
\$150,001 to \$200,000	80	74	- 7.5%
\$200,001 to \$300,000	103	92	- 10.7%
\$300,001 and Above	128	94	- 26.6%
All Price Ranges	98	81	- 17.3%

Single-Family Homes

	12-2020	12-2021	Change
100	69	- 31.0%	
87	70	- 19.5%	
81	73	- 9.9%	
105	93	- 11.4%	
128	94	- 26.6%	
101	82	- 18.8%	

Condos

	12-2020	12-2021	Change
59	27	- 54.2%	
0	55	--	
0	0	--	
74	67	- 9.5%	
0	0	--	
67	48	- 28.4%	

By Bedroom Count

	12-2020	12-2021	Change
2 Bedrooms or Less	79	64	- 19.0%
3 Bedrooms	91	76	- 16.5%
4 Bedrooms or More	121	104	- 14.0%
All Bedroom Counts	98	81	- 17.3%

	12-2020	12-2021	Change
84	67	- 20.2%	
92	76	- 17.4%	
122	104	- 14.8%	
101	82	- 18.8%	

	12-2020	12-2021	Change
59	46	- 22.0%	
74	55	- 25.7%	
0	0	--	
67	48	- 28.4%	

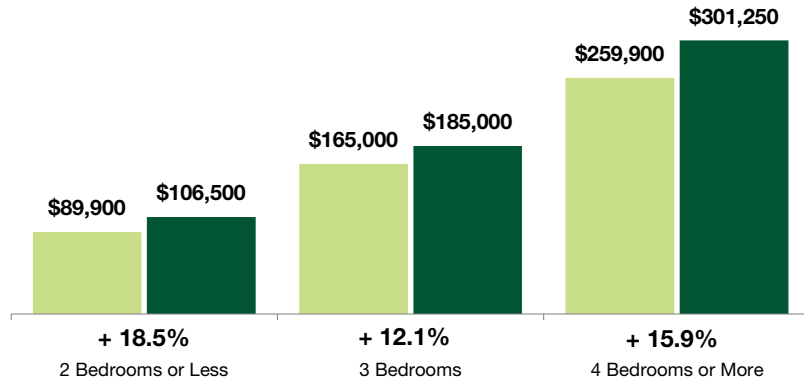
Median Sales Price

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



By Bedroom Count

■ 12-2020 ■ 12-2021



By Property Type

■ 12-2020 ■ 12-2021



All Properties

By Bedroom Count

	12-2020	12-2021	Change
2 Bedrooms or Less	\$89,900	\$106,500	+ 18.5%
3 Bedrooms	\$165,000	\$185,000	+ 12.1%
4 Bedrooms or More	\$259,900	\$301,250	+ 15.9%
All Bedroom Counts	\$175,655	\$194,000	+ 10.4%

Single-Family Homes

	12-2020	12-2021	Change	12-2020	12-2021	Change
	\$87,000	\$110,000	+ 26.4%	\$91,000	\$99,000	+ 8.8%
	\$165,000	\$185,000	+ 12.1%	\$147,120	\$169,950	+ 15.5%
	\$259,900	\$301,250	+ 15.9%	\$165,000	\$0	- 100.0%
All Single-Family Homes	\$183,800	\$199,900	+ 8.8%	\$103,750	\$109,500	+ 5.5%

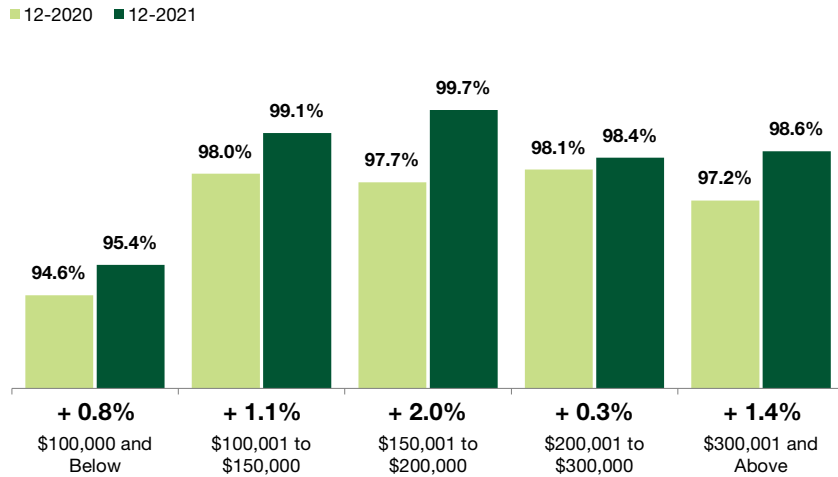
Condos

Percent of List Price Received

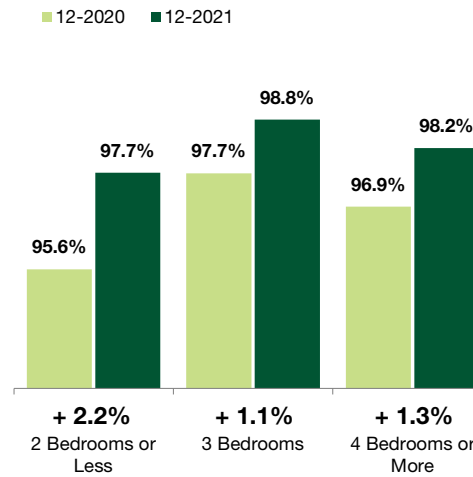
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



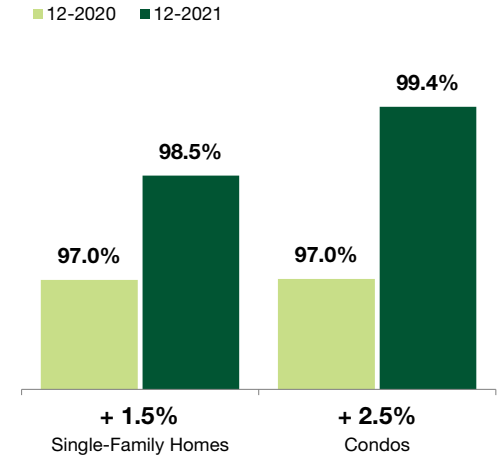
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2020	12-2021	Change
\$100,000 and Below	94.6%	95.4%	+ 0.8%
\$100,001 to \$150,000	98.0%	99.1%	+ 1.1%
\$150,001 to \$200,000	97.7%	99.7%	+ 2.0%
\$200,001 to \$300,000	98.1%	98.4%	+ 0.3%
\$300,001 and Above	97.2%	98.6%	+ 1.4%
All Price Ranges	97.1%	98.5%	+ 1.4%

Single-Family Homes

12-2020	12-2021	Change
94.0%	94.9%	+ 1.0%
97.8%	99.1%	+ 1.3%
97.8%	99.8%	+ 2.0%
98.1%	98.4%	+ 0.3%
97.2%	98.6%	+ 1.4%
97.0%	98.5%	+ 1.5%

Condos

12-2020	12-2021	Change
96.2%	100.9%	+ 4.9%
0.0%	99.1%	--
0.0%	0.0%	--
97.9%	97.8%	- 0.1%
0.0%	0.0%	--
97.0%	99.4%	+ 2.5%

By Bedroom Count

12-2020	12-2021	Change
95.6%	97.7%	+ 2.2%
97.7%	98.8%	+ 1.1%
96.9%	98.2%	+ 1.3%
97.1%	98.5%	+ 1.4%

12-2020	12-2021	Change
94.7%	97.4%	+ 2.9%
97.6%	98.9%	+ 1.3%
97.0%	98.2%	+ 1.2%
97.0%	98.5%	+ 1.5%

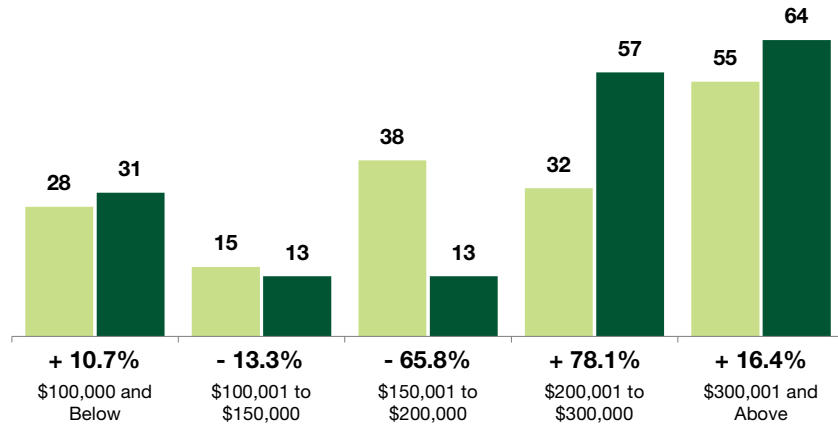
Inventory of Homes for Sale

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



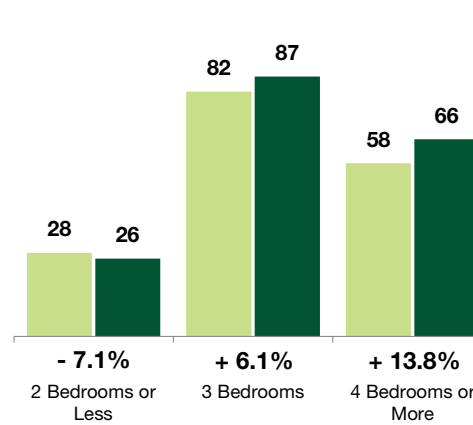
By Price Range

■ 12-2020 ■ 12-2021



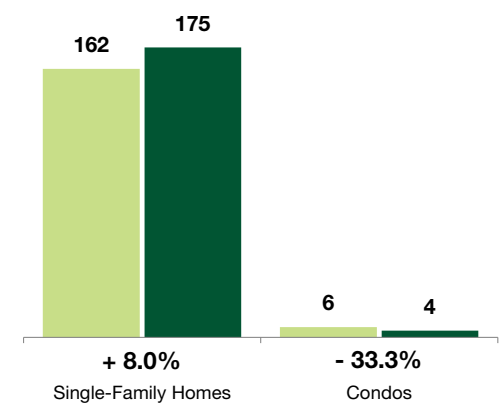
By Bedroom Count

■ 12-2020 ■ 12-2021



By Property Type

■ 12-2020 ■ 12-2021



All Properties

By Price Range

	12-2020	12-2021	Change
\$100,000 and Below	28	31	+ 10.7%
\$100,001 to \$150,000	15	13	- 13.3%
\$150,001 to \$200,000	38	13	- 65.8%
\$200,001 to \$300,000	32	57	+ 78.1%
\$300,001 and Above	55	64	+ 16.4%
All Price Ranges	168	179	+ 6.5%

Single-Family Homes

	12-2020	12-2021	Change
2 Bedrooms or Less	25	31	+ 24.0%
3 Bedrooms	13	13	0.0%
4 Bedrooms or More	37	13	- 64.9%
	32	54	+ 68.8%
	55	63	+ 14.5%
All Single-Family Homes	162	175	+ 8.0%

Condos

	12-2020	12-2021	Change
	3	0	- 100.0%
	2	0	- 100.0%
	1	0	- 100.0%
	0	3	--
	0	1	--
All Condos	6	4	- 33.3%

By Bedroom Count

	12-2020	12-2021	Change
2 Bedrooms or Less	28	26	- 7.1%
3 Bedrooms	82	87	+ 6.1%
4 Bedrooms or More	58	66	+ 13.8%
All Bedroom Counts	168	179	+ 6.5%

	12-2020	12-2021	Change
2 Bedrooms or Less	22	25	+ 13.6%
3 Bedrooms	82	84	+ 2.4%
4 Bedrooms or More	58	66	+ 13.8%
All Single-Family Homes	162	175	+ 8.0%

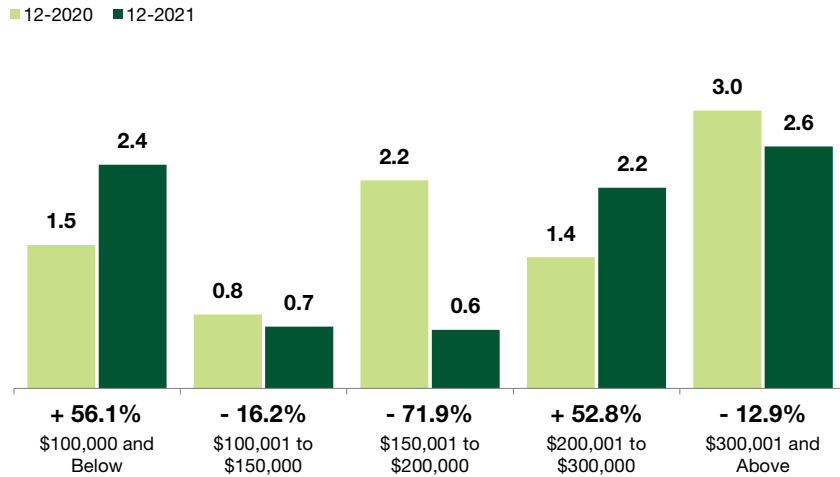
	12-2020	12-2021	Change
	6	1	- 83.3%
	0	3	--
	0	0	--
All Condos	6	4	- 33.3%

Months Supply of Inventory

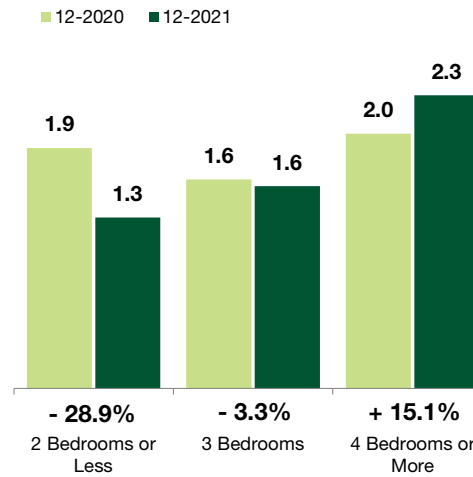
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



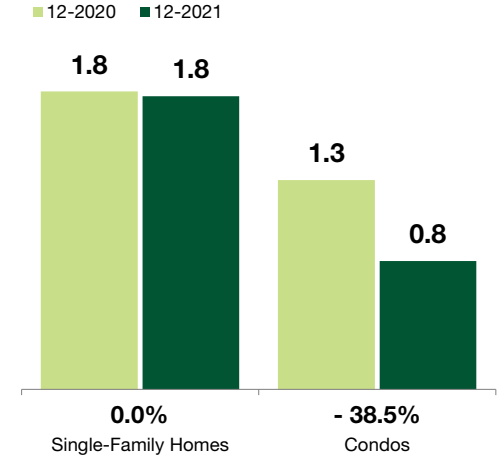
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2020	12-2021	Change
\$100,000 and Below	1.5	2.4	+ 56.1%
\$100,001 to \$150,000	0.8	0.7	- 16.2%
\$150,001 to \$200,000	2.2	0.6	- 71.9%
\$200,001 to \$300,000	1.4	2.2	+ 52.8%
\$300,001 and Above	3.0	2.6	- 12.9%
All Price Ranges	1.8	1.7	- 5.6%

Single-Family Homes

12-2020	12-2021	Change	12-2020	12-2021	Change
1.6	2.8	+ 79.0%	1.1	--	--
0.7	0.7	+ 0.9%	1.2	0.0	- 100.0%
2.3	0.6	- 71.3%	0.8	--	--
1.5	2.1	+ 44.1%	0.0	2.1	--
3.0	2.6	- 14.4%	--	1.0	0.0%
1.8	1.8	0.0%	1.3	0.8	- 38.5%

Condos

By Bedroom Count	12-2020	12-2021	Change
2 Bedrooms or Less	1.9	1.3	- 28.9%
3 Bedrooms	1.6	1.6	- 3.3%
4 Bedrooms or More	2.0	2.3	+ 15.1%
All Bedroom Counts	1.8	1.7	- 5.6%

12-2020	12-2021	Change	12-2020	12-2021	Change
1.8	1.5	- 15.3%	1.8	0.3	- 83.3%
1.7	1.6	- 6.5%		1.4	0.0%
2.0	2.3	+ 14.1%	--	--	--
1.8	1.8	0.0%	1.3	0.8	- 38.5%