

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## January 2022

The average 30-year fixed-rate mortgage ended the month at 3.55%, nearly a full point higher than the low of 2.65% recorded in January 2020, with residential borrowing costs now the highest they've been since March 2020, according to Freddie Mac. As rates continue to rise, home price growth is predicted to increase at a more moderate pace. While declining home affordability may temper buyer activity, the chronic lack of supply across most housing market segments appears unlikely to change significantly in the near future. For the 12-month period spanning February 2021 through January 2022, Closed Sales in the Greenwood region were up 6.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 31.5 percent.

The overall Median Sales Price was up 7.9 percent to \$194,250. The property type with the largest price gain was the Condos segment, where prices increased 9.5 percent to \$112,750. The price range that tended to sell the quickest was the \$100,000 and Below range at 67 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 92 days.

Market-wide, inventory levels were up 15.1 percent. The property type that gained the most inventory was the Single Family segment, where it increased 19.1 percent. That amounts to 1.8 months supply for Single-Family homes and 0.4 months supply for Condos.

## Quick Facts

**+ 31.5%**

**+ 22.8%**

**+ 6.7%**

Price Range With the Strongest Sales:

**\$300,001 and Above**

Bedroom Count With Strongest Sales:

**2 Bedrooms or Less**

Property Type With Strongest Sales:

**Single-Family**

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

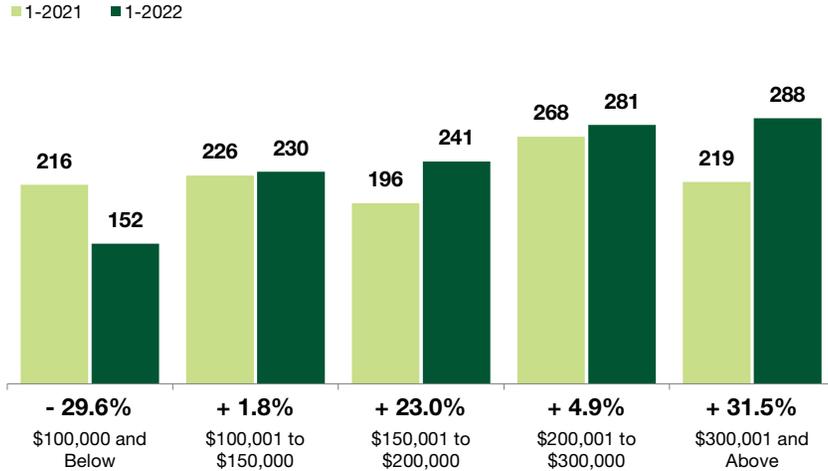


# Closed Sales

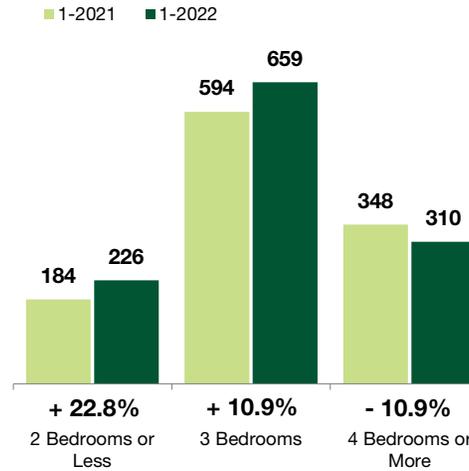
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



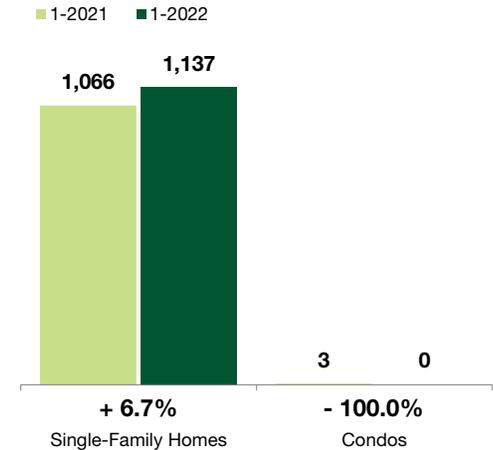
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2021	1-2022	Change
\$100,000 and Below	216	152	- 29.6%
\$100,001 to \$150,000	226	230	+ 1.8%
\$150,001 to \$200,000	196	241	+ 23.0%
\$200,001 to \$300,000	268	281	+ 4.9%
\$300,001 and Above	219	288	+ 31.5%
<b>All Price Ranges</b>	<b>1,126</b>	<b>1,195</b>	<b>+ 6.1%</b>

### Single-Family Homes

1-2021	1-2022	Change
186	130	- 30.1%
209	207	- 1.0%
191	235	+ 23.0%
261	275	+ 5.4%
218	287	+ 31.7%
<b>1,066</b>	<b>1,137</b>	<b>+ 6.7%</b>

### Condos

1-2021	1-2022	Change
1	0	- 100.0%
1	0	- 100.0%
0	0	--
1	0	- 100.0%
0	0	--
<b>3</b>	<b>0</b>	<b>- 100.0%</b>

### By Bedroom Count

1-2021	1-2022	Change
184	226	+ 22.8%
594	659	+ 10.9%
348	310	- 10.9%
<b>1,126</b>	<b>1,195</b>	<b>+ 6.1%</b>

1-2021	1-2022	Change
147	189	+ 28.6%
574	638	+ 11.1%
345	310	- 10.1%
<b>1,066</b>	<b>1,137</b>	<b>+ 6.7%</b>

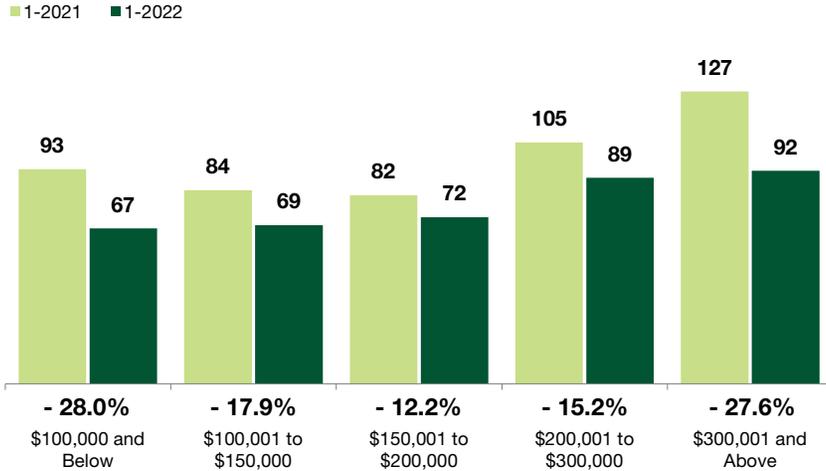
1-2021	1-2022	Change
2	0	- 100.0%
1	0	- 100.0%
0	0	--
<b>3</b>	<b>0</b>	<b>- 100.0%</b>

# Days on Market Until Sale

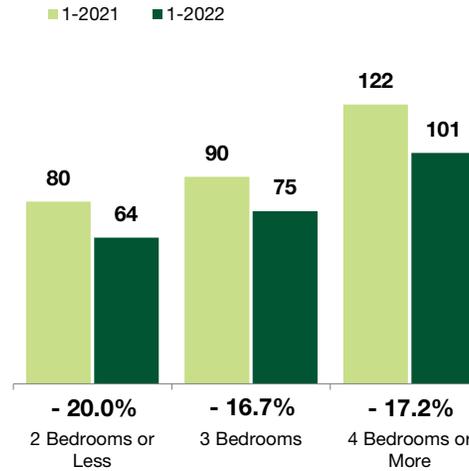
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



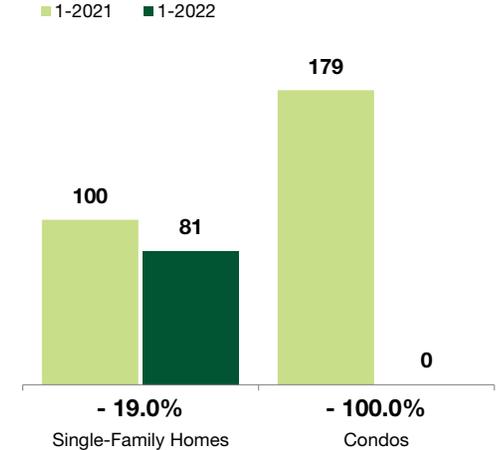
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2021	1-2022	Change
\$100,000 and Below	93	67	- 28.0%
\$100,001 to \$150,000	84	69	- 17.9%
\$150,001 to \$200,000	82	72	- 12.2%
\$200,001 to \$300,000	105	89	- 15.2%
\$300,001 and Above	127	92	- 27.6%
<b>All Price Ranges</b>	<b>98</b>	<b>80</b>	<b>- 18.4%</b>

### Single-Family Homes

1-2021	1-2022	Change
98	71	- 27.6%
86	71	- 17.4%
81	72	- 11.1%
106	90	- 15.1%
127	93	- 26.8%
<b>100</b>	<b>81</b>	<b>- 19.0%</b>

### Condos

1-2021	1-2022	Change
67	0	- 100.0%
0	0	--
402	0	- 100.0%
0	0	--
0	0	--
<b>179</b>	<b>0</b>	<b>- 100.0%</b>

## By Bedroom Count

1-2021	1-2022	Change
80	64	- 20.0%
90	75	- 16.7%
122	101	- 17.2%
<b>98</b>	<b>80</b>	<b>- 18.4%</b>

1-2021	1-2022	Change
84	67	- 20.2%
91	76	- 16.5%
123	101	- 17.9%
<b>100</b>	<b>81</b>	<b>- 19.0%</b>

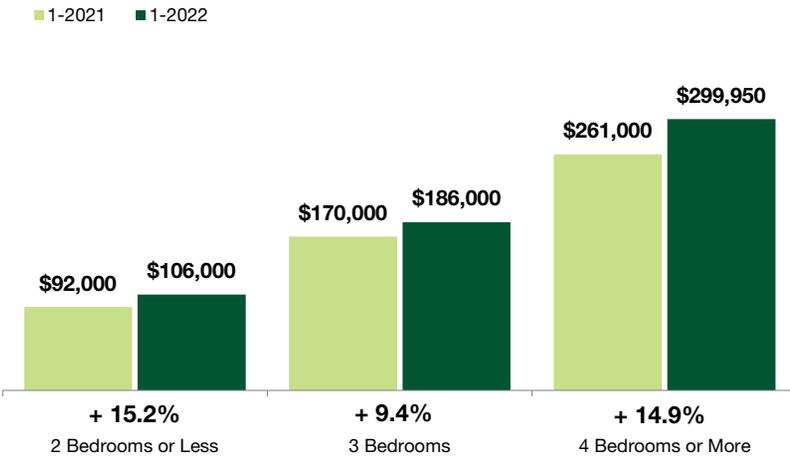
1-2021	1-2022	Change
67	0	- 100.0%
402	0	- 100.0%
0	0	--
<b>179</b>	<b>0</b>	<b>- 100.0%</b>

# Median Sales Price

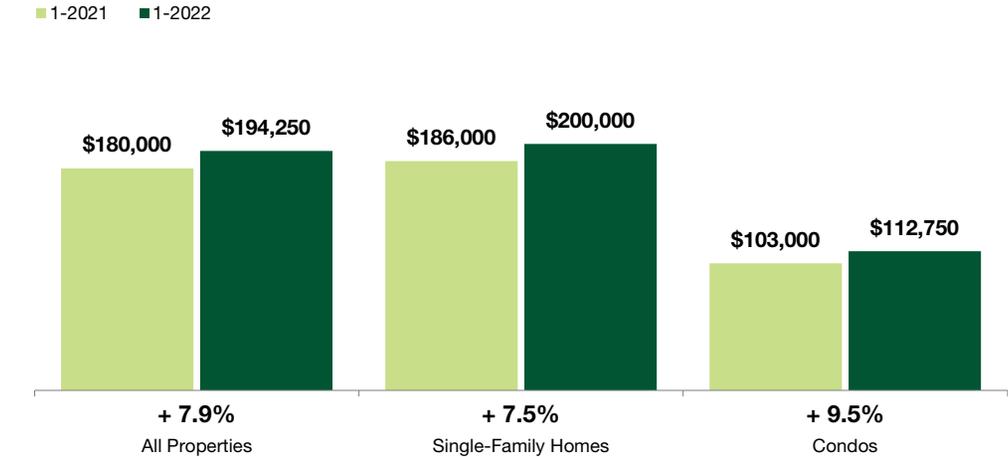
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	1-2021	1-2022	Change
2 Bedrooms or Less	\$92,000	\$106,000	+ 15.2%
3 Bedrooms	\$170,000	\$186,000	+ 9.4%
4 Bedrooms or More	\$261,000	\$299,950	+ 14.9%
<b>All Bedroom Counts</b>	<b>\$180,000</b>	<b>\$194,250</b>	<b>+ 7.9%</b>

### Single-Family Homes

1-2021	1-2022	Change	1-2021	1-2022	Change
\$92,000	\$110,000	+ 19.6%	\$91,000	\$100,000	+ 9.9%
\$170,000	\$188,000	+ 10.6%	\$141,560	\$160,000	+ 13.0%
\$261,950	\$299,950	+ 14.5%	\$165,000	\$0	- 100.0%
<b>\$186,000</b>	<b>\$200,000</b>	<b>+ 7.5%</b>	<b>\$103,000</b>	<b>\$112,750</b>	<b>+ 9.5%</b>

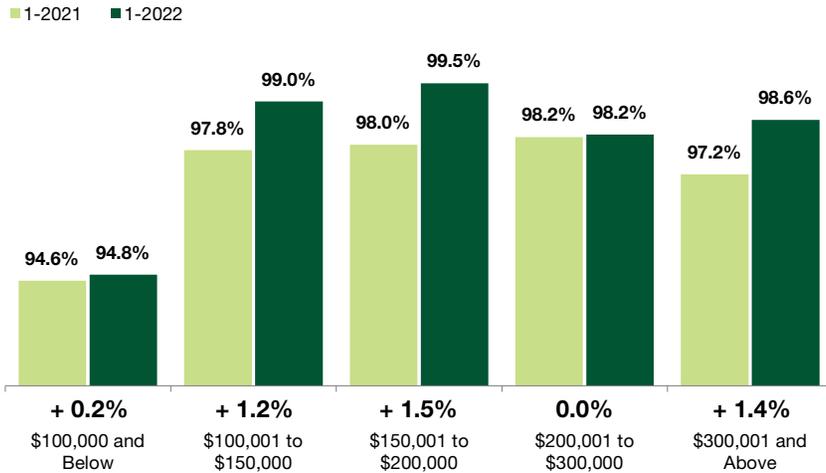
### Condos

# Percent of List Price Received

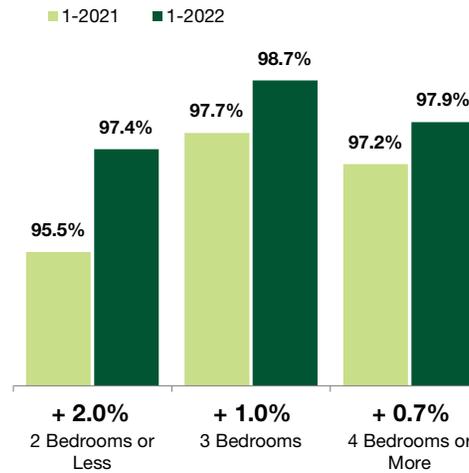
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



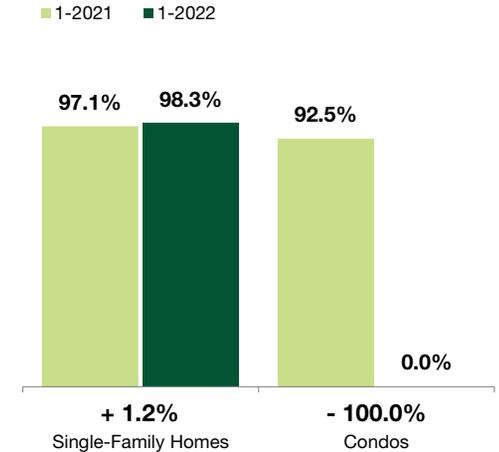
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2021	1-2022	Change
\$100,000 and Below	94.6%	94.8%	+ 0.2%
\$100,001 to \$150,000	97.8%	99.0%	+ 1.2%
\$150,001 to \$200,000	98.0%	99.5%	+ 1.5%
\$200,001 to \$300,000	98.2%	98.2%	0.0%
\$300,001 and Above	97.2%	98.6%	+ 1.4%
<b>All Price Ranges</b>	<b>97.2%</b>	<b>98.3%</b>	<b>+ 1.1%</b>

### Single-Family Homes

1-2021	1-2022	Change
94.0%	94.1%	+ 0.1%
97.7%	99.1%	+ 1.4%
98.1%	99.5%	+ 1.4%
98.2%	98.2%	0.0%
97.2%	98.6%	+ 1.4%
<b>97.1%</b>	<b>98.3%</b>	<b>+ 1.2%</b>

### Condos

1-2021	1-2022	Change
95.0%	0.0%	- 100.0%
0.0%	0.0%	--
87.3%	0.0%	- 100.0%
0.0%	0.0%	--
0.0%	0.0%	--
<b>92.5%</b>	<b>0.0%</b>	<b>- 100.0%</b>

## By Bedroom Count

1-2021	1-2022	Change
95.5%	97.4%	+ 2.0%
97.7%	98.7%	+ 1.0%
97.2%	97.9%	+ 0.7%
<b>97.2%</b>	<b>98.3%</b>	<b>+ 1.1%</b>

1-2021	1-2022	Change
94.7%	97.1%	+ 2.5%
97.7%	98.8%	+ 1.1%
97.2%	97.9%	+ 0.7%
<b>97.1%</b>	<b>98.3%</b>	<b>+ 1.2%</b>

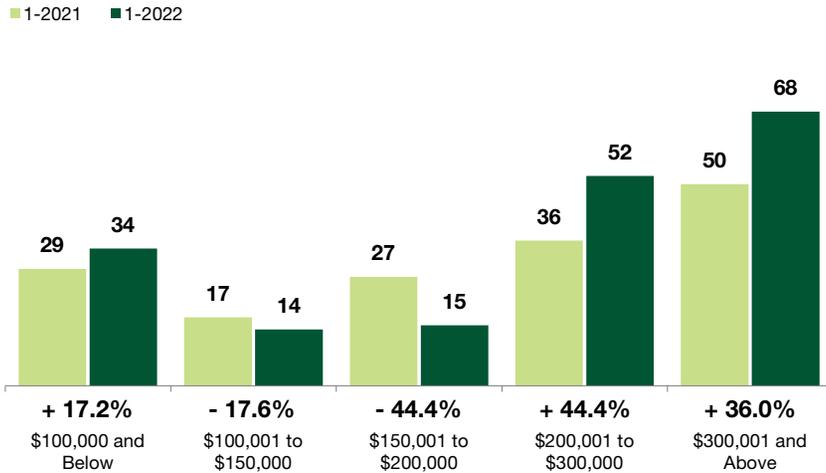
1-2021	1-2022	Change
95.0%	0.0%	- 100.0%
87.3%	0.0%	- 100.0%
0.0%	0.0%	--
<b>92.5%</b>	<b>0.0%</b>	<b>- 100.0%</b>

# Inventory of Homes for Sale

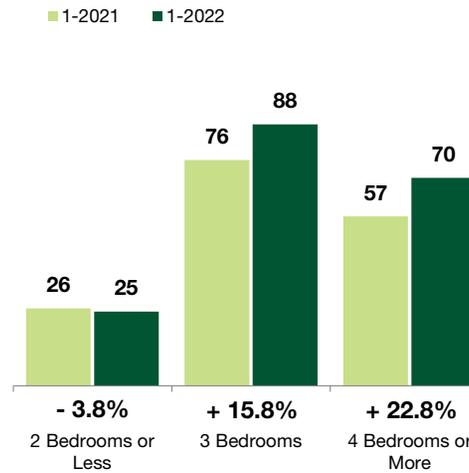
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



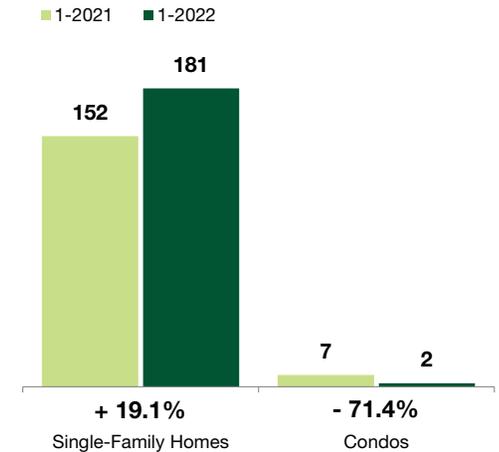
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2021	1-2022	Change
\$100,000 and Below	29	34	+ 17.2%
\$100,001 to \$150,000	17	14	- 17.6%
\$150,001 to \$200,000	27	15	- 44.4%
\$200,001 to \$300,000	36	52	+ 44.4%
\$300,001 and Above	50	68	+ 36.0%
<b>All Price Ranges</b>	<b>159</b>	<b>183</b>	<b>+ 15.1%</b>

### Single-Family Homes

1-2021	1-2022	Change
26	34	+ 30.8%
14	14	0.0%
27	15	- 44.4%
35	51	+ 45.7%
50	67	+ 34.0%
<b>152</b>	<b>181</b>	<b>+ 19.1%</b>

### Condos

1-2021	1-2022	Change
3	0	- 100.0%
3	0	- 100.0%
0	0	--
1	1	0.0%
0	1	--
<b>7</b>	<b>2</b>	<b>- 71.4%</b>

### By Bedroom Count

1-2021	1-2022	Change
26	25	- 3.8%
76	88	+ 15.8%
57	70	+ 22.8%
<b>159</b>	<b>183</b>	<b>+ 15.1%</b>

1-2021	1-2022	Change
20	25	+ 25.0%
75	86	+ 14.7%
57	70	+ 22.8%
<b>152</b>	<b>181</b>	<b>+ 19.1%</b>

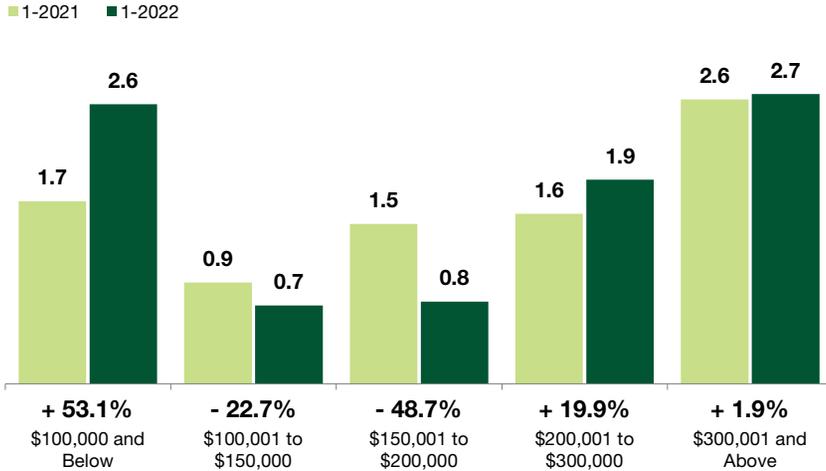
1-2021	1-2022	Change
6	0	- 100.0%
1	2	+ 100.0%
0	0	--
<b>7</b>	<b>2</b>	<b>- 71.4%</b>

# Months Supply of Inventory

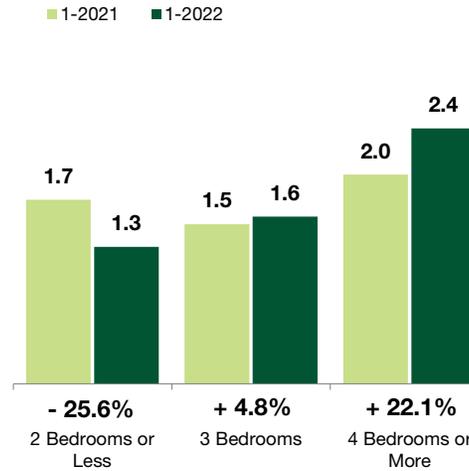
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



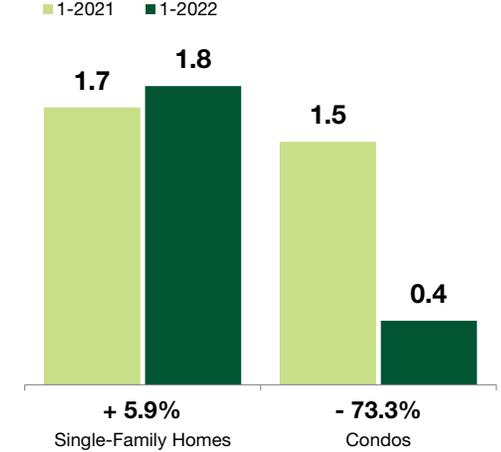
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2021	1-2022	Change
\$100,000 and Below	1.7	2.6	+ 53.1%
\$100,001 to \$150,000	0.9	0.7	- 22.7%
\$150,001 to \$200,000	1.5	0.8	- 48.7%
\$200,001 to \$300,000	1.6	1.9	+ 19.9%
\$300,001 and Above	2.6	2.7	+ 1.9%
<b>All Price Ranges</b>	<b>1.7</b>	<b>1.7</b>	<b>0.0%</b>

### Single-Family Homes

1-2021	1-2022	Change
1.8	3.0	+ 70.2%
0.8	0.8	- 1.9%
1.5	0.8	- 48.8%
1.6	1.9	+ 21.2%
2.7	2.7	+ 0.3%
<b>1.7</b>	<b>1.8</b>	<b>+ 5.9%</b>

### Condos

1-2021	1-2022	Change
1.1	--	--
1.8	0.0	- 100.0%
0.0	--	--
0.7	0.7	0.0%
--	1.0	0.0%
<b>1.5</b>	<b>0.4</b>	<b>- 73.3%</b>

## By Bedroom Count

1-2021	1-2022	Change
1.7	1.3	- 25.6%
1.5	1.6	+ 4.8%
2.0	2.4	+ 22.1%
<b>1.7</b>	<b>1.7</b>	<b>0.0%</b>

1-2021	1-2022	Change
1.7	1.5	- 7.5%
1.5	1.6	+ 4.4%
2.0	2.4	+ 21.0%
<b>1.7</b>	<b>1.8</b>	<b>+ 5.9%</b>

1-2021	1-2022	Change
1.7	--	0.0%
0.6	1.0	+ 66.7%
--	--	--
<b>1.5</b>	<b>0.4</b>	<b>- 73.3%</b>