

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2022

With a shortage of existing homes for sale, many prospective buyers are turning to new construction for their next home purchase. But with rising construction costs, many buyers are finding they can't afford to purchase a new home. Nearly 7 out of 10 U.S. households can't afford a new median-priced home, according to data recently released by the National Association of Home Builders (NAHB), which found that 69% of U.S. households lack the income to qualify for a mortgage of \$412,506 using standard underwriting criteria. For the 12-month period spanning March 2021 through February 2022, Closed Sales in the Greenwood region were up 9.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 35.2 percent.

The overall Median Sales Price was up 7.7 percent to \$195,000. The property type with the largest price gain was the Condos segment, where prices increased 13.5 percent to \$118,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 65 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 13.2 percent. The property type that gained the most inventory was the Single Family segment, where it increased 17.1 percent. That amounts to 1.8 months supply for Single-Family homes and 0.4 months supply for Condos.

Quick Facts

+ 35.2%

+ 29.8%

+ 300.0%

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

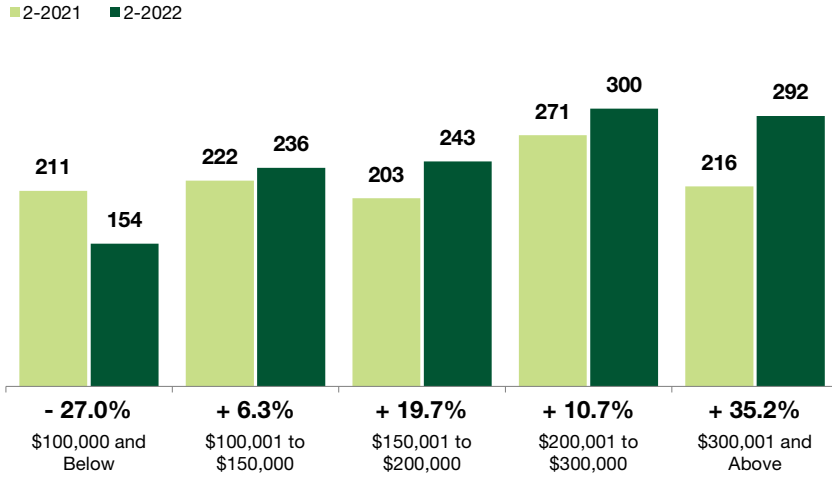


Closed Sales

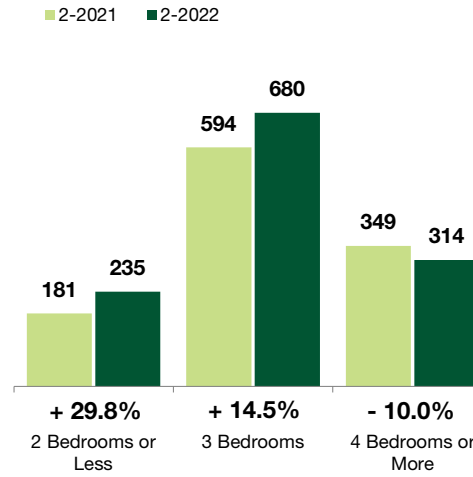
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



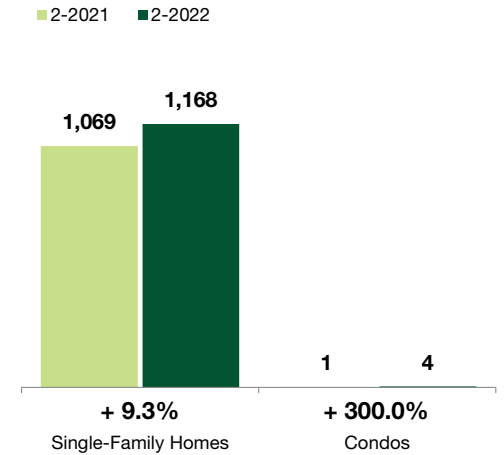
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range

	2-2021	2-2022	Change
\$100,000 and Below	211	154	- 27.0%
\$100,001 to \$150,000	222	236	+ 6.3%
\$150,001 to \$200,000	203	243	+ 19.7%
\$200,001 to \$300,000	271	300	+ 10.7%
\$300,001 and Above	216	292	+ 35.2%
All Price Ranges	1,124	1,229	+ 9.3%

Single-Family Homes

	2-2021	2-2022	Change
2 Bedrooms or Less	184	235	+ 28.8%
3 Bedrooms	207	211	+ 1.9%
4 Bedrooms or More	198	237	+ 19.7%
	264	294	+ 11.4%
	215	291	+ 35.3%
All Single-Family Homes	1,069	1,168	+ 9.3%

Condos

	2-2021	2-2022	Change
	0	1	--
	1	3	+ 200.0%
	0	0	--
	0	0	--
	0	0	--
All Condos	1	4	+ 300.0%

By Bedroom Count

	2-2021	2-2022	Change
2 Bedrooms or Less	181	235	+ 29.8%
3 Bedrooms	594	680	+ 14.5%
4 Bedrooms or More	349	314	- 10.0%
All Bedroom Counts	1,124	1,229	+ 9.3%

	2-2021	2-2022	Change
2 Bedrooms or Less	145	196	+ 35.2%
3 Bedrooms	578	658	+ 13.8%
4 Bedrooms or More	346	314	- 9.2%
All Single-Family Homes	1,069	1,168	+ 9.3%

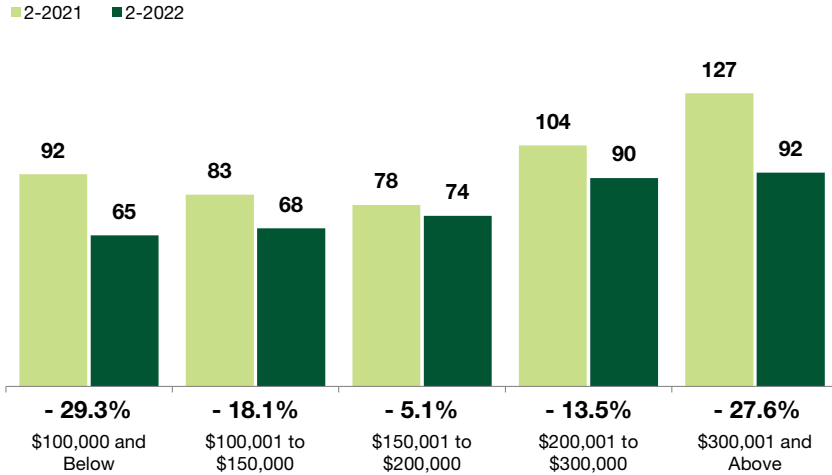
	2-2021	2-2022	Change
	1	3	+ 200.0%
	0	1	--
	0	0	--
All Condos	1	4	+ 300.0%

Days on Market Until Sale

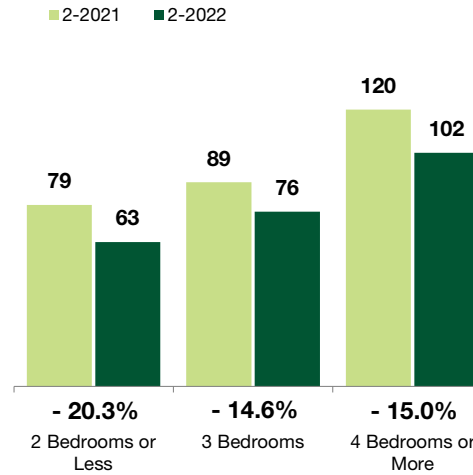
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



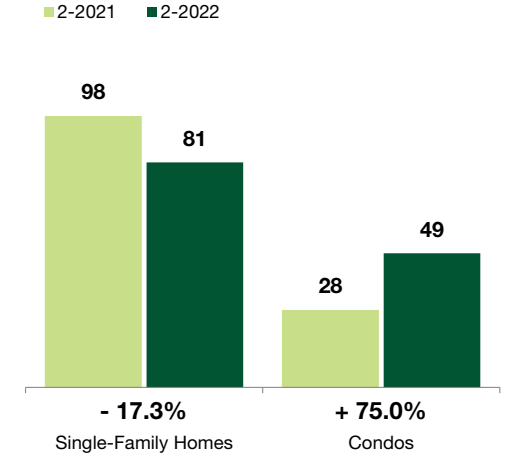
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2021	2-2022	Change
\$100,000 and Below	92	65	- 29.3%
\$100,001 to \$150,000	83	68	- 18.1%
\$150,001 to \$200,000	78	74	- 5.1%
\$200,001 to \$300,000	104	90	- 13.5%
\$300,001 and Above	127	92	- 27.6%
All Price Ranges	97	80	- 17.5%

Single-Family Homes

2-2021	2-2022	Change
95	68	- 28.4%
84	71	- 15.5%
77	74	- 3.9%
105	90	- 14.3%
127	92	- 27.6%
98	81	- 17.3%

Condos

2-2021	2-2022	Change
0	22	--
28	57	+ 103.6%
0	0	--
0	0	--
0	0	--
28	49	+ 75.0%

By Bedroom Count

2-2021	2-2022	Change
79	63	- 20.3%
89	76	- 14.6%
120	102	- 15.0%
97	80	- 17.5%

2-2021	2-2022	Change
82	66	- 19.5%
89	76	- 14.6%
121	102	- 15.7%
98	81	- 17.3%

Median Sales Price

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



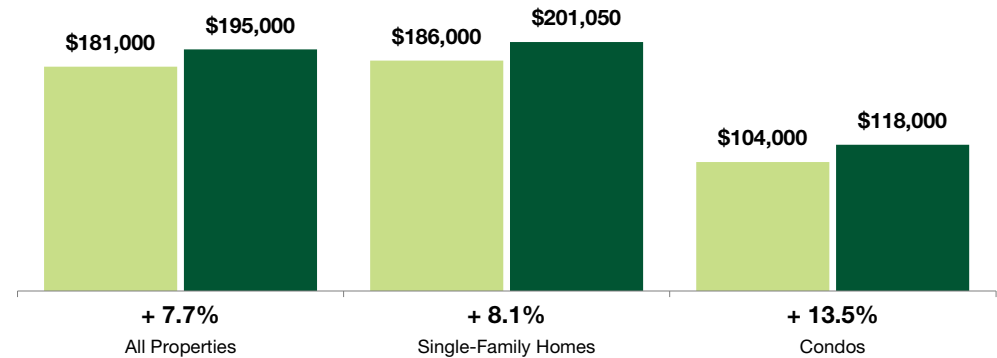
By Bedroom Count

■ 2-2021 ■ 2-2022



By Property Type

■ 2-2021 ■ 2-2022



All Properties

By Bedroom Count

	2-2021	2-2022	Change
2 Bedrooms or Less	\$92,000	\$109,000	+ 18.5%
3 Bedrooms	\$171,900	\$190,000	+ 10.5%
4 Bedrooms or More	\$260,000	\$295,000	+ 13.5%
All Bedroom Counts	\$181,000	\$195,000	+ 7.7%

Single-Family Homes

	2-2021	2-2022	Change	2-2021	2-2022	Change
	\$92,000	\$111,250	+ 20.9%	\$92,500	\$100,000	+ 8.1%
	\$170,975	\$190,000	+ 11.1%	\$196,500	\$157,500	- 19.8%
	\$260,000	\$295,000	+ 13.5%	\$165,000	\$0	- 100.0%
All Properties	\$186,000	\$201,050	+ 8.1%	\$104,000	\$118,000	+ 13.5%

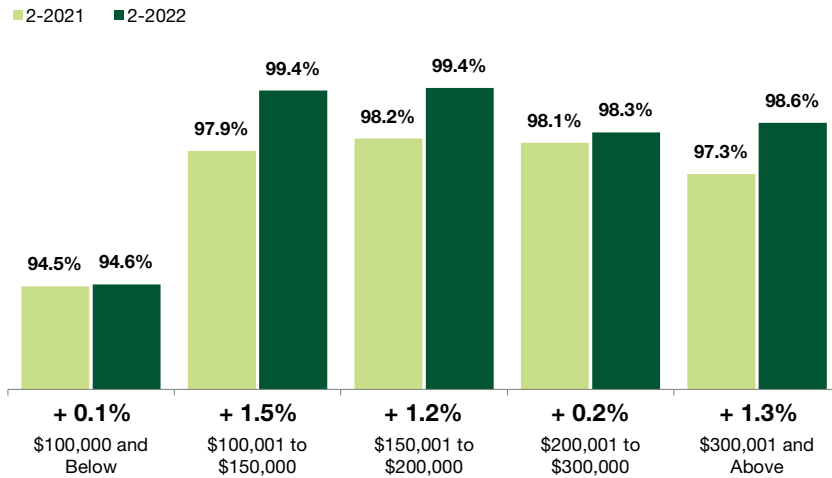
Condos

Percent of List Price Received

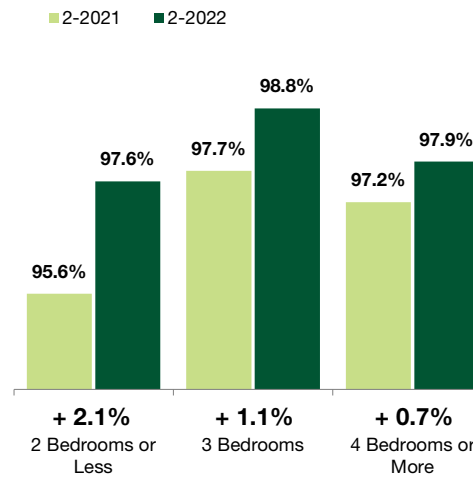
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



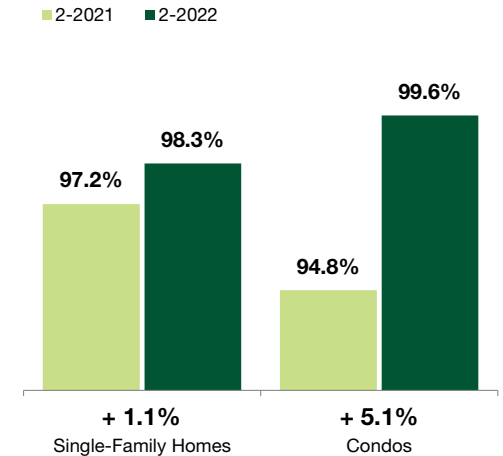
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2021	2-2022	Change
\$100,000 and Below	94.5%	94.6%	+ 0.1%
\$100,001 to \$150,000	97.9%	99.4%	+ 1.5%
\$150,001 to \$200,000	98.2%	99.4%	+ 1.2%
\$200,001 to \$300,000	98.1%	98.3%	+ 0.2%
\$300,001 and Above	97.3%	98.6%	+ 1.3%
All Price Ranges	97.2%	98.3%	+ 1.1%

Single-Family Homes

2-2021	2-2022	Change
94.0%	94.0%	0.0%
97.8%	99.4%	+ 1.6%
98.3%	99.5%	+ 1.2%
98.1%	98.4%	+ 0.3%
97.3%	98.6%	+ 1.3%
97.2%	98.3%	+ 1.1%

Condos

2-2021	2-2022	Change
0.0%	92.8%	--
94.8%	101.9%	+ 7.5%
0.0%	0.0%	--
0.0%	0.0%	--
0.0%	0.0%	--
94.8%	99.6%	+ 5.1%

By Bedroom Count

2-2021	2-2022	Change
95.6%	97.6%	+ 2.1%
97.7%	98.8%	+ 1.1%
97.2%	97.9%	+ 0.7%
97.2%	98.3%	+ 1.1%

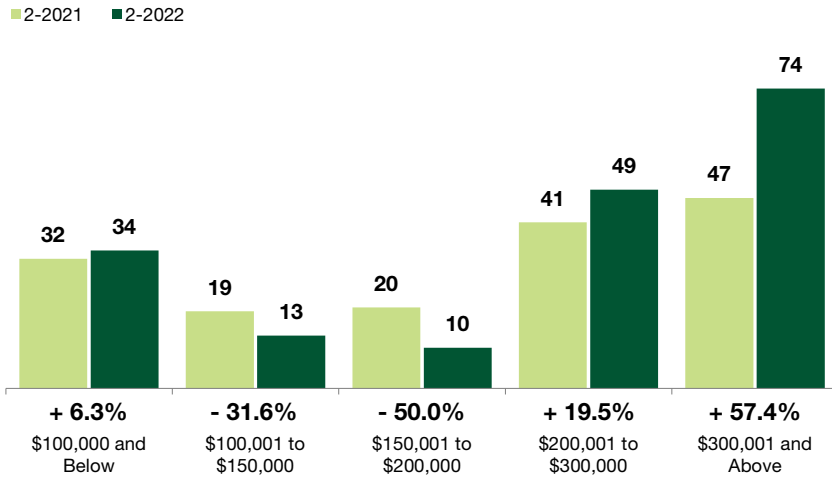
2-2021	2-2022	Change
94.9%	97.2%	+ 2.4%
97.7%	98.8%	+ 1.1%
97.2%	97.9%	+ 0.7%
97.2%	98.3%	+ 1.1%

Inventory of Homes for Sale

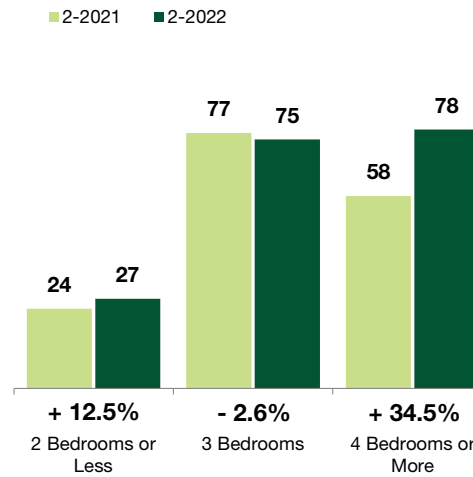
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



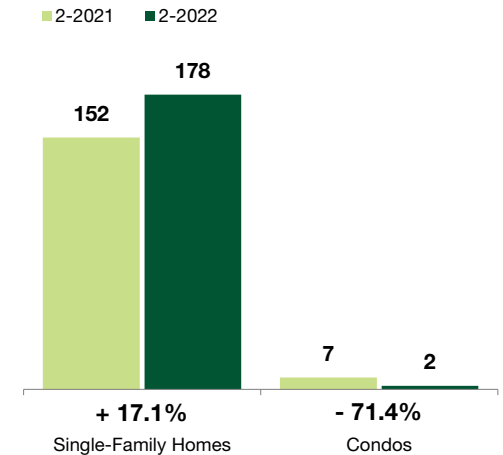
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2021	2-2022	Change
\$100,000 and Below	32	34	+ 6.3%
\$100,001 to \$150,000	19	13	- 31.6%
\$150,001 to \$200,000	20	10	- 50.0%
\$200,001 to \$300,000	41	49	+ 19.5%
\$300,001 and Above	47	74	+ 57.4%
All Price Ranges	159	180	+ 13.2%

Single-Family Homes

2-2021	2-2022	Change
28	33	+ 17.9%
17	13	- 23.5%
20	10	- 50.0%
40	48	+ 20.0%
47	74	+ 57.4%
152	178	+ 17.1%

Condos

2-2021	2-2022	Change
4	1	- 75.0%
2	0	- 100.0%
0	0	--
1	1	0.0%
0	0	--
7	2	- 71.4%

By Bedroom Count

2-2021	2-2022	Change
24	27	+ 12.5%
77	75	- 2.6%
58	78	+ 34.5%
159	180	+ 13.2%

2-2021	2-2022	Change
18	25	+ 38.9%
76	75	- 1.3%
58	78	+ 34.5%
152	178	+ 17.1%

2-2021	2-2022	Change
6	2	- 66.7%
1	0	- 100.0%
0	0	--
7	2	- 71.4%

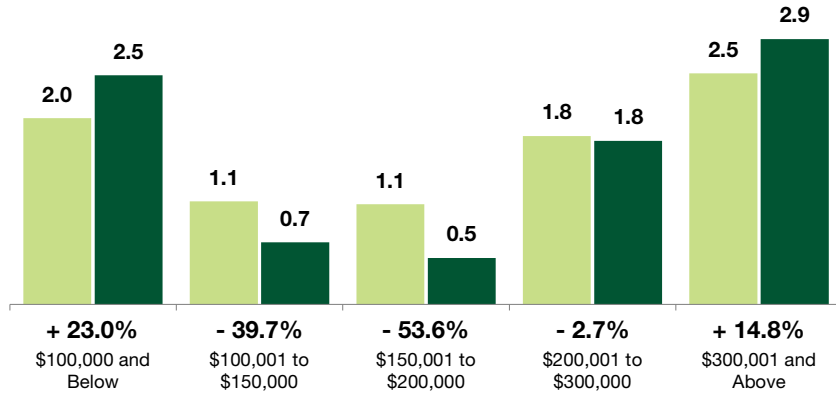
Months Supply of Inventory

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

■ 2-2021 ■ 2-2022



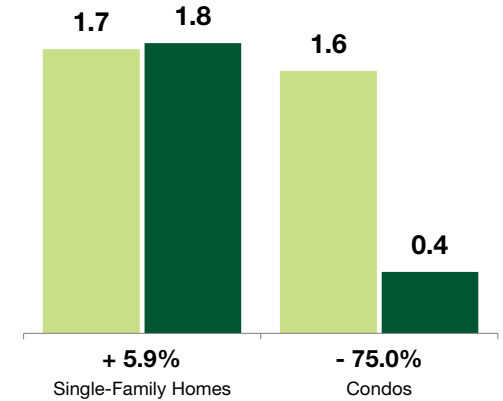
By Bedroom Count

■ 2-2021 ■ 2-2022



By Property Type

■ 2-2021 ■ 2-2022



All Properties

By Price Range	2-2021	2-2022	Change
\$100,000 and Below	2.0	2.5	+ 23.0%
\$100,001 to \$150,000	1.1	0.7	- 39.7%
\$150,001 to \$200,000	1.1	0.5	- 53.6%
\$200,001 to \$300,000	1.8	1.8	- 2.7%
\$300,001 and Above	2.5	2.9	+ 14.8%
All Price Ranges	1.7	1.7	0.0%

Single-Family Homes

2-2021	2-2022	Change
2.0	2.8	+ 38.6%
1.1	0.8	- 29.1%
1.1	0.5	- 53.9%
1.8	1.8	- 2.5%
2.5	2.9	+ 14.6%
1.7	1.8	+ 5.9%

Condos

2-2021	2-2022	Change
1.5	0.4	- 73.3%
1.3	0.0	- 100.0%
0.0	--	--
0.7	0.8	+ 14.3%
--	0.0	--
1.6	0.4	- 75.0%

By Bedroom Count

2-2021	2-2022	Change
1.6	1.3	- 18.2%
1.6	1.3	- 16.2%
2.0	2.7	+ 32.2%
1.7	1.7	0.0%

2-2021	2-2022	Change
1.5	1.5	- 0.5%
1.6	1.4	- 14.8%
2.0	2.7	+ 31.4%
1.7	1.8	+ 5.9%