

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2022

The share of Americans planning to purchase a home in the next year is falling, according to NAHB's Housing Trends Report, with only 13% of adults intending to purchase a home in the next 12 months, the lowest level since mid-2020. Declining affordability and low inventory have made it difficult for many buyers to compete in the current market, as rising inflation, surging interest rates, and record high sales prices have priced an increasing number of prospective buyers out of the market. For the 12-month period spanning May 2021 through April 2022, Closed Sales in the Greenwood region were up 12.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 35.5 percent.

The overall Median Sales Price was up 6.9 percent to \$201,500. The property type with the largest price gain was the Condos segment, where prices increased 21.1 percent to \$125,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 62 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 88 days.

Market-wide, inventory levels were up 19.9 percent. The property type that gained the most inventory was the Single Family segment, where it increased 22.4 percent. That amounts to 1.8 months supply for Single-Family homes and 0.2 months supply for Condos.

Quick Facts

+ 35.5%

+ 36.0%

+ 12.9%

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	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

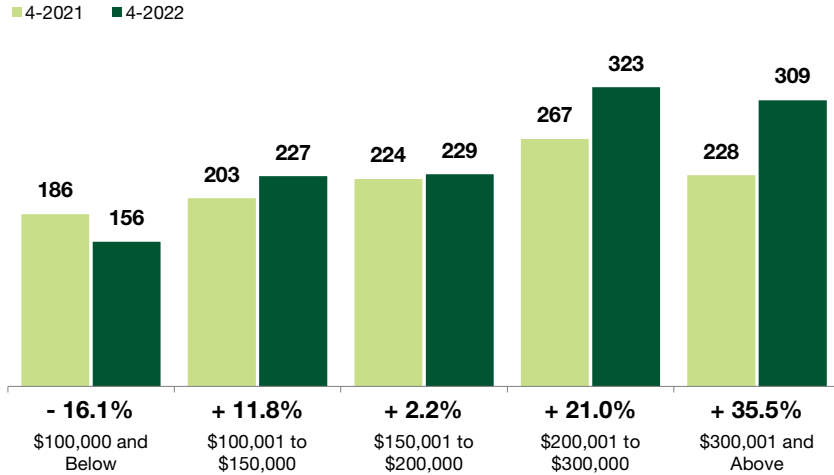


Closed Sales

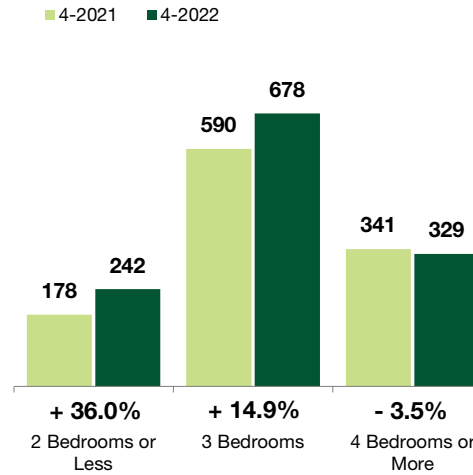
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



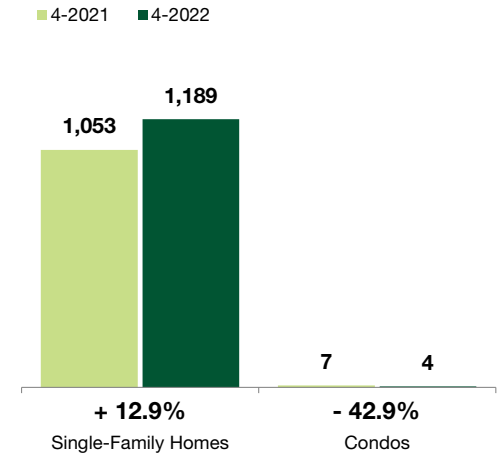
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	186	156	- 16.1%
\$100,001 to \$150,000	203	227	+ 11.8%
\$150,001 to \$200,000	224	229	+ 2.2%
\$200,001 to \$300,000	267	323	+ 21.0%
\$300,001 and Above	228	309	+ 35.5%
All Price Ranges	1,109	1,249	+ 12.6%

Single-Family Homes

4-2021	4-2022	Change
159	136	- 14.5%
188	201	+ 6.9%
217	222	+ 2.3%
261	317	+ 21.5%
227	308	+ 35.7%
1,053	1,189	+ 12.9%

Condos

4-2021	4-2022	Change
3	0	- 100.0%
3	3	0.0%
1	1	0.0%
0	0	--
0	0	--
7	4	- 42.9%

By Bedroom Count

4-2021	4-2022	Change
178	242	+ 36.0%
590	678	+ 14.9%
341	329	- 3.5%
1,109	1,249	+ 12.6%

4-2021	4-2022	Change
142	203	+ 43.0%
572	657	+ 14.9%
339	329	- 2.9%
1,053	1,189	+ 12.9%

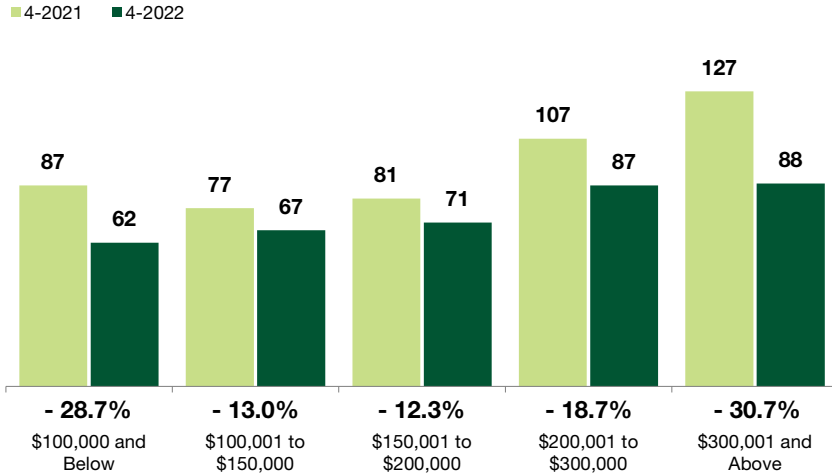
4-2021	4-2022	Change
6	4	- 33.3%
1	0	- 100.0%
0	0	--
7	4	- 42.9%

Days on Market Until Sale

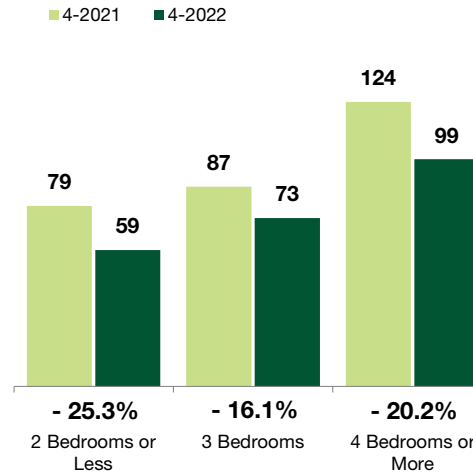
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



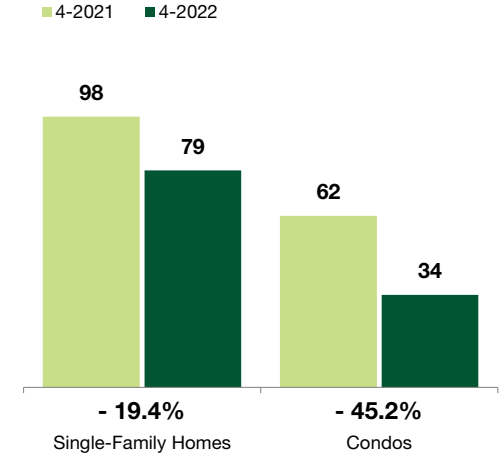
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	87	62	- 28.7%
\$100,001 to \$150,000	77	67	- 13.0%
\$150,001 to \$200,000	81	71	- 12.3%
\$200,001 to \$300,000	107	87	- 18.7%
\$300,001 and Above	127	88	- 30.7%
All Price Ranges	97	77	- 20.6%

Single-Family Homes

4-2021	4-2022	Change
90	65	- 27.8%
78	70	- 10.3%
80	71	- 11.3%
108	87	- 19.4%
128	88	- 31.3%
98	79	- 19.4%

Condos

4-2021	4-2022	Change
74	0	- 100.0%
45	37	- 17.8%
80	23	- 71.3%
0	0	--
0	0	--
62	34	- 45.2%

By Bedroom Count

4-2021	4-2022	Change
79	59	- 25.3%
87	73	- 16.1%
124	99	- 20.2%
97	77	- 20.6%

4-2021	4-2022	Change
82	62	- 24.4%
87	73	- 16.1%
124	99	- 20.2%
98	79	- 19.4%

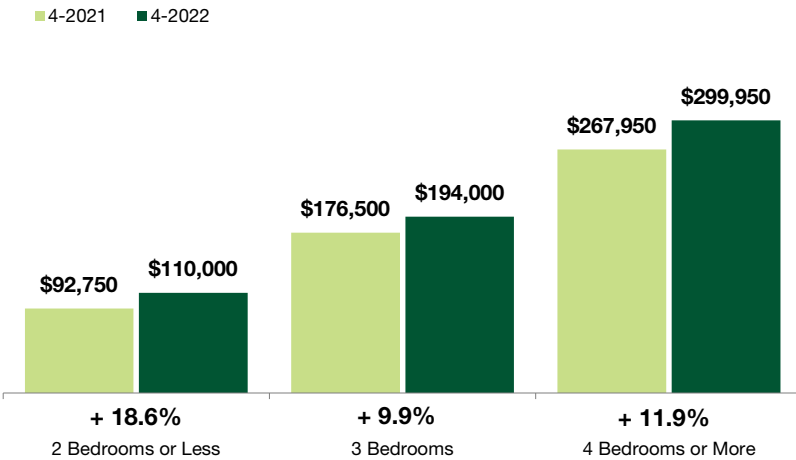
4-2021	4-2022	Change
59	34	- 42.4%
80	0	- 100.0%
0	0	--
62	34	- 45.2%

Median Sales Price

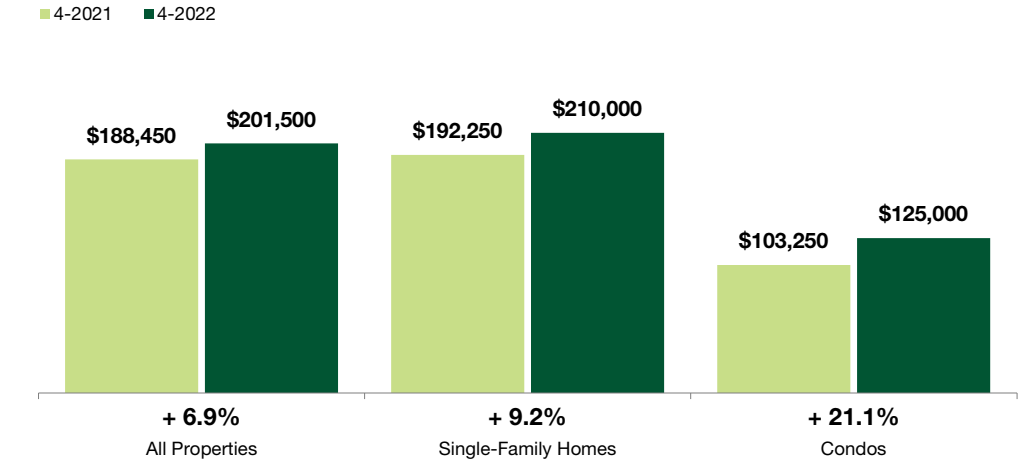
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	4-2021	4-2022	Change
2 Bedrooms or Less	\$92,750	\$110,000	+ 18.6%
3 Bedrooms	\$176,500	\$194,000	+ 9.9%
4 Bedrooms or More	\$267,950	\$299,950	+ 11.9%
All Bedroom Counts	\$188,450	\$201,500	+ 6.9%

Single-Family Homes

4-2021	4-2022	Change	4-2021	4-2022	Change
\$96,000	\$113,000	+ 17.7%	\$92,250	\$102,000	+ 10.6%
\$176,350	\$194,500	+ 10.3%	\$187,500	\$160,000	- 14.7%
\$267,950	\$299,950	+ 11.9%	\$260,500	\$0	- 100.0%
\$192,250	\$210,000	+ 9.2%	\$103,250	\$125,000	+ 21.1%

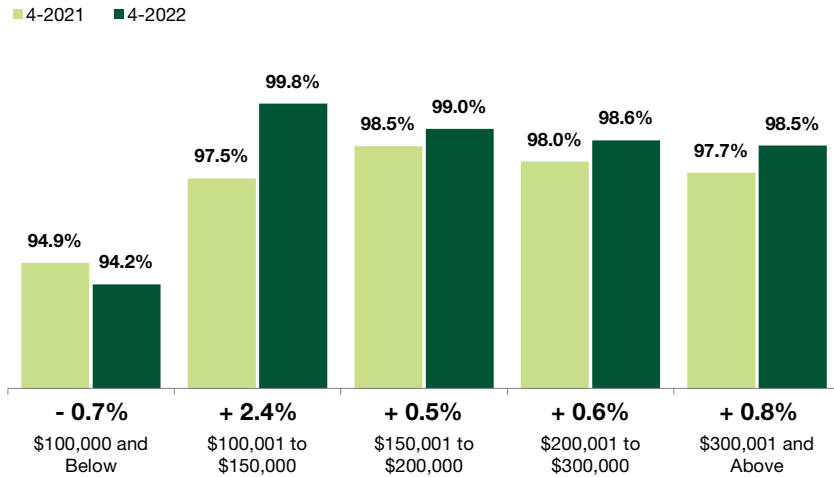
Condos

Percent of List Price Received

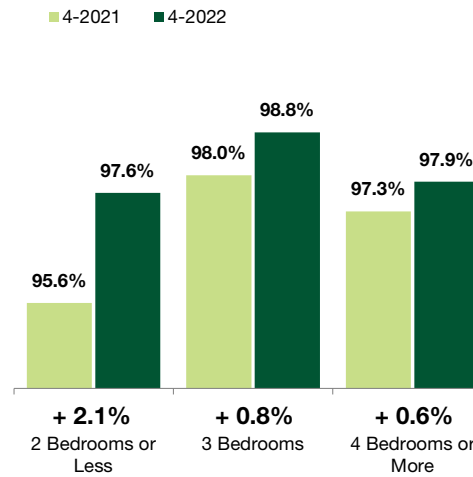
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



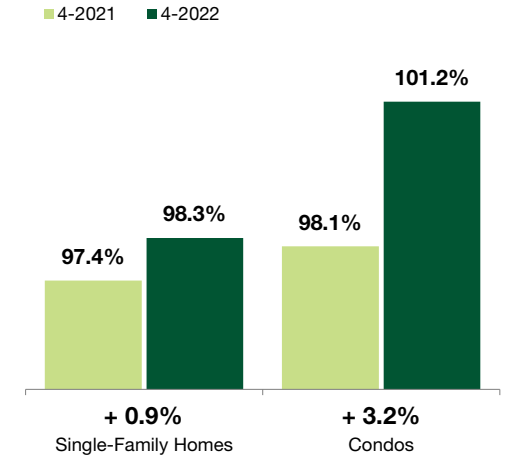
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	94.9%	94.2%	- 0.7%
\$100,001 to \$150,000	97.5%	99.8%	+ 2.4%
\$150,001 to \$200,000	98.5%	99.0%	+ 0.5%
\$200,001 to \$300,000	98.0%	98.6%	+ 0.6%
\$300,001 and Above	97.7%	98.5%	+ 0.8%
All Price Ranges	97.4%	98.3%	+ 0.9%

Single-Family Homes

4-2021	4-2022	Change
94.3%	93.6%	- 0.7%
97.3%	99.8%	+ 2.6%
98.6%	99.0%	+ 0.4%
98.0%	98.7%	+ 0.7%
97.7%	98.5%	+ 0.8%
97.4%	98.3%	+ 0.9%

Condos

4-2021	4-2022	Change
97.4%	0.0%	- 100.0%
99.7%	101.6%	+ 1.9%
95.5%	100.0%	+ 4.7%
0.0%	0.0%	--
0.0%	0.0%	--
98.1%	101.2%	+ 3.2%

By Bedroom Count

4-2021	4-2022	Change
95.6%	97.6%	+ 2.1%
98.0%	98.8%	+ 0.8%
97.3%	97.9%	+ 0.6%
97.4%	98.3%	+ 0.9%

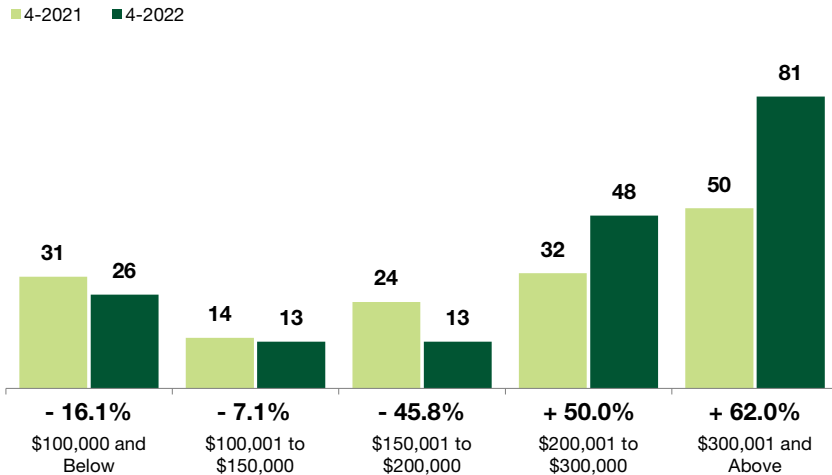
4-2021	4-2022	Change
94.9%	97.3%	+ 2.5%
98.0%	98.8%	+ 0.8%
97.3%	97.9%	+ 0.6%
97.4%	98.3%	+ 0.9%

Inventory of Homes for Sale

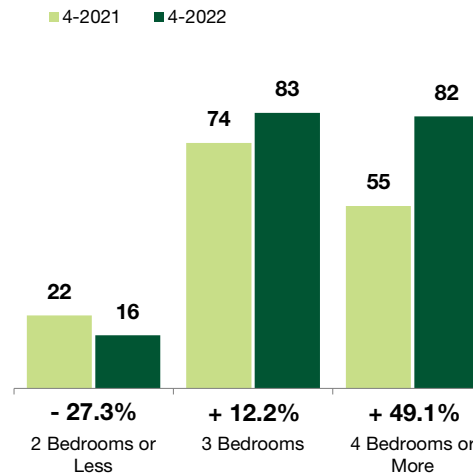
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



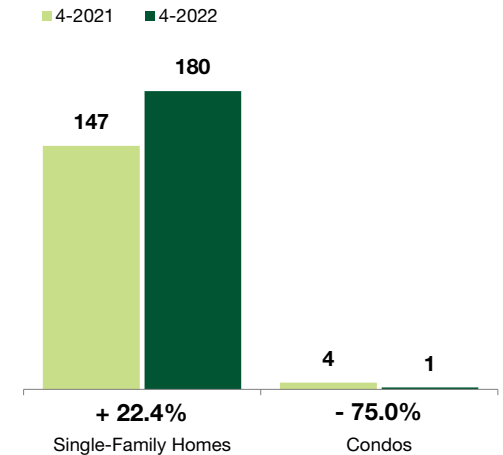
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	31	26	- 16.1%
\$100,001 to \$150,000	14	13	- 7.1%
\$150,001 to \$200,000	24	13	- 45.8%
\$200,001 to \$300,000	32	48	+ 50.0%
\$300,001 and Above	50	81	+ 62.0%
All Price Ranges	151	181	+ 19.9%

Single-Family Homes

4-2021	4-2022	Change
31	26	- 16.1%
12	13	+ 8.3%
22	13	- 40.9%
32	47	+ 46.9%
50	81	+ 62.0%
147	180	+ 22.4%

Condos

4-2021	4-2022	Change
0	0	--
2	0	- 100.0%
2	0	- 100.0%
0	1	--
0	0	--
4	1	- 75.0%

By Bedroom Count

By Bedroom Count	4-2021	4-2022	Change
2 Bedrooms or Less	22	16	- 27.3%
3 Bedrooms	74	83	+ 12.2%
4 Bedrooms or More	55	82	+ 49.1%
All Bedroom Counts	151	181	+ 19.9%

4-2021	4-2022	Change
21	16	- 23.8%
71	82	+ 15.5%
55	82	+ 49.1%
147	180	+ 22.4%

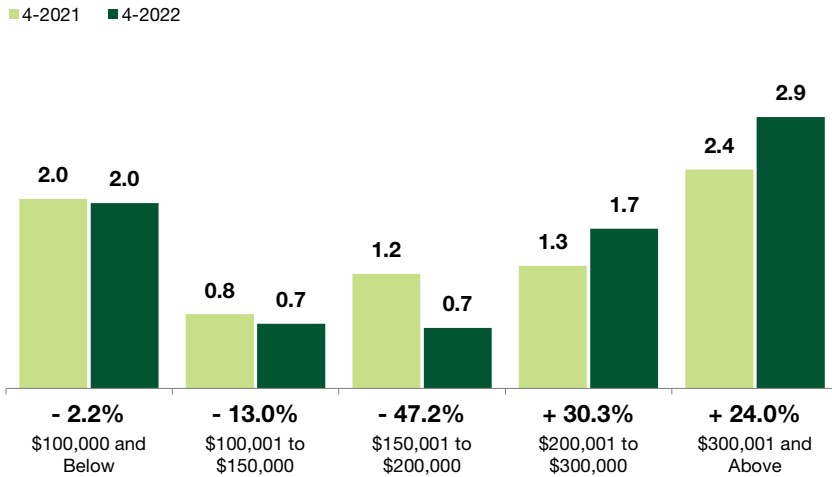
4-2021	4-2022	Change
1	0	- 100.0%
3	1	- 66.7%
0	0	--
4	1	- 75.0%

Months Supply of Inventory

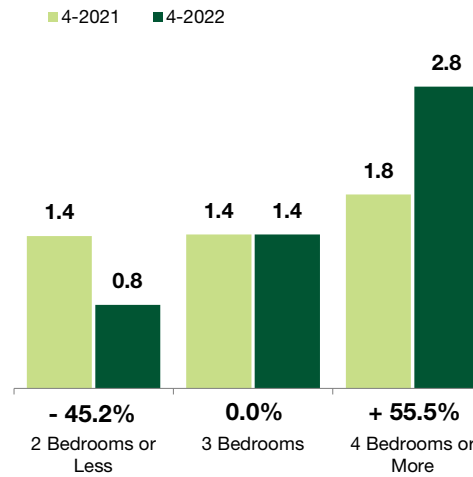
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



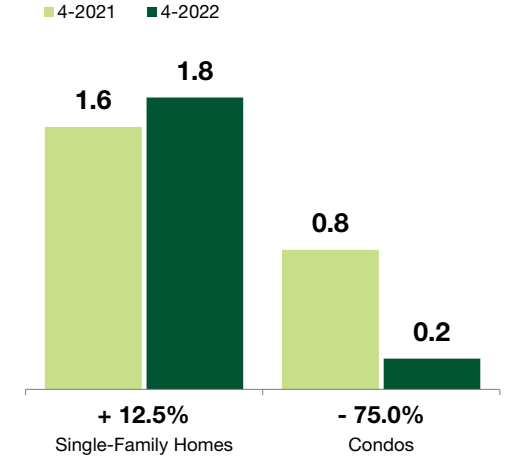
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2021	4-2022	Change
\$100,000 and Below	2.0	2.0	- 2.2%
\$100,001 to \$150,000	0.8	0.7	- 13.0%
\$150,001 to \$200,000	1.2	0.7	- 47.2%
\$200,001 to \$300,000	1.3	1.7	+ 30.3%
\$300,001 and Above	2.4	2.9	+ 24.0%
All Price Ranges	1.5	1.7	+ 13.3%

Single-Family Homes

4-2021	4-2022	Change
2.4	2.3	- 4.5%
0.7	0.8	+ 7.8%
1.2	0.7	- 42.2%
1.4	1.7	+ 27.5%
2.4	2.9	+ 23.8%
1.6	1.8	+ 12.5%

Condos

4-2021	4-2022	Change
--	--	--
1.1	0.0	- 100.0%
1.7	--	--
0.0	0.8	--
--	0.0	--
0.8	0.2	- 75.0%

By Bedroom Count

4-2021	4-2022	Change
1.4	0.8	- 45.2%
1.4	1.4	0.0%
1.8	2.8	+ 55.5%
1.5	1.7	+ 13.3%

4-2021	4-2022	Change
1.7	0.9	- 44.2%
1.4	1.5	+ 3.2%
1.8	2.8	+ 54.6%
1.6	1.8	+ 12.5%