

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2022

Record-high home prices and surging mortgage interest rates are taking their toll on America's homebuilders, with builder confidence falling for the sixth consecutive month in June and dropping to its lowest level in two years, according to the National Association of Home Builders (NAHB). Buyer traffic is down, and as construction costs increase and housing affordability declines, construction on new homes is slowing, reflecting concerns among builders about current and future sales of new single-family homes in the months ahead. For the 12-month period spanning July 2021 through June 2022, Closed Sales in the Greenwood region were up 7.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 27.3 percent.

The overall Median Sales Price was up 8.2 percent to \$207,500. The property type with the largest price gain was the Condos segment, where prices increased 19.3 percent to \$130,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 69 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 89 days.

Market-wide, inventory levels were up 8.8 percent. The property type that gained the most inventory was the Single Family segment, where it increased 10.2 percent. That amounts to 1.9 months supply for Single-Family homes and 0.6 months supply for Condos.

Quick Facts

+ 27.3%

+ 30.3%

+ 66.7%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

2 Bedrooms or Less

Property Type With Strongest Sales:

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

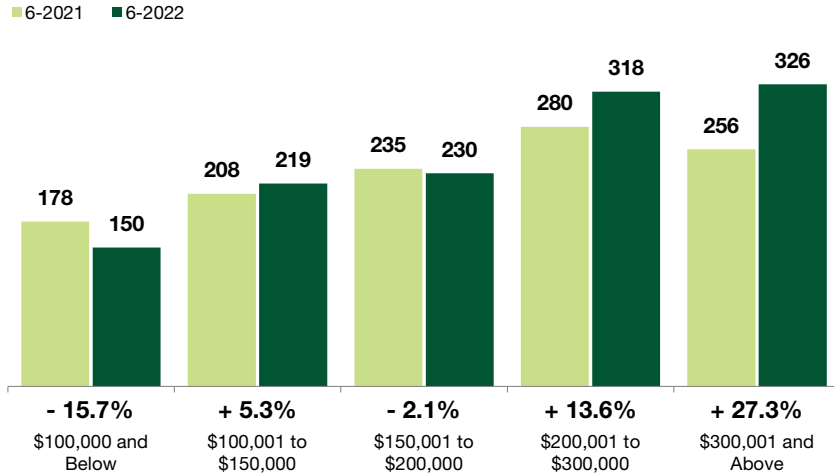


Closed Sales

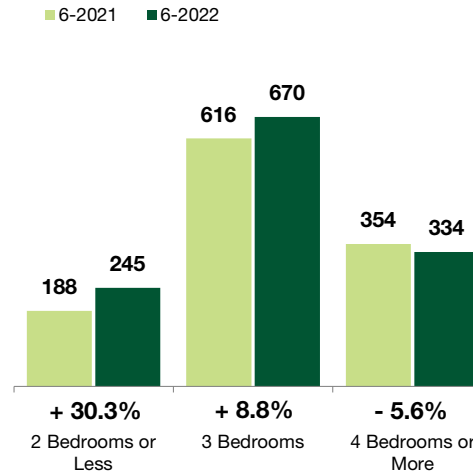
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



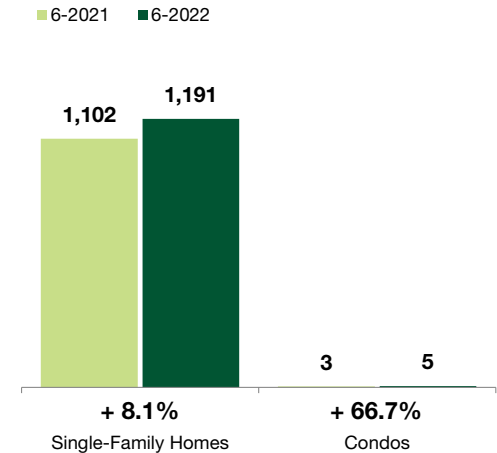
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2021	6-2022	Change
\$100,000 and Below	178	150	- 15.7%
\$100,001 to \$150,000	208	219	+ 5.3%
\$150,001 to \$200,000	235	230	- 2.1%
\$200,001 to \$300,000	280	318	+ 13.6%
\$300,001 and Above	256	326	+ 27.3%
All Price Ranges	1,158	1,249	+ 7.9%

Single-Family Homes

By Price Range	6-2021	6-2022	Change
\$100,000 and Below	154	133	- 13.6%
\$100,001 to \$150,000	189	193	+ 2.1%
\$150,001 to \$200,000	229	223	- 2.6%
\$200,001 to \$300,000	274	311	+ 13.5%
\$300,001 and Above	255	325	+ 27.5%
All Price Ranges	1,102	1,191	+ 8.1%

Condos

By Price Range	6-2021	6-2022	Change
\$100,000 and Below	0	1	--
\$100,001 to \$150,000	2	2	0.0%
\$150,001 to \$200,000	0	0	--
\$200,001 to \$300,000	1	2	+ 100.0%
\$300,001 and Above	0	0	--
All Price Ranges	3	5	+ 66.7%

By Bedroom Count

By Bedroom Count	6-2021	6-2022	Change
2 Bedrooms or Less	188	245	+ 30.3%
3 Bedrooms	616	670	+ 8.8%
4 Bedrooms or More	354	334	- 5.6%
All Bedroom Counts	1,158	1,249	+ 7.9%

By Bedroom Count	6-2021	6-2022	Change
2 Bedrooms or Less	151	207	+ 37.1%
3 Bedrooms	599	650	+ 8.5%
4 Bedrooms or More	352	334	- 5.1%
All Bedroom Counts	1,102	1,191	+ 8.1%

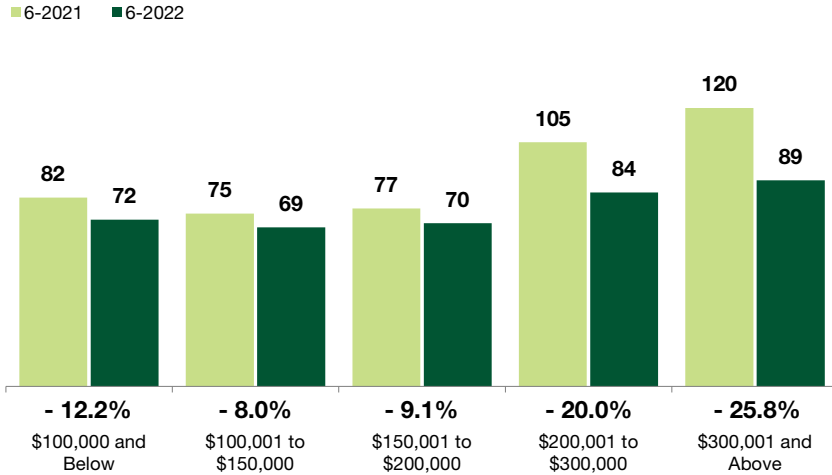
By Bedroom Count	6-2021	6-2022	Change
2 Bedrooms or Less	2	3	+ 50.0%
3 Bedrooms	1	2	+ 100.0%
4 Bedrooms or More	0	0	--
All Bedroom Counts	3	5	+ 66.7%

Days on Market Until Sale

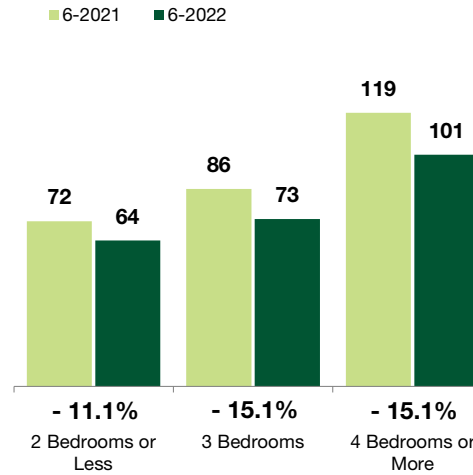
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



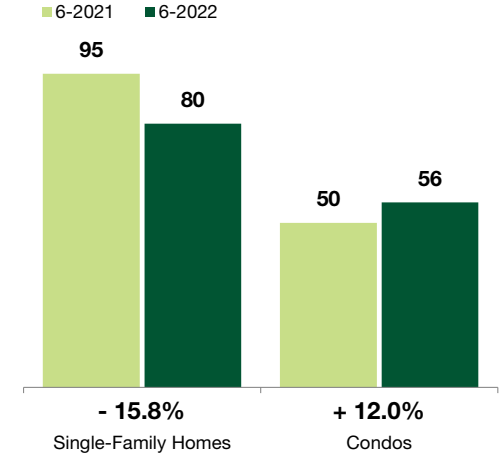
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2021	6-2022	Change
\$100,000 and Below	82	72	- 12.2%
\$100,001 to \$150,000	75	69	- 8.0%
\$150,001 to \$200,000	77	70	- 9.1%
\$200,001 to \$300,000	105	84	- 20.0%
\$300,001 and Above	120	89	- 25.8%
All Price Ranges	94	78	- 17.0%

Single-Family Homes

6-2021	6-2022	Change
84	75	- 10.7%
76	71	- 6.6%
75	70	- 6.7%
106	84	- 20.8%
121	89	- 26.4%
95	80	- 15.8%

Condos

6-2021	6-2022	Change
0	132	--
51	55	+ 7.8%
0	0	--
47	19	- 59.6%
0	0	--
50	56	+ 12.0%

By Bedroom Count

By Bedroom Count	6-2021	6-2022	Change
2 Bedrooms or Less	72	64	- 11.1%
3 Bedrooms	86	73	- 15.1%
4 Bedrooms or More	119	101	- 15.1%
All Bedroom Counts	94	78	- 17.0%

6-2021	6-2022	Change
74	66	- 10.8%
85	73	- 14.1%
119	101	- 15.1%
95	80	- 15.8%

6-2021	6-2022	Change
51	70	+ 37.3%
47	34	- 27.7%
0	0	--
50	56	+ 12.0%

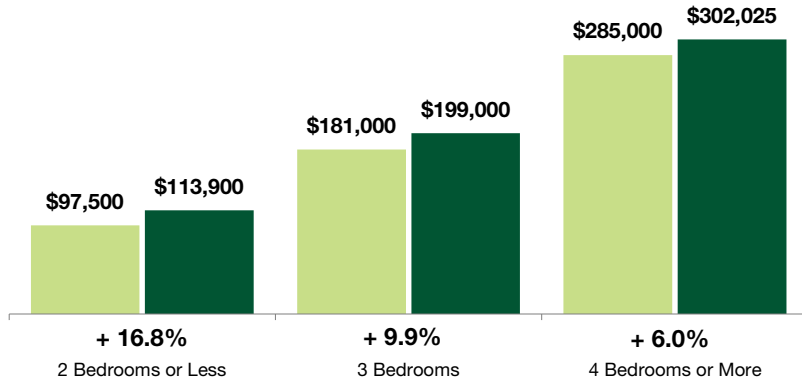
Median Sales Price

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



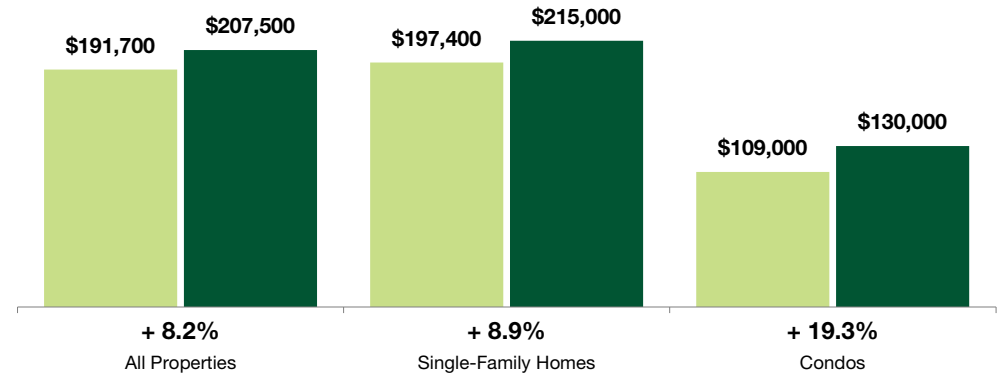
By Bedroom Count

6-2021 6-2022



By Property Type

6-2021 6-2022



All Properties

By Bedroom Count

	6-2021	6-2022	Change
2 Bedrooms or Less	\$97,500	\$113,900	+ 16.8%
3 Bedrooms	\$181,000	\$199,000	+ 9.9%
4 Bedrooms or More	\$285,000	\$302,025	+ 6.0%
All Bedroom Counts	\$191,700	\$207,500	+ 8.2%

Single-Family Homes

	6-2021	6-2022	Change	6-2021	6-2022	Change
2 Bedrooms or Less	\$97,500	\$114,900	+ 17.8%	\$97,500	\$105,250	+ 7.9%
3 Bedrooms	\$181,000	\$200,000	+ 10.5%	\$185,000	\$155,000	- 16.2%
4 Bedrooms or More	\$285,000	\$302,025	+ 6.0%	\$260,500	\$0	- 100.0%
All Bedroom Counts	\$197,400	\$215,000	+ 8.9%	\$109,000	\$130,000	+ 19.3%

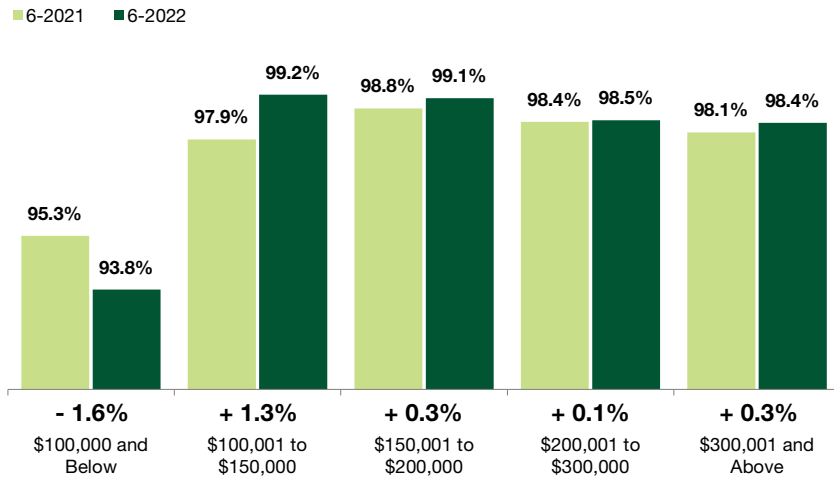
Condos

Percent of List Price Received

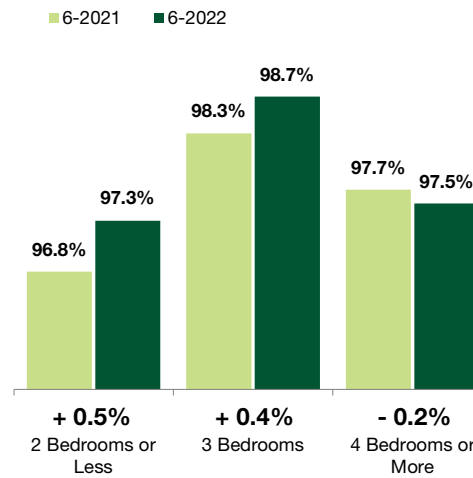
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



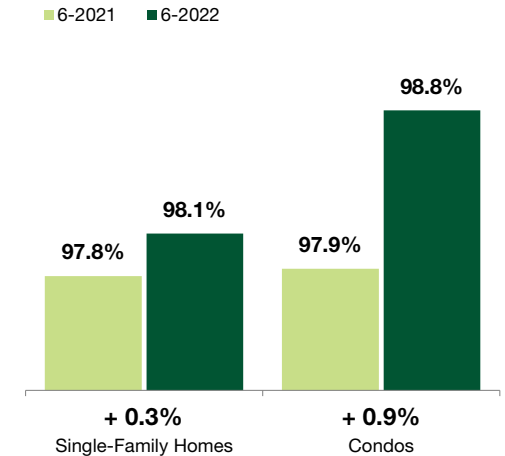
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2021	6-2022	Change
\$100,000 and Below	95.3%	93.8%	- 1.6%
\$100,001 to \$150,000	97.9%	99.2%	+ 1.3%
\$150,001 to \$200,000	98.8%	99.1%	+ 0.3%
\$200,001 to \$300,000	98.4%	98.5%	+ 0.1%
\$300,001 and Above	98.1%	98.4%	+ 0.3%
All Price Ranges	97.9%	98.1%	+ 0.2%

Single-Family Homes

6-2021	6-2022	Change
94.9%	93.1%	- 1.9%
97.7%	99.2%	+ 1.5%
98.9%	99.1%	+ 0.2%
98.4%	98.5%	+ 0.1%
98.1%	98.4%	+ 0.3%
97.8%	98.1%	+ 0.3%

Condos

6-2021	6-2022	Change
0.0%	100.0%	--
97.3%	96.9%	- 0.4%
0.0%	0.0%	--
99.1%	100.0%	+ 0.9%
0.0%	0.0%	--
97.9%	98.8%	+ 0.9%

By Bedroom Count

6-2021	6-2022	Change
96.8%	97.3%	+ 0.5%
98.3%	98.7%	+ 0.4%
97.7%	97.5%	- 0.2%
97.9%	98.1%	+ 0.2%

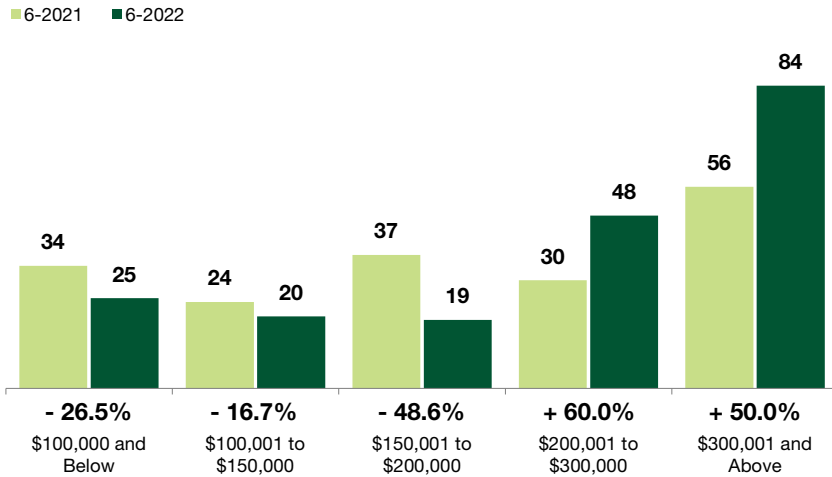
6-2021	6-2022	Change
96.4%	97.0%	+ 0.6%
98.3%	98.7%	+ 0.4%
97.7%	97.5%	- 0.2%
97.8%	98.1%	+ 0.3%

Inventory of Homes for Sale

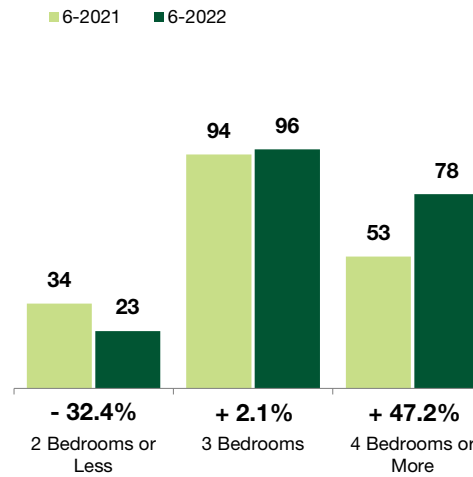
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



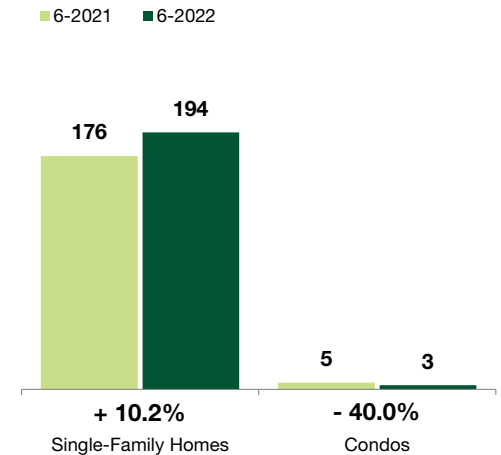
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2021	6-2022	Change
\$100,000 and Below	34	25	- 26.5%
\$100,001 to \$150,000	24	20	- 16.7%
\$150,001 to \$200,000	37	19	- 48.6%
\$200,001 to \$300,000	30	48	+ 60.0%
\$300,001 and Above	56	84	+ 50.0%
All Price Ranges	181	197	+ 8.8%

Single-Family Homes

6-2021	6-2022	Change
34	25	- 26.5%
21	18	- 14.3%
37	19	- 48.6%
28	47	+ 67.9%
56	84	+ 50.0%
176	194	+ 10.2%

Condos

6-2021	6-2022	Change
0	0	--
3	2	- 33.3%
0	0	--
2	1	- 50.0%
0	0	--
5	3	- 40.0%

By Bedroom Count

6-2021	6-2022	Change
34	23	- 32.4%
94	96	+ 2.1%
53	78	+ 47.2%
181	197	+ 8.8%

6-2021	6-2022	Change
33	21	- 36.4%
90	95	+ 5.6%
53	78	+ 47.2%
176	194	+ 10.2%

6-2021	6-2022	Change
1	2	+ 100.0%
4	1	- 75.0%
0	0	--
5	3	- 40.0%

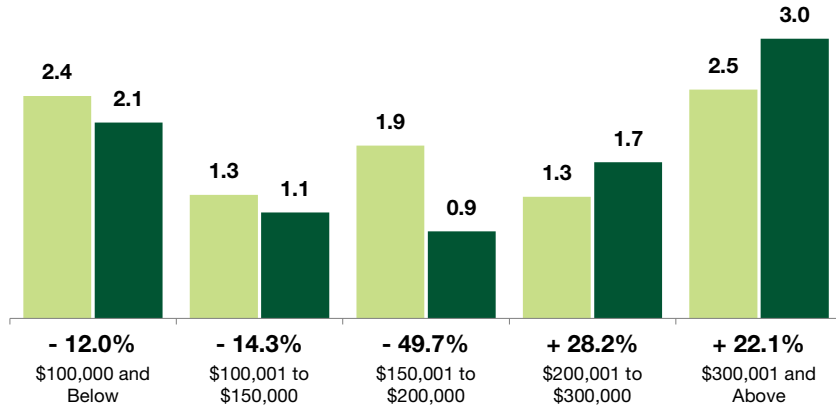
Months Supply of Inventory

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.**



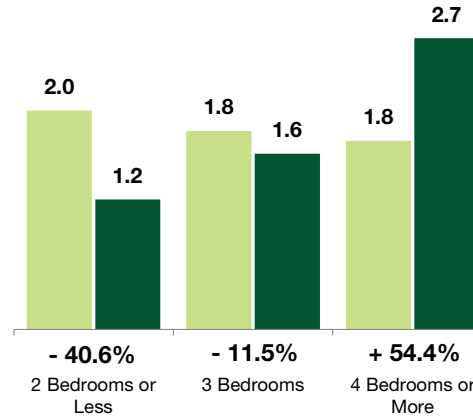
By Price Range

6-2021 6-2022



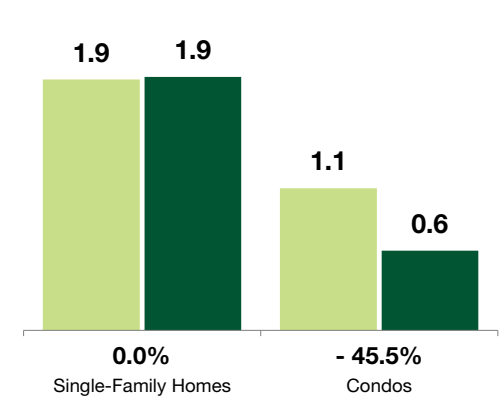
By Bedroom Count

6-2021 6-2022



By Property Type

6-2021 6-2022



All Properties

By Price Range

	6-2021	6-2022	Change
\$100,000 and Below	2.4	2.1	- 12.0%
\$100,001 to \$150,000	1.3	1.1	- 14.3%
\$150,001 to \$200,000	1.9	0.9	- 49.7%
\$200,001 to \$300,000	1.3	1.7	+ 28.2%
\$300,001 and Above	2.5	3.0	+ 22.1%
All Price Ranges	1.9	1.9	0.0%

Single-Family Homes

	6-2021	6-2022	Change
2 Bedrooms or Less	2.8	2.3	- 17.3%
3 Bedrooms	1.3	1.2	- 6.3%
4 Bedrooms or More	1.9	1.0	- 49.7%
	1.2	1.7	+ 36.8%
	2.5	3.0	+ 21.3%
All Single-Family Homes	1.9	1.9	0.0%

Condos

	6-2021	6-2022	Change
	--	--	--
	1.7	0.8	- 52.9%
	0.0	--	--
	2.0	0.6	- 70.0%
	--	0.0	--
All Condos	1.1	0.6	- 45.5%

By Bedroom Count

	6-2021	6-2022	Change
2 Bedrooms or Less	2.0	1.2	- 40.6%
3 Bedrooms	1.8	1.6	- 11.5%
4 Bedrooms or More	1.8	2.7	+ 54.4%
All Bedroom Counts	1.9	1.9	0.0%

	6-2021	6-2022	Change
2 Bedrooms or Less	2.4	1.3	- 45.9%
3 Bedrooms	1.8	1.7	- 8.1%
4 Bedrooms or More	1.8	2.7	+ 54.0%
All Single-Family Homes	1.9	1.9	0.0%

	6-2021	6-2022	Change
	0.3	0.7	+ 133.3%
	2.2	0.5	- 77.3%
	--	--	--
All Condos	1.1	0.6	- 45.5%