

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## August 2022

Builder sentiment slid into negative territory in August, as higher costs continue to impact buyers and builders alike. Buyer traffic has declined considerably this summer, with new home sales down 29.6% nationally compared to a year ago and falling to their lowest level since 2016, according to the U.S. Census Bureau. As sales slow and new home inventory piles up, builders are lowering prices to entice buyers, with about 1 in 5 builders cutting prices in August to boost sales and limit cancellations, according to the National Association of Home Builders. For the 12-month period spanning September 2021 through August 2022, Closed Sales in the Greenwood region were up 5.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 24.5 percent.

The overall Median Sales Price was up 11.7 percent to \$215,000. The property type with the largest price gain was the Condos segment, where prices increased 23.7 percent to \$135,450. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 68 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 90 days.

Market-wide, inventory levels were down 8.8 percent. The property type that gained the most inventory was the Condos segment, where it remained flat. That amounts to 2.2 months supply for Single-Family homes and 0.8 months supply for Condos.

## Quick Facts

**+ 24.5%**

**+ 15.3%**

**+ 5.8%**

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**

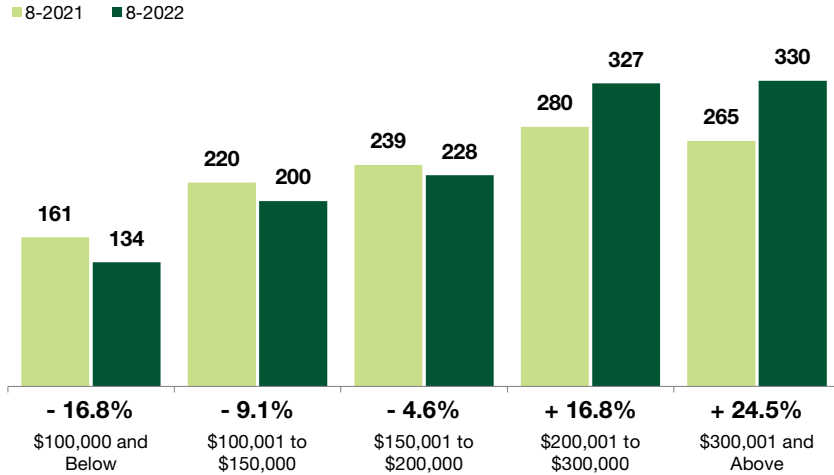
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

# Closed Sales

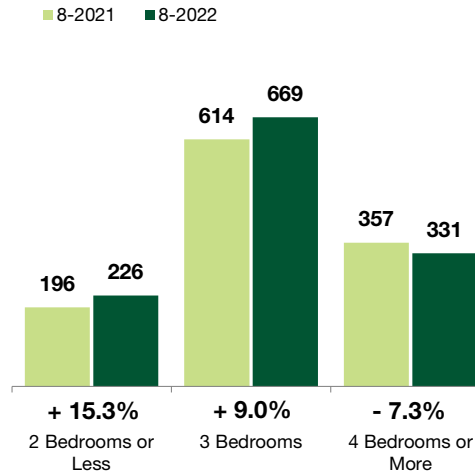
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



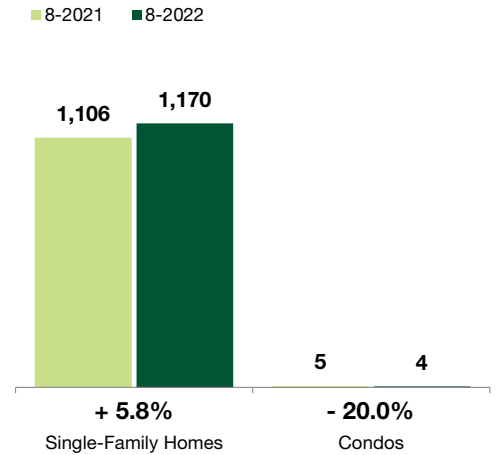
## By Price Range



## By Bedroom Count



## By Property Type



## All Properties

By Price Range	8-2021	8-2022	Change
\$100,000 and Below	161	134	- 16.8%
\$100,001 to \$150,000	220	200	- 9.1%
\$150,001 to \$200,000	239	228	- 4.6%
\$200,001 to \$300,000	280	327	+ 16.8%
\$300,001 and Above	265	330	+ 24.5%
<b>All Price Ranges</b>	<b>1,167</b>	<b>1,226</b>	<b>+ 5.1%</b>

## Single-Family Homes

8-2021	8-2022	Change
136	120	- 11.8%
199	173	- 13.1%
233	222	- 4.7%
273	318	+ 16.5%
263	330	+ 25.5%
<b>1,106</b>	<b>1,170</b>	<b>+ 5.8%</b>

## Condos

8-2021	8-2022	Change
1	0	- 100.0%
3	2	- 33.3%
0	0	--
1	2	+ 100.0%
0	0	--
<b>5</b>	<b>4</b>	<b>- 20.0%</b>

## By Bedroom Count

8-2021	8-2022	Change
196	226	+ 15.3%
614	669	+ 9.0%
357	331	- 7.3%
<b>1,167</b>	<b>1,226</b>	<b>+ 5.1%</b>

8-2021	8-2022	Change
158	188	+ 19.0%
592	651	+ 10.0%
356	331	- 7.0%
<b>1,106</b>	<b>1,170</b>	<b>+ 5.8%</b>

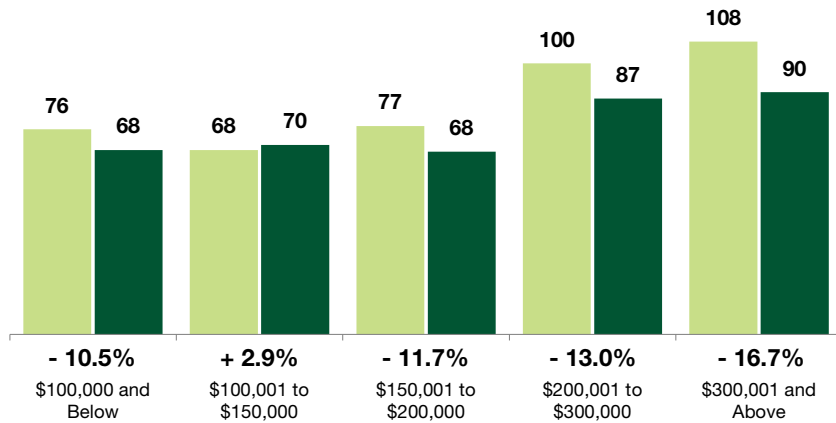
# Days on Market Until Sale

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



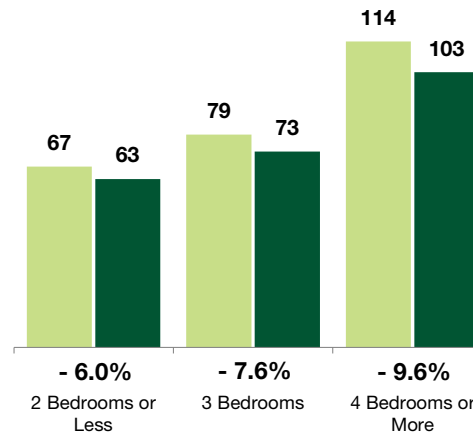
## By Price Range

■ 8-2021 ■ 8-2022



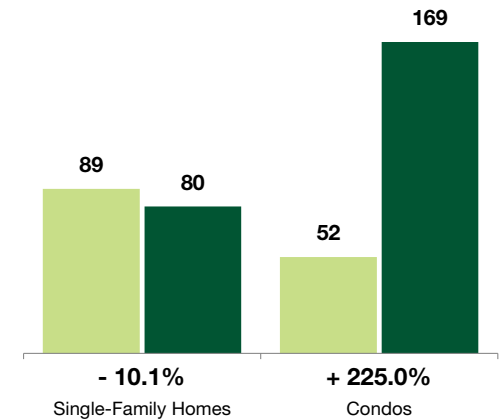
## By Bedroom Count

■ 8-2021 ■ 8-2022



## By Property Type

■ 8-2021 ■ 8-2022



## All Properties

By Price Range	8-2021	8-2022	Change
\$100,000 and Below	76	68	- 10.5%
\$100,001 to \$150,000	68	70	+ 2.9%
\$150,001 to \$200,000	77	68	- 11.7%
\$200,001 to \$300,000	100	87	- 13.0%
\$300,001 and Above	108	90	- 16.7%
<b>All Price Ranges</b>	<b>88</b>	<b>79</b>	<b>- 10.2%</b>

## Single-Family Homes

8-2021	8-2022	Change	8-2021	8-2022	Change
79	70	- 11.4%	56	0	- 100.0%
70	73	+ 4.3%	49	116	+ 136.7%
76	67	- 11.8%	0	0	--
101	87	- 13.9%	57	223	+ 291.2%
109	90	- 17.4%	0	0	--
<b>89</b>	<b>80</b>	<b>- 10.1%</b>	<b>52</b>	<b>169</b>	<b>+ 225.0%</b>

## Condos

By Bedroom Count	8-2021	8-2022	Change
2 Bedrooms or Less	67	63	- 6.0%
3 Bedrooms	79	73	- 7.6%
4 Bedrooms or More	114	103	- 9.6%
<b>All Bedroom Counts</b>	<b>88</b>	<b>79</b>	<b>- 10.2%</b>

8-2021	8-2022	Change	8-2021	8-2022	Change
71	65	- 8.5%	56	174	+ 210.7%
79	73	- 7.6%	51	168	+ 229.4%
114	103	- 9.6%	0	0	--
<b>89</b>	<b>80</b>	<b>- 10.1%</b>	<b>52</b>	<b>169</b>	<b>+ 225.0%</b>

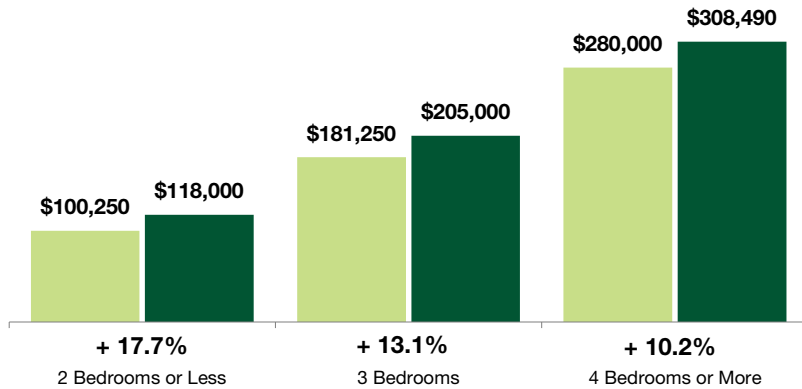
# Median Sales Price

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



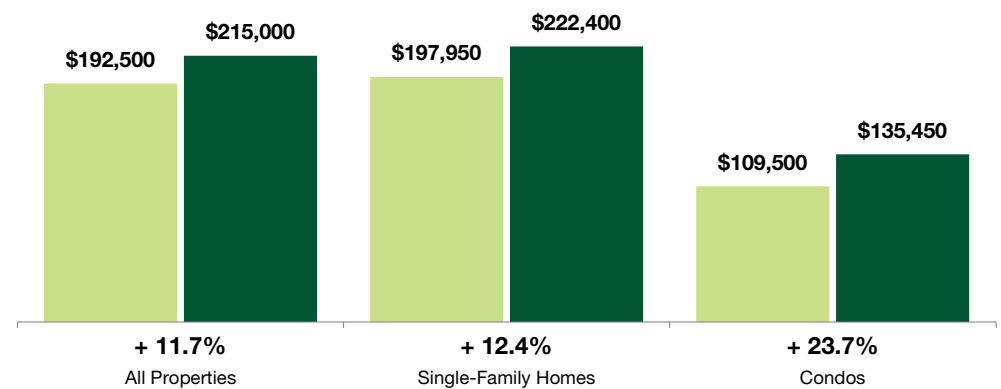
## By Bedroom Count

■ 8-2021 ■ 8-2022



## By Property Type

■ 8-2021 ■ 8-2022



### All Properties

By Bedroom Count	8-2021	8-2022	Change
2 Bedrooms or Less	\$100,250	\$118,000	+ 17.7%
3 Bedrooms	\$181,250	\$205,000	+ 13.1%
4 Bedrooms or More	\$280,000	\$308,490	+ 10.2%
<b>All Bedroom Counts</b>	<b>\$192,500</b>	<b>\$215,000</b>	<b>+ 11.7%</b>

### Single-Family Homes

8-2021	8-2022	Change
\$104,375	\$115,950	+ 11.1%
\$181,250	\$205,000	+ 13.1%
\$280,000	\$308,490	+ 10.2%
<b>\$197,950</b>	<b>\$222,400</b>	<b>+ 12.4%</b>

### Condos

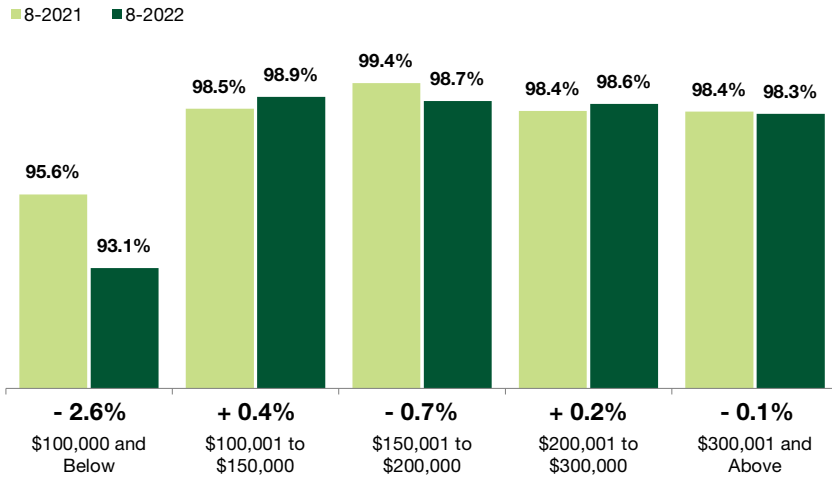
8-2021	8-2022	Change
\$97,250	\$121,250	+ 24.7%
\$172,500	\$169,950	- 1.5%
\$356,000	\$0	- 100.0%
<b>\$109,500</b>	<b>\$135,450</b>	<b>+ 23.7%</b>

# Percent of List Price Received

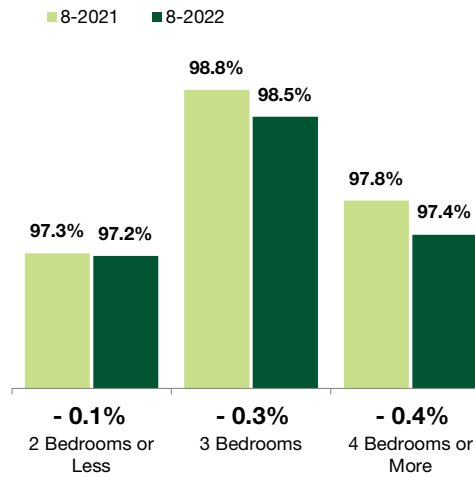
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



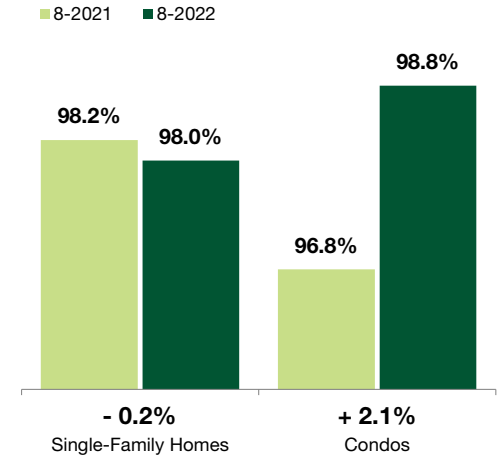
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2021	8-2022	Change
\$100,000 and Below	95.6%	93.1%	- 2.6%
\$100,001 to \$150,000	98.5%	98.9%	+ 0.4%
\$150,001 to \$200,000	99.4%	98.7%	- 0.7%
\$200,001 to \$300,000	98.4%	98.6%	+ 0.2%
\$300,001 and Above	98.4%	98.3%	- 0.1%
<b>All Price Ranges</b>	<b>98.2%</b>	<b>98.0%</b>	<b>- 0.2%</b>

### Single-Family Homes

8-2021	8-2022	Change
95.1%	92.7%	- 2.5%
98.3%	98.8%	+ 0.5%
99.4%	98.7%	- 0.7%
98.4%	98.6%	+ 0.2%
98.4%	98.3%	- 0.1%
<b>98.2%</b>	<b>98.0%</b>	<b>- 0.2%</b>

### Condos

8-2021	8-2022	Change
95.5%	0.0%	- 100.0%
97.6%	99.3%	+ 1.7%
0.0%	0.0%	--
95.7%	98.3%	+ 2.7%
0.0%	0.0%	--
<b>96.8%</b>	<b>98.8%</b>	<b>+ 2.1%</b>

## By Bedroom Count

8-2021	8-2022	Change
97.3%	97.2%	- 0.1%
98.8%	98.5%	- 0.3%
97.8%	97.4%	- 0.4%
<b>98.2%</b>	<b>98.0%</b>	<b>- 0.2%</b>

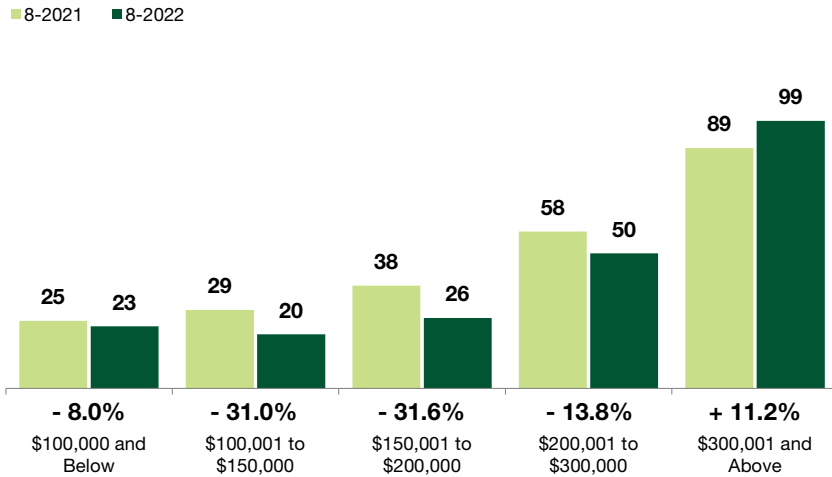
8-2021	8-2022	Change
96.9%	97.0%	+ 0.1%
98.8%	98.5%	- 0.3%
97.8%	97.4%	- 0.4%
<b>98.2%</b>	<b>98.0%</b>	<b>- 0.2%</b>

# Inventory of Homes for Sale

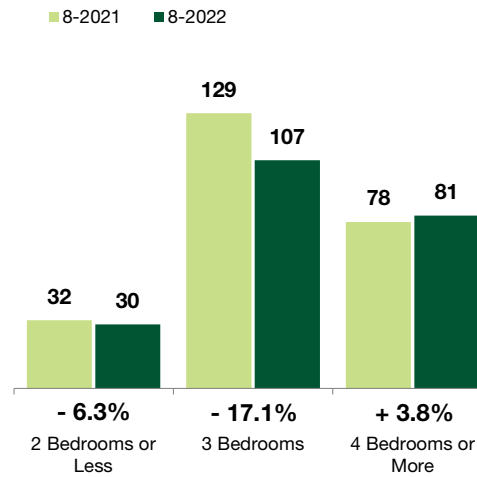
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



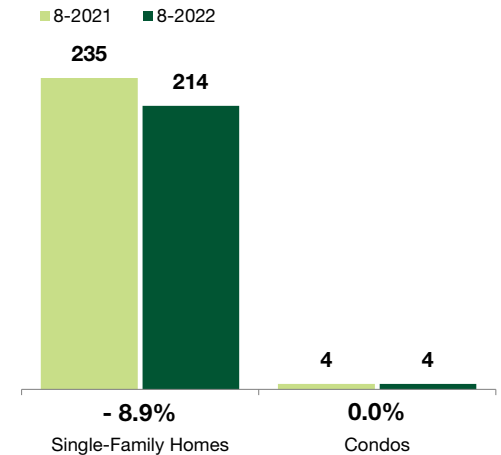
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2021	8-2022	Change
\$100,000 and Below	25	23	- 8.0%
\$100,001 to \$150,000	29	20	- 31.0%
\$150,001 to \$200,000	38	26	- 31.6%
\$200,001 to \$300,000	58	50	- 13.8%
\$300,001 and Above	89	99	+ 11.2%
<b>All Price Ranges</b>	<b>239</b>	<b>218</b>	<b>- 8.8%</b>

### Single-Family Homes

8-2021	8-2022	Change	8-2021	8-2022	Change
24	23	- 4.2%	1	0	- 100.0%
28	18	- 35.7%	1	2	+ 100.0%
38	25	- 34.2%	0	1	--
56	50	- 10.7%	2	0	- 100.0%
89	98	+ 10.1%	0	1	--
<b>235</b>	<b>214</b>	<b>- 8.9%</b>	<b>4</b>	<b>4</b>	<b>0.0%</b>

### Condos

By Bedroom Count	8-2021	8-2022	Change
2 Bedrooms or Less	32	30	- 6.3%
3 Bedrooms	129	107	- 17.1%
4 Bedrooms or More	78	81	+ 3.8%
<b>All Bedroom Counts</b>	<b>239</b>	<b>218</b>	<b>- 8.8%</b>

8-2021	8-2022	Change	8-2021	8-2022	Change
31	28	- 9.7%	1	2	+ 100.0%
126	106	- 15.9%	3	1	- 66.7%
78	80	+ 2.6%	0	1	--
<b>235</b>	<b>214</b>	<b>- 8.9%</b>	<b>4</b>	<b>4</b>	<b>0.0%</b>

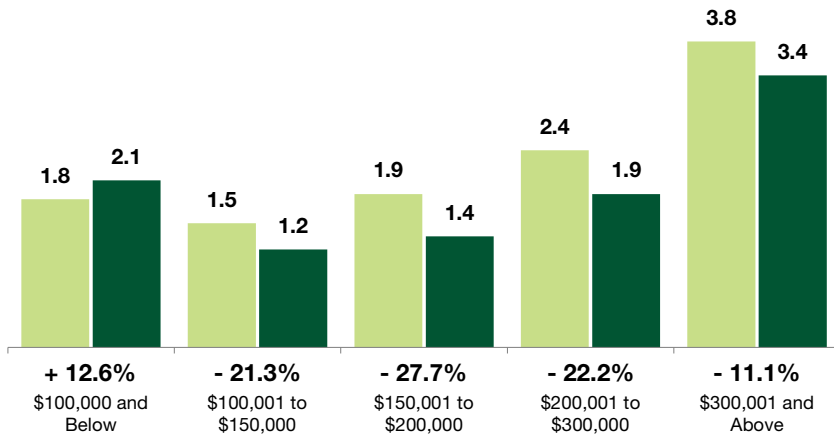
# Months Supply of Inventory

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.**



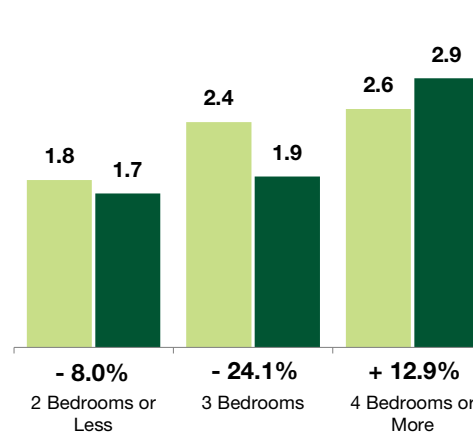
## By Price Range

8-2021 8-2022



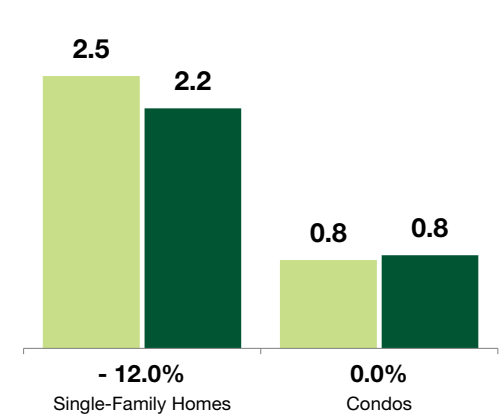
## By Bedroom Count

8-2021 8-2022



## By Property Type

8-2021 8-2022



## All Properties

### By Price Range

	8-2021	8-2022	Change
\$100,000 and Below	1.8	2.1	+ 12.6%
\$100,001 to \$150,000	1.5	1.2	- 21.3%
\$150,001 to \$200,000	1.9	1.4	- 27.7%
\$200,001 to \$300,000	2.4	1.9	- 22.2%
\$300,001 and Above	3.8	3.4	- 11.1%
<b>All Price Ranges</b>	<b>2.4</b>	<b>2.1</b>	<b>- 12.5%</b>

## Single-Family Homes

8-2021	8-2022	Change	8-2021	8-2022	Change
2.0	2.3	+ 11.6%	0.4	--	--
1.6	1.3	- 22.5%	0.5	0.8	+ 60.0%
1.9	1.3	- 31.0%	0.0	0.8	--
2.4	2.0	- 18.6%	1.7	--	--
3.8	3.3	- 12.6%	--	0.0	--
2.5	2.2	- 12.0%	0.8	0.8	0.0%

## Condos

8-2021	8-2022	Change	8-2021	8-2022	Change
2.0	2.3	+ 11.6%	0.4	--	--
1.6	1.3	- 22.5%	0.5	0.8	+ 60.0%
1.9	1.3	- 31.0%	0.0	0.8	--
2.4	2.0	- 18.6%	1.7	--	--
3.8	3.3	- 12.6%	--	0.0	--
2.5	2.2	- 12.0%	0.8	0.8	0.0%

### By Bedroom Count

	8-2021	8-2022	Change
2 Bedrooms or Less	1.8	1.7	- 8.0%
3 Bedrooms	2.4	1.9	- 24.1%
4 Bedrooms or More	2.6	2.9	+ 12.9%
<b>All Bedroom Counts</b>	<b>2.4</b>	<b>2.1</b>	<b>- 12.5%</b>

8-2021	8-2022	Change	8-2021	8-2022	Change
2.2	1.9	- 10.7%	0.3	0.6	+ 100.0%
2.5	1.9	- 23.8%	1.4	0.6	- 57.1%
2.6	2.9	+ 11.2%	--	--	--
2.5	2.2	- 12.0%	0.8	0.8	0.0%