

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2022

Builder confidence declined for the ninth consecutive month in September, as high home prices, rising interest rates, and elevated building costs continue to impact affordability, reducing buyer traffic and hindering new home sales, according to the National Association of Home Builders (NAHB) / Wells Fargo Housing Market Index (HMI). The NAHB reports builder confidence dropped 3 points to 46 in September; by contrast, the index stood at 83 in January, when interest rates were half of what they are now. For the 12-month period spanning October 2021 through September 2022, Closed Sales in the Greenwood region were up 1.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 16.5 percent.

The overall Median Sales Price was up 10.3 percent to \$215,000. The property type with the largest price gain was the Condos segment, where prices increased 24.0 percent to \$136,000. 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 92 days.

Market-wide, inventory levels were down 3.5 percent. The property type that gained the most inventory was the Condos segment, where it increased 25.0 percent. That amounts to 2.6 months supply for Single-Family homes and 1.0 months supply for Condos.

Quick Facts

+ 16.5%

+ 6.8%

+ 1.7%

Price Range With the Strongest Sales:
\$300,001 and Above

Bedroom Count With Strongest Sales:
3 Bedrooms

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

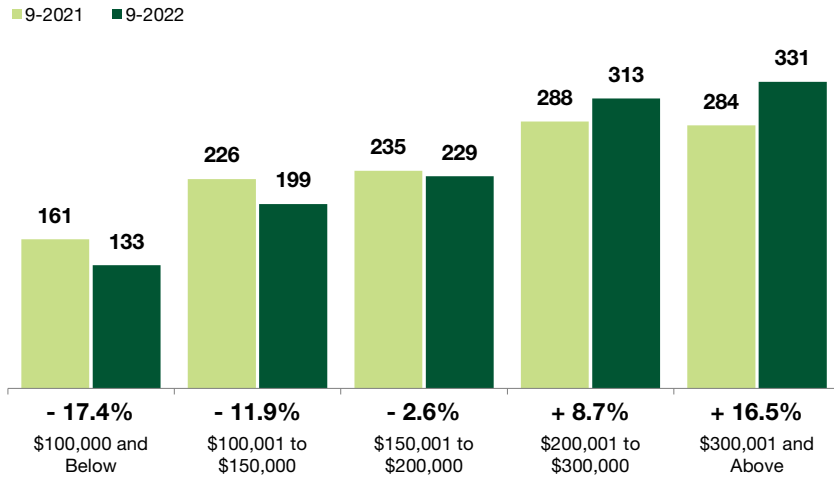


Closed Sales

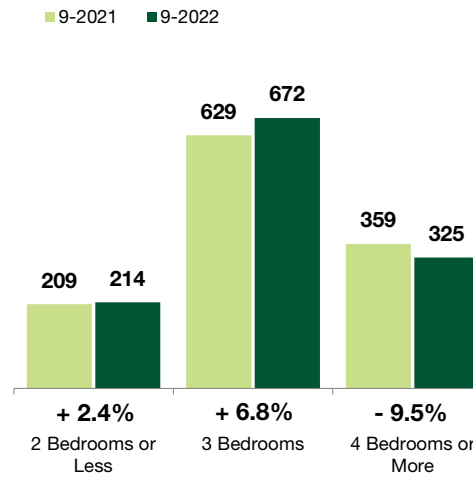
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



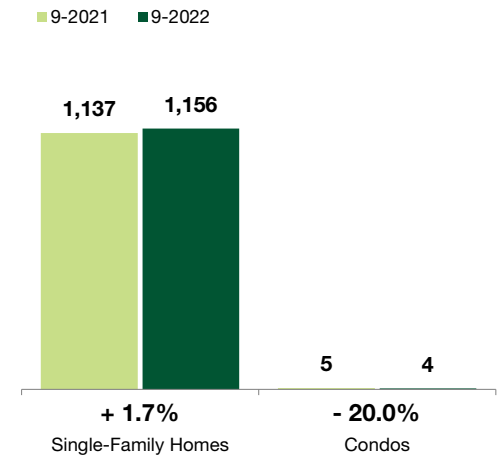
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	161	133	- 17.4%
\$100,001 to \$150,000	226	199	- 11.9%
\$150,001 to \$200,000	235	229	- 2.6%
\$200,001 to \$300,000	288	313	+ 8.7%
\$300,001 and Above	284	331	+ 16.5%
All Price Ranges	1,197	1,211	+ 1.2%

Single-Family Homes

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	138	121	- 12.3%
\$100,001 to \$150,000	203	172	- 15.3%
\$150,001 to \$200,000	230	223	- 3.0%
\$200,001 to \$300,000	281	303	+ 7.8%
\$300,001 and Above	282	331	+ 17.4%
All Price Ranges	1,137	1,156	+ 1.7%

Condos

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	2	0	- 100.0%
\$100,001 to \$150,000	3	3	0.0%
\$150,001 to \$200,000	0	0	--
\$200,001 to \$300,000	0	1	--
\$300,001 and Above	0	0	--
All Price Ranges	5	4	- 20.0%

By Bedroom Count

By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	209	214	+ 2.4%
3 Bedrooms	629	672	+ 6.8%
4 Bedrooms or More	359	325	- 9.5%
All Bedroom Counts	1,197	1,211	+ 1.2%

By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	173	176	+ 1.7%
3 Bedrooms	606	655	+ 8.1%
4 Bedrooms or More	358	325	- 9.2%
All Bedroom Counts	1,137	1,156	+ 1.7%

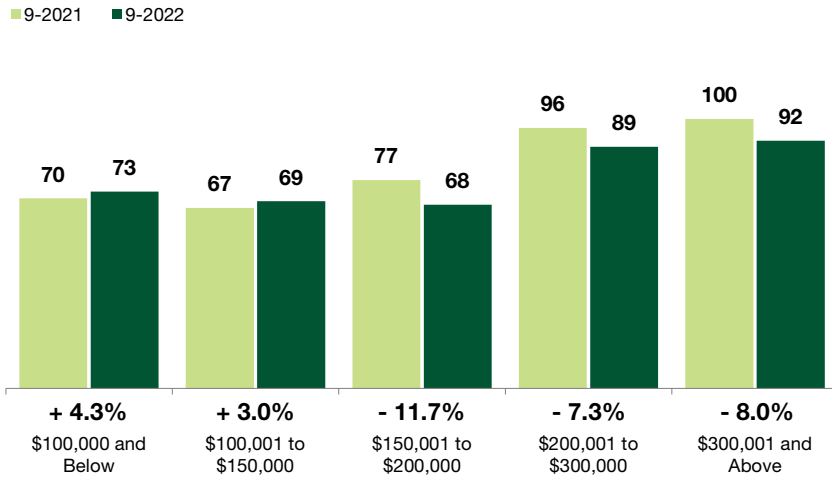
By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	3	3	0.0%
3 Bedrooms	2	1	- 50.0%
4 Bedrooms or More	0	0	--
All Bedroom Counts	5	4	- 20.0%

Days on Market Until Sale

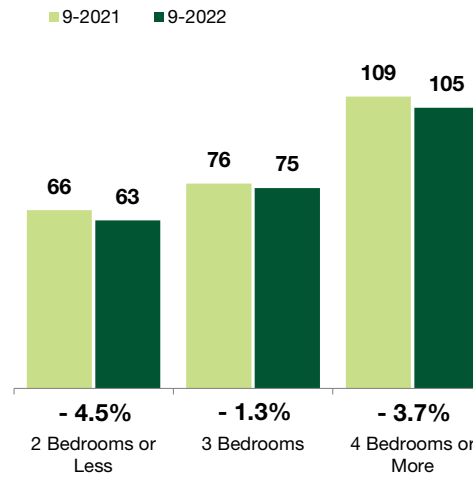
Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**



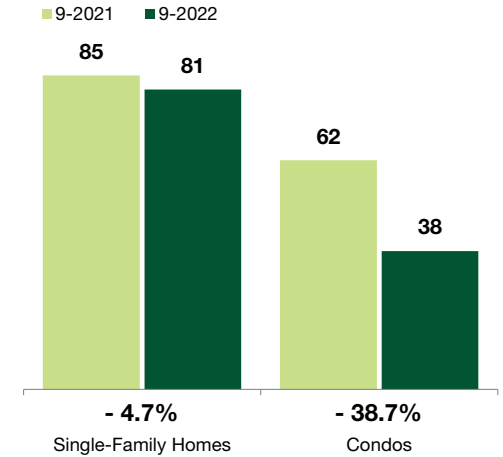
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	70	73	+ 4.3%
\$100,001 to \$150,000	67	69	+ 3.0%
\$150,001 to \$200,000	77	68	- 11.7%
\$200,001 to \$300,000	96	89	- 7.3%
\$300,001 and Above	100	92	- 8.0%
All Price Ranges	84	81	- 3.6%

Single-Family Homes

9-2021	9-2022	Change
72	75	+ 4.2%
68	72	+ 5.9%
76	68	- 10.5%
97	89	- 8.2%
100	92	- 8.0%
85	81	- 4.7%

Condos

9-2021	9-2022	Change
61	0	- 100.0%
63	40	- 36.5%
0	0	--
0	30	--
0	0	--
62	38	- 38.7%

By Bedroom Count

9-2021	9-2022	Change
66	63	- 4.5%
76	75	- 1.3%
109	105	- 3.7%
84	81	- 3.6%

9-2021	9-2022	Change
69	65	- 5.8%
76	74	- 2.6%
109	105	- 3.7%
85	81	- 4.7%

9-2021	9-2022	Change
68	40	- 41.2%
54	30	- 44.4%
0	0	--
62	38	- 38.7%

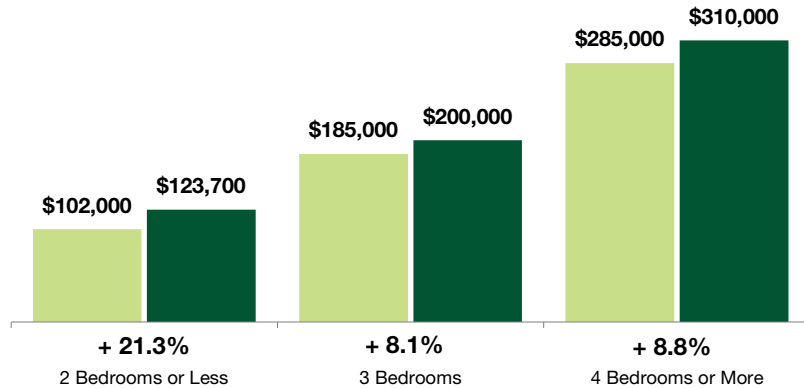
Median Sales Price

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



By Bedroom Count

9-2021 9-2022



By Property Type

9-2021 9-2022



All Properties

By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	\$102,000	\$123,700	+ 21.3%
3 Bedrooms	\$185,000	\$200,000	+ 8.1%
4 Bedrooms or More	\$285,000	\$310,000	+ 8.8%
All Bedroom Counts	\$195,000	\$215,000	+ 10.3%

Single-Family Homes

9-2021	9-2022	Change	9-2021	9-2022	Change
\$104,000	\$122,000	+ 17.3%	\$99,500	\$129,750	+ 30.4%
\$185,000	\$200,000	+ 8.1%	\$160,000	\$195,000	+ 21.9%
\$285,000	\$310,000	+ 8.8%	\$356,000	\$0	- 100.0%
\$200,000	\$220,000	+ 10.0%	\$109,700	\$136,000	+ 24.0%

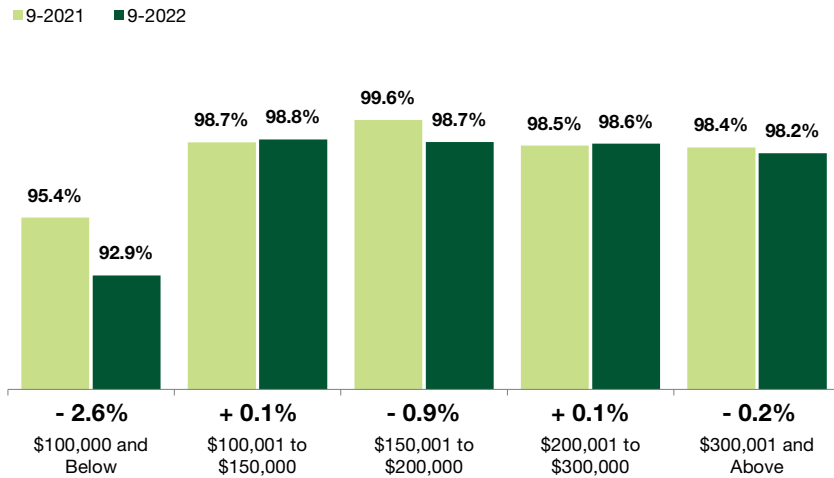
Condos

Percent of List Price Received

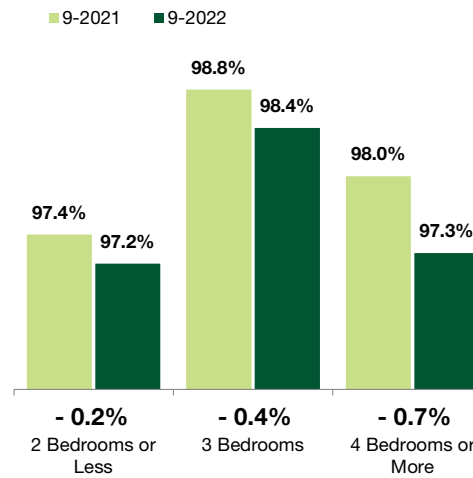
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



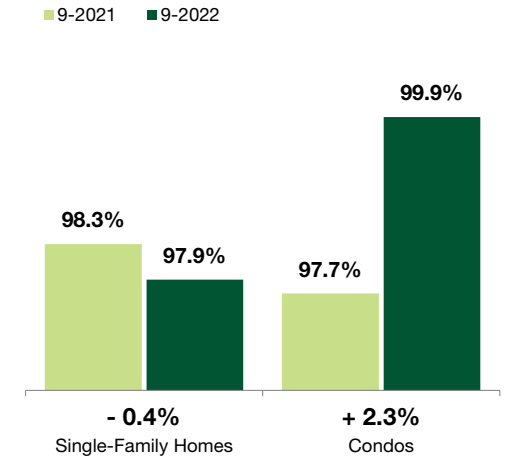
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	95.4%	92.9%	- 2.6%
\$100,001 to \$150,000	98.7%	98.8%	+ 0.1%
\$150,001 to \$200,000	99.6%	98.7%	- 0.9%
\$200,001 to \$300,000	98.5%	98.6%	+ 0.1%
\$300,001 and Above	98.4%	98.2%	- 0.2%
All Price Ranges	98.3%	97.9%	- 0.4%

Single-Family Homes

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	95.0%	92.6%	- 2.5%
\$100,001 to \$150,000	98.6%	98.7%	+ 0.1%
\$150,001 to \$200,000	99.7%	98.7%	- 1.0%
\$200,001 to \$300,000	98.5%	98.6%	+ 0.1%
\$300,001 and Above	98.5%	98.2%	- 0.3%
All Price Ranges	98.3%	97.9%	- 0.4%

Condos

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	100.1%	0.0%	- 100.0%
\$100,001 to \$150,000	97.1%	99.8%	+ 2.8%
\$150,001 to \$200,000	0.0%	0.0%	--
\$200,001 to \$300,000	0.0%	100.0%	--
\$300,001 and Above	0.0%	0.0%	--
All Price Ranges	97.7%	99.9%	+ 2.3%

By Bedroom Count

By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	97.4%	97.2%	- 0.2%
3 Bedrooms	98.8%	98.4%	- 0.4%
4 Bedrooms or More	98.0%	97.3%	- 0.7%
All Bedroom Counts	98.3%	97.9%	- 0.4%

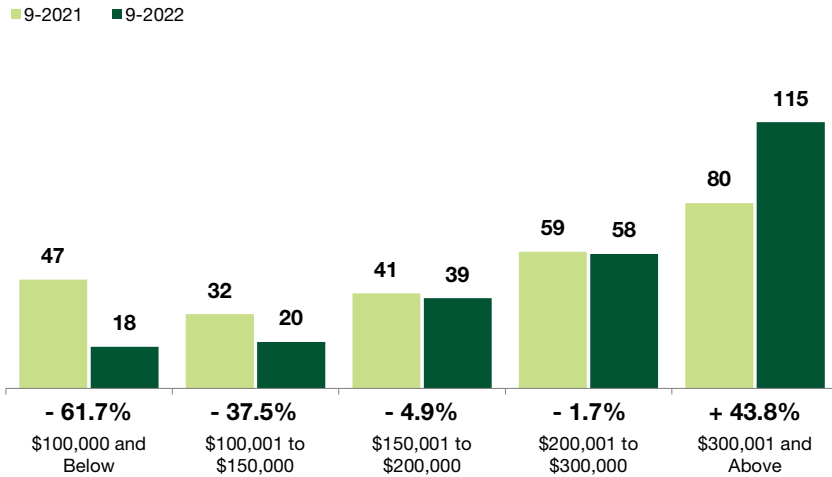
By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	97.2%	96.9%	- 0.3%
3 Bedrooms	98.8%	98.4%	- 0.4%
4 Bedrooms or More	98.0%	97.3%	- 0.7%
All Bedroom Counts	98.3%	97.9%	- 0.4%

Inventory of Homes for Sale

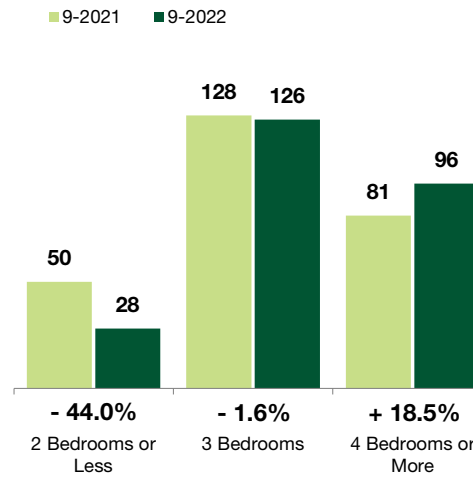
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



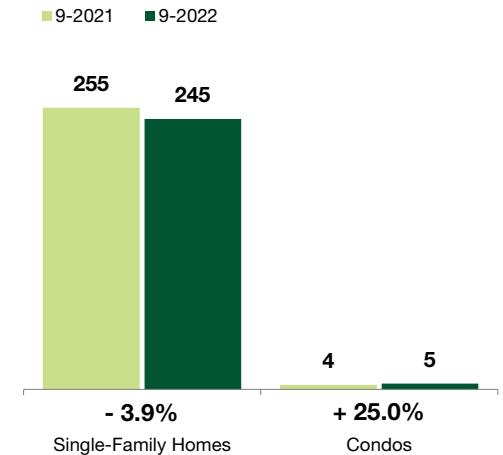
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	47	18	- 61.7%
\$100,001 to \$150,000	32	20	- 37.5%
\$150,001 to \$200,000	41	39	- 4.9%
\$200,001 to \$300,000	59	58	- 1.7%
\$300,001 and Above	80	115	+ 43.8%
All Price Ranges	259	250	- 3.5%

Single-Family Homes

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	46	18	- 60.9%
\$100,001 to \$150,000	32	18	- 43.8%
\$150,001 to \$200,000	41	38	- 7.3%
\$200,001 to \$300,000	56	57	+ 1.8%
\$300,001 and Above	80	114	+ 42.5%
All Price Ranges	255	245	- 3.9%

Condos

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	1	0	- 100.0%
\$100,001 to \$150,000	0	2	--
\$150,001 to \$200,000	0	1	--
\$200,001 to \$300,000	3	1	- 66.7%
\$300,001 and Above	0	1	--
All Price Ranges	4	5	+ 25.0%

By Bedroom Count

By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	50	28	- 44.0%
3 Bedrooms	128	126	- 1.6%
4 Bedrooms or More	81	96	+ 18.5%
All Bedroom Counts	259	250	- 3.5%

By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	49	26	- 46.9%
3 Bedrooms	125	124	- 0.8%
4 Bedrooms or More	81	95	+ 17.3%
All Bedroom Counts	255	245	- 3.9%

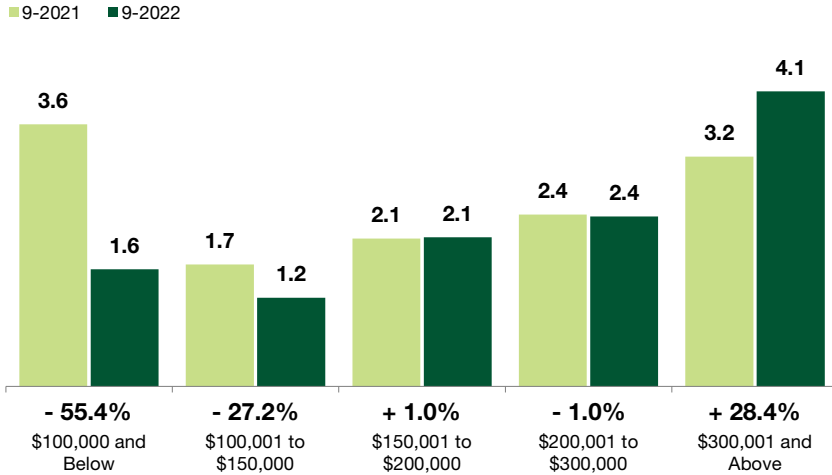
By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	1	2	+ 100.0%
3 Bedrooms	3	2	- 33.3%
4 Bedrooms or More	0	1	--
All Bedroom Counts	4	5	+ 25.0%

Months Supply of Inventory

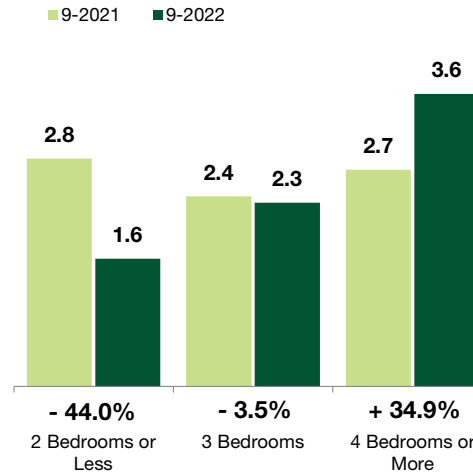
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



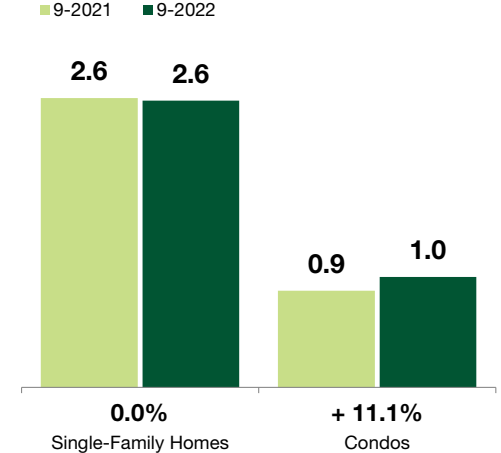
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2021	9-2022	Change
\$100,000 and Below	3.6	1.6	- 55.4%
\$100,001 to \$150,000	1.7	1.2	- 27.2%
\$150,001 to \$200,000	2.1	2.1	+ 1.0%
\$200,001 to \$300,000	2.4	2.4	- 1.0%
\$300,001 and Above	3.2	4.1	+ 28.4%
All Price Ranges	2.5	2.5	0.0%

Single-Family Homes

By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	4.1	1.8	- 56.7%
3 Bedrooms	1.9	1.3	- 30.1%
4 Bedrooms or More	2.1	2.1	- 1.0%
	2.3	2.4	+ 4.7%
	3.2	4.1	+ 26.8%
All Bedroom Counts	2.6	2.6	0.0%

Condos

By Property Type	9-2021	9-2022	Change
Single-Family Homes	0.4	--	--
Condos	--	0.8	--
	0.0	0.7	--
	2.4	0.7	- 70.8%
	--	0.0	--
All Property Types	0.9	1.0	+ 11.1%

By Bedroom Count

By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	2.8	1.6	- 44.0%
3 Bedrooms	2.4	2.3	- 3.5%
4 Bedrooms or More	2.7	3.6	+ 34.9%
All Bedroom Counts	2.5	2.5	0.0%

By Bedroom Count	9-2021	9-2022	Change
2 Bedrooms or Less	3.3	1.8	- 44.8%
3 Bedrooms	2.4	2.3	- 3.1%
4 Bedrooms or More	2.7	3.6	+ 33.5%
All Bedroom Counts	2.6	2.6	0.0%