

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2022

Rising mortgage rates continue to hamper America's homebuilders, as higher material costs and growing affordability challenges limit the number of people who can afford to purchase a new home, causing new-home sales to decline nationwide. Construction of new homes has slowed, with housing starts down 8.1% month-to-month as of last measure, according to the U.S. Census Bureau, while the supply of new homes for sale increased 13.6% over the same period, equaling a 9.2 months' supply. For the 12-month period spanning November 2021 through October 2022, Closed Sales in the Greenwood region were down 1.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 14.1 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 24.8 percent to \$136,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 67 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 93 days.

Market-wide, inventory levels were up 0.8 percent. The property type that gained the most inventory was the Condos segment, where it increased 25.0 percent. That amounts to 2.8 months supply for Single-Family homes and 1.0 months supply for Condos.

Quick Facts

+ 14.1%

+ 4.8%

+ 400.0%

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

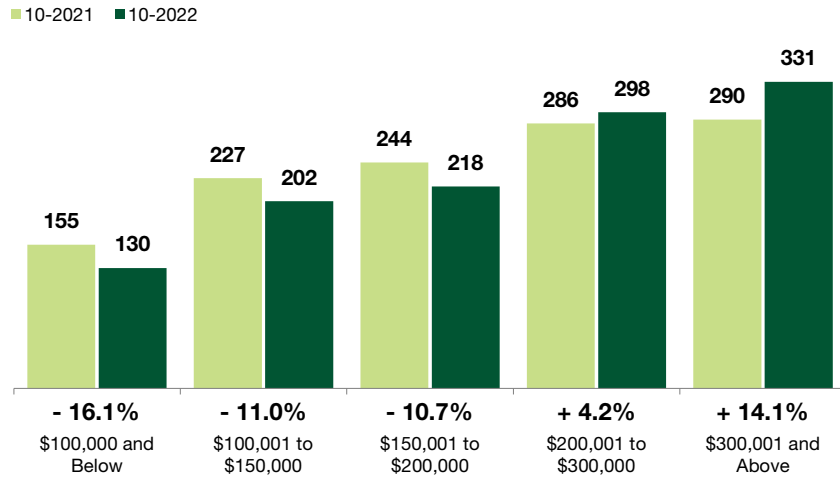


Closed Sales

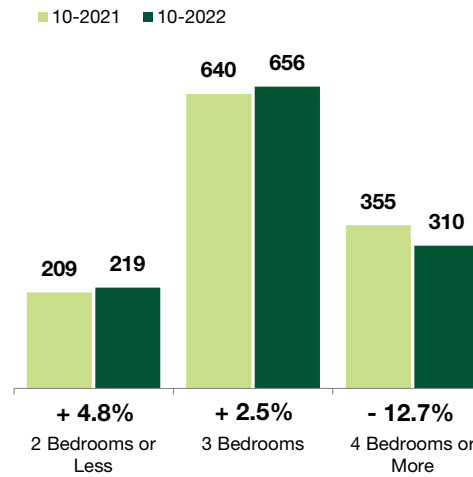
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



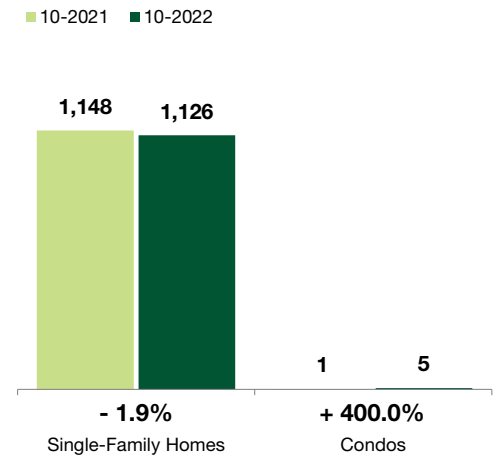
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	155	130	- 16.1%
\$100,001 to \$150,000	227	202	- 11.0%
\$150,001 to \$200,000	244	218	- 10.7%
\$200,001 to \$300,000	286	298	+ 4.2%
\$300,001 and Above	290	331	+ 14.1%
All Price Ranges	1,204	1,185	- 1.6%

Single-Family Homes

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	133	118	- 11.3%
\$100,001 to \$150,000	205	173	- 15.6%
\$150,001 to \$200,000	239	210	- 12.1%
\$200,001 to \$300,000	280	288	+ 2.9%
\$300,001 and Above	289	331	+ 14.5%
All Price Ranges	1,148	1,126	- 1.9%

Condos

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	1	1	0.0%
\$100,001 to \$150,000	0	2	--
\$150,001 to \$200,000	0	2	--
\$200,001 to \$300,000	0	0	--
\$300,001 and Above	0	0	--
All Price Ranges	1	5	+ 400.0%

By Bedroom Count

By Bedroom Count	10-2021	10-2022	Change
2 Bedrooms or Less	209	219	+ 4.8%
3 Bedrooms	640	656	+ 2.5%
4 Bedrooms or More	355	310	- 12.7%
All Bedroom Counts	1,204	1,185	- 1.6%

By Bedroom Count	10-2021	10-2022	Change
2 Bedrooms or Less	173	178	+ 2.9%
3 Bedrooms	620	638	+ 2.9%
4 Bedrooms or More	355	310	- 12.7%
All Bedroom Counts	1,148	1,126	- 1.9%

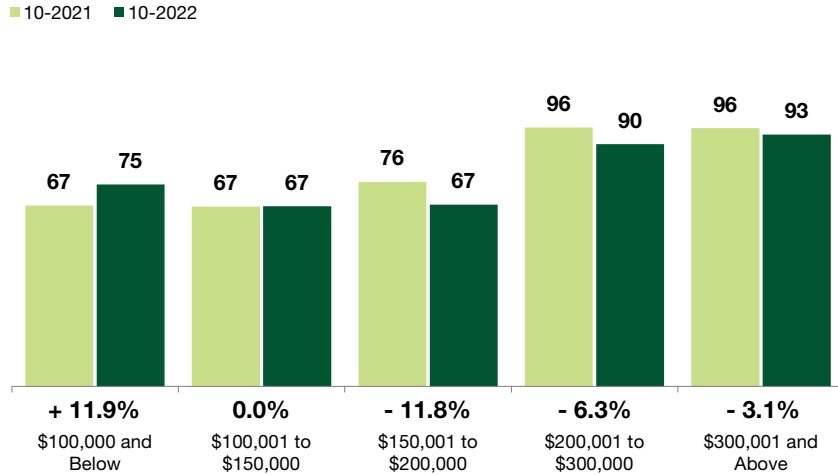
By Bedroom Count	10-2021	10-2022	Change
2 Bedrooms or Less	1	4	+ 300.0%
3 Bedrooms	0	1	--
4 Bedrooms or More	0	0	--
All Bedroom Counts	1	5	+ 400.0%

Days on Market Until Sale

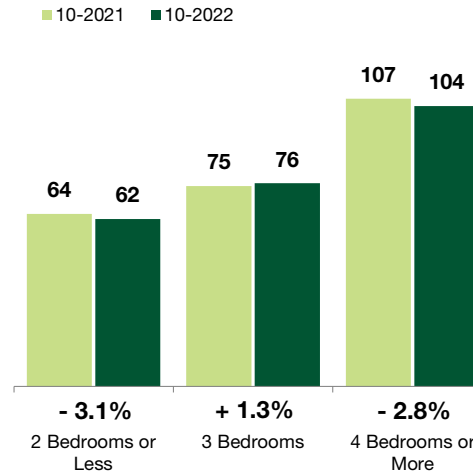
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



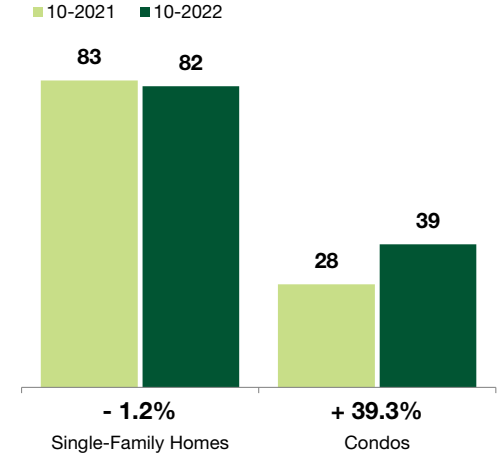
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	67	75	+ 11.9%
\$100,001 to \$150,000	67	67	0.0%
\$150,001 to \$200,000	76	67	- 11.8%
\$200,001 to \$300,000	96	90	- 6.3%
\$300,001 and Above	96	93	- 3.1%
All Price Ranges	82	81	- 1.2%

Single-Family Homes

10-2021	10-2022	Change
68	78	+ 14.7%
69	69	0.0%
74	67	- 9.5%
96	89	- 7.3%
96	93	- 3.1%
83	82	- 1.2%

Condos

10-2021	10-2022	Change
28	37	+ 32.1%
0	42	--
0	40	--
0	0	--
0	0	--
28	39	+ 39.3%

By Bedroom Count

10-2021	10-2022	Change
64	62	- 3.1%
75	76	+ 1.3%
107	104	- 2.8%
82	81	- 1.2%

10-2021	10-2022	Change
66	65	- 1.5%
75	75	0.0%
107	104	- 2.8%
83	82	- 1.2%

10-2021	10-2022	Change
28	38	+ 35.7%
0	43	--
0	0	--
28	39	+ 39.3%

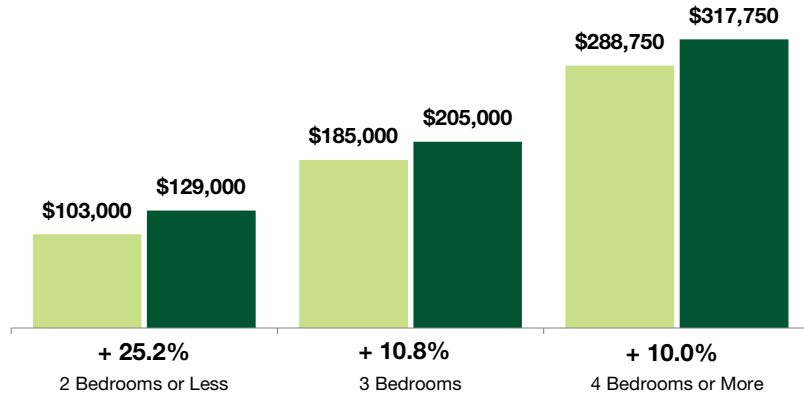
Median Sales Price

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



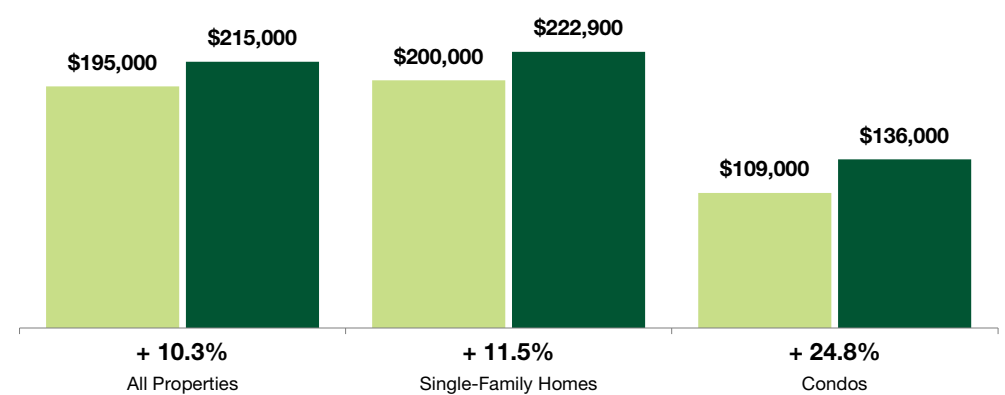
By Bedroom Count

■ 10-2021 ■ 10-2022



By Property Type

■ 10-2021 ■ 10-2022



All Properties

By Bedroom Count

	10-2021	10-2022	Change
2 Bedrooms or Less	\$103,000	\$129,000	+ 25.2%
3 Bedrooms	\$185,000	\$205,000	+ 10.8%
4 Bedrooms or More	\$288,750	\$317,750	+ 10.0%
All Bedroom Counts	\$195,000	\$215,000	+ 10.3%

Single-Family Homes

	10-2021	10-2022	Change	10-2021	10-2022	Change
	\$106,500	\$127,000	+ 19.2%	\$98,950	\$130,000	+ 31.4%
	\$185,000	\$205,000	+ 10.8%	\$172,500	\$187,450	+ 8.7%
	\$288,750	\$317,750	+ 10.0%	\$0	\$0	--
All Properties	\$200,000	\$222,900	+ 11.5%	\$109,000	\$136,000	+ 24.8%

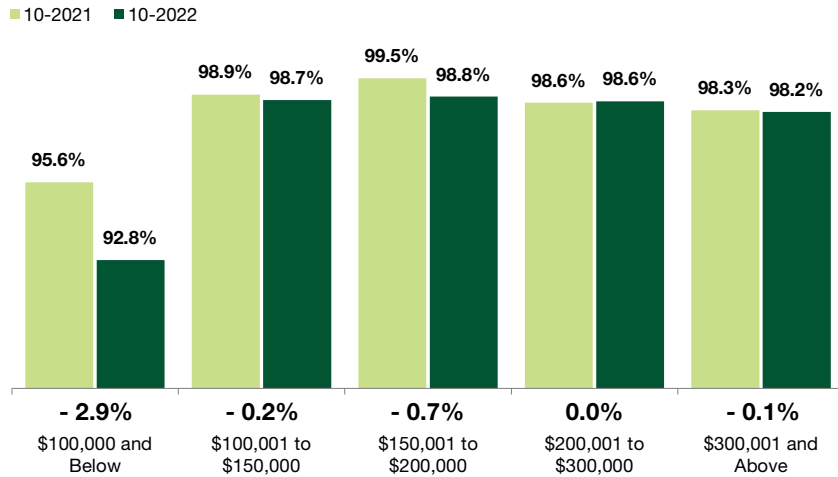
Condos

Percent of List Price Received

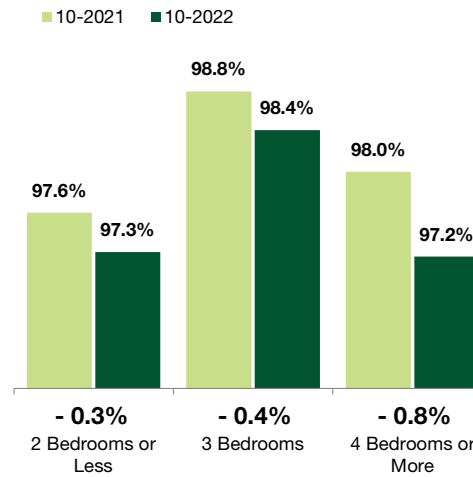
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



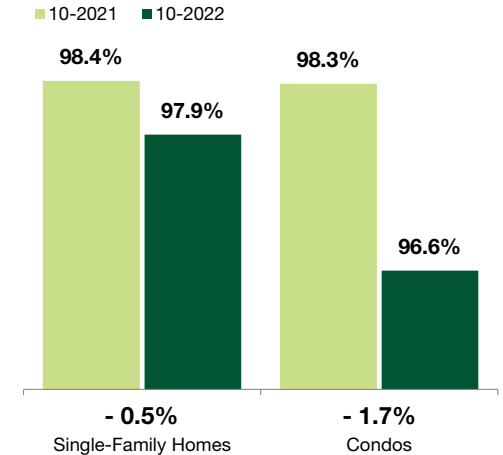
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	95.6%	92.8%	- 2.9%
\$100,001 to \$150,000	98.9%	98.7%	- 0.2%
\$150,001 to \$200,000	99.5%	98.8%	- 0.7%
\$200,001 to \$300,000	98.6%	98.6%	0.0%
\$300,001 and Above	98.3%	98.2%	- 0.1%
All Price Ranges	98.4%	97.9%	- 0.5%

Single-Family Homes

10-2021	10-2022	Change
95.2%	92.5%	- 2.8%
98.9%	98.5%	- 0.4%
99.6%	98.8%	- 0.8%
98.6%	98.6%	0.0%
98.3%	98.2%	- 0.1%
98.4%	97.9%	- 0.5%

Condos

10-2021	10-2022	Change
98.3%	91.2%	- 7.2%
0.0%	98.6%	--
0.0%	101.0%	--
0.0%	0.0%	--
0.0%	0.0%	--
98.3%	96.6%	- 1.7%

By Bedroom Count

By Bedroom Count	10-2021	10-2022	Change
2 Bedrooms or Less	97.6%	97.3%	- 0.3%
3 Bedrooms	98.8%	98.4%	- 0.4%
4 Bedrooms or More	98.0%	97.2%	- 0.8%
All Bedroom Counts	98.4%	97.9%	- 0.5%

10-2021	10-2022	Change
97.4%	97.0%	- 0.4%
98.8%	98.4%	- 0.4%
98.0%	97.2%	- 0.8%
98.4%	97.9%	- 0.5%

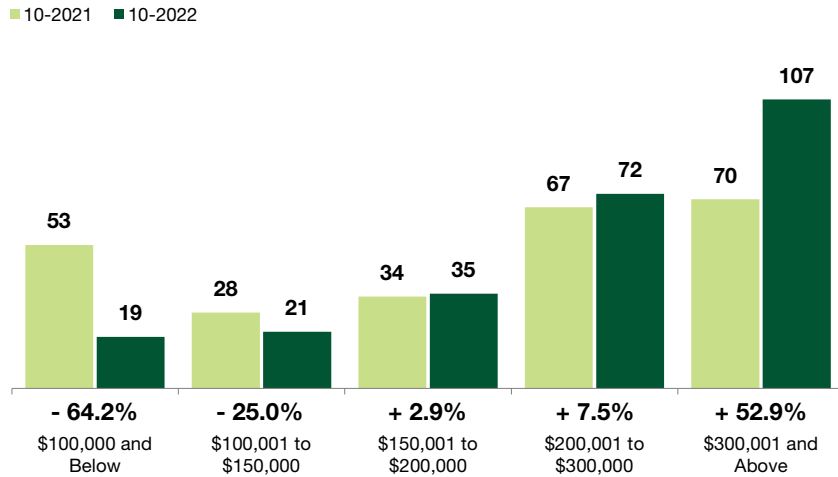
10-2021	10-2022	Change
98.3%	95.3%	- 3.1%
0.0%	101.9%	--
0.0%	0.0%	--
98.3%	96.6%	- 1.7%

Inventory of Homes for Sale

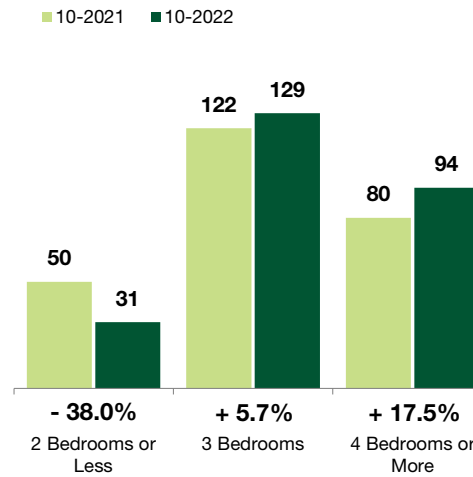
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



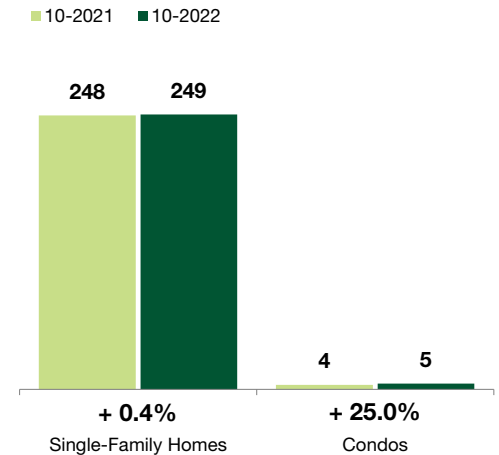
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	53	19	- 64.2%
\$100,001 to \$150,000	28	21	- 25.0%
\$150,001 to \$200,000	34	35	+ 2.9%
\$200,001 to \$300,000	67	72	+ 7.5%
\$300,001 and Above	70	107	+ 52.9%
All Price Ranges	252	254	+ 0.8%

Single-Family Homes

10-2021	10-2022	Change
52	19	- 63.5%
27	18	- 33.3%
34	35	+ 2.9%
65	71	+ 9.2%
70	106	+ 51.4%
248	249	+ 0.4%

Condos

10-2021	10-2022	Change
1	0	- 100.0%
1	3	+ 200.0%
0	0	--
2	1	- 50.0%
0	1	--
4	5	+ 25.0%

By Bedroom Count

10-2021	10-2022	Change
50	31	- 38.0%
122	129	+ 5.7%
80	94	+ 17.5%
252	254	+ 0.8%

10-2021	10-2022	Change
48	28	- 41.7%
120	128	+ 6.7%
80	93	+ 16.3%
248	249	+ 0.4%

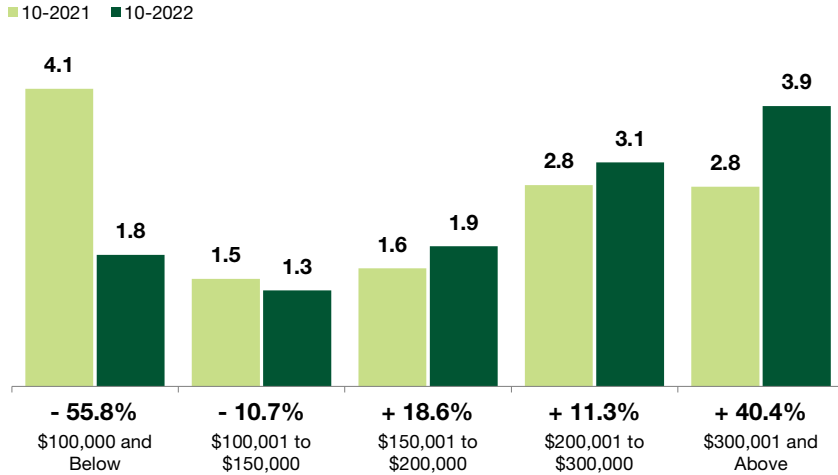
10-2021	10-2022	Change
2	3	+ 50.0%
2	1	- 50.0%
0	1	--
4	5	+ 25.0%

Months Supply of Inventory

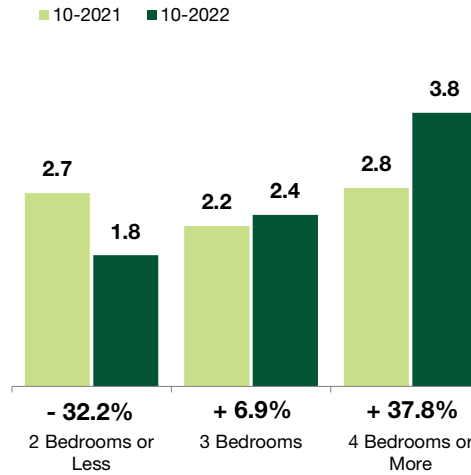
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



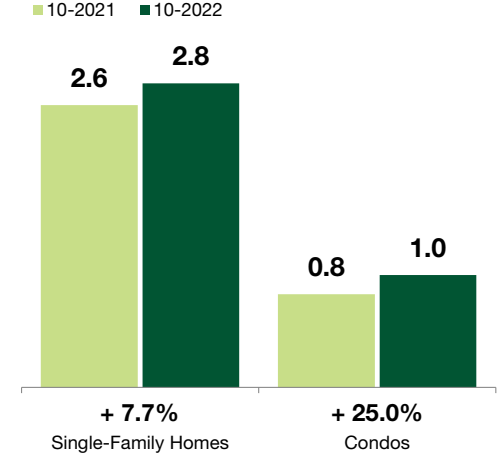
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2021	10-2022	Change
\$100,000 and Below	4.1	1.8	- 55.8%
\$100,001 to \$150,000	1.5	1.3	- 10.7%
\$150,001 to \$200,000	1.6	1.9	+ 18.6%
\$200,001 to \$300,000	2.8	3.1	+ 11.3%
\$300,001 and Above	2.8	3.9	+ 40.4%
All Price Ranges	2.5	2.7	+ 8.0%

Single-Family Homes

10-2021	10-2022	Change
4.7	2.0	- 57.7%
1.6	1.4	- 14.9%
1.7	2.0	+ 21.4%
2.8	3.2	+ 14.1%
2.8	3.9	+ 38.6%
2.6	2.8	+ 7.7%

Condos

10-2021	10-2022	Change
0.4	--	--
0.5	1.2	+ 140.0%
0.0	--	--
1.4	0.8	- 42.9%
--	0.0	--
0.8	1.0	+ 25.0%

By Bedroom Count

10-2021	10-2022	Change
2.7	1.8	- 32.2%
2.2	2.4	+ 6.9%
2.8	3.8	+ 37.8%
2.5	2.7	+ 8.0%

10-2021	10-2022	Change
3.1	2.1	- 33.1%
2.3	2.4	+ 7.4%
2.8	3.8	+ 36.3%
2.6	2.8	+ 7.7%