

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2022

Rising interest rates, elevated home prices, and persistently high levels of inflation have caused housing affordability to plunge to its lowest level since 2012, according to the NAHB/Wells Fargo Opportunity Index (HOI). The NAHB reports only 42.2% of new and existing homes sold in the third quarter of 2022 were affordable to homebuyers earning the U.S. median income of \$90,000, surpassing the previous low of 42.8% in the second quarter of 2022 and causing builder confidence to weaken. For the 12-month period spanning December 2021 through November 2022, Closed Sales in the Greenwood region were down 4.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 14.8 percent.

The overall Median Sales Price was up 12.6 percent to \$219,500. 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 66 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 95 days.

Market-wide, inventory levels were down 12.7 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 11.9 percent. That amounts to 2.6 months supply for Single-Family homes and 0.4 months supply for Condos.

Quick Facts

+ 14.8%

- 3.0%

- 4.9%

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



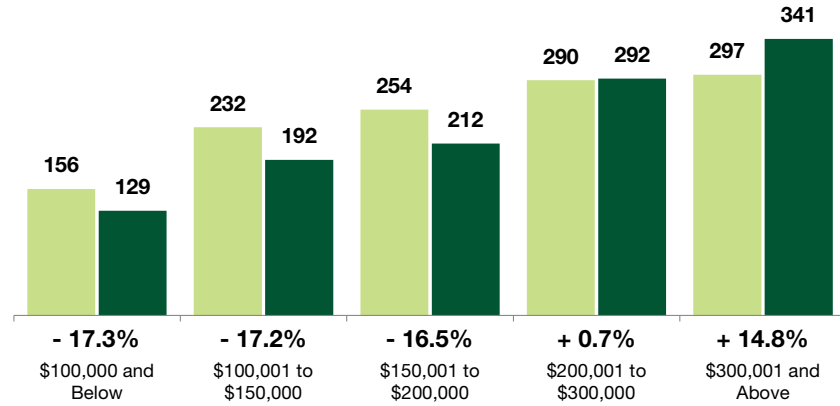
Closed Sales

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



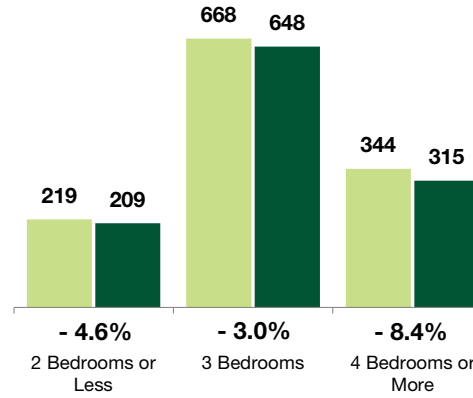
By Price Range

■ 11-2021 ■ 11-2022



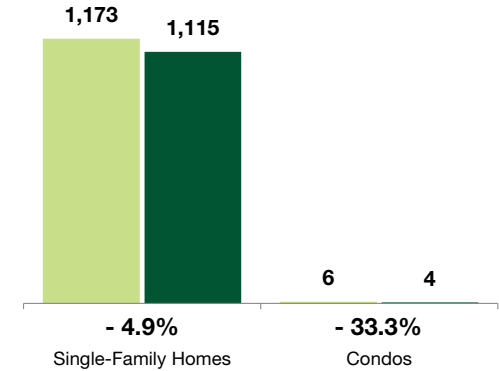
By Bedroom Count

■ 11-2021 ■ 11-2022



By Property Type

■ 11-2021 ■ 11-2022



All Properties

By Price Range

	11-2021	11-2022	Change
\$100,000 and Below	156	129	- 17.3%
\$100,001 to \$150,000	232	192	- 17.2%
\$150,001 to \$200,000	254	212	- 16.5%
\$200,001 to \$300,000	290	292	+ 0.7%
\$300,001 and Above	297	341	+ 14.8%
All Price Ranges	1,231	1,172	- 4.8%

Single-Family Homes

	11-2021	11-2022	Change
2 Bedrooms or Less	133	121	- 9.0%
3 Bedrooms	211	161	- 23.7%
4 Bedrooms or More	248	203	- 18.1%
	283	283	0.0%
	296	341	+ 15.2%
All Single-Family Homes	1,173	1,115	- 4.9%

Condos

	11-2021	11-2022	Change
	4	0	- 100.0%
	0	2	--
	1	2	+ 100.0%
	1	0	- 100.0%
	0	0	--
All Condos	6	4	- 33.3%

By Bedroom Count

	11-2021	11-2022	Change
2 Bedrooms or Less	219	209	- 4.6%
3 Bedrooms	668	648	- 3.0%
4 Bedrooms or More	344	315	- 8.4%
All Bedroom Counts	1,231	1,172	- 4.8%

	11-2021	11-2022	Change
2 Bedrooms or Less	183	170	- 7.1%
3 Bedrooms	646	630	- 2.5%
4 Bedrooms or More	344	315	- 8.4%
All Single-Family Homes	1,173	1,115	- 4.9%

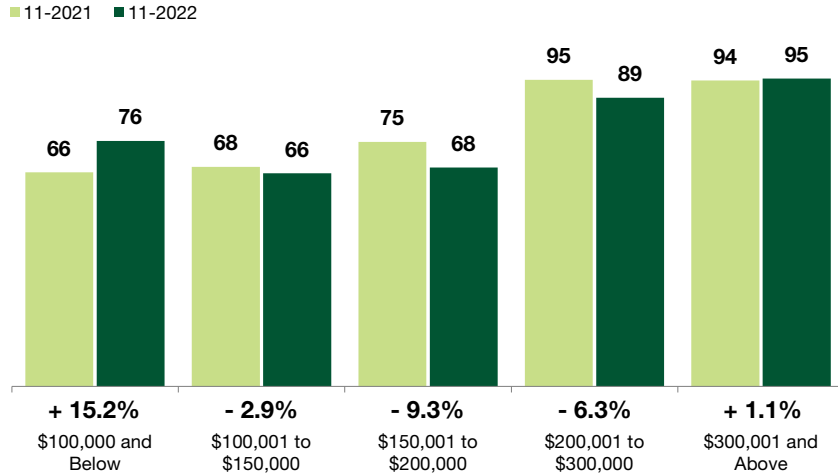
	11-2021	11-2022	Change
	4	2	- 50.0%
	2	2	0.0%
	0	0	--
All Condos	6	4	- 33.3%

Days on Market Until Sale

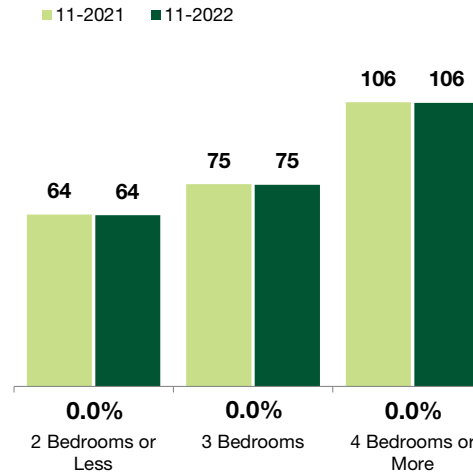
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



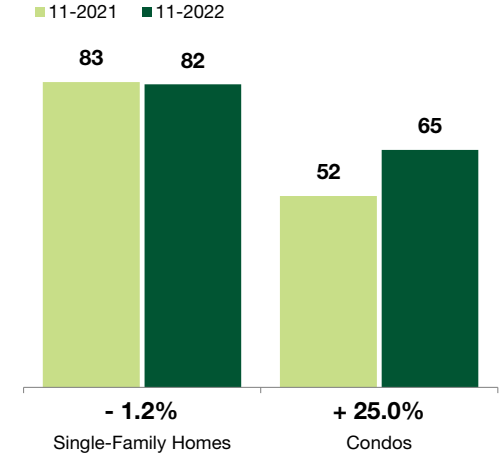
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	11-2021	11-2022	Change
\$100,000 and Below	66	76	+ 15.2%
\$100,001 to \$150,000	68	66	- 2.9%
\$150,001 to \$200,000	75	68	- 9.3%
\$200,001 to \$300,000	95	89	- 6.3%
\$300,001 and Above	94	95	+ 1.1%
All Price Ranges	82	81	- 1.2%

Single-Family Homes

11-2021	11-2022	Change	11-2021	11-2022	Change
69	77	+ 11.6%	41	144	+ 251.2%
70	69	- 1.4%	0	23	--
74	68	- 8.1%	10	46	+ 360.0%
95	89	- 6.3%	138	0	- 100.0%
95	95	0.0%	0	0	--
83	82	- 1.2%	52	65	+ 25.0%

Condos

By Bedroom Count	11-2021	11-2022	Change
2 Bedrooms or Less	64	64	0.0%
3 Bedrooms	75	75	0.0%
4 Bedrooms or More	106	106	0.0%
All Bedroom Counts	82	81	- 1.2%

11-2021	11-2022	Change	11-2021	11-2022	Change
67	66	- 1.5%	41	99	+ 141.5%
75	75	0.0%	74	30	- 59.5%
106	106	0.0%	0	0	--
83	82	- 1.2%	52	65	+ 25.0%

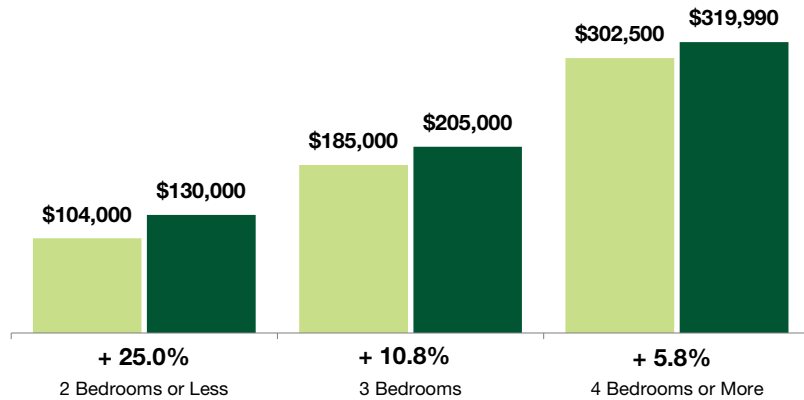
Median Sales Price

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



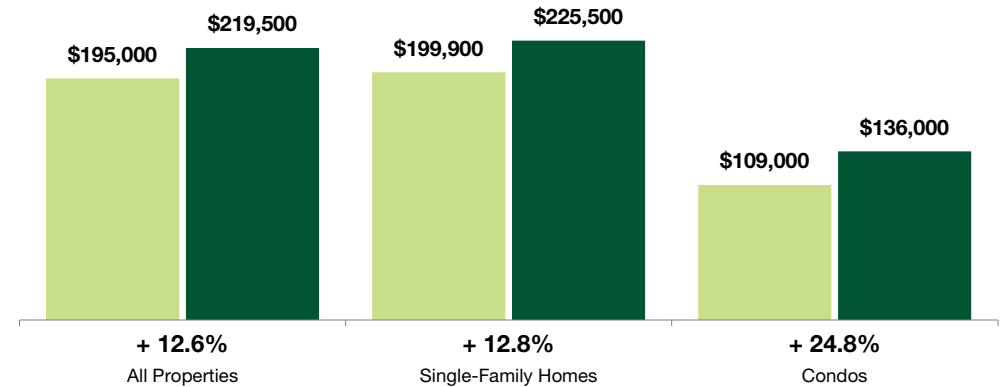
By Bedroom Count

■ 11-2021 ■ 11-2022



By Property Type

■ 11-2021 ■ 11-2022



All Properties

By Bedroom Count

	11-2021	11-2022	Change
2 Bedrooms or Less	\$104,000	\$130,000	+ 25.0%
3 Bedrooms	\$185,000	\$205,000	+ 10.8%
4 Bedrooms or More	\$302,500	\$319,990	+ 5.8%
All Bedroom Counts	\$195,000	\$219,500	+ 12.6%

Single-Family Homes

	11-2021	11-2022	Change	11-2021	11-2022	Change
	\$107,000	\$129,000	+ 20.6%	\$98,400	\$130,000	+ 32.1%
	\$185,000	\$205,000	+ 10.8%	\$182,450	\$180,000	- 1.3%
	\$302,500	\$319,990	+ 5.8%	\$0	\$0	--
All Properties	\$199,900	\$225,500	+ 12.8%	\$109,000	\$136,000	+ 24.8%

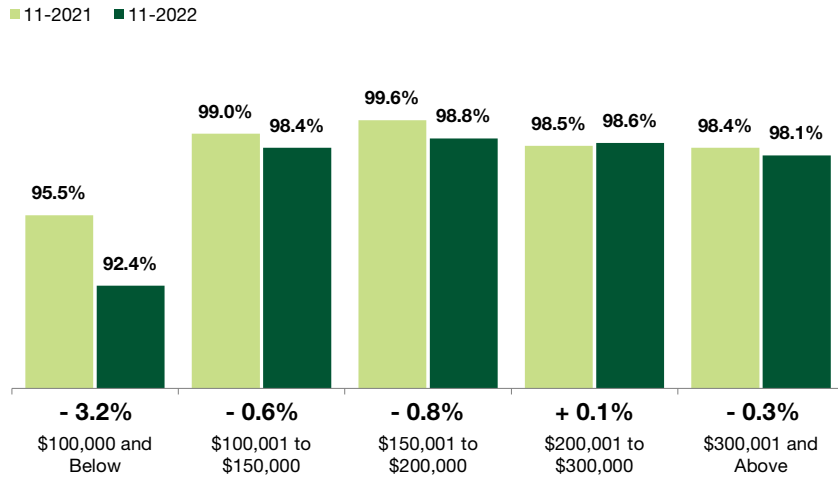
Condos

Percent of List Price Received

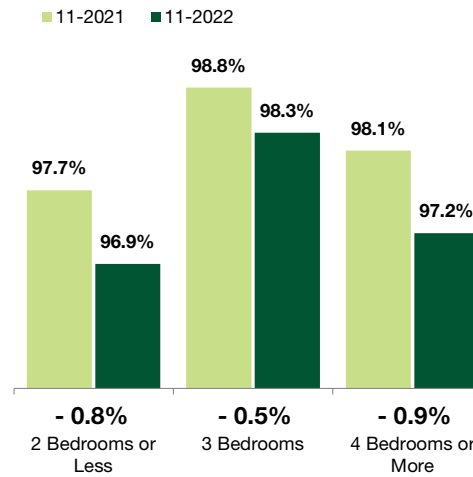
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



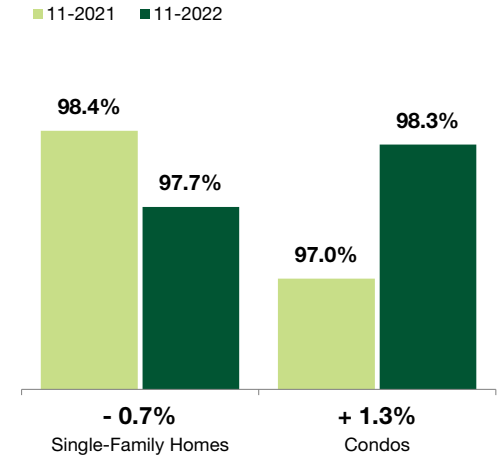
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	11-2021	11-2022	Change
\$100,000 and Below	95.5%	92.4%	- 3.2%
\$100,001 to \$150,000	99.0%	98.4%	- 0.6%
\$150,001 to \$200,000	99.6%	98.8%	- 0.8%
\$200,001 to \$300,000	98.5%	98.6%	+ 0.1%
\$300,001 and Above	98.4%	98.1%	- 0.3%
All Price Ranges	98.4%	97.7%	- 0.7%

Single-Family Homes

11-2021	11-2022	Change
95.0%	92.3%	- 2.8%
99.0%	98.2%	- 0.8%
99.7%	98.8%	- 0.9%
98.5%	98.6%	+ 0.1%
98.4%	98.1%	- 0.3%
98.4%	97.7%	- 0.7%

Condos

11-2021	11-2022	Change
96.0%	93.1%	- 3.0%
0.0%	100.0%	--
100.0%	100.0%	0.0%
98.1%	0.0%	- 100.0%
0.0%	0.0%	--
97.0%	98.3%	+ 1.3%

By Bedroom Count

11-2021	11-2022	Change
97.7%	96.9%	- 0.8%
98.8%	98.3%	- 0.5%
98.1%	97.2%	- 0.9%
98.4%	97.7%	- 0.7%

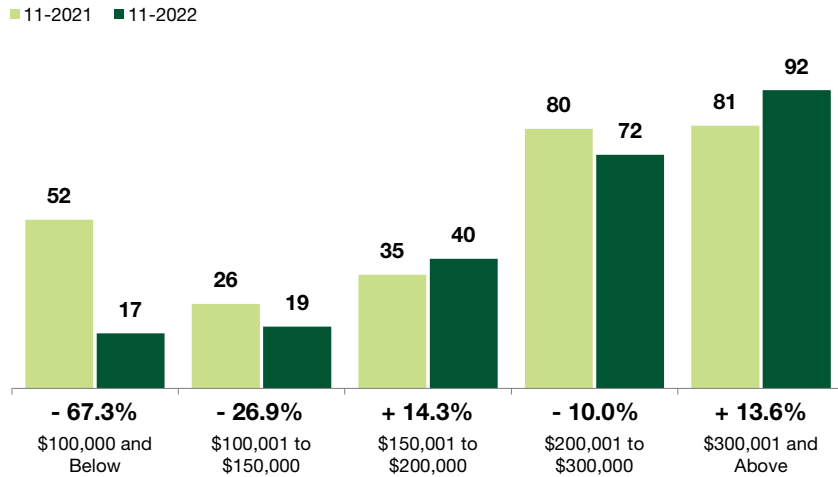
11-2021	11-2022	Change
97.5%	96.5%	- 1.0%
98.8%	98.3%	- 0.5%
98.1%	97.2%	- 0.9%
98.4%	97.7%	- 0.7%

Inventory of Homes for Sale

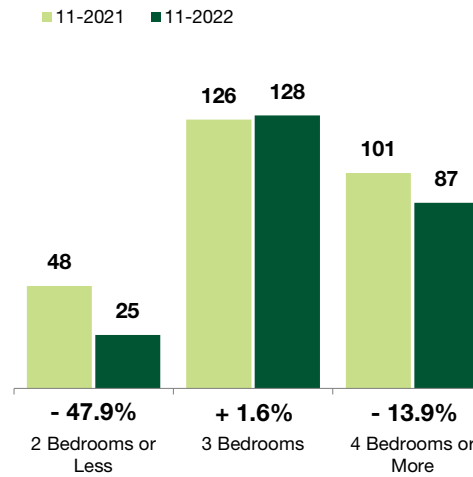
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



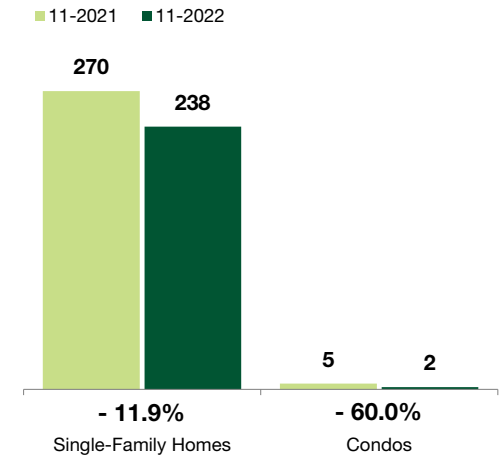
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	11-2021	11-2022	Change
\$100,000 and Below	52	17	- 67.3%
\$100,001 to \$150,000	26	19	- 26.9%
\$150,001 to \$200,000	35	40	+ 14.3%
\$200,001 to \$300,000	80	72	- 10.0%
\$300,001 and Above	81	92	+ 13.6%
All Price Ranges	275	240	- 12.7%

Single-Family Homes

11-2021	11-2022	Change
52	17	- 67.3%
26	19	- 26.9%
34	39	+ 14.7%
77	71	- 7.8%
80	92	+ 15.0%
270	238	- 11.9%

Condos

11-2021	11-2022	Change
0	0	--
0	0	--
1	1	0.0%
3	1	- 66.7%
1	0	- 100.0%
5	2	- 60.0%

By Bedroom Count

By Bedroom Count	11-2021	11-2022	Change
2 Bedrooms or Less	48	25	- 47.9%
3 Bedrooms	126	128	+ 1.6%
4 Bedrooms or More	101	87	- 13.9%
All Bedroom Counts	275	240	- 12.7%

11-2021	11-2022	Change
47	25	- 46.8%
122	126	+ 3.3%
101	87	- 13.9%
270	238	- 11.9%

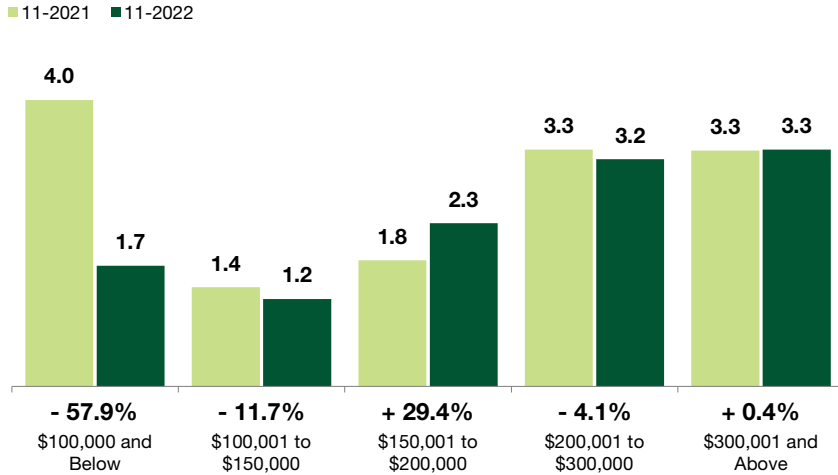
11-2021	11-2022	Change
1	0	- 100.0%
4	2	- 50.0%
0	0	--
5	2	- 60.0%

Months Supply of Inventory

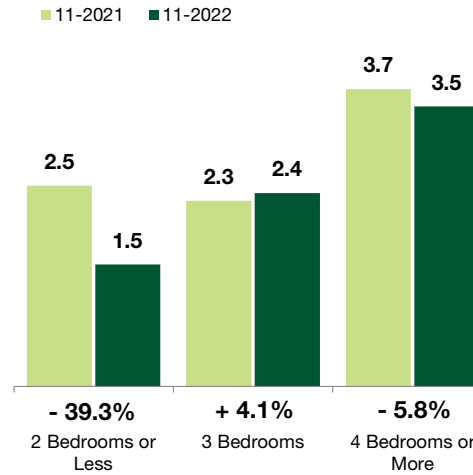
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



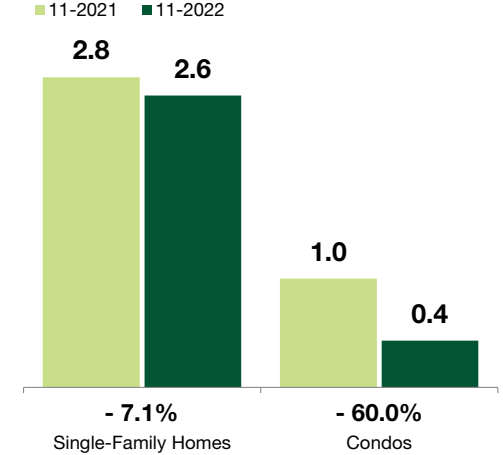
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	11-2021	11-2022	Change
\$100,000 and Below	4.0	1.7	- 57.9%
\$100,001 to \$150,000	1.4	1.2	- 11.7%
\$150,001 to \$200,000	1.8	2.3	+ 29.4%
\$200,001 to \$300,000	3.3	3.2	- 4.1%
\$300,001 and Above	3.3	3.3	+ 0.4%
All Price Ranges	2.7	2.5	- 7.4%

Single-Family Homes

11-2021	11-2022	Change
4.7	1.8	- 61.2%
1.5	1.4	- 6.1%
1.7	2.3	+ 32.2%
3.2	3.2	- 1.2%
3.2	3.3	+ 1.6%
2.8	2.6	- 7.1%

Condos

11-2021	11-2022	Change
--	--	--
--	0.0	--
1.0	0.6	- 40.0%
2.1	0.8	- 61.9%
1.0	0.0	- 100.0%
1.0	0.4	- 60.0%

By Bedroom Count

11-2021	11-2022	Change
2.5	1.5	- 39.3%
2.3	2.4	+ 4.1%
3.7	3.5	- 5.8%
2.7	2.5	- 7.4%

11-2021	11-2022	Change
2.9	1.9	- 35.8%
2.3	2.4	+ 5.1%
3.7	3.5	- 5.5%
2.8	2.6	- 7.1%