

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2023

Purchases of new single-family homes increased 7.2% month-over-month as of last measure, exceeding economists' expectations and rising to the highest level in nearly a year, according to the US Census Bureau. The limited supply of existing homes on the market, along with lower mortgage interest rates, softening sales prices, and a rise in the number of builders offering sales incentives, helped boost new home purchases, causing builder confidence to increase for the second consecutive month in February. For the 12-month period spanning March 2022 through February 2023, Closed Sales in the Greenwood region were down 11.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 14.0 percent.

The overall Median Sales Price was up 12.8 percent to \$220,000. The property type with the largest price gain was the Condos segment, where prices increased 22.0 percent to \$143,950. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 64 days; the price range that tended to sell the slowest was the \$200,001 to \$300,000 range at 99 days.

Market-wide, inventory levels were down 11.8 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 10.3 percent. That amounts to 2.4 months supply for Single-Family homes and 0.2 months supply for Condos.

Quick Facts

+ 14.0%

- 3.8%

- 11.7%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

4 Bedrooms or More

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

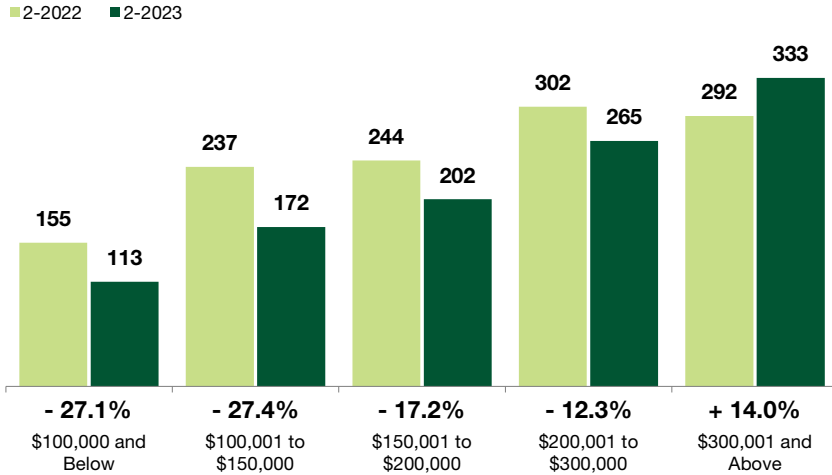


Closed Sales

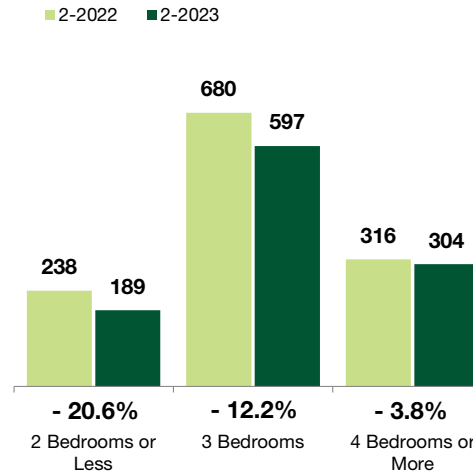
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



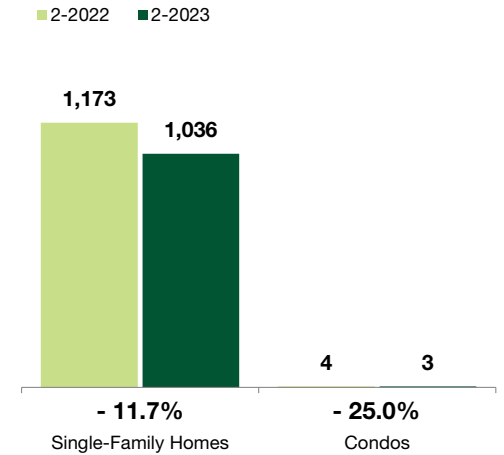
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2022	2-2023	Change
\$100,000 and Below	155	113	- 27.1%
\$100,001 to \$150,000	237	172	- 27.4%
\$150,001 to \$200,000	244	202	- 17.2%
\$200,001 to \$300,000	302	265	- 12.3%
\$300,001 and Above	292	333	+ 14.0%
All Price Ranges	1,234	1,090	- 11.7%

Single-Family Homes

By Price Range	2-2022	2-2023	Change
\$100,000 and Below	132	106	- 19.7%
\$100,001 to \$150,000	212	145	- 31.6%
\$150,001 to \$200,000	238	192	- 19.3%
\$200,001 to \$300,000	296	256	- 13.5%
\$300,001 and Above	291	332	+ 14.1%
All Price Ranges	1,173	1,036	- 11.7%

Condos

By Price Range	2-2022	2-2023	Change
\$100,000 and Below	1	0	- 100.0%
\$100,001 to \$150,000	3	0	- 100.0%
\$150,001 to \$200,000	0	2	--
\$200,001 to \$300,000	0	1	--
\$300,001 and Above	0	0	--
All Price Ranges	4	3	- 25.0%

By Bedroom Count

By Bedroom Count	2-2022	2-2023	Change
2 Bedrooms or Less	238	189	- 20.6%
3 Bedrooms	680	597	- 12.2%
4 Bedrooms or More	316	304	- 3.8%
All Bedroom Counts	1,234	1,090	- 11.7%

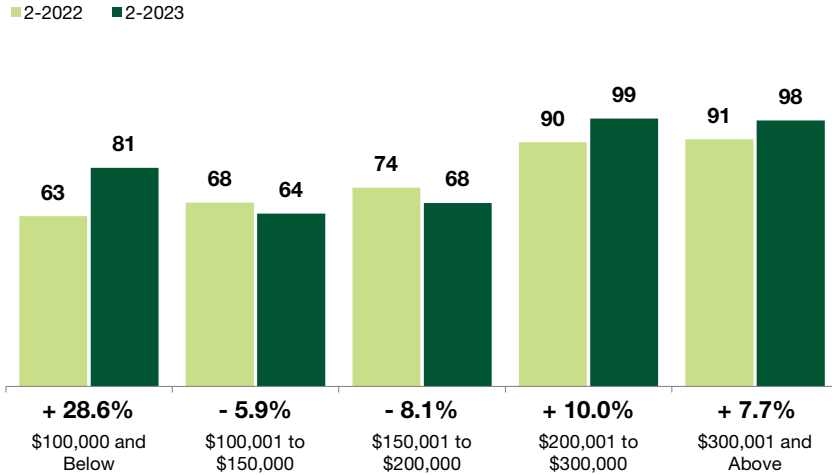
By Bedroom Count	2-2022	2-2023	Change
2 Bedrooms or Less	199	153	- 23.1%
3 Bedrooms	658	580	- 11.9%
4 Bedrooms or More	316	303	- 4.1%
All Bedroom Counts	1,173	1,036	- 11.7%

Days on Market Until Sale

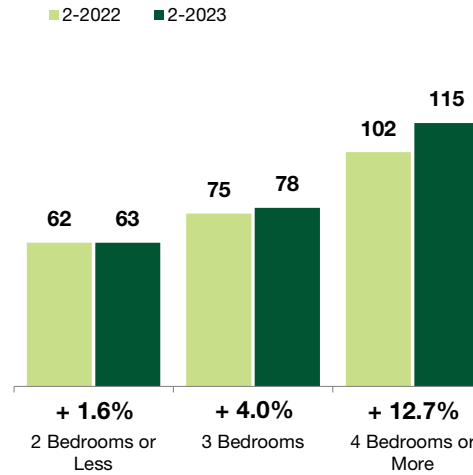
Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**



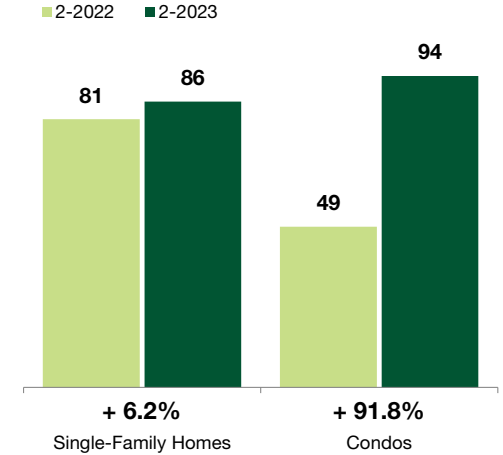
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2022	2-2023	Change
\$100,000 and Below	63	81	+ 28.6%
\$100,001 to \$150,000	68	64	- 5.9%
\$150,001 to \$200,000	74	68	- 8.1%
\$200,001 to \$300,000	90	99	+ 10.0%
\$300,001 and Above	91	98	+ 7.7%
All Price Ranges	80	85	+ 6.3%

Single-Family Homes

2-2022	2-2023	Change
66	82	+ 24.2%
71	67	- 5.6%
74	67	- 9.5%
91	99	+ 8.8%
92	98	+ 6.5%
81	86	+ 6.2%

Condos

2-2022	2-2023	Change
22	0	- 100.0%
57	0	- 100.0%
0	94	--
0	0	--
0	0	--
49	94	+ 91.8%

By Bedroom Count

2-2022	2-2023	Change
62	63	+ 1.6%
75	78	+ 4.0%
102	115	+ 12.7%
80	85	+ 6.3%

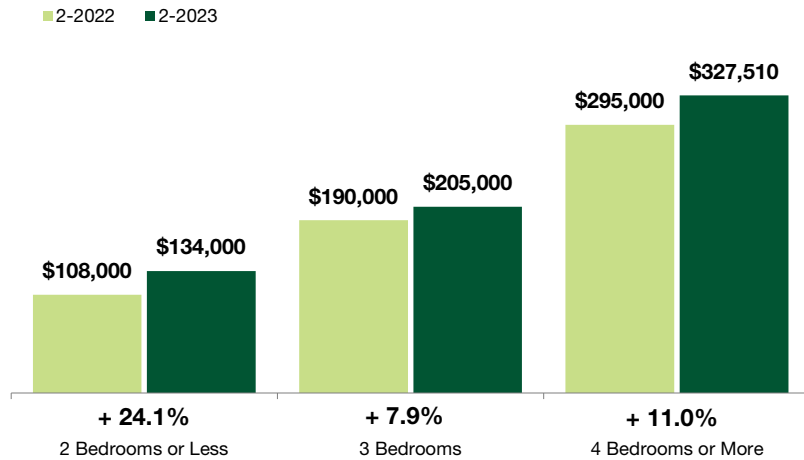
2-2022	2-2023	Change
66	64	- 3.0%
76	77	+ 1.3%
102	115	+ 12.7%
81	86	+ 6.2%

Median Sales Price

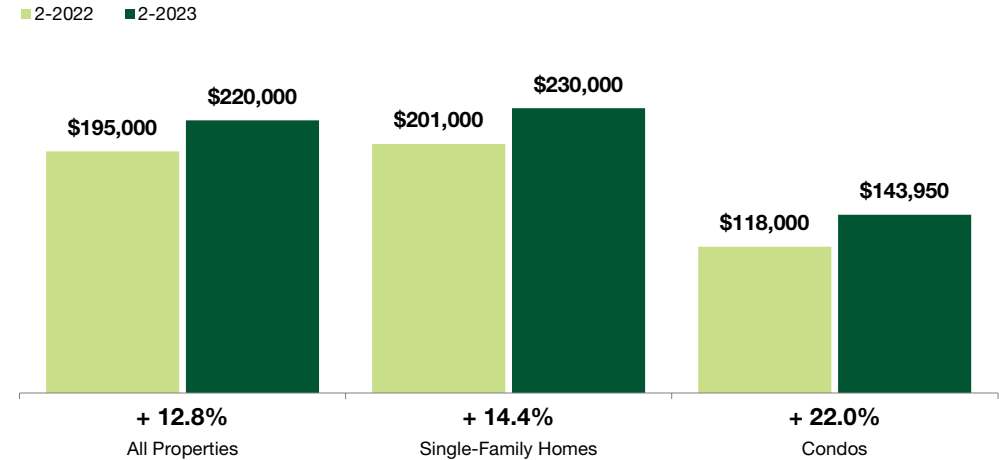
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	2-2022	2-2023	Change
2 Bedrooms or Less	\$108,000	\$134,000	+ 24.1%
3 Bedrooms	\$190,000	\$205,000	+ 7.9%
4 Bedrooms or More	\$295,000	\$327,510	+ 11.0%
All Bedroom Counts	\$195,000	\$220,000	+ 12.8%

Single-Family Homes

2-2022	2-2023	Change	2-2022	2-2023	Change
\$110,500	\$130,000	+ 17.6%	\$100,000	\$135,950	+ 36.0%
\$190,000	\$206,500	+ 8.7%	\$157,500	\$193,215	+ 22.7%
\$295,000	\$326,520	+ 10.7%	\$0	\$330,000	--
\$201,000	\$230,000	+ 14.4%	\$118,000	\$143,950	+ 22.0%

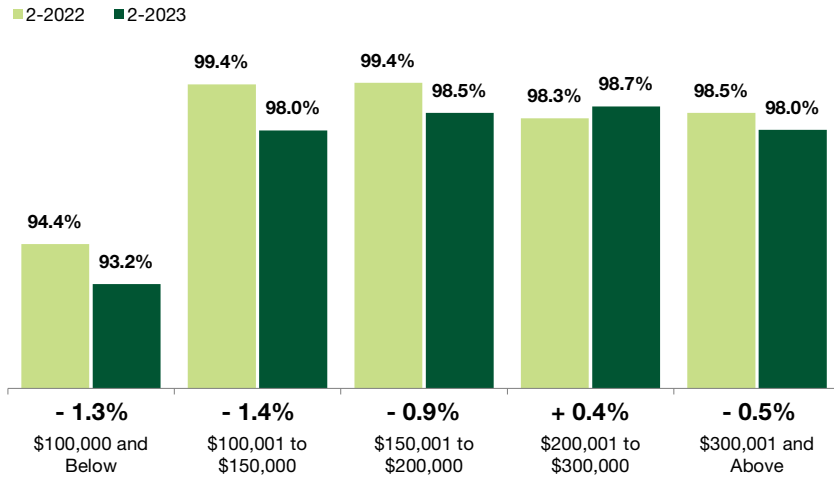
Condos

Percent of List Price Received

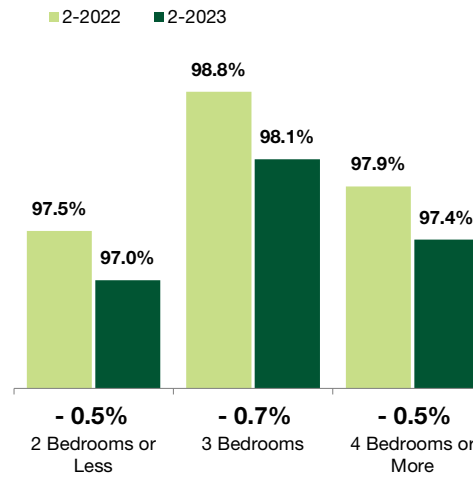
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



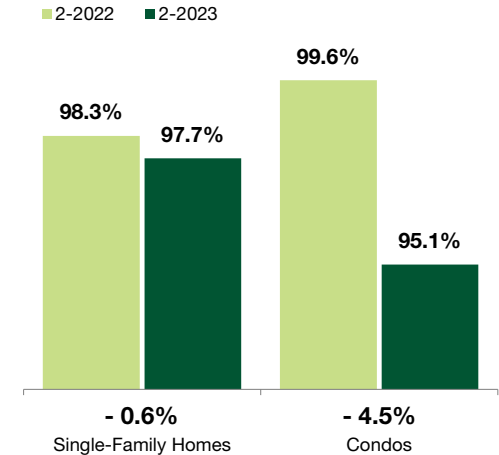
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2022	2-2023	Change
\$100,000 and Below	94.4%	93.2%	- 1.3%
\$100,001 to \$150,000	99.4%	98.0%	- 1.4%
\$150,001 to \$200,000	99.4%	98.5%	- 0.9%
\$200,001 to \$300,000	98.3%	98.7%	+ 0.4%
\$300,001 and Above	98.5%	98.0%	- 0.5%
All Price Ranges	98.3%	97.7%	- 0.6%

Single-Family Homes

2-2022	2-2023	Change
93.8%	93.1%	- 0.7%
99.4%	97.7%	- 1.7%
99.5%	98.5%	- 1.0%
98.3%	98.7%	+ 0.4%
98.5%	98.0%	- 0.5%
98.3%	97.7%	- 0.6%

Condos

2-2022	2-2023	Change
92.8%	0.0%	- 100.0%
101.9%	0.0%	- 100.0%
0.0%	95.1%	--
0.0%	0.0%	--
0.0%	0.0%	--
99.6%	95.1%	- 4.5%

By Bedroom Count

2-2022	2-2023	Change
97.5%	97.0%	- 0.5%
98.8%	98.1%	- 0.7%
97.9%	97.4%	- 0.5%
98.3%	97.7%	- 0.6%

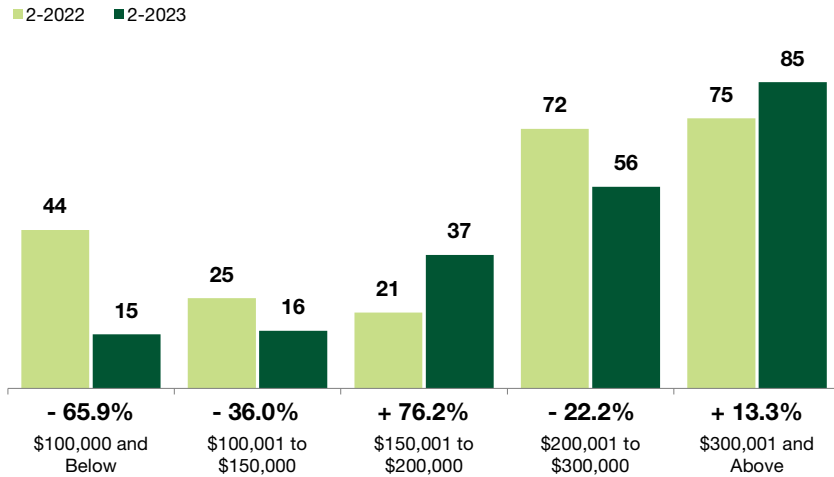
2-2022	2-2023	Change	2-2022	2-2023	Change
97.1%	96.7%	- 0.4%	98.8%	100.0%	+ 1.2%
98.8%	98.1%	- 0.7%	102.2%	92.6%	- 9.4%
97.9%	97.4%	- 0.5%	0.0%	0.0%	--
98.3%	97.7%	- 0.6%	99.6%	95.1%	- 4.5%

Inventory of Homes for Sale

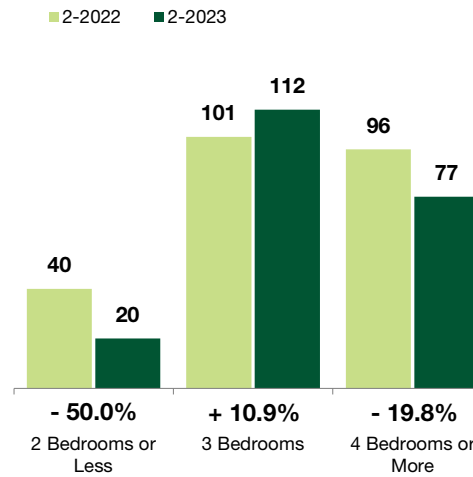
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



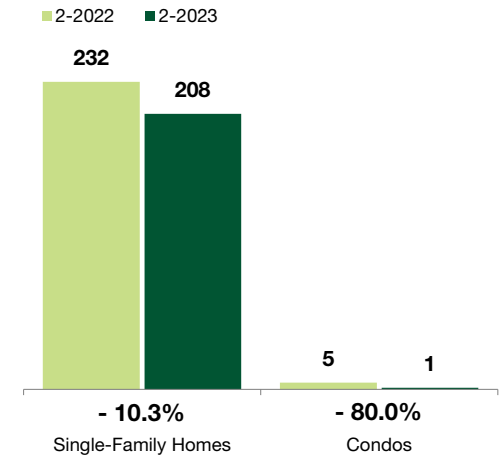
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2022	2-2023	Change
\$100,000 and Below	44	15	- 65.9%
\$100,001 to \$150,000	25	16	- 36.0%
\$150,001 to \$200,000	21	37	+ 76.2%
\$200,001 to \$300,000	72	56	- 22.2%
\$300,001 and Above	75	85	+ 13.3%
All Price Ranges	237	209	- 11.8%

Single-Family Homes

2-2022	2-2023	Change
43	15	- 65.1%
23	16	- 30.4%
21	36	+ 71.4%
70	56	- 20.0%
75	85	+ 13.3%
232	208	- 10.3%

Condos

2-2022	2-2023	Change
1	0	- 100.0%
2	0	- 100.0%
0	1	--
2	0	- 100.0%
0	0	--
5	1	- 80.0%

By Bedroom Count

2-2022	2-2023	Change
40	20	- 50.0%
101	112	+ 10.9%
96	77	- 19.8%
237	209	- 11.8%

2-2022	2-2023	Change
37	20	- 45.9%
99	111	+ 12.1%
96	77	- 19.8%
232	208	- 10.3%

2-2022	2-2023	Change
3	0	- 100.0%
2	1	- 50.0%
0	0	--
5	1	- 80.0%

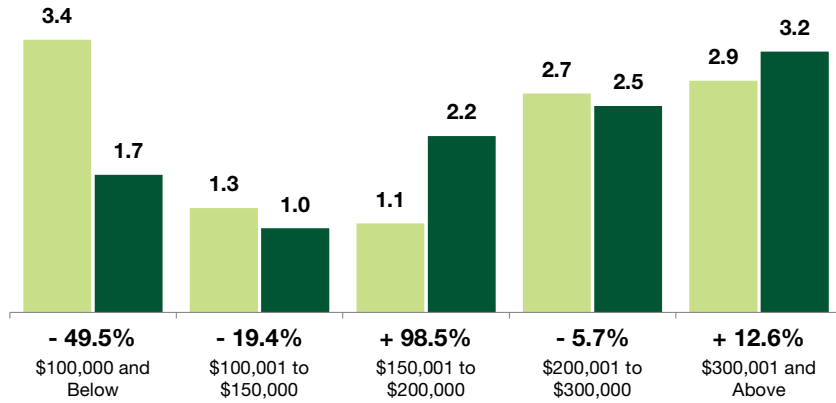
Months Supply of Inventory

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.**



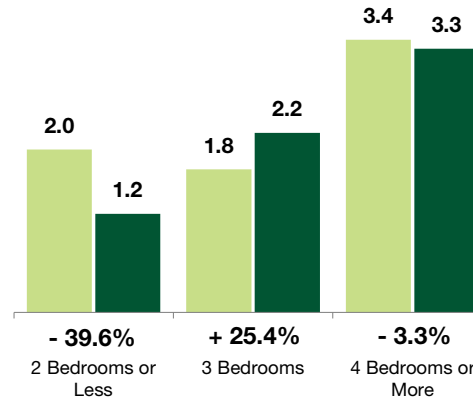
By Price Range

■ 2-2022 ■ 2-2023



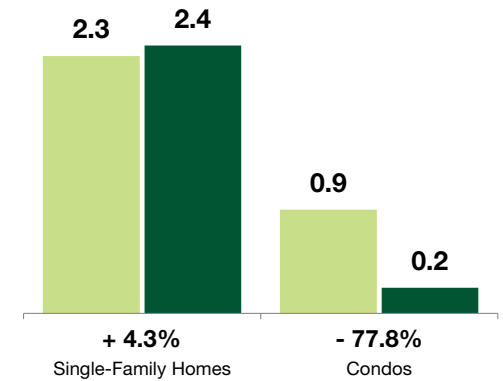
By Bedroom Count

■ 2-2022 ■ 2-2023



By Property Type

■ 2-2022 ■ 2-2023



All Properties

By Price Range

	2-2022	2-2023	Change
\$100,000 and Below	3.4	1.7	- 49.5%
\$100,001 to \$150,000	1.3	1.0	- 19.4%
\$150,001 to \$200,000	1.1	2.2	+ 98.5%
\$200,001 to \$300,000	2.7	2.5	- 5.7%
\$300,001 and Above	2.9	3.2	+ 12.6%
All Price Ranges	2.3	2.3	0.0%

Single-Family Homes

	2-2022	2-2023	Change
2 Bedrooms or Less	3.9	1.8	- 53.3%
3 Bedrooms	1.3	1.2	- 7.7%
4 Bedrooms or More	1.1	2.2	+ 95.9%
	2.7	2.6	- 2.5%
	2.9	3.2	+ 12.6%
All Single-Family Homes	2.3	2.4	+ 4.3%

Condos

	2-2022	2-2023	Change
	0.4	0.0	- 100.0%
	0.9	0.0	- 100.0%
	0.0	0.5	--
	1.5	0.0	- 100.0%
	--	0.0	--
All Condos	0.9	0.2	- 77.8%

By Bedroom Count

	2-2022	2-2023	Change
2 Bedrooms or Less	2.0	1.2	- 39.6%
3 Bedrooms	1.8	2.2	+ 25.4%
4 Bedrooms or More	3.4	3.3	- 3.3%
All Bedroom Counts	2.3	2.3	0.0%

	2-2022	2-2023	Change
2 Bedrooms or Less	2.3	1.5	- 33.4%
3 Bedrooms	1.8	2.3	+ 25.4%
4 Bedrooms or More	3.4	3.3	- 3.0%
All Single-Family Homes	2.3	2.4	+ 4.3%
	0.9	0.0	- 100.0%
	1.0	0.6	- 40.0%
	0.0	0.0	--
All Condos	0.9	0.2	- 77.8%