

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2023

A limited supply of existing homes for sale, along with an increase in new homes on the market, have helped boost demand for new single-family homes this year. Monthly new-home sales increased 9.6% as of last measure, marking the highest rate of new-home sales in a year, according to the U.S. Census Bureau. Single-family housing starts increased for the second consecutive month, rising 2.7% to a seasonally adjusted 861,000 units as of last measure, while single-family housing completions were up 2.4% month-over-month. For the 12-month period spanning May 2022 through April 2023, Pending Sales in the Greenwood Association of REALTORS® region softened 18.5 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales improved 84.6 percent.

The overall Median Sales Price went up 9.4 percent to \$220,000. The property type with the largest gain was the Condos segment, where prices increased 16.8 percent to \$146,000. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 72 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 166 days.

Market-wide, inventory levels softened 25.0 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale dropped 23.2 percent.

Quick Facts

+ 84.6%

- 14.8%

- 17.9%

Price Range with
Strongest Sales:
\$750,001 to \$1,000,000

Bedroom Count with
Strongest Sales:
3 Bedrooms

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
Median Sales Price	5
Percent of List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8



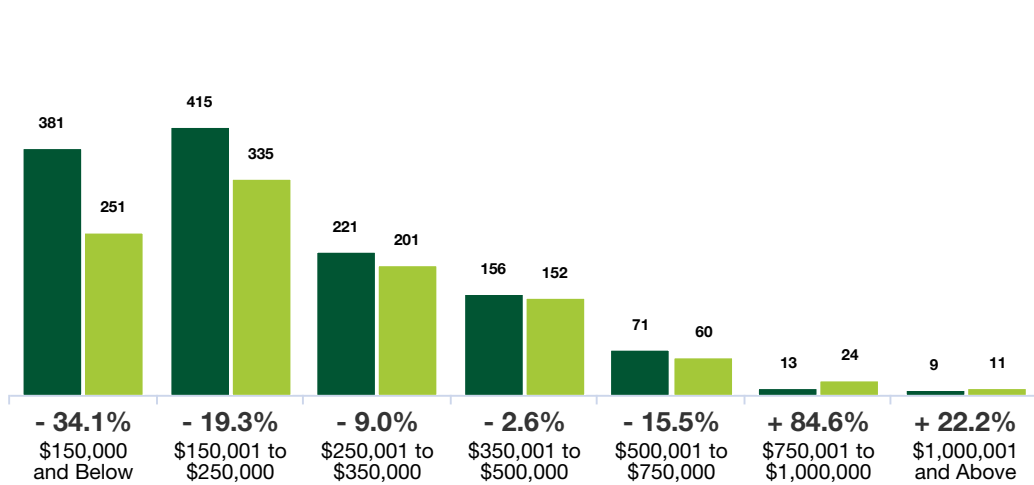
Pending Sales

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



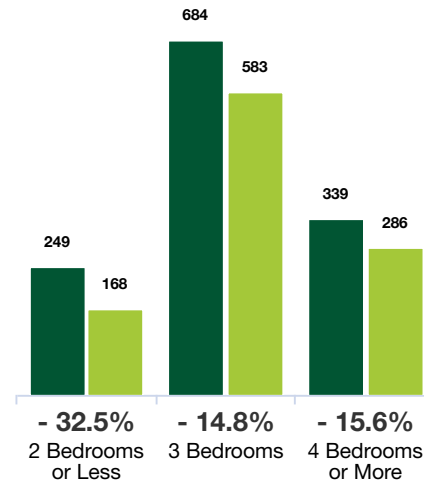
By Price Range

■ 4-2022 ■ 4-2023



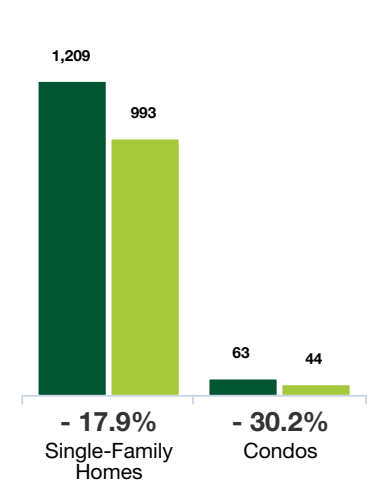
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	381	251	- 34.1%
\$150,001 to \$250,000	415	335	- 19.3%
\$250,001 to \$350,000	221	201	- 9.0%
\$350,001 to \$500,000	156	152	- 2.6%
\$500,001 to \$750,000	71	60	- 15.5%
\$750,001 to \$1,000,000	13	24	+ 84.6%
\$1,000,001 and Above	9	11	+ 22.2%
All Price Ranges	1,272	1,037	- 18.5%

Single-Family Homes

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	335	225	- 32.8%
\$150,001 to \$250,000	401	320	- 20.2%
\$250,001 to \$350,000	219	199	- 9.1%
\$350,001 to \$500,000	155	151	- 2.6%
\$500,001 to \$750,000	71	60	- 15.5%
\$750,001 to \$1,000,000	13	24	+ 84.6%
\$1,000,001 and Above	9	11	+ 22.2%
All Price Ranges	1,209	993	- 17.9%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	46	26	- 43.5%
\$150,001 to \$250,000	14	15	+ 7.1%
\$250,001 to \$350,000	2	2	0.0%
\$350,001 to \$500,000	1	1	0.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	63	44	- 30.2%

By Bedroom Count

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	249	168	- 32.5%
3 Bedrooms	684	583	- 14.8%
4 Bedrooms or More	339	286	- 15.6%
All Bedroom Counts	1,272	1,037	- 18.5%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	209	139	- 33.5%
3 Bedrooms	661	570	- 13.8%
4 Bedrooms or More	339	284	- 16.2%
All Bedroom Counts	1,209	993	- 17.9%

Condos

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	40	29	- 27.5%
3 Bedrooms	23	13	- 43.5%
4 Bedrooms or More	0	2	--
All Bedroom Counts	63	44	- 30.2%

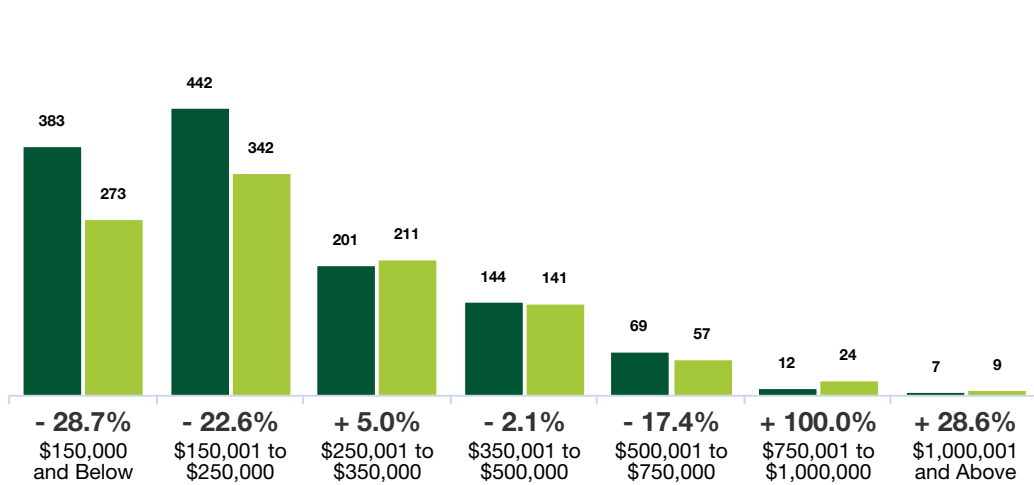
Closed Sales

A count of the actual sales that closed. **Based on a rolling 12-month total.**



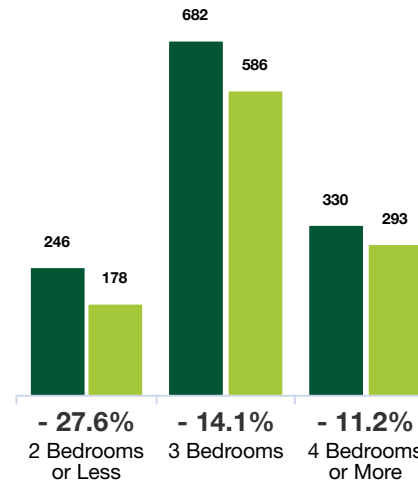
By Price Range

■ 4-2022 ■ 4-2023



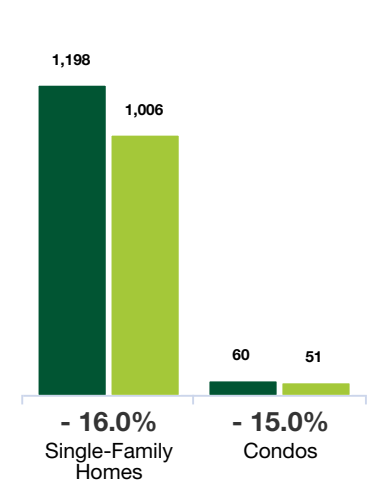
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	383	273	- 28.7%
\$150,001 to \$250,000	442	342	- 22.6%
\$250,001 to \$350,000	201	211	+ 5.0%
\$350,001 to \$500,000	144	141	- 2.1%
\$500,001 to \$750,000	69	57	- 17.4%
\$750,001 to \$1,000,000	12	24	+ 100.0%
\$1,000,001 and Above	7	9	+ 28.6%
All Price Ranges	1,258	1,057	- 16.0%

Single-Family Homes

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	336	241	- 28.3%
\$150,001 to \$250,000	432	327	- 24.3%
\$250,001 to \$350,000	199	207	+ 4.0%
\$350,001 to \$500,000	143	141	- 1.4%
\$500,001 to \$750,000	69	57	- 17.4%
\$750,001 to \$1,000,000	12	24	+ 100.0%
\$1,000,001 and Above	7	9	+ 28.6%
All Price Ranges	1,198	1,006	- 16.0%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	47	32	- 31.9%
\$150,001 to \$250,000	10	15	+ 50.0%
\$250,001 to \$350,000	2	4	+ 100.0%
\$350,001 to \$500,000	1	0	- 100.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	60	51	- 15.0%

By Bedroom Count

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	246	178	- 27.6%
3 Bedrooms	682	586	- 14.1%
4 Bedrooms or More	330	293	- 11.2%
All Bedroom Counts	1,258	1,057	- 16.0%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	207	144	- 30.4%
3 Bedrooms	661	571	- 13.6%
4 Bedrooms or More	330	291	- 11.8%
All Bedroom Counts	1,198	1,006	- 16.0%

Condos

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	39	34	- 12.8%
3 Bedrooms	21	15	- 28.6%
4 Bedrooms or More	0	2	--
All Bedroom Counts	60	51	- 15.0%

Days On Market Until Sale

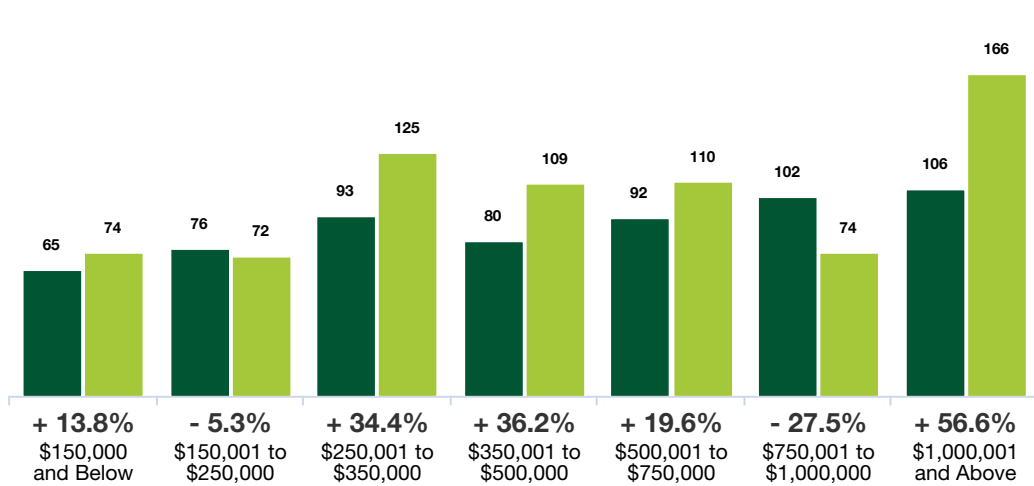
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



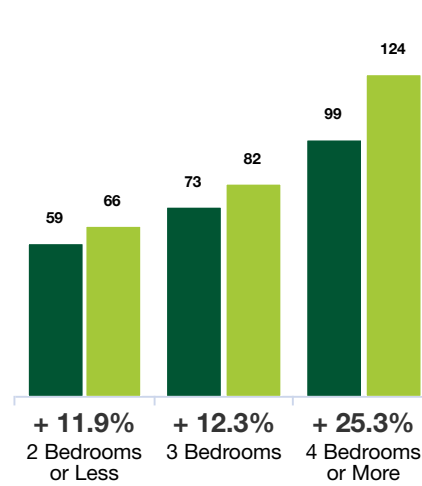
By Price Range

■ 4-2022 ■ 4-2023



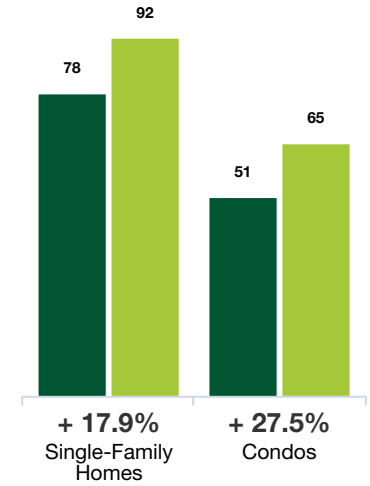
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
\$150,000 and Below	65	74	+ 13.8%	68	77	+ 13.2%	45	56	+ 24.4%
\$150,001 to \$250,000	76	72	- 5.3%	76	72	- 5.3%	62	76	+ 22.6%
\$250,001 to \$350,000	93	125	+ 34.4%	93	125	+ 34.4%	128	99	- 22.7%
\$350,001 to \$500,000	80	109	+ 36.2%	80	109	+ 36.2%	55	--	--
\$500,001 to \$750,000	92	110	+ 19.6%	92	110	+ 19.6%	--	--	--
\$750,001 to \$1,000,000	102	74	- 27.5%	102	74	- 27.5%	--	--	--
\$1,000,001 and Above	106	166	+ 56.6%	106	166	+ 56.6%	--	--	--
All Price Ranges	77	91	+ 18.2%	78	92	+ 17.9%	51	65	+ 27.5%
By Bedroom Count	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
2 Bedrooms or Less	59	66	+ 11.9%	62	68	+ 9.7%	43	58	+ 34.9%
3 Bedrooms	73	82	+ 12.3%	73	82	+ 12.3%	65	81	+ 24.6%
4 Bedrooms or More	99	124	+ 25.3%	99	124	+ 25.3%	--	70	--
All Bedroom Counts	77	91	+ 18.2%	78	92	+ 17.9%	51	65	+ 27.5%

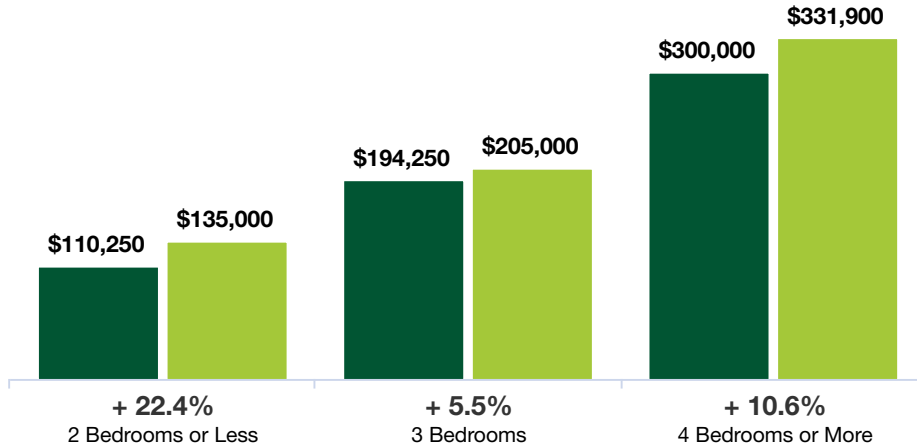
Median Sales Price

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



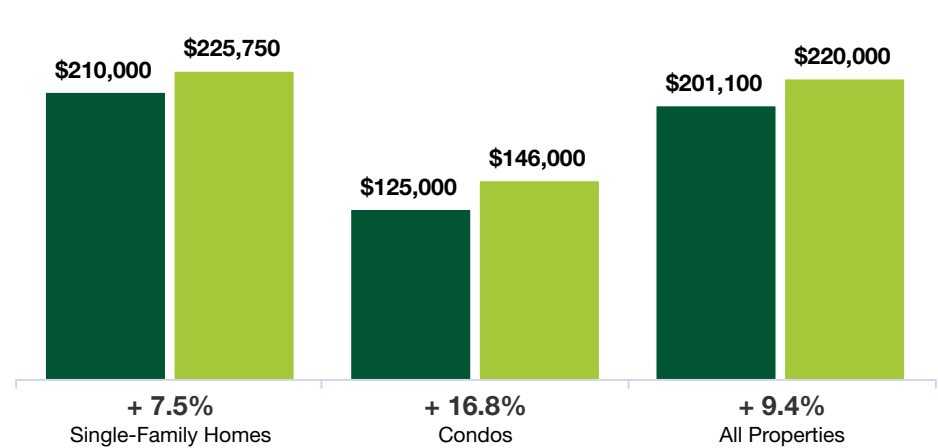
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Bedroom Count

	4-2022	4-2023	Change
2 Bedrooms or Less	\$110,250	\$135,000	+ 22.4%
3 Bedrooms	\$194,250	\$205,000	+ 5.5%
4 Bedrooms or More	\$300,000	\$331,900	+ 10.6%
All Bedroom Counts	\$201,100	\$220,000	+ 9.4%

Single-Family Homes

	4-2022	4-2023	Change
Single-Family Homes	\$113,400	\$132,500	+ 16.8%
Single-Family Homes	\$195,000	\$205,000	+ 5.1%
Single-Family Homes	\$300,000	\$333,450	+ 11.2%
All Single-Family Homes	\$210,000	\$225,750	+ 7.5%

Condos

	4-2022	4-2023	Change
Condos	\$102,000	\$144,000	+ 41.2%
Condos	\$160,000	\$193,215	+ 20.8%
Condos	--	\$330,000	--
All Condos	\$125,000	\$146,000	+ 16.8%

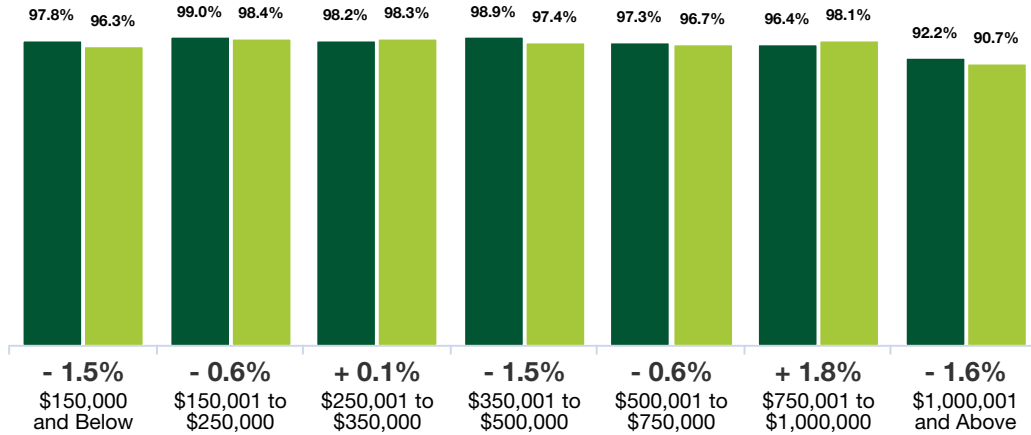
Percent of List Price Received

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.



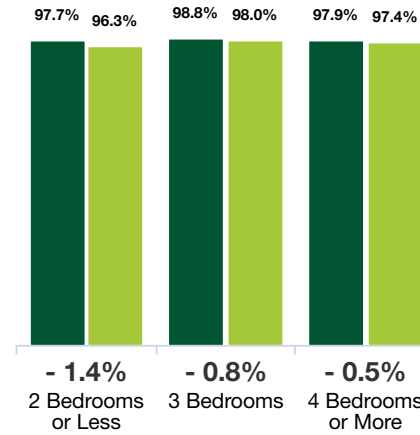
By Price Range

■ 4-2022 ■ 4-2023



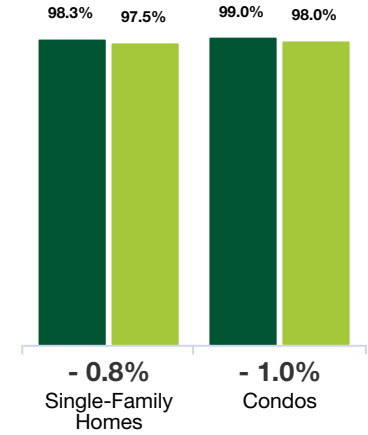
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
\$150,000 and Below	97.8%	96.3%	-1.5%	97.6%	96.1%	-1.5%	99.4%	97.6%	-1.8%
\$150,001 to \$250,000	99.0%	98.4%	-0.6%	99.0%	98.4%	-0.6%	98.8%	98.7%	-0.1%
\$250,001 to \$350,000	98.2%	98.3%	+0.1%	98.2%	98.2%	0.0%	96.3%	101.0%	+4.9%
\$350,001 to \$500,000	98.9%	97.4%	-1.5%	98.9%	97.4%	-1.5%	92.5%	93.1%	+0.6%
\$500,001 to \$750,000	97.3%	96.7%	-0.6%	97.3%	96.7%	-0.6%	--	--	--
\$750,001 to \$1,000,000	96.4%	98.1%	+1.8%	96.4%	98.1%	+1.8%	--	--	--
\$1,000,001 and Above	92.2%	90.7%	-1.6%	92.2%	90.7%	-1.6%	--	--	--
All Price Ranges	98.3%	97.5%	-0.8%	98.3%	97.5%	-0.8%	99.0%	98.0%	-1.0%
By Bedroom Count	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
2 Bedrooms or Less	97.7%	96.3%	-1.4%	97.3%	95.8%	-1.5%	99.5%	98.1%	-1.4%
3 Bedrooms	98.8%	98.0%	-0.8%	98.8%	98.0%	-0.8%	98.2%	98.1%	-0.1%
4 Bedrooms or More	97.9%	97.4%	-0.5%	97.9%	97.4%	-0.5%	--	93.1%	--
All Bedroom Counts	98.3%	97.5%	-0.8%	98.3%	97.5%	-0.8%	99.0%	98.0%	-1.0%

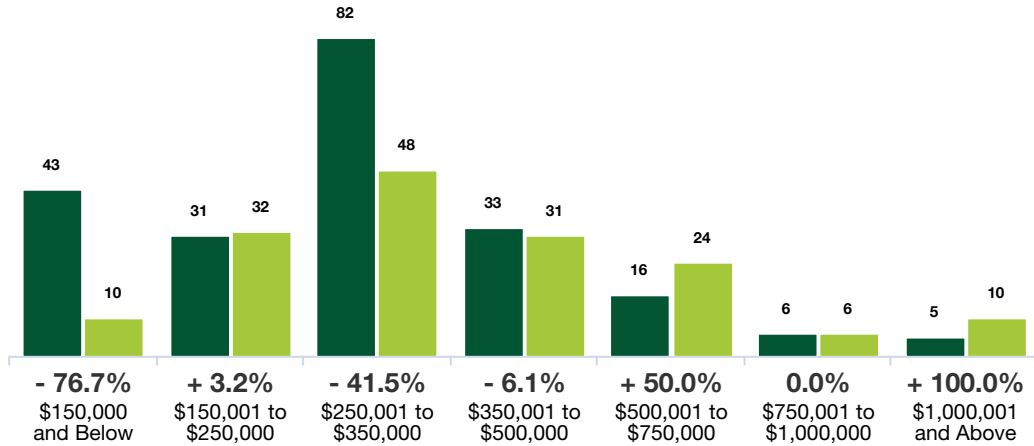
Inventory of Homes for Sale

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



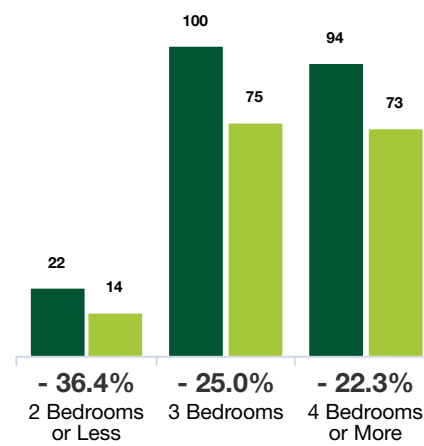
By Price Range

■ 4-2022 ■ 4-2023



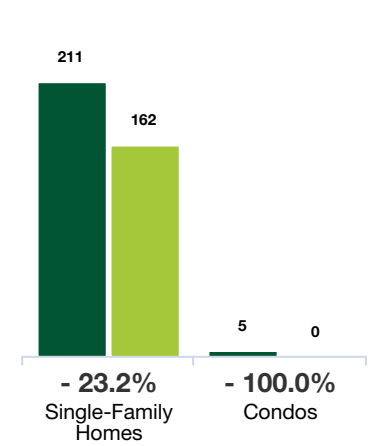
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	43	10	- 76.7%
\$150,001 to \$250,000	31	32	+ 3.2%
\$250,001 to \$350,000	82	48	- 41.5%
\$350,001 to \$500,000	33	31	- 6.1%
\$500,001 to \$750,000	16	24	+ 50.0%
\$750,001 to \$1,000,000	6	6	0.0%
\$1,000,001 and Above	5	10	+ 100.0%
All Price Ranges	216	162	- 25.0%

Single-Family Homes

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	22	14	- 36.4%
3 Bedrooms	100	75	- 25.0%
4 Bedrooms or More	94	73	- 22.3%
All Bedroom Counts	211	162	- 23.2%

Condos

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	4	0	- 100.0%
\$150,001 to \$250,000	0	0	0.0%
\$250,001 to \$350,000	1	0	- 100.0%
\$350,001 to \$500,000	0	0	0.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	5	0	- 100.0%

By Bedroom Count

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	22	14	- 36.4%
3 Bedrooms	100	75	- 25.0%
4 Bedrooms or More	94	73	- 22.3%
All Bedroom Counts	216	162	- 25.0%

By Bedroom Count	4-2022	4-2023	Change
2 Bedrooms or Less	19	14	- 26.3%
3 Bedrooms	98	75	- 23.5%
4 Bedrooms or More	94	73	- 22.3%
All Bedroom Counts	211	162	- 23.2%

By Price Range	4-2022	4-2023	Change
\$150,000 and Below	3	0	- 100.0%
\$150,001 to \$250,000	0	0	0.0%
\$250,001 to \$350,000	2	0	- 100.0%
\$350,001 to \$500,000	0	0	0.0%
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
All Price Ranges	5	0	- 100.0%

Months Supply of Inventory

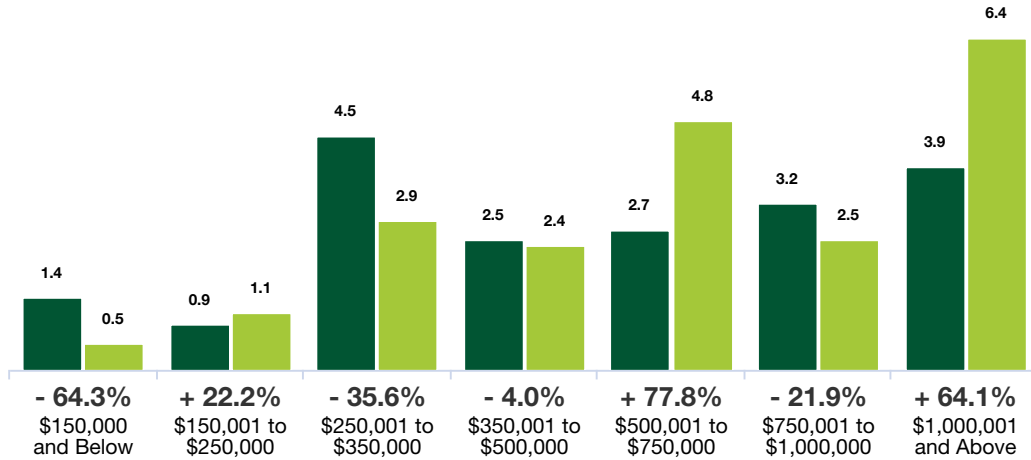
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.



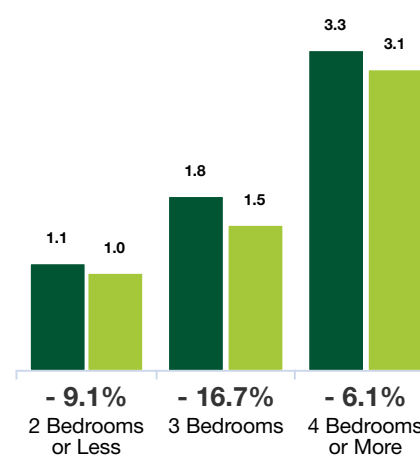
By Price Range

■ 4-2022 ■ 4-2023



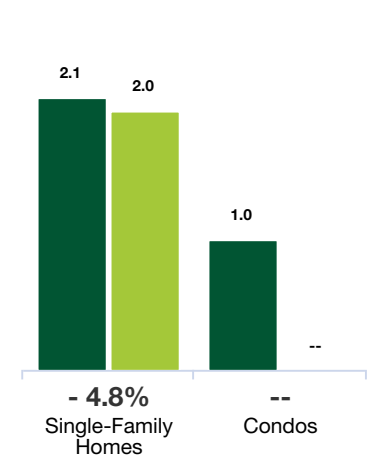
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
\$150,000 and Below	1.4	0.5	- 64.3%	1.4	0.5	- 64.3%	1.0	--	--
\$150,001 to \$250,000	0.9	1.1	+ 22.2%	0.9	1.2	+ 33.3%	--	--	--
\$250,001 to \$350,000	4.5	2.9	- 35.6%	4.4	2.9	- 34.1%	1.0	--	--
\$350,001 to \$500,000	2.5	2.4	- 4.0%	2.6	2.5	- 3.8%	--	--	--
\$500,001 to \$750,000	2.7	4.8	+ 77.8%	2.7	4.8	+ 77.8%	--	--	--
\$750,001 to \$1,000,000	3.2	2.5	- 21.9%	3.2	2.5	- 21.9%	--	--	--
\$1,000,001 and Above	3.9	6.4	+ 64.1%	3.9	6.4	+ 64.1%	--	--	--
All Price Ranges	2.0	1.9	- 5.0%	2.1	2.0	- 4.8%	1.0	--	--
By Bedroom Count	4-2022	4-2023	Change	4-2022	4-2023	Change	4-2022	4-2023	Change
2 Bedrooms or Less	1.1	1.0	- 9.1%	1.1	1.2	+ 9.1%	0.9	--	--
3 Bedrooms	1.8	1.5	- 16.7%	1.8	1.6	- 11.1%	1.0	--	--
4 Bedrooms or More	3.3	3.1	- 6.1%	3.3	3.1	- 6.1%	--	--	--
All Bedroom Counts	2.0	1.9	- 5.0%	2.1	2.0	- 4.8%	1.0	--	--