

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2023

Nationally, sales of new single-family homes fell 2.5% month-over-month as of last measure, marking the first monthly decline since February, according to the U.S. Census Bureau. Despite the decrease, new-home sales are up 23.8% year-over-year, as a lack of existing-home inventory has boosted demand for the new-home market in recent months. As a result, builder confidence has continued to improve, reaching a 13-month high in July, according to the latest NAHB / Wells Fargo Housing Market Index (HMI). For the 12-month period spanning August 2022 through July 2023, Pending Sales in the Greenwood Association of REALTORS® region softened 19.2 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales increased 69.6 percent.

The overall Median Sales Price were up 6.0 percent to \$227,950. The property type with the largest gain was the Condos segment, where prices were up 11.2 percent to \$150,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 77 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 153 days.

Market-wide, inventory levels dropped 31.6 percent. The property type with the smallest loss was the Single-Family Homes segment, where the number of properties for sale softened 31.1 percent. That amounts to 2.1 months of inventory for Single-Family Homes and 1.0 months of inventory for Condos.

Quick Facts

+ 69.6%

- 11.4%

- 18.2%

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

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

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



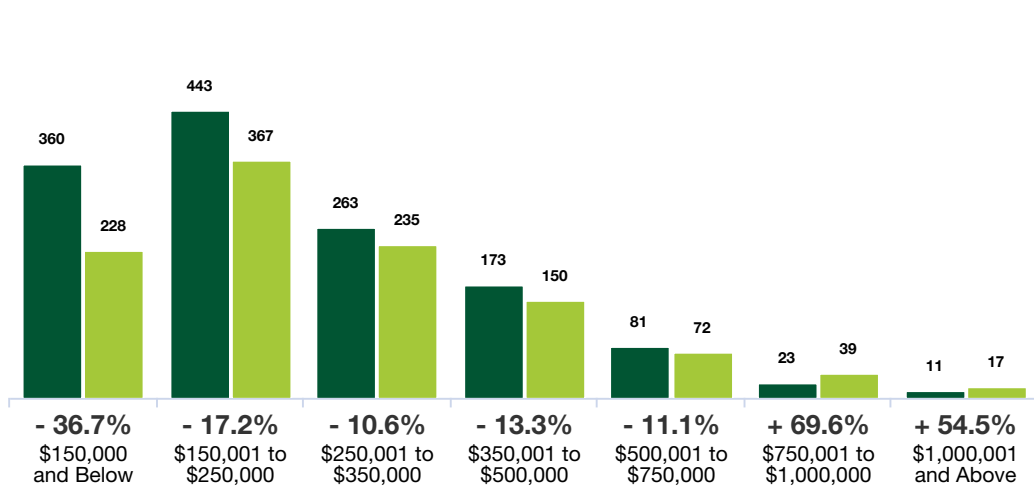
Pending Sales

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



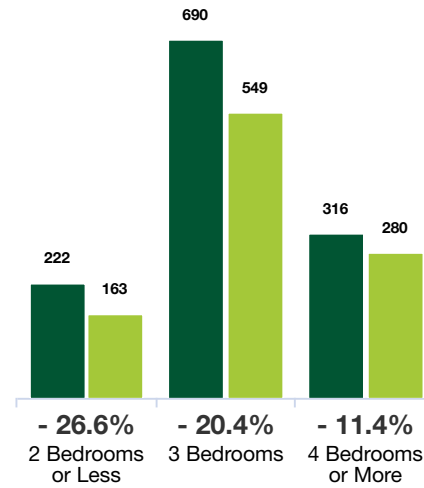
By Price Range

■ 7-2022 ■ 7-2023



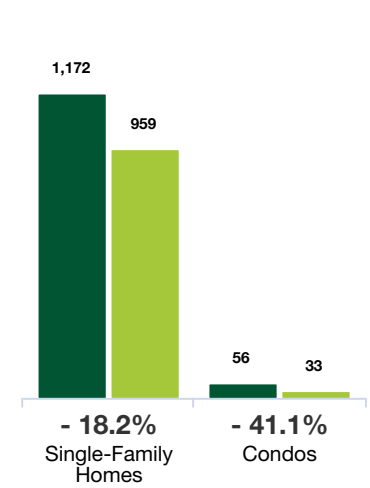
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	360	228	- 36.7%
\$150,001 to \$250,000	443	367	- 17.2%
\$250,001 to \$350,000	263	235	- 10.6%
\$350,001 to \$500,000	173	150	- 13.3%
\$500,001 to \$750,000	81	72	- 11.1%
\$750,001 to \$1,000,000	23	39	+ 69.6%
\$1,000,001 and Above	11	17	+ 54.5%
All Price Ranges	1,228	992	- 19.2%

Single-Family Homes

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	222	163	- 26.6%
3 Bedrooms	690	549	- 20.4%
4 Bedrooms or More	316	280	- 11.4%
All Bedroom Counts	1,228	992	- 19.2%

Condos

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	319	211	- 33.9%
\$150,001 to \$250,000	431	353	- 18.1%
\$250,001 to \$350,000	258	233	- 9.7%
\$350,001 to \$500,000	173	149	- 13.9%
\$500,001 to \$750,000	81	72	- 11.1%
\$750,001 to \$1,000,000	23	39	+ 69.6%
\$1,000,001 and Above	11	17	+ 54.5%
All Price Ranges	1,172	959	- 18.2%

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	41	17	- 58.5%
\$150,001 to \$250,000	12	14	+ 16.7%
\$250,001 to \$350,000	5	2	- 60.0%
\$350,001 to \$500,000	0	1	--
\$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	56	33	- 41.1%

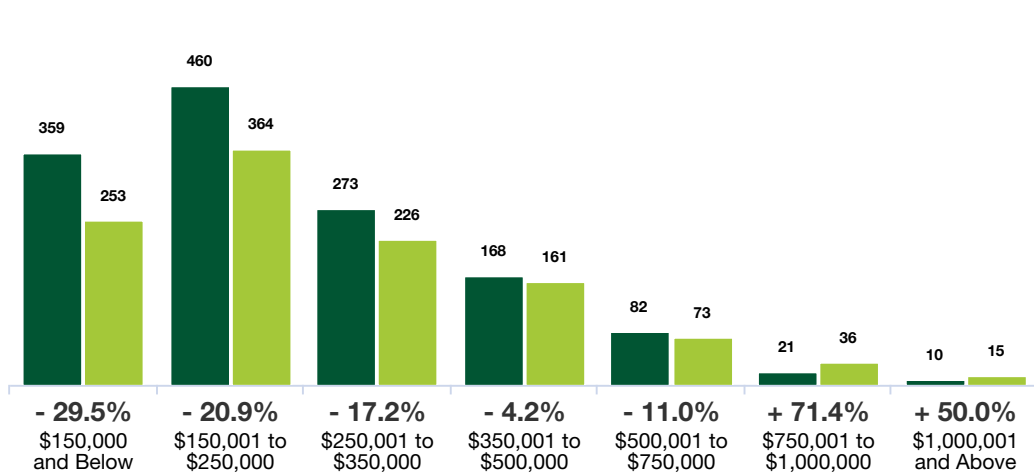
Closed Sales

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



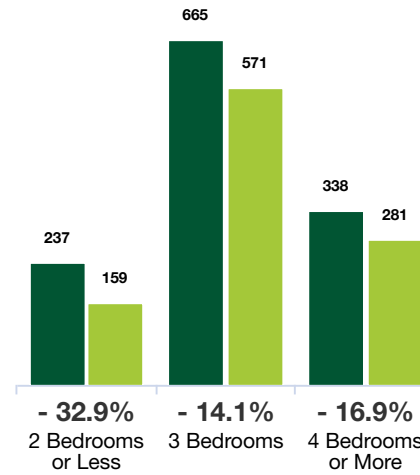
By Price Range

7-2022 7-2023



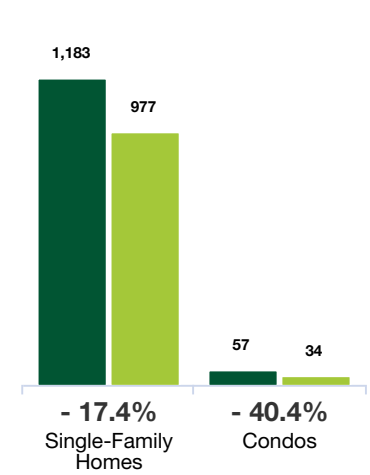
By Bedroom Count

7-2022 7-2023



By Property Type

7-2022 7-2023



All Properties

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	359	253	-29.5%
\$150,001 to \$250,000	460	364	-20.9%
\$250,001 to \$350,000	273	226	-17.2%
\$350,001 to \$500,000	168	161	-4.2%
\$500,001 to \$750,000	82	73	-11.0%
\$750,001 to \$1,000,000	21	36	+71.4%
\$1,000,001 and Above	10	15	+50.0%
All Price Ranges	1,240	1,011	-18.5%

Single-Family Homes

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	315	235	-25.4%
\$150,001 to \$250,000	448	349	-22.1%
\$250,001 to \$350,000	269	225	-16.4%
\$350,001 to \$500,000	168	160	-4.8%
\$500,001 to \$750,000	82	73	-11.0%
\$750,001 to \$1,000,000	21	36	+71.4%
\$1,000,001 and Above	10	15	+50.0%
All Price Ranges	1,183	977	-17.4%

Condos

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	44	18	-59.1%
\$150,001 to \$250,000	12	15	+25.0%
\$250,001 to \$350,000	4	1	-75.0%
\$350,001 to \$500,000	0	1	--
\$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	57	34	-40.4%

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	237	159	-32.9%
3 Bedrooms	665	571	-14.1%
4 Bedrooms or More	338	281	-16.9%
All Bedroom Counts	1,240	1,011	-18.5%

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	199	137	-31.2%
3 Bedrooms	646	561	-13.2%
4 Bedrooms or More	338	279	-17.5%
All Bedroom Counts	1,183	977	-17.4%

Days On Market Until Sale

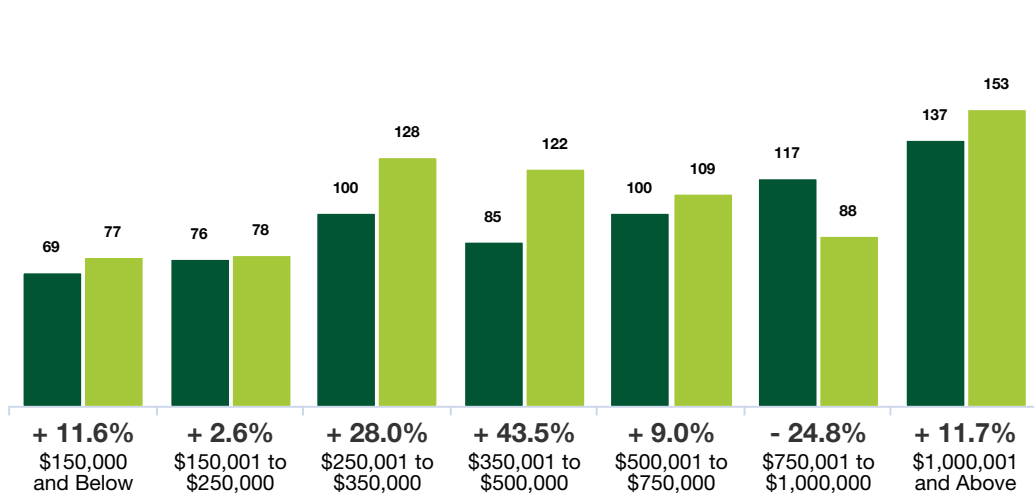
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



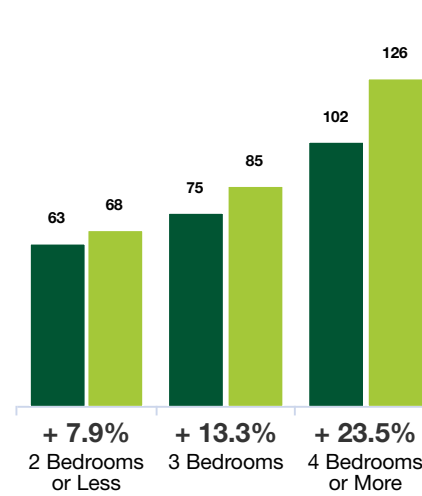
By Price Range

■ 7-2022 ■ 7-2023



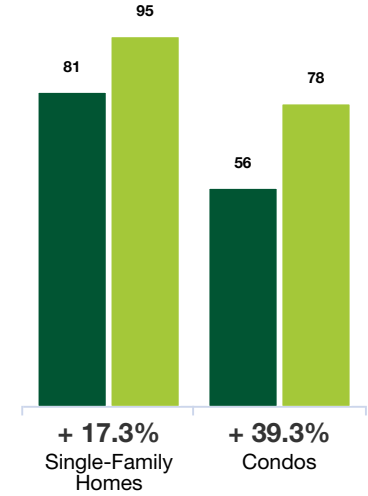
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	69	77	+ 11.6%
\$150,001 to \$250,000	76	78	+ 2.6%
\$250,001 to \$350,000	100	128	+ 28.0%
\$350,001 to \$500,000	85	122	+ 43.5%
\$500,001 to \$750,000	100	109	+ 9.0%
\$750,001 to \$1,000,000	117	88	- 24.8%
\$1,000,001 and Above	137	153	+ 11.7%
All Price Ranges	80	94	+ 17.5%

Single-Family Homes

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	63	68	+ 7.9%
3 Bedrooms	75	85	+ 13.3%
4 Bedrooms or More	102	126	+ 23.5%
All Bedroom Counts	81	95	+ 17.3%

Condos

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	50	77	+ 54.0%
\$150,001 to \$250,000	70	74	+ 5.7%
\$250,001 to \$350,000	99	138	+ 39.4%
\$350,001 to \$500,000	--	138	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	56	78	+ 39.3%

By Bedroom Count

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	63	68	+ 7.9%
3 Bedrooms	75	85	+ 13.3%
4 Bedrooms or More	102	126	+ 23.5%
All Bedroom Counts	80	94	+ 17.5%

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	71	77	+ 8.5%
\$150,001 to \$250,000	76	78	+ 2.6%
\$250,001 to \$350,000	100	128	+ 28.0%
\$350,001 to \$500,000	85	122	+ 43.5%
\$500,001 to \$750,000	100	109	+ 9.0%
\$750,001 to \$1,000,000	117	88	- 24.8%
\$1,000,001 and Above	137	153	+ 11.7%
All Price Ranges	81	95	+ 17.3%

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	50	77	+ 54.0%
\$150,001 to \$250,000	70	74	+ 5.7%
\$250,001 to \$350,000	99	138	+ 39.4%
\$350,001 to \$500,000	--	138	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	56	78	+ 39.3%

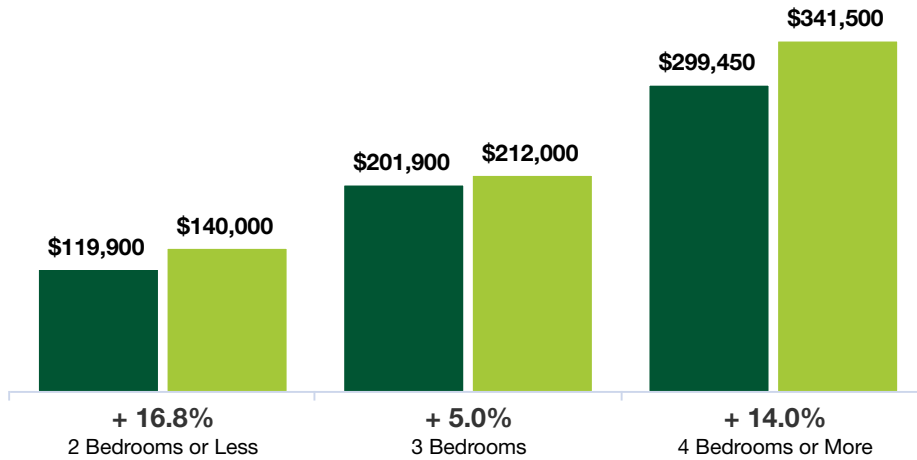
Median Sales Price

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



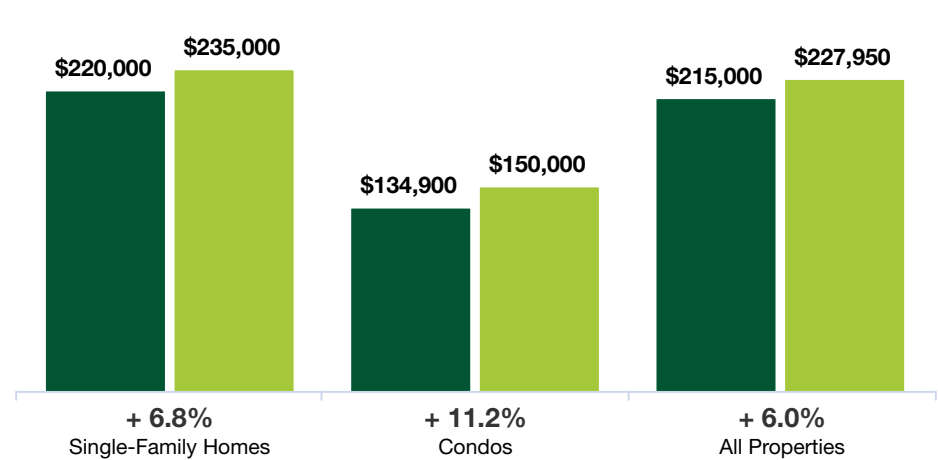
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Bedroom Count

	7-2022	7-2023	Change
2 Bedrooms or Less	\$119,900	\$140,000	+ 16.8%
3 Bedrooms	\$201,900	\$212,000	+ 5.0%
4 Bedrooms or More	\$299,450	\$341,500	+ 14.0%
All Bedroom Counts	\$215,000	\$227,950	+ 6.0%

Single-Family Homes

	7-2022	7-2023	Change
Single-Family Homes	\$220,000	\$235,000	+ 6.8%

Condos

	7-2022	7-2023	Change
Condos	\$134,900	\$150,000	+ 11.2%

Percent of List Price Received

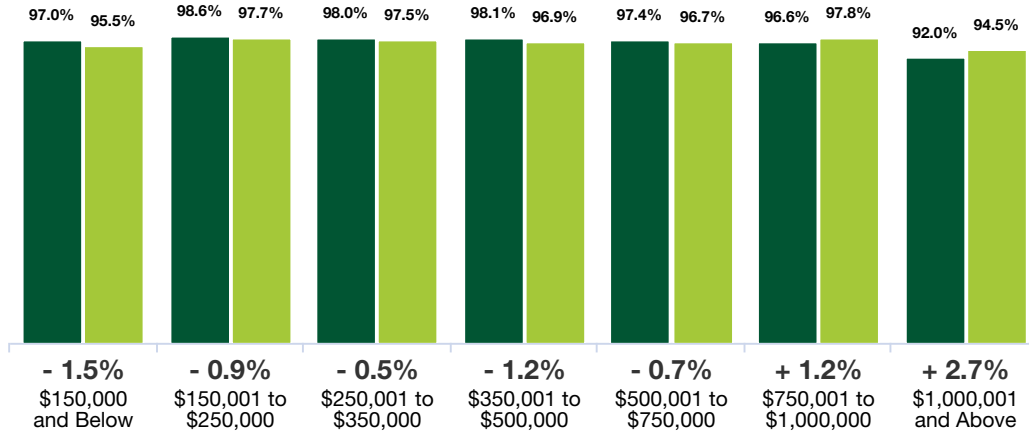
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.



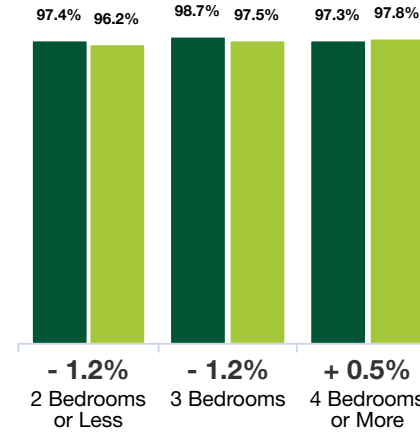
By Price Range

■ 7-2022 ■ 7-2023



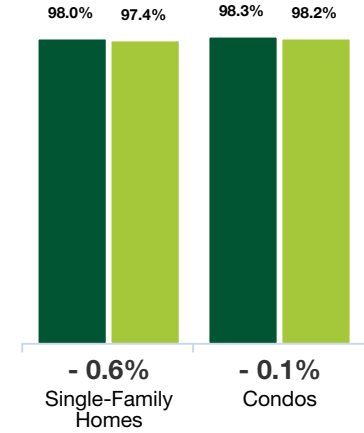
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



	All Properties			Single-Family Homes			Condos		
By Price Range	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
\$150,000 and Below	97.0%	95.5%	-1.5%	96.8%	95.3%	-1.5%	98.1%	98.2%	+0.1%
\$150,001 to \$250,000	98.6%	97.7%	-0.9%	98.6%	97.7%	-0.9%	98.1%	98.5%	+0.4%
\$250,001 to \$350,000	98.0%	97.5%	-0.5%	97.9%	97.6%	-0.3%	100.2%	93.1%	-7.1%
\$350,001 to \$500,000	98.1%	96.9%	-1.2%	98.1%	96.9%	-1.2%	--	93.1%	--
\$500,001 to \$750,000	97.4%	96.7%	-0.7%	97.4%	96.7%	-0.7%	--	--	--
\$750,001 to \$1,000,000	96.6%	97.8%	+1.2%	96.6%	97.8%	+1.2%	--	--	--
\$1,000,001 and Above	92.0%	94.5%	+2.7%	92.0%	94.5%	+2.7%	--	--	--
All Price Ranges	98.1%	97.4%	-0.7%	98.0%	97.4%	-0.6%	98.3%	98.2%	-0.1%
By Bedroom Count	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
2 Bedrooms or Less	97.4%	96.2%	-1.2%	97.2%	95.8%	-1.4%	98.3%	98.9%	+0.6%
3 Bedrooms	98.7%	97.5%	-1.2%	98.7%	97.5%	-1.2%	98.2%	97.0%	-1.2%
4 Bedrooms or More	97.3%	97.8%	+0.5%	97.3%	97.8%	+0.5%	--	96.5%	--
All Bedroom Counts	98.1%	97.4%	-0.7%	98.0%	97.4%	-0.6%	98.3%	98.2%	-0.1%

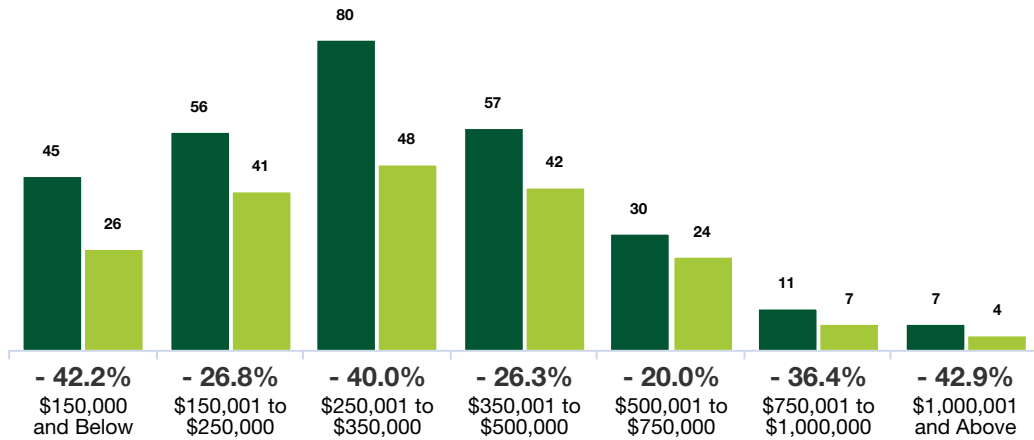
Inventory of Homes for Sale



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

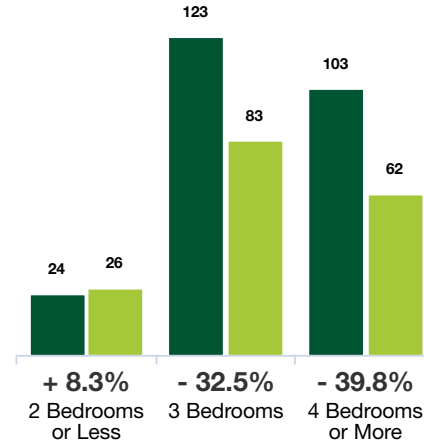
By Price Range

■ 7-2022 ■ 7-2023



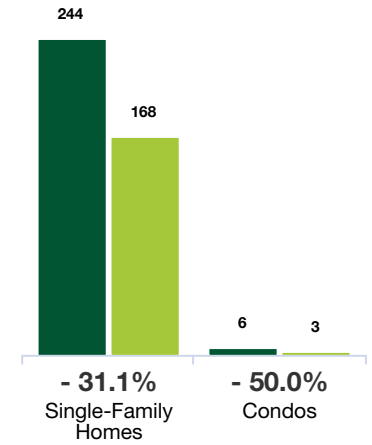
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	45	26	- 42.2%
\$150,001 to \$250,000	56	41	- 26.8%
\$250,001 to \$350,000	80	48	- 40.0%
\$350,001 to \$500,000	57	42	- 26.3%
\$500,001 to \$750,000	30	24	- 20.0%
\$750,001 to \$1,000,000	11	7	- 36.4%
\$1,000,001 and Above	7	4	- 42.9%
All Price Ranges	250	171	- 31.6%

Single-Family Homes

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	24	26	+ 8.3%
3 Bedrooms	123	83	- 32.5%
4 Bedrooms or More	103	62	- 39.8%
All Bedroom Counts	244	168	- 31.1%

Condos

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	4	0	- 100.0%
\$150,001 to \$250,000	1	3	+ 200.0%
\$250,001 to \$350,000	1	0	- 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	6	3	- 50.0%

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	24	26	+ 8.3%
3 Bedrooms	123	83	- 32.5%
4 Bedrooms or More	103	62	- 39.8%
All Bedroom Counts	250	171	- 31.6%

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	41	26	- 36.6%
\$150,001 to \$250,000	55	38	- 30.9%
\$250,001 to \$350,000	79	48	- 39.2%
\$350,001 to \$500,000	56	42	- 25.0%
\$500,001 to \$750,000	30	24	- 20.0%
\$750,001 to \$1,000,000	11	7	- 36.4%
\$1,000,001 and Above	7	4	- 42.9%
All Price Ranges	244	168	- 31.1%

Months Supply of Inventory

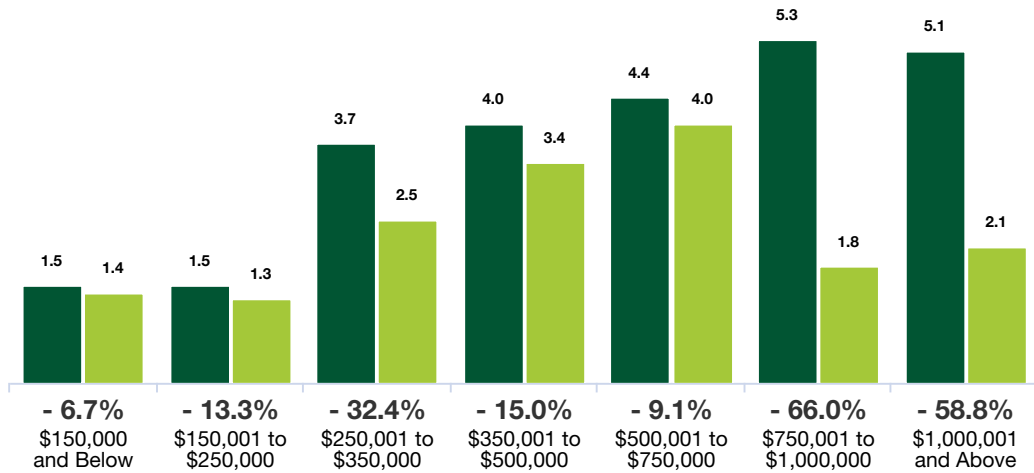


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

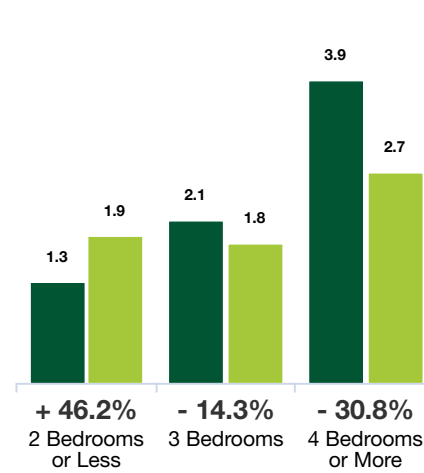
By Price Range

■ 7-2022 ■ 7-2023



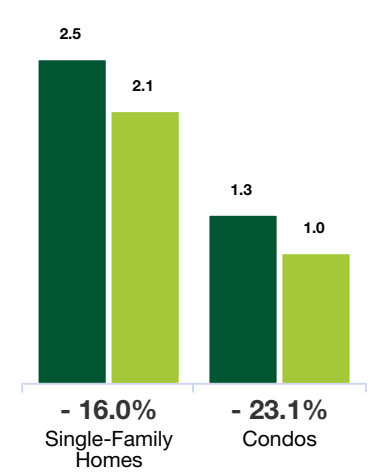
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	1.5	1.4	- 6.7%
\$150,001 to \$250,000	1.5	1.3	- 13.3%
\$250,001 to \$350,000	3.7	2.5	- 32.4%
\$350,001 to \$500,000	4.0	3.4	- 15.0%
\$500,001 to \$750,000	4.4	4.0	- 9.1%
\$750,001 to \$1,000,000	5.3	1.8	- 66.0%
\$1,000,001 and Above	5.1	2.1	- 58.8%
All Price Ranges	2.4	2.1	- 12.5%

Single-Family Homes

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	1.5	1.5	0.0%
\$150,001 to \$250,000	1.5	1.3	- 13.3%
\$250,001 to \$350,000	3.7	2.5	- 32.4%
\$350,001 to \$500,000	3.9	3.4	- 12.8%
\$500,001 to \$750,000	4.4	4.0	- 9.1%
\$750,001 to \$1,000,000	5.3	1.8	- 66.0%
\$1,000,001 and Above	5.1	2.1	- 58.8%
All Price Ranges	2.5	2.1	- 16.0%

Condos

By Price Range	7-2022	7-2023	Change
\$150,000 and Below	1.2	--	--
\$150,001 to \$250,000	0.7	1.7	+ 142.9%
\$250,001 to \$350,000	1.0	--	--
\$350,001 to \$500,000	--	--	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	1.3	1.0	- 23.1%

By Bedroom Count

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	1.3	1.9	+ 46.2%
3 Bedrooms	2.1	1.8	- 14.3%
4 Bedrooms or More	3.9	2.7	- 30.8%
All Bedroom Counts	2.4	2.1	- 12.5%

Single-Family Homes

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	1.3	2.1	+ 61.5%
3 Bedrooms	2.2	1.8	- 18.2%
4 Bedrooms or More	3.9	2.7	- 30.8%
All Bedroom Counts	2.5	2.1	- 16.0%

By Bedroom Count	7-2022	7-2023	Change
2 Bedrooms or Less	1.3	0.4	- 69.2%
3 Bedrooms	0.6	1.3	+ 116.7%
4 Bedrooms or More	--	--	--
All Bedroom Counts	1.3	1.0	- 23.1%