

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2018

As we enter 2018, it will be most interesting to watch demand dynamics, as home sales have been lower in several markets over the last few months. Whether this is related to there being not enough homes for sale, prices getting too high or less buyer interest remains to be seen. For the 12-month period spanning February 2017 through January 2018, Pending Sales in the Western Upstate region were up 0.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 12.7 percent.

The overall Median Sales Price was up 7.8 percent to \$165,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 7.6 percent to \$169,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 54 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 104 days.

Market-wide, inventory levels were down 3.3 percent. The property type that gained the most inventory was the Condos segment, where it increased 16.0 percent. That amounts to 4.8 months supply for Single-Family homes and 4.5 months supply for Condos.

Quick Facts

+ 12.7%

+ 5.4%

+ 0.1%

Price Range With the
Strongest Sales:

\$300,001 and Above

Bedroom Count With
Strongest Sales:

2 Bedrooms or Less

Property Type With
Strongest Sales:

Single-Family

Pending 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



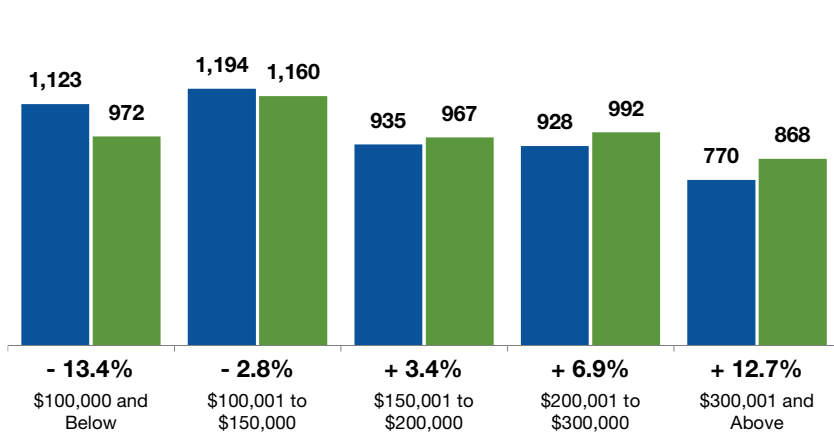
Pending Sales

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



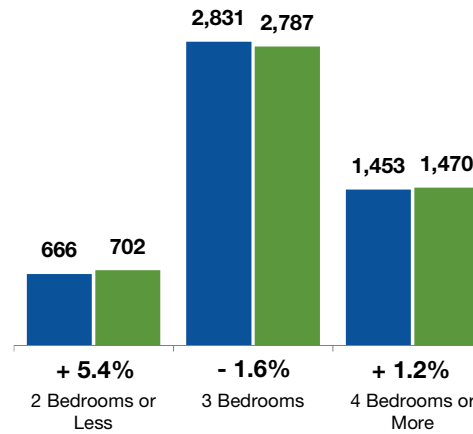
By Price Range

■ 1-2017 ■ 1-2018



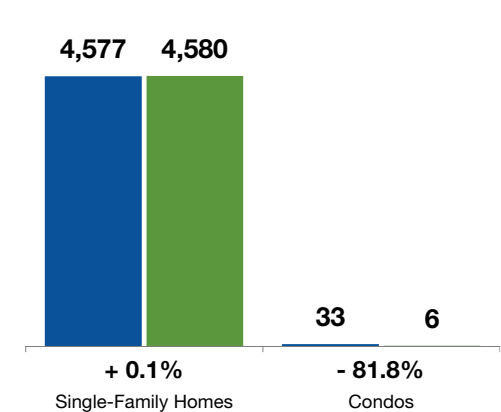
By Bedroom Count

■ 1-2017 ■ 1-2018



By Property Type

■ 1-2017 ■ 1-2018



All Properties

By Price Range

	1-2017	1-2018	Change
\$100,000 and Below	1,123	972	- 13.4%
\$100,001 to \$150,000	1,194	1,160	- 2.8%
\$150,001 to \$200,000	935	967	+ 3.4%
\$200,001 to \$300,000	928	992	+ 6.9%
\$300,001 and Above	770	868	+ 12.7%
All Price Ranges	4,950	4,959	+ 0.2%

Single-Family Homes

	1-2017	1-2018	Change
2 Bedrooms or Less	990	873	- 11.8%
3 Bedrooms	1,064	1,000	- 6.0%
4 Bedrooms or More	900	924	+ 2.7%
	874	943	+ 7.9%
	749	840	+ 12.1%
All Single-Family Homes	4,577	4,580	+ 0.1%

Condos

	1-2017	1-2018	Change
	8	1	- 87.5%
	17	3	- 82.4%
	2	2	0.0%
	4	0	- 100.0%
	2	0	- 100.0%
All Condos	33	6	- 81.8%

By Bedroom Count

	1-2017	1-2018	Change
2 Bedrooms or Less	666	702	+ 5.4%
3 Bedrooms	2,831	2,787	- 1.6%
4 Bedrooms or More	1,453	1,470	+ 1.2%
All Bedroom Counts	4,950	4,959	+ 0.2%

	1-2017	1-2018	Change
2 Bedrooms or Less	506	538	+ 6.3%
3 Bedrooms	2,684	2,667	- 0.6%
4 Bedrooms or More	1,387	1,375	- 0.9%
All Single-Family Homes	4,577	4,580	+ 0.1%

	1-2017	1-2018	Change
	13	3	- 76.9%
	11	1	- 90.9%
	9	2	- 77.8%
All Condos	33	6	- 81.8%

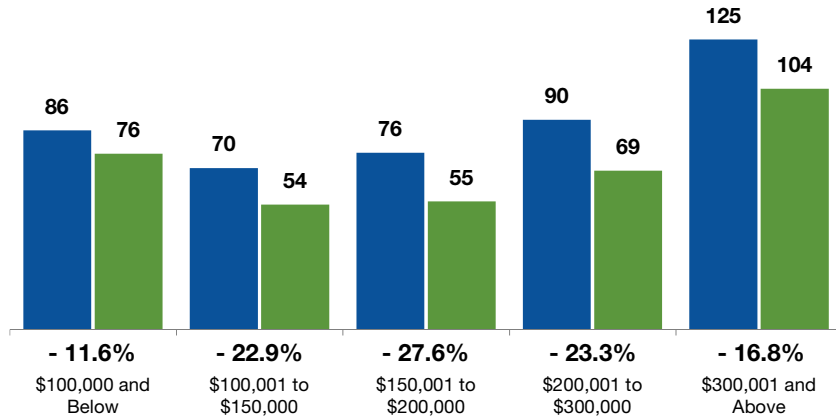
Days on Market Until Sale

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



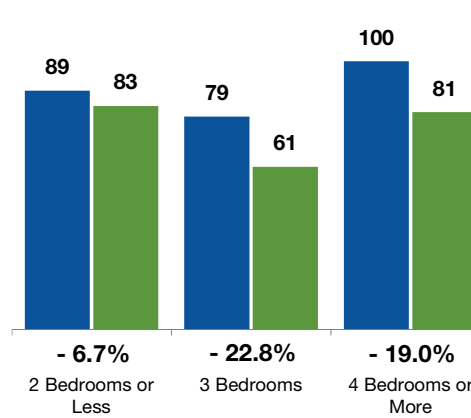
By Price Range

■ 1-2017 ■ 1-2018



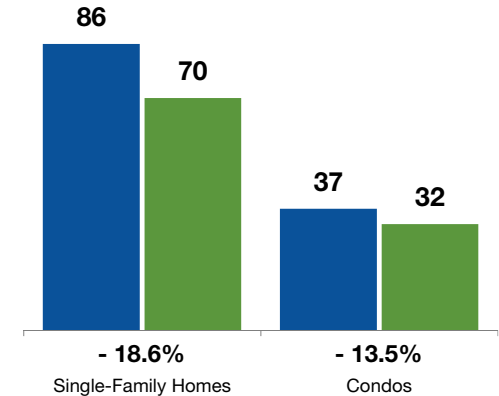
By Bedroom Count

■ 1-2017 ■ 1-2018



By Property Type

■ 1-2017 ■ 1-2018



All Properties

By Price Range

	1-2017	1-2018	Change
\$100,000 and Below	86	76	- 11.6%
\$100,001 to \$150,000	70	54	- 22.9%
\$150,001 to \$200,000	76	55	- 27.6%
\$200,001 to \$300,000	90	69	- 23.3%
\$300,001 and Above	125	104	- 16.8%
All Price Ranges	87	70	- 19.5%

Single-Family Homes

	1-2017	1-2018	Change
\$100,000 and Below	86	75	- 12.8%
\$100,001 to \$150,000	67	56	- 16.4%
\$150,001 to \$200,000	74	54	- 27.0%
\$200,001 to \$300,000	91	68	- 25.3%
\$300,001 and Above	127	103	- 18.9%
All Price Ranges	86	70	- 18.6%

Condos

	1-2017	1-2018	Change
\$100,000 and Below	9	96	+ 966.7%
\$100,001 to \$150,000	53	13	- 75.5%
\$150,001 to \$200,000	29	106	+ 265.5%
\$200,001 to \$300,000	71	11	- 84.5%
\$300,001 and Above	92	0	- 100.0%
All Price Ranges	37	32	- 13.5%

By Bedroom Count

	1-2017	1-2018	Change
2 Bedrooms or Less	89	83	- 6.7%
3 Bedrooms	79	61	- 22.8%
4 Bedrooms or More	100	81	- 19.0%
All Bedroom Counts	87	70	- 19.5%

	1-2017	1-2018	Change
2 Bedrooms or Less	90	84	- 6.7%
3 Bedrooms	78	60	- 23.1%
4 Bedrooms or More	102	84	- 17.6%
All Bedroom Counts	86	70	- 18.6%

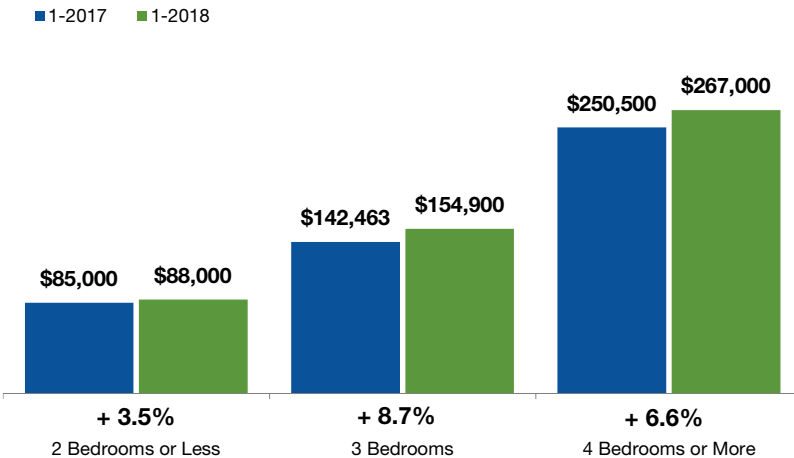
	1-2017	1-2018	Change
2 Bedrooms or Less	17	57	+ 235.3%
3 Bedrooms	61	45	- 26.2%
4 Bedrooms or More	48	1	- 97.9%
All Bedroom Counts	37	32	- 13.5%

Median Sales Price

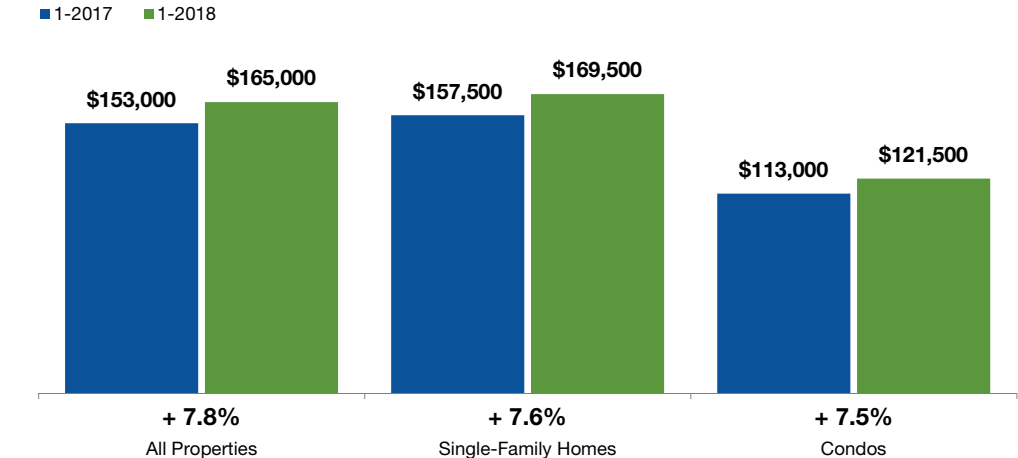
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	1-2017	1-2018	Change
2 Bedrooms or Less	\$85,000	\$88,000	+ 3.5%
3 Bedrooms	\$142,463	\$154,900	+ 8.7%
4 Bedrooms or More	\$250,500	\$267,000	+ 6.6%
All Bedroom Counts	\$153,000	\$165,000	+ 7.8%

Single-Family Homes

1-2017	1-2018	Change	1-2017	1-2018	Change
\$80,500	\$84,900	+ 5.5%	\$91,750	\$113,000	+ 23.2%
\$142,500	\$155,000	+ 8.8%	\$131,000	\$139,500	+ 6.5%
\$255,900	\$274,945	+ 7.4%	\$111,000	\$119,750	+ 7.9%
\$157,500	\$169,500	+ 7.6%	\$113,000	\$121,500	+ 7.5%

Condos

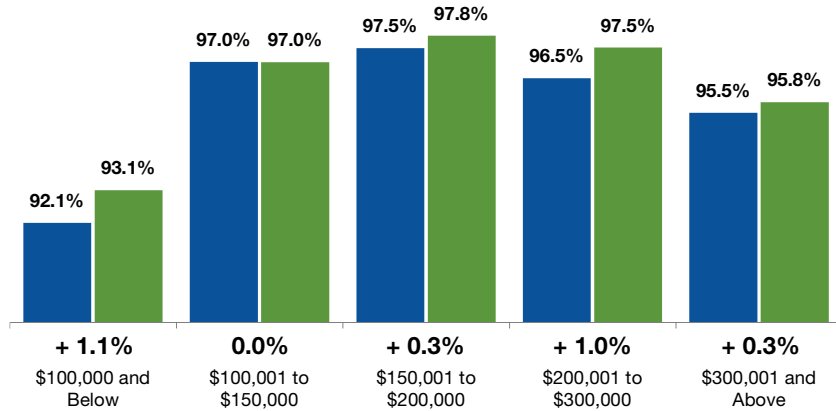
Percent of List Price Received

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.**



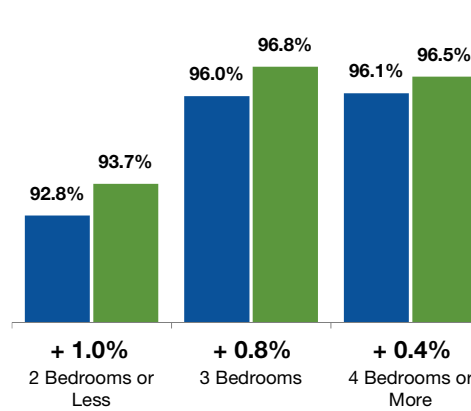
By Price Range

■ 1-2017 ■ 1-2018



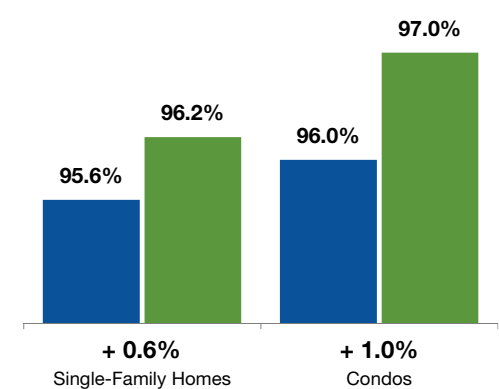
By Bedroom Count

■ 1-2017 ■ 1-2018



By Property Type

■ 1-2017 ■ 1-2018



All Properties

By Price Range

	1-2017	1-2018	Change
\$100,000 and Below	92.1%	93.1%	+ 1.1%
\$100,001 to \$150,000	97.0%	97.0%	0.0%
\$150,001 to \$200,000	97.5%	97.8%	+ 0.3%
\$200,001 to \$300,000	96.5%	97.5%	+ 1.0%
\$300,001 and Above	95.5%	95.8%	+ 0.3%
All Price Ranges	95.6%	96.3%	+ 0.7%

Single-Family Homes

	1-2017	1-2018	Change
\$100,000 and Below	91.8%	92.8%	+ 1.1%
\$100,001 to \$150,000	97.2%	97.1%	- 0.1%
\$150,001 to \$200,000	97.5%	97.9%	+ 0.4%
\$200,001 to \$300,000	96.5%	97.4%	+ 0.9%
\$300,001 and Above	95.5%	95.7%	+ 0.2%
All Price Ranges	95.6%	96.2%	+ 0.6%

Condos

	1-2017	1-2018	Change
\$100,000 and Below	95.9%	93.8%	- 2.2%
\$100,001 to \$150,000	97.1%	97.5%	+ 0.4%
\$150,001 to \$200,000	96.5%	97.0%	+ 0.5%
\$200,001 to \$300,000	93.8%	98.3%	+ 4.8%
\$300,001 and Above	94.0%	0.0%	- 100.0%
All Price Ranges	96.0%	97.0%	+ 1.0%

By Bedroom Count

	1-2017	1-2018	Change
2 Bedrooms or Less	92.8%	93.7%	+ 1.0%
3 Bedrooms	96.0%	96.8%	+ 0.8%
4 Bedrooms or More	96.1%	96.5%	+ 0.4%
All Bedroom Counts	95.6%	96.3%	+ 0.7%

	1-2017	1-2018	Change
2 Bedrooms or Less	92.1%	93.0%	+ 1.0%
3 Bedrooms	96.1%	96.8%	+ 0.7%
4 Bedrooms or More	96.1%	96.4%	+ 0.3%
All Bedroom Counts	95.6%	96.2%	+ 0.6%

	1-2017	1-2018	Change
2 Bedrooms or Less	93.9%	96.7%	+ 3.0%
3 Bedrooms	97.7%	98.0%	+ 0.3%
4 Bedrooms or More	98.2%	97.0%	- 1.2%
All Bedroom Counts	96.0%	97.0%	+ 1.0%

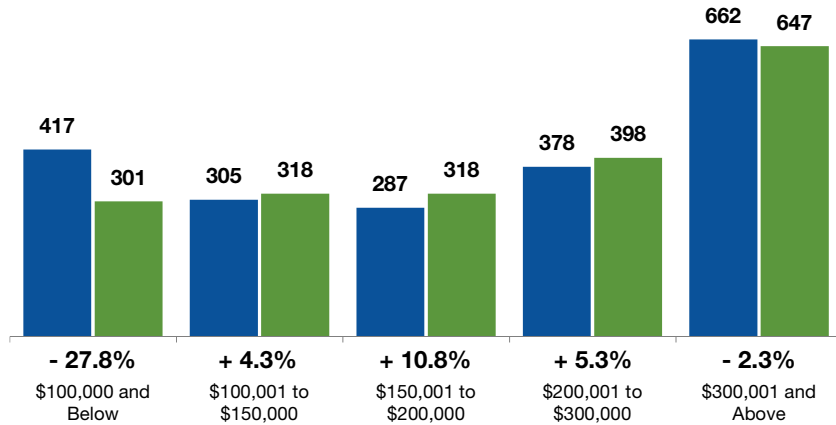
Inventory of Homes for Sale

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



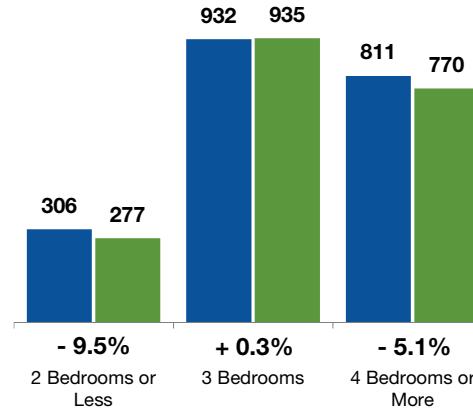
By Price Range

■ 1-2017 ■ 1-2018



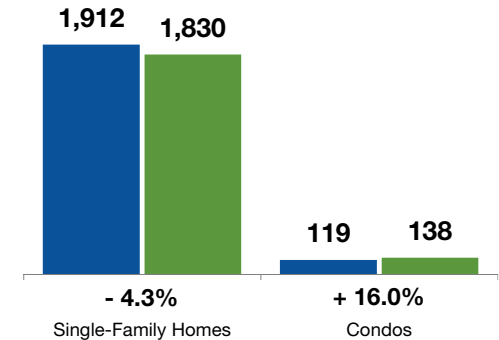
By Bedroom Count

■ 1-2017 ■ 1-2018



By Property Type

■ 1-2017 ■ 1-2018



All Properties

By Price Range

	1-2017	1-2018	Change
\$100,000 and Below	417	301	- 27.8%
\$100,001 to \$150,000	305	318	+ 4.3%
\$150,001 to \$200,000	287	318	+ 10.8%
\$200,001 to \$300,000	378	398	+ 5.3%
\$300,001 and Above	662	647	- 2.3%
All Price Ranges	2,049	1,982	- 3.3%

Single-Family Homes

	1-2017	1-2018	Change
2 Bedrooms or Less	306	277	- 9.5%
3 Bedrooms	932	935	+ 0.3%
4 Bedrooms or More	811	770	- 5.1%
All Single-Family Homes	1,912	1,830	- 4.3%

Condos

	1-2017	1-2018	Change
Single-Family Homes	1,912	1,830	- 4.3%
Condos	119	138	+ 16.0%

By Bedroom Count

	1-2017	1-2018	Change
2 Bedrooms or Less	306	277	- 9.5%
3 Bedrooms	932	935	+ 0.3%
4 Bedrooms or More	811	770	- 5.1%
All Bedroom Counts	2,049	1,982	- 3.3%

	1-2017	1-2018	Change
2 Bedrooms or Less	239	203	- 15.1%
3 Bedrooms	875	881	+ 0.7%
4 Bedrooms or More	798	746	- 6.5%
All Single-Family Homes	1,912	1,830	- 4.3%
Condos	119	138	+ 16.0%

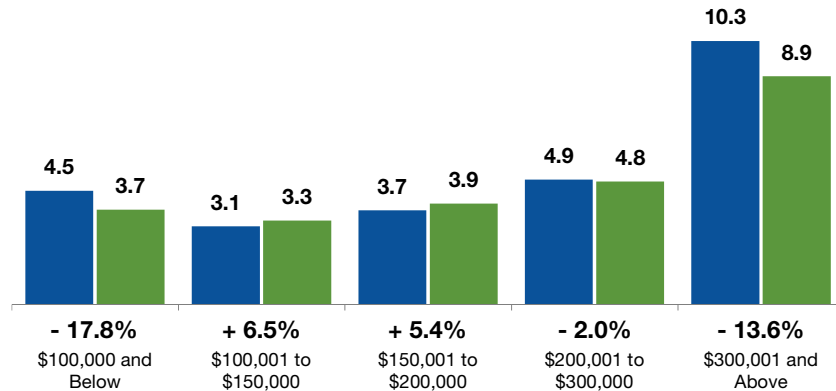
Months Supply of Inventory

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.**



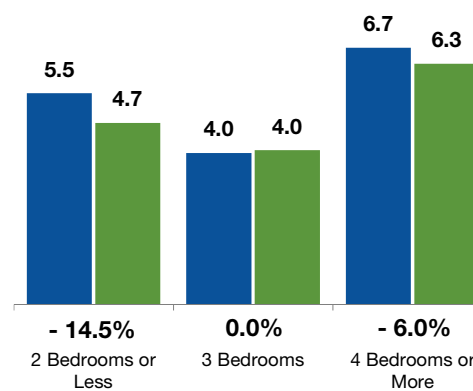
By Price Range

■ 1-2017 ■ 1-2018



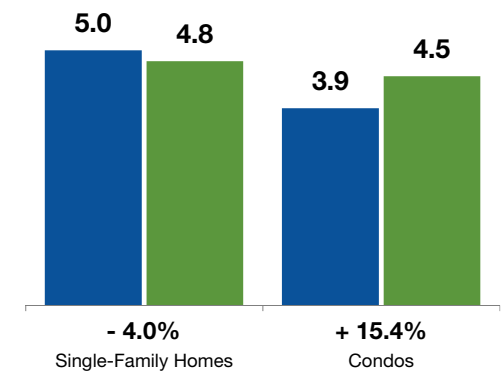
By Bedroom Count

■ 1-2017 ■ 1-2018



By Property Type

■ 1-2017 ■ 1-2018



All Properties

By Price Range	1-2017	1-2018	Change
\$100,000 and Below	4.5	3.7	- 17.8%
\$100,001 to \$150,000	3.1	3.3	+ 6.5%
\$150,001 to \$200,000	3.7	3.9	+ 5.4%
\$200,001 to \$300,000	4.9	4.8	- 2.0%
\$300,001 and Above	10.3	8.9	- 13.6%
All Price Ranges	5.0	4.8	- 4.0%

Single-Family Homes

1-2017	1-2018	Change
4.4	3.4	- 22.7%
3.2	3.3	+ 3.1%
3.5	3.8	+ 8.6%
4.9	4.8	- 2.0%
10.4	9.1	- 12.5%
5.0	4.8	- 4.0%

Condos

1-2017	1-2018	Change
4.1	5.9	+ 43.9%
1.9	3.0	+ 57.9%
7.2	5.9	- 18.1%
4.4	4.6	+ 4.5%
5.6	3.5	- 37.5%
3.9	4.5	+ 15.4%

By Bedroom Count

1-2017	1-2018	Change
5.5	4.7	- 14.5%
4.0	4.0	0.0%
6.7	6.3	- 6.0%
5.0	4.8	- 4.0%

1-2017	1-2018	Change
5.7	4.5	- 21.1%
3.9	4.0	+ 2.6%
6.9	6.5	- 5.8%
5.0	4.8	- 4.0%