

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2019

In general, there are still fewer homes for sale at the lower end of the price spectrum, which has unsurprisingly translated into fewer sales at that end of the market. Meanwhile, inventory is rising along with sales in the upper price tiers. For the 12-month period spanning June 2018 through May 2019, Pending Sales in the Western Upstate region were down 1.5 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 5.9 percent.

The overall Median Sales Price was up 3.2 percent to \$175,000. The property type with the largest price gain was the Condos segment, where prices increased 9.7 percent to \$134,900. The price range that tended to sell the quickest was the \$100,000 and Below range at 97 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 131 days.

Market-wide, inventory levels were up 10.4 percent. The property type that gained the most inventory was the Condos segment, where it increased 30.6 percent. That amounts to 4.7 months supply for Single-Family homes and 5.8 months supply for Condos.

Quick Facts

+ 5.9%

0.0%

- 1.6%

Price Range With the
Strongest Sales:
\$200,001 to \$300,000

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

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



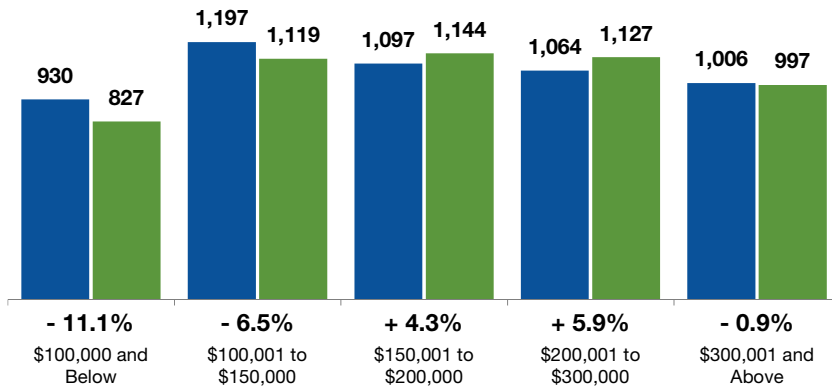
Pending Sales

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



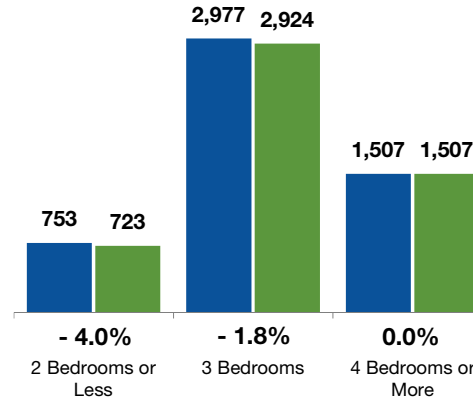
By Price Range

■ 5-2018 ■ 5-2019



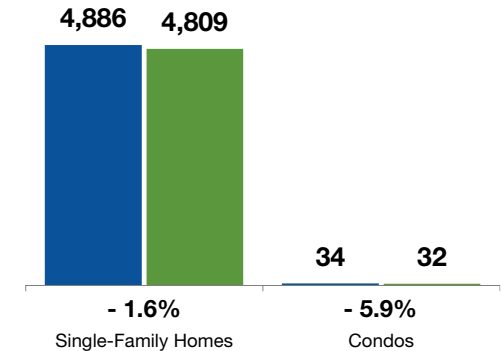
By Bedroom Count

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



All Properties

By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	930	827	- 11.1%
\$100,001 to \$150,000	1,197	1,119	- 6.5%
\$150,001 to \$200,000	1,097	1,144	+ 4.3%
\$200,001 to \$300,000	1,064	1,127	+ 5.9%
\$300,001 and Above	1,006	997	- 0.9%
All Price Ranges	5,294	5,214	- 1.5%

Single-Family Homes

	5-2018	5-2019	Change
2 Bedrooms or Less	831	731	- 12.0%
3 Bedrooms	1,029	987	- 4.1%
4 Bedrooms or More	1,045	1,061	+ 1.5%
	1,012	1,070	+ 5.7%
	969	960	- 0.9%
All Single-Family Homes	4,886	4,809	- 1.6%

Condos

	5-2018	5-2019	Change
	6	9	+ 50.0%
	13	12	- 7.7%
	5	10	+ 100.0%
	4	0	- 100.0%
	6	1	- 83.3%
All Condos	34	32	- 5.9%

By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	753	723	- 4.0%
3 Bedrooms	2,977	2,924	- 1.8%
4 Bedrooms or More	1,507	1,507	0.0%
All Bedroom Counts	5,294	5,214	- 1.5%

	5-2018	5-2019	Change
2 Bedrooms or Less	574	535	- 6.8%
3 Bedrooms	2,833	2,777	- 2.0%
4 Bedrooms or More	1,424	1,437	+ 0.9%
All Single-Family Homes	4,886	4,809	- 1.6%

	5-2018	5-2019	Change
	11	15	+ 36.4%
	14	13	- 7.1%
	9	4	- 55.6%
All Condos	34	32	- 5.9%

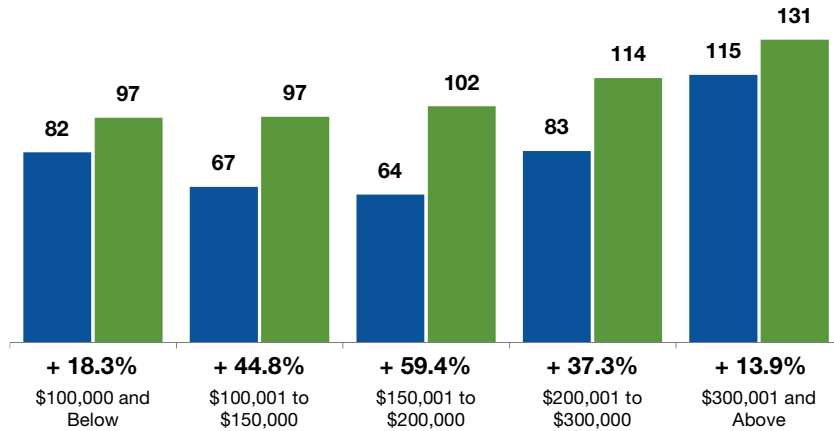
Days on Market Until Sale

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



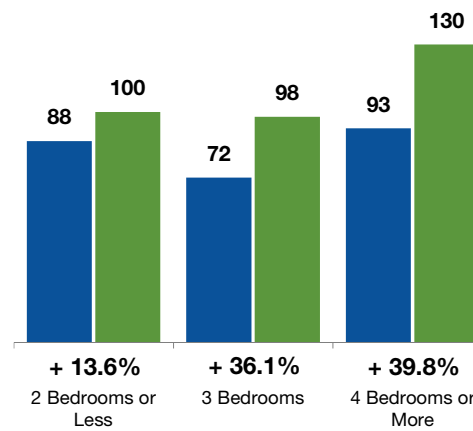
By Price Range

■ 5-2018 ■ 5-2019



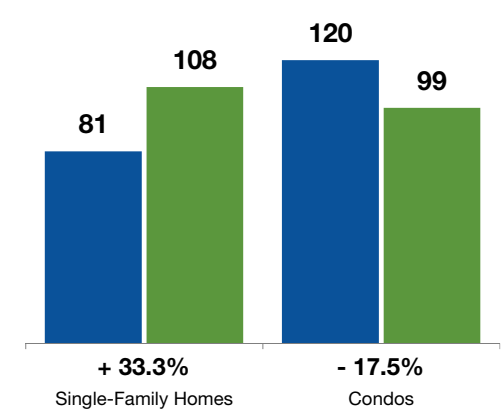
By Bedroom Count

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



All Properties

By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	82	97	+ 18.3%
\$100,001 to \$150,000	67	97	+ 44.8%
\$150,001 to \$200,000	64	102	+ 59.4%
\$200,001 to \$300,000	83	114	+ 37.3%
\$300,001 and Above	115	131	+ 13.9%
All Price Ranges	81	108	+ 33.3%

Single-Family Homes

	5-2018	5-2019	Change
81	96	+ 18.5%	
67	96	+ 43.3%	
62	102	+ 64.5%	
83	114	+ 37.3%	
117	132	+ 12.8%	
81	108	+ 33.3%	

Condos

	5-2018	5-2019	Change
129	74	- 42.6%	
120	112	- 6.7%	
87	79	- 9.2%	
132	139	+ 5.3%	
67	79	+ 17.9%	
120	99	- 17.5%	

By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	88	100	+ 13.6%
3 Bedrooms	72	98	+ 36.1%
4 Bedrooms or More	93	130	+ 39.8%
All Bedroom Counts	81	108	+ 33.3%

	5-2018	5-2019	Change
86	100	+ 16.3%	
71	98	+ 38.0%	
95	131	+ 37.9%	
81	108	+ 33.3%	

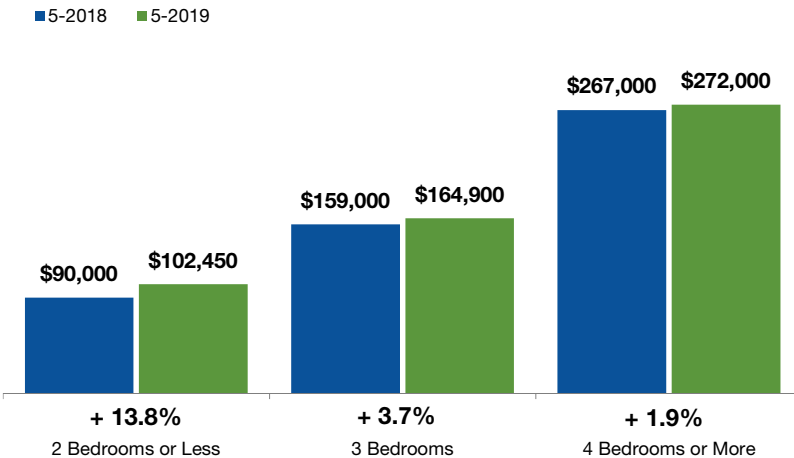
	5-2018	5-2019	Change
131	102	- 22.1%	
95	98	+ 3.2%	
153	95	- 37.9%	
120	99	- 17.5%	

Median Sales Price

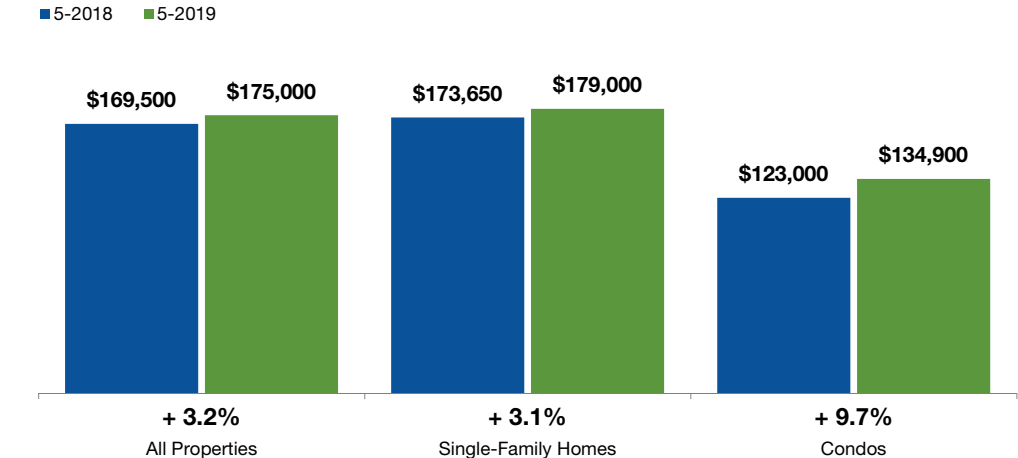
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	5-2018	5-2019	Change
2 Bedrooms or Less	\$90,000	\$102,450	+ 13.8%
3 Bedrooms	\$159,000	\$164,900	+ 3.7%
4 Bedrooms or More	\$267,000	\$272,000	+ 1.9%
All Bedroom Counts	\$169,500	\$175,000	+ 3.2%

Single-Family Homes

5-2018	5-2019	Change	5-2018	5-2019	Change
\$87,500	\$94,900	+ 8.5%	\$113,000	\$118,000	+ 4.4%
\$159,650	\$164,900	+ 3.3%	\$137,861	\$162,500	+ 17.9%
\$273,000	\$279,900	+ 2.5%	\$121,636	\$141,000	+ 15.9%
\$173,650	\$179,000	+ 3.1%	\$123,000	\$134,900	+ 9.7%

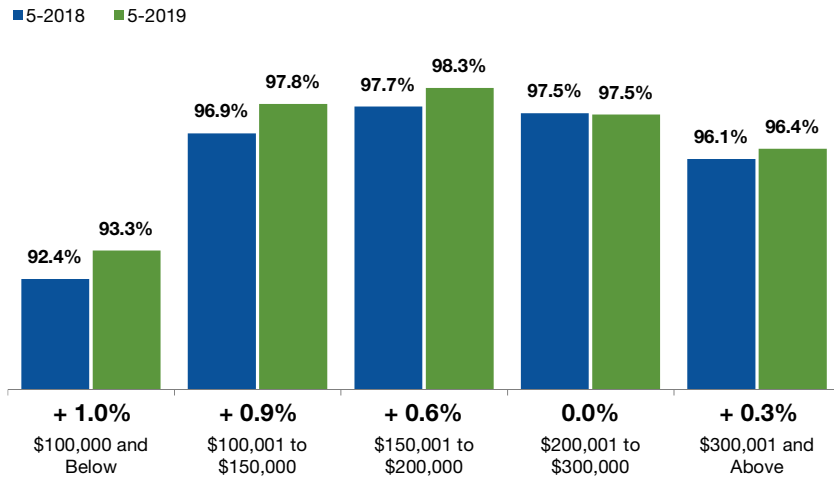
Condos

Percent of List Price Received

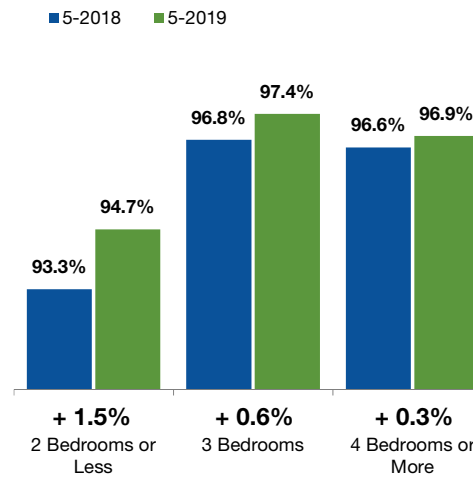
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



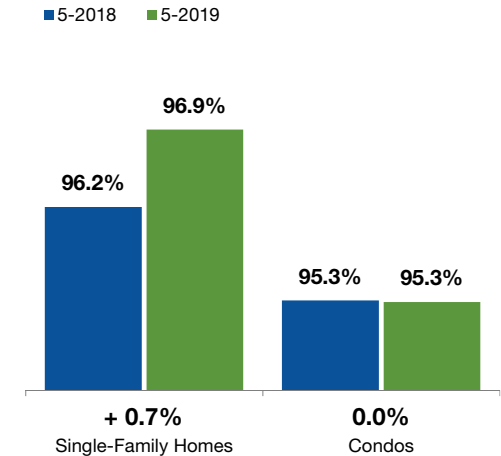
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2018	5-2019	Change
\$100,000 and Below	92.4%	93.3%	+ 1.0%
\$100,001 to \$150,000	96.9%	97.8%	+ 0.9%
\$150,001 to \$200,000	97.7%	98.3%	+ 0.6%
\$200,001 to \$300,000	97.5%	97.5%	0.0%
\$300,001 and Above	96.1%	96.4%	+ 0.3%
All Price Ranges	96.2%	96.9%	+ 0.7%

Single-Family Homes

5-2018	5-2019	Change
92.1%	93.1%	+ 1.1%
97.0%	98.0%	+ 1.0%
97.8%	98.4%	+ 0.6%
97.5%	97.5%	0.0%
96.1%	96.4%	+ 0.3%
96.2%	96.9%	+ 0.7%

Condos

5-2018	5-2019	Change
95.1%	93.6%	- 1.6%
95.0%	95.8%	+ 0.8%
97.1%	97.1%	0.0%
95.6%	95.9%	+ 0.3%
97.1%	96.0%	- 1.1%
95.3%	95.3%	0.0%

By Bedroom Count

5-2018	5-2019	Change
93.3%	94.7%	+ 1.5%
96.8%	97.4%	+ 0.6%
96.6%	96.9%	+ 0.3%
96.2%	96.9%	+ 0.7%

5-2018	5-2019	Change	5-2018	5-2019	Change
92.5%	94.4%	+ 2.1%	95.4%	95.2%	- 0.2%
96.8%	97.4%	+ 0.6%	96.0%	94.9%	- 1.1%
96.6%	96.9%	+ 0.3%	92.9%	96.7%	+ 4.1%
96.2%	96.9%	+ 0.7%	95.3%	95.3%	0.0%

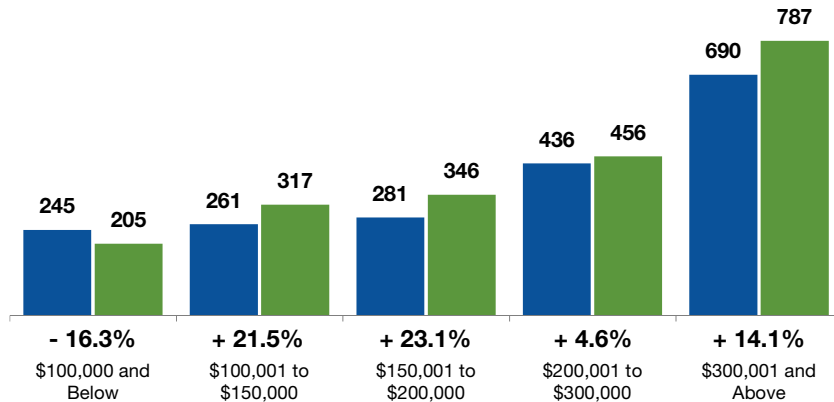
Inventory of Homes for Sale

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



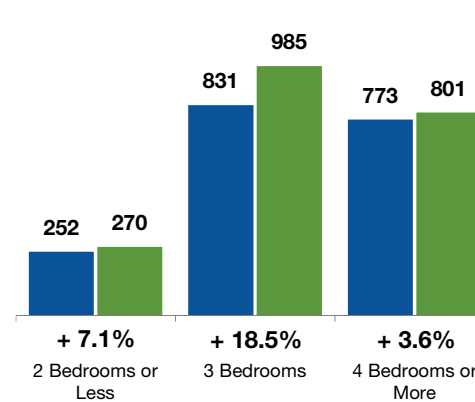
By Price Range

■ 5-2018 ■ 5-2019



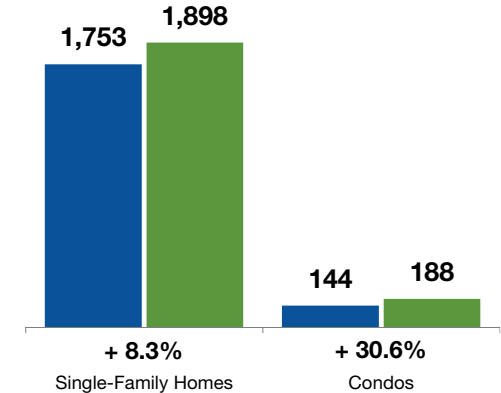
By Bedroom Count

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



All Properties

By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	245	205	- 16.3%
\$100,001 to \$150,000	261	317	+ 21.5%
\$150,001 to \$200,000	281	346	+ 23.1%
\$200,001 to \$300,000	436	456	+ 4.6%
\$300,001 and Above	690	787	+ 14.1%
All Price Ranges	1,913	2,111	+ 10.4%

Single-Family Homes

	5-2018	5-2019	Change
2 Bedrooms or Less	194	160	- 17.5%
3 Bedrooms	221	246	+ 11.3%
4 Bedrooms or More	245	296	+ 20.8%
	414	433	+ 4.6%
	679	763	+ 12.4%
All Single-Family Homes	1,753	1,898	+ 8.3%

Condos

	5-2018	5-2019	Change
1 Bedroom	44	34	- 22.7%
2 Bedrooms	37	69	+ 86.5%
3 Bedrooms	33	48	+ 45.5%
4 Bedrooms	22	18	- 18.2%
5 Bedrooms	8	19	+ 137.5%
All Condos	144	188	+ 30.6%

By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	252	270	+ 7.1%
3 Bedrooms	831	985	+ 18.5%
4 Bedrooms or More	773	801	+ 3.6%
All Bedroom Counts	1,913	2,111	+ 10.4%

	5-2018	5-2019	Change
2 Bedrooms or Less	190	199	+ 4.7%
3 Bedrooms	773	885	+ 14.5%
4 Bedrooms or More	733	759	+ 3.5%
All Single-Family Homes	1,753	1,898	+ 8.3%

	5-2018	5-2019	Change
1 Bedroom	54	57	+ 5.6%
2 Bedrooms	53	92	+ 73.6%
3 Bedrooms	37	39	+ 5.4%
All Condos	144	188	+ 30.6%

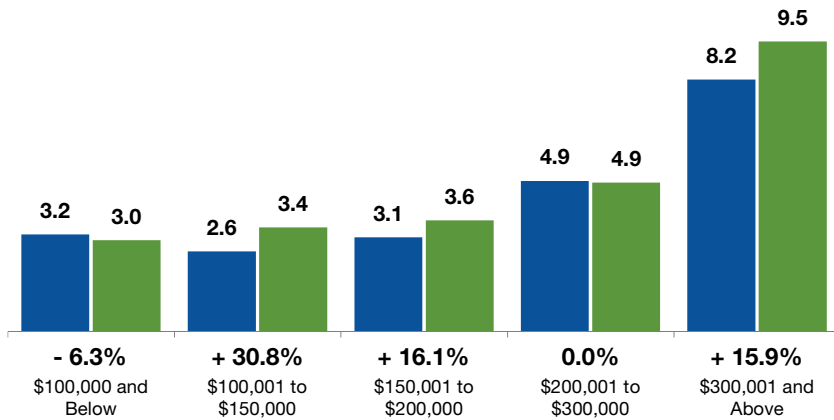
Months Supply of Inventory

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.**



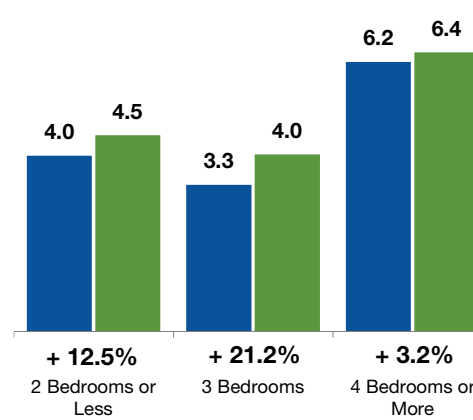
By Price Range

■ 5-2018 ■ 5-2019



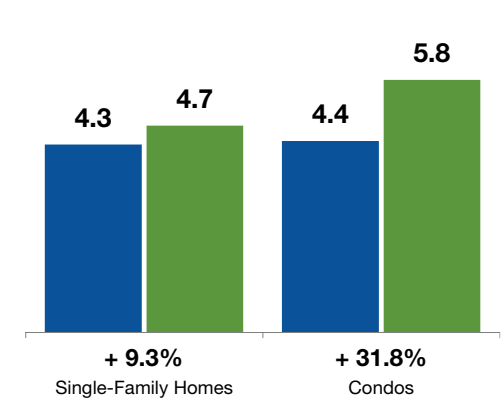
By Bedroom Count

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



All Properties

By Price Range	5-2018	5-2019	Change
\$100,000 and Below	3.2	3.0	- 6.3%
\$100,001 to \$150,000	2.6	3.4	+ 30.8%
\$150,001 to \$200,000	3.1	3.6	+ 16.1%
\$200,001 to \$300,000	4.9	4.9	0.0%
\$300,001 and Above	8.2	9.5	+ 15.9%
All Price Ranges	4.3	4.9	+ 14.0%

Single-Family Homes

5-2018	5-2019	Change
2.8	2.6	- 7.1%
2.6	3.0	+ 15.4%
2.8	3.3	+ 17.9%
4.9	4.9	0.0%
8.4	9.5	+ 13.1%
4.3	4.7	+ 9.3%

Condos

5-2018	5-2019	Change
5.7	4.4	- 22.8%
2.7	6.4	+ 137.0%
7.1	7.3	+ 2.8%
4.8	3.7	- 22.9%
2.4	6.3	+ 162.5%
4.4	5.8	+ 31.8%

By Bedroom Count

5-2018	5-2019	Change
4.0	4.5	+ 12.5%
3.3	4.0	+ 21.2%
6.2	6.4	+ 3.2%
4.3	4.9	+ 14.0%

5-2018	5-2019	Change
4.0	4.5	+ 12.5%
3.3	3.8	+ 15.2%
6.2	6.3	+ 1.6%
4.3	4.7	+ 9.3%

5-2018	5-2019	Change
3.7	3.8	+ 2.7%
4.5	7.8	+ 73.3%
5.6	6.9	+ 23.2%
4.4	5.8	+ 31.8%