

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2019

For the 12-month period spanning September 2018 through August 2019, Pending Sales in the Western Upstate region were down 0.3 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 14.0 percent.

The overall Median Sales Price was up 4.7 percent to \$178,000. The property type with the largest price gain was the Condos segment, where prices increased 5.9 percent to \$135,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 94 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 130 days.

Market-wide, inventory levels were up 11.0 percent. The property type that gained the most inventory was the Condos segment, where it increased 24.2 percent. That amounts to 4.8 months supply for Single-Family homes and 5.7 months supply for Condos.

Quick Facts

+ 14.0%

+ 2.0%

- 0.2%

Price Range With the
Strongest Sales:

\$200,001 to \$300,000

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

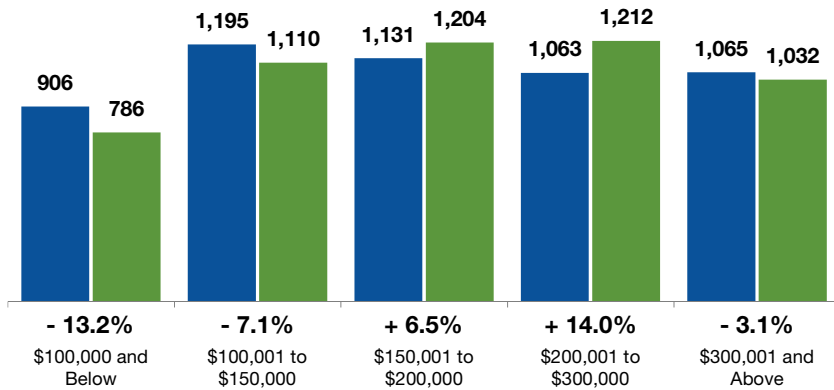
Pending Sales

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



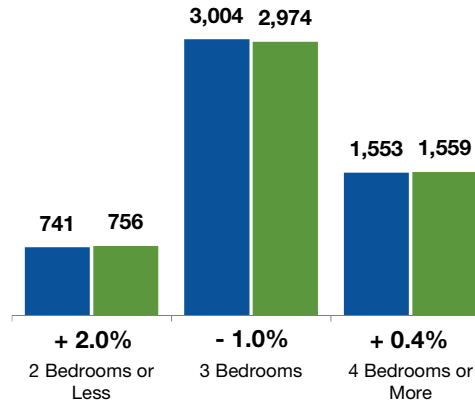
By Price Range

■ 8-2018 ■ 8-2019



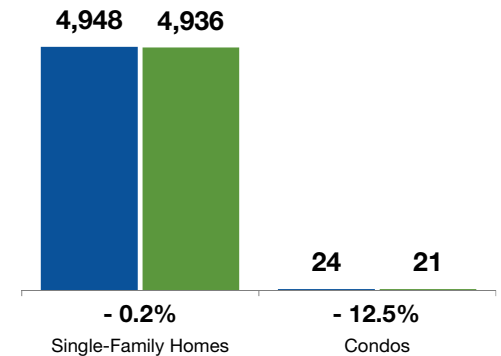
By Bedroom Count

■ 8-2018 ■ 8-2019



By Property Type

■ 8-2018 ■ 8-2019



All Properties

By Price Range

	8-2018	8-2019	Change
\$100,000 and Below	906	786	- 13.2%
\$100,001 to \$150,000	1,195	1,110	- 7.1%
\$150,001 to \$200,000	1,131	1,204	+ 6.5%
\$200,001 to \$300,000	1,063	1,212	+ 14.0%
\$300,001 and Above	1,065	1,032	- 3.1%
All Price Ranges	5,360	5,344	- 0.3%

Single-Family Homes

8-2018	8-2019	Change	8-2018	8-2019	Change
812	687	- 15.4%	7	7	0.0%
1,021	981	- 3.9%	6	6	0.0%
1,074	1,111	+ 3.4%	4	6	+ 50.0%
1,009	1,162	+ 15.2%	4	2	- 50.0%
1,032	995	- 3.6%	3	0	- 100.0%
4,948	4,936	- 0.2%	24	21	- 12.5%

Condos

By Bedroom Count

	8-2018	8-2019	Change
2 Bedrooms or Less	741	756	+ 2.0%
3 Bedrooms	3,004	2,974	- 1.0%
4 Bedrooms or More	1,553	1,559	+ 0.4%
All Bedroom Counts	5,360	5,344	- 0.3%

8-2018	8-2019	Change	8-2018	8-2019	Change
552	568	+ 2.9%	12	11	- 8.3%
2,862	2,824	- 1.3%	8	6	- 25.0%
1,474	1,489	+ 1.0%	4	4	0.0%
4,948	4,936	- 0.2%	24	21	- 12.5%

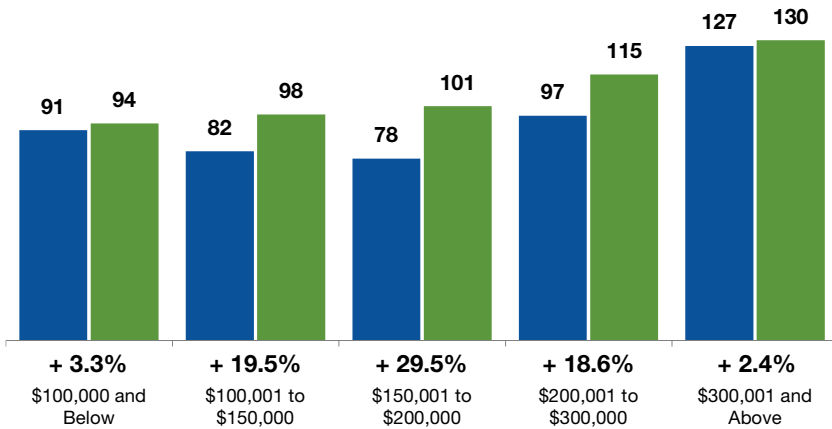
Days on Market Until Sale

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



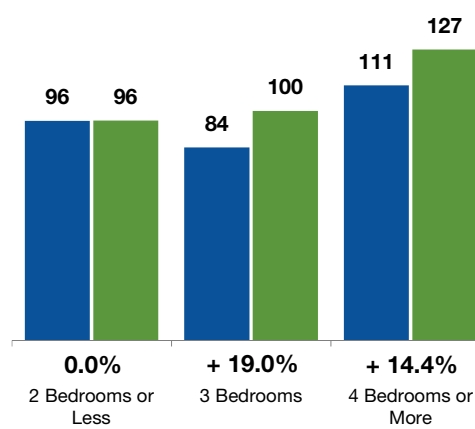
By Price Range

■ 8-2018 ■ 8-2019



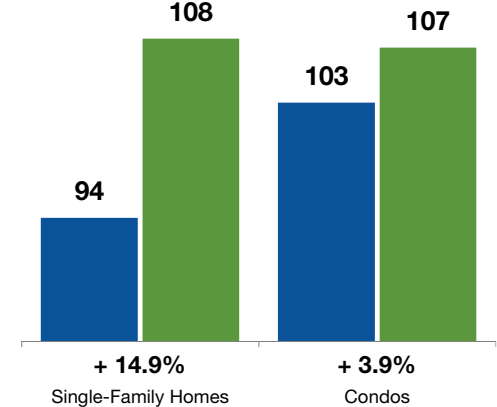
By Bedroom Count

■ 8-2018 ■ 8-2019



By Property Type

■ 8-2018 ■ 8-2019



All Properties

By Price Range

	8-2018	8-2019	Change
\$100,000 and Below	91	94	+ 3.3%
\$100,001 to \$150,000	82	98	+ 19.5%
\$150,001 to \$200,000	78	101	+ 29.5%
\$200,001 to \$300,000	97	115	+ 18.6%
\$300,001 and Above	127	130	+ 2.4%
All Price Ranges	94	108	+ 14.9%

Single-Family Homes

8-2018	8-2019	Change
90	94	+ 4.4%
82	97	+ 18.3%
77	101	+ 31.2%
97	115	+ 18.6%
129	130	+ 0.8%
94	108	+ 14.9%

Condos

	8-2018	8-2019	Change
	70	79	+ 12.9%
	138	103	- 25.4%
	130	110	- 15.4%
	90	152	+ 68.9%
	75	209	+ 178.7%
	103	107	+ 3.9%

By Bedroom Count

	8-2018	8-2019	Change
2 Bedrooms or Less	96	96	0.0%
3 Bedrooms	84	100	+ 19.0%
4 Bedrooms or More	111	127	+ 14.4%
All Bedroom Counts	94	108	+ 14.9%

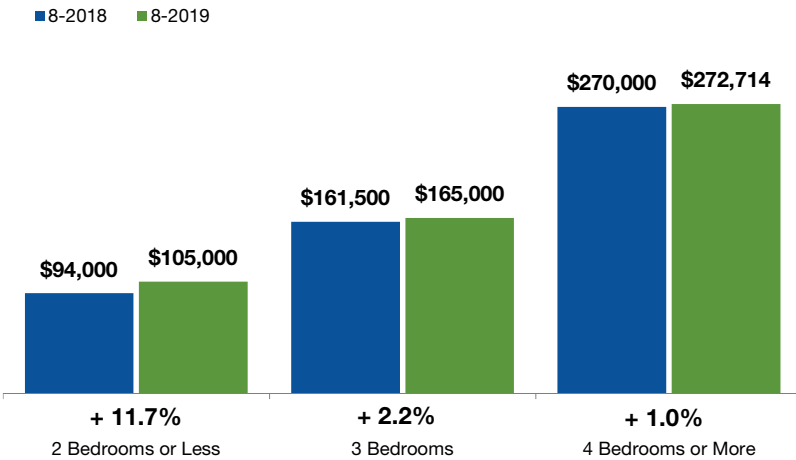
8-2018	8-2019	Change	8-2018	8-2019	Change
93	98	+ 5.4%	114	69	- 39.5%
84	99	+ 17.9%	99	122	+ 23.2%
114	126	+ 10.5%	85	241	+ 183.5%
94	108	+ 14.9%	103	107	+ 3.9%

Median Sales Price

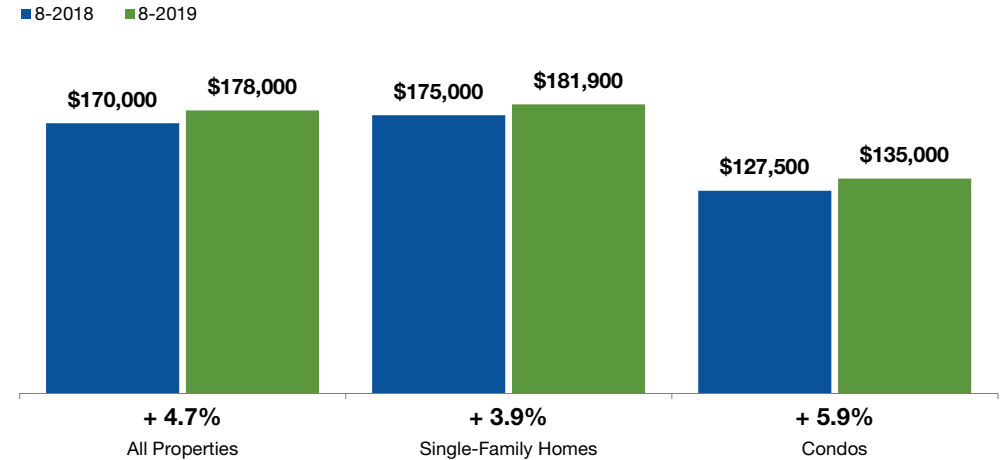
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	8-2018	8-2019	Change
2 Bedrooms or Less	\$94,000	\$105,000	+ 11.7%
3 Bedrooms	\$161,500	\$165,000	+ 2.2%
4 Bedrooms or More	\$270,000	\$272,714	+ 1.0%
All Bedroom Counts	\$170,000	\$178,000	+ 4.7%

Single-Family Homes

8-2018	8-2019	Change	8-2018	8-2019	Change
\$90,000	\$100,000	+ 11.1%	\$114,000	\$117,000	+ 2.6%
\$162,000	\$165,000	+ 1.9%	\$140,250	\$158,250	+ 12.8%
\$278,700	\$278,621	- 0.0%	\$122,000	\$140,000	+ 14.8%
\$175,000	\$181,900	+ 3.9%	\$127,500	\$135,000	+ 5.9%

Condos

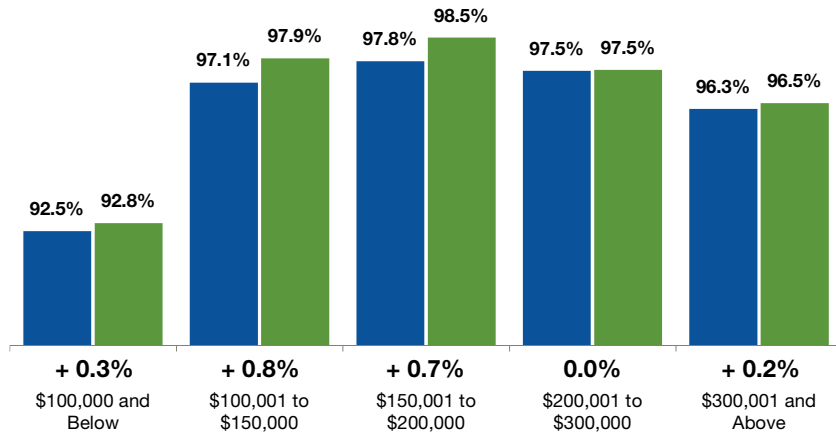
Percent of List Price Received

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.**



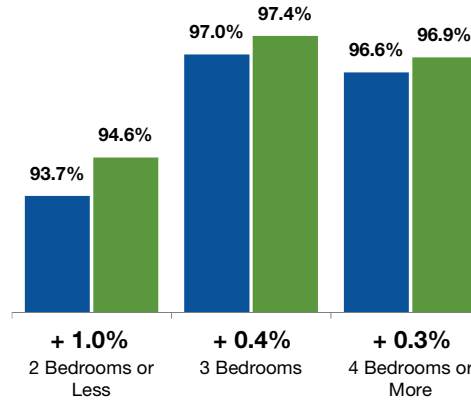
By Price Range

■ 8-2018 ■ 8-2019



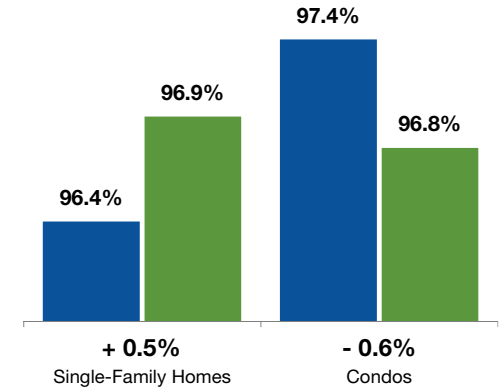
By Bedroom Count

■ 8-2018 ■ 8-2019



By Property Type

■ 8-2018 ■ 8-2019



All Properties

By Price Range

	8-2018	8-2019	Change
\$100,000 and Below	92.5%	92.8%	+ 0.3%
\$100,001 to \$150,000	97.1%	97.9%	+ 0.8%
\$150,001 to \$200,000	97.8%	98.5%	+ 0.7%
\$200,001 to \$300,000	97.5%	97.5%	0.0%
\$300,001 and Above	96.3%	96.5%	+ 0.2%
All Price Ranges	96.4%	96.9%	+ 0.5%

Single-Family Homes

	8-2018	8-2019	Change
\$100,000 and Below	92.2%	92.5%	+ 0.3%
\$100,001 to \$150,000	97.2%	98.1%	+ 0.9%
\$150,001 to \$200,000	97.8%	98.6%	+ 0.8%
\$200,001 to \$300,000	97.4%	97.5%	+ 0.1%
\$300,001 and Above	96.2%	96.5%	+ 0.3%
All Price Ranges	96.4%	96.9%	+ 0.5%

Condos

	8-2018	8-2019	Change
\$100,000 and Below	96.9%	94.9%	- 2.1%
\$100,001 to \$150,000	97.3%	96.7%	- 0.6%
\$150,001 to \$200,000	97.4%	98.2%	+ 0.8%
\$200,001 to \$300,000	98.1%	98.5%	+ 0.4%
\$300,001 and Above	97.0%	96.6%	- 0.4%
All Price Ranges	97.4%	96.8%	- 0.6%

By Bedroom Count

	8-2018	8-2019	Change
2 Bedrooms or Less	93.7%	94.6%	+ 1.0%
3 Bedrooms	97.0%	97.4%	+ 0.4%
4 Bedrooms or More	96.6%	96.9%	+ 0.3%
All Bedroom Counts	96.4%	96.9%	+ 0.5%

	8-2018	8-2019	Change
2 Bedrooms or Less	93.0%	94.2%	+ 1.3%
3 Bedrooms	97.0%	97.5%	+ 0.5%
4 Bedrooms or More	96.6%	97.0%	+ 0.4%
All Bedroom Counts	96.4%	96.9%	+ 0.5%

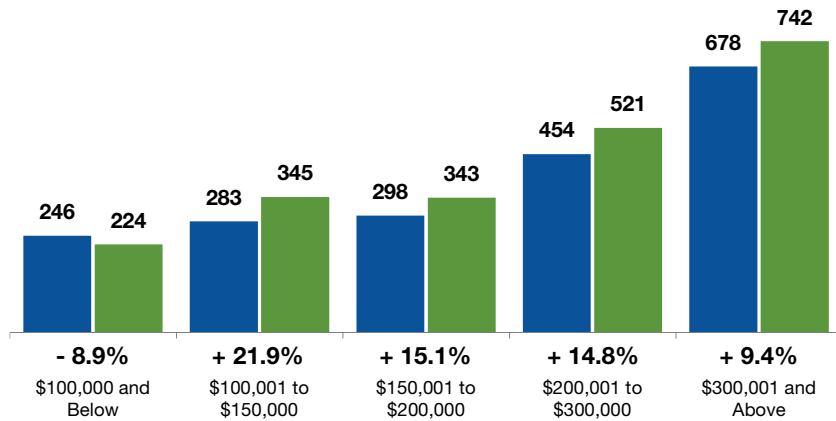
Inventory of Homes for Sale

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



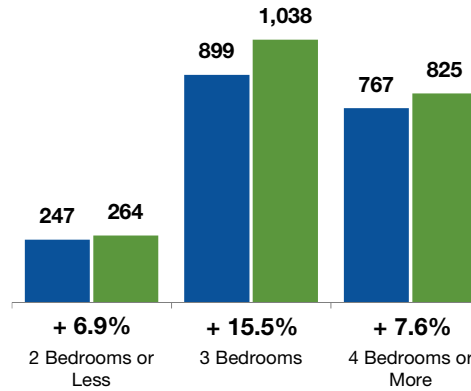
By Price Range

■ 8-2018 ■ 8-2019



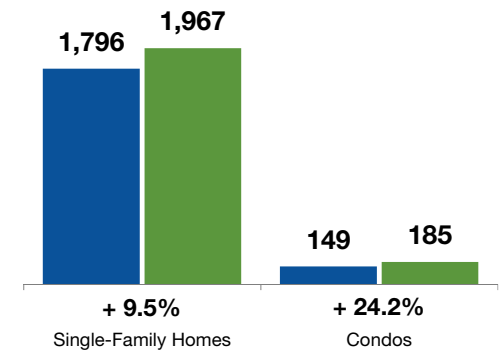
By Bedroom Count

■ 8-2018 ■ 8-2019



By Property Type

■ 8-2018 ■ 8-2019



All Properties

By Price Range

	8-2018	8-2019	Change
\$100,000 and Below	246	224	- 8.9%
\$100,001 to \$150,000	283	345	+ 21.9%
\$150,001 to \$200,000	298	343	+ 15.1%
\$200,001 to \$300,000	454	521	+ 14.8%
\$300,001 and Above	678	742	+ 9.4%
All Price Ranges	1,959	2,175	+ 11.0%

Single-Family Homes

8-2018	8-2019	Change
200	194	- 3.0%
246	272	+ 10.6%
260	291	+ 11.9%
431	491	+ 13.9%
659	719	+ 9.1%
1,796	1,967	+ 9.5%

Condos

	8-2018	8-2019	Change
	39	23	- 41.0%
	36	71	+ 97.2%
	36	50	+ 38.9%
	22	23	+ 4.5%
	16	18	+ 12.5%
	149	185	+ 24.2%

By Bedroom Count

	8-2018	8-2019	Change
2 Bedrooms or Less	247	264	+ 6.9%
3 Bedrooms	899	1,038	+ 15.5%
4 Bedrooms or More	767	825	+ 7.6%
All Bedroom Counts	1,959	2,175	+ 11.0%

8-2018	8-2019	Change
192	211	+ 9.9%
834	918	+ 10.1%
724	790	+ 9.1%
1,796	1,967	+ 9.5%

	8-2018	8-2019	Change
	47	44	- 6.4%
	62	107	+ 72.6%
	40	34	- 15.0%
	149	185	+ 24.2%

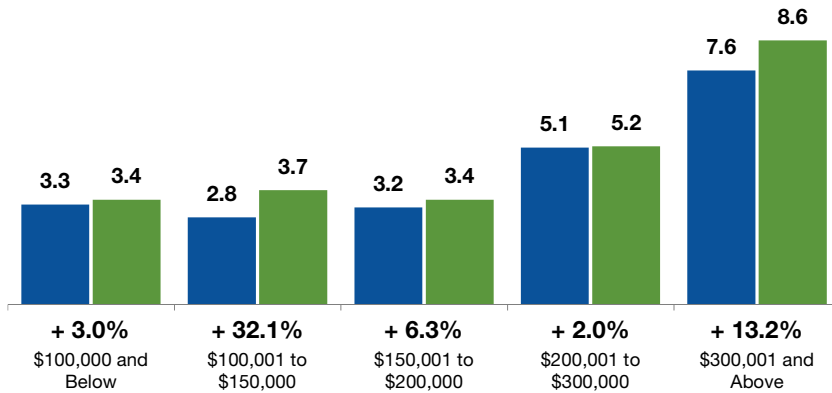
Months Supply of Inventory

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.**



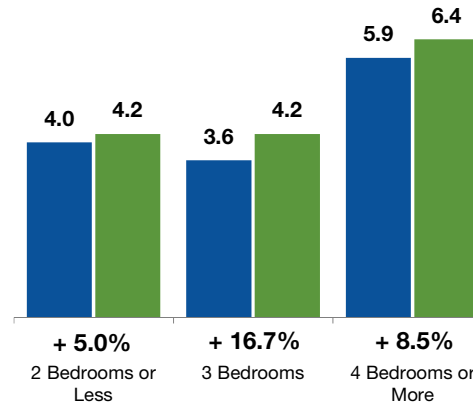
By Price Range

■ 8-2018 ■ 8-2019



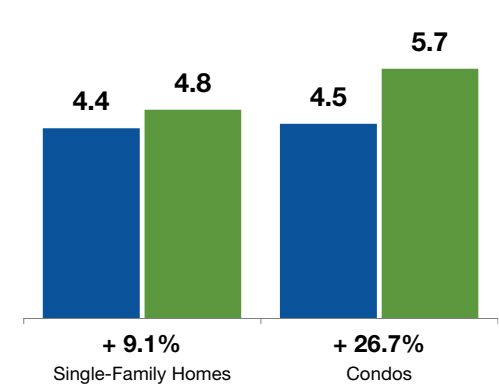
By Bedroom Count

■ 8-2018 ■ 8-2019



By Property Type

■ 8-2018 ■ 8-2019



All Properties

By Price Range

	8-2018	8-2019	Change
\$100,000 and Below	3.3	3.4	+ 3.0%
\$100,001 to \$150,000	2.8	3.7	+ 32.1%
\$150,001 to \$200,000	3.2	3.4	+ 6.3%
\$200,001 to \$300,000	5.1	5.2	+ 2.0%
\$300,001 and Above	7.6	8.6	+ 13.2%
All Price Ranges	4.4	4.9	+ 11.4%

Single-Family Homes

8-2018	8-2019	Change	8-2018	8-2019	Change
3.0	3.4	+ 13.3%	5.1	3.0	- 41.2%
2.9	3.3	+ 13.8%	2.6	6.7	+ 157.7%
2.9	3.1	+ 6.9%	7.2	6.7	- 6.9%
5.1	5.1	0.0%	4.6	6.3	+ 37.0%
7.7	8.7	+ 13.0%	5.3	5.5	+ 3.8%
4.4	4.8	+ 9.1%	4.5	5.7	+ 26.7%

Condos

	8-2018	8-2019	Change
	5.1	3.0	- 41.2%
	2.6	6.7	+ 157.7%
	7.2	6.7	- 6.9%
	4.6	6.3	+ 37.0%
	5.3	5.5	+ 3.8%
	4.5	5.7	+ 26.7%

By Bedroom Count

	8-2018	8-2019	Change
2 Bedrooms or Less	4.0	4.2	+ 5.0%
3 Bedrooms	3.6	4.2	+ 16.7%
4 Bedrooms or More	5.9	6.4	+ 8.5%
All Bedroom Counts	4.4	4.9	+ 11.4%

8-2018	8-2019	Change	8-2018	8-2019	Change
4.2	4.5	+ 7.1%	3.1	3.0	- 3.2%
3.5	3.9	+ 11.4%	5.2	8.9	+ 71.2%
5.9	6.4	+ 8.5%	6.2	5.7	- 8.1%
4.4	4.8	+ 9.1%	4.5	5.7	+ 26.7%