

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## June 2022

Record-high home prices and surging mortgage interest rates are taking their toll on America's homebuilders, with builder confidence falling for the sixth consecutive month in June and dropping to its lowest level in two years, according to the National Association of Home Builders (NAHB). Buyer traffic is down, and as construction costs increase and housing affordability declines, construction on new homes is slowing, reflecting concerns among builders about current and future sales of new single-family homes in the months ahead. For the 12-month period spanning July 2021 through June 2022, Pending Sales in the Western Upstate region were down 6.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 10.9 percent.

The overall Median Sales Price was up 13.3 percent to \$255,000. The property type with the largest price gain was the Condos segment, where prices increased 24.2 percent to \$202,989. The price range that tended to sell the quickest was the \$100,000 and Below range at 39 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 49 days.

Market-wide, inventory levels were up 74.9 percent. The property type that gained the most inventory was the Condos segment, where it increased 87.3 percent. That amounts to 2.6 months supply for Single-Family homes and 3.2 months supply for Condos.

## Quick Facts

+ 10.9%	+ 11.4%	- 6.4%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$300,001 and Above</b>	<b>2 Bedrooms or Less</b>	<b>Single-Family</b>

Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

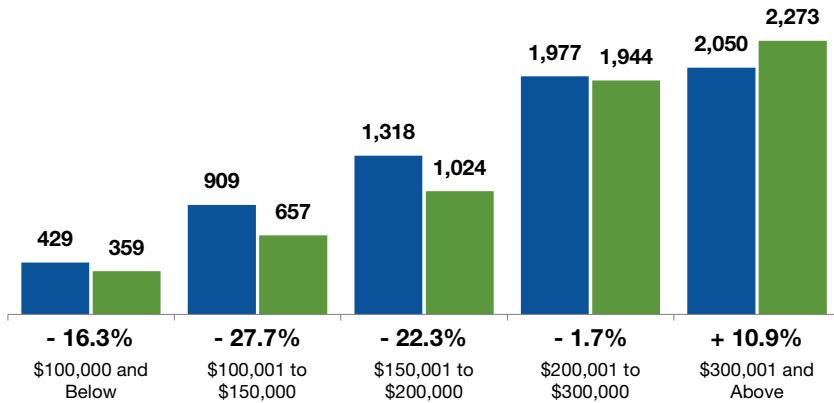
# Pending Sales

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



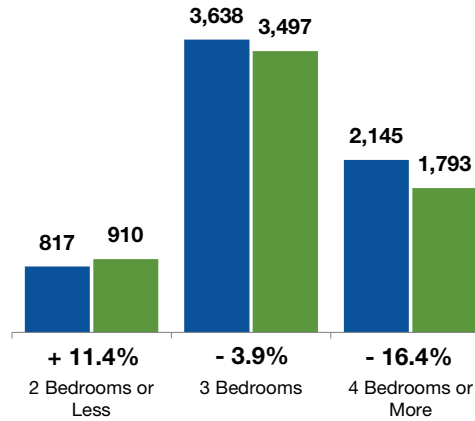
## By Price Range

■ 6-2021 ■ 6-2022



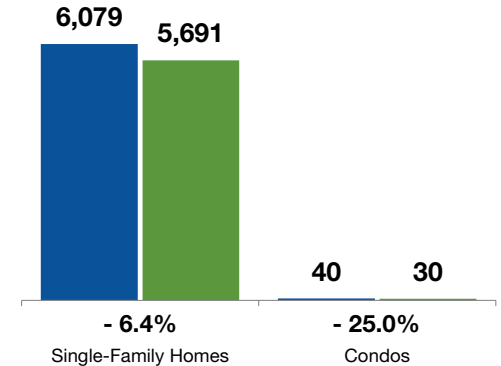
## By Bedroom Count

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



## All Properties

### By Price Range

	6-2021	6-2022	Change
\$100,000 and Below	429	359	- 16.3%
\$100,001 to \$150,000	909	657	- 27.7%
\$150,001 to \$200,000	1,318	1,024	- 22.3%
\$200,001 to \$300,000	1,977	1,944	- 1.7%
\$300,001 and Above	2,050	2,273	+ 10.9%
<b>All Price Ranges</b>	<b>6,683</b>	<b>6,257</b>	<b>- 6.4%</b>

## Single-Family Homes

6-2021	6-2022	Change	6-2021	6-2022	Change
376	349	- 7.2%	5	1	- 80.0%
701	508	- 27.5%	14	6	- 57.1%
1,192	922	- 22.7%	4	4	0.0%
1,840	1,750	- 4.9%	9	13	+ 44.4%
1,970	2,162	+ 9.7%	8	6	- 25.0%
6,079	5,691	- 6.4%	40	30	- 25.0%

## Condos

### By Bedroom Count

	6-2021	6-2022	Change
2 Bedrooms or Less	817	910	+ 11.4%
3 Bedrooms	3,638	3,497	- 3.9%
4 Bedrooms or More	2,145	1,793	- 16.4%
<b>All Bedroom Counts</b>	<b>6,683</b>	<b>6,257</b>	<b>- 6.4%</b>

6-2021	6-2022	Change	6-2021	6-2022	Change
592	733	+ 23.8%	15	14	- 6.7%
3,366	3,187	- 5.3%	20	14	- 30.0%
2,038	1,714	- 15.9%	5	2	- 60.0%
6,079	5,691	- 6.4%	40	30	- 25.0%

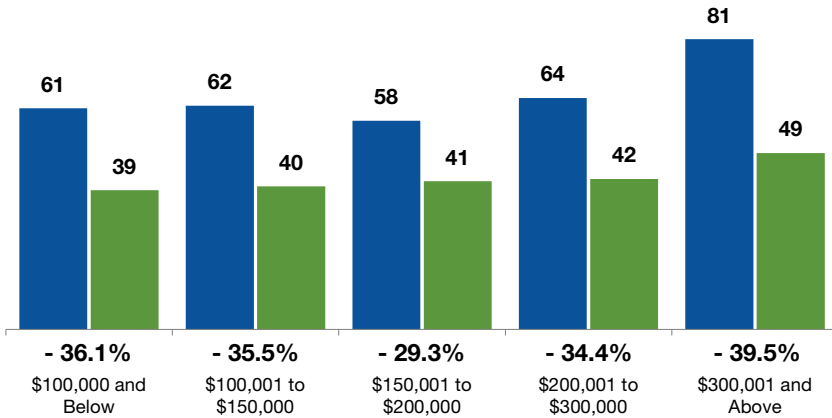
# Days on Market Until Sale

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



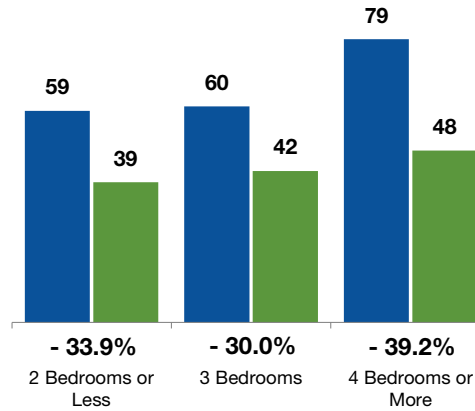
## By Price Range

■ 6-2021 ■ 6-2022



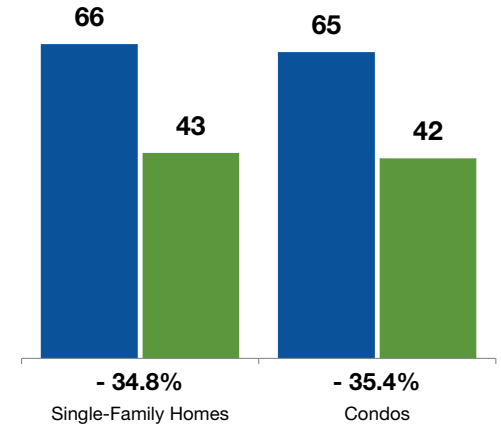
## By Bedroom Count

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



## All Properties

### By Price Range

	6-2021	6-2022	Change
\$100,000 and Below	61	39	- 36.1%
\$100,001 to \$150,000	62	40	- 35.5%
\$150,001 to \$200,000	58	41	- 29.3%
\$200,001 to \$300,000	64	42	- 34.4%
\$300,001 and Above	81	49	- 39.5%
<b>All Price Ranges</b>	<b>67</b>	<b>44</b>	<b>- 34.3%</b>

## Single-Family Homes

6-2021	6-2022	Change	6-2021	6-2022	Change
62	39	- 37.1%	46	0	- 100.0%
60	42	- 30.0%	41	17	- 58.5%
55	41	- 25.5%	94	24	- 74.5%
63	40	- 36.5%	70	60	- 14.3%
80	49	- 38.8%	50	33	- 34.0%
<b>66</b>	<b>43</b>	<b>- 34.8%</b>	<b>65</b>	<b>42</b>	<b>- 35.4%</b>

## Condos

### By Bedroom Count

	6-2021	6-2022	Change
2 Bedrooms or Less	59	39	- 33.9%
3 Bedrooms	60	42	- 30.0%
4 Bedrooms or More	79	48	- 39.2%
<b>All Bedroom Counts</b>	<b>67</b>	<b>44</b>	<b>- 34.3%</b>

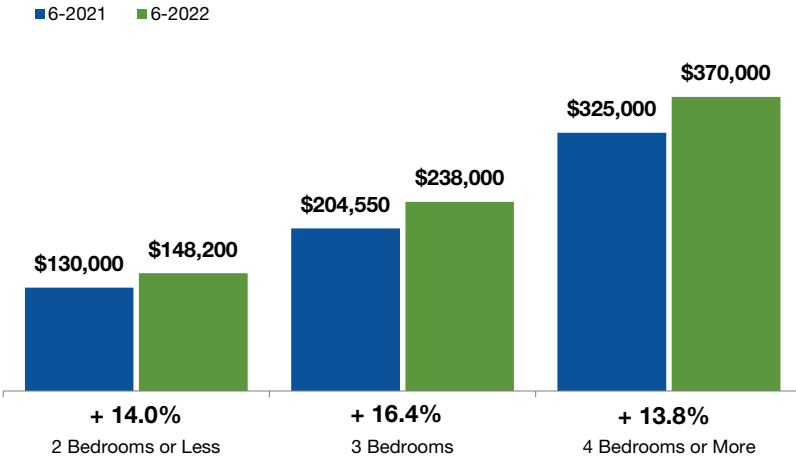
6-2021	6-2022	Change	6-2021	6-2022	Change
57	41	- 28.1%	23	27	+ 17.4%
58	41	- 29.3%	81	48	- 40.7%
79	49	- 38.0%	34	26	- 23.5%
<b>66</b>	<b>43</b>	<b>- 34.8%</b>	<b>65</b>	<b>42</b>	<b>- 35.4%</b>

# Median Sales Price

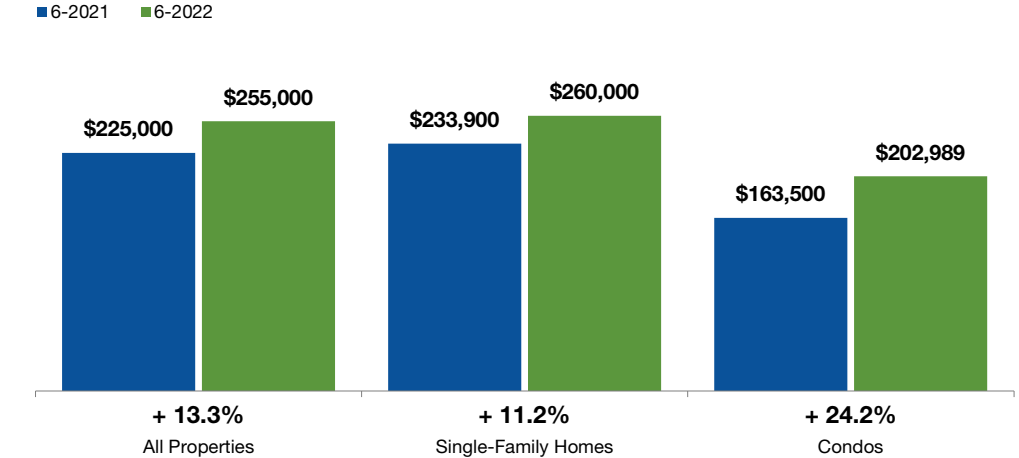
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	6-2021	6-2022	Change
2 Bedrooms or Less	\$130,000	\$148,200	+ 14.0%
3 Bedrooms	\$204,550	\$238,000	+ 16.4%
4 Bedrooms or More	\$325,000	\$370,000	+ 13.8%
<b>All Bedroom Counts</b>	<b>\$225,000</b>	<b>\$255,000</b>	<b>+ 13.3%</b>

### Single-Family Homes

6-2021	6-2022	Change	6-2021	6-2022	Change
\$129,900	\$145,000	+ 11.6%	\$135,900	\$155,000	+ 14.1%
\$205,000	\$240,000	+ 17.1%	\$188,900	\$221,790	+ 17.4%
\$334,450	\$379,900	+ 13.6%	\$144,750	\$155,000	+ 7.1%
<b>\$233,900</b>	<b>\$260,000</b>	<b>+ 11.2%</b>	<b>\$163,500</b>	<b>\$202,989</b>	<b>+ 24.2%</b>

### Condos

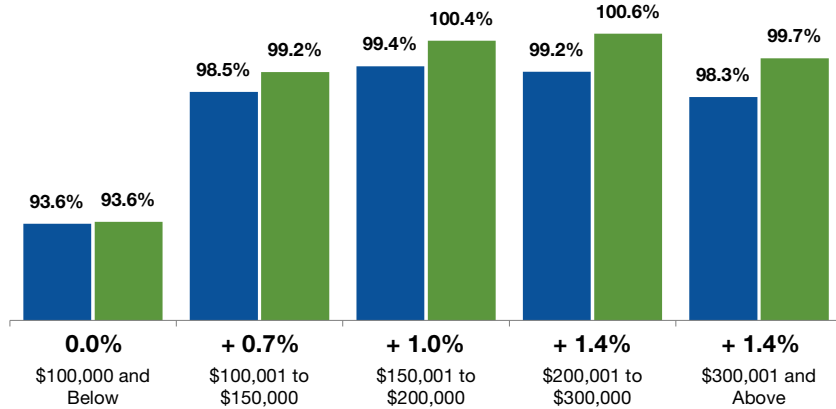
# Percent of List Price Received

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.**



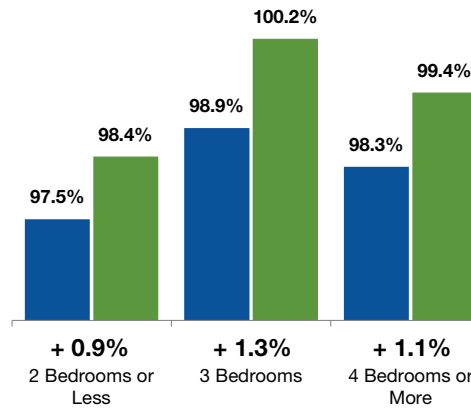
## By Price Range

■ 6-2021 ■ 6-2022



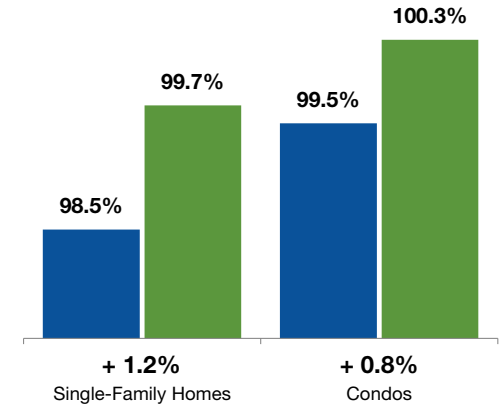
## By Bedroom Count

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



## All Properties

By Price Range	6-2021	6-2022	Change
\$100,000 and Below	93.6%	93.6%	0.0%
\$100,001 to \$150,000	98.5%	99.2%	+ 0.7%
\$150,001 to \$200,000	99.4%	100.4%	+ 1.0%
\$200,001 to \$300,000	99.2%	100.6%	+ 1.4%
\$300,001 and Above	98.3%	99.7%	+ 1.4%
<b>All Price Ranges</b>	<b>98.5%</b>	<b>99.7%</b>	<b>+ 1.2%</b>

## Single-Family Homes

6-2021	6-2022	Change
93.1%	93.6%	+ 0.5%
98.7%	99.1%	+ 0.4%
99.4%	100.4%	+ 1.0%
99.2%	100.6%	+ 1.4%
98.3%	99.7%	+ 1.4%
<b>98.5%</b>	<b>99.7%</b>	<b>+ 1.2%</b>

## Condos

6-2021	6-2022	Change
100.8%	0.0%	- 100.0%
99.6%	102.3%	+ 2.7%
99.8%	101.8%	+ 2.0%
99.3%	99.9%	+ 0.6%
98.2%	99.3%	+ 1.1%
<b>99.5%</b>	<b>100.3%</b>	<b>+ 0.8%</b>

## By Bedroom Count

6-2021	6-2022	Change
97.5%	98.4%	+ 0.9%
98.9%	100.2%	+ 1.3%
98.3%	99.4%	+ 1.1%
<b>98.5%</b>	<b>99.7%</b>	<b>+ 1.2%</b>

6-2021	6-2022	Change
97.1%	98.0%	+ 0.9%
98.9%	100.2%	+ 1.3%
98.4%	99.4%	+ 1.0%
<b>98.5%</b>	<b>99.7%</b>	<b>+ 1.2%</b>

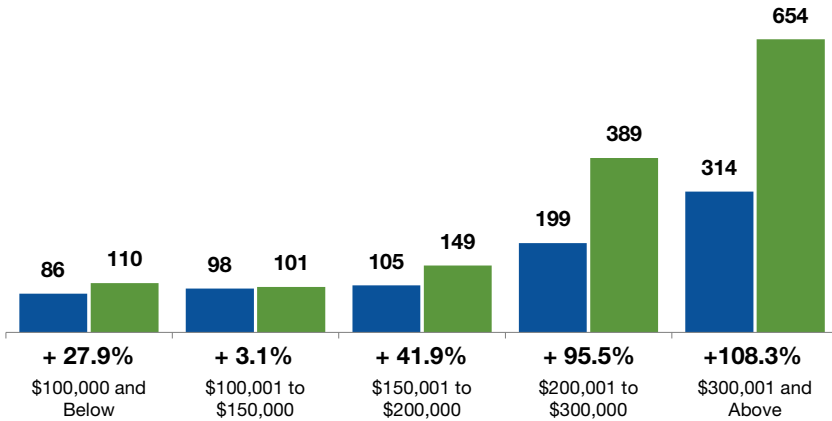
# Inventory of Homes for Sale

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



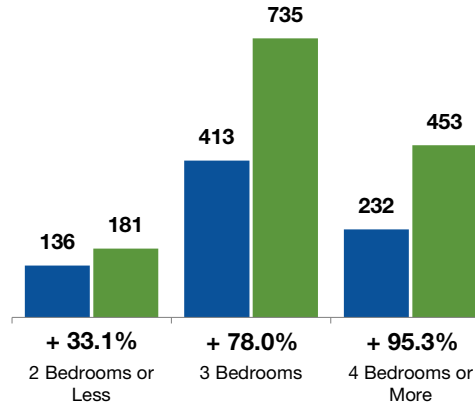
## By Price Range

■ 6-2021 ■ 6-2022



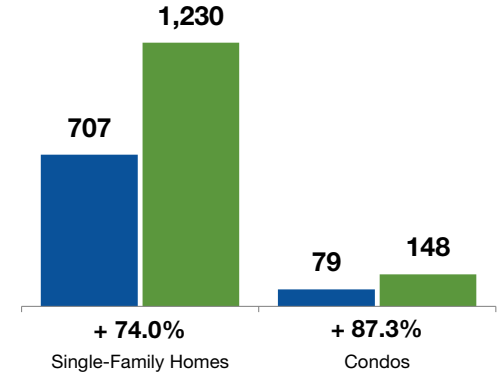
## By Bedroom Count

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



## All Properties

### By Price Range

	6-2021	6-2022	Change
\$100,000 and Below	86	110	+ 27.9%
\$100,001 to \$150,000	98	101	+ 3.1%
\$150,001 to \$200,000	105	149	+ 41.9%
\$200,001 to \$300,000	199	389	+ 95.5%
\$300,001 and Above	314	654	+ 108.3%
<b>All Price Ranges</b>	<b>802</b>	<b>1,403</b>	<b>+ 74.9%</b>

## Single-Family Homes

6-2021	6-2022	Change
58	77	+ 32.8%
74	84	+ 13.5%
99	138	+ 39.4%
185	311	+ 68.1%
291	620	+ 113.1%
<b>707</b>	<b>1,230</b>	<b>+ 74.0%</b>

## Condos

6-2021	6-2022	Change
19	14	- 26.3%
21	16	- 23.8%
6	10	+ 66.7%
13	78	+ 500.0%
20	30	+ 50.0%
79	148	+ 87.3%

### By Bedroom Count

	6-2021	6-2022	Change
2 Bedrooms or Less	136	181	+ 33.1%
3 Bedrooms	413	735	+ 78.0%
4 Bedrooms or More	232	453	+ 95.3%
<b>All Bedroom Counts</b>	<b>802</b>	<b>1,403</b>	<b>+ 74.9%</b>

6-2021	6-2022	Change	6-2021	6-2022	Change
96	126	+ 31.3%	29	35	+ 20.7%
374	648	+ 73.3%	36	84	+ 133.3%
217	423	+ 94.9%	14	29	+ 107.1%
707	1,230	+ 74.0%	79	148	+ 87.3%

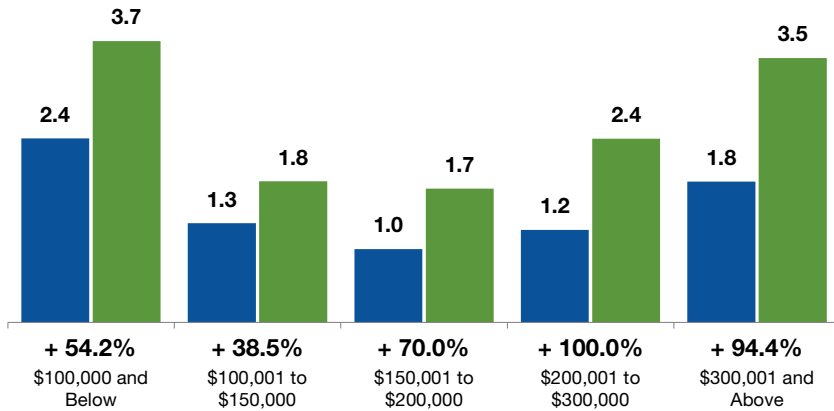
# Months Supply of Inventory

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.**



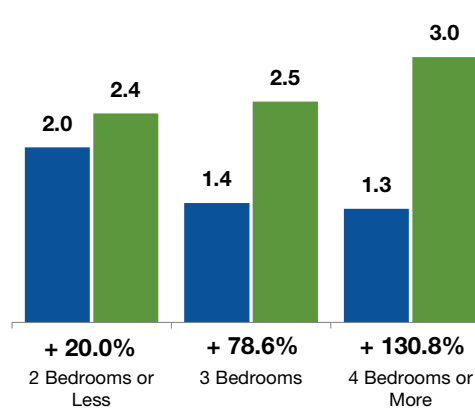
## By Price Range

■ 6-2021 ■ 6-2022



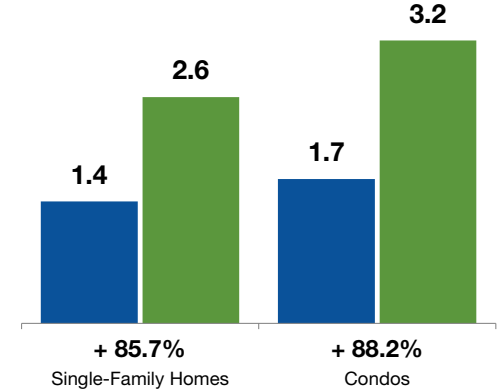
## By Bedroom Count

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



## All Properties

By Price Range	6-2021	6-2022	Change
\$100,000 and Below	2.4	3.7	+ 54.2%
\$100,001 to \$150,000	1.3	1.8	+ 38.5%
\$150,001 to \$200,000	1.0	1.7	+ 70.0%
\$200,001 to \$300,000	1.2	2.4	+ 100.0%
\$300,001 and Above	1.8	3.5	+ 94.4%
<b>All Price Ranges</b>	<b>1.4</b>	<b>2.7</b>	<b>+ 92.9%</b>

## Single-Family Homes

6-2021	6-2022	Change
1.9	2.6	+ 36.8%
1.3	2.0	+ 53.8%
1.0	1.8	+ 80.0%
1.2	2.1	+ 75.0%
1.8	3.4	+ 88.9%
<b>1.4</b>	<b>2.6</b>	<b>+ 85.7%</b>

## Condos

6-2021	6-2022	Change
5.1	10.0	+ 96.1%
1.2	1.3	+ 8.3%
0.6	1.2	+ 100.0%
1.2	5.0	+ 316.7%
3.2	3.3	+ 3.1%
<b>1.7</b>	<b>3.2</b>	<b>+ 88.2%</b>

## By Bedroom Count

6-2021	6-2022	Change
2.0	2.4	+ 20.0%
1.4	2.5	+ 78.6%
1.3	3.0	+ 130.8%
<b>1.4</b>	<b>2.7</b>	<b>+ 92.9%</b>

6-2021	6-2022	Change
1.9	2.1	+ 10.5%
1.3	2.4	+ 84.6%
1.3	3.0	+ 130.8%
<b>1.4</b>	<b>2.6</b>	<b>+ 85.7%</b>