

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2016

We should see a healthy number of sales in most categories for the next few months, yet there is still some lingering worry about low inventory, especially with an overall slowdown in new construction. For the 12-month period spanning May 2015 through April 2016, Pending Sales in the Western Upstate region were up 1.9 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 16.6 percent.

The overall Median Sales Price was up 7.1 percent to \$149,900. The property type with the largest price gain was the Condos segment, where prices increased 14.2 percent to \$110,250. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 87 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 125 days.

Market-wide, inventory levels were down 2.3 percent. The property type that gained the most inventory was the Condos segment, where it increased 0.9 percent. That amounts to 8.4 months supply for Single-Family homes and 8.9 months supply for Condos.

Quick Facts

+ 16.6%

+ 3.3%

+ 22.7%

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

Bedroom Count With
Strongest Sales:
3 Bedrooms

Property Type With
Strongest Sales:
Condos

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

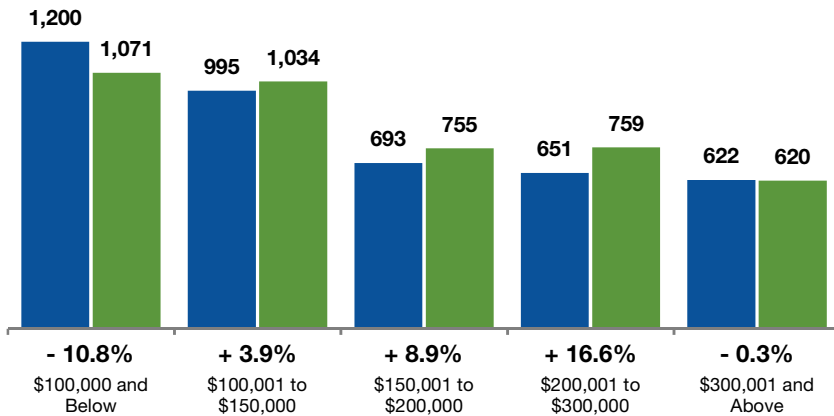
Pending Sales

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



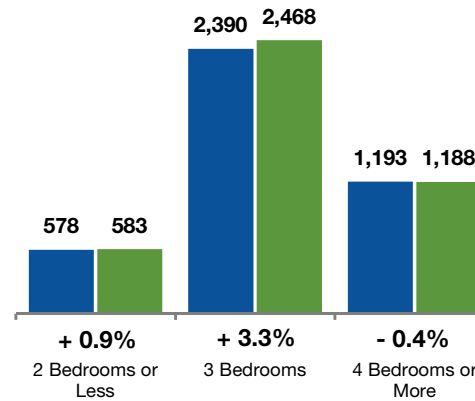
By Price Range

■ 4-2015 ■ 4-2016



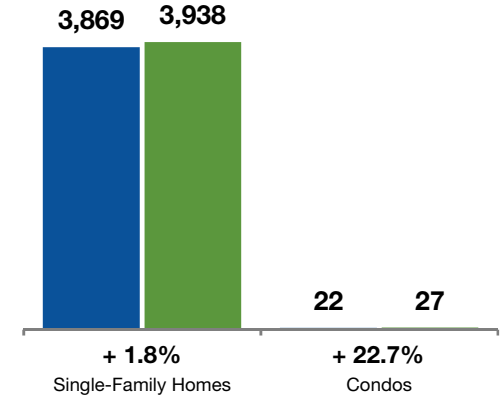
By Bedroom Count

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$100,000 and Below	1,200	1,071	- 10.8%
\$100,001 to \$150,000	995	1,034	+ 3.9%
\$150,001 to \$200,000	693	755	+ 8.9%
\$200,001 to \$300,000	651	759	+ 16.6%
\$300,001 and Above	622	620	- 0.3%
All Price Ranges	4,161	4,239	+ 1.9%

Single-Family Homes

	4-2015	4-2016	Change
\$100,000 and Below	1,067	947	- 11.2%
\$100,001 to \$150,000	929	941	+ 1.3%
\$150,001 to \$200,000	652	719	+ 10.3%
\$200,001 to \$300,000	618	720	+ 16.5%
\$300,001 and Above	603	611	+ 1.3%
All Price Ranges	3,869	3,938	+ 1.8%

Condos

	4-2015	4-2016	Change
\$100,000 and Below	9	15	+ 66.7%
\$100,001 to \$150,000	7	10	+ 42.9%
\$150,001 to \$200,000	1	0	- 100.0%
\$200,001 to \$300,000	1	2	+ 100.0%
\$300,001 and Above	4	0	- 100.0%
All Price Ranges	22	27	+ 22.7%

By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	578	583	+ 0.9%
3 Bedrooms	2,390	2,468	+ 3.3%
4 Bedrooms or More	1,193	1,188	- 0.4%
All Bedroom Counts	4,161	4,239	+ 1.9%

	4-2015	4-2016	Change
2 Bedrooms or Less	426	451	+ 5.9%
3 Bedrooms	2,294	2,365	+ 3.1%
4 Bedrooms or More	1,149	1,122	- 2.3%
All Bedroom Counts	3,869	3,938	+ 1.8%

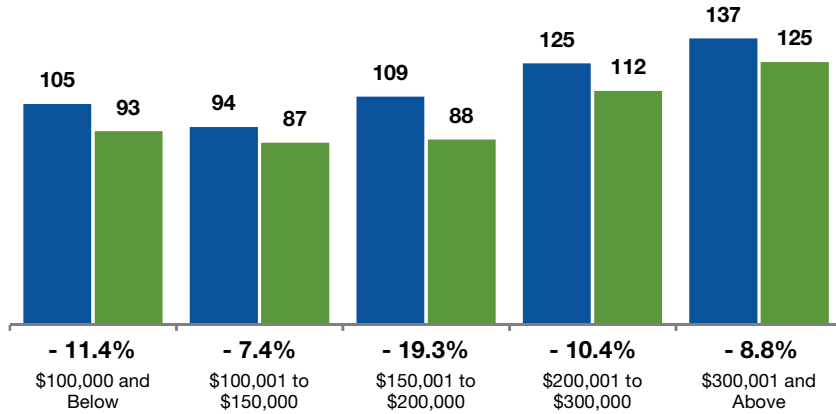
Days on Market Until Sale

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



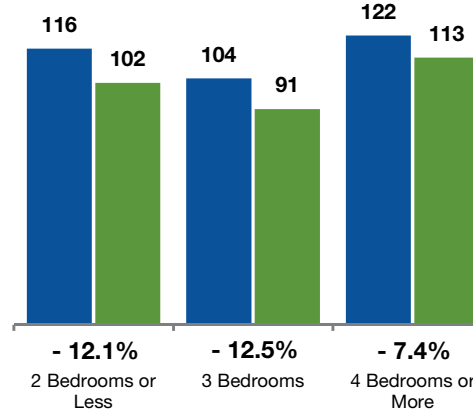
By Price Range

■ 4-2015 ■ 4-2016



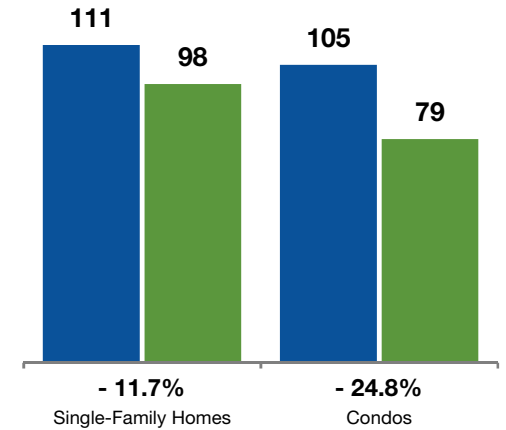
By Bedroom Count

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$100,000 and Below	105	93	- 11.4%
\$100,001 to \$150,000	94	87	- 7.4%
\$150,001 to \$200,000	109	88	- 19.3%
\$200,001 to \$300,000	125	112	- 10.4%
\$300,001 and Above	137	125	- 8.8%
All Price Ranges	111	98	- 11.7%

Single-Family Homes

	4-2015	4-2016	Change
2 Bedrooms or Less	108	92	- 14.8%
3 Bedrooms	95	85	- 10.5%
4 Bedrooms or More	107	86	- 19.6%
	124	112	- 9.7%
	137	126	- 8.0%
All Price Ranges	111	98	- 11.7%

Condos

	4-2015	4-2016	Change
	82	78	- 4.9%
	67	99	+ 47.8%
	236	77	- 67.4%
	274	17	- 93.8%
	0	0	--
All Price Ranges	105	79	- 24.8%

By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	116	102	- 12.1%
3 Bedrooms	104	91	- 12.5%
4 Bedrooms or More	122	113	- 7.4%
All Bedroom Counts	111	98	- 11.7%

	4-2015	4-2016	Change
2 Bedrooms or Less	118	99	- 16.1%
3 Bedrooms	104	90	- 13.5%
4 Bedrooms or More	123	115	- 6.5%
All Bedroom Counts	111	98	- 11.7%

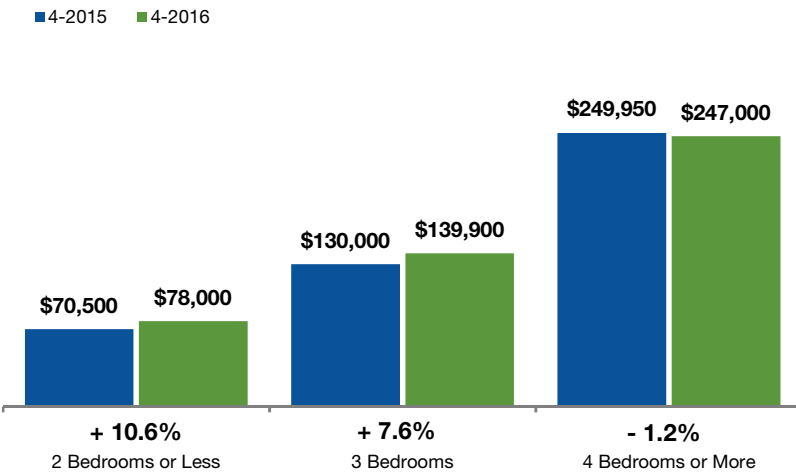
	4-2015	4-2016	Change
Single-Family Homes	105	76	- 27.6%
Condos	144	80	- 44.4%
	25	82	+ 228.0%
All Property Types	105	79	- 24.8%

Median Sales Price

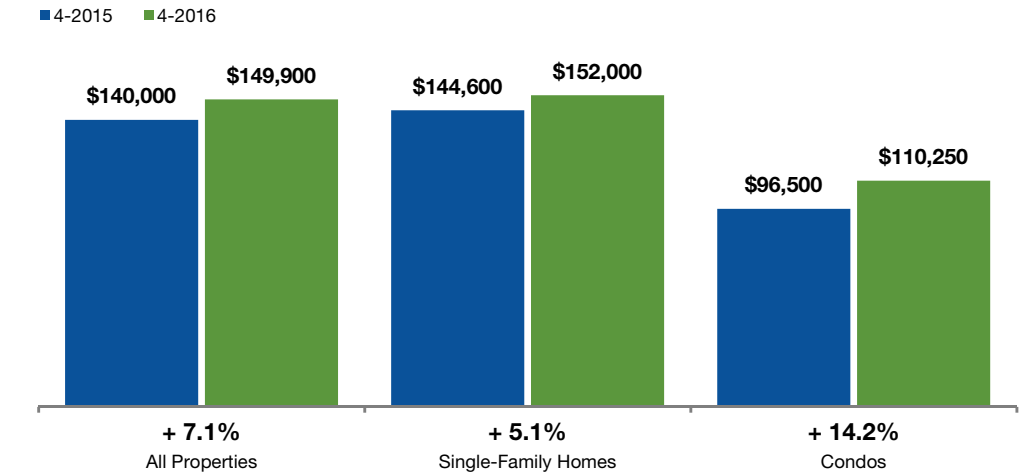
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	4-2015	4-2016	Change
2 Bedrooms or Less	\$70,500	\$78,000	+ 10.6%
3 Bedrooms	\$130,000	\$139,900	+ 7.6%
4 Bedrooms or More	\$249,950	\$247,000	- 1.2%
All Bedroom Counts	\$140,000	\$149,900	+ 7.1%

Single-Family Homes

4-2015	4-2016	Change	4-2015	4-2016	Change
\$64,900	\$73,250	+ 12.9%	\$80,000	\$85,750	+ 7.2%
\$130,000	\$140,000	+ 7.7%	\$120,000	\$125,100	+ 4.3%
\$255,000	\$254,900	- 0.0%	\$92,000	\$119,575	+ 30.0%
\$144,600	\$152,000	+ 5.1%	\$96,500	\$110,250	+ 14.2%

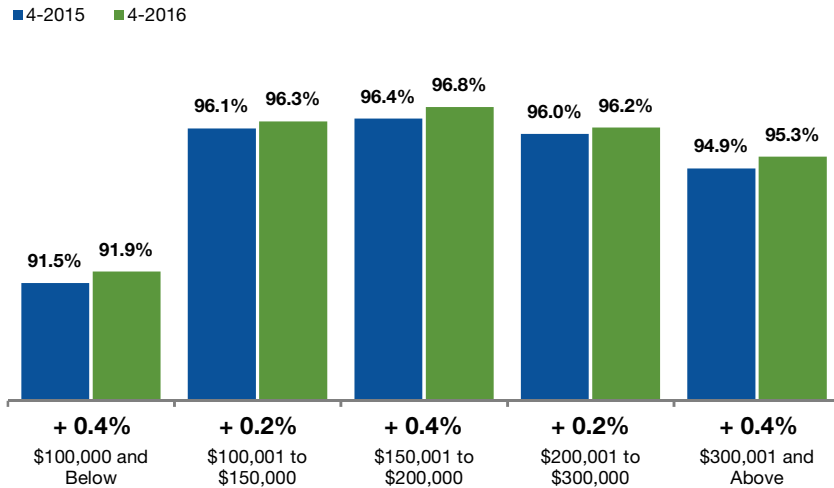
Condos

Percent of List Price Received

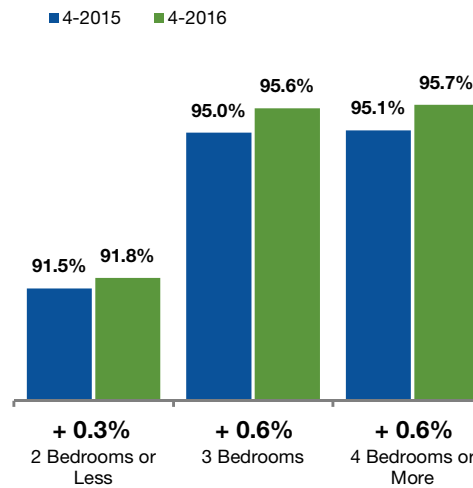
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



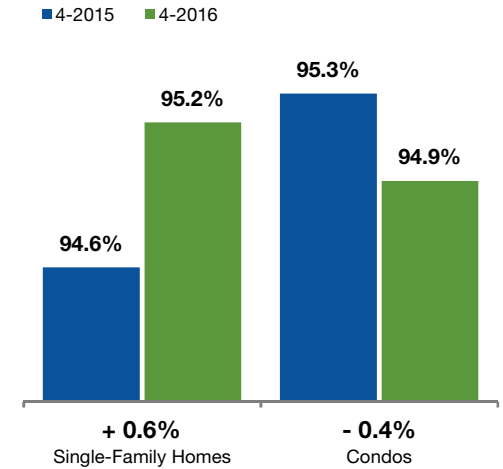
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2015	4-2016	Change
\$100,000 and Below	91.5%	91.9%	+ 0.4%
\$100,001 to \$150,000	96.1%	96.3%	+ 0.2%
\$150,001 to \$200,000	96.4%	96.8%	+ 0.4%
\$200,001 to \$300,000	96.0%	96.2%	+ 0.2%
\$300,001 and Above	94.9%	95.3%	+ 0.4%
All Price Ranges	94.6%	95.1%	+ 0.5%

Single-Family Homes

4-2015	4-2016	Change	4-2015	4-2016	Change
91.1%	91.8%	+ 0.8%	95.3%	92.9%	- 2.5%
96.2%	96.5%	+ 0.3%	95.8%	96.2%	+ 0.4%
96.5%	96.9%	+ 0.4%	94.7%	95.5%	+ 0.8%
96.0%	96.2%	+ 0.2%	94.2%	97.3%	+ 3.3%
95.0%	95.3%	+ 0.3%	0.0%	0.0%	--
94.6%	95.2%	+ 0.6%	95.3%	94.9%	- 0.4%

Condos

By Bedroom Count	4-2015	4-2016	Change
2 Bedrooms or Less	91.5%	91.8%	+ 0.3%
3 Bedrooms	95.0%	95.6%	+ 0.6%
4 Bedrooms or More	95.1%	95.7%	+ 0.6%
All Bedroom Counts	94.6%	95.1%	+ 0.5%

4-2015	4-2016	Change	4-2015	4-2016	Change
90.4%	91.3%	+ 1.0%	95.0%	94.6%	- 0.4%
95.1%	95.6%	+ 0.5%	96.5%	95.4%	- 1.1%
95.1%	95.7%	+ 0.6%	94.7%	95.0%	+ 0.3%
94.6%	95.2%	+ 0.6%	95.3%	94.9%	- 0.4%

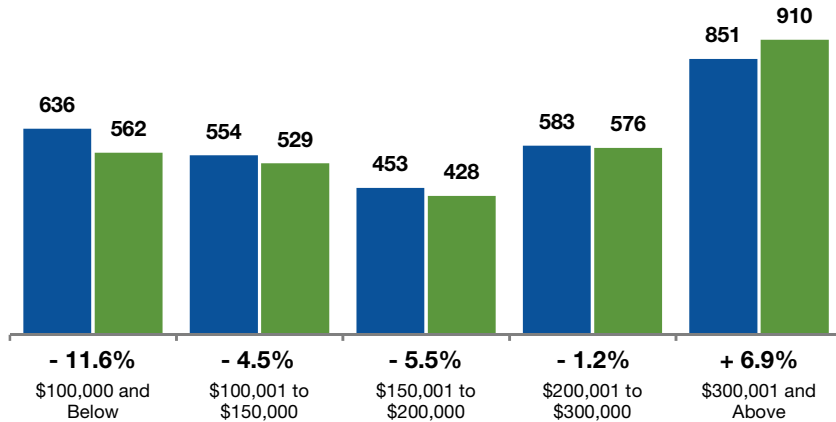
Inventory of Homes for Sale

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



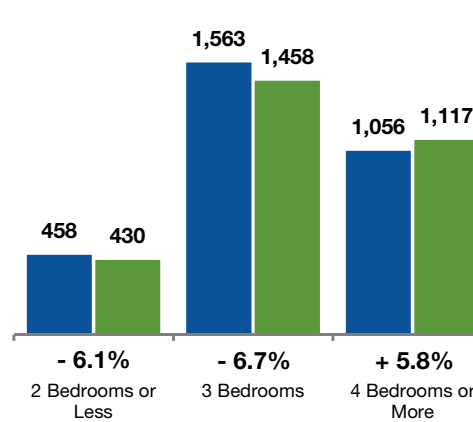
By Price Range

■ 4-2015 ■ 4-2016



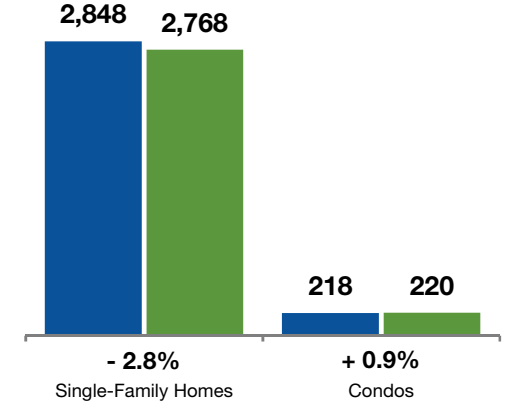
By Bedroom Count

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$100,000 and Below	636	562	- 11.6%
\$100,001 to \$150,000	554	529	- 4.5%
\$150,001 to \$200,000	453	428	- 5.5%
\$200,001 to \$300,000	583	576	- 1.2%
\$300,001 and Above	851	910	+ 6.9%
All Price Ranges	3,077	3,005	- 2.3%

Single-Family Homes

	4-2015	4-2016	Change
2 Bedrooms or Less	458	430	- 6.1%
3 Bedrooms	1,563	1,458	- 6.7%
4 Bedrooms or More	1,056	1,117	+ 5.8%
All Price Ranges	2,848	2,768	- 2.8%

Condos

	4-2015	4-2016	Change
Single-Family Homes	2,848	2,768	- 2.8%
Condos	218	220	+ 0.9%

By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	458	430	- 6.1%
3 Bedrooms	1,563	1,458	- 6.7%
4 Bedrooms or More	1,056	1,117	+ 5.8%
All Bedroom Counts	3,077	3,005	- 2.3%

	4-2015	4-2016	Change
2 Bedrooms or Less	344	321	- 6.7%
3 Bedrooms	1,475	1,371	- 7.1%
4 Bedrooms or More	1,029	1,076	+ 4.6%
All Bedroom Counts	2,848	2,768	- 2.8%

	4-2015	4-2016	Change
Single-Family Homes	2,848	2,768	- 2.8%
Condos	218	220	+ 0.9%

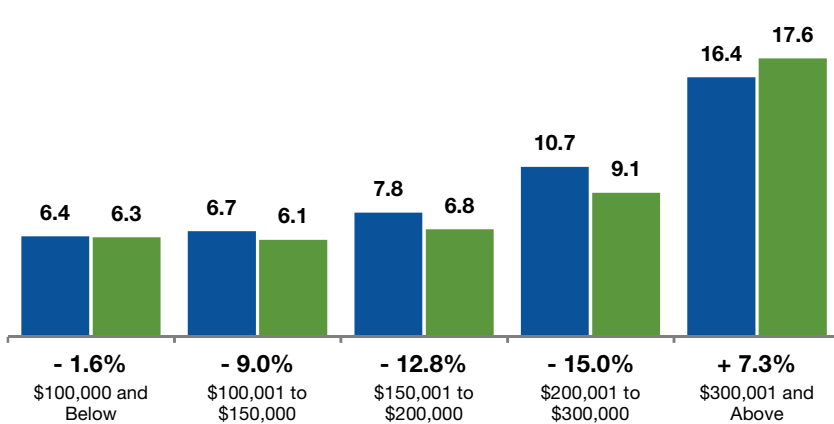
Months Supply of Inventory

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.**



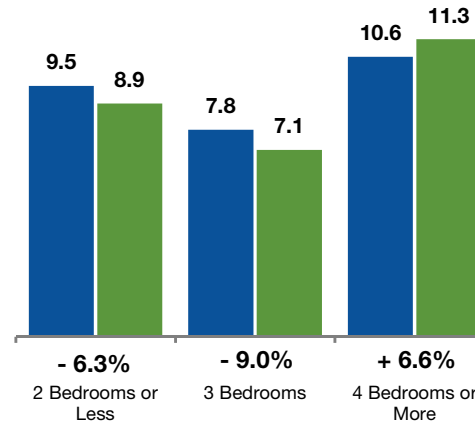
By Price Range

■ 4-2015 ■ 4-2016



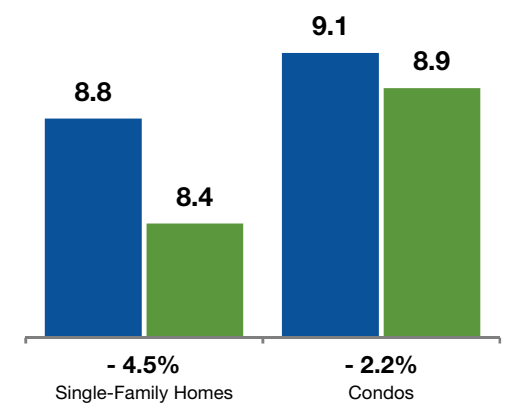
By Bedroom Count

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$100,000 and Below	6.4	6.3	- 1.6%
\$100,001 to \$150,000	6.7	6.1	- 9.0%
\$150,001 to \$200,000	7.8	6.8	- 12.8%
\$200,001 to \$300,000	10.7	9.1	- 15.0%
\$300,001 and Above	16.4	17.6	+ 7.3%
All Price Ranges	8.9	8.5	- 4.5%

Single-Family Homes

	4-2015	4-2016	Change
2 Bedrooms or Less	6.2	5.8	- 6.5%
3 Bedrooms	6.3	6.0	- 4.8%
4 Bedrooms or More	7.6	6.7	- 11.8%
Single-Family Homes	10.8	9.1	- 15.7%
Condos	16.7	17.6	+ 5.4%
All Property Types	8.8	8.4	- 4.5%

Condos

By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	9.5	8.9	- 6.3%
3 Bedrooms	7.8	7.1	- 9.0%
4 Bedrooms or More	10.6	11.3	+ 6.6%
All Bedroom Counts	8.9	8.5	- 4.5%

	4-2015	4-2016	Change
2 Bedrooms or Less	9.7	8.5	- 12.4%
3 Bedrooms	7.7	7.0	- 9.1%
4 Bedrooms or More	10.7	11.5	+ 7.5%
All Bedroom Counts	8.8	8.4	- 4.5%