

Housing Supply Overview

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April 2017

Spring is in the air, and housing activity is heightening. There appear to be more buyers out on the prowl, given the fact that sales prices are still going up while the number of days a house is on the market continues to drop. This is a recipe for a seller's market. For the 12-month period spanning May 2016 through April 2017, Pending Sales in the Western Upstate region were down 0.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 10.0 percent.

The overall Median Sales Price was up 4.4 percent to \$156,500. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.2 percent to \$161,400. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 62 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 121 days.

Market-wide, inventory levels were down 6.1 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 6.1 percent. That amounts to 6.4 months supply for Single-Family homes and 5.8 months supply for Condos.

Quick Facts

+ 10.0%

+ 6.6%

- 1.0%

Price Range With the Strongest Sales:

\$300,001 and Above

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



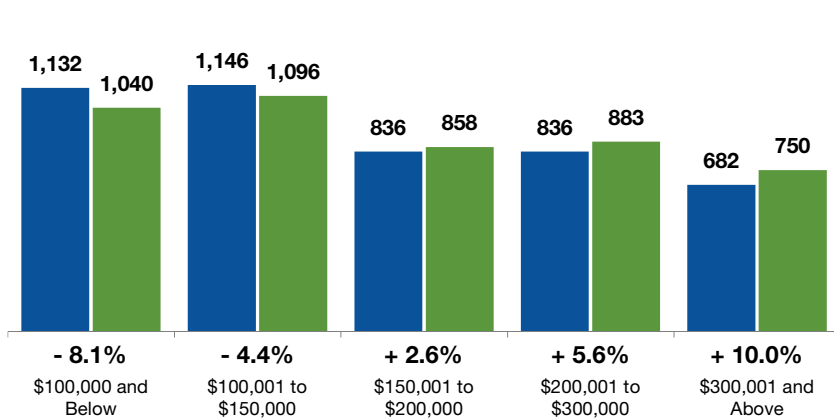
Pending Sales

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



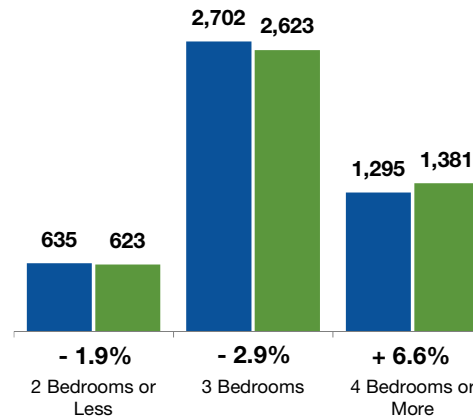
By Price Range

■ 4-2016 ■ 4-2017



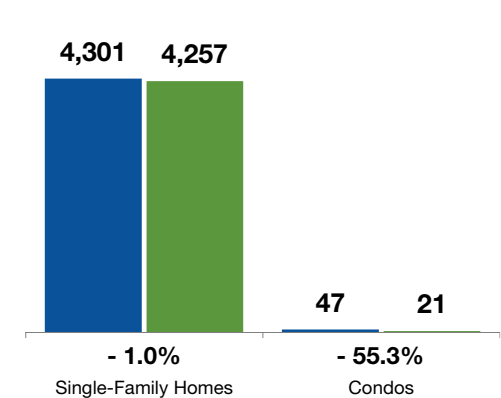
By Bedroom Count

■ 4-2016 ■ 4-2017



By Property Type

■ 4-2016 ■ 4-2017



All Properties

By Price Range

	4-2016	4-2017	Change
\$100,000 and Below	1,132	1,040	- 8.1%
\$100,001 to \$150,000	1,146	1,096	- 4.4%
\$150,001 to \$200,000	836	858	+ 2.6%
\$200,001 to \$300,000	836	883	+ 5.6%
\$300,001 and Above	682	750	+ 10.0%
All Price Ranges	4,632	4,627	- 0.1%

Single-Family Homes

	4-2016	4-2017	Change
2 Bedrooms or Less	999	921	- 7.8%
3 Bedrooms	1,045	958	- 8.3%
4 Bedrooms or More	798	819	+ 2.6%
	787	833	+ 5.8%
	672	726	+ 8.0%
All Single-Family Homes	4,301	4,257	- 1.0%

Condos

	4-2016	4-2017	Change
	21	7	- 66.7%
	17	4	- 76.5%
	1	5	+ 400.0%
	7	3	- 57.1%
	1	2	+ 100.0%
All Condos	47	21	- 55.3%

By Bedroom Count

	4-2016	4-2017	Change
2 Bedrooms or Less	635	623	- 1.9%
3 Bedrooms	2,702	2,623	- 2.9%
4 Bedrooms or More	1,295	1,381	+ 6.6%
All Bedroom Counts	4,632	4,627	- 0.1%

	4-2016	4-2017	Change
2 Bedrooms or Less	481	481	0.0%
3 Bedrooms	2,595	2,471	- 4.8%
4 Bedrooms or More	1,225	1,305	+ 6.5%
All Single-Family Homes	4,301	4,257	- 1.0%

	4-2016	4-2017	Change
	22	9	- 59.1%
	11	9	- 18.2%
	14	3	- 78.6%
All Condos	47	21	- 55.3%

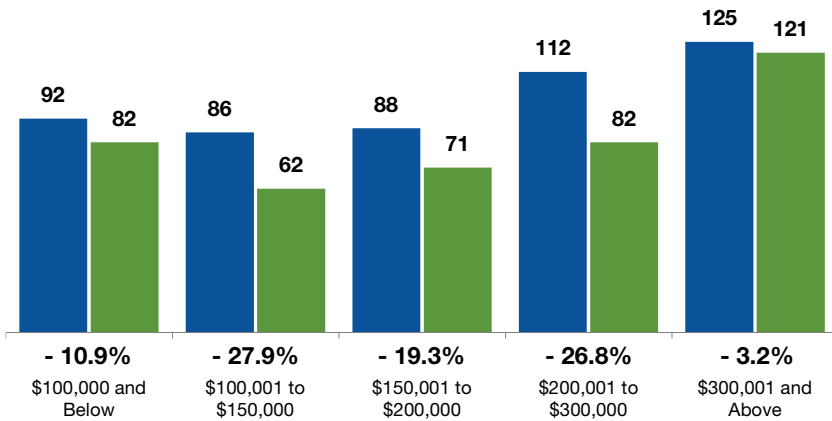
Days on Market Until Sale

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



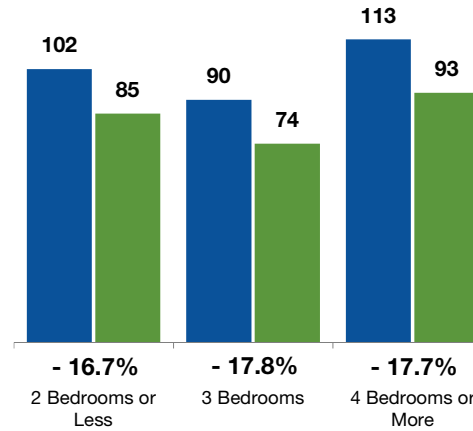
By Price Range

■ 4-2016 ■ 4-2017



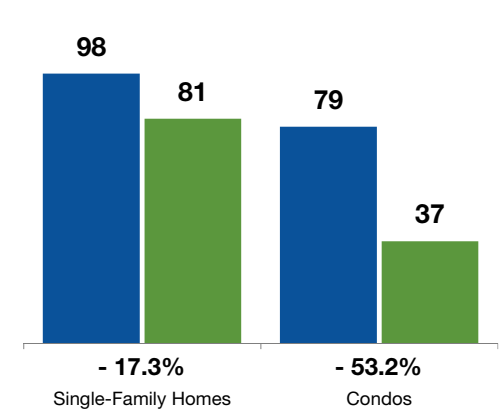
By Bedroom Count

■ 4-2016 ■ 4-2017



By Property Type

■ 4-2016 ■ 4-2017



All Properties

By Price Range

	4-2016	4-2017	Change
\$100,000 and Below	92	82	- 10.9%
\$100,001 to \$150,000	86	62	- 27.9%
\$150,001 to \$200,000	88	71	- 19.3%
\$200,001 to \$300,000	112	82	- 26.8%
\$300,001 and Above	125	121	- 3.2%
All Price Ranges	98	81	- 17.3%

Single-Family Homes

	4-2016	4-2017	Change
\$100,000 and Below	92	81	- 12.0%
\$100,001 to \$150,000	84	63	- 25.0%
\$150,001 to \$200,000	86	70	- 18.6%
\$200,001 to \$300,000	113	82	- 27.4%
\$300,001 and Above	126	121	- 4.0%
All Price Ranges	98	81	- 17.3%

Condos

	4-2016	4-2017	Change
\$100,000 and Below	78	35	- 55.1%
\$100,001 to \$150,000	99	16	- 83.8%
\$150,001 to \$200,000	77	11	- 85.7%
\$200,001 to \$300,000	17	82	+ 382.4%
\$300,001 and Above	0	185	0.0%
All Price Ranges	79	37	- 53.2%

By Bedroom Count

	4-2016	4-2017	Change
2 Bedrooms or Less	102	85	- 16.7%
3 Bedrooms	90	74	- 17.8%
4 Bedrooms or More	113	93	- 17.7%
All Bedroom Counts	98	81	- 17.3%

	4-2016	4-2017	Change
2 Bedrooms or Less	99	87	- 12.1%
3 Bedrooms	89	73	- 18.0%
4 Bedrooms or More	115	95	- 17.4%
All Bedroom Counts	98	81	- 17.3%

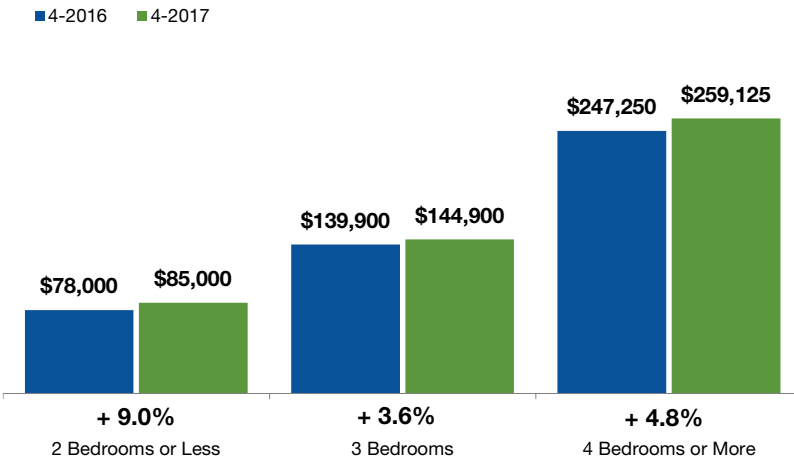
	4-2016	4-2017	Change
2 Bedrooms or Less	76	29	- 61.8%
3 Bedrooms	80	56	- 30.0%
4 Bedrooms or More	82	28	- 65.9%
All Bedroom Counts	79	37	- 53.2%

Median Sales Price

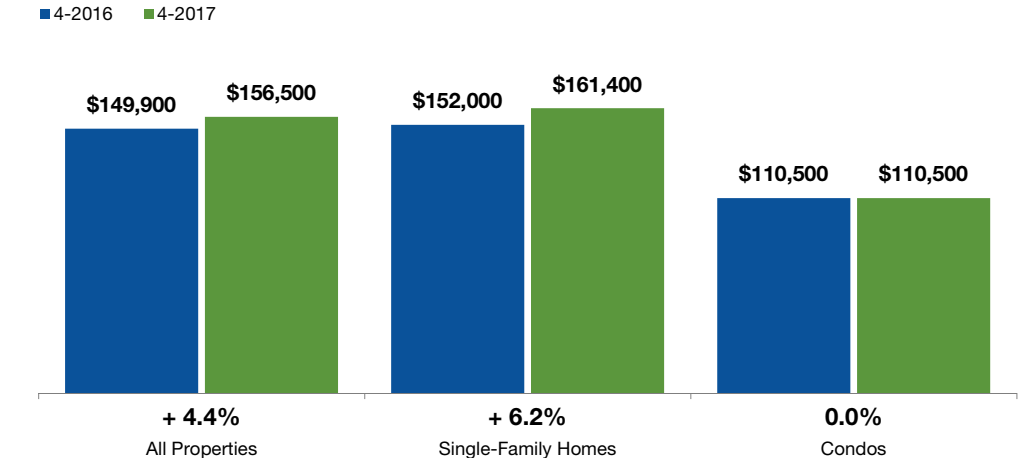
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	4-2016	4-2017	Change
2 Bedrooms or Less	\$78,000	\$85,000	+ 9.0%
3 Bedrooms	\$139,900	\$144,900	+ 3.6%
4 Bedrooms or More	\$247,250	\$259,125	+ 4.8%
All Bedroom Counts	\$149,900	\$156,500	+ 4.4%

Single-Family Homes

4-2016	4-2017	Change	4-2016	4-2017	Change
\$73,250	\$83,000	+ 13.3%	\$85,750	\$90,300	+ 5.3%
\$140,000	\$145,000	+ 3.6%	\$125,200	\$135,000	+ 7.8%
\$254,500	\$265,000	+ 4.1%	\$119,575	\$110,000	- 8.0%
\$152,000	\$161,400	+ 6.2%	\$110,500	\$110,500	0.0%

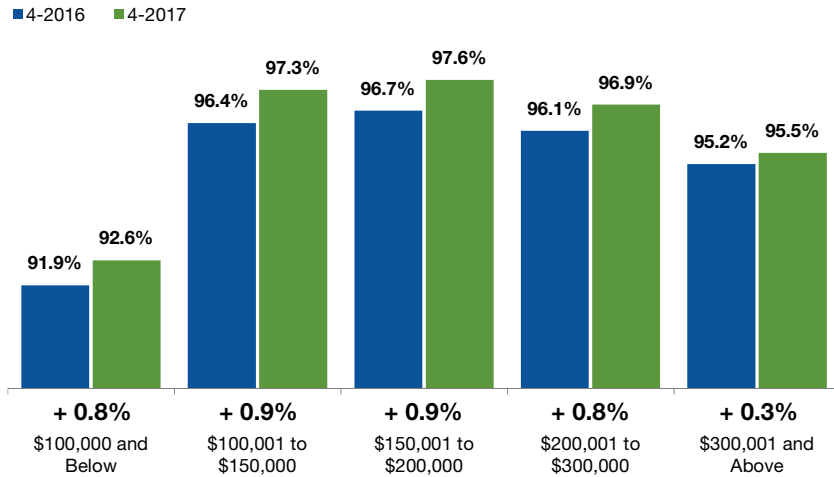
Condos

Percent of List Price Received

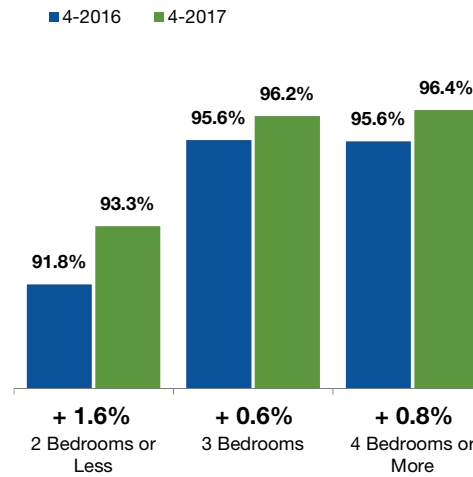
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



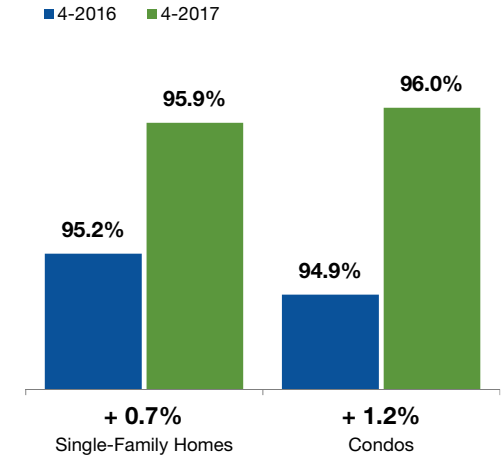
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2016	4-2017	Change
\$100,000 and Below	91.9%	92.6%	+ 0.8%
\$100,001 to \$150,000	96.4%	97.3%	+ 0.9%
\$150,001 to \$200,000	96.7%	97.6%	+ 0.9%
\$200,001 to \$300,000	96.1%	96.9%	+ 0.8%
\$300,001 and Above	95.2%	95.5%	+ 0.3%
All Price Ranges	95.1%	95.9%	+ 0.8%

Single-Family Homes

4-2016	4-2017	Change
91.8%	92.3%	+ 0.5%
96.5%	97.4%	+ 0.9%
96.8%	97.6%	+ 0.8%
96.2%	96.8%	+ 0.6%
95.2%	95.5%	+ 0.3%
95.2%	95.9%	+ 0.7%

Condos

4-2016	4-2017	Change
92.9%	94.4%	+ 1.6%
96.2%	96.7%	+ 0.5%
95.5%	99.1%	+ 3.8%
97.3%	95.8%	- 1.5%
0.0%	94.4%	--
94.9%	96.0%	+ 1.2%

By Bedroom Count

4-2016	4-2017	Change
91.8%	93.3%	+ 1.6%
95.6%	96.2%	+ 0.6%
95.6%	96.4%	+ 0.8%
95.1%	95.9%	+ 0.8%

4-2016	4-2017	Change	4-2016	4-2017	Change
91.3%	92.6%	+ 1.4%	94.6%	95.1%	+ 0.5%
95.6%	96.3%	+ 0.7%	95.4%	93.2%	- 2.3%
95.6%	96.3%	+ 0.7%	95.0%	99.1%	+ 4.3%
95.2%	95.9%	+ 0.7%	94.9%	96.0%	+ 1.2%

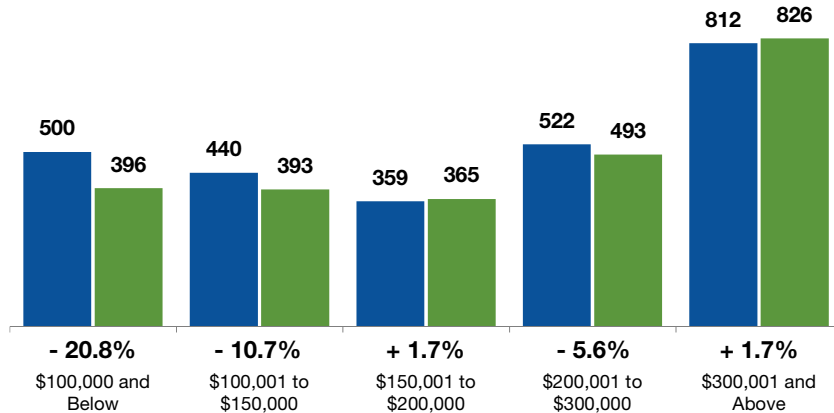
Inventory of Homes for Sale

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



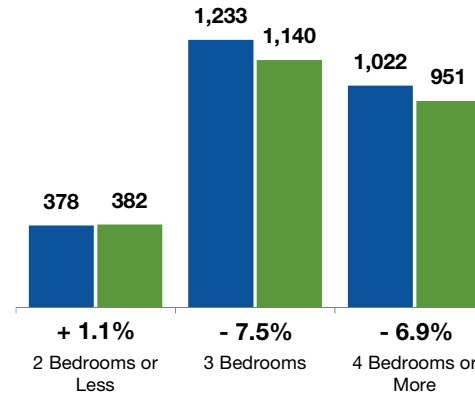
By Price Range

■ 4-2016 ■ 4-2017



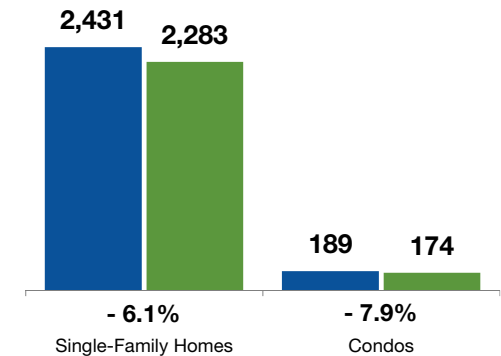
By Bedroom Count

■ 4-2016 ■ 4-2017



By Property Type

■ 4-2016 ■ 4-2017



All Properties

By Price Range	4-2016	4-2017	Change
\$100,000 and Below	500	396	- 20.8%
\$100,001 to \$150,000	440	393	- 10.7%
\$150,001 to \$200,000	359	365	+ 1.7%
\$200,001 to \$300,000	522	493	- 5.6%
\$300,001 and Above	812	826	+ 1.7%
All Price Ranges	2,633	2,473	- 6.1%

Single-Family Homes

4-2016	4-2017	Change	4-2016	4-2017	Change
413	334	- 19.1%	76	56	- 26.3%
385	336	- 12.7%	53	51	- 3.8%
335	330	- 1.5%	24	32	+ 33.3%
496	470	- 5.2%	26	22	- 15.4%
802	813	+ 1.4%	10	13	+ 30.0%
2,431	2,283	- 6.1%	189	174	- 7.9%

Condos

By Bedroom Count	4-2016	4-2017	Change
2 Bedrooms or Less	378	382	+ 1.1%
3 Bedrooms	1,233	1,140	- 7.5%
4 Bedrooms or More	1,022	951	- 6.9%
All Bedroom Counts	2,633	2,473	- 6.1%

4-2016	4-2017	Change	4-2016	4-2017	Change
293	280	- 4.4%	81	91	+ 12.3%
1,151	1,077	- 6.4%	75	59	- 21.3%
987	926	- 6.2%	33	24	- 27.3%
2,431	2,283	- 6.1%	189	174	- 7.9%

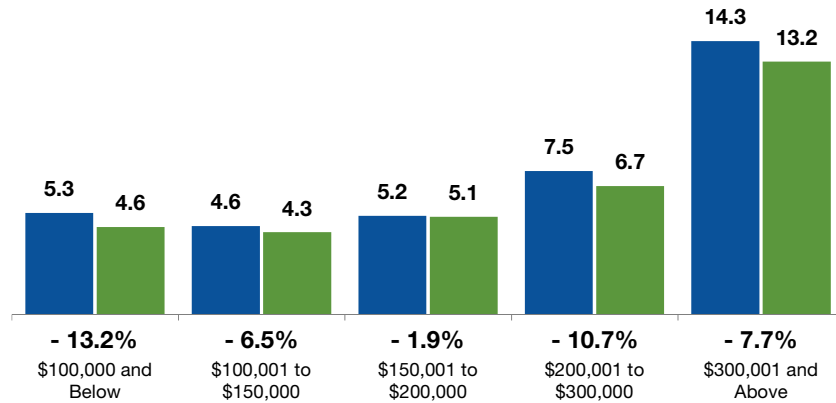
Months Supply of Inventory

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.**



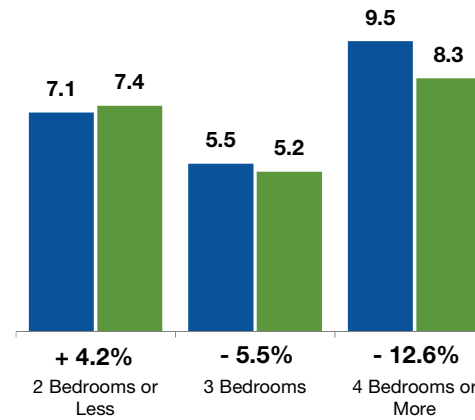
By Price Range

■ 4-2016 ■ 4-2017



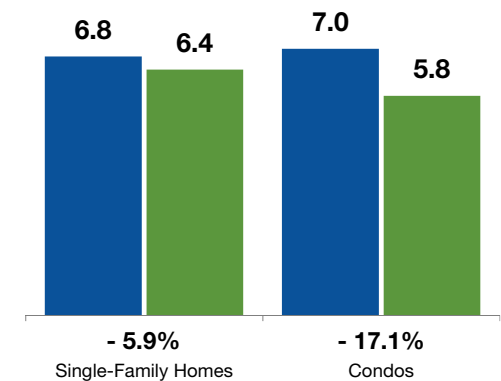
By Bedroom Count

■ 4-2016 ■ 4-2017



By Property Type

■ 4-2016 ■ 4-2017



All Properties

By Price Range	4-2016	4-2017	Change
\$100,000 and Below	5.3	4.6	-13.2%
\$100,001 to \$150,000	4.6	4.3	-6.5%
\$150,001 to \$200,000	5.2	5.1	-1.9%
\$200,001 to \$300,000	7.5	6.7	-10.7%
\$300,001 and Above	14.3	13.2	-7.7%
All Price Ranges	6.8	6.4	-5.9%

Single-Family Homes

4-2016	4-2017	Change	4-2016	4-2017	Change
5.0	4.4	-12.0%	7.0	5.8	-17.1%
4.4	4.2	-4.5%	6.4	4.6	-28.1%
5.0	4.8	-4.0%	7.1	9.8	+38.0%
7.6	6.8	-10.5%	6.1	5.3	-13.1%
14.3	13.4	-6.3%	7.0	5.4	-22.9%
6.8	6.4	-5.9%	7.0	5.8	-17.1%

Condos

By Bedroom Count	4-2016	4-2017	Change
2 Bedrooms or Less	7.1	7.4	+4.2%
3 Bedrooms	5.5	5.2	-5.5%
4 Bedrooms or More	9.5	8.3	-12.6%
All Bedroom Counts	6.8	6.4	-5.9%

4-2016	4-2017	Change	4-2016	4-2017	Change
7.3	7.0	-4.1%	6.4	7.8	+21.9%
5.3	5.2	-1.9%	8.7	4.8	-44.8%
9.7	8.5	-12.4%	5.7	3.8	-33.3%
6.8	6.4	-5.9%	7.0	5.8	-17.1%