

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## December 2016

The low inventory crunch will continue into 2017, as will an increase in prices across all price ranges and property types. Eager buyers will vie for fewer available homes, making affordability a challenge for the unprepared. Nevertheless, optimism abounds among busy agents. For the 12-month period spanning January 2016 through December 2016, Pending Sales in the Western Upstate region were up 6.0 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 17.1 percent.

The overall Median Sales Price was up 1.0 percent to \$151,000. The property type with the largest price gain was the Condos segment, where prices increased 6.7 percent to \$112,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 73 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 11.7 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 11.2 percent. That amounts to 5.6 months supply for Single-Family homes and 4.3 months supply for Condos.

## Quick Facts

**+ 17.1%**

**+ 8.5%**

**+ 5.1%**

Price Range With the  
Strongest Sales:  
**\$150,001 to \$200,000**

Bedroom Count With  
Strongest Sales:  
**2 Bedrooms or Less**

Property Type With  
Strongest Sales:  
**Single-Family**

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>



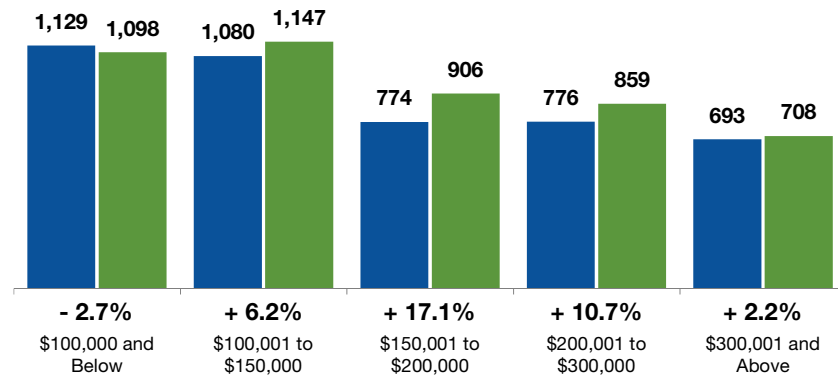
# Pending Sales

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



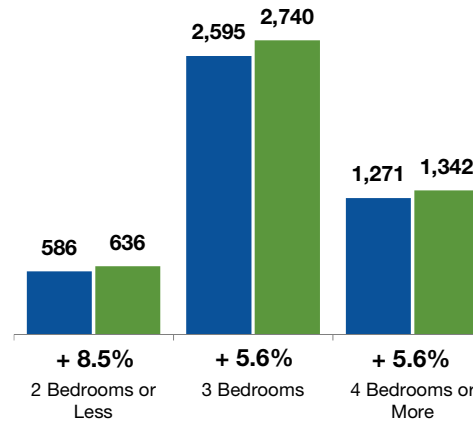
## By Price Range

■ 12-2015 ■ 12-2016



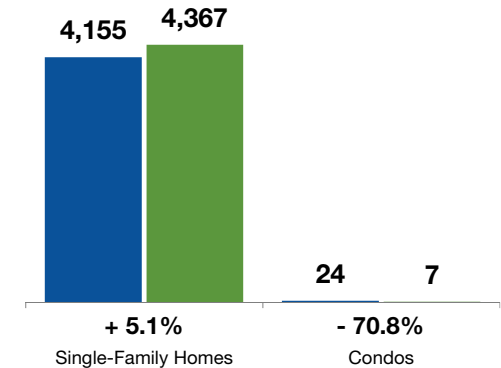
## By Bedroom Count

■ 12-2015 ■ 12-2016



## By Property Type

■ 12-2015 ■ 12-2016



### All Properties

By Price Range	12-2015	12-2016	Change
\$100,000 and Below	1,129	1,098	- 2.7%
\$100,001 to \$150,000	1,080	1,147	+ 6.2%
\$150,001 to \$200,000	774	906	+ 17.1%
\$200,001 to \$300,000	776	859	+ 10.7%
\$300,001 and Above	693	708	+ 2.2%
<b>All Price Ranges</b>	<b>4,452</b>	<b>4,718</b>	<b>+ 6.0%</b>

### Single-Family Homes

12-2015	12-2016	Change
1,005	970	- 3.5%
999	1,028	+ 2.9%
735	871	+ 18.5%
737	808	+ 9.6%
679	690	+ 1.6%
<b>4,155</b>	<b>4,367</b>	<b>+ 5.1%</b>

### Condos

12-2015	12-2016	Change
5	2	- 60.0%
14	4	- 71.4%
2	0	- 100.0%
1	1	0.0%
2	0	- 100.0%
<b>24</b>	<b>7</b>	<b>- 70.8%</b>

### By Bedroom Count

12-2015	12-2016	Change
586	636	+ 8.5%
2,595	2,740	+ 5.6%
1,271	1,342	+ 5.6%
<b>4,452</b>	<b>4,718</b>	<b>+ 6.0%</b>

12-2015	12-2016	Change
453	482	+ 6.4%
2,492	2,603	+ 4.5%
1,210	1,282	+ 6.0%
<b>4,155</b>	<b>4,367</b>	<b>+ 5.1%</b>

12-2015	12-2016	Change
7	2	- 71.4%
7	2	- 71.4%
10	3	- 70.0%
<b>24</b>	<b>7</b>	<b>- 70.8%</b>

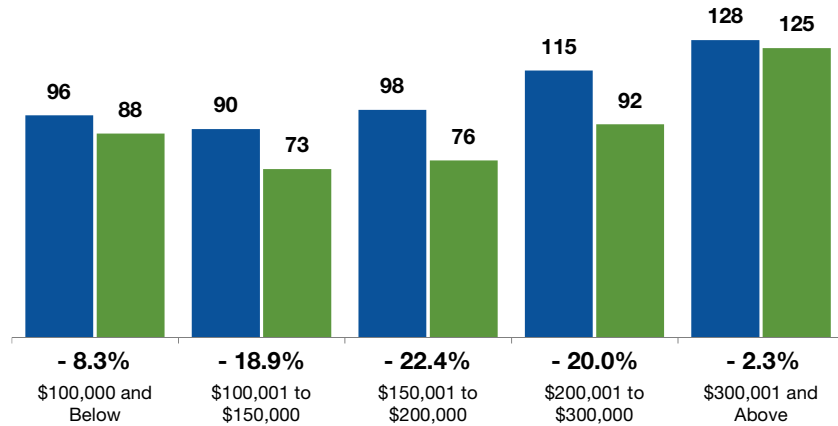
# Days on Market Until Sale

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



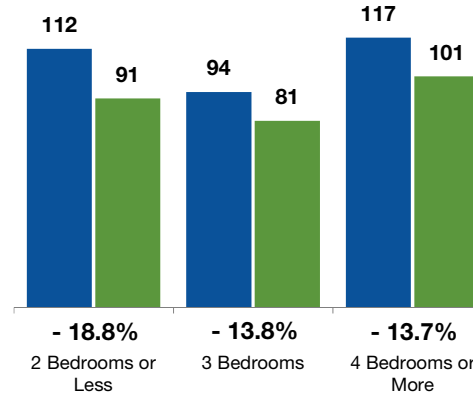
## By Price Range

■ 12-2015 ■ 12-2016



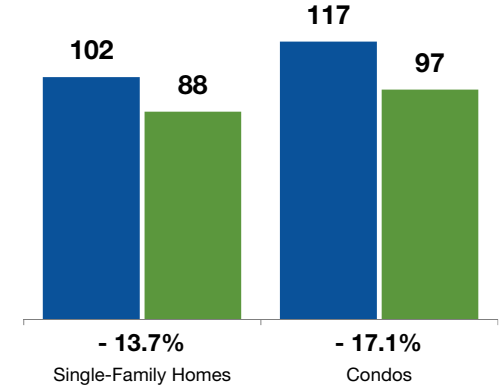
## By Bedroom Count

■ 12-2015 ■ 12-2016



## By Property Type

■ 12-2015 ■ 12-2016



### All Properties

#### By Price Range

	12-2015	12-2016	Change
\$100,000 and Below	96	88	- 8.3%
\$100,001 to \$150,000	90	73	- 18.9%
\$150,001 to \$200,000	98	76	- 22.4%
\$200,001 to \$300,000	115	92	- 20.0%
\$300,001 and Above	128	125	- 2.3%
<b>All Price Ranges</b>	<b>103</b>	<b>88</b>	<b>- 14.6%</b>

### Single-Family Homes

	12-2015	12-2016	Change
95	88	- 7.4%	
89	71	- 20.2%	
95	74	- 22.1%	
115	93	- 19.1%	
129	127	- 1.6%	
<b>102</b>	<b>88</b>	<b>- 13.7%</b>	

### Condos

	12-2015	12-2016	Change
81	47	- 42.0%	
99	153	+ 54.5%	
6	153	+ 2450.0%	
208	122	- 41.3%	
10	0	- 100.0%	
<b>117</b>	<b>97</b>	<b>- 17.1%</b>	

#### By Bedroom Count

	12-2015	12-2016	Change
2 Bedrooms or Less	112	91	- 18.8%
3 Bedrooms	94	81	- 13.8%
4 Bedrooms or More	117	101	- 13.7%
<b>All Bedroom Counts</b>	<b>103</b>	<b>88</b>	<b>- 14.6%</b>

	12-2015	12-2016	Change
109	91	- 16.5%	
93	80	- 14.0%	
120	102	- 15.0%	
<b>102</b>	<b>88</b>	<b>- 13.7%</b>	

	12-2015	12-2016	Change
221	68	- 69.2%	
88	137	+ 55.7%	
29	85	+ 193.1%	
<b>117</b>	<b>97</b>	<b>- 17.1%</b>	

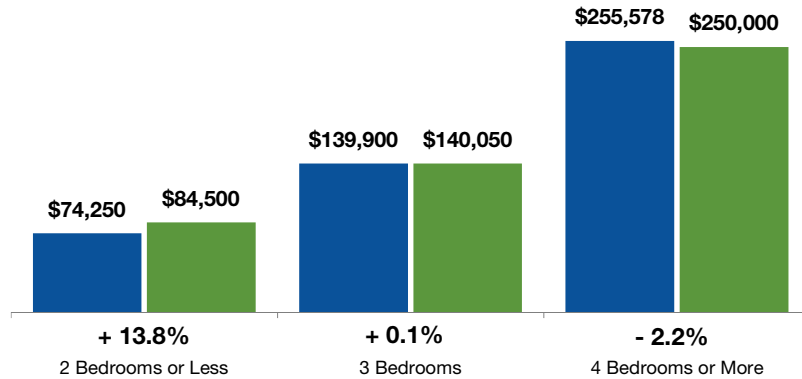
# Median Sales Price

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



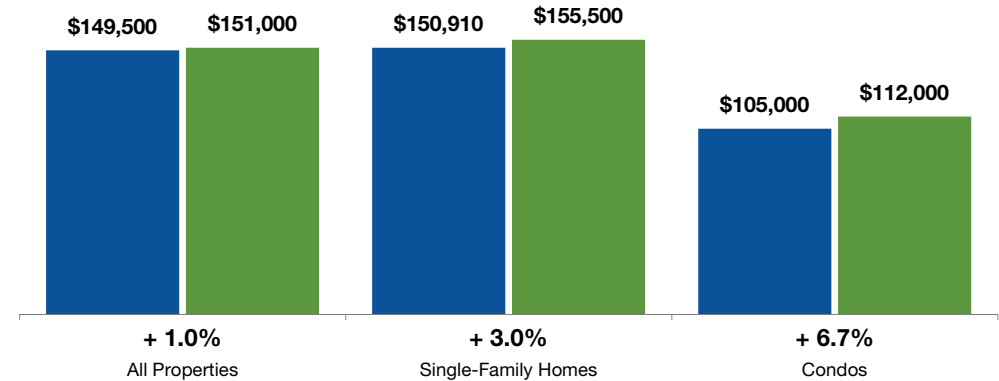
## By Bedroom Count

■ 12-2015 ■ 12-2016



## By Property Type

■ 12-2015 ■ 12-2016



### All Properties

#### By Bedroom Count

	12-2015	12-2016	Change
2 Bedrooms or Less	\$74,250	\$84,500	+ 13.8%
3 Bedrooms	\$139,900	\$140,050	+ 0.1%
4 Bedrooms or More	\$255,578	\$250,000	- 2.2%
<b>All Bedroom Counts</b>	<b>\$149,500</b>	<b>\$151,000</b>	<b>+ 1.0%</b>

### Single-Family Homes

	12-2015	12-2016	Change	12-2015	12-2016	Change
	\$68,250	\$81,000	+ 18.7%	\$84,000	\$90,000	+ 7.1%
	\$139,900	\$141,500	+ 1.1%	\$142,125	\$129,500	- 8.9%
	\$260,000	\$255,704	- 1.7%	\$110,010	\$111,000	+ 0.9%
<b>All</b>	<b>\$150,910</b>	<b>\$155,500</b>	<b>+ 3.0%</b>	<b>\$105,000</b>	<b>\$112,000</b>	<b>+ 6.7%</b>

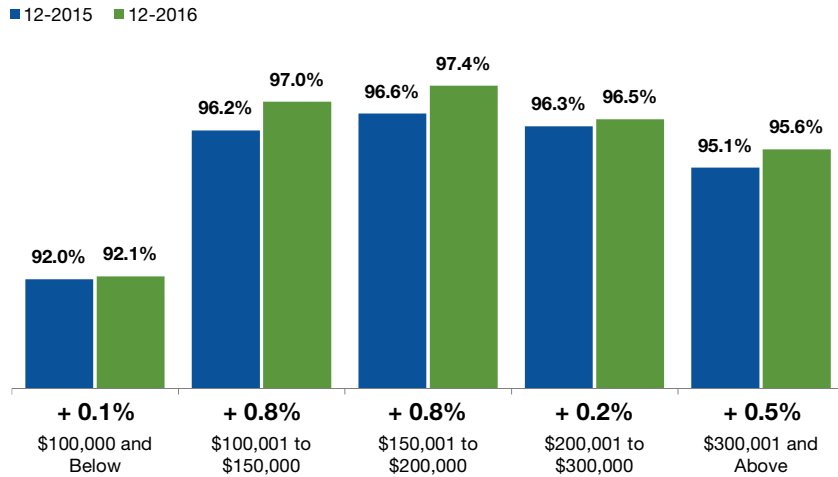
### Condos

# Percent of List Price Received

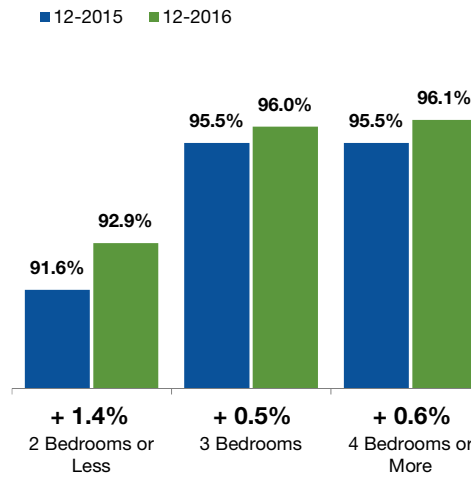
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



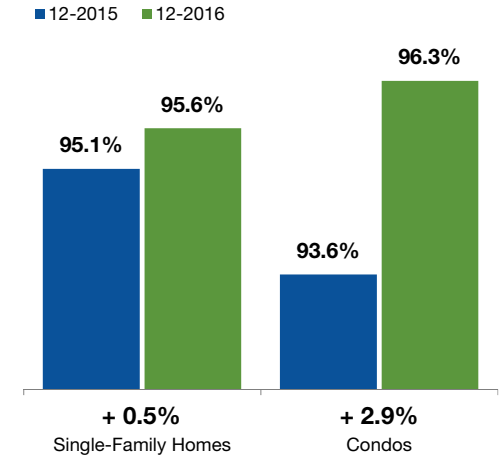
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	12-2015	12-2016	Change
\$100,000 and Below	92.0%	92.1%	+ 0.1%
\$100,001 to \$150,000	96.2%	97.0%	+ 0.8%
\$150,001 to \$200,000	96.6%	97.4%	+ 0.8%
\$200,001 to \$300,000	96.3%	96.5%	+ 0.2%
\$300,001 and Above	95.1%	95.6%	+ 0.5%
<b>All Price Ranges</b>	<b>95.0%</b>	<b>95.6%</b>	<b>+ 0.6%</b>

### Single-Family Homes

12-2015	12-2016	Change
91.9%	91.8%	- 0.1%
96.3%	97.1%	+ 0.8%
96.7%	97.4%	+ 0.7%
96.3%	96.4%	+ 0.1%
95.1%	95.7%	+ 0.6%
<b>95.1%</b>	<b>95.6%</b>	<b>+ 0.5%</b>

### Condos

12-2015	12-2016	Change
93.1%	96.1%	+ 3.2%
93.3%	95.7%	+ 2.6%
93.2%	93.4%	+ 0.2%
94.8%	100.0%	+ 5.5%
91.2%	0.0%	- 100.0%
<b>93.6%</b>	<b>96.3%</b>	<b>+ 2.9%</b>

## By Bedroom Count

12-2015	12-2016	Change
91.6%	92.9%	+ 1.4%
95.5%	96.0%	+ 0.5%
95.5%	96.1%	+ 0.6%
<b>95.0%</b>	<b>95.6%</b>	<b>+ 0.6%</b>

12-2015	12-2016	Change	12-2015	12-2016	Change
91.1%	92.2%	+ 1.2%	93.4%	96.0%	+ 2.8%
95.5%	96.0%	+ 0.5%	94.1%	96.9%	+ 3.0%
95.6%	96.2%	+ 0.6%	93.0%	95.8%	+ 3.0%
<b>95.1%</b>	<b>95.6%</b>	<b>+ 0.5%</b>	<b>93.6%</b>	<b>96.3%</b>	<b>+ 2.9%</b>

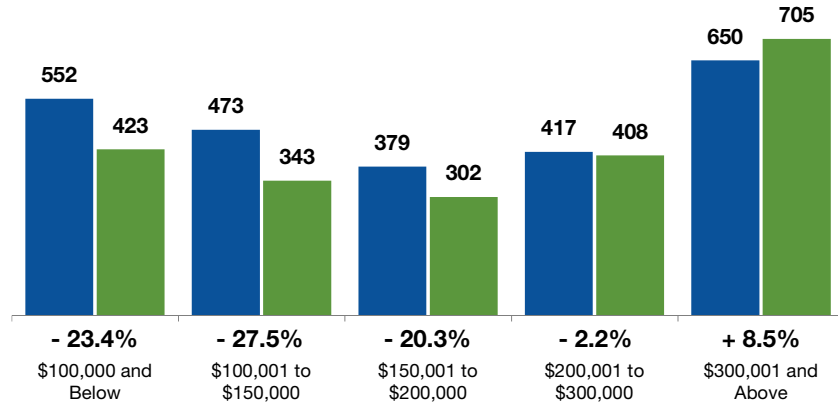
# Inventory of Homes for Sale

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



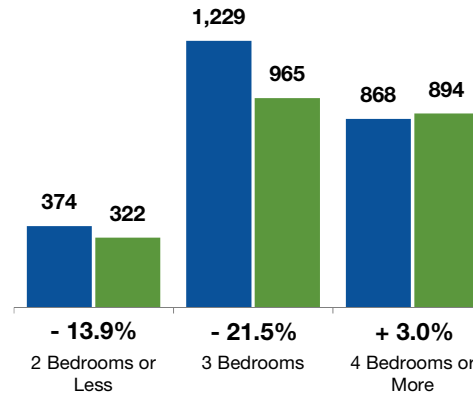
## By Price Range

■ 12-2015 ■ 12-2016



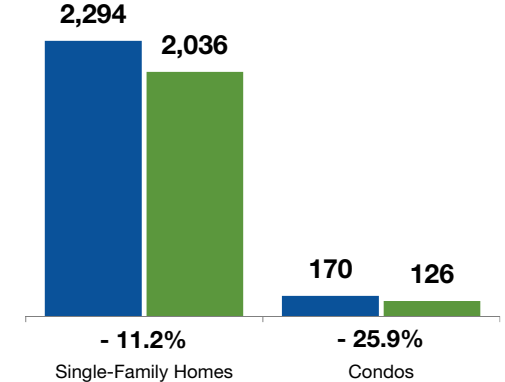
## By Bedroom Count

■ 12-2015 ■ 12-2016



## By Property Type

■ 12-2015 ■ 12-2016



### All Properties

By Price Range	12-2015	12-2016	Change
\$100,000 and Below	552	423	- 23.4%
\$100,001 to \$150,000	473	343	- 27.5%
\$150,001 to \$200,000	379	302	- 20.3%
\$200,001 to \$300,000	417	408	- 2.2%
\$300,001 and Above	650	705	+ 8.5%
<b>All Price Ranges</b>	<b>2,471</b>	<b>2,181</b>	<b>- 11.7%</b>

### Single-Family Homes

12-2015	12-2016	Change	12-2015	12-2016	Change
487	363	- 25.5%	61	49	- 19.7%
416	317	- 23.8%	54	23	- 57.4%
353	276	- 21.8%	26	23	- 11.5%
396	387	- 2.3%	21	19	- 9.5%
642	693	+ 7.9%	8	12	+ 50.0%
<b>2,294</b>	<b>2,036</b>	<b>- 11.2%</b>	<b>170</b>	<b>126</b>	<b>- 25.9%</b>

### Condos

By Bedroom Count	12-2015	12-2016	Change
2 Bedrooms or Less	374	322	- 13.9%
3 Bedrooms	1,229	965	- 21.5%
4 Bedrooms or More	868	894	+ 3.0%
<b>All Bedroom Counts</b>	<b>2,471</b>	<b>2,181</b>	<b>- 11.7%</b>

12-2015	12-2016	Change	12-2015	12-2016	Change
290	250	- 13.8%	78	65	- 16.7%
1,164	906	- 22.2%	65	48	- 26.2%
840	880	+ 4.8%	27	13	- 51.9%
<b>2,294</b>	<b>2,036</b>	<b>- 11.2%</b>	<b>170</b>	<b>126</b>	<b>- 25.9%</b>

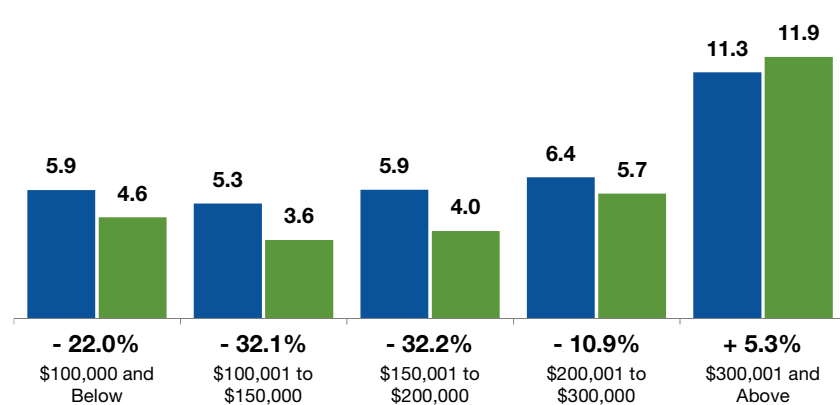
# Months Supply of Inventory

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.**



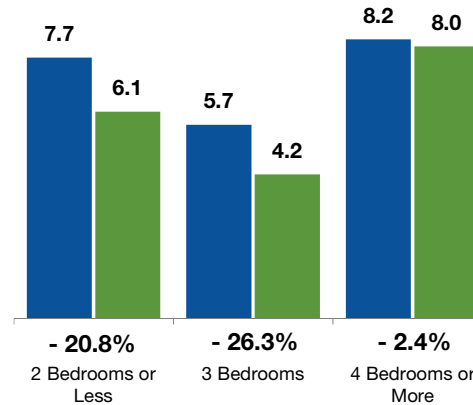
## By Price Range

■ 12-2015 ■ 12-2016



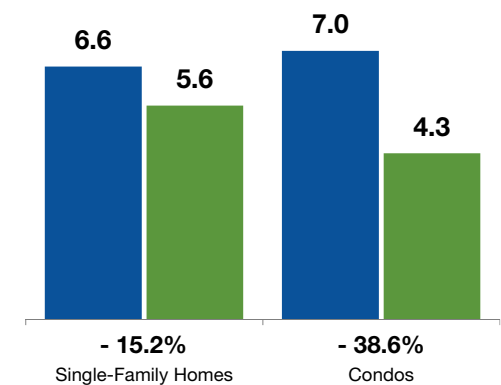
## By Bedroom Count

■ 12-2015 ■ 12-2016



## By Property Type

■ 12-2015 ■ 12-2016



### All Properties

By Price Range	12-2015	12-2016	Change
\$100,000 and Below	5.9	4.6	- 22.0%
\$100,001 to \$150,000	5.3	3.6	- 32.1%
\$150,001 to \$200,000	5.9	4.0	- 32.2%
\$200,001 to \$300,000	6.4	5.7	- 10.9%
\$300,001 and Above	11.3	11.9	+ 5.3%
<b>All Price Ranges</b>	<b>6.7</b>	<b>5.5</b>	<b>- 17.9%</b>

### Single-Family Homes

12-2015	12-2016	Change	12-2015	12-2016	Change
5.8	4.5	- 22.4%	6.0	4.6	- 23.3%
5.0	3.7	- 26.0%	8.1	2.4	- 70.4%
5.8	3.8	- 34.5%	7.7	7.2	- 6.5%
6.4	5.7	- 10.9%	6.8	4.1	- 39.7%
11.3	12.1	+ 7.1%	4.0	4.7	+ 17.5%
<b>6.6</b>	<b>5.6</b>	<b>- 15.2%</b>	<b>7.0</b>	<b>4.3</b>	<b>- 38.6%</b>

### Condos

By Bedroom Count	12-2015	12-2016	Change
2 Bedrooms or Less	7.7	6.1	- 20.8%
3 Bedrooms	5.7	4.2	- 26.3%
4 Bedrooms or More	8.2	8.0	- 2.4%
<b>All Bedroom Counts</b>	<b>6.7</b>	<b>5.5</b>	<b>- 17.9%</b>

12-2015	12-2016	Change	12-2015	12-2016	Change
7.7	6.2	- 19.5%	7.1	5.1	- 28.2%
5.6	4.2	- 25.0%	7.9	4.3	- 45.6%
8.3	8.2	- 1.2%	5.4	2.6	- 51.9%
<b>6.6</b>	<b>5.6</b>	<b>- 15.2%</b>	<b>7.0</b>	<b>4.3</b>	<b>- 38.6%</b>