

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## February 2016

Inventory is the primary need as we work our way into 2016. The total months of supply in many housing categories and price ranges is too low to sustain a balanced market. For the 12-month period spanning March 2015 through February 2016, Pending Sales in the Western Upstate region were up 4.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 18.8 percent.

The overall Median Sales Price was up 7.9 percent to \$148,950. The property type with the largest price gain was the Condos segment, where prices increased 12.9 percent to \$107,250. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 88 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 127 days.

Market-wide, inventory levels were down 6.3 percent. The property type that gained the most inventory was the Condos segment, where it increased 1.0 percent. That amounts to 7.7 months supply for Single-Family homes and 9.0 months supply for Condos.

## Quick Facts

<b>+ 18.8%</b>	<b>+ 7.4%</b>	<b>+ 5.6%</b>
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$200,001 to \$300,000</b>	<b>3 Bedrooms</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>

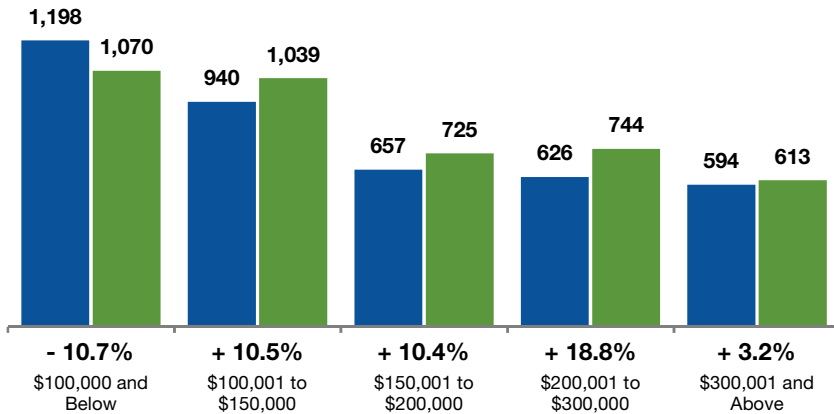
# Pending Sales

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



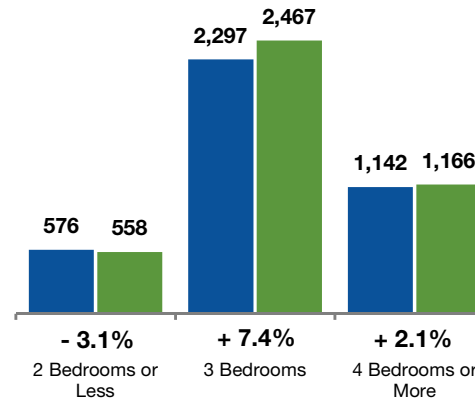
## By Price Range

■ 2-2015 ■ 2-2016



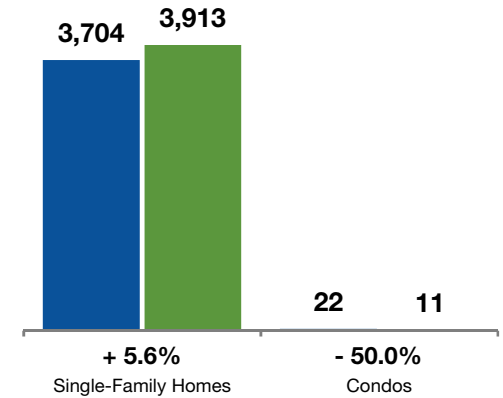
## By Bedroom Count

■ 2-2015 ■ 2-2016



## By Property Type

■ 2-2015 ■ 2-2016



### All Properties

#### By Price Range

	2-2015	2-2016	Change
\$100,000 and Below	1,198	1,070	- 10.7%
\$100,001 to \$150,000	940	1,039	+ 10.5%
\$150,001 to \$200,000	657	725	+ 10.4%
\$200,001 to \$300,000	626	744	+ 18.8%
\$300,001 and Above	594	613	+ 3.2%
<b>All Price Ranges</b>	<b>4,015</b>	<b>4,191</b>	<b>+ 4.4%</b>

### Single-Family Homes

	2-2015	2-2016	Change
\$100,000 and Below	1,047	955	- 8.8%
\$100,001 to \$150,000	871	957	+ 9.9%
\$150,001 to \$200,000	616	690	+ 12.0%
\$200,001 to \$300,000	592	710	+ 19.9%
\$300,001 and Above	578	601	+ 4.0%
<b>All Price Ranges</b>	<b>3,704</b>	<b>3,913</b>	<b>+ 5.6%</b>

### Condos

	2-2015	2-2016	Change
\$100,000 and Below	12	6	- 50.0%
\$100,001 to \$150,000	4	3	- 25.0%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$300,000	4	2	- 50.0%
\$300,001 and Above	0	0	--
<b>All Price Ranges</b>	<b>22</b>	<b>11</b>	<b>- 50.0%</b>

#### By Bedroom Count

	2-2015	2-2016	Change
2 Bedrooms or Less	576	558	- 3.1%
3 Bedrooms	2,297	2,467	+ 7.4%
4 Bedrooms or More	1,142	1,166	+ 2.1%
<b>All Bedroom Counts</b>	<b>4,015</b>	<b>4,191</b>	<b>+ 4.4%</b>

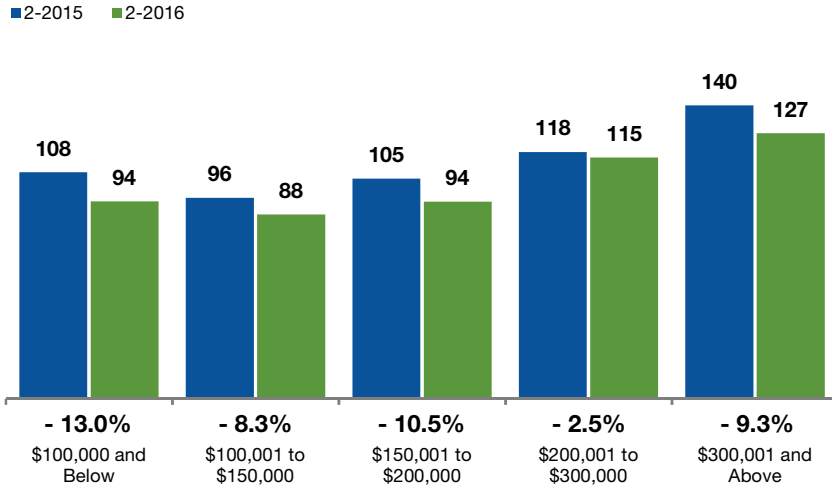
	2-2015	2-2016	Change
2 Bedrooms or Less	415	434	+ 4.6%
3 Bedrooms	2,198	2,367	+ 7.7%
4 Bedrooms or More	1,091	1,112	+ 1.9%
<b>All Bedroom Counts</b>	<b>3,704</b>	<b>3,913</b>	<b>+ 5.6%</b>

# Days on Market Until Sale

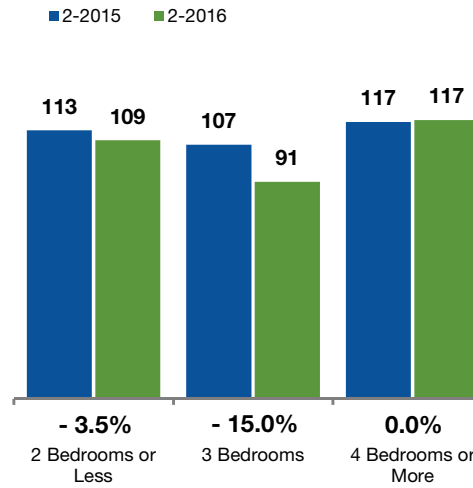
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



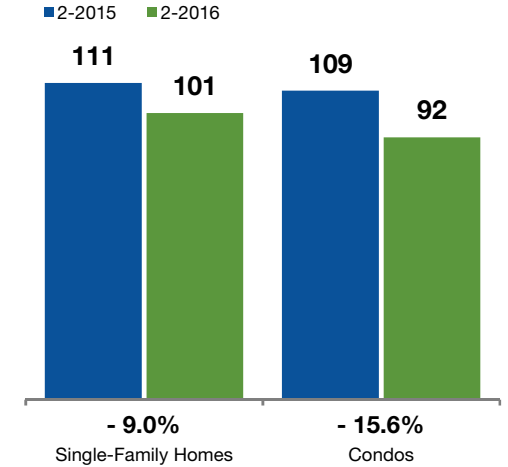
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	2-2015	2-2016	Change
\$100,000 and Below	108	94	- 13.0%
\$100,001 to \$150,000	96	88	- 8.3%
\$150,001 to \$200,000	105	94	- 10.5%
\$200,001 to \$300,000	118	115	- 2.5%
\$300,001 and Above	140	127	- 9.3%
<b>All Price Ranges</b>	<b>111</b>	<b>101</b>	<b>- 9.0%</b>

### Single-Family Homes

2-2015	2-2016	Change	2-2015	2-2016	Change
110	94	- 14.5%	92	36	- 60.9%
97	87	- 10.3%	7	128	+ 1728.6%
105	91	- 13.3%	165	94	- 43.0%
116	115	- 0.9%	163	98	- 39.9%
141	128	- 9.2%	81	0	- 100.0%
<b>111</b>	<b>101</b>	<b>- 9.0%</b>	<b>109</b>	<b>92</b>	<b>- 15.6%</b>

### Condos

By Bedroom Count	2-2015	2-2016	Change
2 Bedrooms or Less	113	109	- 3.5%
3 Bedrooms	107	91	- 15.0%
4 Bedrooms or More	117	117	0.0%
<b>All Bedroom Counts</b>	<b>111</b>	<b>101</b>	<b>- 9.0%</b>

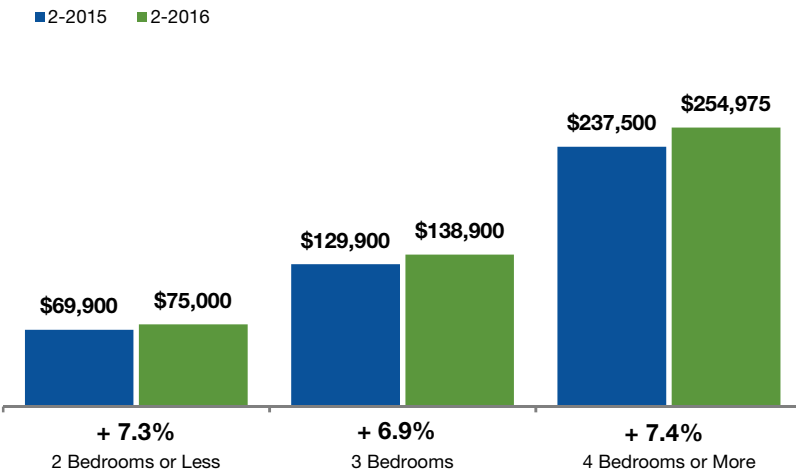
2-2015	2-2016	Change	2-2015	2-2016	Change
113	106	- 6.2%	158	70	- 55.7%
107	90	- 15.9%	54	98	+ 81.5%
118	120	+ 1.7%	137	125	- 8.8%
<b>111</b>	<b>101</b>	<b>- 9.0%</b>	<b>109</b>	<b>92</b>	<b>- 15.6%</b>

# Median Sales Price

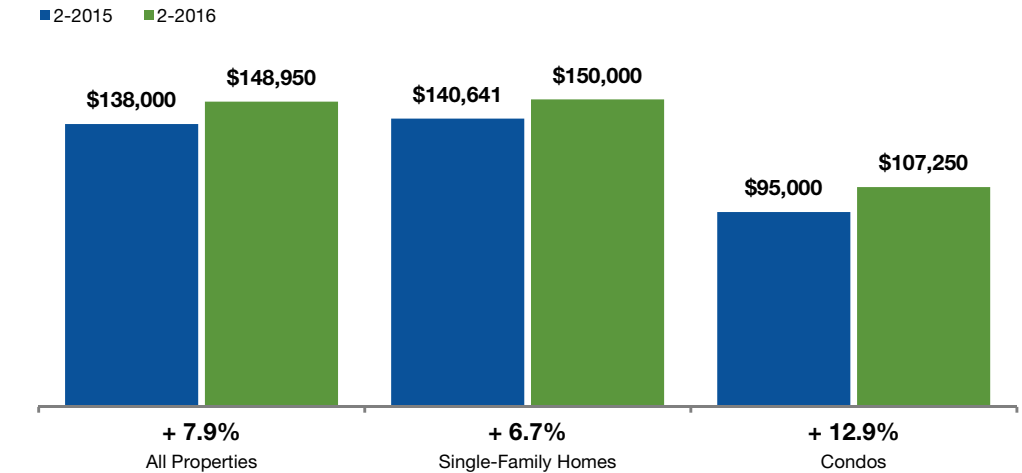
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	2-2015	2-2016	Change
2 Bedrooms or Less	\$69,900	\$75,000	+ 7.3%
3 Bedrooms	\$129,900	\$138,900	+ 6.9%
4 Bedrooms or More	\$237,500	\$254,975	+ 7.4%
<b>All Bedroom Counts</b>	<b>\$138,000</b>	<b>\$148,950</b>	<b>+ 7.9%</b>

### Single-Family Homes

2-2015	2-2016	Change	2-2015	2-2016	Change
\$65,000	\$70,000	+ 7.7%	\$77,000	\$83,950	+ 9.0%
\$130,000	\$139,000	+ 6.9%	\$119,250	\$131,950	+ 10.6%
\$245,838	\$260,000	+ 5.8%	\$97,500	\$113,500	+ 16.4%
<b>\$140,641</b>	<b>\$150,000</b>	<b>+ 6.7%</b>	<b>\$95,000</b>	<b>\$107,250</b>	<b>+ 12.9%</b>

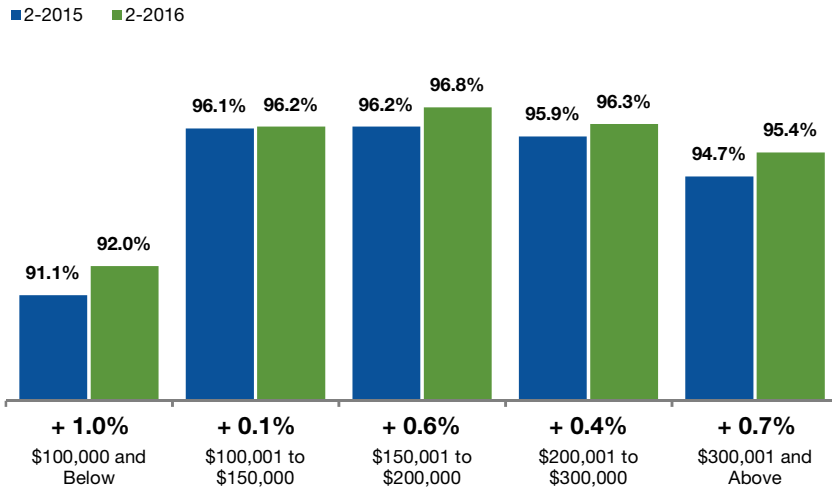
### Condos

# Percent of List Price Received

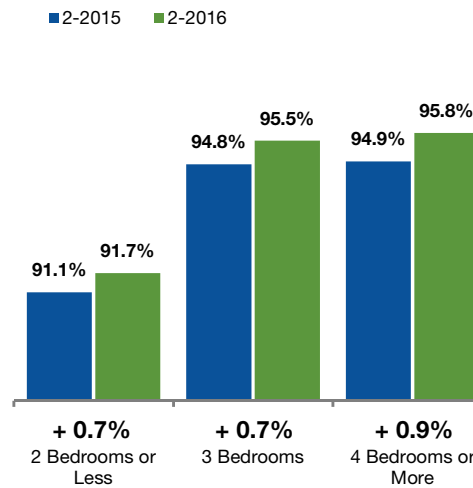
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



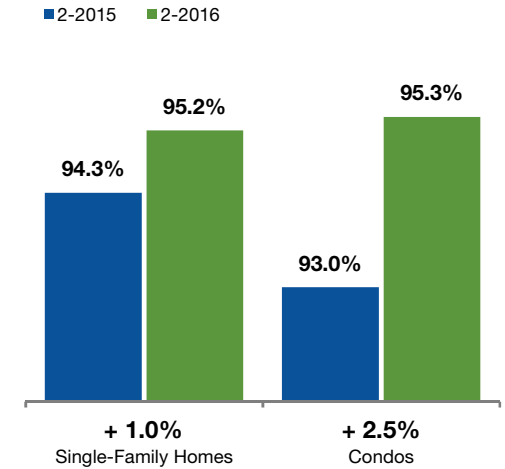
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	2-2015	2-2016	Change
\$100,000 and Below	91.1%	92.0%	+ 1.0%
\$100,001 to \$150,000	96.1%	96.2%	+ 0.1%
\$150,001 to \$200,000	96.2%	96.8%	+ 0.6%
\$200,001 to \$300,000	95.9%	96.3%	+ 0.4%
\$300,001 and Above	94.7%	95.4%	+ 0.7%
<b>All Price Ranges</b>	<b>94.3%</b>	<b>95.1%</b>	<b>+ 0.8%</b>

### Single-Family Homes

2-2015	2-2016	Change	2-2015	2-2016	Change
90.7%	91.9%	+ 1.3%	92.7%	93.0%	+ 0.3%
96.2%	96.3%	+ 0.1%	94.8%	96.9%	+ 2.2%
96.2%	96.9%	+ 0.7%	96.1%	96.8%	+ 0.7%
95.9%	96.3%	+ 0.4%	95.1%	91.0%	- 4.3%
94.8%	95.4%	+ 0.6%	86.9%	0.0%	- 100.0%
<b>94.3%</b>	<b>95.2%</b>	<b>+ 1.0%</b>	<b>93.0%</b>	<b>95.3%</b>	<b>+ 2.5%</b>

### Condos

By Bedroom Count	2-2015	2-2016	Change
2 Bedrooms or Less	91.1%	91.7%	+ 0.7%
3 Bedrooms	94.8%	95.5%	+ 0.7%
4 Bedrooms or More	94.9%	95.8%	+ 0.9%
<b>All Bedroom Counts</b>	<b>94.3%</b>	<b>95.1%</b>	<b>+ 0.8%</b>

2-2015	2-2016	Change	2-2015	2-2016	Change
89.9%	91.2%	+ 1.4%	92.8%	96.1%	+ 3.6%
94.9%	95.6%	+ 0.7%	92.6%	94.1%	+ 1.6%
94.9%	95.8%	+ 0.9%	94.1%	96.0%	+ 2.0%
<b>94.3%</b>	<b>95.2%</b>	<b>+ 1.0%</b>	<b>93.0%</b>	<b>95.3%</b>	<b>+ 2.5%</b>

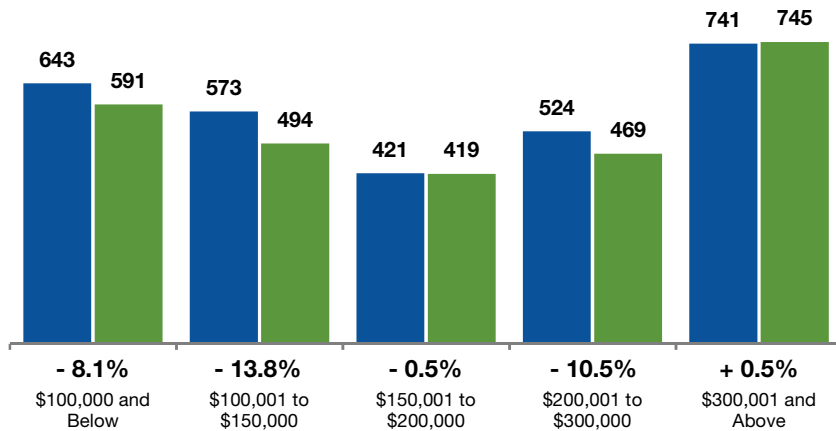
# Inventory of Homes for Sale

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



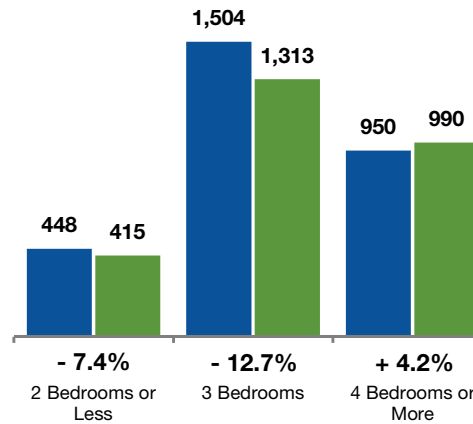
## By Price Range

■ 2-2015 ■ 2-2016



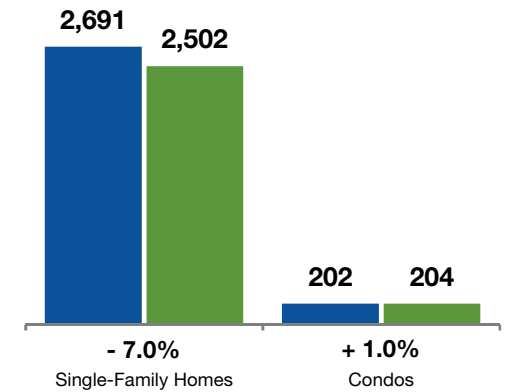
## By Bedroom Count

■ 2-2015 ■ 2-2016



## By Property Type

■ 2-2015 ■ 2-2016



### All Properties

#### By Price Range

	2-2015	2-2016	Change
\$100,000 and Below	643	591	- 8.1%
\$100,001 to \$150,000	573	494	- 13.8%
\$150,001 to \$200,000	421	419	- 0.5%
\$200,001 to \$300,000	524	469	- 10.5%
\$300,001 and Above	741	745	+ 0.5%
<b>All Price Ranges</b>	<b>2,902</b>	<b>2,718</b>	<b>- 6.3%</b>

### Single-Family Homes

	2-2015	2-2016	Change
2 Bedrooms or Less	572	509	- 11.0%
3 Bedrooms	508	432	- 15.0%
4 Bedrooms or More	386	390	+ 1.0%
	499	440	- 11.8%
	726	731	+ 0.7%
<b>All Single-Family Homes</b>	<b>2,691</b>	<b>2,502</b>	<b>- 7.0%</b>

### Condos

	2-2015	2-2016	Change
	67	73	+ 9.0%
	64	60	- 6.3%
	32	28	- 12.5%
	25	29	+ 16.0%
	14	14	0.0%
<b>All Condos</b>	<b>202</b>	<b>204</b>	<b>+ 1.0%</b>

#### By Bedroom Count

	2-2015	2-2016	Change
2 Bedrooms or Less	448	415	- 7.4%
3 Bedrooms	1,504	1,313	- 12.7%
4 Bedrooms or More	950	990	+ 4.2%
<b>All Bedroom Counts</b>	<b>2,902</b>	<b>2,718</b>	<b>- 6.3%</b>

	2-2015	2-2016	Change
2 Bedrooms or Less	334	311	- 6.9%
3 Bedrooms	1,430	1,237	- 13.5%
4 Bedrooms or More	927	954	+ 2.9%
<b>All Single-Family Homes</b>	<b>2,691</b>	<b>2,502</b>	<b>- 7.0%</b>

	2-2015	2-2016	Change
	109	93	- 14.7%
	71	76	+ 7.0%
	22	35	+ 59.1%
<b>All Condos</b>	<b>202</b>	<b>204</b>	<b>+ 1.0%</b>

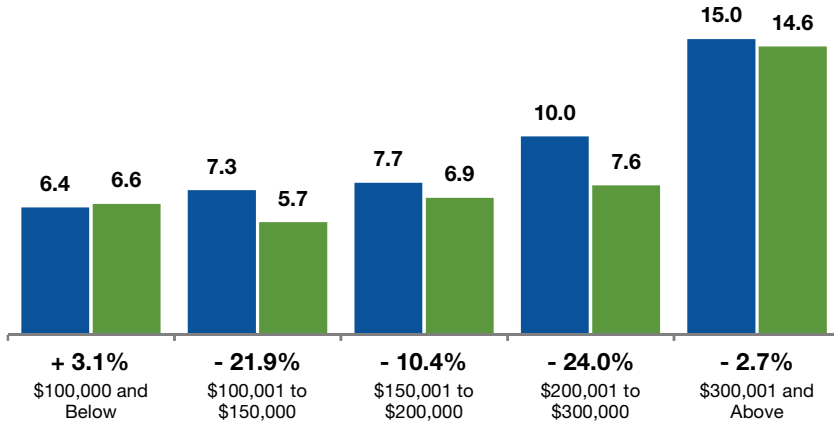
# Months Supply of Inventory

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.**



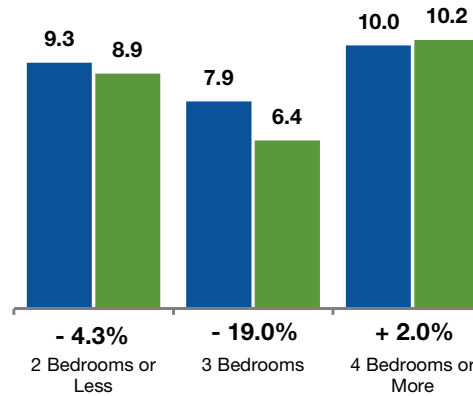
## By Price Range

■ 2-2015 ■ 2-2016



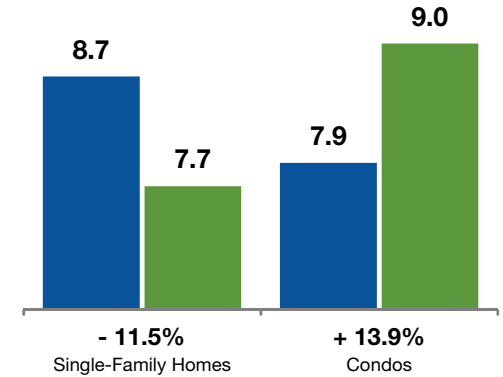
## By Bedroom Count

■ 2-2015 ■ 2-2016



## By Property Type

■ 2-2015 ■ 2-2016



### All Properties

#### By Price Range

	2-2015	2-2016	Change
\$100,000 and Below	6.4	6.6	+ 3.1%
\$100,001 to \$150,000	7.3	5.7	- 21.9%
\$150,001 to \$200,000	7.7	6.9	- 10.4%
\$200,001 to \$300,000	10.0	7.6	- 24.0%
\$300,001 and Above	15.0	14.6	- 2.7%
<b>All Price Ranges</b>	<b>8.7</b>	<b>7.8</b>	<b>- 10.3%</b>

### Single-Family Homes

	2-2015	2-2016	Change
\$100,000 and Below	6.6	6.4	- 3.0%
\$100,001 to \$150,000	7.0	5.4	- 22.9%
\$150,001 to \$200,000	7.5	6.8	- 9.3%
\$200,001 to \$300,000	10.1	7.4	- 26.7%
\$300,001 and Above	15.1	14.6	- 3.3%
<b>All Price Ranges</b>	<b>8.7</b>	<b>7.7</b>	<b>- 11.5%</b>

### Condos

	2-2015	2-2016	Change
\$100,000 and Below	5.4	7.8	+ 44.4%
\$100,001 to \$150,000	11.6	8.9	- 23.3%
\$150,001 to \$200,000	9.4	8.5	- 9.6%
\$200,001 to \$300,000	7.4	10.0	+ 35.1%
\$300,001 and Above	8.8	7.0	- 20.5%
<b>All Price Ranges</b>	<b>7.9</b>	<b>9.0</b>	<b>+ 13.9%</b>

#### By Bedroom Count

	2-2015	2-2016	Change
2 Bedrooms or Less	9.3	8.9	- 4.3%
3 Bedrooms	7.9	6.4	- 19.0%
4 Bedrooms or More	10.0	10.2	+ 2.0%
<b>All Bedroom Counts</b>	<b>8.7</b>	<b>7.8</b>	<b>- 10.3%</b>

	2-2015	2-2016	Change
2 Bedrooms or Less	9.7	8.6	- 11.3%
3 Bedrooms	7.8	6.3	- 19.2%
4 Bedrooms or More	10.2	10.3	+ 1.0%
<b>All Bedroom Counts</b>	<b>8.7</b>	<b>7.7</b>	<b>- 11.5%</b>