

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2016

The prediction for 2016 is slightly more sales with slightly higher prices. It would be wonderful if there were more homes for sale in the mix, but changing the trend of lower year-over-year totals is going to take many months in a row of sellers singing a new tune. For the 12-month period spanning February 2015 through January 2016, Pending Sales in the Western Upstate region were up 7.5 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 21.9 percent.

The overall Median Sales Price was up 8.0 percent to \$149,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.7 percent to \$150,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 90 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 10.5 percent. The property type that gained the most inventory was the Condos segment, where it increased 1.6 percent. That amounts to 7.3 months supply for Single-Family homes and 8.6 months supply for Condos.

Quick Facts

+ 21.9%

+ 9.4%

+ 8.9%

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

Bedroom Count With
Strongest Sales:
3 Bedrooms

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



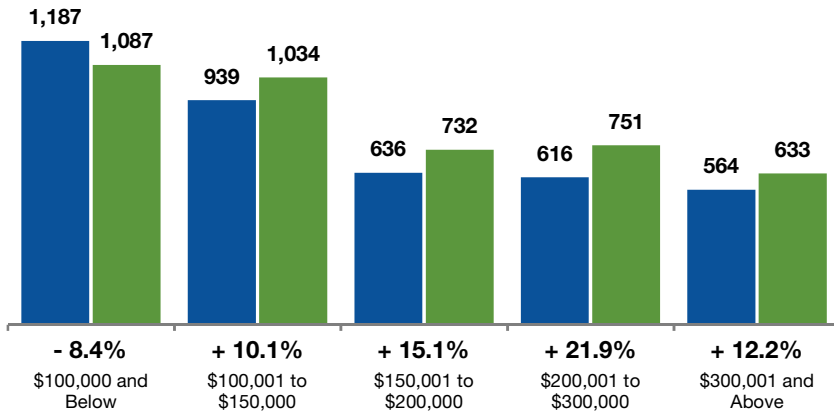
Pending Sales

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



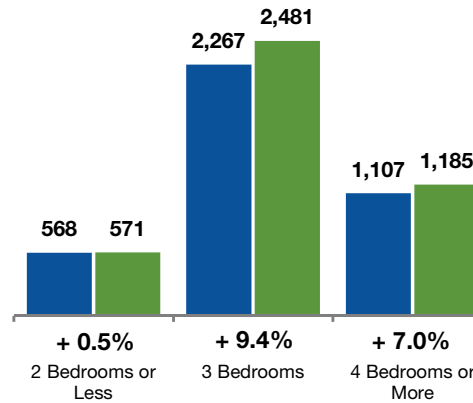
By Price Range

■ 1-2015 ■ 1-2016



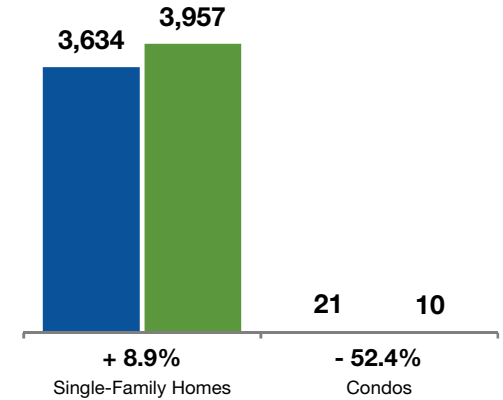
By Bedroom Count

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range

	1-2015	1-2016	Change
\$100,000 and Below	1,187	1,087	- 8.4%
\$100,001 to \$150,000	939	1,034	+ 10.1%
\$150,001 to \$200,000	636	732	+ 15.1%
\$200,001 to \$300,000	616	751	+ 21.9%
\$300,001 and Above	564	633	+ 12.2%
All Price Ranges	3,942	4,237	+ 7.5%

Single-Family Homes

	1-2015	1-2016	Change
2 Bedrooms or Less	1,041	968	- 7.0%
3 Bedrooms	867	956	+ 10.3%
4 Bedrooms or More	596	696	+ 16.8%
	582	716	+ 23.0%
	548	621	+ 13.3%
All Single-Family Homes	3,634	3,957	+ 8.9%

Condos

	1-2015	1-2016	Change
	8	4	- 50.0%
	4	4	0.0%
	4	2	- 50.0%
	3	0	- 100.0%
	2	0	- 100.0%
All Condos	21	10	- 52.4%

By Bedroom Count

	1-2015	1-2016	Change
2 Bedrooms or Less	568	571	+ 0.5%
3 Bedrooms	2,267	2,481	+ 9.4%
4 Bedrooms or More	1,107	1,185	+ 7.0%
All Bedroom Counts	3,942	4,237	+ 7.5%

	1-2015	1-2016	Change
2 Bedrooms or Less	410	444	+ 8.3%
3 Bedrooms	2,164	2,384	+ 10.2%
4 Bedrooms or More	1,060	1,129	+ 6.5%
All Single-Family Homes	3,634	3,957	+ 8.9%

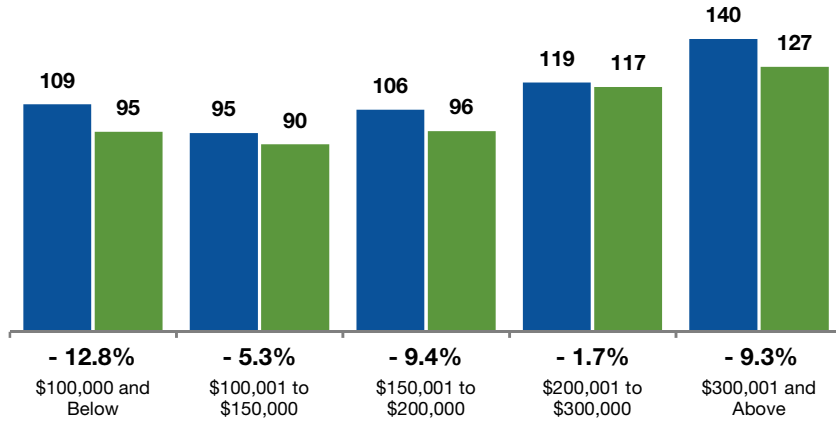
Days on Market Until Sale

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



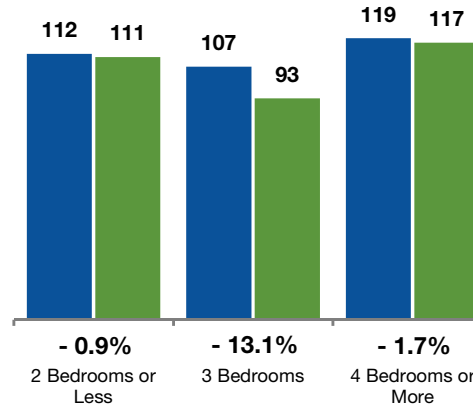
By Price Range

■ 1-2015 ■ 1-2016



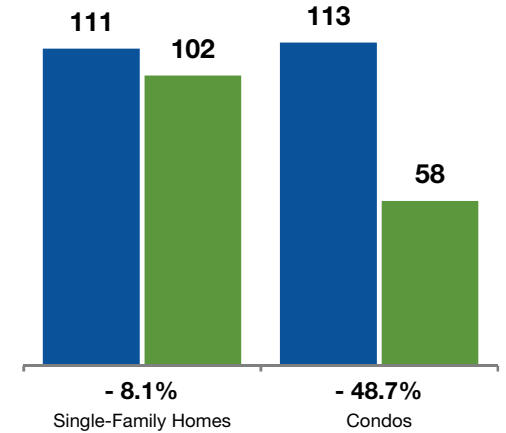
By Bedroom Count

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range

	1-2015	1-2016	Change
\$100,000 and Below	109	95	- 12.8%
\$100,001 to \$150,000	95	90	- 5.3%
\$150,001 to \$200,000	106	96	- 9.4%
\$200,001 to \$300,000	119	117	- 1.7%
\$300,001 and Above	140	127	- 9.3%
All Price Ranges	111	102	- 8.1%

Single-Family Homes

	1-2015	1-2016	Change
2 Bedrooms or Less	110	95	- 13.6%
3 Bedrooms	96	89	- 7.3%
4 Bedrooms or More	106	93	- 12.3%
Condos	19	0	- 100.0%
Single-Family Homes	14	0	- 100.0%
Condos	0	184	0.0%
All Price Ranges	111	102	- 8.1%

Condos

By Bedroom Count

	1-2015	1-2016	Change
2 Bedrooms or Less	112	111	- 0.9%
3 Bedrooms	107	93	- 13.1%
4 Bedrooms or More	119	117	- 1.7%
All Bedroom Counts	111	102	- 8.1%

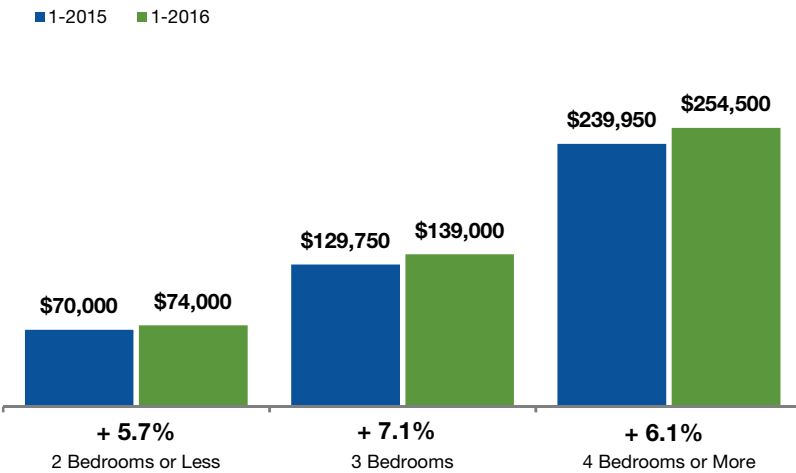
	1-2015	1-2016	Change
2 Bedrooms or Less	113	107	- 5.3%
3 Bedrooms	107	93	- 13.1%
4 Bedrooms or More	120	119	- 0.8%
Condos	19	81	+ 326.3%
Single-Family Homes	103	44	- 57.3%
Condos	187	46	- 75.4%
Condos	19	81	+ 326.3%
All Bedroom Counts	111	102	- 8.1%

Median Sales Price

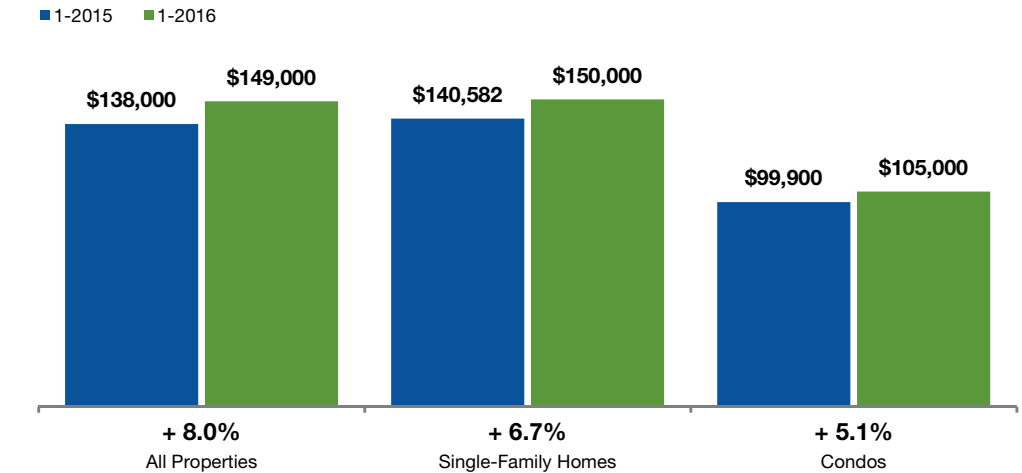
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	1-2015	1-2016	Change
2 Bedrooms or Less	\$70,000	\$74,000	+ 5.7%
3 Bedrooms	\$129,750	\$139,000	+ 7.1%
4 Bedrooms or More	\$239,950	\$254,500	+ 6.1%
All Bedroom Counts	\$138,000	\$149,000	+ 8.0%

Single-Family Homes

1-2015	1-2016	Change	1-2015	1-2016	Change
\$65,750	\$67,500	+ 2.7%	\$80,000	\$80,000	0.0%
\$129,900	\$139,450	+ 7.4%	\$120,000	\$131,950	+ 10.0%
\$246,750	\$259,900	+ 5.3%	\$101,250	\$113,500	+ 12.1%
\$140,582	\$150,000	+ 6.7%	\$99,900	\$105,000	+ 5.1%

Condos

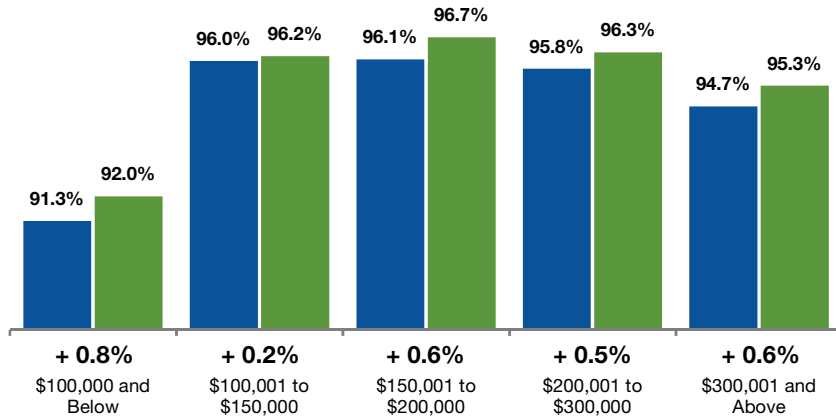
Percent of List Price Received

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.**



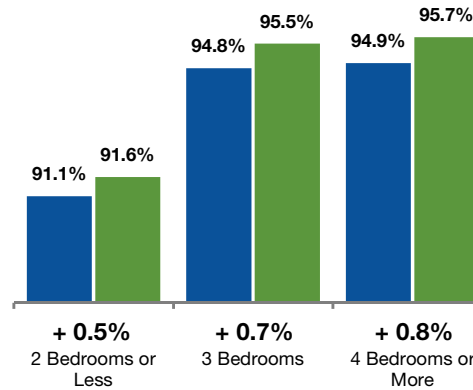
By Price Range

■ 1-2015 ■ 1-2016



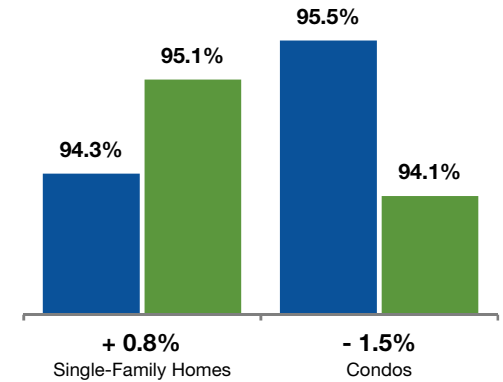
By Bedroom Count

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range

	1-2015	1-2016	Change
\$100,000 and Below	91.3%	92.0%	+ 0.8%
\$100,001 to \$150,000	96.0%	96.2%	+ 0.2%
\$150,001 to \$200,000	96.1%	96.7%	+ 0.6%
\$200,001 to \$300,000	95.8%	96.3%	+ 0.5%
\$300,001 and Above	94.7%	95.3%	+ 0.6%
All Price Ranges	94.3%	95.0%	+ 0.7%

Single-Family Homes

	1-2015	1-2016	Change
2 Bedrooms or Less	90.8%	91.9%	+ 1.2%
3 Bedrooms	96.1%	96.3%	+ 0.2%
4 Bedrooms or More	96.1%	96.8%	+ 0.7%
Single-Family Homes	95.9%	96.3%	+ 0.4%
Condos	94.2%	0.0%	- 100.0%
Condos	0.0%	91.7%	--
All Price Ranges	94.3%	95.1%	+ 0.8%

Condos

By Bedroom Count

	1-2015	1-2016	Change
2 Bedrooms or Less	91.1%	91.6%	+ 0.5%
3 Bedrooms	94.8%	95.5%	+ 0.7%
4 Bedrooms or More	94.9%	95.7%	+ 0.8%
All Bedroom Counts	94.3%	95.0%	+ 0.7%

	1-2015	1-2016	Change
2 Bedrooms or Less	89.8%	91.2%	+ 1.6%
3 Bedrooms	94.8%	95.5%	+ 0.7%
4 Bedrooms or More	94.9%	95.8%	+ 0.9%
All Bedroom Counts	94.3%	95.1%	+ 0.8%

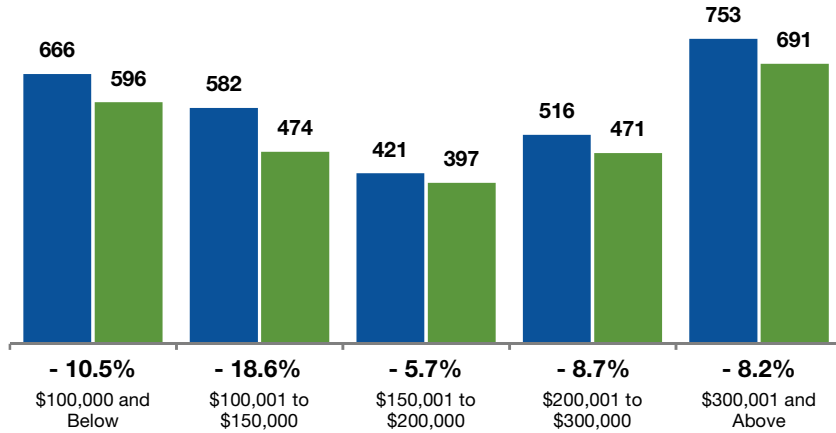
Inventory of Homes for Sale

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



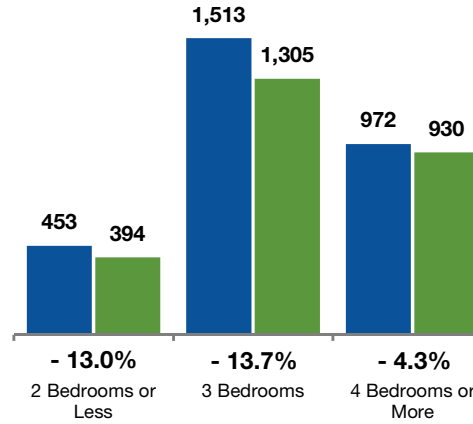
By Price Range

■ 1-2015 ■ 1-2016



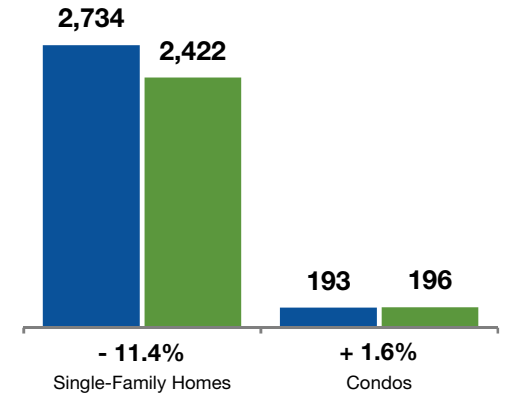
By Bedroom Count

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range

	1-2015	1-2016	Change
\$100,000 and Below	666	596	- 10.5%
\$100,001 to \$150,000	582	474	- 18.6%
\$150,001 to \$200,000	421	397	- 5.7%
\$200,001 to \$300,000	516	471	- 8.7%
\$300,001 and Above	753	691	- 8.2%
All Price Ranges	2,938	2,629	- 10.5%

Single-Family Homes

	1-2015	1-2016	Change
2 Bedrooms or Less	600	522	- 13.0%
3 Bedrooms	516	408	- 20.9%
4 Bedrooms or More	387	371	- 4.1%
Single-Family Homes	492	442	- 10.2%
Condos	739	679	- 8.1%
All Price Ranges	2,734	2,422	- 11.4%

Condos

By Bedroom Count

	1-2015	1-2016	Change
2 Bedrooms or Less	453	394	- 13.0%
3 Bedrooms	1,513	1,305	- 13.7%
4 Bedrooms or More	972	930	- 4.3%
All Bedroom Counts	2,938	2,629	- 10.5%

	1-2015	1-2016	Change
2 Bedrooms or Less	344	300	- 12.8%
3 Bedrooms	1,439	1,227	- 14.7%
4 Bedrooms or More	951	895	- 5.9%
All Bedroom Counts	2,734	2,422	- 11.4%

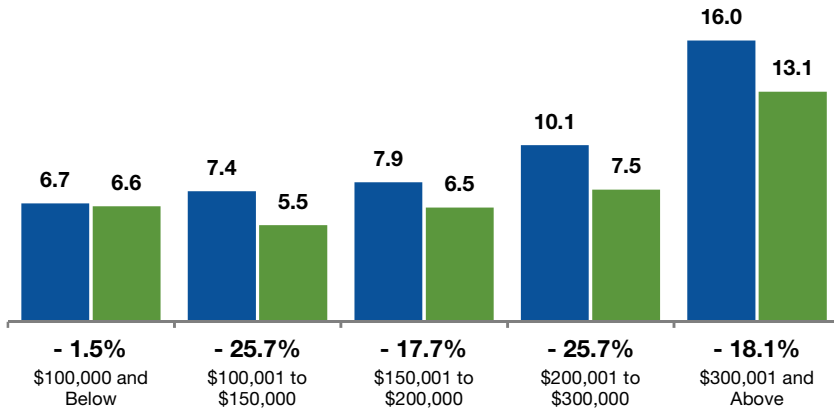
Months Supply of Inventory

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.**



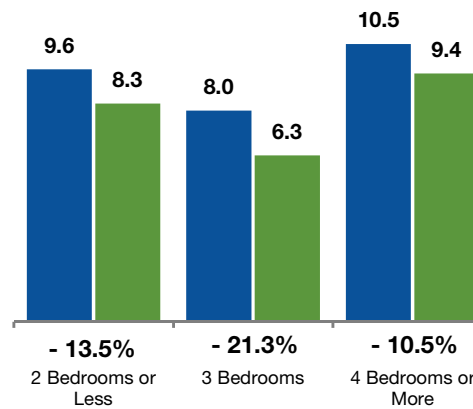
By Price Range

■ 1-2015 ■ 1-2016



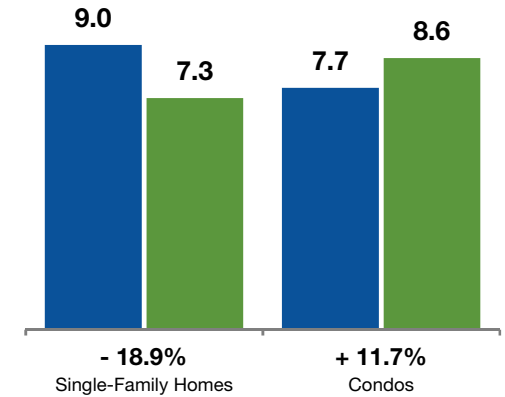
By Bedroom Count

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range	1-2015	1-2016	Change
\$100,000 and Below	6.7	6.6	- 1.5%
\$100,001 to \$150,000	7.4	5.5	- 25.7%
\$150,001 to \$200,000	7.9	6.5	- 17.7%
\$200,001 to \$300,000	10.1	7.5	- 25.7%
\$300,001 and Above	16.0	13.1	- 18.1%
All Price Ranges	8.9	7.4	- 16.9%

Single-Family Homes

1-2015	1-2016	Change	1-2015	1-2016	Change
6.9	6.5	- 5.8%	5.1	6.8	+ 33.3%
7.1	5.1	- 28.2%	11.3	10.0	- 11.5%
7.8	6.4	- 17.9%	9.3	8.1	- 12.9%
10.1	7.4	- 26.7%	7.0	8.8	+ 25.7%
16.2	13.1	- 19.1%	8.1	6.0	- 25.9%
9.0	7.3	- 18.9%	7.7	8.6	+ 11.7%

Condos

By Bedroom Count	1-2015	1-2016	Change
2 Bedrooms or Less	9.6	8.3	- 13.5%
3 Bedrooms	8.0	6.3	- 21.3%
4 Bedrooms or More	10.5	9.4	- 10.5%
All Bedroom Counts	8.9	7.4	- 16.9%

1-2015	1-2016	Change	1-2015	1-2016	Change
10.1	8.1	- 19.8%	8.1	8.2	+ 1.2%
8.0	6.2	- 22.5%	8.3	9.9	+ 19.3%
10.8	9.5	- 12.0%	4.7	7.4	+ 57.4%
9.0	7.3	- 18.9%	7.7	8.6	+ 11.7%