

Housing Supply Overview

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July 2016

Even as sales activity slows due mostly to a lack of inventory, prices continue to rise in several submarkets and days on market continues to drop. For the 12-month period spanning August 2015 through July 2016, Pending Sales in the Western Upstate region were up 0.5 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 7.5 percent.

The overall Median Sales Price was up 2.8 percent to \$149,000. The property type with the largest price gain was the Condos segment, where prices increased 4.8 percent to \$107,900. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 80 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 7.0 percent. The property type that lost the least inventory was the Condos segment, where it decreased 6.7 percent. That amounts to 7.8 months supply for Single-Family homes and 7.7 months supply for Condos.

Quick Facts

+ 7.5%	+ 5.7%	0.0%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,001 to \$150,000	2 Bedrooms or Less	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

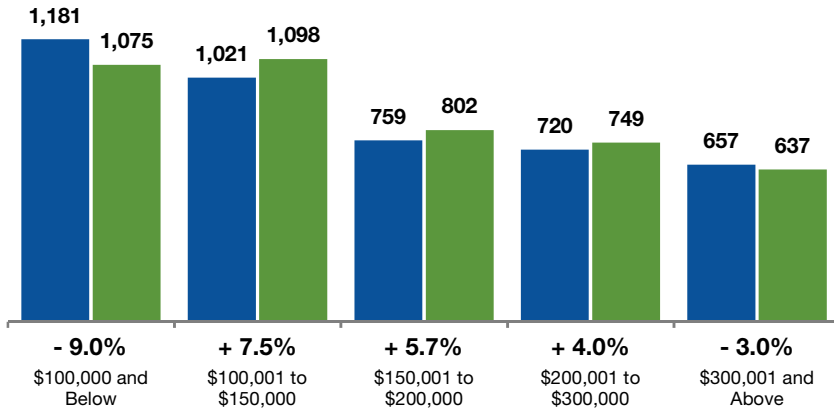
Pending Sales

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



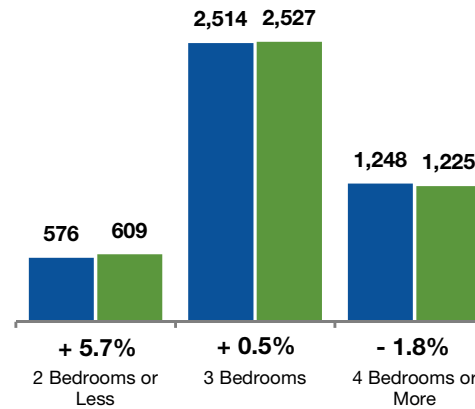
By Price Range

■ 7-2015 ■ 7-2016



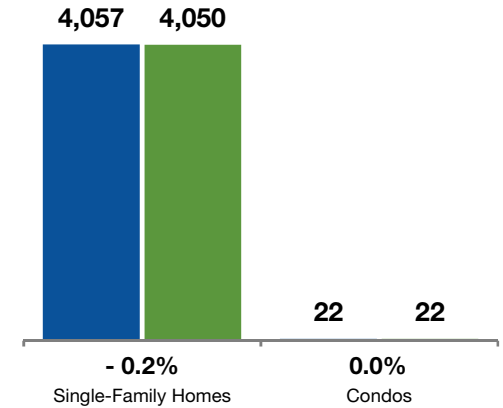
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	1,181	1,075	- 9.0%
\$100,001 to \$150,000	1,021	1,098	+ 7.5%
\$150,001 to \$200,000	759	802	+ 5.7%
\$200,001 to \$300,000	720	749	+ 4.0%
\$300,001 and Above	657	637	- 3.0%
All Price Ranges	4,338	4,361	+ 0.5%

Single-Family Homes

	7-2015	7-2016	Change
\$100,000 and Below	1,054	950	- 9.9%
\$100,001 to \$150,000	958	994	+ 3.8%
\$150,001 to \$200,000	714	769	+ 7.7%
\$200,001 to \$300,000	691	708	+ 2.5%
\$300,001 and Above	640	629	- 1.7%
All Price Ranges	4,057	4,050	- 0.2%

Condos

	7-2015	7-2016	Change
\$100,000 and Below	11	8	- 27.3%
\$100,001 to \$150,000	7	6	- 14.3%
\$150,001 to \$200,000	1	4	+ 300.0%
\$200,001 to \$300,000	2	3	+ 50.0%
\$300,001 and Above	1	1	0.0%
All Price Ranges	22	22	0.0%

By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	576	609	+ 5.7%
3 Bedrooms	2,514	2,527	+ 0.5%
4 Bedrooms or More	1,248	1,225	- 1.8%
All Bedroom Counts	4,338	4,361	+ 0.5%

	7-2015	7-2016	Change
2 Bedrooms or Less	432	461	+ 6.7%
3 Bedrooms	2,427	2,424	- 0.1%
4 Bedrooms or More	1,198	1,165	- 2.8%
All Bedroom Counts	4,057	4,050	- 0.2%

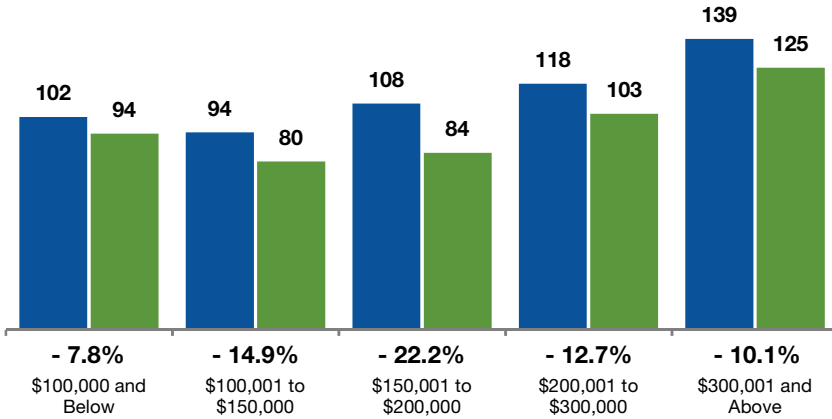
Days on Market Until Sale

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



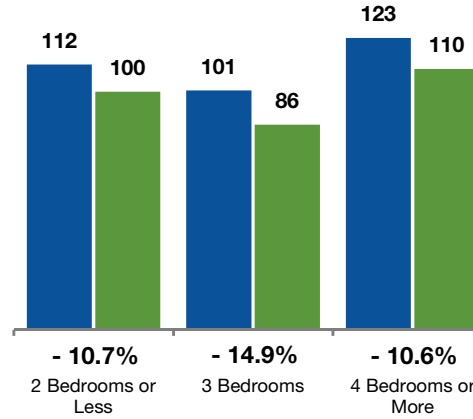
By Price Range

■ 7-2015 ■ 7-2016



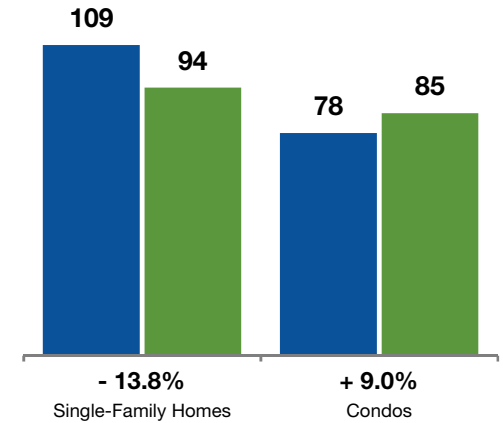
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	102	94	- 7.8%
\$100,001 to \$150,000	94	80	- 14.9%
\$150,001 to \$200,000	108	84	- 22.2%
\$200,001 to \$300,000	118	103	- 12.7%
\$300,001 and Above	139	125	- 10.1%
All Price Ranges	109	95	- 12.8%

Single-Family Homes

	7-2015	7-2016	Change
2 Bedrooms or Less	104	93	- 10.6%
3 Bedrooms	93	80	- 14.0%
4 Bedrooms or More	105	82	- 21.9%
	117	103	- 12.0%
	141	125	- 11.3%
All Price Ranges	109	94	- 13.8%

Condos

	7-2015	7-2016	Change
	75	88	+ 17.3%
	94	72	- 23.4%
	80	187	+ 133.8%
	71	6	- 91.5%
	51	120	+ 135.3%
All Price Ranges	78	85	+ 9.0%

By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	112	100	- 10.7%
3 Bedrooms	101	86	- 14.9%
4 Bedrooms or More	123	110	- 10.6%
All Bedroom Counts	109	95	- 12.8%

	7-2015	7-2016	Change
2 Bedrooms or Less	110	96	- 12.7%
3 Bedrooms	101	86	- 14.9%
4 Bedrooms or More	125	112	- 10.4%
All Bedroom Counts	109	94	- 13.8%

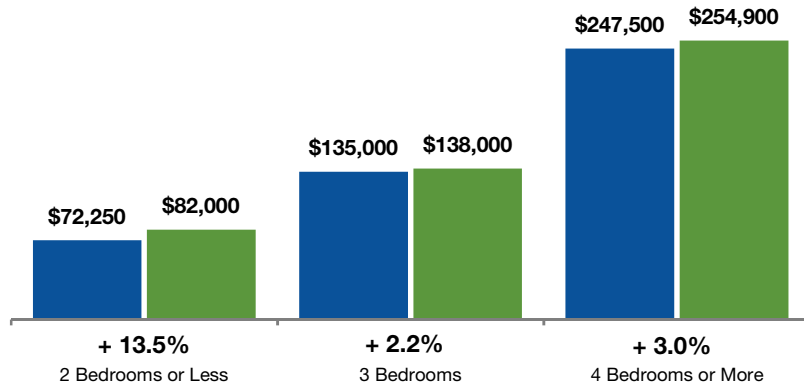
Median Sales Price

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



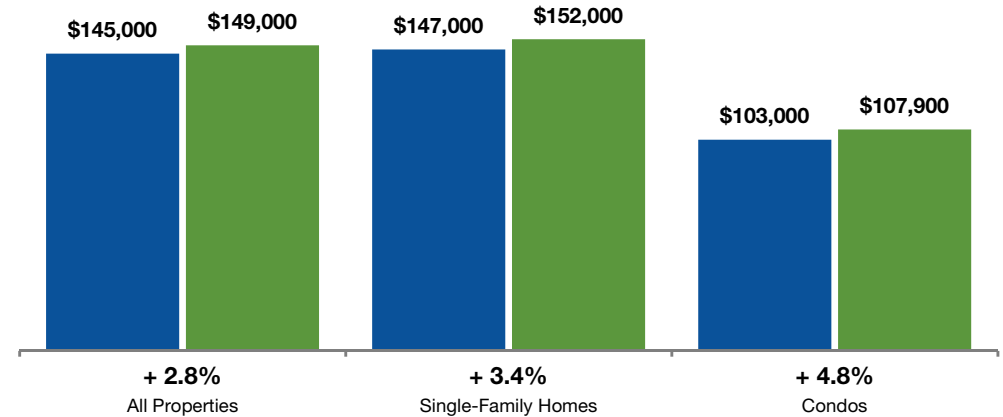
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	\$72,250	\$82,000	+ 13.5%
3 Bedrooms	\$135,000	\$138,000	+ 2.2%
4 Bedrooms or More	\$247,500	\$254,900	+ 3.0%
All Bedroom Counts	\$145,000	\$149,000	+ 2.8%

Single-Family Homes

	7-2015	7-2016	Change
Single-Family Homes	\$147,000	\$152,000	+ 3.4%

Condos

	7-2015	7-2016	Change
Condos	\$103,000	\$107,900	+ 4.8%

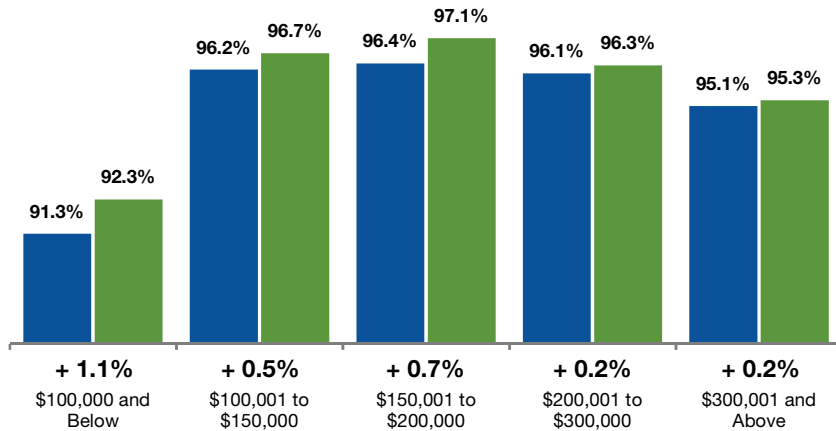
Percent of List Price Received

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.**



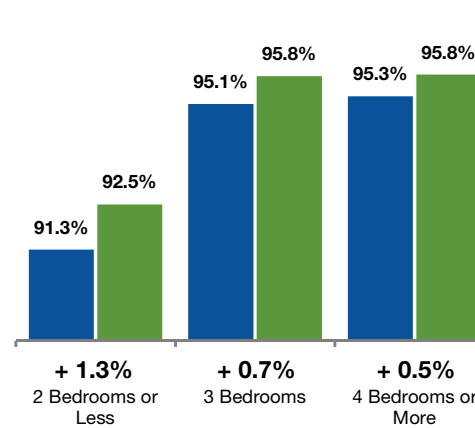
By Price Range

■ 7-2015 ■ 7-2016



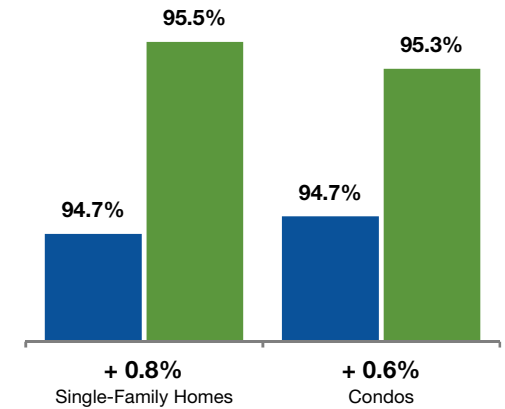
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	91.3%	92.3%	+ 1.1%
\$100,001 to \$150,000	96.2%	96.7%	+ 0.5%
\$150,001 to \$200,000	96.4%	97.1%	+ 0.7%
\$200,001 to \$300,000	96.1%	96.3%	+ 0.2%
\$300,001 and Above	95.1%	95.3%	+ 0.2%
All Price Ranges	94.6%	95.4%	+ 0.8%

Single-Family Homes

	7-2015	7-2016	Change
2 Bedrooms or Less	91.0%	92.2%	+ 1.3%
3 Bedrooms	96.3%	96.8%	+ 0.5%
4 Bedrooms or More	96.4%	97.2%	+ 0.8%
2 Bedrooms or Less	96.1%	96.3%	+ 0.2%
3 Bedrooms	95.1%	95.3%	+ 0.2%
All Single-Family Homes	94.7%	95.5%	+ 0.8%

Condos

	7-2015	7-2016	Change
Single-Family Homes	94.3%	94.2%	- 0.1%
Condos	93.5%	95.4%	+ 2.0%
Single-Family Homes	95.0%	98.6%	+ 3.8%
Condos	97.3%	96.5%	- 0.8%
Single-Family Homes	96.7%	98.0%	+ 1.3%
All Condos	94.7%	95.3%	+ 0.6%

By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	91.3%	92.5%	+ 1.3%
3 Bedrooms	95.1%	95.8%	+ 0.7%
4 Bedrooms or More	95.3%	95.8%	+ 0.5%
All Bedroom Counts	94.6%	95.4%	+ 0.8%

	7-2015	7-2016	Change
2 Bedrooms or Less	90.5%	92.0%	+ 1.7%
3 Bedrooms	95.1%	95.9%	+ 0.8%
4 Bedrooms or More	95.3%	95.9%	+ 0.6%
All Single-Family Homes	94.7%	95.5%	+ 0.8%

	7-2015	7-2016	Change
Single-Family Homes	93.4%	95.0%	+ 1.7%
Condos	95.8%	97.1%	+ 1.4%
Single-Family Homes	95.5%	94.9%	- 0.6%
All Condos	94.7%	95.3%	+ 0.6%

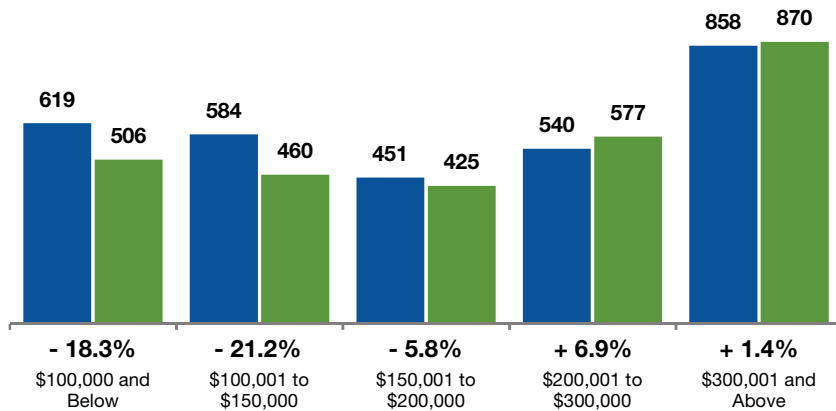
Inventory of Homes for Sale

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



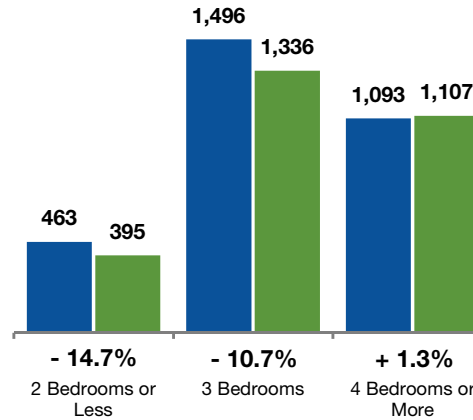
By Price Range

■ 7-2015 ■ 7-2016



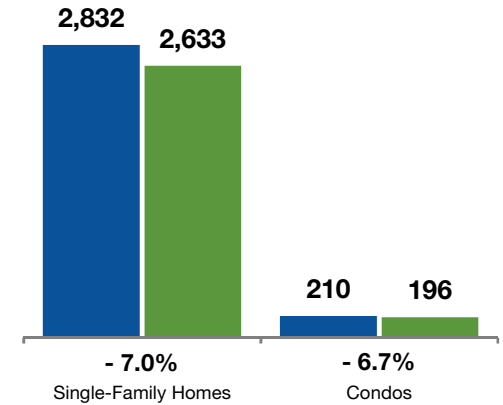
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	619	506	- 18.3%
\$100,001 to \$150,000	584	460	- 21.2%
\$150,001 to \$200,000	451	425	- 5.8%
\$200,001 to \$300,000	540	577	+ 6.9%
\$300,001 and Above	858	870	+ 1.4%
All Price Ranges	3,052	2,838	- 7.0%

Single-Family Homes

	7-2015	7-2016	Change
\$100,000 and Below	544	440	- 19.1%
\$100,001 to \$150,000	519	398	- 23.3%
\$150,001 to \$200,000	412	391	- 5.1%
\$200,001 to \$300,000	512	549	+ 7.2%
\$300,001 and Above	845	855	+ 1.2%
All Price Ranges	2,832	2,633	- 7.0%

Condos

	7-2015	7-2016	Change
1 Bedroom	70	61	- 12.9%
2 Bedrooms	63	59	- 6.3%
3 Bedrooms	37	33	- 10.8%
4 Bedrooms	27	28	+ 3.7%
5 Bedrooms	13	15	+ 15.4%
All Bedroom Counts	210	196	- 6.7%

By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	463	395	- 14.7%
3 Bedrooms	1,496	1,336	- 10.7%
4 Bedrooms or More	1,093	1,107	+ 1.3%
All Bedroom Counts	3,052	2,838	- 7.0%

	7-2015	7-2016	Change
2 Bedrooms or Less	358	313	- 12.6%
3 Bedrooms	1,413	1,240	- 12.2%
4 Bedrooms or More	1,061	1,080	+ 1.8%
All Bedroom Counts	2,832	2,633	- 7.0%

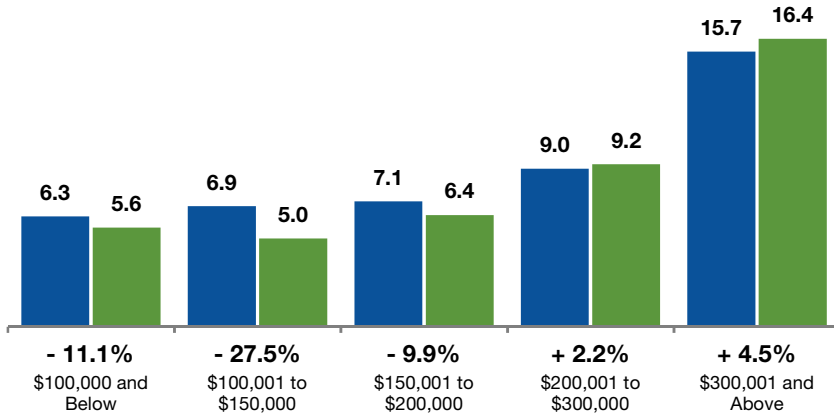
Months Supply of Inventory

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.**



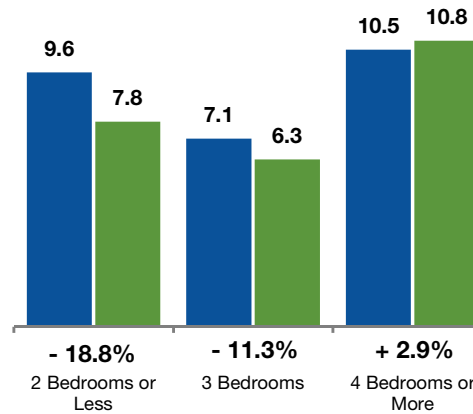
By Price Range

■ 7-2015 ■ 7-2016



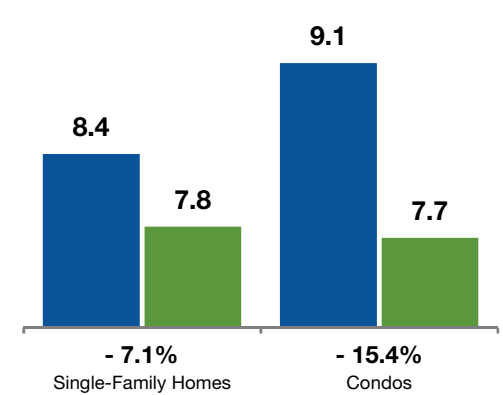
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	6.3	5.6	- 11.1%
\$100,001 to \$150,000	6.9	5.0	- 27.5%
\$150,001 to \$200,000	7.1	6.4	- 9.9%
\$200,001 to \$300,000	9.0	9.2	+ 2.2%
\$300,001 and Above	15.7	16.4	+ 4.5%
All Price Ranges	8.4	7.8	- 7.1%

Single-Family Homes

	7-2015	7-2016	Change
\$100,000 and Below	6.2	5.6	- 9.7%
\$100,001 to \$150,000	6.5	4.8	- 26.2%
\$150,001 to \$200,000	6.9	6.1	- 11.6%
\$200,001 to \$300,000	8.9	9.3	+ 4.5%
\$300,001 and Above	15.8	16.3	+ 3.2%
All Price Ranges	8.4	7.8	- 7.1%

Condos

	7-2015	7-2016	Change
\$100,000 and Below	6.7	6.0	- 10.4%
\$100,001 to \$150,000	12.4	6.9	- 44.4%
\$150,001 to \$200,000	10.1	11.3	+ 11.9%
\$200,001 to \$300,000	9.3	7.9	- 15.1%
\$300,001 and Above	7.6	11.3	+ 48.7%
All Price Ranges	9.1	7.7	- 15.4%

By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	9.6	7.8	- 18.8%
3 Bedrooms	7.1	6.3	- 11.3%
4 Bedrooms or More	10.5	10.8	+ 2.9%
All Bedroom Counts	8.4	7.8	- 7.1%

	7-2015	7-2016	Change
2 Bedrooms or Less	9.9	8.1	- 18.2%
3 Bedrooms	7.0	6.1	- 12.9%
4 Bedrooms or More	10.6	11.1	+ 4.7%
All Bedroom Counts	8.4	7.8	- 7.1%