

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE ASSOCIATION OF REALTORS®



## June 2013

As summer heat sizzles across much of the nation, the climate isn't the only thing on a hot streak. Housing data continues to impress and the housing market is on-pace to contribute positively to GDP in 2013. For the 12-month period spanning July 2012 through June 2013, Pending Sales in the Western Upstate region were up 6.8 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 20.9 percent.

The overall Median Sales Price was up 3.2 percent to \$130,000. The property type with the largest price gain was the Single-Family segment, where prices increased 2.7 percent to \$133,500. The price range that tended to sell the quickest was the \$100,000 and Below range at 130 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 184 days.

Market-wide, inventory levels were down 1.8 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 1.3 percent. That amounts to 14.9 months supply for Single-Family homes and 18.9 months supply for Condos.

## Quick Facts

**+ 20.9%**

Price Range With the  
Strongest Sales:  
**\$100,001 to \$150,000**

**+ 9.8%**

Bedroom Count With  
Strongest Sales:  
**3 Bedrooms**

**+ 8.6%**

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

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>

[Click on desired metric to jump to that page.](#)

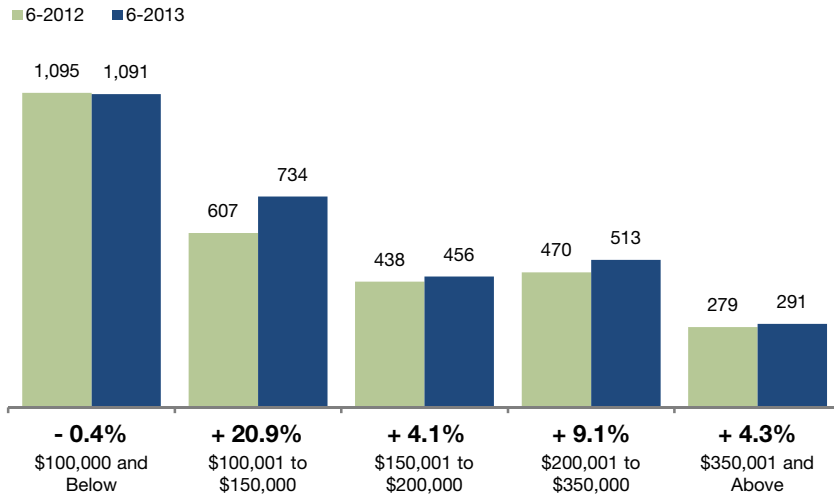


# Pending Sales

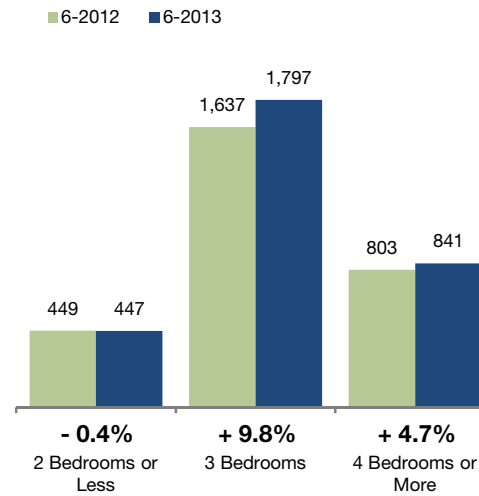
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



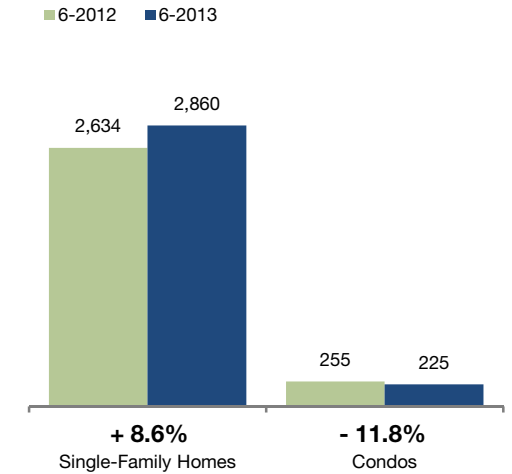
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2012	6-2013	Change
\$100,000 and Below	1,095	1,091	- 0.4%
\$100,001 to \$150,000	607	734	+ 20.9%
\$150,001 to \$200,000	438	456	+ 4.1%
\$200,001 to \$350,000	470	513	+ 9.1%
\$350,001 and Above	279	291	+ 4.3%
<b>All Price Ranges</b>	<b>2,889</b>	<b>3,085</b>	<b>+ 6.8%</b>

### Single-Family Homes

By Price Range	6-2012	6-2013	Change
\$100,000 and Below	966	973	+ 0.7%
\$100,001 to \$150,000	564	684	+ 21.3%
\$150,001 to \$200,000	389	429	+ 10.3%
\$200,001 to \$350,000	445	489	+ 9.9%
\$350,001 and Above	270	285	+ 5.6%
<b>All Price Ranges</b>	<b>2,634</b>	<b>2,860</b>	<b>+ 8.6%</b>

### Condos

By Price Range	6-2012	6-2013	Change
\$100,000 and Below	129	118	- 8.5%
\$100,001 to \$150,000	43	50	+ 16.3%
\$150,001 to \$200,000	49	27	- 44.9%
\$200,001 to \$350,000	25	24	- 4.0%
\$350,001 and Above	9	6	- 33.3%
<b>All Price Ranges</b>	<b>255</b>	<b>225</b>	<b>- 11.8%</b>

## By Bedroom Count

By Bedroom Count	6-2012	6-2013	Change
2 Bedrooms or Less	449	447	- 0.4%
3 Bedrooms	1,637	1,797	+ 9.8%
4 Bedrooms or More	803	841	+ 4.7%
<b>All Bedroom Counts</b>	<b>2,889</b>	<b>3,085</b>	<b>+ 6.8%</b>

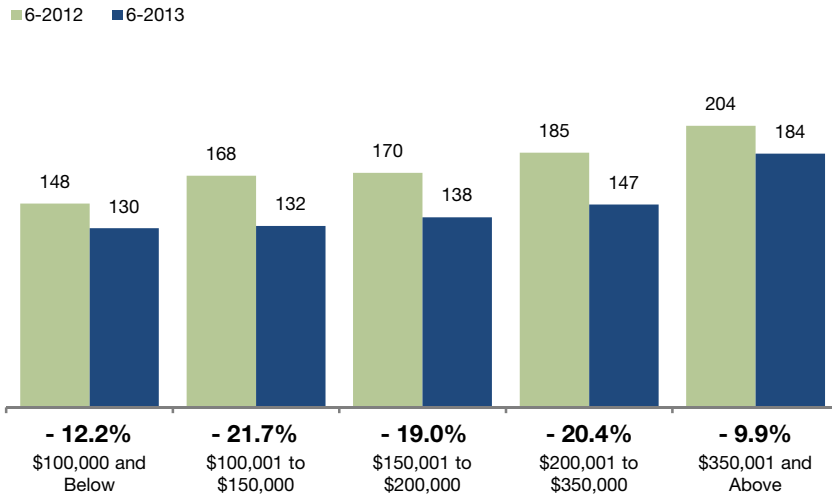
By Bedroom Count	6-2012	6-2013	Change
2 Bedrooms or Less	340	336	- 1.2%
3 Bedrooms	1,566	1,729	+ 10.4%
4 Bedrooms or More	728	795	+ 9.2%
<b>All Bedroom Counts</b>	<b>2,634</b>	<b>2,860</b>	<b>+ 8.6%</b>

# Days on Market Until Sale

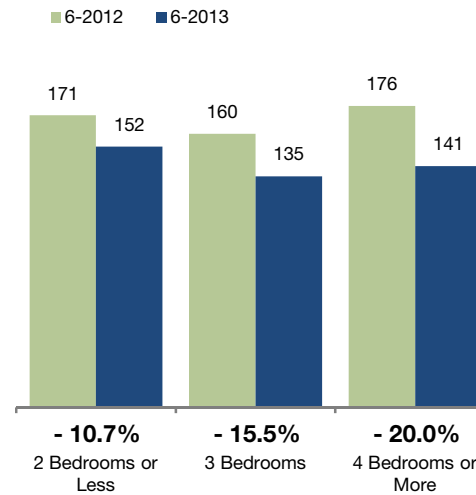
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



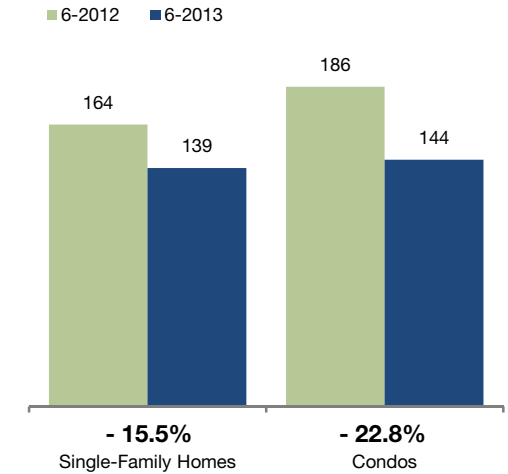
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2012	6-2013	Change
\$100,000 and Below	148	130	- 12.2%
\$100,001 to \$150,000	168	132	- 21.7%
\$150,001 to \$200,000	170	138	- 19.0%
\$200,001 to \$350,000	185	147	- 20.4%
\$350,001 and Above	204	184	- 9.9%
<b>All Price Ranges</b>	<b>166</b>	<b>139</b>	<b>- 16.2%</b>

### Single-Family Homes

6-2012	6-2013	Change	6-2012	6-2013	Change
144	129	- 10.8%	177	140	- 20.8%
165	130	- 21.0%	213	154	- 27.7%
169	139	- 17.5%	185	120	- 35.2%
185	146	- 21.3%	184	186	+ 0.9%
204	186	- 8.9%	211	110	- 47.8%
<b>164</b>	<b>139</b>	<b>- 15.5%</b>	<b>186</b>	<b>144</b>	<b>- 22.8%</b>

### Condos

By Bedroom Count	6-2012	6-2013	Change
2 Bedrooms or Less	171	152	- 10.7%
3 Bedrooms	160	135	- 15.5%
4 Bedrooms or More	176	141	- 20.0%
<b>All Bedroom Counts</b>	<b>166</b>	<b>139</b>	<b>- 16.2%</b>

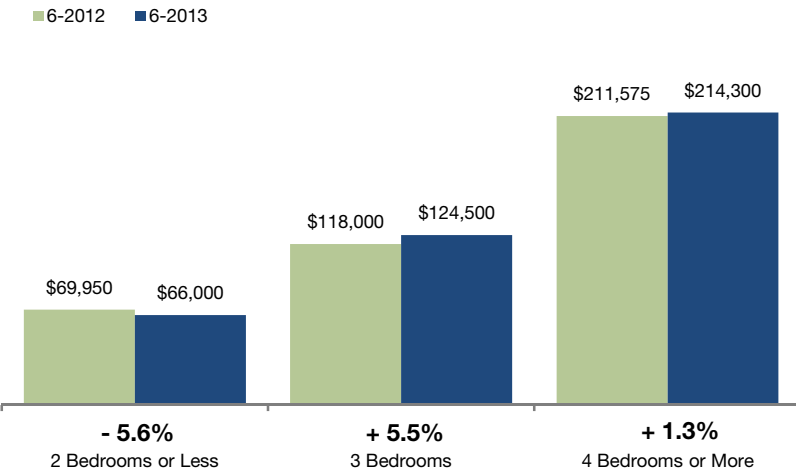
6-2012	6-2013	Change	6-2012	6-2013	Change
156	152	- 3.1%	216	154	- 28.5%
158	134	- 15.5%	189	165	- 12.6%
180	144	- 19.9%	133	90	- 32.3%
<b>164</b>	<b>139</b>	<b>- 15.5%</b>	<b>186</b>	<b>144</b>	<b>- 22.8%</b>

# Median Sales Price

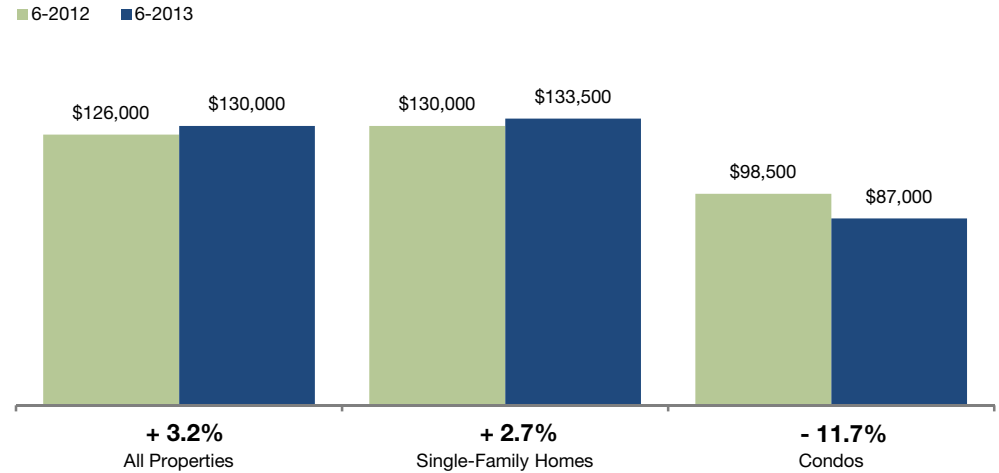
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



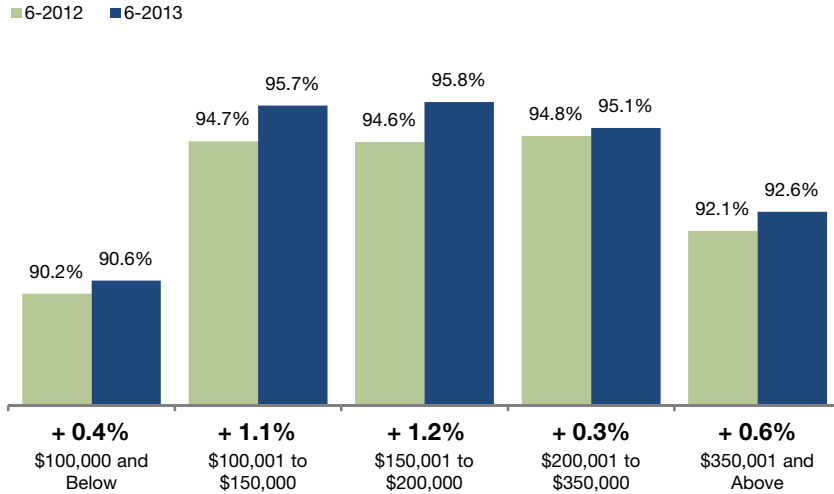
By Bedroom Count	All Properties			Single-Family Homes			Condos		
	6-2012	6-2013	Change	6-2012	6-2013	Change	6-2012	6-2013	Change
2 Bedrooms or Less	\$69,950	\$66,000	- 5.6%	\$61,000	\$60,000	- 1.6%	\$87,250	\$74,900	- 14.2%
3 Bedrooms	\$118,000	\$124,500	+ 5.5%	\$118,000	\$124,000	+ 5.1%	\$122,000	\$140,000	+ 14.8%
4 Bedrooms or More	\$211,575	\$214,300	+ 1.3%	\$225,500	\$224,000	- 0.7%	\$80,000	\$75,000	- 6.3%
<b>All Bedroom Counts</b>	<b>\$126,000</b>	<b>\$130,000</b>	<b>+ 3.2%</b>	<b>\$130,000</b>	<b>\$133,500</b>	<b>+ 2.7%</b>	<b>\$98,500</b>	<b>\$87,000</b>	<b>- 11.7%</b>

# Percent of List Price Received

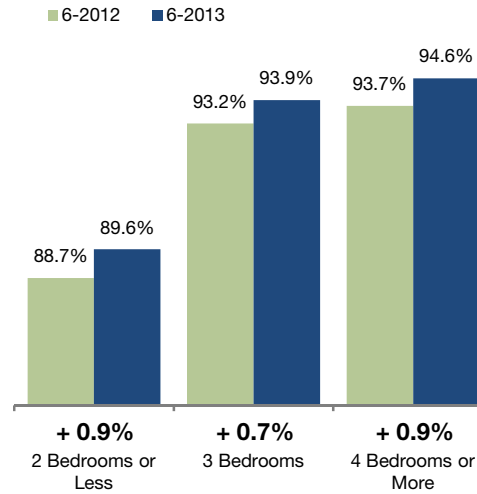


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

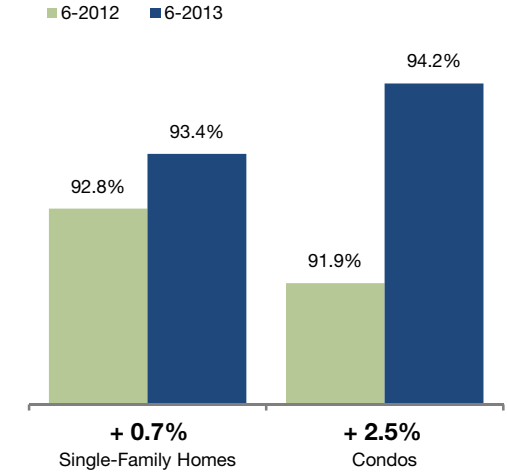
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2012	6-2013	Change
\$100,000 and Below	90.2%	90.6%	+ 0.4%
\$100,001 to \$150,000	94.7%	95.7%	+ 1.1%
\$150,001 to \$200,000	94.6%	95.8%	+ 1.2%
\$200,001 to \$350,000	94.8%	95.1%	+ 0.3%
\$350,001 and Above	92.1%	92.6%	+ 0.6%
<b>All Price Ranges</b>	<b>92.7%</b>	<b>93.5%</b>	<b>+ 0.8%</b>

### Single-Family Homes

6-2012	6-2013	Change
90.0%	90.2%	+ 0.2%
95.0%	95.7%	+ 0.7%
94.7%	95.7%	+ 1.1%
95.0%	95.2%	+ 0.2%
92.0%	92.6%	+ 0.6%
<b>92.8%</b>	<b>93.4%</b>	<b>+ 0.7%</b>

### Condos

6-2012	6-2013	Change
91.7%	93.6%	+ 2.0%
90.8%	95.4%	+ 5.0%
94.2%	96.6%	+ 2.5%
91.6%	92.2%	+ 0.6%
93.2%	94.5%	+ 1.4%
<b>91.9%</b>	<b>94.2%</b>	<b>+ 2.5%</b>

### By Bedroom Count

6-2012	6-2013	Change
88.7%	89.6%	+ 0.9%
93.2%	93.9%	+ 0.7%
93.7%	94.6%	+ 0.9%
<b>92.7%</b>	<b>93.5%</b>	<b>+ 0.8%</b>

6-2012	6-2013	Change
88.1%	88.2%	+ 0.2%
93.3%	93.9%	+ 0.6%
93.7%	94.5%	+ 0.9%
<b>92.8%</b>	<b>93.4%</b>	<b>+ 0.7%</b>

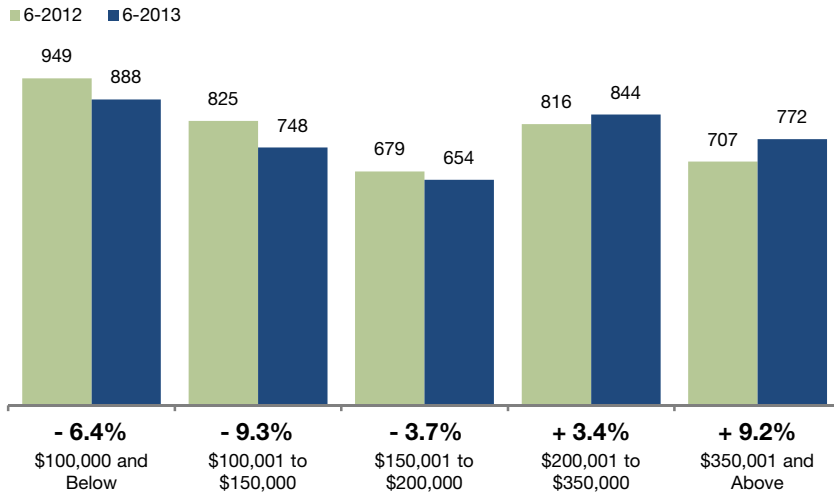
6-2012	6-2013	Change
90.6%	93.7%	+ 3.3%
91.1%	94.5%	+ 3.7%
94.6%	95.2%	+ 0.6%
<b>91.9%</b>	<b>94.2%</b>	<b>+ 2.5%</b>

# Inventory of Homes for Sale

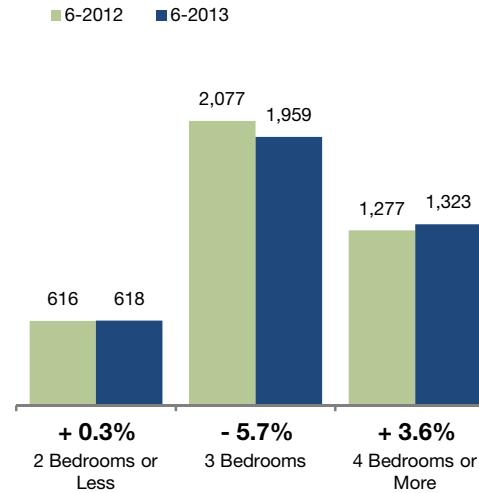
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



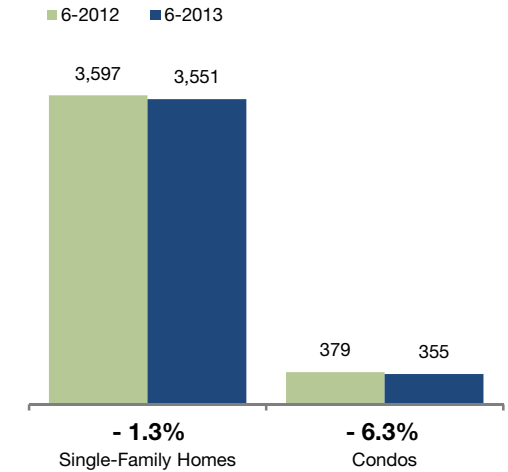
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2012	6-2013	Change
\$100,000 and Below	949	888	-6.4%
\$100,001 to \$150,000	825	748	-9.3%
\$150,001 to \$200,000	679	654	-3.7%
\$200,001 to \$350,000	816	844	+3.4%
\$350,001 and Above	707	772	+9.2%
<b>All Price Ranges</b>	<b>3,976</b>	<b>3,906</b>	<b>-1.8%</b>

### Single-Family Homes

By Price Range	6-2012	6-2013	Change
\$100,000 and Below	854	792	-7.3%
\$100,001 to \$150,000	722	657	-9.0%
\$150,001 to \$200,000	582	554	-4.8%
\$200,001 to \$350,000	757	798	+5.4%
\$350,001 and Above	682	750	+10.0%
<b>All Price Ranges</b>	<b>3,597</b>	<b>3,551</b>	<b>-1.3%</b>

### Condos

By Price Range	6-2012	6-2013	Change
\$100,000 and Below	95	96	+1.1%
\$100,001 to \$150,000	103	91	-11.7%
\$150,001 to \$200,000	97	100	+3.1%
\$200,001 to \$350,000	59	46	-22.0%
\$350,001 and Above	25	22	-12.0%
<b>All Price Ranges</b>	<b>379</b>	<b>355</b>	<b>-6.3%</b>

### By Bedroom Count

By Bedroom Count	6-2012	6-2013	Change
2 Bedrooms or Less	616	618	+0.3%
3 Bedrooms	2,077	1,959	-5.7%
4 Bedrooms or More	1,277	1,323	+3.6%
<b>All Bedroom Counts</b>	<b>3,976</b>	<b>3,906</b>	<b>-1.8%</b>

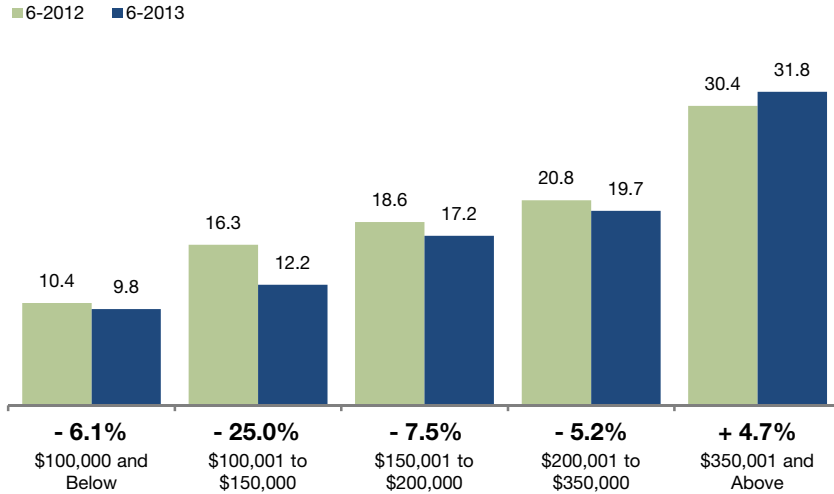
By Bedroom Count	6-2012	6-2013	Change
2 Bedrooms or Less	443	458	+3.4%
3 Bedrooms	1,945	1,843	-5.2%
4 Bedrooms or More	1,203	1,244	+3.4%
<b>All Bedroom Counts</b>	<b>3,597</b>	<b>3,551</b>	<b>-1.3%</b>

# Months Supply of Inventory

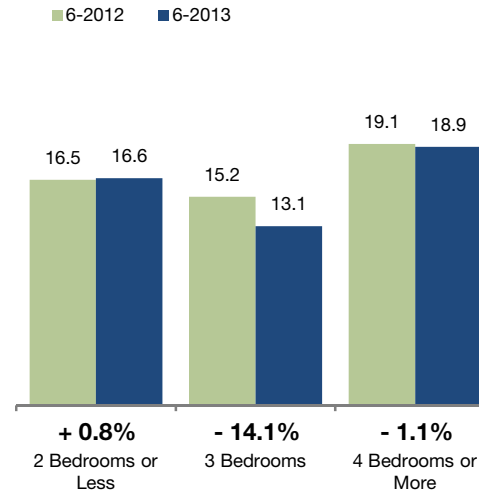
The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



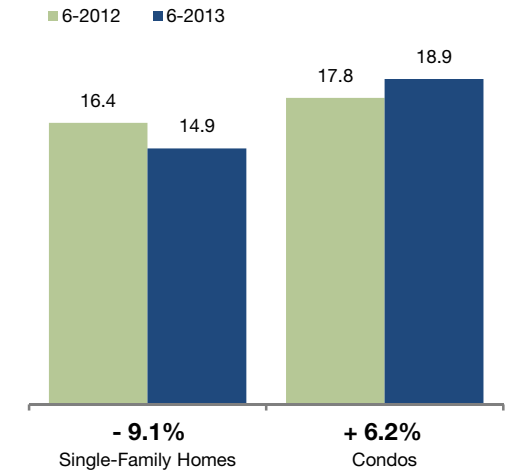
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2012	6-2013	Change
\$100,000 and Below	10.4	9.8	-6.1%
\$100,001 to \$150,000	16.3	12.2	-25.0%
\$150,001 to \$200,000	18.6	17.2	-7.5%
\$200,001 to \$350,000	20.8	19.7	-5.2%
\$350,001 and Above	30.4	31.8	+4.7%
<b>All Price Ranges</b>	<b>16.5</b>	<b>15.2</b>	<b>-8.0%</b>

### Single-Family Homes

6-2012	6-2013	Change	6-2012	6-2013	Change
10.6	9.8	-7.9%	8.8	9.8	+10.5%
15.4	11.5	-25.0%	26.3	21.8	-17.1%
18.0	15.5	-13.7%	23.8	44.4	+87.1%
20.4	19.6	-4.1%	21.2	23.0	+8.3%
30.3	31.6	+4.2%	13.9	18.3	+32.0%
<b>16.4</b>	<b>14.9</b>	<b>-9.1%</b>	<b>17.8</b>	<b>18.9</b>	<b>+6.2%</b>

### Condos

By Bedroom Count	6-2012	6-2013	Change
2 Bedrooms or Less	16.5	16.6	+0.8%
3 Bedrooms	15.2	13.1	-14.1%
4 Bedrooms or More	19.1	18.9	-1.1%
<b>All Bedroom Counts</b>	<b>16.5</b>	<b>15.2</b>	<b>-8.0%</b>

6-2012	6-2013	Change	6-2012	6-2013	Change
15.6	16.4	+4.6%	19.0	17.3	-9.2%
14.9	12.8	-14.2%	22.3	20.5	-8.2%
19.8	18.8	-5.3%	10.9	20.6	+89.9%
<b>16.4</b>	<b>14.9</b>	<b>-9.1%</b>	<b>17.8</b>	<b>18.9</b>	<b>+6.2%</b>