

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2015

Bring on the balmy summer breezes and the second round of the summer selling season, but let's see how the first half of the year fared first. For the 12-month period spanning July 2014 through June 2015, Pending Sales in the Western Upstate region were up 10.4 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 20.8 percent.

The overall Median Sales Price was up 5.6 percent to \$142,500. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.7 percent to \$145,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 93 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 139 days.

Market-wide, inventory levels were down 4.8 percent. The property type that lost the least inventory was the Condos segment, where it decreased 0.8 percent. That amounts to 10.2 months supply for Single-Family homes and 10.8 months supply for Condos.

Quick Facts

+ 20.8%	+ 16.3%	+ 11.6%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$150,001 to \$200,000	4 Bedrooms or More	Single-Family

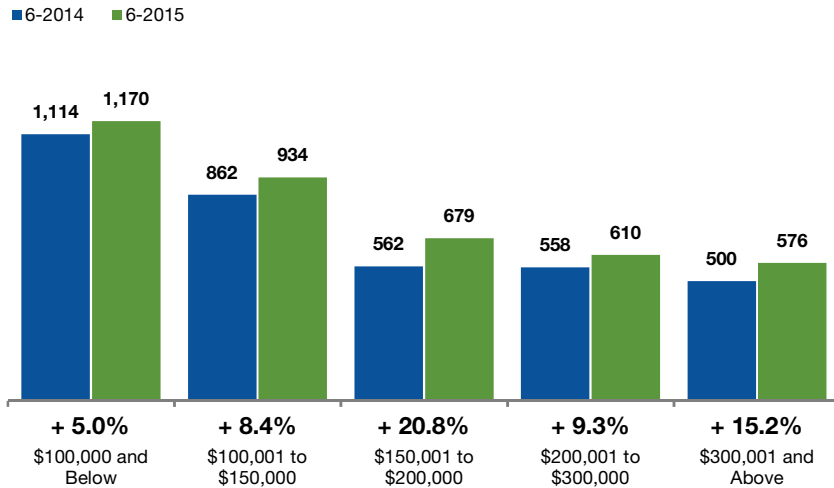
Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

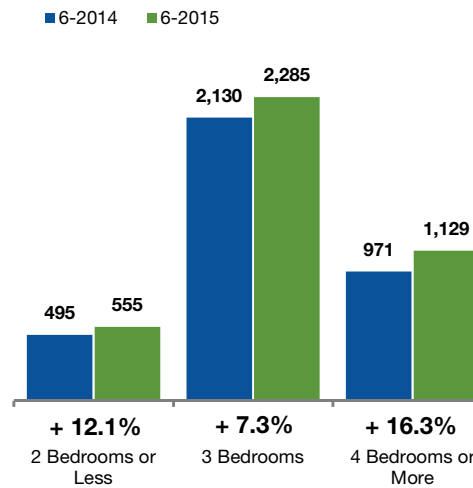
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



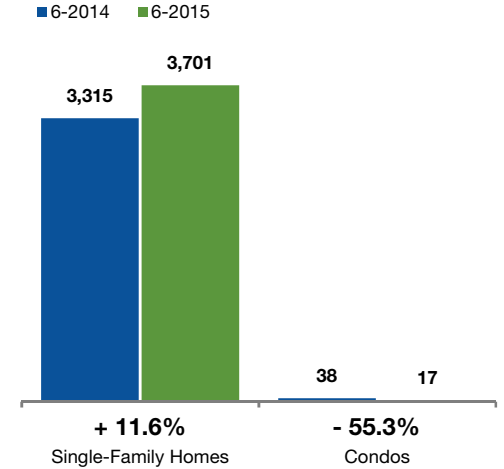
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	1,114	1,170	+ 5.0%
\$100,001 to \$150,000	862	934	+ 8.4%
\$150,001 to \$200,000	562	679	+ 20.8%
\$200,001 to \$300,000	558	610	+ 9.3%
\$300,001 and Above	500	576	+ 15.2%
All Price Ranges	3,596	3,969	+ 10.4%

Single-Family Homes

6-2014	6-2015	Change	6-2014	6-2015	Change
988	1,040	+ 5.3%	15	9	- 40.0%
795	877	+ 10.3%	10	2	- 80.0%
519	638	+ 22.9%	7	4	- 42.9%
526	586	+ 11.4%	3	1	- 66.7%
487	560	+ 15.0%	3	1	- 66.7%
3,315	3,701	+ 11.6%	38	17	- 55.3%

Condos

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	495	555	+ 12.1%
3 Bedrooms	2,130	2,285	+ 7.3%
4 Bedrooms or More	971	1,129	+ 16.3%
All Bedroom Counts	3,596	3,969	+ 10.4%

6-2014	6-2015	Change	6-2014	6-2015	Change
356	413	+ 16.0%	22	8	- 63.6%
2,041	2,203	+ 7.9%	14	5	- 64.3%
918	1,085	+ 18.2%	2	4	+ 100.0%
3,315	3,701	+ 11.6%	38	17	- 55.3%

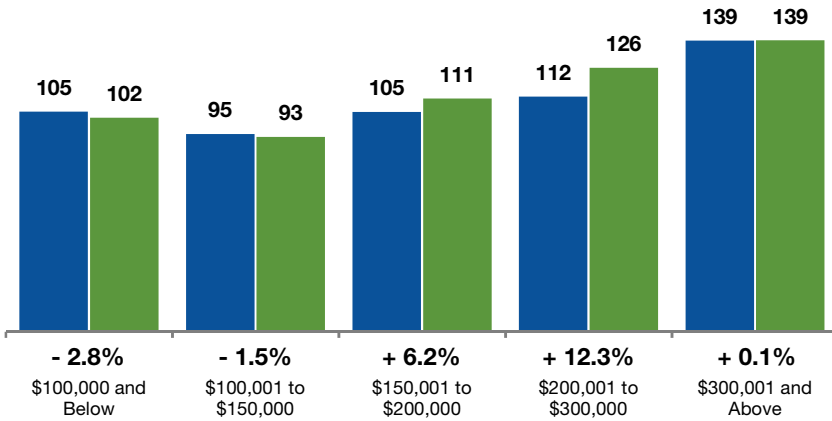
Days on Market Until Sale

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



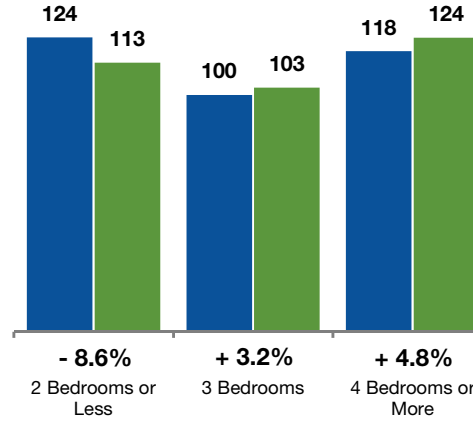
By Price Range

■ 6-2014 ■ 6-2015



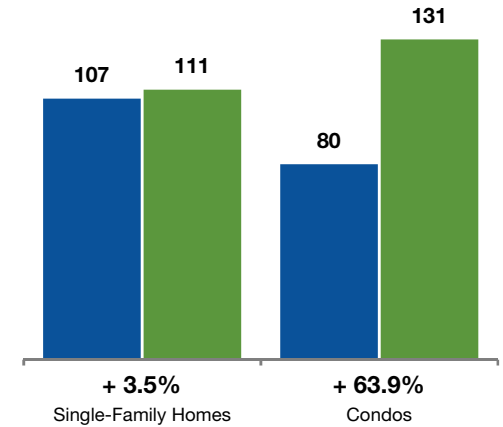
By Bedroom Count

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range

	6-2014	6-2015	Change
\$100,000 and Below	105	102	- 2.8%
\$100,001 to \$150,000	95	93	- 1.5%
\$150,001 to \$200,000	105	111	+ 6.2%
\$200,001 to \$300,000	112	126	+ 12.3%
\$300,001 and Above	139	139	+ 0.1%
All Price Ranges	108	110	+ 2.3%

Single-Family Homes

	6-2014	6-2015	Change
2 Bedrooms or Less	104	105	+ 0.5%
3 Bedrooms	94	92	- 2.1%
4 Bedrooms or More	105	109	+ 4.1%
	110	125	+ 14.2%
	137	140	+ 2.4%
All Single-Family Homes	107	111	+ 3.5%

Condos

	6-2014	6-2015	Change
	78	110	+ 41.1%
	57	179	+ 214.4%
	90	130	+ 44.8%
	123	0	- 100.0%
	12	199	+ 1558.3%
All Condos	80	131	+ 63.9%

By Bedroom Count

	6-2014	6-2015	Change
2 Bedrooms or Less	124	113	- 8.6%
3 Bedrooms	100	103	+ 3.2%
4 Bedrooms or More	118	124	+ 4.8%
All Bedroom Counts	108	110	+ 2.3%

	6-2014	6-2015	Change
2 Bedrooms or Less	121	114	- 6.2%
3 Bedrooms	98	103	+ 4.5%
4 Bedrooms or More	121	125	+ 3.5%
All Single-Family Homes	107	111	+ 3.5%

	6-2014	6-2015	Change
2 Bedrooms or Less	99	147	+ 48.7%
3 Bedrooms	67	118	+ 75.7%
4 Bedrooms or More	61	102	+ 67.3%
All Condos	80	131	+ 63.9%

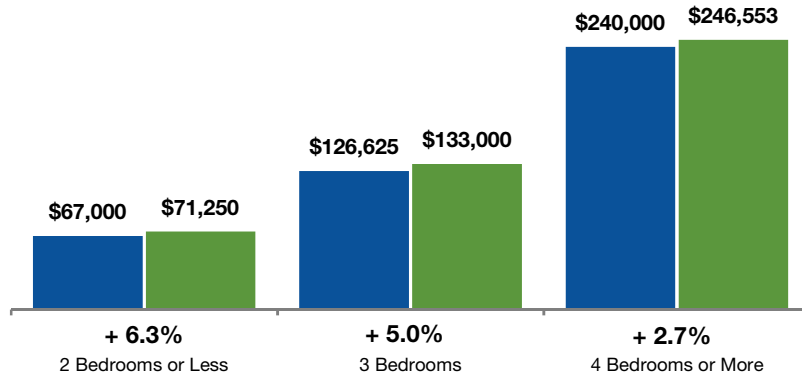
Median Sales Price

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



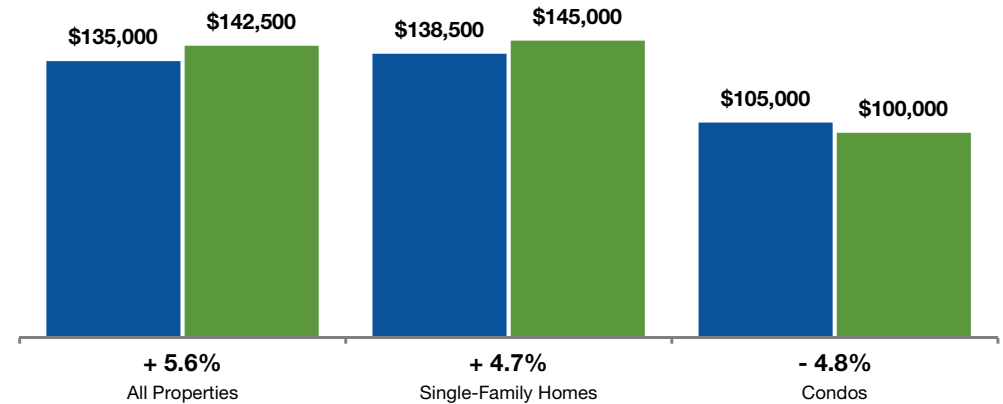
By Bedroom Count

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Bedroom Count

	6-2014	6-2015	Change
2 Bedrooms or Less	\$67,000	\$71,250	+ 6.3%
3 Bedrooms	\$126,625	\$133,000	+ 5.0%
4 Bedrooms or More	\$240,000	\$246,553	+ 2.7%
All Bedroom Counts	\$135,000	\$142,500	+ 5.6%

Single-Family Homes

	6-2014	6-2015	Change	6-2014	6-2015	Change
	\$57,500	\$65,750	+ 14.3%	\$85,250	\$79,000	- 7.3%
	\$126,500	\$133,000	+ 5.1%	\$127,500	\$122,000	- 4.3%
	\$250,000	\$250,000	0.0%	\$108,000	\$110,000	+ 1.9%
All Single-Family Homes	\$138,500	\$145,000	+ 4.7%	\$105,000	\$100,000	- 4.8%

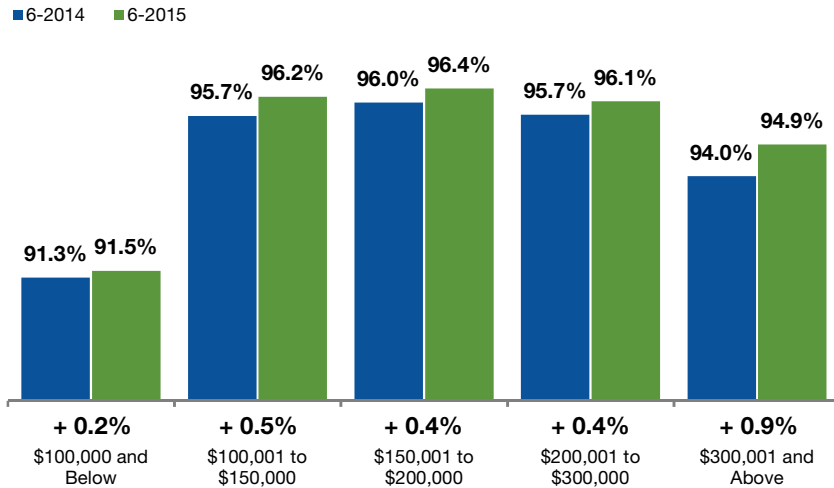
Condos

Percent of List Price Received

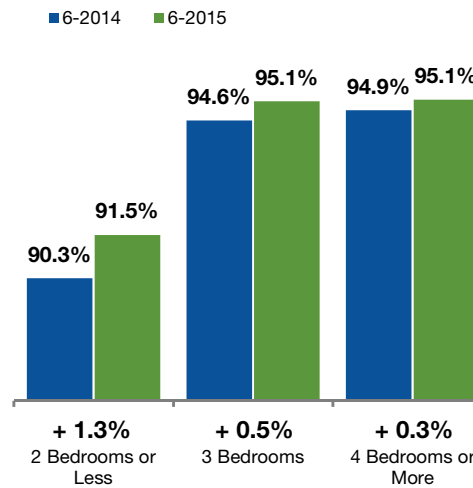
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



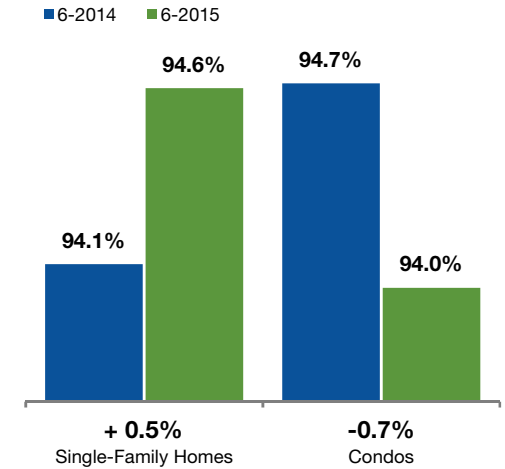
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	91.3%	91.5%	+ 0.2%
\$100,001 to \$150,000	95.7%	96.2%	+ 0.5%
\$150,001 to \$200,000	96.0%	96.4%	+ 0.4%
\$200,001 to \$300,000	95.7%	96.1%	+ 0.4%
\$300,001 and Above	94.0%	94.9%	+ 0.9%
All Price Ranges	94.1%	94.6%	+ 0.5%

Single-Family Homes

6-2014	6-2015	Change	6-2014	6-2015	Change
91.1%	91.2%	+ 0.2%	95.1%	92.4%	-10.0%
95.8%	96.2%	+ 0.5%	95.0%	96.7%	11.1%
96.1%	96.5%	+ 0.4%	93.5%	95.1%	11.1%
95.8%	96.1%	+ 0.3%	93.7%	0.0%	-100.0%
94.1%	94.9%	+ 0.9%	97.5%	95.7%	0.0%
94.1%	94.6%	+ 0.5%	94.7%	94.0%	-0.7%

Condos

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	90.3%	91.5%	+ 1.3%
3 Bedrooms	94.6%	95.1%	+ 0.5%
4 Bedrooms or More	94.9%	95.1%	+ 0.3%
All Bedroom Counts	94.1%	94.6%	+ 0.6%

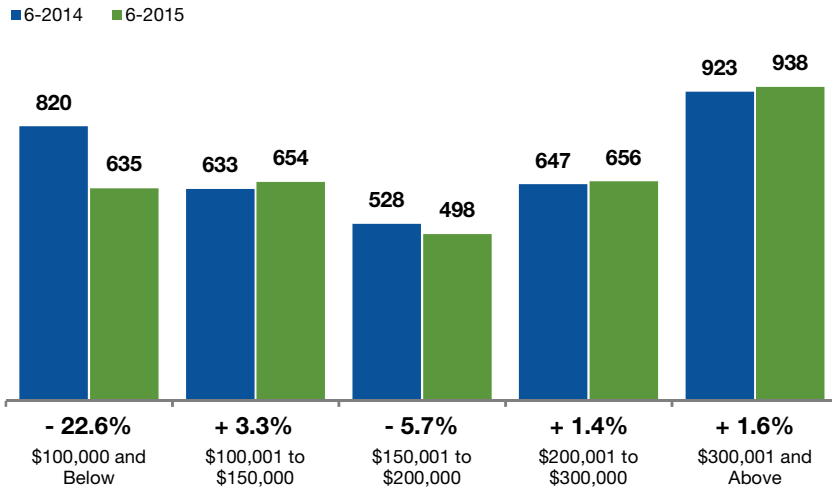
6-2014	6-2015	Change	6-2014	6-2015	Change
89.2%	90.5%	+ 1.5%	94.4%	92.7%	0.0%
94.6%	95.1%	+ 0.5%	94.0%	95.1%	11.1%
94.8%	95.2%	+ 0.4%	96.6%	96.7%	0.0%
94.1%	94.6%	+ 0.6%	94.7%	94.0%	-0.7%

Inventory of Homes for Sale

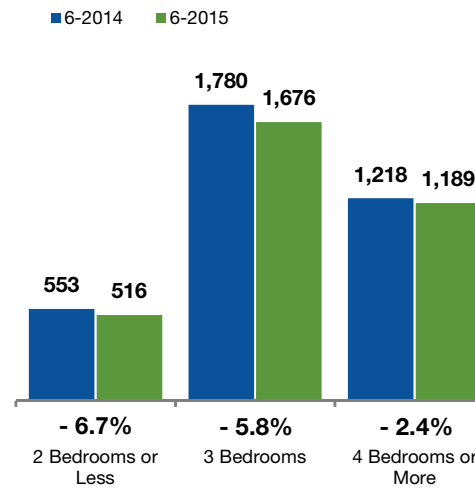
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



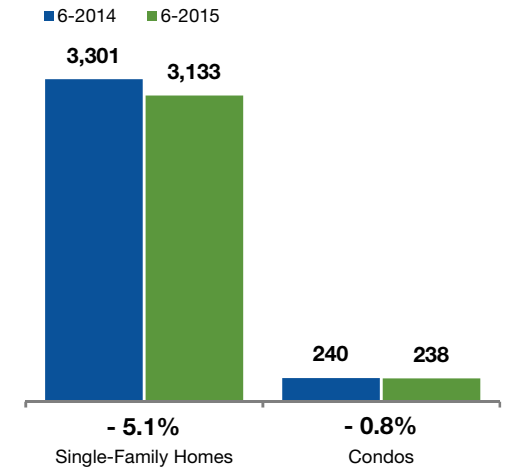
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	820	635	- 22.6%
\$100,001 to \$150,000	633	654	+ 3.3%
\$150,001 to \$200,000	528	498	- 5.7%
\$200,001 to \$300,000	647	656	+ 1.4%
\$300,001 and Above	923	938	+ 1.6%
All Price Ranges	3,551	3,381	- 4.8%

Single-Family Homes

6-2014	6-2015	Change
736	560	- 23.9%
565	565	0.0%
486	462	- 4.9%
614	625	+ 1.8%
900	921	+ 2.3%
3,301	3,133	- 5.1%

Condos

6-2014	6-2015	Change
82	71	- 13.4%
66	87	+ 31.8%
39	33	- 15.4%
32	30	- 6.3%
21	17	- 19.0%
240	238	- 0.8%

By Bedroom Count

6-2014	6-2015	Change
553	516	- 6.7%
1,780	1,676	- 5.8%
1,218	1,189	- 2.4%
3,551	3,381	- 4.8%

6-2014	6-2015	Change
418	394	- 5.7%
1,689	1,589	- 5.9%
1,194	1,150	- 3.7%
3,301	3,133	- 5.1%

6-2014	6-2015	Change
129	115	- 10.9%
88	84	- 4.5%
23	39	+ 69.6%
240	238	- 0.8%

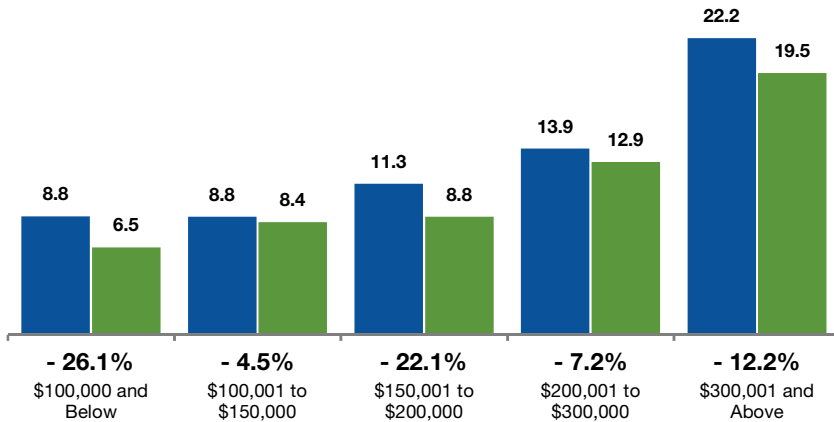
Months Supply of Inventory

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.**



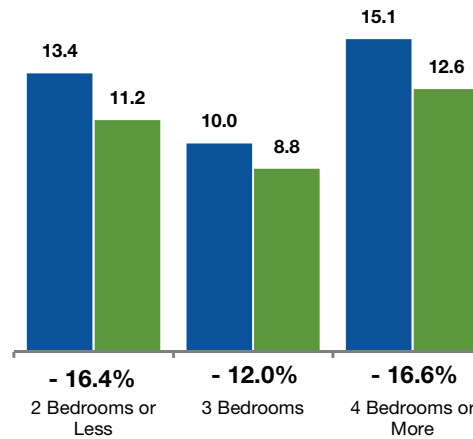
By Price Range

■ 6-2014 ■ 6-2015



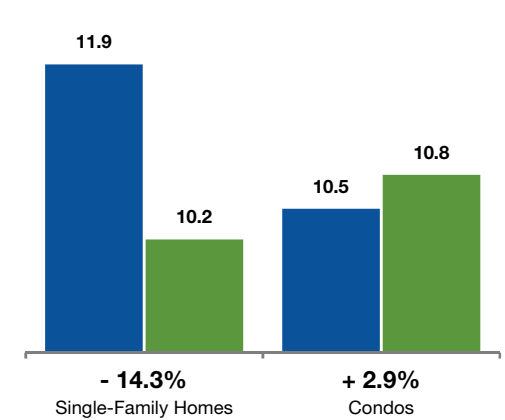
By Bedroom Count

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range

	6-2014	6-2015	Change
\$100,000 and Below	8.8	6.5	- 26.1%
\$100,001 to \$150,000	8.8	8.4	- 4.5%
\$150,001 to \$200,000	11.3	8.8	- 22.1%
\$200,001 to \$300,000	13.9	12.9	- 7.2%
\$300,001 and Above	22.2	19.5	- 12.2%
All Price Ranges	11.8	10.2	- 13.6%

Single-Family Homes

	6-2014	6-2015	Change
\$100,000 and Below	8.9	6.5	- 27.0%
\$100,001 to \$150,000	8.5	7.7	- 9.4%
\$150,001 to \$200,000	11.2	8.7	- 22.3%
\$200,001 to \$300,000	14.0	12.8	- 8.6%
\$300,001 and Above	22.2	19.7	- 11.3%
All Price Ranges	11.9	10.2	- 14.3%

Condos

	6-2014	6-2015	Change
\$100,000 and Below	7.9	6.6	- 16.5%
\$100,001 to \$150,000	12.2	19.0	+ 55.7%
\$150,001 to \$200,000	11.1	9.9	- 10.8%
\$200,001 to \$300,000	11.4	11.3	- 0.9%
\$300,001 and Above	14.5	9.6	- 33.8%
All Price Ranges	10.5	10.8	+ 2.9%

By Bedroom Count

	6-2014	6-2015	Change
2 Bedrooms or Less	13.4	11.2	- 16.4%
3 Bedrooms	10.0	8.8	- 12.0%
4 Bedrooms or More	15.1	12.6	- 16.6%
All Bedroom Counts	11.8	10.2	- 13.6%

	6-2014	6-2015	Change
2 Bedrooms or Less	14.1	11.4	- 19.1%
3 Bedrooms	9.9	8.7	- 12.1%
4 Bedrooms or More	15.6	12.7	- 18.6%
All Bedroom Counts	11.9	10.2	- 14.3%