

Housing Supply Overview

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June 2016

Sales have been brisk, particularly at midpoint levels away from the highs and lows, and months' supply of inventory continues to drop, sometimes significantly. For the 12-month period spanning July 2015 through June 2016, Pending Sales in the Western Upstate region were up 0.3 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 8.1 percent.

The overall Median Sales Price was up 5.2 percent to \$149,900. The property type with the largest price gain was the Condos segment, where prices increased 9.1 percent to \$108,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 84 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 126 days.

Market-wide, inventory levels were down 7.2 percent. The property type that lost the least inventory was the Condos segment, where it decreased 5.6 percent. That amounts to 8.0 months supply for Single-Family homes and 8.3 months supply for Condos.

Quick Facts

+ 8.1%	+ 2.0%	+ 0.2%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	3 Bedrooms	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

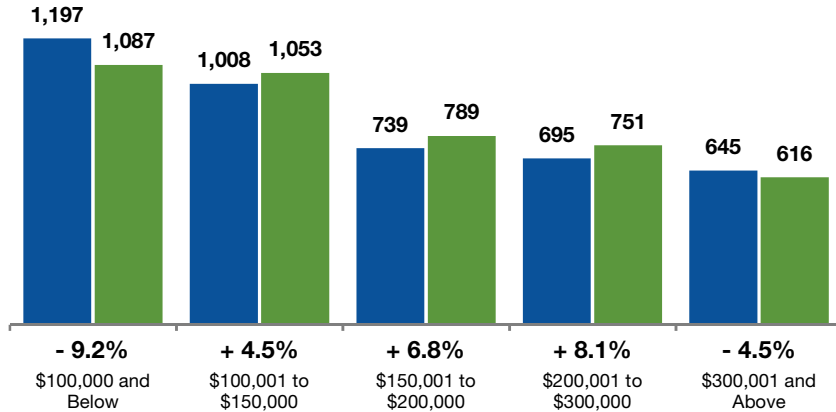
Pending Sales

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



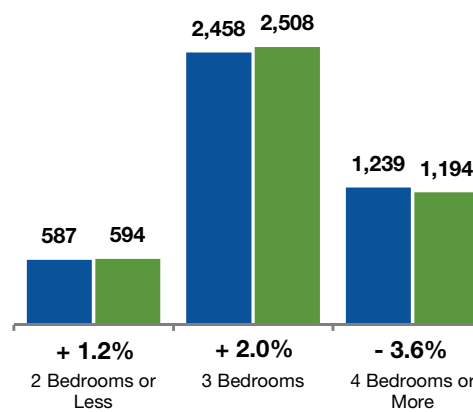
By Price Range

■ 6-2015 ■ 6-2016



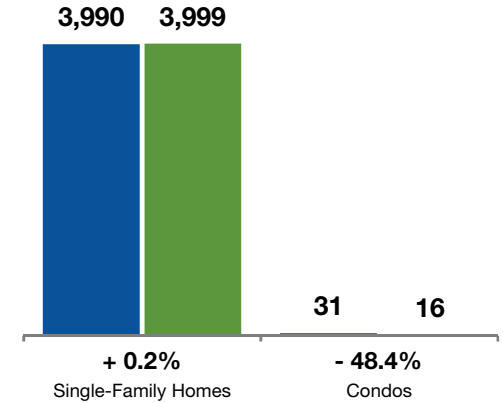
By Bedroom Count

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$100,000 and Below	1,197	1,087	- 9.2%
\$100,001 to \$150,000	1,008	1,053	+ 4.5%
\$150,001 to \$200,000	739	789	+ 6.8%
\$200,001 to \$300,000	695	751	+ 8.1%
\$300,001 and Above	645	616	- 4.5%
All Price Ranges	4,284	4,296	+ 0.3%

Single-Family Homes

	6-2015	6-2016	Change
2 Bedrooms or Less	1,064	964	- 9.4%
3 Bedrooms	943	952	+ 1.0%
4 Bedrooms or More	694	761	+ 9.7%
	663	713	+ 7.5%
	626	609	- 2.7%
All Single-Family Homes	3,990	3,999	+ 0.2%

Condos

	6-2015	6-2016	Change
	13	7	- 46.2%
	8	6	- 25.0%
	5	2	- 60.0%
	3	0	- 100.0%
	2	1	- 50.0%
All Condos	31	16	- 48.4%

By Bedroom Count

	6-2015	6-2016	Change
2 Bedrooms or Less	587	594	+ 1.2%
3 Bedrooms	2,458	2,508	+ 2.0%
4 Bedrooms or More	1,239	1,194	- 3.6%
All Bedroom Counts	4,284	4,296	+ 0.3%

	6-2015	6-2016	Change
2 Bedrooms or Less	435	458	+ 5.3%
3 Bedrooms	2,367	2,408	+ 1.7%
4 Bedrooms or More	1,188	1,133	- 4.6%
All Single-Family Homes	3,990	3,999	+ 0.2%

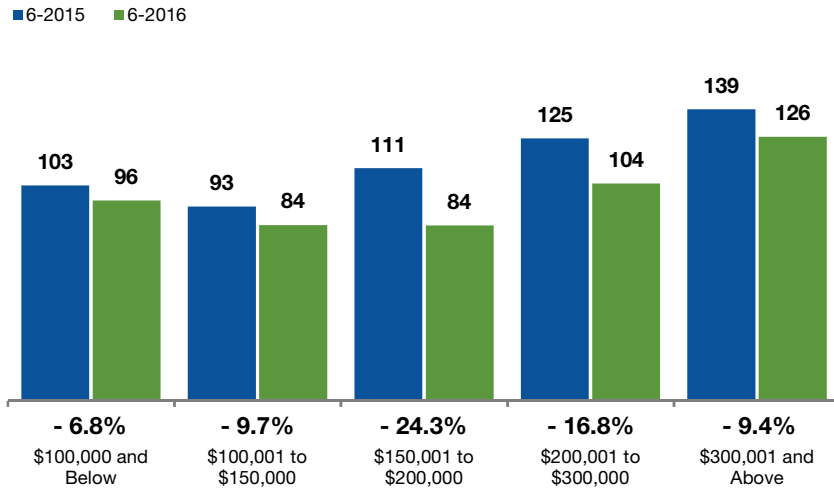
	6-2015	6-2016	Change
	16	14	- 12.5%
	7	1	- 85.7%
	8	1	- 87.5%
All Condos	31	16	- 48.4%

Days on Market Until Sale

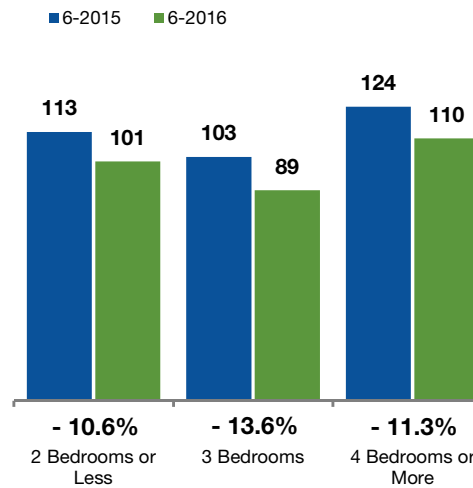
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



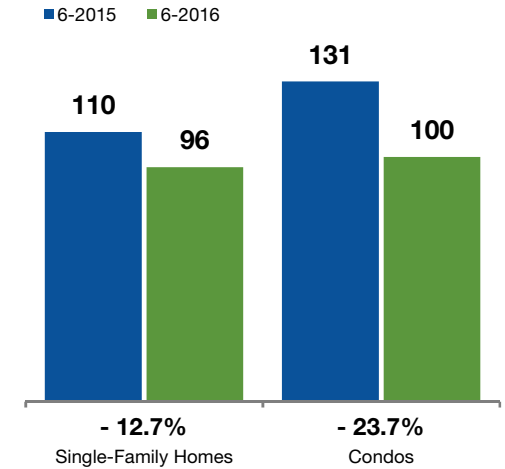
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2015	6-2016	Change
\$100,000 and Below	103	96	- 6.8%
\$100,001 to \$150,000	93	84	- 9.7%
\$150,001 to \$200,000	111	84	- 24.3%
\$200,001 to \$300,000	125	104	- 16.8%
\$300,001 and Above	139	126	- 9.4%
All Price Ranges	110	96	- 12.7%

Single-Family Homes

6-2015	6-2016	Change	6-2015	6-2016	Change
105	95	- 9.5%	110	119	+ 8.2%
91	83	- 8.8%	179	49	- 72.6%
108	81	- 25.0%	130	168	+ 29.2%
125	104	- 16.8%	0	34	--
140	127	- 9.3%	199	0	- 100.0%
110	96	- 12.7%	131	100	- 23.7%

Condos

By Bedroom Count	6-2015	6-2016	Change
2 Bedrooms or Less	113	101	- 10.6%
3 Bedrooms	103	89	- 13.6%
4 Bedrooms or More	124	110	- 11.3%
All Bedroom Counts	110	96	- 12.7%

6-2015	6-2016	Change	6-2015	6-2016	Change
113	96	- 15.0%	147	122	- 17.0%
102	88	- 13.7%	118	82	- 30.5%
125	113	- 9.6%	102	17	- 83.3%
110	96	- 12.7%	131	100	- 23.7%

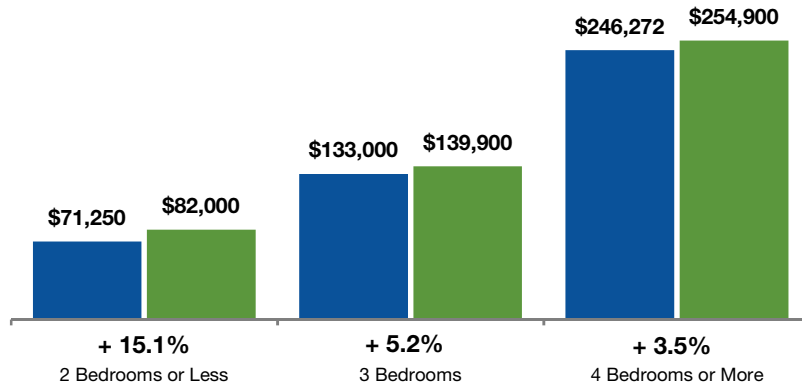
Median Sales Price

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



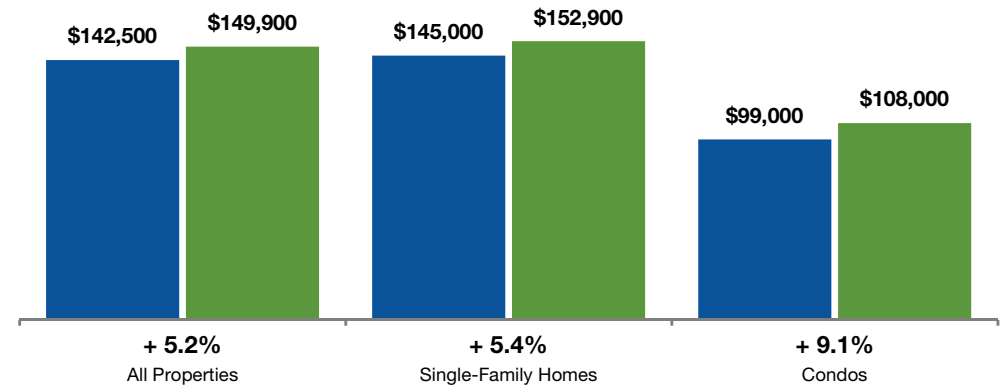
By Bedroom Count

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Bedroom Count

	6-2015	6-2016	Change
2 Bedrooms or Less	\$71,250	\$82,000	+ 15.1%
3 Bedrooms	\$133,000	\$139,900	+ 5.2%
4 Bedrooms or More	\$246,272	\$254,900	+ 3.5%
All Bedroom Counts	\$142,500	\$149,900	+ 5.2%

Single-Family Homes

	6-2015	6-2016	Change	6-2015	6-2016	Change
	\$65,750	\$78,000	+ 18.6%	\$78,500	\$95,000	+ 21.0%
	\$133,000	\$140,000	+ 5.3%	\$122,000	\$125,000	+ 2.5%
	\$250,000	\$262,269	+ 4.9%	\$110,000	\$112,000	+ 1.8%
All Single-Family Homes	\$145,000	\$152,900	+ 5.4%	\$99,000	\$108,000	+ 9.1%

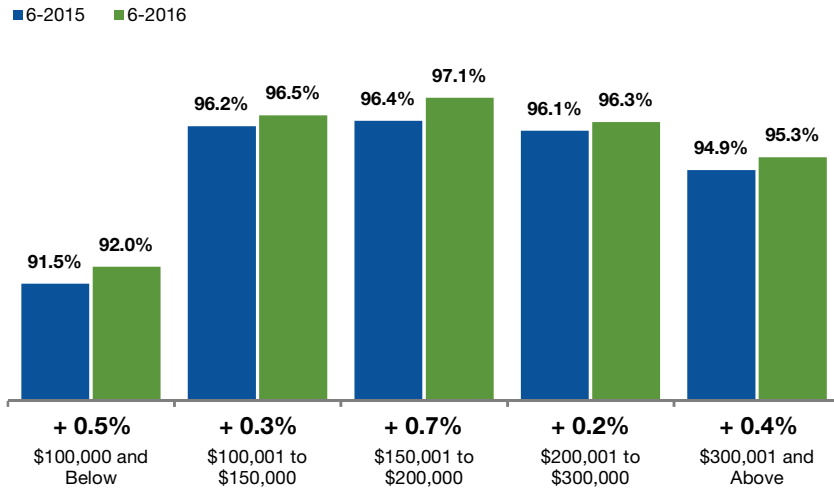
Condos

Percent of List Price Received

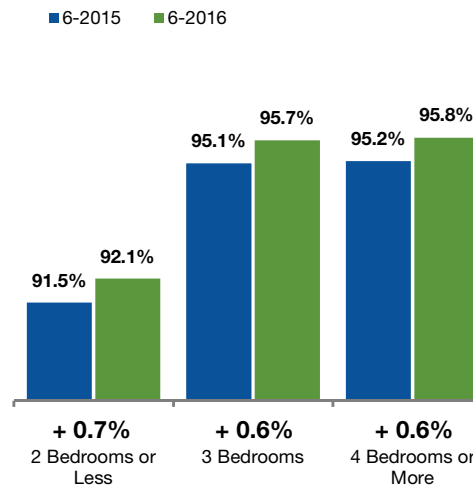
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



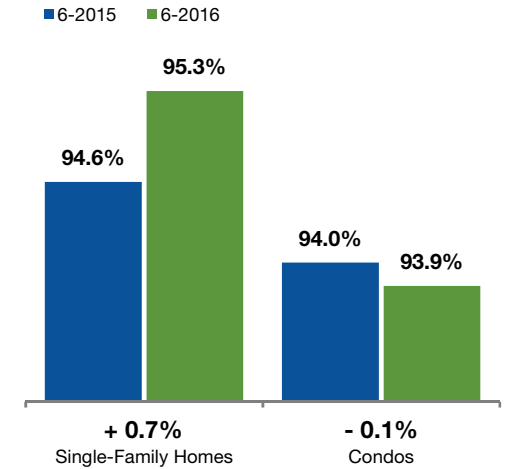
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2015	6-2016	Change
\$100,000 and Below	91.5%	92.0%	+ 0.5%
\$100,001 to \$150,000	96.2%	96.5%	+ 0.3%
\$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	94.9%	95.3%	+ 0.4%
All Price Ranges	94.6%	95.2%	+ 0.6%

Single-Family Homes

6-2015	6-2016	Change
91.2%	91.9%	+ 0.8%
96.3%	96.7%	+ 0.4%
96.4%	97.2%	+ 0.8%
96.1%	96.3%	+ 0.2%
94.9%	95.3%	+ 0.4%
94.6%	95.3%	+ 0.7%

Condos

6-2015	6-2016	Change
92.4%	91.6%	- 0.9%
96.7%	95.2%	- 1.6%
95.1%	97.1%	+ 2.1%
0.0%	96.2%	--
95.7%	0.0%	- 100.0%
94.0%	93.9%	- 0.1%

By Bedroom Count

6-2015	6-2016	Change
91.5%	92.1%	+ 0.7%
95.1%	95.7%	+ 0.6%
95.2%	95.8%	+ 0.6%
94.6%	95.2%	+ 0.6%

6-2015	6-2016	Change
90.6%	91.6%	+ 1.1%
95.1%	95.8%	+ 0.7%
95.2%	95.8%	+ 0.6%
94.6%	95.3%	+ 0.7%

6-2015	6-2016	Change
92.7%	94.1%	+ 1.5%
95.1%	93.3%	- 1.9%
96.7%	98.2%	+ 1.6%
94.0%	93.9%	- 0.1%

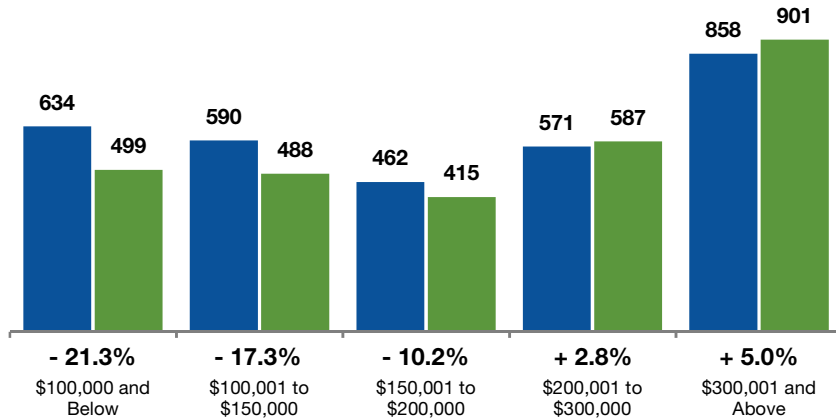
Inventory of Homes for Sale

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



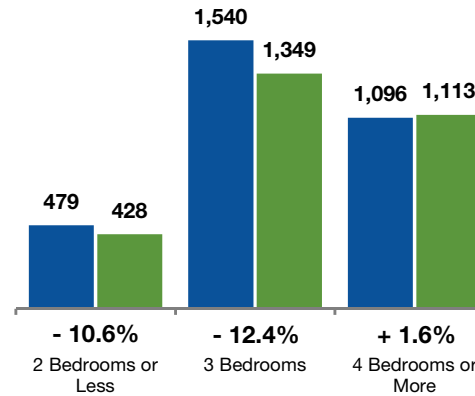
By Price Range

■ 6-2015 ■ 6-2016



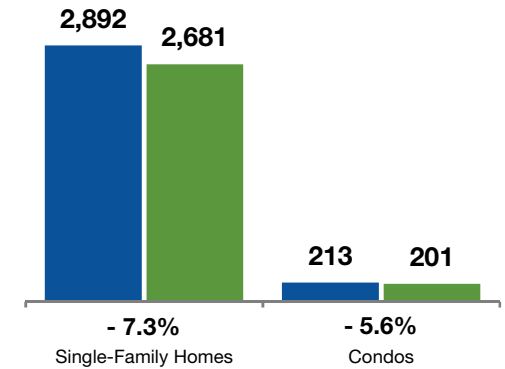
By Bedroom Count

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$100,000 and Below	634	499	- 21.3%
\$100,001 to \$150,000	590	488	- 17.3%
\$150,001 to \$200,000	462	415	- 10.2%
\$200,001 to \$300,000	571	587	+ 2.8%
\$300,001 and Above	858	901	+ 5.0%
All Price Ranges	3,115	2,890	- 7.2%

Single-Family Homes

	6-2015	6-2016	Change
2 Bedrooms or Less	559	426	- 23.8%
3 Bedrooms	515	427	- 17.1%
4 Bedrooms or More	430	382	- 11.2%
	544	562	+ 3.3%
	844	884	+ 4.7%
All Single-Family Homes	2,892	2,681	- 7.3%

Condos

	6-2015	6-2016	Change
	71	68	- 4.2%
	73	58	- 20.5%
	29	33	+ 13.8%
	26	25	- 3.8%
	14	17	+ 21.4%
All Condos	213	201	- 5.6%

By Bedroom Count

	6-2015	6-2016	Change
2 Bedrooms or Less	479	428	- 10.6%
3 Bedrooms	1,540	1,349	- 12.4%
4 Bedrooms or More	1,096	1,113	+ 1.6%
All Bedroom Counts	3,115	2,890	- 7.2%

	6-2015	6-2016	Change
2 Bedrooms or Less	370	335	- 9.5%
3 Bedrooms	1,458	1,261	- 13.5%
4 Bedrooms or More	1,064	1,085	+ 2.0%
All Single-Family Homes	2,892	2,681	- 7.3%

	6-2015	6-2016	Change
	103	89	- 13.6%
	79	86	+ 8.9%
	31	26	- 16.1%
All Condos	213	201	- 5.6%

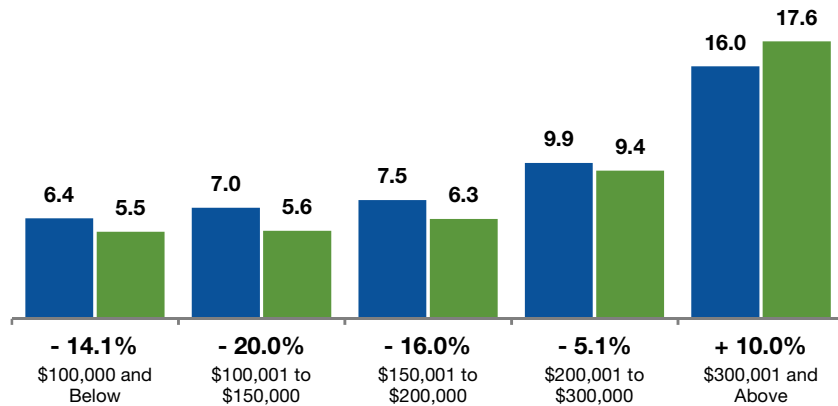
Months Supply of Inventory

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.**



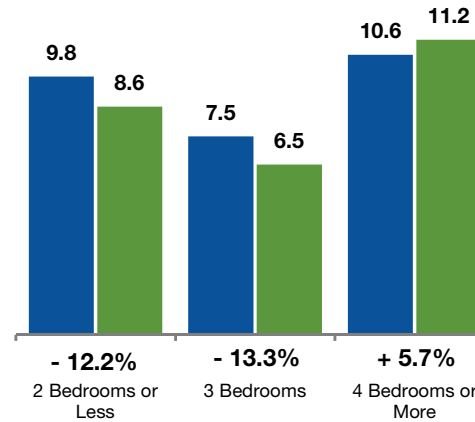
By Price Range

■ 6-2015 ■ 6-2016



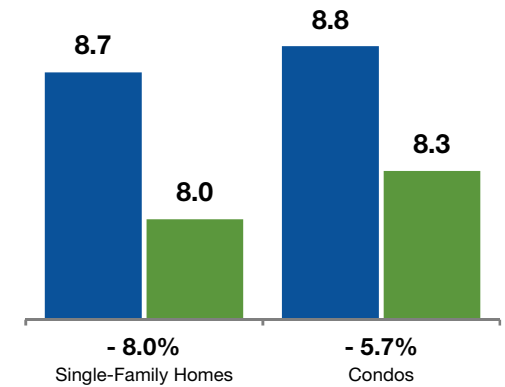
By Bedroom Count

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$100,000 and Below	6.4	5.5	- 14.1%
\$100,001 to \$150,000	7.0	5.6	- 20.0%
\$150,001 to \$200,000	7.5	6.3	- 16.0%
\$200,001 to \$300,000	9.9	9.4	- 5.1%
\$300,001 and Above	16.0	17.6	+ 10.0%
All Price Ranges	8.7	8.1	- 6.9%

Single-Family Homes

	6-2015	6-2016	Change
2 Bedrooms or Less	6.3	5.3	- 15.9%
3 Bedrooms	6.6	5.4	- 18.2%
4 Bedrooms or More	7.4	6.0	- 18.9%
Single-Family Homes	9.8	9.5	- 3.1%
Condos	16.2	17.4	+ 7.4%
All Single-Family Homes	8.7	8.0	- 8.0%

Condos

	6-2015	6-2016	Change
Single-Family Homes	6.5	6.7	+ 3.1%
Condos	13.9	6.9	- 50.4%
Single-Family Homes	7.9	13.4	+ 69.6%
Condos	8.1	6.9	- 14.8%
Single-Family Homes	7.4	14.6	+ 97.3%
All Condos	8.8	8.3	- 5.7%

By Bedroom Count

	6-2015	6-2016	Change
2 Bedrooms or Less	9.8	8.6	- 12.2%
3 Bedrooms	7.5	6.5	- 13.3%
4 Bedrooms or More	10.6	11.2	+ 5.7%
All Bedroom Counts	8.7	8.1	- 6.9%

	6-2015	6-2016	Change
Single-Family Homes	10.2	8.8	- 13.7%
Condos	7.4	6.3	- 14.9%
Single-Family Homes	10.5	10.6	+ 1.0%
Condos	10.7	11.5	+ 7.5%
Single-Family Homes	7.4	5.2	- 29.7%
All Single-Family Homes	8.7	8.0	- 8.0%