

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2016

Sellers are getting more of their asking price, meaning higher sales prices in most categories. The overall inventory crunch is still in play, but higher-priced homes seem to be faring better with inventory in year-over-year comparisons. For the 12-month period spanning June 2015 through May 2016, Pending Sales in the Western Upstate region were up 1.7 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 16.0 percent.

The overall Median Sales Price was up 5.8 percent to \$149,900. The property type with the largest price gain was the Condos segment, where prices increased 8.3 percent to \$108,325. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 84 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 5.7 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 5.3 percent. That amounts to 8.2 months supply for Single-Family homes and 8.4 months supply for Condos.

Quick Facts

+ 16.0%

+ 2.1%

+ 1.8%

Price Range With the Strongest Sales:

\$200,001 to \$300,000

Bedroom Count With Strongest Sales:

4 Bedrooms or More

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

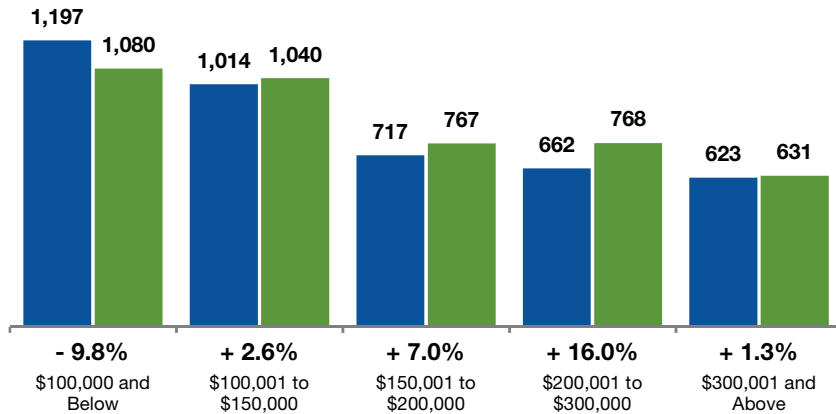
Pending Sales

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



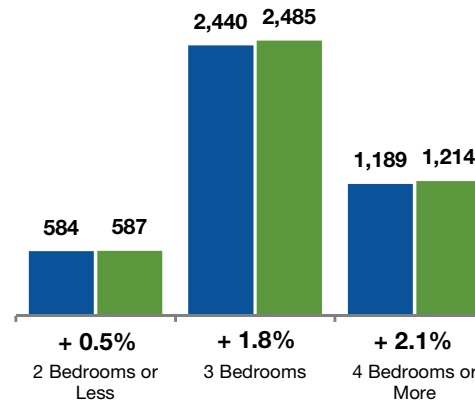
By Price Range

■ 5-2015 ■ 5-2016



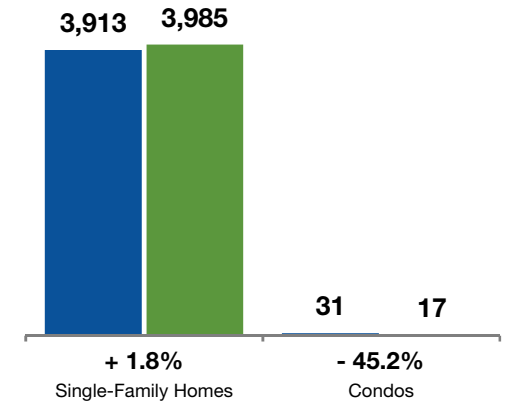
By Bedroom Count

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$100,000 and Below	1,197	1,080	- 9.8%
\$100,001 to \$150,000	1,014	1,040	+ 2.6%
\$150,001 to \$200,000	717	767	+ 7.0%
\$200,001 to \$300,000	662	768	+ 16.0%
\$300,001 and Above	623	631	+ 1.3%
All Price Ranges	4,213	4,286	+ 1.7%

Single-Family Homes

	5-2015	5-2016	Change
2 Bedrooms or Less	584	587	+ 0.5%
3 Bedrooms	2,440	2,485	+ 1.8%
4 Bedrooms or More	1,189	1,214	+ 2.1%
All Price Ranges	4,213	4,286	+ 1.7%

Condos

	5-2015	5-2016	Change
100,000 and Below	11	6	- 45.5%
100,001 to \$150,000	5	7	+ 40.0%
\$150,001 to \$200,000	10	1	- 90.0%
\$200,001 to \$300,000	3	3	0.0%
\$300,001 and Above	2	0	- 100.0%
All Price Ranges	31	17	- 45.2%

By Bedroom Count

	5-2015	5-2016	Change
2 Bedrooms or Less	584	587	+ 0.5%
3 Bedrooms	2,440	2,485	+ 1.8%
4 Bedrooms or More	1,189	1,214	+ 2.1%
All Bedroom Counts	4,213	4,286	+ 1.7%

	5-2015	5-2016	Change
2 Bedrooms or Less	427	457	+ 7.0%
3 Bedrooms	2,342	2,381	+ 1.7%
4 Bedrooms or More	1,144	1,147	+ 0.3%
All Bedroom Counts	3,913	3,985	+ 1.8%

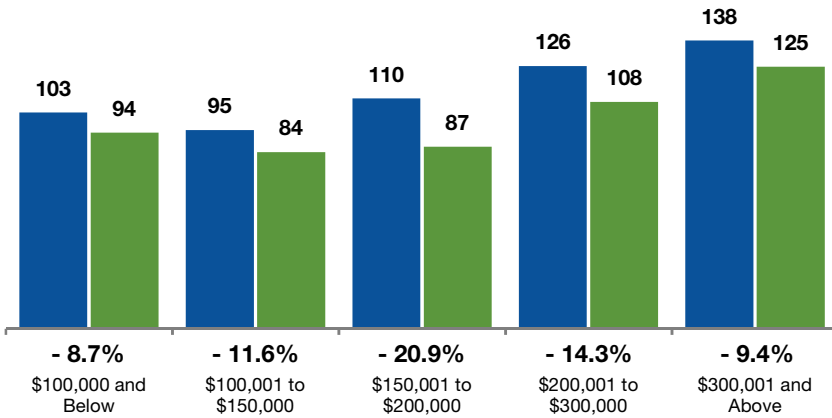
Days on Market Until Sale

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



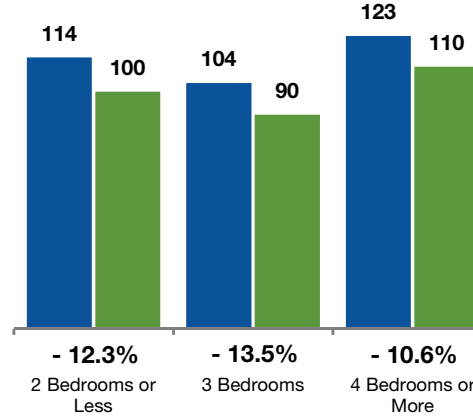
By Price Range

■ 5-2015 ■ 5-2016



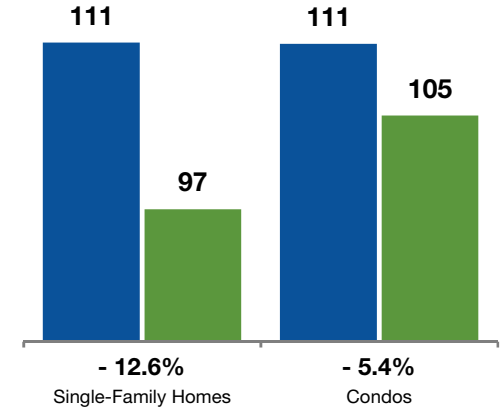
By Bedroom Count

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$100,000 and Below	103	94	- 8.7%
\$100,001 to \$150,000	95	84	- 11.6%
\$150,001 to \$200,000	110	87	- 20.9%
\$200,001 to \$300,000	126	108	- 14.3%
\$300,001 and Above	138	125	- 9.4%
All Price Ranges	111	97	- 12.6%

Single-Family Homes

	5-2015	5-2016	Change
2 Bedrooms or Less	106	93	- 12.3%
3 Bedrooms	94	83	- 11.7%
4 Bedrooms or More	108	85	- 21.3%
Condos	214	57	- 73.4%
Single-Family Homes	39	124	+ 217.9%
Condos	86	200	+ 132.6%
All Price Ranges	111	97	- 12.6%

Condos

By Bedroom Count

	5-2015	5-2016	Change
2 Bedrooms or Less	114	100	- 12.3%
3 Bedrooms	104	90	- 13.5%
4 Bedrooms or More	123	110	- 10.6%
All Bedroom Counts	111	97	- 12.6%

	5-2015	5-2016	Change
2 Bedrooms or Less	116	94	- 19.0%
3 Bedrooms	103	89	- 13.6%
4 Bedrooms or More	125	113	- 9.6%
Condos	42	55	+ 31.0%
Single-Family Homes	199	153	- 23.1%
Condos	44	137	+ 211.4%
All Bedroom Counts	111	97	- 12.6%

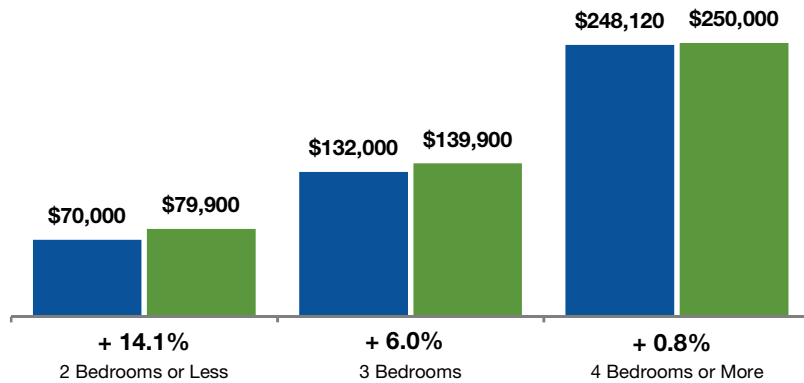
Median Sales Price

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



By Bedroom Count

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Bedroom Count	5-2015	5-2016	Change
2 Bedrooms or Less	\$70,000	\$79,900	+ 14.1%
3 Bedrooms	\$132,000	\$139,900	+ 6.0%
4 Bedrooms or More	\$248,120	\$250,000	+ 0.8%
All Bedroom Counts	\$141,625	\$149,900	+ 5.8%

Single-Family Homes

5-2015	5-2016	Change	5-2015	5-2016	Change
\$65,000	\$75,500	+ 16.2%	\$78,500	\$88,000	+ 12.1%
\$132,000	\$140,000	+ 6.1%	\$122,000	\$125,100	+ 2.5%
\$254,142	\$259,000	+ 1.9%	\$106,500	\$112,750	+ 5.9%
\$145,000	\$152,900	+ 5.4%	\$100,000	\$108,325	+ 8.3%

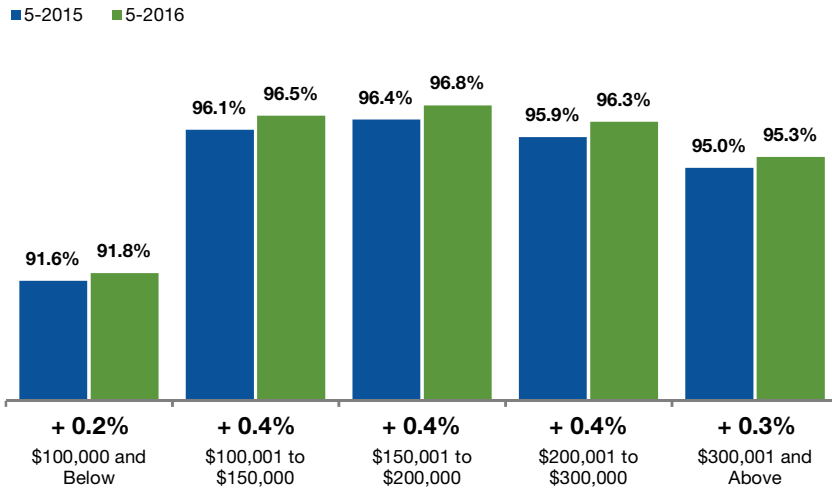
Condos

Percent of List Price Received

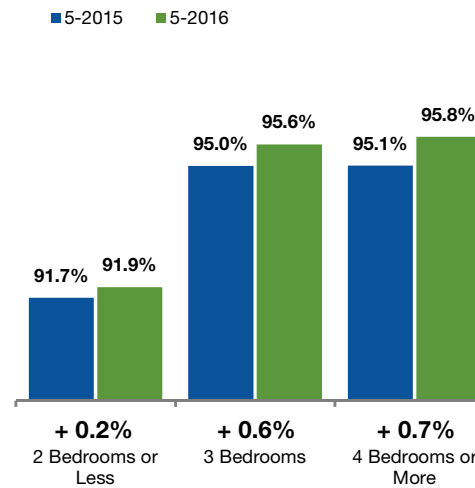
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



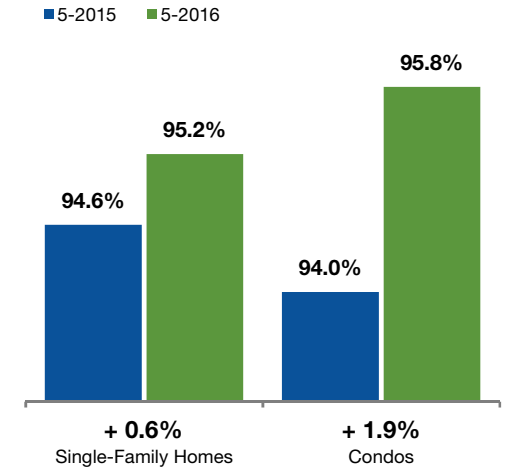
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2015	5-2016	Change
\$100,000 and Below	91.6%	91.8%	+ 0.2%
\$100,001 to \$150,000	96.1%	96.5%	+ 0.4%
\$150,001 to \$200,000	96.4%	96.8%	+ 0.4%
\$200,001 to \$300,000	95.9%	96.3%	+ 0.4%
\$300,001 and Above	95.0%	95.3%	+ 0.3%
All Price Ranges	94.6%	95.2%	+ 0.6%

Single-Family Homes

5-2015	5-2016	Change	5-2015	5-2016	Change
91.3%	91.6%	+ 0.3%	90.7%	95.4%	+ 5.2%
96.2%	96.7%	+ 0.5%	95.9%	95.7%	- 0.2%
96.5%	96.9%	+ 0.4%	97.2%	93.6%	- 3.7%
95.9%	96.3%	+ 0.4%	95.8%	99.0%	+ 3.3%
95.0%	95.3%	+ 0.3%	98.0%	94.0%	- 4.1%
94.6%	95.2%	+ 0.6%	94.0%	95.8%	+ 1.9%

Condos

By Bedroom Count	5-2015	5-2016	Change
2 Bedrooms or Less	91.7%	91.9%	+ 0.2%
3 Bedrooms	95.0%	95.6%	+ 0.6%
4 Bedrooms or More	95.1%	95.8%	+ 0.7%
All Bedroom Counts	94.6%	95.2%	+ 0.6%

5-2015	5-2016	Change	5-2015	5-2016	Change
90.7%	91.4%	+ 0.8%	92.4%	96.4%	+ 4.3%
95.1%	95.6%	+ 0.5%	96.6%	92.8%	- 3.9%
95.0%	95.9%	+ 0.9%	90.4%	96.6%	+ 6.9%
94.6%	95.2%	+ 0.6%	94.0%	95.8%	+ 1.9%

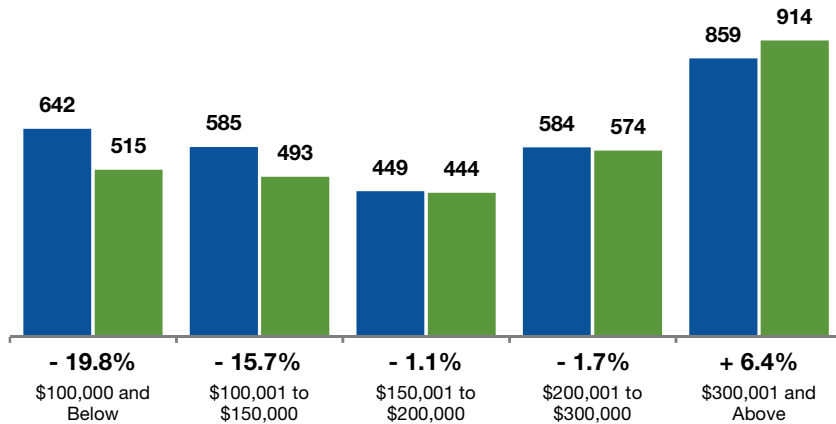
Inventory of Homes for Sale

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



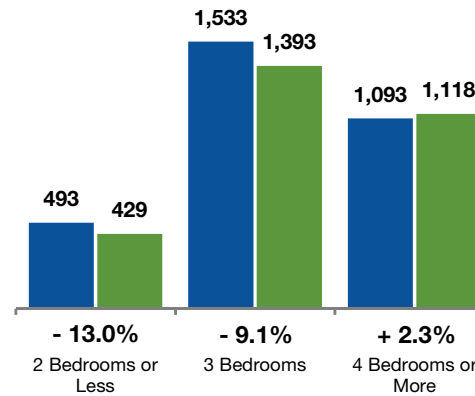
By Price Range

■ 5-2015 ■ 5-2016



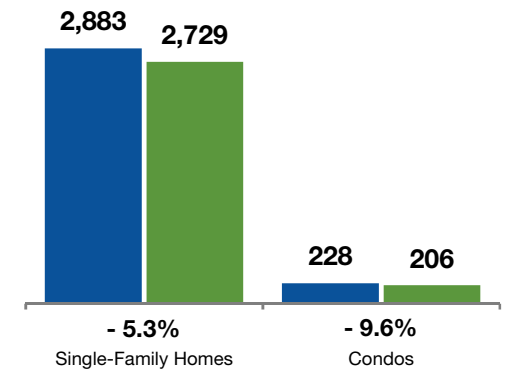
By Bedroom Count

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$100,000 and Below	642	515	- 19.8%
\$100,001 to \$150,000	585	493	- 15.7%
\$150,001 to \$200,000	449	444	- 1.1%
\$200,001 to \$300,000	584	574	- 1.7%
\$300,001 and Above	859	914	+ 6.4%
All Price Ranges	3,119	2,940	- 5.7%

Single-Family Homes

	5-2015	5-2016	Change
\$100,000 and Below	563	435	- 22.7%
\$100,001 to \$150,000	508	436	- 14.2%
\$150,001 to \$200,000	413	408	- 1.2%
\$200,001 to \$300,000	556	550	- 1.1%
\$300,001 and Above	843	900	+ 6.8%
All Price Ranges	2,883	2,729	- 5.3%

Condos

	5-2015	5-2016	Change
\$100,000 and Below	77	76	- 1.3%
\$100,001 to \$150,000	75	56	- 25.3%
\$150,001 to \$200,000	33	36	+ 9.1%
\$200,001 to \$300,000	27	24	- 11.1%
\$300,001 and Above	16	14	- 12.5%
All Price Ranges	228	206	- 9.6%

By Bedroom Count

	5-2015	5-2016	Change
2 Bedrooms or Less	493	429	- 13.0%
3 Bedrooms	1,533	1,393	- 9.1%
4 Bedrooms or More	1,093	1,118	+ 2.3%
All Bedroom Counts	3,119	2,940	- 5.7%

	5-2015	5-2016	Change
2 Bedrooms or Less	379	330	- 12.9%
3 Bedrooms	1,443	1,313	- 9.0%
4 Bedrooms or More	1,061	1,086	+ 2.4%
All Bedroom Counts	2,883	2,729	- 5.3%

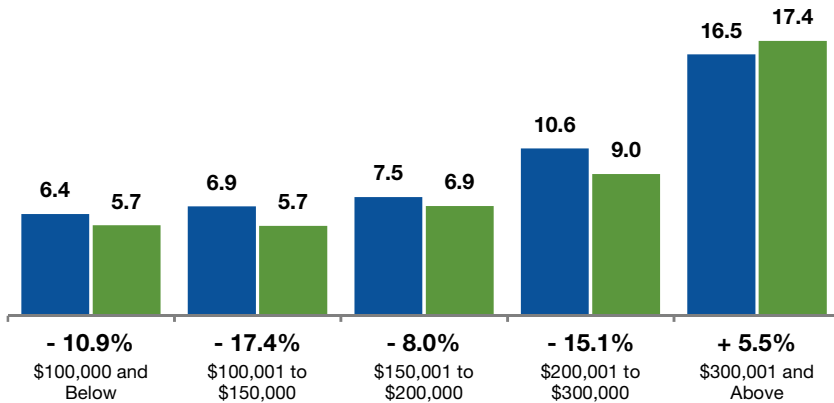
Months Supply of Inventory

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.**



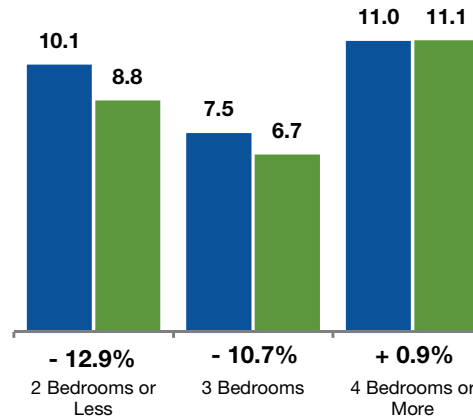
By Price Range

■ 5-2015 ■ 5-2016



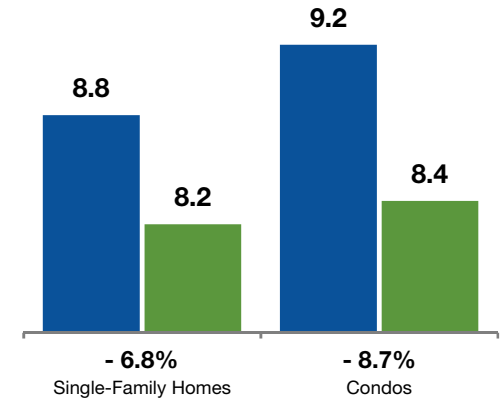
By Bedroom Count

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$100,000 and Below	6.4	5.7	- 10.9%
\$100,001 to \$150,000	6.9	5.7	- 17.4%
\$150,001 to \$200,000	7.5	6.9	- 8.0%
\$200,001 to \$300,000	10.6	9.0	- 15.1%
\$300,001 and Above	16.5	17.4	+ 5.5%
All Price Ranges	8.9	8.2	- 7.9%

Single-Family Homes

	5-2015	5-2016	Change
\$100,000 and Below	6.4	5.5	- 14.1%
\$100,001 to \$150,000	6.4	5.6	- 12.5%
\$150,001 to \$200,000	7.4	6.6	- 10.8%
\$200,001 to \$300,000	10.6	9.1	- 14.2%
\$300,001 and Above	16.8	17.3	+ 3.0%
All Price Ranges	8.8	8.2	- 6.8%

Condos

	5-2015	5-2016	Change
\$100,000 and Below	6.9	7.4	+ 7.2%
\$100,001 to \$150,000	13.8	6.9	- 50.0%
\$150,001 to \$200,000	8.6	14.7	+ 70.9%
\$200,001 to \$300,000	8.4	6.8	- 19.0%
\$300,001 and Above	8.0	10.5	+ 31.3%
All Price Ranges	9.2	8.4	- 8.7%

By Bedroom Count

	5-2015	5-2016	Change
2 Bedrooms or Less	10.1	8.8	- 12.9%
3 Bedrooms	7.5	6.7	- 10.7%
4 Bedrooms or More	11.0	11.1	+ 0.9%
All Bedroom Counts	8.9	8.2	- 7.9%

	5-2015	5-2016	Change
2 Bedrooms or Less	10.7	8.7	- 18.7%
3 Bedrooms	7.4	6.6	- 10.8%
4 Bedrooms or More	11.1	11.4	+ 2.7%
All Bedroom Counts	8.8	8.2	- 6.8%