

Housing Supply Overview

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



November 2012

There was a lot to be thankful for this November. Home buyers can be thankful for ultra-low mortgage rates while sellers can be thankful for a slow yet steady recovery. For the 12-month period spanning December 2011 through November 2012, Pending Sales in the Western Upstate region were up 1.5 percent overall. The price range with the largest gain in sales was the \$350,001 and Above range, where they increased 5.9 percent.

The overall Median Sales Price was up 2.1 percent to \$125,616. The property type with the largest price gain was the Condo segment, where prices increased 20.1 percent to \$94,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 151 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 214 days.

Market-wide, inventory levels were down 7.0 percent. The property type that gained the most inventory was the Condo segment, where it increased 0.3 percent. That amounts to 15.1 months supply for Single-Family homes and 19.2 months supply for Condos.

Quick Facts

+ 5.9%	+ 4.4%	+ 2.4%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$350,001 and Above	2 Bedrooms or Less	Single-Family Homes

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

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

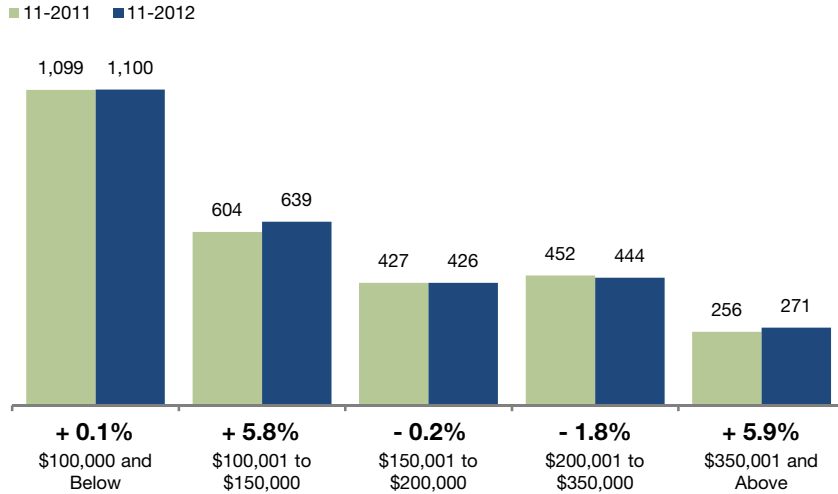


Pending Sales

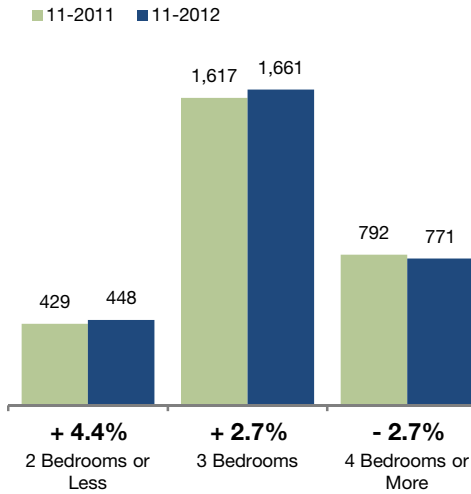
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



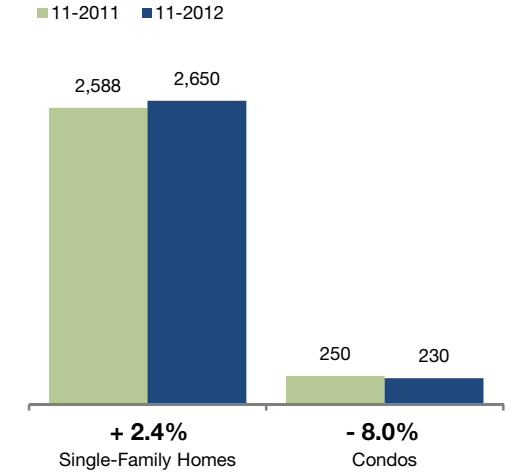
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	11-2011	11-2012	Change
\$100,000 and Below	1,099	1,100	+ 0.1%
\$100,001 to \$150,000	604	639	+ 5.8%
\$150,001 to \$200,000	427	426	- 0.2%
\$200,001 to \$350,000	452	444	- 1.8%
\$350,001 and Above	256	271	+ 5.9%
All Price Ranges	2,838	2,880	+ 1.5%

Single-Family Homes

11-2011	11-2012	Change	11-2011	11-2012	Change
949	980	+ 3.3%	150	120	- 20.0%
575	595	+ 3.5%	29	44	+ 51.7%
386	389	+ 0.8%	41	37	- 9.8%
427	422	- 1.2%	25	22	- 12.0%
251	264	+ 5.2%	5	7	+ 40.0%
2,588	2,650	+ 2.4%	250	230	- 8.0%

Condos

By Bedroom Count	11-2011	11-2012	Change
2 Bedrooms or Less	429	448	+ 4.4%
3 Bedrooms	1,617	1,661	+ 2.7%
4 Bedrooms or More	792	771	- 2.7%
All Bedroom Counts	2,838	2,880	+ 1.5%

11-2011	11-2012	Change	11-2011	11-2012	Change
326	338	+ 3.7%	103	110	+ 6.8%
1,535	1,599	+ 4.2%	82	62	- 24.4%
727	713	- 1.9%	65	58	- 10.8%
2,588	2,650	+ 2.4%	250	230	- 8.0%

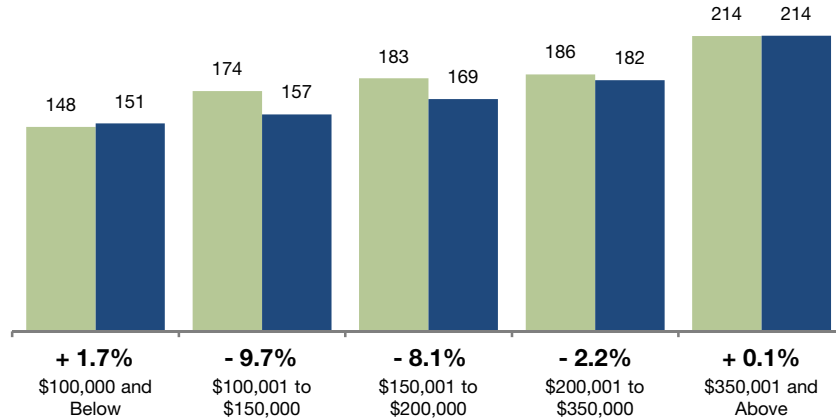
Days on Market Until Sale

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



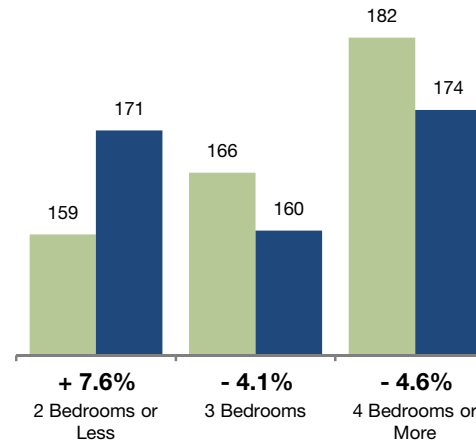
By Price Range

■ 11-2011 ■ 11-2012



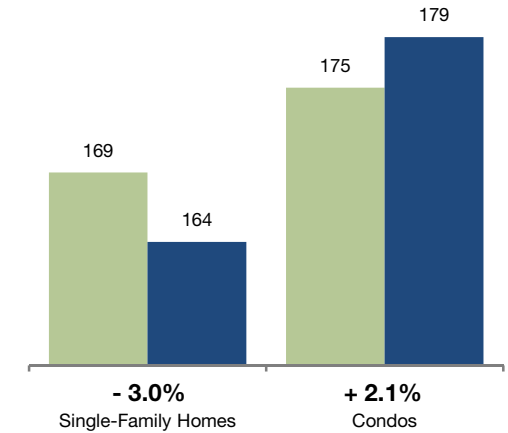
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$100,000 and Below	148	151	+ 1.7%
\$100,001 to \$150,000	174	157	- 9.7%
\$150,001 to \$200,000	183	169	- 8.1%
\$200,001 to \$350,000	186	182	- 2.2%
\$350,001 and Above	214	214	+ 0.1%
All Price Ranges	170	165	- 2.6%

Single-Family Homes

	11-2011	11-2012	Change
2 Bedrooms or Less	146	148	+ 1.4%
3 Bedrooms	173	155	- 10.4%
4 Bedrooms or More	182	168	- 7.3%
	187	180	- 3.5%
	212	215	+ 1.3%
All Single-Family Homes	169	164	- 3.0%

Condos

	11-2011	11-2012	Change
Single-Family Homes	161	170	+ 5.7%
Condos	193	188	- 2.3%
	216	170	- 21.0%
	180	221	+ 22.9%
	307	188	- 38.8%
All Condos	175	179	+ 2.1%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	159	171	+ 7.6%
3 Bedrooms	166	160	- 4.1%
4 Bedrooms or More	182	174	- 4.6%
All Bedroom Counts	170	165	- 2.6%

	11-2011	11-2012	Change
2 Bedrooms or Less	151	162	+ 7.2%
3 Bedrooms	165	159	- 3.6%
4 Bedrooms or More	186	176	- 5.3%
All Single-Family Homes	169	164	- 3.0%

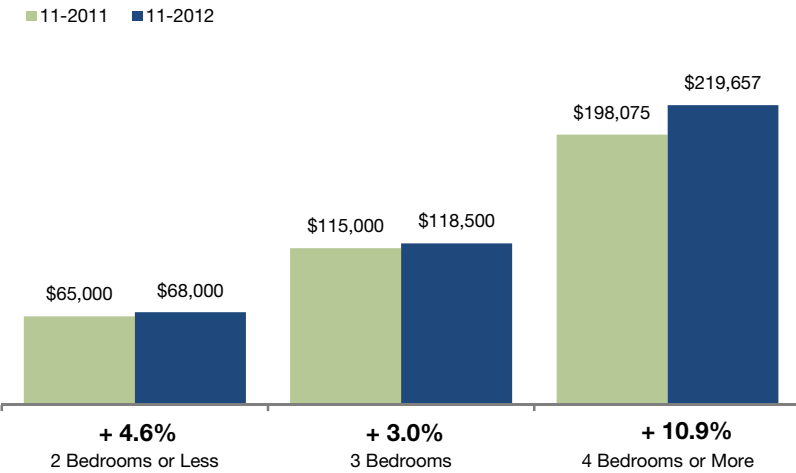
	11-2011	11-2012	Change
Single-Family Homes	187	201	+ 7.7%
Condos	191	173	- 9.6%
	124	143	+ 15.3%
All Condos	175	179	+ 2.1%

Median Sales Price

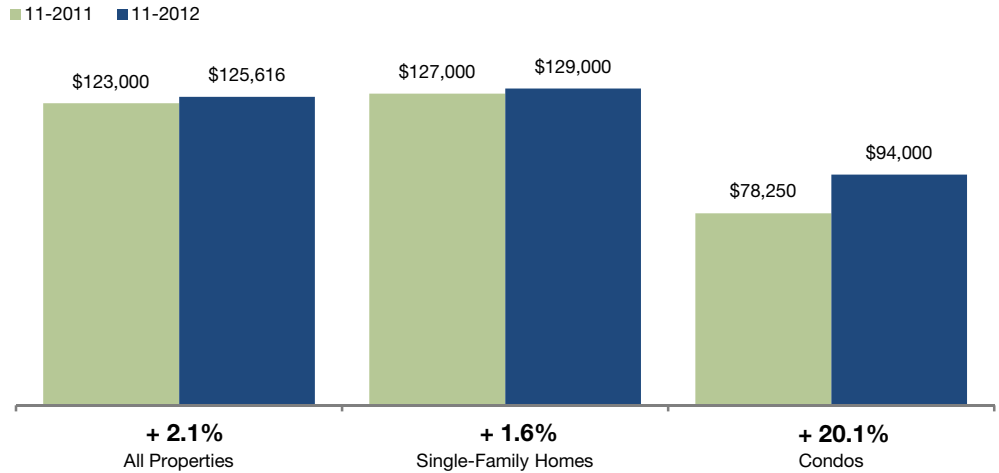
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



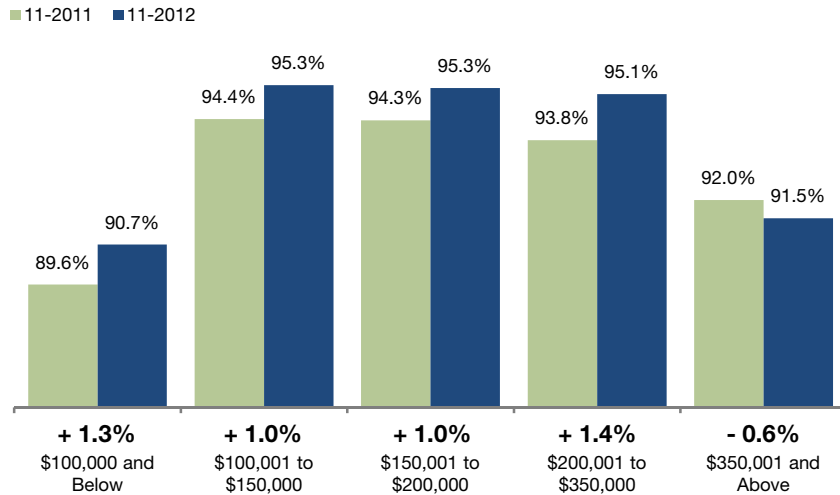
By Bedroom Count	All Properties			Single-Family Homes			Condos		
	11-2011	11-2012	Change	11-2011	11-2012	Change	11-2011	11-2012	Change
2 Bedrooms or Less	\$65,000	\$68,000	+ 4.6%	\$62,500	\$59,900	- 4.2%	\$70,950	\$91,250	+ 28.6%
3 Bedrooms	\$115,000	\$118,500	+ 3.0%	\$115,000	\$118,500	+ 3.0%	\$96,600	\$125,000	+ 29.4%
4 Bedrooms or More	\$198,075	\$219,657	+ 10.9%	\$215,750	\$229,000	+ 6.1%	\$92,500	\$72,950	- 21.1%
All Bedroom Counts	\$123,000	\$125,616	+ 2.1%	\$127,000	\$129,000	+ 1.6%	\$78,250	\$94,000	+ 20.1%

Percent of List Price Received

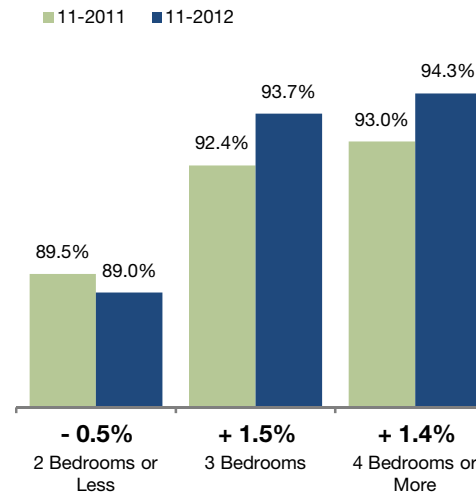


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

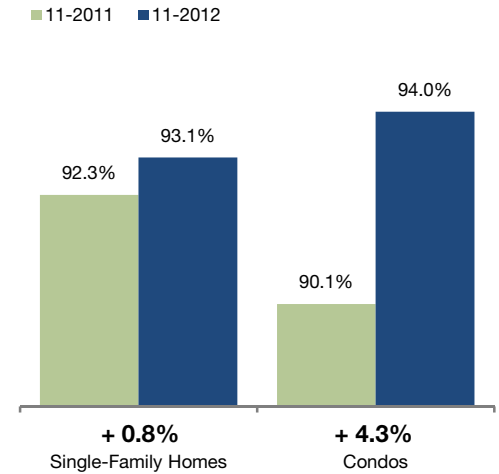
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	11-2011	11-2012	Change
\$100,000 and Below	89.6%	90.7%	+ 1.3%
\$100,001 to \$150,000	94.4%	95.3%	+ 1.0%
\$150,001 to \$200,000	94.3%	95.3%	+ 1.0%
\$200,001 to \$350,000	93.8%	95.1%	+ 1.4%
\$350,001 and Above	92.0%	91.5%	- 0.6%
All Price Ranges	92.1%	93.1%	+ 1.1%

Single-Family Homes

	11-2011	11-2012	Change
\$100,000 and Below	89.6%	90.3%	+ 0.8%
\$100,001 to \$150,000	94.8%	95.5%	+ 0.8%
\$150,001 to \$200,000	94.2%	95.3%	+ 1.1%
\$200,001 to \$350,000	94.0%	95.2%	+ 1.3%
\$350,001 and Above	92.0%	91.5%	- 0.6%
All Price Ranges	92.3%	93.1%	+ 0.8%

Condos

	11-2011	11-2012	Change
\$100,000 and Below	89.4%	94.1%	+ 5.3%
\$100,001 to \$150,000	89.6%	93.6%	+ 4.4%
\$150,001 to \$200,000	96.6%	95.2%	- 1.5%
\$200,001 to \$350,000	89.7%	92.3%	+ 2.9%
\$350,001 and Above	91.5%	93.9%	+ 2.6%
All Price Ranges	90.1%	94.0%	+ 4.3%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	89.5%	89.0%	- 0.5%
3 Bedrooms	92.4%	93.7%	+ 1.5%
4 Bedrooms or More	93.0%	94.3%	+ 1.4%
All Bedroom Counts	92.1%	93.1%	+ 1.1%

	11-2011	11-2012	Change
2 Bedrooms or Less	89.5%	87.5%	- 2.3%
3 Bedrooms	92.6%	93.7%	+ 1.2%
4 Bedrooms or More	92.9%	94.1%	+ 1.3%
All Bedroom Counts	92.3%	93.1%	+ 0.8%

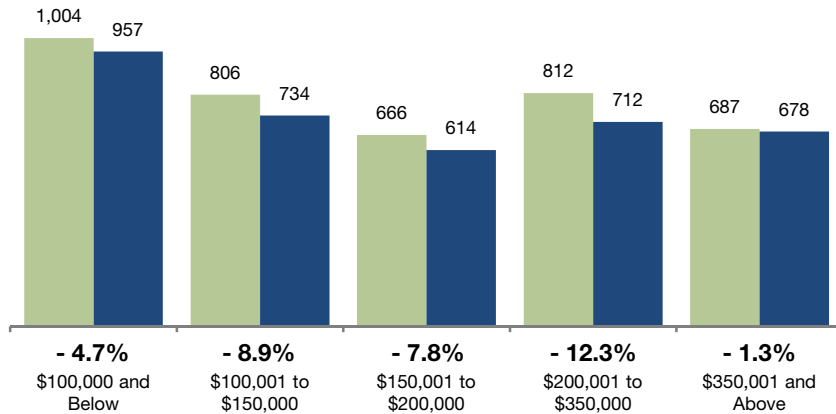
Inventory of Homes for Sale

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



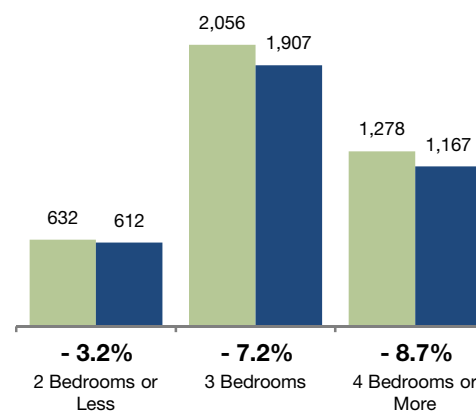
By Price Range

■ 11-2011 ■ 11-2012



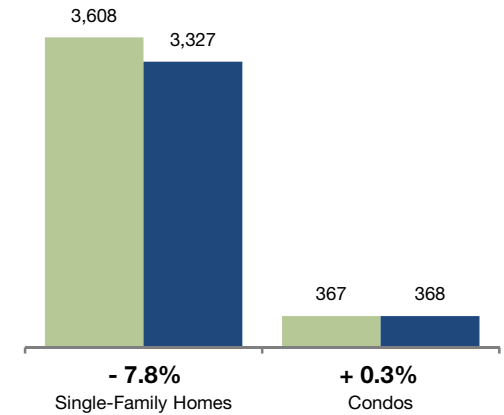
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$100,000 and Below	1,004	957	- 4.7%
\$100,001 to \$150,000	806	734	- 8.9%
\$150,001 to \$200,000	666	614	- 7.8%
\$200,001 to \$350,000	812	712	- 12.3%
\$350,001 and Above	687	678	- 1.3%
All Price Ranges	3,975	3,695	- 7.0%

Single-Family Homes

	11-2011	11-2012	Change
2 Bedrooms or Less	909	863	- 5.1%
3 Bedrooms	720	641	- 11.0%
4 Bedrooms or More	569	518	- 9.0%
	749	657	- 12.3%
	661	648	- 2.0%
All Single-Family Homes	3,608	3,327	- 7.8%

Condos

	11-2011	11-2012	Change
1 Bedroom	95	94	- 1.1%
2 Bedrooms	86	93	+ 8.1%
3 Bedrooms	97	96	- 1.0%
4 Bedrooms	63	55	- 12.7%
5 Bedrooms	26	30	+ 15.4%
All Condos	367	368	+ 0.3%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	632	612	- 3.2%
3 Bedrooms	2,056	1,907	- 7.2%
4 Bedrooms or More	1,278	1,167	- 8.7%
All Bedroom Counts	3,975	3,695	- 7.0%

	11-2011	11-2012	Change
2 Bedrooms or Less	464	445	- 4.1%
3 Bedrooms	1,941	1,778	- 8.4%
4 Bedrooms or More	1,194	1,095	- 8.3%
All Single-Family Homes	3,608	3,327	- 7.8%

	11-2011	11-2012	Change
1 Bedroom	168	167	- 0.6%
2 Bedrooms	115	129	+ 12.2%
3 Bedrooms	84	72	- 14.3%
All Condos	367	368	+ 0.3%

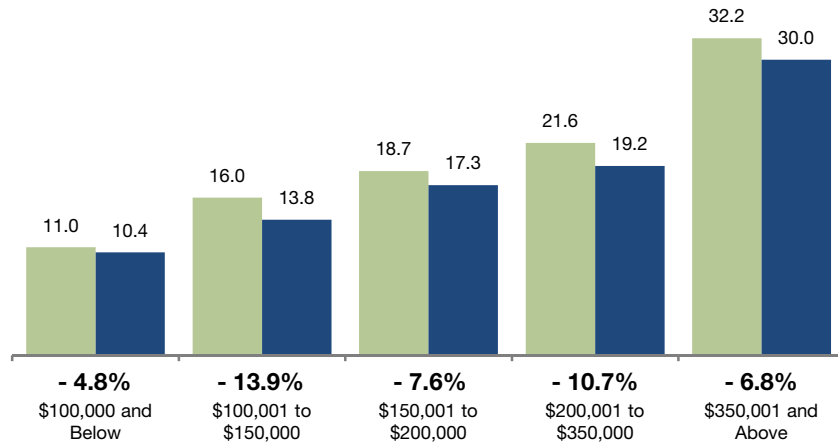
Months Supply of Inventory

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.



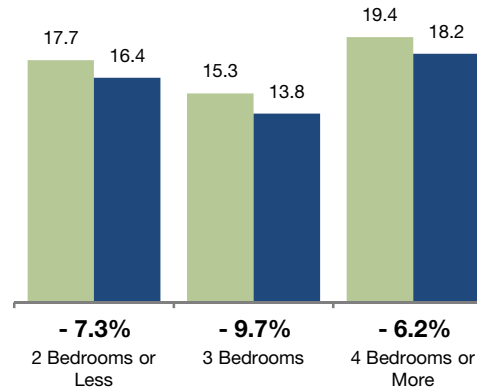
By Price Range

■ 11-2011 ■ 11-2012



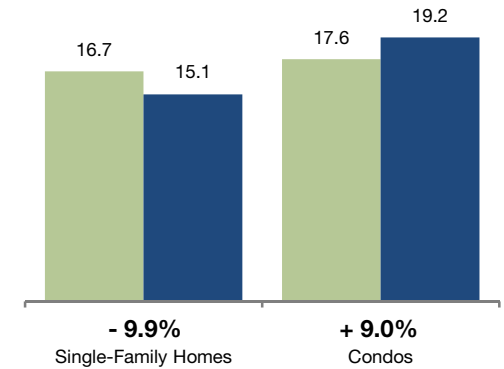
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$100,000 and Below	11.0	10.4	- 4.8%
\$100,001 to \$150,000	16.0	13.8	- 13.9%
\$150,001 to \$200,000	18.7	17.3	- 7.6%
\$200,001 to \$350,000	21.6	19.2	- 10.7%
\$350,001 and Above	32.2	30.0	- 6.8%
All Price Ranges	16.8	15.4	- 8.4%

Single-Family Homes

	11-2011	11-2012	Change
2 Bedrooms or Less	17.7	16.4	- 7.3%
3 Bedrooms	15.3	13.8	- 9.7%
4 Bedrooms or More	19.4	18.2	- 6.2%
All Bedroom Counts	16.7	15.1	- 9.9%

Condos

	11-2011	11-2012	Change
Single-Family Homes	16.7	15.1	- 9.9%
Condos	17.6	19.2	+ 9.0%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	17.7	16.4	- 7.3%
3 Bedrooms	15.3	13.8	- 9.7%
4 Bedrooms or More	19.4	18.2	- 6.2%
All Bedroom Counts	16.8	15.4	- 8.4%

	11-2011	11-2012	Change
2 Bedrooms or Less	17.1	15.8	- 7.5%
3 Bedrooms	15.2	13.3	- 12.1%
4 Bedrooms or More	19.7	18.4	- 6.5%
All Bedroom Counts	16.7	15.1	- 9.9%

	11-2011	11-2012	Change
Single-Family Homes	16.7	15.1	- 9.9%
Condos	17.6	19.2	+ 9.0%