

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2014

With the peak selling season behind us, current numbers show a normal seasonal slow-down in most market segments and neighborhoods. Metrics to watch include prices, inventory and demand indicators. For the 12-month period spanning December 2013 through November 2014, Pending Sales in the Western Upstate region were up 7.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 11.6 percent.

The overall Median Sales Price were up 2.3 percent to \$137,000. The property type with the largest price gain was the Condos segment, where prices increased 5.3 percent to \$100,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 95 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 145 days.

Market-wide, inventory levels were up 4.8 percent. The property type that gained the most inventory was the 4 Bedrooms or More segment, where it increased 6.3 percent. That amounts to 11.0 months supply for Single-Family homes and 9.7 months supply for Condos.

Quick Facts

+ 11.6%	+ 21.8%	+ 5.8%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	2 Bedrooms or Less	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

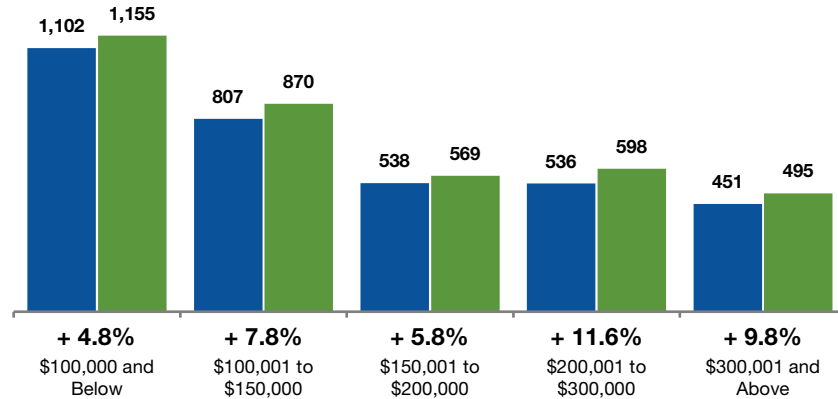
Pending Sales

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



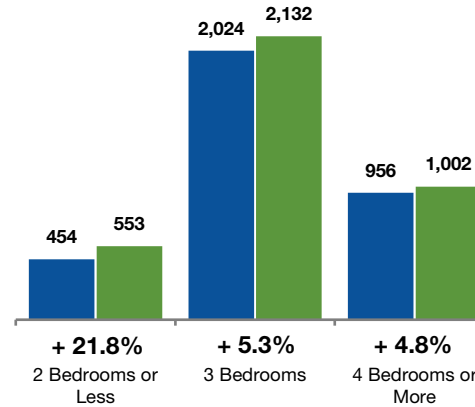
By Price Range

■ 11-2013 ■ 11-2014



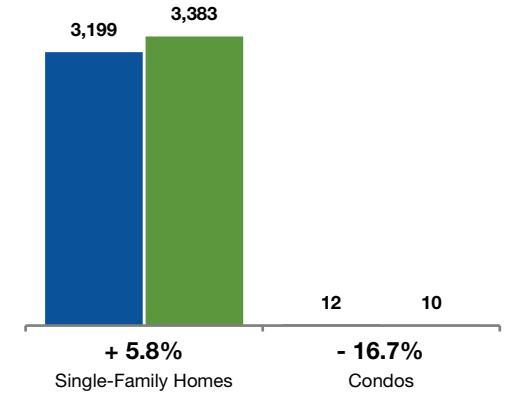
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$100,000 and Below	1,102	1,155	+ 4.8%
\$100,001 to \$150,000	807	870	+ 7.8%
\$150,001 to \$200,000	538	569	+ 5.8%
\$200,001 to \$300,000	536	598	+ 11.6%
\$300,001 and Above	451	495	+ 9.8%
All Price Ranges	3,434	3,687	+ 7.4%

Single-Family Homes

	11-2013	11-2014	Change
2 Bedrooms or Less	988	1,013	+ 2.5%
3 Bedrooms	752	798	+ 6.1%
4 Bedrooms or More	510	526	+ 3.1%
	509	566	+ 11.2%
	440	480	+ 9.1%
All Single-Family Homes	3,199	3,383	+ 5.8%

Condos

	11-2013	11-2014	Change
1 Bedroom	6	3	- 50.0%
2 Bedrooms	2	0	- 100.0%
3 Bedrooms	3	6	+ 100.0%
4 Bedrooms or More	0	0	--
	1	1	0.0%
All Condos	12	10	- 16.7%

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	454	553	+ 21.8%
3 Bedrooms	2,024	2,132	+ 5.3%
4 Bedrooms or More	956	1,002	+ 4.8%
All Bedroom Counts	3,434	3,687	+ 7.4%

	11-2013	11-2014	Change	9-2013	9-2014	Change
2 Bedrooms or Less	336	396	+ 17.9%	6	7	+ 16.7%
3 Bedrooms	1,950	2,036	+ 4.4%	0	1	--
4 Bedrooms or More	913	951	+ 4.2%	6	2	- 66.7%
All Single-Family Homes	3,199	3,383	+ 5.8%	12	10	- 16.7%

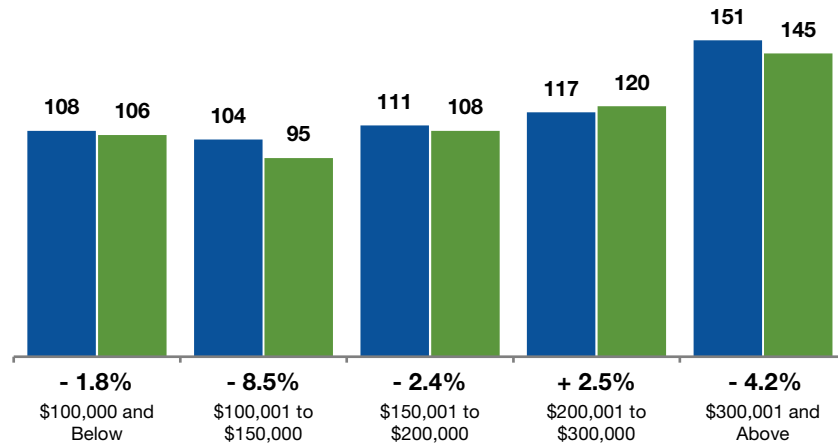
Days on Market Until Sale

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



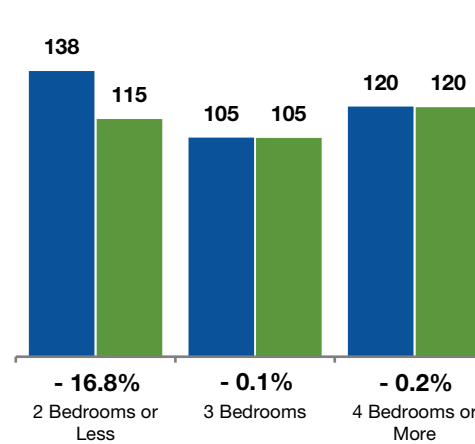
By Price Range

■ 11-2013 ■ 11-2014



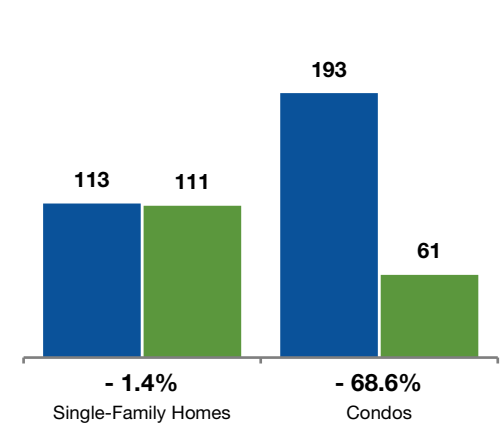
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$100,000 and Below	108	106	- 1.8%
\$100,001 to \$150,000	104	95	- 8.5%
\$150,001 to \$200,000	111	108	- 2.4%
\$200,001 to \$300,000	117	120	+ 2.5%
\$300,001 and Above	151	145	- 4.2%
All Price Ranges	114	111	- 2.7%

Single-Family Homes

11-2013	11-2014	Change	11-2013	11-2014	Change
107	107	- 0.3%	138	57	- 59.0%
102	95	- 6.5%	100	16	- 84.0%
108	108	- 0.7%	274	108	- 60.6%
115	118	+ 2.5%	312	0	- 100.0%
150	144	- 3.4%	244	94	- 61.5%
113	111	- 1.4%	193	61	- 68.6%

Condos

11-2013	11-2014	Change	11-2013	11-2014	Change
107	107	- 0.3%	138	57	- 59.0%
102	95	- 6.5%	100	16	- 84.0%
108	108	- 0.7%	274	108	- 60.6%
115	118	+ 2.5%	312	0	- 100.0%
150	144	- 3.4%	244	94	- 61.5%
113	111	- 1.4%	193	61	- 68.6%

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	138	115	- 16.8%
3 Bedrooms	105	105	- 0.1%
4 Bedrooms or More	120	120	- 0.2%
All Bedroom Counts	114	111	- 2.7%

11-2013	11-2014	Change	9-2013	9-2014	Change
136	115	- 15.1%	265	58	- 78.2%
104	105	+ 1.3%	122	96	- 21.7%
123	122	- 0.8%	122	16	- 86.9%
113	111	- 1.4%	193	61	- 68.6%

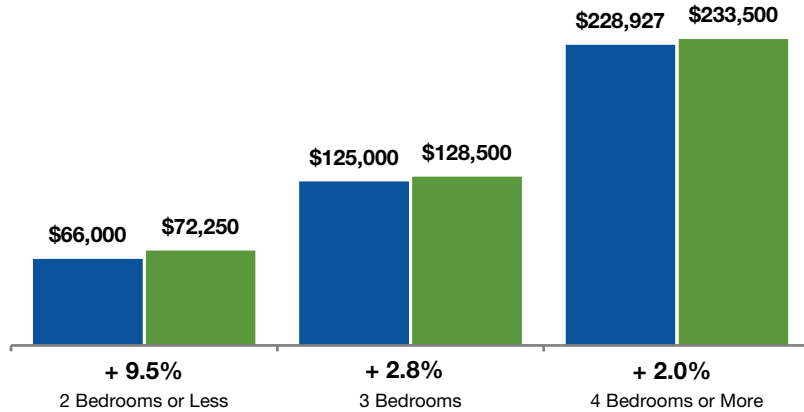
Median Sales Price

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



By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	\$66,000	\$72,250	+ 9.5%
3 Bedrooms	\$125,000	\$128,500	+ 2.8%
4 Bedrooms or More	\$228,927	\$233,500	+ 2.0%
All Bedroom Counts	\$133,900	\$137,000	+ 2.3%

Single-Family Homes

11-2013	11-2014	Change	11-2013	11-2014	Change
\$60,000	\$66,000	+ 10.0%	\$71,500	\$80,000	+ 11.9%
\$125,000	\$129,000	+ 3.2%	\$148,750	\$120,000	- 19.3%
\$234,746	\$246,043	+ 4.8%	\$84,950	\$107,450	+ 26.5%
\$135,000	\$140,000	+ 3.7%	\$95,000	\$100,000	+ 5.3%

Condos

	11-2013	11-2014	Change
	\$71,500	\$80,000	+ 11.9%
	\$148,750	\$120,000	- 19.3%
	\$84,950	\$107,450	+ 26.5%
	\$95,000	\$100,000	+ 5.3%

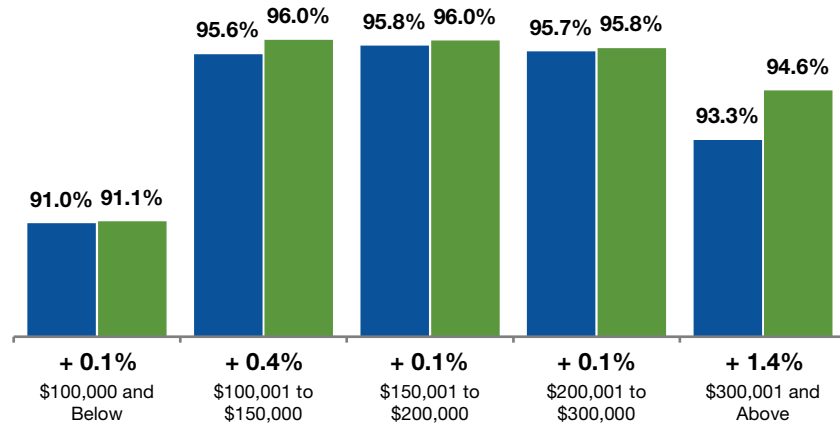
Percent of List Price Received

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.**



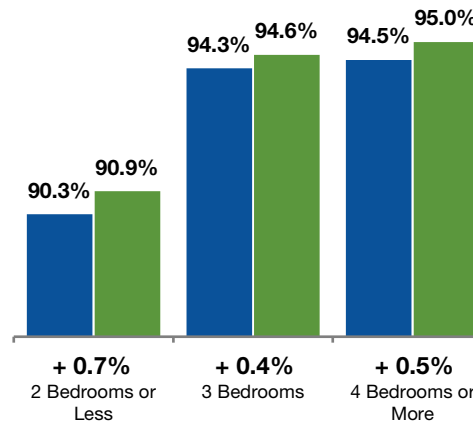
By Price Range

■ 11-2013 ■ 11-2014



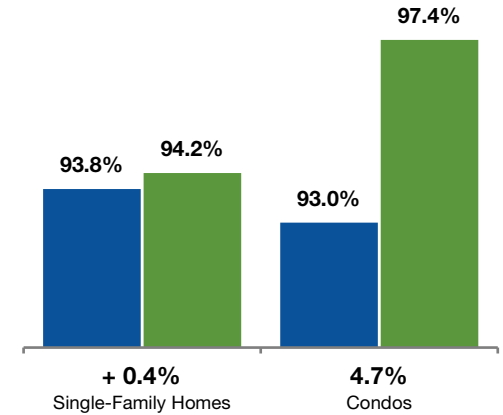
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$100,000 and Below	91.0%	91.1%	+ 0.1%
\$100,001 to \$150,000	95.6%	96.0%	+ 0.4%
\$150,001 to \$200,000	95.8%	96.0%	+ 0.1%
\$200,001 to \$300,000	95.7%	95.8%	+ 0.1%
\$300,001 and Above	93.3%	94.6%	+ 1.4%
All Price Ranges	93.8%	94.2%	+ 0.4%

Single-Family Homes

	11-2013	11-2014	Change
2 Bedrooms or Less	90.8%	90.7%	- 0.1%
3 Bedrooms	95.6%	96.1%	+ 0.5%
4 Bedrooms or More	95.9%	96.0%	+ 0.2%
9-2013	95.7%	95.8%	+ 0.1%
9-2014	93.3%	94.7%	+ 1.5%
All Price Ranges	93.8%	94.2%	+ 0.4%

Condos

	11-2013	11-2014	Change
Single-Family Homes	95.0%	97.9%	11.1%
Condos	90.1%	94.5%	0.0%
9-2013	93.7%	97.5%	11.1%
9-2014	95.5%	0.0%	-100.0%
9-2015	85.0%	95.5%	25.0%
All Price Ranges	93.0%	97.4%	4.7%

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	90.3%	90.9%	+ 0.7%
3 Bedrooms	94.3%	94.6%	+ 0.4%
4 Bedrooms or More	94.5%	95.0%	+ 0.5%
All Bedroom Counts	93.8%	94.2%	+ 0.4%

	11-2013	11-2014	Change	9-2013	9-2014	Change
2 Bedrooms or Less	89.2%	89.9%	+ 0.7%	95.6%	98.4%	0.0%
3 Bedrooms	94.3%	94.7%	+ 0.4%	90.0%	94.3%	0.0%
4 Bedrooms or More	94.5%	94.9%	+ 0.4%	91.7%	94.5%	0.0%
All Bedroom Counts	93.8%	94.2%	+ 0.4%	93.0%	97.4%	4.7%

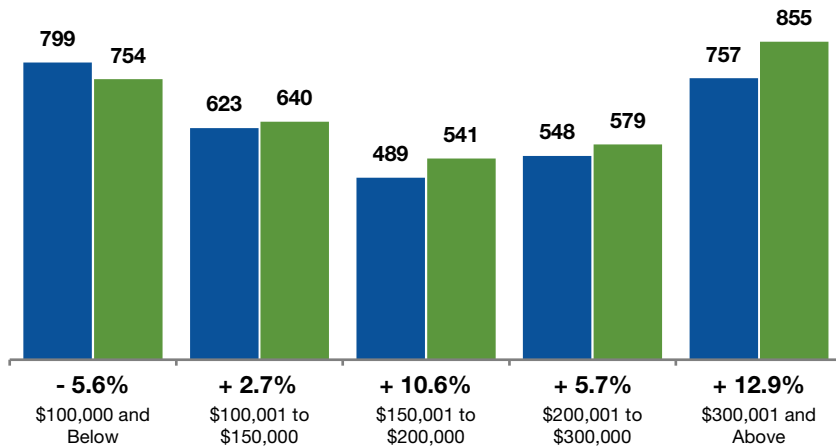
Inventory of Homes for Sale

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



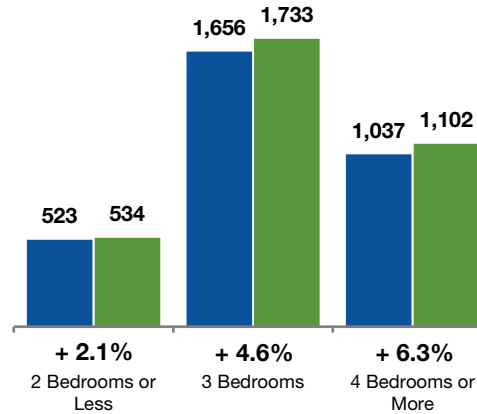
By Price Range

■ 11-2013 ■ 11-2014



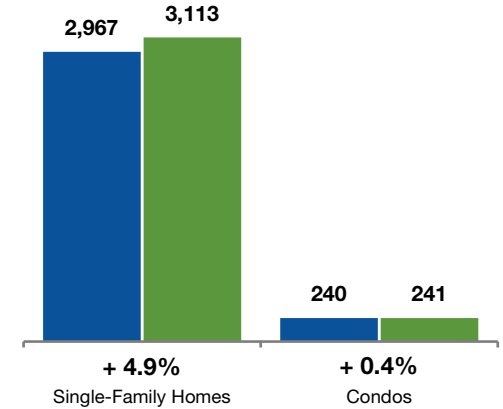
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$100,000 and Below	799	754	- 5.6%
\$100,001 to \$150,000	623	640	+ 2.7%
\$150,001 to \$200,000	489	541	+ 10.6%
\$200,001 to \$300,000	548	579	+ 5.7%
\$300,001 and Above	757	855	+ 12.9%
All Price Ranges	3,216	3,369	+ 4.8%

Single-Family Homes

11-2013	11-2014	Change
715	667	- 6.7%
557	564	+ 1.3%
445	496	+ 11.5%
513	551	+ 7.4%
737	835	+ 13.3%
2,967	3,113	+ 4.9%

Condos

11-2013	11-2014	Change
82	78	- 4.9%
65	75	+ 15.4%
40	42	+ 5.0%
34	27	- 20.6%
19	19	0.0%
240	241	+ 0.4%

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	523	534	+ 2.1%
3 Bedrooms	1,656	1,733	+ 4.6%
4 Bedrooms or More	1,037	1,102	+ 6.3%
All Bedroom Counts	3,216	3,369	+ 4.8%

11-2013	11-2014	Change
388	391	+ 0.8%
1,574	1,642	+ 4.3%
1,005	1,080	+ 7.5%
2,967	3,113	+ 4.9%

	11-2013	11-2014	Change
	132	134	+ 1.5%
	79	87	+ 10.1%
	29	20	- 31.0%
	240	241	+ 0.4%

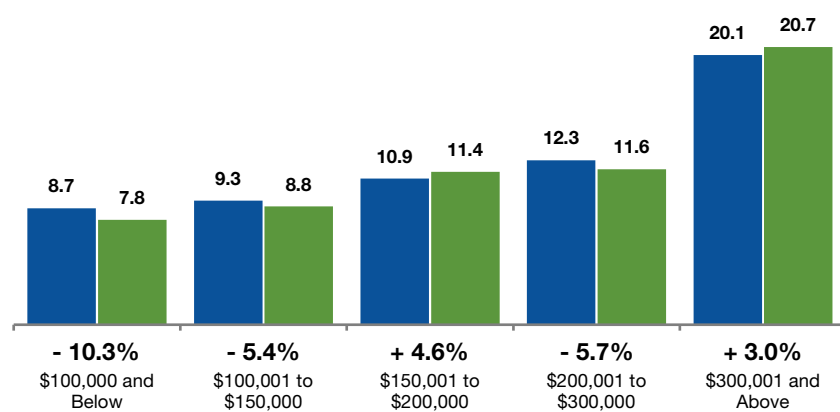
Months Supply of Inventory

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.**



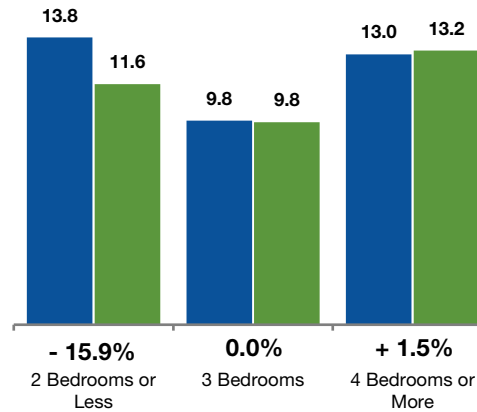
By Price Range

■ 11-2013 ■ 11-2014



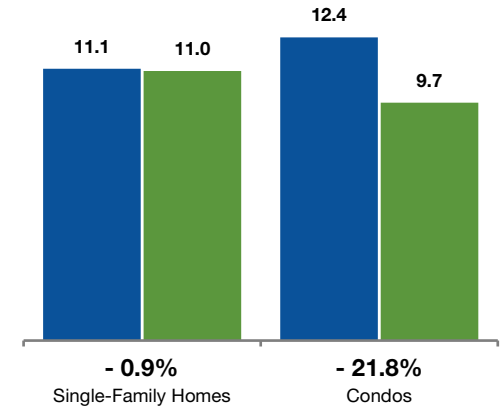
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$100,000 and Below	8.7	7.8	- 10.3%
\$100,001 to \$150,000	9.3	8.8	- 5.4%
\$150,001 to \$200,000	10.9	11.4	+ 4.6%
\$200,001 to \$300,000	12.3	11.6	- 5.7%
\$300,001 and Above	20.1	20.7	+ 3.0%
All Price Ranges	11.2	11.0	- 1.8%

Single-Family Homes

	11-2013	11-2014	Change
\$100,000 and Below	8.7	7.9	- 9.2%
\$100,001 to \$150,000	8.9	8.5	- 4.5%
\$150,001 to \$200,000	10.5	11.3	+ 7.6%
\$200,001 to \$300,000	12.1	11.7	- 3.3%
\$300,001 and Above	20.1	20.9	+ 4.0%
All Price Ranges	11.1	11.0	- 0.9%

Condos

	11-2013	11-2014	Change
\$100,000 and Below	8.6	6.7	- 22.1%
\$100,001 to \$150,000	14.4	12.0	- 16.7%
\$150,001 to \$200,000	18.5	11.7	- 36.8%
\$200,001 to \$300,000	13.9	8.7	- 37.4%
\$300,001 and Above	15.5	11.4	- 26.5%
All Price Ranges	12.4	9.7	- 21.8%

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	13.8	11.6	- 15.9%
3 Bedrooms	9.8	9.8	0.0%
4 Bedrooms or More	13.0	13.2	+ 1.5%
All Bedroom Counts	11.2	11.0	- 1.8%

	11-2013	11-2014	Change
2 Bedrooms or Less	13.9	11.8	- 15.1%
3 Bedrooms	9.7	9.7	0.0%
4 Bedrooms or More	13.2	13.6	+ 3.0%
All Bedroom Counts	11.1	11.0	- 0.9%