

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## November 2015

Overall, 2015 has been a banner year for residential real estate, so avoid the temptation toward negative thoughts if some metrics show negative trends. For the 12-month period spanning December 2014 through November 2015, Pending Sales in the Western Upstate region were up 10.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.1 percent.

The overall Median Sales Price was up 8.8 percent to \$149,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 7.1 percent to \$150,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 91 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 127 days.

Market-wide, inventory levels were down 11.7 percent. The property type that lost the least inventory was the Condos segment, where it decreased 10.7 percent. That amounts to 8.1 months supply for Single-Family homes and 8.4 months supply for Condos.

## Quick Facts

**+ 26.1%**

**+ 13.3%**

**+ 12.2%**

Price Range With the Strongest Sales:

**\$300,001 and Above**

Bedroom Count With Strongest Sales:

**4 Bedrooms or More**

Property Type With Strongest Sales:

**Single-Family**

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

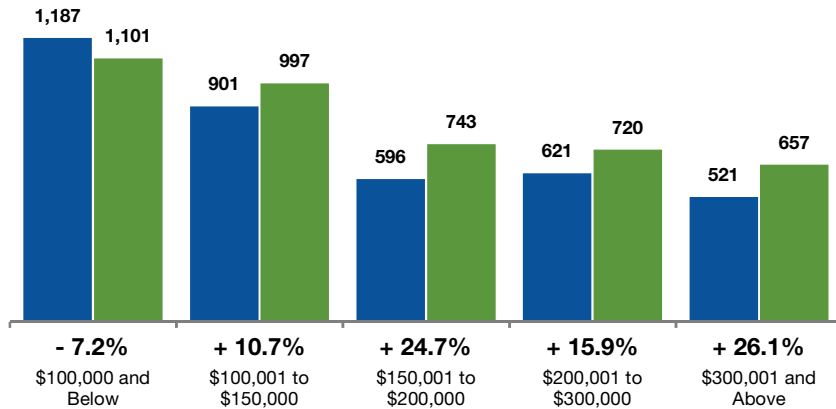
# Pending Sales

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



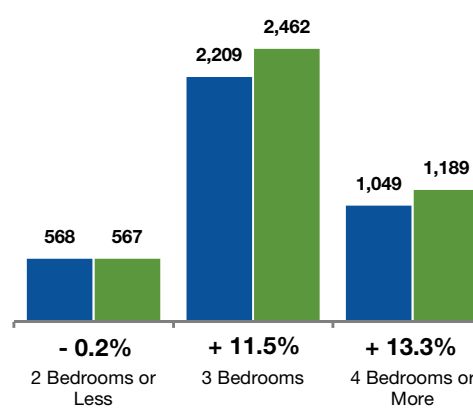
## By Price Range

■ 11-2014 ■ 11-2015



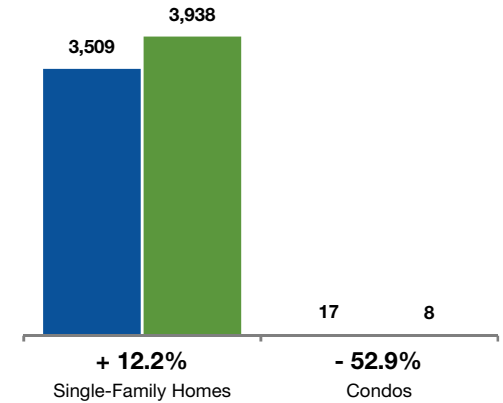
## By Bedroom Count

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

#### By Price Range

	11-2014	11-2015	Change
\$100,000 and Below	1,187	1,101	- 7.2%
\$100,001 to \$150,000	901	997	+ 10.7%
\$150,001 to \$200,000	596	743	+ 24.7%
\$200,001 to \$300,000	621	720	+ 15.9%
\$300,001 and Above	521	657	+ 26.1%
<b>All Price Ranges</b>	<b>3,826</b>	<b>4,218</b>	<b>+ 10.2%</b>

### Single-Family Homes

	11-2014	11-2015	Change
2 Bedrooms or Less	1,042	980	- 6.0%
3 Bedrooms	825	929	+ 12.6%
4 Bedrooms or More	549	706	+ 28.6%
	589	679	+ 15.3%
	504	644	+ 27.8%
<b>All Single-Family Homes</b>	<b>3,509</b>	<b>3,938</b>	<b>+ 12.2%</b>

### Condos

	11-2014	11-2015	Change
	5	4	- 20.0%
	3	1	- 66.7%
	8	0	- 100.0%
	0	3	--
	1	0	- 100.0%
<b>All Condos</b>	<b>17</b>	<b>8</b>	<b>- 52.9%</b>

#### By Bedroom Count

	11-2014	11-2015	Change
2 Bedrooms or Less	568	567	- 0.2%
3 Bedrooms	2,209	2,462	+ 11.5%
4 Bedrooms or More	1,049	1,189	+ 13.3%
<b>All Bedroom Counts</b>	<b>3,826</b>	<b>4,218</b>	<b>+ 10.2%</b>

	11-2014	11-2015	Change
2 Bedrooms or Less	403	436	+ 8.2%
3 Bedrooms	2,111	2,362	+ 11.9%
4 Bedrooms or More	995	1,140	+ 14.6%
<b>All Single-Family Homes</b>	<b>3,509</b>	<b>3,938</b>	<b>+ 12.2%</b>

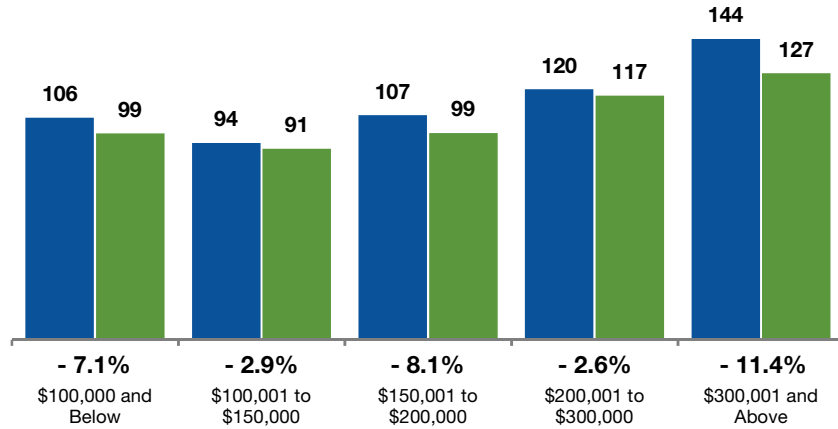
# Days on Market Until Sale

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



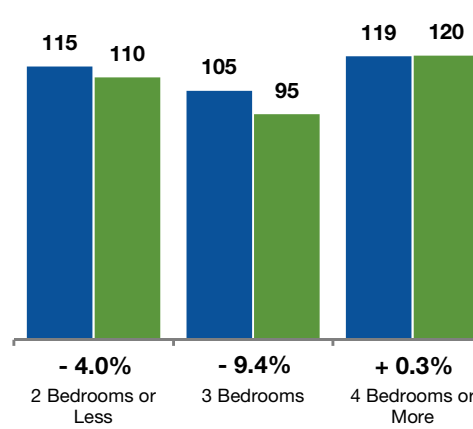
## By Price Range

■ 11-2014 ■ 11-2015



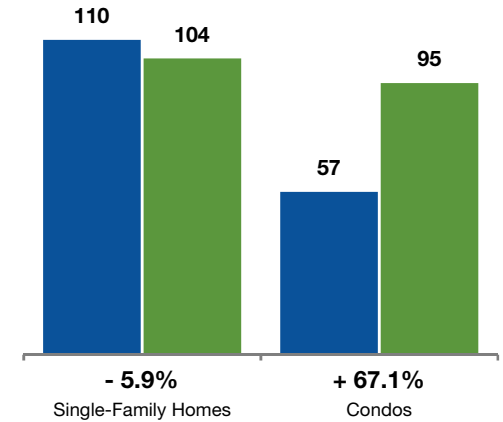
## By Bedroom Count

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

#### By Price Range

	11-2014	11-2015	Change
\$100,000 and Below	106	99	- 7.1%
\$100,001 to \$150,000	94	91	- 2.9%
\$150,001 to \$200,000	107	99	- 8.1%
\$200,001 to \$300,000	120	117	- 2.6%
\$300,001 and Above	144	127	- 11.4%
<b>All Price Ranges</b>	<b>110</b>	<b>104</b>	<b>- 5.6%</b>

### Single-Family Homes

	11-2014	11-2015	Change
2 Bedrooms or Less	107	98	- 8.5%
3 Bedrooms	94	90	- 4.3%
4 Bedrooms or More	107	97	- 9.3%
	118	118	- 0.2%
	144	128	- 10.7%
<b>All Price Ranges</b>	<b>110</b>	<b>104</b>	<b>- 5.9%</b>

### Condos

	11-2014	11-2015	Change
	58	96	+ 66.3%
	16	108	+ 572.5%
	108	55	- 49.1%
	0	73	--
	50	0	- 100.0%
<b>All Price Ranges</b>	<b>57</b>	<b>95</b>	<b>+ 67.1%</b>

#### By Bedroom Count

	11-2014	11-2015	Change
2 Bedrooms or Less	115	110	- 4.0%
3 Bedrooms	105	95	- 9.4%
4 Bedrooms or More	119	120	+ 0.3%
<b>All Bedroom Counts</b>	<b>110</b>	<b>104</b>	<b>- 5.6%</b>

	11-2014	11-2015	Change
2 Bedrooms or Less	115	108	- 5.8%
3 Bedrooms	104	94	- 9.7%
4 Bedrooms or More	122	122	+ 0.2%
<b>All Bedroom Counts</b>	<b>110</b>	<b>104</b>	<b>- 5.9%</b>

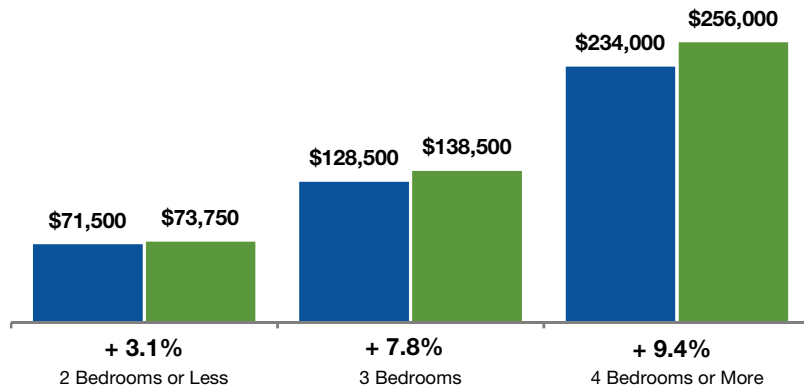
# Median Sales Price

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



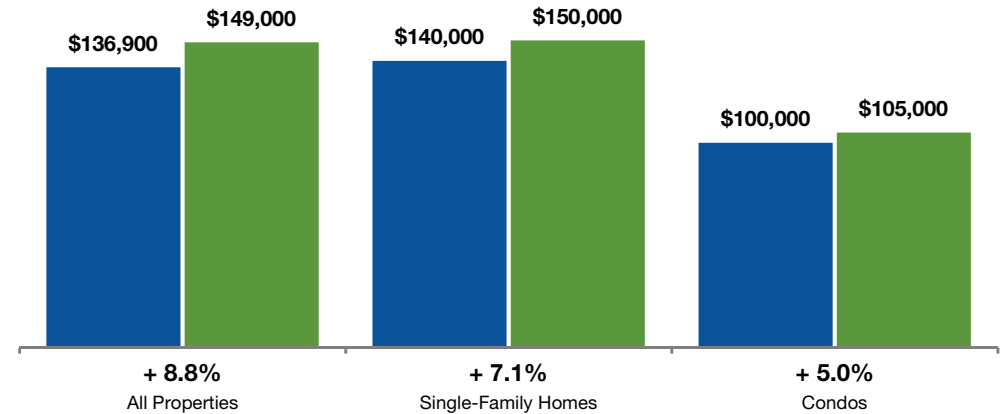
## By Bedroom Count

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

#### By Bedroom Count

	11-2014	11-2015	Change
2 Bedrooms or Less	\$71,500	\$73,750	+ 3.1%
3 Bedrooms	\$128,500	\$138,500	+ 7.8%
4 Bedrooms or More	\$234,000	\$256,000	+ 9.4%
<b>All Bedroom Counts</b>	<b>\$136,900</b>	<b>\$149,000</b>	<b>+ 8.8%</b>

### Single-Family Homes

	11-2014	11-2015	Change
2 Bedrooms or Less	\$65,750	\$67,000	+ 1.9%
3 Bedrooms	\$129,000	\$138,500	+ 7.4%
4 Bedrooms or More	\$246,500	\$260,000	+ 5.5%
<b>All Bedroom Counts</b>	<b>\$140,000</b>	<b>\$150,000</b>	<b>+ 7.1%</b>

### Condos

	11-2014	11-2015	Change
2 Bedrooms or Less	\$80,000	\$83,250	+ 4.1%
3 Bedrooms	\$120,000	\$143,625	+ 19.7%
4 Bedrooms or More	\$108,000	\$110,005	+ 1.9%
<b>All Bedroom Counts</b>	<b>\$100,000</b>	<b>\$105,000</b>	<b>+ 5.0%</b>

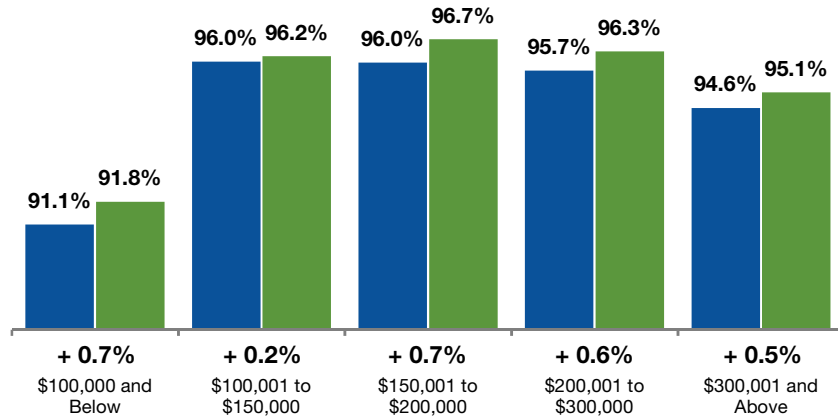
# Percent of List Price Received

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.**



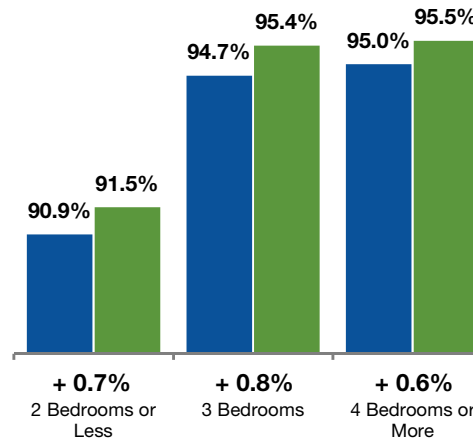
## By Price Range

■ 11-2014 ■ 11-2015



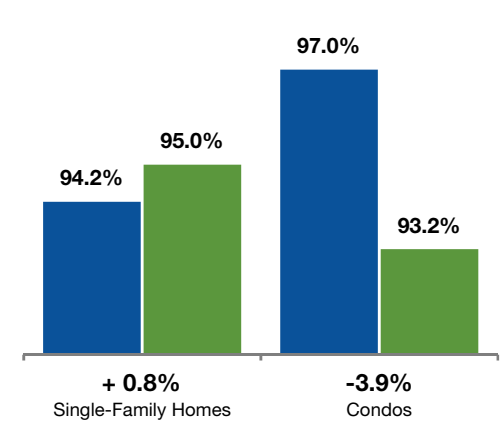
## By Bedroom Count

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



## All Properties

### By Price Range

	11-2014	11-2015	Change
\$100,000 and Below	91.1%	91.8%	+ 0.7%
\$100,001 to \$150,000	96.0%	96.2%	+ 0.2%
\$150,001 to \$200,000	96.0%	96.7%	+ 0.7%
\$200,001 to \$300,000	95.7%	96.3%	+ 0.6%
\$300,001 and Above	94.6%	95.1%	+ 0.5%
<b>All Price Ranges</b>	<b>94.2%</b>	<b>94.9%</b>	<b>+ 0.8%</b>

## Single-Family Homes

	11-2014	11-2015	Change
2 Bedrooms or Less	90.7%	91.7%	+ 1.0%
3 Bedrooms	96.1%	96.3%	+ 0.2%
4 Bedrooms or More	96.1%	96.8%	+ 0.7%
Condos	97.5%	90.2%	-10.0%
Other	0.0%	95.9%	--
Other	94.7%	95.1%	+ 0.5%
Other	97.2%	0.0%	-100.0%
<b>All Single-Family Homes</b>	<b>94.2%</b>	<b>95.0%</b>	<b>+ 0.8%</b>

## Condos

### By Bedroom Count

	11-2014	11-2015	Change
2 Bedrooms or Less	90.9%	91.5%	+ 0.7%
3 Bedrooms	94.7%	95.4%	+ 0.8%
4 Bedrooms or More	95.0%	95.5%	+ 0.6%
<b>All Bedroom Counts</b>	<b>94.2%</b>	<b>94.9%</b>	<b>+ 0.8%</b>

	11-2014	11-2015	Change
2 Bedrooms or Less	89.7%	91.0%	+ 1.4%
3 Bedrooms	94.7%	95.4%	+ 0.7%
4 Bedrooms or More	94.9%	95.6%	+ 0.7%
<b>All Single-Family Homes</b>	<b>94.2%</b>	<b>95.0%</b>	<b>+ 0.8%</b>

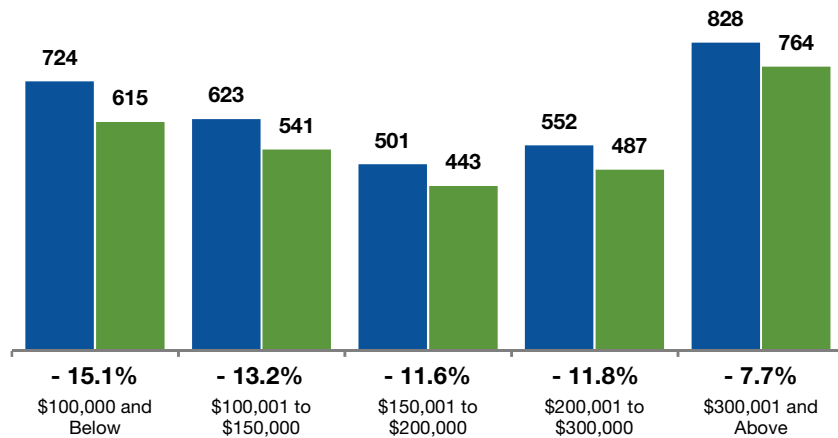
# Inventory of Homes for Sale

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



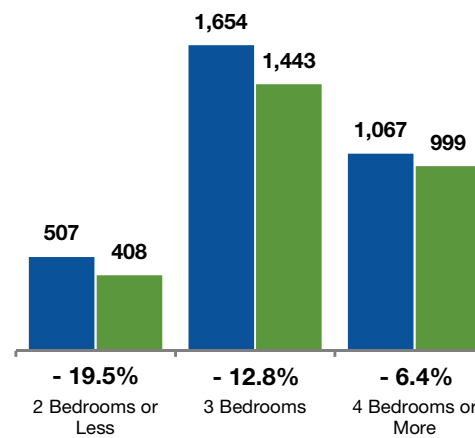
## By Price Range

■ 11-2014 ■ 11-2015



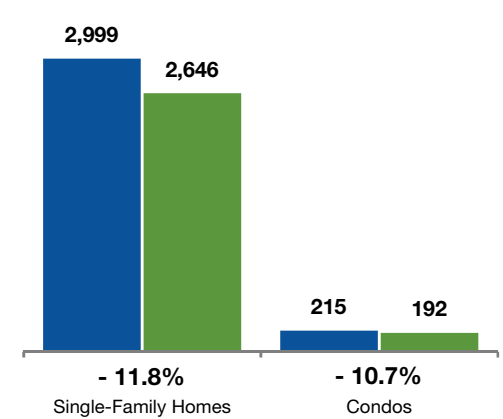
## By Bedroom Count

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

#### By Price Range

	11-2014	11-2015	Change
\$100,000 and Below	724	615	- 15.1%
\$100,001 to \$150,000	623	541	- 13.2%
\$150,001 to \$200,000	501	443	- 11.6%
\$200,001 to \$300,000	552	487	- 11.8%
\$300,001 and Above	828	764	- 7.7%
<b>All Price Ranges</b>	<b>3,228</b>	<b>2,850</b>	<b>- 11.7%</b>

### Single-Family Homes

	11-2014	11-2015	Change
2 Bedrooms or Less	648	541	- 16.5%
3 Bedrooms	552	479	- 13.2%
4 Bedrooms or More	463	415	- 10.4%
	528	460	- 12.9%
	808	751	- 7.1%
<b>All Single-Family Homes</b>	<b>2,999</b>	<b>2,646</b>	<b>- 11.8%</b>

### Condos

	11-2014	11-2015	Change
	68	68	0.0%
	70	59	- 15.7%
	35	26	- 25.7%
	23	26	+ 13.0%
	19	13	- 31.6%
<b>All Condos</b>	<b>215</b>	<b>192</b>	<b>- 10.7%</b>

#### By Bedroom Count

	11-2014	11-2015	Change
2 Bedrooms or Less	507	408	- 19.5%
3 Bedrooms	1,654	1,443	- 12.8%
4 Bedrooms or More	1,067	999	- 6.4%
<b>All Bedroom Counts</b>	<b>3,228</b>	<b>2,850</b>	<b>- 11.7%</b>

	11-2014	11-2015	Change
2 Bedrooms or Less	381	317	- 16.8%
3 Bedrooms	1,571	1,367	- 13.0%
4 Bedrooms or More	1,047	962	- 8.1%
<b>All Single-Family Homes</b>	<b>2,999</b>	<b>2,646</b>	<b>- 11.8%</b>

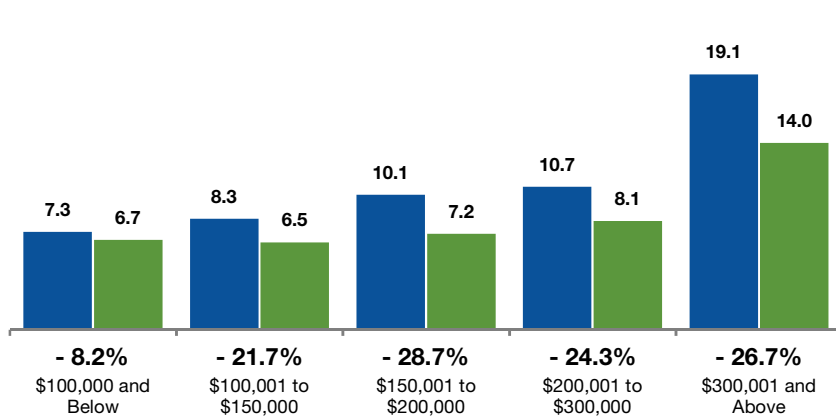
# Months Supply of Inventory

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.**



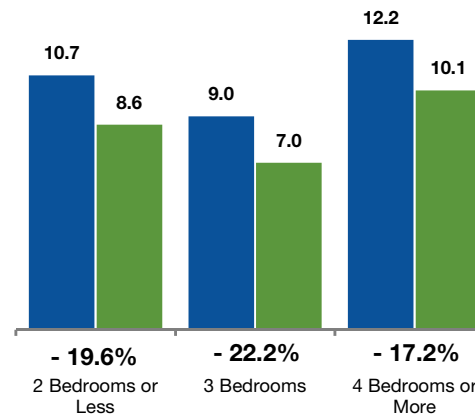
## By Price Range

■ 11-2014 ■ 11-2015



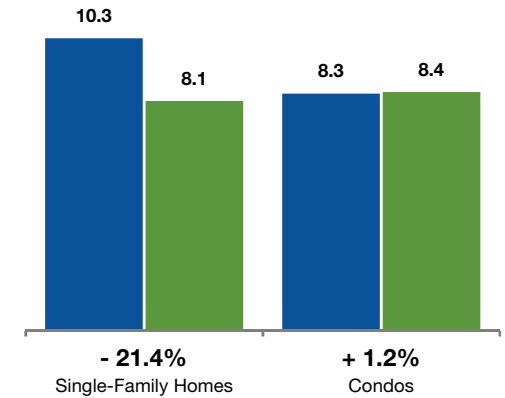
## By Bedroom Count

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

#### By Price Range

	11-2014	11-2015	Change
\$100,000 and Below	7.3	6.7	- 8.2%
\$100,001 to \$150,000	8.3	6.5	- 21.7%
\$150,001 to \$200,000	10.1	7.2	- 28.7%
\$200,001 to \$300,000	10.7	8.1	- 24.3%
\$300,001 and Above	19.1	14.0	- 26.7%
<b>All Price Ranges</b>	<b>10.1</b>	<b>8.1</b>	<b>- 19.8%</b>

### Single-Family Homes

	11-2014	11-2015	Change
2 Bedrooms or Less	7.5	6.6	- 12.0%
3 Bedrooms	8.0	6.2	- 22.5%
4 Bedrooms or More	10.1	7.1	- 29.7%
Single-Family Homes	10.8	8.1	- 25.0%
Condos	19.2	14.0	- 27.1%
<b>All Price Ranges</b>	<b>10.3</b>	<b>8.1</b>	<b>- 21.4%</b>

### Condos

#### By Bedroom Count

	11-2014	11-2015	Change
2 Bedrooms or Less	10.7	8.6	- 19.6%
3 Bedrooms	9.0	7.0	- 22.2%
4 Bedrooms or More	12.2	10.1	- 17.2%
<b>All Bedroom Counts</b>	<b>10.1</b>	<b>8.1</b>	<b>- 19.8%</b>

	11-2014	11-2015	Change
2 Bedrooms or Less	11.3	8.7	- 23.0%
3 Bedrooms	8.9	6.9	- 22.5%
4 Bedrooms or More	12.6	10.1	- 19.8%
<b>All Bedroom Counts</b>	<b>10.3</b>	<b>8.1</b>	<b>- 21.4%</b>