

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2015

A transitory market is currently in effect and it is not uncommon for some metrics to experience declines. For the 12-month period spanning November 2014 through October 2015, Pending Sales in the Western Upstate region were up 10.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 27.4 percent.

The overall Median Sales Price was up 7.6 percent to \$148,000. 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 92 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 11.2 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 10.8 percent. That amounts to 8.5 months supply for Single-Family homes and 8.0 months supply for Condos.

Quick Facts

+ 27.4%

+ 14.8%

+ 12.7%

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	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



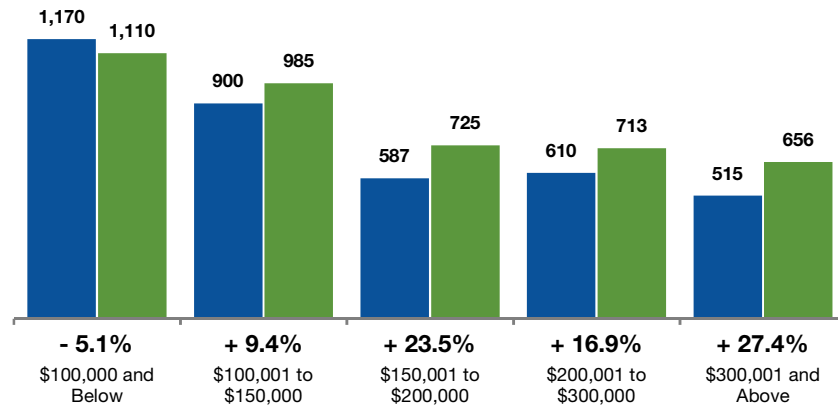
Pending Sales

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



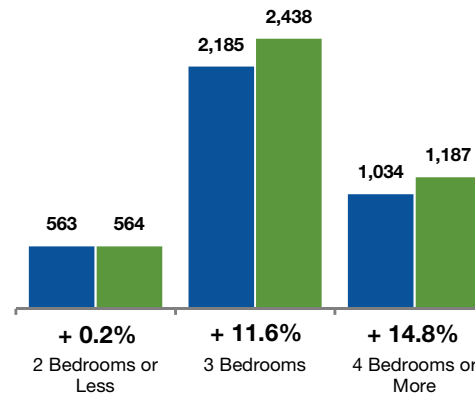
By Price Range

■ 10-2014 ■ 10-2015



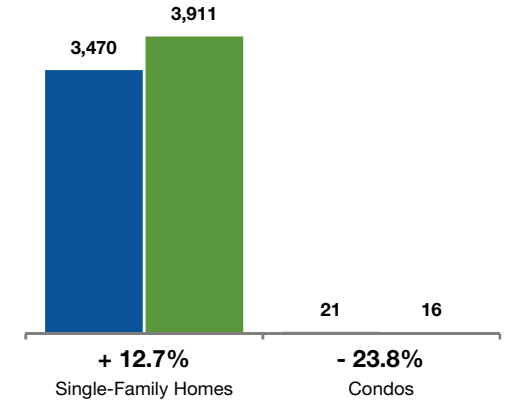
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Price Range

	10-2014	10-2015	Change
\$100,000 and Below	1,170	1,110	- 5.1%
\$100,001 to \$150,000	900	985	+ 9.4%
\$150,001 to \$200,000	587	725	+ 23.5%
\$200,001 to \$300,000	610	713	+ 16.9%
\$300,001 and Above	515	656	+ 27.4%
All Price Ranges	3,782	4,189	+ 10.8%

Single-Family Homes

	10-2014	10-2015	Change
2 Bedrooms or Less	1,024	992	- 3.1%
3 Bedrooms	825	919	+ 11.4%
4 Bedrooms or More	545	681	+ 25.0%
	578	676	+ 17.0%
	498	643	+ 29.1%
All Single-Family Homes	3,470	3,911	+ 12.7%

Condos

	10-2014	10-2015	Change
	12	7	- 41.7%
	3	5	+ 66.7%
	2	0	- 100.0%
	2	4	+ 100.0%
	2	0	- 100.0%
All Condos	21	16	- 23.8%

By Bedroom Count

	10-2014	10-2015	Change
2 Bedrooms or Less	563	564	+ 0.2%
3 Bedrooms	2,185	2,438	+ 11.6%
4 Bedrooms or More	1,034	1,187	+ 14.8%
All Bedroom Counts	3,782	4,189	+ 10.8%

	10-2014	10-2015	Change
2 Bedrooms or Less	402	429	+ 6.7%
3 Bedrooms	2,090	2,344	+ 12.2%
4 Bedrooms or More	978	1,138	+ 16.4%
All Single-Family Homes	3,470	3,911	+ 12.7%

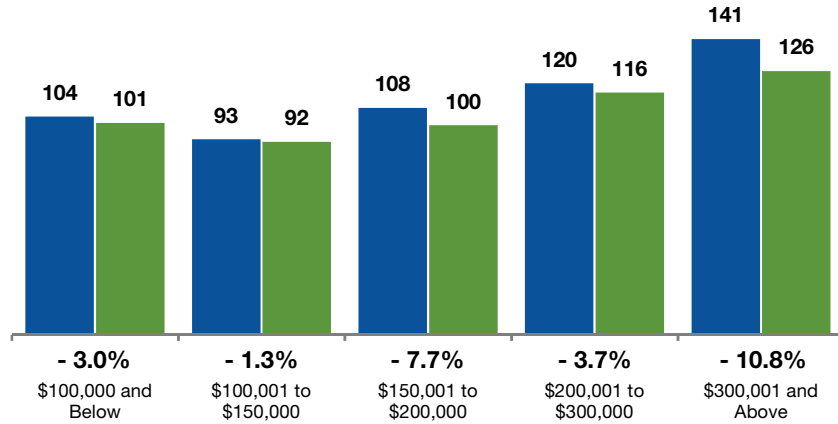
Days on Market Until Sale

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



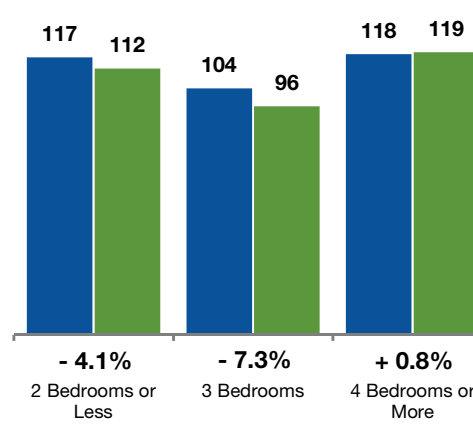
By Price Range

■ 10-2014 ■ 10-2015



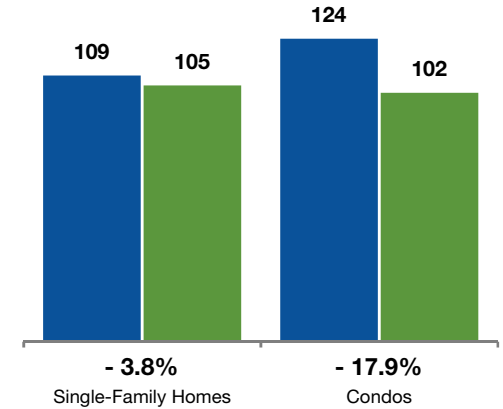
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Price Range

	10-2014	10-2015	Change
\$100,000 and Below	104	101	- 3.0%
\$100,001 to \$150,000	93	92	- 1.3%
\$150,001 to \$200,000	108	100	- 7.7%
\$200,001 to \$300,000	120	116	- 3.7%
\$300,001 and Above	141	126	- 10.8%
All Price Ranges	110	105	- 4.3%

Single-Family Homes

	10-2014	10-2015	Change
\$100,000 and Below	104	101	- 3.0%
\$100,001 to \$150,000	93	91	- 2.2%
\$150,001 to \$200,000	107	98	- 8.1%
\$200,001 to \$300,000	117	117	- 0.5%
\$300,001 and Above	141	127	- 9.5%
All Price Ranges	109	105	- 3.8%

Condos

	10-2014	10-2015	Change
\$100,000 and Below	58	55	- 4.6%
\$100,001 to \$150,000	130	38	- 70.4%
\$150,001 to \$200,000	207	243	+ 17.5%
\$200,001 to \$300,000	568	152	- 73.2%
\$300,001 and Above	0	0	--
All Price Ranges	124	102	- 17.9%

By Bedroom Count

	10-2014	10-2015	Change
2 Bedrooms or Less	117	112	- 4.1%
3 Bedrooms	104	96	- 7.3%
4 Bedrooms or More	118	119	+ 0.8%
All Bedroom Counts	110	105	- 4.3%

	10-2014	10-2015	Change
2 Bedrooms or Less	112	111	- 1.2%
3 Bedrooms	103	96	- 7.4%
4 Bedrooms or More	120	121	+ 1.0%
All Bedroom Counts	109	105	- 3.8%

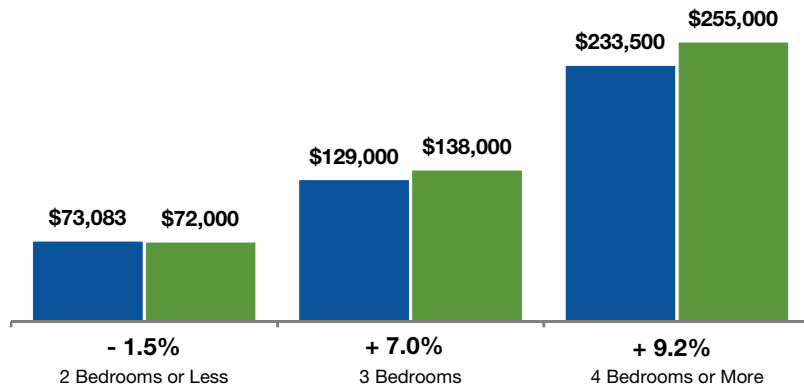
Median Sales Price

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



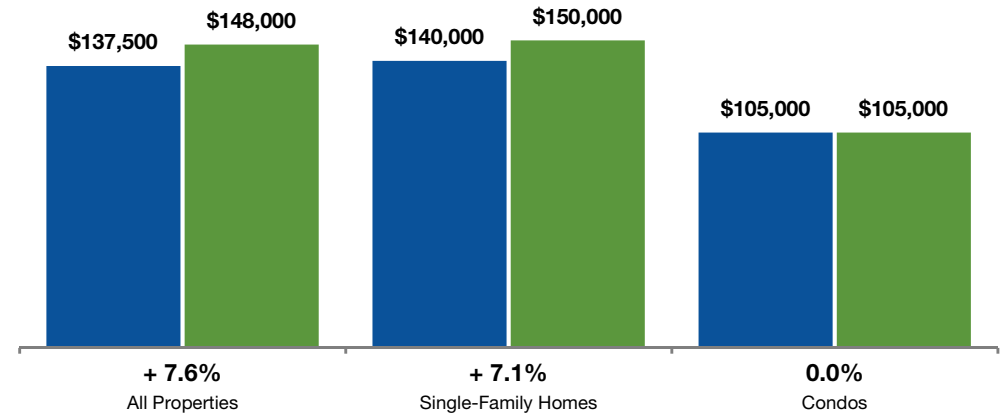
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Bedroom Count

	10-2014	10-2015	Change
2 Bedrooms or Less	\$73,083	\$72,000	- 1.5%
3 Bedrooms	\$129,000	\$138,000	+ 7.0%
4 Bedrooms or More	\$233,500	\$255,000	+ 9.2%
All Bedroom Counts	\$137,500	\$148,000	+ 7.6%

Single-Family Homes

	10-2014	10-2015	Change	10-2014	10-2015	Change
	\$66,500	\$67,750	+ 1.9%	\$82,750	\$78,500	- 5.1%
	\$129,900	\$137,500	+ 5.9%	\$120,000	\$147,625	+ 23.0%
	\$245,000	\$259,900	+ 6.1%	\$108,000	\$125,000	+ 15.7%
All Single-Family Homes	\$140,000	\$150,000	+ 7.1%	\$105,000	\$105,000	0.0%

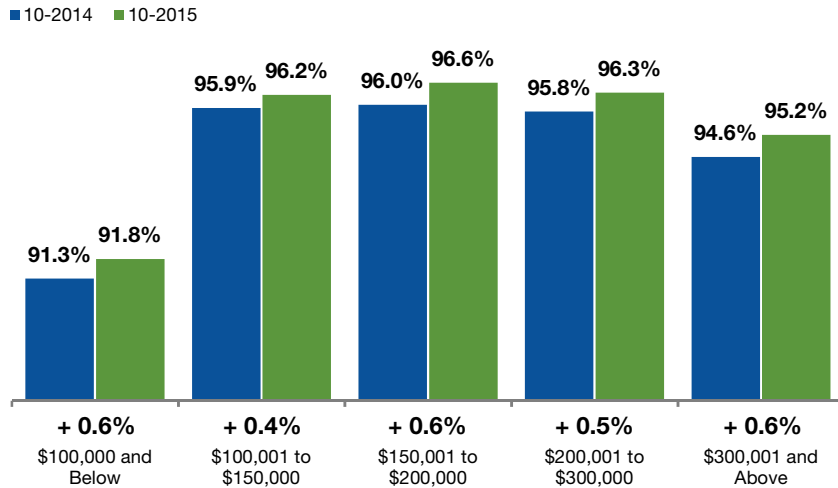
Condos

Percent of List Price Received

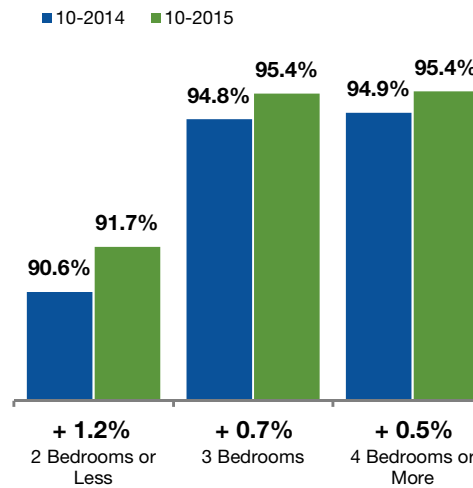
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



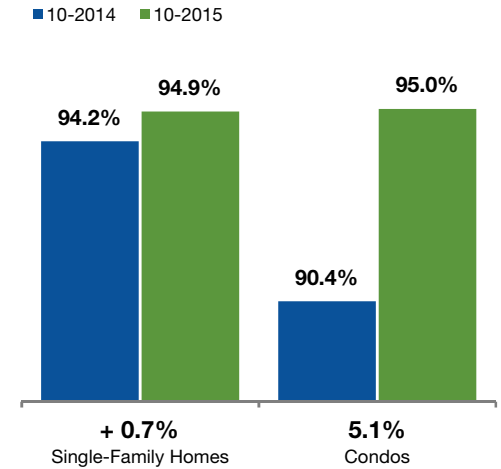
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2014	10-2015	Change
\$100,000 and Below	91.3%	91.8%	+ 0.6%
\$100,001 to \$150,000	95.9%	96.2%	+ 0.4%
\$150,001 to \$200,000	96.0%	96.6%	+ 0.6%
\$200,001 to \$300,000	95.8%	96.3%	+ 0.5%
\$300,001 and Above	94.6%	95.2%	+ 0.6%
All Price Ranges	94.2%	94.9%	+ 0.7%

Single-Family Homes

10-2014	10-2015	Change	10-2014	10-2015	Change
90.9%	91.6%	+ 0.7%	88.4%	94.5%	0.0%
96.0%	96.3%	+ 0.3%	94.7%	95.8%	11.1%
96.1%	96.6%	+ 0.6%	87.6%	94.6%	0.0%
95.9%	96.3%	+ 0.5%	94.8%	96.0%	11.1%
94.6%	95.1%	+ 0.6%	0.0%	0.0%	--
94.2%	94.9%	+ 0.7%	90.4%	95.0%	5.1%

Condos

By Bedroom Count	10-2014	10-2015	Change
2 Bedrooms or Less	90.6%	91.7%	+ 1.2%
3 Bedrooms	94.8%	95.4%	+ 0.7%
4 Bedrooms or More	94.9%	95.4%	+ 0.5%
All Bedroom Counts	94.2%	94.9%	+ 0.7%

10-2014	10-2015	Change	10-2014	10-2015	Change
89.4%	91.1%	+ 1.8%	89.1%	94.2%	0.0%
94.8%	95.4%	+ 0.6%	89.6%	95.6%	11.1%
94.8%	95.5%	+ 0.7%	95.3%	96.0%	0.0%
94.2%	94.9%	+ 0.8%	90.4%	95.0%	5.1%

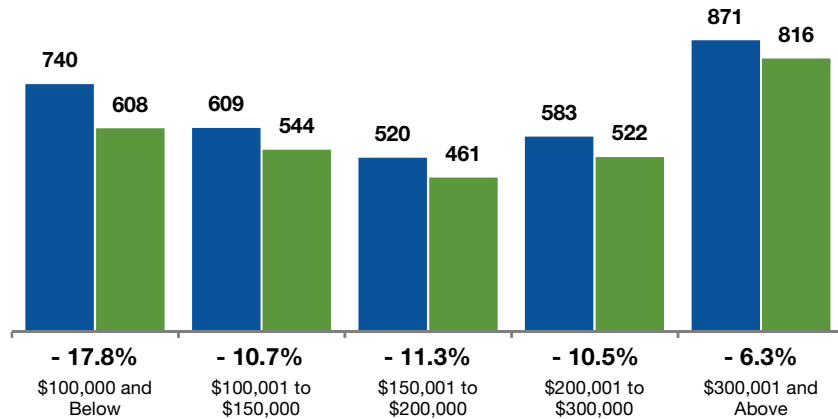
Inventory of Homes for Sale

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



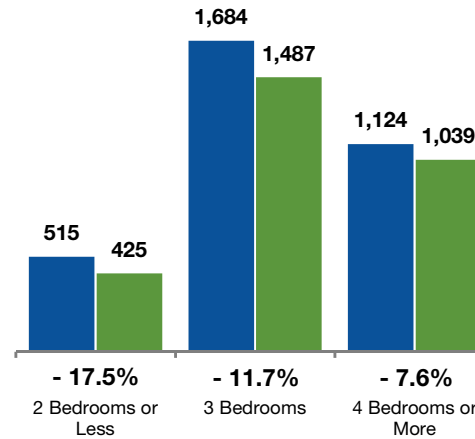
By Price Range

■ 10-2014 ■ 10-2015



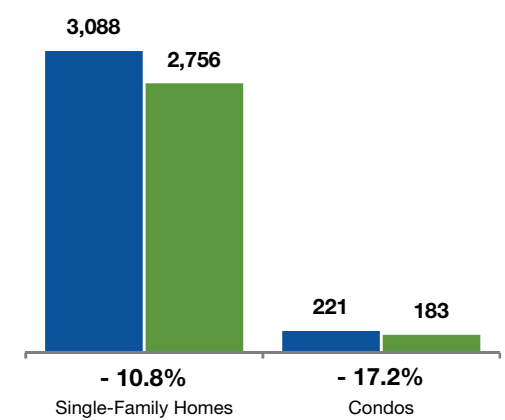
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Price Range

	10-2014	10-2015	Change
\$100,000 and Below	740	608	- 17.8%
\$100,001 to \$150,000	609	544	- 10.7%
\$150,001 to \$200,000	520	461	- 11.3%
\$200,001 to \$300,000	583	522	- 10.5%
\$300,001 and Above	871	816	- 6.3%
All Price Ranges	3,323	2,951	- 11.2%

Single-Family Homes

	10-2014	10-2015	Change
2 Bedrooms or Less	663	542	- 18.3%
3 Bedrooms	534	482	- 9.7%
4 Bedrooms or More	481	435	- 9.6%
	559	494	- 11.6%
	851	803	- 5.6%
All Single-Family Homes	3,088	2,756	- 10.8%

Condos

	10-2014	10-2015	Change
	68	60	- 11.8%
	75	59	- 21.3%
	36	24	- 33.3%
	23	27	+ 17.4%
	19	13	- 31.6%
All Condos	221	183	- 17.2%

By Bedroom Count

	10-2014	10-2015	Change
2 Bedrooms or Less	515	425	- 17.5%
3 Bedrooms	1,684	1,487	- 11.7%
4 Bedrooms or More	1,124	1,039	- 7.6%
All Bedroom Counts	3,323	2,951	- 11.2%

	10-2014	10-2015	Change
2 Bedrooms or Less	379	338	- 10.8%
3 Bedrooms	1,607	1,411	- 12.2%
4 Bedrooms or More	1,102	1,007	- 8.6%
All Single-Family Homes	3,088	2,756	- 10.8%
	126	77	- 38.9%
	74	75	+ 1.4%
	21	31	+ 47.6%
All Condos	221	183	- 17.2%

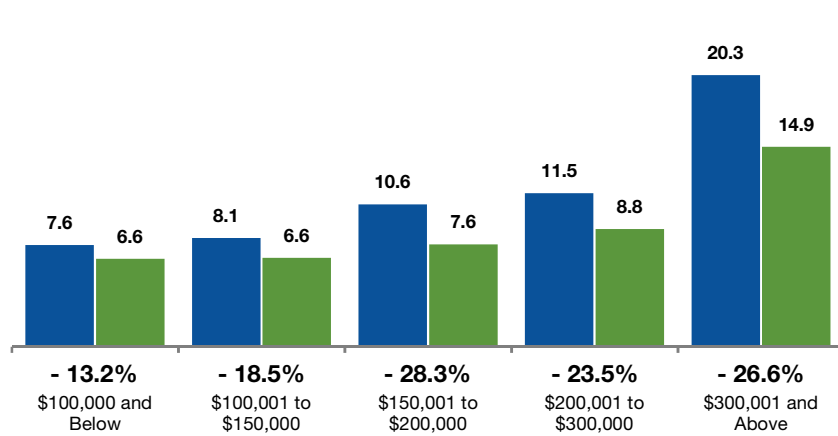
Months Supply of Inventory

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.**



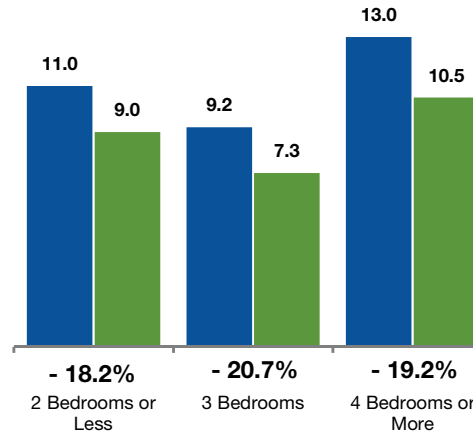
By Price Range

■ 10-2014 ■ 10-2015



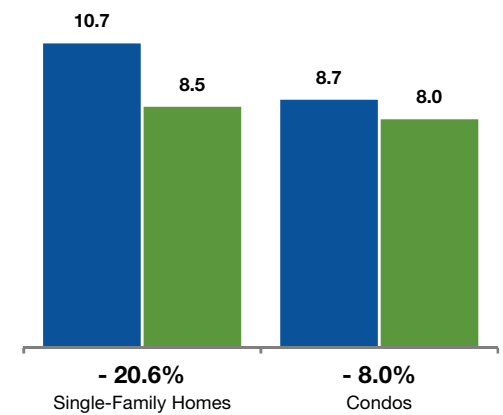
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Price Range

	10-2014	10-2015	Change
\$100,000 and Below	7.6	6.6	- 13.2%
\$100,001 to \$150,000	8.1	6.6	- 18.5%
\$150,001 to \$200,000	10.6	7.6	- 28.3%
\$200,001 to \$300,000	11.5	8.8	- 23.5%
\$300,001 and Above	20.3	14.9	- 26.6%
All Price Ranges	10.5	8.5	- 19.0%

Single-Family Homes

	10-2014	10-2015	Change
2 Bedrooms or Less	7.8	6.6	- 15.4%
3 Bedrooms	7.8	6.3	- 19.2%
4 Bedrooms or More	10.6	7.7	- 27.4%
Single-Family Homes	11.6	8.8	- 24.1%
Condos	20.5	15.0	- 26.8%
All Property Types	10.7	8.5	- 20.6%

Condos

By Bedroom Count

	10-2014	10-2015	Change
2 Bedrooms or Less	11.0	9.0	- 18.2%
3 Bedrooms	9.2	7.3	- 20.7%
4 Bedrooms or More	13.0	10.5	- 19.2%
All Bedroom Counts	10.5	8.5	- 19.0%

	10-2014	10-2015	Change
2 Bedrooms or Less	11.3	9.5	- 15.9%
3 Bedrooms	9.2	7.2	- 21.7%
4 Bedrooms or More	13.5	10.6	- 21.5%
All Property Types	10.7	8.5	- 20.6%