

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2020

Strong buyer activity has continued into the fall and the constrained supply of homes for sale, speedy sales, and multiple offers across many segments of the market will remain common so long as buyer demand remains at elevated levels. For the 12-month period spanning October 2019 through September 2020, Pending Sales in the Western Upstate region were up 2.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 22.5 percent.

The overall Median Sales Price was up 10.9 percent to \$199,500. The property type with the largest price gain was the Condos segment, where prices increased 11.2 percent to \$150,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 69 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 107 days.

Market-wide, inventory levels were down 23.3 percent. The property type that lost the least inventory was the Condos segment, where it decreased 16.8 percent. That amounts to 2.9 months supply for Single-Family homes and 3.7 months supply for Condos.

Quick Facts

+ 22.5%

+ 9.8%

+ 1.6%

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



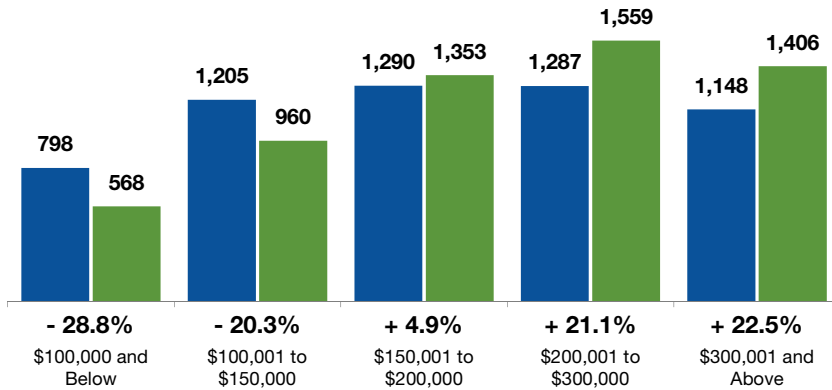
Pending Sales

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



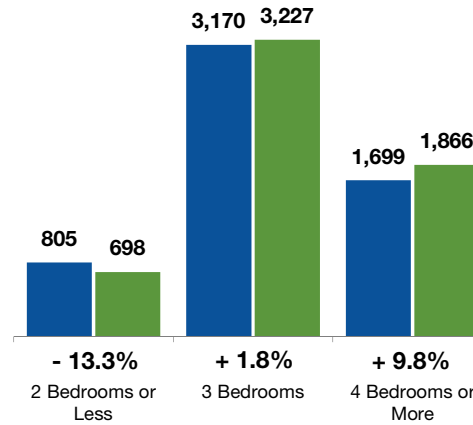
By Price Range

■ 9-2019 ■ 9-2020



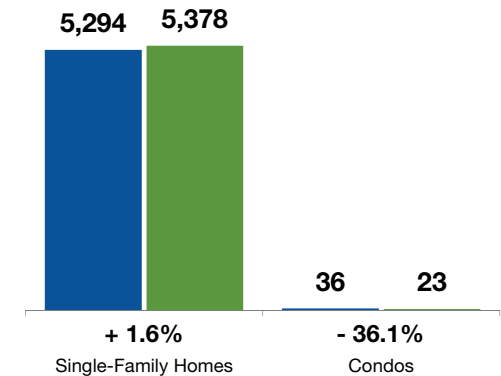
By Bedroom Count

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Price Range

	9-2019	9-2020	Change
\$100,000 and Below	798	568	- 28.8%
\$100,001 to \$150,000	1,205	960	- 20.3%
\$150,001 to \$200,000	1,290	1,353	+ 4.9%
\$200,001 to \$300,000	1,287	1,559	+ 21.1%
\$300,001 and Above	1,148	1,406	+ 22.5%
All Price Ranges	5,728	5,846	+ 2.1%

Single-Family Homes

	9-2019	9-2020	Change
2 Bedrooms or Less	700	512	- 26.9%
3 Bedrooms	1,056	789	- 25.3%
4 Bedrooms or More	1,197	1,248	+ 4.3%
	1,232	1,461	+ 18.6%
	1,109	1,368	+ 23.4%
All Single-Family Homes	5,294	5,378	+ 1.6%

Condos

	9-2019	9-2020	Change
	4	2	- 50.0%
	18	10	- 44.4%
	5	3	- 40.0%
	4	5	+ 25.0%
	5	3	- 40.0%
All Condos	36	23	- 36.1%

By Bedroom Count

	9-2019	9-2020	Change
2 Bedrooms or Less	805	698	- 13.3%
3 Bedrooms	3,170	3,227	+ 1.8%
4 Bedrooms or More	1,699	1,866	+ 9.8%
All Bedroom Counts	5,728	5,846	+ 2.1%

	9-2019	9-2020	Change
2 Bedrooms or Less	612	526	- 14.1%
3 Bedrooms	3,017	3,006	- 0.4%
4 Bedrooms or More	1,611	1,791	+ 11.2%
All Single-Family Homes	5,294	5,378	+ 1.6%

	9-2019	9-2020	Change
	10	11	+ 10.0%
	15	10	- 33.3%
	11	2	- 81.8%
All Condos	36	23	- 36.1%

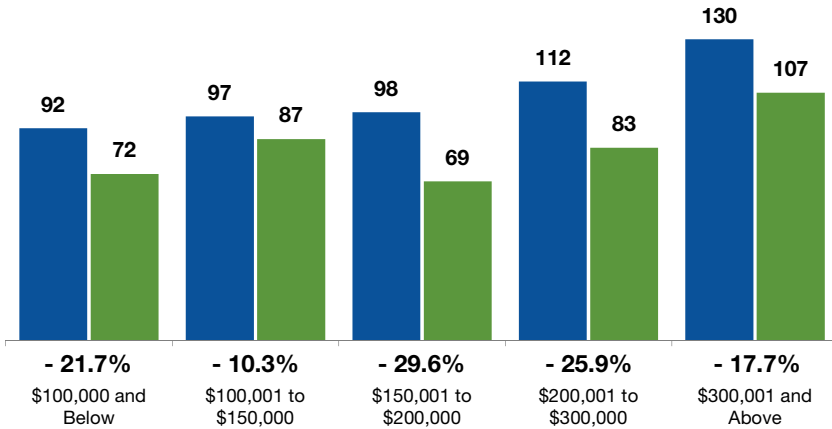
Days on Market Until Sale

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



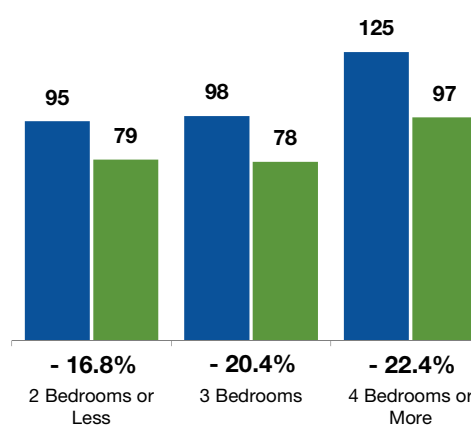
By Price Range

■ 9-2019 ■ 9-2020



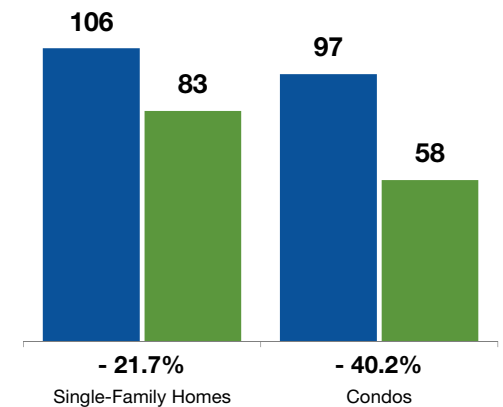
By Bedroom Count

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	92	72	- 21.7%
\$100,001 to \$150,000	97	87	- 10.3%
\$150,001 to \$200,000	98	69	- 29.6%
\$200,001 to \$300,000	112	83	- 25.9%
\$300,001 and Above	130	107	- 17.7%
All Price Ranges	106	85	- 19.8%

Single-Family Homes

9-2019	9-2020	Change	9-2019	9-2020	Change
91	74	- 18.7%	137	15	- 89.1%
96	82	- 14.6%	74	71	- 4.1%
98	66	- 32.7%	65	39	- 40.0%
111	82	- 26.1%	137	78	- 43.1%
130	106	- 18.5%	134	42	- 68.7%
106	83	- 21.7%	97	58	- 40.2%

Condos

By Bedroom Count	9-2019	9-2020	Change
2 Bedrooms or Less	95	79	- 16.8%
3 Bedrooms	98	78	- 20.4%
4 Bedrooms or More	125	97	- 22.4%
All Bedroom Counts	106	85	- 19.8%

9-2019	9-2020	Change	9-2019	9-2020	Change
98	78	- 20.4%	64	57	- 10.9%
97	75	- 22.7%	96	55	- 42.7%
125	98	- 21.6%	143	76	- 46.9%
106	83	- 21.7%	97	58	- 40.2%

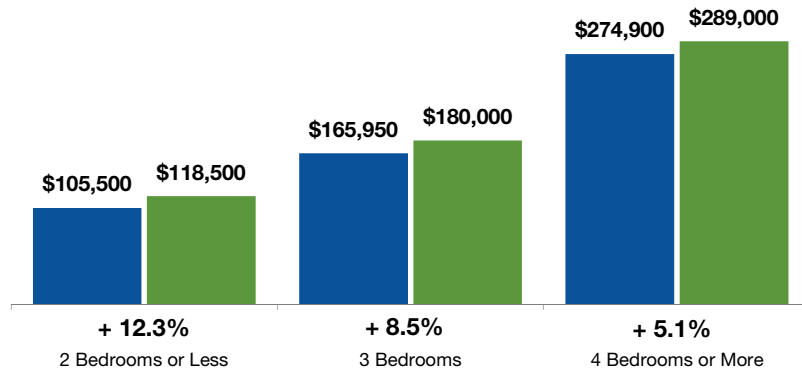
Median Sales Price

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



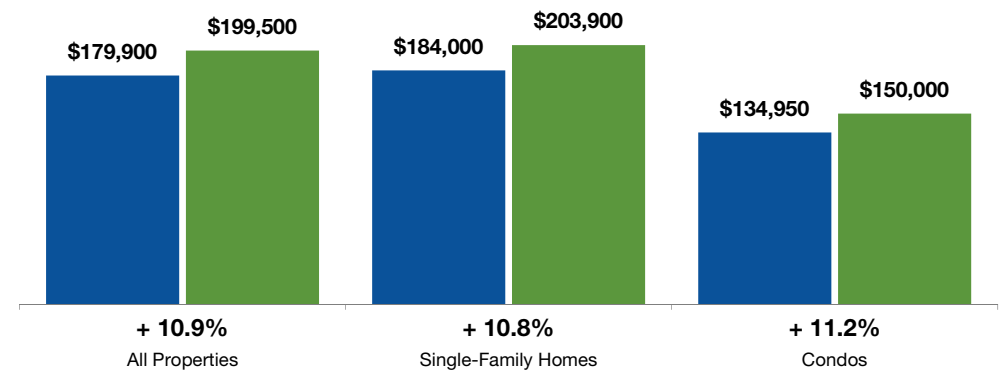
By Bedroom Count

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Bedroom Count

	9-2019	9-2020	Change
2 Bedrooms or Less	\$105,500	\$118,500	+ 12.3%
3 Bedrooms	\$165,950	\$180,000	+ 8.5%
4 Bedrooms or More	\$274,900	\$289,000	+ 5.1%
All Bedroom Counts	\$179,900	\$199,500	+ 10.9%

Single-Family Homes

	9-2019	9-2020	Change	9-2019	9-2020	Change
	\$102,900	\$117,225	+ 13.9%	\$117,000	\$128,000	+ 9.4%
	\$167,000	\$182,000	+ 9.0%	\$156,000	\$162,900	+ 4.4%
	\$280,000	\$299,900	+ 7.1%	\$140,750	\$140,000	- 0.5%
All	\$184,000	\$203,900	+ 10.8%	\$134,950	\$150,000	+ 11.2%

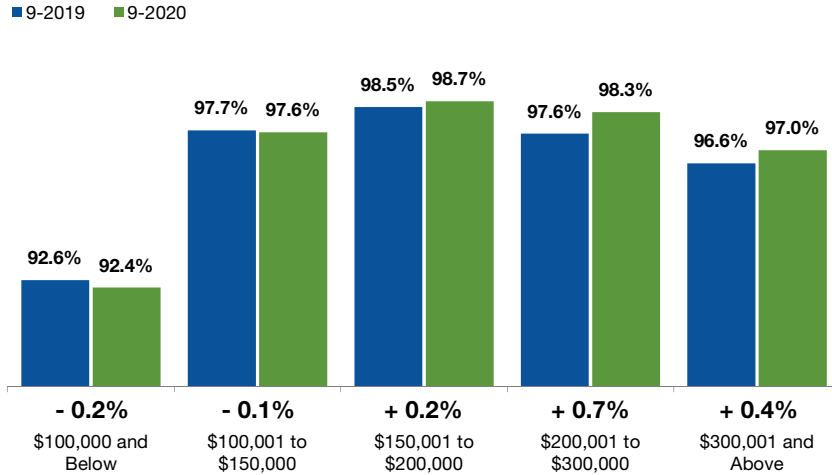
Condos

Percent of List Price Received

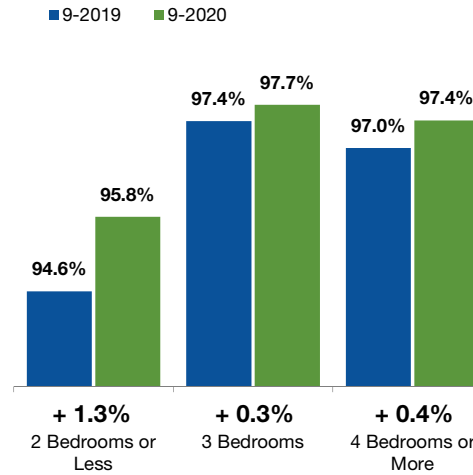
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



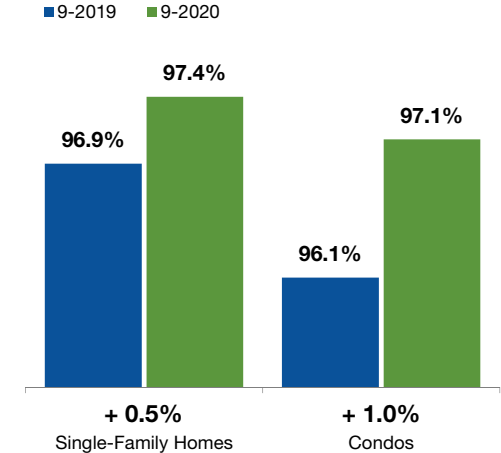
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	92.6%	92.4%	- 0.2%
\$100,001 to \$150,000	97.7%	97.6%	- 0.1%
\$150,001 to \$200,000	98.5%	98.7%	+ 0.2%
\$200,001 to \$300,000	97.6%	98.3%	+ 0.7%
\$300,001 and Above	96.6%	97.0%	+ 0.4%
All Price Ranges	96.9%	97.4%	+ 0.5%

Single-Family Homes

9-2019	9-2020	Change
92.4%	91.9%	- 0.5%
97.9%	97.8%	- 0.1%
98.6%	98.7%	+ 0.1%
97.6%	98.3%	+ 0.7%
96.6%	97.0%	+ 0.4%
96.9%	97.4%	+ 0.5%

Condos

9-2019	9-2020	Change
92.6%	96.7%	+ 4.4%
97.4%	96.4%	- 1.0%
97.3%	98.0%	+ 0.7%
97.3%	97.6%	+ 0.3%
92.3%	97.1%	+ 5.2%
96.1%	97.1%	+ 1.0%

By Bedroom Count

By Bedroom Count	9-2019	9-2020	Change
2 Bedrooms or Less	94.6%	95.8%	+ 1.3%
3 Bedrooms	97.4%	97.7%	+ 0.3%
4 Bedrooms or More	97.0%	97.4%	+ 0.4%
All Bedroom Counts	96.9%	97.4%	+ 0.5%

9-2019	9-2020	Change	9-2019	9-2020	Change
94.2%	95.4%	+ 1.3%	95.7%	97.4%	+ 1.8%
97.4%	97.7%	+ 0.3%	98.5%	97.9%	- 0.6%
97.0%	97.5%	+ 0.5%	94.1%	92.7%	- 1.5%
96.9%	97.4%	+ 0.5%	96.1%	97.1%	+ 1.0%

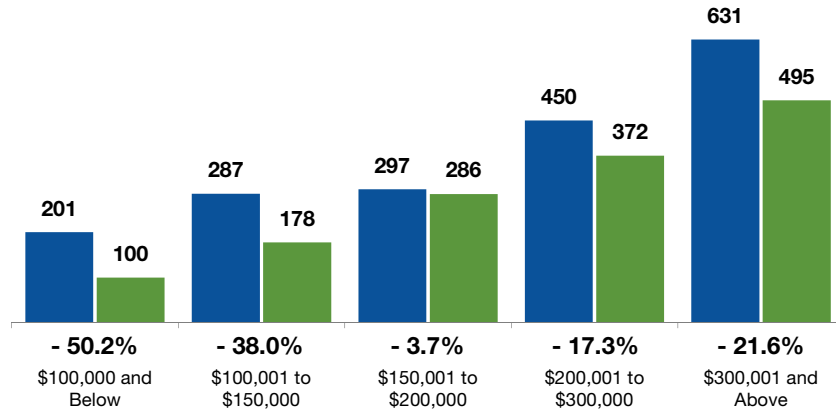
Inventory of Homes for Sale

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



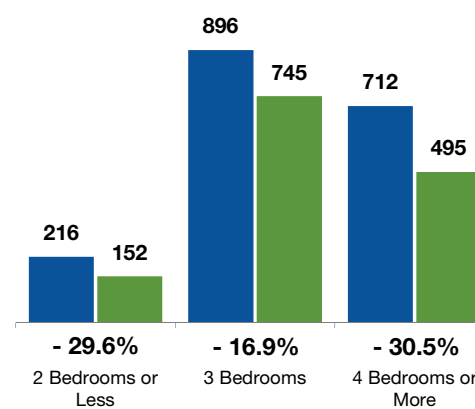
By Price Range

■ 9-2019 ■ 9-2020



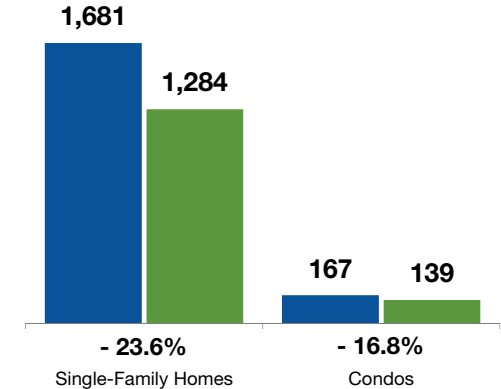
By Bedroom Count

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	201	100	- 50.2%
\$100,001 to \$150,000	287	178	- 38.0%
\$150,001 to \$200,000	297	286	- 3.7%
\$200,001 to \$300,000	450	372	- 17.3%
\$300,001 and Above	631	495	- 21.6%
All Price Ranges	1,866	1,431	- 23.3%

Single-Family Homes

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	175	79	- 54.9%
\$100,001 to \$150,000	223	138	- 38.1%
\$150,001 to \$200,000	248	247	- 0.4%
\$200,001 to \$300,000	424	339	- 20.0%
\$300,001 and Above	611	481	- 21.3%
All Price Ranges	1,681	1,284	- 23.6%

Condos

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	19	16	- 15.8%
\$100,001 to \$150,000	62	39	- 37.1%
\$150,001 to \$200,000	47	39	- 17.0%
\$200,001 to \$300,000	23	33	+ 43.5%
\$300,001 and Above	16	12	- 25.0%
All Price Ranges	167	139	- 16.8%

By Bedroom Count

By Bedroom Count	9-2019	9-2020	Change
2 Bedrooms or Less	216	152	- 29.6%
3 Bedrooms	896	745	- 16.9%
4 Bedrooms or More	712	495	- 30.5%
All Bedroom Counts	1,866	1,431	- 23.3%

By Bedroom Count	9-2019	9-2020	Change
2 Bedrooms or Less	164	107	- 34.8%
3 Bedrooms	786	664	- 15.5%
4 Bedrooms or More	689	474	- 31.2%
All Bedroom Counts	1,681	1,284	- 23.6%

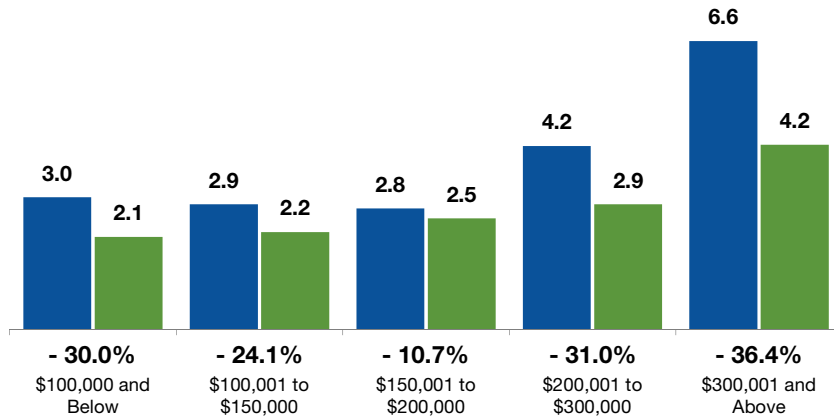
Months Supply of Inventory

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.**



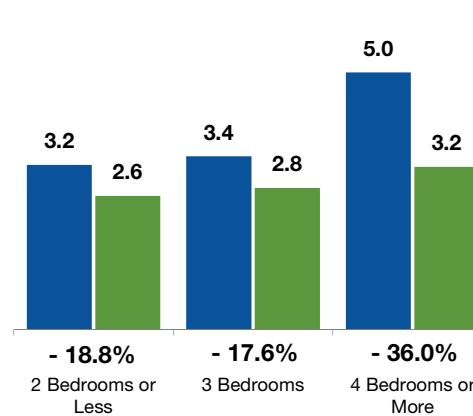
By Price Range

■ 9-2019 ■ 9-2020



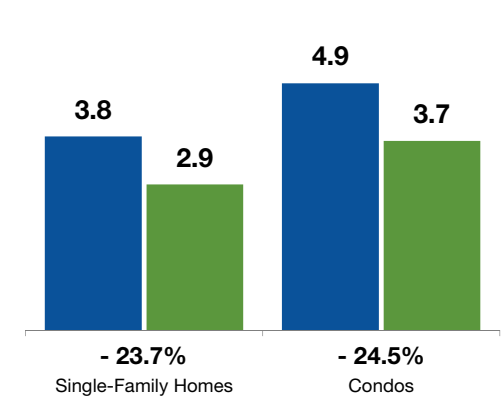
By Bedroom Count

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	3.0	2.1	- 30.0%
\$100,001 to \$150,000	2.9	2.2	- 24.1%
\$150,001 to \$200,000	2.8	2.5	- 10.7%
\$200,001 to \$300,000	4.2	2.9	- 31.0%
\$300,001 and Above	6.6	4.2	- 36.4%
All Price Ranges	3.9	2.9	- 25.6%

Single-Family Homes

9-2019	9-2020	Change
3.0	1.9	- 36.7%
2.5	2.1	- 16.0%
2.5	2.4	- 4.0%
4.1	2.8	- 31.7%
6.6	4.2	- 36.4%
3.8	2.9	- 23.7%

Condos

9-2019	9-2020	Change
2.5	3.8	+ 52.0%
5.1	2.8	- 45.1%
6.3	4.6	- 27.0%
5.9	4.1	- 30.5%
4.9	4.1	- 16.3%
4.9	3.7	- 24.5%

By Bedroom Count

9-2019	9-2020	Change
3.2	2.6	- 18.8%
3.4	2.8	- 17.6%
5.0	3.2	- 36.0%
3.9	2.9	- 25.6%

9-2019	9-2020	Change
3.2	2.4	- 25.0%
3.1	2.7	- 12.9%
5.1	3.2	- 37.3%
3.8	2.9	- 23.7%