

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## October 2020

Interest rates set new record lows again in October, and are helping to maintain buyer purchasing power in the face of rising home prices driven by multiple offers across many segments of the market. While seller activity in some segments has improved, available inventory remains tight in many areas. For the 12-month period spanning November 2019 through October 2020, Pending Sales in the Western Upstate region were up 4.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 30.3 percent.

The overall Median Sales Price was up 13.3 percent to \$204,000. The property type with the largest price gain was the Condos segment, where prices increased 14.8 percent to \$155,000. 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 105 days.

Market-wide, inventory levels were down 31.3 percent. The property type that lost the least inventory was the Condos segment, where it decreased 28.2 percent. That amounts to 2.5 months supply for Single-Family homes and 3.4 months supply for Condos.

## Quick Facts

**+ 30.3%**

**+ 11.4%**

**+ 4.0%**

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>



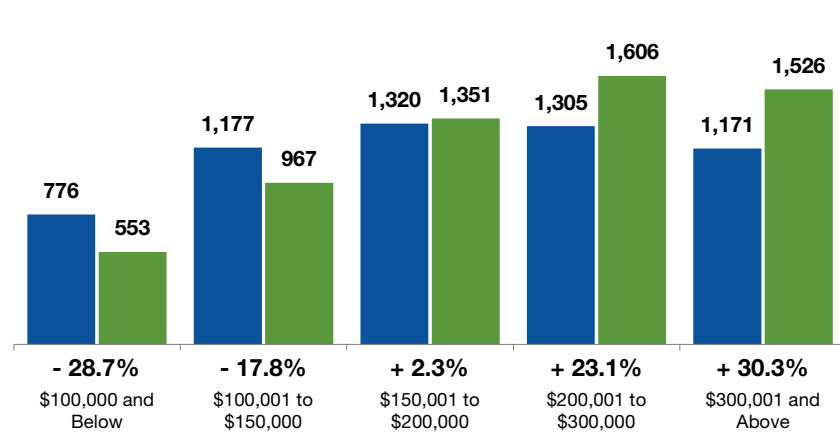
# Pending Sales

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



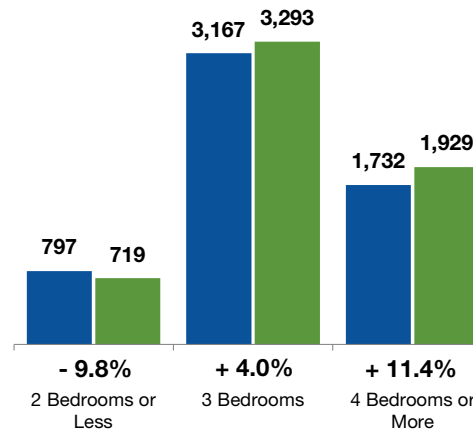
## By Price Range

■ 10-2019 ■ 10-2020



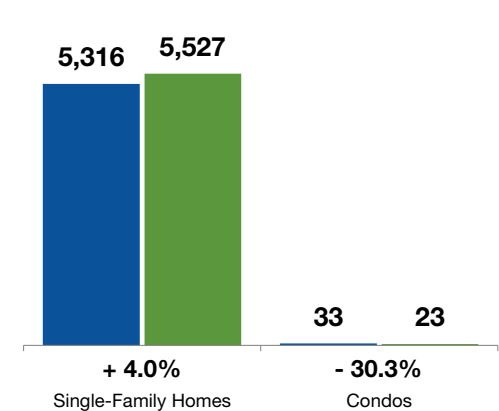
## By Bedroom Count

■ 10-2019 ■ 10-2020



## By Property Type

■ 10-2019 ■ 10-2020



### All Properties

#### By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	776	553	- 28.7%
\$100,001 to \$150,000	1,177	967	- 17.8%
\$150,001 to \$200,000	1,320	1,351	+ 2.3%
\$200,001 to \$300,000	1,305	1,606	+ 23.1%
\$300,001 and Above	1,171	1,526	+ 30.3%
<b>All Price Ranges</b>	<b>5,749</b>	<b>6,003</b>	<b>+ 4.4%</b>

### Single-Family Homes

	10-2019	10-2020	Change
2 Bedrooms or Less	684	494	- 27.8%
3 Bedrooms	1,031	793	- 23.1%
4 Bedrooms or More	1,223	1,247	+ 2.0%
	1,246	1,509	+ 21.1%
	1,132	1,484	+ 31.1%
<b>All Single-Family Homes</b>	<b>5,316</b>	<b>5,527</b>	<b>+ 4.0%</b>

### Condos

	10-2019	10-2020	Change
	3	3	0.0%
	8	9	+ 12.5%
	11	4	- 63.6%
	10	4	- 60.0%
	1	3	+ 200.0%
<b>All Condos</b>	<b>33</b>	<b>23</b>	<b>- 30.3%</b>

#### By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	797	719	- 9.8%
3 Bedrooms	3,167	3,293	+ 4.0%
4 Bedrooms or More	1,732	1,929	+ 11.4%
<b>All Bedroom Counts</b>	<b>5,749</b>	<b>6,003</b>	<b>+ 4.4%</b>

	10-2019	10-2020	Change
2 Bedrooms or Less	610	535	- 12.3%
3 Bedrooms	3,015	3,069	+ 1.8%
4 Bedrooms or More	1,638	1,861	+ 13.6%
<b>All Single-Family Homes</b>	<b>5,316</b>	<b>5,527</b>	<b>+ 4.0%</b>

	10-2019	10-2020	Change
	9	12	+ 33.3%
	11	7	- 36.4%
	13	4	- 69.2%
<b>All Condos</b>	<b>33</b>	<b>23</b>	<b>- 30.3%</b>

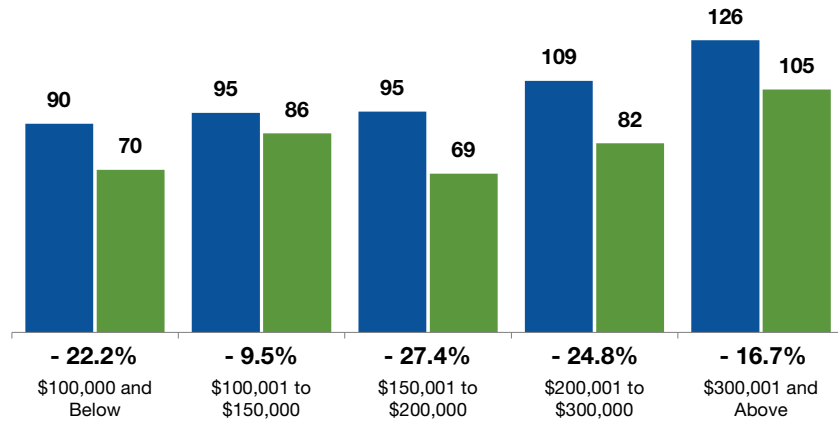
# Days on Market Until Sale

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



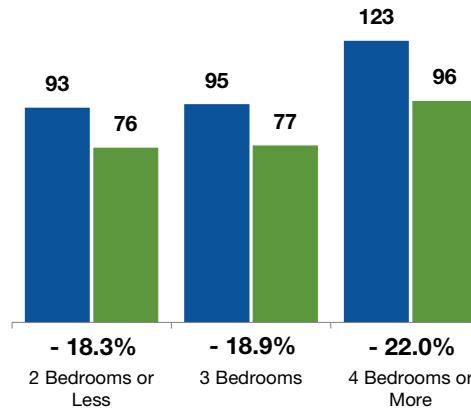
## By Price Range

■ 10-2019 ■ 10-2020



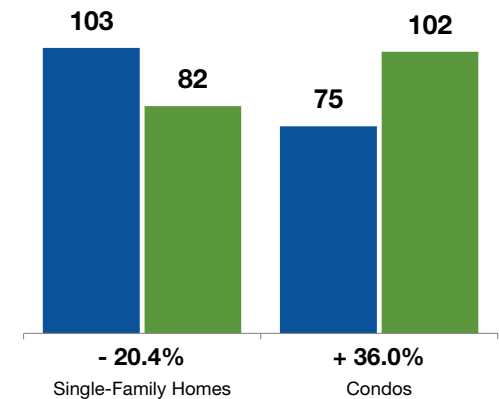
## By Bedroom Count

■ 10-2019 ■ 10-2020



## By Property Type

■ 10-2019 ■ 10-2020



### All Properties

#### By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	90	70	- 22.2%
\$100,001 to \$150,000	95	86	- 9.5%
\$150,001 to \$200,000	95	69	- 27.4%
\$200,001 to \$300,000	109	82	- 24.8%
\$300,001 and Above	126	105	- 16.7%
<b>All Price Ranges</b>	<b>103</b>	<b>84</b>	<b>- 18.4%</b>

### Single-Family Homes

	10-2019	10-2020	Change
89	72	- 19.1%	
94	81	- 13.8%	
95	65	- 31.6%	
108	80	- 25.9%	
127	104	- 18.1%	
<b>103</b>	<b>82</b>	<b>- 20.4%</b>	

### Condos

	10-2019	10-2020	Change
39	42	+ 7.7%	
82	53	- 35.4%	
30	117	+ 290.0%	
106	128	+ 20.8%	
51	160	+ 213.7%	
<b>75</b>	<b>102</b>	<b>+ 36.0%</b>	

#### By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	93	76	- 18.3%
3 Bedrooms	95	77	- 18.9%
4 Bedrooms or More	123	96	- 22.0%
<b>All Bedroom Counts</b>	<b>103</b>	<b>84</b>	<b>- 18.4%</b>

	10-2019	10-2020	Change
96	74	- 22.9%	
94	74	- 21.3%	
122	97	- 20.5%	
<b>103</b>	<b>82</b>	<b>- 20.4%</b>	

	10-2019	10-2020	Change
50	69	+ 38.0%	
62	99	+ 59.7%	
99	203	+ 105.1%	
<b>75</b>	<b>102</b>	<b>+ 36.0%</b>	

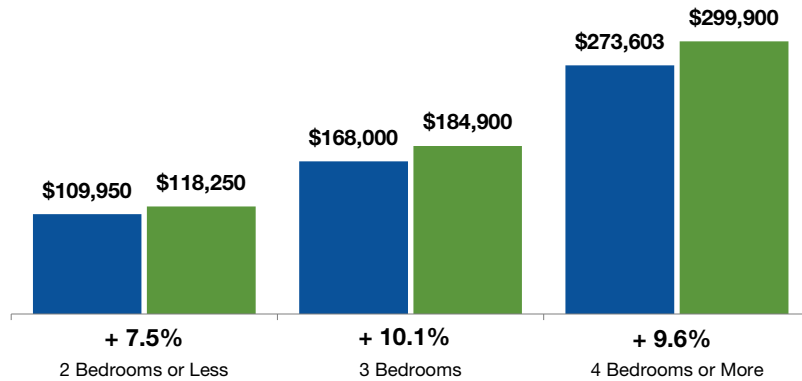
# Median Sales Price

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



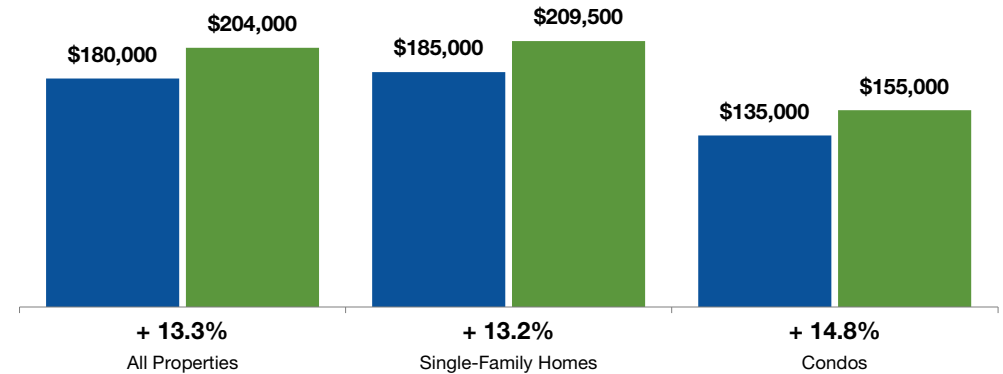
## By Bedroom Count

■ 10-2019 ■ 10-2020



## By Property Type

■ 10-2019 ■ 10-2020



### All Properties

#### By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	\$109,950	\$118,250	+ 7.5%
3 Bedrooms	\$168,000	\$184,900	+ 10.1%
4 Bedrooms or More	\$273,603	\$299,900	+ 9.6%
<b>All Bedroom Counts</b>	<b>\$180,000</b>	<b>\$204,000</b>	<b>+ 13.3%</b>

### Single-Family Homes

	10-2019	10-2020	Change	10-2019	10-2020	Change
	\$107,500	\$117,000	+ 8.8%	\$117,000	\$126,500	+ 8.1%
	\$168,200	\$185,000	+ 10.0%	\$156,500	\$163,500	+ 4.5%
	\$280,000	\$307,500	+ 9.8%	\$140,000	\$142,000	+ 1.4%
<b>All</b>	<b>\$185,000</b>	<b>\$209,500</b>	<b>+ 13.2%</b>	<b>\$135,000</b>	<b>\$155,000</b>	<b>+ 14.8%</b>

### Condos

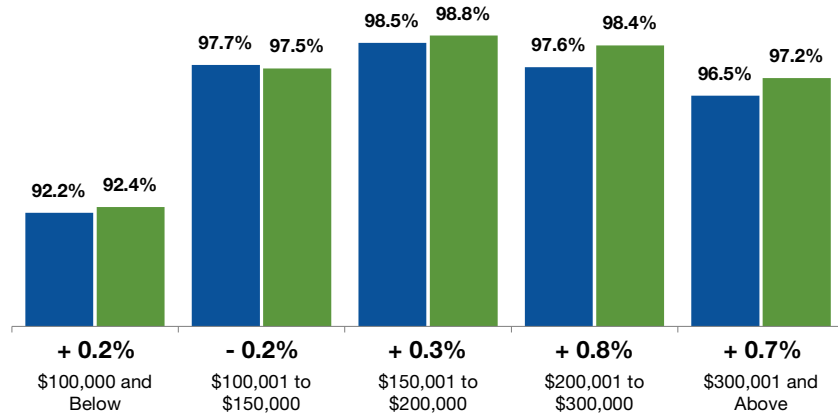
# Percent of List Price Received

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.**



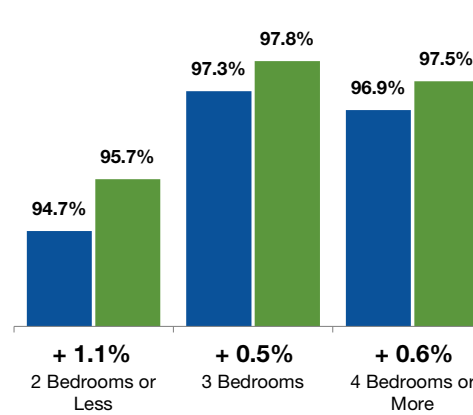
## By Price Range

■ 10-2019 ■ 10-2020



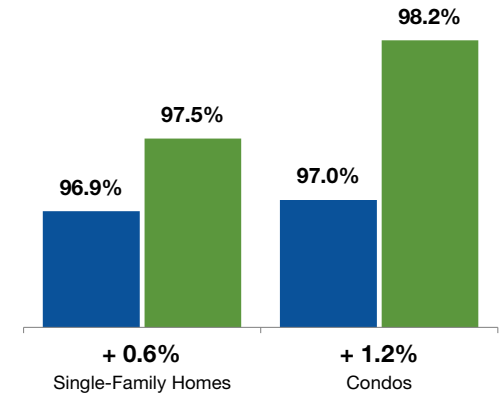
## By Bedroom Count

■ 10-2019 ■ 10-2020



## By Property Type

■ 10-2019 ■ 10-2020



## All Properties

### By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	92.2%	92.4%	+ 0.2%
\$100,001 to \$150,000	97.7%	97.5%	- 0.2%
\$150,001 to \$200,000	98.5%	98.8%	+ 0.3%
\$200,001 to \$300,000	97.6%	98.4%	+ 0.8%
\$300,001 and Above	96.5%	97.2%	+ 0.7%
<b>All Price Ranges</b>	<b>96.8%</b>	<b>97.4%</b>	<b>+ 0.6%</b>

## Single-Family Homes

	10-2019	10-2020	Change
2 Bedrooms or Less	94.5%	95.2%	+ 0.7%
3 Bedrooms	97.3%	97.8%	+ 0.5%
4 Bedrooms or More	97.0%	97.5%	+ 0.5%
<b>All Single-Family Homes</b>	<b>96.9%</b>	<b>97.5%</b>	<b>+ 0.6%</b>

## Condos

	10-2019	10-2020	Change
Single-Family Homes	98.2%	94.8%	- 3.5%
Condos	96.7%	98.4%	+ 1.8%
Condos	98.2%	100.0%	+ 1.8%
Condos	96.5%	97.7%	+ 1.2%
Condos	97.1%	97.7%	+ 0.6%
<b>All Condos</b>	<b>97.0%</b>	<b>98.2%</b>	<b>+ 1.2%</b>

### By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	94.7%	95.7%	+ 1.1%
3 Bedrooms	97.3%	97.8%	+ 0.5%
4 Bedrooms or More	96.9%	97.5%	+ 0.6%
<b>All Bedroom Counts</b>	<b>96.8%</b>	<b>97.4%</b>	<b>+ 0.6%</b>

	10-2019	10-2020	Change
2 Bedrooms or Less	94.5%	95.2%	+ 0.7%
3 Bedrooms	97.3%	97.8%	+ 0.5%
4 Bedrooms or More	97.0%	97.5%	+ 0.5%
<b>All Single-Family Homes</b>	<b>96.9%</b>	<b>97.5%</b>	<b>+ 0.6%</b>
Single-Family Homes	97.6%	97.8%	+ 0.2%
Condos	96.1%	99.6%	+ 3.6%
Condos	97.2%	96.0%	- 1.2%
<b>All Condos</b>	<b>97.0%</b>	<b>98.2%</b>	<b>+ 1.2%</b>

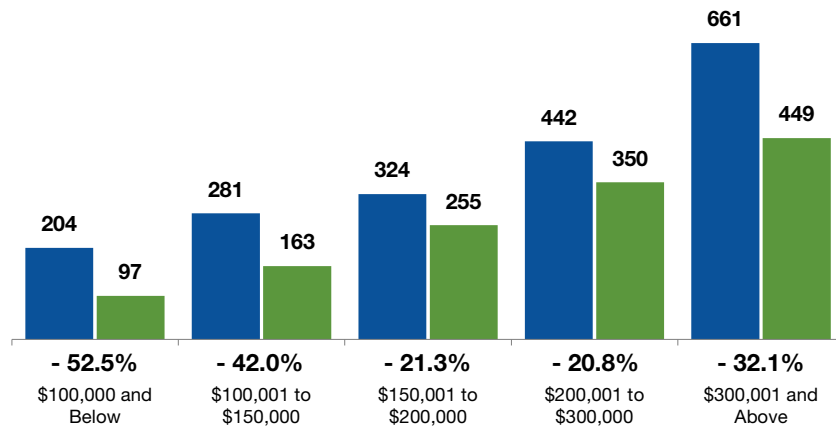
# Inventory of Homes for Sale

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



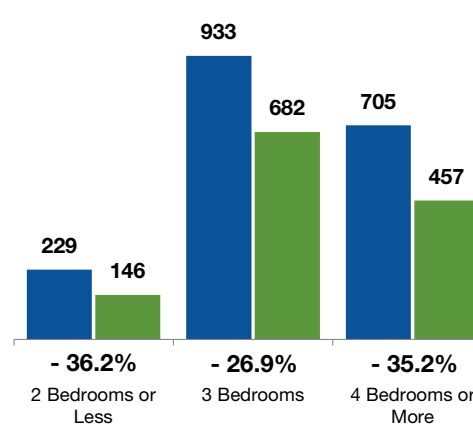
## By Price Range

■ 10-2019 ■ 10-2020



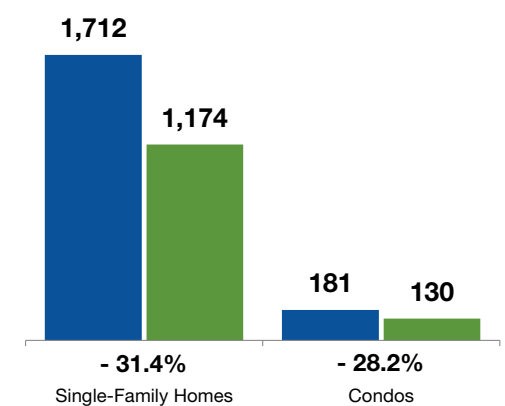
## By Bedroom Count

■ 10-2019 ■ 10-2020



## By Property Type

■ 10-2019 ■ 10-2020



### All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	204	97	- 52.5%
\$100,001 to \$150,000	281	163	- 42.0%
\$150,001 to \$200,000	324	255	- 21.3%
\$200,001 to \$300,000	442	350	- 20.8%
\$300,001 and Above	661	449	- 32.1%
<b>All Price Ranges</b>	<b>1,912</b>	<b>1,314</b>	<b>- 31.3%</b>

### Single-Family Homes

10-2019	10-2020	Change
176	82	- 53.4%
214	120	- 43.9%
270	220	- 18.5%
417	317	- 24.0%
635	435	- 31.5%
<b>1,712</b>	<b>1,174</b>	<b>- 31.4%</b>

### Condos

10-2019	10-2020	Change
20	10	- 50.0%
64	42	- 34.4%
52	35	- 32.7%
22	32	+ 45.5%
23	11	- 52.2%
<b>181</b>	<b>130</b>	<b>- 28.2%</b>

## By Bedroom Count

By Bedroom Count	10-2019	10-2020	Change
2 Bedrooms or Less	229	146	- 36.2%
3 Bedrooms	933	682	- 26.9%
4 Bedrooms or More	705	457	- 35.2%
<b>All Bedroom Counts</b>	<b>1,912</b>	<b>1,314</b>	<b>- 31.3%</b>

10-2019	10-2020	Change	10-2019	10-2020	Change
163	106	- 35.0%	56	34	- 39.3%
821	603	- 26.6%	105	75	- 28.6%
684	436	- 36.3%	20	21	+ 5.0%
<b>1,712</b>	<b>1,174</b>	<b>- 31.4%</b>	<b>181</b>	<b>130</b>	<b>- 28.2%</b>

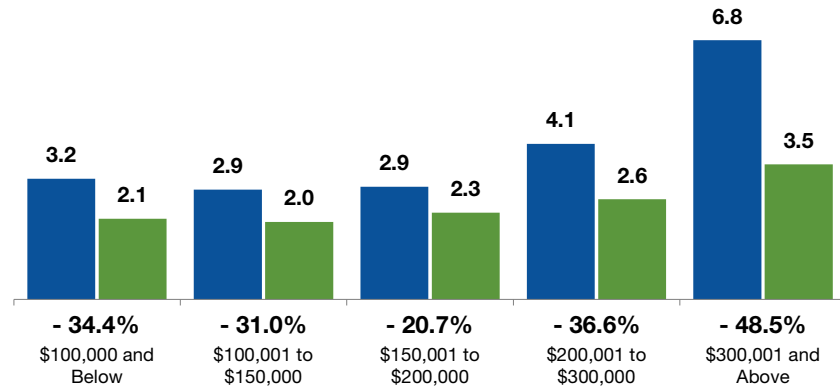
# Months Supply of Inventory

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.**



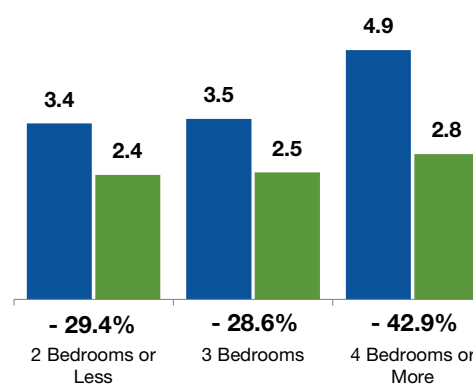
## By Price Range

■ 10-2019 ■ 10-2020



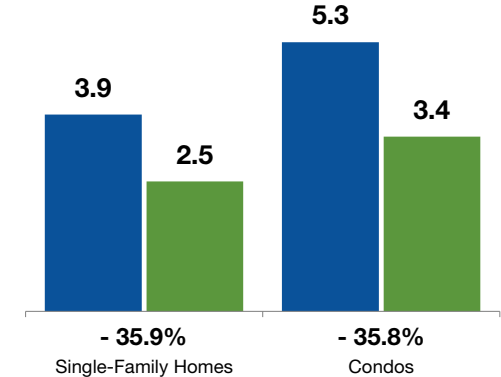
## By Bedroom Count

■ 10-2019 ■ 10-2020



## By Property Type

■ 10-2019 ■ 10-2020



### All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	3.2	2.1	- 34.4%
\$100,001 to \$150,000	2.9	2.0	- 31.0%
\$150,001 to \$200,000	2.9	2.3	- 20.7%
\$200,001 to \$300,000	4.1	2.6	- 36.6%
\$300,001 and Above	6.8	3.5	- 48.5%
<b>All Price Ranges</b>	<b>4.0</b>	<b>2.6</b>	<b>- 35.0%</b>

### Single-Family Homes

10-2019	10-2020	Change	10-2019	10-2020	Change
3.1	2.0	- 35.5%	2.8	2.4	- 14.3%
2.5	1.8	- 28.0%	5.4	3.0	- 44.4%
2.6	2.1	- 19.2%	6.8	4.2	- 38.2%
4.0	2.5	- 37.5%	5.1	4.0	- 21.6%
6.7	3.5	- 47.8%	7.1	3.4	- 52.1%
<b>3.9</b>	<b>2.5</b>	<b>- 35.9%</b>	<b>5.3</b>	<b>3.4</b>	<b>- 35.8%</b>

### Condos

By Bedroom Count	10-2019	10-2020	Change
2 Bedrooms or Less	3.4	2.4	- 29.4%
3 Bedrooms	3.5	2.5	- 28.6%
4 Bedrooms or More	4.9	2.8	- 42.9%
<b>All Bedroom Counts</b>	<b>4.0</b>	<b>2.6</b>	<b>- 35.0%</b>

10-2019	10-2020	Change	10-2019	10-2020	Change
3.2	2.4	- 25.0%	3.8	2.4	- 36.8%
3.3	2.4	- 27.3%	8.7	4.1	- 52.9%
5.0	2.8	- 44.0%	2.5	3.9	+ 56.0%
<b>3.9</b>	<b>2.5</b>	<b>- 35.9%</b>	<b>5.3</b>	<b>3.4</b>	<b>- 35.8%</b>