

# Housing Supply Overview

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## November 2020

Inventory remains constrained in most segments of the market, while buyer activity remains strong. With the holiday season upon us, both buyer and seller activity typically follow seasonal slowdowns before rebounding in the new year. For the 12-month period spanning December 2019 through November 2020, Pending Sales in the Western Upstate region were up 4.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 34.1 percent.

The overall Median Sales Price was up 12.9 percent to \$205,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 12.9 percent to \$210,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 68 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 103 days.

Market-wide, inventory levels were down 26.7 percent. The property type that lost the least inventory was the Condos segment, where it decreased 15.3 percent. That amounts to 2.5 months supply for Single-Family homes and 3.9 months supply for Condos.

## Quick Facts

**+ 34.1%**

**+ 11.6%**

**+ 3.5%**

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>

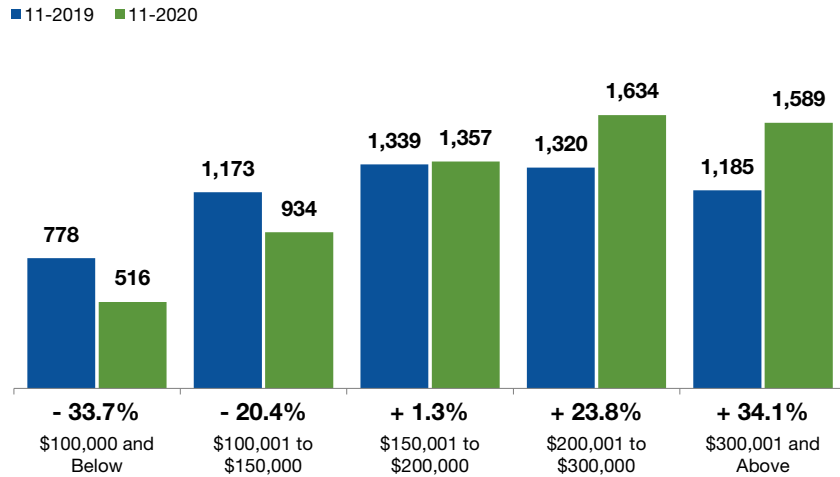


# Pending Sales

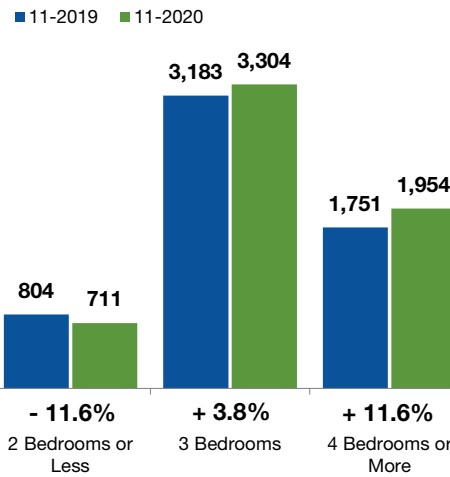
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



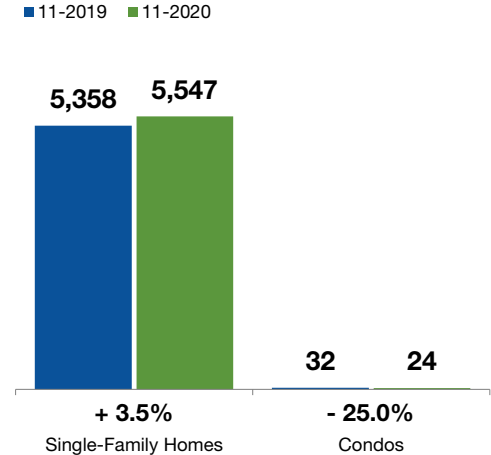
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	11-2019	11-2020	Change
\$100,000 and Below	778	516	- 33.7%
\$100,001 to \$150,000	1,173	934	- 20.4%
\$150,001 to \$200,000	1,339	1,357	+ 1.3%
\$200,001 to \$300,000	1,320	1,634	+ 23.8%
\$300,001 and Above	1,185	1,589	+ 34.1%
<b>All Price Ranges</b>	<b>5,795</b>	<b>6,030</b>	<b>+ 4.1%</b>

### Single-Family Homes

11-2019	11-2020	Change
689	460	- 33.2%
1,024	765	- 25.3%
1,237	1,250	+ 1.1%
1,262	1,527	+ 21.0%
1,146	1,545	+ 34.8%
<b>5,358</b>	<b>5,547</b>	<b>+ 3.5%</b>

### Condos

11-2019	11-2020	Change
7	1	- 85.7%
13	7	- 46.2%
9	9	0.0%
2	6	+ 200.0%
1	1	0.0%
<b>32</b>	<b>24</b>	<b>- 25.0%</b>

## By Bedroom Count

11-2019	11-2020	Change
804	711	- 11.6%
3,183	3,304	+ 3.8%
1,751	1,954	+ 11.6%
<b>5,795</b>	<b>6,030</b>	<b>+ 4.1%</b>

11-2019	11-2020	Change
616	525	- 14.8%
3,024	3,077	+ 1.8%
1,661	1,884	+ 13.4%
<b>5,358</b>	<b>5,547</b>	<b>+ 3.5%</b>

11-2019	11-2020	Change
12	8	- 33.3%
15	11	- 26.7%
5	5	0.0%
<b>32</b>	<b>24</b>	<b>- 25.0%</b>

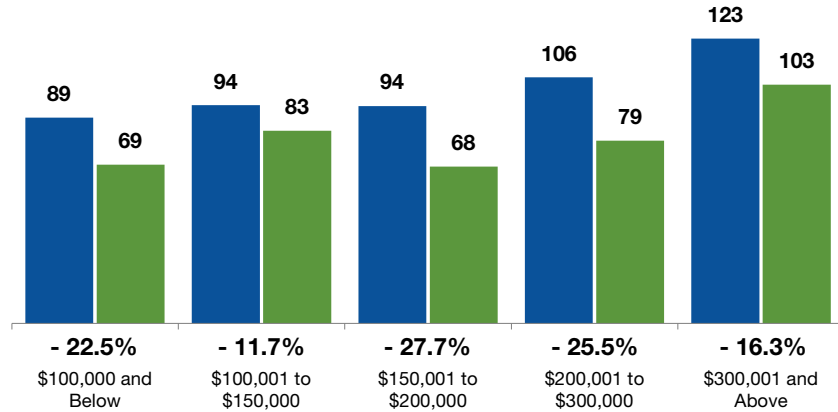
# Days on Market Until Sale

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



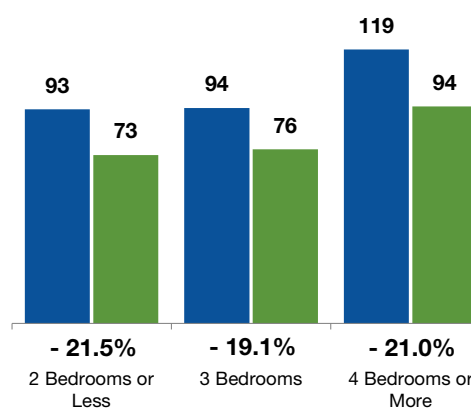
## By Price Range

■ 11-2019 ■ 11-2020



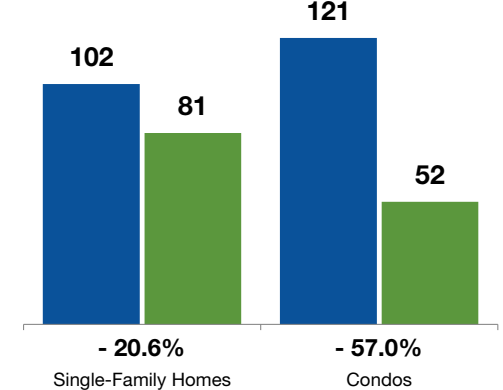
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



### All Properties

#### By Price Range

	11-2019	11-2020	Change
\$100,000 and Below	89	69	- 22.5%
\$100,001 to \$150,000	94	83	- 11.7%
\$150,001 to \$200,000	94	68	- 27.7%
\$200,001 to \$300,000	106	79	- 25.5%
\$300,001 and Above	123	103	- 16.3%
<b>All Price Ranges</b>	<b>102</b>	<b>82</b>	<b>- 19.6%</b>

### Single-Family Homes

	11-2019	11-2020	Change
2 Bedrooms or Less	88	71	- 19.3%
3 Bedrooms	93	79	- 15.1%
4 Bedrooms or More	93	64	- 31.2%
<b>All Single-Family Homes</b>	<b>102</b>	<b>81</b>	<b>- 20.6%</b>

### Condos

	11-2019	11-2020	Change
Single-Family Homes	83	60	- 27.7%
Condos	152	49	- 67.8%
<b>All Condos</b>	<b>120</b>	<b>85</b>	<b>- 29.2%</b>
<b>All Property Types</b>	<b>121</b>	<b>52</b>	<b>- 57.0%</b>

#### By Bedroom Count

	11-2019	11-2020	Change
2 Bedrooms or Less	93	73	- 21.5%
3 Bedrooms	94	76	- 19.1%
4 Bedrooms or More	119	94	- 21.0%
<b>All Bedroom Counts</b>	<b>102</b>	<b>82</b>	<b>- 19.6%</b>

	11-2019	11-2020	Change
2 Bedrooms or Less	96	73	- 24.0%
3 Bedrooms	93	73	- 21.5%
4 Bedrooms or More	118	95	- 19.5%
<b>All Single-Family Homes</b>	<b>102</b>	<b>81</b>	<b>- 20.6%</b>

	11-2019	11-2020	Change
Single-Family Homes	130	30	- 76.9%
Condos	103	64	- 37.9%
<b>All Condos</b>	<b>134</b>	<b>81</b>	<b>- 39.6%</b>
<b>All Property Types</b>	<b>121</b>	<b>52</b>	<b>- 57.0%</b>

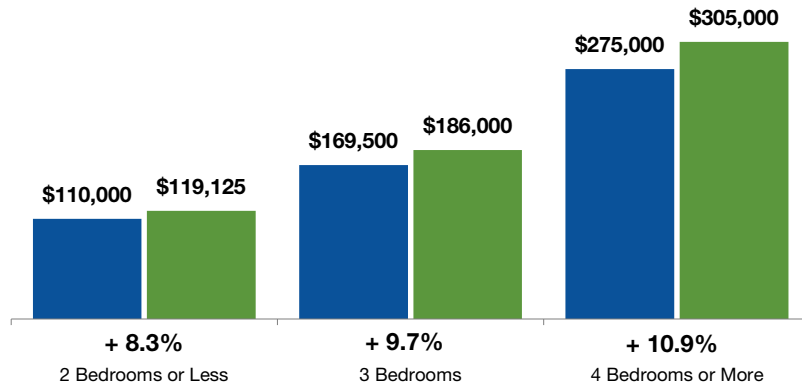
# Median Sales Price

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



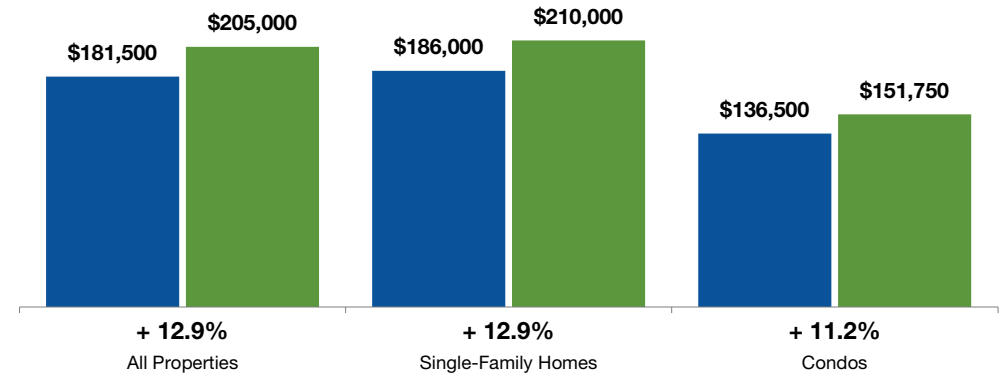
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



### All Properties

#### By Bedroom Count

	11-2019	11-2020	Change
2 Bedrooms or Less	\$110,000	\$119,125	+ 8.3%
3 Bedrooms	\$169,500	\$186,000	+ 9.7%
4 Bedrooms or More	\$275,000	\$305,000	+ 10.9%
<b>All Bedroom Counts</b>	<b>\$181,500</b>	<b>\$205,000</b>	<b>+ 12.9%</b>

### Single-Family Homes

	11-2019	11-2020	Change	11-2019	11-2020	Change
	\$108,000	\$118,750	+ 10.0%	\$117,000	\$123,500	+ 5.6%
	\$169,900	\$187,000	+ 10.1%	\$160,000	\$163,950	+ 2.5%
	\$280,000	\$313,411	+ 11.9%	\$140,750	\$142,000	+ 0.9%
<b>All</b>	<b>\$186,000</b>	<b>\$210,000</b>	<b>+ 12.9%</b>	<b>\$136,500</b>	<b>\$151,750</b>	<b>+ 11.2%</b>

### Condos

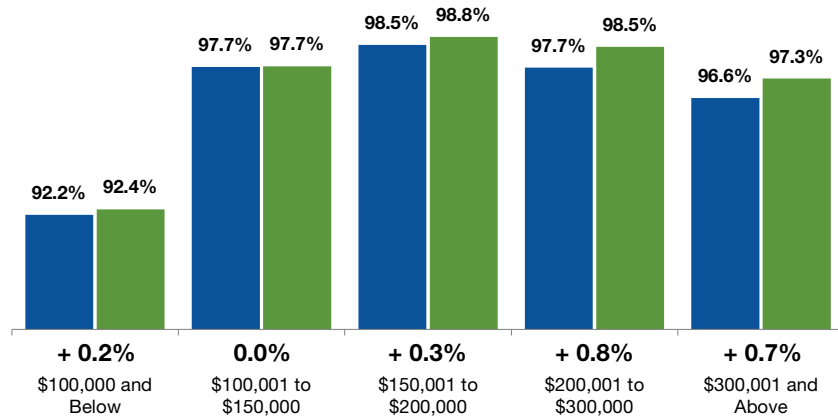
# Percent of List Price Received

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.**



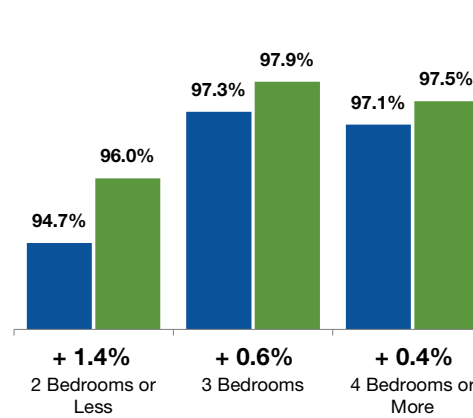
## By Price Range

■ 11-2019 ■ 11-2020



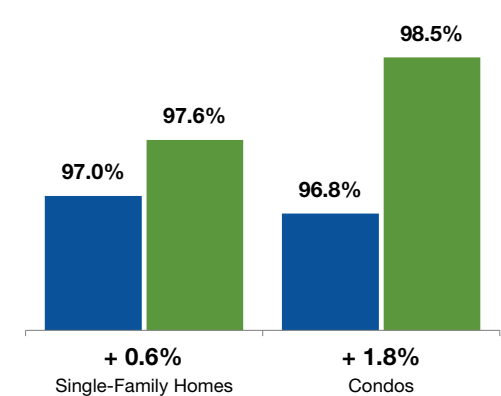
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



## All Properties

By Price Range	11-2019	11-2020	Change
\$100,000 and Below	92.2%	92.4%	+ 0.2%
\$100,001 to \$150,000	97.7%	97.7%	0.0%
\$150,001 to \$200,000	98.5%	98.8%	+ 0.3%
\$200,001 to \$300,000	97.7%	98.5%	+ 0.8%
\$300,001 and Above	96.6%	97.3%	+ 0.7%
<b>All Price Ranges</b>	<b>96.9%</b>	<b>97.6%</b>	<b>+ 0.7%</b>

## Single-Family Homes

11-2019	11-2020	Change
91.9%	92.0%	+ 0.1%
97.9%	97.9%	0.0%
98.6%	98.8%	+ 0.2%
97.7%	98.5%	+ 0.8%
96.6%	97.3%	+ 0.7%
<b>97.0%</b>	<b>97.6%</b>	<b>+ 0.6%</b>

## Condos

11-2019	11-2020	Change
97.6%	96.4%	- 1.2%
94.4%	99.5%	+ 5.4%
96.6%	100.2%	+ 3.7%
98.4%	99.4%	+ 1.0%
98.1%	91.7%	- 6.5%
<b>96.8%</b>	<b>98.5%</b>	<b>+ 1.8%</b>

## By Bedroom Count

11-2019	11-2020	Change
94.7%	96.0%	+ 1.4%
97.3%	97.9%	+ 0.6%
97.1%	97.5%	+ 0.4%
<b>96.9%</b>	<b>97.6%</b>	<b>+ 0.7%</b>

11-2019	11-2020	Change
94.4%	95.6%	+ 1.3%
97.4%	97.9%	+ 0.5%
97.1%	97.6%	+ 0.5%
<b>97.0%</b>	<b>97.6%</b>	<b>+ 0.6%</b>

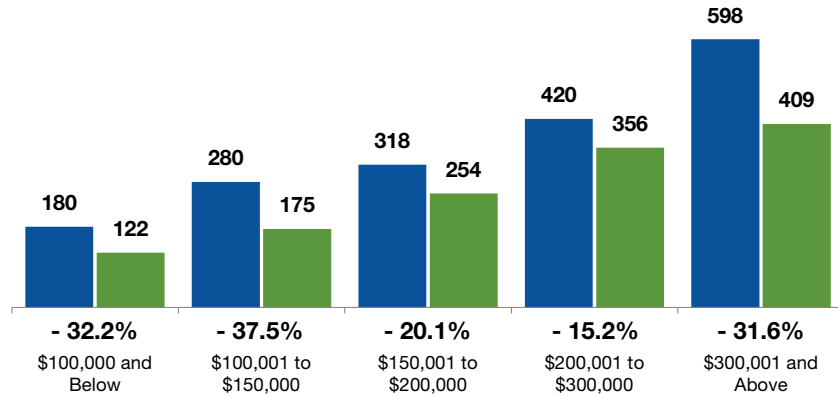
# Inventory of Homes for Sale

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



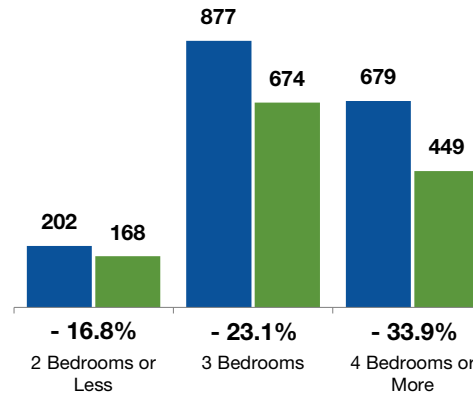
## By Price Range

■ 11-2019 ■ 11-2020



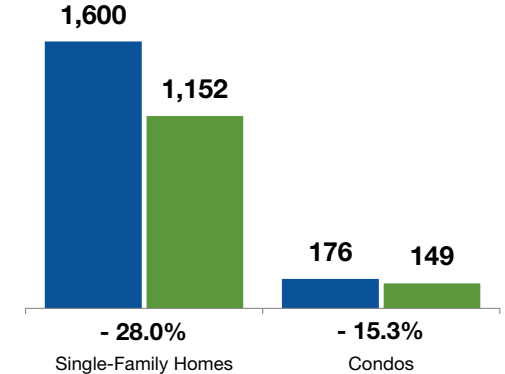
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



### All Properties

#### By Price Range

	11-2019	11-2020	Change
\$100,000 and Below	180	122	- 32.2%
\$100,001 to \$150,000	280	175	- 37.5%
\$150,001 to \$200,000	318	254	- 20.1%
\$200,001 to \$300,000	420	356	- 15.2%
\$300,001 and Above	598	409	- 31.6%
<b>All Price Ranges</b>	<b>1,796</b>	<b>1,316</b>	<b>- 26.7%</b>

### Single-Family Homes

	11-2019	11-2020	Change
2 Bedrooms or Less	157	94	- 40.1%
3 Bedrooms	213	127	- 40.4%
4 Bedrooms or More	269	218	- 19.0%
Single-Family Homes	390	322	- 17.4%
Condos	26	34	+ 30.8%
Single-Family Homes	571	391	- 31.5%
Condos	24	15	- 37.5%
<b>All Single-Family Homes</b>	<b>1,600</b>	<b>1,152</b>	<b>- 28.0%</b>
<b>All Condos</b>	<b>176</b>	<b>149</b>	<b>- 15.3%</b>

### Condos

#### By Bedroom Count

	11-2019	11-2020	Change
2 Bedrooms or Less	202	168	- 16.8%
3 Bedrooms	877	674	- 23.1%
4 Bedrooms or More	679	449	- 33.9%
<b>All Bedroom Counts</b>	<b>1,796</b>	<b>1,316</b>	<b>- 26.7%</b>

	11-2019	11-2020	Change
2 Bedrooms or Less	142	116	- 18.3%
3 Bedrooms	766	585	- 23.6%
4 Bedrooms or More	656	426	- 35.1%
<b>All Single-Family Homes</b>	<b>1,600</b>	<b>1,152</b>	<b>- 28.0%</b>
<b>All Condos</b>	<b>176</b>	<b>149</b>	<b>- 15.3%</b>

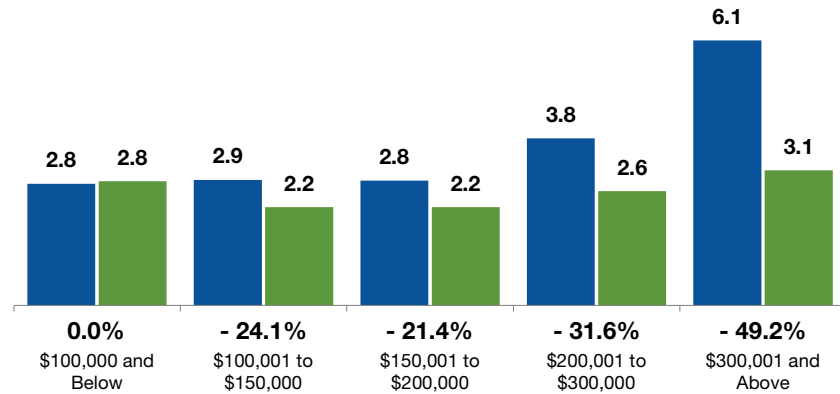
# Months Supply of Inventory

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.**



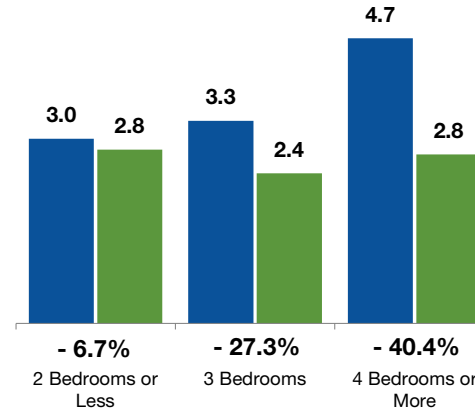
## By Price Range

■ 11-2019 ■ 11-2020



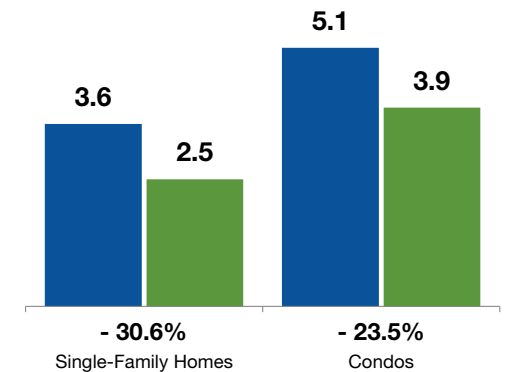
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



### All Properties

By Price Range	11-2019	11-2020	Change
\$100,000 and Below	2.8	2.8	0.0%
\$100,001 to \$150,000	2.9	2.2	-24.1%
\$150,001 to \$200,000	2.8	2.2	-21.4%
\$200,001 to \$300,000	3.8	2.6	-31.6%
\$300,001 and Above	6.1	3.1	-49.2%
<b>All Price Ranges</b>	<b>3.7</b>	<b>2.6</b>	<b>-29.7%</b>

### Single-Family Homes

11-2019	11-2020	Change
2.7	2.5	-7.4%
2.5	2.0	-20.0%
2.6	2.1	-19.2%
3.7	2.5	-32.4%
6.0	3.0	-50.0%
<b>3.6</b>	<b>2.5</b>	<b>-30.6%</b>

### Condos

11-2019	11-2020	Change
2.2	4.7	+113.6%
5.3	3.4	-35.8%
5.8	4.0	-31.0%
6.1	4.0	-34.4%
7.4	4.5	-39.2%
<b>5.1</b>	<b>3.9</b>	<b>-23.5%</b>

## By Bedroom Count

By Bedroom Count	11-2019	11-2020	Change
2 Bedrooms or Less	3.0	2.8	-6.7%
3 Bedrooms	3.3	2.4	-27.3%
4 Bedrooms or More	4.7	2.8	-40.4%
<b>All Bedroom Counts</b>	<b>3.7</b>	<b>2.6</b>	<b>-29.7%</b>

11-2019	11-2020	Change	11-2019	11-2020	Change
2.8	2.7	-3.6%	3.4	3.0	-11.8%
3.0	2.3	-23.3%	8.2	4.6	-43.9%
4.7	2.7	-42.6%	2.8	4.1	+46.4%
<b>3.6</b>	<b>2.5</b>	<b>-30.6%</b>	<b>5.1</b>	<b>3.9</b>	<b>-23.5%</b>