

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## December 2020

December is normally one of the slowest months of the year but strong buyer demand across most segments of the market continue to drive a healthy sales pace, while listing inventory continues to remain low overall. For the 12-month period spanning January 2020 through December 2020, Pending Sales in the Western Upstate region were up 4.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 36.1 percent.

The overall Median Sales Price was up 15.5 percent to \$210,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 15.5 percent to \$215,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 66 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 99 days.

Market-wide, inventory levels were down 24.1 percent. The property type that gained the most inventory was the Condos segment, where it increased 32.7 percent. That amounts to 2.2 months supply for Single-Family homes and 5.1 months supply for Condos.

## Quick Facts

**+ 36.1%**

**+ 12.7%**

**+ 4.7%**

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	<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>



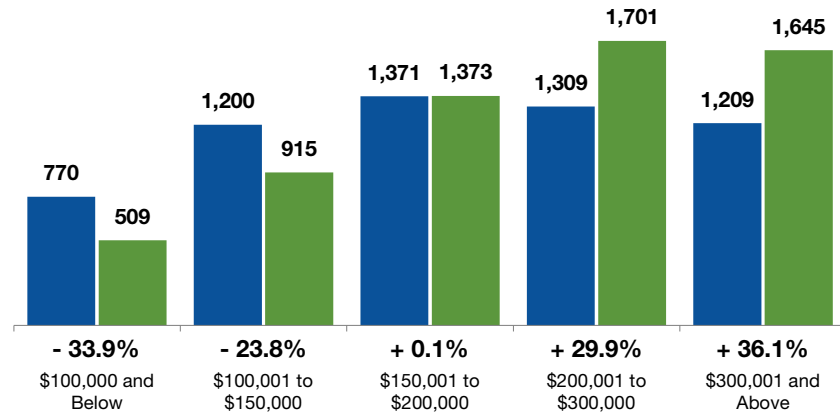
# Pending Sales

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



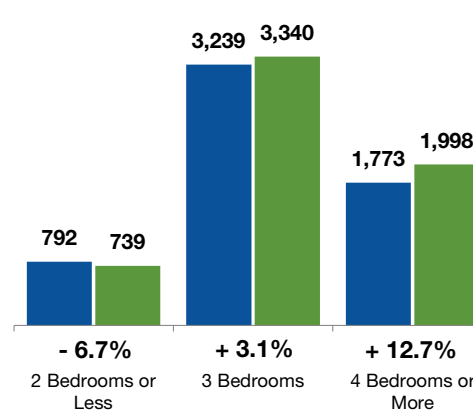
## By Price Range

■ 12-2019 ■ 12-2020



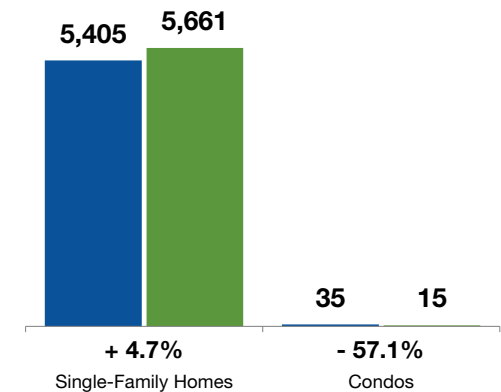
## By Bedroom Count

■ 12-2019 ■ 12-2020



## By Property Type

■ 12-2019 ■ 12-2020



### All Properties

#### By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	770	509	- 33.9%
\$100,001 to \$150,000	1,200	915	- 23.8%
\$150,001 to \$200,000	1,371	1,373	+ 0.1%
\$200,001 to \$300,000	1,309	1,701	+ 29.9%
\$300,001 and Above	1,209	1,645	+ 36.1%
<b>All Price Ranges</b>	<b>5,859</b>	<b>6,143</b>	<b>+ 4.8%</b>

### Single-Family Homes

	12-2019	12-2020	Change
2 Bedrooms or Less	685	453	- 33.9%
3 Bedrooms	1,030	757	- 26.5%
4 Bedrooms or More	1,264	1,265	+ 0.1%
	1,254	1,589	+ 26.7%
	1,172	1,597	+ 36.3%
<b>All Single-Family Homes</b>	<b>5,405</b>	<b>5,661</b>	<b>+ 4.7%</b>

### Condos

	12-2019	12-2020	Change
	1	1	0.0%
	24	5	- 79.2%
	7	3	- 57.1%
	2	4	+ 100.0%
	1	2	+ 100.0%
<b>All Condos</b>	<b>35</b>	<b>15</b>	<b>- 57.1%</b>

#### By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	792	739	- 6.7%
3 Bedrooms	3,239	3,340	+ 3.1%
4 Bedrooms or More	1,773	1,998	+ 12.7%
<b>All Bedroom Counts</b>	<b>5,859</b>	<b>6,143</b>	<b>+ 4.8%</b>

	12-2019	12-2020	Change
2 Bedrooms or Less	609	540	- 11.3%
3 Bedrooms	3,058	3,131	+ 2.4%
4 Bedrooms or More	1,683	1,924	+ 14.3%
<b>All Single-Family Homes</b>	<b>5,405</b>	<b>5,661</b>	<b>+ 4.7%</b>

	12-2019	12-2020	Change
	3	8	+ 166.7%
	27	6	- 77.8%
	5	1	- 80.0%
<b>All Condos</b>	<b>35</b>	<b>15</b>	<b>- 57.1%</b>

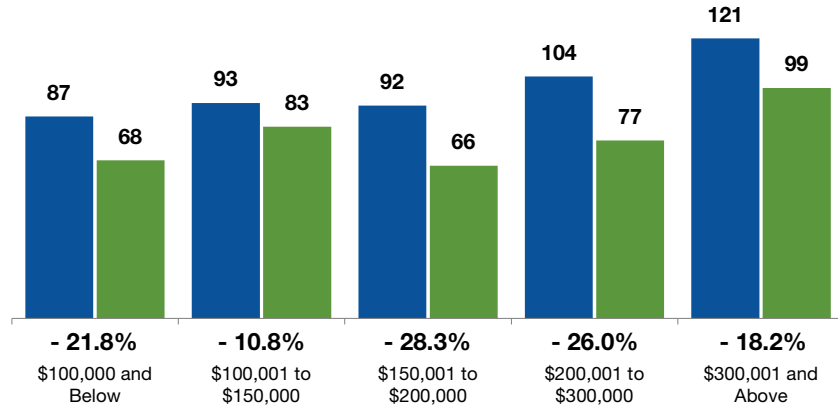
# Days on Market Until Sale

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



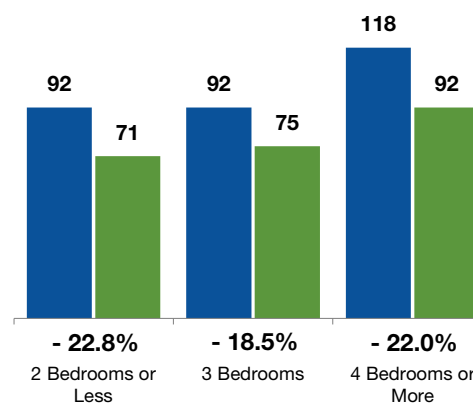
## By Price Range

■ 12-2019 ■ 12-2020



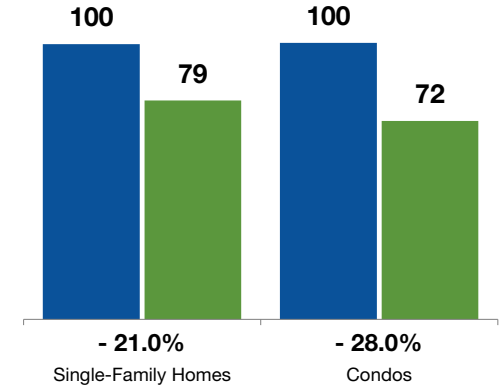
## By Bedroom Count

■ 12-2019 ■ 12-2020



## By Property Type

■ 12-2019 ■ 12-2020



### All Properties

#### By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	87	68	- 21.8%
\$100,001 to \$150,000	93	83	- 10.8%
\$150,001 to \$200,000	92	66	- 28.3%
\$200,001 to \$300,000	104	77	- 26.0%
\$300,001 and Above	121	99	- 18.2%
<b>All Price Ranges</b>	<b>100</b>	<b>80</b>	<b>- 20.0%</b>

### Single-Family Homes

	12-2019	12-2020	Change
86	71	- 17.4%	
92	79	- 14.1%	
91	63	- 30.8%	
104	76	- 26.9%	
121	99	- 18.2%	
<b>100</b>	<b>79</b>	<b>- 21.0%</b>	

### Condos

	12-2019	12-2020	Change
86	29	- 66.3%	
89	82	- 7.9%	
142	67	- 52.8%	
81	79	- 2.5%	
35	56	+ 60.0%	
<b>100</b>	<b>72</b>	<b>- 28.0%</b>	

#### By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	92	71	- 22.8%
3 Bedrooms	92	75	- 18.5%
4 Bedrooms or More	118	92	- 22.0%
<b>All Bedroom Counts</b>	<b>100</b>	<b>80</b>	<b>- 20.0%</b>

	12-2019	12-2020	Change
94	71	- 24.5%	
91	72	- 20.9%	
117	92	- 21.4%	
<b>100</b>	<b>79</b>	<b>- 21.0%</b>	

	12-2019	12-2020	Change
78	38	- 51.3%	
128	93	- 27.3%	
88	89	+ 1.1%	
<b>100</b>	<b>72</b>	<b>- 28.0%</b>	

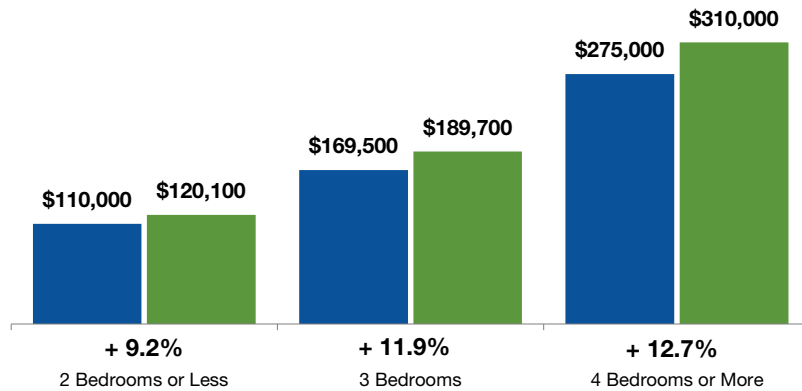
# Median Sales Price

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



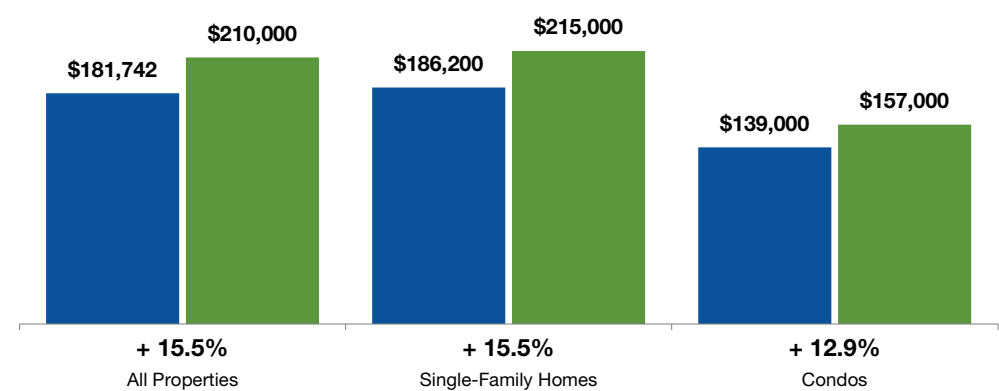
## By Bedroom Count

■ 12-2019 ■ 12-2020



## By Property Type

■ 12-2019 ■ 12-2020



### All Properties

#### By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	\$110,000	\$120,100	+ 9.2%
3 Bedrooms	\$169,500	\$189,700	+ 11.9%
4 Bedrooms or More	\$275,000	\$310,000	+ 12.7%
<b>All Bedroom Counts</b>	<b>\$181,742</b>	<b>\$210,000</b>	<b>+ 15.5%</b>

### Single-Family Homes

	12-2019	12-2020	Change	12-2019	12-2020	Change
	\$109,500	\$120,000	+ 9.6%	\$116,000	\$128,000	+ 10.3%
	\$169,900	\$189,900	+ 11.8%	\$159,900	\$176,500	+ 10.4%
	\$280,000	\$319,900	+ 14.3%	\$142,500	\$142,500	0.0%
<b>All</b>	<b>\$186,200</b>	<b>\$215,000</b>	<b>+ 15.5%</b>	<b>\$139,000</b>	<b>\$157,000</b>	<b>+ 12.9%</b>

### Condos

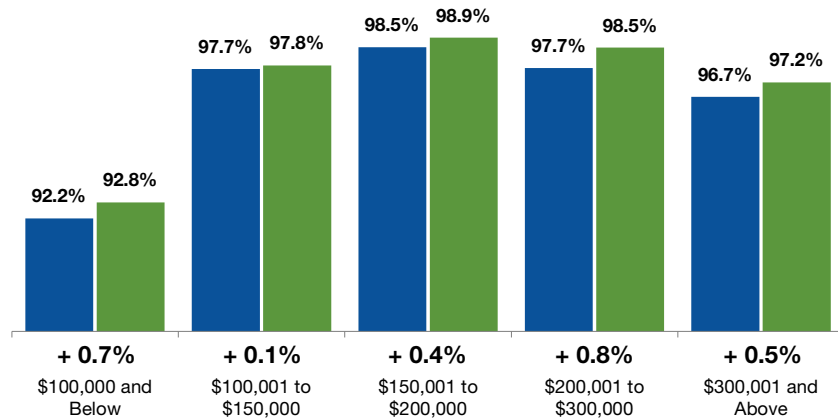
# Percent of List Price Received

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.**



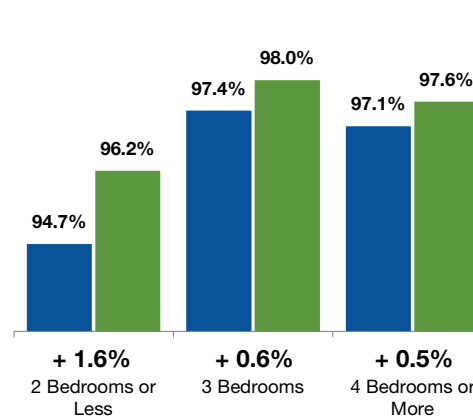
## By Price Range

■ 12-2019 ■ 12-2020



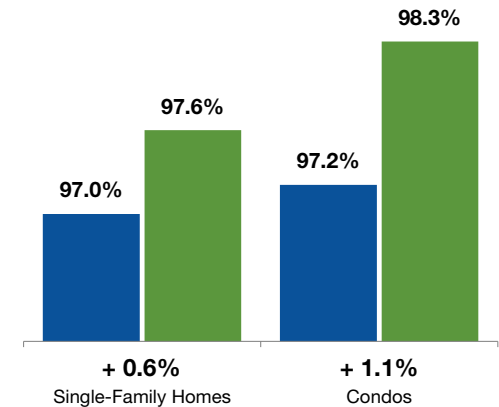
## By Bedroom Count

■ 12-2019 ■ 12-2020



## By Property Type

■ 12-2019 ■ 12-2020



## All Properties

By Price Range	12-2019	12-2020	Change
\$100,000 and Below	92.2%	92.8%	+ 0.7%
\$100,001 to \$150,000	97.7%	97.8%	+ 0.1%
\$150,001 to \$200,000	98.5%	98.9%	+ 0.4%
\$200,001 to \$300,000	97.7%	98.5%	+ 0.8%
\$300,001 and Above	96.7%	97.2%	+ 0.5%
<b>All Price Ranges</b>	<b>96.9%</b>	<b>97.6%</b>	<b>+ 0.7%</b>

## Single-Family Homes

12-2019	12-2020	Change
91.9%	92.4%	+ 0.5%
97.9%	98.0%	+ 0.1%
98.6%	98.9%	+ 0.3%
97.8%	98.5%	+ 0.7%
96.7%	97.2%	+ 0.5%
<b>97.0%</b>	<b>97.6%</b>	<b>+ 0.6%</b>

## Condos

12-2019	12-2020	Change
95.0%	94.4%	- 0.6%
96.8%	98.4%	+ 1.7%
98.8%	98.2%	- 0.6%
99.1%	98.7%	- 0.4%
96.6%	100.2%	+ 3.7%
<b>97.2%</b>	<b>98.3%</b>	<b>+ 1.1%</b>

## By Bedroom Count

12-2019	12-2020	Change
94.7%	96.2%	+ 1.6%
97.4%	98.0%	+ 0.6%
97.1%	97.6%	+ 0.5%
<b>96.9%</b>	<b>97.6%</b>	<b>+ 0.7%</b>

12-2019	12-2020	Change
94.4%	95.8%	+ 1.5%
97.4%	98.0%	+ 0.6%
97.1%	97.6%	+ 0.5%
<b>97.0%</b>	<b>97.6%</b>	<b>+ 0.6%</b>

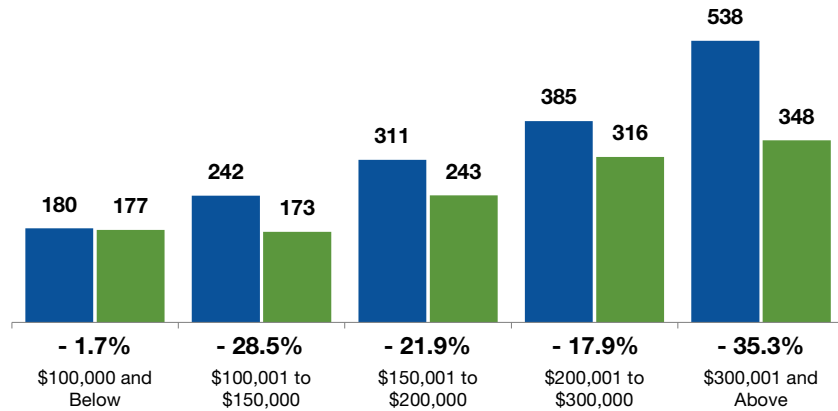
# Inventory of Homes for Sale

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



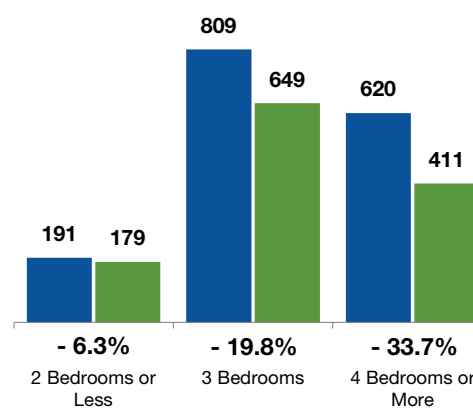
## By Price Range

■ 12-2019 ■ 12-2020



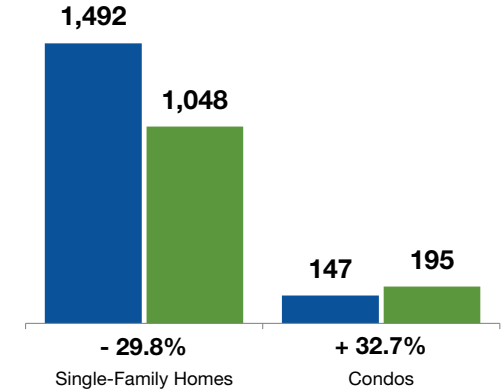
## By Bedroom Count

■ 12-2019 ■ 12-2020



## By Property Type

■ 12-2019 ■ 12-2020



### All Properties

By Price Range	12-2019	12-2020	Change
\$100,000 and Below	180	177	- 1.7%
\$100,001 to \$150,000	242	173	- 28.5%
\$150,001 to \$200,000	311	243	- 21.9%
\$200,001 to \$300,000	385	316	- 17.9%
\$300,001 and Above	538	348	- 35.3%
<b>All Price Ranges</b>	<b>1,656</b>	<b>1,257</b>	<b>- 24.1%</b>

### Single-Family Homes

12-2019	12-2020	Change	12-2019	12-2020	Change
158	95	- 39.9%	17	73	+ 329.4%
196	128	- 34.7%	43	44	+ 2.3%
268	206	- 23.1%	41	36	- 12.2%
359	288	- 19.8%	23	28	+ 21.7%
511	331	- 35.2%	23	14	- 39.1%
<b>1,492</b>	<b>1,048</b>	<b>- 29.8%</b>	<b>147</b>	<b>195</b>	<b>+ 32.7%</b>

### Condos

By Bedroom Count	12-2019	12-2020	Change
2 Bedrooms or Less	191	179	- 6.3%
3 Bedrooms	809	649	- 19.8%
4 Bedrooms or More	620	411	- 33.7%
<b>All Bedroom Counts</b>	<b>1,656</b>	<b>1,257</b>	<b>- 24.1%</b>

12-2019	12-2020	Change	12-2019	12-2020	Change
132	106	- 19.7%	51	64	+ 25.5%
722	560	- 22.4%	81	84	+ 3.7%
604	364	- 39.7%	15	47	+ 213.3%
<b>1,492</b>	<b>1,048</b>	<b>- 29.8%</b>	<b>147</b>	<b>195</b>	<b>+ 32.7%</b>

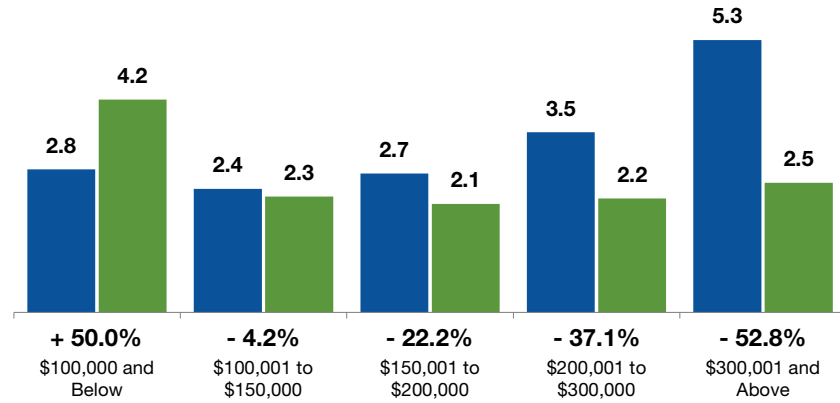
# Months Supply of Inventory

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.**



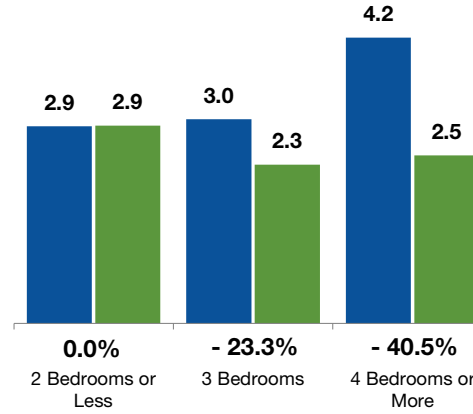
## By Price Range

■ 12-2019 ■ 12-2020



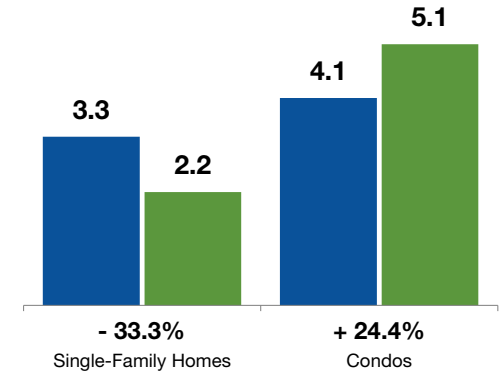
## By Bedroom Count

■ 12-2019 ■ 12-2020



## By Property Type

■ 12-2019 ■ 12-2020



### All Properties

#### By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	2.8	4.2	+ 50.0%
\$100,001 to \$150,000	2.4	2.3	- 4.2%
\$150,001 to \$200,000	2.7	2.1	- 22.2%
\$200,001 to \$300,000	3.5	2.2	- 37.1%
\$300,001 and Above	5.3	2.5	- 52.8%
<b>All Price Ranges</b>	<b>3.4</b>	<b>2.5</b>	<b>- 26.5%</b>

### Single-Family Homes

	12-2019	12-2020	Change	12-2019	12-2020	Change
2 Bedrooms or Less	2.8	2.5	- 10.7%	2.6	18.6	+ 615.4%
3 Bedrooms	2.3	2.0	- 13.0%	3.1	3.4	+ 9.7%
4 Bedrooms or More	2.5	2.0	- 20.0%	4.7	4.2	- 10.6%
	3.4	2.2	- 35.3%	5.8	3.1	- 46.6%
	5.2	2.5	- 51.9%	7.5	3.8	- 49.3%
<b>All Single-Family Homes</b>	<b>3.3</b>	<b>2.2</b>	<b>- 33.3%</b>	<b>4.1</b>	<b>5.1</b>	<b>+ 24.4%</b>

### Condos

#### By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	2.9	2.9	0.0%
3 Bedrooms	3.0	2.3	- 23.3%
4 Bedrooms or More	4.2	2.5	- 40.5%
<b>All Bedroom Counts</b>	<b>3.4</b>	<b>2.5</b>	<b>- 26.5%</b>

	12-2019	12-2020	Change	12-2019	12-2020	Change
2 Bedrooms or Less	2.6	2.4	- 7.7%	3.5	4.2	+ 20.0%
3 Bedrooms	2.8	2.1	- 25.0%	5.6	5.0	- 10.7%
4 Bedrooms or More	4.3	2.3	- 46.5%	1.9	7.9	+ 315.8%
<b>All Condos</b>	<b>3.3</b>	<b>2.2</b>	<b>- 33.3%</b>	<b>4.1</b>	<b>5.1</b>	<b>+ 24.4%</b>