

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## February 2021

Buyer demand continued to be robust in February, leading to many multiple offer situations as housing supply continues to remain severely constrained in most segments. This imbalance of prospective buyers to available homes for sale will continue to support multiple offers and, with it, higher home sales prices, as we go into the typically busy spring market. For the 12-month period spanning March 2020 through February 2021, Pending Sales in the Western Upstate region were up 4.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 41.1 percent.

The overall Median Sales Price was up 17.6 percent to \$215,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 17.2 percent to \$220,359. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 65 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 97 days.

Market-wide, inventory levels were down 31.1 percent. The property type that gained the most inventory was the Condos segment, where it increased 13.1 percent. That amounts to 2.0 months supply for Single-Family homes and 4.9 months supply for Condos.

## Quick Facts

**+ 41.1%**

**+ 11.3%**

**+ 4.4%**

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>

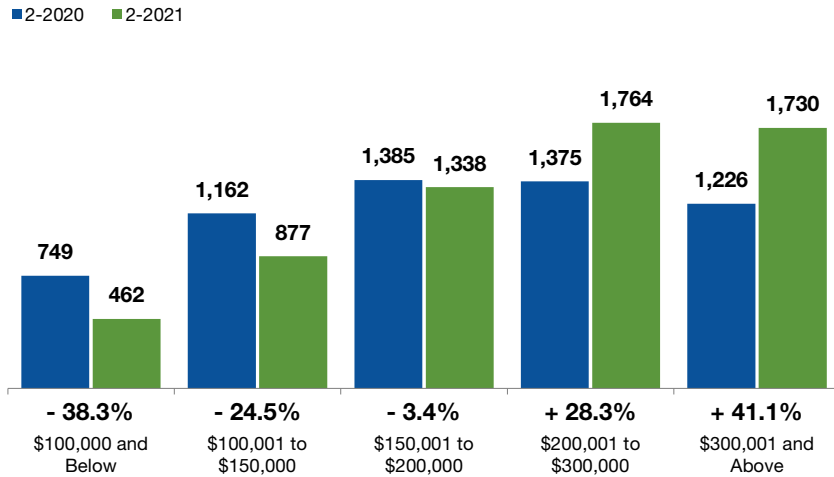


# Pending Sales

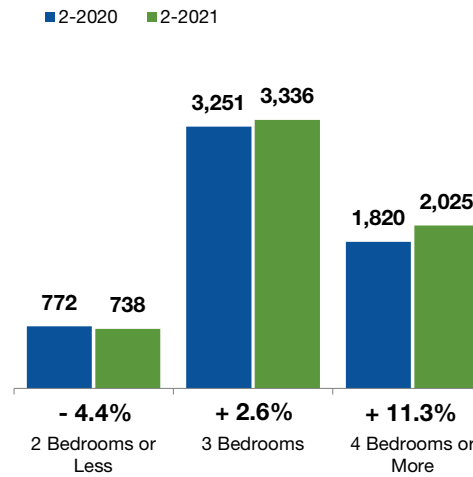
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



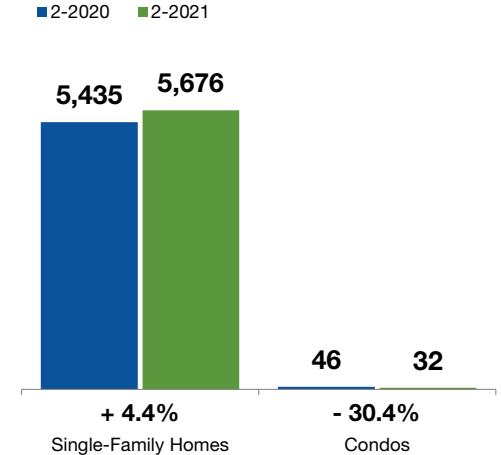
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	749	462	- 38.3%
\$100,001 to \$150,000	1,162	877	- 24.5%
\$150,001 to \$200,000	1,385	1,338	- 3.4%
\$200,001 to \$300,000	1,375	1,764	+ 28.3%
\$300,001 and Above	1,226	1,730	+ 41.1%
<b>All Price Ranges</b>	<b>5,897</b>	<b>6,171</b>	<b>+ 4.6%</b>

### Single-Family Homes

2-2020	2-2021	Change	2-2020	2-2021	Change
669	406	- 39.3%	5	2	- 60.0%
981	715	- 27.1%	16	9	- 43.8%
1,284	1,229	- 4.3%	9	10	+ 11.1%
1,309	1,647	+ 25.8%	13	9	- 30.8%
1,192	1,679	+ 40.9%	3	2	- 33.3%
<b>5,435</b>	<b>5,676</b>	<b>+ 4.4%</b>	<b>46</b>	<b>32</b>	<b>- 30.4%</b>

### Condos

By Bedroom Count	2-2020	2-2021	Change
2 Bedrooms or Less	772	738	- 4.4%
3 Bedrooms	3,251	3,336	+ 2.6%
4 Bedrooms or More	1,820	2,025	+ 11.3%
<b>All Bedroom Counts</b>	<b>5,897</b>	<b>6,171</b>	<b>+ 4.6%</b>

2-2020	2-2021	Change	2-2020	2-2021	Change
591	539	- 8.8%	18	11	- 38.9%
3,061	3,118	+ 1.9%	22	16	- 27.3%
1,729	1,947	+ 12.6%	6	5	- 16.7%
<b>5,435</b>	<b>5,676</b>	<b>+ 4.4%</b>	<b>46</b>	<b>32</b>	<b>- 30.4%</b>

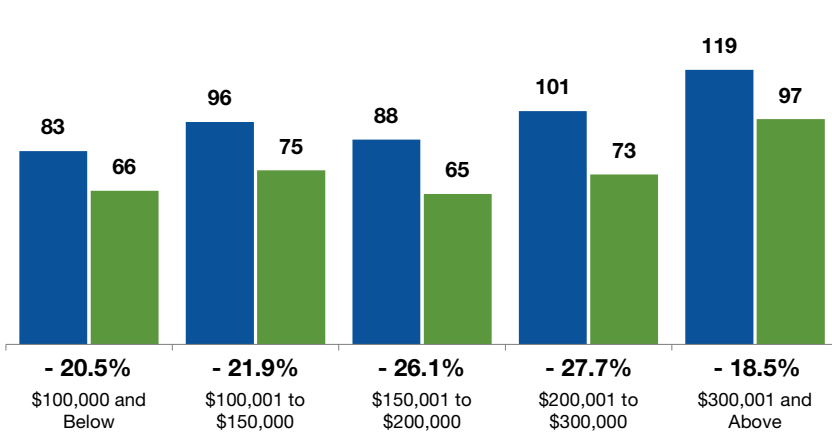
# Days on Market Until Sale

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



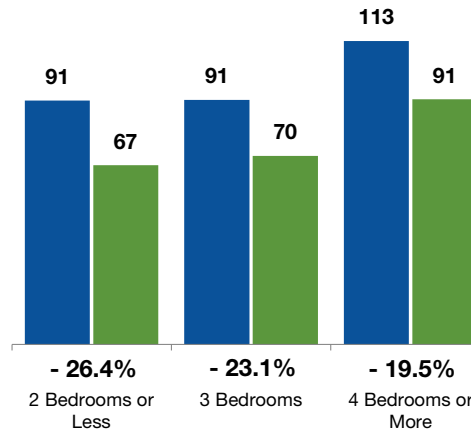
## By Price Range

■ 2-2020 ■ 2-2021



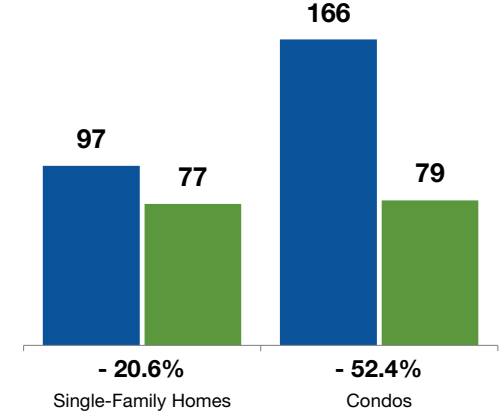
## By Bedroom Count

■ 2-2020 ■ 2-2021



## By Property Type

■ 2-2020 ■ 2-2021



### All Properties

#### By Price Range

	2-2020	2-2021	Change
\$100,000 and Below	83	66	- 20.5%
\$100,001 to \$150,000	96	75	- 21.9%
\$150,001 to \$200,000	88	65	- 26.1%
\$200,001 to \$300,000	101	73	- 27.7%
\$300,001 and Above	119	97	- 18.5%
<b>All Price Ranges</b>	<b>98</b>	<b>78</b>	<b>- 20.4%</b>

### Single-Family Homes

	2-2020	2-2021	Change
2 Bedrooms or Less	84	68	- 19.0%
3 Bedrooms	93	73	- 21.5%
4 Bedrooms or More	87	62	- 28.7%
	101	72	- 28.7%
	119	97	- 18.5%
<b>All Single-Family Homes</b>	<b>97</b>	<b>77</b>	<b>- 20.6%</b>

### Condos

	2-2020	2-2021	Change
	12	6	- 50.0%
	190	111	- 41.6%
	193	32	- 83.4%
	62	62	0.0%
	322	120	- 62.7%
<b>All Condos</b>	<b>166</b>	<b>79</b>	<b>- 52.4%</b>

#### By Bedroom Count

	2-2020	2-2021	Change
2 Bedrooms or Less	91	67	- 26.4%
3 Bedrooms	91	70	- 23.1%
4 Bedrooms or More	113	91	- 19.5%
<b>All Bedroom Counts</b>	<b>98</b>	<b>78</b>	<b>- 20.4%</b>

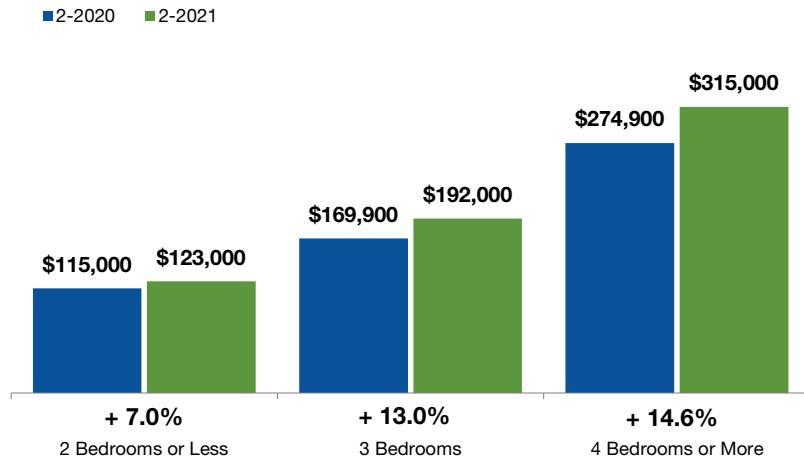
	2-2020	2-2021	Change
2 Bedrooms or Less	94	65	- 30.9%
3 Bedrooms	89	68	- 23.6%
4 Bedrooms or More	113	91	- 19.5%
<b>All Single-Family Homes</b>	<b>97</b>	<b>77</b>	<b>- 20.6%</b>

# Median Sales Price

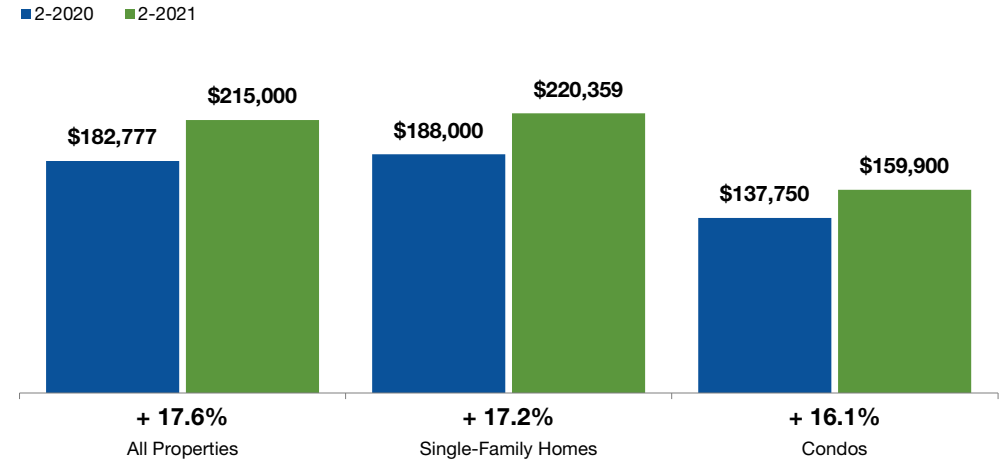
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	2-2020	2-2021	Change
2 Bedrooms or Less	\$115,000	\$123,000	+ 7.0%
3 Bedrooms	\$169,900	\$192,000	+ 13.0%
4 Bedrooms or More	\$274,900	\$315,000	+ 14.6%
<b>All Bedroom Counts</b>	<b>\$182,777</b>	<b>\$215,000</b>	<b>+ 17.6%</b>

### Single-Family Homes

2-2020	2-2021	Change	2-2020	2-2021	Change
\$112,500	\$121,000	+ 7.6%	\$120,000	\$128,000	+ 6.7%
\$170,000	\$192,460	+ 13.2%	\$150,000	\$185,000	+ 23.3%
\$280,000	\$325,000	+ 16.1%	\$141,750	\$143,250	+ 1.1%
<b>\$188,000</b>	<b>\$220,359</b>	<b>+ 17.2%</b>	<b>\$137,750</b>	<b>\$159,900</b>	<b>+ 16.1%</b>

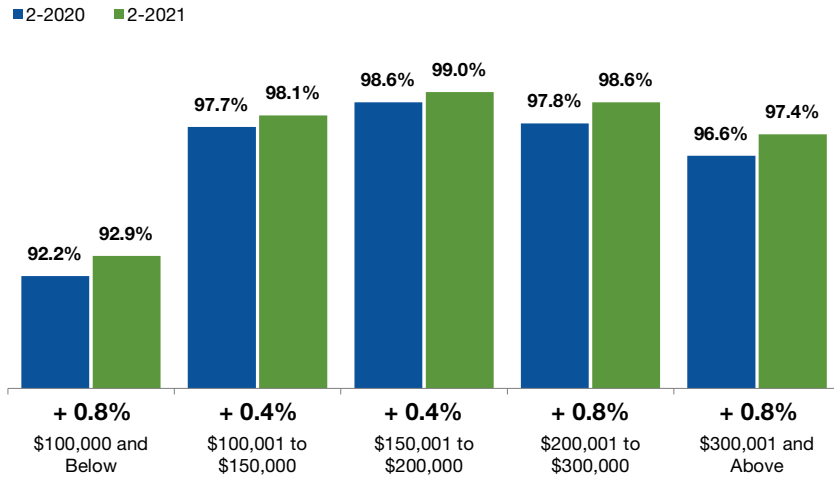
### Condos

# Percent of List Price Received

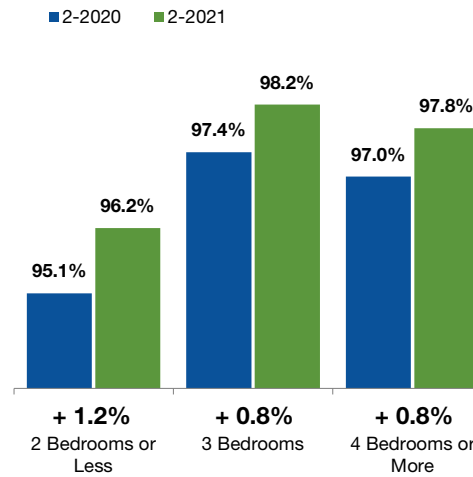
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



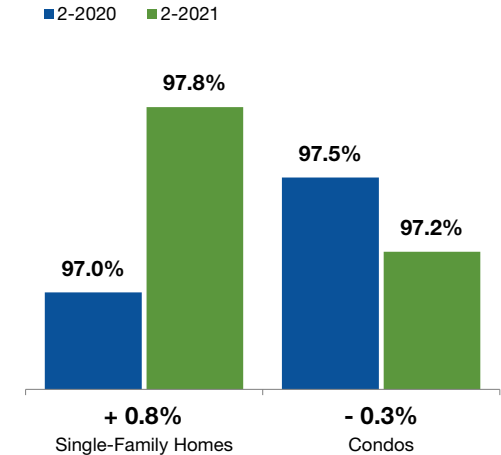
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	92.2%	92.9%	+ 0.8%
\$100,001 to \$150,000	97.7%	98.1%	+ 0.4%
\$150,001 to \$200,000	98.6%	99.0%	+ 0.4%
\$200,001 to \$300,000	97.8%	98.6%	+ 0.8%
\$300,001 and Above	96.6%	97.4%	+ 0.8%
<b>All Price Ranges</b>	<b>97.0%</b>	<b>97.8%</b>	<b>+ 0.8%</b>

### Single-Family Homes

2-2020	2-2021	Change
91.8%	92.5%	+ 0.8%
97.9%	98.2%	+ 0.3%
98.7%	99.0%	+ 0.3%
97.8%	98.6%	+ 0.8%
96.6%	97.4%	+ 0.8%
<b>97.0%</b>	<b>97.8%</b>	<b>+ 0.8%</b>

### Condos

2-2020	2-2021	Change
100.1%	96.8%	- 3.3%
96.1%	96.9%	+ 0.8%
99.8%	97.8%	- 2.0%
100.7%	98.8%	- 1.9%
96.0%	94.1%	- 2.0%
<b>97.5%</b>	<b>97.2%</b>	<b>- 0.3%</b>

### By Bedroom Count

2-2020	2-2021	Change
95.1%	96.2%	+ 1.2%
97.4%	98.2%	+ 0.8%
97.0%	97.8%	+ 0.8%
<b>97.0%</b>	<b>97.8%</b>	<b>+ 0.8%</b>

2-2020	2-2021	Change
94.8%	95.7%	+ 0.9%
97.5%	98.2%	+ 0.7%
97.1%	97.9%	+ 0.8%
<b>97.0%</b>	<b>97.8%</b>	<b>+ 0.8%</b>

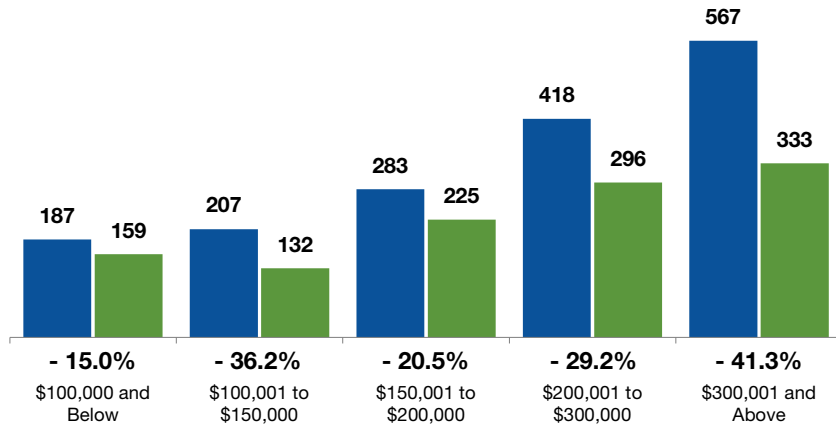
# Inventory of Homes for Sale

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



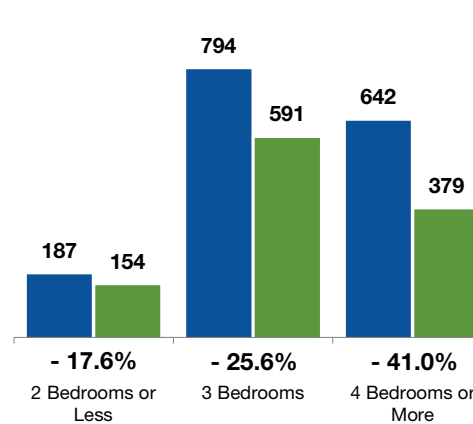
## By Price Range

■ 2-2020 ■ 2-2021



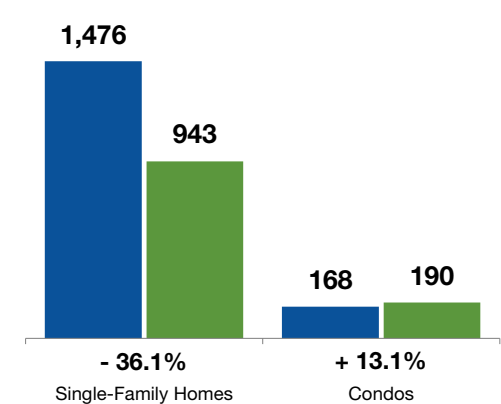
## By Bedroom Count

■ 2-2020 ■ 2-2021



## By Property Type

■ 2-2020 ■ 2-2021



### All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	187	159	- 15.0%
\$100,001 to \$150,000	207	132	- 36.2%
\$150,001 to \$200,000	283	225	- 20.5%
\$200,001 to \$300,000	418	296	- 29.2%
\$300,001 and Above	567	333	- 41.3%
<b>All Price Ranges</b>	<b>1,662</b>	<b>1,145</b>	<b>- 31.1%</b>

### Single-Family Homes

2-2020	2-2021	Change
149	83	- 44.3%
160	95	- 40.6%
238	179	- 24.8%
384	269	- 29.9%
545	317	- 41.8%
<b>1,476</b>	<b>943</b>	<b>- 36.1%</b>

### Condos

2-2020	2-2021	Change
31	69	+ 122.6%
44	35	- 20.5%
44	46	+ 4.5%
33	26	- 21.2%
16	14	- 12.5%
<b>168</b>	<b>190</b>	<b>+ 13.1%</b>

## By Bedroom Count

2-2020	2-2021	Change
187	154	- 17.6%
794	591	- 25.6%
642	379	- 41.0%
<b>1,662</b>	<b>1,145</b>	<b>- 31.1%</b>

2-2020	2-2021	Change
131	82	- 37.4%
691	512	- 25.9%
616	328	- 46.8%
<b>1,476</b>	<b>943</b>	<b>- 36.1%</b>

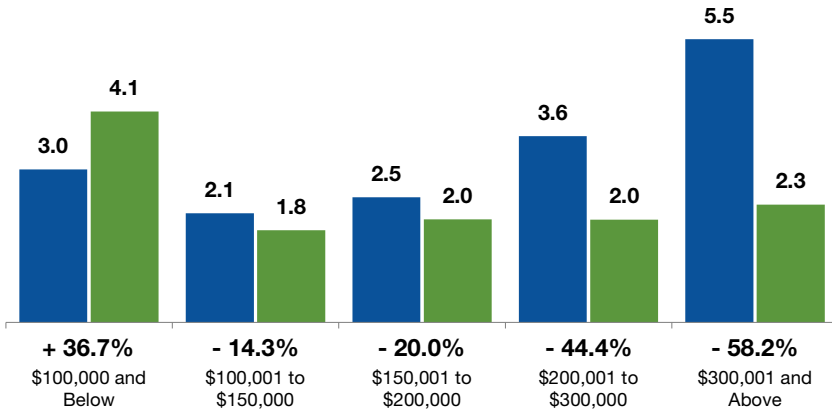
# Months Supply of Inventory

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.**



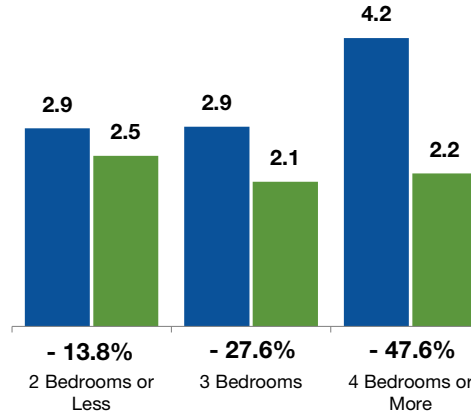
## By Price Range

■ 2-2020 ■ 2-2021



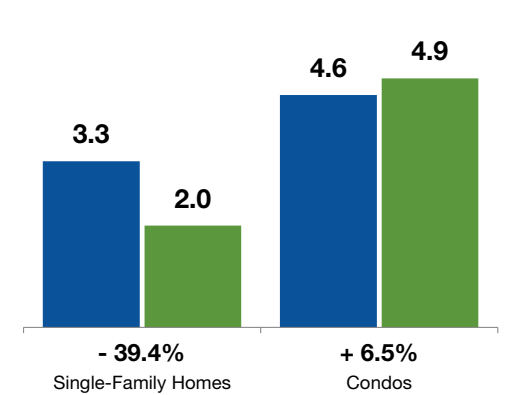
## By Bedroom Count

■ 2-2020 ■ 2-2021



## By Property Type

■ 2-2020 ■ 2-2021



### All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	3.0	4.1	+ 36.7%
\$100,001 to \$150,000	2.1	1.8	- 14.3%
\$150,001 to \$200,000	2.5	2.0	- 20.0%
\$200,001 to \$300,000	3.6	2.0	- 44.4%
\$300,001 and Above	5.5	2.3	- 58.2%
<b>All Price Ranges</b>	<b>3.4</b>	<b>2.2</b>	<b>- 35.3%</b>

### Single-Family Homes

2-2020	2-2021	Change	2-2020	2-2021	Change
2.7	2.5	- 7.4%	5.2	18.0	+ 246.2%
2.0	1.6	- 20.0%	3.0	2.7	- 10.0%
2.2	1.7	- 22.7%	5.3	5.3	0.0%
3.5	2.0	- 42.9%	6.7	2.8	- 58.2%
5.5	2.3	- 58.2%	5.6	3.7	- 33.9%
<b>3.3</b>	<b>2.0</b>	<b>- 39.4%</b>	<b>4.6</b>	<b>4.9</b>	<b>+ 6.5%</b>

### Condos

By Bedroom Count	2-2020	2-2021	Change
2 Bedrooms or Less	2.9	2.5	- 13.8%
3 Bedrooms	2.9	2.1	- 27.6%
4 Bedrooms or More	4.2	2.2	- 47.6%
<b>All Bedroom Counts</b>	<b>3.4</b>	<b>2.2</b>	<b>- 35.3%</b>

2-2020	2-2021	Change	2-2020	2-2021	Change
2.7	1.8	- 33.3%	3.3	4.2	+ 27.3%
2.7	2.0	- 25.9%	6.4	4.4	- 31.3%
4.3	2.0	- 53.5%	3.0	7.8	+ 160.0%
<b>3.3</b>	<b>2.0</b>	<b>- 39.4%</b>	<b>4.6</b>	<b>4.9</b>	<b>+ 6.5%</b>