

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2021

March sales activity picked up where February left off, with an already red-hot market showing no signs of slowing. Rising home prices and mortgage rates are affecting affordability, but have yet to impact demand, as sales continue to increase. Extremely constrained supply in many market segments will continue to fuel multiple offers and rising home prices. For the 12-month period spanning April 2020 through March 2021, Pending Sales in the Western Upstate region were up 7.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 50.7 percent.

The overall Median Sales Price was up 17.8 percent to \$217,900. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 18.2 percent to \$224,001. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 63 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 94 days.

Market-wide, inventory levels were down 35.3 percent. The property type that lost the least inventory was the Condos segment, where it decreased 2.8 percent. That amounts to 1.8 months supply for Single-Family homes and 4.1 months supply for Condos.

Quick Facts

+ 50.7%

+ 16.0%

+ 56.5%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

Condos

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

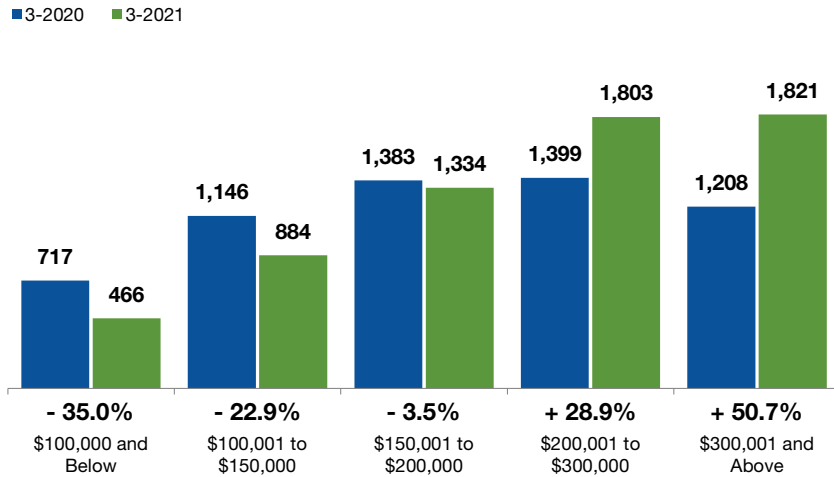


Pending Sales

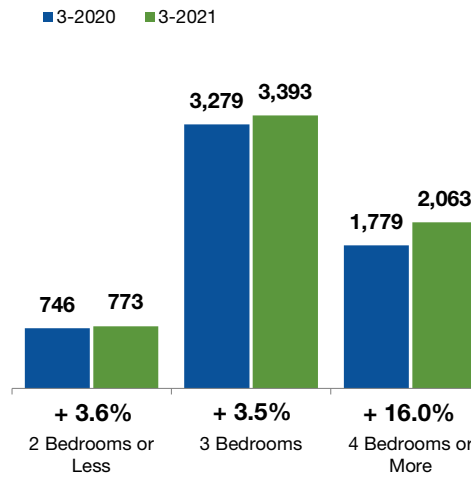
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



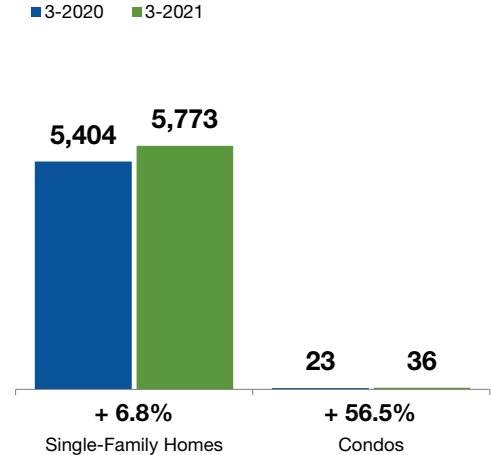
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	717	466	- 35.0%
\$100,001 to \$150,000	1,146	884	- 22.9%
\$150,001 to \$200,000	1,383	1,334	- 3.5%
\$200,001 to \$300,000	1,399	1,803	+ 28.9%
\$300,001 and Above	1,208	1,821	+ 50.7%
All Price Ranges	5,853	6,308	+ 7.8%

Single-Family Homes

3-2020	3-2021	Change
646	406	- 37.2%
969	711	- 26.6%
1,283	1,218	- 5.1%
1,329	1,678	+ 26.3%
1,177	1,760	+ 49.5%
5,404	5,773	+ 6.8%

Condos

3-2020	3-2021	Change
2	3	+ 50.0%
6	8	+ 33.3%
6	9	+ 50.0%
7	12	+ 71.4%
2	4	+ 100.0%
23	36	+ 56.5%

By Bedroom Count

3-2020	3-2021	Change
746	773	+ 3.6%
3,279	3,393	+ 3.5%
1,779	2,063	+ 16.0%
5,853	6,308	+ 7.8%

3-2020	3-2021	Change
580	550	- 5.2%
3,084	3,162	+ 2.5%
1,691	1,982	+ 17.2%
5,404	5,773	+ 6.8%

3-2020	3-2021	Change
6	14	+ 133.3%
11	19	+ 72.7%
6	3	- 50.0%
23	36	+ 56.5%

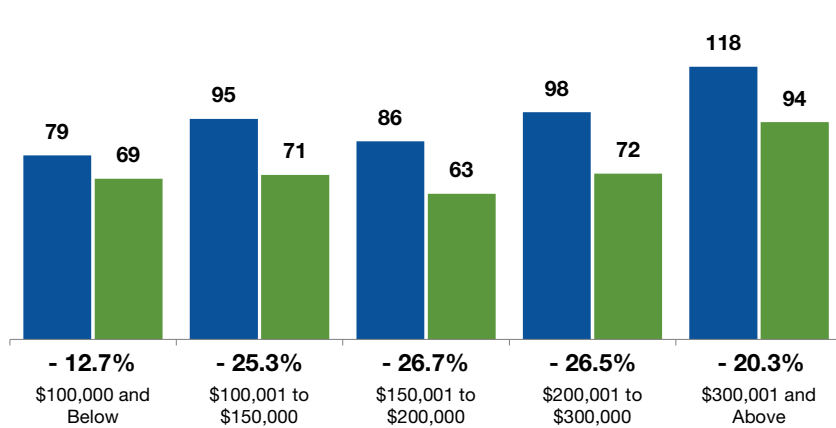
Days on Market Until Sale

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



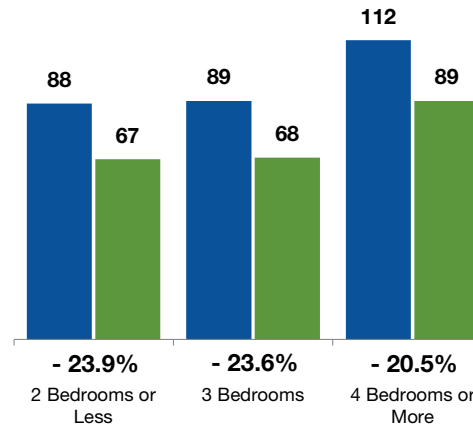
By Price Range

■ 3-2020 ■ 3-2021



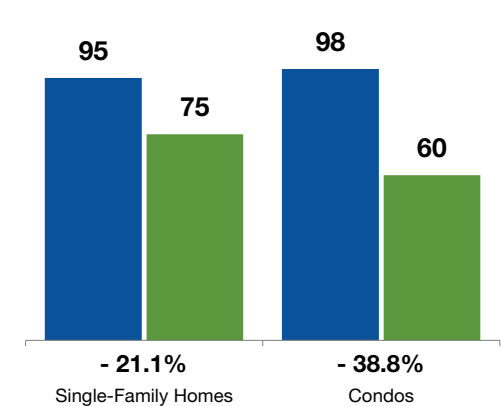
By Bedroom Count

■ 3-2020 ■ 3-2021



By Property Type

■ 3-2020 ■ 3-2021



All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	79	69	- 12.7%
\$100,001 to \$150,000	95	71	- 25.3%
\$150,001 to \$200,000	86	63	- 26.7%
\$200,001 to \$300,000	98	72	- 26.5%
\$300,001 and Above	118	94	- 20.3%
All Price Ranges	96	76	- 20.8%

Single-Family Homes

3-2020	3-2021	Change	3-2020	3-2021	Change
79	71	- 10.1%	65	25	- 61.5%
91	69	- 24.2%	116	57	- 50.9%
84	60	- 28.6%	99	63	- 36.4%
98	70	- 28.6%	91	74	- 18.7%
118	93	- 21.2%	35	66	+ 88.6%
95	75	- 21.1%	98	60	- 38.8%

Condos

By Bedroom Count	3-2020	3-2021	Change
2 Bedrooms or Less	88	67	- 23.9%
3 Bedrooms	89	68	- 23.6%
4 Bedrooms or More	112	89	- 20.5%
All Bedroom Counts	96	76	- 20.8%

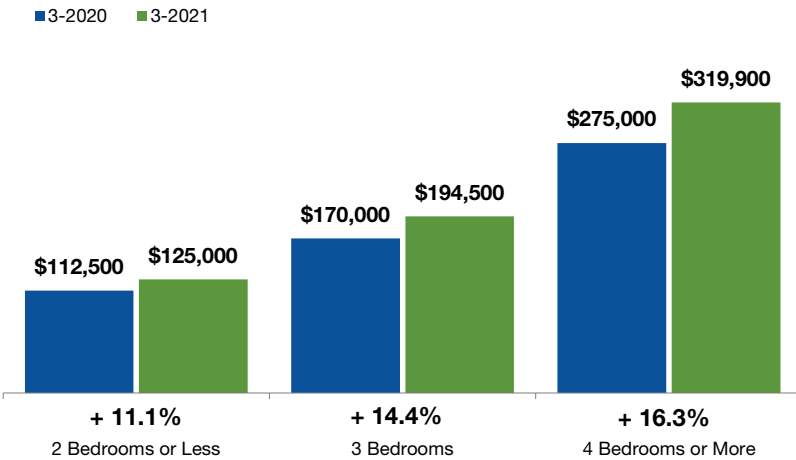
3-2020	3-2021	Change	3-2020	3-2021	Change
89	65	- 27.0%	90	50	- 44.4%
87	66	- 24.1%	110	82	- 25.5%
111	89	- 19.8%	88	44	- 50.0%
95	75	- 21.1%	98	60	- 38.8%

Median Sales Price

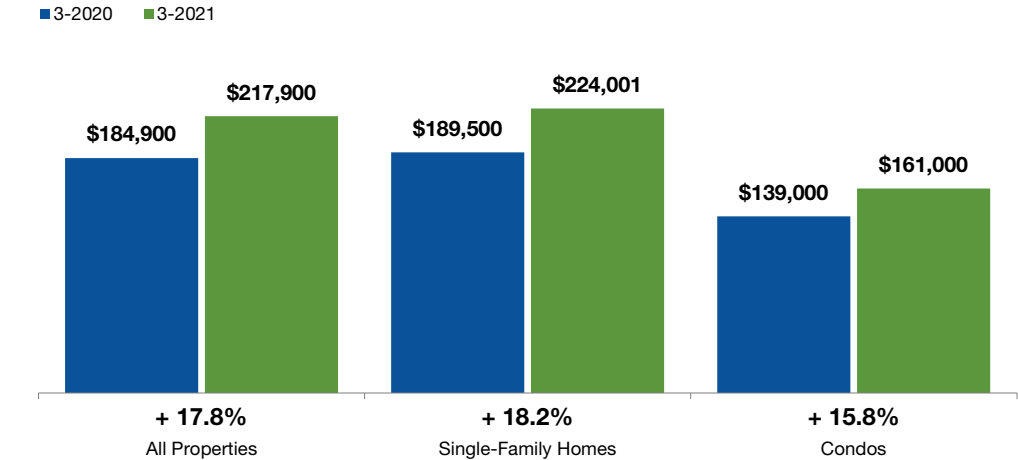
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	3-2020	3-2021	Change
2 Bedrooms or Less	\$112,500	\$125,000	+ 11.1%
3 Bedrooms	\$170,000	\$194,500	+ 14.4%
4 Bedrooms or More	\$275,000	\$319,900	+ 16.3%
All Bedroom Counts	\$184,900	\$217,900	+ 17.8%

Single-Family Homes

3-2020	3-2021	Change	3-2020	3-2021	Change
\$110,000	\$124,125	+ 12.8%	\$120,000	\$132,000	+ 10.0%
\$172,000	\$194,900	+ 13.3%	\$155,000	\$188,900	+ 21.9%
\$283,000	\$328,000	+ 15.9%	\$140,750	\$145,050	+ 3.1%
\$189,500	\$224,001	+ 18.2%	\$139,000	\$161,000	+ 15.8%

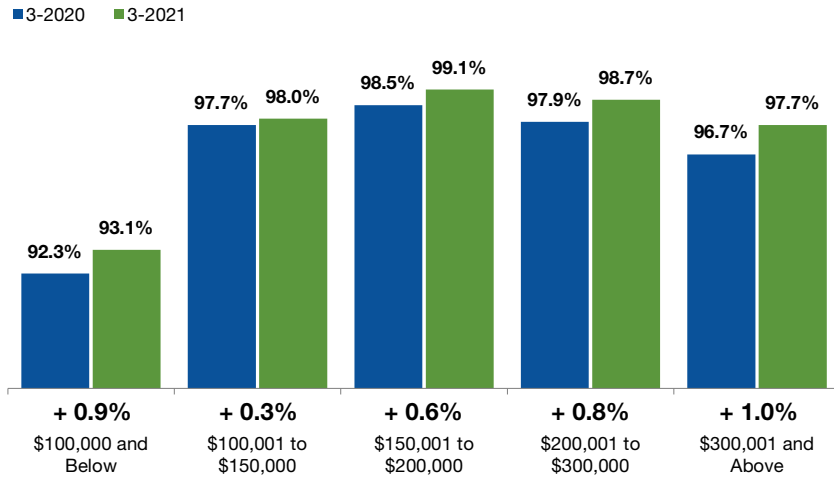
Condos

Percent of List Price Received

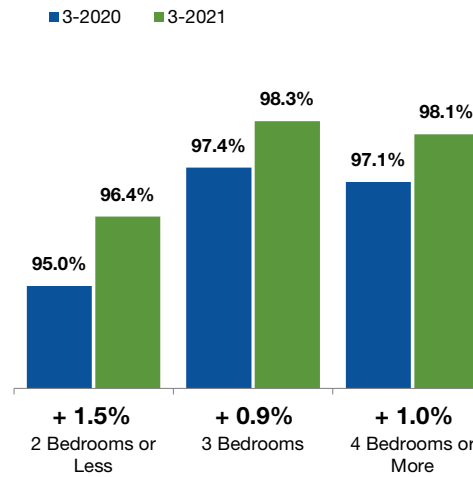
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



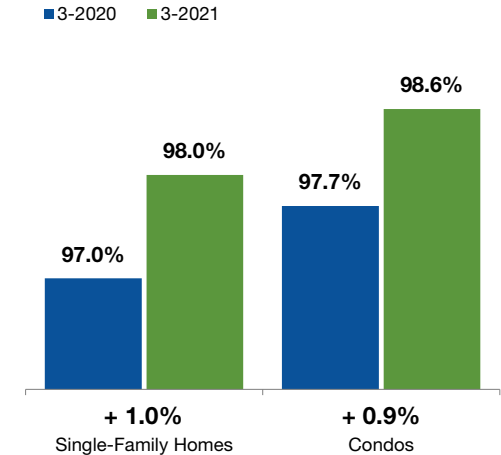
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	92.3%	93.1%	+ 0.9%
\$100,001 to \$150,000	97.7%	98.0%	+ 0.3%
\$150,001 to \$200,000	98.5%	99.1%	+ 0.6%
\$200,001 to \$300,000	97.9%	98.7%	+ 0.8%
\$300,001 and Above	96.7%	97.7%	+ 1.0%
All Price Ranges	97.0%	98.0%	+ 1.0%

Single-Family Homes

3-2020	3-2021	Change
92.0%	92.6%	+ 0.7%
98.0%	98.1%	+ 0.1%
98.5%	99.1%	+ 0.6%
97.9%	98.7%	+ 0.8%
96.7%	97.8%	+ 1.1%
97.0%	98.0%	+ 1.0%

Condos

3-2020	3-2021	Change
93.2%	97.7%	+ 4.8%
97.9%	96.4%	- 1.5%
99.1%	99.2%	+ 0.1%
97.9%	101.1%	+ 3.3%
95.2%	98.4%	+ 3.4%
97.7%	98.6%	+ 0.9%

By Bedroom Count

By Bedroom Count	3-2020	3-2021	Change
2 Bedrooms or Less	95.0%	96.4%	+ 1.5%
3 Bedrooms	97.4%	98.3%	+ 0.9%
4 Bedrooms or More	97.1%	98.1%	+ 1.0%
All Bedroom Counts	97.0%	98.0%	+ 1.0%

3-2020	3-2021	Change	3-2020	3-2021	Change
94.7%	95.9%	+ 1.3%	97.9%	99.3%	+ 1.4%
97.4%	98.3%	+ 0.9%	98.8%	98.1%	- 0.7%
97.2%	98.1%	+ 0.9%	95.8%	97.8%	+ 2.1%
97.0%	98.0%	+ 1.0%	97.7%	98.6%	+ 0.9%

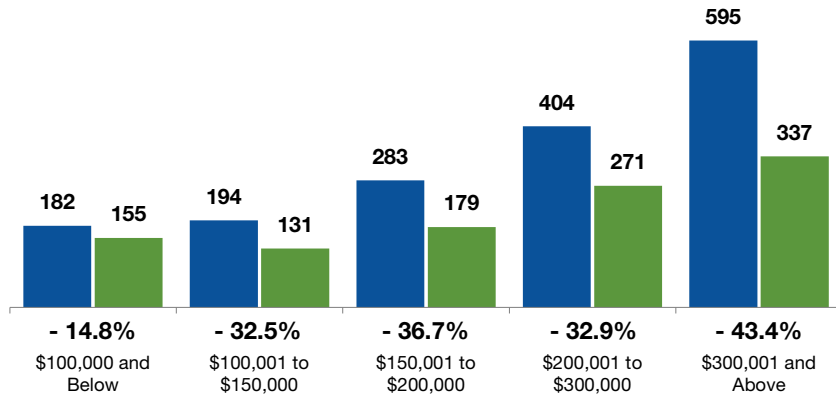
Inventory of Homes for Sale

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



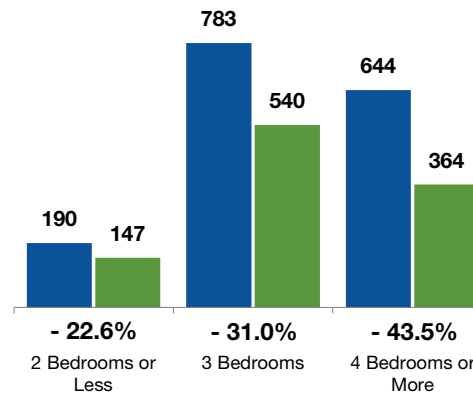
By Price Range

■ 3-2020 ■ 3-2021



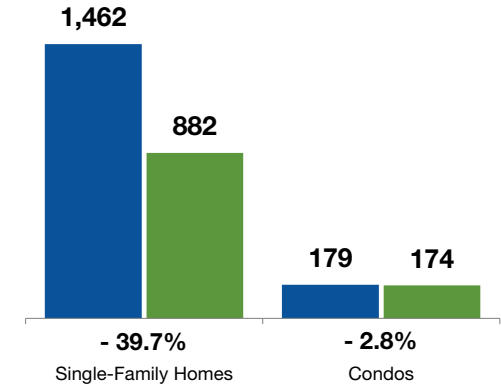
By Bedroom Count

■ 3-2020 ■ 3-2021



By Property Type

■ 3-2020 ■ 3-2021



All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	182	155	- 14.8%
\$100,001 to \$150,000	194	131	- 32.5%
\$150,001 to \$200,000	283	179	- 36.7%
\$200,001 to \$300,000	404	271	- 32.9%
\$300,001 and Above	595	337	- 43.4%
All Price Ranges	1,658	1,073	- 35.3%

Single-Family Homes

3-2020	3-2021	Change	3-2020	3-2021	Change
142	76	- 46.5%	33	68	+ 106.1%
144	95	- 34.0%	47	35	- 25.5%
237	143	- 39.7%	45	36	- 20.0%
366	245	- 33.1%	37	24	- 35.1%
573	323	- 43.6%	17	11	- 35.3%
1,462	882	- 39.7%	179	174	- 2.8%

Condos

By Bedroom Count	3-2020	3-2021	Change
2 Bedrooms or Less	190	147	- 22.6%
3 Bedrooms	783	540	- 31.0%
4 Bedrooms or More	644	364	- 43.5%
All Bedroom Counts	1,658	1,073	- 35.3%

3-2020	3-2021	Change	3-2020	3-2021	Change
133	81	- 39.1%	46	54	+ 17.4%
671	467	- 30.4%	107	70	- 34.6%
617	312	- 49.4%	26	50	+ 92.3%
1,462	882	- 39.7%	179	174	- 2.8%

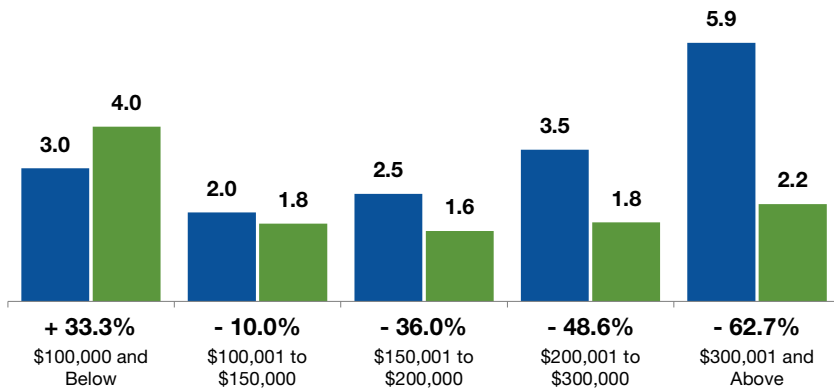
Months Supply of Inventory

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.**



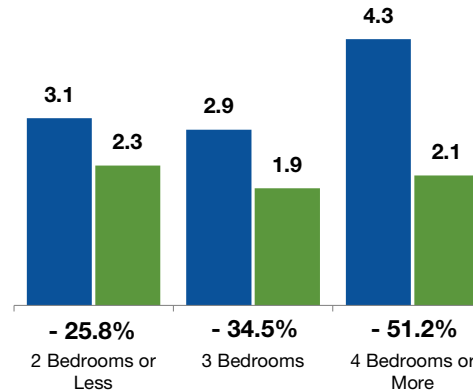
By Price Range

■ 3-2020 ■ 3-2021



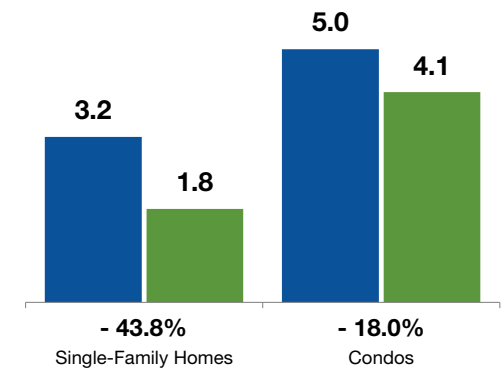
By Bedroom Count

■ 3-2020 ■ 3-2021



By Property Type

■ 3-2020 ■ 3-2021



All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	3.0	4.0	+ 33.3%
\$100,001 to \$150,000	2.0	1.8	- 10.0%
\$150,001 to \$200,000	2.5	1.6	- 36.0%
\$200,001 to \$300,000	3.5	1.8	- 48.6%
\$300,001 and Above	5.9	2.2	- 62.7%
All Price Ranges	3.4	2.0	- 41.2%

Single-Family Homes

3-2020	3-2021	Change	3-2020	3-2021	Change
2.6	2.2	- 15.4%	6.0	16.3	+ 171.7%
1.8	1.6	- 11.1%	3.3	2.5	- 24.2%
2.2	1.4	- 36.4%	5.5	3.9	- 29.1%
3.3	1.8	- 45.5%	6.9	2.4	- 65.2%
5.8	2.2	- 62.1%	6.6	2.4	- 63.6%
3.2	1.8	- 43.8%	5.0	4.1	- 18.0%

Condos

By Bedroom Count	3-2020	3-2021	Change
2 Bedrooms or Less	3.1	2.3	- 25.8%
3 Bedrooms	2.9	1.9	- 34.5%
4 Bedrooms or More	4.3	2.1	- 51.2%
All Bedroom Counts	3.4	2.0	- 41.2%

3-2020	3-2021	Change	3-2020	3-2021	Change
2.8	1.8	- 35.7%	3.5	3.2	- 8.6%
2.6	1.8	- 30.8%	6.8	3.8	- 44.1%
4.4	1.9	- 56.8%	3.4	7.7	+ 126.5%
3.2	1.8	- 43.8%	5.0	4.1	- 18.0%