

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2021

April was another strong month for home sales across most market segments. The busy spring market continues to see many multiple offer situations driving sales prices above asking price. Strong buyer demand and limited housing supply show no signs of easing soon, pointing to a continuation of this market trend through spring and into summer. For the 12-month period spanning May 2020 through April 2021, Pending Sales in the Western Upstate region were up 12.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 58.3 percent.

The overall Median Sales Price was up 18.5 percent to \$220,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 17.8 percent to \$225,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 62 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 89 days.

Market-wide, inventory levels were down 36.4 percent. The property type that lost the least inventory was the Condos segment, where it decreased 13.9 percent. That amounts to 1.7 months supply for Single-Family homes and 3.1 months supply for Condos.

Quick Facts

+ 58.3%

+ 18.4%

+ 119.0%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

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

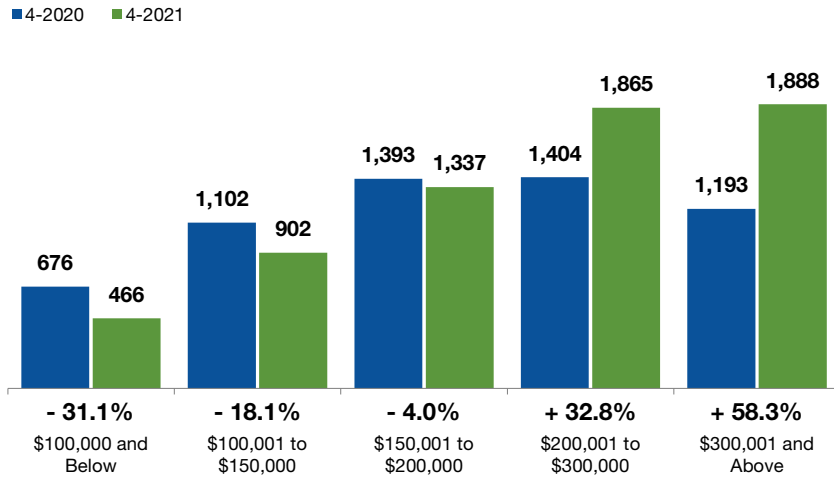


Pending Sales

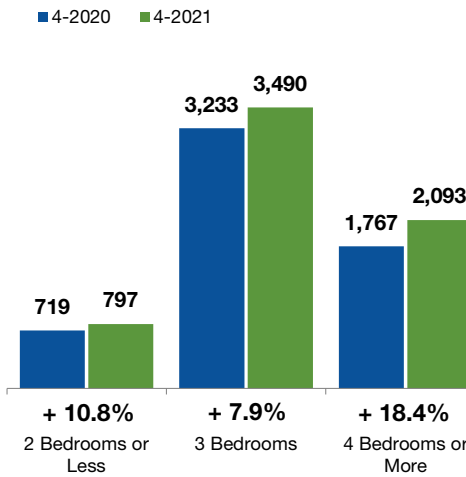
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



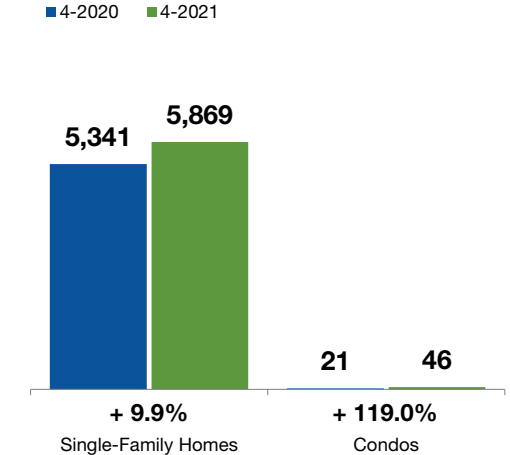
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	676	466	- 31.1%
\$100,001 to \$150,000	1,102	902	- 18.1%
\$150,001 to \$200,000	1,393	1,337	- 4.0%
\$200,001 to \$300,000	1,404	1,865	+ 32.8%
\$300,001 and Above	1,193	1,888	+ 58.3%
All Price Ranges	5,768	6,458	+ 12.0%

Single-Family Homes

4-2020	4-2021	Change	4-2020	4-2021	Change
611	404	- 33.9%	1	1	0.0%
936	704	- 24.8%	7	21	+ 200.0%
1,292	1,208	- 6.5%	6	13	+ 116.7%
1,335	1,729	+ 29.5%	4	9	+ 125.0%
1,167	1,824	+ 56.3%	3	2	- 33.3%
5,341	5,869	+ 9.9%	21	46	+ 119.0%

Condos

By Bedroom Count	4-2020	4-2021	Change
2 Bedrooms or Less	719	797	+ 10.8%
3 Bedrooms	3,233	3,490	+ 7.9%
4 Bedrooms or More	1,767	2,093	+ 18.4%
All Bedroom Counts	5,768	6,458	+ 12.0%

4-2020	4-2021	Change	4-2020	4-2021	Change
565	562	- 0.5%	6	10	+ 66.7%
3,047	3,235	+ 6.2%	12	29	+ 141.7%
1,680	1,994	+ 18.7%	3	7	+ 133.3%
5,341	5,869	+ 9.9%	21	46	+ 119.0%

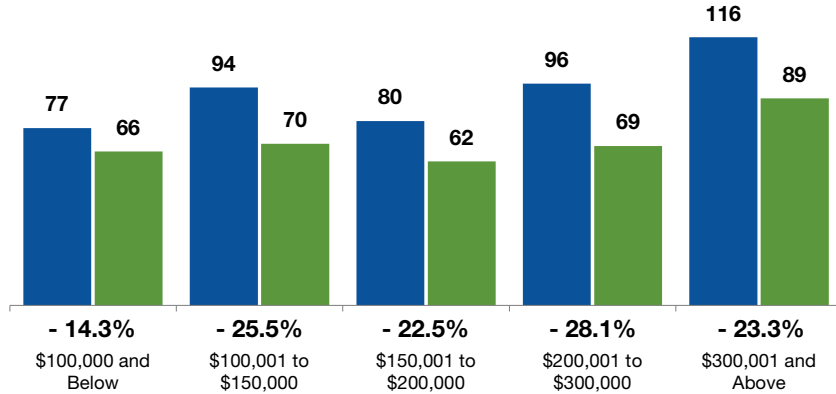
Days on Market Until Sale

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



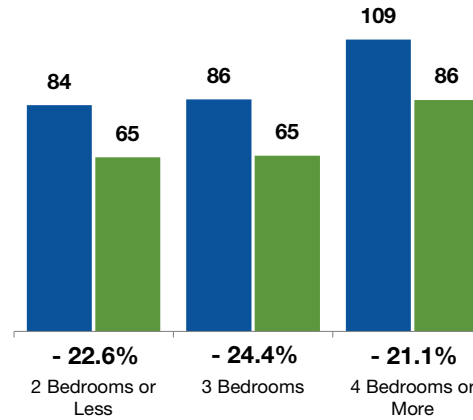
By Price Range

■ 4-2020 ■ 4-2021



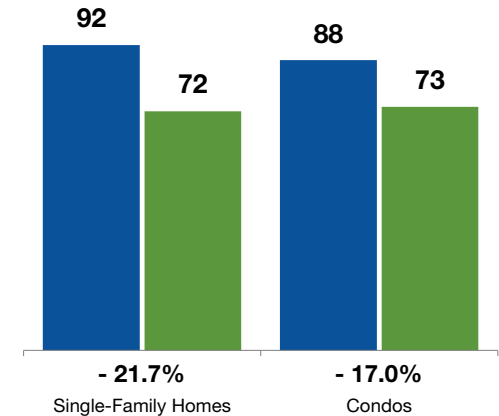
By Bedroom Count

■ 4-2020 ■ 4-2021



By Property Type

■ 4-2020 ■ 4-2021



All Properties

By Price Range

	4-2020	4-2021	Change
\$100,000 and Below	77	66	- 14.3%
\$100,001 to \$150,000	94	70	- 25.5%
\$150,001 to \$200,000	80	62	- 22.5%
\$200,001 to \$300,000	96	69	- 28.1%
\$300,001 and Above	116	89	- 23.3%
All Price Ranges	93	73	- 21.5%

Single-Family Homes

	4-2020	4-2021	Change
2 Bedrooms or Less	76	69	- 9.2%
3 Bedrooms	90	68	- 24.4%
4 Bedrooms or More	77	60	- 22.1%
Single-Family Homes	95	67	- 29.5%
Condos	194	151	- 22.2%
All Single-Family Homes	92	72	- 21.7%

Condos

By Bedroom Count

	4-2020	4-2021	Change
2 Bedrooms or Less	84	65	- 22.6%
3 Bedrooms	86	65	- 24.4%
4 Bedrooms or More	109	86	- 21.1%
All Bedroom Counts	93	73	- 21.5%

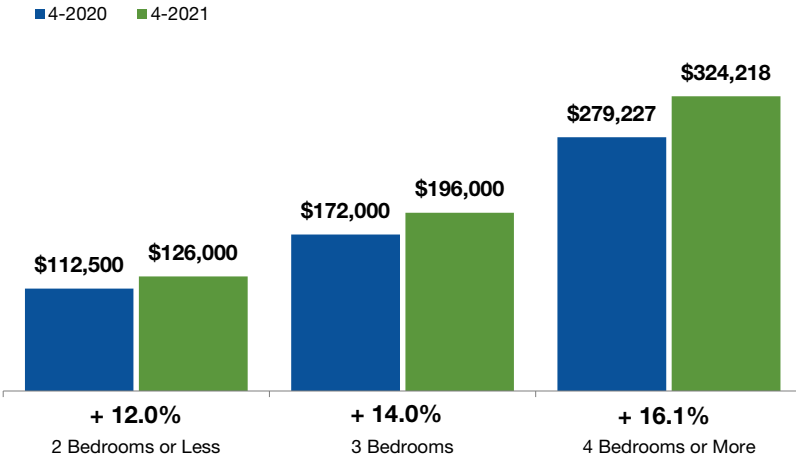
	4-2020	4-2021	Change
2 Bedrooms or Less	86	64	- 25.6%
3 Bedrooms	84	63	- 25.0%
4 Bedrooms or More	108	86	- 20.4%
Single-Family Homes	75	32	- 57.3%
Condos	105	129	+ 22.9%
All Single-Family Homes	92	72	- 21.7%

Median Sales Price

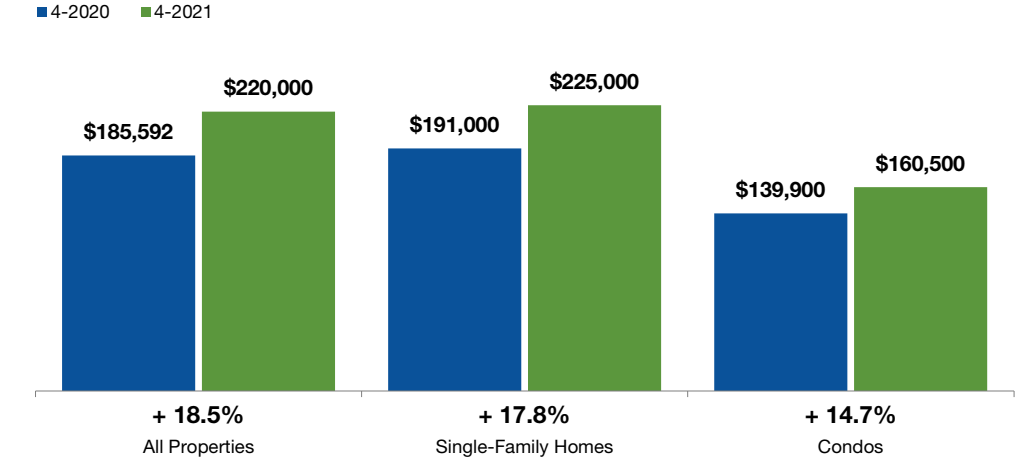
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	4-2020	4-2021	Change
2 Bedrooms or Less	\$112,500	\$126,000	+ 12.0%
3 Bedrooms	\$172,000	\$196,000	+ 14.0%
4 Bedrooms or More	\$279,227	\$324,218	+ 16.1%
All Bedroom Counts	\$185,592	\$220,000	+ 18.5%

Single-Family Homes

4-2020	4-2021	Change	4-2020	4-2021	Change
\$110,000	\$125,000	+ 13.6%	\$119,000	\$132,000	+ 10.9%
\$174,381	\$196,500	+ 12.7%	\$156,000	\$192,900	+ 23.7%
\$285,000	\$330,000	+ 15.8%	\$140,750	\$145,050	+ 3.1%
\$191,000	\$225,000	+ 17.8%	\$139,900	\$160,500	+ 14.7%

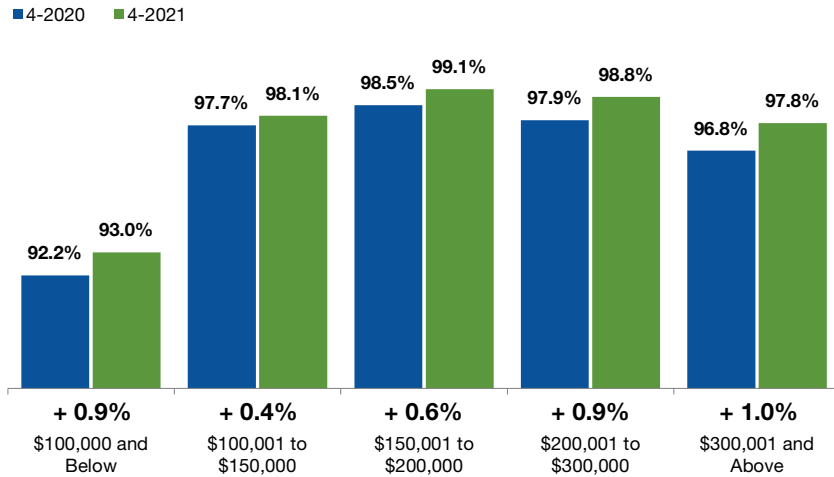
Condos

Percent of List Price Received

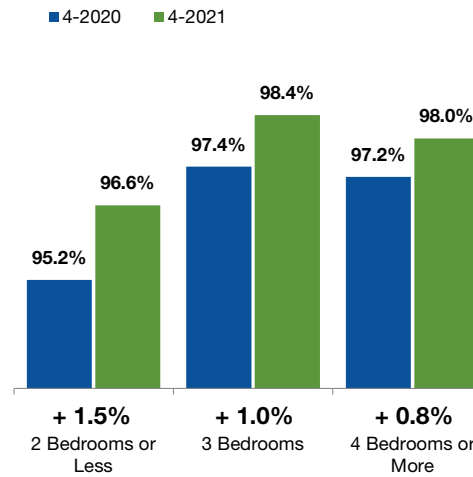
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



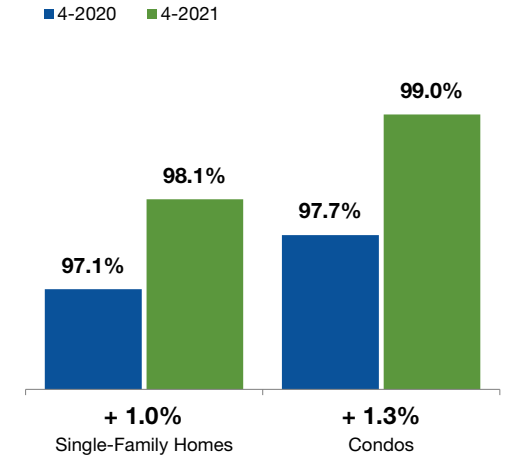
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	92.2%	93.0%	+ 0.9%
\$100,001 to \$150,000	97.7%	98.1%	+ 0.4%
\$150,001 to \$200,000	98.5%	99.1%	+ 0.6%
\$200,001 to \$300,000	97.9%	98.8%	+ 0.9%
\$300,001 and Above	96.8%	97.8%	+ 1.0%
All Price Ranges	97.1%	98.0%	+ 0.9%

Single-Family Homes

4-2020	4-2021	Change
91.9%	92.5%	+ 0.7%
98.0%	98.3%	+ 0.3%
98.5%	99.1%	+ 0.6%
97.9%	98.8%	+ 0.9%
96.8%	97.9%	+ 1.1%
97.1%	98.1%	+ 1.0%

Condos

4-2020	4-2021	Change
95.0%	104.5%	+ 10.0%
98.9%	98.5%	- 0.4%
99.8%	99.6%	- 0.2%
95.8%	99.1%	+ 3.4%
97.0%	97.3%	+ 0.3%
97.7%	99.0%	+ 1.3%

By Bedroom Count

4-2020	4-2021	Change
95.2%	96.6%	+ 1.5%
97.4%	98.4%	+ 1.0%
97.2%	98.0%	+ 0.8%
97.1%	98.0%	+ 0.9%

4-2020	4-2021	Change
94.8%	96.1%	+ 1.4%
97.4%	98.5%	+ 1.1%
97.3%	98.0%	+ 0.7%
97.1%	98.1%	+ 1.0%

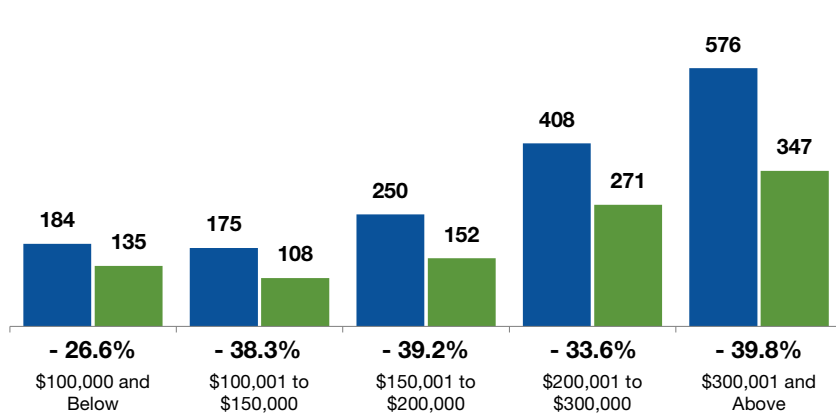
Inventory of Homes for Sale

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



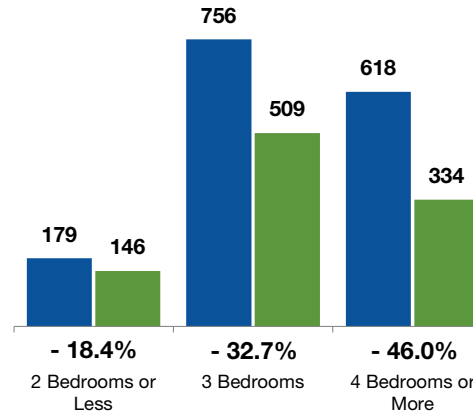
By Price Range

■ 4-2020 ■ 4-2021



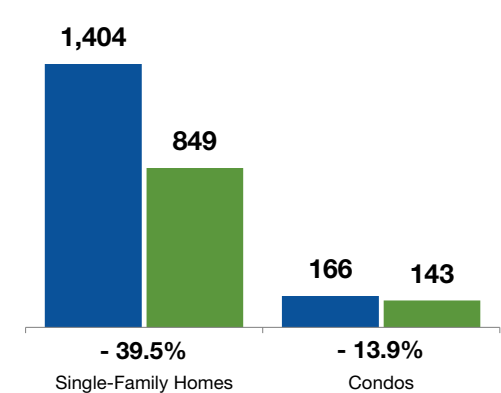
By Bedroom Count

■ 4-2020 ■ 4-2021



By Property Type

■ 4-2020 ■ 4-2021



All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	184	135	- 26.6%
\$100,001 to \$150,000	175	108	- 38.3%
\$150,001 to \$200,000	250	152	- 39.2%
\$200,001 to \$300,000	408	271	- 33.6%
\$300,001 and Above	576	347	- 39.8%
All Price Ranges	1,593	1,013	- 36.4%

Single-Family Homes

4-2020	4-2021	Change	4-2020	4-2021	Change
143	68	- 52.4%	31	55	+ 77.4%
127	79	- 37.8%	44	28	- 36.4%
206	131	- 36.4%	41	21	- 48.8%
371	246	- 33.7%	36	23	- 36.1%
557	325	- 41.7%	14	16	+ 14.3%
1,404	849	- 39.5%	166	143	- 13.9%

Condos

By Bedroom Count	4-2020	4-2021	Change
2 Bedrooms or Less	179	146	- 18.4%
3 Bedrooms	756	509	- 32.7%
4 Bedrooms or More	618	334	- 46.0%
All Bedroom Counts	1,593	1,013	- 36.4%

4-2020	4-2021	Change	4-2020	4-2021	Change
121	88	- 27.3%	42	46	+ 9.5%
650	447	- 31.2%	99	57	- 42.4%
593	290	- 51.1%	25	40	+ 60.0%
1,404	849	- 39.5%	166	143	- 13.9%

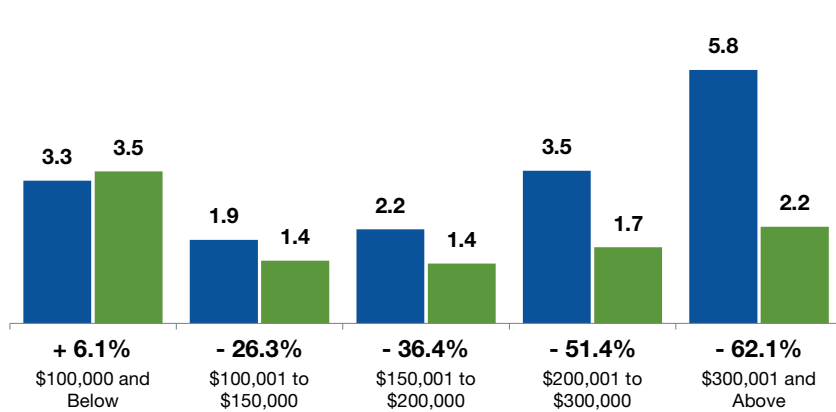
Months Supply of Inventory

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.**



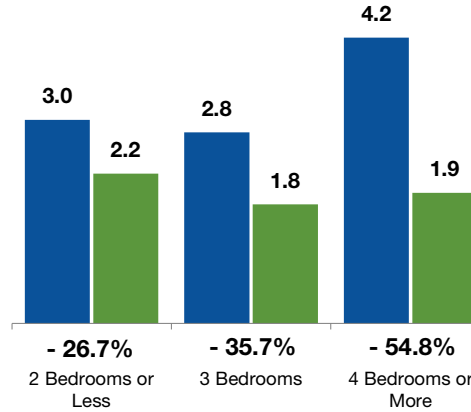
By Price Range

■ 4-2020 ■ 4-2021



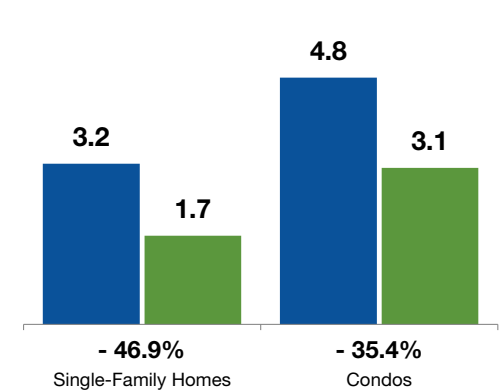
By Bedroom Count

■ 4-2020 ■ 4-2021



By Property Type

■ 4-2020 ■ 4-2021



All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	3.3	3.5	+ 6.1%
\$100,001 to \$150,000	1.9	1.4	- 26.3%
\$150,001 to \$200,000	2.2	1.4	- 36.4%
\$200,001 to \$300,000	3.5	1.7	- 51.4%
\$300,001 and Above	5.8	2.2	- 62.1%
All Price Ranges	3.3	1.9	- 42.4%

Single-Family Homes

4-2020	4-2021	Change
2.8	2.0	- 28.6%
1.6	1.3	- 18.8%
1.9	1.3	- 31.6%
3.3	1.7	- 48.5%
5.7	2.1	- 63.2%
3.2	1.7	- 46.9%

Condos

4-2020	4-2021	Change
6.2	12.9	+ 108.1%
3.3	1.7	- 48.5%
5.0	2.0	- 60.0%
6.8	2.1	- 69.1%
6.5	3.3	- 49.2%
4.8	3.1	- 35.4%

By Bedroom Count

By Bedroom Count	4-2020	4-2021	Change
2 Bedrooms or Less	3.0	2.2	- 26.7%
3 Bedrooms	2.8	1.8	- 35.7%
4 Bedrooms or More	4.2	1.9	- 54.8%
All Bedroom Counts	3.3	1.9	- 42.4%

4-2020	4-2021	Change	4-2020	4-2021	Change
2.6	1.9	- 26.9%	3.4	2.6	- 23.5%
2.6	1.7	- 34.6%	6.6	2.8	- 57.6%
4.2	1.7	- 59.5%	3.3	5.1	+ 54.5%
3.2	1.7	- 46.9%	4.8	3.1	- 35.4%