

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## June 2021

Summer's here, and with vaccination rates on the rise, buyers continue to flood the market in search of their next home, with rock bottom inventory and record high sales prices reported throughout much of the country. Although closed sales were down nationally, overall demand for housing remains high, in part due to attractively low interest rates, offering buyers some relief and affordability in a fiercely competitive market. For the 12-month period spanning July 2020 through June 2021, Pending Sales in the Western Upstate region were up 7.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 48.9 percent.

The overall Median Sales Price was up 18.5 percent to \$225,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 19.6 percent to \$233,150. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 58 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 81 days.

Market-wide, inventory levels were down 20.4 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 19.9 percent. That amounts to 1.9 months supply for Single-Family homes and 2.4 months supply for Condos.

## Quick Facts

**+ 48.9%**

**+ 11.0%**

**+ 5.7%**

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>



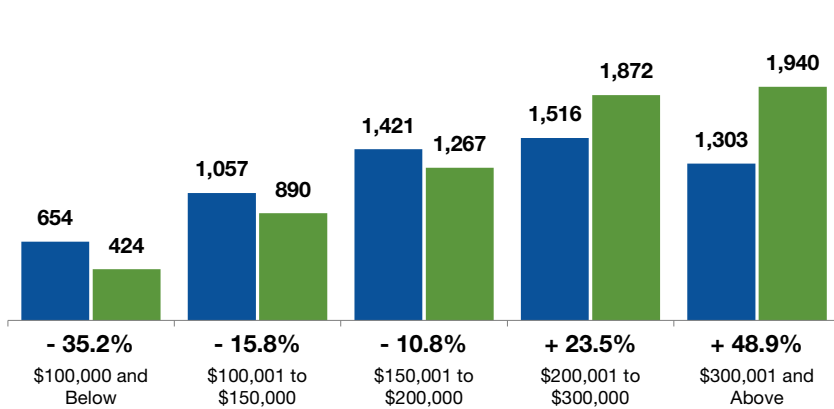
# Pending Sales

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



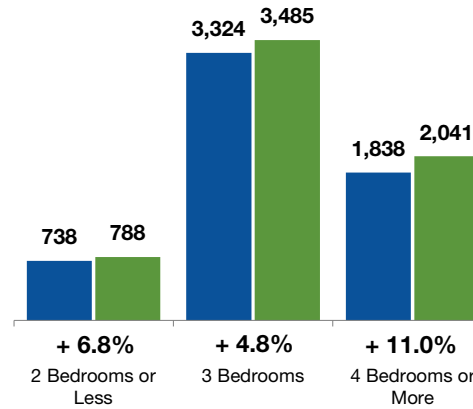
## By Price Range

■ 6-2020 ■ 6-2021



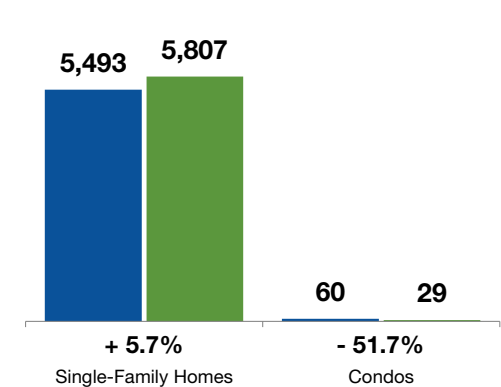
## By Bedroom Count

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



### All Properties

By Price Range	6-2020	6-2021	Change
\$100,000 and Below	654	424	- 35.2%
\$100,001 to \$150,000	1,057	890	- 15.8%
\$150,001 to \$200,000	1,421	1,267	- 10.8%
\$200,001 to \$300,000	1,516	1,872	+ 23.5%
\$300,001 and Above	1,303	1,940	+ 48.9%
<b>All Price Ranges</b>	<b>5,951</b>	<b>6,393</b>	<b>+ 7.4%</b>

### Single-Family Homes

6-2020	6-2021	Change	6-2020	6-2021	Change
589	373	- 36.7%	7	3	- 57.1%
886	686	- 22.6%	18	11	- 38.9%
1,322	1,147	- 13.2%	11	1	- 90.9%
1,423	1,738	+ 22.1%	21	8	- 61.9%
1,273	1,863	+ 46.3%	3	6	+ 100.0%
<b>5,493</b>	<b>5,807</b>	<b>+ 5.7%</b>	<b>60</b>	<b>29</b>	<b>- 51.7%</b>

### Condos

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	738	788	+ 6.8%
3 Bedrooms	3,324	3,485	+ 4.8%
4 Bedrooms or More	1,838	2,041	+ 11.0%
<b>All Bedroom Counts</b>	<b>5,951</b>	<b>6,393</b>	<b>+ 7.4%</b>

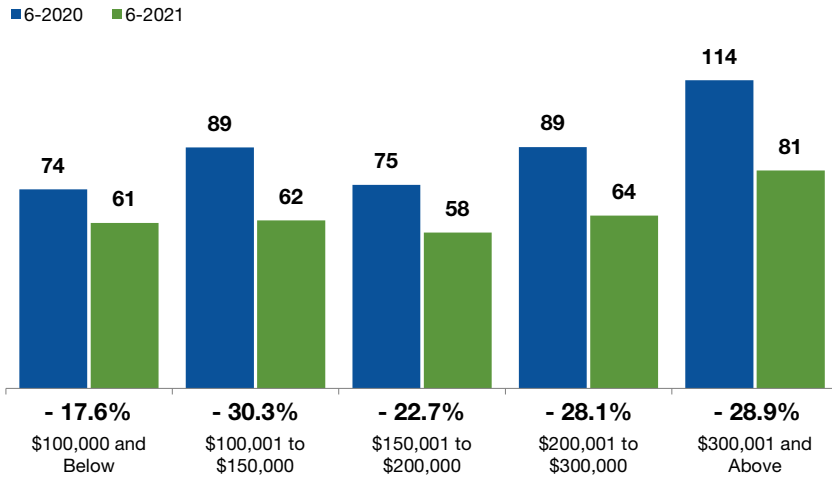
6-2020	6-2021	Change	6-2020	6-2021	Change
568	571	+ 0.5%	24	9	- 62.5%
3,126	3,221	+ 3.0%	27	16	- 40.7%
1,748	1,936	+ 10.8%	9	4	- 55.6%
<b>5,493</b>	<b>5,807</b>	<b>+ 5.7%</b>	<b>60</b>	<b>29</b>	<b>- 51.7%</b>

# Days on Market Until Sale

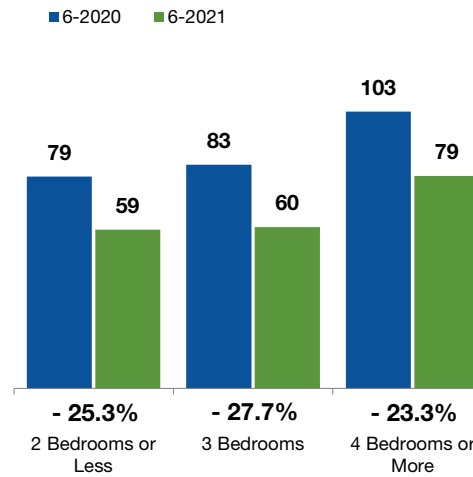
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



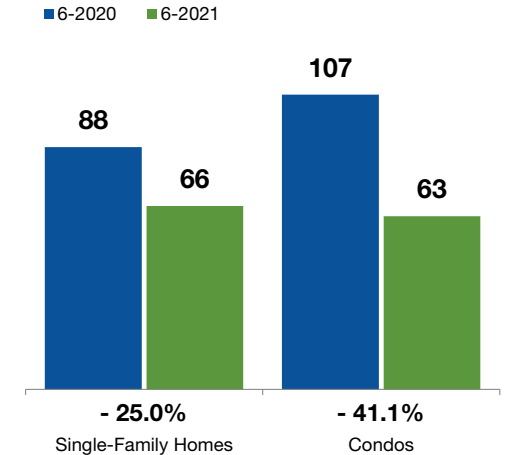
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2020	6-2021	Change
\$100,000 and Below	74	61	- 17.6%
\$100,001 to \$150,000	89	62	- 30.3%
\$150,001 to \$200,000	75	58	- 22.7%
\$200,001 to \$300,000	89	64	- 28.1%
\$300,001 and Above	114	81	- 28.9%
<b>All Price Ranges</b>	<b>89</b>	<b>67</b>	<b>- 24.7%</b>

### Single-Family Homes

6-2020	6-2021	Change	6-2020	6-2021	Change
74	62	- 16.2%	21	46	+ 119.0%
86	60	- 30.2%	69	40	- 42.0%
72	55	- 23.6%	174	93	- 46.6%
88	63	- 28.4%	118	66	- 44.1%
114	81	- 28.9%	171	48	- 71.9%
<b>88</b>	<b>66</b>	<b>- 25.0%</b>	<b>107</b>	<b>63</b>	<b>- 41.1%</b>

### Condos

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	79	59	- 25.3%
3 Bedrooms	83	60	- 27.7%
4 Bedrooms or More	103	79	- 23.3%
<b>All Bedroom Counts</b>	<b>89</b>	<b>67</b>	<b>- 24.7%</b>

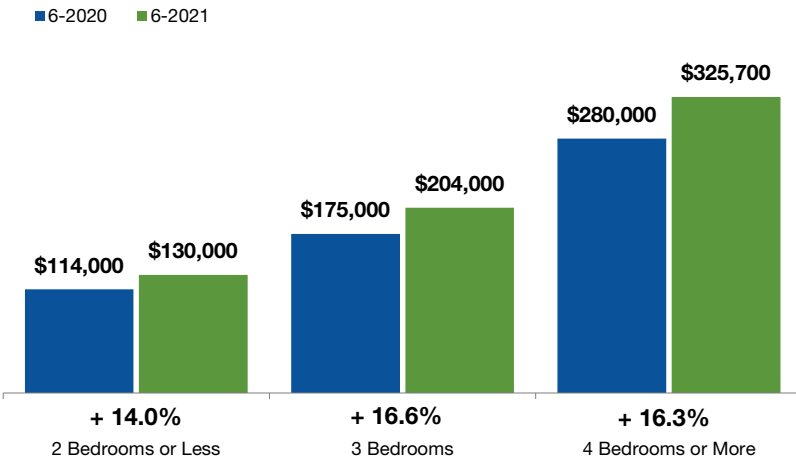
6-2020	6-2021	Change	6-2020	6-2021	Change
80	57	- 28.8%	84	24	- 71.4%
80	58	- 27.5%	137	79	- 42.3%
103	79	- 23.3%	67	34	- 49.3%
<b>88</b>	<b>66</b>	<b>- 25.0%</b>	<b>107</b>	<b>63</b>	<b>- 41.1%</b>

# Median Sales Price

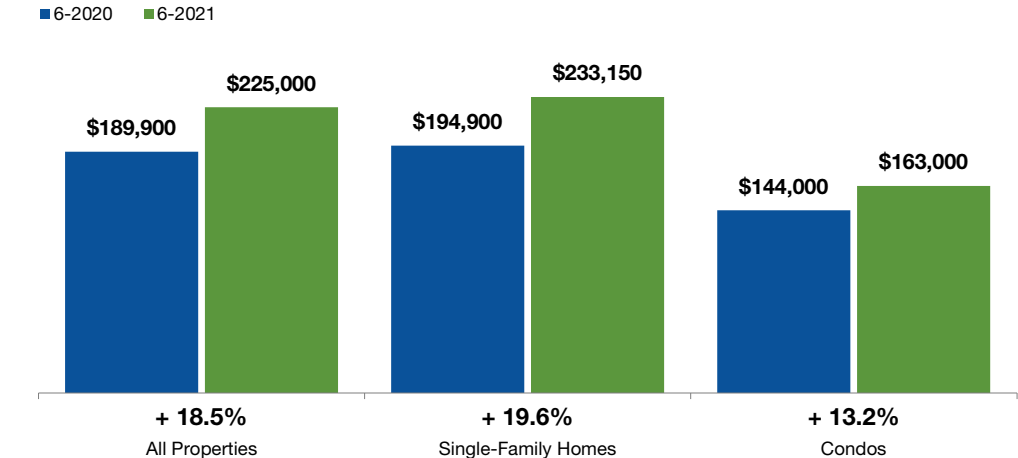
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	\$114,000	\$130,000	+ 14.0%
3 Bedrooms	\$175,000	\$204,000	+ 16.6%
4 Bedrooms or More	\$280,000	\$325,700	+ 16.3%
<b>All Bedroom Counts</b>	<b>\$189,900</b>	<b>\$225,000</b>	<b>+ 18.5%</b>

### Single-Family Homes

6-2020	6-2021	Change	6-2020	6-2021	Change
\$111,395	\$129,900	+ 16.6%	\$119,125	\$135,950	+ 14.1%
\$175,000	\$205,000	+ 17.1%	\$159,900	\$188,900	+ 18.1%
\$286,019	\$335,000	+ 17.1%	\$141,500	\$144,000	+ 1.8%
<b>\$194,900</b>	<b>\$233,150</b>	<b>+ 19.6%</b>	<b>\$144,000</b>	<b>\$163,000</b>	<b>+ 13.2%</b>

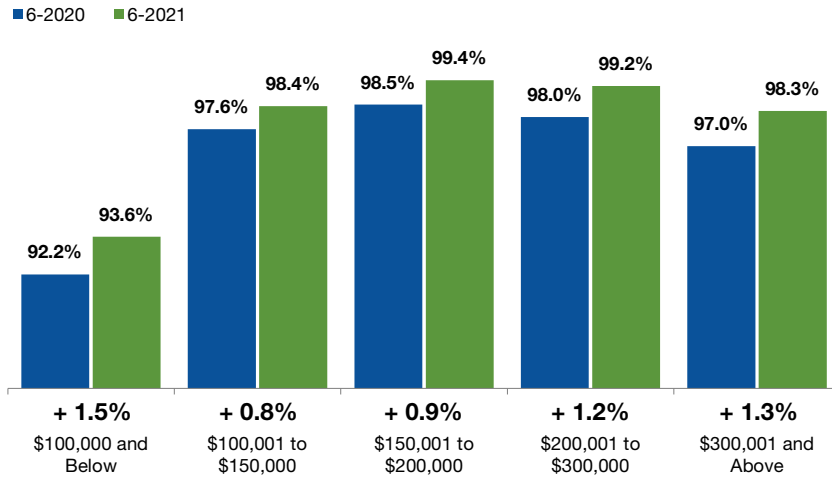
### Condos

# Percent of List Price Received

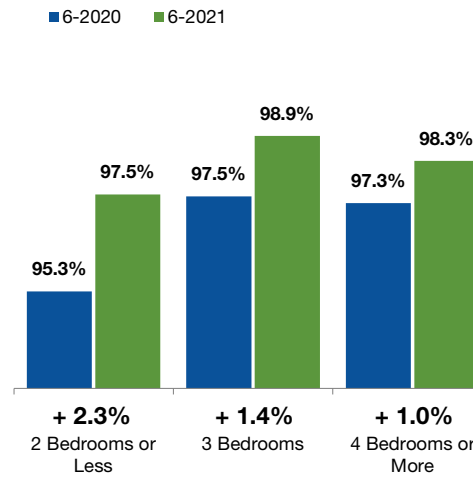
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



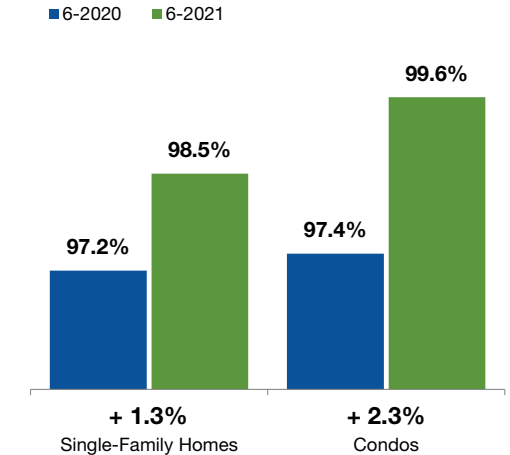
## By Price Range



## By Bedroom Count



## By Property Type



## All Properties

By Price Range	6-2020	6-2021	Change
\$100,000 and Below	92.2%	93.6%	+ 1.5%
\$100,001 to \$150,000	97.6%	98.4%	+ 0.8%
\$150,001 to \$200,000	98.5%	99.4%	+ 0.9%
\$200,001 to \$300,000	98.0%	99.2%	+ 1.2%
\$300,001 and Above	97.0%	98.3%	+ 1.3%
<b>All Price Ranges</b>	<b>97.1%</b>	<b>98.5%</b>	<b>+ 1.4%</b>

## Single-Family Homes

6-2020	6-2021	Change
91.9%	93.1%	+ 1.3%
97.8%	98.7%	+ 0.9%
98.5%	99.4%	+ 0.9%
98.0%	99.2%	+ 1.2%
97.0%	98.3%	+ 1.3%
<b>97.2%</b>	<b>98.5%</b>	<b>+ 1.3%</b>

## Condos

6-2020	6-2021	Change
97.8%	100.8%	+ 3.1%
96.6%	99.6%	+ 3.1%
98.9%	100.0%	+ 1.1%
97.7%	99.3%	+ 1.6%
97.0%	98.2%	+ 1.2%
<b>97.4%</b>	<b>99.6%</b>	<b>+ 2.3%</b>

## By Bedroom Count

6-2020	6-2021	Change
95.3%	97.5%	+ 2.3%
97.5%	98.9%	+ 1.4%
97.3%	98.3%	+ 1.0%
<b>97.1%</b>	<b>98.5%</b>	<b>+ 1.4%</b>

6-2020	6-2021	Change
94.9%	97.1%	+ 2.3%
97.5%	98.9%	+ 1.4%
97.3%	98.4%	+ 1.1%
<b>97.2%</b>	<b>98.5%</b>	<b>+ 1.3%</b>

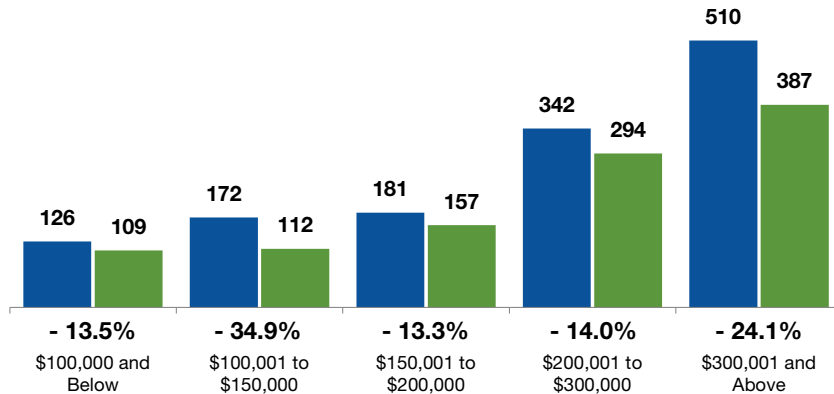
# Inventory of Homes for Sale

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



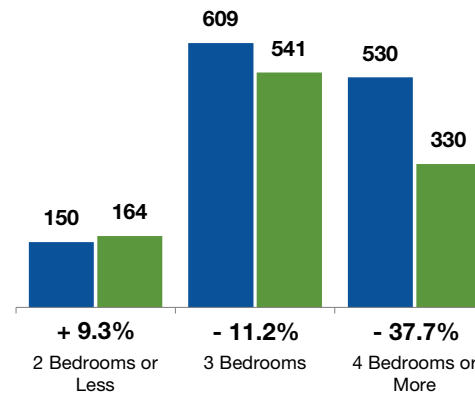
## By Price Range

■ 6-2020 ■ 6-2021



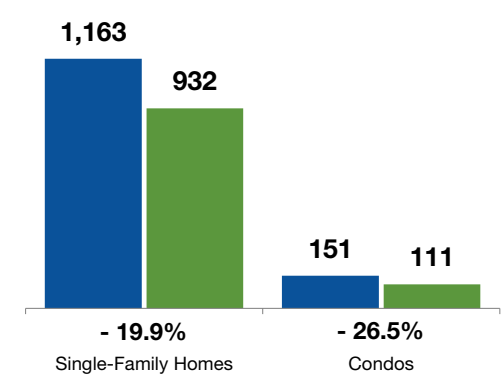
## By Bedroom Count

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



### All Properties

By Price Range	6-2020	6-2021	Change
\$100,000 and Below	126	109	- 13.5%
\$100,001 to \$150,000	172	112	- 34.9%
\$150,001 to \$200,000	181	157	- 13.3%
\$200,001 to \$300,000	342	294	- 14.0%
\$300,001 and Above	510	387	- 24.1%
<b>All Price Ranges</b>	<b>1,331</b>	<b>1,059</b>	<b>- 20.4%</b>

### Single-Family Homes

6-2020	6-2021	Change	6-2020	6-2021	Change
94	63	- 33.0%	25	36	+ 44.0%
113	85	- 24.8%	55	25	- 54.5%
146	141	- 3.4%	34	16	- 52.9%
317	279	- 12.0%	24	14	- 41.7%
493	364	- 26.2%	13	20	+ 53.8%
<b>1,163</b>	<b>932</b>	<b>- 19.9%</b>	<b>151</b>	<b>111</b>	<b>- 26.5%</b>

### Condos

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	150	164	+ 9.3%
3 Bedrooms	609	541	- 11.2%
4 Bedrooms or More	530	330	- 37.7%
<b>All Bedroom Counts</b>	<b>1,331</b>	<b>1,059</b>	<b>- 20.4%</b>

6-2020	6-2021	Change	6-2020	6-2021	Change
94	115	+ 22.3%	46	38	- 17.4%
525	490	- 6.7%	77	48	- 37.7%
503	304	- 39.6%	27	25	- 7.4%
<b>1,163</b>	<b>932</b>	<b>- 19.9%</b>	<b>151</b>	<b>111</b>	<b>- 26.5%</b>

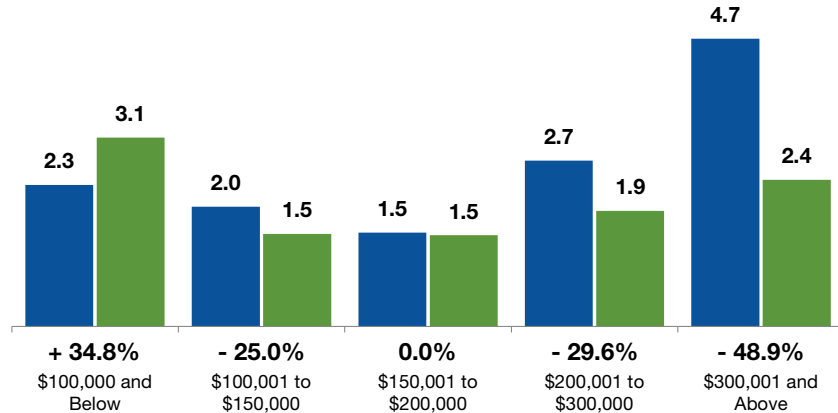
# Months Supply of Inventory

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.**



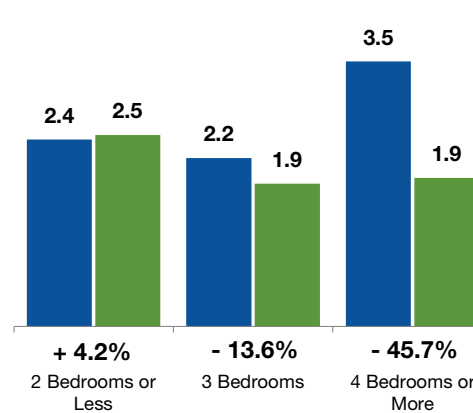
## By Price Range

■ 6-2020 ■ 6-2021



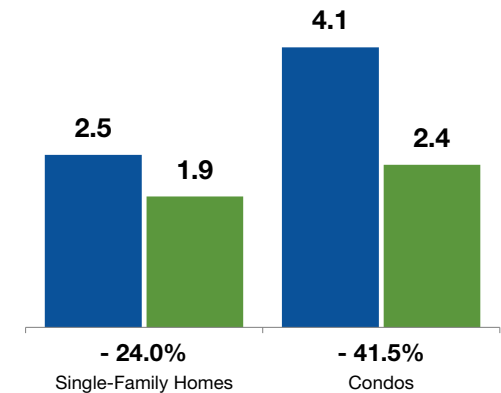
## By Bedroom Count

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



### All Properties

By Price Range	6-2020	6-2021	Change
\$100,000 and Below	2.3	3.1	+ 34.8%
\$100,001 to \$150,000	2.0	1.5	- 25.0%
\$150,001 to \$200,000	1.5	1.5	0.0%
\$200,001 to \$300,000	2.7	1.9	- 29.6%
\$300,001 and Above	4.7	2.4	- 48.9%
<b>All Price Ranges</b>	<b>2.7</b>	<b>2.0</b>	<b>- 25.9%</b>

### Single-Family Homes

6-2020	6-2021	Change
1.9	2.0	+ 5.3%
1.5	1.5	0.0%
1.3	1.5	+ 15.4%
2.7	1.9	- 29.6%
4.6	2.3	- 50.0%
<b>2.5</b>	<b>1.9</b>	<b>- 24.0%</b>

### Condos

6-2020	6-2021	Change
5.2	10.0	+ 92.3%
3.9	1.5	- 61.5%
4.2	1.7	- 59.5%
3.2	1.3	- 59.4%
5.8	3.3	- 43.1%
<b>4.1</b>	<b>2.4</b>	<b>- 41.5%</b>

## By Bedroom Count

6-2020	6-2021	Change
2.4	2.5	+ 4.2%
2.2	1.9	- 13.6%
3.5	1.9	- 45.7%
<b>2.7</b>	<b>2.0</b>	<b>- 25.9%</b>

6-2020	6-2021	Change
2.0	2.4	+ 20.0%
2.0	1.8	- 10.0%
3.5	1.9	- 45.7%
<b>2.5</b>	<b>1.9</b>	<b>- 24.0%</b>