

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## January 2011

As the new year begins, the local housing market can look very different depending on what price range you're looking at. For instance, in the strongest price range for home sales – \$200,001 and Above – sales were up 6.6 percent over the last twelve months. But in the \$100,001 to \$150,000 range, where sales were weakest, the numbers have declined by 16.0 percent during the same time period.

Inventory overall has decreased by 1.2 percent, and condo inventory had the most effect on that, down 12.9 percent. The number of single-family homes was actually up a slight 0.1 percent, which represented five properties. That amounted to 12.0 months of single-family supply and 14.1 months of condo supply.

The price range that had the longest Days on Market Until Sale was the \$200,001 and Above range, where the average market time was 128 days. The range that had the shortest market time was \$75,000 and Below, where it's taken a comparatively shorter 89 days for a home to sell, on average.

## Quick Facts

**+ 6.6%**

Price Range With the  
Strongest Sales:  
**\$200,001 and Above**

**+ 1.8%**

Bedroom Count With  
Strongest Sales:  
**2 Bedrooms or Less**

**- 4.3%**

Property Type With  
Strongest Sales:  
**Condos**

## S U C C E S S   T E A M

Closed 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>

[Click on desired metric to jump to that page.](#)

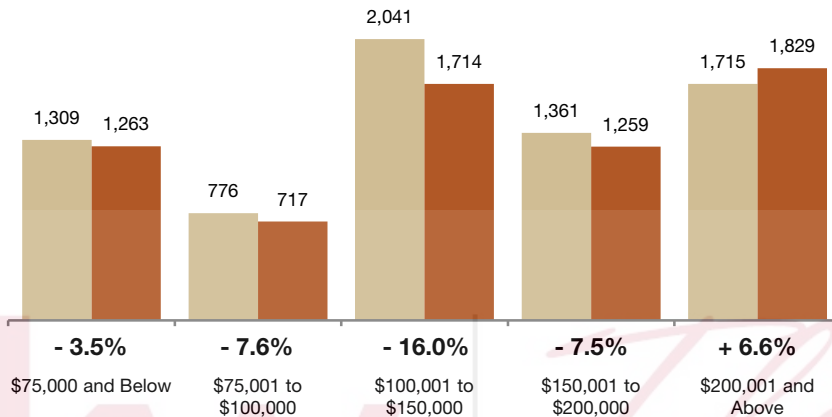
# Closed Sales

A count of the properties that have sold in a given month. Based on a rolling 12-month average.



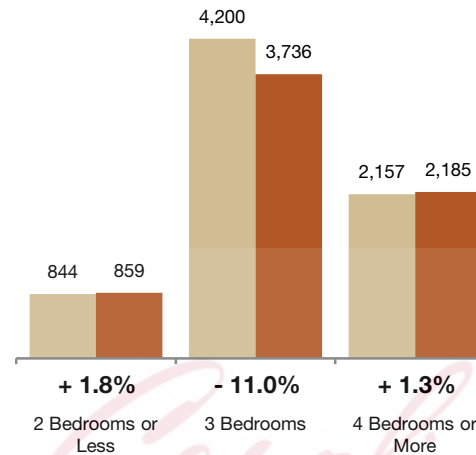
## By Price Range

■ 1-2010 ■ 1-2011



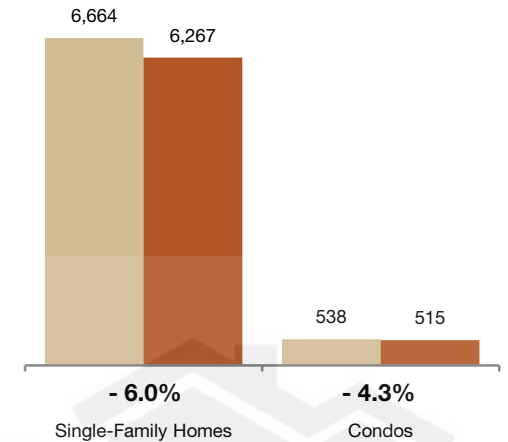
## By Bedroom Count

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$75,000 and Below	1,309	1,263	- 3.5%
\$75,001 to \$100,000	776	717	- 7.6%
\$100,001 to \$150,000	2,041	1,714	- 16.0%
\$150,001 to \$200,000	1,361	1,259	- 7.5%
\$200,001 and Above	1,715	1,829	+ 6.6%
<b>All Price Ranges</b>	<b>7,202</b>	<b>6,782</b>	<b>- 5.8%</b>

### Single-Family Homes

	1-2010	1-2011	Change
\$75,000 and Below	1,252	1,181	- 5.7%
\$75,001 to \$100,000	663	630	- 5.0%
\$100,001 to \$150,000	1,845	1,550	- 16.0%
\$150,001 to \$200,000	1,286	1,177	- 8.5%
\$200,001 and Above	1,618	1,729	+ 6.9%
<b>All Price Ranges</b>	<b>6,664</b>	<b>6,267</b>	<b>- 6.0%</b>

### Condos

	1-2010	1-2011	Change
\$75,000 and Below	57	82	+ 43.9%
\$75,001 to \$100,000	113	87	- 23.0%
\$100,001 to \$150,000	196	164	- 16.3%
\$150,001 to \$200,000	75	82	+ 9.3%
\$200,001 and Above	97	100	+ 3.1%
<b>All Price Ranges</b>	<b>538</b>	<b>515</b>	<b>- 4.3%</b>

#### By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	844	859	+ 1.8%
3 Bedrooms	4,200	3,736	- 11.0%
4 Bedrooms or More	2,157	2,185	+ 1.3%
<b>All Bedroom Counts</b>	<b>7,202</b>	<b>6,782</b>	<b>- 5.8%</b>

	1-2010	1-2011	Change
2 Bedrooms or Less	545	589	+ 8.1%
3 Bedrooms	3,976	3,506	- 11.8%
4 Bedrooms or More	2,142	2,170	+ 1.3%
<b>All Bedroom Counts</b>	<b>6,664</b>	<b>6,267</b>	<b>- 6.0%</b>

	1-2010	1-2011	Change
2 Bedrooms or Less	299	270	- 9.7%
3 Bedrooms	224	230	+ 2.7%
4 Bedrooms or More	15	15	0.0%
<b>All Bedroom Counts</b>	<b>538</b>	<b>515</b>	<b>- 4.3%</b>

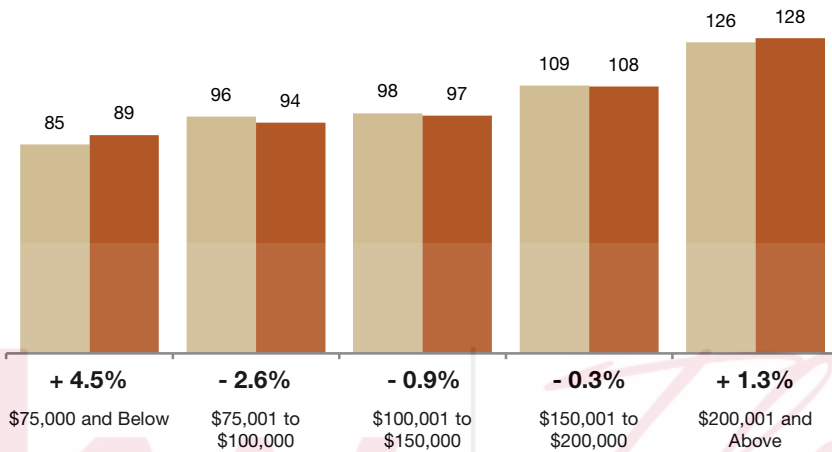
# Days on Market Until Sale

The average number of days between when a property is first listed and when an offer is accepted.  
Sold properties only. Based on a rolling 12-month average.



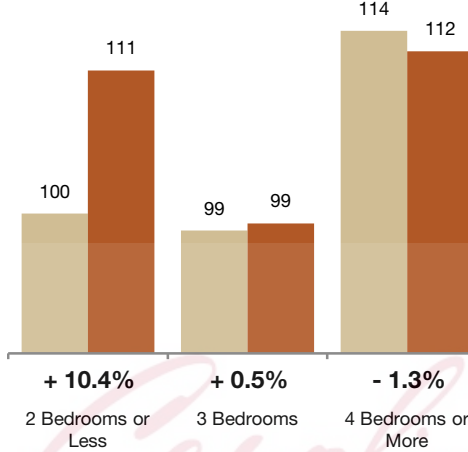
## By Price Range

■ 1-2010 ■ 1-2011



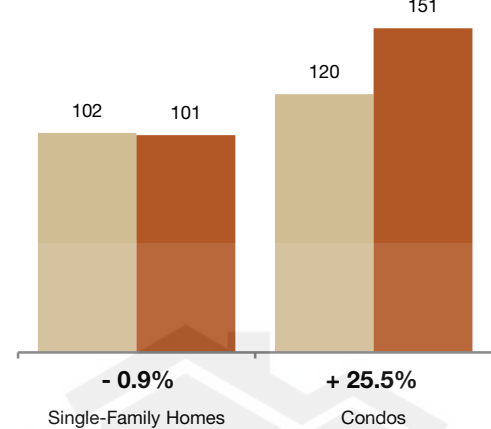
## By Bedroom Count

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$75,000 and Below	85	89	+ 4.5%
\$75,001 to \$100,000	96	94	- 2.6%
\$100,001 to \$150,000	98	97	- 0.9%
\$150,001 to \$200,000	109	108	- 0.3%
\$200,001 and Above	126	128	+ 1.3%
<b>All Price Ranges</b>	<b>103</b>	<b>105</b>	<b>+ 1.4%</b>

### Single-Family Homes

	1-2010	1-2011	Change
\$75,000 and Below	84	87	+ 3.5%
\$75,001 to \$100,000	96	89	- 7.2%
\$100,001 to \$150,000	96	93	- 3.1%
\$150,001 to \$200,000	106	103	- 2.8%
\$200,001 and Above	124	122	- 1.3%
<b>All Price Ranges</b>	<b>102</b>	<b>101</b>	<b>- 0.9%</b>

### Condos

	1-2010	1-2011	Change
\$75,000 and Below	99	112	+ 13.0%
\$75,001 to \$100,000	96	123	+ 28.4%
\$100,001 to \$150,000	110	129	+ 17.4%
\$150,001 to \$200,000	152	187	+ 23.4%
\$200,001 and Above	166	228	+ 37.4%
<b>All Price Ranges</b>	<b>120</b>	<b>151</b>	<b>+ 25.5%</b>

#### By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	100	111	+ 10.4%
3 Bedrooms	99	99	+ 0.5%
4 Bedrooms or More	114	112	- 1.3%
<b>All Bedroom Counts</b>	<b>103</b>	<b>105</b>	<b>+ 1.4%</b>

	1-2010	1-2011	Change
2 Bedrooms or Less	88	87	- 1.3%
3 Bedrooms	98	97	- 1.2%
4 Bedrooms or More	114	112	- 1.2%
<b>All Bedroom Counts</b>	<b>102</b>	<b>101</b>	<b>- 0.9%</b>

	1-2010	1-2011	Change
2 Bedrooms or Less	122	162	+ 32.8%
3 Bedrooms	119	142	+ 19.3%
4 Bedrooms or More	98	83	- 15.5%
<b>All Bedroom Counts</b>	<b>120</b>	<b>151</b>	<b>+ 25.5%</b>

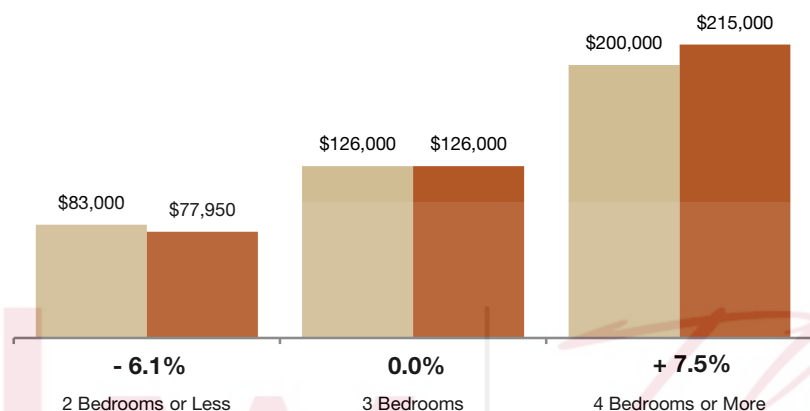
# Median Sales Price

The median sales price for all closed sales in a given month. Sold properties only.  
Does not account for seller concessions. Based on a rolling 12-month average.



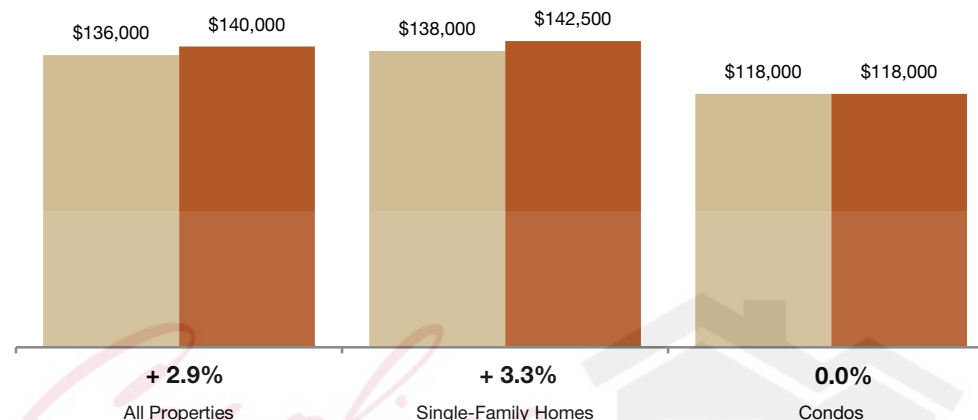
## By Bedroom Count

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

By Bedroom Count	1-2010	1-2011	Change
2 Bedrooms or Less	\$83,000	\$77,950	- 6.1%
3 Bedrooms	\$126,000	\$126,000	0.0%
4 Bedrooms or More	\$200,000	\$215,000	+ 7.5%
<b>All Bedroom Counts</b>	<b>\$136,000</b>	<b>\$140,000</b>	<b>+ 2.9%</b>

### Single-Family Homes

1-2010	1-2011	Change
\$65,750	\$59,950	- 8.8%
\$125,500	\$126,000	+ 0.4%
\$200,000	\$215,000	+ 7.5%
<b>\$138,000</b>	<b>\$142,500</b>	<b>+ 3.3%</b>

### Condos

1-2010	1-2011	Change
\$104,000	\$108,699	+ 4.5%
\$136,750	\$129,750	- 5.1%
\$135,000	\$119,500	- 11.5%
<b>\$118,000</b>	<b>\$118,000</b>	<b>0.0%</b>

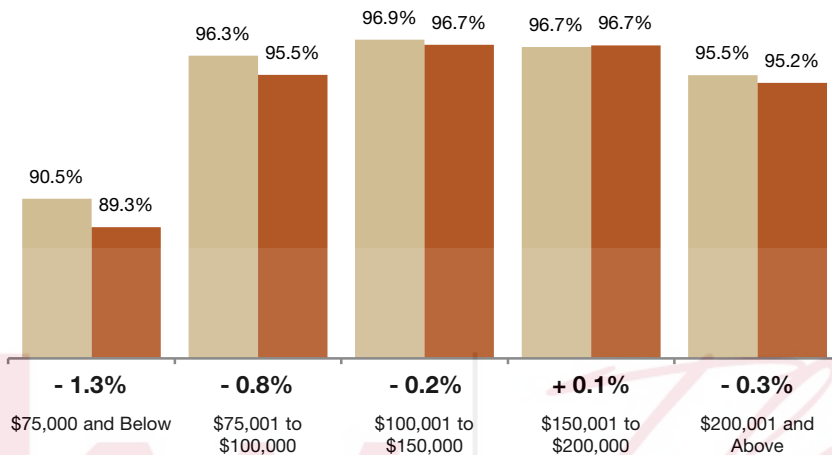
# Percent of List Price Received

The average percentage found when dividing a property's sales price by the list price.  
Sold properties only. Does not account for seller concessions. Based on a rolling 12-month average.



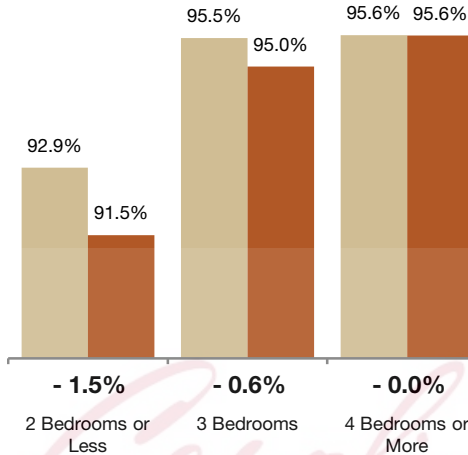
## By Price Range

■ 1-2010 ■ 1-2011



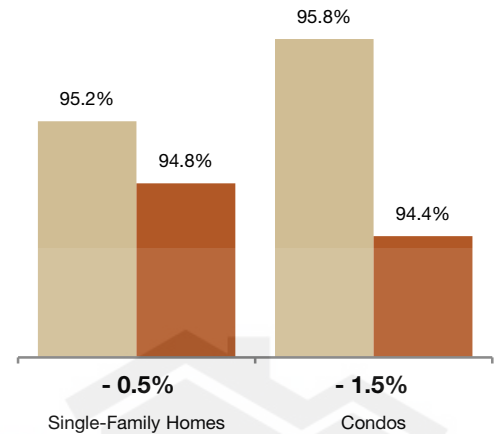
## By Bedroom Count

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$75,000 and Below	90.5%	89.3%	- 1.3%
\$75,001 to \$100,000	96.3%	95.5%	- 0.8%
\$100,001 to \$150,000	96.9%	96.7%	- 0.2%
\$150,001 to \$200,000	96.7%	96.7%	+ 0.1%
\$200,001 and Above	95.5%	95.2%	- 0.3%
<b>All Price Ranges</b>	<b>95.3%</b>	<b>94.7%</b>	<b>- 0.6%</b>

### Single-Family Homes

	1-2010	1-2011	Change
\$75,000 and Below	90.4%	89.1%	- 1.4%
\$75,001 to \$100,000	96.3%	95.5%	- 0.9%
\$100,001 to \$150,000	97.0%	96.9%	- 0.1%
\$150,001 to \$200,000	96.7%	96.8%	+ 0.1%
\$200,001 and Above	95.5%	95.3%	- 0.1%
<b>All Price Ranges</b>	<b>95.2%</b>	<b>94.8%</b>	<b>- 0.5%</b>

### Condos

	1-2010	1-2011	Change
\$75,000 and Below	92.4%	92.6%	+ 0.1%
\$75,001 to \$100,000	96.1%	95.7%	- 0.4%
\$100,001 to \$150,000	96.8%	95.2%	- 1.7%
\$150,001 to \$200,000	96.0%	95.6%	- 0.4%
\$200,001 and Above	96.1%	92.6%	- 3.6%
<b>All Price Ranges</b>	<b>95.8%</b>	<b>94.4%</b>	<b>- 1.5%</b>

#### By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	92.9%	91.5%	- 1.5%
3 Bedrooms	95.5%	95.0%	- 0.6%
4 Bedrooms or More	95.6%	95.6%	- 0.0%
<b>All Bedroom Counts</b>	<b>95.3%</b>	<b>94.7%</b>	<b>- 0.6%</b>

	1-2010	1-2011	Change
2 Bedrooms or Less	91.6%	90.3%	- 1.4%
3 Bedrooms	95.5%	95.0%	- 0.5%
4 Bedrooms or More	95.6%	95.6%	- 0.0%
<b>All Bedroom Counts</b>	<b>95.2%</b>	<b>94.8%</b>	<b>- 0.5%</b>

	1-2010	1-2011	Change
2 Bedrooms or Less	95.3%	94.2%	- 1.1%
3 Bedrooms	96.5%	94.4%	- 2.2%
4 Bedrooms or More	96.1%	96.8%	+ 0.7%
<b>All Bedroom Counts</b>	<b>95.8%</b>	<b>94.4%</b>	<b>- 1.5%</b>

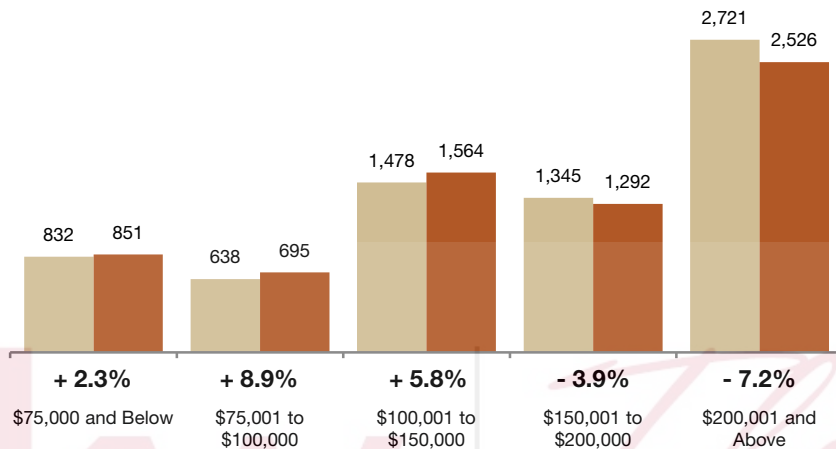
# Inventory of Homes for Sale

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



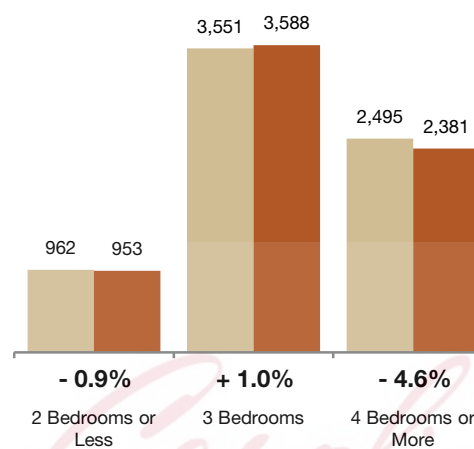
## By Price Range

■ 1-2010 ■ 1-2011



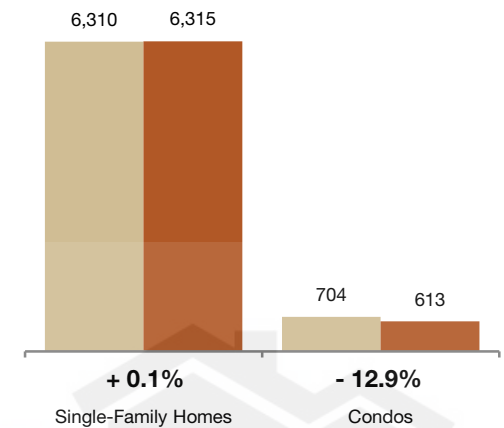
## By Bedroom Count

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$75,000 and Below	832	851	+ 2.3%
\$75,001 to \$100,000	638	695	+ 8.9%
\$100,001 to \$150,000	1,478	1,564	+ 5.8%
\$150,001 to \$200,000	1,345	1,292	- 3.9%
\$200,001 and Above	2,721	2,526	- 7.2%
<b>All Price Ranges</b>	<b>7,014</b>	<b>6,928</b>	<b>- 1.2%</b>

### Single-Family Homes

1-2010	1-2011	Change
781	806	+ 3.2%
530	578	+ 9.1%
1,271	1,385	+ 9.0%
1,212	1,194	- 1.5%
2,516	2,352	- 6.5%
<b>6,310</b>	<b>6,315</b>	<b>+ 0.1%</b>

### Condos

	1-2010	1-2011	Change
	51	45	- 11.8%
	108	117	+ 8.3%
	207	179	- 13.5%
	133	98	- 26.3%
	205	174	- 15.1%
	<b>704</b>	<b>613</b>	<b>- 12.9%</b>

#### By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	962	953	- 0.9%
3 Bedrooms	3,551	3,588	+ 1.0%
4 Bedrooms or More	2,495	2,381	- 4.6%
<b>All Bedroom Counts</b>	<b>7,014</b>	<b>6,928</b>	<b>- 1.2%</b>

1-2010	1-2011	Change
583	621	+ 6.5%
3,253	3,333	+ 2.5%
2,469	2,356	- 4.6%
<b>6,310</b>	<b>6,315</b>	<b>+ 0.1%</b>

	1-2010	1-2011	Change
	379	332	- 12.4%
	298	255	- 14.4%
	26	25	- 3.8%
	<b>704</b>	<b>613</b>	<b>- 12.9%</b>

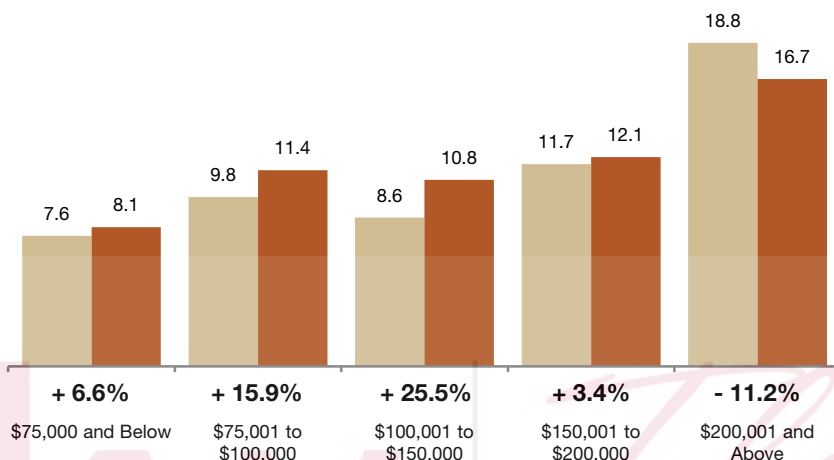
# Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales. Based on one month of activity.



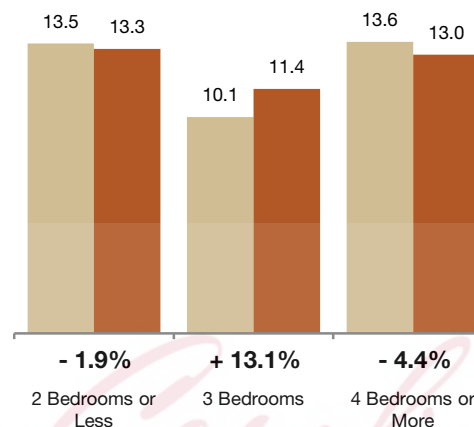
## By Price Range

■ 1-2010 ■ 1-2011



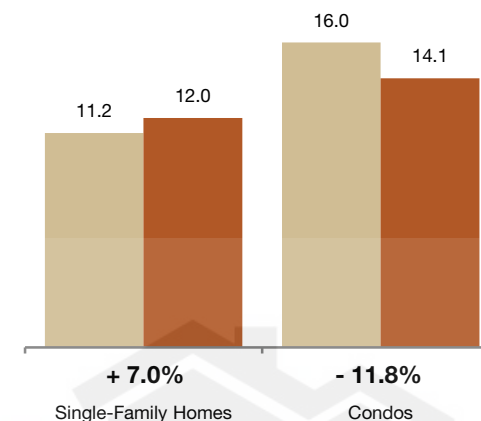
## By Bedroom Count

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$75,000 and Below	7.6	8.1	+ 6.6%
\$75,001 to \$100,000	9.8	11.4	+ 15.9%
\$100,001 to \$150,000	8.6	10.8	+ 25.5%
\$150,001 to \$200,000	11.7	12.1	+ 3.4%
\$200,001 and Above	18.8	16.7	- 11.2%
<b>All Price Ranges</b>	<b>11.6</b>	<b>12.2</b>	<b>+ 5.2%</b>

### Single-Family Homes

	1-2010	1-2011	Change
\$75,000 and Below	7.4	8.2	+ 9.7%
\$75,001 to \$100,000	9.5	10.8	+ 12.9%
\$100,001 to \$150,000	8.2	10.6	+ 29.8%
\$150,001 to \$200,000	11.2	12.0	+ 7.3%
\$200,001 and Above	18.3	16.4	- 10.1%
<b>All Price Ranges</b>	<b>11.2</b>	<b>12.0</b>	<b>+ 7.0%</b>

### Condos

	1-2010	1-2011	Change
\$75,000 and Below	10.4	6.8	- 34.9%
\$75,001 to \$100,000	11.6	16.0	+ 37.9%
\$100,001 to \$150,000	12.8	12.6	- 1.3%
\$150,001 to \$200,000	21.3	14.2	- 33.4%
\$200,001 and Above	27.6	20.7	- 25.2%
<b>All Price Ranges</b>	<b>16.0</b>	<b>14.1</b>	<b>- 11.8%</b>

#### By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	13.5	13.3	- 1.9%
3 Bedrooms	10.1	11.4	+ 13.1%
4 Bedrooms or More	13.6	13.0	- 4.4%
<b>All Bedroom Counts</b>	<b>11.6</b>	<b>12.2</b>	<b>+ 5.2%</b>

	1-2010	1-2011	Change
2 Bedrooms or Less	12.6	12.7	+ 0.9%
3 Bedrooms	9.8	11.3	+ 15.9%
4 Bedrooms or More	13.6	13.0	- 4.4%
<b>All Bedroom Counts</b>	<b>11.2</b>	<b>12.0</b>	<b>+ 7.0%</b>



# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## February 2011

Whenever someone asks you, “How is the market?”, the most logical response is, “For which segments and relative to what?” In the Greater Greenville region, the price range with the strongest sales activity was the \$200,001 and Above range, where sales were up 6.4 percent over the last 12 months. Sales were weakest in the \$100,001 to \$150,000 range, where sales were down 16.4 percent versus last year.

Inventory in the region has fallen 2.8 percent, led mostly by a decline in condo inventory. Median Sales Price was up the most in the single-family segment with a 2.5 percent gain to \$141,500, while prices were down 1.7 percent for condos, to \$116,500.

The price range with the longest Days on Market Until Sale was the \$200,001 and Above range, where the average market time was 125 days. The range with the shortest market time was among homes in the \$75,000 and Below price range, where it’s taking a shorter 89 days for a home to sell, on average.

## Quick Facts

**+ 6.4%**

Price Range With the  
Strongest Sales:  
**\$200,001 and Above**

**+ 3.1%**

Bedroom Count With  
Strongest Sales:  
**4 Bedrooms or More**

**- 5.2%**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

## S U C C E S S   T E A M

Closed 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>

[Click on desired metric to jump to that page.](#)



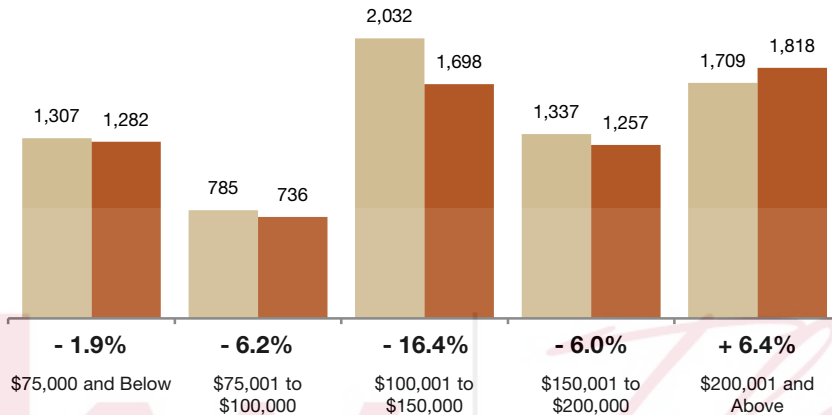
# Closed Sales

A count of the properties that have sold in a given month. Based on a rolling 12-month average.



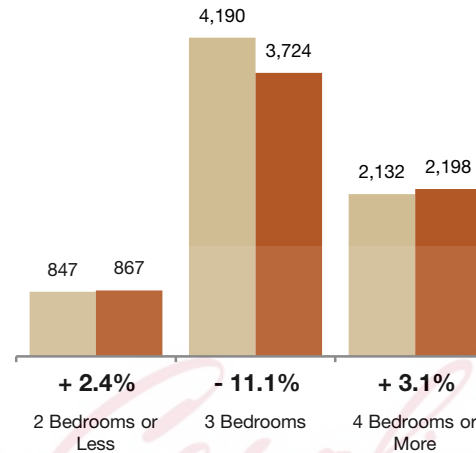
## By Price Range

■ 2-2010 ■ 2-2011



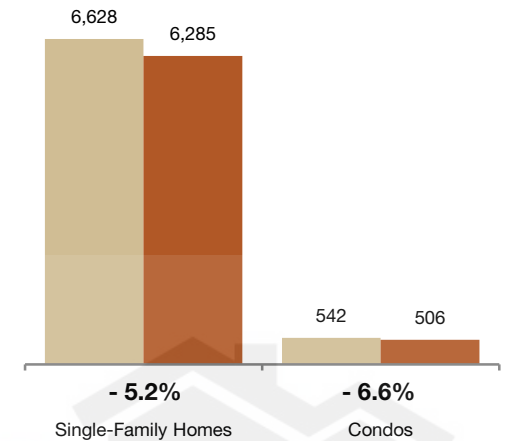
## By Bedroom Count

■ 2-2010 ■ 2-2011



## By Property Type

■ 2-2010 ■ 2-2011



### All Properties

#### By Price Range

	2-2010	2-2011	Change
\$75,000 and Below	1,307	1,282	- 1.9%
\$75,001 to \$100,000	785	736	- 6.2%
\$100,001 to \$150,000	2,032	1,698	- 16.4%
\$150,001 to \$200,000	1,337	1,257	- 6.0%
\$200,001 and Above	1,709	1,818	+ 6.4%
<b>All Price Ranges</b>	<b>7,170</b>	<b>6,791</b>	<b>- 5.3%</b>

### Single-Family Homes

	2-2010	2-2011	Change
\$75,000 and Below	1,250	1,195	- 4.4%
\$75,001 to \$100,000	673	648	- 3.7%
\$100,001 to \$150,000	1,835	1,537	- 16.2%
\$150,001 to \$200,000	1,265	1,178	- 6.9%
\$200,001 and Above	1,605	1,727	+ 7.6%
<b>All Price Ranges</b>	<b>6,628</b>	<b>6,285</b>	<b>- 5.2%</b>

### Condos

	2-2010	2-2011	Change
\$75,000 and Below	57	87	+ 52.6%
\$75,001 to \$100,000	112	88	- 21.4%
\$100,001 to \$150,000	197	161	- 18.3%
\$150,001 to \$200,000	72	79	+ 9.7%
\$200,001 and Above	104	91	- 12.5%
<b>All Price Ranges</b>	<b>542</b>	<b>506</b>	<b>- 6.6%</b>

#### By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	847	867	+ 2.4%
3 Bedrooms	4,190	3,724	- 11.1%
4 Bedrooms or More	2,132	2,198	+ 3.1%
<b>All Bedroom Counts</b>	<b>7,170</b>	<b>6,791</b>	<b>- 5.3%</b>

	2-2010	2-2011	Change
2 Bedrooms or Less	549	596	+ 8.6%
3 Bedrooms	3,961	3,505	- 11.5%
4 Bedrooms or More	2,117	2,182	+ 3.1%
<b>All Bedroom Counts</b>	<b>6,628</b>	<b>6,285</b>	<b>- 5.2%</b>

	2-2010	2-2011	Change
2 Bedrooms or Less	298	271	- 9.1%
3 Bedrooms	229	219	- 4.4%
4 Bedrooms or More	15	16	+ 6.7%
<b>All Bedroom Counts</b>	<b>542</b>	<b>506</b>	<b>- 6.6%</b>

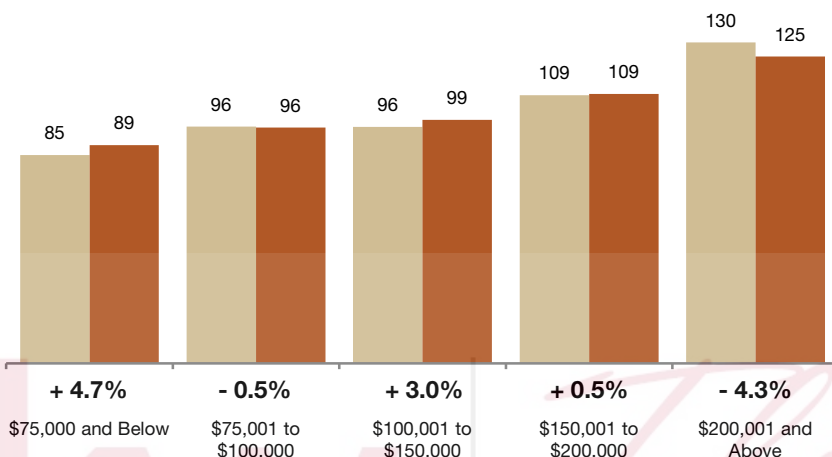
# Days on Market Until Sale

The average number of days between when a property is first listed and when an offer is accepted.  
Sold properties only. Based on a rolling 12-month average.



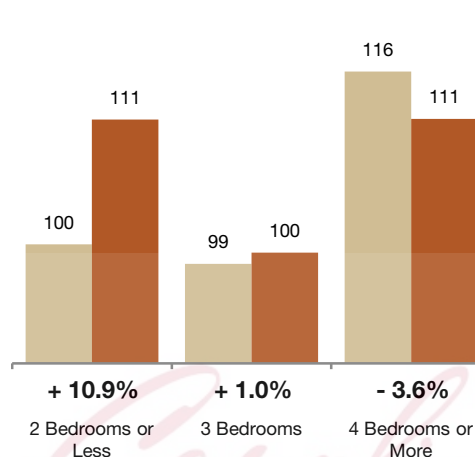
## By Price Range

■ 2-2010 ■ 2-2011



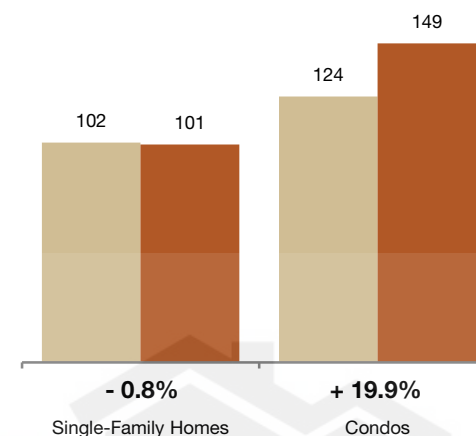
## By Bedroom Count

■ 2-2010 ■ 2-2011



## By Property Type

■ 2-2010 ■ 2-2011



### All Properties

#### By Price Range

	2-2010	2-2011	Change
\$75,000 and Below	85	89	+ 4.7%
\$75,001 to \$100,000	96	96	- 0.5%
\$100,001 to \$150,000	96	99	+ 3.0%
\$150,001 to \$200,000	109	109	+ 0.5%
\$200,001 and Above	130	125	- 4.3%
<b>All Price Ranges</b>	<b>104</b>	<b>105</b>	<b>+ 1.0%</b>

### Single-Family Homes

	2-2010	2-2011	Change
\$75,000 and Below	84	87	+ 3.3%
\$75,001 to \$100,000	97	91	- 5.7%
\$100,001 to \$150,000	95	95	+ 0.4%
\$150,001 to \$200,000	106	105	- 0.9%
\$200,001 and Above	127	120	- 5.3%
<b>All Price Ranges</b>	<b>102</b>	<b>101</b>	<b>- 0.8%</b>

### Condos

	2-2010	2-2011	Change
\$75,000 and Below	95	112	+ 17.6%
\$75,001 to \$100,000	94	127	+ 35.1%
\$100,001 to \$150,000	108	135	+ 24.9%
\$150,001 to \$200,000	162	187	+ 15.0%
\$200,001 and Above	186	210	+ 13.0%
<b>All Price Ranges</b>	<b>124</b>	<b>149</b>	<b>+ 19.9%</b>

#### By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	100	111	+ 10.9%
3 Bedrooms	99	100	+ 1.0%
4 Bedrooms or More	116	111	- 3.6%
<b>All Bedroom Counts</b>	<b>104</b>	<b>105</b>	<b>+ 1.0%</b>

	2-2010	2-2011	Change
2 Bedrooms or Less	89	88	- 1.3%
3 Bedrooms	97	97	+ 0.5%
4 Bedrooms or More	116	112	- 3.6%
<b>All Bedroom Counts</b>	<b>102</b>	<b>101</b>	<b>- 0.8%</b>

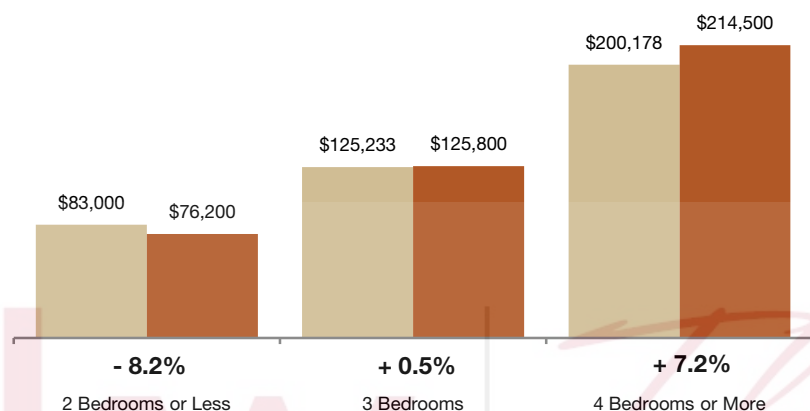
# Median Sales Price

The median sales price for all closed sales in a given month. Sold properties only.  
Does not account for seller concessions. Based on a rolling 12-month average.



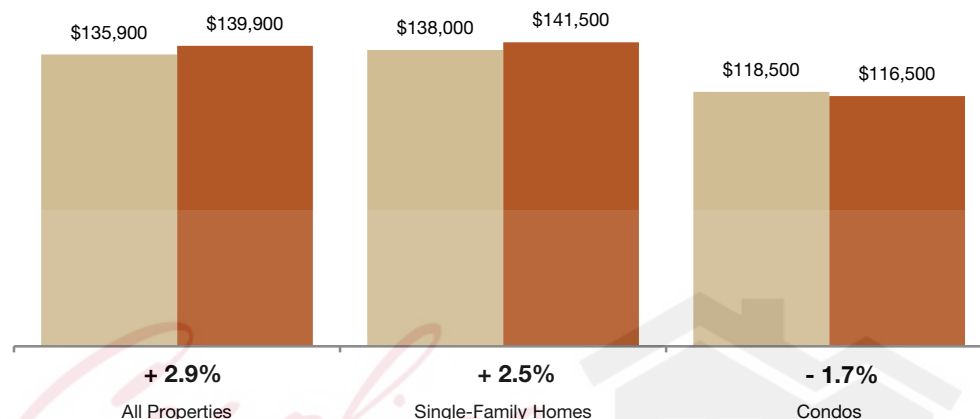
## By Bedroom Count

■ 2-2010 ■ 2-2011



## By Property Type

■ 2-2010 ■ 2-2011



### All Properties

By Bedroom Count	2-2010	2-2011	Change
2 Bedrooms or Less	\$83,000	\$76,200	- 8.2%
3 Bedrooms	\$125,233	\$125,800	+ 0.5%
4 Bedrooms or More	\$200,178	\$214,500	+ 7.2%
<b>All Bedroom Counts</b>	<b>\$135,900</b>	<b>\$139,900</b>	<b>+ 2.9%</b>

### Single-Family Homes

2-2010	2-2011	Change
\$67,000	\$58,375	- 12.9%
\$125,000	\$125,125	+ 0.1%
\$201,000	\$215,000	+ 7.0%
<b>\$138,000</b>	<b>\$141,500</b>	<b>+ 2.5%</b>

### Condos

2-2010	2-2011	Change
\$104,968	\$103,750	- 1.2%
\$135,000	\$130,000	- 3.7%
\$135,000	\$120,250	- 10.9%
<b>\$118,500</b>	<b>\$116,500</b>	<b>- 1.7%</b>

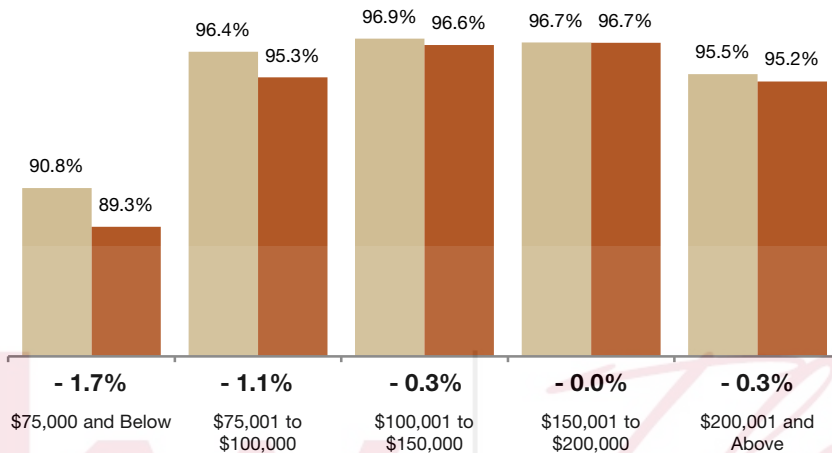
# Percent of List Price Received

The average percentage found when dividing a property's sales price by the list price.  
Sold properties only. Does not account for seller concessions. Based on a rolling 12-month average.



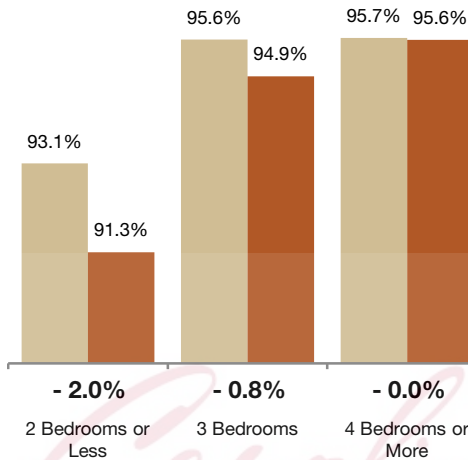
## By Price Range

■ 2-2010 ■ 2-2011



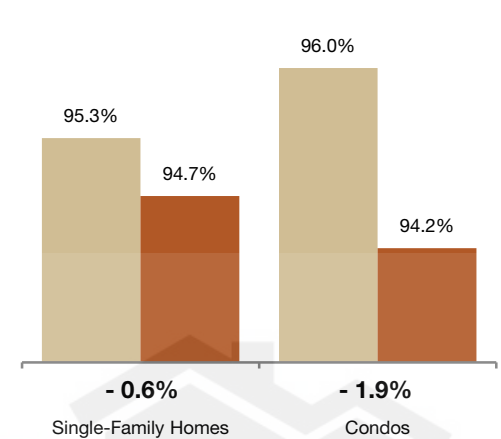
## By Bedroom Count

■ 2-2010 ■ 2-2011



## By Property Type

■ 2-2010 ■ 2-2011



### All Properties

By Price Range	2-2010	2-2011	Change
\$75,000 and Below	90.8%	89.3%	- 1.7%
\$75,001 to \$100,000	96.4%	95.3%	- 1.1%
\$100,001 to \$150,000	96.9%	96.6%	- 0.3%
\$150,001 to \$200,000	96.7%	96.7%	- 0.0%
\$200,001 and Above	95.5%	95.2%	- 0.3%
<b>All Price Ranges</b>	<b>95.3%</b>	<b>94.7%</b>	<b>- 0.7%</b>

### Single-Family Homes

2-2010	2-2011	Change	2-2010	2-2011	Change
90.7%	89.0%	- 1.9%	93.0%	92.5%	- 0.6%
96.4%	95.3%	- 1.2%	96.2%	95.6%	- 0.7%
96.9%	96.8%	- 0.1%	96.8%	95.0%	- 1.8%
96.8%	96.8%	+ 0.0%	96.1%	95.6%	- 0.5%
95.4%	95.3%	- 0.1%	96.3%	91.8%	- 4.7%
<b>95.3%</b>	<b>94.7%</b>	<b>- 0.6%</b>	<b>96.0%</b>	<b>94.2%</b>	<b>- 1.9%</b>

### Condos

By Bedroom Count	2-2010	2-2011	Change
2 Bedrooms or Less	93.1%	91.3%	- 2.0%
3 Bedrooms	95.6%	94.9%	- 0.8%
4 Bedrooms or More	95.7%	95.6%	- 0.0%
<b>All Bedroom Counts</b>	<b>95.3%</b>	<b>94.7%</b>	<b>- 0.7%</b>

2-2010	2-2011	Change	2-2010	2-2011	Change
91.8%	90.0%	- 2.0%	95.4%	94.0%	- 1.5%
95.6%	94.9%	- 0.7%	96.8%	94.2%	- 2.7%
95.6%	95.6%	- 0.0%	96.1%	96.5%	+ 0.4%
<b>95.3%</b>	<b>94.7%</b>	<b>- 0.6%</b>	<b>96.0%</b>	<b>94.2%</b>	<b>- 1.9%</b>

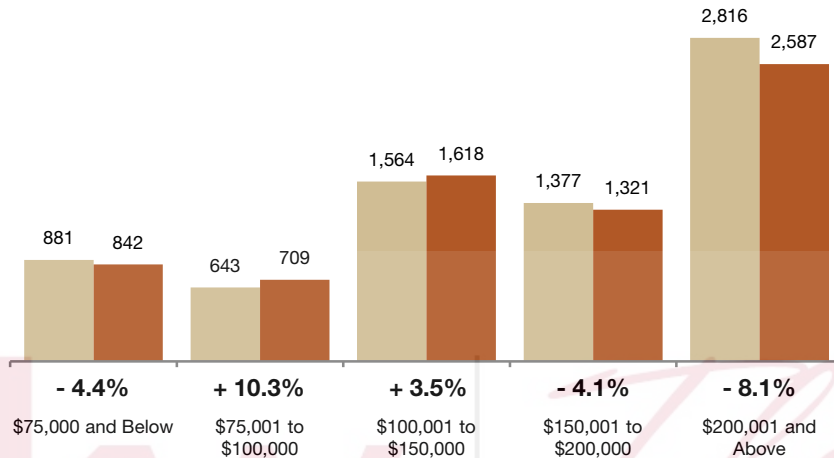
# Inventory of Homes for Sale

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



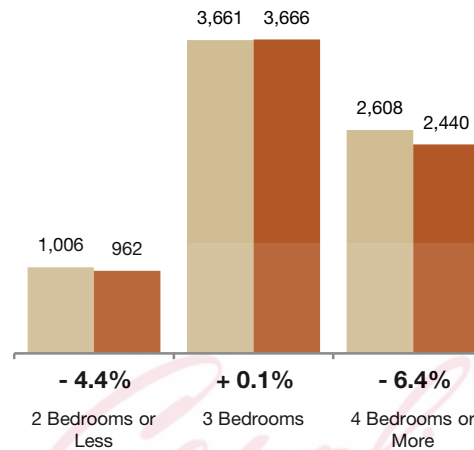
## By Price Range

■ 2-2010 ■ 2-2011



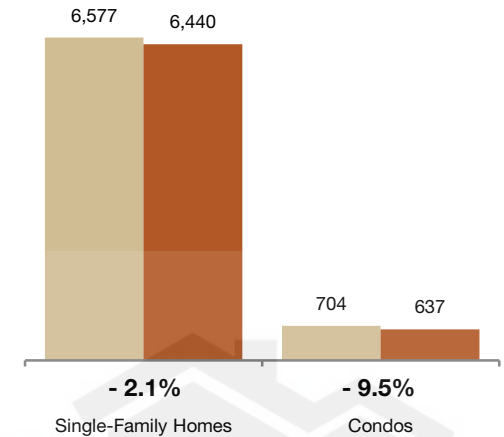
## By Bedroom Count

■ 2-2010 ■ 2-2011



## By Property Type

■ 2-2010 ■ 2-2011



### All Properties

#### By Price Range

	2-2010	2-2011	Change
\$75,000 and Below	881	842	- 4.4%
\$75,001 to \$100,000	643	709	+ 10.3%
\$100,001 to \$150,000	1,564	1,618	+ 3.5%
\$150,001 to \$200,000	1,377	1,321	- 4.1%
\$200,001 and Above	2,816	2,587	- 8.1%
<b>All Price Ranges</b>	<b>7,281</b>	<b>7,077</b>	<b>- 2.8%</b>

### Single-Family Homes

	2-2010	2-2011	Change
\$75,000 and Below	815	792	- 2.8%
\$75,001 to \$100,000	538	580	+ 7.8%
\$100,001 to \$150,000	1,355	1,439	+ 6.2%
\$150,001 to \$200,000	1,253	1,218	- 2.8%
\$200,001 and Above	2,616	2,411	- 7.8%
<b>All Price Ranges</b>	<b>6,577</b>	<b>6,440</b>	<b>- 2.1%</b>

### Condos

	2-2010	2-2011	Change
\$75,000 and Below	66	50	- 24.2%
\$75,001 to \$100,000	105	129	+ 22.9%
\$100,001 to \$150,000	209	179	- 14.4%
\$150,001 to \$200,000	124	103	- 16.9%
\$200,001 and Above	200	176	- 12.0%
<b>All Price Ranges</b>	<b>704</b>	<b>637</b>	<b>- 9.5%</b>

#### By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	1,006	962	- 4.4%
3 Bedrooms	3,661	3,666	+ 0.1%
4 Bedrooms or More	2,608	2,440	- 6.4%
<b>All Bedroom Counts</b>	<b>7,281</b>	<b>7,077</b>	<b>- 2.8%</b>

	2-2010	2-2011	Change
2 Bedrooms or Less	626	624	- 0.3%
3 Bedrooms	3,365	3,393	+ 0.8%
4 Bedrooms or More	2,581	2,415	- 6.4%
<b>All Bedroom Counts</b>	<b>6,577</b>	<b>6,440</b>	<b>- 2.1%</b>

	2-2010	2-2011	Change
2 Bedrooms or Less	380	338	- 11.1%
3 Bedrooms	296	273	- 7.8%
4 Bedrooms or More	27	25	- 7.4%
<b>All Bedroom Counts</b>	<b>704</b>	<b>637</b>	<b>- 9.5%</b>

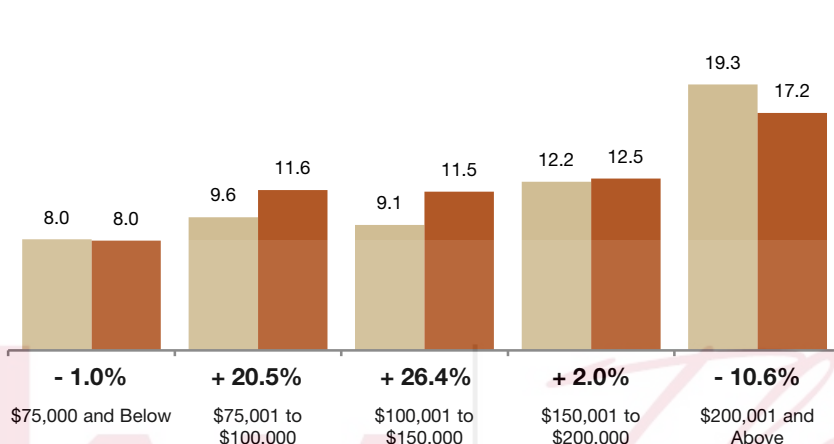
# Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales. Based on one month of activity.



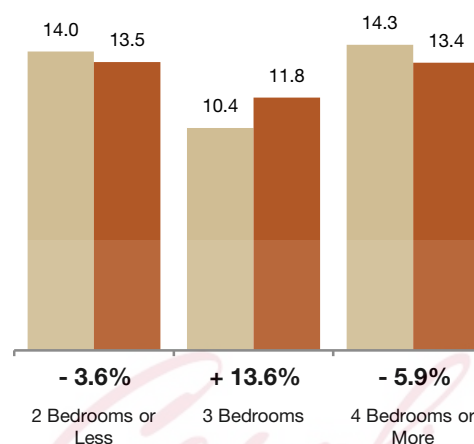
## By Price Range

■ 2-2010 ■ 2-2011



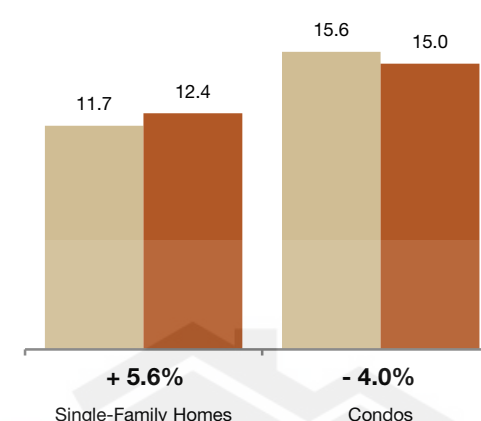
## By Bedroom Count

■ 2-2010 ■ 2-2011



## By Property Type

■ 2-2010 ■ 2-2011



## All Properties

### By Price Range

	2-2010	2-2011	Change
\$75,000 and Below	8.0	8.0	- 1.0%
\$75,001 to \$100,000	9.6	11.6	+ 20.5%
\$100,001 to \$150,000	9.1	11.5	+ 26.4%
\$150,001 to \$200,000	12.2	12.5	+ 2.0%
\$200,001 and Above	19.3	17.2	- 10.6%
<b>All Price Ranges</b>	<b>12.0</b>	<b>12.6</b>	<b>+ 4.7%</b>

## Single-Family Homes

	2-2010	2-2011	Change
\$75,000 and Below	7.8	8.0	+ 2.6%
\$75,001 to \$100,000	9.4	10.8	+ 14.8%
\$100,001 to \$150,000	8.7	11.4	+ 30.0%
\$150,001 to \$200,000	11.8	12.3	+ 4.4%
\$200,001 and Above	18.9	16.9	- 10.5%
<b>All Price Ranges</b>	<b>11.7</b>	<b>12.4</b>	<b>+ 5.6%</b>

## Condos

	2-2010	2-2011	Change
\$75,000 and Below	12.8	7.2	- 43.4%
\$75,001 to \$100,000	11.3	18.0	+ 60.0%
\$100,001 to \$150,000	12.5	12.9	+ 3.2%
\$150,001 to \$200,000	20.4	15.3	- 25.1%
\$200,001 and Above	25.3	22.2	- 12.0%
<b>All Price Ranges</b>	<b>15.6</b>	<b>15.0</b>	<b>- 4.0%</b>

### By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	14.0	13.5	- 3.6%
3 Bedrooms	10.4	11.8	+ 13.6%
4 Bedrooms or More	14.3	13.4	- 5.9%
<b>All Bedroom Counts</b>	<b>12.0</b>	<b>12.6</b>	<b>+ 4.7%</b>

	2-2010	2-2011	Change
2 Bedrooms or Less	13.4	12.8	- 4.4%
3 Bedrooms	10.1	11.6	+ 15.2%
4 Bedrooms or More	14.2	13.4	- 5.8%
<b>All Bedroom Counts</b>	<b>11.7</b>	<b>12.4</b>	<b>+ 5.6%</b>

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## March 2011

When it comes to market recovery, the devil is in the details as the old saying goes. For the 12-month period spanning April 2010 through March 2011, Closed Sales in the Greater Greenville region were down 7.8 percent from the same period one year prior. The largest increase in sales occurred in the \$200,001 and Above range, where they increased 5.2 percent to 1,733 units.

Motivated sellers are watching market times closely these days. The segment with the largest increase in market times was the \$75,000 and Below range, where they increased 7.2 percent to 91 days; this was also the segment that tended to sell the quickest. The segment that tended to sell the slowest was the \$200,001 and Above range at 125 days.

Prices were up 2.9 percent across the board. Single-Family properties saw the largest price gain, where the Median Sales Price increased 2.5 percent to \$141,500. Meanwhile, Condo inventory levels have decreased 12.3 percent, and Single-Family inventory levels have decreased 4.1 percent.

## Quick Facts

**+ 5.2%**

Price Range With the  
Strongest Sales:  
**\$200,001 and Above**

**+ 1.7%**

Bedroom Count With  
Strongest Sales:  
**4 Bedrooms or More**

**- 7.5%**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

## S U C C E S S T E A M

Closed 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>

[Click on desired metric to jump to that page.](#)



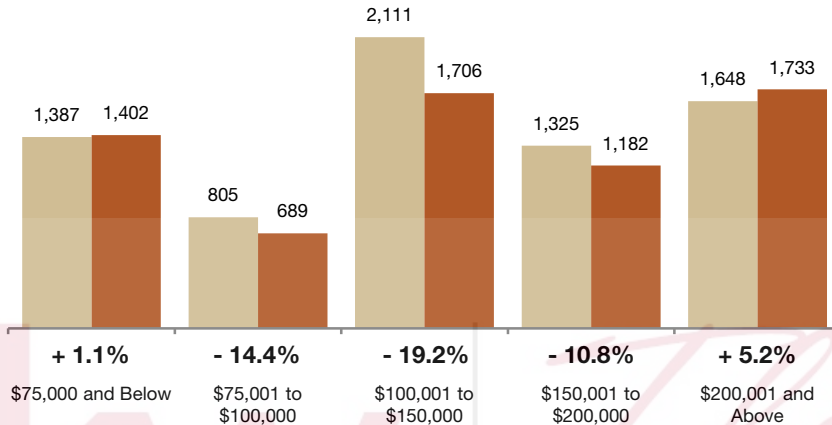
# Closed Sales

A count of the properties that have sold in a given month. Based on a rolling 12-month average.



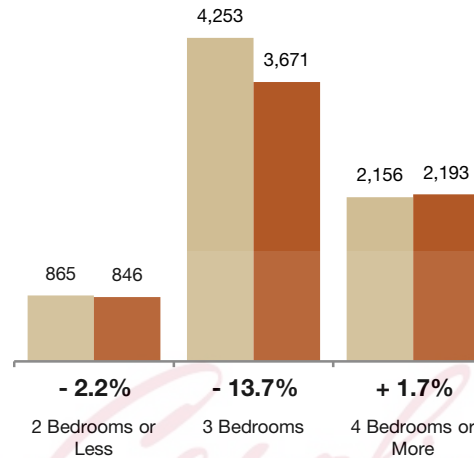
## By Price Range

■ 3-2010 ■ 3-2011



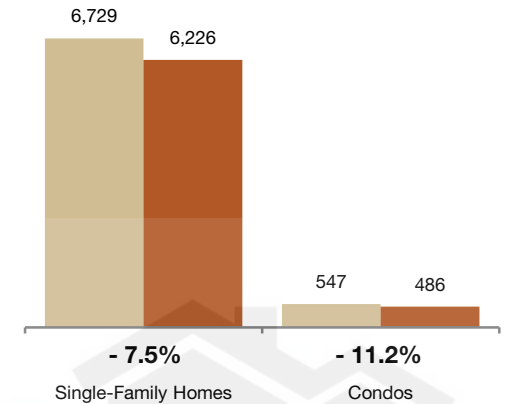
## By Bedroom Count

■ 3-2010 ■ 3-2011



## By Property Type

■ 3-2010 ■ 3-2011



### All Properties

#### By Price Range

	3-2010	3-2011	Change
\$75,000 and Below	1,387	1,402	+ 1.1%
\$75,001 to \$100,000	805	689	- 14.4%
\$100,001 to \$150,000	2,111	1,706	- 19.2%
\$150,001 to \$200,000	1,325	1,182	- 10.8%
\$200,001 and Above	1,648	1,733	+ 5.2%
<b>All Price Ranges</b>	<b>7,276</b>	<b>6,712</b>	<b>- 7.8%</b>

### Single-Family Homes

	3-2010	3-2011	Change
\$75,000 and Below	1,318	1,301	- 1.3%
\$75,001 to \$100,000	682	610	- 10.6%
\$100,001 to \$150,000	1,922	1,549	- 19.4%
\$150,001 to \$200,000	1,257	1,117	- 11.1%
\$200,001 and Above	1,550	1,649	+ 6.4%
<b>All Price Ranges</b>	<b>6,729</b>	<b>6,226</b>	<b>- 7.5%</b>

### Condos

	3-2010	3-2011	Change
\$75,000 and Below	69	101	+ 46.4%
\$75,001 to \$100,000	123	79	- 35.8%
\$100,001 to \$150,000	189	157	- 16.9%
\$150,001 to \$200,000	68	65	- 4.4%
\$200,001 and Above	98	84	- 14.3%
<b>All Price Ranges</b>	<b>547</b>	<b>486</b>	<b>- 11.2%</b>

#### By Bedroom Count

	3-2010	3-2011	Change
2 Bedrooms or Less	865	846	- 2.2%
3 Bedrooms	4,253	3,671	- 13.7%
4 Bedrooms or More	2,156	2,193	+ 1.7%
<b>All Bedroom Counts</b>	<b>7,276</b>	<b>6,712</b>	<b>- 7.8%</b>

	3-2010	3-2011	Change
2 Bedrooms or Less	568	583	+ 2.6%
3 Bedrooms	4,016	3,466	- 13.7%
4 Bedrooms or More	2,143	2,175	+ 1.5%
<b>All Bedroom Counts</b>	<b>6,729</b>	<b>6,226</b>	<b>- 7.5%</b>

	3-2010	3-2011	Change
2 Bedrooms or Less	297	263	- 11.4%
3 Bedrooms	237	205	- 13.5%
4 Bedrooms or More	13	18	+ 38.5%
<b>All Bedroom Counts</b>	<b>547</b>	<b>486</b>	<b>- 11.2%</b>

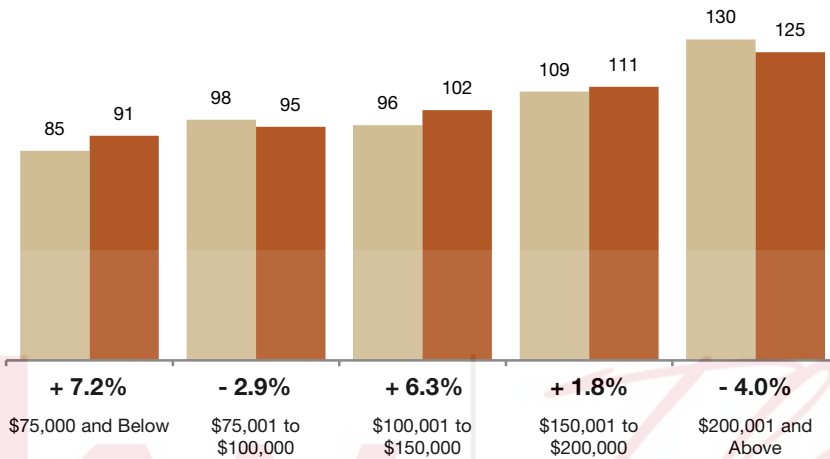
# Days on Market Until Sale

The average number of days between when a property is first listed and when an offer is accepted.  
Sold properties only. Based on a rolling 12-month average.



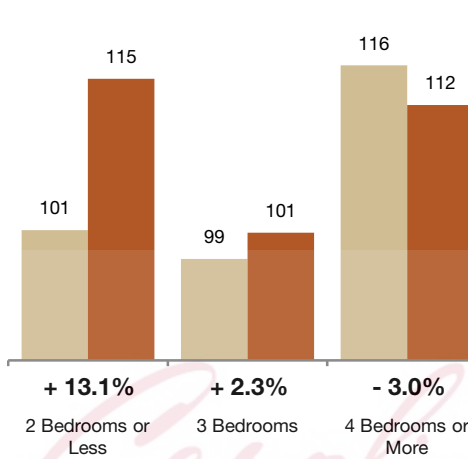
## By Price Range

■ 3-2010 ■ 3-2011



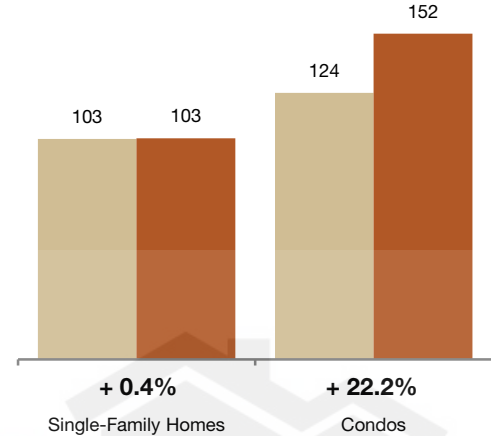
## By Bedroom Count

■ 3-2010 ■ 3-2011



## By Property Type

■ 3-2010 ■ 3-2011



### All Properties

#### By Price Range

	3-2010	3-2011	Change
\$75,000 and Below	85	91	+ 7.2%
\$75,001 to \$100,000	98	95	- 2.9%
\$100,001 to \$150,000	96	102	+ 6.3%
\$150,001 to \$200,000	109	111	+ 1.8%
\$200,001 and Above	130	125	- 4.0%
<b>All Price Ranges</b>	<b>104</b>	<b>107</b>	<b>+ 2.2%</b>

### Single-Family Homes

	3-2010	3-2011	Change
\$75,000 and Below	85	89	+ 5.7%
\$75,001 to \$100,000	98	91	- 6.7%
\$100,001 to \$150,000	95	98	+ 3.5%
\$150,001 to \$200,000	106	105	- 0.5%
\$200,001 and Above	127	121	- 4.6%
<b>All Price Ranges</b>	<b>103</b>	<b>103</b>	<b>+ 0.4%</b>

### Condos

	3-2010	3-2011	Change
\$75,000 and Below	94	114	+ 21.7%
\$75,001 to \$100,000	96	122	+ 26.5%
\$100,001 to \$150,000	106	138	+ 30.6%
\$150,001 to \$200,000	168	209	+ 24.6%
\$200,001 and Above	186	206	+ 10.9%
<b>All Price Ranges</b>	<b>124</b>	<b>152</b>	<b>+ 22.2%</b>

#### By Bedroom Count

	3-2010	3-2011	Change
2 Bedrooms or Less	101	115	+ 13.1%
3 Bedrooms	99	101	+ 2.3%
4 Bedrooms or More	116	112	- 3.0%
<b>All Bedroom Counts</b>	<b>104</b>	<b>107</b>	<b>+ 2.2%</b>

	3-2010	3-2011	Change
2 Bedrooms or Less	90	91	+ 1.3%
3 Bedrooms	97	99	+ 1.9%
4 Bedrooms or More	116	113	- 3.0%
<b>All Bedroom Counts</b>	<b>103</b>	<b>103</b>	<b>+ 0.4%</b>

	3-2010	3-2011	Change
2 Bedrooms or Less	124	168	+ 35.3%
3 Bedrooms	126	136	+ 8.2%
4 Bedrooms or More	100	96	- 3.7%
<b>All Bedroom Counts</b>	<b>124</b>	<b>152</b>	<b>+ 22.2%</b>

# Median Sales Price

The median sales price for all closed sales in a given month. Sold properties only.  
Does not account for seller concessions. Based on a rolling 12-month average.



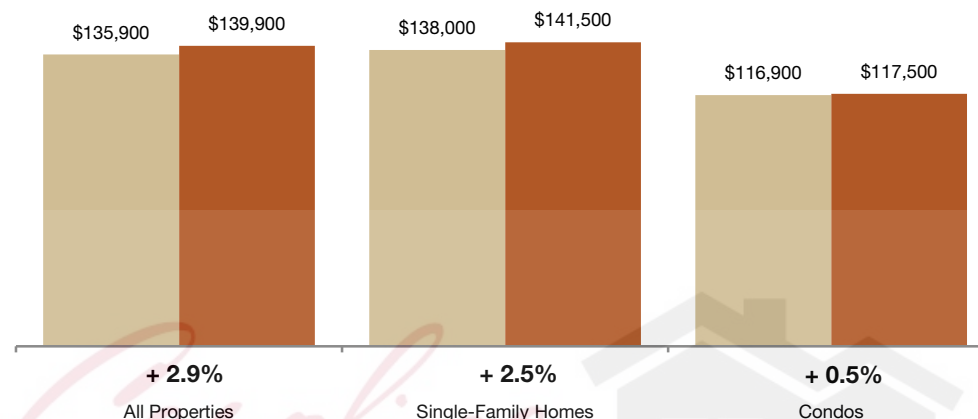
## By Bedroom Count

■ 3-2010 ■ 3-2011



## By Property Type

■ 3-2010 ■ 3-2011



### All Properties

By Bedroom Count	3-2010	3-2011	Change
2 Bedrooms or Less	\$83,000	\$75,000	- 9.6%
3 Bedrooms	\$125,000	\$125,000	0.0%
4 Bedrooms or More	\$203,100	\$214,000	+ 5.4%
<b>All Bedroom Counts</b>	<b>\$135,900</b>	<b>\$139,900</b>	<b>+ 2.9%</b>

### Single-Family Homes

3-2010	3-2011	Change
\$67,950	\$58,500	- 13.9%
\$125,000	\$125,000	0.0%
\$204,000	\$214,945	+ 5.4%
<b>\$138,000</b>	<b>\$141,500</b>	<b>+ 2.5%</b>

### Condos

3-2010	3-2011	Change
\$104,500	\$104,450	- 0.0%
\$135,000	\$127,000	- 5.9%
\$149,500	\$122,350	- 18.2%
<b>\$116,900</b>	<b>\$117,500</b>	<b>+ 0.5%</b>

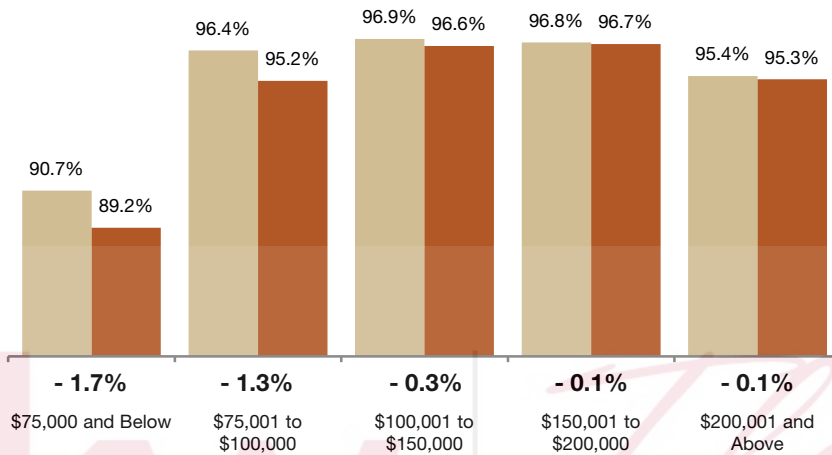
# Percent of List Price Received

The average percentage found when dividing a property's sales price by the list price.  
Sold properties only. Does not account for seller concessions. Based on a rolling 12-month average.



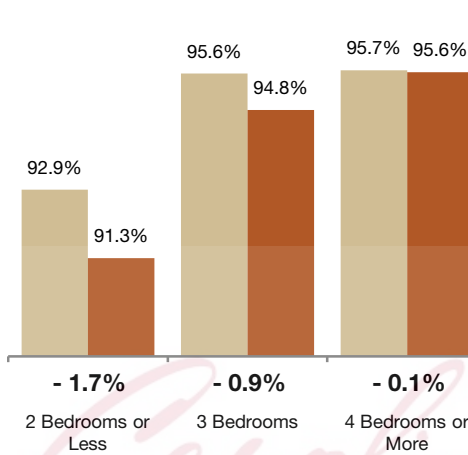
## By Price Range

■ 3-2010 ■ 3-2011



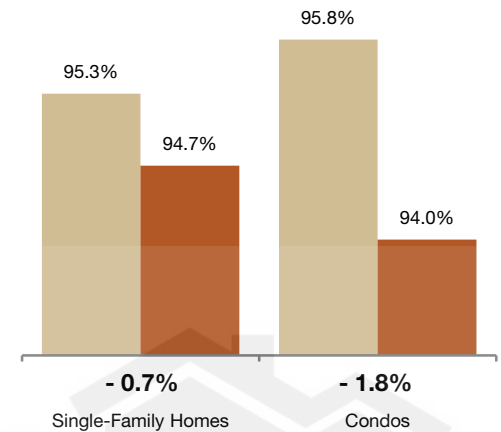
## By Bedroom Count

■ 3-2010 ■ 3-2011



## By Property Type

■ 3-2010 ■ 3-2011



	All Properties			Single-Family Homes			Condos		
By Price Range	3-2010	3-2011	Change	3-2010	3-2011	Change	3-2010	3-2011	Change
\$75,000 and Below	90.7%	89.2%	- 1.7%	90.7%	89.0%	- 1.8%	92.3%	92.1%	- 0.2%
\$75,001 to \$100,000	96.4%	95.2%	- 1.3%	96.4%	95.2%	- 1.3%	96.4%	95.0%	- 1.5%
\$100,001 to \$150,000	96.9%	96.6%	- 0.3%	96.9%	96.8%	- 0.2%	96.7%	95.1%	- 1.6%
\$150,001 to \$200,000	96.8%	96.7%	- 0.1%	96.8%	96.8%	- 0.0%	96.0%	95.4%	- 0.7%
\$200,001 and Above	95.4%	95.3%	- 0.1%	95.4%	95.4%	+ 0.0%	95.4%	92.2%	- 3.4%
<b>All Price Ranges</b>	<b>95.3%</b>	<b>94.6%</b>	<b>- 0.7%</b>	<b>95.3%</b>	<b>94.7%</b>	<b>- 0.7%</b>	<b>95.8%</b>	<b>94.0%</b>	<b>- 1.8%</b>

	All Properties			Single-Family Homes			Condos		
By Bedroom Count	3-2010	3-2011	Change	3-2010	3-2011	Change	3-2010	3-2011	Change
2 Bedrooms or Less	92.9%	91.3%	- 1.7%	91.6%	90.2%	- 1.6%	95.3%	93.7%	- 1.6%
3 Bedrooms	95.6%	94.8%	- 0.9%	95.6%	94.8%	- 0.8%	96.3%	94.2%	- 2.2%
4 Bedrooms or More	95.7%	95.6%	- 0.1%	95.7%	95.6%	- 0.1%	96.5%	96.4%	- 0.1%
<b>All Bedroom Counts</b>	<b>95.3%</b>	<b>94.6%</b>	<b>- 0.7%</b>	<b>95.3%</b>	<b>94.7%</b>	<b>- 0.7%</b>	<b>95.8%</b>	<b>94.0%</b>	<b>- 1.8%</b>

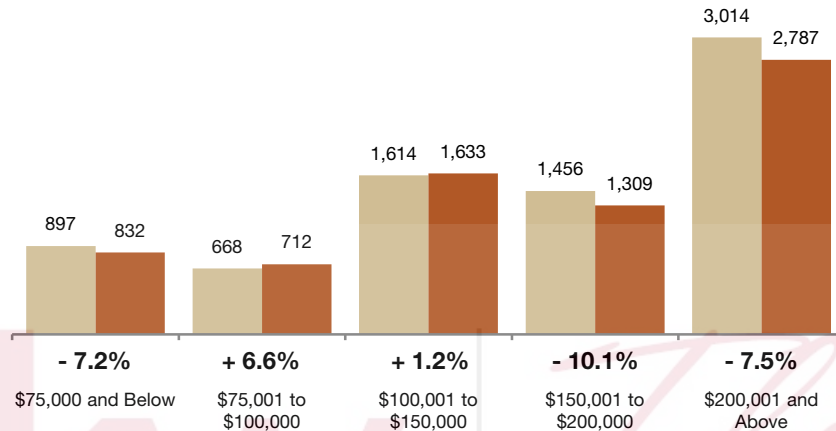
# Inventory of Homes for Sale

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



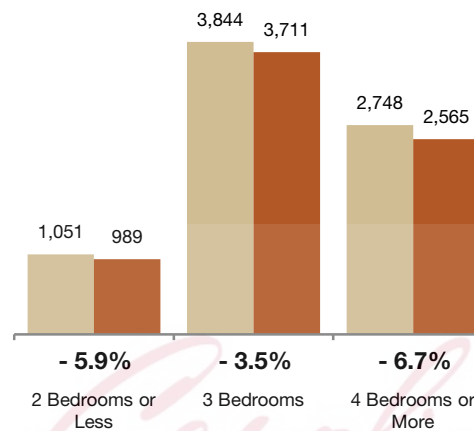
## By Price Range

■ 3-2010 ■ 3-2011



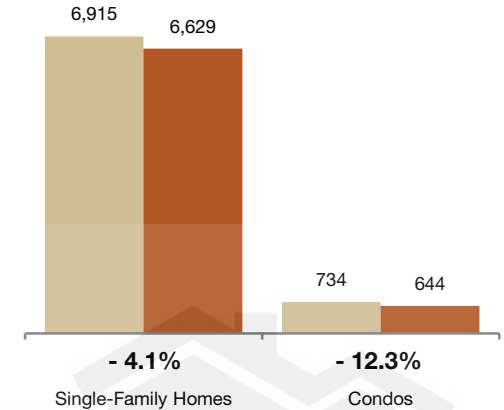
## By Bedroom Count

■ 3-2010 ■ 3-2011



## By Property Type

■ 3-2010 ■ 3-2011



### All Properties

#### By Price Range

	3-2010	3-2011	Change
\$75,000 and Below	897	832	- 7.2%
\$75,001 to \$100,000	668	712	+ 6.6%
\$100,001 to \$150,000	1,614	1,633	+ 1.2%
\$150,001 to \$200,000	1,456	1,309	- 10.1%
\$200,001 and Above	3,014	2,787	- 7.5%
<b>All Price Ranges</b>	<b>7,649</b>	<b>7,273</b>	<b>- 4.9%</b>

### Single-Family Homes

3-2010	3-2011	Change	3-2010	3-2011	Change
839	774	- 7.7%	58	58	0.0%
559	581	+ 3.9%	109	131	+ 20.2%
1,395	1,439	+ 3.2%	219	194	- 11.4%
1,326	1,214	- 8.4%	130	95	- 26.9%
2,796	2,621	- 6.3%	218	166	- 23.9%
6,915	6,629	- 4.1%	734	644	- 12.3%

### Condos

3-2010	3-2011	Change
58	58	0.0%
109	131	+ 20.2%
219	194	- 11.4%
130	95	- 26.9%
218	166	- 23.9%
<b>734</b>	<b>644</b>	<b>- 12.3%</b>

#### By Bedroom Count

	3-2010	3-2011	Change
2 Bedrooms or Less	1,051	989	- 5.9%
3 Bedrooms	3,844	3,711	- 3.5%
4 Bedrooms or More	2,748	2,565	- 6.7%
<b>All Bedroom Counts</b>	<b>7,649</b>	<b>7,273</b>	<b>- 4.9%</b>

3-2010	3-2011	Change	3-2010	3-2011	Change
663	638	- 3.8%	388	351	- 9.5%
3,525	3,442	- 2.4%	319	269	- 15.7%
2,722	2,542	- 6.6%	26	23	- 11.5%
<b>6,915</b>	<b>6,629</b>	<b>- 4.1%</b>	<b>734</b>	<b>644</b>	<b>- 12.3%</b>

3-2010	3-2011	Change
388	351	- 9.5%
319	269	- 15.7%
26	23	- 11.5%
<b>734</b>	<b>644</b>	<b>- 12.3%</b>

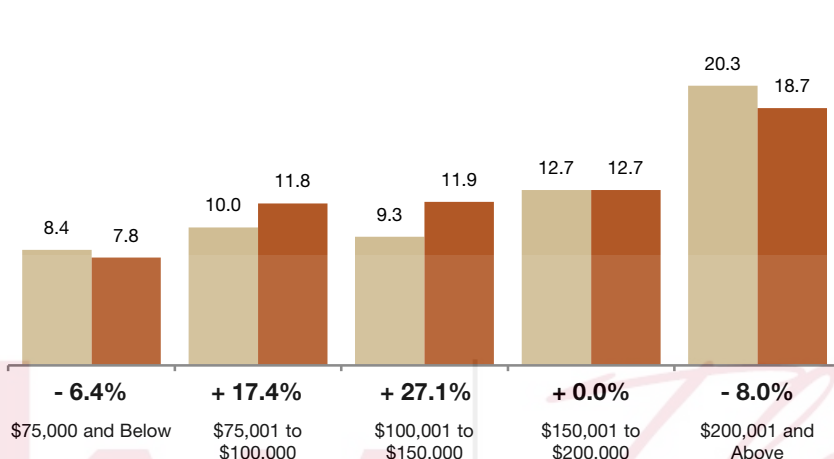
# Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales. Based on one month of activity.



## By Price Range

■ 3-2010 ■ 3-2011



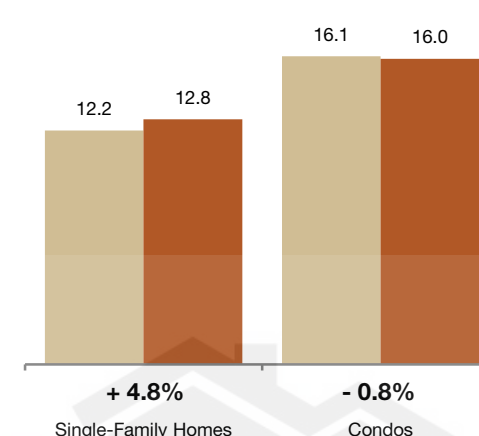
## By Bedroom Count

■ 3-2010 ■ 3-2011



## By Property Type

■ 3-2010 ■ 3-2011



## All Properties

### By Price Range

	3-2010	3-2011	Change
\$75,000 and Below	8.4	7.8	- 6.4%
\$75,001 to \$100,000	10.0	11.8	+ 17.4%
\$100,001 to \$150,000	9.3	11.9	+ 27.1%
\$150,001 to \$200,000	12.7	12.7	+ 0.0%
\$200,001 and Above	20.3	18.7	- 8.0%
<b>All Price Ranges</b>	<b>12.5</b>	<b>13.1</b>	<b>+ 4.2%</b>

## Single-Family Homes

	3-2010	3-2011	Change
\$75,000 and Below	8.2	7.8	- 5.0%
\$75,001 to \$100,000	9.8	10.8	+ 10.0%
\$100,001 to \$150,000	8.9	11.5	+ 29.1%
\$150,001 to \$200,000	12.2	12.6	+ 3.1%
\$200,001 and Above	20.0	18.5	- 7.5%
<b>All Price Ranges</b>	<b>12.2</b>	<b>12.8</b>	<b>+ 4.8%</b>

## Condos

	3-2010	3-2011	Change
\$75,000 and Below	11.8	8.3	- 29.8%
\$75,001 to \$100,000	11.3	19.7	+ 74.3%
\$100,001 to \$150,000	13.4	15.5	+ 15.8%
\$150,001 to \$200,000	22.3	14.8	- 33.6%
\$200,001 and Above	24.9	21.7	- 13.1%
<b>All Price Ranges</b>	<b>16.1</b>	<b>16.0</b>	<b>- 0.8%</b>

### By Bedroom Count

	3-2010	3-2011	Change
2 Bedrooms or Less	14.5	14.1	- 2.8%
3 Bedrooms	10.9	12.1	+ 11.8%
4 Bedrooms or More	14.9	14.2	- 5.2%
<b>All Bedroom Counts</b>	<b>12.5</b>	<b>13.1</b>	<b>+ 4.2%</b>

	3-2010	3-2011	Change
2 Bedrooms or Less	14.0	13.2	- 6.1%
3 Bedrooms	10.5	11.9	+ 13.2%
4 Bedrooms or More	14.9	14.2	- 5.0%
<b>All Bedroom Counts</b>	<b>12.2</b>	<b>12.8</b>	<b>+ 4.8%</b>

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## April 2011

Due to the 2010 tax credit, current market activity can look drastically different than it did one year ago. For the 12-month period spanning May 2010 through April 2011, Closed Sales in the Greater Greenville region were down 12.4 percent from the same period a year prior. The largest gain occurred in the \$75,000 and below range, where they increased 0.7 percent to 1,386 units.

One might expect properties to take longer to sell without an incentive in place. The segment with the largest increase in market times was the \$100,001 to \$150,000 range, where they increased 9.3 percent to 104 days. The segment that tended to sell the quickest was the \$75,000 and below range at 92 days; the segment that tended to sell the slowest was the \$200,001 and above range at 128 days.

The overall Median Sales price was up 2.1 percent. Single-Family properties saw the largest price gain, where the Median Sales Price increased 1.4 percent to \$141,000. Meanwhile, Condo inventory levels have decreased 11.6 percent, and Single-Family inventory levels have decreased 3.8 percent.

## Quick Facts

+ 0.7%	- 2.4%	- 12.2%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$75,000 and Below	4 Bedrooms or More	Single-Family Homes

Closed 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

[Click on desired metric to jump to that page.](#)



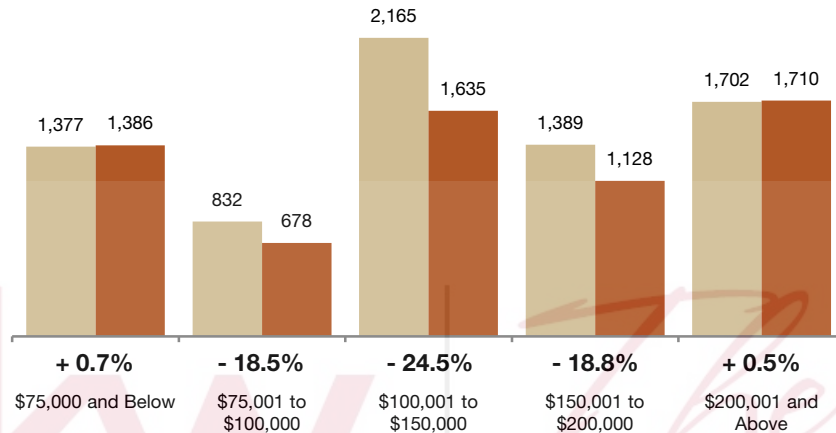
# Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



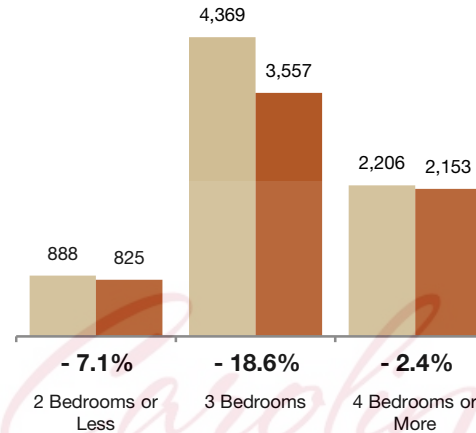
## By Price Range

■ 4-2010 ■ 4-2011



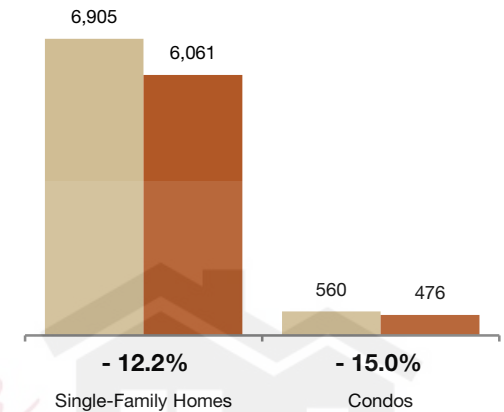
## By Bedroom Count

■ 4-2010 ■ 4-2011



## By Property Type

■ 4-2010 ■ 4-2011



### All Properties

#### By Price Range

	4-2010	4-2011	Change
\$75,000 and Below	1,377	1,386	+ 0.7%
\$75,001 to \$100,000	832	678	- 18.5%
\$100,001 to \$150,000	2,165	1,635	- 24.5%
\$150,001 to \$200,000	1,389	1,128	- 18.8%
\$200,001 and Above	1,702	1,710	+ 0.5%
<b>All Price Ranges</b>	<b>7,465</b>	<b>6,537</b>	<b>- 12.4%</b>

### Single-Family Homes

	4-2010	4-2011	Change
\$75,000 and Below	1,301	1,287	- 1.1%
\$75,001 to \$100,000	709	597	- 15.8%
\$100,001 to \$150,000	1,978	1,485	- 24.9%
\$150,001 to \$200,000	1,317	1,065	- 19.1%
\$200,001 and Above	1,600	1,627	+ 1.7%
<b>All Price Ranges</b>	<b>6,905</b>	<b>6,061</b>	<b>- 12.2%</b>

### Condos

	4-2010	4-2011	Change
\$75,000 and Below	76	99	+ 30.3%
\$75,001 to \$100,000	123	81	- 34.1%
\$100,001 to \$150,000	187	150	- 19.8%
\$150,001 to \$200,000	72	63	- 12.5%
\$200,001 and Above	102	83	- 18.6%
<b>All Price Ranges</b>	<b>560</b>	<b>476</b>	<b>- 15.0%</b>

#### By Bedroom Count

	4-2010	4-2011	Change
2 Bedrooms or Less	888	825	- 7.1%
3 Bedrooms	4,369	3,557	- 18.6%
4 Bedrooms or More	2,206	2,153	- 2.4%
<b>All Bedroom Counts</b>	<b>7,465</b>	<b>6,537</b>	<b>- 12.4%</b>

	4-2010	4-2011	Change
2 Bedrooms or Less	581	567	- 2.4%
3 Bedrooms	4,132	3,355	- 18.8%
4 Bedrooms or More	2,190	2,137	- 2.4%
<b>All Bedroom Counts</b>	<b>6,905</b>	<b>6,061</b>	<b>- 12.2%</b>

	4-2010	4-2011	Change
2 Bedrooms or Less	307	258	- 16.0%
3 Bedrooms	237	202	- 14.8%
4 Bedrooms or More	16	16	0.0%
<b>All Bedroom Counts</b>	<b>560</b>	<b>476</b>	<b>- 15.0%</b>

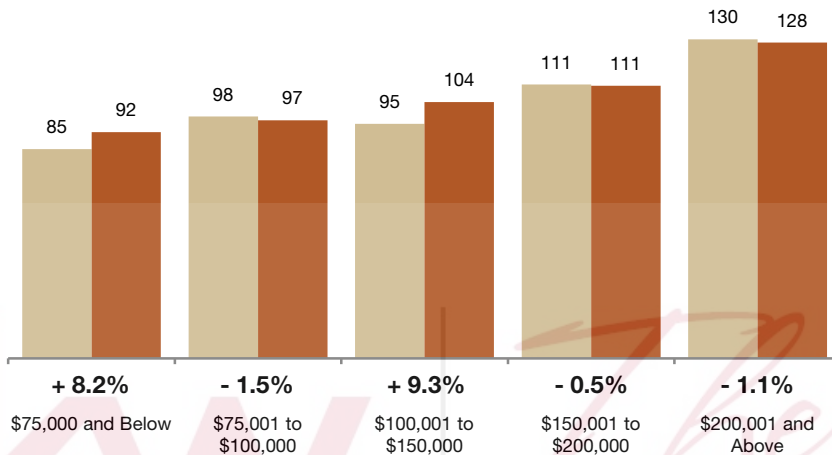
# Days on Market Until Sale

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



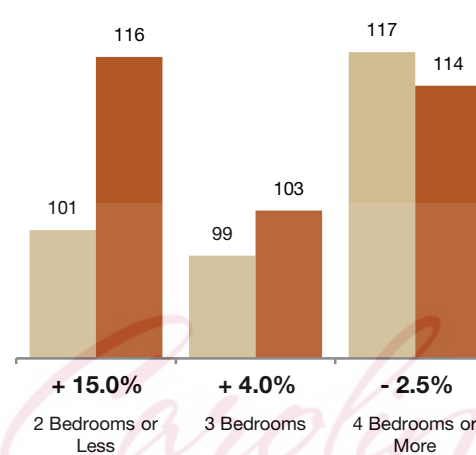
## By Price Range

■ 4-2010 ■ 4-2011



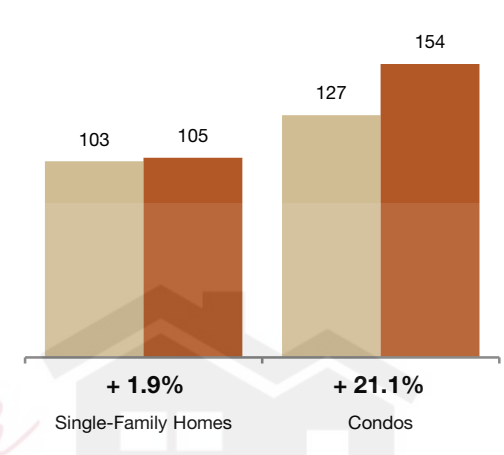
## By Bedroom Count

■ 4-2010 ■ 4-2011



## By Property Type

■ 4-2010 ■ 4-2011



### All Properties

#### By Price Range

	4-2010	4-2011	Change
\$75,000 and Below	85	92	+ 8.2%
\$75,001 to \$100,000	98	97	- 1.5%
\$100,001 to \$150,000	95	104	+ 9.3%
\$150,001 to \$200,000	111	111	- 0.5%
\$200,001 and Above	130	128	- 1.1%
<b>All Price Ranges</b>	<b>105</b>	<b>108</b>	<b>+ 3.6%</b>

### Single-Family Homes

	4-2010	4-2011	Change
\$75,000 and Below	85	90	+ 5.8%
\$75,001 to \$100,000	98	92	- 6.3%
\$100,001 to \$150,000	94	101	+ 7.6%
\$150,001 to \$200,000	108	105	- 2.9%
\$200,001 and Above	126	124	- 1.2%
<b>All Price Ranges</b>	<b>103</b>	<b>105</b>	<b>+ 1.9%</b>

### Condos

	4-2010	4-2011	Change
\$75,000 and Below	89	122	+ 37.0%
\$75,001 to \$100,000	98	131	+ 33.4%
\$100,001 to \$150,000	110	135	+ 22.7%
\$150,001 to \$200,000	173	212	+ 22.8%
\$200,001 and Above	188	203	+ 7.9%
<b>All Price Ranges</b>	<b>127</b>	<b>154</b>	<b>+ 21.1%</b>

#### By Bedroom Count

	4-2010	4-2011	Change
2 Bedrooms or Less	101	116	+ 15.0%
3 Bedrooms	99	103	+ 4.0%
4 Bedrooms or More	117	114	- 2.5%
<b>All Bedroom Counts</b>	<b>105</b>	<b>108</b>	<b>+ 3.6%</b>

	4-2010	4-2011	Change
2 Bedrooms or Less	90	90	- 0.5%
3 Bedrooms	97	101	+ 4.4%
4 Bedrooms or More	117	114	- 2.5%
<b>All Bedroom Counts</b>	<b>103</b>	<b>105</b>	<b>+ 1.9%</b>

	4-2010	4-2011	Change
2 Bedrooms or Less	122	175	+ 43.3%
3 Bedrooms	134	131	- 2.6%
4 Bedrooms or More	109	97	- 10.7%
<b>All Bedroom Counts</b>	<b>127</b>	<b>154</b>	<b>+ 21.1%</b>

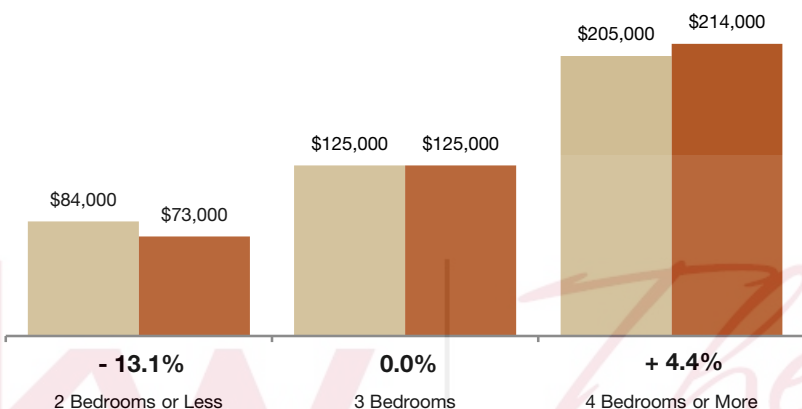
# Median Sales Price

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



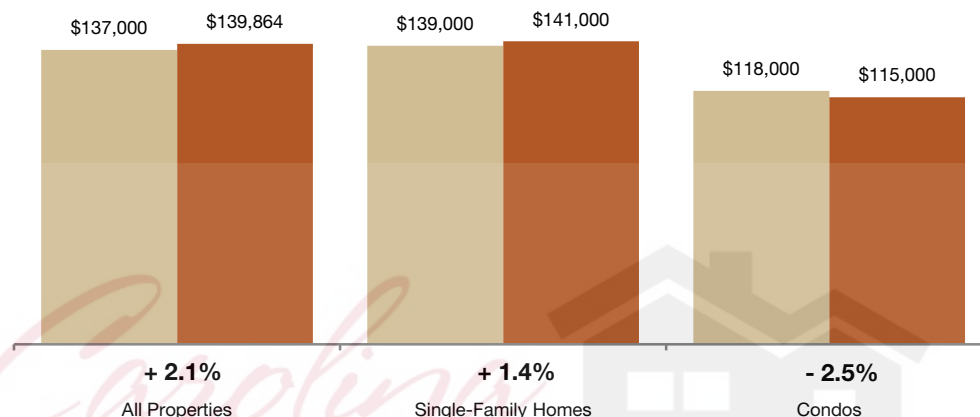
## By Bedroom Count

■ 4-2010 ■ 4-2011



## By Property Type

■ 4-2010 ■ 4-2011



### All Properties

By Bedroom Count	4-2010	4-2011	Change
2 Bedrooms or Less	\$84,000	\$73,000	- 13.1%
3 Bedrooms	\$125,000	\$125,000	0.0%
4 Bedrooms or More	\$205,000	\$214,000	+ 4.4%
<b>All Bedroom Counts</b>	<b>\$137,000</b>	<b>\$139,864</b>	<b>+ 2.1%</b>

### Single-Family Homes

	4-2010	4-2011	Change
2 Bedrooms or Less	\$70,000	\$55,500	- 20.7%
3 Bedrooms	\$125,000	\$125,000	0.0%
4 Bedrooms or More	\$205,000	\$214,080	+ 4.4%
<b>All Bedroom Counts</b>	<b>\$139,000</b>	<b>\$141,000</b>	<b>+ 1.4%</b>

### Condos

	4-2010	4-2011	Change
2 Bedrooms or Less	\$105,000	\$103,000	- 1.9%
3 Bedrooms	\$135,000	\$125,000	- 7.4%
4 Bedrooms or More	\$130,395	\$171,000	+ 31.1%
<b>All Bedroom Counts</b>	<b>\$118,000</b>	<b>\$115,000</b>	<b>- 2.5%</b>

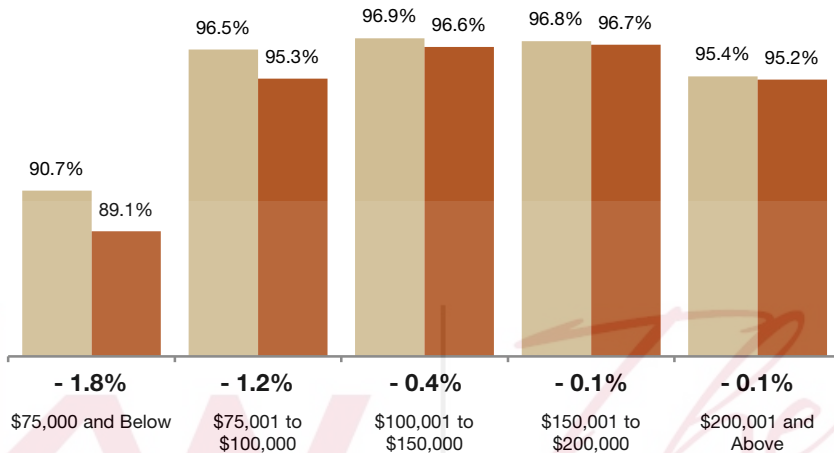
# Percent of List Price Received

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.**



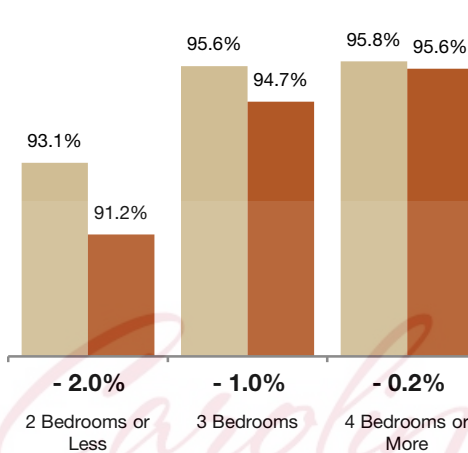
## By Price Range

■ 4-2010 ■ 4-2011



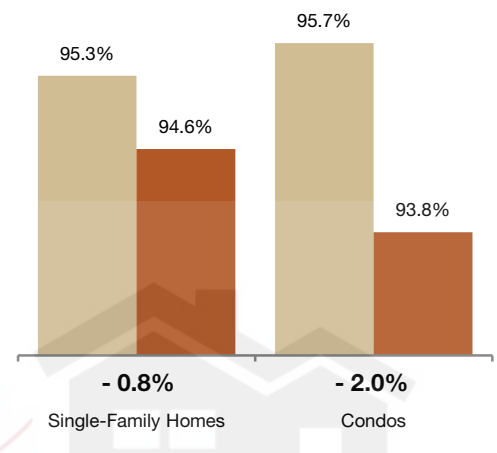
## By Bedroom Count

■ 4-2010 ■ 4-2011



## By Property Type

■ 4-2010 ■ 4-2011



### All Properties

#### By Price Range

	4-2010	4-2011	Change
\$75,000 and Below	90.7%	89.1%	- 1.8%
\$75,001 to \$100,000	96.5%	95.3%	- 1.2%
\$100,001 to \$150,000	96.9%	96.6%	- 0.4%
\$150,001 to \$200,000	96.8%	96.7%	- 0.1%
\$200,001 and Above	95.4%	95.2%	- 0.1%
<b>All Price Ranges</b>	<b>95.4%</b>	<b>94.5%</b>	<b>- 0.9%</b>

### Single-Family Homes

	4-2010	4-2011	Change
\$75,000 and Below	90.6%	88.9%	- 1.9%
\$75,001 to \$100,000	96.4%	95.4%	- 1.0%
\$100,001 to \$150,000	97.0%	96.7%	- 0.3%
\$150,001 to \$200,000	96.8%	96.8%	- 0.1%
\$200,001 and Above	95.4%	95.4%	+ 0.0%
<b>All Price Ranges</b>	<b>95.3%</b>	<b>94.6%</b>	<b>- 0.8%</b>

### Condos

	4-2010	4-2011	Change
\$75,000 and Below	92.0%	91.4%	- 0.7%
\$75,001 to \$100,000	96.7%	94.3%	- 2.5%
\$100,001 to \$150,000	96.6%	95.4%	- 1.2%
\$150,001 to \$200,000	96.0%	95.1%	- 0.9%
\$200,001 and Above	95.4%	92.1%	- 3.4%
<b>All Price Ranges</b>	<b>95.7%</b>	<b>93.8%</b>	<b>- 2.0%</b>

#### By Bedroom Count

	4-2010	4-2011	Change
2 Bedrooms or Less	93.1%	91.2%	- 2.0%
3 Bedrooms	95.6%	94.7%	- 1.0%
4 Bedrooms or More	95.8%	95.6%	- 0.2%
<b>All Bedroom Counts</b>	<b>95.4%</b>	<b>94.5%</b>	<b>- 0.9%</b>

	4-2010	4-2011	Change
2 Bedrooms or Less	92.0%	90.2%	- 1.9%
3 Bedrooms	95.6%	94.7%	- 0.9%
4 Bedrooms or More	95.7%	95.6%	- 0.2%
<b>All Bedroom Counts</b>	<b>95.3%</b>	<b>94.6%</b>	<b>- 0.8%</b>

	4-2010	4-2011	Change
2 Bedrooms or Less	95.1%	93.3%	- 1.9%
3 Bedrooms	96.3%	94.2%	- 2.2%
4 Bedrooms or More	97.2%	95.3%	- 2.0%
<b>All Bedroom Counts</b>	<b>95.7%</b>	<b>93.8%</b>	<b>- 2.0%</b>

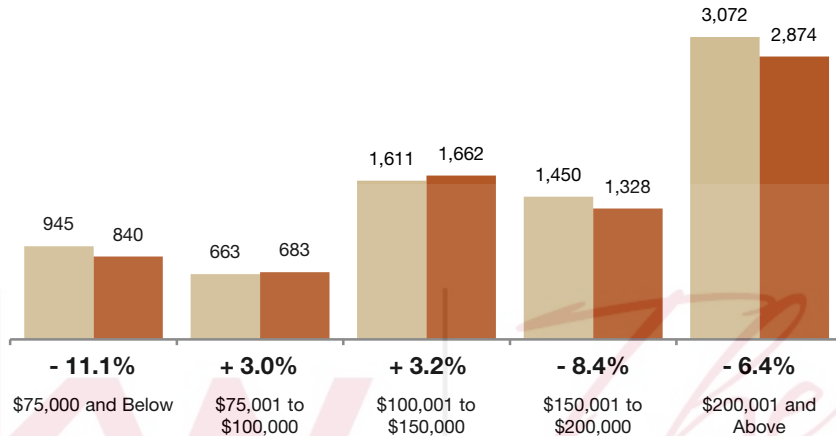
# Inventory of Homes for Sale

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



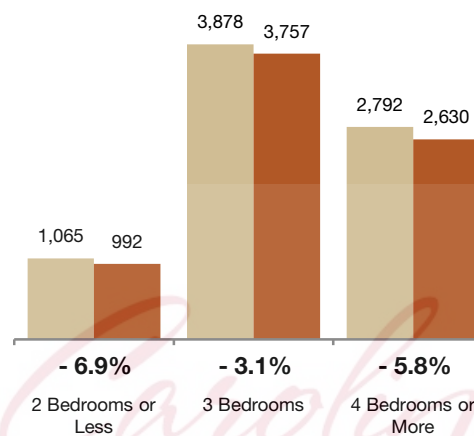
## By Price Range

■ 4-2010 ■ 4-2011



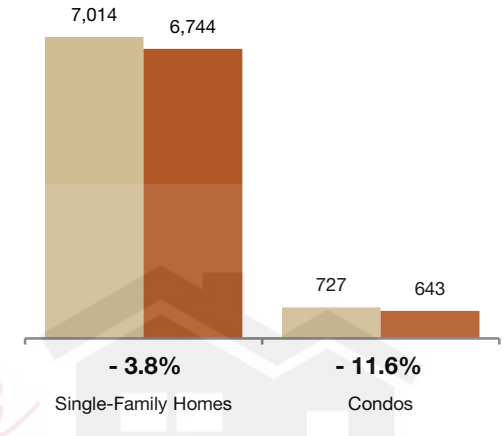
## By Bedroom Count

■ 4-2010 ■ 4-2011



## By Property Type

■ 4-2010 ■ 4-2011



### All Properties

#### By Price Range

	4-2010	4-2011	Change
\$75,000 and Below	945	840	- 11.1%
\$75,001 to \$100,000	663	683	+ 3.0%
\$100,001 to \$150,000	1,611	1,662	+ 3.2%
\$150,001 to \$200,000	1,450	1,328	- 8.4%
\$200,001 and Above	3,072	2,874	- 6.4%
<b>All Price Ranges</b>	<b>7,741</b>	<b>7,387</b>	<b>- 4.6%</b>

### Single-Family Homes

	4-2010	4-2011	Change
2 Bedrooms or Less	885	784	- 11.4%
3 Bedrooms	554	560	+ 1.1%
4 Bedrooms or More	1,394	1,467	+ 5.2%
	1,331	1,230	- 7.6%
	2,850	2,703	- 5.2%
<b>All Single-Family Homes</b>	<b>7,014</b>	<b>6,744</b>	<b>- 3.8%</b>

### Condos

	4-2010	4-2011	Change
Single-Family Homes	60	56	- 6.7%
Condos	109	123	+ 12.8%
	217	195	- 10.1%
	119	98	- 17.6%
	222	171	- 23.0%
<b>All Condos</b>	<b>727</b>	<b>643</b>	<b>- 11.6%</b>

#### By Bedroom Count

	4-2010	4-2011	Change
2 Bedrooms or Less	1,065	992	- 6.9%
3 Bedrooms	3,878	3,757	- 3.1%
4 Bedrooms or More	2,792	2,630	- 5.8%
<b>All Bedroom Counts</b>	<b>7,741</b>	<b>7,387</b>	<b>- 4.6%</b>

	4-2010	4-2011	Change
2 Bedrooms or Less	677	633	- 6.5%
3 Bedrooms	3,566	3,501	- 1.8%
4 Bedrooms or More	2,766	2,603	- 5.9%
<b>All Single-Family Homes</b>	<b>7,014</b>	<b>6,744</b>	<b>- 3.8%</b>

	4-2010	4-2011	Change
Single-Family Homes	388	359	- 7.5%
Condos	312	256	- 17.9%
	26	27	+ 3.8%
<b>All Condos</b>	<b>727</b>	<b>643</b>	<b>- 11.6%</b>

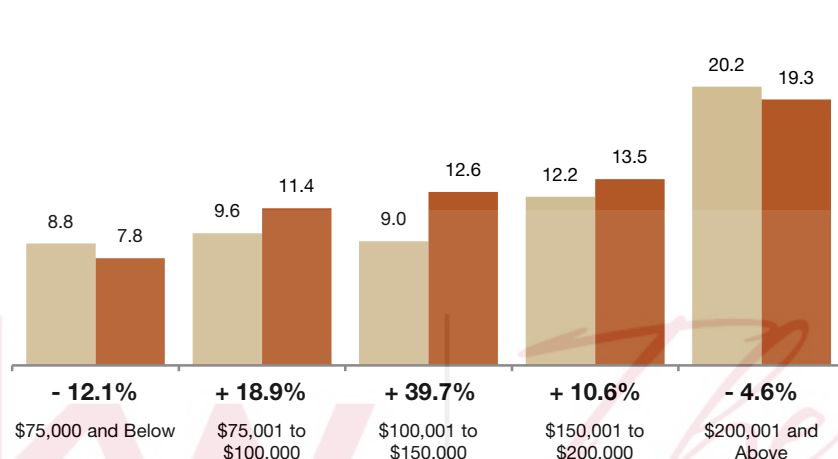
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



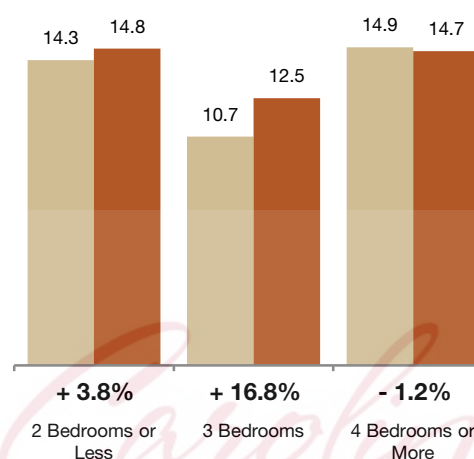
## By Price Range

■ 4-2010 ■ 4-2011



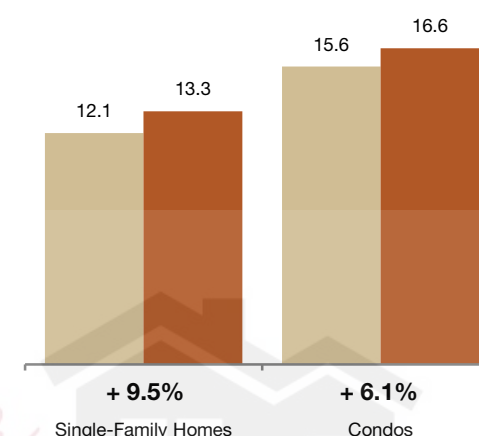
## By Bedroom Count

■ 4-2010 ■ 4-2011



## By Property Type

■ 4-2010 ■ 4-2011



## All Properties

### By Price Range

	4-2010	4-2011	Change
\$75,000 and Below	8.8	7.8	- 12.1%
\$75,001 to \$100,000	9.6	11.4	+ 18.9%
\$100,001 to \$150,000	9.0	12.6	+ 39.7%
\$150,001 to \$200,000	12.2	13.5	+ 10.6%
\$200,001 and Above	20.2	19.3	- 4.6%
<b>All Price Ranges</b>	<b>12.4</b>	<b>13.5</b>	<b>+ 9.1%</b>

## Single-Family Homes

	4-2010	4-2011	Change
\$75,000 and Below	8.7	7.8	- 10.5%
\$75,001 to \$100,000	9.4	10.4	+ 11.0%
\$100,001 to \$150,000	8.6	12.3	+ 42.8%
\$150,001 to \$200,000	11.8	13.3	+ 12.8%
\$200,001 and Above	19.9	19.1	- 4.4%
<b>All Price Ranges</b>	<b>12.1</b>	<b>13.3</b>	<b>+ 9.5%</b>

## Condos

	4-2010	4-2011	Change
\$75,000 and Below	12.2	7.8	- 36.0%
\$75,001 to \$100,000	10.7	19.9	+ 86.0%
\$100,001 to \$150,000	13.2	15.7	+ 18.8%
\$150,001 to \$200,000	19.8	16.6	- 16.5%
\$200,001 and Above	24.4	23.9	- 2.4%
<b>All Price Ranges</b>	<b>15.6</b>	<b>16.6</b>	<b>+ 6.1%</b>

### By Bedroom Count

	4-2010	4-2011	Change
2 Bedrooms or Less	14.3	14.8	+ 3.8%
3 Bedrooms	10.7	12.5	+ 16.8%
4 Bedrooms or More	14.9	14.7	- 1.2%
<b>All Bedroom Counts</b>	<b>12.4</b>	<b>13.5</b>	<b>+ 9.1%</b>

	4-2010	4-2011	Change
2 Bedrooms or Less	13.8	13.6	- 1.5%
3 Bedrooms	10.4	12.3	+ 18.6%
4 Bedrooms or More	14.8	14.7	- 1.2%
<b>All Bedroom Counts</b>	<b>12.1</b>	<b>13.3</b>	<b>+ 9.5%</b>

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## May 2011

The road to recovery can look similar to a locomotive coming around a bend. Some cars have already made it around the curve while others haven't yet reached it. The same can be said of various market segments. For the 12-month period spanning June 2010 through May 2011, Closed Sales in the Greater Greenville region were down 15.1 percent from the same period a year prior. However, the largest gain occurred in the \$75,000 and below range, where they increased 3.2 percent to 1,408 units.

The overall Median Sales Price was up 1.5 percent to \$139,500. However, the property type with the largest price gain was the Single-Family segment, where prices increased 0.7 percent to \$140,000. The price range that tended to sell the quickest was the \$75,000 and below range at 93 days; the price range that tended to sell the slowest was the \$200,001 and above range at 130 days.

Market-wide, inventory levels were down 6.6 percent. The property type that shed the least inventory was the Single-Family segment, where it decreased 5.9 percent. The price range in which supply grew the most relative to demand was the \$100,001 to \$150,000 range, where months supply increased 58.4 percent to 14.2 months.

## Quick Facts

**+ 3.2%**

Price Range With the  
Strongest Sales:  
**\$75,000 and Below**

**- 3.6%**

Bedroom Count With  
Strongest Sales:  
**4 Bedrooms or More**

**- 14.7%**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

Closed 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

[Click on desired metric to jump to that page.](#)



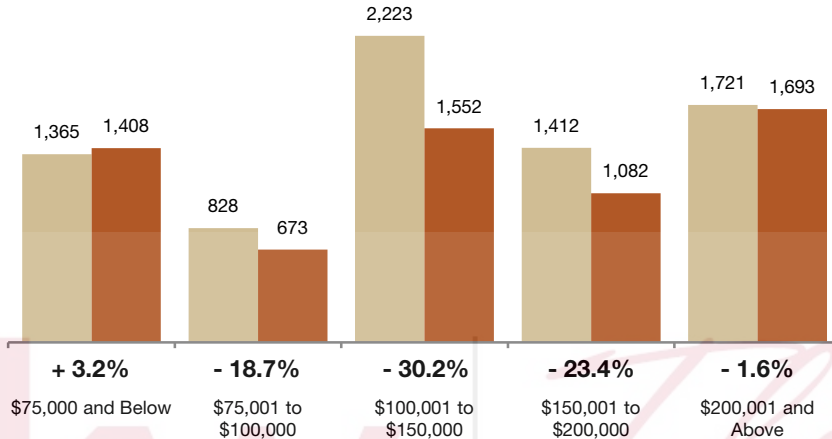
# Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



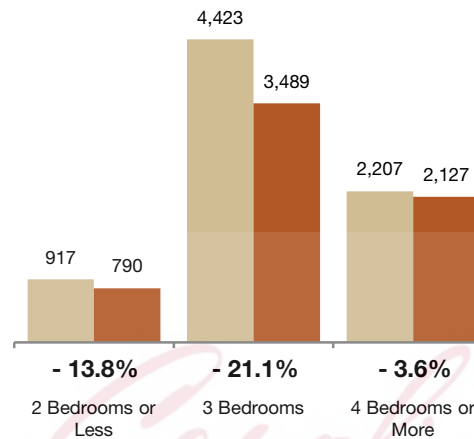
## By Price Range

■ 5-2010 ■ 5-2011



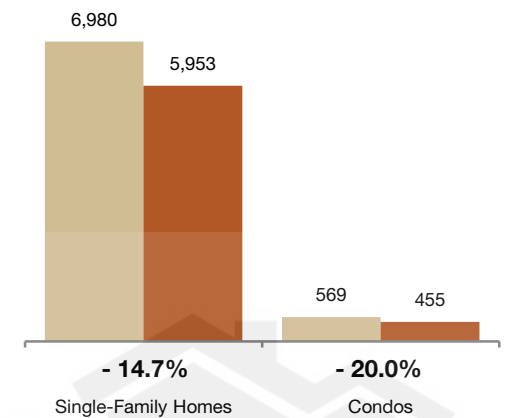
## By Bedroom Count

■ 5-2010 ■ 5-2011



## By Property Type

■ 5-2010 ■ 5-2011



### All Properties

#### By Price Range

	5-2010	5-2011	Change
\$75,000 and Below	1,365	1,408	+ 3.2%
\$75,001 to \$100,000	828	673	- 18.7%
\$100,001 to \$150,000	2,223	1,552	- 30.2%
\$150,001 to \$200,000	1,412	1,082	- 23.4%
\$200,001 and Above	1,721	1,693	- 1.6%
<b>All Price Ranges</b>	<b>7,549</b>	<b>6,408</b>	<b>- 15.1%</b>

### Single-Family Homes

	5-2010	5-2011	Change
\$75,000 and Below	1,290	1,306	+ 1.2%
\$75,001 to \$100,000	705	593	- 15.9%
\$100,001 to \$150,000	2,028	1,417	- 30.1%
\$150,001 to \$200,000	1,337	1,023	- 23.5%
\$200,001 and Above	1,620	1,614	- 0.4%
<b>All Price Ranges</b>	<b>6,980</b>	<b>5,953</b>	<b>- 14.7%</b>

### Condos

	5-2010	5-2011	Change
\$75,000 and Below	75	102	+ 36.0%
\$75,001 to \$100,000	123	80	- 35.0%
\$100,001 to \$150,000	195	135	- 30.8%
\$150,001 to \$200,000	75	59	- 21.3%
\$200,001 and Above	101	79	- 21.8%
<b>All Price Ranges</b>	<b>569</b>	<b>455</b>	<b>- 20.0%</b>

#### By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	917	790	- 13.8%
3 Bedrooms	4,423	3,489	- 21.1%
4 Bedrooms or More	2,207	2,127	- 3.6%
<b>All Bedroom Counts</b>	<b>7,549</b>	<b>6,408</b>	<b>- 15.1%</b>

	5-2010	5-2011	Change
2 Bedrooms or Less	605	549	- 9.3%
3 Bedrooms	4,181	3,292	- 21.3%
4 Bedrooms or More	2,192	2,110	- 3.7%
<b>All Bedroom Counts</b>	<b>6,980</b>	<b>5,953</b>	<b>- 14.7%</b>

	5-2010	5-2011	Change
2 Bedrooms or Less	312	241	- 22.8%
3 Bedrooms	242	197	- 18.6%
4 Bedrooms or More	15	17	+ 13.3%
<b>All Bedroom Counts</b>	<b>569</b>	<b>455</b>	<b>- 20.0%</b>

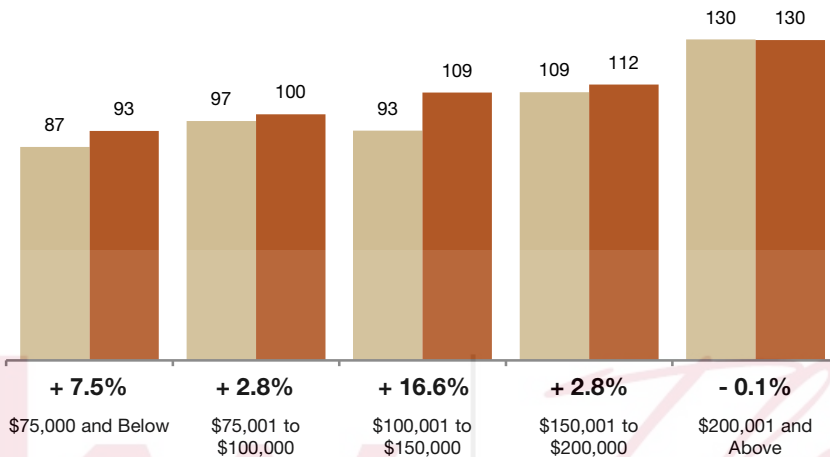
# Days on Market Until Sale

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



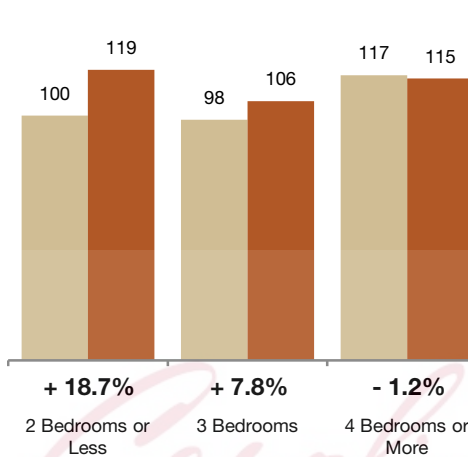
## By Price Range

■ 5-2010 ■ 5-2011



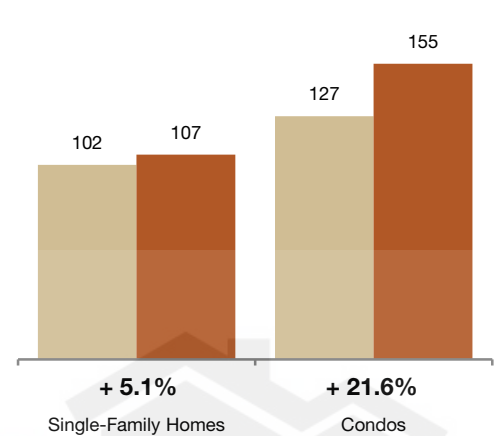
## By Bedroom Count

■ 5-2010 ■ 5-2011



## By Property Type

■ 5-2010 ■ 5-2011



## All Properties

### By Price Range

	5-2010	5-2011	Change
\$75,000 and Below	87	93	+ 7.5%
\$75,001 to \$100,000	97	100	+ 2.8%
\$100,001 to \$150,000	93	109	+ 16.6%
\$150,001 to \$200,000	109	112	+ 2.8%
\$200,001 and Above	130	130	- 0.1%
<b>All Price Ranges</b>	<b>104</b>	<b>111</b>	<b>+ 6.5%</b>

## Single-Family Homes

	5-2010	5-2011	Change
\$75,000 and Below	86	90	+ 4.8%
\$75,001 to \$100,000	96	96	- 0.5%
\$100,001 to \$150,000	92	106	+ 15.6%
\$150,001 to \$200,000	106	107	+ 1.0%
\$200,001 and Above	127	126	- 0.2%
<b>All Price Ranges</b>	<b>102</b>	<b>107</b>	<b>+ 5.1%</b>

## Condos

	5-2010	5-2011	Change
\$75,000 and Below	95	130	+ 36.1%
\$75,001 to \$100,000	104	132	+ 26.9%
\$100,001 to \$150,000	108	136	+ 26.1%
\$150,001 to \$200,000	162	199	+ 23.0%
\$200,001 and Above	192	209	+ 9.2%
<b>All Price Ranges</b>	<b>127</b>	<b>155</b>	<b>+ 21.6%</b>

### By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	100	119	+ 18.7%
3 Bedrooms	98	106	+ 7.8%
4 Bedrooms or More	117	115	- 1.2%
<b>All Bedroom Counts</b>	<b>104</b>	<b>111</b>	<b>+ 6.5%</b>

	5-2010	5-2011	Change
2 Bedrooms or Less	88	93	+ 6.1%
3 Bedrooms	96	104	+ 8.5%
4 Bedrooms or More	117	115	- 1.3%
<b>All Bedroom Counts</b>	<b>102</b>	<b>107</b>	<b>+ 5.1%</b>

	5-2010	5-2011	Change
2 Bedrooms or Less	124	178	+ 43.1%
3 Bedrooms	134	131	- 1.8%
4 Bedrooms or More	87	101	+ 15.0%
<b>All Bedroom Counts</b>	<b>127</b>	<b>155</b>	<b>+ 21.6%</b>

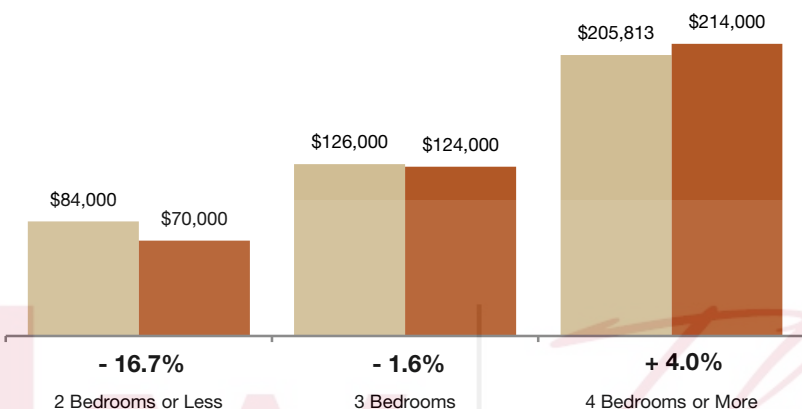
# Median Sales Price

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



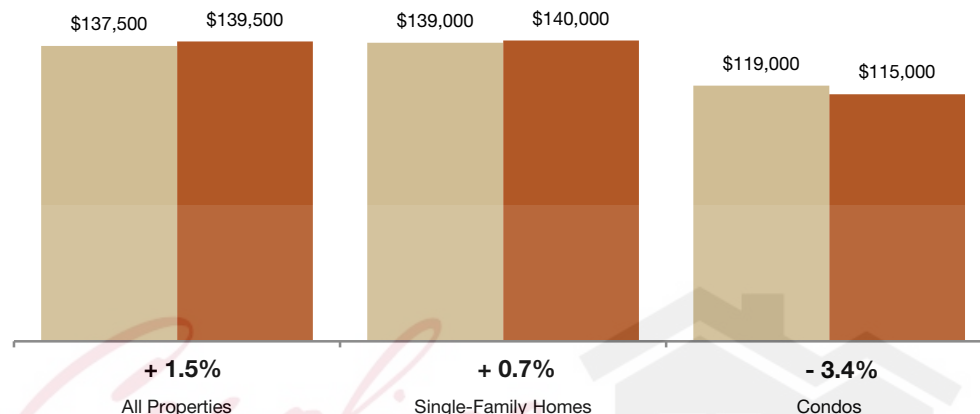
## By Bedroom Count

■ 5-2010 ■ 5-2011



## By Property Type

■ 5-2010 ■ 5-2011



### All Properties

By Bedroom Count	5-2010	5-2011	Change
2 Bedrooms or Less	\$84,000	\$70,000	- 16.7%
3 Bedrooms	\$126,000	\$124,000	- 1.6%
4 Bedrooms or More	\$205,813	\$214,000	+ 4.0%
<b>All Bedroom Counts</b>	<b>\$137,500</b>	<b>\$139,500</b>	<b>+ 1.5%</b>

### Single-Family Homes

5-2010	5-2011	Change
\$71,750	\$54,000	- 24.7%
\$125,108	\$124,000	- 0.9%
\$206,064	\$214,000	+ 3.9%
<b>\$139,000</b>	<b>\$140,000</b>	<b>+ 0.7%</b>

### Condos

5-2010	5-2011	Change
\$104,968	\$101,000	- 3.8%
\$135,000	\$123,000	- 8.9%
\$135,000	\$167,000	+ 23.7%
<b>\$119,000</b>	<b>\$115,000</b>	<b>- 3.4%</b>

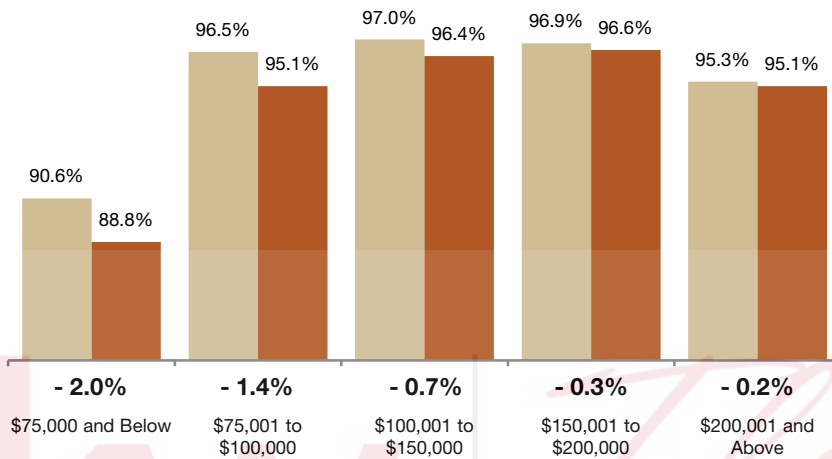
# Percent of List Price Received

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.**



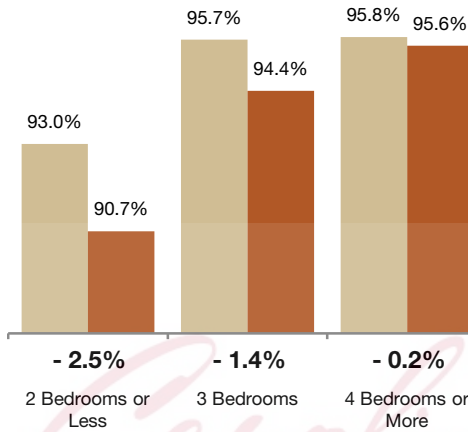
## By Price Range

■ 5-2010 ■ 5-2011



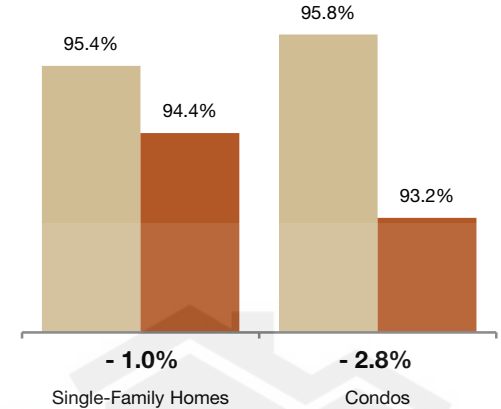
## By Bedroom Count

■ 5-2010 ■ 5-2011



## By Property Type

■ 5-2010 ■ 5-2011



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change
\$75,000 and Below	90.6%	88.8%	- 2.0%	90.5%	88.7%	- 2.0%	92.4%	90.2%	- 2.4%
\$75,001 to \$100,000	96.5%	95.1%	- 1.4%	96.5%	95.3%	- 1.3%	96.6%	93.9%	- 2.8%
\$100,001 to \$150,000	97.0%	96.4%	- 0.7%	97.1%	96.5%	- 0.6%	96.8%	95.1%	- 1.7%
\$150,001 to \$200,000	96.9%	96.6%	- 0.3%	96.9%	96.7%	- 0.2%	96.3%	94.8%	- 1.6%
\$200,001 and Above	95.3%	95.1%	- 0.2%	95.3%	95.3%	- 0.0%	95.2%	91.6%	- 3.8%
<b>All Price Ranges</b>	<b>95.4%</b>	<b>94.3%</b>	<b>- 1.2%</b>	<b>95.4%</b>	<b>94.4%</b>	<b>- 1.0%</b>	<b>95.8%</b>	<b>93.2%</b>	<b>- 2.8%</b>

	All Properties			Single-Family Homes			Condos		
By Bedroom Count	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change
2 Bedrooms or Less	93.0%	90.7%	- 2.5%	91.8%	89.8%	- 2.1%	95.3%	92.7%	- 2.7%
3 Bedrooms	95.7%	94.4%	- 1.4%	95.7%	94.4%	- 1.3%	96.4%	93.6%	- 3.0%
4 Bedrooms or More	95.8%	95.6%	- 0.2%	95.8%	95.6%	- 0.2%	97.7%	95.3%	- 2.4%
<b>All Bedroom Counts</b>	<b>95.4%</b>	<b>94.3%</b>	<b>- 1.2%</b>	<b>95.4%</b>	<b>94.4%</b>	<b>- 1.0%</b>	<b>95.8%</b>	<b>93.2%</b>	<b>- 2.8%</b>

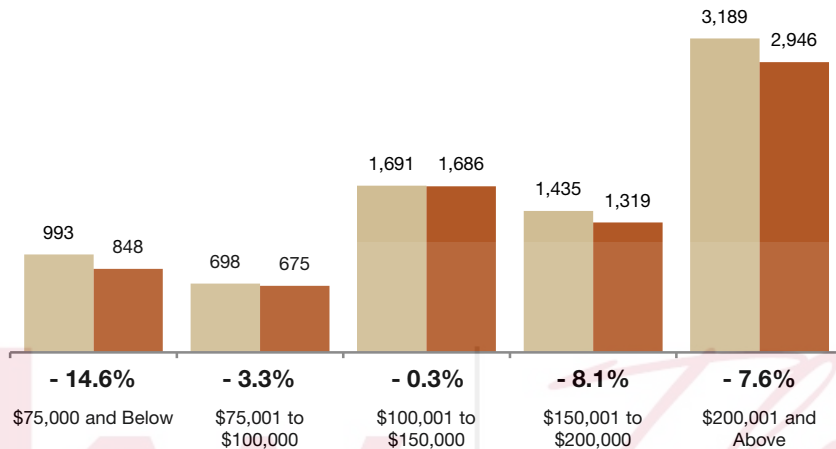
# Inventory of Homes for Sale

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



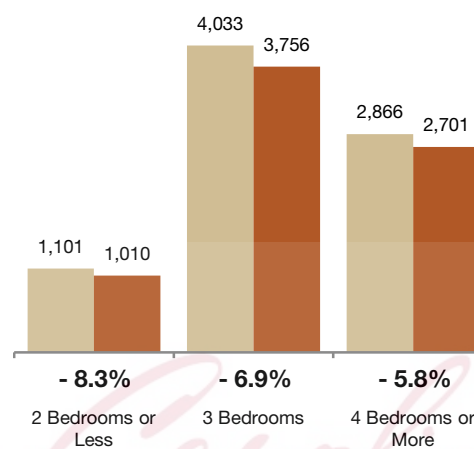
## By Price Range

■ 5-2010 ■ 5-2011



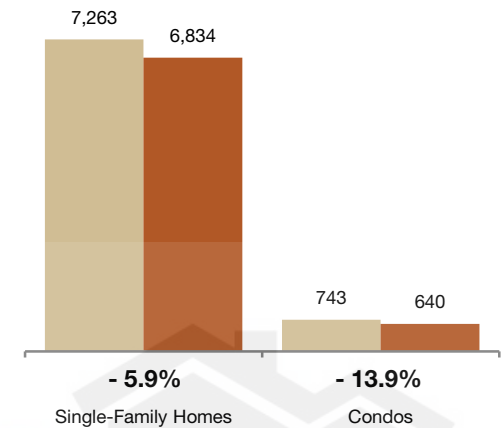
## By Bedroom Count

■ 5-2010 ■ 5-2011



## By Property Type

■ 5-2010 ■ 5-2011



### All Properties

#### By Price Range

	5-2010	5-2011	Change
\$75,000 and Below	993	848	- 14.6%
\$75,001 to \$100,000	698	675	- 3.3%
\$100,001 to \$150,000	1,691	1,686	- 0.3%
\$150,001 to \$200,000	1,435	1,319	- 8.1%
\$200,001 and Above	3,189	2,946	- 7.6%
<b>All Price Ranges</b>	<b>8,006</b>	<b>7,474</b>	<b>- 6.6%</b>

### Single-Family Homes

	5-2010	5-2011	Change
\$75,000 and Below	935	800	- 14.4%
\$75,001 to \$100,000	578	559	- 3.3%
\$100,001 to \$150,000	1,465	1,491	+ 1.8%
\$150,001 to \$200,000	1,314	1,226	- 6.7%
\$200,001 and Above	2,971	2,758	- 7.2%
<b>All Price Ranges</b>	<b>7,263</b>	<b>6,834</b>	<b>- 5.9%</b>

### Condos

	5-2010	5-2011	Change
\$75,000 and Below	58	48	- 17.2%
\$75,001 to \$100,000	120	116	- 3.3%
\$100,001 to \$150,000	226	195	- 13.7%
\$150,001 to \$200,000	121	93	- 23.1%
\$200,001 and Above	218	188	- 13.8%
<b>All Price Ranges</b>	<b>743</b>	<b>640</b>	<b>- 13.9%</b>

#### By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	1,101	1,010	- 8.3%
3 Bedrooms	4,033	3,756	- 6.9%
4 Bedrooms or More	2,866	2,701	- 5.8%
<b>All Bedroom Counts</b>	<b>8,006</b>	<b>7,474</b>	<b>- 6.6%</b>

	5-2010	5-2011	Change
2 Bedrooms or Less	702	653	- 7.0%
3 Bedrooms	3,716	3,502	- 5.8%
4 Bedrooms or More	2,840	2,673	- 5.9%
<b>All Bedroom Counts</b>	<b>7,263</b>	<b>6,834</b>	<b>- 5.9%</b>

	5-2010	5-2011	Change
2 Bedrooms or Less	399	357	- 10.5%
3 Bedrooms	317	254	- 19.9%
4 Bedrooms or More	26	28	+ 7.7%
<b>All Bedroom Counts</b>	<b>743</b>	<b>640</b>	<b>- 13.9%</b>

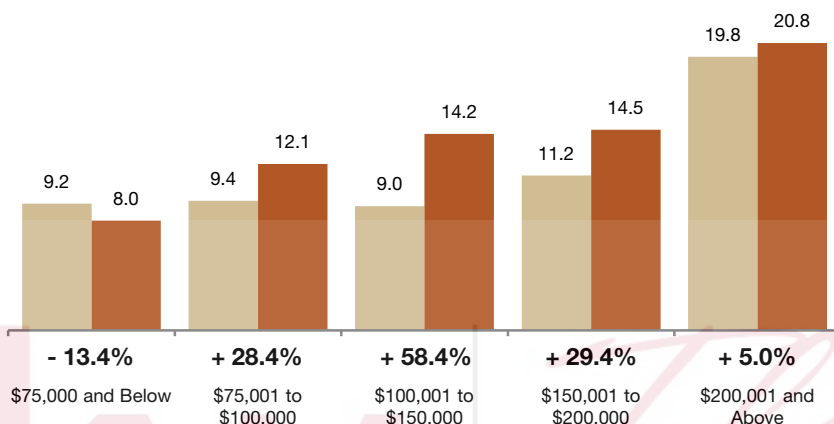
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



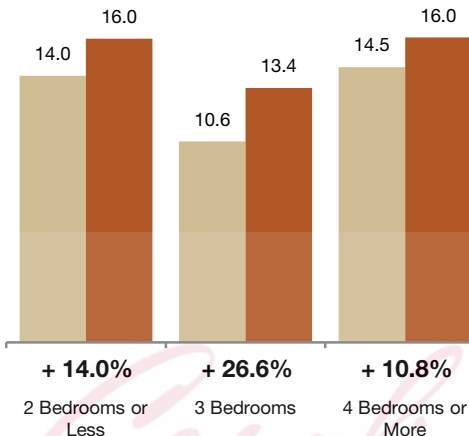
## By Price Range

■ 5-2010 ■ 5-2011



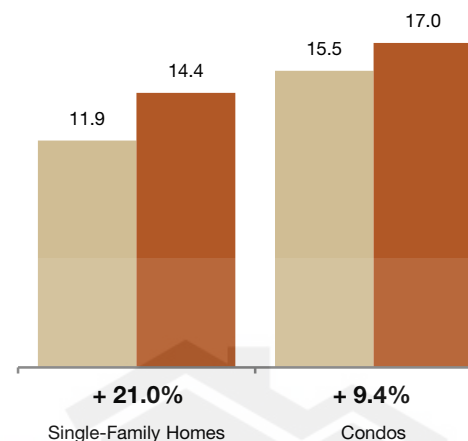
## By Bedroom Count

■ 5-2010 ■ 5-2011



## By Property Type

■ 5-2010 ■ 5-2011



## All Properties

### By Price Range

	5-2010	5-2011	Change
\$75,000 and Below	9.2	8.0	- 13.4%
\$75,001 to \$100,000	9.4	12.1	+ 28.4%
\$100,001 to \$150,000	9.0	14.2	+ 58.4%
\$150,001 to \$200,000	11.2	14.5	+ 29.4%
\$200,001 and Above	19.8	20.8	+ 5.0%
<b>All Price Ranges</b>	<b>12.2</b>	<b>14.6</b>	<b>+ 19.9%</b>

## Single-Family Homes

	5-2010	5-2011	Change
\$75,000 and Below	9.1	8.0	- 11.3%
\$75,001 to \$100,000	9.0	11.4	+ 25.8%
\$100,001 to \$150,000	8.6	13.9	+ 62.4%
\$150,001 to \$200,000	10.9	14.4	+ 32.3%
\$200,001 and Above	19.6	20.6	+ 5.0%
<b>All Price Ranges</b>	<b>11.9</b>	<b>14.4</b>	<b>+ 21.0%</b>

## Condos

	5-2010	5-2011	Change
\$75,000 and Below	11.6	6.7	- 42.3%
\$75,001 to \$100,000	11.8	17.4	+ 47.4%
\$100,001 to \$150,000	13.4	17.6	+ 31.0%
\$150,001 to \$200,000	17.9	17.2	- 4.2%
\$200,001 and Above	24.0	25.6	+ 6.8%
<b>All Price Ranges</b>	<b>15.5</b>	<b>17.0</b>	<b>+ 9.4%</b>

### By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	14.0	16.0	+ 14.0%
3 Bedrooms	10.6	13.4	+ 26.6%
4 Bedrooms or More	14.5	16.0	+ 10.8%
<b>All Bedroom Counts</b>	<b>12.2</b>	<b>14.6</b>	<b>+ 19.9%</b>

	5-2010	5-2011	Change
2 Bedrooms or Less	13.4	14.9	+ 11.1%
3 Bedrooms	10.3	13.3	+ 29.0%
4 Bedrooms or More	14.4	16.0	+ 10.9%
<b>All Bedroom Counts</b>	<b>11.9</b>	<b>14.4</b>	<b>+ 21.0%</b>

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## June 2011

When looking at where the market may be heading, local data offers a more accurate and reliable picture than national headlines. For the 12-month period spanning July 2010 through June 2011, Closed Sales in the Greater Greenville region were down 17.7 percent from the same period a year prior. However, the largest gain occurred in the \$75,000 and below range, where they increased 5.5 percent to 1,424 units.

The overall Median Sales Price was down 0.1 percent to \$138,850. However, the property type with the largest price gain was the Single-Family segment, where prices remained flat 0.0 percent to \$140,000. The price range that tended to sell the quickest was the \$75,000 and below range at 93 days; the price range that tended to sell the slowest was the \$200,001 and above range at 128 days.

Market-wide, inventory levels were down 9.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 9.2 percent. The price range in which supply grew the most relative to demand was the \$100,001 to \$150,000 range, where months supply increased 35.4 percent to 13.0 months.

## Quick Facts

+ 5.5%	- 9.0%	- 17.3%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$75,000 and Below	4 Bedrooms or More	Single-Family Homes

## S U C C E S S   T E A M

Closed 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

[Click on desired metric to jump to that page.](#)



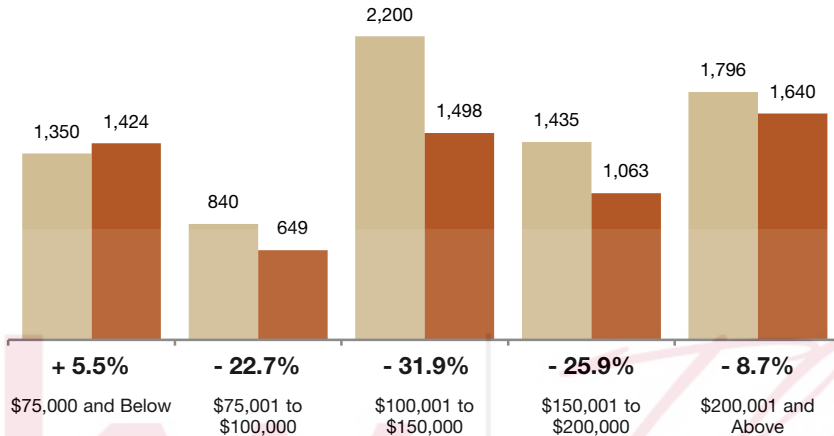
# Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



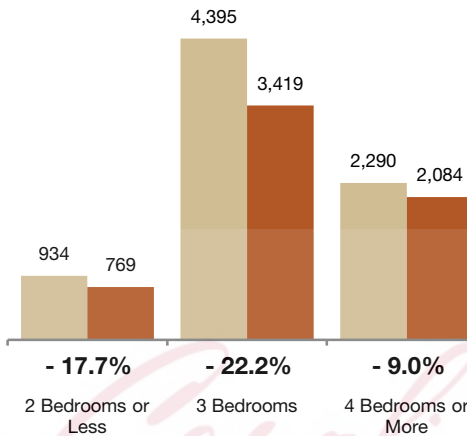
## By Price Range

6-2010 6-2011



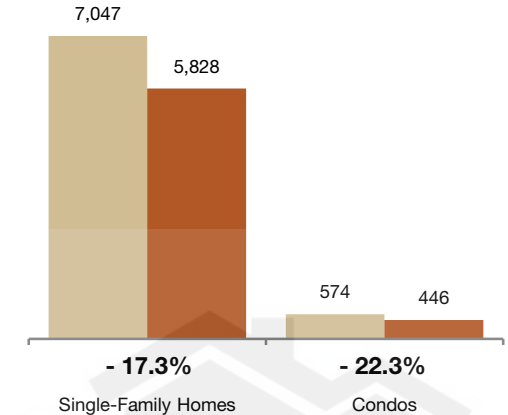
## By Bedroom Count

6-2010 6-2011



## By Property Type

6-2010 6-2011



### All Properties

#### By Price Range

	6-2010	6-2011	Change
\$75,000 and Below	1,350	1,424	+ 5.5%
\$75,001 to \$100,000	840	649	- 22.7%
\$100,001 to \$150,000	2,200	1,498	- 31.9%
\$150,001 to \$200,000	1,435	1,063	- 25.9%
\$200,001 and Above	1,796	1,640	- 8.7%
<b>All Price Ranges</b>	<b>7,621</b>	<b>6,274</b>	<b>- 17.7%</b>

### Single-Family Homes

	6-2010	6-2011	Change
\$75,000 and Below	1,274	1,322	+ 3.8%
\$75,001 to \$100,000	722	564	- 21.9%
\$100,001 to \$150,000	1,998	1,377	- 31.1%
\$150,001 to \$200,000	1,360	1,003	- 26.3%
\$200,001 and Above	1,693	1,562	- 7.7%
<b>All Price Ranges</b>	<b>7,047</b>	<b>5,828</b>	<b>- 17.3%</b>

### Condos

	6-2010	6-2011	Change
\$75,000 and Below	76	102	+ 34.2%
\$75,001 to \$100,000	118	85	- 28.0%
\$100,001 to \$150,000	202	121	- 40.1%
\$150,001 to \$200,000	75	60	- 20.0%
\$200,001 and Above	103	78	- 24.3%
<b>All Price Ranges</b>	<b>574</b>	<b>446</b>	<b>- 22.3%</b>

#### By Bedroom Count

	6-2010	6-2011	Change
2 Bedrooms or Less	934	769	- 17.7%
3 Bedrooms	4,395	3,419	- 22.2%
4 Bedrooms or More	2,290	2,084	- 9.0%
<b>All Bedroom Counts</b>	<b>7,621</b>	<b>6,274</b>	<b>- 17.7%</b>

	6-2010	6-2011	Change
2 Bedrooms or Less	622	533	- 14.3%
3 Bedrooms	4,147	3,230	- 22.1%
4 Bedrooms or More	2,276	2,063	- 9.4%
<b>All Bedroom Counts</b>	<b>7,047</b>	<b>5,828</b>	<b>- 17.3%</b>

	6-2010	6-2011	Change
2 Bedrooms or Less	312	236	- 24.4%
3 Bedrooms	248	189	- 23.8%
4 Bedrooms or More	14	21	+ 50.0%
<b>All Bedroom Counts</b>	<b>574</b>	<b>446</b>	<b>- 22.3%</b>

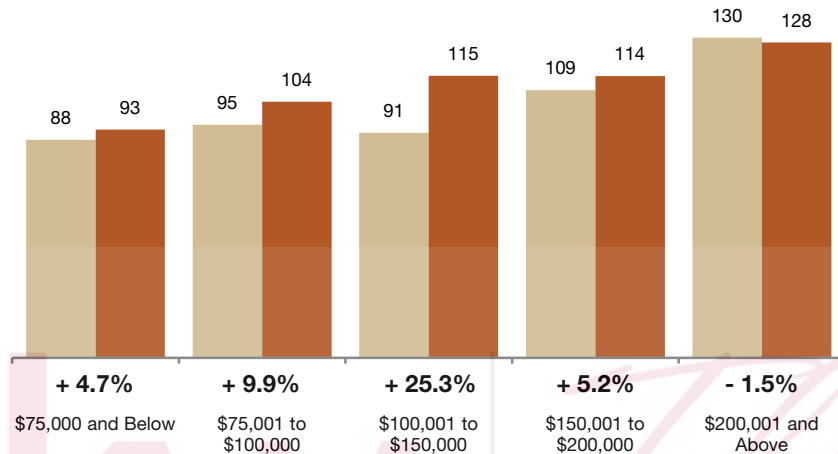
# Days on Market Until Sale

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



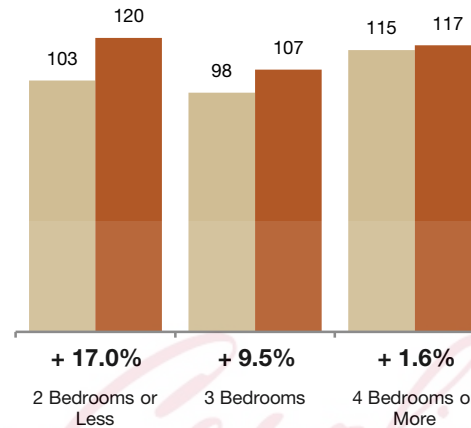
## By Price Range

■ 6-2010 ■ 6-2011



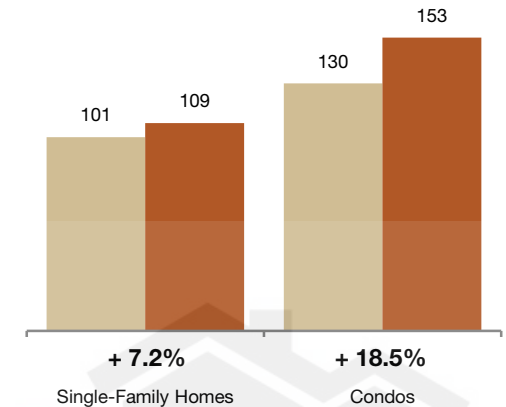
## By Bedroom Count

■ 6-2010 ■ 6-2011



## By Property Type

■ 6-2010 ■ 6-2011



## All Properties

### By Price Range

	6-2010	6-2011	Change
\$75,000 and Below	88	93	+ 4.7%
\$75,001 to \$100,000	95	104	+ 9.9%
\$100,001 to \$150,000	91	115	+ 25.3%
\$150,001 to \$200,000	109	114	+ 5.2%
\$200,001 and Above	130	128	- 1.5%
<b>All Price Ranges</b>	<b>104</b>	<b>112</b>	<b>+ 8.1%</b>

## Single-Family Homes

	6-2010	6-2011	Change
\$75,000 and Below	88	89	+ 1.4%
\$75,001 to \$100,000	93	99	+ 6.2%
\$100,001 to \$150,000	90	112	+ 24.7%
\$150,001 to \$200,000	105	110	+ 4.2%
\$200,001 and Above	126	125	- 0.3%
<b>All Price Ranges</b>	<b>101</b>	<b>109</b>	<b>+ 7.2%</b>

## Condos

	6-2010	6-2011	Change
\$75,000 and Below	93	134	+ 43.8%
\$75,001 to \$100,000	102	136	+ 32.9%
\$100,001 to \$150,000	108	143	+ 33.3%
\$150,001 to \$200,000	169	190	+ 12.2%
\$200,001 and Above	201	185	- 8.1%
<b>All Price Ranges</b>	<b>130</b>	<b>153</b>	<b>+ 18.5%</b>

### By Bedroom Count

	6-2010	6-2011	Change
2 Bedrooms or Less	103	120	+ 17.0%
3 Bedrooms	98	107	+ 9.5%
4 Bedrooms or More	115	117	+ 1.6%
<b>All Bedroom Counts</b>	<b>104</b>	<b>112</b>	<b>+ 8.1%</b>

	6-2010	6-2011	Change
2 Bedrooms or Less	90	94	+ 5.1%
3 Bedrooms	96	106	+ 10.7%
4 Bedrooms or More	115	117	+ 1.6%
<b>All Bedroom Counts</b>	<b>101</b>	<b>109</b>	<b>+ 7.2%</b>

	6-2010	6-2011	Change
2 Bedrooms or Less	128	179	+ 38.9%
3 Bedrooms	134	128	- 4.0%
4 Bedrooms or More	82	99	+ 19.8%
<b>All Bedroom Counts</b>	<b>130</b>	<b>153</b>	<b>+ 18.5%</b>

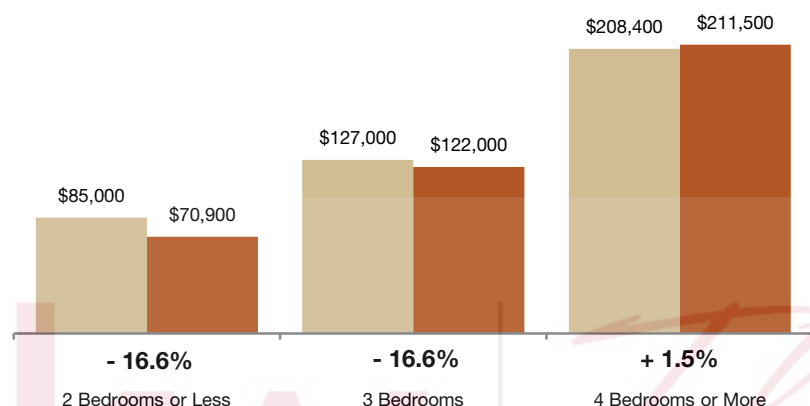
# Median Sales Price

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



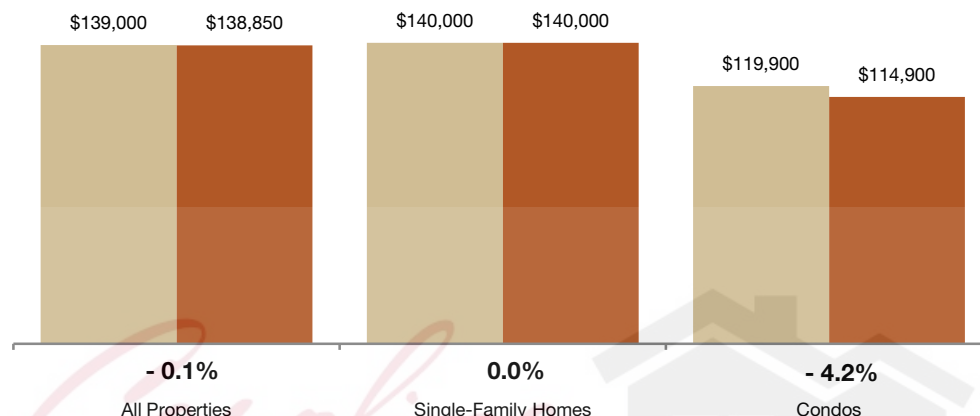
## By Bedroom Count

■ 6-2010 ■ 6-2011



## By Property Type

■ 6-2010 ■ 6-2011



### All Properties

By Bedroom Count	6-2010	6-2011	Change
2 Bedrooms or Less	\$85,000	\$70,900	- 16.6%
3 Bedrooms	\$127,000	\$122,000	- 3.9%
4 Bedrooms or More	\$208,400	\$211,500	+ 1.5%
<b>All Bedroom Counts</b>	<b>\$139,000</b>	<b>\$138,850</b>	<b>- 0.1%</b>

### Single-Family Homes

6-2010	6-2011	Change
\$70,500	\$54,000	- 23.4%
\$126,000	\$122,000	- 3.2%
\$208,763	\$212,000	+ 1.6%
<b>\$140,000</b>	<b>\$140,000</b>	<b>0.0%</b>

### Condos

6-2010	6-2011	Change
\$105,000	\$99,950	- 4.8%
\$135,000	\$123,500	- 8.5%
\$129,350	\$167,000	+ 29.1%
<b>\$119,900</b>	<b>\$114,900</b>	<b>- 4.2%</b>

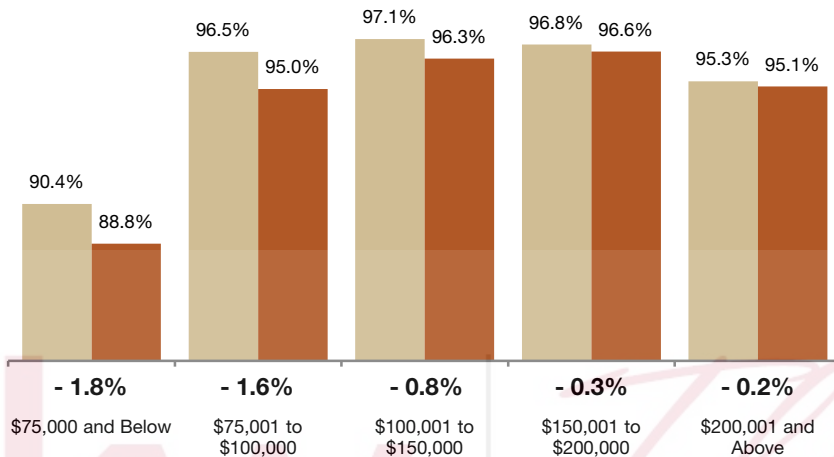
# Percent of List Price Received

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.**



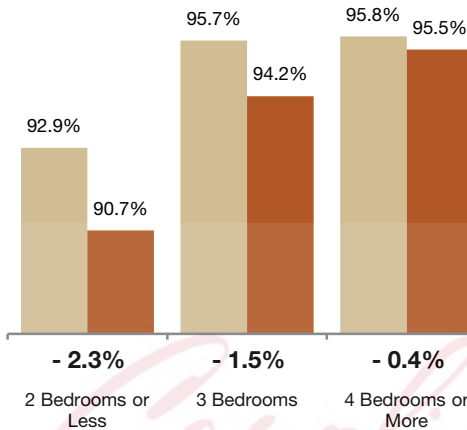
## By Price Range

■ 6-2010 ■ 6-2011



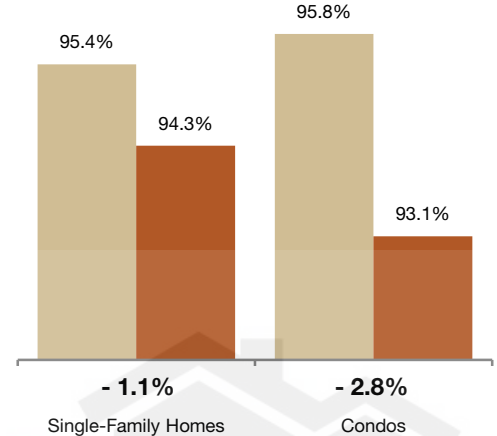
## By Bedroom Count

■ 6-2010 ■ 6-2011



## By Property Type

■ 6-2010 ■ 6-2011



## All Properties

### By Price Range

	6-2010	6-2011	Change
\$75,000 and Below	90.4%	88.8%	- 1.8%
\$75,001 to \$100,000	96.5%	95.0%	- 1.6%
\$100,001 to \$150,000	97.1%	96.3%	- 0.8%
\$150,001 to \$200,000	96.8%	96.6%	- 0.3%
\$200,001 and Above	95.3%	95.1%	- 0.2%
<b>All Price Ranges</b>	<b>95.4%</b>	<b>94.2%</b>	<b>- 1.2%</b>

## Single-Family Homes

	6-2010	6-2011	Change
\$75,000 and Below	90.2%	88.7%	- 1.8%
\$75,001 to \$100,000	96.5%	95.2%	- 1.4%
\$100,001 to \$150,000	97.1%	96.4%	- 0.7%
\$150,001 to \$200,000	96.9%	96.6%	- 0.2%
\$200,001 and Above	95.4%	95.3%	- 0.0%
<b>All Price Ranges</b>	<b>95.4%</b>	<b>94.3%</b>	<b>- 1.1%</b>

## Condos

	6-2010	6-2011	Change
\$75,000 and Below	92.4%	90.1%	- 2.4%
\$75,001 to \$100,000	96.6%	94.0%	- 2.7%
\$100,001 to \$150,000	96.7%	95.0%	- 1.7%
\$150,001 to \$200,000	96.2%	95.1%	- 1.2%
\$200,001 and Above	95.2%	91.6%	- 3.7%
<b>All Price Ranges</b>	<b>95.8%</b>	<b>93.1%</b>	<b>- 2.8%</b>

### By Bedroom Count

	6-2010	6-2011	Change
2 Bedrooms or Less	92.9%	90.7%	- 2.3%
3 Bedrooms	95.7%	94.2%	- 1.5%
4 Bedrooms or More	95.8%	95.5%	- 0.4%
<b>All Bedroom Counts</b>	<b>95.4%</b>	<b>94.2%</b>	<b>- 1.2%</b>

	6-2010	6-2011	Change
2 Bedrooms or Less	91.7%	89.8%	- 2.1%
3 Bedrooms	95.7%	94.3%	- 1.4%
4 Bedrooms or More	95.8%	95.5%	- 0.4%
<b>All Bedroom Counts</b>	<b>95.4%</b>	<b>94.3%</b>	<b>- 1.1%</b>

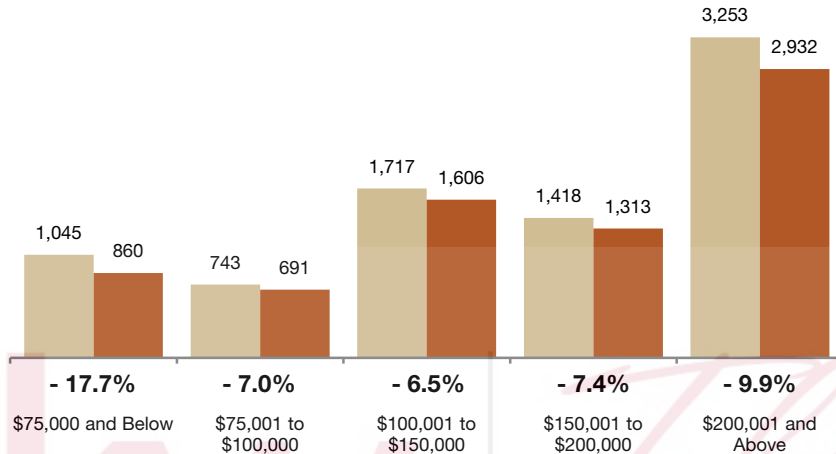
# Inventory of Homes for Sale

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



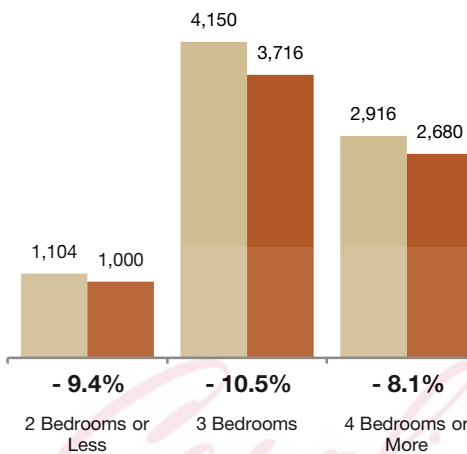
## By Price Range

6-2010 6-2011



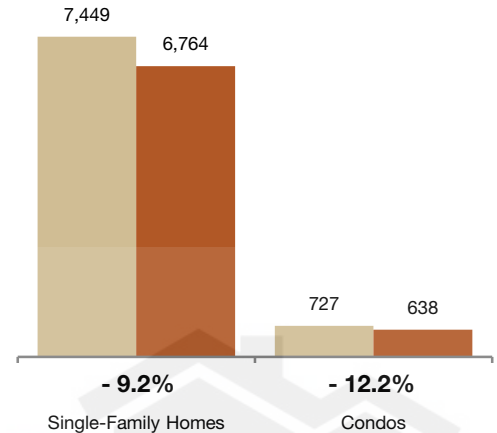
## By Bedroom Count

6-2010 6-2011



## By Property Type

6-2010 6-2011



### All Properties

#### By Price Range

	6-2010	6-2011	Change
\$75,000 and Below	1,045	860	- 17.7%
\$75,001 to \$100,000	743	691	- 7.0%
\$100,001 to \$150,000	1,717	1,606	- 6.5%
\$150,001 to \$200,000	1,418	1,313	- 7.4%
\$200,001 and Above	3,253	2,932	- 9.9%
<b>All Price Ranges</b>	<b>8,176</b>	<b>7,402</b>	<b>- 9.5%</b>

### Single-Family Homes

	6-2010	6-2011	Change
2 Bedrooms or Less	975	808	- 17.1%
3 Bedrooms	614	574	- 6.5%
4 Bedrooms or More	1,508	1,414	- 6.2%
	1,314	1,216	- 7.5%
	3,038	2,752	- 9.4%
<b>All Single-Family Homes</b>	<b>7,449</b>	<b>6,764</b>	<b>- 9.2%</b>

### Condos

	6-2010	6-2011	Change
Single-Family Homes	70	52	- 25.7%
Condos	129	117	- 9.3%
	209	192	- 8.1%
	104	97	- 6.7%
	215	180	- 16.3%
<b>All Condos</b>	<b>727</b>	<b>638</b>	<b>- 12.2%</b>

#### By Bedroom Count

	6-2010	6-2011	Change
2 Bedrooms or Less	1,104	1,000	- 9.4%
3 Bedrooms	4,150	3,716	- 10.5%
4 Bedrooms or More	2,916	2,680	- 8.1%
<b>All Bedroom Counts</b>	<b>8,176</b>	<b>7,402</b>	<b>- 9.5%</b>

	6-2010	6-2011	Change
2 Bedrooms or Less	730	655	- 10.3%
3 Bedrooms	3,821	3,448	- 9.8%
4 Bedrooms or More	2,893	2,656	- 8.2%
<b>All Single-Family Homes</b>	<b>7,449</b>	<b>6,764</b>	<b>- 9.2%</b>

	6-2010	6-2011	Change
Single-Family Homes	374	345	- 7.8%
Condos	329	268	- 18.5%
	23	24	+ 4.3%
<b>All Condos</b>	<b>727</b>	<b>638</b>	<b>- 12.2%</b>

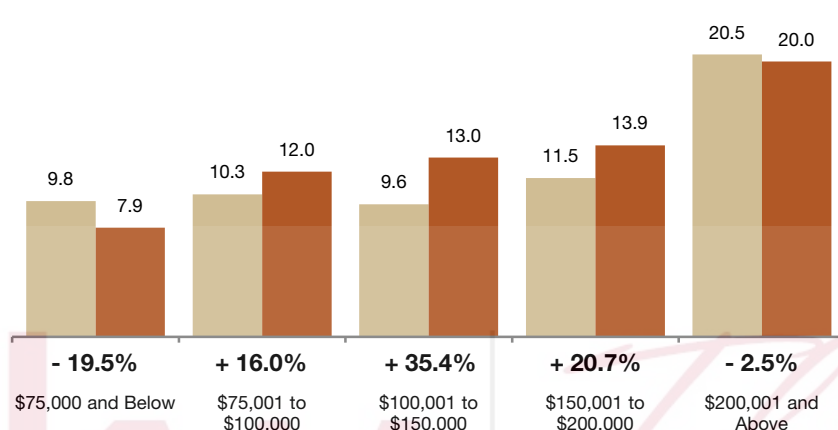
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



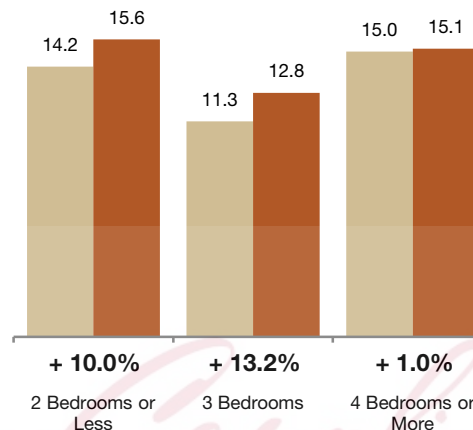
## By Price Range

■ 6-2010 ■ 6-2011



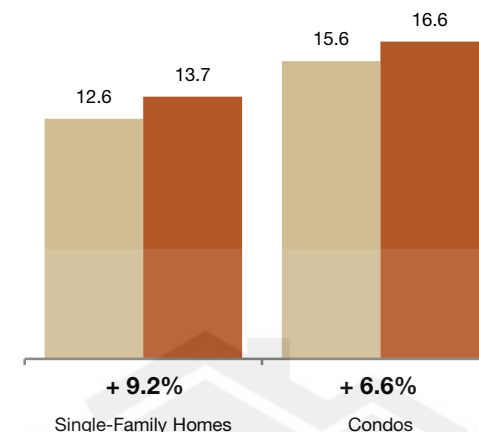
## By Bedroom Count

■ 6-2010 ■ 6-2011



## By Property Type

■ 6-2010 ■ 6-2011



## All Properties

### By Price Range

	6-2010	6-2011	Change
\$75,000 and Below	9.8	7.9	- 19.5%
\$75,001 to \$100,000	10.3	12.0	+ 16.0%
\$100,001 to \$150,000	9.6	13.0	+ 35.4%
\$150,001 to \$200,000	11.5	13.9	+ 20.7%
\$200,001 and Above	20.5	20.0	- 2.5%
<b>All Price Ranges</b>	<b>12.8</b>	<b>13.9</b>	<b>+ 8.9%</b>

## Single-Family Homes

	6-2010	6-2011	Change
\$75,000 and Below	9.6	7.9	- 17.5%
\$75,001 to \$100,000	9.9	11.4	+ 14.9%
\$100,001 to \$150,000	9.3	12.6	+ 35.6%
\$150,001 to \$200,000	11.3	13.7	+ 20.8%
\$200,001 and Above	20.2	19.8	- 2.1%
<b>All Price Ranges</b>	<b>12.6</b>	<b>13.7</b>	<b>+ 9.2%</b>

## Condos

	6-2010	6-2011	Change
\$75,000 and Below	13.8	7.5	- 45.4%
\$75,001 to \$100,000	13.1	16.3	+ 24.4%
\$100,001 to \$150,000	13.0	17.5	+ 34.3%
\$150,001 to \$200,000	15.0	17.6	+ 17.3%
\$200,001 and Above	24.6	23.0	- 6.5%
<b>All Price Ranges</b>	<b>15.6</b>	<b>16.6</b>	<b>+ 6.6%</b>

### By Bedroom Count

	6-2010	6-2011	Change
2 Bedrooms or Less	14.2	15.6	+ 10.0%
3 Bedrooms	11.3	12.8	+ 13.2%
4 Bedrooms or More	15.0	15.1	+ 1.0%
<b>All Bedroom Counts</b>	<b>12.8</b>	<b>13.9</b>	<b>+ 8.9%</b>

	6-2010	6-2011	Change
2 Bedrooms or Less	13.9	14.8	+ 6.5%
3 Bedrooms	11.0	12.6	+ 14.5%
4 Bedrooms or More	15.0	15.1	+ 1.2%
<b>All Bedroom Counts</b>	<b>12.6</b>	<b>13.7</b>	<b>+ 9.2%</b>

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## July 2011

Not all segments are created equal. Market activity can vary greatly from one property type or price range to the next. For the 12-month period spanning August 2010 through July 2011, Closed Sales in the Greater Greenville region were down 14.8 percent from the same period a year prior. However, the largest gain occurred in the \$75,000 and below range, where they increased 1.7 percent to 1,406 units.

The overall Median Sales Price was up 0.9 percent to \$139,900. But the property type with the largest price gain was the Single-Family segment, where prices remained flat at \$140,000. The price range that tended to sell the quickest was the \$75,000 and below range at 96 days; the price range that tended to sell the slowest was the \$200,001 and above range at 129 days.

Market-wide, inventory levels were down 12.4 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 11.8 percent. That amounts to 13.0 months supply for Single-Family homes and 15.5 months supply for Townhouse-Condos.

## Quick Facts

+ 1.7%	- 6.2%	- 14.2%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$75,000 and Below	4 Bedrooms or More	Single-Family Homes

## S U C C E S S   T E A M

Closed 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

Click on desired metric to jump to that page.



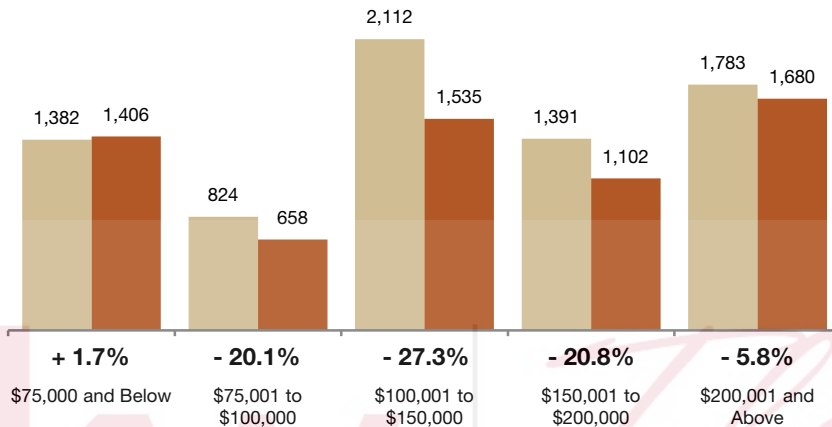
# Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



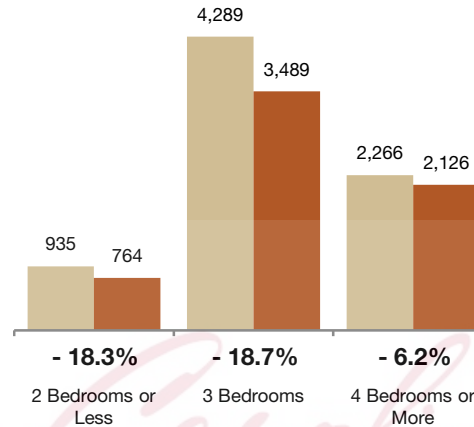
## By Price Range

7-2010 7-2011



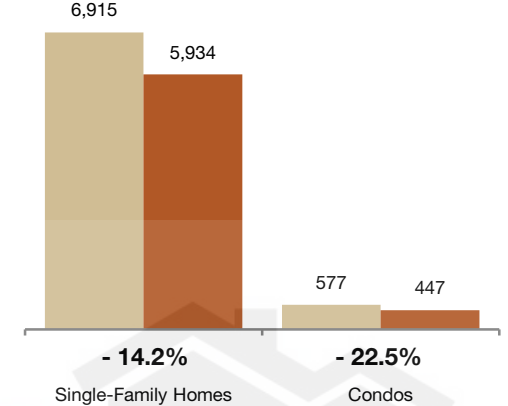
## By Bedroom Count

7-2010 7-2011



## By Property Type

7-2010 7-2011



### All Properties

#### By Price Range

	7-2010	7-2011	Change
\$75,000 and Below	1,382	1,406	+ 1.7%
\$75,001 to \$100,000	824	658	- 20.1%
\$100,001 to \$150,000	2,112	1,535	- 27.3%
\$150,001 to \$200,000	1,391	1,102	- 20.8%
\$200,001 and Above	1,783	1,680	- 5.8%
<b>All Price Ranges</b>	<b>7,492</b>	<b>6,381</b>	<b>- 14.8%</b>

### Single-Family Homes

	7-2010	7-2011	Change
\$75,000 and Below	1,303	1,305	+ 0.2%
\$75,001 to \$100,000	709	574	- 19.0%
\$100,001 to \$150,000	1,904	1,422	- 25.3%
\$150,001 to \$200,000	1,313	1,042	- 20.6%
\$200,001 and Above	1,686	1,591	- 5.6%
<b>All Price Ranges</b>	<b>6,915</b>	<b>5,934</b>	<b>- 14.2%</b>

### Condos

	7-2010	7-2011	Change
\$75,000 and Below	79	101	+ 27.8%
\$75,001 to \$100,000	115	84	- 27.0%
\$100,001 to \$150,000	208	113	- 45.7%
\$150,001 to \$200,000	78	60	- 23.1%
\$200,001 and Above	97	89	- 8.2%
<b>All Price Ranges</b>	<b>577</b>	<b>447</b>	<b>- 22.5%</b>

#### By Bedroom Count

	7-2010	7-2011	Change
2 Bedrooms or Less	935	764	- 18.3%
3 Bedrooms	4,289	3,489	- 18.7%
4 Bedrooms or More	2,266	2,126	- 6.2%
<b>All Bedroom Counts</b>	<b>7,492</b>	<b>6,381</b>	<b>- 14.8%</b>

	7-2010	7-2011	Change
2 Bedrooms or Less	629	524	- 16.7%
3 Bedrooms	4,033	3,301	- 18.2%
4 Bedrooms or More	2,251	2,107	- 6.4%
<b>All Bedroom Counts</b>	<b>6,915</b>	<b>5,934</b>	<b>- 14.2%</b>

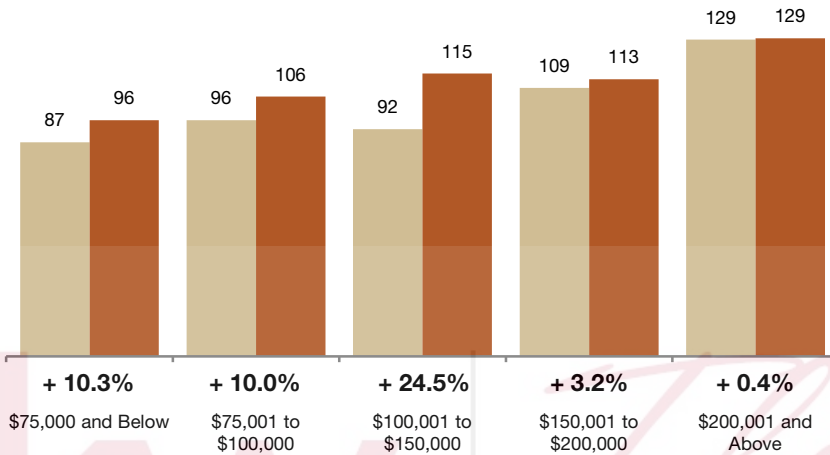
# Days on Market Until Sale

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



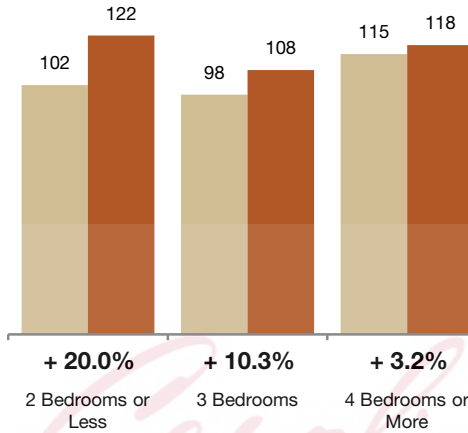
## By Price Range

7-2010 7-2011



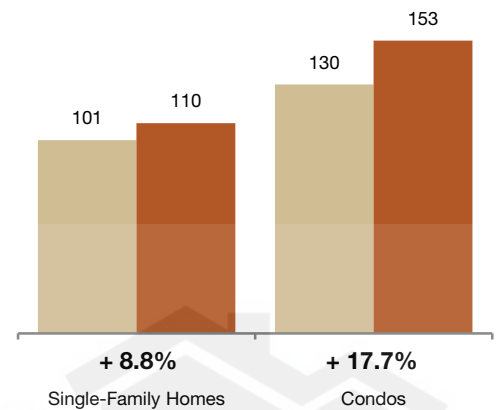
## By Bedroom Count

7-2010 7-2011



## By Property Type

7-2010 7-2011



### All Properties

#### By Price Range

	7-2010	7-2011	Change
\$75,000 and Below	87	96	+ 10.3%
\$75,001 to \$100,000	96	106	+ 10.0%
\$100,001 to \$150,000	92	115	+ 24.5%
\$150,001 to \$200,000	109	113	+ 3.2%
\$200,001 and Above	129	129	+ 0.4%
<b>All Price Ranges</b>	<b>103</b>	<b>113</b>	<b>+ 9.3%</b>

### Single-Family Homes

	7-2010	7-2011	Change
2 Bedrooms or Less	86	92	+ 7.1%
3 Bedrooms	93	102	+ 9.4%
4 Bedrooms or More	90	113	+ 25.1%
	106	108	+ 2.7%
	125	126	+ 0.7%
<b>All Single-Family Homes</b>	<b>101</b>	<b>110</b>	<b>+ 8.8%</b>

### Condos

	7-2010	7-2011	Change
	97	140	+ 44.4%
	112	129	+ 15.1%
	110	140	+ 26.9%
	167	184	+ 10.1%
	193	188	- 2.6%
<b>All Condos</b>	<b>130</b>	<b>153</b>	<b>+ 17.7%</b>

#### By Bedroom Count

	7-2010	7-2011	Change
2 Bedrooms or Less	102	122	+ 20.0%
3 Bedrooms	98	108	+ 10.3%
4 Bedrooms or More	115	118	+ 3.2%
<b>All Bedroom Counts</b>	<b>103</b>	<b>113</b>	<b>+ 9.3%</b>

	7-2010	7-2011	Change
2 Bedrooms or Less	87	97	+ 11.6%
3 Bedrooms	96	107	+ 11.5%
4 Bedrooms or More	115	118	+ 3.1%
<b>All Single-Family Homes</b>	<b>101</b>	<b>110</b>	<b>+ 8.8%</b>

	7-2010	7-2011	Change
	132	176	+ 33.9%
	131	129	- 1.4%
	87	100	+ 15.2%
<b>All Condos</b>	<b>130</b>	<b>153</b>	<b>+ 17.7%</b>

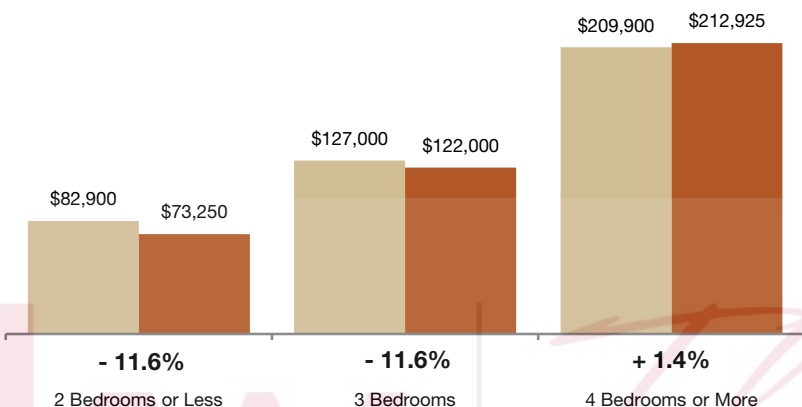
# Median Sales Price

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



## By Bedroom Count

■ 7-2010 ■ 7-2011



## By Property Type

■ 7-2010 ■ 7-2011



### All Properties

By Bedroom Count	7-2010	7-2011	Change
2 Bedrooms or Less	\$82,900	\$73,250	- 11.6%
3 Bedrooms	\$127,000	\$122,000	- 3.9%
4 Bedrooms or More	\$209,900	\$212,925	+ 1.4%
<b>All Bedroom Counts</b>	<b>\$138,600</b>	<b>\$139,900</b>	<b>+ 0.9%</b>

### Single-Family Homes

7-2010	7-2011	Change
\$67,900	\$55,000	- 19.0%
\$126,000	\$121,500	- 3.6%
\$210,000	\$213,500	+ 1.7%
<b>\$140,000</b>	<b>\$140,000</b>	<b>0.0%</b>

### Condos

7-2010	7-2011	Change
\$105,000	\$104,000	- 1.0%
\$135,000	\$124,900	- 7.5%
\$135,000	\$167,000	+ 23.7%
<b>\$119,000</b>	<b>\$115,500</b>	<b>- 2.9%</b>

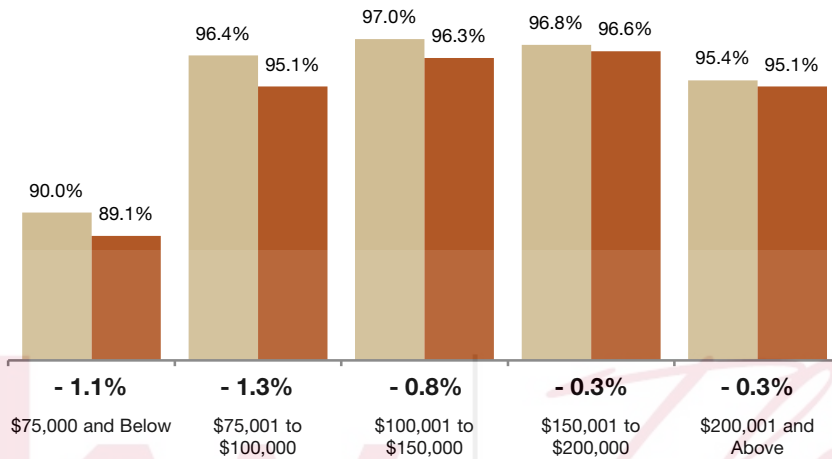
# Percent of List Price Received

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.**



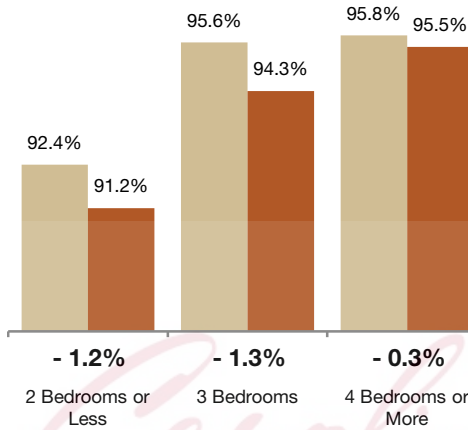
## By Price Range

■ 7-2010 ■ 7-2011



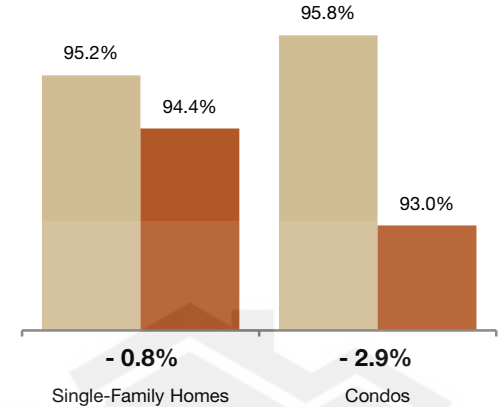
## By Bedroom Count

■ 7-2010 ■ 7-2011



## By Property Type

■ 7-2010 ■ 7-2011



### All Properties

#### By Price Range

	7-2010	7-2011	Change
\$75,000 and Below	90.0%	89.1%	- 1.1%
\$75,001 to \$100,000	96.4%	95.1%	- 1.3%
\$100,001 to \$150,000	97.0%	96.3%	- 0.8%
\$150,001 to \$200,000	96.8%	96.6%	- 0.3%
\$200,001 and Above	95.4%	95.1%	- 0.3%
<b>All Price Ranges</b>	<b>95.3%</b>	<b>94.3%</b>	<b>- 1.0%</b>

### Single-Family Homes

	7-2010	7-2011	Change
\$75,000 and Below	89.8%	89.0%	- 0.9%
\$75,001 to \$100,000	96.4%	95.3%	- 1.1%
\$100,001 to \$150,000	97.1%	96.4%	- 0.8%
\$150,001 to \$200,000	96.8%	96.7%	- 0.2%
\$200,001 and Above	95.4%	95.3%	- 0.1%
<b>All Price Ranges</b>	<b>95.2%</b>	<b>94.4%</b>	<b>- 0.8%</b>

### Condos

	7-2010	7-2011	Change
\$75,000 and Below	92.8%	89.5%	- 3.6%
\$75,001 to \$100,000	96.6%	94.2%	- 2.5%
\$100,001 to \$150,000	96.6%	95.2%	- 1.5%
\$150,001 to \$200,000	96.2%	94.8%	- 1.5%
\$200,001 and Above	95.2%	92.1%	- 3.3%
<b>All Price Ranges</b>	<b>95.8%</b>	<b>93.0%</b>	<b>- 2.9%</b>

#### By Bedroom Count

	7-2010	7-2011	Change
2 Bedrooms or Less	92.4%	91.2%	- 1.2%
3 Bedrooms	95.6%	94.3%	- 1.3%
4 Bedrooms or More	95.8%	95.5%	- 0.3%
<b>All Bedroom Counts</b>	<b>95.3%</b>	<b>94.3%</b>	<b>- 1.0%</b>

	7-2010	7-2011	Change
2 Bedrooms or Less	91.0%	90.6%	- 0.5%
3 Bedrooms	95.5%	94.4%	- 1.2%
4 Bedrooms or More	95.8%	95.5%	- 0.3%
<b>All Bedroom Counts</b>	<b>95.2%</b>	<b>94.4%</b>	<b>- 0.8%</b>

	7-2010	7-2011	Change
2 Bedrooms or Less	95.2%	92.6%	- 2.6%
3 Bedrooms	96.5%	93.2%	- 3.4%
4 Bedrooms or More	97.3%	95.9%	- 1.4%
<b>All Bedroom Counts</b>	<b>95.8%</b>	<b>93.0%</b>	<b>- 2.9%</b>

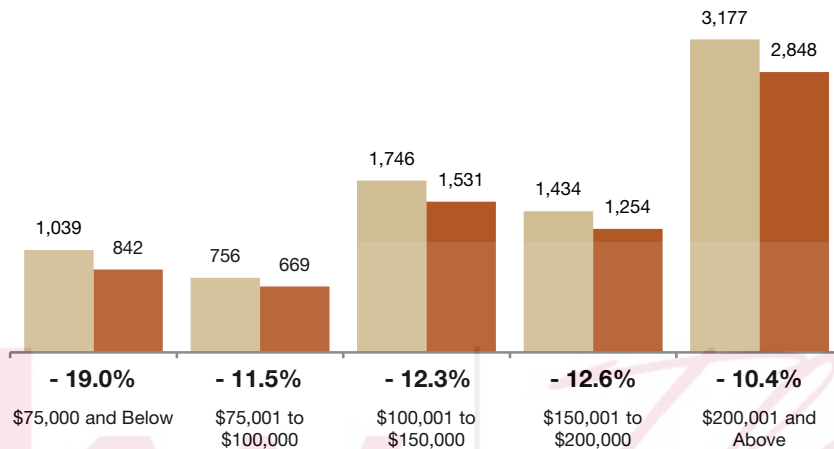
# Inventory of Homes for Sale

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



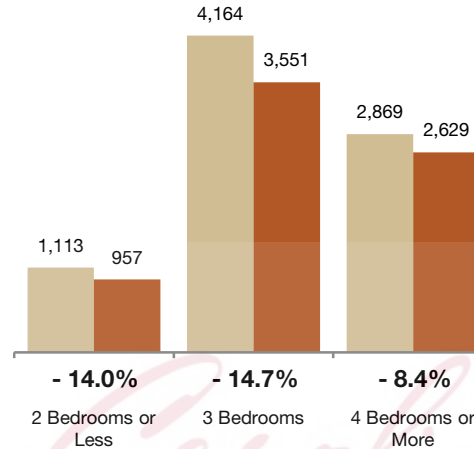
## By Price Range

7-2010 7-2011



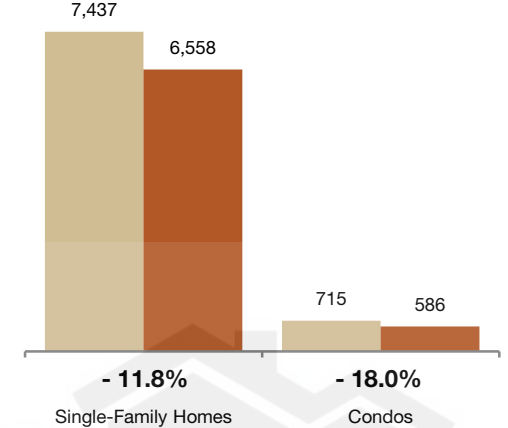
## By Bedroom Count

7-2010 7-2011



## By Property Type

7-2010 7-2011



### All Properties

#### By Price Range

	7-2010	7-2011	Change
\$75,000 and Below	1,039	842	- 19.0%
\$75,001 to \$100,000	756	669	- 11.5%
\$100,001 to \$150,000	1,746	1,531	- 12.3%
\$150,001 to \$200,000	1,434	1,254	- 12.6%
\$200,001 and Above	3,177	2,848	- 10.4%
<b>All Price Ranges</b>	<b>8,152</b>	<b>7,144</b>	<b>- 12.4%</b>

### Single-Family Homes

	7-2010	7-2011	Change
2 Bedrooms or Less	962	789	- 18.0%
3 Bedrooms	627	556	- 11.3%
4 Bedrooms or More	1,546	1,350	- 12.7%
	1,327	1,167	- 12.1%
	2,975	2,696	- 9.4%
<b>All Single-Family Homes</b>	<b>7,437</b>	<b>6,558</b>	<b>- 11.8%</b>

### Condos

	7-2010	7-2011	Change
	77	53	- 31.2%
	129	113	- 12.4%
	200	181	- 9.5%
	107	87	- 18.7%
	202	152	- 24.8%
<b>All Condos</b>	<b>715</b>	<b>586</b>	<b>- 18.0%</b>

#### By Bedroom Count

	7-2010	7-2011	Change
2 Bedrooms or Less	1,113	957	- 14.0%
3 Bedrooms	4,164	3,551	- 14.7%
4 Bedrooms or More	2,869	2,629	- 8.4%
<b>All Bedroom Counts</b>	<b>8,152</b>	<b>7,144</b>	<b>- 12.4%</b>

	7-2010	7-2011	Change
2 Bedrooms or Less	731	637	- 12.9%
3 Bedrooms	3,856	3,308	- 14.2%
4 Bedrooms or More	2,845	2,607	- 8.4%
<b>All Single-Family Homes</b>	<b>7,437</b>	<b>6,558</b>	<b>- 11.8%</b>

	7-2010	7-2011	Change
	382	320	- 16.2%
	308	243	- 21.1%
	24	22	- 8.3%
<b>All Condos</b>	<b>715</b>	<b>586</b>	<b>- 18.0%</b>

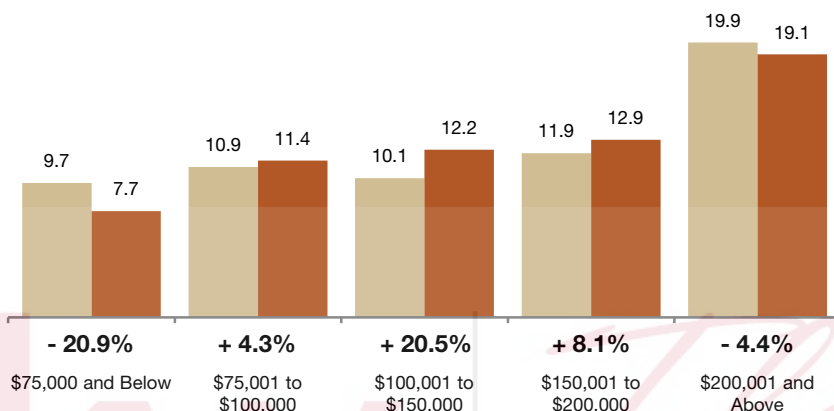
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



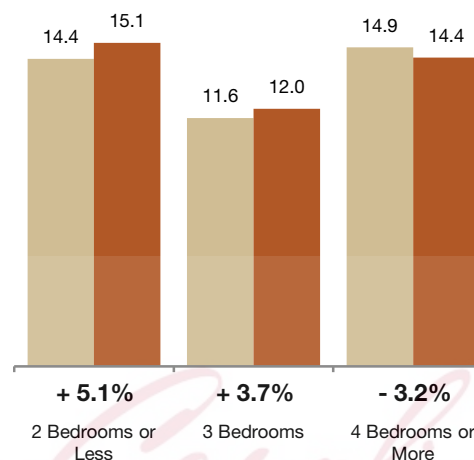
## By Price Range

■ 7-2010 ■ 7-2011



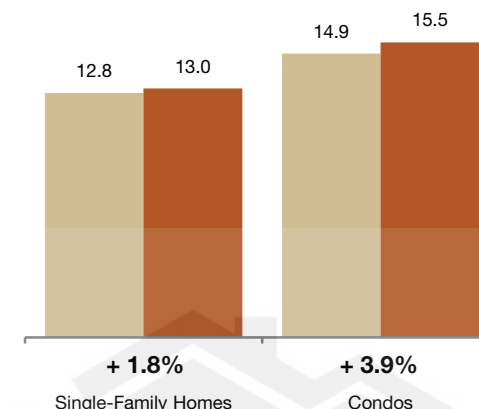
## By Bedroom Count

■ 7-2010 ■ 7-2011



## By Property Type

■ 7-2010 ■ 7-2011



## All Properties

### By Price Range

	7-2010	7-2011	Change
\$75,000 and Below	9.7	7.7	- 20.9%
\$75,001 to \$100,000	10.9	11.4	+ 4.3%
\$100,001 to \$150,000	10.1	12.2	+ 20.5%
\$150,001 to \$200,000	11.9	12.9	+ 8.1%
\$200,001 and Above	19.9	19.1	- 4.4%
<b>All Price Ranges</b>	<b>13.0</b>	<b>13.2</b>	<b>+ 1.9%</b>

## Single-Family Homes

	7-2010	7-2011	Change
\$75,000 and Below	9.5	7.7	- 18.6%
\$75,001 to \$100,000	10.5	10.8	+ 2.7%
\$100,001 to \$150,000	9.9	11.7	+ 17.7%
\$150,001 to \$200,000	11.7	12.7	+ 8.5%
\$200,001 and Above	19.8	19.1	- 3.8%
<b>All Price Ranges</b>	<b>12.8</b>	<b>13.0</b>	<b>+ 1.8%</b>

## Condos

	7-2010	7-2011	Change
\$75,000 and Below	14.9	7.5	- 49.8%
\$75,001 to \$100,000	13.5	15.6	+ 15.8%
\$100,001 to \$150,000	11.8	18.0	+ 52.6%
\$150,001 to \$200,000	15.1	15.6	+ 3.2%
\$200,001 and Above	21.8	19.2	- 12.1%
<b>All Price Ranges</b>	<b>14.9</b>	<b>15.5</b>	<b>+ 3.9%</b>

### By Bedroom Count

	7-2010	7-2011	Change
2 Bedrooms or Less	14.4	15.1	+ 5.1%
3 Bedrooms	11.6	12.0	+ 3.7%
4 Bedrooms or More	14.9	14.4	- 3.2%
<b>All Bedroom Counts</b>	<b>13.0</b>	<b>13.2</b>	<b>+ 1.9%</b>

	7-2010	7-2011	Change
2 Bedrooms or Less	14.1	14.5	+ 3.2%
3 Bedrooms	11.4	11.9	+ 3.9%
4 Bedrooms or More	14.9	14.4	- 2.9%
<b>All Bedroom Counts</b>	<b>12.8</b>	<b>13.0</b>	<b>+ 1.8%</b>

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## August 2011

In times of economic uncertainty, a home is one of the best long-term investments you can make. For the 12-month period spanning September 2010 through August 2011, Closed Sales in the Greater Greenville region were down 10.7 percent from the same period a year prior. However, the largest gain occurred in the \$75,000 and below range, where they increased 1.5 percent to 1,418 units.

The overall Median Sales Price was up 1.4 percent to \$139,900. But the property type with the largest price gain was the Single-Family segment, where prices remained flat 0.0 percent to \$140,000. The price range that tended to sell the quickest was the \$75,000 and below range at 99 days; the price range that tended to sell the slowest was the \$200,001 and above range at 127 days.

Market-wide, inventory levels were down 15.4 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 15.1 percent. That amounts to 12.4 months supply for Single-Family homes and 14.7 months supply for Condos.

## Quick Facts

+ 1.1%	- 0.8%	- 10.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$75,000 and Below	4 Bedrooms or More	Single-Family Homes

## S U C C E S S T E A M

Closed 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

[Click on desired metric to jump to that page.](#)



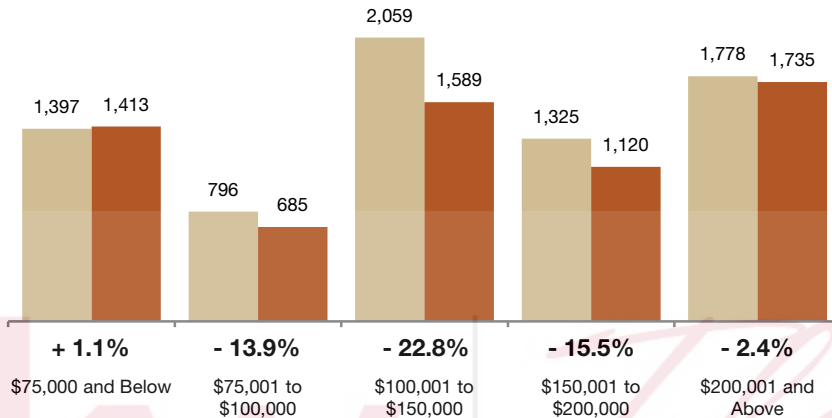
# Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



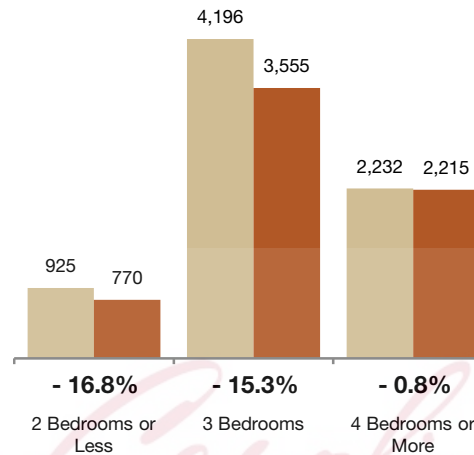
## By Price Range

■ 8-2010 ■ 8-2011



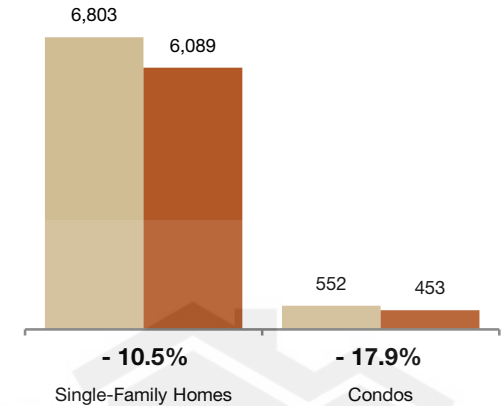
## By Bedroom Count

■ 8-2010 ■ 8-2011



## By Property Type

■ 8-2010 ■ 8-2011



### All Properties

#### By Price Range

	8-2010	8-2011	Change
\$75,000 and Below	1,397	1,413	+ 1.1%
\$75,001 to \$100,000	796	685	- 13.9%
\$100,001 to \$150,000	2,059	1,589	- 22.8%
\$150,001 to \$200,000	1,325	1,120	- 15.5%
\$200,001 and Above	1,778	1,735	- 2.4%
<b>All Price Ranges</b>	<b>7,355</b>	<b>6,542</b>	<b>- 11.1%</b>

### Single-Family Homes

	8-2010	8-2011	Change
\$75,000 and Below	1,320	1,312	- 0.6%
\$75,001 to \$100,000	690	594	- 13.9%
\$100,001 to \$150,000	1,865	1,473	- 21.0%
\$150,001 to \$200,000	1,253	1,060	- 15.4%
\$200,001 and Above	1,675	1,650	- 1.5%
<b>All Price Ranges</b>	<b>6,803</b>	<b>6,089</b>	<b>- 10.5%</b>

### Condos

	8-2010	8-2011	Change
\$75,000 and Below	77	101	+ 31.2%
\$75,001 to \$100,000	106	91	- 14.2%
\$100,001 to \$150,000	194	116	- 40.2%
\$150,001 to \$200,000	72	60	- 16.7%
\$200,001 and Above	103	85	- 17.5%
<b>All Price Ranges</b>	<b>552</b>	<b>453</b>	<b>- 17.9%</b>

#### By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	925	770	- 16.8%
3 Bedrooms	4,196	3,555	- 15.3%
4 Bedrooms or More	2,232	2,215	- 0.8%
<b>All Bedroom Counts</b>	<b>7,355</b>	<b>6,542</b>	<b>- 11.1%</b>

	8-2010	8-2011	Change
2 Bedrooms or Less	628	534	- 15.0%
3 Bedrooms	3,956	3,357	- 15.1%
4 Bedrooms or More	2,217	2,196	- 0.9%
<b>All Bedroom Counts</b>	<b>6,803</b>	<b>6,089</b>	<b>- 10.5%</b>

	8-2010	8-2011	Change
2 Bedrooms or Less	297	236	- 20.5%
3 Bedrooms	240	198	- 17.5%
4 Bedrooms or More	15	19	+ 26.7%
<b>All Bedroom Counts</b>	<b>552</b>	<b>453</b>	<b>- 17.9%</b>

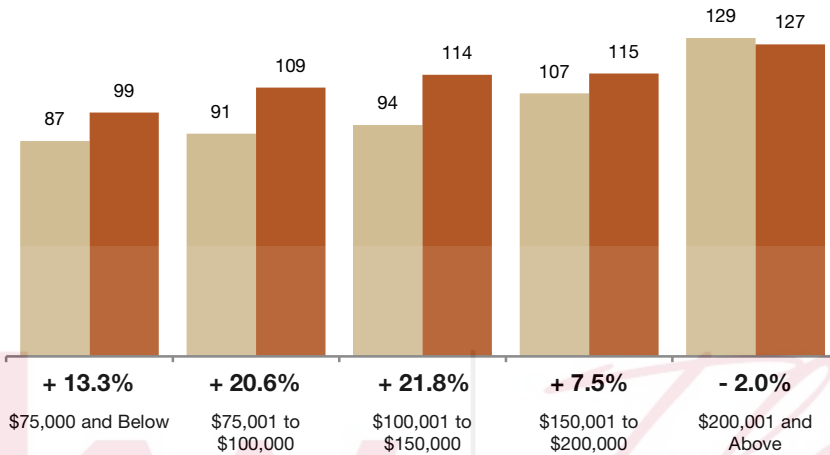
# Days on Market Until Sale

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



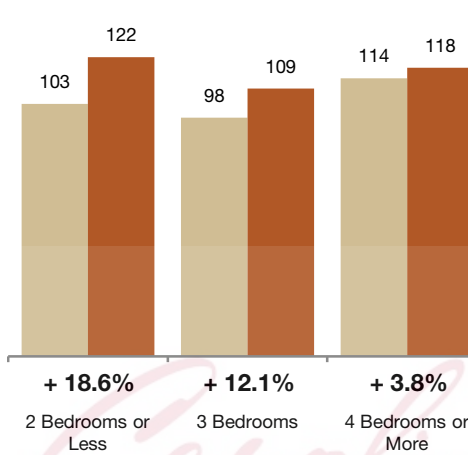
## By Price Range

■ 8-2010 ■ 8-2011



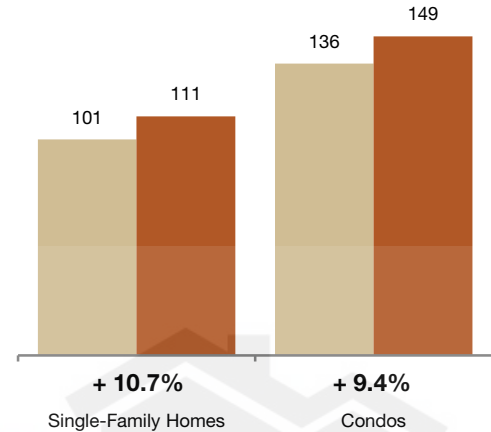
## By Bedroom Count

■ 8-2010 ■ 8-2011



## By Property Type

■ 8-2010 ■ 8-2011



## All Properties

### By Price Range

	8-2010	8-2011	Change
\$75,000 and Below	87	99	+ 13.3%
\$75,001 to \$100,000	91	109	+ 20.6%
\$100,001 to \$150,000	94	114	+ 21.8%
\$150,001 to \$200,000	107	115	+ 7.5%
\$200,001 and Above	129	127	- 2.0%
<b>All Price Ranges</b>	<b>103</b>	<b>114</b>	<b>+ 10.3%</b>

## Single-Family Homes

	8-2010	8-2011	Change
\$75,000 and Below	87	96	+ 10.6%
\$75,001 to \$100,000	88	105	+ 19.8%
\$100,001 to \$150,000	91	113	+ 23.7%
\$150,001 to \$200,000	104	111	+ 7.4%
\$200,001 and Above	125	124	- 0.4%
<b>All Price Ranges</b>	<b>101</b>	<b>111</b>	<b>+ 10.7%</b>

## Condos

	8-2010	8-2011	Change
\$75,000 and Below	97	137	+ 41.7%
\$75,001 to \$100,000	110	136	+ 24.4%
\$100,001 to \$150,000	118	131	+ 10.9%
\$150,001 to \$200,000	163	180	+ 10.2%
\$200,001 and Above	205	176	- 14.2%
<b>All Price Ranges</b>	<b>136</b>	<b>149</b>	<b>+ 9.4%</b>

### By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	103	122	+ 18.6%
3 Bedrooms	98	109	+ 12.1%
4 Bedrooms or More	114	118	+ 3.8%
<b>All Bedroom Counts</b>	<b>103</b>	<b>114</b>	<b>+ 10.3%</b>

	8-2010	8-2011	Change
2 Bedrooms or Less	86	101	+ 17.3%
3 Bedrooms	95	109	+ 13.7%
4 Bedrooms or More	114	118	+ 3.8%
<b>All Bedroom Counts</b>	<b>101</b>	<b>111</b>	<b>+ 10.7%</b>

	8-2010	8-2011	Change
2 Bedrooms or Less	140	172	+ 22.5%
3 Bedrooms	133	125	- 5.9%
4 Bedrooms or More	88	101	+ 14.2%
<b>All Bedroom Counts</b>	<b>136</b>	<b>149</b>	<b>+ 9.4%</b>

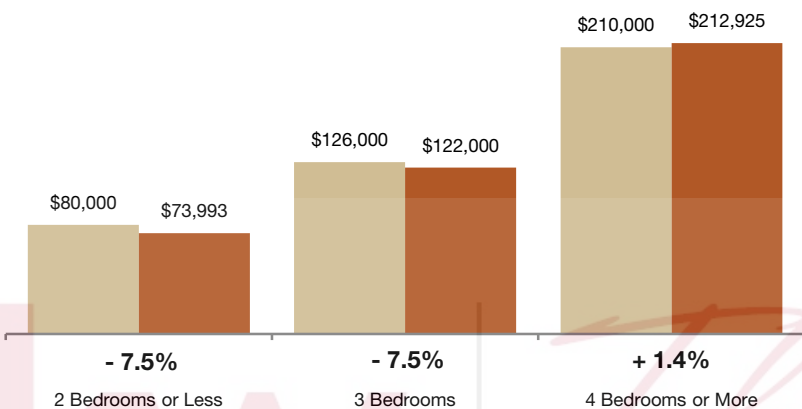
# Median Sales Price

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



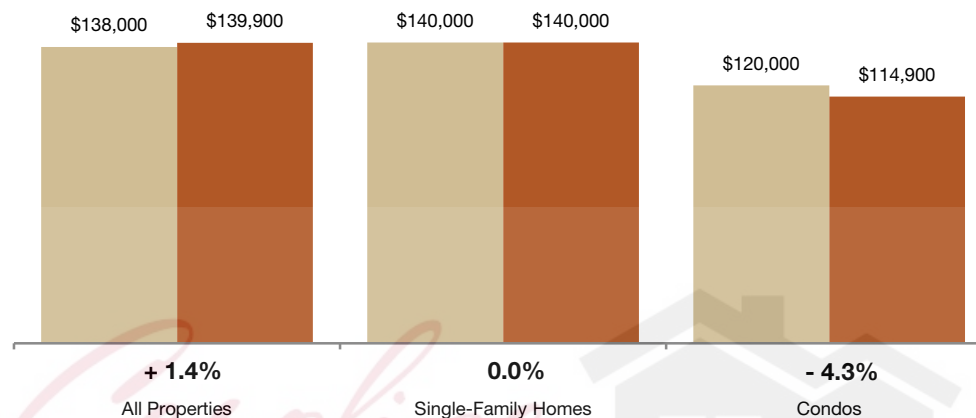
## By Bedroom Count

■ 8-2010 ■ 8-2011



## By Property Type

■ 8-2010 ■ 8-2011



### All Properties

By Bedroom Count	8-2010	8-2011	Change
2 Bedrooms or Less	\$80,000	\$73,993	- 7.5%
3 Bedrooms	\$126,000	\$122,000	- 3.2%
4 Bedrooms or More	\$210,000	\$212,925	+ 1.4%
<b>All Bedroom Counts</b>	<b>\$138,000</b>	<b>\$139,900</b>	<b>+ 1.4%</b>

### Single-Family Homes

8-2010	8-2011	Change
\$64,000	\$56,500	- 11.7%
\$125,750	\$122,000	- 3.0%
\$210,000	\$213,500	+ 1.7%
<b>\$140,000</b>	<b>\$140,000</b>	<b>0.0%</b>

### Condos

8-2010	8-2011	Change
\$107,900	\$99,950	- 7.4%
\$135,000	\$124,240	- 8.0%
\$135,000	\$141,752	+ 5.0%
<b>\$120,000</b>	<b>\$114,900</b>	<b>- 4.3%</b>

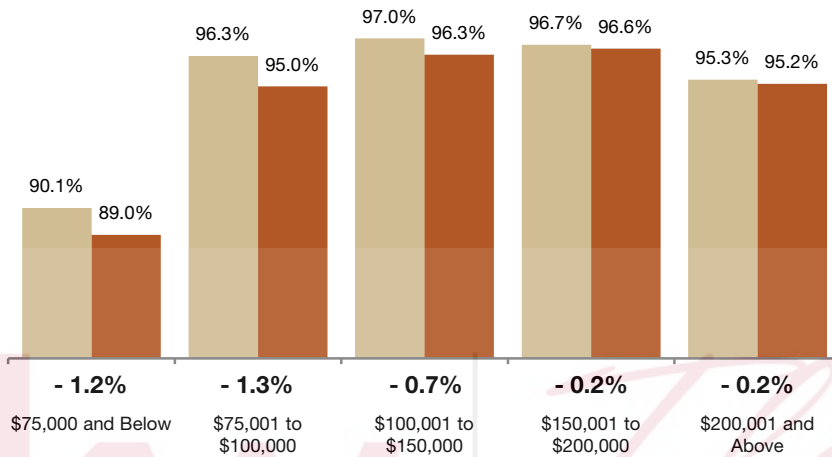
# Percent of List Price Received

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.**



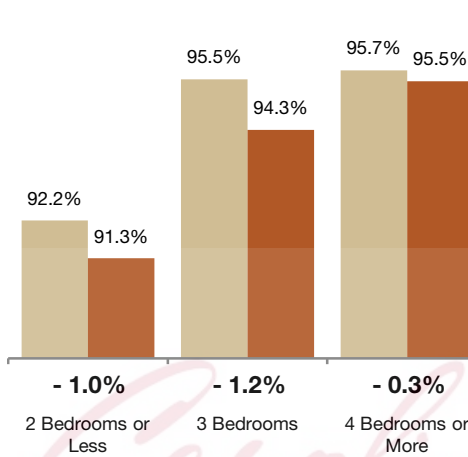
## By Price Range

■ 8-2010 ■ 8-2011



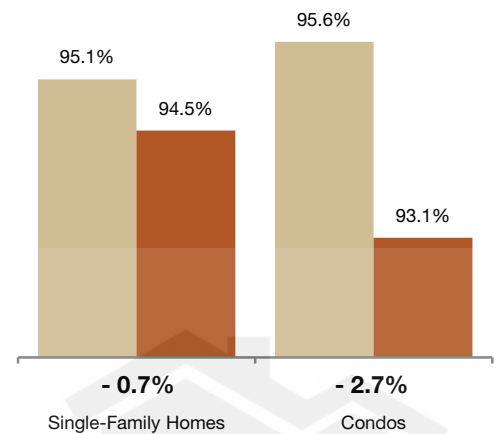
## By Bedroom Count

■ 8-2010 ■ 8-2011



## By Property Type

■ 8-2010 ■ 8-2011



	All Properties			Single-Family Homes			Condos		
By Price Range	8-2010	8-2011	Change	8-2010	8-2011	Change	8-2010	8-2011	Change
\$75,000 and Below	90.1%	89.0%	- 1.2%	89.9%	89.0%	- 1.1%	93.1%	89.5%	- 3.8%
\$75,001 to \$100,000	96.3%	95.0%	- 1.3%	96.3%	95.2%	- 1.1%	96.5%	94.1%	- 2.5%
\$100,001 to \$150,000	97.0%	96.3%	- 0.7%	97.1%	96.4%	- 0.7%	96.4%	95.4%	- 1.1%
\$150,001 to \$200,000	96.7%	96.6%	- 0.2%	96.8%	96.7%	- 0.1%	96.0%	94.8%	- 1.2%
\$200,001 and Above	95.3%	95.2%	- 0.2%	95.3%	95.3%	- 0.0%	94.9%	91.7%	- 3.4%
<b>All Price Ranges</b>	<b>95.2%</b>	<b>94.4%</b>	<b>- 0.8%</b>	<b>95.1%</b>	<b>94.5%</b>	<b>- 0.7%</b>	<b>95.6%</b>	<b>93.1%</b>	<b>- 2.7%</b>

	All Properties			Single-Family Homes			Condos		
By Bedroom Count	8-2010	8-2011	Change	8-2010	8-2011	Change	8-2010	8-2011	Change
2 Bedrooms or Less	92.2%	91.3%	- 1.0%	90.9%	90.8%	- 0.1%	95.0%	92.6%	- 2.6%
3 Bedrooms	95.5%	94.3%	- 1.2%	95.5%	94.4%	- 1.1%	96.3%	93.4%	- 3.0%
4 Bedrooms or More	95.7%	95.5%	- 0.3%	95.7%	95.5%	- 0.3%	97.3%	95.7%	- 1.7%
<b>All Bedroom Counts</b>	<b>95.2%</b>	<b>94.4%</b>	<b>- 0.8%</b>	<b>95.1%</b>	<b>94.5%</b>	<b>- 0.7%</b>	<b>95.6%</b>	<b>93.1%</b>	<b>- 2.7%</b>

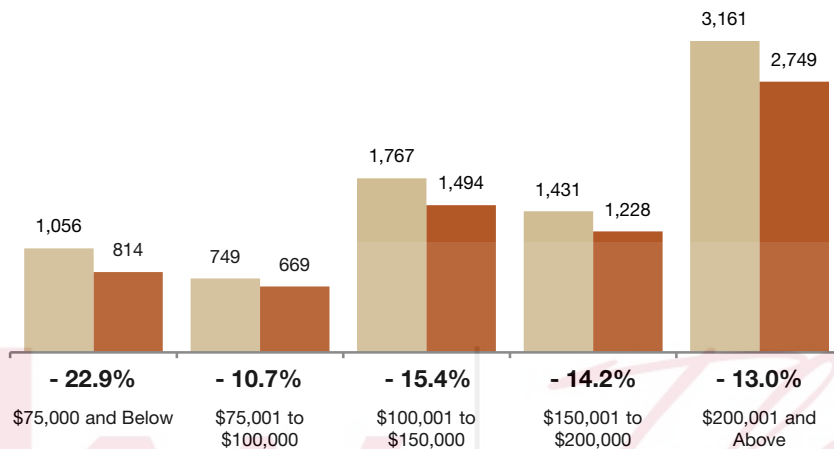
# Inventory of Homes for Sale

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



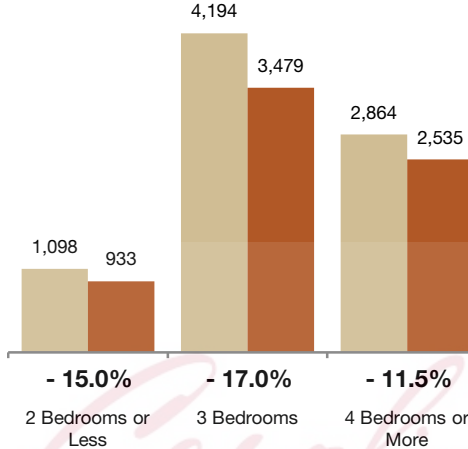
## By Price Range

■ 8-2010 ■ 8-2011



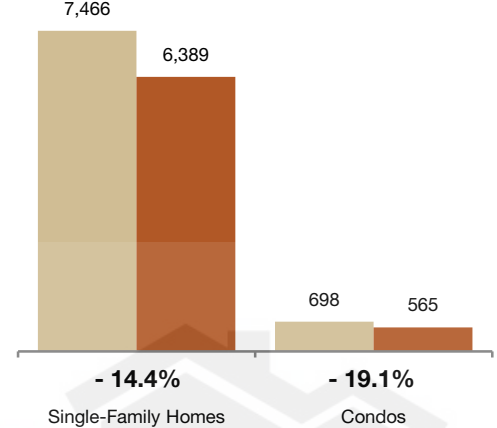
## By Bedroom Count

■ 8-2010 ■ 8-2011



## By Property Type

■ 8-2010 ■ 8-2011



### All Properties

#### By Price Range

	8-2010	8-2011	Change
\$75,000 and Below	1,056	814	- 22.9%
\$75,001 to \$100,000	749	669	- 10.7%
\$100,001 to \$150,000	1,767	1,494	- 15.4%
\$150,001 to \$200,000	1,431	1,228	- 14.2%
\$200,001 and Above	3,161	2,749	- 13.0%
<b>All Price Ranges</b>	<b>8,164</b>	<b>6,954</b>	<b>- 14.8%</b>

### Single-Family Homes

	8-2010	8-2011	Change
2 Bedrooms or Less	978	754	- 22.9%
3 Bedrooms	625	552	- 11.7%
4 Bedrooms or More	1,568	1,332	- 15.1%
	1,335	1,149	- 13.9%
	2,960	2,602	- 12.1%
<b>All Single-Family Homes</b>	<b>7,466</b>	<b>6,389</b>	<b>- 14.4%</b>

### Condos

	8-2010	8-2011	Change
Single-Family Homes	78	60	- 23.1%
Condos	124	117	- 5.6%
	199	162	- 18.6%
	96	79	- 17.7%
	201	147	- 26.9%
<b>All Condos</b>	<b>698</b>	<b>565</b>	<b>- 19.1%</b>

#### By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	1,098	933	- 15.0%
3 Bedrooms	4,194	3,479	- 17.0%
4 Bedrooms or More	2,864	2,535	- 11.5%
<b>All Bedroom Counts</b>	<b>8,164</b>	<b>6,954</b>	<b>- 14.8%</b>

	8-2010	8-2011	Change
2 Bedrooms or Less	720	620	- 13.9%
3 Bedrooms	3,896	3,254	- 16.5%
4 Bedrooms or More	2,843	2,509	- 11.7%
<b>All Single-Family Homes</b>	<b>7,466</b>	<b>6,389</b>	<b>- 14.4%</b>
	8-2010	8-2011	Change
Single-Family Homes	378	313	- 17.2%
Condos	298	225	- 24.5%
	21	26	+ 23.8%
<b>All Condos</b>	<b>698</b>	<b>565</b>	<b>- 19.1%</b>

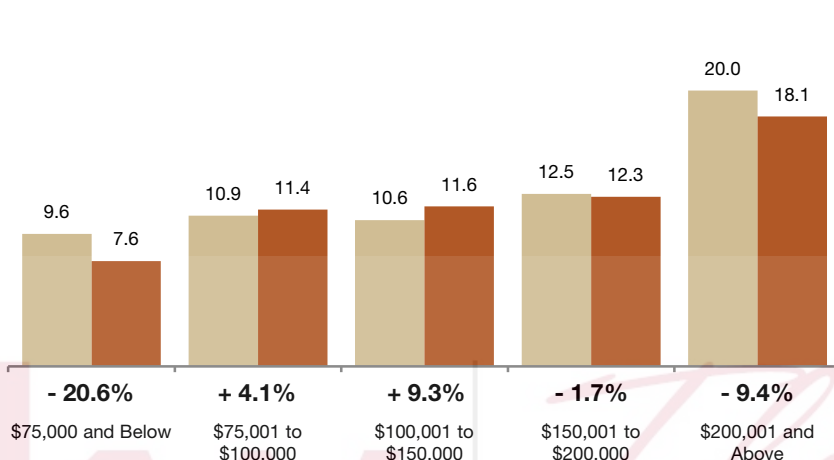
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



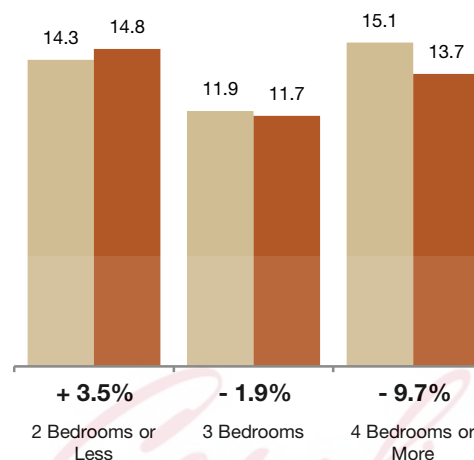
## By Price Range

■ 8-2010 ■ 8-2011



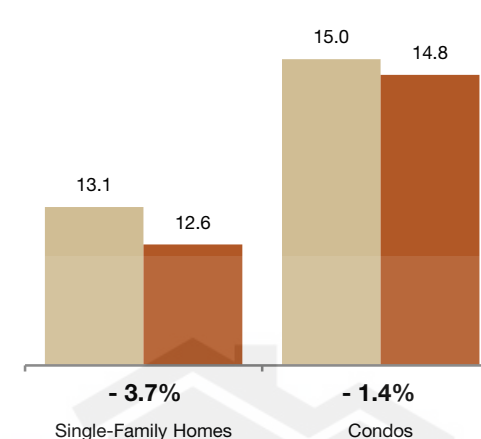
## By Bedroom Count

■ 8-2010 ■ 8-2011



## By Property Type

■ 8-2010 ■ 8-2011



## All Properties

### By Price Range

	8-2010	8-2011	Change
\$75,000 and Below	9.6	7.6	- 20.6%
\$75,001 to \$100,000	10.9	11.4	+ 4.1%
\$100,001 to \$150,000	10.6	11.6	+ 9.3%
\$150,001 to \$200,000	12.5	12.3	- 1.7%
\$200,001 and Above	20.0	18.1	- 9.4%
<b>All Price Ranges</b>	<b>13.2</b>	<b>12.7</b>	<b>- 3.6%</b>

## Single-Family Homes

	8-2010	8-2011	Change
\$75,000 and Below	9.3	7.5	- 19.3%
\$75,001 to \$100,000	10.5	10.7	+ 2.0%
\$100,001 to \$150,000	10.4	11.3	+ 8.3%
\$150,001 to \$200,000	12.4	12.2	- 1.5%
\$200,001 and Above	19.9	18.1	- 9.2%
<b>All Price Ranges</b>	<b>13.1</b>	<b>12.6</b>	<b>- 3.7%</b>

## Condos

	8-2010	8-2011	Change
\$75,000 and Below	14.9	9.0	- 39.4%
\$75,001 to \$100,000	13.8	16.1	+ 17.1%
\$100,001 to \$150,000	12.6	15.4	+ 22.1%
\$150,001 to \$200,000	13.9	13.4	- 3.8%
\$200,001 and Above	21.0	18.8	- 10.5%
<b>All Price Ranges</b>	<b>15.0</b>	<b>14.8</b>	<b>- 1.4%</b>

### By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	14.3	14.8	+ 3.5%
3 Bedrooms	11.9	11.7	- 1.9%
4 Bedrooms or More	15.1	13.7	- 9.7%
<b>All Bedroom Counts</b>	<b>13.2</b>	<b>12.7</b>	<b>- 3.6%</b>

	8-2010	8-2011	Change
2 Bedrooms or Less	13.9	14.1	+ 1.8%
3 Bedrooms	11.8	11.6	- 1.1%
4 Bedrooms or More	15.1	13.6	- 9.8%
<b>All Bedroom Counts</b>	<b>13.1</b>	<b>12.6</b>	<b>- 3.7%</b>

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## September 2011

It's no secret that certain market segments tend to outperform others based on a number of factors. For the 12-month period spanning October 2010 through September 2011, Closed Sales in the Greater Greenville region were down 7.7 percent overall. The price range with the largest gain in sales was the \$75,000 and Below range, where they increased 3.5 percent.

The overall Median Sales Price was up 0.8 percent to \$139,999. The price range that tended to sell the quickest was the \$75,000 and Below range at 101 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 125 days.

Market-wide, inventory levels were down 15.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 14.7 percent. That amounts to 12.0 months supply for Single-Family homes and 14.9 months supply for Condos.

## Quick Facts

+ 3.5%	+ 4.0%	- 6.9%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$75,000 and Below	4 Bedrooms or More	Single-Family Homes

S U C C E S S   T E A M

Closed 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

[Click on desired metric to jump to that page.](#)



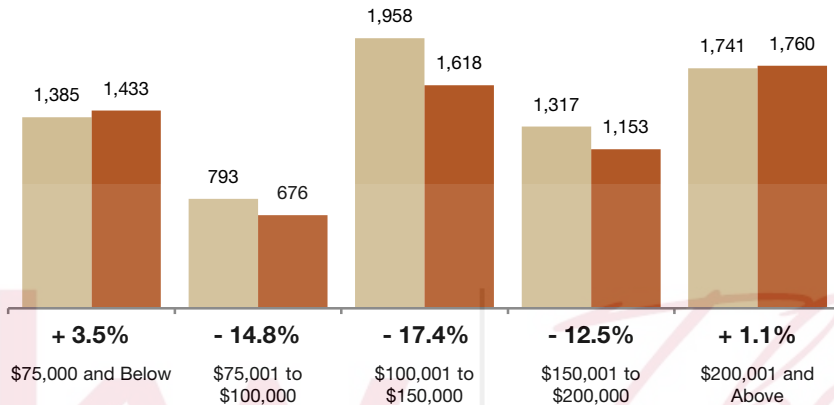
# Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



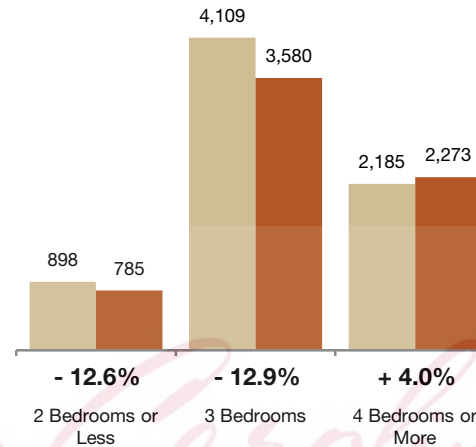
## By Price Range

■ 9-2010 ■ 9-2011



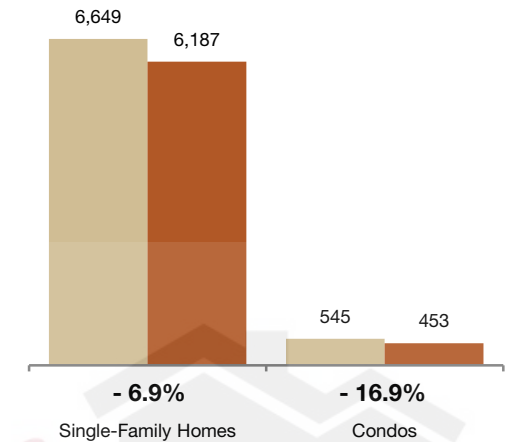
## By Bedroom Count

■ 9-2010 ■ 9-2011



## By Property Type

■ 9-2010 ■ 9-2011



### All Properties

#### By Price Range

	9-2010	9-2011	Change
\$75,000 and Below	1,385	1,433	+ 3.5%
\$75,001 to \$100,000	793	676	- 14.8%
\$100,001 to \$150,000	1,958	1,618	- 17.4%
\$150,001 to \$200,000	1,317	1,153	- 12.5%
\$200,001 and Above	1,741	1,760	+ 1.1%
<b>All Price Ranges</b>	<b>7,194</b>	<b>6,640</b>	<b>- 7.7%</b>

### Single-Family Homes

	9-2010	9-2011	Change
\$75,000 and Below	1,306	1,334	+ 2.1%
\$75,001 to \$100,000	686	588	- 14.3%
\$100,001 to \$150,000	1,774	1,500	- 15.4%
\$150,001 to \$200,000	1,242	1,089	- 12.3%
\$200,001 and Above	1,641	1,676	+ 2.1%
<b>All Price Ranges</b>	<b>6,649</b>	<b>6,187</b>	<b>- 6.9%</b>

### Condos

	9-2010	9-2011	Change
\$75,000 and Below	79	99	+ 25.3%
\$75,001 to \$100,000	107	88	- 17.8%
\$100,001 to \$150,000	184	118	- 35.9%
\$150,001 to \$200,000	75	64	- 14.7%
\$200,001 and Above	100	84	- 16.0%
<b>All Price Ranges</b>	<b>545</b>	<b>453</b>	<b>- 16.9%</b>

#### By Bedroom Count

	9-2010	9-2011	Change
2 Bedrooms or Less	898	785	- 12.6%
3 Bedrooms	4,109	3,580	- 12.9%
4 Bedrooms or More	2,185	2,273	+ 4.0%
<b>All Bedroom Counts</b>	<b>7,194</b>	<b>6,640</b>	<b>- 7.7%</b>

	9-2010	9-2011	Change
2 Bedrooms or Less	612	549	- 10.3%
3 Bedrooms	3,863	3,382	- 12.5%
4 Bedrooms or More	2,172	2,254	+ 3.8%
<b>All Bedroom Counts</b>	<b>6,649</b>	<b>6,187</b>	<b>- 6.9%</b>

	9-2010	9-2011	Change
2 Bedrooms or Less	286	236	- 17.5%
3 Bedrooms	246	198	- 19.5%
4 Bedrooms or More	13	19	+ 46.2%
<b>All Bedroom Counts</b>	<b>545</b>	<b>453</b>	<b>- 16.9%</b>

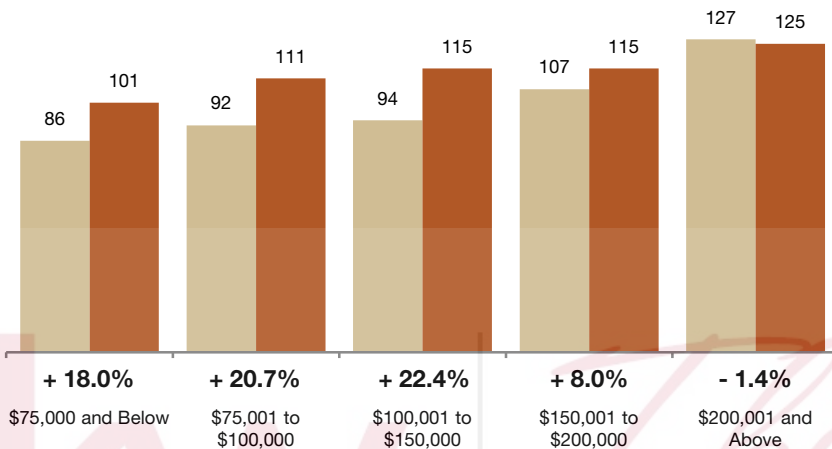
# Days on Market Until Sale

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



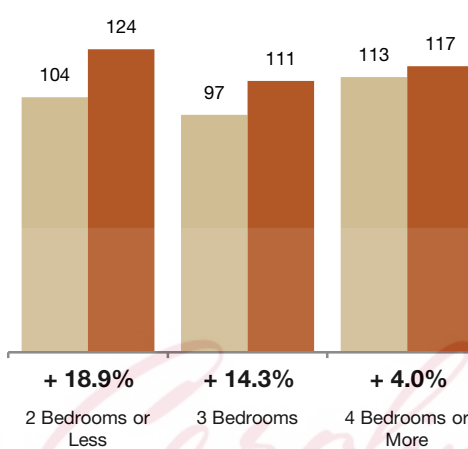
## By Price Range

■ 9-2010 ■ 9-2011



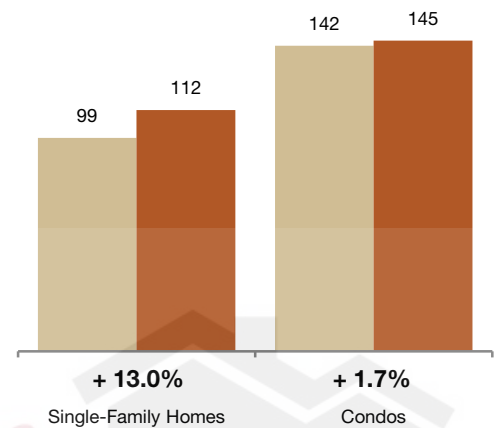
## By Bedroom Count

■ 9-2010 ■ 9-2011



## By Property Type

■ 9-2010 ■ 9-2011



### All Properties

#### By Price Range

	9-2010	9-2011	Change
\$75,000 and Below	86	101	+ 18.0%
\$75,001 to \$100,000	92	111	+ 20.7%
\$100,001 to \$150,000	94	115	+ 22.4%
\$150,001 to \$200,000	107	115	+ 8.0%
\$200,001 and Above	127	125	- 1.4%
<b>All Price Ranges</b>	<b>103</b>	<b>115</b>	<b>+ 11.6%</b>

### Single-Family Homes

	9-2010	9-2011	Change
\$75,000 and Below	85	99	+ 16.1%
\$75,001 to \$100,000	89	107	+ 21.1%
\$100,001 to \$150,000	91	114	+ 24.5%
\$150,001 to \$200,000	103	113	+ 9.3%
\$200,001 and Above	121	123	+ 1.8%
<b>All Price Ranges</b>	<b>99</b>	<b>112</b>	<b>+ 13.0%</b>

### Condos

	9-2010	9-2011	Change
\$75,000 and Below	99	137	+ 37.5%
\$75,001 to \$100,000	115	137	+ 19.6%
\$100,001 to \$150,000	120	133	+ 10.6%
\$150,001 to \$200,000	170	163	- 4.6%
\$200,001 and Above	224	164	- 26.8%
<b>All Price Ranges</b>	<b>142</b>	<b>145</b>	<b>+ 1.7%</b>

#### By Bedroom Count

	9-2010	9-2011	Change
2 Bedrooms or Less	104	124	+ 18.9%
3 Bedrooms	97	111	+ 14.3%
4 Bedrooms or More	113	117	+ 4.0%
<b>All Bedroom Counts</b>	<b>103</b>	<b>115</b>	<b>+ 11.6%</b>

	9-2010	9-2011	Change
2 Bedrooms or Less	84	103	+ 23.5%
3 Bedrooms	94	111	+ 17.2%
4 Bedrooms or More	113	117	+ 3.9%
<b>All Bedroom Counts</b>	<b>99</b>	<b>112</b>	<b>+ 13.0%</b>

	9-2010	9-2011	Change
2 Bedrooms or Less	148	172	+ 15.8%
3 Bedrooms	139	117	- 15.8%
4 Bedrooms or More	78	101	+ 30.3%
<b>All Bedroom Counts</b>	<b>142</b>	<b>145</b>	<b>+ 1.7%</b>

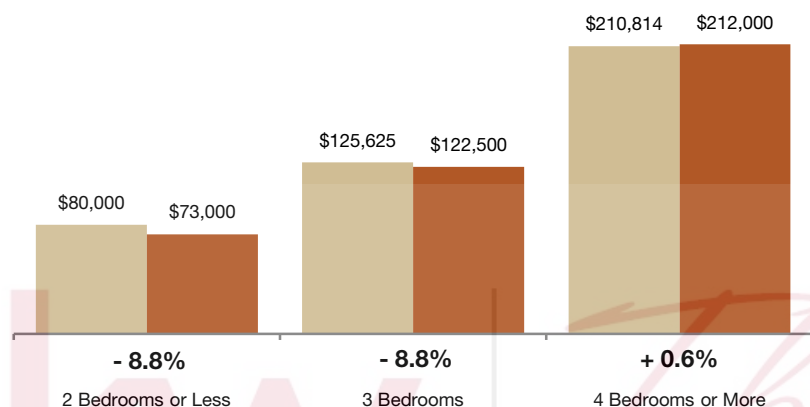
# Median Sales Price

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



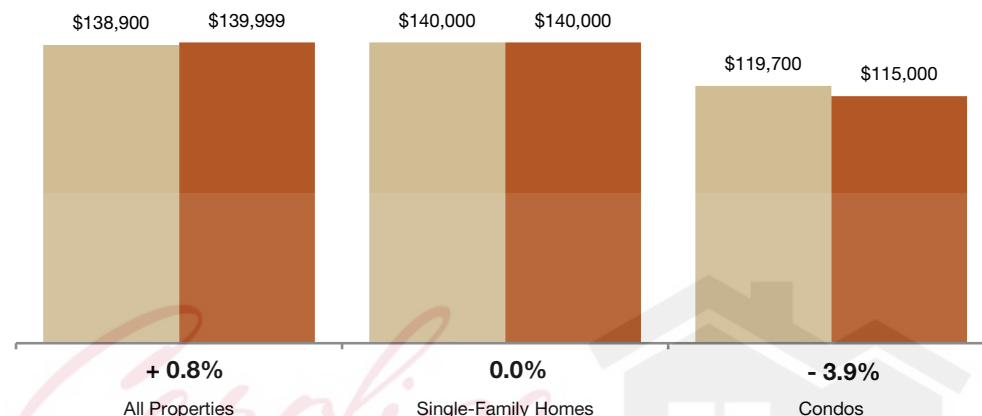
## By Bedroom Count

■ 9-2010 ■ 9-2011



## By Property Type

■ 9-2010 ■ 9-2011



### All Properties

By Bedroom Count	9-2010	9-2011	Change
2 Bedrooms or Less	\$80,000	\$73,000	- 8.8%
3 Bedrooms	\$125,625	\$122,500	- 2.5%
4 Bedrooms or More	\$210,814	\$212,000	+ 0.6%
<b>All Bedroom Counts</b>	<b>\$138,900</b>	<b>\$139,999</b>	<b>+ 0.8%</b>

### Single-Family Homes

	9-2010	9-2011	Change
	\$65,000	\$56,000	- 13.8%
	\$125,000	\$122,000	- 2.4%
	\$211,000	\$212,000	+ 0.5%
	<b>\$140,000</b>	<b>\$140,000</b>	<b>0.0%</b>

### Condos

	9-2010	9-2011	Change
	\$109,950	\$99,700	- 9.3%
	\$134,950	\$125,000	- 7.4%
	\$119,500	\$167,000	+ 39.7%
	<b>\$119,700</b>	<b>\$115,000</b>	<b>- 3.9%</b>

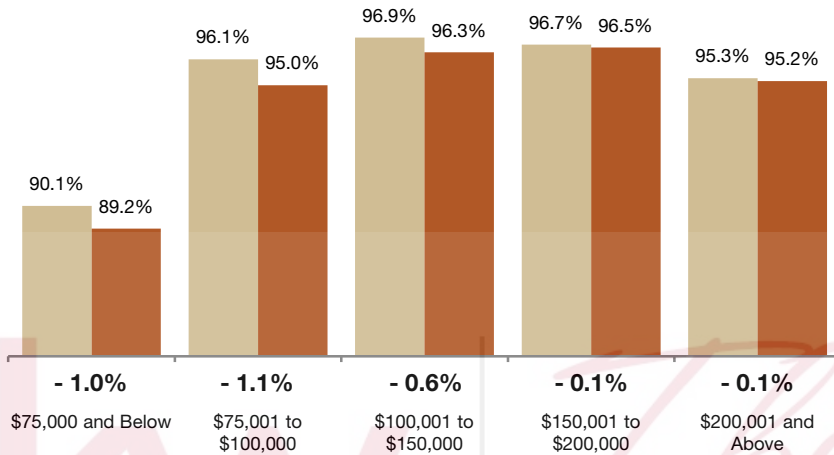
# Percent of List Price Received

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.**



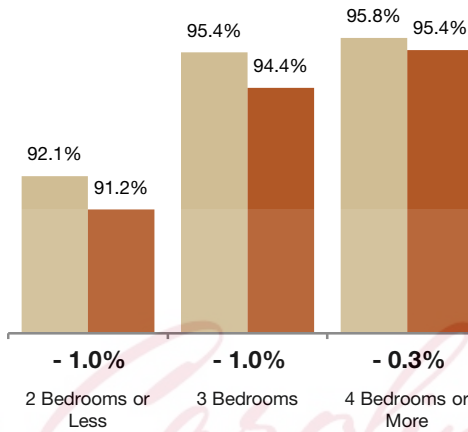
## By Price Range

■ 9-2010 ■ 9-2011



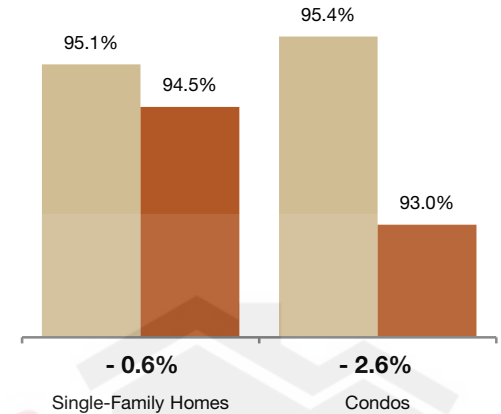
## By Bedroom Count

■ 9-2010 ■ 9-2011



## By Property Type

■ 9-2010 ■ 9-2011



### All Properties

#### By Price Range

	9-2010	9-2011	Change
\$75,000 and Below	90.1%	89.2%	- 1.0%
\$75,001 to \$100,000	96.1%	95.0%	- 1.1%
\$100,001 to \$150,000	96.9%	96.3%	- 0.6%
\$150,001 to \$200,000	96.7%	96.5%	- 0.1%
\$200,001 and Above	95.3%	95.2%	- 0.1%
<b>All Price Ranges</b>	<b>95.1%</b>	<b>94.4%</b>	<b>- 0.7%</b>

### Single-Family Homes

	9-2010	9-2011	Change
\$75,000 and Below	89.9%	89.2%	- 0.8%
\$75,001 to \$100,000	96.0%	95.2%	- 0.8%
\$100,001 to \$150,000	97.0%	96.4%	- 0.6%
\$150,001 to \$200,000	96.7%	96.7%	- 0.0%
\$200,001 and Above	95.4%	95.3%	- 0.1%
<b>All Price Ranges</b>	<b>95.1%</b>	<b>94.5%</b>	<b>- 0.6%</b>

### Condos

	9-2010	9-2011	Change
\$75,000 and Below	93.6%	89.0%	- 4.9%
\$75,001 to \$100,000	96.5%	93.7%	- 2.8%
\$100,001 to \$150,000	96.2%	95.5%	- 0.7%
\$150,001 to \$200,000	96.2%	94.4%	- 1.9%
\$200,001 and Above	93.8%	92.2%	- 1.7%
<b>All Price Ranges</b>	<b>95.4%</b>	<b>93.0%</b>	<b>- 2.6%</b>

#### By Bedroom Count

	9-2010	9-2011	Change
2 Bedrooms or Less	92.1%	91.2%	- 1.0%
3 Bedrooms	95.4%	94.4%	- 1.0%
4 Bedrooms or More	95.8%	95.4%	- 0.3%
<b>All Bedroom Counts</b>	<b>95.1%</b>	<b>94.4%</b>	<b>- 0.7%</b>

	9-2010	9-2011	Change
2 Bedrooms or Less	90.8%	90.8%	- 0.0%
3 Bedrooms	95.3%	94.5%	- 0.9%
4 Bedrooms or More	95.8%	95.4%	- 0.3%
<b>All Bedroom Counts</b>	<b>95.1%</b>	<b>94.5%</b>	<b>- 0.6%</b>

	9-2010	9-2011	Change
2 Bedrooms or Less	94.9%	92.3%	- 2.7%
3 Bedrooms	96.0%	93.5%	- 2.5%
4 Bedrooms or More	97.5%	95.6%	- 2.0%
<b>All Bedroom Counts</b>	<b>95.4%</b>	<b>93.0%</b>	<b>- 2.6%</b>

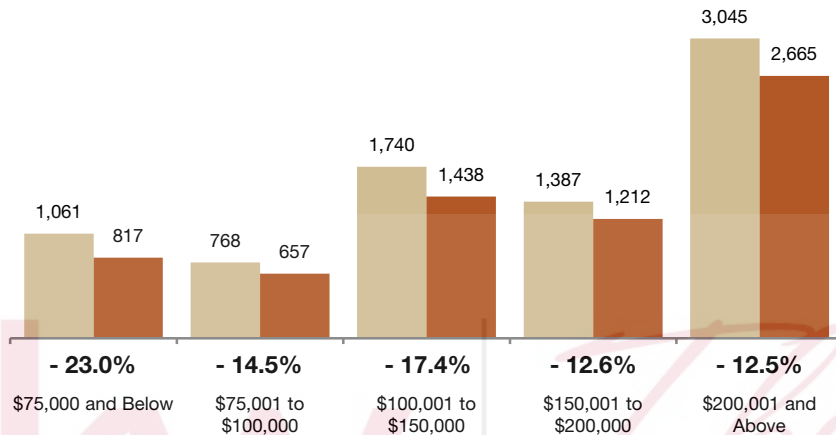
# Inventory of Homes for Sale

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



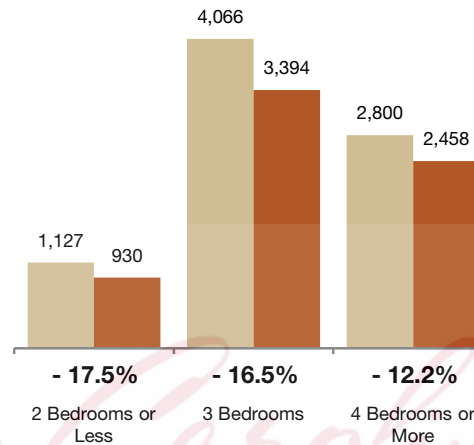
## By Price Range

■ 9-2010 ■ 9-2011



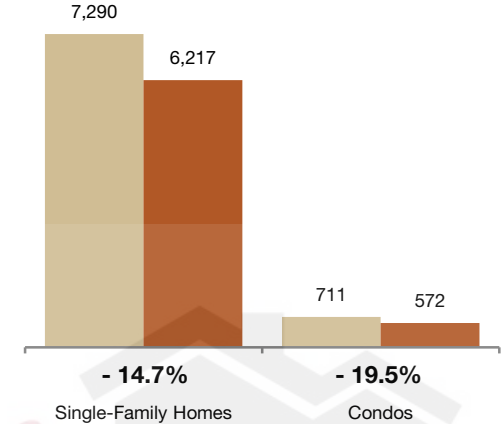
## By Bedroom Count

■ 9-2010 ■ 9-2011



## By Property Type

■ 9-2010 ■ 9-2011



### All Properties

#### By Price Range

	9-2010	9-2011	Change
\$75,000 and Below	1,061	817	- 23.0%
\$75,001 to \$100,000	768	657	- 14.5%
\$100,001 to \$150,000	1,740	1,438	- 17.4%
\$150,001 to \$200,000	1,387	1,212	- 12.6%
\$200,001 and Above	3,045	2,665	- 12.5%
<b>All Price Ranges</b>	<b>8,001</b>	<b>6,789</b>	<b>- 15.1%</b>

### Single-Family Homes

	9-2010	9-2011	Change
	978	754	- 22.9%
	642	543	- 15.4%
	1,526	1,275	- 16.4%
	1,295	1,125	- 13.1%
	2,849	2,520	- 11.5%
<b>All Single-Family Homes</b>	<b>7,290</b>	<b>6,217</b>	<b>- 14.7%</b>

### Condos

	9-2010	9-2011	Change
	83	63	- 24.1%
	126	114	- 9.5%
	214	163	- 23.8%
	92	87	- 5.4%
	196	145	- 26.0%
<b>All Condos</b>	<b>711</b>	<b>572</b>	<b>- 19.5%</b>

#### By Bedroom Count

	9-2010	9-2011	Change
2 Bedrooms or Less	1,127	930	- 17.5%
3 Bedrooms	4,066	3,394	- 16.5%
4 Bedrooms or More	2,800	2,458	- 12.2%
<b>All Bedroom Counts</b>	<b>8,001</b>	<b>6,789</b>	<b>- 15.1%</b>

	9-2010	9-2011	Change
	737	616	- 16.4%
	3,768	3,161	- 16.1%
	2,778	2,434	- 12.4%
<b>All Single-Family Homes</b>	<b>7,290</b>	<b>6,217</b>	<b>- 14.7%</b>

	9-2010	9-2011	Change
	390	314	- 19.5%
	298	233	- 21.8%
	22	24	+ 9.1%
<b>All Condos</b>	<b>711</b>	<b>572</b>	<b>- 19.5%</b>

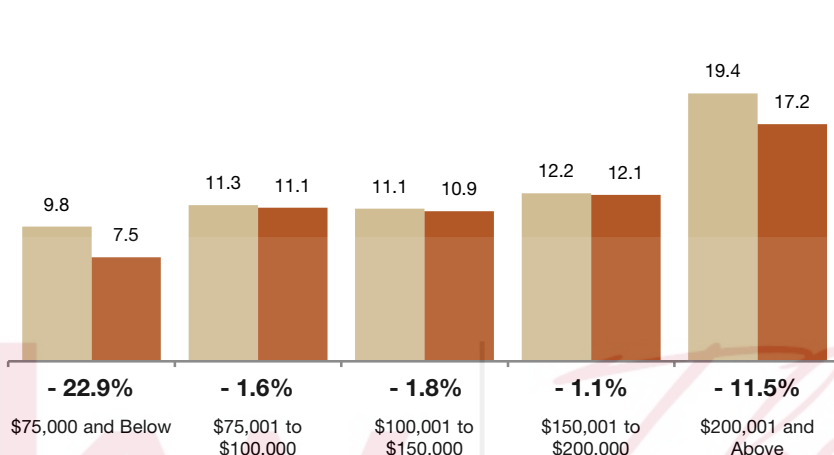
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



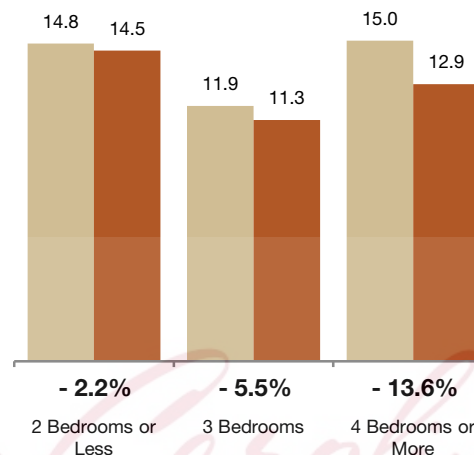
## By Price Range

■ 9-2010 ■ 9-2011



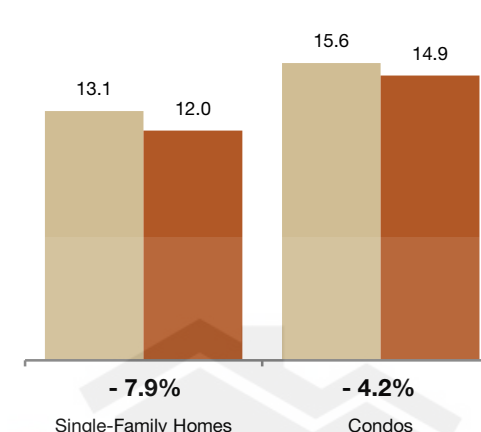
## By Bedroom Count

■ 9-2010 ■ 9-2011



## By Property Type

■ 9-2010 ■ 9-2011



## All Properties

### By Price Range

	9-2010	9-2011	Change
\$75,000 and Below	9.8	7.5	- 22.9%
\$75,001 to \$100,000	11.3	11.1	- 1.6%
\$100,001 to \$150,000	11.1	10.9	- 1.8%
\$150,001 to \$200,000	12.2	12.1	- 1.1%
\$200,001 and Above	19.4	17.2	- 11.5%
<b>All Price Ranges</b>	<b>13.3</b>	<b>12.2</b>	<b>- 7.7%</b>

## Single-Family Homes

	9-2010	9-2011	Change
\$75,000 and Below	9.5	7.4	- 21.8%
\$75,001 to \$100,000	10.9	10.5	- 4.2%
\$100,001 to \$150,000	10.7	10.5	- 2.2%
\$150,001 to \$200,000	12.2	11.9	- 2.2%
\$200,001 and Above	19.3	17.2	- 11.3%
<b>All Price Ranges</b>	<b>13.1</b>	<b>12.0</b>	<b>- 7.9%</b>

## Condos

	9-2010	9-2011	Change
\$75,000 and Below	14.9	9.2	- 38.0%
\$75,001 to \$100,000	14.0	16.1	+ 15.0%
\$100,001 to \$150,000	14.7	15.5	+ 5.8%
\$150,001 to \$200,000	12.8	14.9	+ 16.2%
\$200,001 and Above	21.0	17.9	- 14.6%
<b>All Price Ranges</b>	<b>15.6</b>	<b>14.9</b>	<b>- 4.2%</b>

### By Bedroom Count

	9-2010	9-2011	Change
2 Bedrooms or Less	14.8	14.5	- 2.2%
3 Bedrooms	11.9	11.3	- 5.5%
4 Bedrooms or More	15.0	12.9	- 13.6%
<b>All Bedroom Counts</b>	<b>13.3</b>	<b>12.2</b>	<b>- 7.7%</b>

	9-2010	9-2011	Change
2 Bedrooms or Less	14.3	13.8	- 3.3%
3 Bedrooms	11.7	11.1	- 5.2%
4 Bedrooms or More	15.0	12.9	- 13.6%
<b>All Bedroom Counts</b>	<b>13.1</b>	<b>12.0</b>	<b>- 7.9%</b>

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## October 2011

What's driving home purchases nowadays? Record low mortgage rates, affordable prices and favorable negotiating leverage collectively go a long way. For the 12-month period spanning November 2010 through October 2011, Closed Sales in the Greater Greenville region were down 6.9 percent overall. The price range with the largest gain in sales was the \$75,000 and Below range, where they increased 2.5 percent.

The overall Median Sales Price was up 0.1 percent to \$140,000. The property type with the largest price gain was the Single-Family segment, where prices increased 0.2 percent to \$140,900. The price range that tended to sell the quickest was the \$75,000 and Below range at 102 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 123 days.

Market-wide, inventory levels were down 14.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 14.4 percent. That amounts to 11.8 months supply for Single-Family homes and 15.0 months supply for Condos.

## Quick Facts

+ 2.5%	+ 2.8%	- 6.2%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$75,000 and Below	4 Bedrooms or More	Single-Family Homes
Closed 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	

[Click on desired metric to jump to that page.](#)



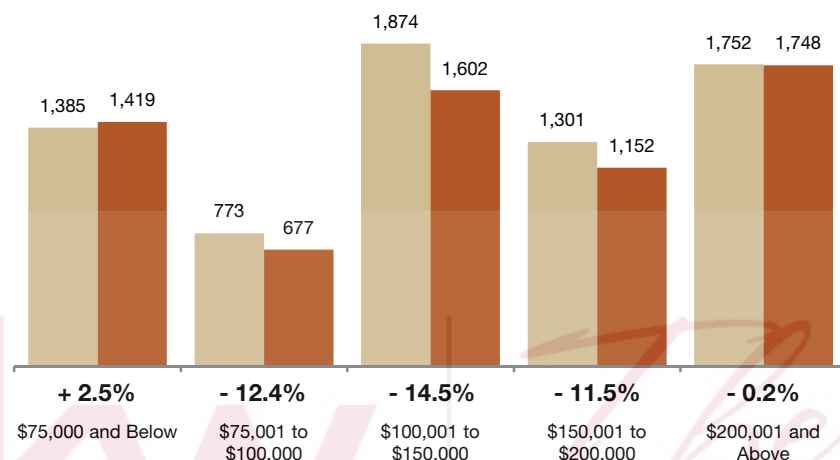
# Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



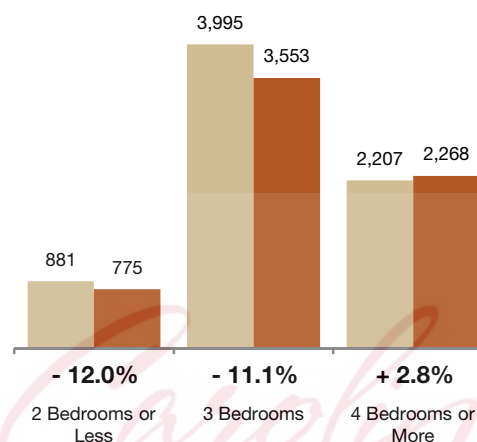
## By Price Range

■ 10-2010 ■ 10-2011



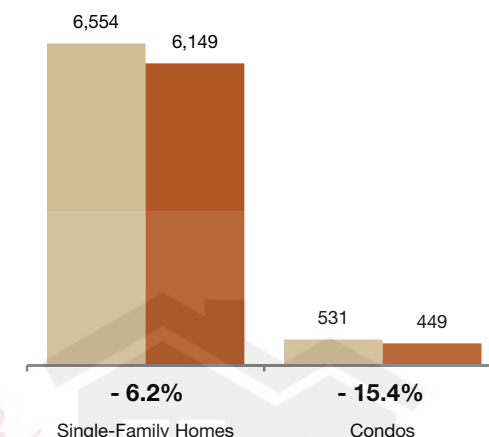
## By Bedroom Count

■ 10-2010 ■ 10-2011



## By Property Type

■ 10-2010 ■ 10-2011



### All Properties

#### By Price Range

	10-2010	10-2011	Change
\$75,000 and Below	1,385	1,419	+ 2.5%
\$75,001 to \$100,000	773	677	- 12.4%
\$100,001 to \$150,000	1,874	1,602	- 14.5%
\$150,001 to \$200,000	1,301	1,152	- 11.5%
\$200,001 and Above	1,752	1,748	- 0.2%
<b>All Price Ranges</b>	<b>7,085</b>	<b>6,598</b>	<b>- 6.9%</b>

### Single-Family Homes

	10-2010	10-2011	Change
\$75,000 and Below	1,303	1,315	+ 0.9%
\$75,001 to \$100,000	672	591	- 12.1%
\$100,001 to \$150,000	1,696	1,488	- 12.3%
\$150,001 to \$200,000	1,227	1,089	- 11.2%
\$200,001 and Above	1,656	1,666	+ 0.6%
<b>All Price Ranges</b>	<b>6,554</b>	<b>6,149</b>	<b>- 6.2%</b>

### Condos

	10-2010	10-2011	Change
\$75,000 and Below	82	104	+ 26.8%
\$75,001 to \$100,000	101	86	- 14.9%
\$100,001 to \$150,000	178	114	- 36.0%
\$150,001 to \$200,000	74	63	- 14.9%
\$200,001 and Above	96	82	- 14.6%
<b>All Price Ranges</b>	<b>531</b>	<b>449</b>	<b>- 15.4%</b>

#### By Bedroom Count

	10-2010	10-2011	Change
2 Bedrooms or Less	881	775	- 12.0%
3 Bedrooms	3,995	3,553	- 11.1%
4 Bedrooms or More	2,207	2,268	+ 2.8%
<b>All Bedroom Counts</b>	<b>7,085</b>	<b>6,598</b>	<b>- 6.9%</b>

	10-2010	10-2011	Change
2 Bedrooms or Less	601	544	- 9.5%
3 Bedrooms	3,758	3,354	- 10.8%
4 Bedrooms or More	2,193	2,249	+ 2.6%
<b>All Bedroom Counts</b>	<b>6,554</b>	<b>6,149</b>	<b>- 6.2%</b>

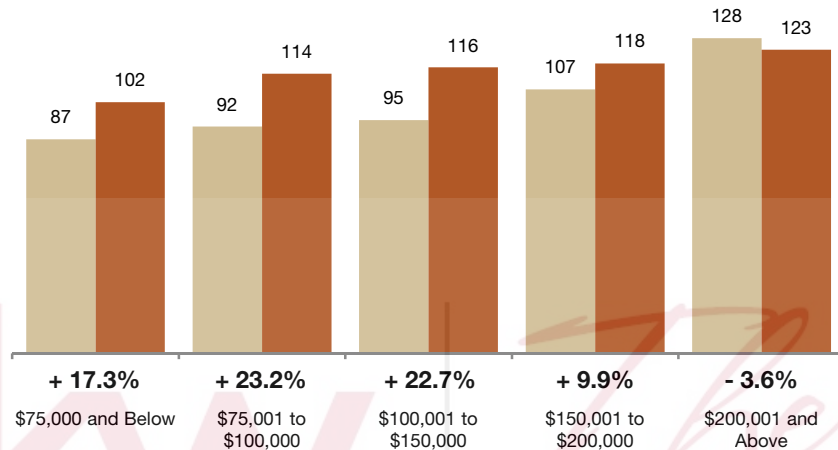
# Days on Market Until Sale

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



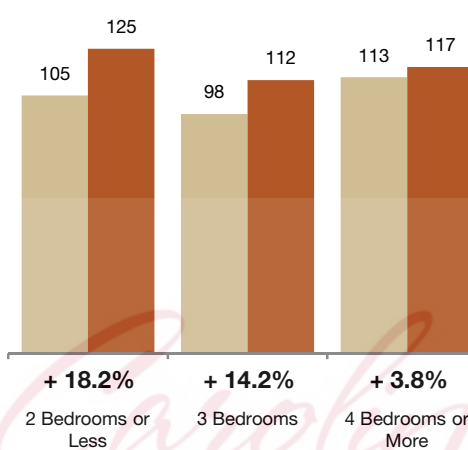
## By Price Range

■ 10-2010 ■ 10-2011



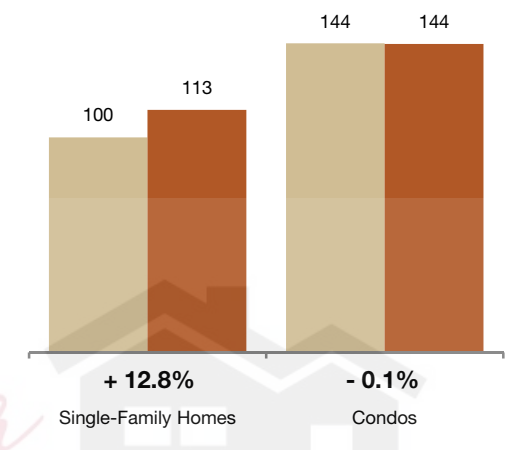
## By Bedroom Count

■ 10-2010 ■ 10-2011



## By Property Type

■ 10-2010 ■ 10-2011



## All Properties

### By Price Range

	10-2010	10-2011	Change
\$75,000 and Below	87	102	+ 17.3%
\$75,001 to \$100,000	92	114	+ 23.2%
\$100,001 to \$150,000	95	116	+ 22.7%
\$150,001 to \$200,000	107	118	+ 9.9%
\$200,001 and Above	128	123	- 3.6%
<b>All Price Ranges</b>	<b>103</b>	<b>115</b>	<b>+ 11.2%</b>

## Single-Family Homes

10-2010	10-2011	Change
86	100	+ 15.4%
88	110	+ 24.6%
93	114	+ 23.4%
102	116	+ 12.9%
122	122	- 0.3%
<b>100</b>	<b>113</b>	<b>+ 12.8%</b>

## Condos

10-2010	10-2011	Change
97	133	+ 36.7%
117	136	+ 16.5%
116	142	+ 23.1%
187	156	- 16.6%
232	158	- 31.7%
<b>144</b>	<b>144</b>	<b>- 0.1%</b>

### By Bedroom Count

	10-2010	10-2011	Change
2 Bedrooms or Less	105	125	+ 18.2%
3 Bedrooms	98	112	+ 14.2%
4 Bedrooms or More	113	117	+ 3.8%
<b>All Bedroom Counts</b>	<b>103</b>	<b>115</b>	<b>+ 11.2%</b>

10-2010	10-2011	Change
83	107	+ 28.6%
95	111	+ 16.5%
113	117	+ 3.6%
<b>100</b>	<b>113</b>	<b>+ 12.8%</b>

10-2010	10-2011	Change
153	165	+ 8.4%
137	121	- 11.7%
84	117	+ 38.9%
<b>144</b>	<b>144</b>	<b>- 0.1%</b>

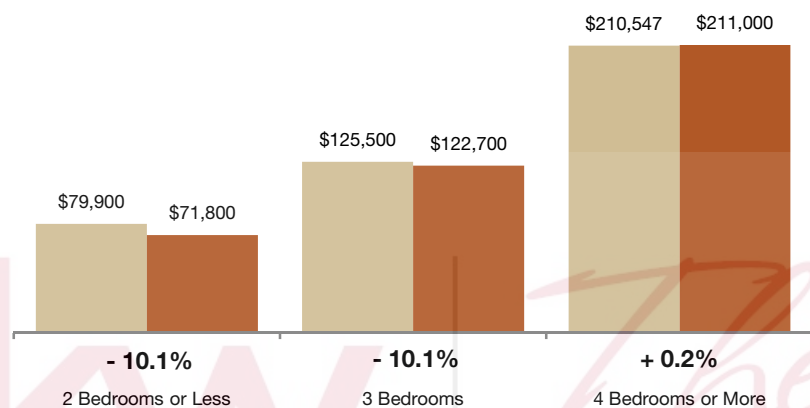
# Median Sales Price

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



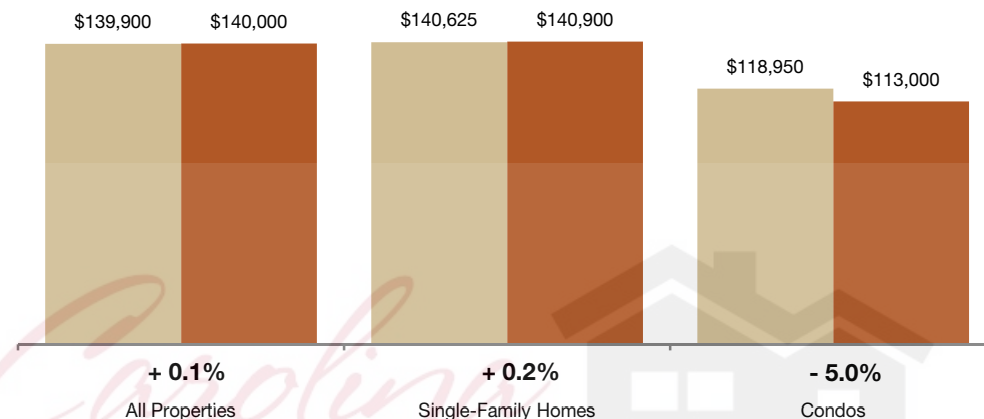
## By Bedroom Count

■ 10-2010 ■ 10-2011



## By Property Type

■ 10-2010 ■ 10-2011



### All Properties

By Bedroom Count	10-2010	10-2011	Change
2 Bedrooms or Less	\$79,900	\$71,800	- 10.1%
3 Bedrooms	\$125,500	\$122,700	- 2.2%
4 Bedrooms or More	\$210,547	\$211,000	+ 0.2%
<b>All Bedroom Counts</b>	<b>\$139,900</b>	<b>\$140,000</b>	<b>+ 0.1%</b>

### Single-Family Homes

10-2010	10-2011	Change
\$64,000	\$56,000	- 12.5%
\$125,000	\$122,000	- 2.4%
\$211,000	\$212,000	+ 0.5%
<b>\$140,625</b>	<b>\$140,900</b>	<b>+ 0.2%</b>

### Condos

10-2010	10-2011	Change
\$106,950	\$97,375	- 9.0%
\$133,000	\$125,000	- 6.0%
\$121,600	\$167,000	+ 37.3%
<b>\$118,950</b>	<b>\$113,000</b>	<b>- 5.0%</b>

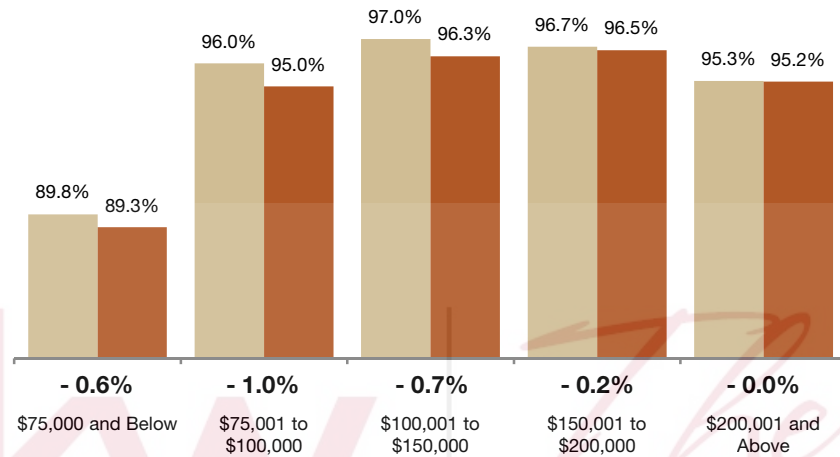
# Percent of List Price Received

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.**



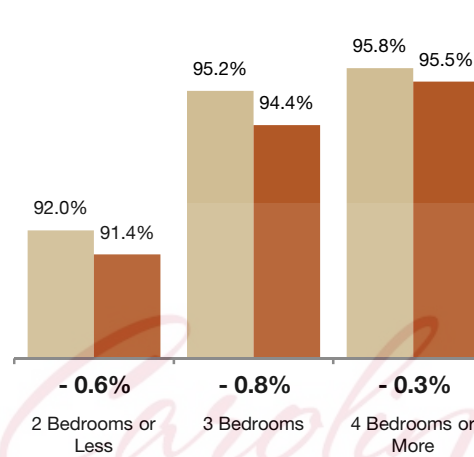
## By Price Range

■ 10-2010 ■ 10-2011



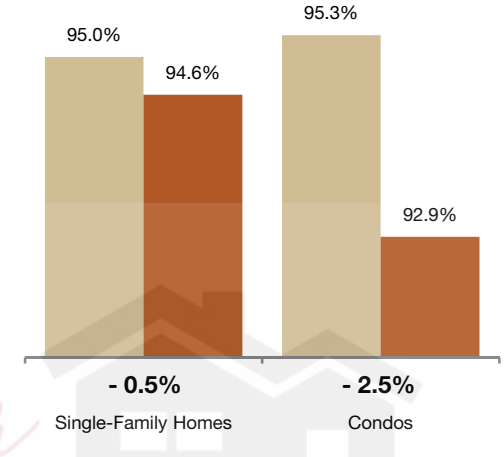
## By Bedroom Count

■ 10-2010 ■ 10-2011



## By Property Type

■ 10-2010 ■ 10-2011



### All Properties

#### By Price Range

	10-2010	10-2011	Change
\$75,000 and Below	89.8%	89.3%	- 0.6%
\$75,001 to \$100,000	96.0%	95.0%	- 1.0%
\$100,001 to \$150,000	97.0%	96.3%	- 0.7%
\$150,001 to \$200,000	96.7%	96.5%	- 0.2%
\$200,001 and Above	95.3%	95.2%	- 0.0%
<b>All Price Ranges</b>	<b>95.0%</b>	<b>94.4%</b>	<b>- 0.6%</b>

### Single-Family Homes

	10-2010	10-2011	Change
\$75,000 and Below	89.6%	89.4%	- 0.3%
\$75,001 to \$100,000	95.9%	95.3%	- 0.7%
\$100,001 to \$150,000	97.1%	96.3%	- 0.8%
\$150,001 to \$200,000	96.7%	96.6%	- 0.1%
\$200,001 and Above	95.4%	95.4%	+ 0.0%
<b>All Price Ranges</b>	<b>95.0%</b>	<b>94.6%</b>	<b>- 0.5%</b>

### Condos

	10-2010	10-2011	Change
\$75,000 and Below	93.6%	88.7%	- 5.2%
\$75,001 to \$100,000	96.4%	93.6%	- 3.0%
\$100,001 to \$150,000	96.1%	95.6%	- 0.5%
\$150,001 to \$200,000	95.7%	94.6%	- 1.1%
\$200,001 and Above	93.6%	92.4%	- 1.2%
<b>All Price Ranges</b>	<b>95.3%</b>	<b>92.9%</b>	<b>- 2.5%</b>

#### By Bedroom Count

	10-2010	10-2011	Change
2 Bedrooms or Less	92.0%	91.4%	- 0.6%
3 Bedrooms	95.2%	94.4%	- 0.8%
4 Bedrooms or More	95.8%	95.5%	- 0.3%
<b>All Bedroom Counts</b>	<b>95.0%</b>	<b>94.4%</b>	<b>- 0.6%</b>

	10-2010	10-2011	Change
2 Bedrooms or Less	90.7%	91.1%	+ 0.5%
3 Bedrooms	95.2%	94.5%	- 0.8%
4 Bedrooms or More	95.8%	95.5%	- 0.3%
<b>All Bedroom Counts</b>	<b>95.0%</b>	<b>94.6%</b>	<b>- 0.5%</b>

	10-2010	10-2011	Change
2 Bedrooms or Less	94.8%	92.2%	- 2.7%
3 Bedrooms	95.7%	93.5%	- 2.3%
4 Bedrooms or More	97.5%	95.1%	- 2.5%
<b>All Bedroom Counts</b>	<b>95.3%</b>	<b>92.9%</b>	<b>- 2.5%</b>

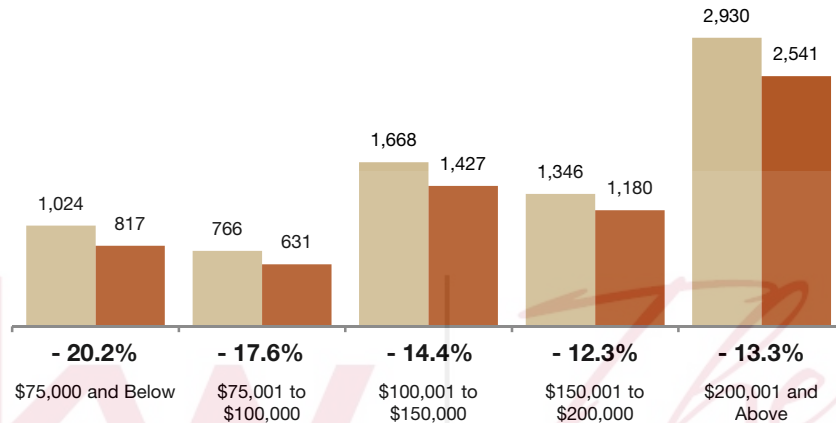
# Inventory of Homes for Sale

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



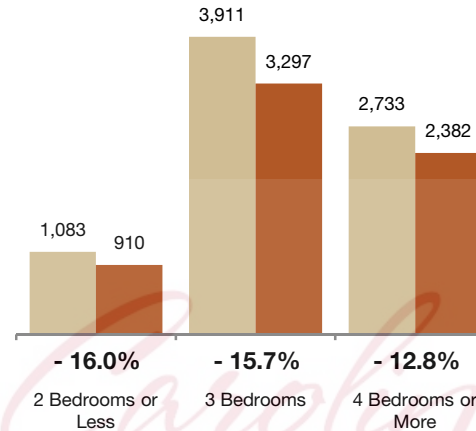
## By Price Range

■ 10-2010 ■ 10-2011



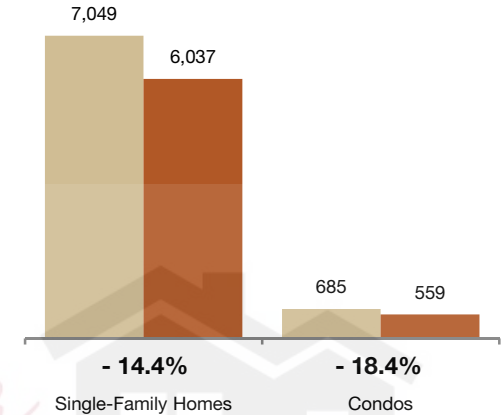
## By Bedroom Count

■ 10-2010 ■ 10-2011



## By Property Type

■ 10-2010 ■ 10-2011



### All Properties

#### By Price Range

	10-2010	10-2011	Change
\$75,000 and Below	1,024	817	- 20.2%
\$75,001 to \$100,000	766	631	- 17.6%
\$100,001 to \$150,000	1,668	1,427	- 14.4%
\$150,001 to \$200,000	1,346	1,180	- 12.3%
\$200,001 and Above	2,930	2,541	- 13.3%
<b>All Price Ranges</b>	<b>7,734</b>	<b>6,596</b>	<b>- 14.7%</b>

### Single-Family Homes

	10-2010	10-2011	Change
2 Bedrooms or Less	945	756	- 20.0%
3 Bedrooms	647	519	- 19.8%
4 Bedrooms or More	1,466	1,266	- 13.6%
	1,249	1,096	- 12.2%
	2,742	2,400	- 12.5%
<b>All Single-Family Homes</b>	<b>7,049</b>	<b>6,037</b>	<b>- 14.4%</b>

### Condos

	10-2010	10-2011	Change
Single-Family Homes	79	61	- 22.8%
Condos	119	112	- 5.9%
	202	161	- 20.3%
	97	84	- 13.4%
	188	141	- 25.0%
<b>All Condos</b>	<b>685</b>	<b>559</b>	<b>- 18.4%</b>

#### By Bedroom Count

	10-2010	10-2011	Change
2 Bedrooms or Less	1,083	910	- 16.0%
3 Bedrooms	3,911	3,297	- 15.7%
4 Bedrooms or More	2,733	2,382	- 12.8%
<b>All Bedroom Counts</b>	<b>7,734</b>	<b>6,596</b>	<b>- 14.7%</b>

	10-2010	10-2011	Change
2 Bedrooms or Less	705	606	- 14.0%
3 Bedrooms	3,629	3,065	- 15.5%
4 Bedrooms or More	2,709	2,360	- 12.9%
<b>All Single-Family Homes</b>	<b>7,049</b>	<b>6,037</b>	<b>- 14.4%</b>

	10-2010	10-2011	Change
Single-Family Homes	378	304	- 19.6%
Condos	282	232	- 17.7%
	24	22	- 8.3%
<b>All Condos</b>	<b>685</b>	<b>559</b>	<b>- 18.4%</b>

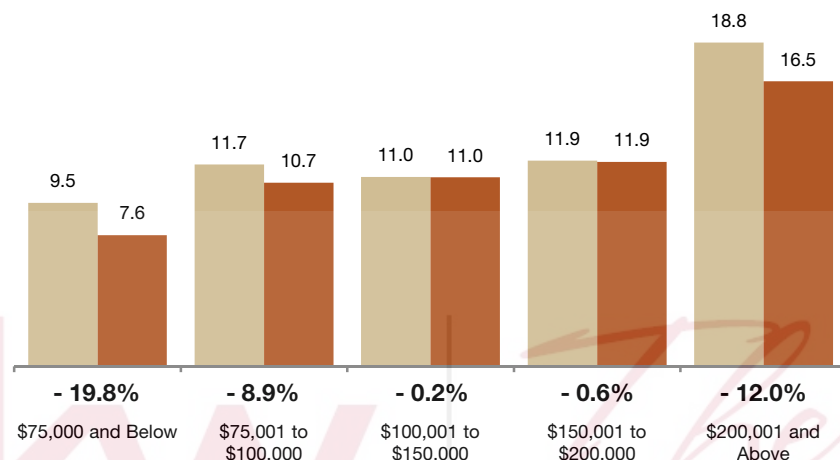
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



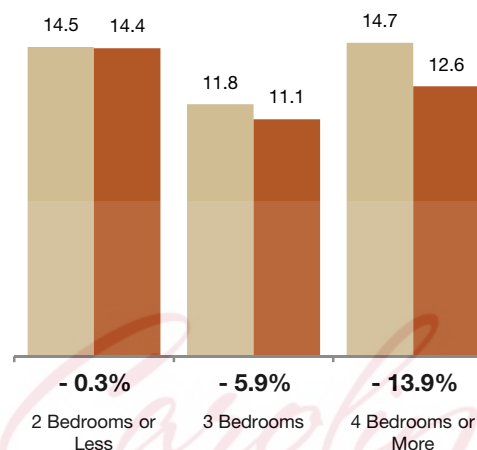
## By Price Range

■ 10-2010 ■ 10-2011



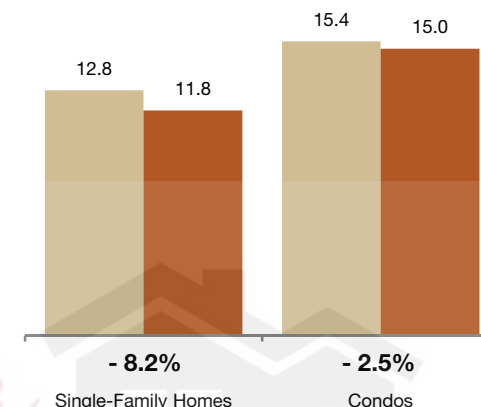
## By Bedroom Count

■ 10-2010 ■ 10-2011



## By Property Type

■ 10-2010 ■ 10-2011



## All Properties

### By Price Range

	10-2010	10-2011	Change
\$75,000 and Below	9.5	7.6	- 19.8%
\$75,001 to \$100,000	11.7	10.7	- 8.9%
\$100,001 to \$150,000	11.0	11.0	- 0.2%
\$150,001 to \$200,000	11.9	11.9	- 0.6%
\$200,001 and Above	18.8	16.5	- 12.0%
<b>All Price Ranges</b>	<b>13.0</b>	<b>12.0</b>	<b>- 7.9%</b>

## Single-Family Homes

	10-2010	10-2011	Change
\$75,000 and Below	9.3	7.5	- 18.8%
\$75,001 to \$100,000	11.4	10.0	- 12.5%
\$100,001 to \$150,000	10.6	10.6	- 0.3%
\$150,001 to \$200,000	11.9	11.6	- 1.8%
\$200,001 and Above	18.7	16.4	- 12.0%
<b>All Price Ranges</b>	<b>12.8</b>	<b>11.8</b>	<b>- 8.2%</b>

## Condos

	10-2010	10-2011	Change
\$75,000 and Below	13.5	9.0	- 33.3%
\$75,001 to \$100,000	13.9	15.8	+ 14.0%
\$100,001 to \$150,000	14.7	15.3	+ 4.4%
\$150,001 to \$200,000	13.2	15.8	+ 19.1%
\$200,001 and Above	20.9	18.6	- 11.0%
<b>All Price Ranges</b>	<b>15.4</b>	<b>15.0</b>	<b>- 2.5%</b>

### By Bedroom Count

	10-2010	10-2011	Change
2 Bedrooms or Less	14.5	14.4	- 0.3%
3 Bedrooms	11.8	11.1	- 5.9%
4 Bedrooms or More	14.7	12.6	- 13.9%
<b>All Bedroom Counts</b>	<b>13.0</b>	<b>12.0</b>	<b>- 7.9%</b>

	10-2010	10-2011	Change
2 Bedrooms or Less	13.8	13.8	+ 0.3%
3 Bedrooms	11.6	10.9	- 6.1%
4 Bedrooms or More	14.6	12.6	- 13.8%
<b>All Bedroom Counts</b>	<b>12.8</b>	<b>11.8</b>	<b>- 8.2%</b>

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## November 2011

With 2012 just around the corner, many local markets have enjoyed strong sales volumes combined with falling inventory levels so far this year. For the 12-month period spanning December 2010 through November 2011, Closed Sales in the Greater Greenville region were down 3.6 percent overall. The price range with the largest gain in sales was the \$75,000 and Below range, where they increased 5.1 percent.

The overall Median Sales Price remained flat at \$140,000. The property type with the smallest price decline was the Single-Family segment, where prices decreased 1.1 percent to \$141,000. The price range that tended to sell the quickest was the \$75,000 and Below range at 104 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 123 days.

Market-wide, inventory levels were down 15.6 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 15.2 percent. That amounts to 11.3 months supply for Single-Family homes and 14.9 months supply for Condos.

## Quick Facts

<b>+ 5.1%</b>	<b>+ 6.2%</b>	<b>- 2.8%</b>
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$75,000 and Below</b>	<b>4 Bedrooms or More</b>	<b>Single-Family Homes</b>

Closed 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>

[Click on desired metric to jump to that page.](#)



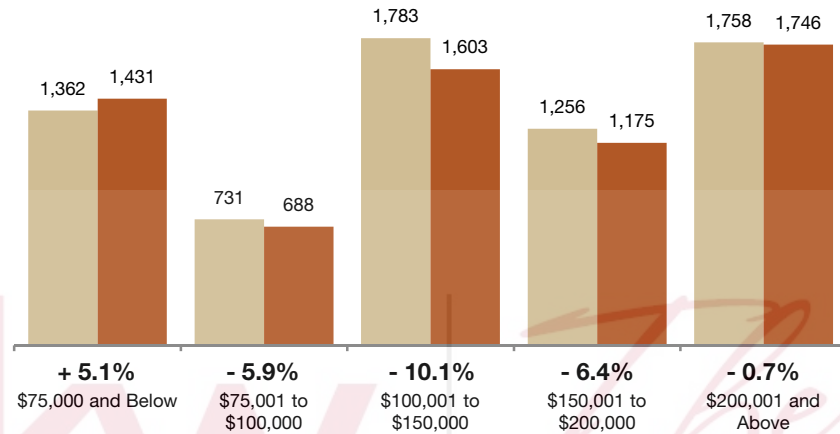
# Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



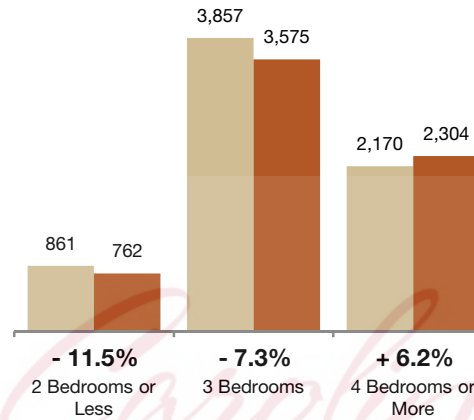
## By Price Range

■ 11-2010 ■ 11-2011



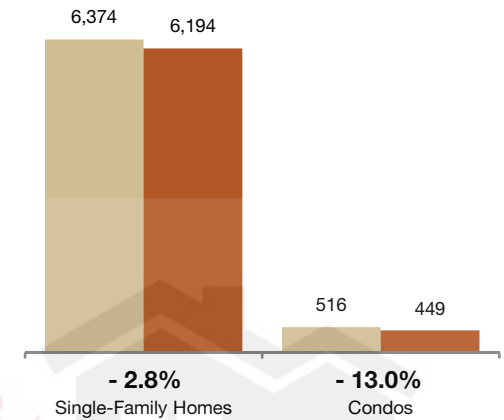
## By Bedroom Count

■ 11-2010 ■ 11-2011



## By Property Type

■ 11-2010 ■ 11-2011



### All Properties

#### By Price Range

	11-2010	11-2011	Change
\$75,000 and Below	1,362	1,431	+ 5.1%
\$75,001 to \$100,000	731	688	- 5.9%
\$100,001 to \$150,000	1,783	1,603	- 10.1%
\$150,001 to \$200,000	1,256	1,175	- 6.4%
\$200,001 and Above	1,758	1,746	- 0.7%
<b>All Price Ranges</b>	<b>6,890</b>	<b>6,643</b>	<b>- 3.6%</b>

### Single-Family Homes

	11-2010	11-2011	Change
\$75,000 and Below	1,279	1,326	+ 3.7%
\$75,001 to \$100,000	639	600	- 6.1%
\$100,001 to \$150,000	1,612	1,491	- 7.5%
\$150,001 to \$200,000	1,181	1,114	- 5.7%
\$200,001 and Above	1,663	1,663	0.0%
<b>All Price Ranges</b>	<b>6,374</b>	<b>6,194</b>	<b>- 2.8%</b>

### Condos

	11-2010	11-2011	Change
\$75,000 and Below	83	105	+ 26.5%
\$75,001 to \$100,000	92	88	- 4.3%
\$100,001 to \$150,000	171	112	- 34.5%
\$150,001 to \$200,000	75	61	- 18.7%
\$200,001 and Above	95	83	- 12.6%
<b>All Price Ranges</b>	<b>516</b>	<b>449</b>	<b>- 13.0%</b>

#### By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	861	762	- 11.5%
3 Bedrooms	3,857	3,575	- 7.3%
4 Bedrooms or More	2,170	2,304	+ 6.2%
<b>All Bedroom Counts</b>	<b>6,890</b>	<b>6,643</b>	<b>- 3.6%</b>

	11-2010	11-2011	Change
2 Bedrooms or Less	586	533	- 9.0%
3 Bedrooms	3,629	3,374	- 7.0%
4 Bedrooms or More	2,157	2,285	+ 5.9%
<b>All Bedroom Counts</b>	<b>6,374</b>	<b>6,194</b>	<b>- 2.8%</b>

	11-2010	11-2011	Change
2 Bedrooms or Less	275	229	- 16.7%
3 Bedrooms	228	201	- 11.8%
4 Bedrooms or More	13	19	+ 46.2%
<b>All Bedroom Counts</b>	<b>516</b>	<b>449</b>	<b>- 13.0%</b>

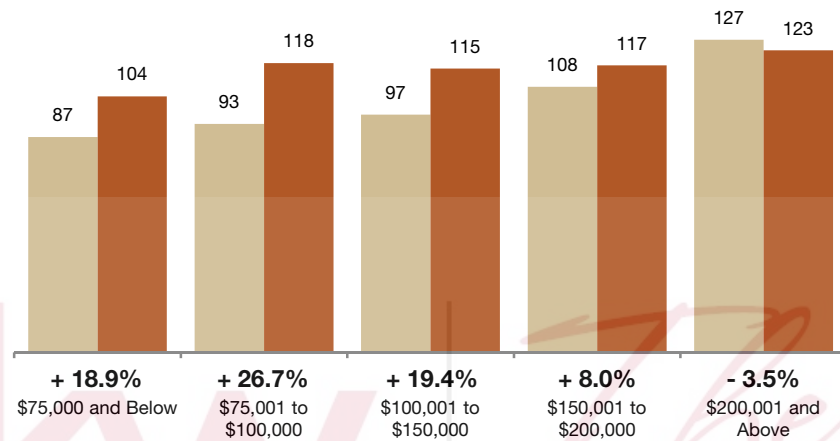
# Days on Market Until Sale

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



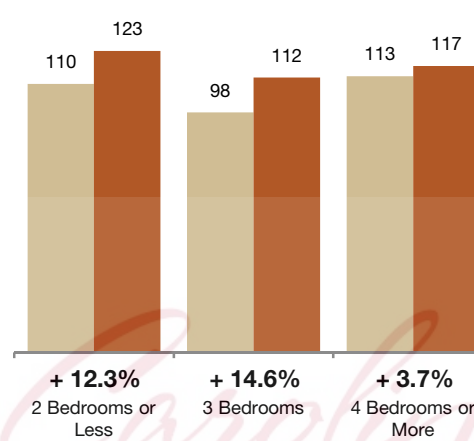
## By Price Range

■ 11-2010 ■ 11-2011



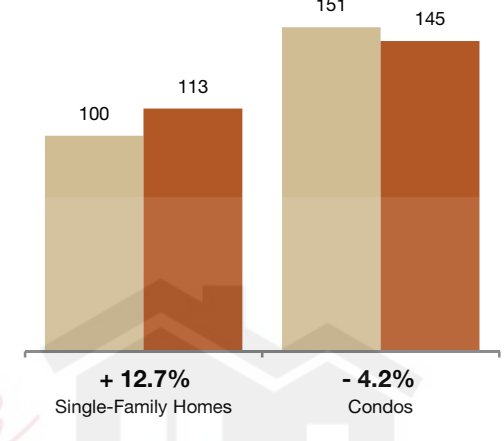
## By Bedroom Count

■ 11-2010 ■ 11-2011



## By Property Type

■ 11-2010 ■ 11-2011



### All Properties

#### By Price Range

	11-2010	11-2011	Change
\$75,000 and Below	87	104	+ 18.9%
\$75,001 to \$100,000	93	118	+ 26.7%
\$100,001 to \$150,000	97	115	+ 19.4%
\$150,001 to \$200,000	108	117	+ 8.0%
\$200,001 and Above	127	123	- 3.5%
<b>All Price Ranges</b>	<b>104</b>	<b>115</b>	<b>+ 10.6%</b>

### Single-Family Homes

11-2010	11-2011	Change
86	101	+ 18.0%
89	114	+ 28.8%
93	114	+ 22.4%
103	114	+ 10.6%
121	121	- 0.4%
<b>100</b>	<b>113</b>	<b>+ 12.7%</b>

### Condos

	11-2010	11-2011	Change
	111	137	+ 22.8%
	122	140	+ 15.3%
	129	134	+ 3.6%
	183	163	- 10.9%
	228	161	- 29.7%
	<b>151</b>	<b>145</b>	<b>- 4.2%</b>

#### By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	110	123	+ 12.3%
3 Bedrooms	98	112	+ 14.6%
4 Bedrooms or More	113	117	+ 3.7%
<b>All Bedroom Counts</b>	<b>104</b>	<b>115</b>	<b>+ 10.6%</b>

11-2010	11-2011	Change
86	107	+ 24.0%
95	111	+ 17.1%
113	117	+ 3.6%
<b>100</b>	<b>113</b>	<b>+ 12.7%</b>

	11-2010	11-2011	Change
	160	161	+ 0.7%
	144	129	- 10.4%
	90	115	+ 26.9%
	<b>151</b>	<b>145</b>	<b>- 4.2%</b>

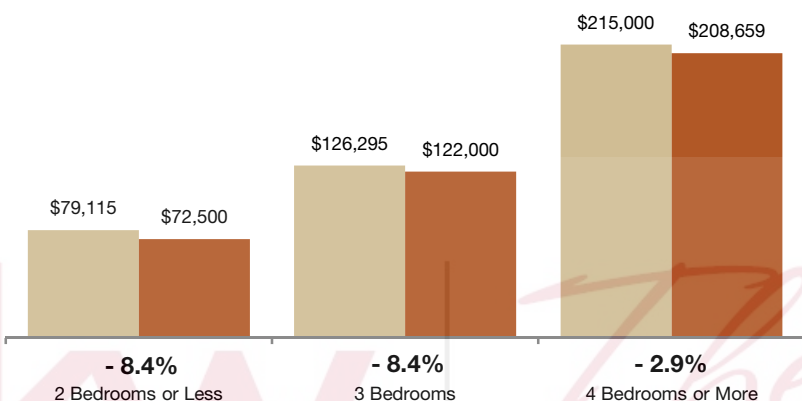
# Median Sales Price

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



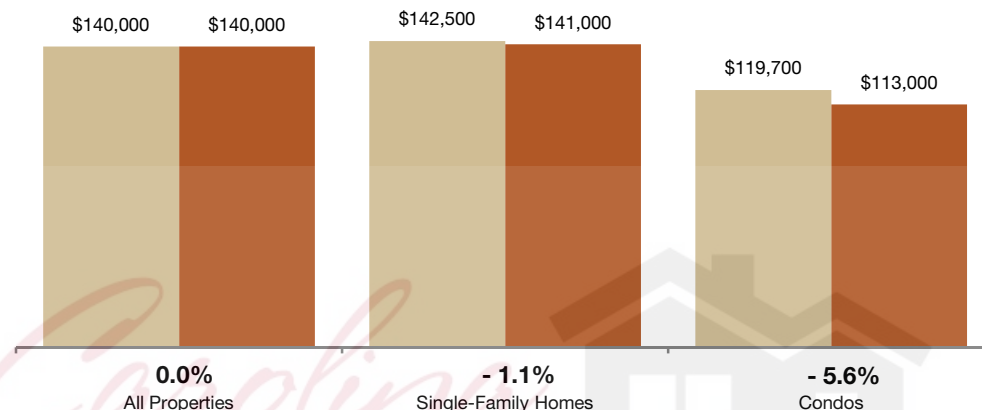
## By Bedroom Count

■ 11-2010 ■ 11-2011



## By Property Type

■ 11-2010 ■ 11-2011



### All Properties

By Bedroom Count	11-2010	11-2011	Change
2 Bedrooms or Less	\$79,115	\$72,500	- 8.4%
3 Bedrooms	\$126,295	\$122,000	- 3.4%
4 Bedrooms or More	\$215,000	\$208,659	- 2.9%
<b>All Bedroom Counts</b>	<b>\$140,000</b>	<b>\$140,000</b>	<b>0.0%</b>

### Single-Family Homes

11-2010	11-2011	Change
\$62,000	\$56,800	- 8.4%
\$126,000	\$121,500	- 3.6%
\$215,000	\$209,950	- 2.3%
<b>\$142,500</b>	<b>\$141,000</b>	<b>- 1.1%</b>

### Condos

11-2010	11-2011	Change
\$110,000	\$96,000	- 12.7%
\$132,250	\$125,000	- 5.5%
\$123,700	\$141,752	+ 14.6%
<b>\$119,700</b>	<b>\$113,000</b>	<b>- 5.6%</b>

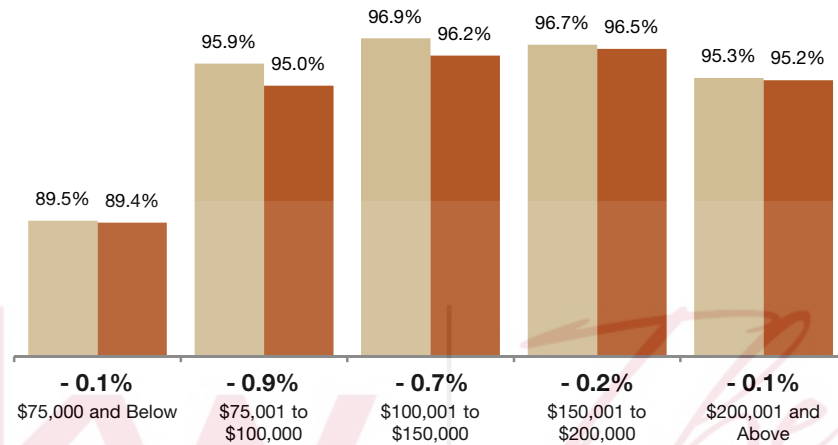
# Percent of List Price Received

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.**



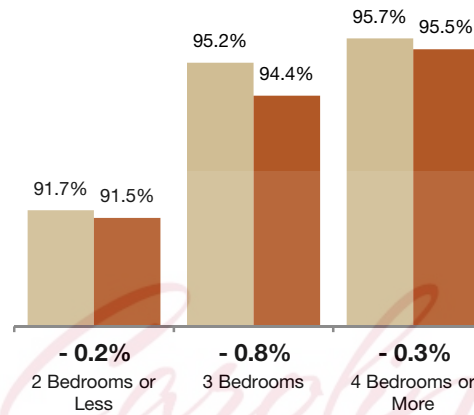
## By Price Range

■ 11-2010 ■ 11-2011



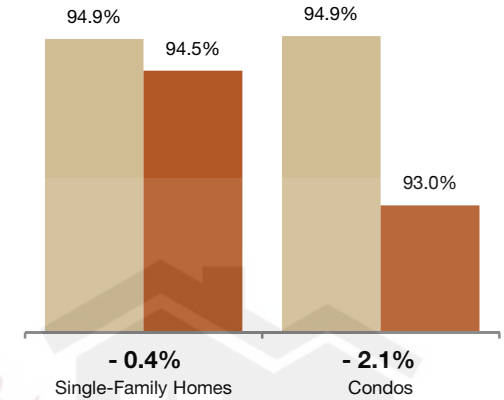
## By Bedroom Count

■ 11-2010 ■ 11-2011



## By Property Type

■ 11-2010 ■ 11-2011



### All Properties

#### By Price Range

	11-2010	11-2011	Change
\$75,000 and Below	89.5%	89.4%	- 0.1%
\$75,001 to \$100,000	95.9%	95.0%	- 0.9%
\$100,001 to \$150,000	96.9%	96.2%	- 0.7%
\$150,001 to \$200,000	96.7%	96.5%	- 0.2%
\$200,001 and Above	95.3%	95.2%	- 0.1%
<b>All Price Ranges</b>	<b>94.9%</b>	<b>94.4%</b>	<b>- 0.5%</b>

### Single-Family Homes

	11-2010	11-2011	Change
\$75,000 and Below	89.3%	89.5%	+ 0.3%
\$75,001 to \$100,000	95.8%	95.2%	- 0.6%
\$100,001 to \$150,000	97.1%	96.2%	- 0.8%
\$150,001 to \$200,000	96.7%	96.6%	- 0.2%
\$200,001 and Above	95.4%	95.4%	- 0.1%
<b>All Price Ranges</b>	<b>94.9%</b>	<b>94.5%</b>	<b>- 0.4%</b>

### Condos

	11-2010	11-2011	Change
\$75,000 and Below	93.1%	88.6%	- 4.9%
\$75,001 to \$100,000	96.4%	93.5%	- 3.1%
\$100,001 to \$150,000	95.6%	96.1%	+ 0.5%
\$150,001 to \$200,000	95.3%	94.7%	- 0.6%
\$200,001 and Above	93.6%	92.5%	- 1.2%
<b>All Price Ranges</b>	<b>94.9%</b>	<b>93.0%</b>	<b>- 2.1%</b>

#### By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	91.7%	91.5%	- 0.2%
3 Bedrooms	95.2%	94.4%	- 0.8%
4 Bedrooms or More	95.7%	95.5%	- 0.3%
<b>All Bedroom Counts</b>	<b>94.9%</b>	<b>94.4%</b>	<b>- 0.5%</b>

	11-2010	11-2011	Change
2 Bedrooms or Less	90.4%	91.2%	+ 0.9%
3 Bedrooms	95.2%	94.4%	- 0.7%
4 Bedrooms or More	95.7%	95.5%	- 0.2%
<b>All Bedroom Counts</b>	<b>94.9%</b>	<b>94.5%</b>	<b>- 0.4%</b>

	11-2010	11-2011	Change
2 Bedrooms or Less	94.5%	92.3%	- 2.4%
3 Bedrooms	95.3%	93.6%	- 1.8%
4 Bedrooms or More	97.8%	95.4%	- 2.4%
<b>All Bedroom Counts</b>	<b>94.9%</b>	<b>93.0%</b>	<b>- 2.1%</b>

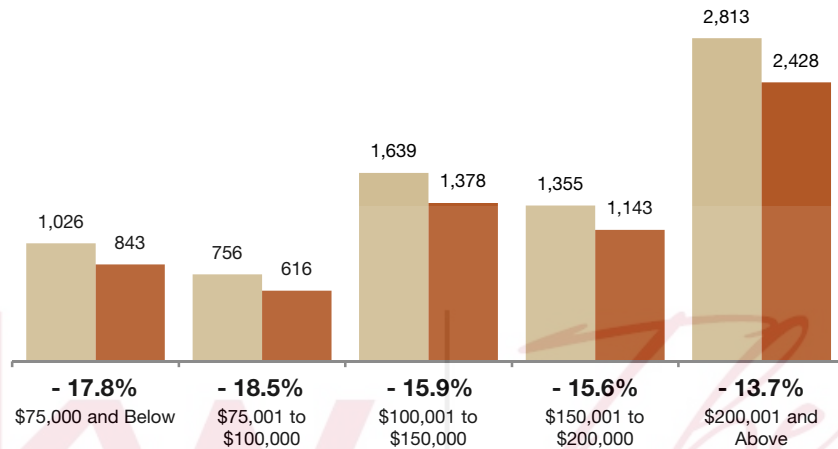
# Inventory of Homes for Sale

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



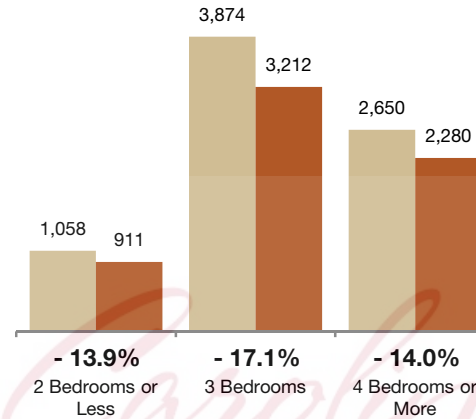
## By Price Range

■ 11-2010 ■ 11-2011



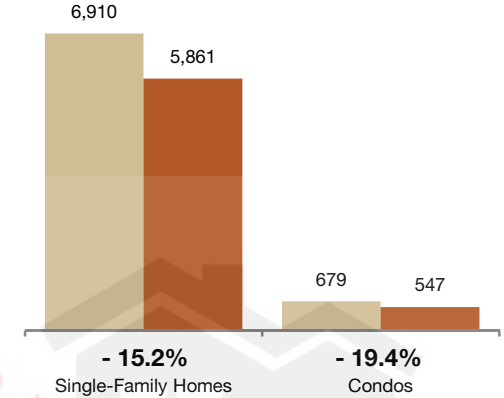
## By Bedroom Count

■ 11-2010 ■ 11-2011



## By Property Type

■ 11-2010 ■ 11-2011



### All Properties

#### By Price Range

	11-2010	11-2011	Change
\$75,000 and Below	1,026	843	- 17.8%
\$75,001 to \$100,000	756	616	- 18.5%
\$100,001 to \$150,000	1,639	1,378	- 15.9%
\$150,001 to \$200,000	1,355	1,143	- 15.6%
\$200,001 and Above	2,813	2,428	- 13.7%
<b>All Price Ranges</b>	<b>7,589</b>	<b>6,408</b>	<b>- 15.6%</b>

### Single-Family Homes

	11-2010	11-2011	Change
2 Bedrooms or Less	944	785	- 16.8%
3 Bedrooms	640	505	- 21.1%
4 Bedrooms or More	1,445	1,222	- 15.4%
	1,256	1,063	- 15.4%
	2,625	2,286	- 12.9%
<b>All Single-Family Homes</b>	<b>6,910</b>	<b>5,861</b>	<b>- 15.2%</b>

### Condos

	11-2010	11-2011	Change
2 Bedrooms or Less	82	58	- 29.3%
3 Bedrooms	116	111	- 4.3%
4 Bedrooms or More	194	156	- 19.6%
	99	80	- 19.2%
	188	142	- 24.5%
<b>All Condos</b>	<b>679</b>	<b>547</b>	<b>- 19.4%</b>

#### By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	1,058	911	- 13.9%
3 Bedrooms	3,874	3,212	- 17.1%
4 Bedrooms or More	2,650	2,280	- 14.0%
<b>All Bedroom Counts</b>	<b>7,589</b>	<b>6,408</b>	<b>- 15.6%</b>

	11-2010	11-2011	Change
2 Bedrooms or Less	690	601	- 12.9%
3 Bedrooms	3,590	2,997	- 16.5%
4 Bedrooms or More	2,624	2,259	- 13.9%
<b>All Single-Family Homes</b>	<b>6,910</b>	<b>5,861</b>	<b>- 15.2%</b>

	11-2010	11-2011	Change
2 Bedrooms or Less	368	310	- 15.8%
3 Bedrooms	284	215	- 24.3%
4 Bedrooms or More	26	21	- 19.2%
<b>All Condos</b>	<b>679</b>	<b>547</b>	<b>- 19.4%</b>

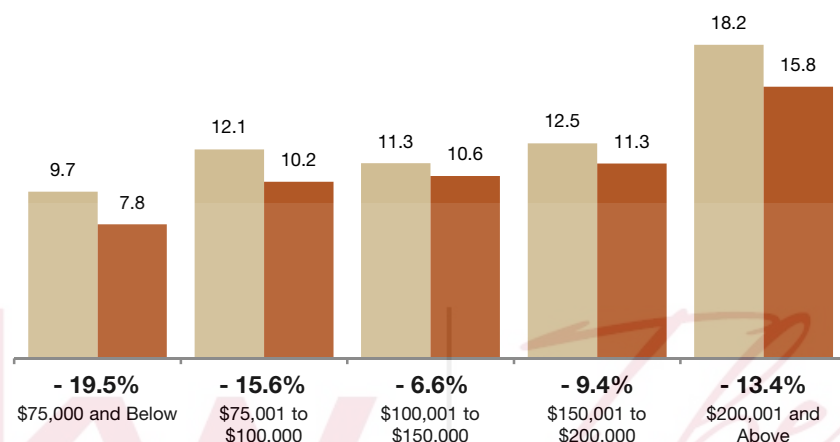
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



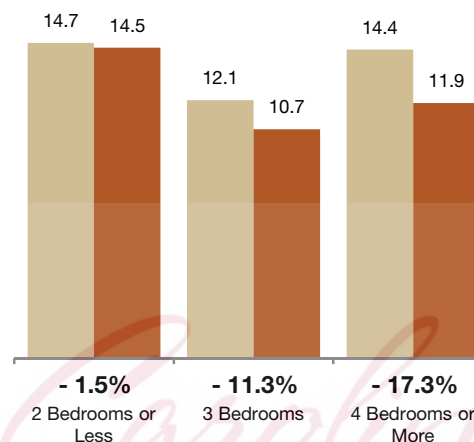
## By Price Range

■ 11-2010 ■ 11-2011



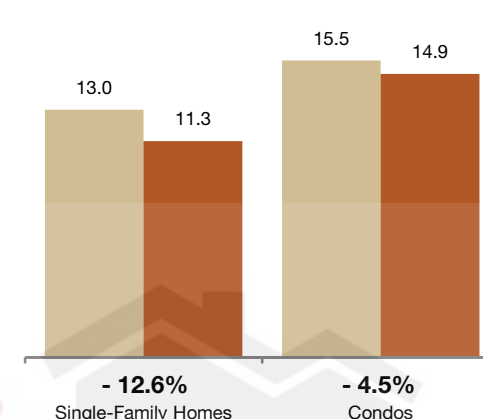
## By Bedroom Count

■ 11-2010 ■ 11-2011



## By Property Type

■ 11-2010 ■ 11-2011



## All Properties

### By Price Range

	11-2010	11-2011	Change
\$75,000 and Below	9.7	7.8	- 19.5%
\$75,001 to \$100,000	12.1	10.2	- 15.6%
\$100,001 to \$150,000	11.3	10.6	- 6.6%
\$150,001 to \$200,000	12.5	11.3	- 9.4%
\$200,001 and Above	18.2	15.8	- 13.4%
<b>All Price Ranges</b>	<b>13.2</b>	<b>11.6</b>	<b>- 12.1%</b>

## Single-Family Homes

	11-2010	11-2011	Change
\$75,000 and Below	9.4	7.7	- 18.5%
\$75,001 to \$100,000	11.7	9.6	- 18.3%
\$100,001 to \$150,000	11.0	10.2	- 7.7%
\$150,001 to \$200,000	12.4	11.1	- 10.3%
\$200,001 and Above	18.0	15.6	- 13.4%
<b>All Price Ranges</b>	<b>13.0</b>	<b>11.3</b>	<b>- 12.6%</b>

## Condos

	11-2010	11-2011	Change
\$75,000 and Below	13.3	9.2	- 31.1%
\$75,001 to \$100,000	14.8	14.8	- 0.1%
\$100,001 to \$150,000	14.2	15.3	+ 8.1%
\$150,001 to \$200,000	14.0	15.0	+ 7.3%
\$200,001 and Above	21.1	18.9	- 10.2%
<b>All Price Ranges</b>	<b>15.5</b>	<b>14.9</b>	<b>- 4.5%</b>

### By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	14.7	14.5	- 1.5%
3 Bedrooms	12.1	10.7	- 11.3%
4 Bedrooms or More	14.4	11.9	- 17.3%
<b>All Bedroom Counts</b>	<b>13.2</b>	<b>11.6</b>	<b>- 12.1%</b>

	11-2010	11-2011	Change
2 Bedrooms or Less	14.2	13.6	- 4.2%
3 Bedrooms	11.9	10.6	- 11.2%
4 Bedrooms or More	14.4	11.9	- 17.1%
<b>All Bedroom Counts</b>	<b>13.0</b>	<b>11.3</b>	<b>- 12.6%</b>

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



## December 2011

Now that 2011 is fully in the books, it's important to discern which market segments performed well and which encountered additional challenges. This not only sheds light on consumer behavior, but also provides a preliminary look at what 2012 might have in store. For the 12-month period spanning January 2011 through December 2011, Closed Sales in the Greater Greenville region were down 2.5 percent overall. The price range with the largest gain in sales was the \$75,000 and Below range, where they increased 3.4 percent.

The overall Median Sales Price remained flat at \$140,000. The property type with the smallest price decline was the Single-Family segment, where prices decreased 0.4 percent to \$141,500. The price range that tended to sell the quickest was the \$75,000 and Below range at 103 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 124 days.

Market-wide, inventory levels were down 17.3 percent. The property type that lost the least inventory was the Condo segment, where it decreased 15.4 percent. That amounts to 10.7 months supply for Single-Family homes and 14.6 months supply for Condos.

## Quick Facts

<b>+ 3.4%</b>	<b>+ 6.5%</b>	<b>- 2.0%</b>
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$75,000 and Below</b>	<b>4 Bedrooms or More</b>	<b>Single-Family Homes</b>

Closed 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>

[Click on desired metric to jump to that page.](#)



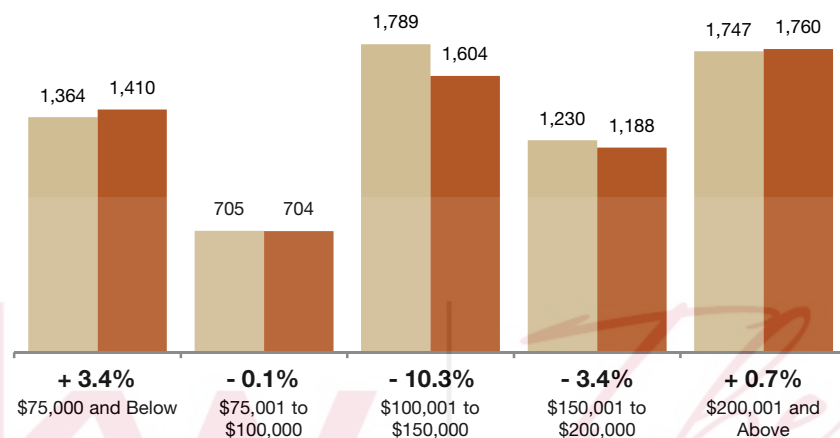
# Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



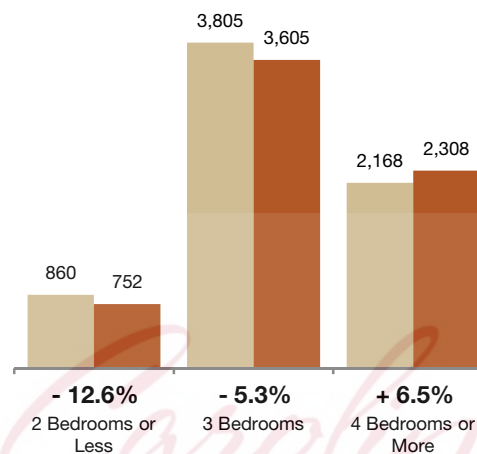
## By Price Range

■ 12-2010 ■ 12-2011



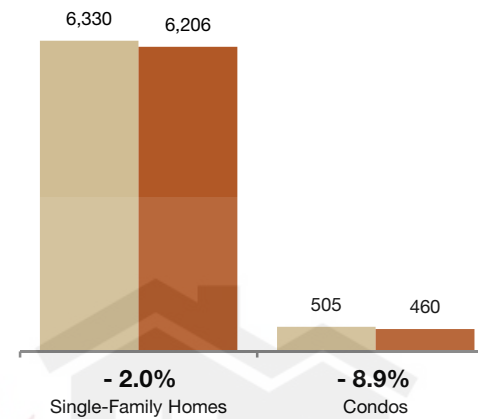
## By Bedroom Count

■ 12-2010 ■ 12-2011



## By Property Type

■ 12-2010 ■ 12-2011



### All Properties

#### By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	1,364	1,410	+ 3.4%
\$75,001 to \$100,000	705	704	- 0.1%
\$100,001 to \$150,000	1,789	1,604	- 10.3%
\$150,001 to \$200,000	1,230	1,188	- 3.4%
\$200,001 and Above	1,747	1,760	+ 0.7%
<b>All Price Ranges</b>	<b>6,835</b>	<b>6,666</b>	<b>- 2.5%</b>

### Single-Family Homes

	12-2010	12-2011	Change
\$75,000 and Below	1,281	1,307	+ 2.0%
\$75,001 to \$100,000	617	611	- 1.0%
\$100,001 to \$150,000	1,617	1,487	- 8.0%
\$150,001 to \$200,000	1,161	1,126	- 3.0%
\$200,001 and Above	1,654	1,675	+ 1.3%
<b>All Price Ranges</b>	<b>6,330</b>	<b>6,206</b>	<b>- 2.0%</b>

### Condos

	12-2010	12-2011	Change
\$75,000 and Below	83	103	+ 24.1%
\$75,001 to \$100,000	88	93	+ 5.7%
\$100,001 to \$150,000	172	117	- 32.0%
\$150,001 to \$200,000	69	62	- 10.1%
\$200,001 and Above	93	85	- 8.6%
<b>All Price Ranges</b>	<b>505</b>	<b>460</b>	<b>- 8.9%</b>

#### By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	860	752	- 12.6%
3 Bedrooms	3,805	3,605	- 5.3%
4 Bedrooms or More	2,168	2,308	+ 6.5%
<b>All Bedroom Counts</b>	<b>6,835</b>	<b>6,666</b>	<b>- 2.5%</b>

	12-2010	12-2011	Change
2 Bedrooms or Less	596	518	- 13.1%
3 Bedrooms	3,577	3,399	- 5.0%
4 Bedrooms or More	2,155	2,288	+ 6.2%
<b>All Bedroom Counts</b>	<b>6,330</b>	<b>6,206</b>	<b>- 2.0%</b>

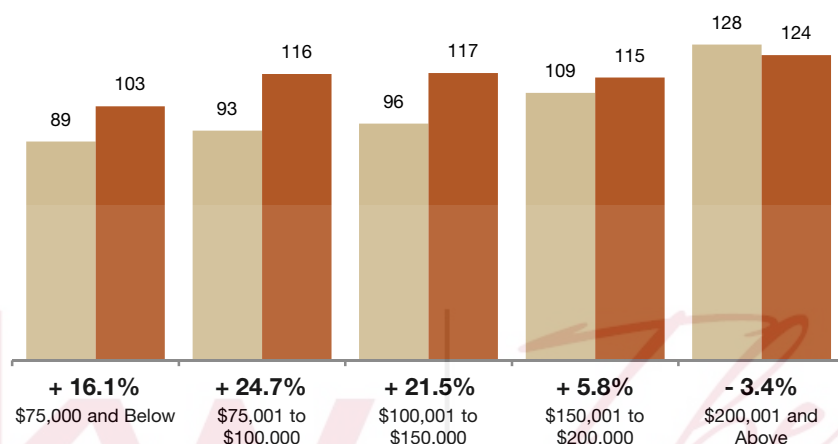
# Days on Market Until Sale

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



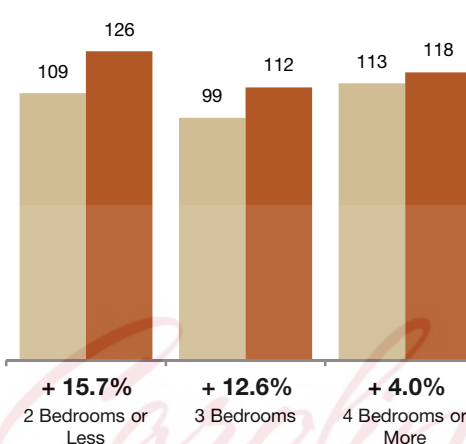
## By Price Range

■ 12-2010 ■ 12-2011



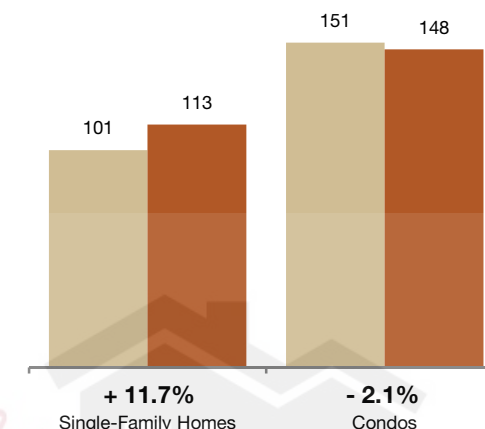
## By Bedroom Count

■ 12-2010 ■ 12-2011



## By Property Type

■ 12-2010 ■ 12-2011



## All Properties

### By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	89	103	+ 16.1%
\$75,001 to \$100,000	93	116	+ 24.7%
\$100,001 to \$150,000	96	117	+ 21.5%
\$150,001 to \$200,000	109	115	+ 5.8%
\$200,001 and Above	128	124	- 3.4%
<b>All Price Ranges</b>	<b>105</b>	<b>115</b>	<b>+ 10.1%</b>

## Single-Family Homes

12-2010	12-2011	Change
87	101	+ 15.2%
89	113	+ 27.0%
93	115	+ 23.8%
104	113	+ 8.8%
123	121	- 1.4%
<b>101</b>	<b>113</b>	<b>+ 11.7%</b>

## Condos

	12-2010	12-2011	Change
	112	134	+ 20.3%
	123	138	+ 12.0%
	129	143	+ 11.1%
	192	155	- 19.2%
	223	177	- 20.8%
	151	148	- 2.1%

### By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	109	126	+ 15.7%
3 Bedrooms	99	112	+ 12.6%
4 Bedrooms or More	113	118	+ 4.0%
<b>All Bedroom Counts</b>	<b>105</b>	<b>115</b>	<b>+ 10.1%</b>

12-2010	12-2011	Change	12-2010	12-2011	Change
86	109	+ 27.6%	162	164	+ 1.2%
96	110	+ 14.6%	142	131	- 7.7%
113	118	+ 3.7%	82	131	+ 59.6%
101	113	+ 11.7%	151	148	- 2.1%

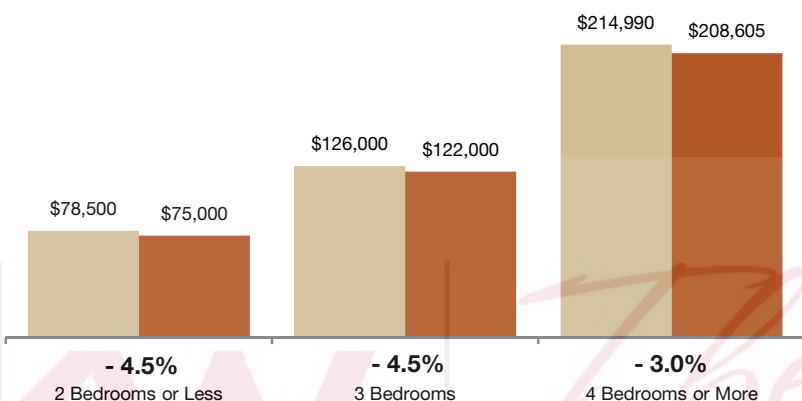
# Median Sales Price

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



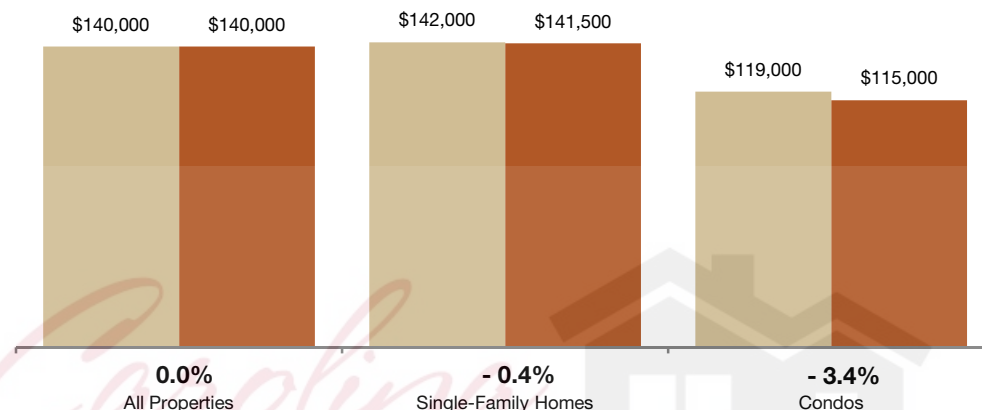
## By Bedroom Count

■ 12-2010 ■ 12-2011



## By Property Type

■ 12-2010 ■ 12-2011



### All Properties

By Bedroom Count	12-2010	12-2011	Change
2 Bedrooms or Less	\$78,500	\$75,000	- 4.5%
3 Bedrooms	\$126,000	\$122,000	- 3.2%
4 Bedrooms or More	\$214,990	\$208,605	- 3.0%
<b>All Bedroom Counts</b>	<b>\$140,000</b>	<b>\$140,000</b>	<b>0.0%</b>

### Single-Family Homes

12-2010	12-2011	Change
\$60,000	\$59,000	- 1.7%
\$126,000	\$122,000	- 3.2%
\$215,000	\$209,900	- 2.4%
<b>\$142,000</b>	<b>\$141,500</b>	<b>- 0.4%</b>

### Condos

12-2010	12-2011	Change
\$109,850	\$96,000	- 12.6%
\$130,000	\$124,125	- 4.5%
\$119,500	\$154,376	+ 29.2%
<b>\$119,000</b>	<b>\$115,000</b>	<b>- 3.4%</b>

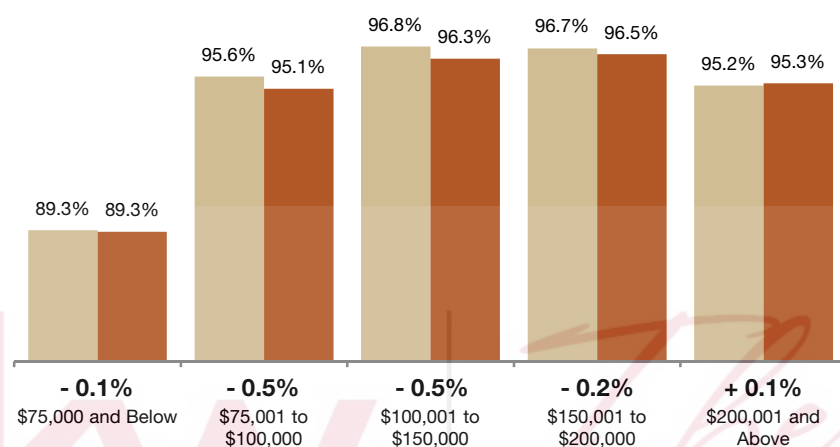
# Percent of List Price Received

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.**



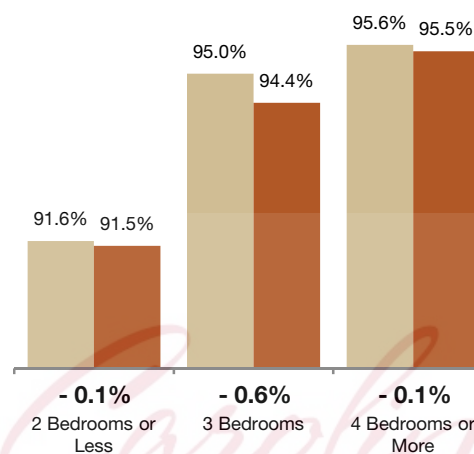
## By Price Range

■ 12-2010 ■ 12-2011



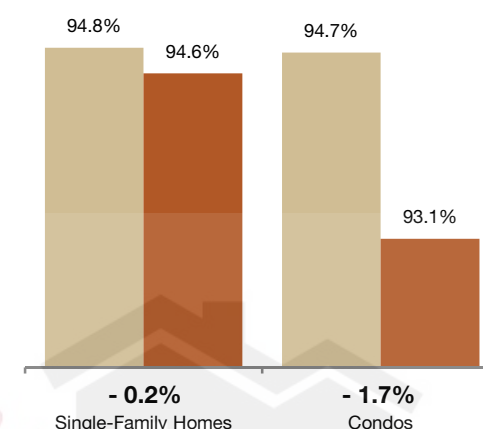
## By Bedroom Count

■ 12-2010 ■ 12-2011



## By Property Type

■ 12-2010 ■ 12-2011



## All Properties

### By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	89.3%	89.3%	- 0.1%
\$75,001 to \$100,000	95.6%	95.1%	- 0.5%
\$100,001 to \$150,000	96.8%	96.3%	- 0.5%
\$150,001 to \$200,000	96.7%	96.5%	- 0.2%
\$200,001 and Above	95.2%	95.3%	+ 0.1%
<b>All Price Ranges</b>	<b>94.8%</b>	<b>94.5%</b>	<b>- 0.3%</b>

## Single-Family Homes

	12-2010	12-2011	Change
\$75,000 and Below	89.1%	89.4%	+ 0.3%
\$75,001 to \$100,000	95.5%	95.3%	- 0.2%
\$100,001 to \$150,000	96.9%	96.3%	- 0.6%
\$150,001 to \$200,000	96.8%	96.6%	- 0.2%
\$200,001 and Above	95.3%	95.4%	+ 0.0%
<b>All Price Ranges</b>	<b>94.8%</b>	<b>94.6%</b>	<b>- 0.2%</b>

## Condos

	12-2010	12-2011	Change
\$75,000 and Below	93.3%	88.1%	- 5.6%
\$75,001 to \$100,000	96.3%	93.5%	- 2.9%
\$100,001 to \$150,000	95.5%	96.2%	+ 0.7%
\$150,001 to \$200,000	95.4%	94.7%	- 0.7%
\$200,001 and Above	92.7%	93.4%	+ 0.8%
<b>All Price Ranges</b>	<b>94.7%</b>	<b>93.1%</b>	<b>- 1.7%</b>

### By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	91.6%	91.5%	- 0.1%
3 Bedrooms	95.0%	94.4%	- 0.6%
4 Bedrooms or More	95.6%	95.5%	- 0.1%
<b>All Bedroom Counts</b>	<b>94.8%</b>	<b>94.5%</b>	<b>- 0.3%</b>

	12-2010	12-2011	Change
2 Bedrooms or Less	90.3%	91.3%	+ 1.1%
3 Bedrooms	95.0%	94.4%	- 0.6%
4 Bedrooms or More	95.6%	95.5%	- 0.1%
<b>All Bedroom Counts</b>	<b>94.8%</b>	<b>94.6%</b>	<b>- 0.2%</b>

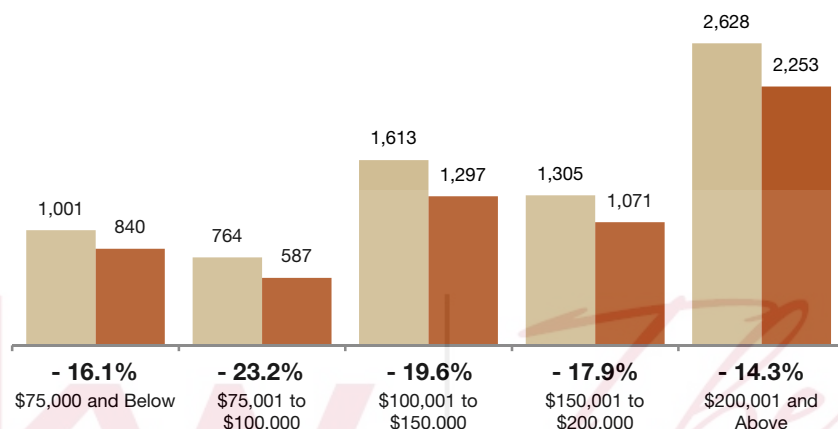
# Inventory of Homes for Sale

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



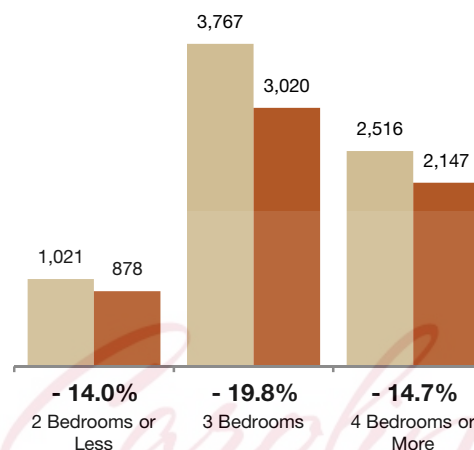
## By Price Range

■ 12-2010 ■ 12-2011



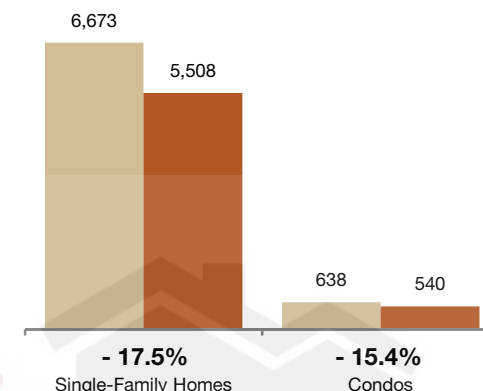
## By Bedroom Count

■ 12-2010 ■ 12-2011



## By Property Type

■ 12-2010 ■ 12-2011



### All Properties

#### By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	1,001	840	- 16.1%
\$75,001 to \$100,000	764	587	- 23.2%
\$100,001 to \$150,000	1,613	1,297	- 19.6%
\$150,001 to \$200,000	1,305	1,071	- 17.9%
\$200,001 and Above	2,628	2,253	- 14.3%
<b>All Price Ranges</b>	<b>7,311</b>	<b>6,048</b>	<b>- 17.3%</b>

### Single-Family Homes

	12-2010	12-2011	Change
2 Bedrooms or Less	932	782	- 16.1%
3 Bedrooms	647	485	- 25.0%
4 Bedrooms or More	1,428	1,143	- 20.0%
	1,211	991	- 18.2%
	2,455	2,107	- 14.2%
<b>All Single-Family Homes</b>	<b>6,673</b>	<b>5,508</b>	<b>- 17.5%</b>

### Condos

	12-2010	12-2011	Change
	69	58	- 15.9%
	117	102	- 12.8%
	185	154	- 16.8%
	94	80	- 14.9%
	173	146	- 15.6%
<b>All Condos</b>	<b>638</b>	<b>540</b>	<b>- 15.4%</b>

#### By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	1,021	878	- 14.0%
3 Bedrooms	3,767	3,020	- 19.8%
4 Bedrooms or More	2,516	2,147	- 14.7%
<b>All Bedroom Counts</b>	<b>7,311</b>	<b>6,048</b>	<b>- 17.3%</b>

	12-2010	12-2011	Change
2 Bedrooms or Less	669	569	- 14.9%
3 Bedrooms	3,508	2,810	- 19.9%
4 Bedrooms or More	2,490	2,127	- 14.6%
<b>All Single-Family Homes</b>	<b>6,673</b>	<b>5,508</b>	<b>- 17.5%</b>

	12-2010	12-2011	Change
	352	309	- 12.2%
	259	210	- 18.9%
	26	20	- 23.1%
<b>All Condos</b>	<b>638</b>	<b>540</b>	<b>- 15.4%</b>

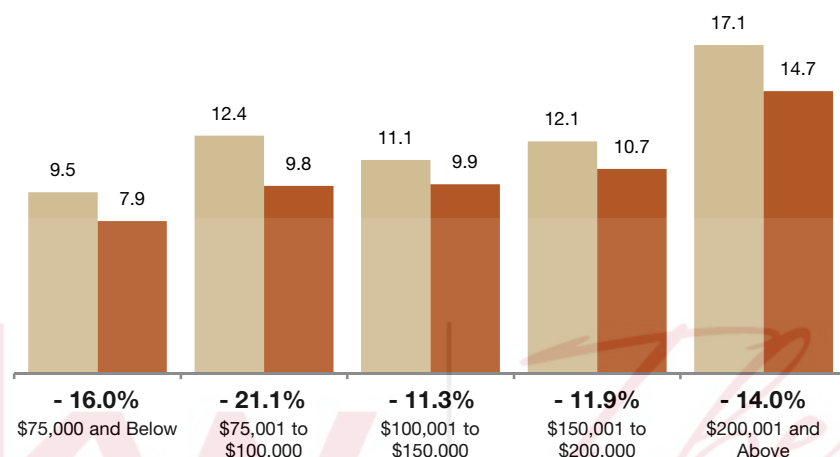
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



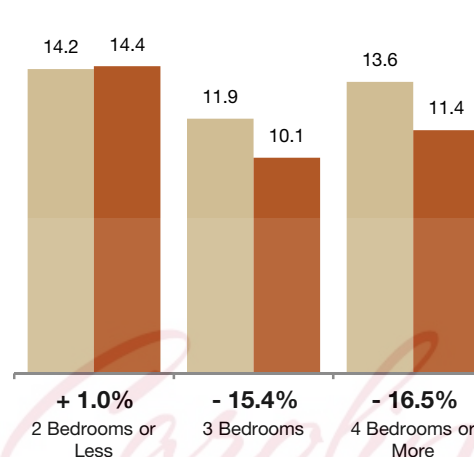
## By Price Range

■ 12-2010 ■ 12-2011



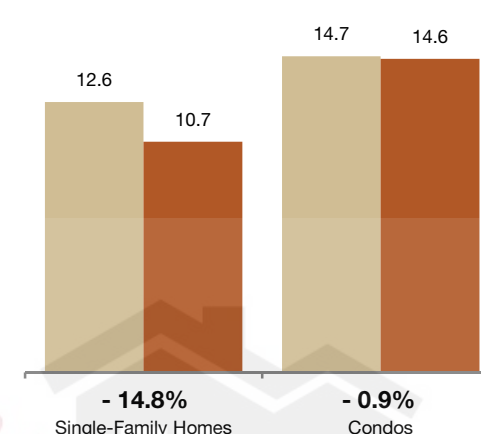
## By Bedroom Count

■ 12-2010 ■ 12-2011



## By Property Type

■ 12-2010 ■ 12-2011



## All Properties

### By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	9.5	7.9	- 16.0%
\$75,001 to \$100,000	12.4	9.8	- 21.1%
\$100,001 to \$150,000	11.1	9.9	- 11.3%
\$150,001 to \$200,000	12.1	10.7	- 11.9%
\$200,001 and Above	17.1	14.7	- 14.0%
<b>All Price Ranges</b>	<b>12.8</b>	<b>11.0</b>	<b>- 13.8%</b>

## Single-Family Homes

	12-2010	12-2011	Change
\$75,000 and Below	9.4	7.8	- 16.9%
\$75,001 to \$100,000	11.9	9.3	- 21.8%
\$100,001 to \$150,000	10.9	9.4	- 13.5%
\$150,001 to \$200,000	12.0	10.4	- 13.1%
\$200,001 and Above	16.9	14.5	- 14.3%
<b>All Price Ranges</b>	<b>12.6</b>	<b>10.7</b>	<b>- 14.8%</b>

## Condos

	12-2010	12-2011	Change
\$75,000 and Below	10.1	10.2	+ 1.4%
\$75,001 to \$100,000	16.0	12.8	- 20.1%
\$100,001 to \$150,000	13.4	15.1	+ 13.3%
\$150,001 to \$200,000	13.6	15.0	+ 10.4%
\$200,001 and Above	20.6	18.6	- 9.3%
<b>All Price Ranges</b>	<b>14.7</b>	<b>14.6</b>	<b>- 0.9%</b>

### By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	14.2	14.4	+ 1.0%
3 Bedrooms	11.9	10.1	- 15.4%
4 Bedrooms or More	13.6	11.4	- 16.5%
<b>All Bedroom Counts</b>	<b>12.8</b>	<b>11.0</b>	<b>- 13.8%</b>

	12-2010	12-2011	Change
2 Bedrooms or Less	13.6	13.5	- 1.2%
3 Bedrooms	11.8	9.9	- 16.0%
4 Bedrooms or More	13.6	11.3	- 16.4%
<b>All Bedroom Counts</b>	<b>12.6</b>	<b>10.7</b>	<b>- 14.8%</b>