

Housing Supply Overview

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



January 2013

The first month of 2013 looks very similar to 2012, as most metrics continue to indicate market recovery. For the 12-month period spanning February 2012 through January 2013, Closed Sales in the Greater Greenville region were up 15.0 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 27.0 percent.

The overall Median Sales Price was up 6.4 percent to \$149,000. The property type with the largest price gain was the Single-Family segment, where prices increased 5.5 percent to \$150,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 94 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 117 days.

Market-wide, inventory levels were down 6.4 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 5.9 percent. That amounts to 8.7 months supply for Single-Family homes and 9.9 months supply for Condos.

Quick Facts

+ 27.0%	+ 18.5%	+ 21.8%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 and Above	4 Bedrooms or More	Condos

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.](#)

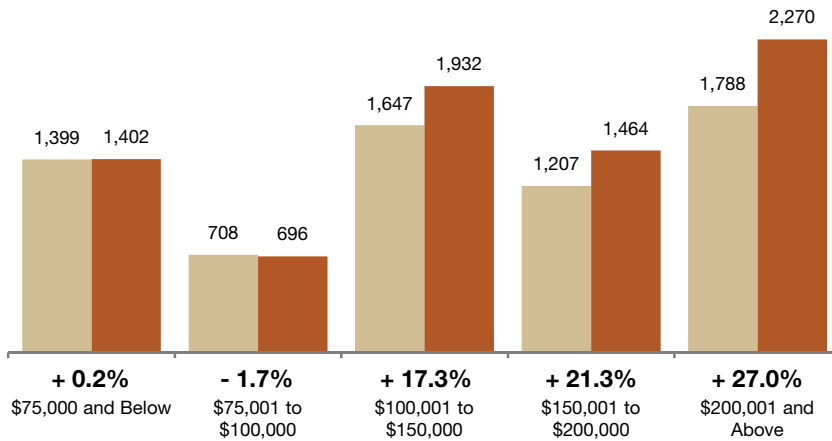
Closed Sales

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



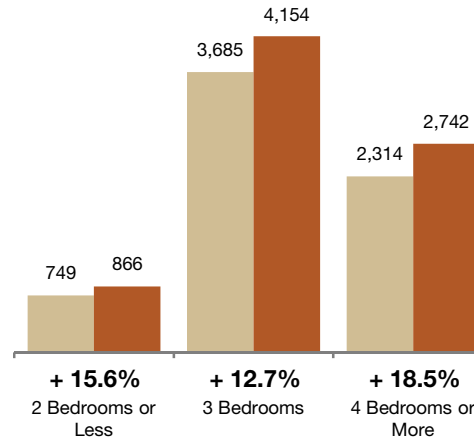
By Price Range

■ 1-2012 ■ 1-2013



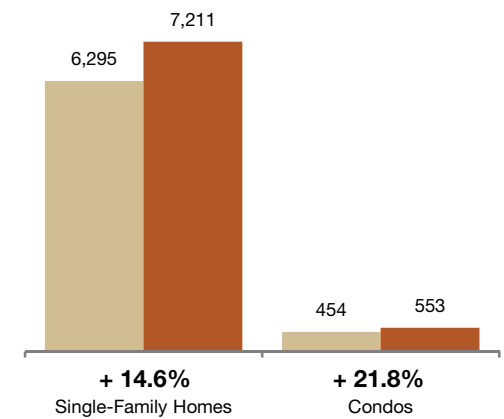
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range	1-2012	1-2013	Change
\$75,000 and Below	1,399	1,402	+ 0.2%
\$75,001 to \$100,000	708	696	- 1.7%
\$100,001 to \$150,000	1,647	1,932	+ 17.3%
\$150,001 to \$200,000	1,207	1,464	+ 21.3%
\$200,001 and Above	1,788	2,270	+ 27.0%
All Price Ranges	6,749	7,764	+ 15.0%

Single-Family Homes

	1-2012	1-2013	Change
	1,307	1,287	- 1.5%
	614	594	- 3.3%
	1,530	1,783	+ 16.5%
	1,143	1,390	+ 21.6%
	1,701	2,157	+ 26.8%
All Single-Family Homes	6,295	7,211	+ 14.6%

Condos

	1-2012	1-2013	Change
	92	115	+ 25.0%
	94	102	+ 8.5%
	117	149	+ 27.4%
	64	74	+ 15.6%
	87	113	+ 29.9%
All Condos	454	553	+ 21.8%

By Bedroom Count	1-2012	1-2013	Change
2 Bedrooms or Less	749	866	+ 15.6%
3 Bedrooms	3,685	4,154	+ 12.7%
4 Bedrooms or More	2,314	2,742	+ 18.5%
All Bedroom Counts	6,749	7,764	+ 15.0%

	1-2012	1-2013	Change
	516	566	+ 9.7%
	3,482	3,925	+ 12.7%
	2,296	2,719	+ 18.4%
All Single-Family Homes	6,295	7,211	+ 14.6%

	1-2012	1-2013	Change
	233	300	+ 28.8%
	203	229	+ 12.8%
	18	23	+ 27.8%
All Condos	454	553	+ 21.8%

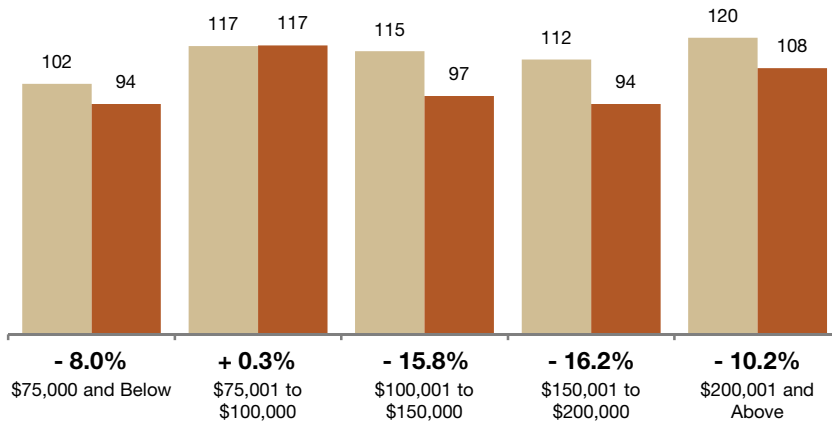
Days on Market Until Sale

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



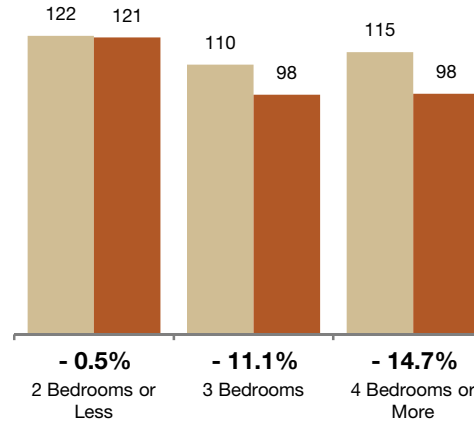
By Price Range

■ 1-2012 ■ 1-2013



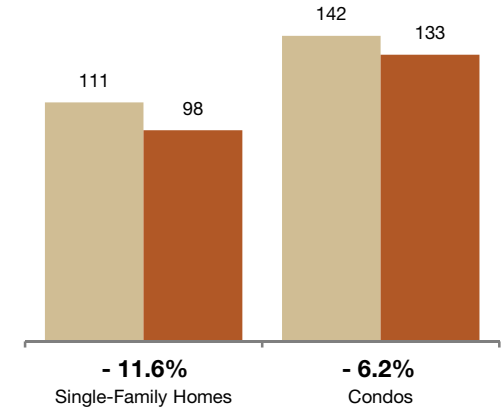
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$75,000 and Below	102	94	- 8.0%
\$75,001 to \$100,000	117	117	+ 0.3%
\$100,001 to \$150,000	115	97	- 15.8%
\$150,001 to \$200,000	112	94	- 16.2%
\$200,001 and Above	120	108	- 10.2%
All Price Ranges	113	101	- 11.1%

Single-Family Homes

	1-2012	1-2013	Change
	99	91	- 7.9%
	114	113	- 0.9%
	113	95	- 16.2%
	112	93	- 16.4%
	118	105	- 11.1%
All Single-Family Homes	111	98	- 11.6%

Condos

	1-2012	1-2013	Change
	141	121	- 14.1%
	137	144	+ 4.9%
	142	123	- 12.8%
	115	100	- 13.2%
	170	172	+ 1.5%
All Condos	142	133	- 6.2%

By Bedroom Count

	1-2012	1-2013	Change
2 Bedrooms or Less	122	121	- 0.5%
3 Bedrooms	110	98	- 11.1%
4 Bedrooms or More	115	98	- 14.7%
All Bedroom Counts	113	101	- 11.1%

	1-2012	1-2013	Change
	107	109	+ 2.1%
	109	97	- 11.5%
	115	98	- 14.7%
All Single-Family Homes	111	98	- 11.6%

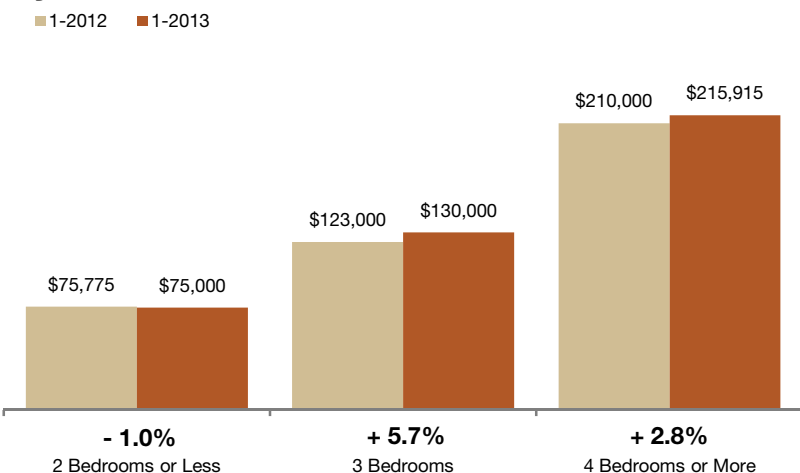
	1-2012	1-2013	Change
	156	145	- 7.1%
	128	122	- 4.5%
	132	102	- 23.0%
All Condos	142	133	- 6.2%

Median Sales Price

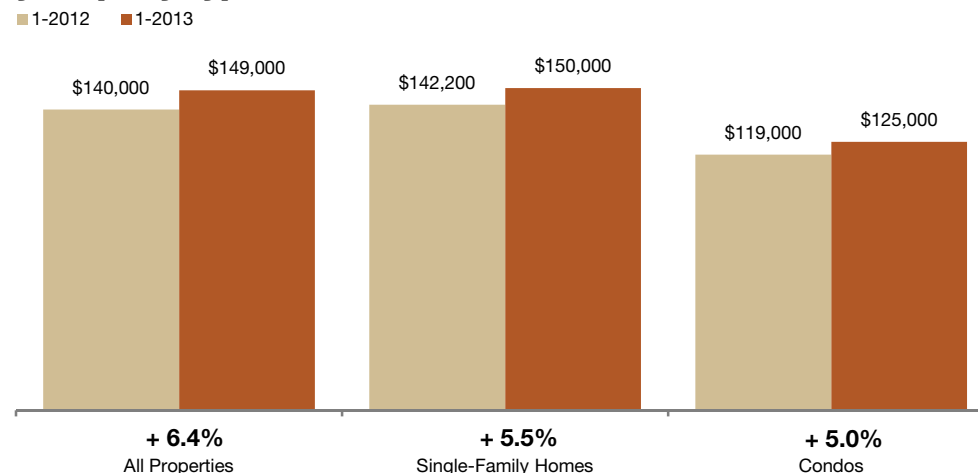
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	1-2012	1-2013	Change	1-2012	1-2013	Change	1-2012	1-2013	Change
2 Bedrooms or Less	\$75,775	\$75,000	- 1.0%	\$59,000	\$61,000	+ 3.4%	\$99,000	\$97,500	- 1.5%
3 Bedrooms	\$123,000	\$130,000	+ 5.7%	\$122,500	\$129,900	+ 6.0%	\$124,950	\$140,000	+ 12.0%
4 Bedrooms or More	\$210,000	\$215,915	+ 2.8%	\$210,000	\$216,500	+ 3.1%	\$154,376	\$159,575	+ 3.4%
All Bedroom Counts	\$140,000	\$149,000	+ 6.4%	\$142,200	\$150,000	+ 5.5%	\$119,000	\$125,000	+ 5.0%

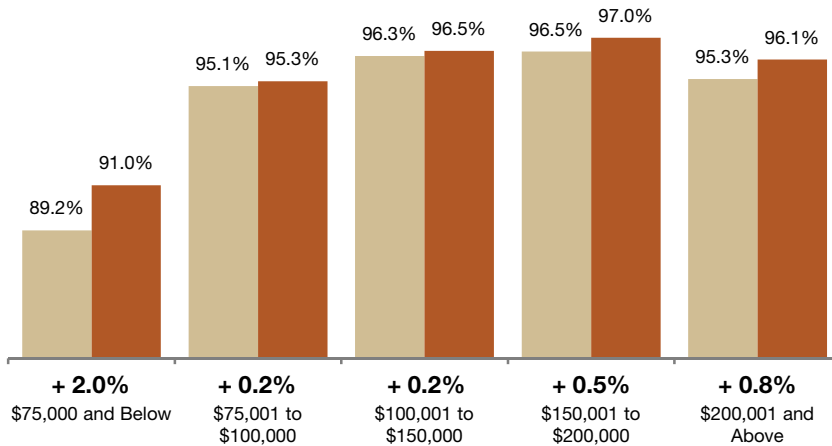
Percent of List Price Received

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.**



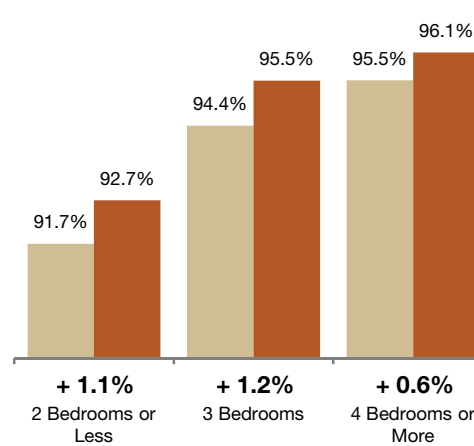
By Price Range

■ 1-2012 ■ 1-2013



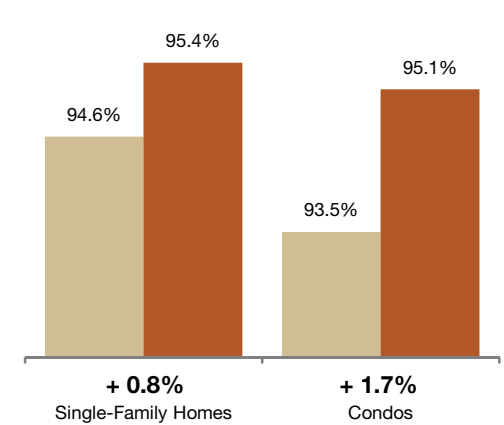
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$75,000 and Below	89.2%	91.0%	+ 2.0%
\$75,001 to \$100,000	95.1%	95.3%	+ 0.2%
\$100,001 to \$150,000	96.3%	96.5%	+ 0.2%
\$150,001 to \$200,000	96.5%	97.0%	+ 0.5%
\$200,001 and Above	95.3%	96.1%	+ 0.8%
All Price Ranges	94.5%	95.4%	+ 1.0%

Single-Family Homes

	1-2012	1-2013	Change
\$75,000 and Below	89.3%	90.9%	+ 1.8%
\$75,001 to \$100,000	95.2%	95.4%	+ 0.2%
\$100,001 to \$150,000	96.3%	96.5%	+ 0.2%
\$150,001 to \$200,000	96.6%	97.1%	+ 0.5%
\$200,001 and Above	95.4%	96.1%	+ 0.7%
All Price Ranges	94.6%	95.4%	+ 0.8%

Condos

	1-2012	1-2013	Change
\$75,000 and Below	88.2%	92.5%	+ 4.9%
\$75,001 to \$100,000	94.2%	94.7%	+ 0.5%
\$100,001 to \$150,000	96.4%	96.1%	- 0.3%
\$150,001 to \$200,000	94.2%	96.0%	+ 1.9%
\$200,001 and Above	93.6%	96.3%	+ 2.9%
All Price Ranges	93.5%	95.1%	+ 1.7%

By Bedroom Count

	1-2012	1-2013	Change
2 Bedrooms or Less	91.7%	92.7%	+ 1.1%
3 Bedrooms	94.4%	95.5%	+ 1.2%
4 Bedrooms or More	95.5%	96.1%	+ 0.6%
All Bedroom Counts	94.5%	95.4%	+ 1.0%

	1-2012	1-2013	Change
2 Bedrooms or Less	91.4%	91.8%	+ 0.4%
3 Bedrooms	94.4%	95.4%	+ 1.1%
4 Bedrooms or More	95.5%	96.2%	+ 0.7%
All Bedroom Counts	94.6%	95.4%	+ 0.8%

	1-2012	1-2013	Change
2 Bedrooms or Less	92.4%	94.2%	+ 1.9%
3 Bedrooms	94.5%	96.5%	+ 2.1%
4 Bedrooms or More	95.7%	94.4%	- 1.4%
All Bedroom Counts	93.5%	95.1%	+ 1.7%

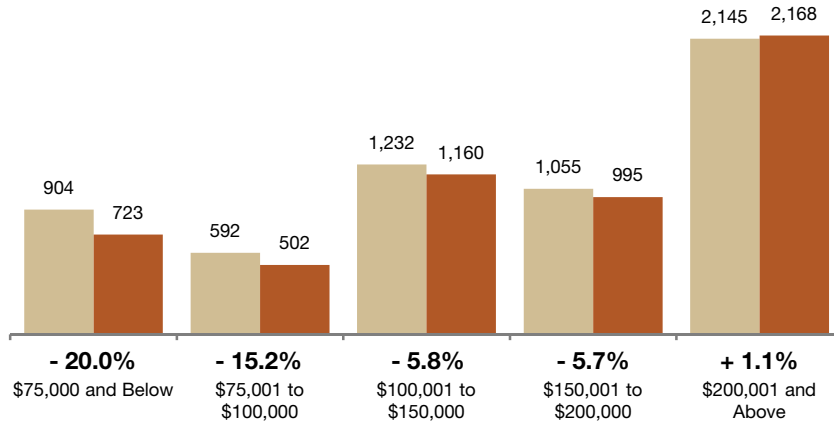
Inventory of Homes for Sale

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



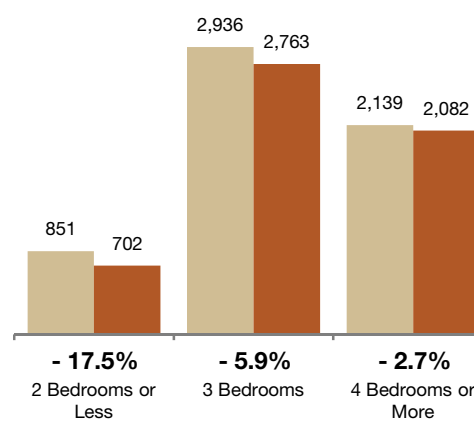
By Price Range

■ 1-2012 ■ 1-2013



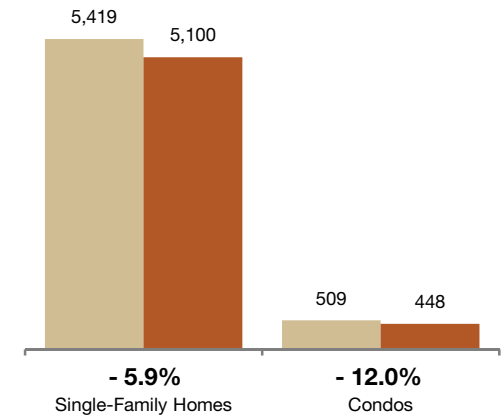
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$75,000 and Below	904	723	- 20.0%
\$75,001 to \$100,000	592	502	- 15.2%
\$100,001 to \$150,000	1,232	1,160	- 5.8%
\$150,001 to \$200,000	1,055	995	- 5.7%
\$200,001 and Above	2,145	2,168	+ 1.1%
All Price Ranges	5,928	5,548	- 6.4%

Single-Family Homes

	1-2012	1-2013	Change
2 Bedrooms or Less	831	668	- 19.6%
3 Bedrooms	487	433	- 11.1%
4 Bedrooms or More	1,101	1,034	- 6.1%
	982	921	- 6.2%
	2,018	2,044	+ 1.3%
All Single-Family Homes	5,419	5,100	- 5.9%

Condos

	1-2012	1-2013	Change
Single-Family Homes	73	55	- 24.7%
Condos	105	69	- 34.3%
	131	126	- 3.8%
	73	74	+ 1.4%
	127	124	- 2.4%
All Condos	509	448	- 12.0%

By Bedroom Count

	1-2012	1-2013	Change
2 Bedrooms or Less	851	702	- 17.5%
3 Bedrooms	2,936	2,763	- 5.9%
4 Bedrooms or More	2,139	2,082	- 2.7%
All Bedroom Counts	5,928	5,548	- 6.4%

	1-2012	1-2013	Change
2 Bedrooms or Less	560	480	- 14.3%
3 Bedrooms	2,742	2,555	- 6.8%
4 Bedrooms or More	2,116	2,064	- 2.5%
All Single-Family Homes	5,419	5,100	- 5.9%

	1-2012	1-2013	Change
Single-Family Homes	291	222	- 23.7%
Condos	194	208	+ 7.2%
	23	18	- 21.7%
All Condos	509	448	- 12.0%

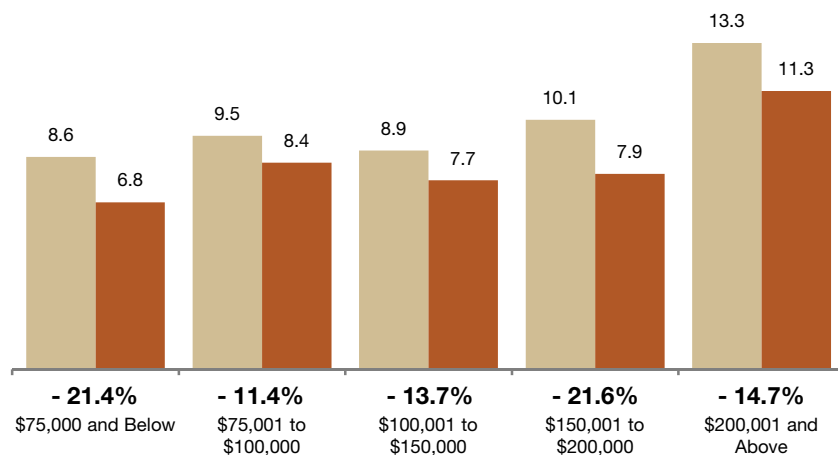
Months Supply of Inventory

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.



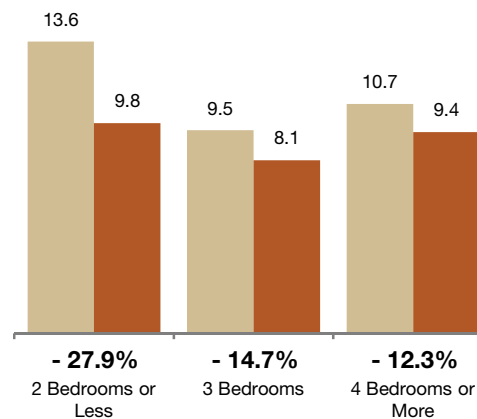
By Price Range

■ 1-2012 ■ 1-2013



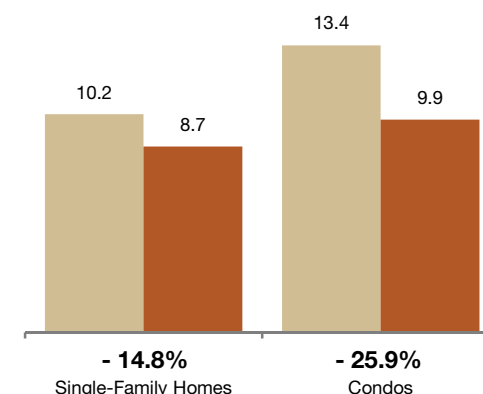
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$75,000 and Below	8.6	6.8	- 21.4%
\$75,001 to \$100,000	9.5	8.4	- 11.4%
\$100,001 to \$150,000	8.9	7.7	- 13.7%
\$150,001 to \$200,000	10.1	7.9	- 21.6%
\$200,001 and Above	13.3	11.3	- 14.7%
All Price Ranges	10.4	8.7	- 15.7%

Single-Family Homes

	1-2012	1-2013	Change
\$75,000 and Below	8.3	6.8	- 18.3%
\$75,001 to \$100,000	9.0	8.4	- 7.5%
\$100,001 to \$150,000	8.6	7.5	- 13.2%
\$150,001 to \$200,000	10.0	7.8	- 21.8%
\$200,001 and Above	13.2	11.2	- 15.0%
All Price Ranges	10.2	8.7	- 14.8%

Condos

	1-2012	1-2013	Change
\$75,000 and Below	14.1	6.4	- 54.6%
\$75,001 to \$100,000	12.4	8.7	- 29.4%
\$100,001 to \$150,000	12.7	10.1	- 20.0%
\$150,001 to \$200,000	12.7	10.1	- 20.5%
\$200,001 and Above	15.2	13.8	- 9.6%
All Price Ranges	13.4	9.9	- 25.9%

By Bedroom Count

	1-2012	1-2013	Change
2 Bedrooms or Less	13.6	9.8	- 27.9%
3 Bedrooms	9.5	8.1	- 14.7%
4 Bedrooms or More	10.7	9.4	- 12.3%
All Bedroom Counts	10.4	8.7	- 15.7%

	1-2012	1-2013	Change
2 Bedrooms or Less	13.1	10.2	- 22.2%
3 Bedrooms	9.4	7.9	- 15.5%
4 Bedrooms or More	10.7	9.4	- 12.0%
All Bedroom Counts	10.2	8.7	- 14.8%

Housing Supply Overview

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February 2013

As we lean toward the spring market, let's review what's transpired over the past 12 months. For the 12-month period spanning March 2012 through February 2013, Closed Sales in the Greater Greenville region were up 15.3 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 26.9 percent.

The overall Median Sales Price was up 5.7 percent to \$149,079. The property type with the largest price gain was the Condo segment, where prices increased 5.2 percent to \$126,250. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 93 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 112 days.

Market-wide, inventory levels were down 4.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 3.9 percent. That amounts to 8.9 months supply for Single-Family homes and 10.2 months supply for Condos.

Quick Facts

+ 26.9%

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

+ 17.1%

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

+ 21.0%

Property Type With
Strongest Sales:
Condos

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.](#)

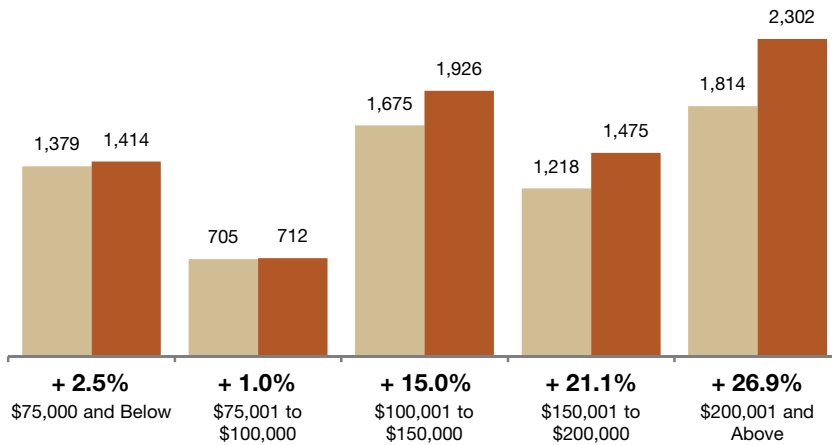
Closed Sales

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



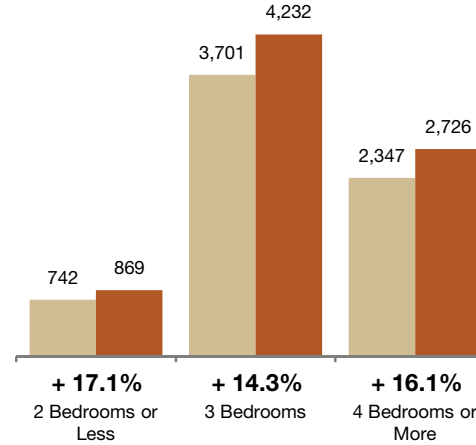
By Price Range

■ 2-2012 ■ 2-2013



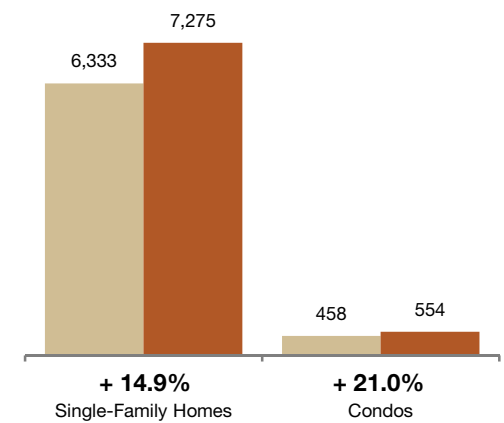
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$75,000 and Below	1,379	1,414	+ 2.5%
\$75,001 to \$100,000	705	712	+ 1.0%
\$100,001 to \$150,000	1,675	1,926	+ 15.0%
\$150,001 to \$200,000	1,218	1,475	+ 21.1%
\$200,001 and Above	1,814	2,302	+ 26.9%
All Price Ranges	6,791	7,829	+ 15.3%

Single-Family Homes

	2-2012	2-2013	Change
\$75,000 and Below	1,290	1,302	+ 0.9%
\$75,001 to \$100,000	609	612	+ 0.5%
\$100,001 to \$150,000	1,560	1,773	+ 13.7%
\$150,001 to \$200,000	1,151	1,401	+ 21.7%
\$200,001 and Above	1,723	2,187	+ 26.9%
All Price Ranges	6,333	7,275	+ 14.9%

Condos

	2-2012	2-2013	Change
\$75,000 and Below	89	112	+ 25.8%
\$75,001 to \$100,000	96	100	+ 4.2%
\$100,001 to \$150,000	115	153	+ 33.0%
\$150,001 to \$200,000	67	74	+ 10.4%
\$200,001 and Above	91	115	+ 26.4%
All Price Ranges	458	554	+ 21.0%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	742	869	+ 17.1%
3 Bedrooms	3,701	4,232	+ 14.3%
4 Bedrooms or More	2,347	2,726	+ 16.1%
All Bedroom Counts	6,791	7,829	+ 15.3%

	2-2012	2-2013	Change
2 Bedrooms or Less	509	574	+ 12.8%
3 Bedrooms	3,495	3,997	+ 14.4%
4 Bedrooms or More	2,328	2,703	+ 16.1%
All Bedroom Counts	6,333	7,275	+ 14.9%

	2-2012	2-2013	Change
2 Bedrooms or Less	233	295	+ 26.6%
3 Bedrooms	206	235	+ 14.1%
4 Bedrooms or More	19	23	+ 21.1%
All Bedroom Counts	458	554	+ 21.0%

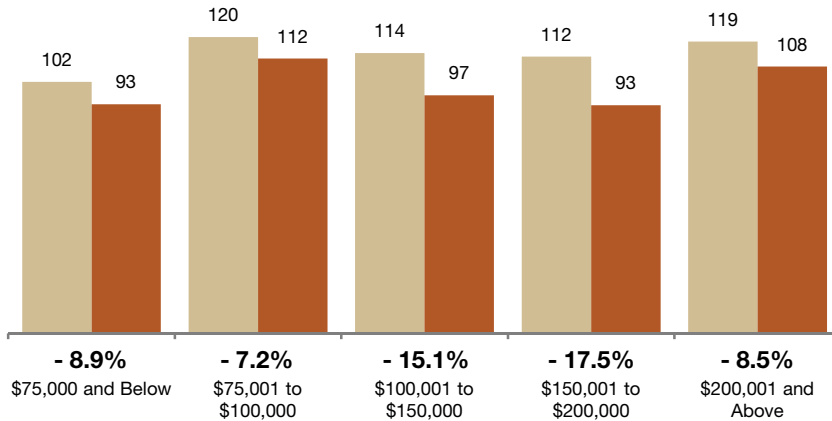
Days on Market Until Sale

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



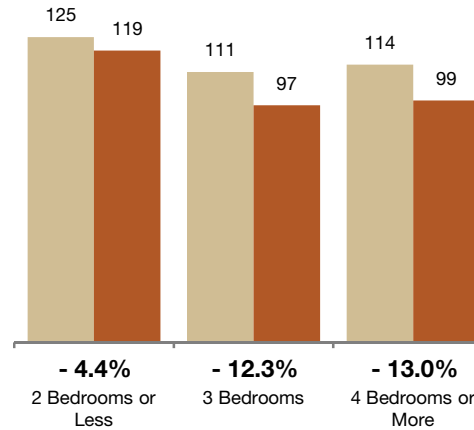
By Price Range

■ 2-2012 ■ 2-2013



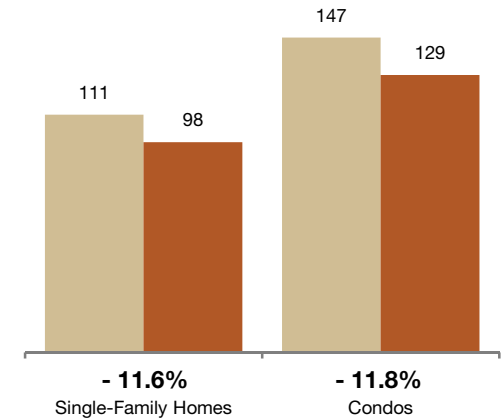
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$75,000 and Below	102	93	- 8.9%
\$75,001 to \$100,000	120	112	- 7.2%
\$100,001 to \$150,000	114	97	- 15.1%
\$150,001 to \$200,000	112	93	- 17.5%
\$200,001 and Above	119	108	- 8.5%
All Price Ranges	113	100	- 11.5%

Single-Family Homes

2-2012	2-2013	Change	2-2012	2-2013	Change
99	91	- 8.1%	148	117	- 20.9%
116	109	- 5.6%	151	128	- 15.0%
112	94	- 15.8%	139	124	- 11.2%
112	93	- 16.9%	124	89	- 28.5%
116	105	- 9.5%	165	175	+ 5.8%
111	98	- 11.6%	147	129	- 11.8%

Condos

2-2012	2-2013	Change
148	117	- 20.9%
151	128	- 15.0%
139	124	- 11.2%
124	89	- 28.5%
165	175	+ 5.8%
147	129	- 11.8%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	125	119	- 4.4%
3 Bedrooms	111	97	- 12.3%
4 Bedrooms or More	114	99	- 13.0%
All Bedroom Counts	113	100	- 11.5%

2-2012	2-2013	Change	2-2012	2-2013	Change
108	108	+ 0.5%	162	141	- 13.1%
109	96	- 12.4%	131	117	- 10.9%
114	99	- 13.0%	122	105	- 14.0%
111	98	- 11.6%	147	129	- 11.8%

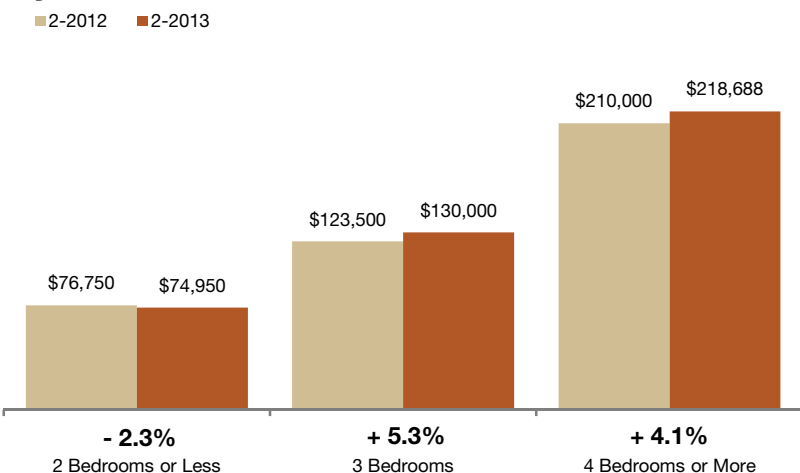
2-2012	2-2013	Change
162	141	- 13.1%
131	117	- 10.9%
122	105	- 14.0%
147	129	- 11.8%

Median Sales Price

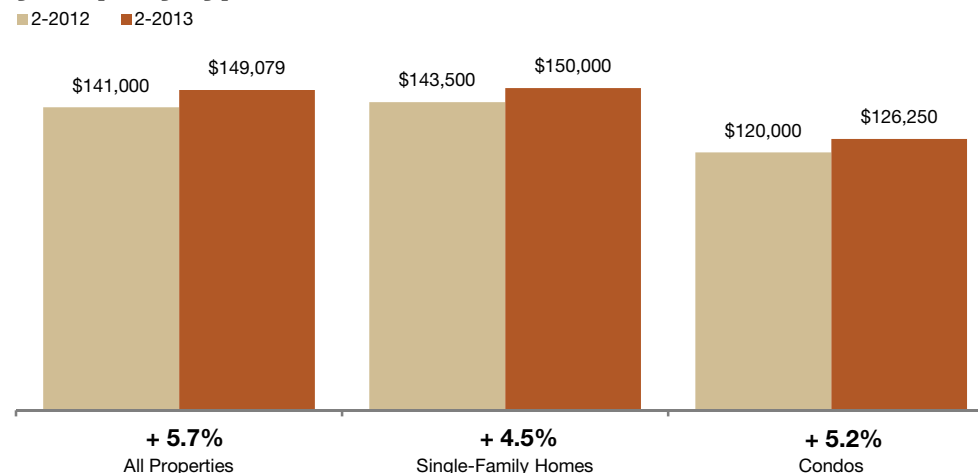
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties				Single-Family Homes			Condos		
By Bedroom Count	2-2012	2-2013	Change	2-2012	2-2013	Change	2-2012	2-2013	Change
2 Bedrooms or Less	\$76,750	\$74,950	- 2.3%	\$60,000	\$60,000	0.0%	\$100,000	\$98,000	- 2.0%
3 Bedrooms	\$123,500	\$130,000	+ 5.3%	\$123,000	\$129,900	+ 5.6%	\$125,000	\$140,000	+ 12.0%
4 Bedrooms or More	\$210,000	\$218,688	+ 4.1%	\$210,000	\$219,000	+ 4.3%	\$167,000	\$159,575	- 4.4%
All Bedroom Counts	\$141,000	\$149,079	+ 5.7%	\$143,500	\$150,000	+ 4.5%	\$120,000	\$126,250	+ 5.2%

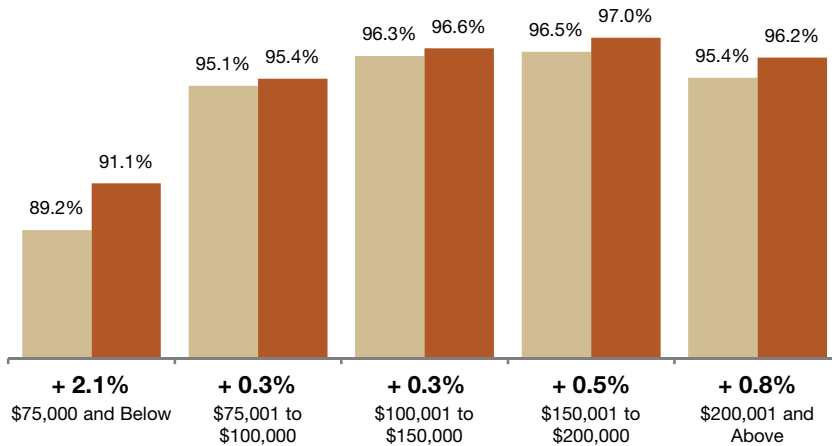
Percent of List Price Received

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.**



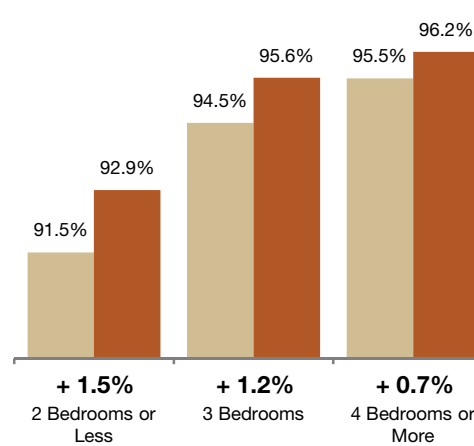
By Price Range

■ 2-2012 ■ 2-2013



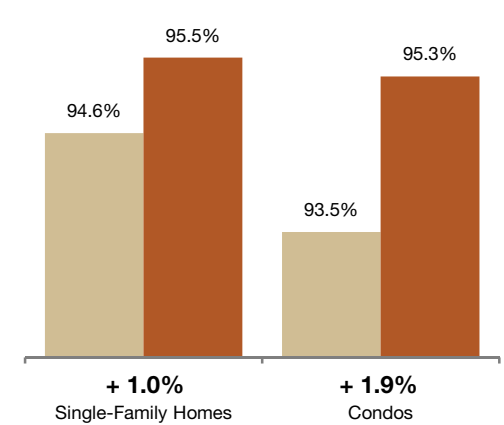
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$75,000 and Below	89.2%	91.1%	+ 2.1%
\$75,001 to \$100,000	95.1%	95.4%	+ 0.3%
\$100,001 to \$150,000	96.3%	96.6%	+ 0.3%
\$150,001 to \$200,000	96.5%	97.0%	+ 0.5%
\$200,001 and Above	95.4%	96.2%	+ 0.8%
All Price Ranges	94.5%	95.5%	+ 1.1%

Single-Family Homes

	2-2012	2-2013	Change
\$75,000 and Below	89.3%	91.0%	+ 1.9%
\$75,001 to \$100,000	95.3%	95.4%	+ 0.1%
\$100,001 to \$150,000	96.3%	96.6%	+ 0.3%
\$150,001 to \$200,000	96.6%	97.1%	+ 0.5%
\$200,001 and Above	95.5%	96.2%	+ 0.7%
All Price Ranges	94.6%	95.5%	+ 1.0%

Condos

	2-2012	2-2013	Change
\$75,000 and Below	88.2%	92.4%	+ 4.8%
\$75,001 to \$100,000	93.6%	95.3%	+ 1.8%
\$100,001 to \$150,000	96.5%	96.1%	- 0.4%
\$150,001 to \$200,000	94.2%	96.0%	+ 1.9%
\$200,001 and Above	94.0%	96.4%	+ 2.6%
All Price Ranges	93.5%	95.3%	+ 1.9%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	91.5%	92.9%	+ 1.5%
3 Bedrooms	94.5%	95.6%	+ 1.2%
4 Bedrooms or More	95.5%	96.2%	+ 0.7%
All Bedroom Counts	94.5%	95.5%	+ 1.1%

	2-2012	2-2013	Change
2 Bedrooms or Less	91.1%	92.1%	+ 1.1%
3 Bedrooms	94.5%	95.5%	+ 1.1%
4 Bedrooms or More	95.5%	96.2%	+ 0.7%
All Bedroom Counts	94.6%	95.5%	+ 1.0%

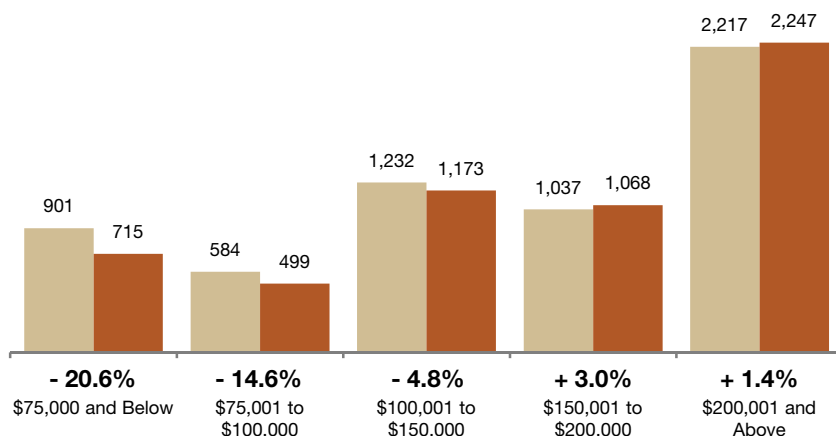
Inventory of Homes for Sale

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



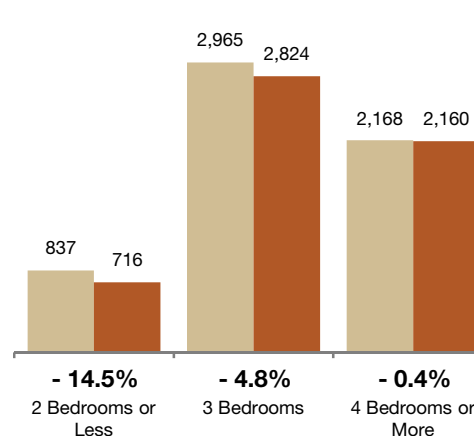
By Price Range

■ 2-2012 ■ 2-2013



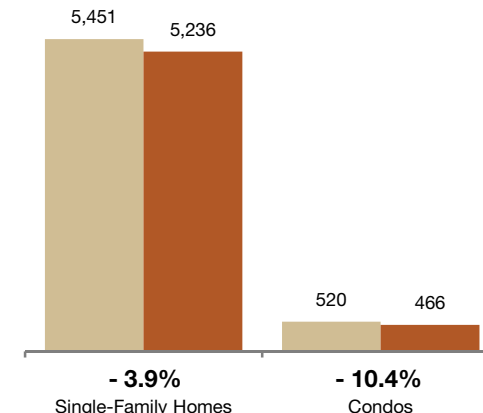
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$75,000 and Below	901	715	- 20.6%
\$75,001 to \$100,000	584	499	- 14.6%
\$100,001 to \$150,000	1,232	1,173	- 4.8%
\$150,001 to \$200,000	1,037	1,068	+ 3.0%
\$200,001 and Above	2,217	2,247	+ 1.4%
All Price Ranges	5,971	5,702	- 4.5%

Single-Family Homes

	2-2012	2-2013	Change
\$75,000 and Below	824	653	- 20.8%
\$75,001 to \$100,000	479	426	- 11.1%
\$100,001 to \$150,000	1,098	1,050	- 4.4%
\$150,001 to \$200,000	963	987	+ 2.5%
\$200,001 and Above	2,087	2,120	+ 1.6%
All Price Ranges	5,451	5,236	- 3.9%

Condos

	2-2012	2-2013	Change
\$75,000 and Below	77	62	- 19.5%
\$75,001 to \$100,000	105	73	- 30.5%
\$100,001 to \$150,000	134	123	- 8.2%
\$150,001 to \$200,000	74	81	+ 9.5%
\$200,001 and Above	130	127	- 2.3%
All Price Ranges	520	466	- 10.4%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	837	716	- 14.5%
3 Bedrooms	2,965	2,824	- 4.8%
4 Bedrooms or More	2,168	2,160	- 0.4%
All Bedroom Counts	5,971	5,702	- 4.5%

	2-2012	2-2013	Change
2 Bedrooms or Less	541	473	- 12.6%
3 Bedrooms	2,761	2,622	- 5.0%
4 Bedrooms or More	2,148	2,139	- 0.4%
All Bedroom Counts	5,451	5,236	- 3.9%

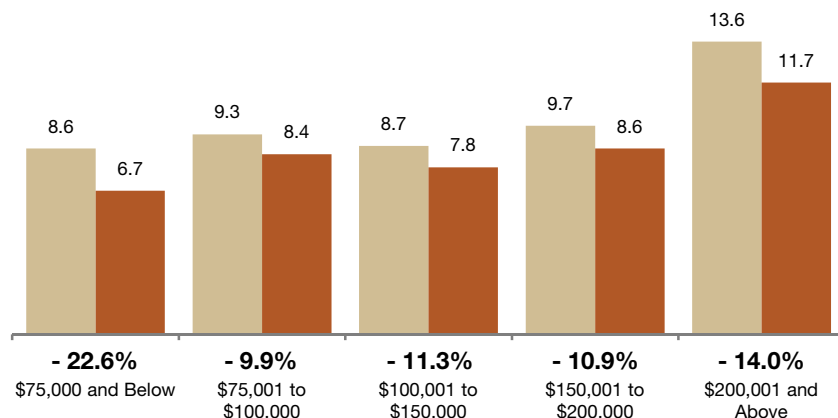
Months Supply of Inventory

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.



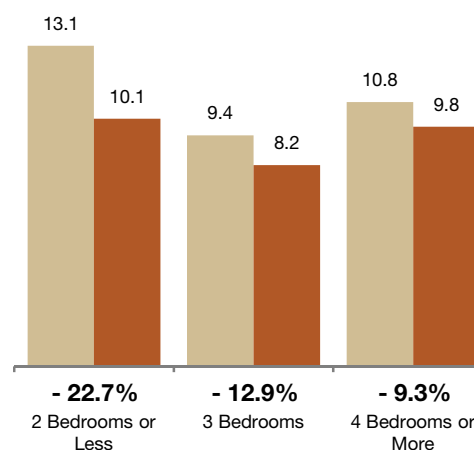
By Price Range

■ 2-2012 ■ 2-2013



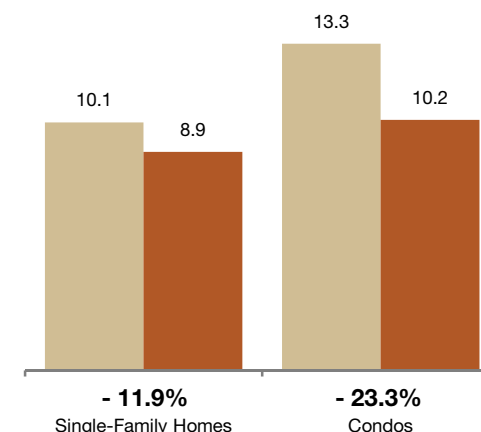
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$75,000 and Below	8.6	6.7	- 22.6%
\$75,001 to \$100,000	9.3	8.4	- 9.9%
\$100,001 to \$150,000	8.7	7.8	- 11.3%
\$150,001 to \$200,000	9.7	8.6	- 10.9%
\$200,001 and Above	13.6	11.7	- 14.0%
All Price Ranges	10.3	9.0	- 12.9%

Single-Family Homes

	2-2012	2-2013	Change
\$75,000 and Below	8.3	6.6	- 21.2%
\$75,001 to \$100,000	8.8	8.2	- 6.3%
\$100,001 to \$150,000	8.4	7.6	- 9.7%
\$150,001 to \$200,000	9.5	8.5	- 10.4%
\$200,001 and Above	13.5	11.6	- 14.4%
All Price Ranges	10.1	8.9	- 11.9%

Condos

	2-2012	2-2013	Change
\$75,000 and Below	13.4	7.9	- 40.9%
\$75,001 to \$100,000	12.4	9.1	- 26.1%
\$100,001 to \$150,000	12.9	9.4	- 26.9%
\$150,001 to \$200,000	12.9	10.3	- 19.7%
\$200,001 and Above	15.0	14.2	- 5.0%
All Price Ranges	13.3	10.2	- 23.3%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	13.1	10.1	- 22.7%
3 Bedrooms	9.4	8.2	- 12.9%
4 Bedrooms or More	10.8	9.8	- 9.3%
All Bedroom Counts	10.3	9.0	- 12.9%

	2-2012	2-2013	Change
2 Bedrooms or Less	12.4	10.1	- 18.2%
3 Bedrooms	9.3	8.1	- 12.8%
4 Bedrooms or More	10.8	9.8	- 9.3%
All Bedroom Counts	10.1	8.9	- 11.9%

Housing Supply Overview

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



March 2013

With a full quarter worth of data, the keen market watcher is tracking just how 2013 is stacking up. For the 12-month period spanning April 2012 through March 2013, Closed Sales in the Greater Greenville region were up 16.3 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 26.5 percent.

The overall Median Sales Price was up 5.1 percent to \$149,000. The property type with the largest price gain was the Condo segment, where prices increased 6.0 percent to \$128,250. The price range that tended to sell the quickest was the \$75,000 and Below range at 92 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 108 days.

Market-wide, inventory levels were down 3.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 2.6 percent. That amounts to 9.1 months supply for Single-Family homes and 10.6 months supply for Condos.

Quick Facts

+ 26.5%	+ 18.3%	+ 23.4%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 and Above	2 Bedrooms or Less	Condos

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.](#)

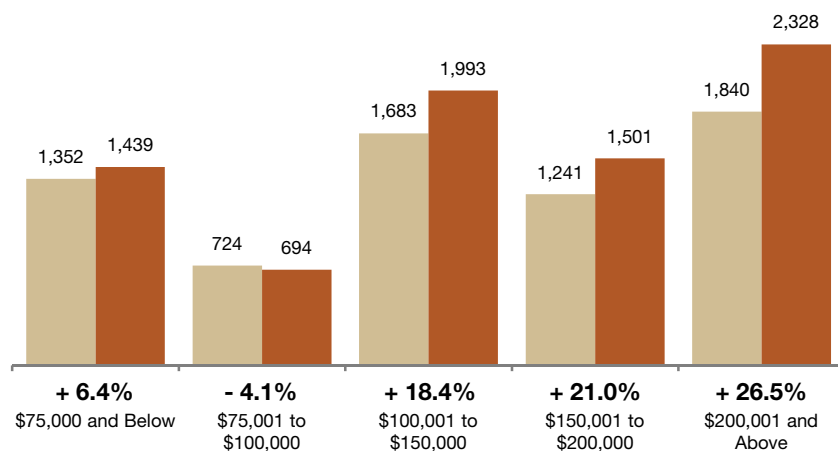
Closed Sales

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



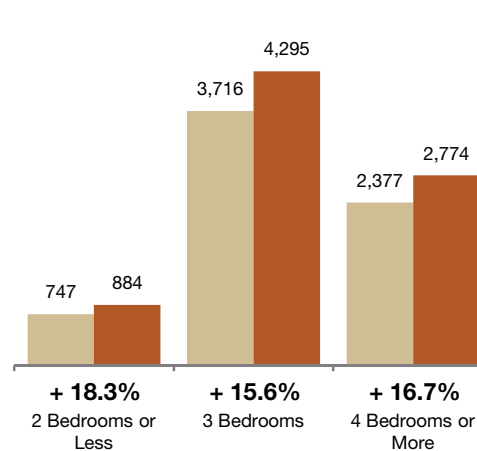
By Price Range

■ 3-2012 ■ 3-2013



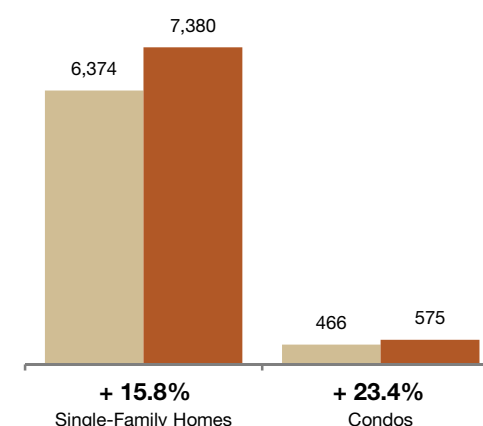
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$75,000 and Below	1,352	1,439	+ 6.4%
\$75,001 to \$100,000	724	694	- 4.1%
\$100,001 to \$150,000	1,683	1,993	+ 18.4%
\$150,001 to \$200,000	1,241	1,501	+ 21.0%
\$200,001 and Above	1,840	2,328	+ 26.5%
All Price Ranges	6,840	7,955	+ 16.3%

Single-Family Homes

	3-2012	3-2013	Change
\$75,000 and Below	1,262	1,328	+ 5.2%
\$75,001 to \$100,000	628	594	- 5.4%
\$100,001 to \$150,000	1,562	1,830	+ 17.2%
\$150,001 to \$200,000	1,177	1,415	+ 20.2%
\$200,001 and Above	1,745	2,213	+ 26.8%
All Price Ranges	6,374	7,380	+ 15.8%

Condos

	3-2012	3-2013	Change
\$75,000 and Below	90	111	+ 23.3%
\$75,001 to \$100,000	96	100	+ 4.2%
\$100,001 to \$150,000	121	163	+ 34.7%
\$150,001 to \$200,000	64	86	+ 34.4%
\$200,001 and Above	95	115	+ 21.1%
All Price Ranges	466	575	+ 23.4%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	747	884	+ 18.3%
3 Bedrooms	3,716	4,295	+ 15.6%
4 Bedrooms or More	2,377	2,774	+ 16.7%
All Bedroom Counts	6,840	7,955	+ 16.3%

	3-2012	3-2013	Change
2 Bedrooms or Less	513	576	+ 12.3%
3 Bedrooms	3,503	4,051	+ 15.6%
4 Bedrooms or More	2,358	2,752	+ 16.7%
All Bedroom Counts	6,374	7,380	+ 15.8%

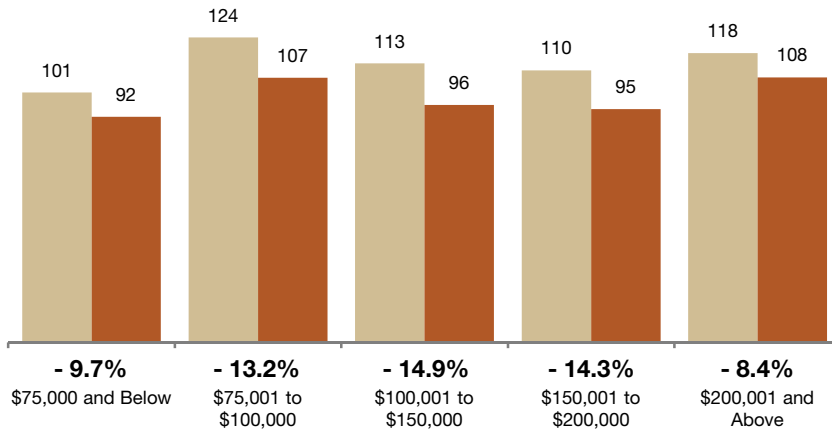
Days on Market Until Sale

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



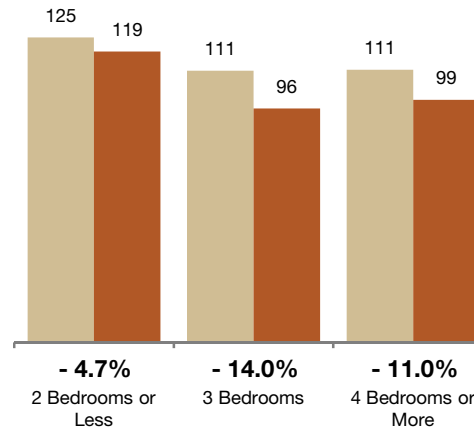
By Price Range

■ 3-2012 ■ 3-2013



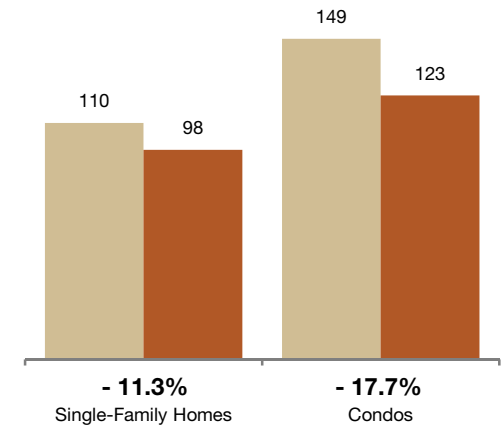
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$75,000 and Below	101	92	- 9.7%
\$75,001 to \$100,000	124	107	- 13.2%
\$100,001 to \$150,000	113	96	- 14.9%
\$150,001 to \$200,000	110	95	- 14.3%
\$200,001 and Above	118	108	- 8.4%
All Price Ranges	113	99	- 11.8%

Single-Family Homes

	3-2012	3-2013	Change
99	89	- 9.5%	
118	106	- 10.4%	
111	95	- 14.5%	
110	95	- 13.8%	
115	105	- 8.8%	
110	98	- 11.3%	

Condos

	3-2012	3-2013	Change
141	119	- 15.6%	
162	118	- 27.1%	
145	114	- 21.4%	
115	89	- 22.5%	
172	168	- 2.2%	
149	123	- 17.7%	

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	125	119	- 4.7%
3 Bedrooms	111	96	- 14.0%
4 Bedrooms or More	111	99	- 11.0%
All Bedroom Counts	113	99	- 11.8%

	3-2012	3-2013	Change
107	111	+ 3.4%	
110	95	- 13.5%	
111	99	- 11.1%	
110	98	- 11.3%	

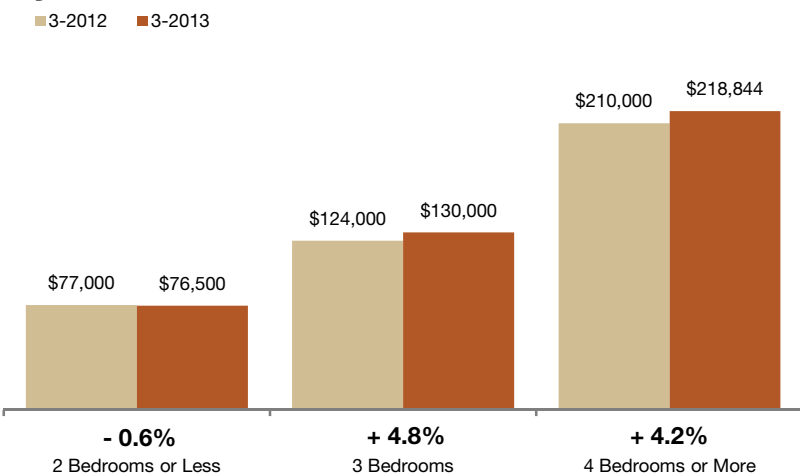
	3-2012	3-2013	Change
162	134	- 17.8%	
137	109	- 20.5%	
120	124	+ 3.3%	
149	123	- 17.7%	

Median Sales Price

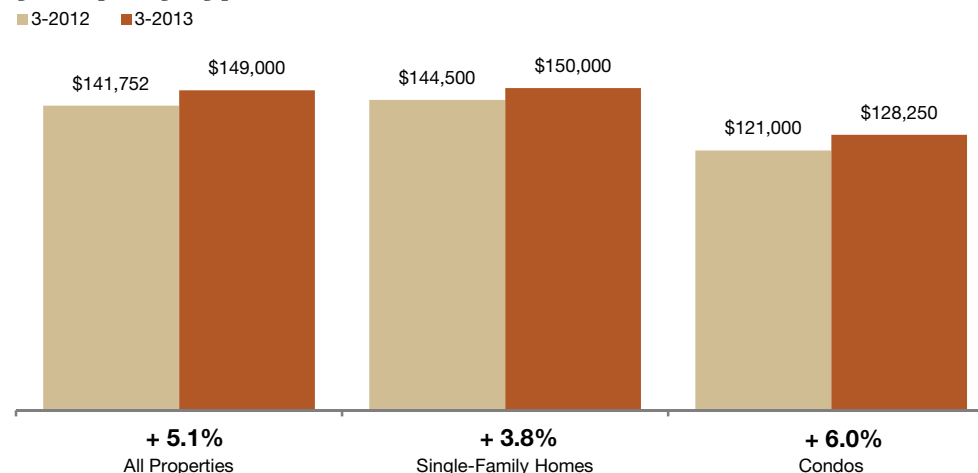
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	3-2012	3-2013	Change	3-2012	3-2013	Change	3-2012	3-2013	Change
2 Bedrooms or Less	\$77,000	\$76,500	- 0.6%	\$61,500	\$59,950	- 2.5%	\$99,700	\$102,000	+ 2.3%
3 Bedrooms	\$124,000	\$130,000	+ 4.8%	\$123,950	\$129,900	+ 4.8%	\$128,000	\$140,125	+ 9.5%
4 Bedrooms or More	\$210,000	\$218,844	+ 4.2%	\$210,000	\$219,000	+ 4.3%	\$174,000	\$146,438	- 15.8%
All Bedroom Counts	\$141,752	\$149,000	+ 5.1%	\$144,500	\$150,000	+ 3.8%	\$121,000	\$128,250	+ 6.0%

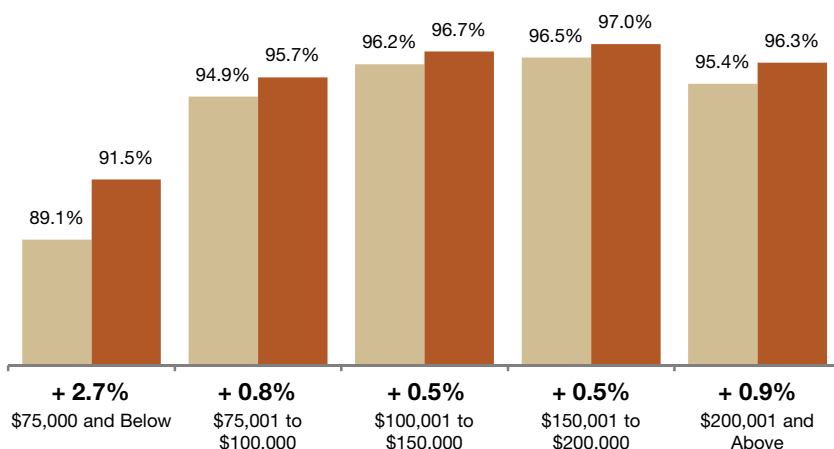
Percent of List Price Received

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.**



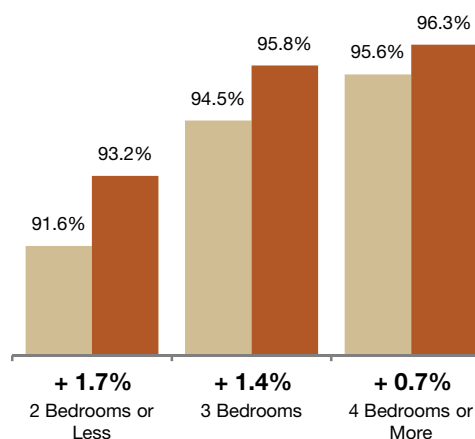
By Price Range

■ 3-2012 ■ 3-2013



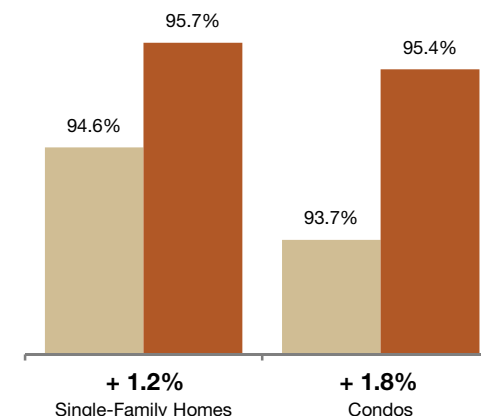
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$75,000 and Below	89.1%	91.5%	+ 2.7%
\$75,001 to \$100,000	94.9%	95.7%	+ 0.8%
\$100,001 to \$150,000	96.2%	96.7%	+ 0.5%
\$150,001 to \$200,000	96.5%	97.0%	+ 0.5%
\$200,001 and Above	95.4%	96.3%	+ 0.9%
All Price Ranges	94.5%	95.7%	+ 1.3%

Single-Family Homes

	3-2012	3-2013	Change
\$75,000 and Below	89.1%	91.5%	+ 2.7%
\$75,001 to \$100,000	95.1%	95.7%	+ 0.6%
\$100,001 to \$150,000	96.2%	96.8%	+ 0.6%
\$150,001 to \$200,000	96.6%	97.1%	+ 0.5%
\$200,001 and Above	95.5%	96.3%	+ 0.8%
All Price Ranges	94.6%	95.7%	+ 1.2%

Condos

	3-2012	3-2013	Change
\$75,000 and Below	88.9%	92.6%	+ 4.2%
\$75,001 to \$100,000	93.6%	95.5%	+ 2.0%
\$100,001 to \$150,000	96.3%	96.3%	0.0%
\$150,001 to \$200,000	94.1%	96.3%	+ 2.3%
\$200,001 and Above	94.5%	96.1%	+ 1.7%
All Price Ranges	93.7%	95.4%	+ 1.8%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	91.6%	93.2%	+ 1.7%
3 Bedrooms	94.5%	95.8%	+ 1.4%
4 Bedrooms or More	95.6%	96.3%	+ 0.7%
All Bedroom Counts	94.5%	95.7%	+ 1.3%

	3-2012	3-2013	Change
2 Bedrooms or Less	91.2%	92.4%	+ 1.3%
3 Bedrooms	94.5%	95.7%	+ 1.3%
4 Bedrooms or More	95.6%	96.3%	+ 0.7%
All Bedroom Counts	94.6%	95.7%	+ 1.2%

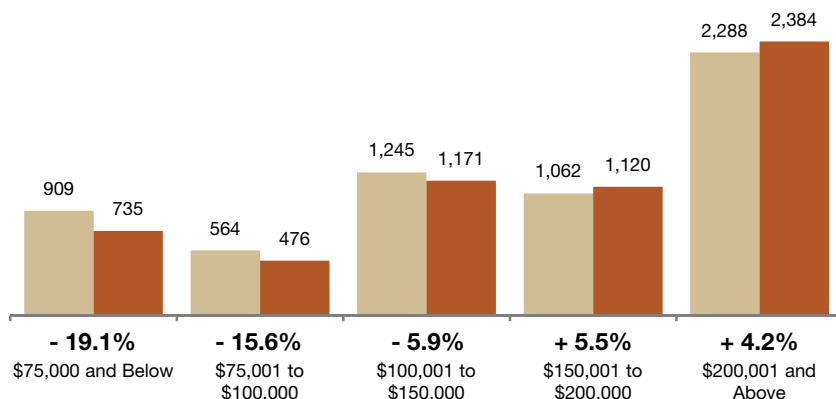
Inventory of Homes for Sale

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



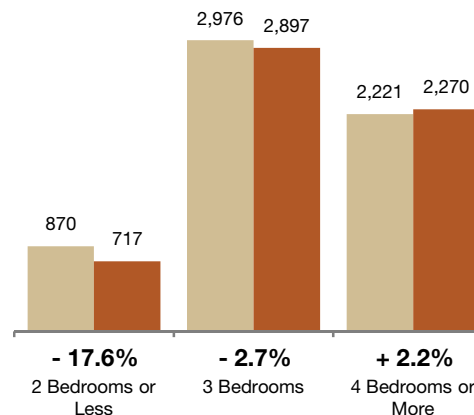
By Price Range

■ 3-2012 ■ 3-2013



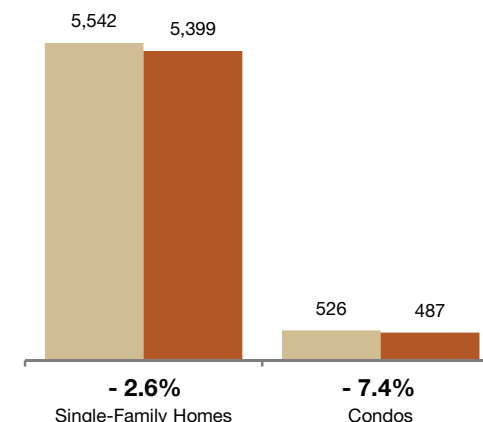
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$75,000 and Below	909	735	- 19.1%
\$75,001 to \$100,000	564	476	- 15.6%
\$100,001 to \$150,000	1,245	1,171	- 5.9%
\$150,001 to \$200,000	1,062	1,120	+ 5.5%
\$200,001 and Above	2,288	2,384	+ 4.2%
All Price Ranges	6,068	5,886	- 3.0%

Single-Family Homes

	3-2012	3-2013	Change
\$75,000 and Below	830	673	- 18.9%
\$75,001 to \$100,000	460	399	- 13.3%
\$100,001 to \$150,000	1,111	1,038	- 6.6%
\$150,001 to \$200,000	988	1,034	+ 4.7%
\$200,001 and Above	2,153	2,255	+ 4.7%
All Price Ranges	5,542	5,399	- 2.6%

Condos

	3-2012	3-2013	Change
\$75,000 and Below	79	62	- 21.5%
\$75,001 to \$100,000	104	77	- 26.0%
\$100,001 to \$150,000	134	133	- 0.7%
\$150,001 to \$200,000	74	86	+ 16.2%
\$200,001 and Above	135	129	- 4.4%
All Price Ranges	526	487	- 7.4%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	870	717	- 17.6%
3 Bedrooms	2,976	2,897	- 2.7%
4 Bedrooms or More	2,221	2,270	+ 2.2%
All Bedroom Counts	6,068	5,886	- 3.0%

	3-2012	3-2013	Change
2 Bedrooms or Less	582	470	- 19.2%
3 Bedrooms	2,761	2,678	- 3.0%
4 Bedrooms or More	2,198	2,249	+ 2.3%
All Bedroom Counts	5,542	5,399	- 2.6%

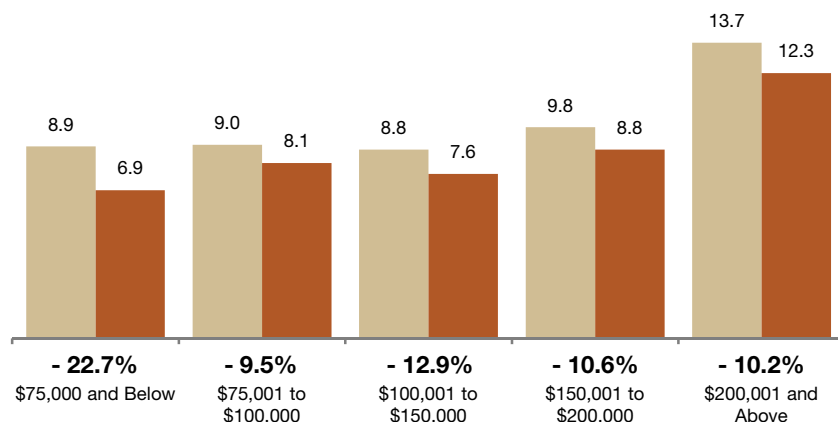
Months Supply of Inventory

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.



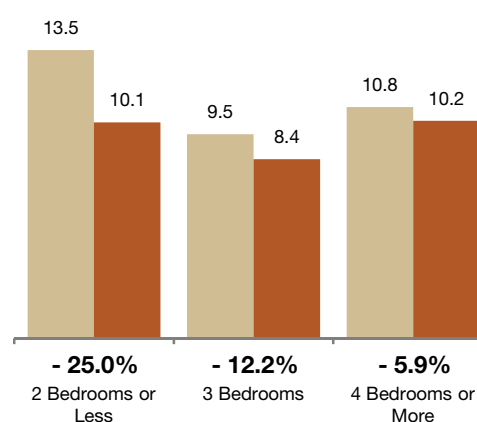
By Price Range

■ 3-2012 ■ 3-2013



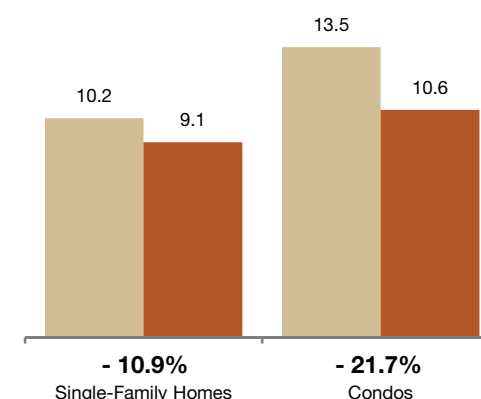
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$75,000 and Below	8.9	6.9	- 22.7%
\$75,001 to \$100,000	9.0	8.1	- 9.5%
\$100,001 to \$150,000	8.8	7.6	- 12.9%
\$150,001 to \$200,000	9.8	8.8	- 10.6%
\$200,001 and Above	13.7	12.3	- 10.2%
All Price Ranges	10.4	9.2	- 11.8%

Single-Family Homes

	3-2012	3-2013	Change
\$75,000 and Below	8.6	6.8	- 21.0%
\$75,001 to \$100,000	8.5	7.8	- 7.4%
\$100,001 to \$150,000	8.5	7.4	- 12.8%
\$150,001 to \$200,000	9.6	8.7	- 9.9%
\$200,001 and Above	13.6	12.3	- 10.0%
All Price Ranges	10.2	9.1	- 10.9%

Condos

	3-2012	3-2013	Change
\$75,000 and Below	14.4	8.1	- 43.7%
\$75,001 to \$100,000	12.5	10.3	- 17.7%
\$100,001 to \$150,000	12.4	10.4	- 15.7%
\$150,001 to \$200,000	13.1	10.1	- 22.5%
\$200,001 and Above	15.7	13.5	- 14.4%
All Price Ranges	13.5	10.6	- 21.7%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	13.5	10.1	- 25.0%
3 Bedrooms	9.5	8.4	- 12.2%
4 Bedrooms or More	10.8	10.2	- 5.9%
All Bedroom Counts	10.4	9.2	- 11.8%

	3-2012	3-2013	Change
2 Bedrooms or Less	13.3	9.9	- 25.1%
3 Bedrooms	9.4	8.2	- 11.9%
4 Bedrooms or More	10.8	10.1	- 5.8%
All Bedroom Counts	10.2	9.1	- 10.9%

Housing Supply Overview

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



April 2013

The spring market is here in full swing. Buyers are showing good turnout but too many sellers remain sidelined. That's creating a more competitive landscape for buyers. For the 12-month period spanning May 2012 through April 2013, Closed Sales in the Greater Greenville region were up 18.7 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 28.4 percent.

The overall Median Sales Price was up 5.6 percent to \$150,000. The property type with the largest price gain was the Condo segment, where prices increased 8.2 percent to \$131,982. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 91 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 106 days.

Market-wide, inventory levels were down 0.6 percent. The property type that gained the most inventory was the Single-Family segment, where it remained flat. That amounts to 9.2 months supply for Single-Family homes and 10.7 months supply for Condos.

Quick Facts

+ 28.4%

Price Range With the
Strongest Sales:
\$150,001 to \$200,000

+ 19.7%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 25.7%

Property Type With
Strongest Sales:
Condos

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.](#)

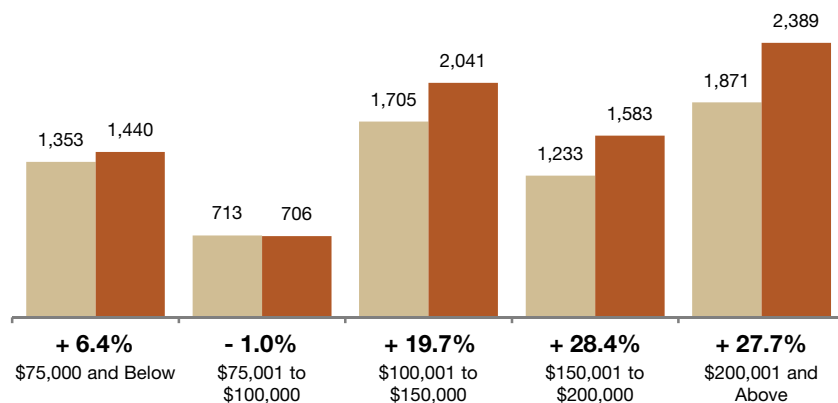
Closed Sales

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



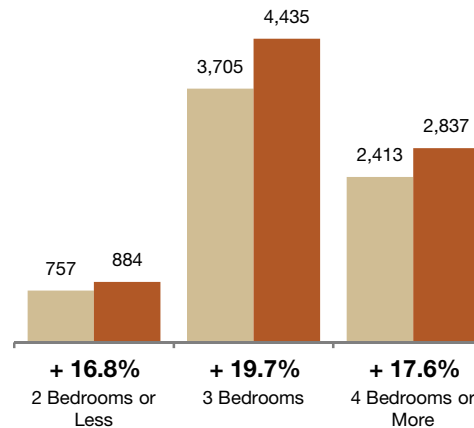
By Price Range

■ 4-2012 ■ 4-2013



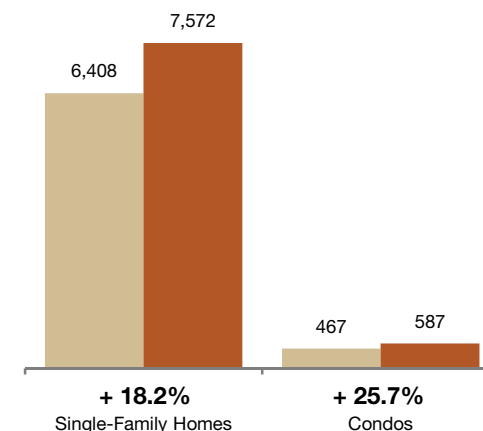
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$75,000 and Below	1,353	1,440	+ 6.4%
\$75,001 to \$100,000	713	706	- 1.0%
\$100,001 to \$150,000	1,705	2,041	+ 19.7%
\$150,001 to \$200,000	1,233	1,583	+ 28.4%
\$200,001 and Above	1,871	2,389	+ 27.7%
All Price Ranges	6,875	8,159	+ 18.7%

Single-Family Homes

	4-2012	4-2013	Change
\$75,000 and Below	1,261	1,336	+ 5.9%
\$75,001 to \$100,000	618	607	- 1.8%
\$100,001 to \$150,000	1,580	1,878	+ 18.9%
\$150,001 to \$200,000	1,171	1,493	+ 27.5%
\$200,001 and Above	1,778	2,258	+ 27.0%
All Price Ranges	6,408	7,572	+ 18.2%

Condos

	4-2012	4-2013	Change
\$75,000 and Below	92	104	+ 13.0%
\$75,001 to \$100,000	95	99	+ 4.2%
\$100,001 to \$150,000	125	163	+ 30.4%
\$150,001 to \$200,000	62	90	+ 45.2%
\$200,001 and Above	93	131	+ 40.9%
All Price Ranges	467	587	+ 25.7%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	757	884	+ 16.8%
3 Bedrooms	3,705	4,435	+ 19.7%
4 Bedrooms or More	2,413	2,837	+ 17.6%
All Bedroom Counts	6,875	8,159	+ 18.7%

	4-2012	4-2013	Change
2 Bedrooms or Less	519	581	+ 11.9%
3 Bedrooms	3,498	4,170	+ 19.2%
4 Bedrooms or More	2,391	2,819	+ 17.9%
All Bedroom Counts	6,408	7,572	+ 18.2%

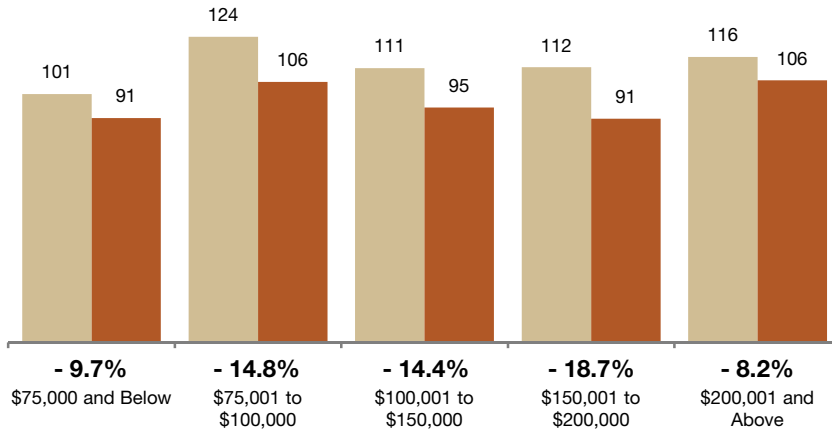
Days on Market Until Sale

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



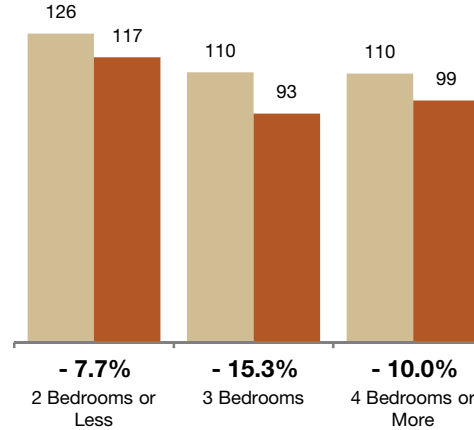
By Price Range

■ 4-2012 ■ 4-2013



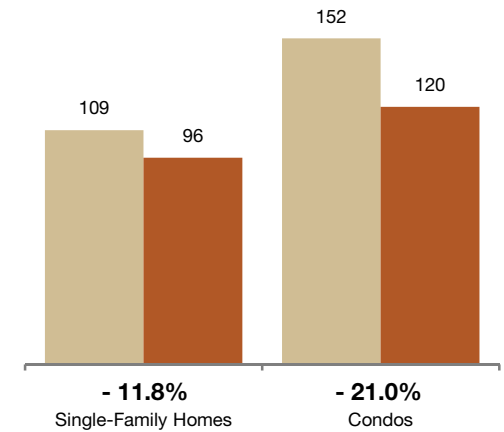
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$75,000 and Below	101	91	- 9.7%
\$75,001 to \$100,000	124	106	- 14.8%
\$100,001 to \$150,000	111	95	- 14.4%
\$150,001 to \$200,000	112	91	- 18.7%
\$200,001 and Above	116	106	- 8.2%
All Price Ranges	112	98	- 12.6%

Single-Family Homes

	4-2012	4-2013	Change
98	89	- 9.1%	
120	103	- 14.1%	
108	94	- 13.1%	
111	92	- 17.5%	
113	103	- 8.1%	
109	96	- 11.8%	

Condos

	4-2012	4-2013	Change
144	120	- 16.9%	
153	125	- 18.7%	
148	108	- 27.1%	
124	78	- 36.9%	
181	159	- 12.0%	
152	120	- 21.0%	

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	126	117	- 7.7%
3 Bedrooms	110	93	- 15.3%
4 Bedrooms or More	110	99	- 10.0%
All Bedroom Counts	112	98	- 12.6%

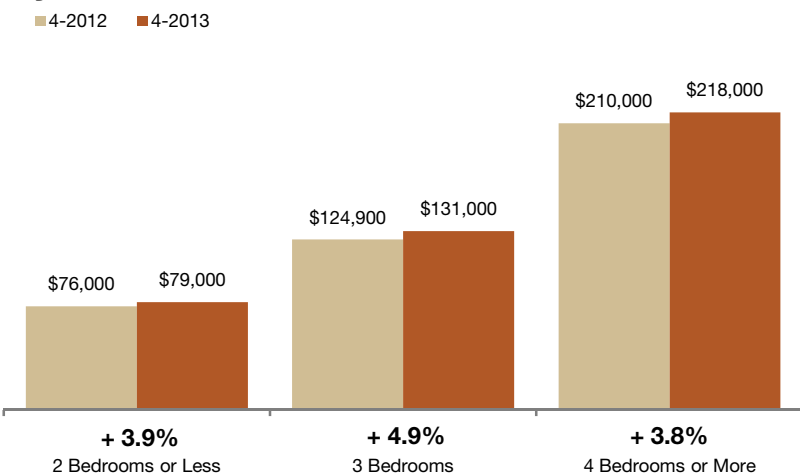
	4-2012	4-2013	Change
108	110	+ 2.6%	
109	93	- 14.8%	
110	99	- 10.4%	
109	96	- 11.8%	

Median Sales Price

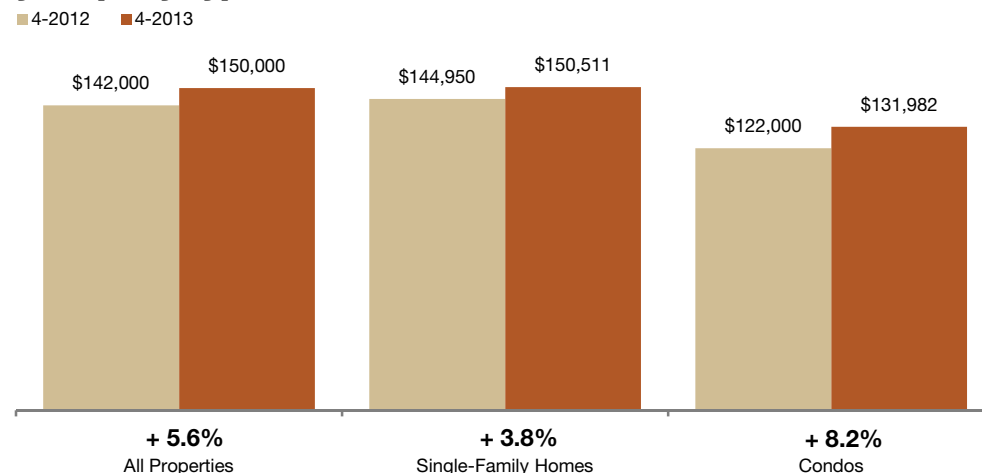
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties				Single-Family Homes			Condos		
By Bedroom Count	4-2012	4-2013	Change	4-2012	4-2013	Change	4-2012	4-2013	Change
2 Bedrooms or Less	\$76,000	\$79,000	+ 3.9%	\$61,000	\$60,000	- 1.6%	\$97,199	\$111,000	+ 14.2%
3 Bedrooms	\$124,900	\$131,000	+ 4.9%	\$124,000	\$130,000	+ 4.8%	\$130,350	\$140,000	+ 7.4%
4 Bedrooms or More	\$210,000	\$218,000	+ 3.8%	\$211,075	\$218,280	+ 3.4%	\$157,876	\$146,438	- 7.2%
All Bedroom Counts	\$142,000	\$150,000	+ 5.6%	\$144,950	\$150,511	+ 3.8%	\$122,000	\$131,982	+ 8.2%

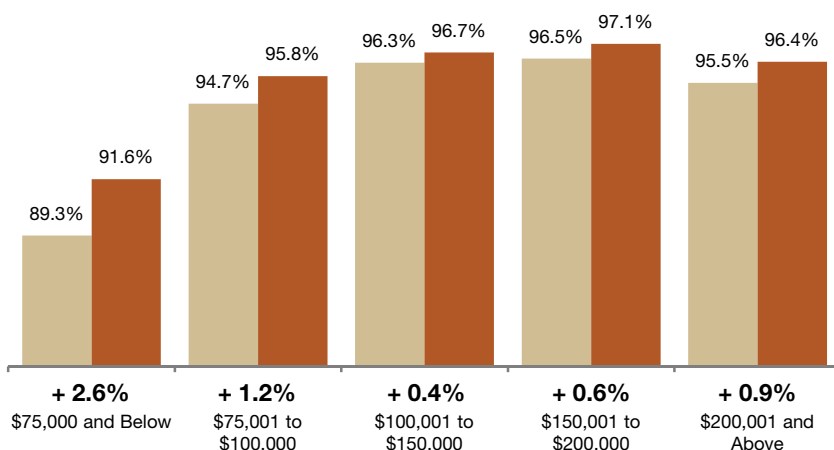
Percent of List Price Received

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.**



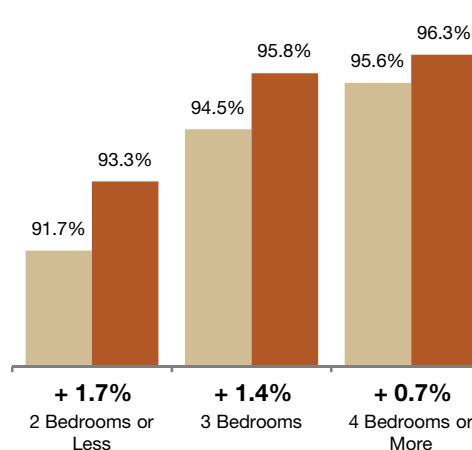
By Price Range

■ 4-2012 ■ 4-2013



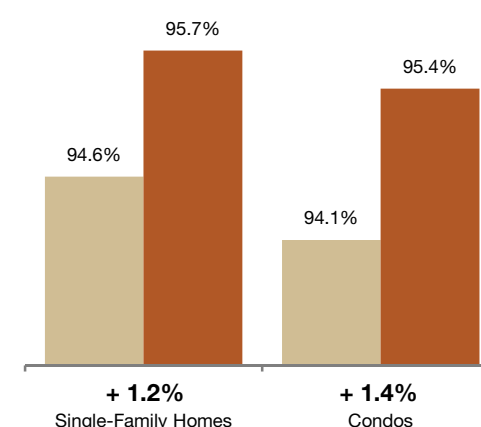
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$75,000 and Below	89.3%	91.6%	+ 2.6%
\$75,001 to \$100,000	94.7%	95.8%	+ 1.2%
\$100,001 to \$150,000	96.3%	96.7%	+ 0.4%
\$150,001 to \$200,000	96.5%	97.1%	+ 0.6%
\$200,001 and Above	95.5%	96.4%	+ 0.9%
All Price Ranges	94.6%	95.7%	+ 1.2%

Single-Family Homes

	4-2012	4-2013	Change
\$75,000 and Below	89.2%	91.6%	+ 2.7%
\$75,001 to \$100,000	94.8%	95.8%	+ 1.1%
\$100,001 to \$150,000	96.4%	96.8%	+ 0.4%
\$150,001 to \$200,000	96.6%	97.1%	+ 0.5%
\$200,001 and Above	95.5%	96.4%	+ 0.9%
All Price Ranges	94.6%	95.7%	+ 1.2%

Condos

	4-2012	4-2013	Change
\$75,000 and Below	90.3%	91.9%	+ 1.8%
\$75,001 to \$100,000	93.9%	95.7%	+ 1.9%
\$100,001 to \$150,000	96.0%	96.4%	+ 0.4%
\$150,001 to \$200,000	94.4%	96.3%	+ 2.0%
\$200,001 and Above	95.2%	96.2%	+ 1.1%
All Price Ranges	94.1%	95.4%	+ 1.4%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	91.7%	93.3%	+ 1.7%
3 Bedrooms	94.5%	95.8%	+ 1.4%
4 Bedrooms or More	95.6%	96.3%	+ 0.7%
All Bedroom Counts	94.6%	95.7%	+ 1.2%

	4-2012	4-2013	Change
2 Bedrooms or Less	91.0%	92.7%	+ 1.9%
3 Bedrooms	94.5%	95.8%	+ 1.4%
4 Bedrooms or More	95.6%	96.3%	+ 0.7%
All Bedroom Counts	94.6%	95.7%	+ 1.2%

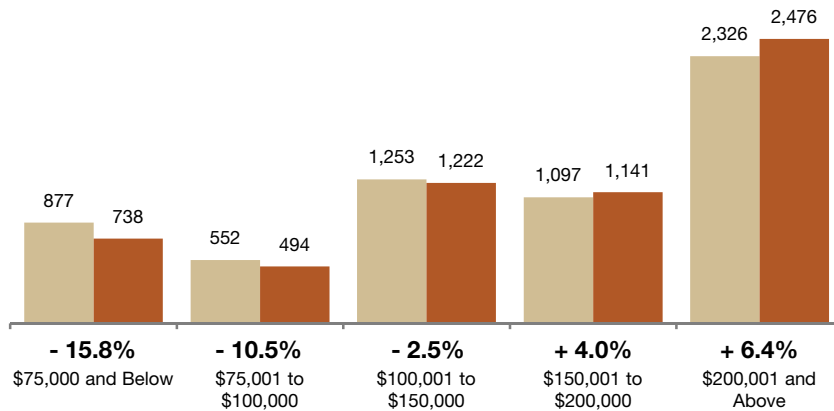
Inventory of Homes for Sale

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



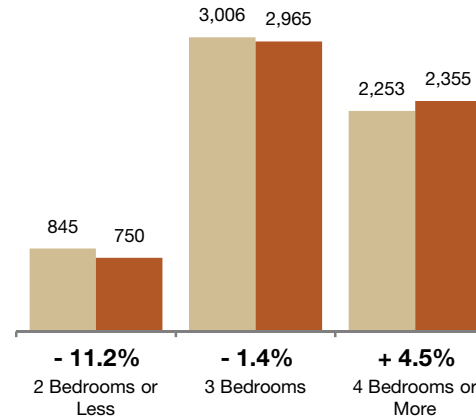
By Price Range

■ 4-2012 ■ 4-2013



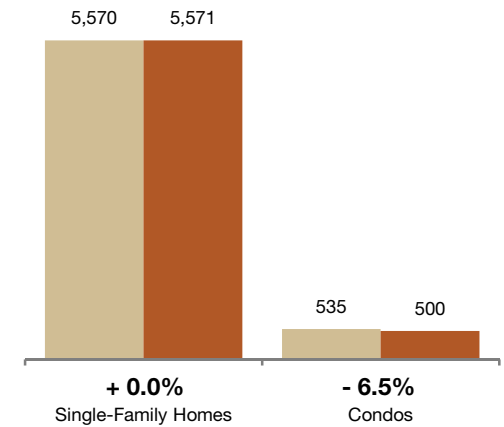
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$75,000 and Below	877	738	- 15.8%
\$75,001 to \$100,000	552	494	- 10.5%
\$100,001 to \$150,000	1,253	1,222	- 2.5%
\$150,001 to \$200,000	1,097	1,141	+ 4.0%
\$200,001 and Above	2,326	2,476	+ 6.4%
All Price Ranges	6,105	6,071	- 0.6%

Single-Family Homes

	4-2012	4-2013	Change
2 Bedrooms or Less	801	677	- 15.5%
3 Bedrooms	449	409	- 8.9%
4 Bedrooms or More	1,116	1,088	- 2.5%
	1,016	1,051	+ 3.4%
	2,188	2,346	+ 7.2%
All Single-Family Homes	5,570	5,571	+ 0.0%

Condos

	4-2012	4-2013	Change
Single-Family Homes	76	61	- 19.7%
Condos	103	85	- 17.5%
	137	134	- 2.2%
	81	90	+ 11.1%
	138	130	- 5.8%
All Condos	535	500	- 6.5%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	845	750	- 11.2%
3 Bedrooms	3,006	2,965	- 1.4%
4 Bedrooms or More	2,253	2,355	+ 4.5%
All Bedroom Counts	6,105	6,071	- 0.6%

	4-2012	4-2013	Change
2 Bedrooms or Less	557	492	- 11.7%
3 Bedrooms	2,779	2,748	- 1.1%
4 Bedrooms or More	2,233	2,330	+ 4.3%
All Single-Family Homes	5,570	5,571	+ 0.0%

	4-2012	4-2013	Change
Single-Family Homes	288	258	- 10.4%
Condos	227	217	- 4.4%
	20	25	+ 25.0%
All Condos	535	500	- 6.5%

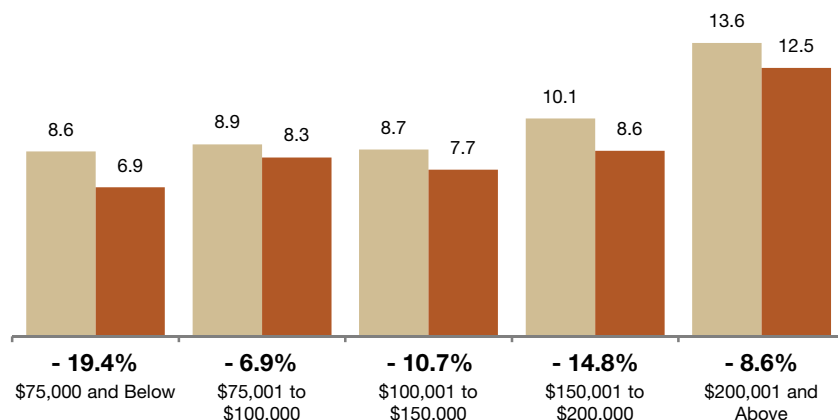
Months Supply of Inventory

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.



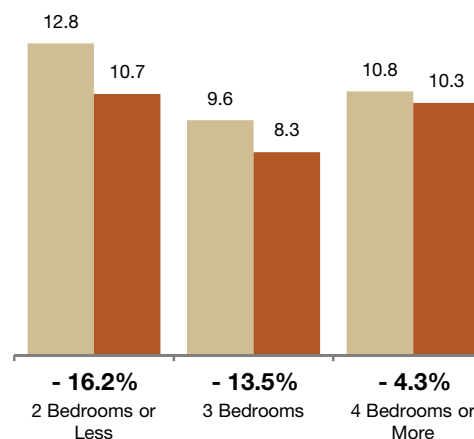
By Price Range

■ 4-2012 ■ 4-2013



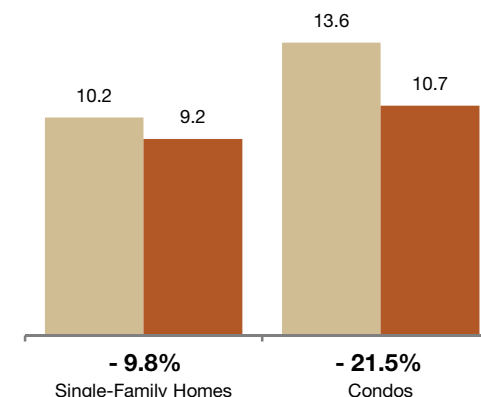
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$75,000 and Below	8.6	6.9	- 19.4%
\$75,001 to \$100,000	8.9	8.3	- 6.9%
\$100,001 to \$150,000	8.7	7.7	- 10.7%
\$150,001 to \$200,000	10.1	8.6	- 14.8%
\$200,001 and Above	13.6	12.5	- 8.6%
All Price Ranges	10.4	9.3	- 10.8%

Single-Family Homes

	4-2012	4-2013	Change
\$75,000 and Below	8.3	6.8	- 18.0%
\$75,001 to \$100,000	8.4	7.8	- 6.3%
\$100,001 to \$150,000	8.3	7.5	- 10.0%
\$150,001 to \$200,000	9.9	8.5	- 14.0%
\$200,001 and Above	13.5	12.5	- 7.8%
All Price Ranges	10.2	9.2	- 9.8%

Condos

	4-2012	4-2013	Change
\$75,000 and Below	12.7	8.1	- 35.8%
\$75,001 to \$100,000	12.6	11.7	- 7.0%
\$100,001 to \$150,000	12.5	10.2	- 18.4%
\$150,001 to \$200,000	15.0	10.6	- 29.2%
\$200,001 and Above	15.8	12.5	- 20.9%
All Price Ranges	13.6	10.7	- 21.5%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	12.8	10.7	- 16.2%
3 Bedrooms	9.6	8.3	- 13.5%
4 Bedrooms or More	10.8	10.3	- 4.3%
All Bedroom Counts	10.4	9.3	- 10.8%

	4-2012	4-2013	Change
2 Bedrooms or Less	12.4	10.6	- 14.4%
3 Bedrooms	9.4	8.2	- 12.5%
4 Bedrooms or More	10.8	10.3	- 4.7%
All Bedroom Counts	10.2	9.2	- 9.8%

Housing Supply Overview

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



May 2013

Summer is right around the corner. In addition to corn on the cob, grilled steaks and your favorite outdoor activity, be watching for increased seller activity in response to constrained inventory levels and rising prices. For the 12-month period spanning June 2012 through May 2013, Closed Sales in the Greater Greenville region were up 21.5 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 32.4 percent.

The overall Median Sales Price was up 4.9 percent to \$150,000. The property type with the largest price gain was the Condo segment, where prices increased 10.7 percent to \$134,000. The price range that tended to sell the quickest was the \$75,000 and Below range at 90 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 105 days.

Market-wide, inventory levels were up 2.8 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 4.0 percent. That amounts to 9.2 months supply for Single-Family homes and 9.8 months supply for Condos.

Quick Facts

+ 32.4%	+ 23.4%	+ 24.1%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 and Above	3 Bedrooms	Condos

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.](#)

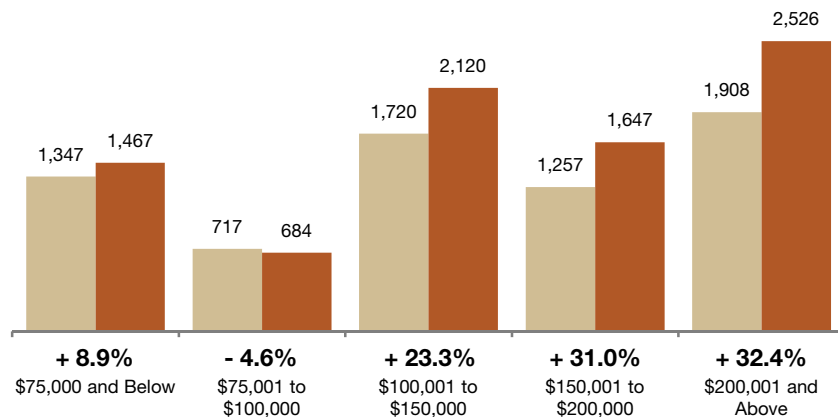
Closed Sales

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



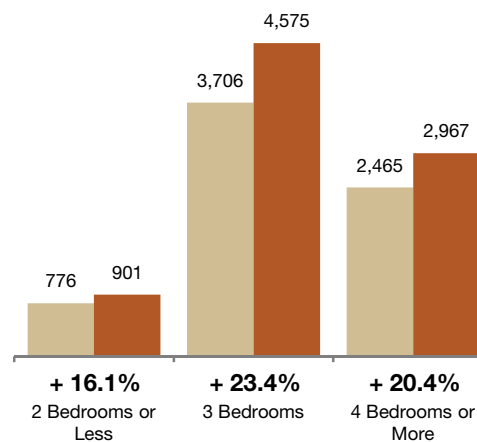
By Price Range

■ 5-2012 ■ 5-2013



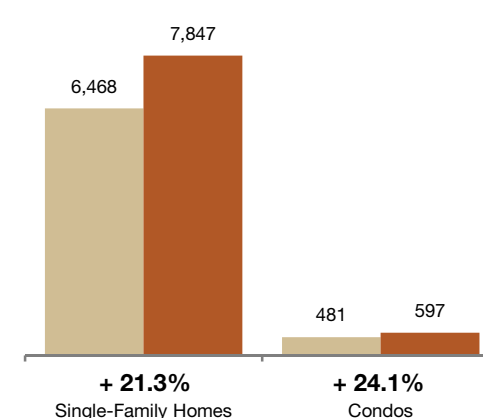
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$75,000 and Below	1,347	1,467	+ 8.9%
\$75,001 to \$100,000	717	684	- 4.6%
\$100,001 to \$150,000	1,720	2,120	+ 23.3%
\$150,001 to \$200,000	1,257	1,647	+ 31.0%
\$200,001 and Above	1,908	2,526	+ 32.4%
All Price Ranges	6,949	8,444	+ 21.5%

Single-Family Homes

	5-2012	5-2013	Change
\$75,000 and Below	1,256	1,361	+ 8.4%
\$75,001 to \$100,000	617	594	- 3.7%
\$100,001 to \$150,000	1,586	1,952	+ 23.1%
\$150,001 to \$200,000	1,198	1,548	+ 29.2%
\$200,001 and Above	1,811	2,392	+ 32.1%
All Price Ranges	6,468	7,847	+ 21.3%

Condos

	5-2012	5-2013	Change
\$75,000 and Below	91	106	+ 16.5%
\$75,001 to \$100,000	100	90	- 10.0%
\$100,001 to \$150,000	134	168	+ 25.4%
\$150,001 to \$200,000	59	99	+ 67.8%
\$200,001 and Above	97	134	+ 38.1%
All Price Ranges	481	597	+ 24.1%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	776	901	+ 16.1%
3 Bedrooms	3,706	4,575	+ 23.4%
4 Bedrooms or More	2,465	2,967	+ 20.4%
All Bedroom Counts	6,949	8,444	+ 21.5%

	5-2012	5-2013	Change
2 Bedrooms or Less	525	601	+ 14.5%
3 Bedrooms	3,499	4,296	+ 22.8%
4 Bedrooms or More	2,443	2,949	+ 20.7%
All Bedroom Counts	6,468	7,847	+ 21.3%

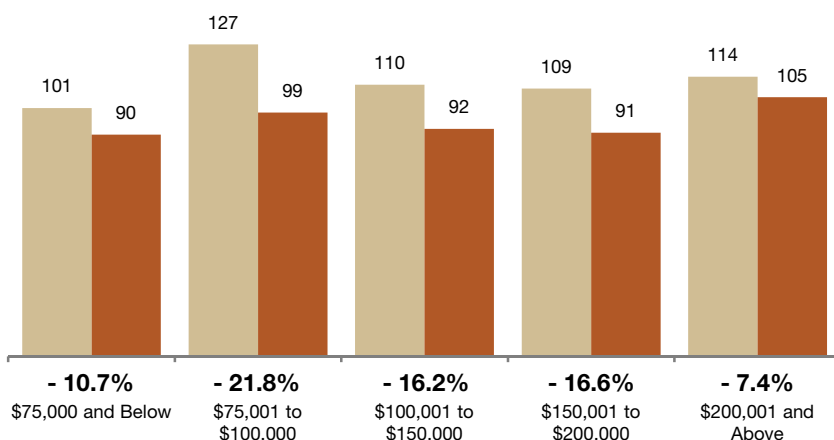
Days on Market Until Sale

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



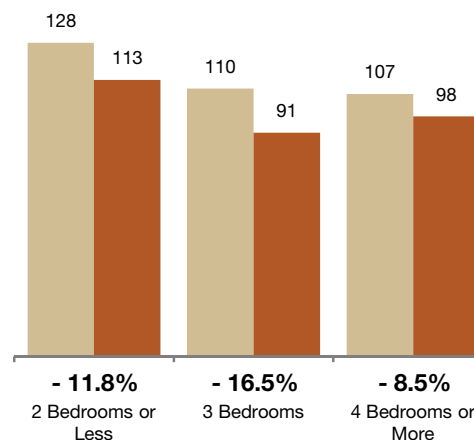
By Price Range

■ 5-2012 ■ 5-2013



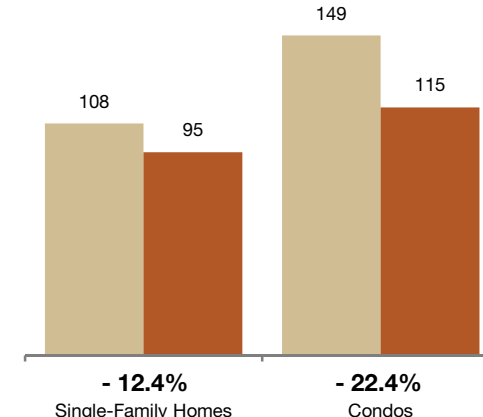
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$75,000 and Below	101	90	- 10.7%
\$75,001 to \$100,000	127	99	- 21.8%
\$100,001 to \$150,000	110	92	- 16.2%
\$150,001 to \$200,000	109	91	- 16.6%
\$200,001 and Above	114	105	- 7.4%
All Price Ranges	111	96	- 13.3%

Single-Family Homes

	5-2012	5-2013	Change
98	88	- 10.6%	
123	96	- 22.1%	
107	92	- 14.2%	
108	91	- 15.5%	
110	102	- 7.1%	
108	95	- 12.4%	

Condos

	5-2012	5-2013	Change
135	117	- 13.3%	
148	120	- 18.9%	
150	100	- 33.6%	
122	80	- 34.2%	
178	157	- 11.8%	
149	115	- 22.4%	

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	128	113	- 11.8%
3 Bedrooms	110	91	- 16.5%
4 Bedrooms or More	107	98	- 8.5%
All Bedroom Counts	111	96	- 13.3%

	5-2012	5-2013	Change
113	106	- 6.2%	
108	91	- 15.6%	
107	98	- 8.8%	
108	95	- 12.4%	

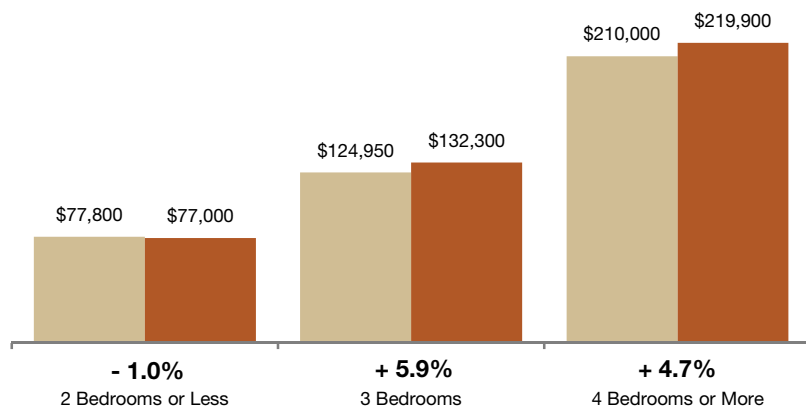
Median Sales Price

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



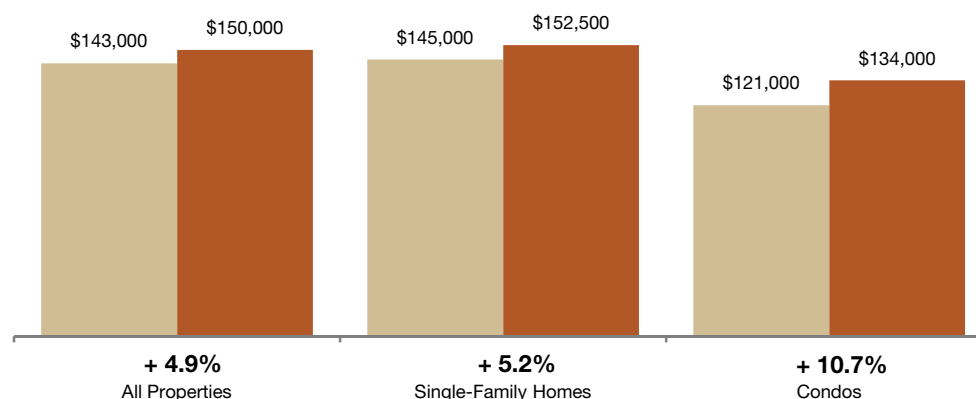
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties				Single-Family Homes			Condos		
By Bedroom Count	5-2012	5-2013	Change	5-2012	5-2013	Change	5-2012	5-2013	Change
2 Bedrooms or Less	\$77,800	\$77,000	- 1.0%	\$62,800	\$60,000	- 4.5%	\$97,500	\$113,500	+ 16.4%
3 Bedrooms	\$124,950	\$132,300	+ 5.9%	\$124,700	\$131,500	+ 5.5%	\$129,900	\$142,000	+ 9.3%
4 Bedrooms or More	\$210,000	\$219,900	+ 4.7%	\$212,000	\$220,000	+ 3.8%	\$154,500	\$164,738	+ 6.6%
All Bedroom Counts	\$143,000	\$150,000	+ 4.9%	\$145,000	\$152,500	+ 5.2%	\$121,000	\$134,000	+ 10.7%

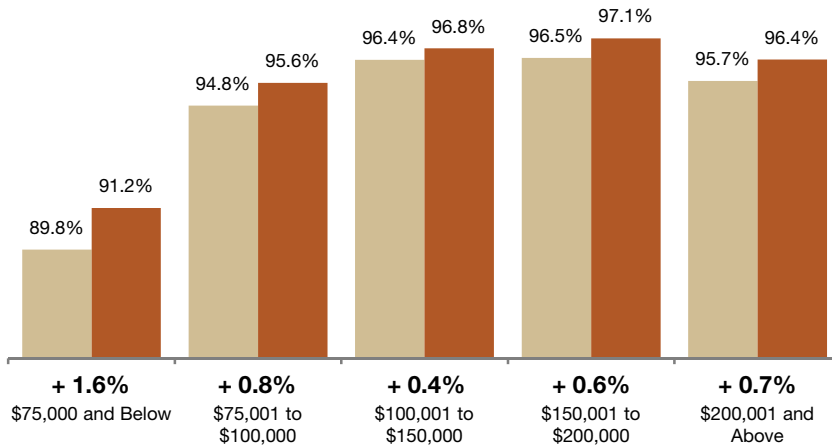
Percent of List Price Received

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.**



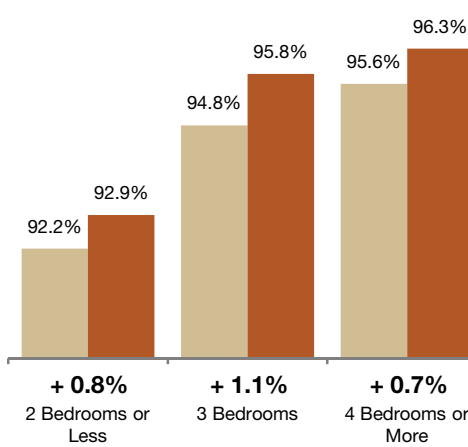
By Price Range

■ 5-2012 ■ 5-2013



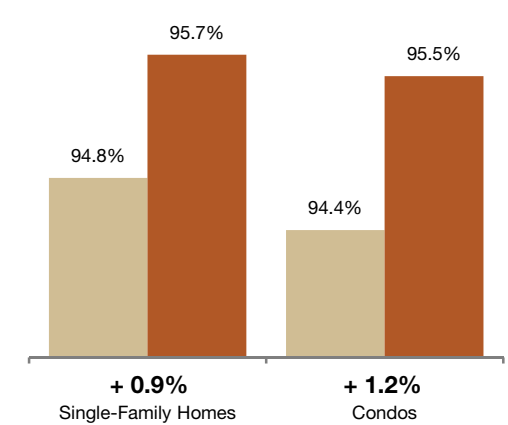
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$75,000 and Below	89.8%	91.2%	+ 1.6%
\$75,001 to \$100,000	94.8%	95.6%	+ 0.8%
\$100,001 to \$150,000	96.4%	96.8%	+ 0.4%
\$150,001 to \$200,000	96.5%	97.1%	+ 0.6%
\$200,001 and Above	95.7%	96.4%	+ 0.7%
All Price Ranges	94.8%	95.7%	+ 0.9%

Single-Family Homes

	5-2012	5-2013	Change
\$75,000 and Below	89.7%	91.1%	+ 1.6%
\$75,001 to \$100,000	94.8%	95.7%	+ 0.9%
\$100,001 to \$150,000	96.4%	96.8%	+ 0.4%
\$150,001 to \$200,000	96.6%	97.2%	+ 0.6%
\$200,001 and Above	95.7%	96.4%	+ 0.7%
All Price Ranges	94.8%	95.7%	+ 0.9%

Condos

	5-2012	5-2013	Change
\$75,000 and Below	90.9%	92.9%	+ 2.2%
\$75,001 to \$100,000	94.7%	95.0%	+ 0.3%
\$100,001 to \$150,000	96.1%	96.6%	+ 0.5%
\$150,001 to \$200,000	94.1%	96.5%	+ 2.6%
\$200,001 and Above	95.3%	96.1%	+ 0.8%
All Price Ranges	94.4%	95.5%	+ 1.2%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	92.2%	92.9%	+ 0.8%
3 Bedrooms	94.8%	95.8%	+ 1.1%
4 Bedrooms or More	95.6%	96.3%	+ 0.7%
All Bedroom Counts	94.8%	95.7%	+ 0.9%

	5-2012	5-2013	Change
2 Bedrooms or Less	91.5%	92.1%	+ 0.7%
3 Bedrooms	94.7%	95.8%	+ 1.2%
4 Bedrooms or More	95.6%	96.3%	+ 0.7%
All Bedroom Counts	94.8%	95.7%	+ 0.9%

	5-2012	5-2013	Change
2 Bedrooms or Less	93.7%	94.6%	+ 1.0%
3 Bedrooms	95.3%	96.7%	+ 1.5%
4 Bedrooms or More	95.6%	94.1%	- 1.6%
All Bedroom Counts	94.4%	95.5%	+ 1.2%

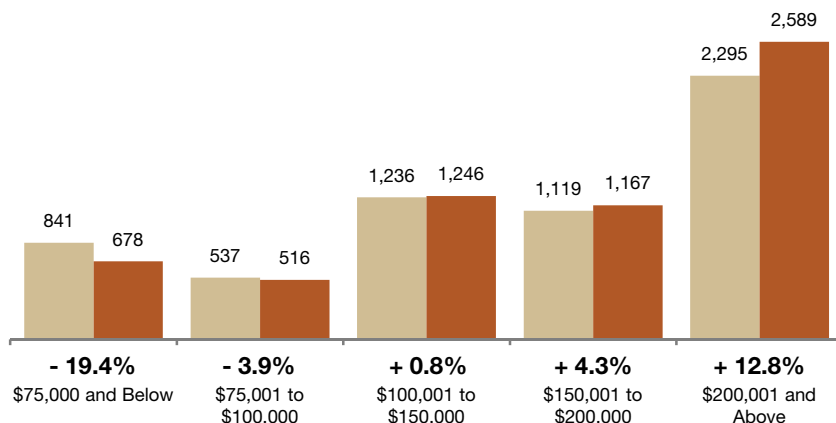
Inventory of Homes for Sale

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



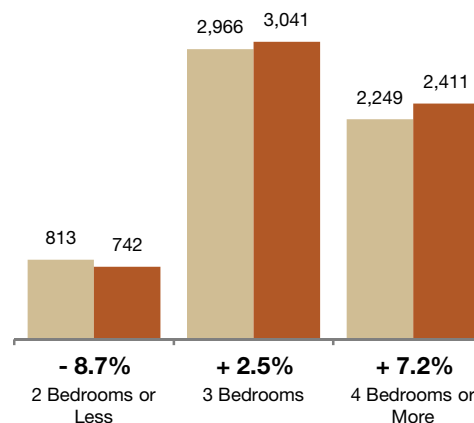
By Price Range

■ 5-2012 ■ 5-2013



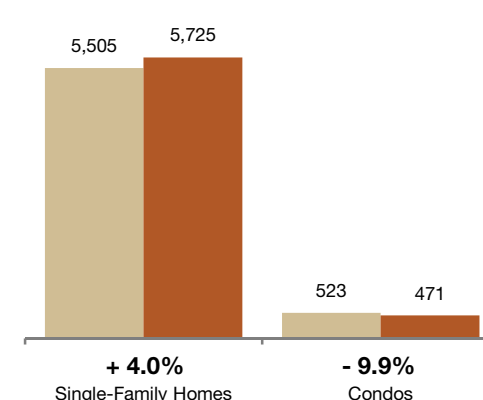
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range	5-2012	5-2013	Change
\$75,000 and Below	841	678	- 19.4%
\$75,001 to \$100,000	537	516	- 3.9%
\$100,001 to \$150,000	1,236	1,246	+ 0.8%
\$150,001 to \$200,000	1,119	1,167	+ 4.3%
\$200,001 and Above	2,295	2,589	+ 12.8%
All Price Ranges	6,028	6,196	+ 2.8%

Single-Family Homes

	5-2012	5-2013	Change
	765	623	- 18.6%
	442	438	- 0.9%
	1,101	1,116	+ 1.4%
	1,036	1,079	+ 4.2%
	2,161	2,469	+ 14.3%
All Single-Family Homes	5,505	5,725	+ 4.0%

Condos

	5-2012	5-2013	Change
	76	55	- 27.6%
	95	78	- 17.9%
	135	130	- 3.7%
	83	88	+ 6.0%
	134	120	- 10.4%
All Condos	523	471	- 9.9%

By Bedroom Count	5-2012	5-2013	Change
2 Bedrooms or Less	813	742	- 8.7%
3 Bedrooms	2,966	3,041	+ 2.5%
4 Bedrooms or More	2,249	2,411	+ 7.2%
All Bedroom Counts	6,028	6,196	+ 2.8%

	5-2012	5-2013	Change
	538	492	- 8.6%
	2,739	2,846	+ 3.9%
	2,228	2,385	+ 7.0%
All Single-Family Homes	5,505	5,725	+ 4.0%

	5-2012	5-2013	Change
	275	250	- 9.1%
	227	195	- 14.1%
	21	26	+ 23.8%
All Condos	523	471	- 9.9%

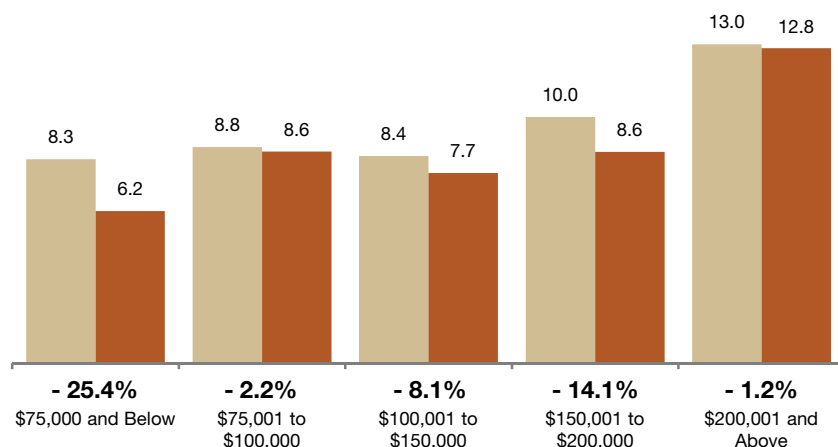
Months Supply of Inventory

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.



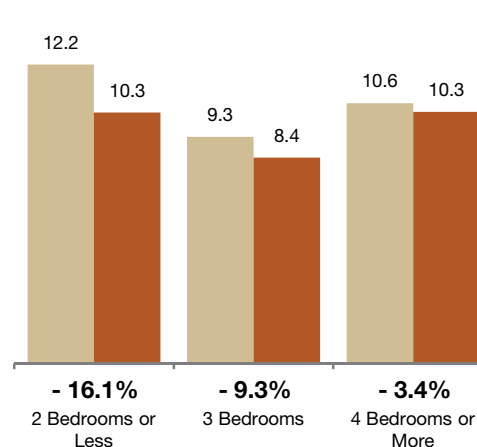
By Price Range

■ 5-2012 ■ 5-2013



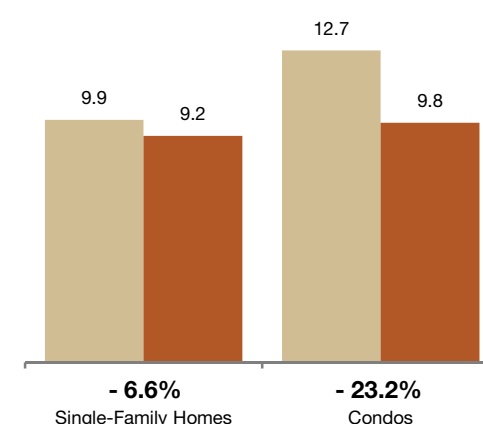
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$75,000 and Below	8.3	6.2	- 25.4%
\$75,001 to \$100,000	8.8	8.6	- 2.2%
\$100,001 to \$150,000	8.4	7.7	- 8.1%
\$150,001 to \$200,000	10.0	8.6	- 14.1%
\$200,001 and Above	13.0	12.8	- 1.2%
All Price Ranges	10.1	9.3	- 8.1%

Single-Family Homes

	5-2012	5-2013	Change
\$75,000 and Below	8.0	6.1	- 23.9%
\$75,001 to \$100,000	8.4	8.3	- 0.7%
\$100,001 to \$150,000	8.1	7.6	- 7.0%
\$150,001 to \$200,000	9.8	8.5	- 13.2%
\$200,001 and Above	12.9	12.9	+ 0.1%
All Price Ranges	9.9	9.2	- 6.6%

Condos

	5-2012	5-2013	Change
\$75,000 and Below	12.0	6.9	- 42.1%
\$75,001 to \$100,000	11.5	10.8	- 6.6%
\$100,001 to \$150,000	11.6	9.4	- 18.8%
\$150,001 to \$200,000	14.2	10.2	- 28.6%
\$200,001 and Above	14.8	11.3	- 23.1%
All Price Ranges	12.7	9.8	- 23.2%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	12.2	10.3	- 16.1%
3 Bedrooms	9.3	8.4	- 9.3%
4 Bedrooms or More	10.6	10.3	- 3.4%
All Bedroom Counts	10.1	9.3	- 8.1%

	5-2012	5-2013	Change
2 Bedrooms or Less	12.2	10.2	- 16.6%
3 Bedrooms	9.0	8.4	- 7.1%
4 Bedrooms or More	10.6	10.2	- 3.6%
All Bedroom Counts	9.9	9.2	- 6.6%

Housing Supply Overview

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



June 2013

As summer heat sizzles across much of the nation, the climate isn't the only thing on a hot streak. Housing data continues to impress and the housing market is on-pace to contribute positively to GDP in 2013. For the 12-month period spanning July 2012 through June 2013, Closed Sales in the Greater Greenville region were up 22.7 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 34.4 percent.

The overall Median Sales Price was up 4.5 percent to \$151,000. The property type with the largest price gain was the Condo segment, where prices increased 10.2 percent to \$133,350. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 87 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 103 days.

Market-wide, inventory levels were up 3.1 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 4.1 percent. That amounts to 9.1 months supply for Single-Family homes and 9.5 months supply for Condos.

Quick Facts

+ 34.4%	+ 25.0%	+ 26.3%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$150,001 to \$200,000	4 Bedrooms or More	Condos

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.](#)

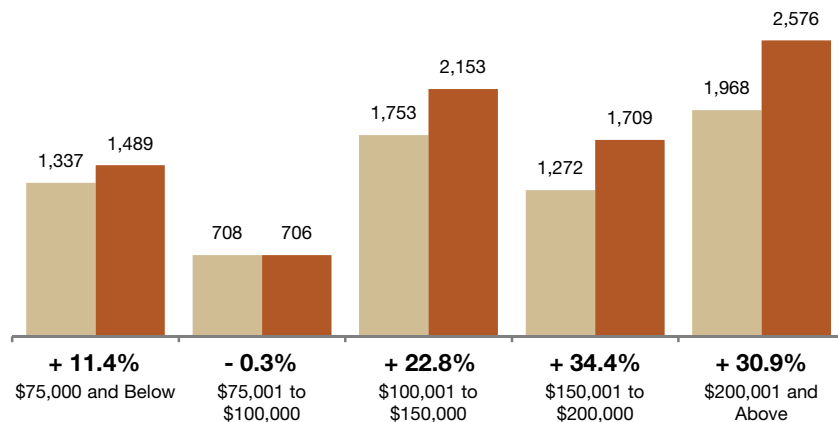
Closed Sales

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



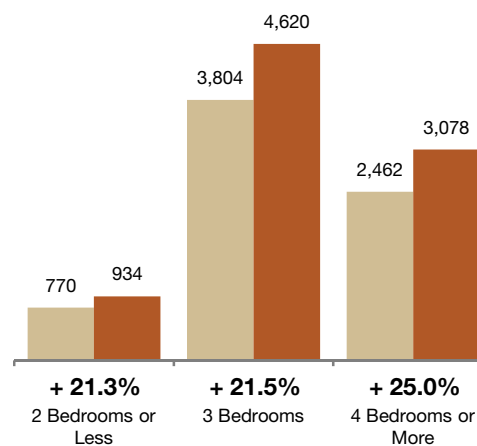
By Price Range

6-2012 6-2013



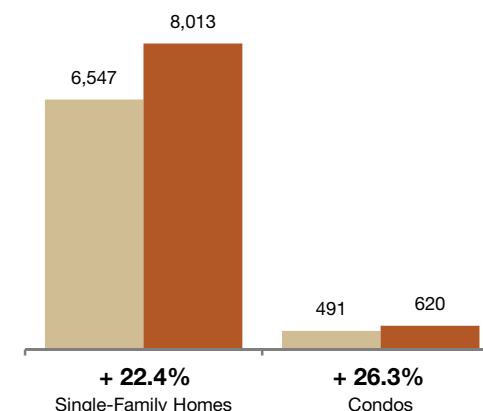
By Bedroom Count

6-2012 6-2013



By Property Type

6-2012 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$75,000 and Below	1,337	1,489	+ 11.4%
\$75,001 to \$100,000	708	706	- 0.3%
\$100,001 to \$150,000	1,753	2,153	+ 22.8%
\$150,001 to \$200,000	1,272	1,709	+ 34.4%
\$200,001 and Above	1,968	2,576	+ 30.9%
All Price Ranges	7,038	8,633	+ 22.7%

Single-Family Homes

	6-2012	6-2013	Change
\$75,000 and Below	1,243	1,380	+ 11.0%
\$75,001 to \$100,000	610	611	+ 0.2%
\$100,001 to \$150,000	1,616	1,980	+ 22.5%
\$150,001 to \$200,000	1,211	1,607	+ 32.7%
\$200,001 and Above	1,867	2,435	+ 30.4%
All Price Ranges	6,547	8,013	+ 22.4%

Condos

	6-2012	6-2013	Change
\$75,000 and Below	94	109	+ 16.0%
\$75,001 to \$100,000	98	95	- 3.1%
\$100,001 to \$150,000	137	173	+ 26.3%
\$150,001 to \$200,000	61	102	+ 67.2%
\$200,001 and Above	101	141	+ 39.6%
All Price Ranges	491	620	+ 26.3%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	770	934	+ 21.3%
3 Bedrooms	3,804	4,620	+ 21.5%
4 Bedrooms or More	2,462	3,078	+ 25.0%
All Bedroom Counts	7,038	8,633	+ 22.7%

	6-2012	6-2013	Change
2 Bedrooms or Less	516	623	+ 20.7%
3 Bedrooms	3,587	4,329	+ 20.7%
4 Bedrooms or More	2,443	3,060	+ 25.3%
All Bedroom Counts	6,547	8,013	+ 22.4%

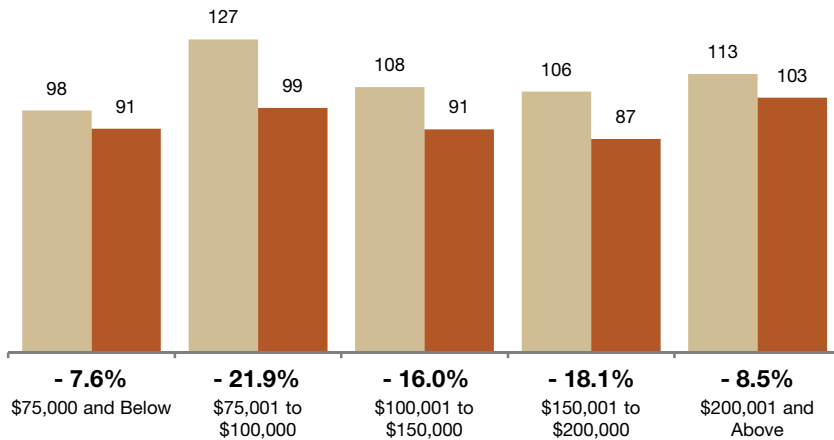
Days on Market Until Sale

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



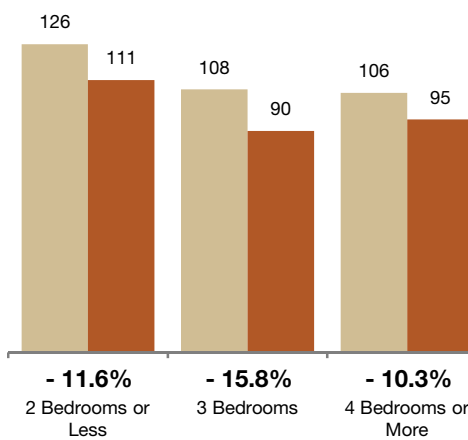
By Price Range

■ 6-2012 ■ 6-2013



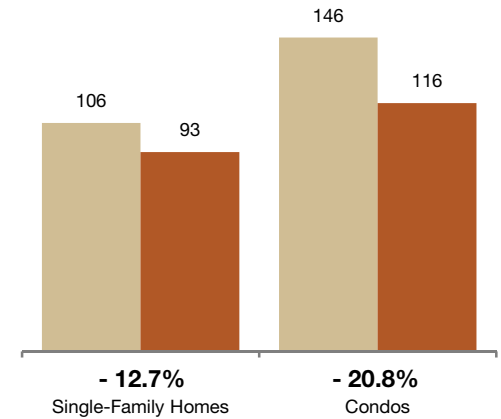
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$75,000 and Below	98	91	- 7.6%
\$75,001 to \$100,000	127	99	- 21.9%
\$100,001 to \$150,000	108	91	- 16.0%
\$150,001 to \$200,000	106	87	- 18.1%
\$200,001 and Above	113	103	- 8.5%
All Price Ranges	109	94	- 13.4%

Single-Family Homes

	6-2012	6-2013	Change
\$75,000 and Below	96	89	- 6.9%
\$75,001 to \$100,000	123	95	- 23.0%
\$100,001 to \$150,000	105	90	- 14.4%
\$150,001 to \$200,000	105	88	- 16.3%
\$200,001 and Above	110	100	- 8.9%
All Price Ranges	106	93	- 12.7%

Condos

	6-2012	6-2013	Change
\$75,000 and Below	131	112	- 14.6%
\$75,001 to \$100,000	150	128	- 14.8%
\$100,001 to \$150,000	143	101	- 29.5%
\$150,001 to \$200,000	127	71	- 44.7%
\$200,001 and Above	171	160	- 6.3%
All Price Ranges	146	116	- 20.8%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	126	111	- 11.6%
3 Bedrooms	108	90	- 15.8%
4 Bedrooms or More	106	95	- 10.3%
All Bedroom Counts	109	94	- 13.4%

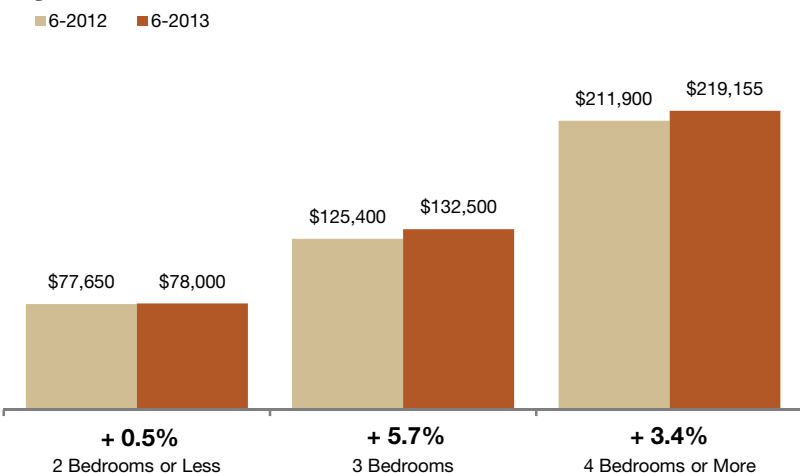
	6-2012	6-2013	Change
2 Bedrooms or Less	110	105	- 4.9%
3 Bedrooms	106	90	- 15.3%
4 Bedrooms or More	106	95	- 10.6%
All Bedroom Counts	106	93	- 12.7%

Median Sales Price

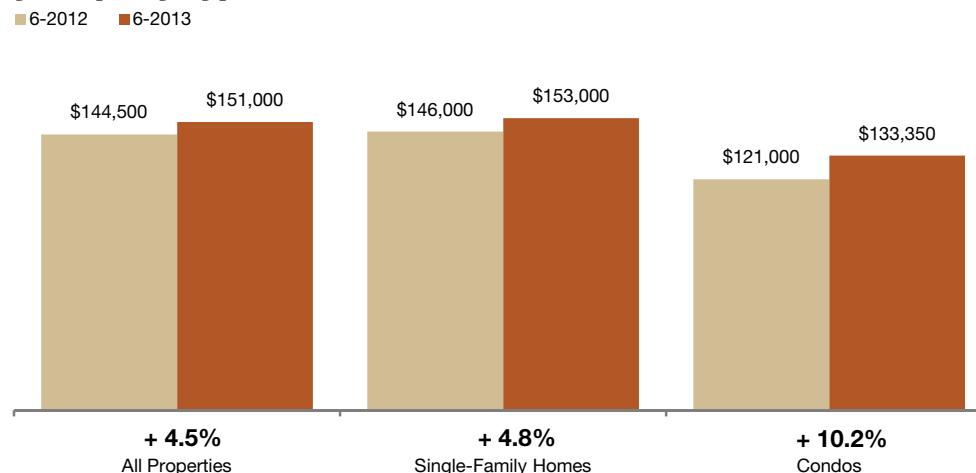
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	6-2012	6-2013	Change	6-2012	6-2013	Change	6-2012	6-2013	Change
2 Bedrooms or Less	\$77,650	\$78,000	+ 0.5%	\$61,462	\$62,000	+ 0.9%	\$96,850	\$113,000	+ 16.7%
3 Bedrooms	\$125,400	\$132,500	+ 5.7%	\$125,000	\$131,879	+ 5.5%	\$132,000	\$143,000	+ 8.3%
4 Bedrooms or More	\$211,900	\$219,155	+ 3.4%	\$212,000	\$219,533	+ 3.6%	\$174,000	\$146,438	- 15.8%
All Bedroom Counts	\$144,500	\$151,000	+ 4.5%	\$146,000	\$153,000	+ 4.8%	\$121,000	\$133,350	+ 10.2%

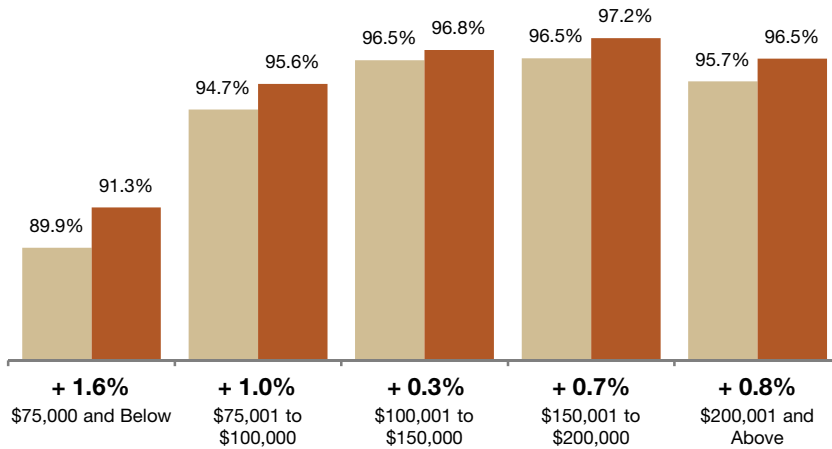
Percent of List Price Received

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.**



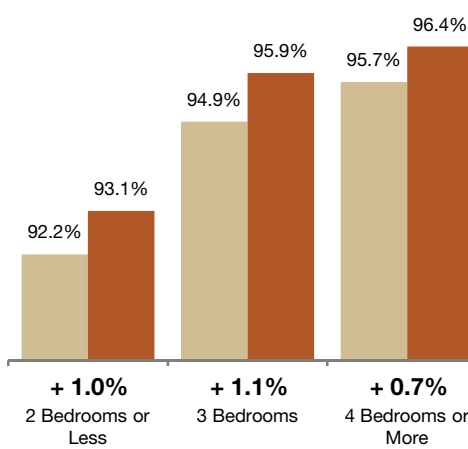
By Price Range

■ 6-2012 ■ 6-2013



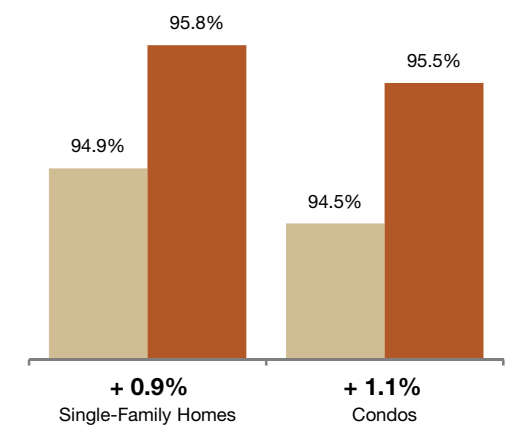
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$75,000 and Below	89.9%	91.3%	+ 1.6%
\$75,001 to \$100,000	94.7%	95.6%	+ 1.0%
\$100,001 to \$150,000	96.5%	96.8%	+ 0.3%
\$150,001 to \$200,000	96.5%	97.2%	+ 0.7%
\$200,001 and Above	95.7%	96.5%	+ 0.8%
All Price Ranges	94.9%	95.8%	+ 0.9%

Single-Family Homes

	6-2012	6-2013	Change
\$75,000 and Below	89.8%	91.2%	+ 1.6%
\$75,001 to \$100,000	94.8%	95.7%	+ 0.9%
\$100,001 to \$150,000	96.5%	96.8%	+ 0.3%
\$150,001 to \$200,000	96.6%	97.3%	+ 0.7%
\$200,001 and Above	95.7%	96.5%	+ 0.8%
All Price Ranges	94.9%	95.8%	+ 0.9%

Condos

	6-2012	6-2013	Change
\$75,000 and Below	91.3%	92.7%	+ 1.5%
\$75,001 to \$100,000	94.6%	94.9%	+ 0.3%
\$100,001 to \$150,000	96.1%	96.6%	+ 0.5%
\$150,001 to \$200,000	94.1%	96.5%	+ 2.6%
\$200,001 and Above	95.3%	96.0%	+ 0.7%
All Price Ranges	94.5%	95.5%	+ 1.1%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	92.2%	93.1%	+ 1.0%
3 Bedrooms	94.9%	95.9%	+ 1.1%
4 Bedrooms or More	95.7%	96.4%	+ 0.7%
All Bedroom Counts	94.9%	95.8%	+ 0.9%

	6-2012	6-2013	Change
2 Bedrooms or Less	91.4%	92.3%	+ 1.0%
3 Bedrooms	94.8%	95.8%	+ 1.1%
4 Bedrooms or More	95.7%	96.4%	+ 0.7%
All Bedroom Counts	94.9%	95.8%	+ 0.9%

	6-2012	6-2013	Change
2 Bedrooms or Less	93.7%	94.6%	+ 1.0%
3 Bedrooms	95.4%	96.7%	+ 1.4%
4 Bedrooms or More	96.2%	92.8%	- 3.5%
All Bedroom Counts	94.5%	95.5%	+ 1.1%

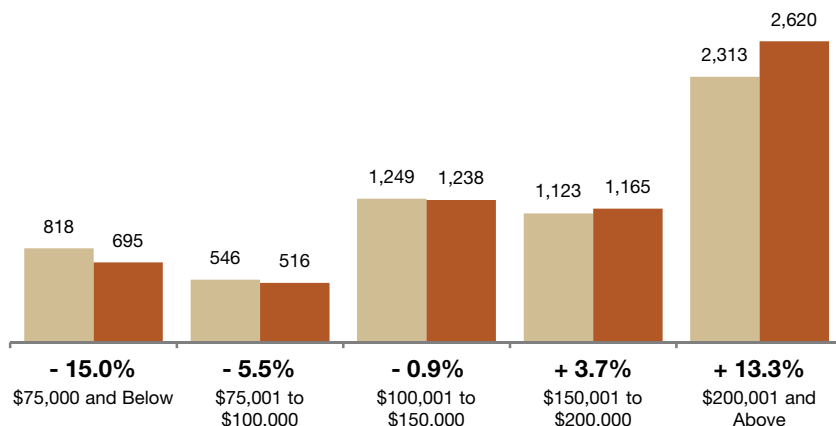
Inventory of Homes for Sale

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



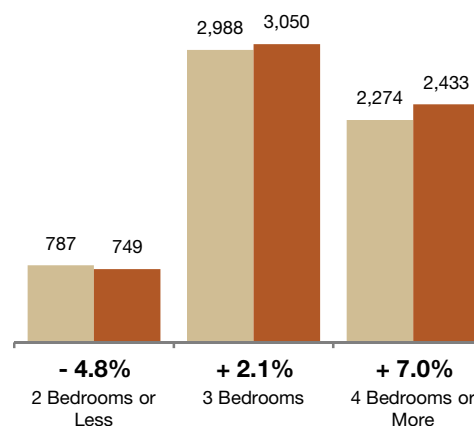
By Price Range

■ 6-2012 ■ 6-2013



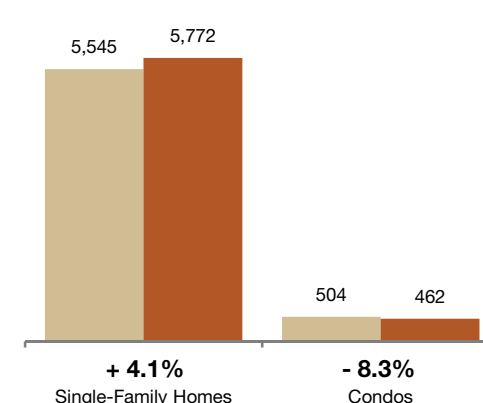
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$75,000 and Below	818	695	- 15.0%
\$75,001 to \$100,000	546	516	- 5.5%
\$100,001 to \$150,000	1,249	1,238	- 0.9%
\$150,001 to \$200,000	1,123	1,165	+ 3.7%
\$200,001 and Above	2,313	2,620	+ 13.3%
All Price Ranges	6,049	6,234	+ 3.1%

Single-Family Homes

	6-2012	6-2013	Change
2 Bedrooms or Less	749	636	- 15.1%
3 Bedrooms	452	435	- 3.8%
4 Bedrooms or More	1,110	1,110	0.0%
	1,049	1,081	+ 3.1%
	2,185	2,510	+ 14.9%
All Single-Family Homes	5,545	5,772	+ 4.1%

Condos

	6-2012	6-2013	Change
	69	59	- 14.5%
	94	81	- 13.8%
	139	128	- 7.9%
	74	84	+ 13.5%
	128	110	- 14.1%
All Condos	504	462	- 8.3%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	787	749	- 4.8%
3 Bedrooms	2,988	3,050	+ 2.1%
4 Bedrooms or More	2,274	2,433	+ 7.0%
All Bedroom Counts	6,049	6,234	+ 3.1%

	6-2012	6-2013	Change
2 Bedrooms or Less	522	509	- 2.5%
3 Bedrooms	2,767	2,848	+ 2.9%
4 Bedrooms or More	2,256	2,413	+ 7.0%
All Single-Family Homes	5,545	5,772	+ 4.1%

	6-2012	6-2013	Change
	265	240	- 9.4%
	221	202	- 8.6%
	18	20	+ 11.1%
All Condos	504	462	- 8.3%

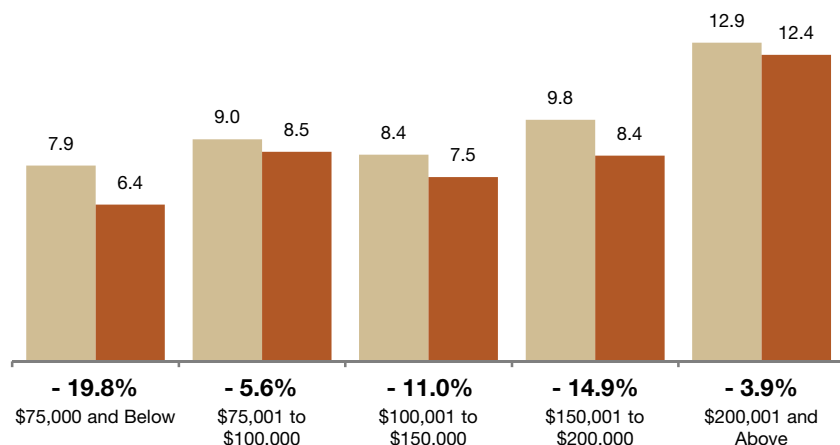
Months Supply of Inventory

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.



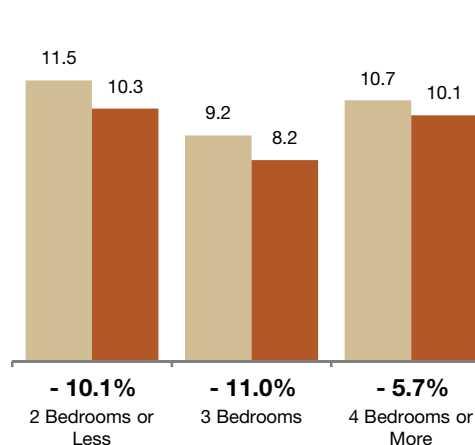
By Price Range

■ 6-2012 ■ 6-2013



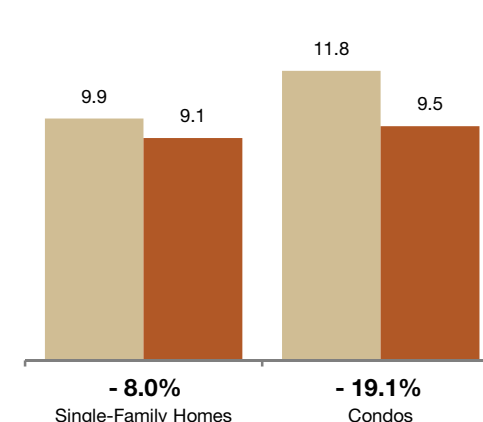
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$75,000 and Below	7.9	6.4	- 19.8%
\$75,001 to \$100,000	9.0	8.5	- 5.6%
\$100,001 to \$150,000	8.4	7.5	- 11.0%
\$150,001 to \$200,000	9.8	8.4	- 14.9%
\$200,001 and Above	12.9	12.4	- 3.9%
All Price Ranges	10.0	9.1	- 9.0%

Single-Family Homes

	6-2012	6-2013	Change
\$75,000 and Below	7.8	6.3	- 19.9%
\$75,001 to \$100,000	8.6	8.2	- 4.8%
\$100,001 to \$150,000	8.1	7.3	- 9.9%
\$150,001 to \$200,000	9.7	8.3	- 14.9%
\$200,001 and Above	12.9	12.6	- 2.4%
All Price Ranges	9.9	9.1	- 8.0%

Condos

	6-2012	6-2013	Change
\$75,000 and Below	9.9	8.0	- 19.3%
\$75,001 to \$100,000	12.1	11.2	- 7.9%
\$100,001 to \$150,000	11.2	9.0	- 19.8%
\$150,001 to \$200,000	11.5	9.8	- 15.1%
\$200,001 and Above	14.0	10.1	- 27.8%
All Price Ranges	11.8	9.5	- 19.1%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	11.5	10.3	- 10.1%
3 Bedrooms	9.2	8.2	- 11.0%
4 Bedrooms or More	10.7	10.1	- 5.7%
All Bedroom Counts	10.0	9.1	- 9.0%

	6-2012	6-2013	Change
2 Bedrooms or Less	11.5	10.4	- 9.5%
3 Bedrooms	9.0	8.2	- 9.4%
4 Bedrooms or More	10.7	10.0	- 6.0%
All Bedroom Counts	9.9	9.1	- 8.0%

Housing Supply Overview

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



July 2013

Soon enough, recent price gains should unlock more inventory so that buyers have more choices. Eventually, housing recovery will be referred to as simply housing. For the 12-month period spanning August 2012 through July 2013, Closed Sales in the Greater Greenville region were up 24.3 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 38.1 percent.

The overall Median Sales Price was up 4.8 percent to \$152,000. The property type with the largest price gain was the Condo segment, where prices increased 8.2 percent to \$132,250. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 85 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 103 days.

Market-wide, inventory levels were up 3.2 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 4.1 percent. That amounts to 8.7 months supply for Single-Family homes and 9.4 months supply for Condos.

Quick Facts

+ 38.1%	+ 27.1%	+ 26.9%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$150,001 to \$200,000	4 Bedrooms or More	Condos

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.](#)

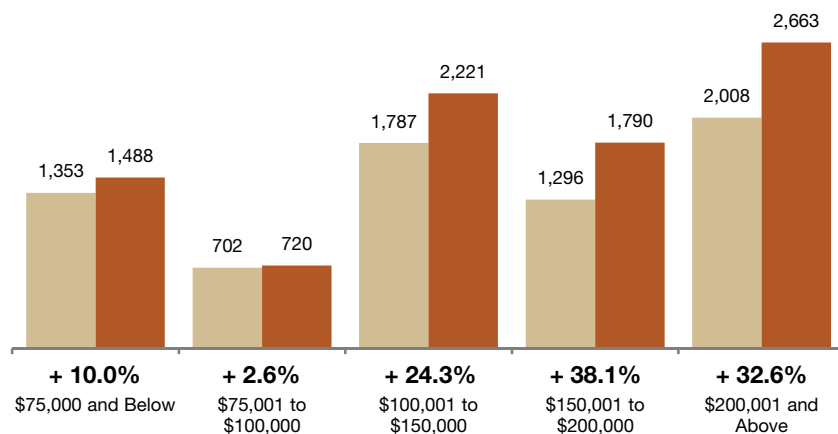
Closed Sales

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



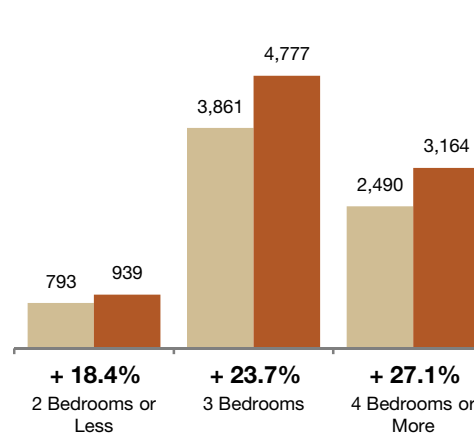
By Price Range

■ 7-2012 ■ 7-2013



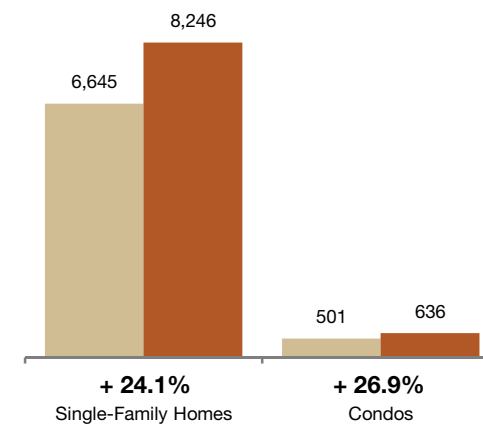
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	1,353	1,488	+ 10.0%
\$75,001 to \$100,000	702	720	+ 2.6%
\$100,001 to \$150,000	1,787	2,221	+ 24.3%
\$150,001 to \$200,000	1,296	1,790	+ 38.1%
\$200,001 and Above	2,008	2,663	+ 32.6%
All Price Ranges	7,146	8,882	+ 24.3%

Single-Family Homes

	7-2012	7-2013	Change
\$75,000 and Below	1,257	1,379	+ 9.7%
\$75,001 to \$100,000	607	622	+ 2.5%
\$100,001 to \$150,000	1,639	2,045	+ 24.8%
\$150,001 to \$200,000	1,232	1,679	+ 36.3%
\$200,001 and Above	1,910	2,521	+ 32.0%
All Price Ranges	6,645	8,246	+ 24.1%

Condos

	7-2012	7-2013	Change
\$75,000 and Below	96	109	+ 13.5%
\$75,001 to \$100,000	95	98	+ 3.2%
\$100,001 to \$150,000	148	176	+ 18.9%
\$150,001 to \$200,000	64	111	+ 73.4%
\$200,001 and Above	98	142	+ 44.9%
All Price Ranges	501	636	+ 26.9%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	793	939	+ 18.4%
3 Bedrooms	3,861	4,777	+ 23.7%
4 Bedrooms or More	2,490	3,164	+ 27.1%
All Bedroom Counts	7,146	8,882	+ 24.3%

	7-2012	7-2013	Change
2 Bedrooms or Less	530	627	+ 18.3%
3 Bedrooms	3,643	4,472	+ 22.8%
4 Bedrooms or More	2,471	3,145	+ 27.3%
All Bedroom Counts	6,645	8,246	+ 24.1%

	7-2012	7-2013	Change
2 Bedrooms or Less	263	312	+ 18.6%
3 Bedrooms	218	305	+ 39.9%
4 Bedrooms or More	19	19	0.0%
All Bedroom Counts	501	636	+ 26.9%

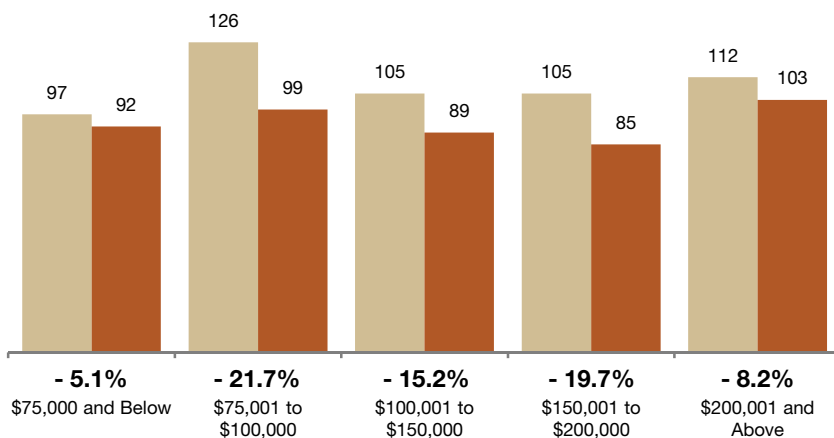
Days on Market Until Sale

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



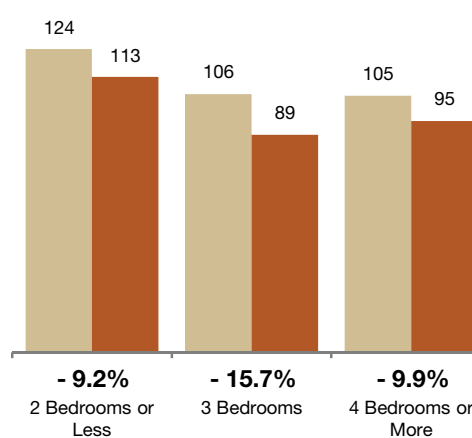
By Price Range

■ 7-2012 ■ 7-2013



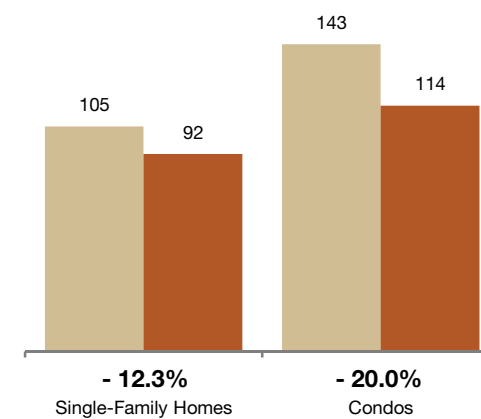
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	97	92	- 5.1%
\$75,001 to \$100,000	126	99	- 21.7%
\$100,001 to \$150,000	105	89	- 15.2%
\$150,001 to \$200,000	105	85	- 19.7%
\$200,001 and Above	112	103	- 8.2%
All Price Ranges	107	93	- 13.0%

Single-Family Homes

	7-2012	7-2013	Change
2 Bedrooms or Less	95	89	- 5.8%
3 Bedrooms	122	95	- 22.6%
4 Bedrooms or More	102	88	- 13.5%
	104	85	- 18.5%
	108	100	- 7.6%
All Single-Family Homes	105	92	- 12.3%

Condos

	7-2012	7-2013	Change
Single-Family Homes	121	122	+ 1.1%
Condos	150	125	- 16.6%
	139	100	- 28.0%
	122	77	- 36.9%
	177	147	- 16.9%
All Condos	143	114	- 20.0%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	124	113	- 9.2%
3 Bedrooms	106	89	- 15.7%
4 Bedrooms or More	105	95	- 9.9%
All Bedroom Counts	107	93	- 13.0%

	7-2012	7-2013	Change
2 Bedrooms or Less	110	106	- 3.6%
3 Bedrooms	104	88	- 15.1%
4 Bedrooms or More	105	94	- 10.1%
All Single-Family Homes	105	92	- 12.3%

	7-2012	7-2013	Change
Single-Family Homes	152	127	- 17.0%
Condos	135	101	- 25.1%
	101	130	+ 28.5%
All Condos	143	114	- 20.0%

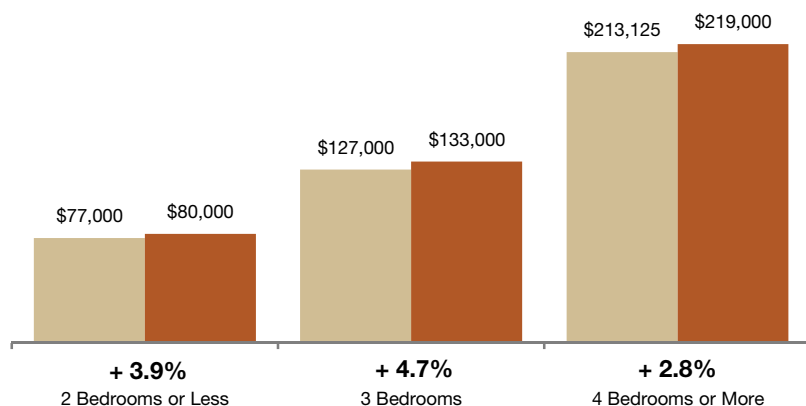
Median Sales Price

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



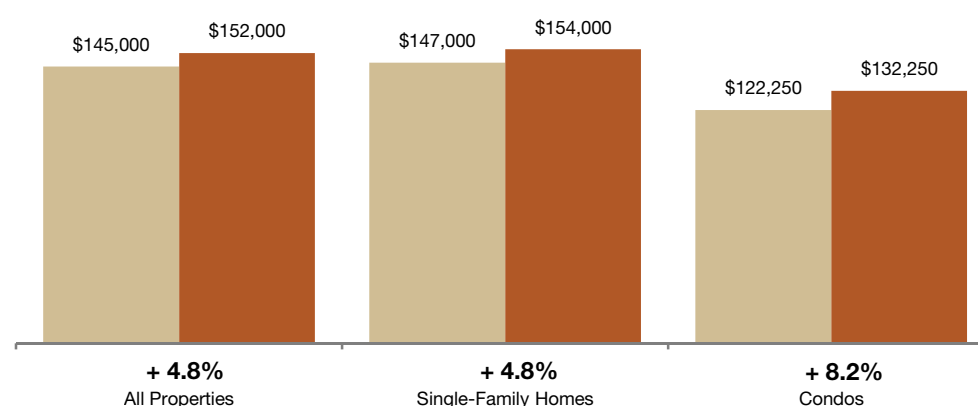
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	7-2012	7-2013	Change	7-2012	7-2013	Change	7-2012	7-2013	Change
2 Bedrooms or Less	\$77,000	\$80,000	+ 3.9%	\$60,000	\$65,000	+ 8.3%	\$97,500	\$111,000	+ 13.8%
3 Bedrooms	\$127,000	\$133,000	+ 4.7%	\$126,500	\$132,500	+ 4.7%	\$134,460	\$144,000	+ 7.1%
4 Bedrooms or More	\$213,125	\$219,000	+ 2.8%	\$214,000	\$219,242	+ 2.4%	\$135,000	\$159,575	+ 18.2%
All Bedroom Counts	\$145,000	\$152,000	+ 4.8%	\$147,000	\$154,000	+ 4.8%	\$122,250	\$132,250	+ 8.2%

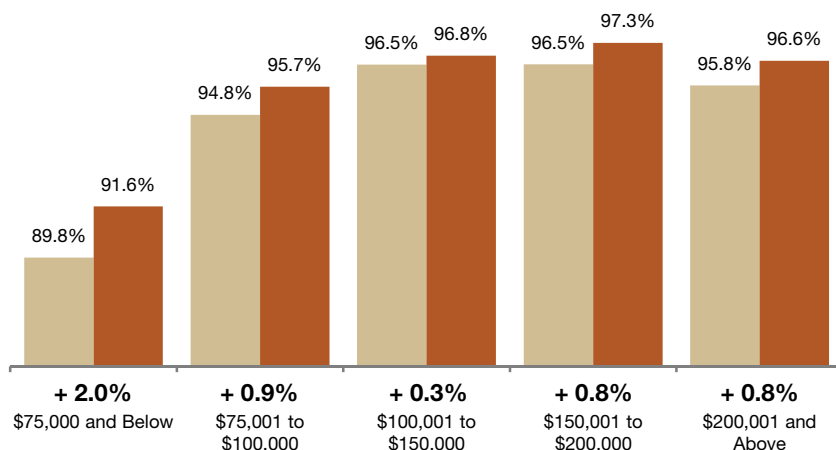
Percent of List Price Received

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.**



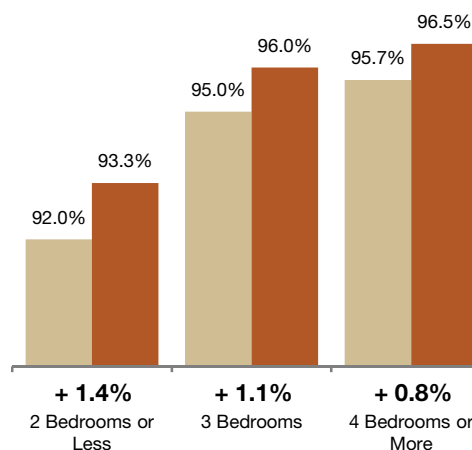
By Price Range

■ 7-2012 ■ 7-2013



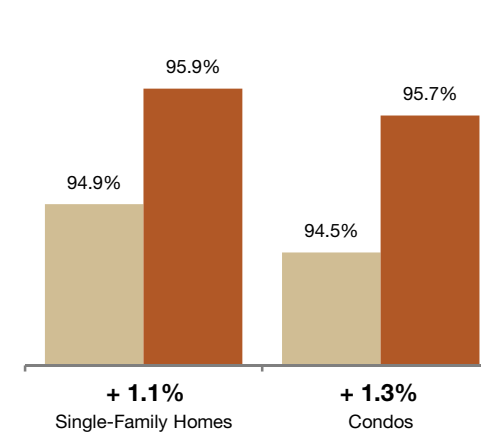
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	89.8%	91.6%	+ 2.0%
\$75,001 to \$100,000	94.8%	95.7%	+ 0.9%
\$100,001 to \$150,000	96.5%	96.8%	+ 0.3%
\$150,001 to \$200,000	96.5%	97.3%	+ 0.8%
\$200,001 and Above	95.8%	96.6%	+ 0.8%
All Price Ranges	94.9%	95.9%	+ 1.1%

Single-Family Homes

	7-2012	7-2013	Change
\$75,000 and Below	89.6%	91.5%	+ 2.1%
\$75,001 to \$100,000	94.8%	95.9%	+ 1.2%
\$100,001 to \$150,000	96.6%	96.8%	+ 0.2%
\$150,001 to \$200,000	96.6%	97.3%	+ 0.7%
\$200,001 and Above	95.8%	96.7%	+ 0.9%
All Price Ranges	94.9%	95.9%	+ 1.1%

Condos

	7-2012	7-2013	Change
\$75,000 and Below	91.6%	92.5%	+ 1.0%
\$75,001 to \$100,000	94.4%	94.9%	+ 0.5%
\$100,001 to \$150,000	96.0%	96.9%	+ 0.9%
\$150,001 to \$200,000	94.3%	96.7%	+ 2.5%
\$200,001 and Above	95.3%	96.3%	+ 1.0%
All Price Ranges	94.5%	95.7%	+ 1.3%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	92.0%	93.3%	+ 1.4%
3 Bedrooms	95.0%	96.0%	+ 1.1%
4 Bedrooms or More	95.7%	96.5%	+ 0.8%
All Bedroom Counts	94.9%	95.9%	+ 1.1%

	7-2012	7-2013	Change
2 Bedrooms or Less	91.1%	92.6%	+ 1.6%
3 Bedrooms	94.9%	95.9%	+ 1.1%
4 Bedrooms or More	95.7%	96.5%	+ 0.8%
All Bedroom Counts	94.9%	95.9%	+ 1.1%

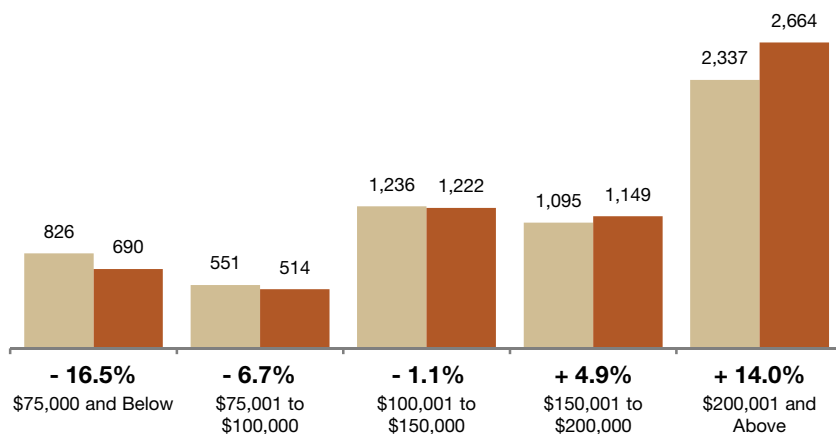
Inventory of Homes for Sale

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



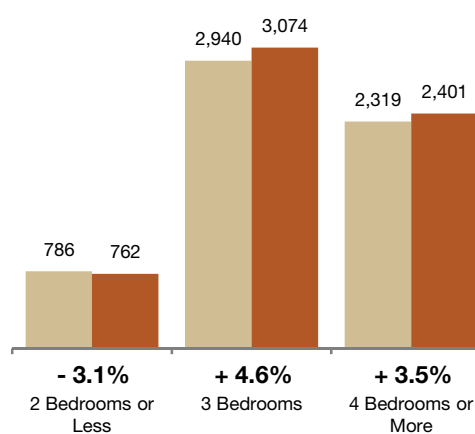
By Price Range

■ 7-2012 ■ 7-2013



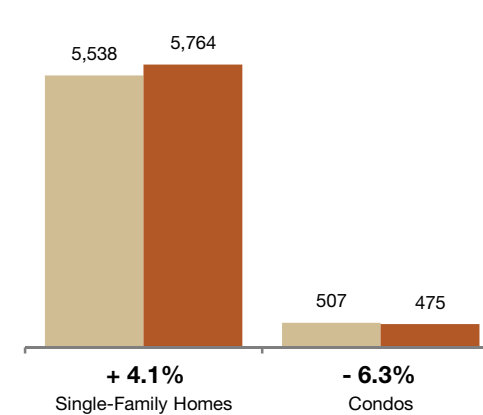
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	826	690	- 16.5%
\$75,001 to \$100,000	551	514	- 6.7%
\$100,001 to \$150,000	1,236	1,222	- 1.1%
\$150,001 to \$200,000	1,095	1,149	+ 4.9%
\$200,001 and Above	2,337	2,664	+ 14.0%
All Price Ranges	6,045	6,239	+ 3.2%

Single-Family Homes

	7-2012	7-2013	Change
\$75,000 and Below	759	627	- 17.4%
\$75,001 to \$100,000	457	437	- 4.4%
\$100,001 to \$150,000	1,093	1,082	- 1.0%
\$150,001 to \$200,000	1,020	1,070	+ 4.9%
\$200,001 and Above	2,209	2,548	+ 15.3%
All Price Ranges	5,538	5,764	+ 4.1%

Condos

	7-2012	7-2013	Change
\$75,000 and Below	67	63	- 6.0%
\$75,001 to \$100,000	94	77	- 18.1%
\$100,001 to \$150,000	143	140	- 2.1%
\$150,001 to \$200,000	75	79	+ 5.3%
\$200,001 and Above	128	116	- 9.4%
All Price Ranges	507	475	- 6.3%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	786	762	- 3.1%
3 Bedrooms	2,940	3,074	+ 4.6%
4 Bedrooms or More	2,319	2,401	+ 3.5%
All Bedroom Counts	6,045	6,239	+ 3.2%

	7-2012	7-2013	Change
2 Bedrooms or Less	525	505	- 3.8%
3 Bedrooms	2,718	2,875	+ 5.8%
4 Bedrooms or More	2,295	2,382	+ 3.8%
All Bedroom Counts	5,538	5,764	+ 4.1%

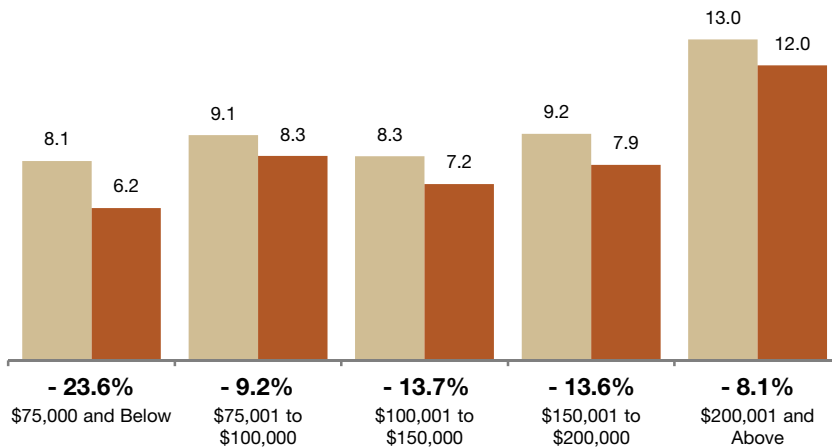
Months Supply of Inventory

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.



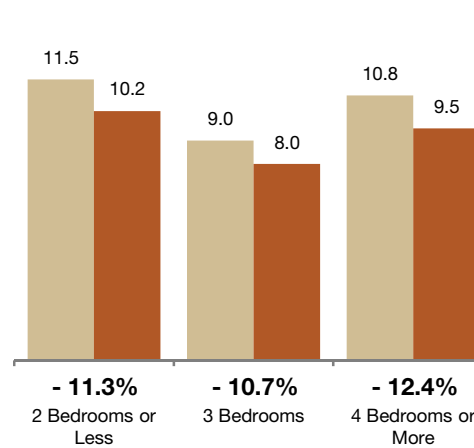
By Price Range

■ 7-2012 ■ 7-2013



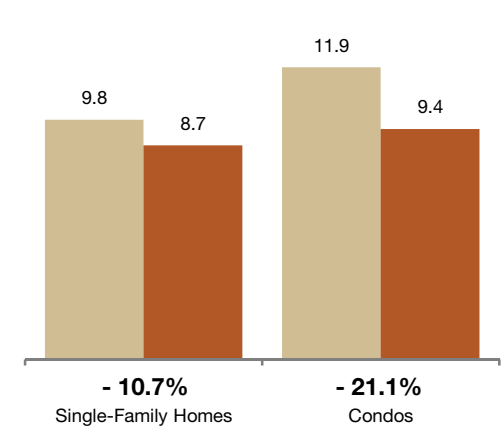
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	8.1	6.2	- 23.6%
\$75,001 to \$100,000	9.1	8.3	- 9.2%
\$100,001 to \$150,000	8.3	7.2	- 13.7%
\$150,001 to \$200,000	9.2	7.9	- 13.6%
\$200,001 and Above	13.0	12.0	- 8.1%
All Price Ranges	9.9	8.8	- 11.5%

Single-Family Homes

	7-2012	7-2013	Change
2 Bedrooms or Less	8.0	6.0	- 25.3%
3 Bedrooms	8.7	8.1	- 7.2%
4 Bedrooms or More	7.9	7.0	- 12.3%
	9.1	7.9	- 13.1%
	13.0	12.1	- 7.0%
All Single-Family Homes	9.8	8.7	- 10.7%

Condos

	7-2012	7-2013	Change
Single-Family Homes	8.7	8.8	+ 0.6%
Condos	12.4	10.0	- 19.0%
	12.4	9.0	- 27.4%
	11.3	8.9	- 21.2%
	14.0	10.2	- 26.7%
All Condos	11.9	9.4	- 21.1%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	11.5	10.2	- 11.3%
3 Bedrooms	9.0	8.0	- 10.7%
4 Bedrooms or More	10.8	9.5	- 12.4%
All Bedroom Counts	9.9	8.8	- 11.5%

	7-2012	7-2013	Change
2 Bedrooms or Less	11.7	9.9	- 15.0%
3 Bedrooms	8.8	8.0	- 8.4%
4 Bedrooms or More	10.8	9.5	- 12.6%
All Single-Family Homes	9.8	8.7	- 10.7%

	7-2012	7-2013	Change
Single-Family Homes	11.1	10.7	- 3.2%
Condos	12.9	7.8	- 39.5%
	9.8	12.7	+ 29.0%
All Condos	11.9	9.4	- 21.1%

Housing Supply Overview

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



August 2013

Short inventory supplies coupled with resilient consumer demand continue to propel most markets higher. Soon-to-be buyers are monitoring seller activity for signs of additional product coming down the pipeline. For the 12-month period spanning September 2012 through August 2013, Closed Sales in the Greater Greenville region were up 25.2 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 34.8 percent.

The overall Median Sales Price was up 4.4 percent to \$153,000. The property type with the largest price gain was the Condo segment, where prices increased 5.8 percent to \$132,250. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 83 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 100 days.

Market-wide, inventory levels were up 2.8 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 3.7 percent. That amounts to 8.5 months supply for Single-Family homes and 8.7 months supply for Condos.

Quick Facts

+ 34.8%	+ 27.2%	+ 31.7%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$150,001 to \$200,000	4 Bedrooms or More	Condos

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.](#)

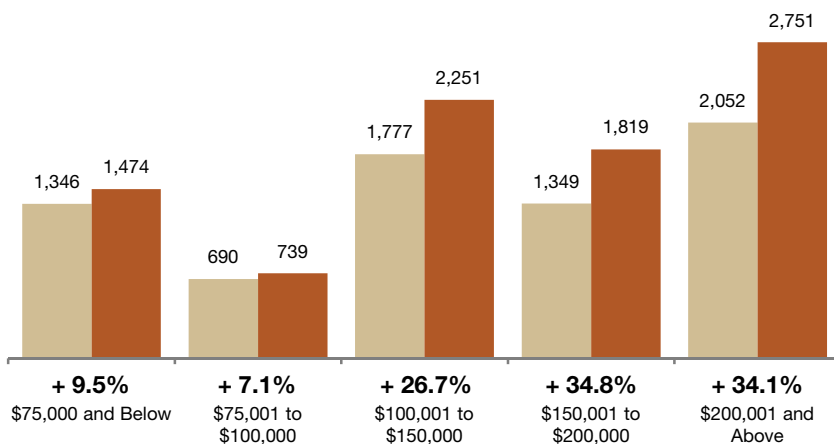
Closed Sales

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



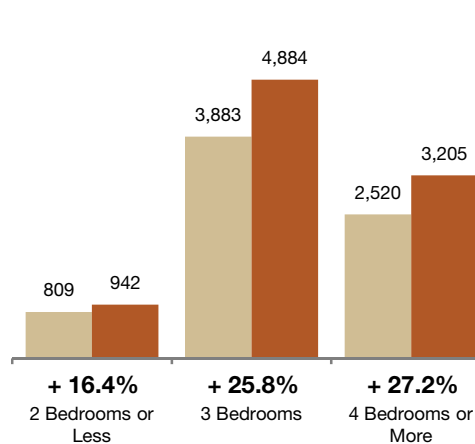
By Price Range

■ 8-2012 ■ 8-2013



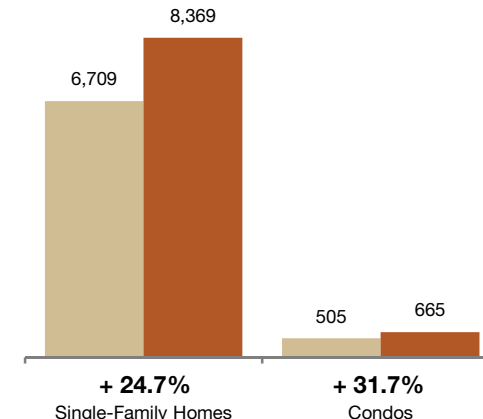
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$75,000 and Below	1,346	1,474	+ 9.5%
\$75,001 to \$100,000	690	739	+ 7.1%
\$100,001 to \$150,000	1,777	2,251	+ 26.7%
\$150,001 to \$200,000	1,349	1,819	+ 34.8%
\$200,001 and Above	2,052	2,751	+ 34.1%
All Price Ranges	7,214	9,034	+ 25.2%

Single-Family Homes

	8-2012	8-2013	Change
\$75,000 and Below	1,245	1,366	+ 9.7%
\$75,001 to \$100,000	603	635	+ 5.3%
\$100,001 to \$150,000	1,636	2,058	+ 25.8%
\$150,001 to \$200,000	1,278	1,704	+ 33.3%
\$200,001 and Above	1,947	2,606	+ 33.8%
All Price Ranges	6,709	8,369	+ 24.7%

Condos

	8-2012	8-2013	Change
\$75,000 and Below	101	108	+ 6.9%
\$75,001 to \$100,000	87	104	+ 19.5%
\$100,001 to \$150,000	141	193	+ 36.9%
\$150,001 to \$200,000	71	115	+ 62.0%
\$200,001 and Above	105	145	+ 38.1%
All Price Ranges	505	665	+ 31.7%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	809	942	+ 16.4%
3 Bedrooms	3,883	4,884	+ 25.8%
4 Bedrooms or More	2,520	3,205	+ 27.2%
All Bedroom Counts	7,214	9,034	+ 25.2%

	8-2012	8-2013	Change
2 Bedrooms or Less	538	620	+ 15.2%
3 Bedrooms	3,672	4,557	+ 24.1%
4 Bedrooms or More	2,498	3,189	+ 27.7%
All Bedroom Counts	6,709	8,369	+ 24.7%

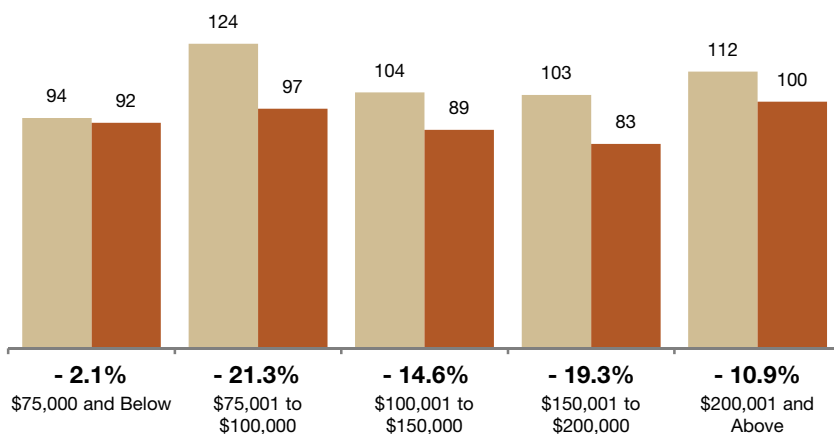
Days on Market Until Sale

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



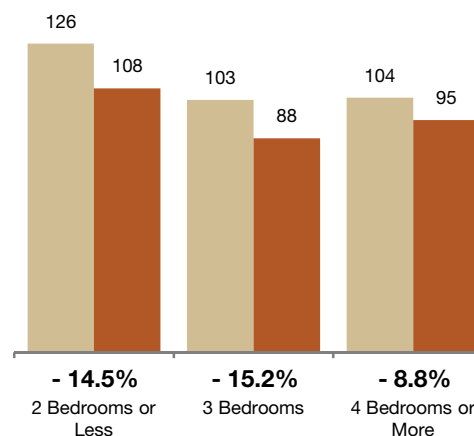
By Price Range

■ 8-2012 ■ 8-2013



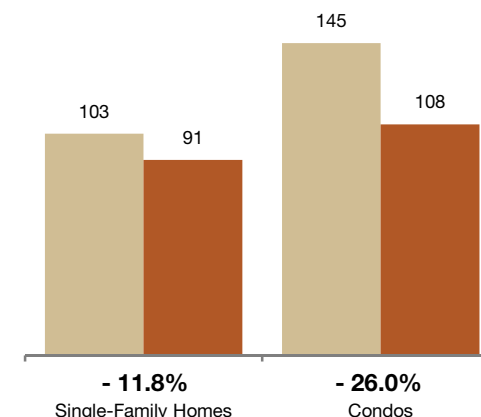
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$75,000 and Below	94	92	- 2.1%
\$75,001 to \$100,000	124	97	- 21.3%
\$100,001 to \$150,000	104	89	- 14.6%
\$150,001 to \$200,000	103	83	- 19.3%
\$200,001 and Above	112	100	- 10.9%
All Price Ranges	106	92	- 13.1%

Single-Family Homes

	8-2012	8-2013	Change
91	90	- 1.2%	
121	93	- 22.5%	
101	88	- 12.5%	
102	83	- 18.5%	
109	99	- 9.1%	
103	91	- 11.8%	

Condos

	8-2012	8-2013	Change
128	115	- 10.0%	
145	123	- 15.7%	
144	97	- 32.5%	
115	78	- 31.7%	
185	128	- 30.8%	
145	108	- 26.0%	

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	126	108	- 14.5%
3 Bedrooms	103	88	- 15.2%
4 Bedrooms or More	104	95	- 8.8%
All Bedroom Counts	106	92	- 13.1%

	8-2012	8-2013	Change
111	104	- 6.3%	
101	87	- 14.3%	
104	95	- 9.2%	
103	91	- 11.8%	

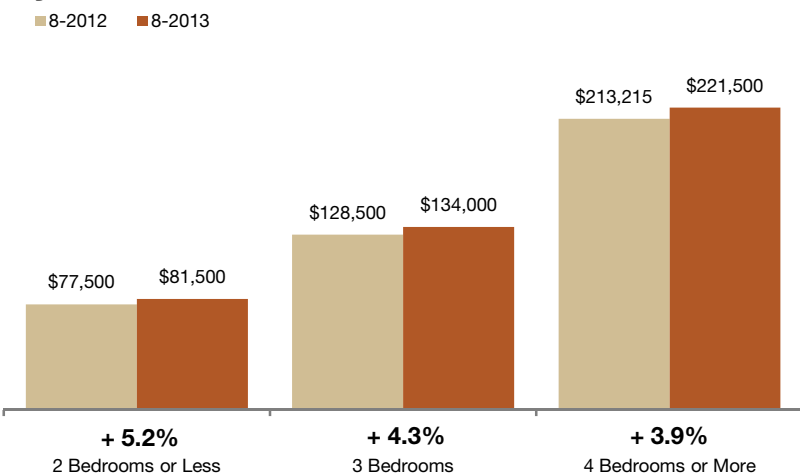
	8-2012	8-2013	Change
157	116	- 26.0%	
136	97	- 28.6%	
92	150	+ 63.5%	
145	108	- 26.0%	

Median Sales Price

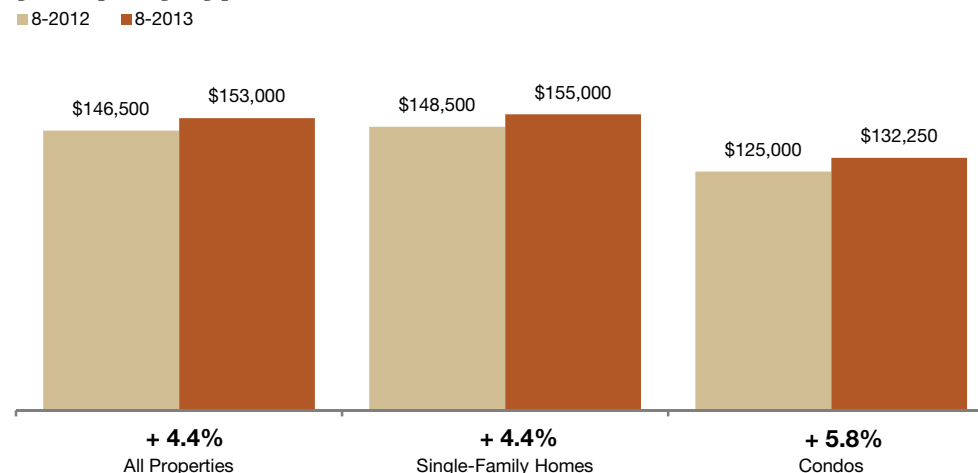
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	8-2012	8-2013	Change	8-2012	8-2013	Change	8-2012	8-2013	Change
2 Bedrooms or Less	\$77,500	\$81,500	+ 5.2%	\$61,000	\$67,000	+ 9.8%	\$106,500	\$108,350	+ 1.7%
3 Bedrooms	\$128,500	\$134,000	+ 4.3%	\$128,000	\$133,000	+ 3.9%	\$136,000	\$144,200	+ 6.0%
4 Bedrooms or More	\$213,215	\$221,500	+ 3.9%	\$214,000	\$221,885	+ 3.7%	\$152,450	\$166,788	+ 9.4%
All Bedroom Counts	\$146,500	\$153,000	+ 4.4%	\$148,500	\$155,000	+ 4.4%	\$125,000	\$132,250	+ 5.8%

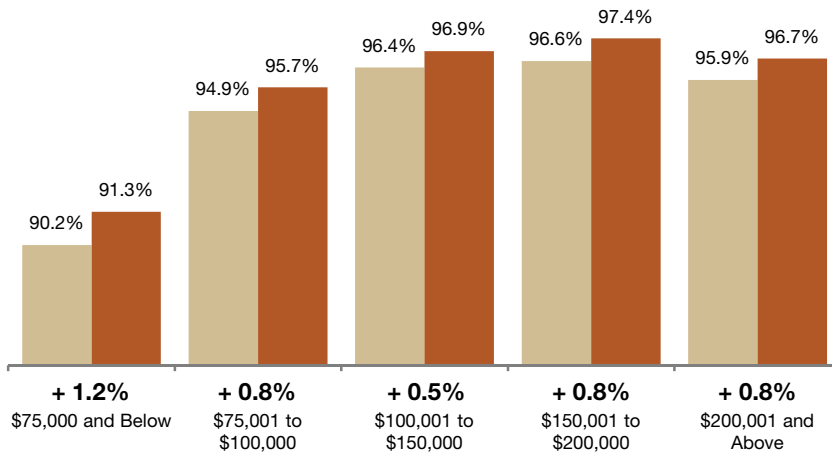
Percent of List Price Received

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.**



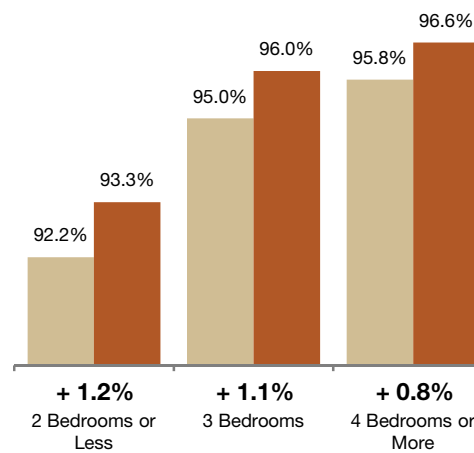
By Price Range

■ 8-2012 ■ 8-2013



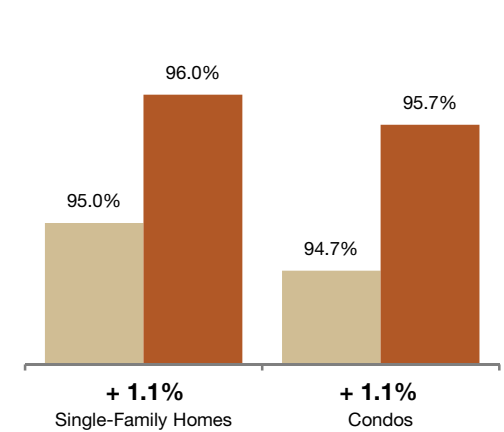
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$75,000 and Below	90.2%	91.3%	+ 1.2%
\$75,001 to \$100,000	94.9%	95.7%	+ 0.8%
\$100,001 to \$150,000	96.4%	96.9%	+ 0.5%
\$150,001 to \$200,000	96.6%	97.4%	+ 0.8%
\$200,001 and Above	95.9%	96.7%	+ 0.8%
All Price Ranges	95.0%	95.9%	+ 0.9%

Single-Family Homes

	8-2012	8-2013	Change
\$75,000 and Below	90.0%	91.2%	+ 1.3%
\$75,001 to \$100,000	94.9%	95.8%	+ 0.9%
\$100,001 to \$150,000	96.4%	96.9%	+ 0.5%
\$150,001 to \$200,000	96.7%	97.4%	+ 0.7%
\$200,001 and Above	95.9%	96.7%	+ 0.8%
All Price Ranges	95.0%	96.0%	+ 1.1%

Condos

	8-2012	8-2013	Change
\$75,000 and Below	91.8%	92.6%	+ 0.9%
\$75,001 to \$100,000	94.5%	95.1%	+ 0.6%
\$100,001 to \$150,000	96.0%	97.0%	+ 1.0%
\$150,001 to \$200,000	94.7%	96.7%	+ 2.1%
\$200,001 and Above	95.8%	96.2%	+ 0.4%
All Price Ranges	94.7%	95.7%	+ 1.1%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	92.2%	93.3%	+ 1.2%
3 Bedrooms	95.0%	96.0%	+ 1.1%
4 Bedrooms or More	95.8%	96.6%	+ 0.8%
All Bedroom Counts	95.0%	95.9%	+ 0.9%

	8-2012	8-2013	Change
2 Bedrooms or Less	91.3%	92.6%	+ 1.4%
3 Bedrooms	95.0%	96.0%	+ 1.1%
4 Bedrooms or More	95.8%	96.6%	+ 0.8%
All Bedroom Counts	95.0%	96.0%	+ 1.1%

	8-2012	8-2013	Change
2 Bedrooms or Less	94.1%	94.7%	+ 0.6%
3 Bedrooms	95.6%	96.8%	+ 1.3%
4 Bedrooms or More	95.1%	94.5%	- 0.6%
All Bedroom Counts	94.7%	95.7%	+ 1.1%

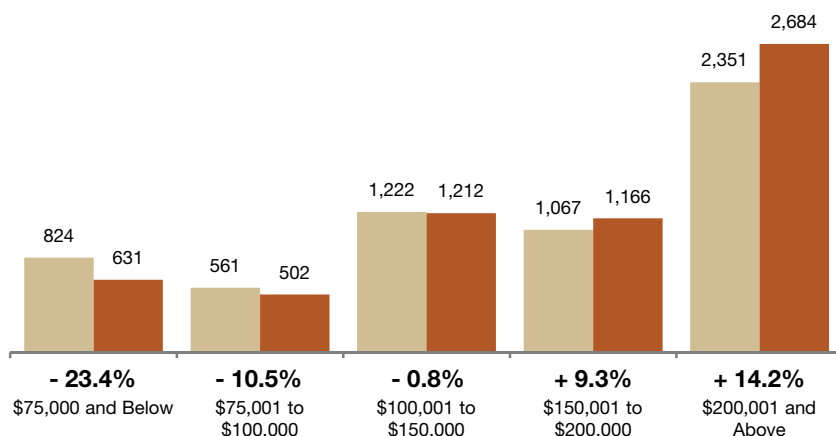
Inventory of Homes for Sale

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



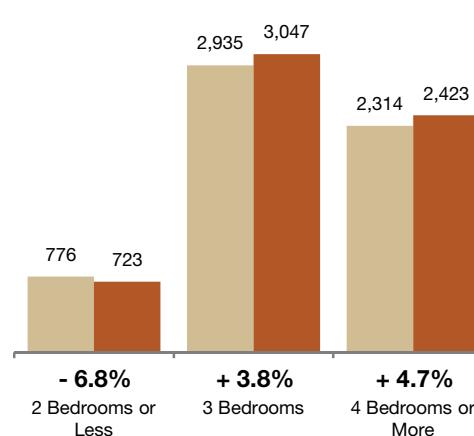
By Price Range

■ 8-2012 ■ 8-2013



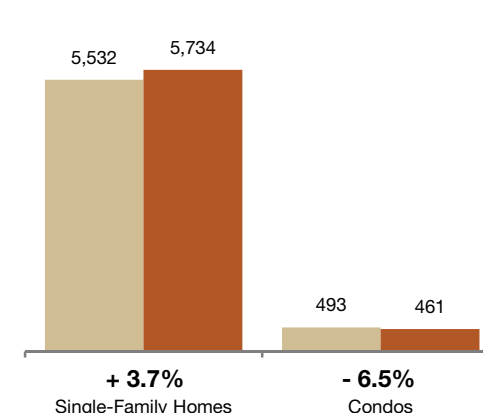
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$75,000 and Below	824	631	- 23.4%
\$75,001 to \$100,000	561	502	- 10.5%
\$100,001 to \$150,000	1,222	1,212	- 0.8%
\$150,001 to \$200,000	1,067	1,166	+ 9.3%
\$200,001 and Above	2,351	2,684	+ 14.2%
All Price Ranges	6,025	6,195	+ 2.8%

Single-Family Homes

	8-2012	8-2013	Change
\$75,000 and Below	759	576	- 24.1%
\$75,001 to \$100,000	468	426	- 9.0%
\$100,001 to \$150,000	1,082	1,088	+ 0.6%
\$150,001 to \$200,000	1,001	1,080	+ 7.9%
\$200,001 and Above	2,222	2,564	+ 15.4%
All Price Ranges	5,532	5,734	+ 3.7%

Condos

	8-2012	8-2013	Change
\$75,000 and Below	65	55	- 15.4%
\$75,001 to \$100,000	93	76	- 18.3%
\$100,001 to \$150,000	140	124	- 11.4%
\$150,001 to \$200,000	66	86	+ 30.3%
\$200,001 and Above	129	120	- 7.0%
All Price Ranges	493	461	- 6.5%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	776	723	- 6.8%
3 Bedrooms	2,935	3,047	+ 3.8%
4 Bedrooms or More	2,314	2,423	+ 4.7%
All Bedroom Counts	6,025	6,195	+ 2.8%

	8-2012	8-2013	Change
2 Bedrooms or Less	514	483	- 6.0%
3 Bedrooms	2,727	2,851	+ 4.5%
4 Bedrooms or More	2,291	2,398	+ 4.7%
All Bedroom Counts	5,532	5,734	+ 3.7%

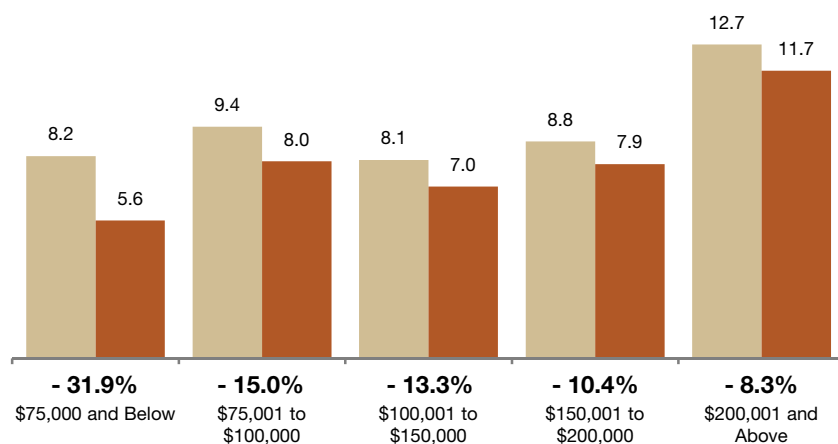
Months Supply of Inventory

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.



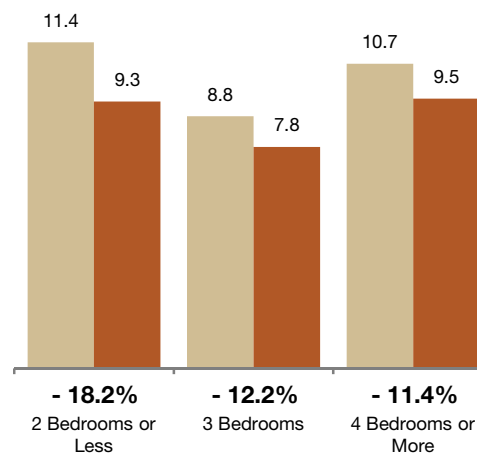
By Price Range

■ 8-2012 ■ 8-2013



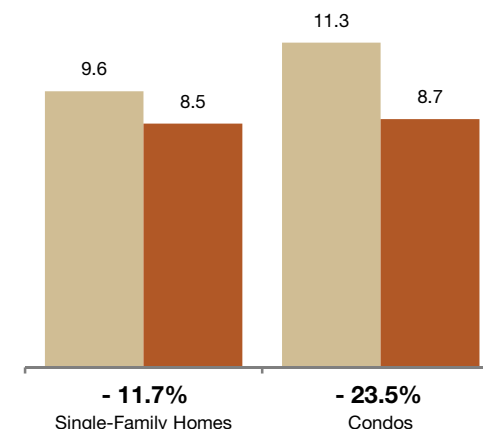
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$75,000 and Below	8.2	5.6	- 31.9%
\$75,001 to \$100,000	9.4	8.0	- 15.0%
\$100,001 to \$150,000	8.1	7.0	- 13.3%
\$150,001 to \$200,000	8.8	7.9	- 10.4%
\$200,001 and Above	12.7	11.7	- 8.3%
All Price Ranges	9.8	8.5	- 12.7%

Single-Family Homes

	8-2012	8-2013	Change
\$75,000 and Below	8.2	5.5	- 33.1%
\$75,001 to \$100,000	9.0	7.7	- 14.4%
\$100,001 to \$150,000	7.8	6.9	- 10.6%
\$150,001 to \$200,000	8.8	7.8	- 10.9%
\$200,001 and Above	12.7	11.8	- 7.1%
All Price Ranges	9.6	8.5	- 11.7%

Condos

	8-2012	8-2013	Change
\$75,000 and Below	8.6	7.3	- 15.4%
\$75,001 to \$100,000	11.9	9.8	- 17.4%
\$100,001 to \$150,000	11.5	7.4	- 35.3%
\$150,001 to \$200,000	9.7	9.3	- 3.7%
\$200,001 and Above	14.2	10.1	- 29.1%
All Price Ranges	11.3	8.7	- 23.5%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	11.4	9.3	- 18.2%
3 Bedrooms	8.8	7.8	- 12.2%
4 Bedrooms or More	10.7	9.5	- 11.4%
All Bedroom Counts	9.8	8.5	- 12.7%

	8-2012	8-2013	Change
2 Bedrooms or Less	11.5	9.4	- 17.9%
3 Bedrooms	8.7	7.8	- 10.6%
4 Bedrooms or More	10.7	9.4	- 11.8%
All Bedroom Counts	9.6	8.5	- 11.7%

Housing Supply Overview

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



September 2013

So just how is the market, you ask? Well, buyers are buying, sellers are selling, lenders are lending and builders are building. This recovery is robust enough to forge onward despite interest rate risk and political gridlock. For the 12-month period spanning October 2012 through September 2013, Closed Sales in the Greater Greenville region were up 27.1 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 37.2 percent.

The overall Median Sales Price was up 5.1 percent to \$153,900. The property type with the largest price gain was the Condo segment, where prices increased 8.1 percent to \$133,400. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 82 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 98 days.

Market-wide, inventory levels were down 3.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 2.8 percent. That amounts to 7.8 months supply for Single-Family homes and 7.6 months supply for Condos.

Quick Facts

+ 37.2%	+ 29.5%	+ 34.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 and Above	4 Bedrooms or More	Condos

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.](#)

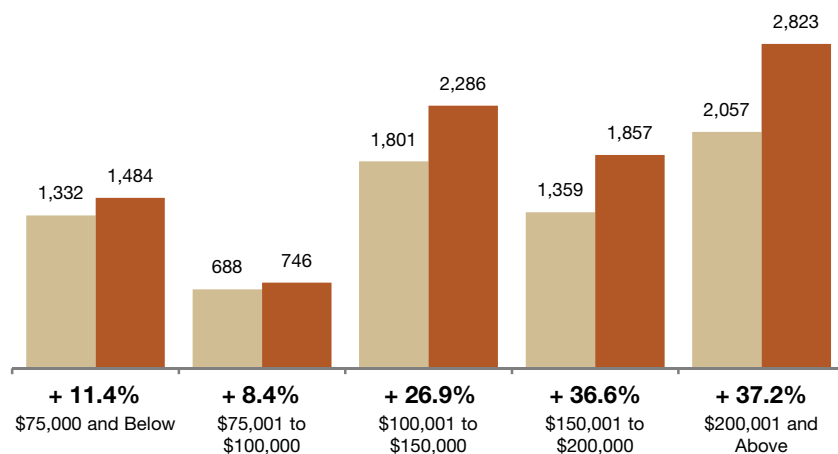
Closed Sales

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



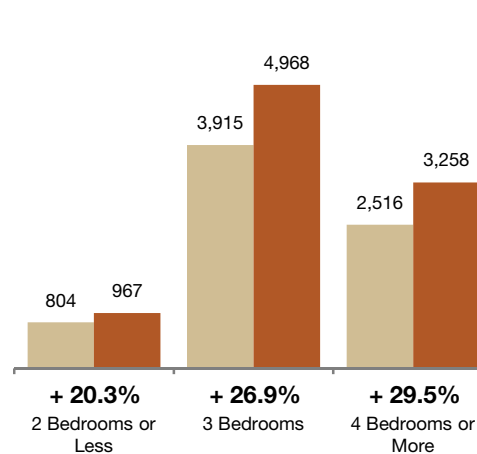
By Price Range

■ 9-2012 ■ 9-2013



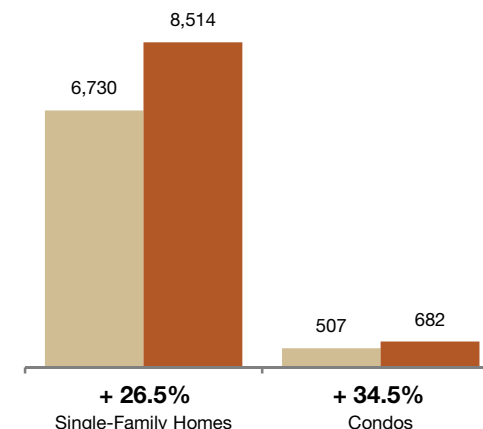
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$75,000 and Below	1,332	1,484	+ 11.4%
\$75,001 to \$100,000	688	746	+ 8.4%
\$100,001 to \$150,000	1,801	2,286	+ 26.9%
\$150,001 to \$200,000	1,359	1,857	+ 36.6%
\$200,001 and Above	2,057	2,823	+ 37.2%
All Price Ranges	7,237	9,196	+ 27.1%

Single-Family Homes

	9-2012	9-2013	Change
\$75,000 and Below	1,227	1,378	+ 12.3%
\$75,001 to \$100,000	600	642	+ 7.0%
\$100,001 to \$150,000	1,657	2,086	+ 25.9%
\$150,001 to \$200,000	1,294	1,734	+ 34.0%
\$200,001 and Above	1,952	2,674	+ 37.0%
All Price Ranges	6,730	8,514	+ 26.5%

Condos

	9-2012	9-2013	Change
\$75,000 and Below	105	106	+ 1.0%
\$75,001 to \$100,000	88	104	+ 18.2%
\$100,001 to \$150,000	144	200	+ 38.9%
\$150,001 to \$200,000	65	123	+ 89.2%
\$200,001 and Above	105	149	+ 41.9%
All Price Ranges	507	682	+ 34.5%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	804	967	+ 20.3%
3 Bedrooms	3,915	4,968	+ 26.9%
4 Bedrooms or More	2,516	3,258	+ 29.5%
All Bedroom Counts	7,237	9,196	+ 27.1%

	9-2012	9-2013	Change
2 Bedrooms or Less	532	635	+ 19.4%
3 Bedrooms	3,703	4,636	+ 25.2%
4 Bedrooms or More	2,494	3,240	+ 29.9%
All Bedroom Counts	6,730	8,514	+ 26.5%

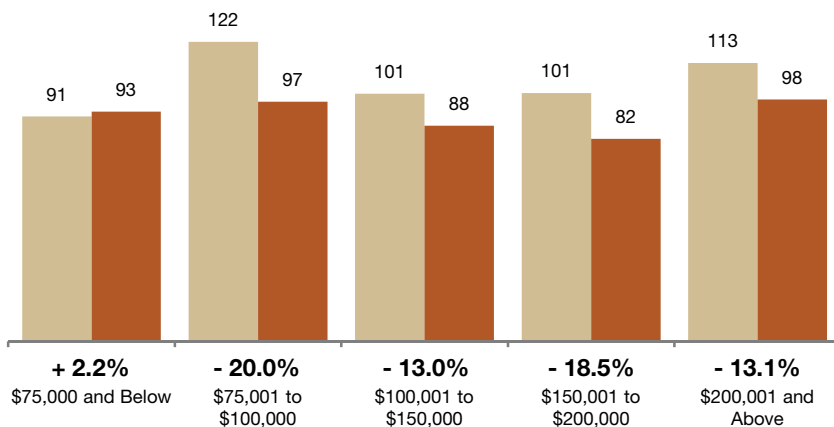
Days on Market Until Sale

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



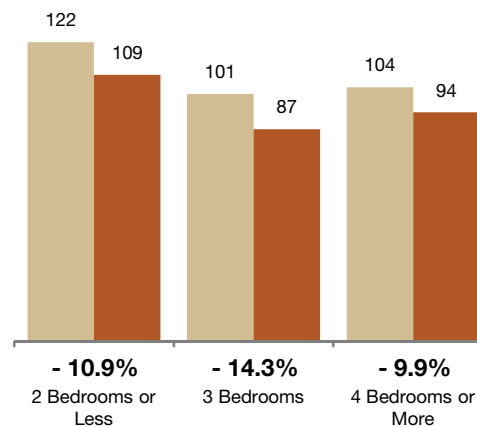
By Price Range

■ 9-2012 ■ 9-2013



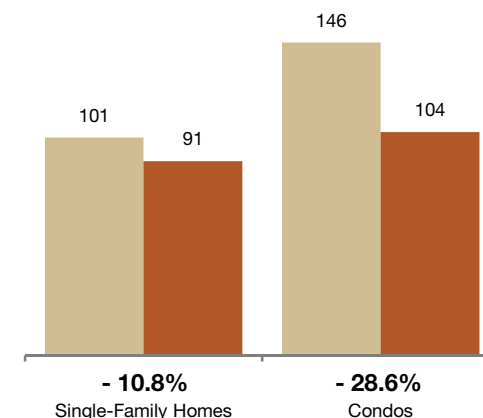
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$75,000 and Below	91	93	+ 2.2%
\$75,001 to \$100,000	122	97	- 20.0%
\$100,001 to \$150,000	101	88	- 13.0%
\$150,001 to \$200,000	101	82	- 18.5%
\$200,001 and Above	113	98	- 13.1%
All Price Ranges	105	91	- 12.5%

Single-Family Homes

	9-2012	9-2013	Change
\$75,000 and Below	88	92	+ 4.2%
\$75,001 to \$100,000	119	93	- 21.6%
\$100,001 to \$150,000	97	87	- 9.9%
\$150,001 to \$200,000	100	83	- 17.5%
\$200,001 and Above	109	97	- 11.2%
All Price Ranges	101	91	- 10.8%

Condos

	9-2012	9-2013	Change
\$75,000 and Below	130	114	- 12.3%
\$75,001 to \$100,000	140	124	- 11.7%
\$100,001 to \$150,000	143	90	- 37.1%
\$150,001 to \$200,000	118	77	- 34.4%
\$200,001 and Above	187	125	- 33.5%
All Price Ranges	146	104	- 28.6%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	122	109	- 10.9%
3 Bedrooms	101	87	- 14.3%
4 Bedrooms or More	104	94	- 9.9%
All Bedroom Counts	105	91	- 12.5%

	9-2012	9-2013	Change
2 Bedrooms or Less	108	106	- 1.5%
3 Bedrooms	99	86	- 12.5%
4 Bedrooms or More	104	93	- 10.1%
All Bedroom Counts	101	91	- 10.8%

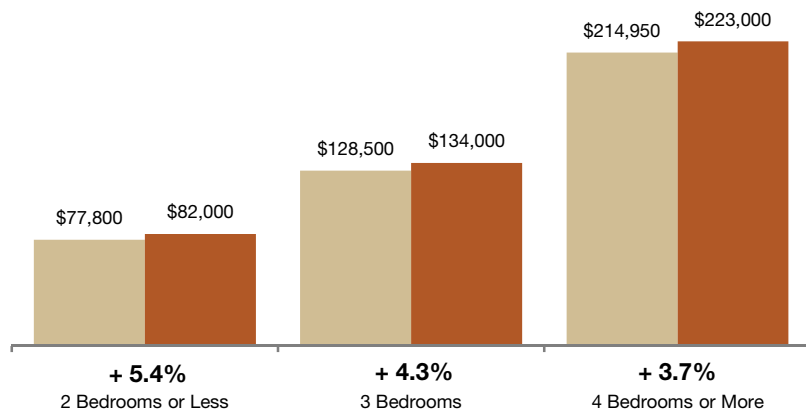
Median Sales Price

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



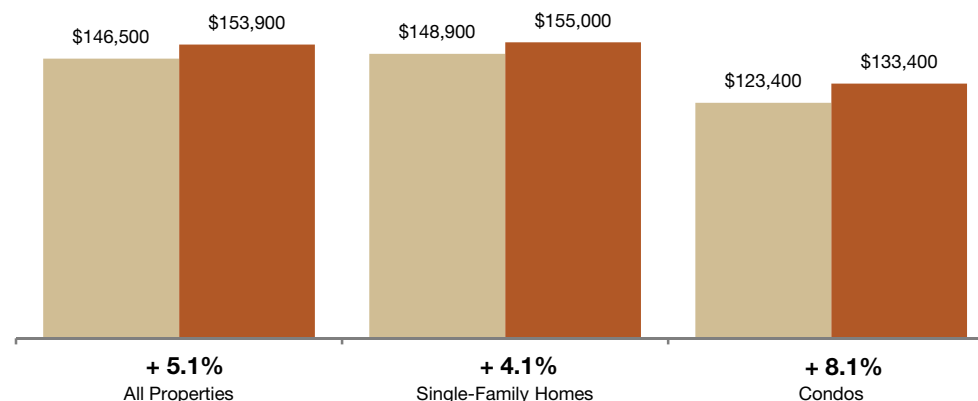
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	9-2012	9-2013	Change	9-2012	9-2013	Change	9-2012	9-2013	Change
2 Bedrooms or Less	\$77,800	\$82,000	+ 5.4%	\$62,000	\$65,500	+ 5.6%	\$99,000	\$110,000	+ 11.1%
3 Bedrooms	\$128,500	\$134,000	+ 4.3%	\$128,000	\$133,000	+ 3.9%	\$134,450	\$144,500	+ 7.5%
4 Bedrooms or More	\$214,950	\$223,000	+ 3.7%	\$215,000	\$223,000	+ 3.7%	\$152,450	\$166,788	+ 9.4%
All Bedroom Counts	\$146,500	\$153,900	+ 5.1%	\$148,900	\$155,000	+ 4.1%	\$123,400	\$133,400	+ 8.1%

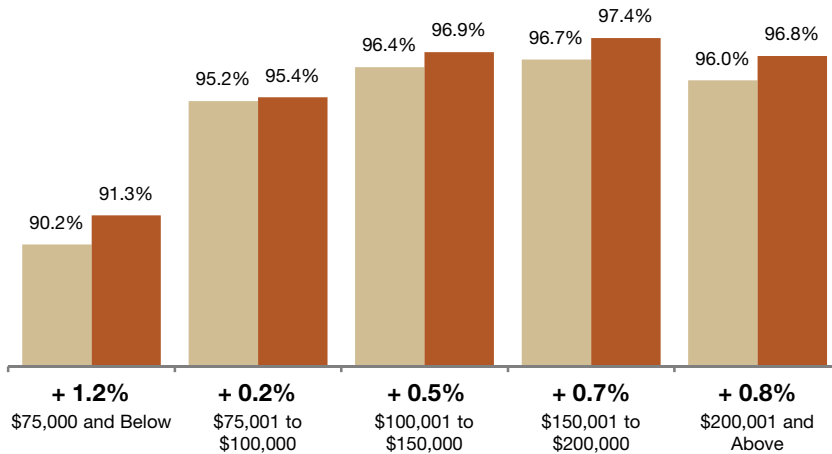
Percent of List Price Received

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.**



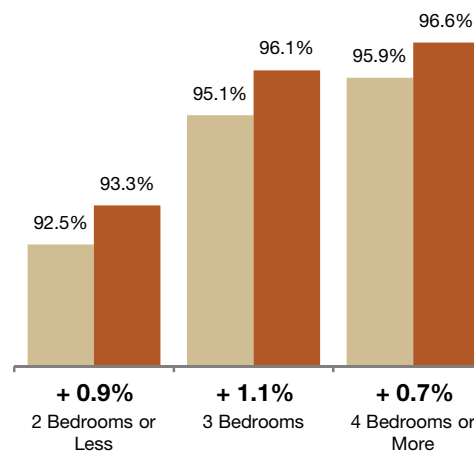
By Price Range

■ 9-2012 ■ 9-2013



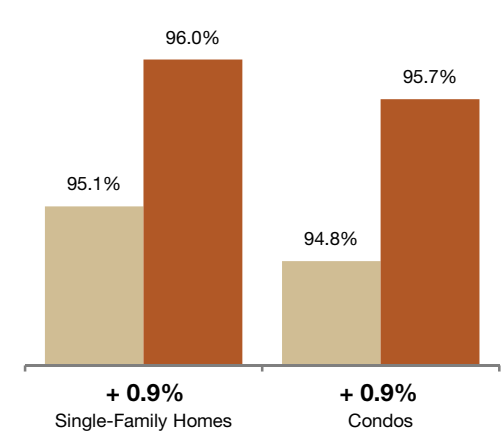
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$75,000 and Below	90.2%	91.3%	+ 1.2%
\$75,001 to \$100,000	95.2%	95.4%	+ 0.2%
\$100,001 to \$150,000	96.4%	96.9%	+ 0.5%
\$150,001 to \$200,000	96.7%	97.4%	+ 0.7%
\$200,001 and Above	96.0%	96.8%	+ 0.8%
All Price Ranges	95.1%	96.0%	+ 0.9%

Single-Family Homes

	9-2012	9-2013	Change
\$75,000 and Below	90.1%	91.1%	+ 1.1%
\$75,001 to \$100,000	95.3%	95.4%	+ 0.1%
\$100,001 to \$150,000	96.5%	96.9%	+ 0.4%
\$150,001 to \$200,000	96.8%	97.5%	+ 0.7%
\$200,001 and Above	96.0%	96.8%	+ 0.8%
All Price Ranges	95.1%	96.0%	+ 0.9%

Condos

	9-2012	9-2013	Change
\$75,000 and Below	92.0%	92.6%	+ 0.7%
\$75,001 to \$100,000	94.8%	95.0%	+ 0.2%
\$100,001 to \$150,000	95.9%	96.9%	+ 1.0%
\$150,001 to \$200,000	94.9%	96.7%	+ 1.9%
\$200,001 and Above	96.0%	96.2%	+ 0.2%
All Price Ranges	94.8%	95.7%	+ 0.9%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	92.5%	93.3%	+ 0.9%
3 Bedrooms	95.1%	96.1%	+ 1.1%
4 Bedrooms or More	95.9%	96.6%	+ 0.7%
All Bedroom Counts	95.1%	96.0%	+ 0.9%

	9-2012	9-2013	Change
2 Bedrooms or Less	91.6%	92.5%	+ 1.0%
3 Bedrooms	95.1%	96.0%	+ 0.9%
4 Bedrooms or More	95.9%	96.6%	+ 0.7%
All Bedroom Counts	95.1%	96.0%	+ 0.9%

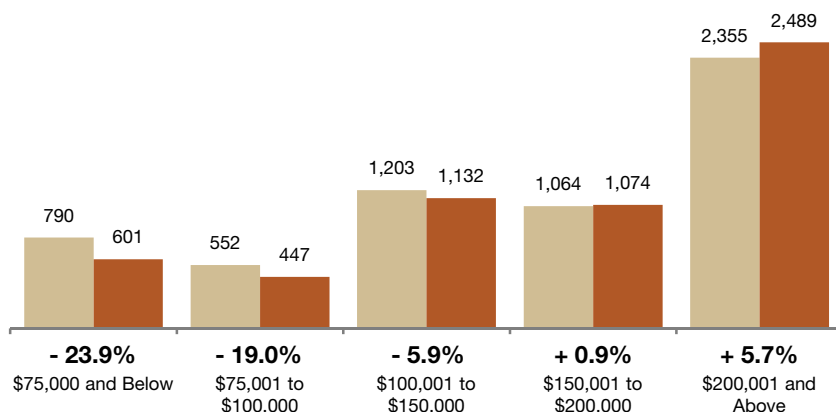
Inventory of Homes for Sale

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



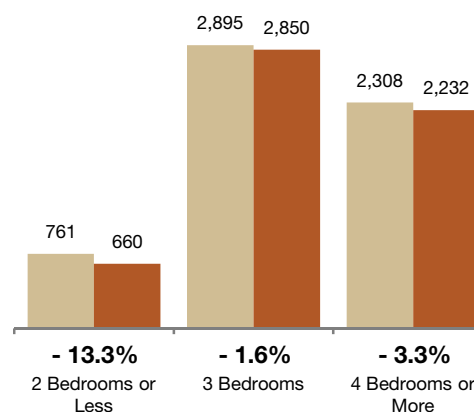
By Price Range

■ 9-2012 ■ 9-2013



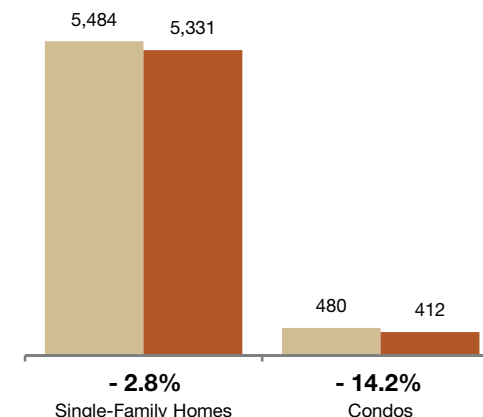
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$75,000 and Below	790	601	- 23.9%
\$75,001 to \$100,000	552	447	- 19.0%
\$100,001 to \$150,000	1,203	1,132	- 5.9%
\$150,001 to \$200,000	1,064	1,074	+ 0.9%
\$200,001 and Above	2,355	2,489	+ 5.7%
All Price Ranges	5,964	5,743	- 3.7%

Single-Family Homes

	9-2012	9-2013	Change
2 Bedrooms or Less	726	544	- 25.1%
3 Bedrooms	463	377	- 18.6%
4 Bedrooms or More	1,069	1,021	- 4.5%
	997	1,002	+ 0.5%
	2,229	2,387	+ 7.1%
All Single-Family Homes	5,484	5,331	- 2.8%

Condos

	9-2012	9-2013	Change
Single-Family Homes	64	57	- 10.9%
Condos	89	70	- 21.3%
	134	111	- 17.2%
	67	72	+ 7.5%
	126	102	- 19.0%
All Condos	480	412	- 14.2%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	761	660	- 13.3%
3 Bedrooms	2,895	2,850	- 1.6%
4 Bedrooms or More	2,308	2,232	- 3.3%
All Bedroom Counts	5,964	5,743	- 3.7%

	9-2012	9-2013	Change
2 Bedrooms or Less	493	450	- 8.7%
3 Bedrooms	2,706	2,669	- 1.4%
4 Bedrooms or More	2,285	2,211	- 3.2%
All Single-Family Homes	5,484	5,331	- 2.8%

	9-2012	9-2013	Change
Single-Family Homes	268	210	- 21.6%
Condos	189	181	- 4.2%
	23	21	- 8.7%
All Condos	480	412	- 14.2%

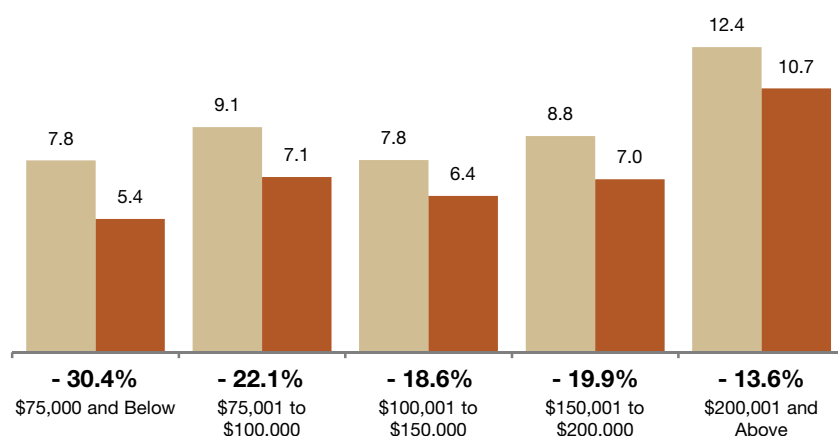
Months Supply of Inventory

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.



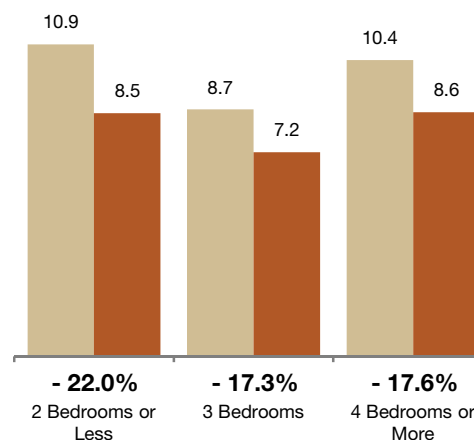
By Price Range

■ 9-2012 ■ 9-2013



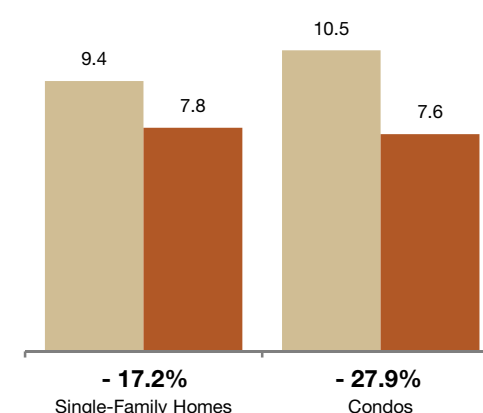
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$75,000 and Below	7.8	5.4	- 30.4%
\$75,001 to \$100,000	9.1	7.1	- 22.1%
\$100,001 to \$150,000	7.8	6.4	- 18.6%
\$150,001 to \$200,000	8.8	7.0	- 19.9%
\$200,001 and Above	12.4	10.7	- 13.6%
All Price Ranges	9.5	7.8	- 18.1%

Single-Family Homes

	9-2012	9-2013	Change
\$75,000 and Below	7.8	5.2	- 32.5%
\$75,001 to \$100,000	8.9	6.8	- 22.9%
\$100,001 to \$150,000	7.6	6.3	- 16.5%
\$150,001 to \$200,000	8.7	7.1	- 19.2%
\$200,001 and Above	12.4	10.8	- 12.4%
All Price Ranges	9.4	7.8	- 17.2%

Condos

	9-2012	9-2013	Change
\$75,000 and Below	8.0	8.0	- 0.6%
\$75,001 to \$100,000	11.0	9.2	- 16.2%
\$100,001 to \$150,000	10.3	6.6	- 36.0%
\$150,001 to \$200,000	9.6	6.7	- 30.0%
\$200,001 and Above	13.1	8.5	- 35.4%
All Price Ranges	10.5	7.6	- 27.9%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	10.9	8.5	- 22.0%
3 Bedrooms	8.7	7.2	- 17.3%
4 Bedrooms or More	10.4	8.6	- 17.6%
All Bedroom Counts	9.5	7.8	- 18.1%

	9-2012	9-2013	Change
2 Bedrooms or Less	10.8	8.9	- 18.0%
3 Bedrooms	8.6	7.2	- 16.4%
4 Bedrooms or More	10.4	8.5	- 17.9%
All Bedroom Counts	9.4	7.8	- 17.2%

Housing Supply Overview

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



October 2013

With 10 out of 12 months in the books, it's as good a time as any to begin comparing year-to-date figures and other cumulative measures of market performance. You'll likely notice that 2013 is shaping up to be one of the best years for housing since 2006. For the 12-month period spanning November 2012 through October 2013, Closed Sales in the Greater Greenville region were up 25.3 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 37.6 percent.

The overall Median Sales Price was up 4.8 percent to \$154,000. The property type with the largest price gain was the Condo segment, where prices increased 6.7 percent to \$133,400. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 81 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 98 days.

Market-wide, inventory levels were up 5.4 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 6.0 percent. That amounts to 8.1 months supply for Single-Family homes and 8.1 months supply for Condos.

Quick Facts

+ 37.6%	+ 26.8%	+ 34.1%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$150,001 to \$200,000	4 Bedrooms or More	Condos

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.](#)

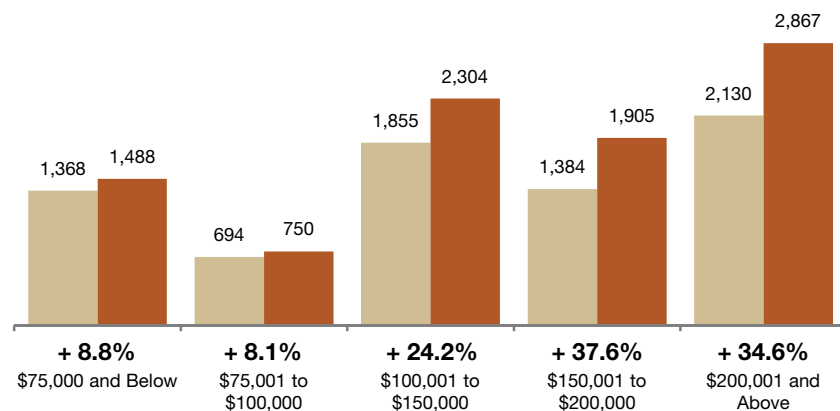
Closed Sales

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



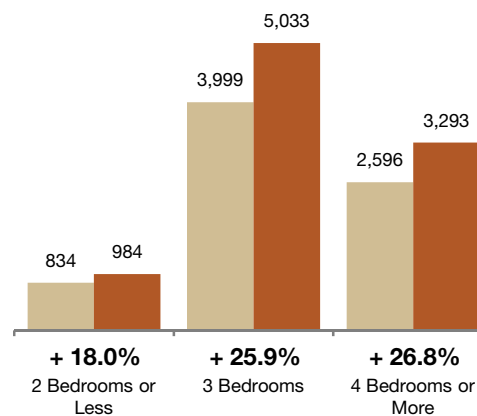
By Price Range

■ 10-2012 ■ 10-2013



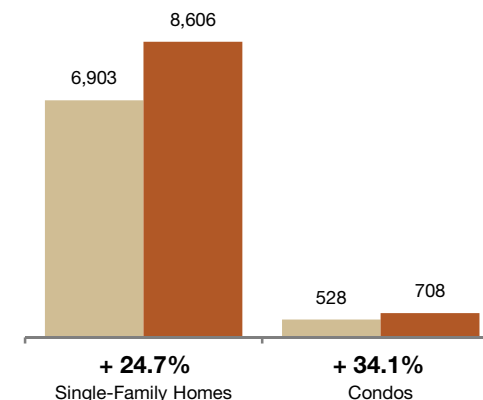
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



All Properties

By Price Range

	10-2012	10-2013	Change
\$75,000 and Below	1,368	1,488	+ 8.8%
\$75,001 to \$100,000	694	750	+ 8.1%
\$100,001 to \$150,000	1,855	2,304	+ 24.2%
\$150,001 to \$200,000	1,384	1,905	+ 37.6%
\$200,001 and Above	2,130	2,867	+ 34.6%
All Price Ranges	7,431	9,314	+ 25.3%

Single-Family Homes

	10-2012	10-2013	Change
\$75,000 and Below	1,263	1,376	+ 8.9%
\$75,001 to \$100,000	599	646	+ 7.8%
\$100,001 to \$150,000	1,703	2,093	+ 22.9%
\$150,001 to \$200,000	1,317	1,776	+ 34.9%
\$200,001 and Above	2,021	2,715	+ 34.3%
All Price Ranges	6,903	8,606	+ 24.7%

Condos

	10-2012	10-2013	Change
\$75,000 and Below	105	112	+ 6.7%
\$75,001 to \$100,000	95	104	+ 9.5%
\$100,001 to \$150,000	152	211	+ 38.8%
\$150,001 to \$200,000	67	129	+ 92.5%
\$200,001 and Above	109	152	+ 39.4%
All Price Ranges	528	708	+ 34.1%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	834	984	+ 18.0%
3 Bedrooms	3,999	5,033	+ 25.9%
4 Bedrooms or More	2,596	3,293	+ 26.8%
All Bedroom Counts	7,431	9,314	+ 25.3%

	10-2012	10-2013	Change
2 Bedrooms or Less	550	633	+ 15.1%
3 Bedrooms	3,778	4,693	+ 24.2%
4 Bedrooms or More	2,574	3,276	+ 27.3%
All Bedroom Counts	6,903	8,606	+ 24.7%

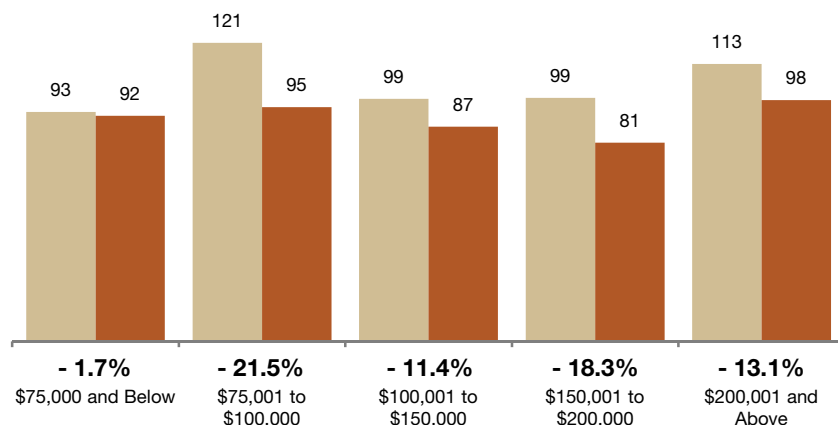
Days on Market Until Sale

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



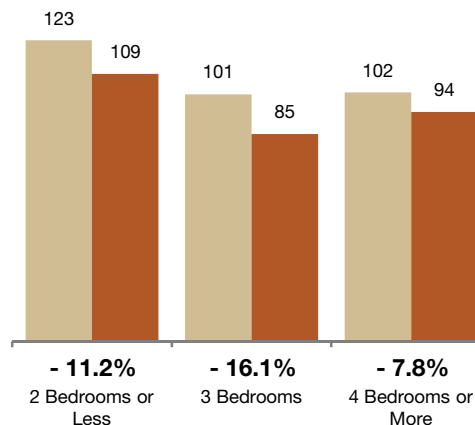
By Price Range

10-2012 10-2013



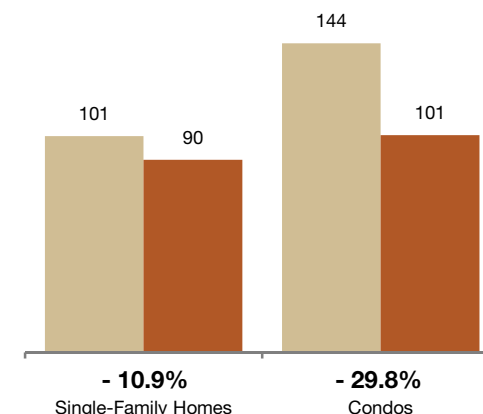
By Bedroom Count

10-2012 10-2013



By Property Type

10-2012 10-2013



All Properties

By Price Range

	10-2012	10-2013	Change
\$75,000 and Below	93	92	- 1.7%
\$75,001 to \$100,000	121	95	- 21.5%
\$100,001 to \$150,000	99	87	- 11.4%
\$150,001 to \$200,000	99	81	- 18.3%
\$200,001 and Above	113	98	- 13.1%
All Price Ranges	104	91	- 12.8%

Single-Family Homes

	10-2012	10-2013	Change
90	90	+ 0.1%	
116	93	- 19.9%	
95	87	- 8.8%	
98	81	- 17.7%	
109	96	- 11.3%	
101	90	- 10.9%	

Condos

	10-2012	10-2013	Change
132	110	- 16.7%	
151	108	- 28.8%	
133	90	- 32.4%	
106	76	- 28.3%	
187	126	- 32.4%	
144	101	- 29.8%	

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	123	109	- 11.2%
3 Bedrooms	101	85	- 16.1%
4 Bedrooms or More	102	94	- 7.8%
All Bedroom Counts	104	91	- 12.8%

	10-2012	10-2013	Change
108	109	+ 1.2%	
99	84	- 14.6%	
102	94	- 8.2%	
101	90	- 10.9%	

	10-2012	10-2013	Change
153	110	- 28.0%	
138	89	- 35.1%	
87	148	+ 69.6%	
144	101	- 29.8%	

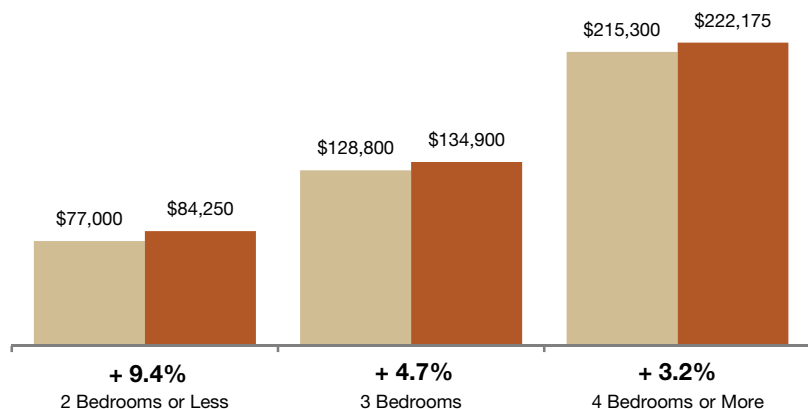
Median Sales Price

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



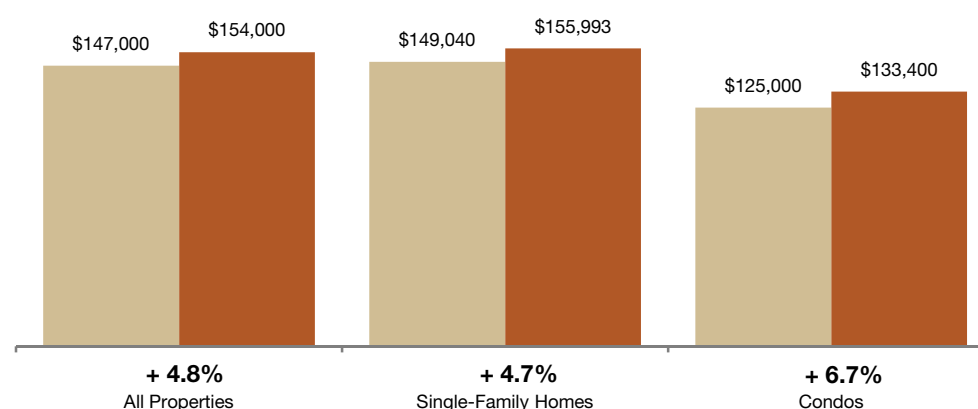
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	10-2012	10-2013	Change	10-2012	10-2013	Change	10-2012	10-2013	Change
2 Bedrooms or Less	\$77,000	\$84,250	+ 9.4%	\$60,000	\$68,000	+ 13.3%	\$104,000	\$110,000	+ 5.8%
3 Bedrooms	\$128,800	\$134,900	+ 4.7%	\$128,300	\$133,787	+ 4.3%	\$136,000	\$146,850	+ 8.0%
4 Bedrooms or More	\$215,300	\$222,175	+ 3.2%	\$215,755	\$223,000	+ 3.4%	\$129,500	\$174,000	+ 34.4%
All Bedroom Counts	\$147,000	\$154,000	+ 4.8%	\$149,040	\$155,993	+ 4.7%	\$125,000	\$133,400	+ 6.7%

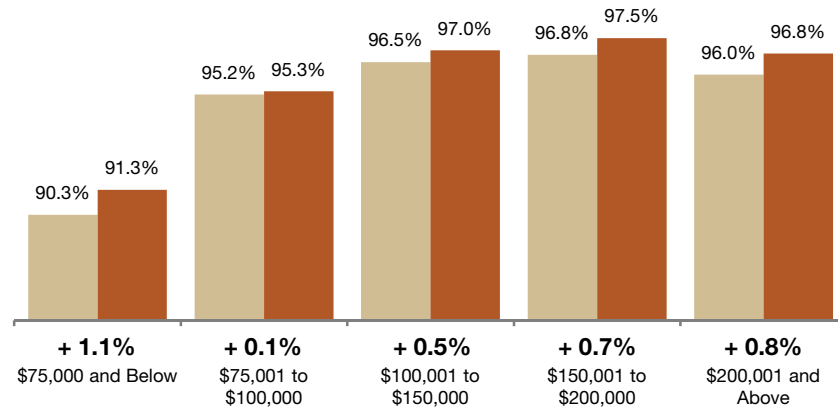
Percent of List Price Received

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.**



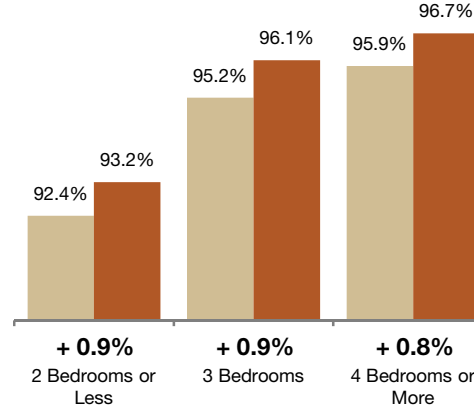
By Price Range

■ 10-2012 ■ 10-2013



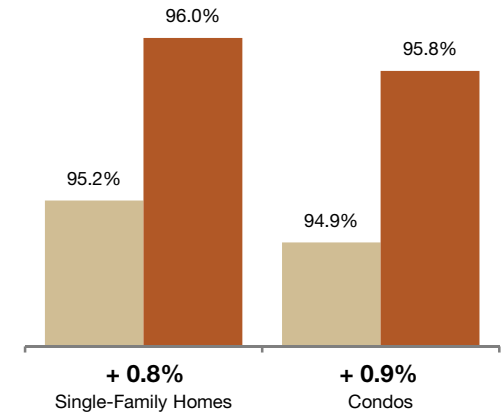
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



All Properties

By Price Range

	10-2012	10-2013	Change
\$75,000 and Below	90.3%	91.3%	+ 1.1%
\$75,001 to \$100,000	95.2%	95.3%	+ 0.1%
\$100,001 to \$150,000	96.5%	97.0%	+ 0.5%
\$150,001 to \$200,000	96.8%	97.5%	+ 0.7%
\$200,001 and Above	96.0%	96.8%	+ 0.8%
All Price Ranges	95.1%	96.0%	+ 0.9%

Single-Family Homes

	10-2012	10-2013	Change
\$75,000 and Below	90.1%	91.2%	+ 1.2%
\$75,001 to \$100,000	95.3%	95.4%	+ 0.1%
\$100,001 to \$150,000	96.5%	97.0%	+ 0.5%
\$150,001 to \$200,000	96.9%	97.5%	+ 0.6%
\$200,001 and Above	96.0%	96.9%	+ 0.9%
All Price Ranges	95.2%	96.0%	+ 0.8%

Condos

	10-2012	10-2013	Change
\$75,000 and Below	92.2%	93.2%	+ 1.1%
\$75,001 to \$100,000	94.5%	95.0%	+ 0.5%
\$100,001 to \$150,000	96.0%	97.0%	+ 1.0%
\$150,001 to \$200,000	95.4%	96.8%	+ 1.5%
\$200,001 and Above	96.2%	96.0%	- 0.2%
All Price Ranges	94.9%	95.8%	+ 0.9%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	92.4%	93.2%	+ 0.9%
3 Bedrooms	95.2%	96.1%	+ 0.9%
4 Bedrooms or More	95.9%	96.7%	+ 0.8%
All Bedroom Counts	95.1%	96.0%	+ 0.9%

	10-2012	10-2013	Change
2 Bedrooms or Less	91.5%	92.2%	+ 0.8%
3 Bedrooms	95.2%	96.0%	+ 0.8%
4 Bedrooms or More	95.9%	96.7%	+ 0.8%
All Bedroom Counts	95.2%	96.0%	+ 0.8%

	10-2012	10-2013	Change
2 Bedrooms or Less	94.3%	95.0%	+ 0.7%
3 Bedrooms	95.9%	96.8%	+ 0.9%
4 Bedrooms or More	95.2%	94.8%	- 0.4%
All Bedroom Counts	94.9%	95.8%	+ 0.9%

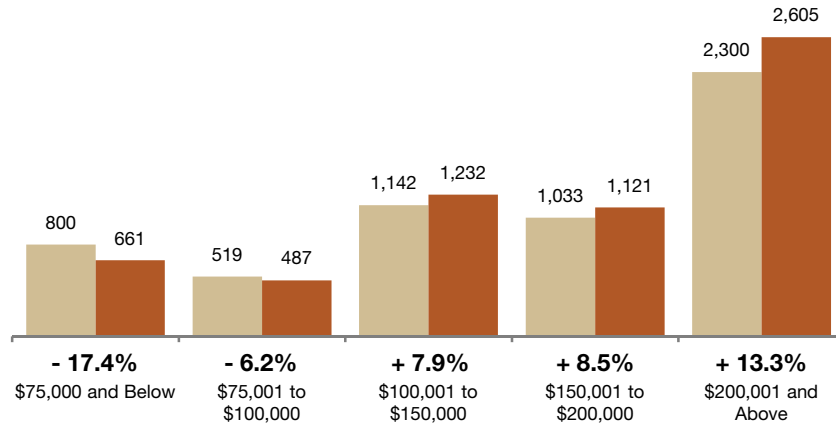
Inventory of Homes for Sale

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



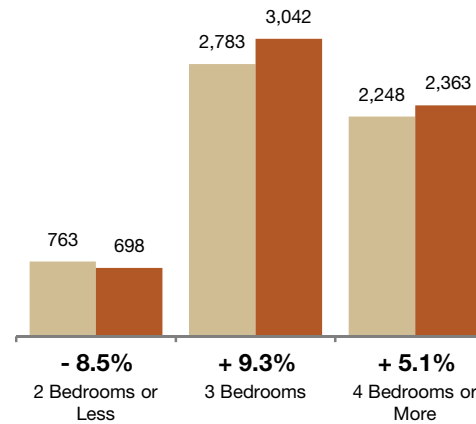
By Price Range

■ 10-2012 ■ 10-2013



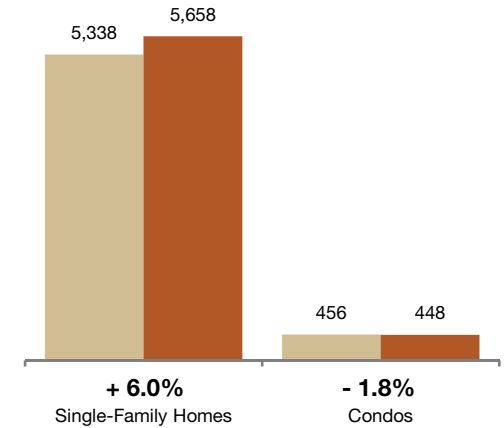
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



All Properties

By Price Range

	10-2012	10-2013	Change
\$75,000 and Below	800	661	- 17.4%
\$75,001 to \$100,000	519	487	- 6.2%
\$100,001 to \$150,000	1,142	1,232	+ 7.9%
\$150,001 to \$200,000	1,033	1,121	+ 8.5%
\$200,001 and Above	2,300	2,605	+ 13.3%
All Price Ranges	5,794	6,106	+ 5.4%

Single-Family Homes

	10-2012	10-2013	Change
\$75,000 and Below	732	595	- 18.7%
\$75,001 to \$100,000	438	410	- 6.4%
\$100,001 to \$150,000	1,017	1,118	+ 9.9%
\$150,001 to \$200,000	972	1,044	+ 7.4%
\$200,001 and Above	2,179	2,491	+ 14.3%
All Price Ranges	5,338	5,658	+ 6.0%

Condos

	10-2012	10-2013	Change
\$75,000 and Below	68	66	- 2.9%
\$75,001 to \$100,000	81	77	- 4.9%
\$100,001 to \$150,000	125	114	- 8.8%
\$150,001 to \$200,000	61	77	+ 26.2%
\$200,001 and Above	121	114	- 5.8%
All Price Ranges	456	448	- 1.8%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	763	698	- 8.5%
3 Bedrooms	2,783	3,042	+ 9.3%
4 Bedrooms or More	2,248	2,363	+ 5.1%
All Bedroom Counts	5,794	6,106	+ 5.4%

	10-2012	10-2013	Change
2 Bedrooms or Less	513	477	- 7.0%
3 Bedrooms	2,597	2,842	+ 9.4%
4 Bedrooms or More	2,228	2,336	+ 4.8%
All Bedroom Counts	5,338	5,658	+ 6.0%

	10-2012	10-2013	Change
2 Bedrooms or Less	250	221	- 11.6%
3 Bedrooms	186	200	+ 7.5%
4 Bedrooms or More	20	27	+ 35.0%
All Bedroom Counts	456	448	- 1.8%

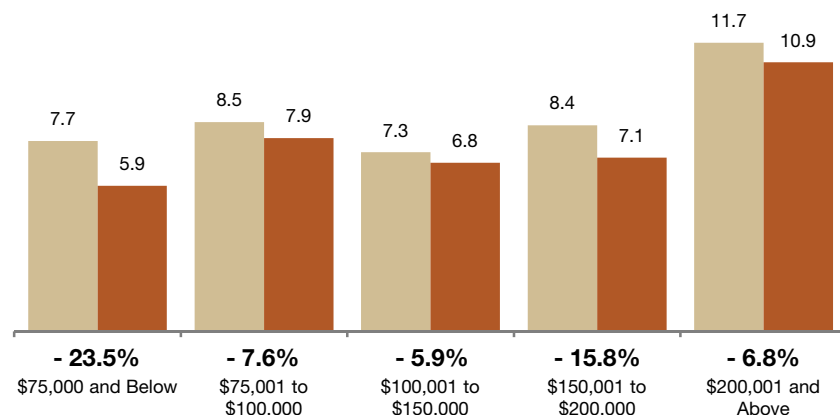
Months Supply of Inventory

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.



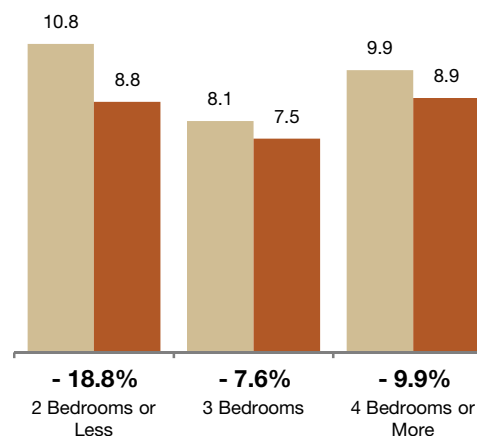
By Price Range

■ 10-2012 ■ 10-2013



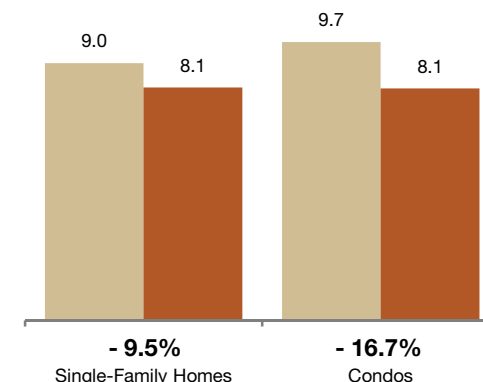
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



All Properties

By Price Range

	10-2012	10-2013	Change
\$75,000 and Below	7.7	5.9	- 23.5%
\$75,001 to \$100,000	8.5	7.9	- 7.6%
\$100,001 to \$150,000	7.3	6.8	- 5.9%
\$150,001 to \$200,000	8.4	7.1	- 15.8%
\$200,001 and Above	11.7	10.9	- 6.8%
All Price Ranges	9.0	8.1	- 10.0%

Single-Family Homes

	10-2012	10-2013	Change
\$75,000 and Below	7.7	5.7	- 25.4%
\$75,001 to \$100,000	8.3	7.5	- 10.1%
\$100,001 to \$150,000	7.1	6.9	- 2.9%
\$150,001 to \$200,000	8.4	7.1	- 15.8%
\$200,001 and Above	11.7	11.0	- 5.9%
All Price Ranges	9.0	8.1	- 9.5%

Condos

	10-2012	10-2013	Change
\$75,000 and Below	8.7	8.6	- 0.8%
\$75,001 to \$100,000	9.6	10.7	+ 11.6%
\$100,001 to \$150,000	9.4	6.6	- 29.8%
\$150,001 to \$200,000	8.3	7.0	- 15.8%
\$200,001 and Above	12.1	9.4	- 22.6%
All Price Ranges	9.7	8.1	- 16.7%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	10.8	8.8	- 18.8%
3 Bedrooms	8.1	7.5	- 7.6%
4 Bedrooms or More	9.9	8.9	- 9.9%
All Bedroom Counts	9.0	8.1	- 10.0%

	10-2012	10-2013	Change
2 Bedrooms or Less	11.3	9.1	- 19.4%
3 Bedrooms	8.0	7.5	- 6.6%
4 Bedrooms or More	9.9	8.8	- 10.5%
All Bedroom Counts	9.0	8.1	- 9.5%

Housing Supply Overview

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



November 2013

There was a lot to be thankful for this November. Home buyers were thankful for still-low mortgage rates, affordable prices and a recovering economy. Home sellers were thankful for rising prices, quick market times, multiple offers and low supply levels. For the 12-month period spanning December 2012 through November 2013, Closed Sales in the Greater Greenville region were up 24.2 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 38.4 percent.

The overall Median Sales Price was up 4.5 percent to \$154,500. The property type with the largest price gain was the Condo segment, where prices increased 10.2 percent to \$135,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 81 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 97 days.

Market-wide, inventory levels were up 4.9 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 5.2 percent. That amounts to 7.8 months supply for Single-Family homes and 8.3 months supply for Condos.

Quick Facts

+ 38.4%	+ 25.9%	+ 30.3%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$150,001 to \$200,000	3 Bedrooms	Condos

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.](#)

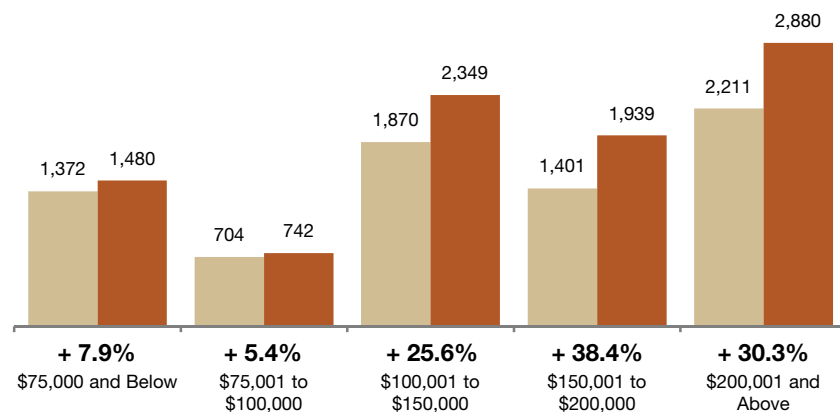
Closed Sales

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



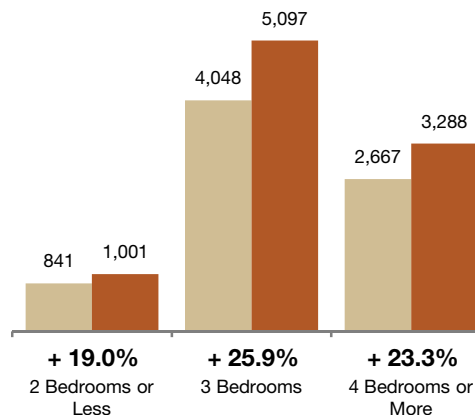
By Price Range

■ 11-2012 ■ 11-2013



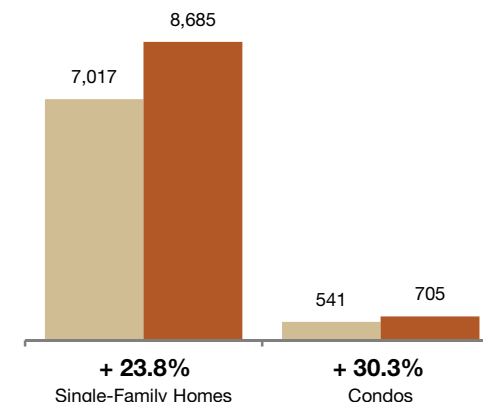
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties

By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	1,372	1,480	+ 7.9%
\$75,001 to \$100,000	704	742	+ 5.4%
\$100,001 to \$150,000	1,870	2,349	+ 25.6%
\$150,001 to \$200,000	1,401	1,939	+ 38.4%
\$200,001 and Above	2,211	2,880	+ 30.3%
All Price Ranges	7,558	9,390	+ 24.2%

Single-Family Homes

	11-2012	11-2013	Change
\$75,000 and Below	1,263	1,375	+ 8.9%
\$75,001 to \$100,000	602	643	+ 6.8%
\$100,001 to \$150,000	1,715	2,138	+ 24.7%
\$150,001 to \$200,000	1,334	1,805	+ 35.3%
\$200,001 and Above	2,103	2,724	+ 29.5%
All Price Ranges	7,017	8,685	+ 23.8%

Condos

	11-2012	11-2013	Change
\$75,000 and Below	109	105	- 3.7%
\$75,001 to \$100,000	102	99	- 2.9%
\$100,001 to \$150,000	155	211	+ 36.1%
\$150,001 to \$200,000	67	134	+ 100.0%
\$200,001 and Above	108	156	+ 44.4%
All Price Ranges	541	705	+ 30.3%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	841	1,001	+ 19.0%
3 Bedrooms	4,048	5,097	+ 25.9%
4 Bedrooms or More	2,667	3,288	+ 23.3%
All Bedroom Counts	7,558	9,390	+ 24.2%

	11-2012	11-2013	Change
2 Bedrooms or Less	552	649	+ 17.6%
3 Bedrooms	3,821	4,759	+ 24.5%
4 Bedrooms or More	2,643	3,273	+ 23.8%
All Bedroom Counts	7,017	8,685	+ 23.8%

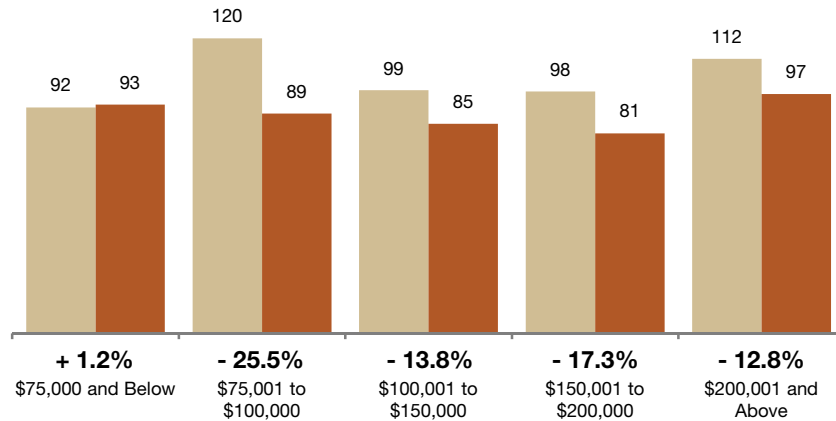
Days on Market Until Sale

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



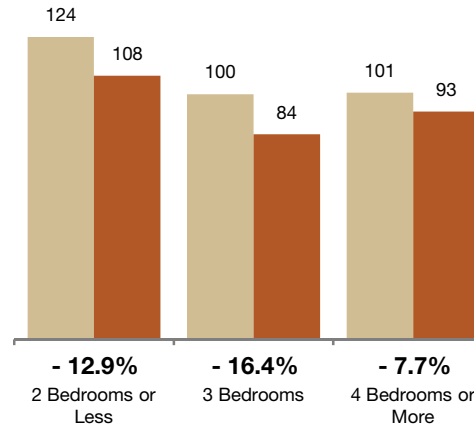
By Price Range

■ 11-2012 ■ 11-2013



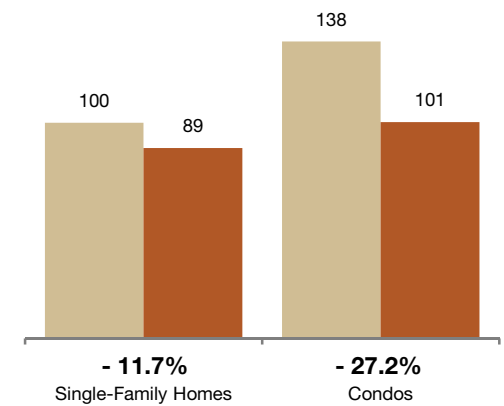
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties

By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	92	93	+ 1.2%
\$75,001 to \$100,000	120	89	- 25.5%
\$100,001 to \$150,000	99	85	- 13.8%
\$150,001 to \$200,000	98	81	- 17.3%
\$200,001 and Above	112	97	- 12.8%
All Price Ranges	103	90	- 13.1%

Single-Family Homes

	11-2012	11-2013	Change
2 Bedrooms or Less	89	92	+ 3.3%
3 Bedrooms	116	87	- 24.9%
4 Bedrooms or More	96	85	- 11.6%
	98	82	- 17.0%
	108	95	- 11.6%
All Single-Family Homes	100	89	- 11.7%

Condos

	11-2012	11-2013	Change
Single-Family Homes	125	106	- 15.0%
Condos	143	104	- 27.0%
	130	88	- 32.0%
	100	78	- 22.2%
	183	131	- 28.5%
All Condos	138	101	- 27.2%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	124	108	- 12.9%
3 Bedrooms	100	84	- 16.4%
4 Bedrooms or More	101	93	- 7.7%
All Bedroom Counts	103	90	- 13.1%

	11-2012	11-2013	Change
2 Bedrooms or Less	108	108	- 0.5%
3 Bedrooms	99	83	- 15.8%
4 Bedrooms or More	101	93	- 7.9%
All Single-Family Homes	100	89	- 11.7%

	11-2012	11-2013	Change
Single-Family Homes	153	108	- 29.6%
Condos	123	92	- 25.5%
	100	137	+ 36.2%
All Condos	138	101	- 27.2%

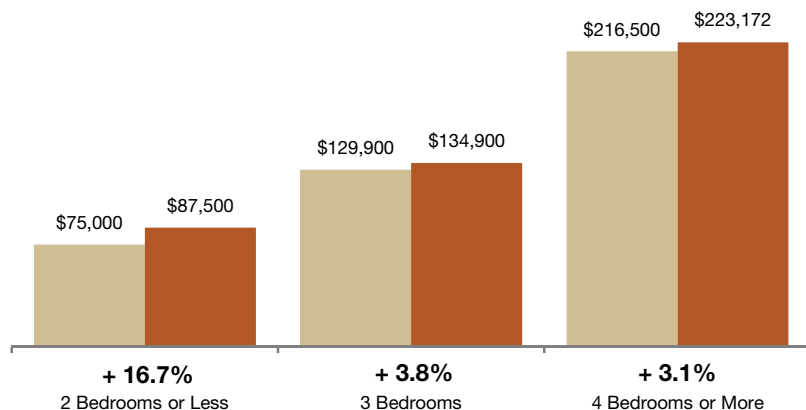
Median Sales Price

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



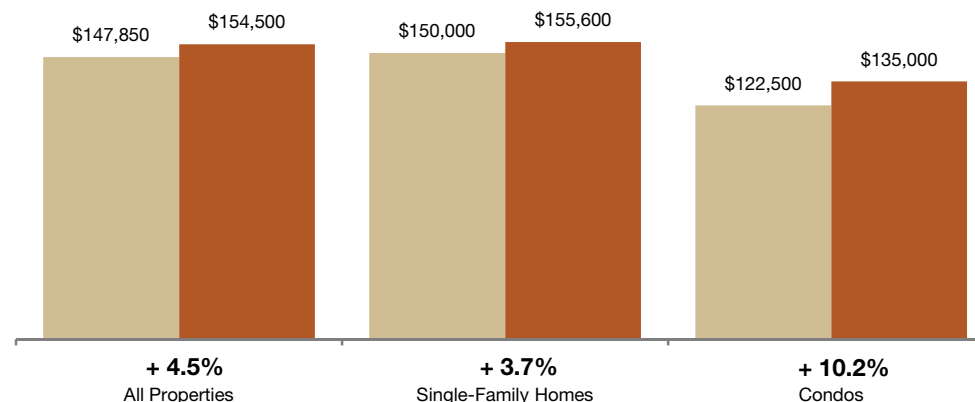
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties				Single-Family Homes			Condos		
By Bedroom Count	11-2012	11-2013	Change	11-2012	11-2013	Change	11-2012	11-2013	Change
2 Bedrooms or Less	\$75,000	\$87,500	+ 16.7%	\$60,000	\$70,000	+ 16.7%	\$98,000	\$115,000	+ 17.3%
3 Bedrooms	\$129,900	\$134,900	+ 3.8%	\$129,000	\$133,950	+ 3.8%	\$135,000	\$147,000	+ 8.9%
4 Bedrooms or More	\$216,500	\$223,172	+ 3.1%	\$217,115	\$223,950	+ 3.1%	\$130,250	\$179,000	+ 37.4%
All Bedroom Counts	\$147,850	\$154,500	+ 4.5%	\$150,000	\$155,600	+ 3.7%	\$122,500	\$135,000	+ 10.2%

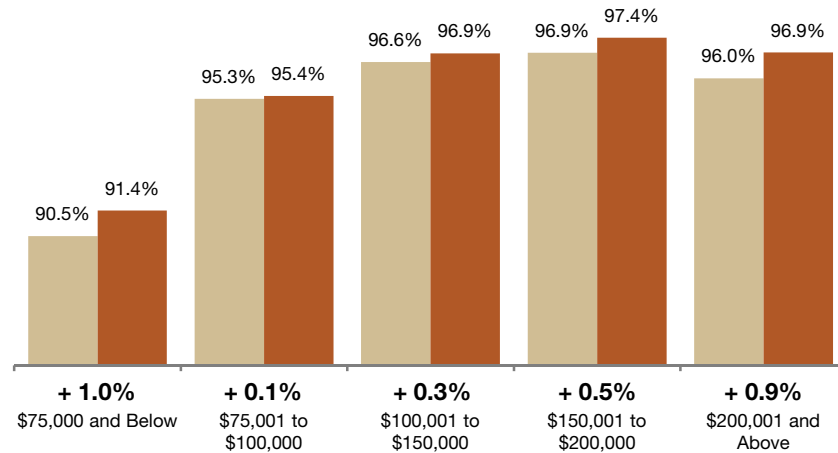
Percent of List Price Received

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.**



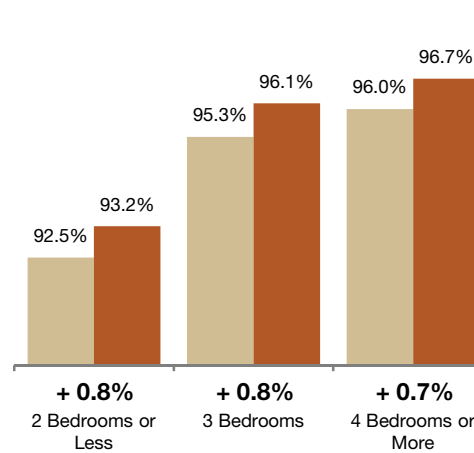
By Price Range

■ 11-2012 ■ 11-2013



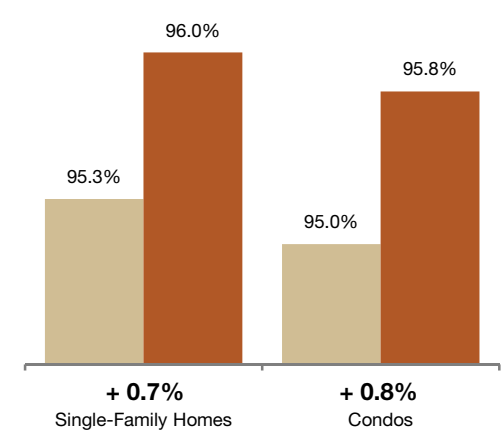
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties

By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	90.5%	91.4%	+ 1.0%
\$75,001 to \$100,000	95.3%	95.4%	+ 0.1%
\$100,001 to \$150,000	96.6%	96.9%	+ 0.3%
\$150,001 to \$200,000	96.9%	97.4%	+ 0.5%
\$200,001 and Above	96.0%	96.9%	+ 0.9%
All Price Ranges	95.3%	96.0%	+ 0.7%

Single-Family Homes

	11-2012	11-2013	Change
\$75,000 and Below	90.3%	91.3%	+ 1.1%
\$75,001 to \$100,000	95.4%	95.4%	0.0%
\$100,001 to \$150,000	96.6%	96.9%	+ 0.3%
\$150,001 to \$200,000	97.0%	97.4%	+ 0.4%
\$200,001 and Above	96.0%	97.0%	+ 1.0%
All Price Ranges	95.3%	96.0%	+ 0.7%

Condos

	11-2012	11-2013	Change
\$75,000 and Below	92.4%	93.0%	+ 0.6%
\$75,001 to \$100,000	94.7%	95.0%	+ 0.3%
\$100,001 to \$150,000	95.9%	96.9%	+ 1.0%
\$150,001 to \$200,000	95.5%	97.0%	+ 1.6%
\$200,001 and Above	96.4%	95.8%	- 0.6%
All Price Ranges	95.0%	95.8%	+ 0.8%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	92.5%	93.2%	+ 0.8%
3 Bedrooms	95.3%	96.1%	+ 0.8%
4 Bedrooms or More	96.0%	96.7%	+ 0.7%
All Bedroom Counts	95.3%	96.0%	+ 0.7%

	11-2012	11-2013	Change
2 Bedrooms or Less	91.5%	92.3%	+ 0.9%
3 Bedrooms	95.3%	96.1%	+ 0.8%
4 Bedrooms or More	96.0%	96.7%	+ 0.7%
All Bedroom Counts	95.3%	96.0%	+ 0.7%

	11-2012	11-2013	Change
2 Bedrooms or Less	94.4%	95.0%	+ 0.6%
3 Bedrooms	96.0%	96.7%	+ 0.7%
4 Bedrooms or More	94.9%	94.2%	- 0.7%
All Bedroom Counts	95.0%	95.8%	+ 0.8%

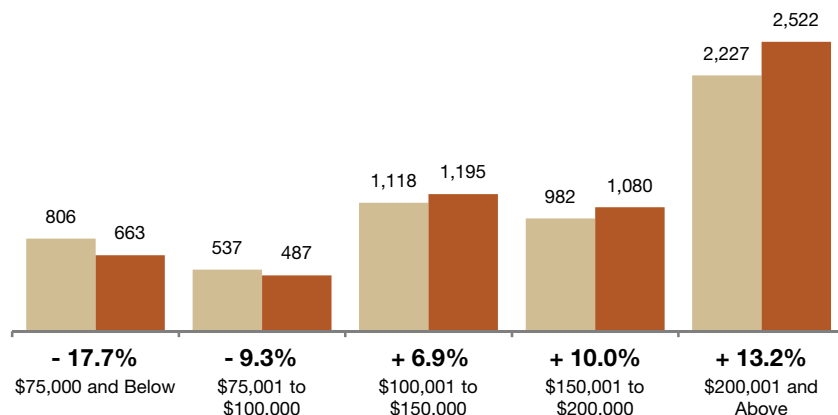
Inventory of Homes for Sale

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



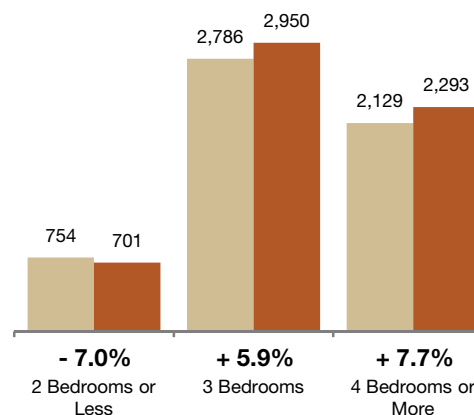
By Price Range

■ 11-2012 ■ 11-2013



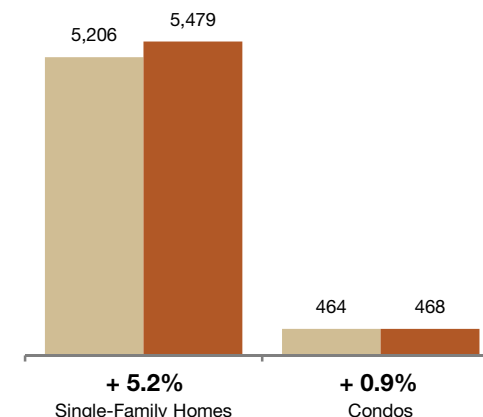
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties

By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	806	663	- 17.7%
\$75,001 to \$100,000	537	487	- 9.3%
\$100,001 to \$150,000	1,118	1,195	+ 6.9%
\$150,001 to \$200,000	982	1,080	+ 10.0%
\$200,001 and Above	2,227	2,522	+ 13.2%
All Price Ranges	5,670	5,947	+ 4.9%

Single-Family Homes

	11-2012	11-2013	Change
2 Bedrooms or Less	737	598	- 18.9%
3 Bedrooms	456	410	- 10.1%
4 Bedrooms or More	993	1,081	+ 8.9%
	919	992	+ 7.9%
	2,101	2,398	+ 14.1%
All Single-Family Homes	5,206	5,479	+ 5.2%

Condos

	11-2012	11-2013	Change
Single-Family Homes	69	65	- 5.8%
Condos	81	77	- 4.9%
	125	114	- 8.8%
	63	88	+ 39.7%
	126	124	- 1.6%
All Condos	464	468	+ 0.9%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	754	701	- 7.0%
3 Bedrooms	2,786	2,950	+ 5.9%
4 Bedrooms or More	2,129	2,293	+ 7.7%
All Bedroom Counts	5,670	5,947	+ 4.9%

	11-2012	11-2013	Change
2 Bedrooms or Less	503	474	- 5.8%
3 Bedrooms	2,593	2,737	+ 5.6%
4 Bedrooms or More	2,109	2,265	+ 7.4%
All Single-Family Homes	5,206	5,479	+ 5.2%

	11-2012	11-2013	Change
Single-Family Homes	251	227	- 9.6%
Condos	193	213	+ 10.4%
	20	28	+ 40.0%
All Condos	464	468	+ 0.9%

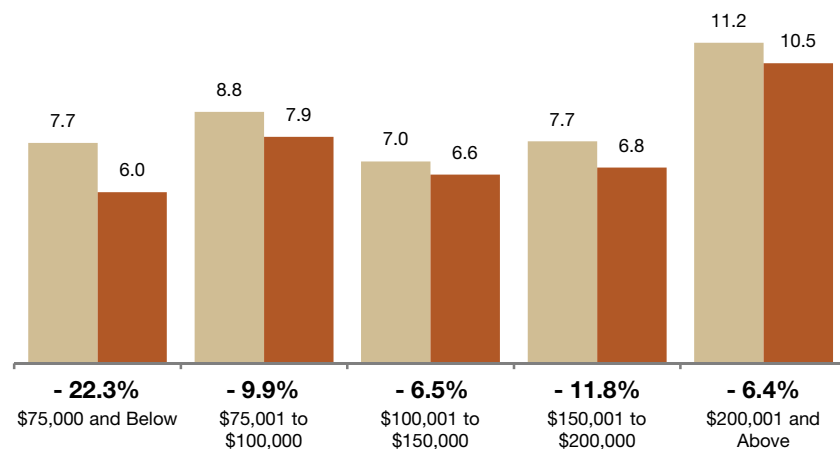
Months Supply of Inventory

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.



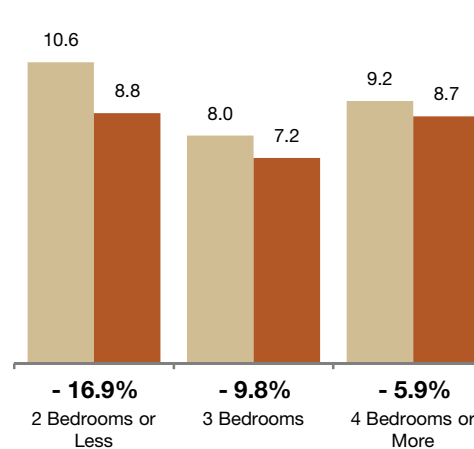
By Price Range

■ 11-2012 ■ 11-2013



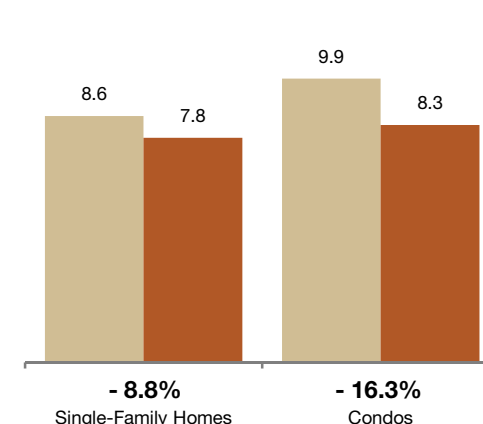
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties

By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	7.7	6.0	- 22.3%
\$75,001 to \$100,000	8.8	7.9	- 9.9%
\$100,001 to \$150,000	7.0	6.6	- 6.5%
\$150,001 to \$200,000	7.7	6.8	- 11.8%
\$200,001 and Above	11.2	10.5	- 6.4%
All Price Ranges	8.7	7.9	- 9.4%

Single-Family Homes

	11-2012	11-2013	Change
2 Bedrooms or Less	7.6	5.8	- 23.6%
3 Bedrooms	8.6	7.5	- 13.0%
4 Bedrooms or More	6.8	6.6	- 2.7%
	7.7	6.7	- 12.6%
	11.1	10.5	- 5.6%
All Single-Family Homes	8.6	7.8	- 8.8%

Condos

	11-2012	11-2013	Change
Single-Family Homes	8.8	8.2	- 6.8%
Condos	9.4	10.6	+ 12.5%
	9.8	6.3	- 36.0%
	8.3	7.5	- 9.7%
	12.5	10.1	- 19.5%
All Condos	9.9	8.3	- 16.3%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	10.6	8.8	- 16.9%
3 Bedrooms	8.0	7.2	- 9.8%
4 Bedrooms or More	9.2	8.7	- 5.9%
All Bedroom Counts	8.7	7.9	- 9.4%

	11-2012	11-2013	Change
2 Bedrooms or Less	10.8	9.1	- 16.1%
3 Bedrooms	7.9	7.2	- 9.1%
4 Bedrooms or More	9.2	8.6	- 6.4%
All Single-Family Homes	8.6	7.8	- 8.8%

	11-2012	11-2013	Change
Single-Family Homes	10.1	8.2	- 18.6%
Condos	9.7	7.7	- 19.7%
	9.1	16.8	+ 84.8%
All Condos	9.9	8.3	- 16.3%

Housing Supply Overview

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



December 2013

Another year has come and gone and there is a mountain of data before us. It shows that buyers were active throughout 2013, prices were higher in most areas, and inventory levels and absorption rates remained tightened. For the 12-month period spanning January 2013 through December 2013, Closed Sales in the Greater Greenville region were up 23.0 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 37.2 percent.

The overall Median Sales Price was up 4.2 percent to \$155,000. The property type with the largest price gain was the Condo segment, where prices increased 6.4 percent to \$133,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 81 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 97 days.

Market-wide, inventory levels were up 3.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 4.3 percent. That amounts to 7.4 months supply for Single-Family homes and 7.4 months supply for Condos.

Quick Facts

+ 37.2%	+ 24.7%	+ 31.0%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$150,001 to \$200,000	3 Bedrooms	Condos

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.](#)

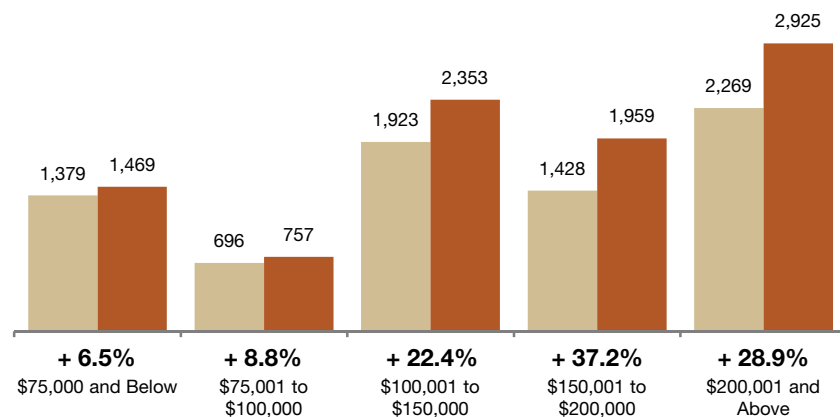
Closed Sales

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



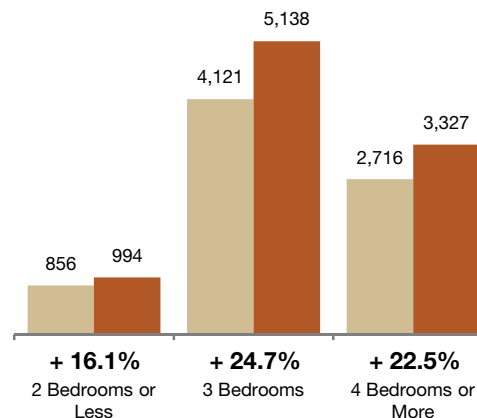
By Price Range

■ 12-2012 ■ 12-2013



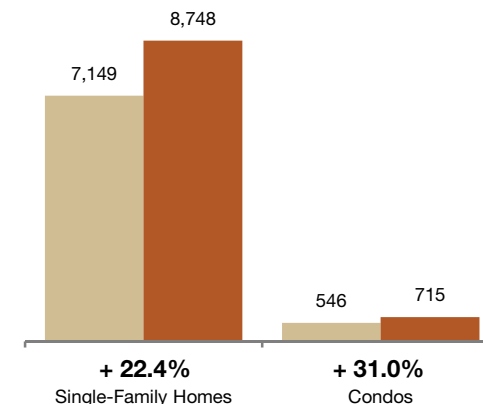
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	1,379	1,469	+ 6.5%
\$75,001 to \$100,000	696	757	+ 8.8%
\$100,001 to \$150,000	1,923	2,353	+ 22.4%
\$150,001 to \$200,000	1,428	1,959	+ 37.2%
\$200,001 and Above	2,269	2,925	+ 28.9%
All Price Ranges	7,695	9,463	+ 23.0%

Single-Family Homes

	12-2012	12-2013	Change
\$75,000 and Below	1,268	1,368	+ 7.9%
\$75,001 to \$100,000	596	651	+ 9.2%
\$100,001 to \$150,000	1,774	2,130	+ 20.1%
\$150,001 to \$200,000	1,356	1,825	+ 34.6%
\$200,001 and Above	2,155	2,774	+ 28.7%
All Price Ranges	7,149	8,748	+ 22.4%

Condos

	12-2012	12-2013	Change
\$75,000 and Below	111	101	- 9.0%
\$75,001 to \$100,000	100	106	+ 6.0%
\$100,001 to \$150,000	149	223	+ 49.7%
\$150,001 to \$200,000	72	134	+ 86.1%
\$200,001 and Above	114	151	+ 32.5%
All Price Ranges	546	715	+ 31.0%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	856	994	+ 16.1%
3 Bedrooms	4,121	5,138	+ 24.7%
4 Bedrooms or More	2,716	3,327	+ 22.5%
All Bedroom Counts	7,695	9,463	+ 23.0%

	12-2012	12-2013	Change
2 Bedrooms or Less	560	642	+ 14.6%
3 Bedrooms	3,896	4,790	+ 22.9%
4 Bedrooms or More	2,692	3,312	+ 23.0%
All Bedroom Counts	7,149	8,748	+ 22.4%

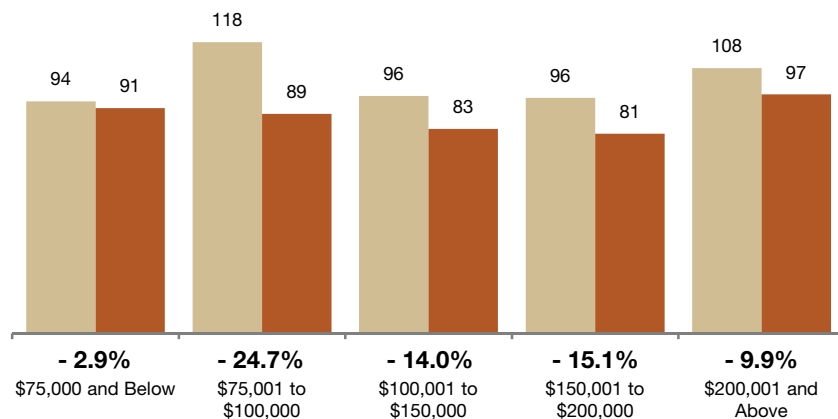
Days on Market Until Sale

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



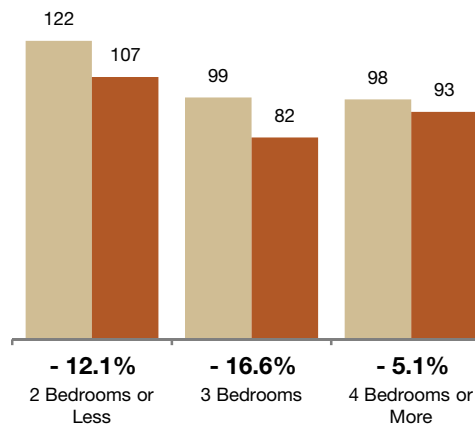
By Price Range

■ 12-2012 ■ 12-2013



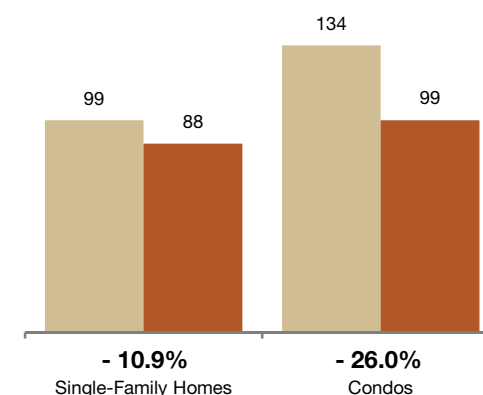
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	94	91	- 2.9%
\$75,001 to \$100,000	118	89	- 24.7%
\$100,001 to \$150,000	96	83	- 14.0%
\$150,001 to \$200,000	96	81	- 15.1%
\$200,001 and Above	108	97	- 9.9%
All Price Ranges	101	89	- 12.3%

Single-Family Homes

12-2012	12-2013	Change	12-2012	12-2013	Change
92	90	- 1.7%	123	110	- 10.9%
114	87	- 23.5%	146	102	- 29.7%
94	83	- 12.5%	120	87	- 27.8%
95	82	- 14.2%	103	73	- 28.9%
104	95	- 8.7%	171	130	- 23.8%
99	88	- 10.9%	134	99	- 26.0%

Condos

12-2012	12-2013	Change
123	110	- 10.9%
146	102	- 29.7%
120	87	- 27.8%
103	73	- 28.9%
171	130	- 23.8%
134	99	- 26.0%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	122	107	- 12.1%
3 Bedrooms	99	82	- 16.6%
4 Bedrooms or More	98	93	- 5.1%
All Bedroom Counts	101	89	- 12.3%

12-2012	12-2013	Change	12-2012	12-2013	Change
109	107	- 2.4%	146	108	- 26.0%
98	82	- 16.0%	121	89	- 26.3%
98	93	- 5.2%	98	112	+ 15.2%
99	88	- 10.9%	134	99	- 26.0%

12-2012	12-2013	Change
146	108	- 26.0%
121	89	- 26.3%
98	112	+ 15.2%
134	99	- 26.0%

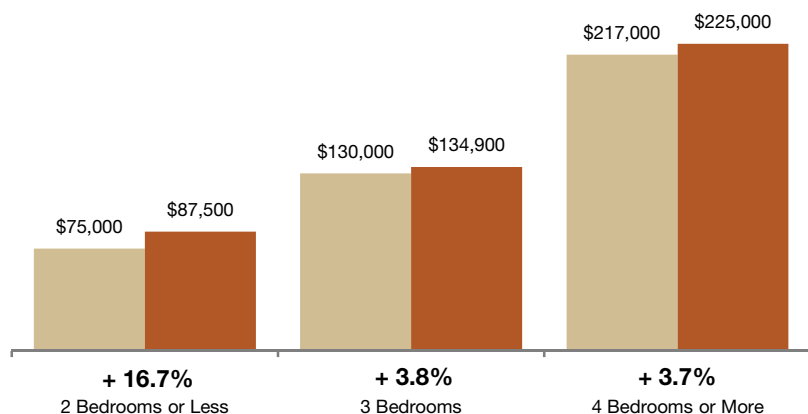
Median Sales Price

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



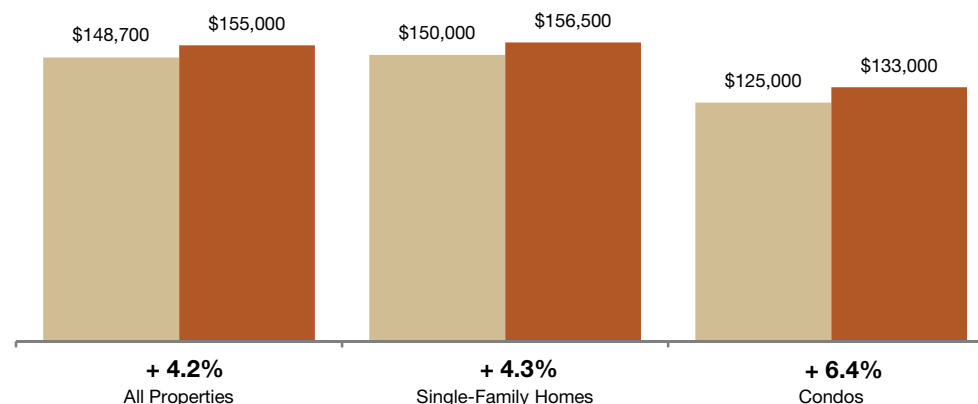
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	12-2012	12-2013	Change	12-2012	12-2013	Change	12-2012	12-2013	Change
2 Bedrooms or Less	\$75,000	\$87,500	+ 16.7%	\$60,000	\$69,900	+ 16.5%	\$99,000	\$114,900	+ 16.1%
3 Bedrooms	\$130,000	\$134,900	+ 3.8%	\$129,900	\$134,000	+ 3.2%	\$137,515	\$146,850	+ 6.8%
4 Bedrooms or More	\$217,000	\$225,000	+ 3.7%	\$217,900	\$225,000	+ 3.3%	\$142,538	\$174,000	+ 22.1%
All Bedroom Counts	\$148,700	\$155,000	+ 4.2%	\$150,000	\$156,500	+ 4.3%	\$125,000	\$133,000	+ 6.4%

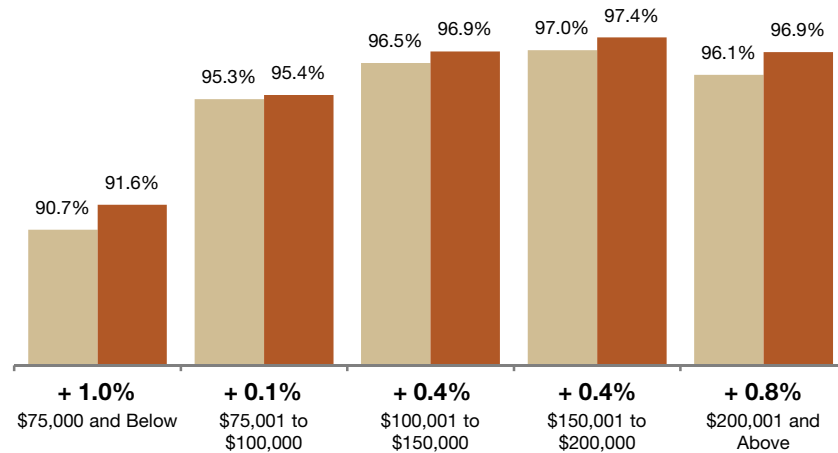
Percent of List Price Received

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.**



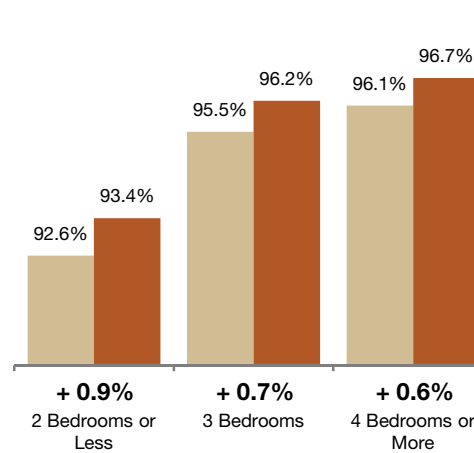
By Price Range

■ 12-2012 ■ 12-2013



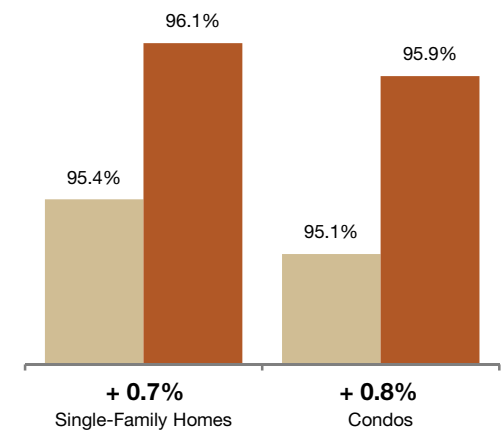
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	90.7%	91.6%	+ 1.0%
\$75,001 to \$100,000	95.3%	95.4%	+ 0.1%
\$100,001 to \$150,000	96.5%	96.9%	+ 0.4%
\$150,001 to \$200,000	97.0%	97.4%	+ 0.4%
\$200,001 and Above	96.1%	96.9%	+ 0.8%
All Price Ranges	95.4%	96.1%	+ 0.7%

Single-Family Homes

	12-2012	12-2013	Change
\$75,000 and Below	90.6%	91.4%	+ 0.9%
\$75,001 to \$100,000	95.4%	95.5%	+ 0.1%
\$100,001 to \$150,000	96.6%	97.0%	+ 0.4%
\$150,001 to \$200,000	97.1%	97.4%	+ 0.3%
\$200,001 and Above	96.1%	97.0%	+ 0.9%
All Price Ranges	95.4%	96.1%	+ 0.7%

Condos

	12-2012	12-2013	Change
\$75,000 and Below	92.4%	93.5%	+ 1.2%
\$75,001 to \$100,000	94.7%	95.2%	+ 0.5%
\$100,001 to \$150,000	96.1%	96.8%	+ 0.7%
\$150,001 to \$200,000	95.6%	97.1%	+ 1.6%
\$200,001 and Above	96.6%	95.9%	- 0.7%
All Price Ranges	95.1%	95.9%	+ 0.8%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	92.6%	93.4%	+ 0.9%
3 Bedrooms	95.5%	96.2%	+ 0.7%
4 Bedrooms or More	96.1%	96.7%	+ 0.6%
All Bedroom Counts	95.4%	96.1%	+ 0.7%

	12-2012	12-2013	Change
2 Bedrooms or Less	91.6%	92.4%	+ 0.9%
3 Bedrooms	95.4%	96.2%	+ 0.8%
4 Bedrooms or More	96.1%	96.7%	+ 0.6%
All Bedroom Counts	95.4%	96.1%	+ 0.7%

	12-2012	12-2013	Change
2 Bedrooms or Less	94.4%	95.4%	+ 1.1%
3 Bedrooms	96.3%	96.6%	+ 0.3%
4 Bedrooms or More	94.7%	94.6%	- 0.1%
All Bedroom Counts	95.1%	95.9%	+ 0.8%

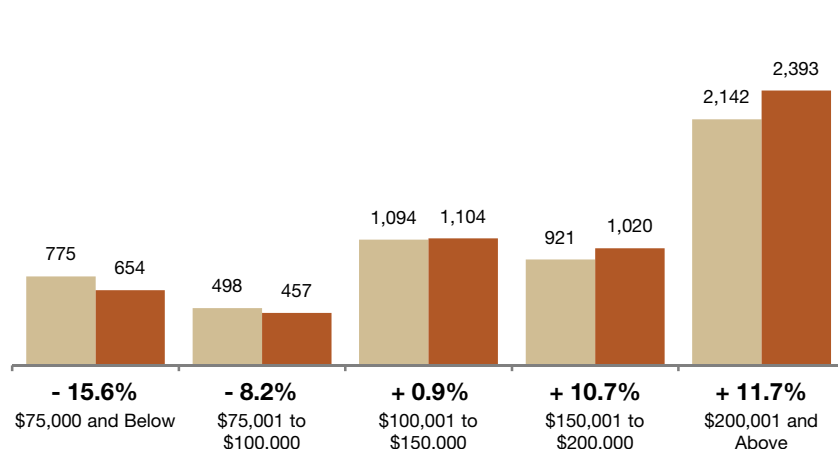
Inventory of Homes for Sale

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



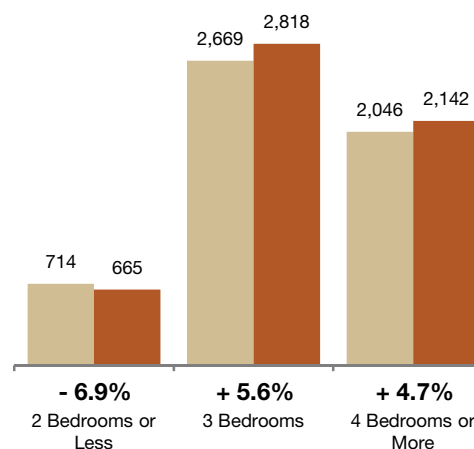
By Price Range

■ 12-2012 ■ 12-2013



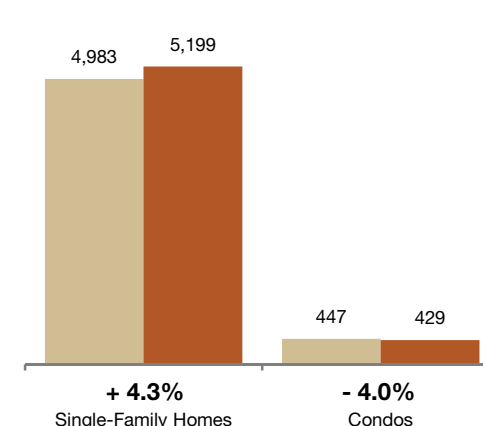
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	775	654	- 15.6%
\$75,001 to \$100,000	498	457	- 8.2%
\$100,001 to \$150,000	1,094	1,104	+ 0.9%
\$150,001 to \$200,000	921	1,020	+ 10.7%
\$200,001 and Above	2,142	2,393	+ 11.7%
All Price Ranges	5,430	5,628	+ 3.6%

Single-Family Homes

12-2012	12-2013	Change
709	597	- 15.8%
423	388	- 8.3%
976	1,009	+ 3.4%
853	934	+ 9.5%
2,022	2,271	+ 12.3%
4,983	5,199	+ 4.3%

Condos

	12-2012	12-2013	Change
	66	57	- 13.6%
	75	69	- 8.0%
	118	95	- 19.5%
	68	86	+ 26.5%
	120	122	+ 1.7%
	447	429	- 4.0%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	714	665	- 6.9%
3 Bedrooms	2,669	2,818	+ 5.6%
4 Bedrooms or More	2,046	2,142	+ 4.7%
All Bedroom Counts	5,430	5,628	+ 3.6%

12-2012	12-2013	Change
475	457	- 3.8%
2,478	2,625	+ 5.9%
2,029	2,114	+ 4.2%
4,983	5,199	+ 4.3%

	12-2012	12-2013	Change
	239	208	- 13.0%
	191	193	+ 1.0%
	17	28	+ 64.7%
	447	429	- 4.0%

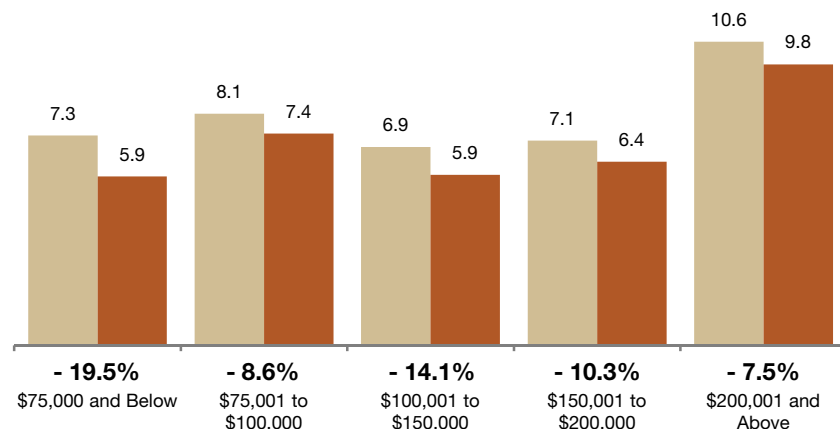
Months Supply of Inventory

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.



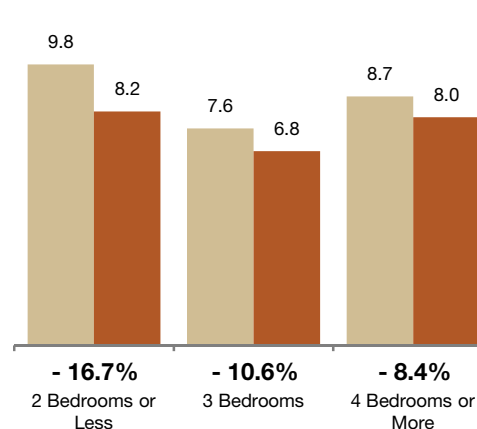
By Price Range

■ 12-2012 ■ 12-2013



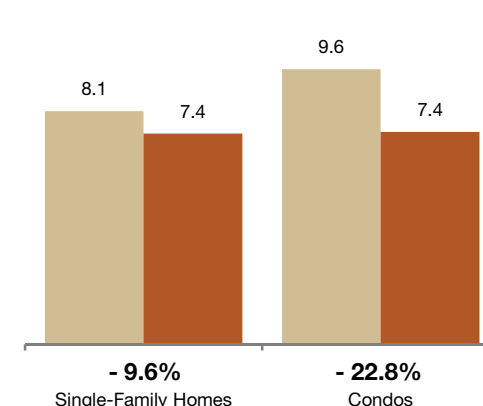
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	7.3	5.9	- 19.5%
\$75,001 to \$100,000	8.1	7.4	- 8.6%
\$100,001 to \$150,000	6.9	5.9	- 14.1%
\$150,001 to \$200,000	7.1	6.4	- 10.3%
\$200,001 and Above	10.6	9.8	- 7.5%
All Price Ranges	8.3	7.4	- 10.7%

Single-Family Homes

	12-2012	12-2013	Change
\$75,000 and Below	7.2	5.8	- 19.8%
\$75,001 to \$100,000	7.9	7.1	- 10.5%
\$100,001 to \$150,000	6.7	6.0	- 9.7%
\$150,001 to \$200,000	7.0	6.3	- 10.4%
\$200,001 and Above	10.5	9.8	- 6.9%
All Price Ranges	8.1	7.4	- 9.6%

Condos

	12-2012	12-2013	Change
\$75,000 and Below	8.3	6.9	- 16.3%
\$75,001 to \$100,000	8.9	9.4	+ 5.6%
\$100,001 to \$150,000	9.4	5.0	- 46.9%
\$150,001 to \$200,000	9.1	7.9	- 12.4%
\$200,001 and Above	12.0	9.9	- 17.6%
All Price Ranges	9.6	7.4	- 22.8%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	9.8	8.2	- 16.7%
3 Bedrooms	7.6	6.8	- 10.6%
4 Bedrooms or More	8.7	8.0	- 8.4%
All Bedroom Counts	8.3	7.4	- 10.7%

	12-2012	12-2013	Change
2 Bedrooms or Less	9.9	8.7	- 12.4%
3 Bedrooms	7.5	6.8	- 9.2%
4 Bedrooms or More	8.7	7.9	- 9.1%
All Bedroom Counts	8.1	7.4	- 9.6%