

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 0.4 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 7.5 percent.

The overall Median Sales Price was up 1.6 percent to \$127,000. The property type with the largest price gain was the Condo segment, where prices increased 21.4 percent to \$95,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 145 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 211 days.

Market-wide, inventory levels were down 6.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 6.5 percent. That amounts to 14.3 months supply for Single-Family homes and 18.3 months supply for Condos.

Quick Facts

+ 7.5%	+ 4.2%	+ 0.8%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,001 to \$150,000	2 Bedrooms or Less	Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

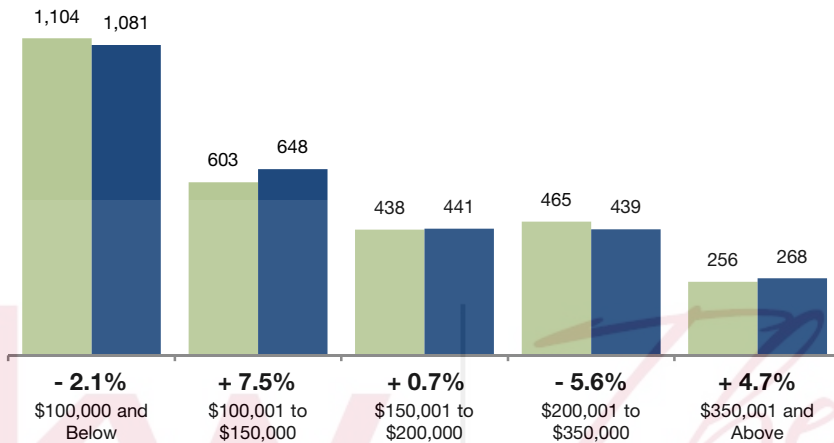
Pending Sales

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



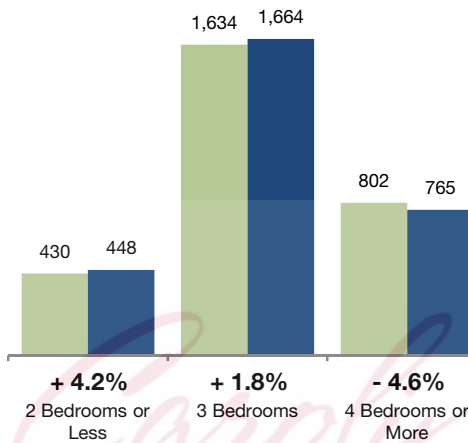
By Price Range

■ 1-2012 ■ 1-2013



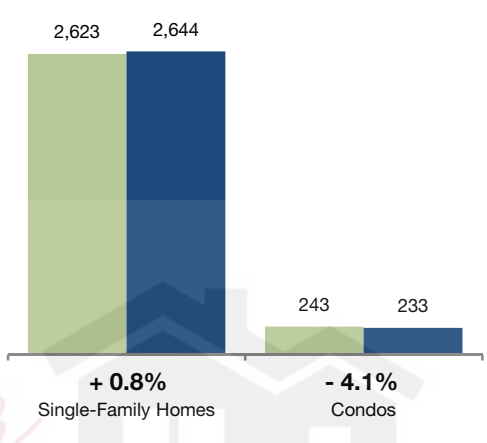
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$100,000 and Below	1,104	1,081	- 2.1%
\$100,001 to \$150,000	603	648	+ 7.5%
\$150,001 to \$200,000	438	441	+ 0.7%
\$200,001 to \$350,000	465	439	- 5.6%
\$350,001 and Above	256	268	+ 4.7%
All Price Ranges	2,866	2,877	+ 0.4%

Single-Family Homes

	1-2012	1-2013	Change
2 Bedrooms or Less	965	963	- 0.2%
3 Bedrooms	576	601	+ 4.3%
4 Bedrooms or More	392	403	+ 2.8%
	439	417	- 5.0%
	251	260	+ 3.6%
All Single-Family Homes	2,623	2,644	+ 0.8%

Condos

	1-2012	1-2013	Change
1 Bedroom	139	118	- 15.1%
2 Bedrooms	27	47	+ 74.1%
3 Bedrooms	46	38	- 17.4%
4 Bedrooms or More	26	22	- 15.4%
	5	8	+ 60.0%
All Condos	243	233	- 4.1%

By Bedroom Count

	1-2012	1-2013	Change
2 Bedrooms or Less	430	448	+ 4.2%
3 Bedrooms	1,634	1,664	+ 1.8%
4 Bedrooms or More	802	765	- 4.6%
All Bedroom Counts	2,866	2,877	+ 0.4%

	1-2012	1-2013	Change
2 Bedrooms or Less	327	339	+ 3.7%
3 Bedrooms	1,557	1,602	+ 2.9%
4 Bedrooms or More	739	703	- 4.9%
All Single-Family Homes	2,623	2,644	+ 0.8%

	1-2012	1-2013	Change
1 Bedroom	103	109	+ 5.8%
2 Bedrooms	77	62	- 19.5%
3 Bedrooms	63	62	- 1.6%
All Condos	243	233	- 4.1%

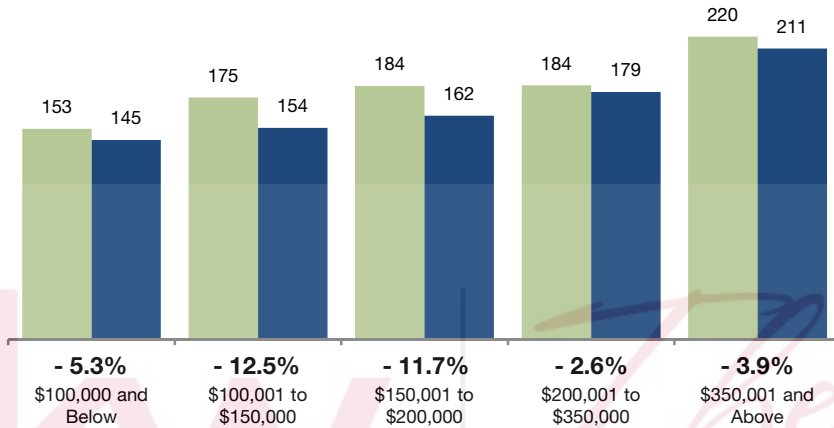
Days on Market Until Sale

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



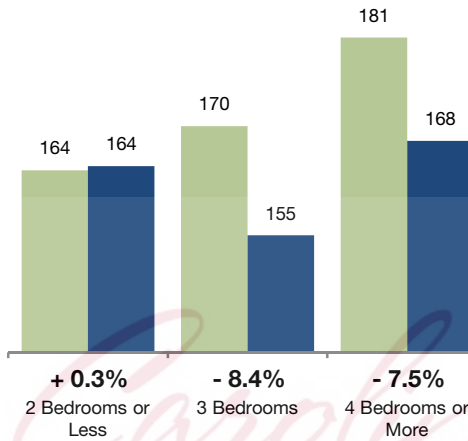
By Price Range

■ 1-2012 ■ 1-2013



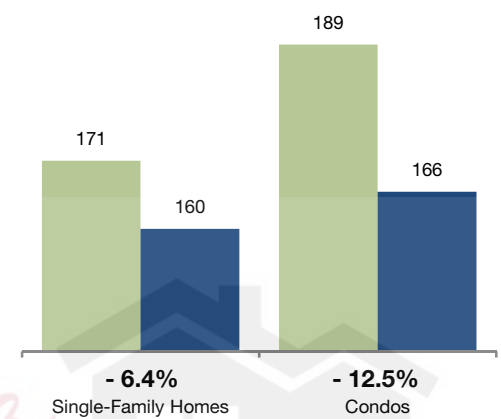
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$100,000 and Below	153	145	- 5.3%
\$100,001 to \$150,000	175	154	- 12.5%
\$150,001 to \$200,000	184	162	- 11.7%
\$200,001 to \$350,000	184	179	- 2.6%
\$350,001 and Above	220	211	- 3.9%
All Price Ranges	172	160	- 6.9%

Single-Family Homes

	1-2012	1-2013	Change
\$100,000 and Below	149	144	- 3.8%
\$100,001 to \$150,000	174	152	- 12.7%
\$150,001 to \$200,000	182	162	- 11.0%
\$200,001 to \$350,000	183	178	- 2.5%
\$350,001 and Above	218	211	- 3.3%
All Price Ranges	171	160	- 6.4%

Condos

	1-2012	1-2013	Change
\$100,000 and Below	176	153	- 13.3%
\$100,001 to \$150,000	211	182	- 13.9%
\$150,001 to \$200,000	203	162	- 20.3%
\$200,001 to \$350,000	214	203	- 4.8%
\$350,001 and Above	308	215	- 30.2%
All Price Ranges	189	166	- 12.5%

By Bedroom Count

	1-2012	1-2013	Change
2 Bedrooms or Less	164	164	+ 0.3%
3 Bedrooms	170	155	- 8.4%
4 Bedrooms or More	181	168	- 7.5%
All Bedroom Counts	172	160	- 6.9%

	1-2012	1-2013	Change
2 Bedrooms or Less	153	157	+ 2.8%
3 Bedrooms	168	155	- 7.8%
4 Bedrooms or More	184	172	- 6.9%
All Bedroom Counts	171	160	- 6.4%

	1-2012	1-2013	Change
2 Bedrooms or Less	199	186	- 6.5%
3 Bedrooms	211	171	- 18.7%
4 Bedrooms or More	136	124	- 9.2%
All Bedroom Counts	189	166	- 12.5%

Median Sales Price

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

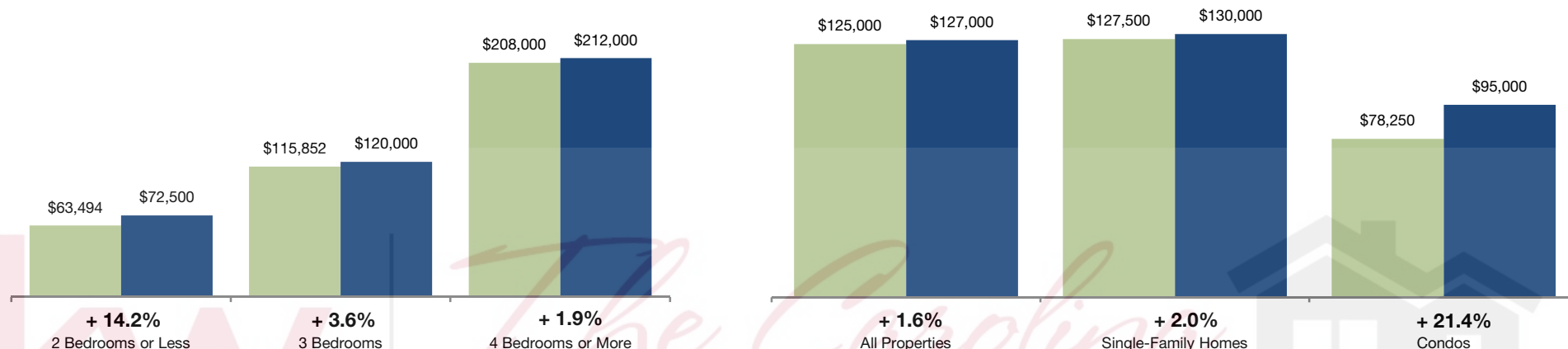


By Bedroom Count

■ 1-2012 ■ 1-2013

By Property Type

■ 1-2012 ■ 1-2013



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	\$63,494	\$72,500	+ 14.2%	\$59,000	\$64,450	+ 9.2%	\$68,950	\$91,500	+ 32.7%
3 Bedrooms	\$115,852	\$120,000	+ 3.6%	\$116,500	\$120,000	+ 3.0%	\$100,000	\$130,000	+ 30.0%
4 Bedrooms or More	\$208,000	\$212,000	+ 1.9%	\$220,000	\$222,311	+ 1.1%	\$93,000	\$72,500	- 22.0%
All Bedroom Counts	\$125,000	\$127,000	+ 1.6%	\$127,500	\$130,000	+ 2.0%	\$78,250	\$95,000	+ 21.4%

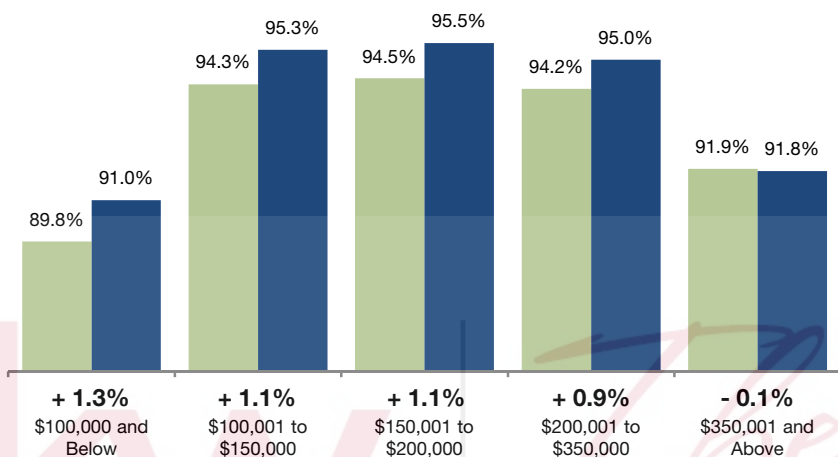
Percent of List Price Received

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.**



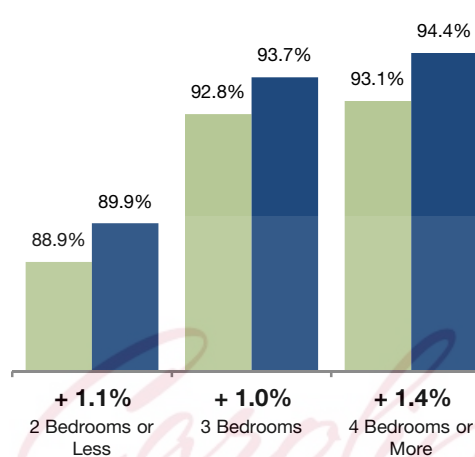
By Price Range

■ 1-2012 ■ 1-2013



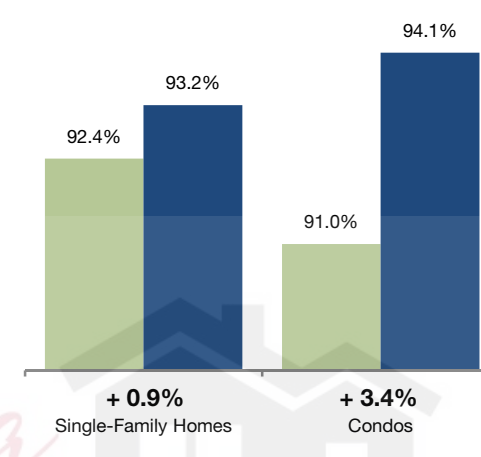
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$100,000 and Below	89.8%	91.0%	+ 1.3%
\$100,001 to \$150,000	94.3%	95.3%	+ 1.1%
\$150,001 to \$200,000	94.5%	95.5%	+ 1.1%
\$200,001 to \$350,000	94.2%	95.0%	+ 0.9%
\$350,001 and Above	91.9%	91.8%	- 0.1%
All Price Ranges	92.3%	93.3%	+ 1.1%

Single-Family Homes

	1-2012	1-2013	Change
\$100,000 and Below	89.6%	90.6%	+ 1.1%
\$100,001 to \$150,000	94.7%	95.4%	+ 0.8%
\$150,001 to \$200,000	94.4%	95.5%	+ 1.1%
\$200,001 to \$350,000	94.4%	95.2%	+ 0.9%
\$350,001 and Above	91.9%	91.8%	- 0.1%
All Price Ranges	92.4%	93.2%	+ 0.9%

Condos

	1-2012	1-2013	Change
\$100,000 and Below	90.7%	93.8%	+ 3.4%
\$100,001 to \$150,000	89.3%	94.0%	+ 5.3%
\$150,001 to \$200,000	95.6%	96.0%	+ 0.5%
\$200,001 to \$350,000	90.8%	92.3%	+ 1.7%
\$350,001 and Above	92.0%	94.0%	+ 2.2%
All Price Ranges	91.0%	94.1%	+ 3.4%

By Bedroom Count

	1-2012	1-2013	Change
2 Bedrooms or Less	88.9%	89.9%	+ 1.1%
3 Bedrooms	92.8%	93.7%	+ 1.0%
4 Bedrooms or More	93.1%	94.4%	+ 1.4%
All Bedroom Counts	92.3%	93.3%	+ 1.1%

	1-2012	1-2013	Change
2 Bedrooms or Less	88.6%	88.6%	+ 0.1%
3 Bedrooms	92.9%	93.7%	+ 0.9%
4 Bedrooms or More	93.1%	94.3%	+ 1.3%
All Bedroom Counts	92.4%	93.2%	+ 0.9%

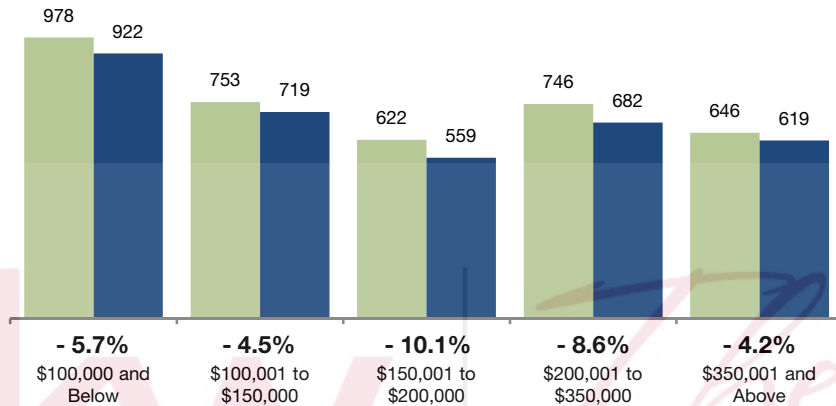
Inventory of Homes for Sale

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



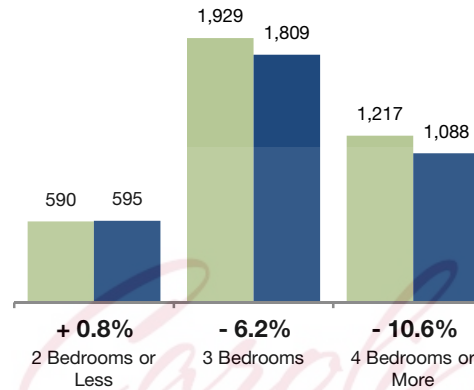
By Price Range

■ 1-2012 ■ 1-2013



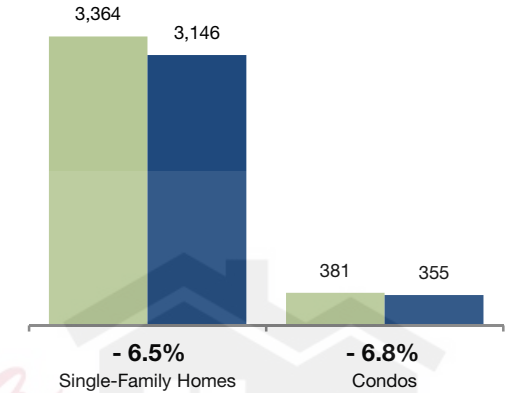
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$100,000 and Below	978	922	- 5.7%
\$100,001 to \$150,000	753	719	- 4.5%
\$150,001 to \$200,000	622	559	- 10.1%
\$200,001 to \$350,000	746	682	- 8.6%
\$350,001 and Above	646	619	- 4.2%
All Price Ranges	3,745	3,501	- 6.5%

Single-Family Homes

	1-2012	1-2013	Change
2 Bedrooms or Less	875	830	- 5.1%
3 Bedrooms	661	635	- 3.9%
4 Bedrooms or More	529	464	- 12.3%
	682	623	- 8.7%
	617	594	- 3.7%
All Single-Family Homes	3,364	3,146	- 6.5%

Condos

	1-2012	1-2013	Change
1 Bedroom	103	92	- 10.7%
2 Bedrooms	92	84	- 8.7%
3 Bedrooms	93	95	+ 2.2%
4 Bedrooms or More	64	59	- 7.8%
	29	25	- 13.8%
All Condos	381	355	- 6.8%

By Bedroom Count

	1-2012	1-2013	Change
2 Bedrooms or Less	590	595	+ 0.8%
3 Bedrooms	1,929	1,809	- 6.2%
4 Bedrooms or More	1,217	1,088	- 10.6%
All Bedroom Counts	3,745	3,501	- 6.5%

	1-2012	1-2013	Change
2 Bedrooms or Less	425	431	+ 1.4%
3 Bedrooms	1,807	1,688	- 6.6%
4 Bedrooms or More	1,123	1,018	- 9.3%
All Single-Family Homes	3,364	3,146	- 6.5%

	1-2012	1-2013	Change
1 Bedroom	165	164	- 0.6%
2 Bedrooms	122	121	- 0.8%
3 Bedrooms	94	70	- 25.5%
All Condos	381	355	- 6.8%

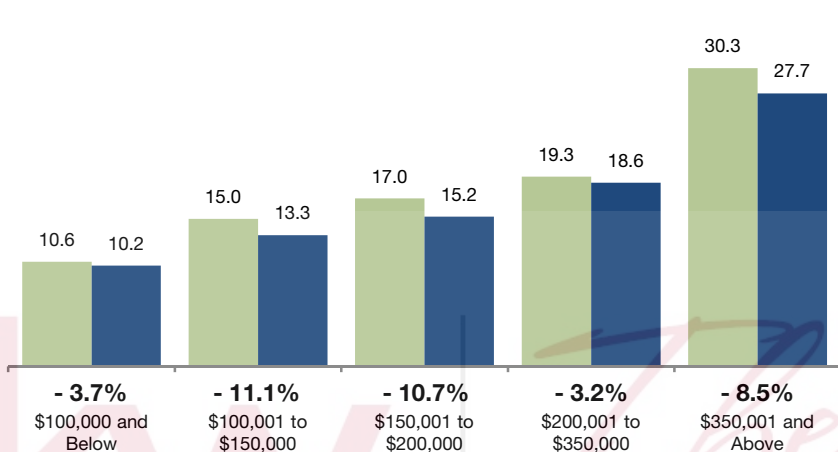
Months Supply of Inventory

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

■ 1-2012 ■ 1-2013



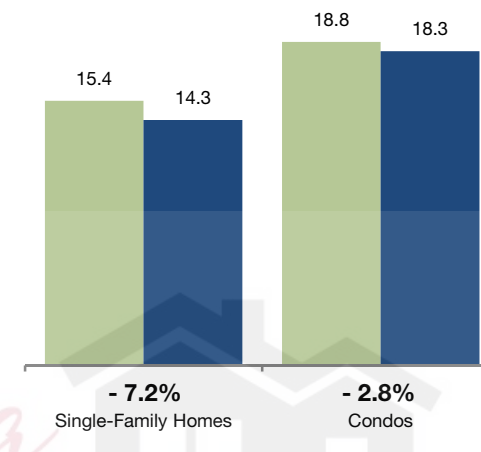
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$100,000 and Below	10.6	10.2	- 3.7%
\$100,001 to \$150,000	15.0	13.3	- 11.1%
\$150,001 to \$200,000	17.0	15.2	- 10.7%
\$200,001 to \$350,000	19.3	18.6	- 3.2%
\$350,001 and Above	30.3	27.7	- 8.5%
All Price Ranges	15.7	14.6	- 6.9%

Single-Family Homes

	1-2012	1-2013	Change
\$100,000 and Below	10.9	10.3	- 4.9%
\$100,001 to \$150,000	13.8	12.7	- 7.9%
\$150,001 to \$200,000	16.2	13.8	- 14.7%
\$200,001 to \$350,000	18.6	17.9	- 3.8%
\$350,001 and Above	29.5	27.4	- 7.1%
All Price Ranges	15.4	14.3	- 7.2%

Condos

	1-2012	1-2013	Change
\$100,000 and Below	8.9	9.4	+ 5.2%
\$100,001 to \$150,000	34.1	21.4	- 37.1%
\$150,001 to \$200,000	24.3	30.0	+ 23.7%
\$200,001 to \$350,000	22.2	26.8	+ 21.1%
\$350,001 and Above	29.0	12.5	- 56.9%
All Price Ranges	18.8	18.3	- 2.8%

By Bedroom Count

	1-2012	1-2013	Change
2 Bedrooms or Less	16.5	15.9	- 3.2%
3 Bedrooms	14.2	13.0	- 7.9%
4 Bedrooms or More	18.2	17.1	- 6.3%
All Bedroom Counts	15.7	14.6	- 6.9%

	1-2012	1-2013	Change
2 Bedrooms or Less	15.6	15.3	- 2.2%
3 Bedrooms	13.9	12.6	- 9.2%
4 Bedrooms or More	18.2	17.4	- 4.7%
All Bedroom Counts	15.4	14.3	- 7.2%

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, Pending Sales in the Western Upstate region were up 0.2 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 7.8 percent.

The overall Median Sales Price was up 0.8 percent to \$126,000. The property type with the largest price gain was the Condo segment, where prices increased 18.6 percent to \$97,250. The price range that tended to sell the quickest was the \$100,000 and Below range at 141 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 206 days.

Market-wide, inventory levels were down 2.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 2.1 percent. That amounts to 15.0 months supply for Single-Family homes and 19.7 months supply for Condos.

Quick Facts

+ 7.8%	+ 6.4%	+ 1.0%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,001 to \$150,000	3 Bedrooms	Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

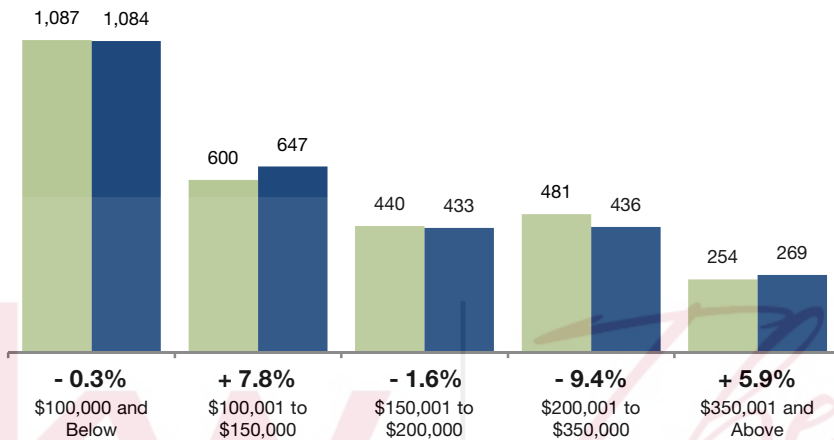
Pending Sales

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



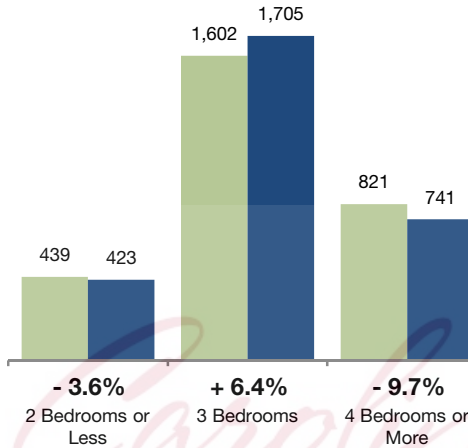
By Price Range

■ 2-2012 ■ 2-2013



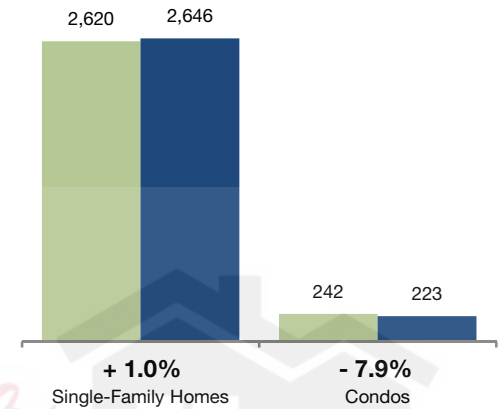
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$100,000 and Below	1,087	1,084	- 0.3%
\$100,001 to \$150,000	600	647	+ 7.8%
\$150,001 to \$200,000	440	433	- 1.6%
\$200,001 to \$350,000	481	436	- 9.4%
\$350,001 and Above	254	269	+ 5.9%
All Price Ranges	2,862	2,869	+ 0.2%

Single-Family Homes

	2-2012	2-2013	Change
\$100,000 and Below	954	968	+ 1.5%
\$100,001 to \$150,000	565	604	+ 6.9%
\$150,001 to \$200,000	394	399	+ 1.3%
\$200,001 to \$350,000	457	414	- 9.4%
\$350,001 and Above	250	261	+ 4.4%
All Price Ranges	2,620	2,646	+ 1.0%

Condos

	2-2012	2-2013	Change
\$100,000 and Below	133	116	- 12.8%
\$100,001 to \$150,000	35	43	+ 22.9%
\$150,001 to \$200,000	46	34	- 26.1%
\$200,001 to \$350,000	24	22	- 8.3%
\$350,001 and Above	4	8	+ 100.0%
All Price Ranges	242	223	- 7.9%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	439	423	- 3.6%
3 Bedrooms	1,602	1,705	+ 6.4%
4 Bedrooms or More	821	741	- 9.7%
All Bedroom Counts	2,862	2,869	+ 0.2%

	2-2012	2-2013	Change
2 Bedrooms or Less	337	321	- 4.7%
3 Bedrooms	1,529	1,638	+ 7.1%
4 Bedrooms or More	754	687	- 8.9%
All Bedroom Counts	2,620	2,646	+ 1.0%

	2-2012	2-2013	Change
2 Bedrooms or Less	102	102	0.0%
3 Bedrooms	73	67	- 8.2%
4 Bedrooms or More	67	54	- 19.4%
All Bedroom Counts	242	223	- 7.9%

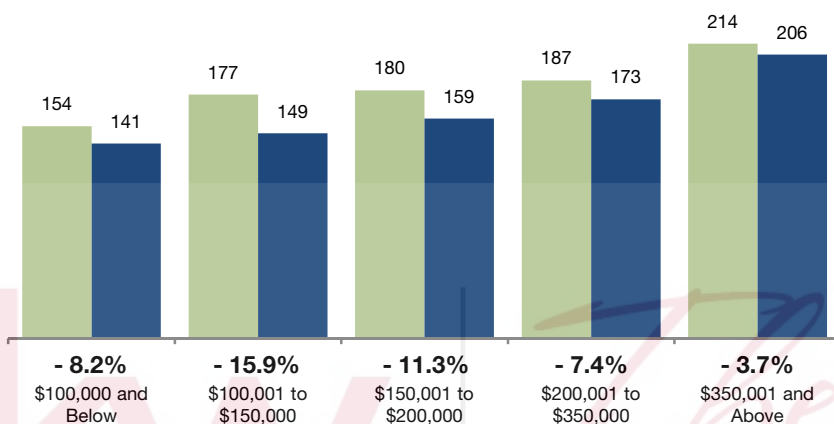
Days on Market Until Sale

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



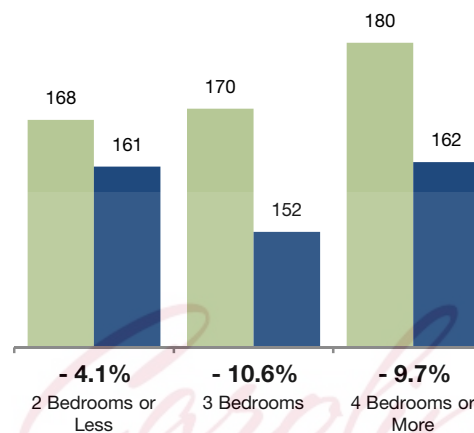
By Price Range

■ 2-2012 ■ 2-2013



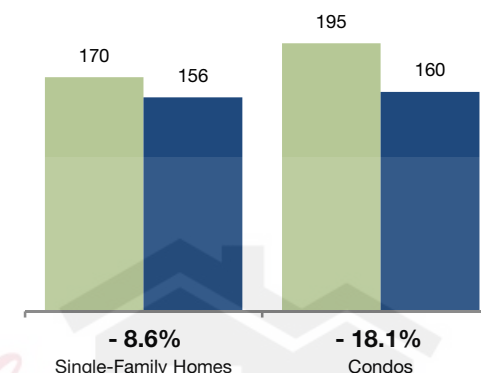
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$100,000 and Below	154	141	- 8.2%
\$100,001 to \$150,000	177	149	- 15.9%
\$150,001 to \$200,000	180	159	- 11.3%
\$200,001 to \$350,000	187	173	- 7.4%
\$350,001 and Above	214	206	- 3.7%
All Price Ranges	172	156	- 9.4%

Single-Family Homes

	2-2012	2-2013	Change
\$100,000 and Below	150	141	- 5.9%
\$100,001 to \$150,000	175	147	- 16.0%
\$150,001 to \$200,000	178	160	- 10.0%
\$200,001 to \$350,000	186	172	- 7.8%
\$350,001 and Above	212	206	- 3.0%
All Price Ranges	170	156	- 8.6%

Condos

	2-2012	2-2013	Change
\$100,000 and Below	184	146	- 20.6%
\$100,001 to \$150,000	221	172	- 22.0%
\$150,001 to \$200,000	207	155	- 25.0%
\$200,001 to \$350,000	199	202	+ 1.5%
\$350,001 and Above	308	215	- 30.2%
All Price Ranges	195	160	- 18.1%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	168	161	- 4.1%
3 Bedrooms	170	152	- 10.6%
4 Bedrooms or More	180	162	- 9.7%
All Bedroom Counts	172	156	- 9.4%

	2-2012	2-2013	Change
2 Bedrooms or Less	156	155	- 0.8%
3 Bedrooms	168	151	- 9.8%
4 Bedrooms or More	182	166	- 8.6%
All Bedroom Counts	170	156	- 8.6%

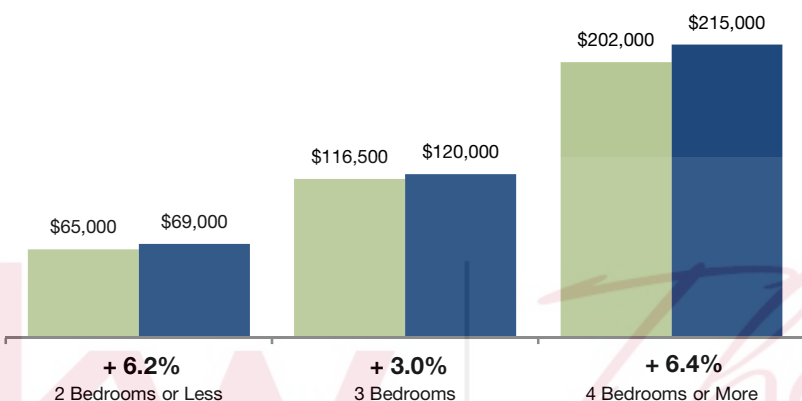
Median Sales Price

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



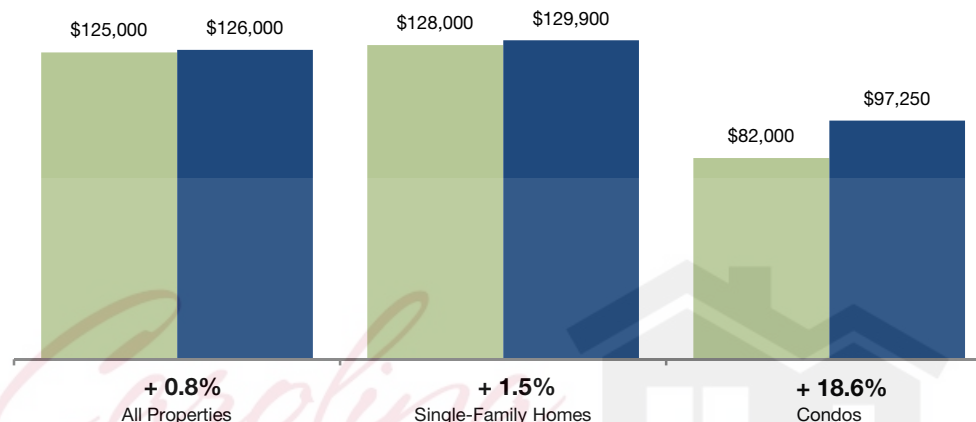
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Bedroom Count	2-2012	2-2013	Change
2 Bedrooms or Less	\$65,000	\$69,000	+ 6.2%
3 Bedrooms	\$116,500	\$120,000	+ 3.0%
4 Bedrooms or More	\$202,000	\$215,000	+ 6.4%
All Bedroom Counts	\$125,000	\$126,000	+ 0.8%

Single-Family Homes

2-2012	2-2013	Change
\$59,000	\$61,000	+ 3.4%
\$117,000	\$119,950	+ 2.5%
\$217,000	\$225,000	+ 3.7%
\$128,000	\$129,900	+ 1.5%

Condos

2-2012	2-2013	Change
\$74,450	\$91,250	+ 22.6%
\$103,000	\$130,500	+ 26.7%
\$92,750	\$73,500	- 20.8%
\$82,000	\$97,250	+ 18.6%

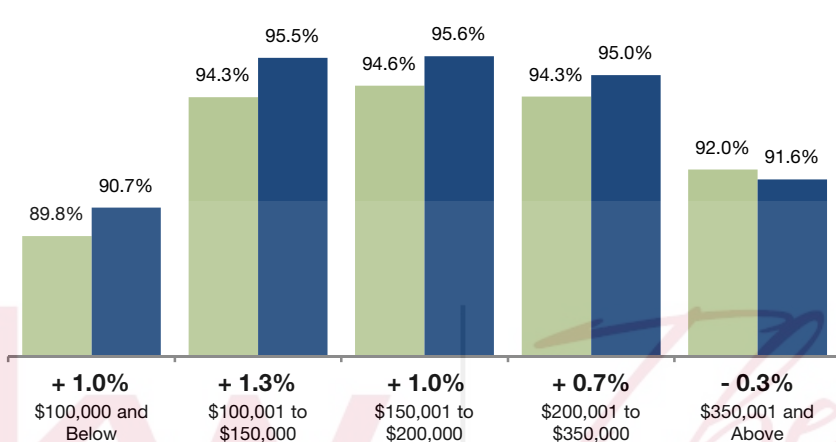
Percent of List Price Received

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.**



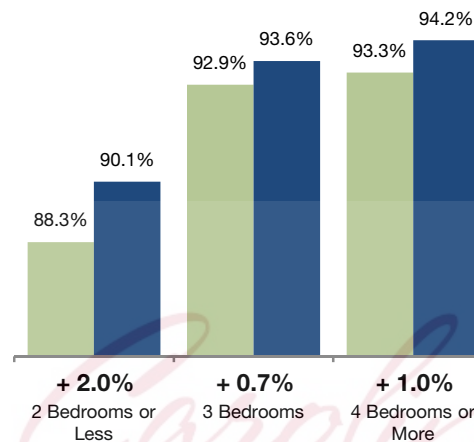
By Price Range

■ 2-2012 ■ 2-2013



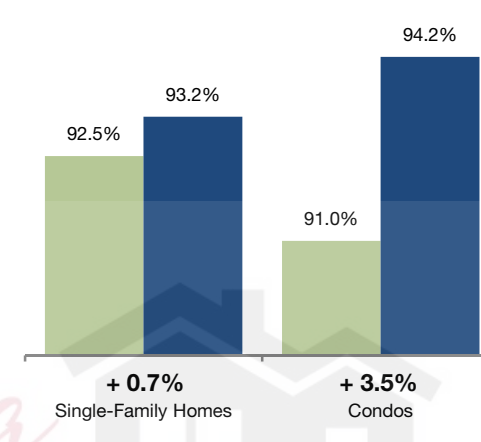
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$100,000 and Below	89.8%	90.7%	+ 1.0%
\$100,001 to \$150,000	94.3%	95.5%	+ 1.3%
\$150,001 to \$200,000	94.6%	95.6%	+ 1.0%
\$200,001 to \$350,000	94.3%	95.0%	+ 0.7%
\$350,001 and Above	92.0%	91.6%	- 0.3%
All Price Ranges	92.3%	93.2%	+ 1.0%

Single-Family Homes

	2-2012	2-2013	Change
\$100,000 and Below	89.7%	90.3%	+ 0.7%
\$100,001 to \$150,000	94.7%	95.6%	+ 1.0%
\$150,001 to \$200,000	94.6%	95.6%	+ 1.0%
\$200,001 to \$350,000	94.5%	95.1%	+ 0.7%
\$350,001 and Above	92.0%	91.6%	- 0.4%
All Price Ranges	92.5%	93.2%	+ 0.7%

Condos

	2-2012	2-2013	Change
\$100,000 and Below	90.6%	94.0%	+ 3.7%
\$100,001 to \$150,000	89.1%	94.4%	+ 6.0%
\$150,001 to \$200,000	95.2%	95.9%	+ 0.7%
\$200,001 to \$350,000	91.2%	92.4%	+ 1.3%
\$350,001 and Above	92.0%	94.0%	+ 2.2%
All Price Ranges	91.0%	94.2%	+ 3.5%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	88.3%	90.1%	+ 2.0%
3 Bedrooms	92.9%	93.6%	+ 0.7%
4 Bedrooms or More	93.3%	94.2%	+ 1.0%
All Bedroom Counts	92.3%	93.2%	+ 1.0%

	2-2012	2-2013	Change
2 Bedrooms or Less	87.9%	88.9%	+ 1.1%
3 Bedrooms	93.0%	93.6%	+ 0.6%
4 Bedrooms or More	93.3%	94.1%	+ 1.0%
All Bedroom Counts	92.5%	93.2%	+ 0.7%

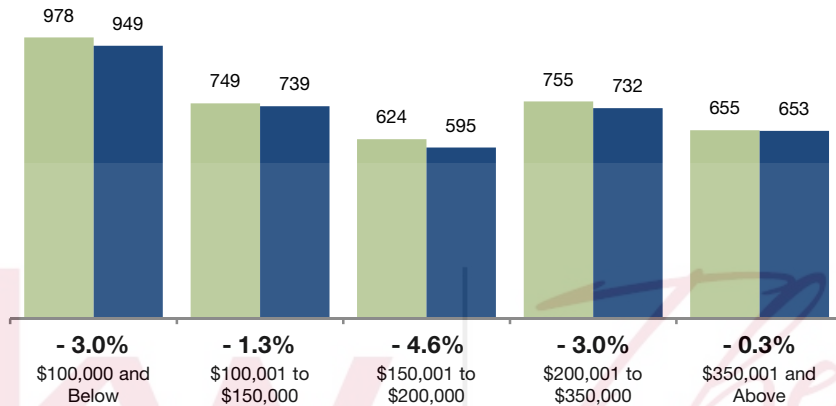
Inventory of Homes for Sale

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



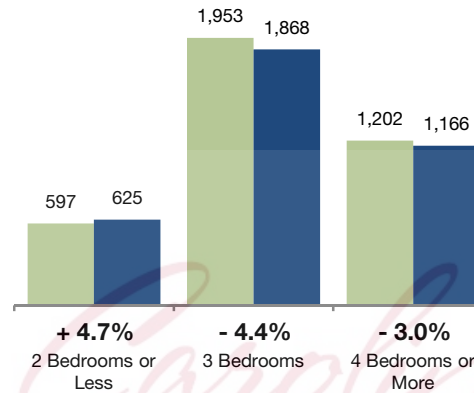
By Price Range

■ 2-2012 ■ 2-2013



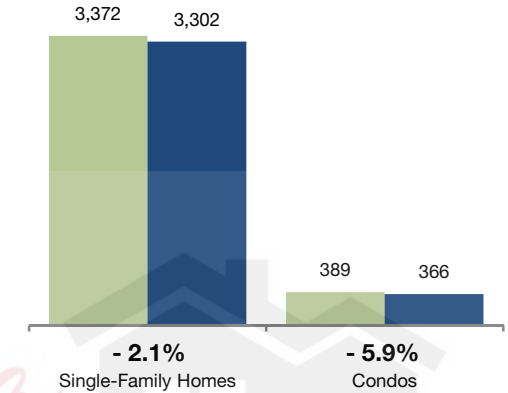
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$100,000 and Below	978	949	- 3.0%
\$100,001 to \$150,000	749	739	- 1.3%
\$150,001 to \$200,000	624	595	- 4.6%
\$200,001 to \$350,000	755	732	- 3.0%
\$350,001 and Above	655	653	- 0.3%
All Price Ranges	3,761	3,668	- 2.5%

Single-Family Homes

	2-2012	2-2013	Change
2 Bedrooms or Less	869	852	- 2.0%
3 Bedrooms	661	646	- 2.3%
4 Bedrooms or More	523	498	- 4.8%
	691	679	- 1.7%
	628	627	- 0.2%
All Single-Family Homes	3,372	3,302	- 2.1%

Condos

	2-2012	2-2013	Change
1 Bedroom	109	97	- 11.0%
2 Bedrooms	88	93	+ 5.7%
3 Bedrooms	101	97	- 4.0%
4 Bedrooms or More	64	53	- 17.2%
	27	26	- 3.7%
All Condos	389	366	- 5.9%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	597	625	+ 4.7%
3 Bedrooms	1,953	1,868	- 4.4%
4 Bedrooms or More	1,202	1,166	- 3.0%
All Bedroom Counts	3,761	3,668	- 2.5%

	2-2012	2-2013	Change
2 Bedrooms or Less	420	452	+ 7.6%
3 Bedrooms	1,831	1,745	- 4.7%
4 Bedrooms or More	1,112	1,096	- 1.4%
All Single-Family Homes	3,372	3,302	- 2.1%

	2-2012	2-2013	Change
1 Bedroom	177	173	- 2.3%
2 Bedrooms	122	123	+ 0.8%
3 Bedrooms	90	70	- 22.2%
All Condos	389	366	- 5.9%

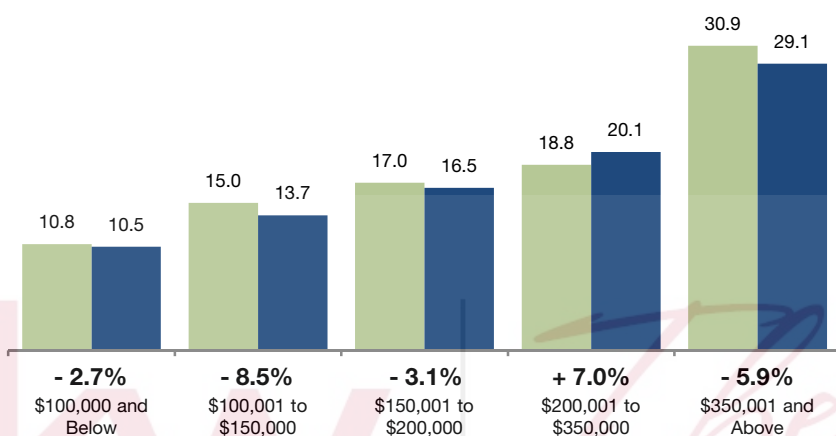
Months Supply of Inventory

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.



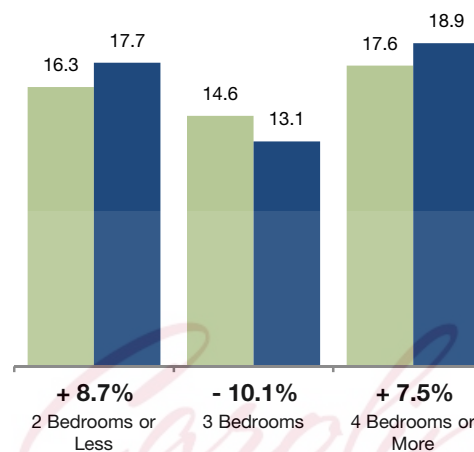
By Price Range

■ 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
\$100,000 and Below	10.8	10.5	- 2.7%
\$100,001 to \$150,000	15.0	13.7	- 8.5%
\$150,001 to \$200,000	17.0	16.5	- 3.1%
\$200,001 to \$350,000	18.8	20.1	+ 7.0%
\$350,001 and Above	30.9	29.1	- 5.9%
All Price Ranges	15.8	15.3	- 2.7%

Single-Family Homes

	2-2012	2-2013	Change
\$100,000 and Below	10.9	10.6	- 3.4%
\$100,001 to \$150,000	14.0	12.8	- 8.6%
\$150,001 to \$200,000	15.9	15.0	- 6.0%
\$200,001 to \$350,000	18.1	19.7	+ 8.5%
\$350,001 and Above	30.1	28.8	- 4.4%
All Price Ranges	15.4	15.0	- 3.0%

Condos

	2-2012	2-2013	Change
\$100,000 and Below	9.8	10.0	+ 2.0%
\$100,001 to \$150,000	25.1	26.0	+ 3.2%
\$150,001 to \$200,000	26.3	34.2	+ 29.9%
\$200,001 to \$350,000	21.3	24.1	+ 12.9%
\$350,001 and Above	27.0	13.0	- 51.9%
All Price Ranges	19.3	19.7	+ 2.1%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	16.3	17.7	+ 8.7%
3 Bedrooms	14.6	13.1	- 10.1%
4 Bedrooms or More	17.6	18.9	+ 7.5%
All Bedroom Counts	15.8	15.3	- 2.7%

	2-2012	2-2013	Change
2 Bedrooms or Less	15.0	16.9	+ 13.0%
3 Bedrooms	14.4	12.8	- 11.0%
4 Bedrooms or More	17.7	19.1	+ 8.2%
All Bedroom Counts	15.4	15.0	- 3.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 1.7 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 13.8 percent.

The overall Median Sales Price was up 0.4 percent to \$127,000. The property type with the largest price gain was the Condo segment, where prices increased 8.3 percent to \$94,500. The price range that tended to sell the quickest was the \$100,000 and Below range at 138 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 199 days.

Market-wide, inventory levels were down 1.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 1.5 percent. That amounts to 15.5 months supply for Single-Family homes and 19.4 months supply for Condos.

Quick Facts

+ 13.8%

Price Range With the
Strongest Sales:
\$100,001 to \$150,000

+ 8.5%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 2.7%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

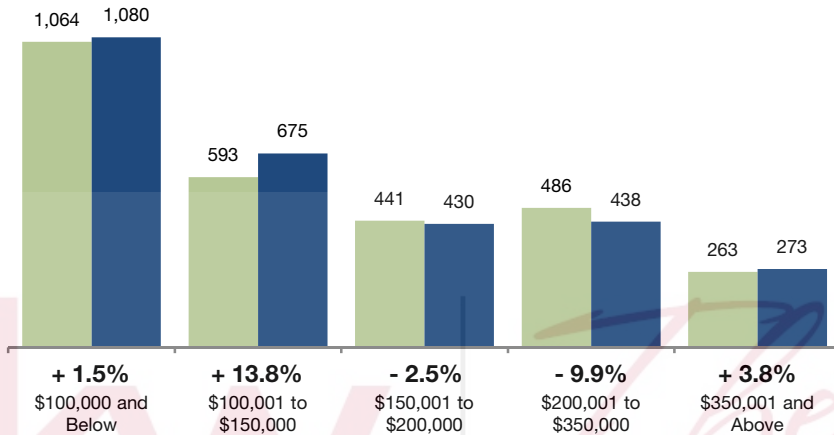
Pending Sales

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



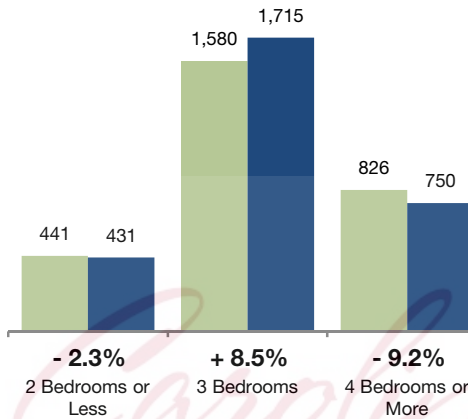
By Price Range

■ 3-2012 ■ 3-2013



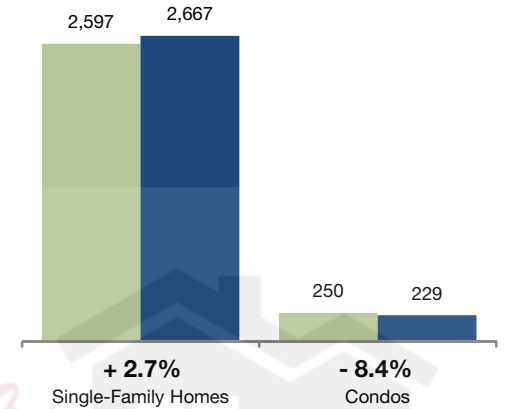
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$100,000 and Below	1,064	1,080	+ 1.5%
\$100,001 to \$150,000	593	675	+ 13.8%
\$150,001 to \$200,000	441	430	- 2.5%
\$200,001 to \$350,000	486	438	- 9.9%
\$350,001 and Above	263	273	+ 3.8%
All Price Ranges	2,847	2,896	+ 1.7%

Single-Family Homes

	3-2012	3-2013	Change
2 Bedrooms or Less	933	959	+ 2.8%
3 Bedrooms	555	625	+ 12.6%
4 Bedrooms or More	393	398	+ 1.3%
	460	418	- 9.1%
	256	267	+ 4.3%
All Single-Family Homes	2,597	2,667	+ 2.7%

Condos

	3-2012	3-2013	Change
1 Bedroom	131	121	- 7.6%
2 Bedrooms	38	50	+ 31.6%
3 Bedrooms	48	32	- 33.3%
4 Bedrooms or More	26	20	- 23.1%
	7	6	- 14.3%
All Condos	250	229	- 8.4%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	441	431	- 2.3%
3 Bedrooms	1,580	1,715	+ 8.5%
4 Bedrooms or More	826	750	- 9.2%
All Bedroom Counts	2,847	2,896	+ 1.7%

	3-2012	3-2013	Change
2 Bedrooms or Less	338	320	- 5.3%
3 Bedrooms	1,504	1,647	+ 9.5%
4 Bedrooms or More	755	700	- 7.3%
All Single-Family Homes	2,597	2,667	+ 2.7%

	3-2012	3-2013	Change
1 Bedroom	103	111	+ 7.8%
2 Bedrooms	76	68	- 10.5%
3 Bedrooms	71	50	- 29.6%
All Condos	250	229	- 8.4%

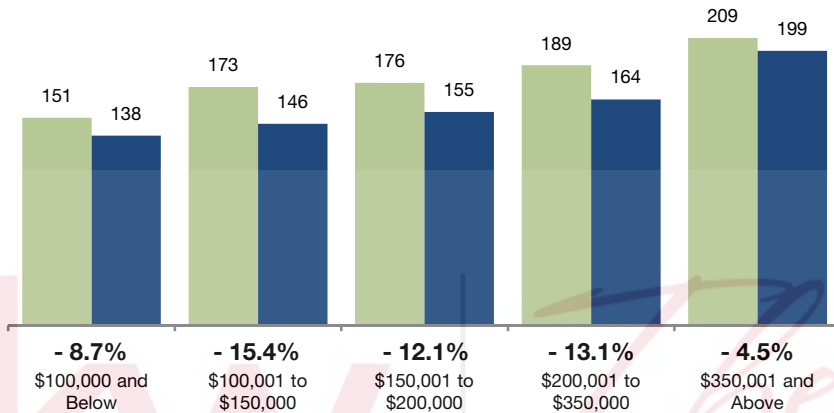
Days on Market Until Sale

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

■ 3-2012 ■ 3-2013



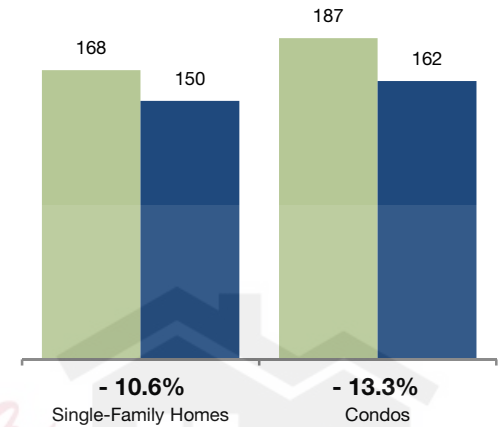
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$100,000 and Below	151	138	- 8.7%
\$100,001 to \$150,000	173	146	- 15.4%
\$150,001 to \$200,000	176	155	- 12.1%
\$200,001 to \$350,000	189	164	- 13.1%
\$350,001 and Above	209	199	- 4.5%
All Price Ranges	170	151	- 10.8%

Single-Family Homes

3-2012	3-2013	Change	3-2012	3-2013	Change
147	136	- 7.3%	179	152	- 15.4%
172	144	- 16.1%	194	178	- 8.0%
173	156	- 10.0%	214	145	- 32.3%
189	162	- 14.6%	171	206	+ 20.3%
207	199	- 3.9%	276	196	- 29.0%
168	150	- 10.6%	187	162	- 13.3%

Condos

3-2012	3-2013	Change
179	152	- 15.4%
194	178	- 8.0%
214	145	- 32.3%
171	206	+ 20.3%
276	196	- 29.0%
187	162	- 13.3%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	166	160	- 3.4%
3 Bedrooms	167	147	- 12.0%
4 Bedrooms or More	177	156	- 12.0%
All Bedroom Counts	170	151	- 10.8%

3-2012	3-2013	Change	3-2012	3-2013	Change
155	153	- 1.3%	201	181	- 9.8%
165	146	- 11.8%	205	180	- 12.2%
180	160	- 11.3%	136	106	- 22.1%
168	150	- 10.6%	187	162	- 13.3%

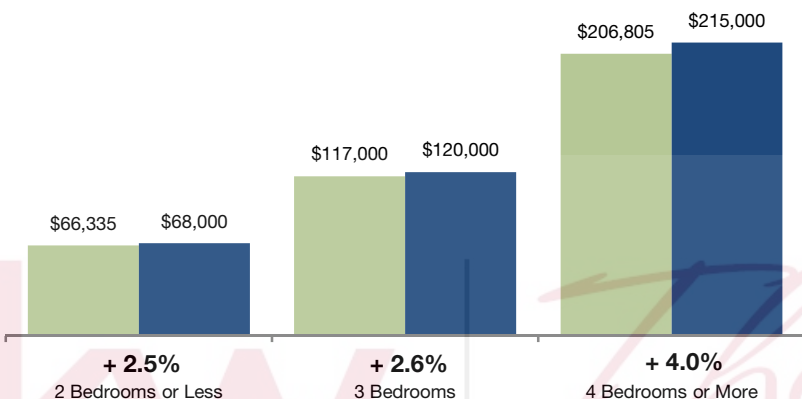
Median Sales Price

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



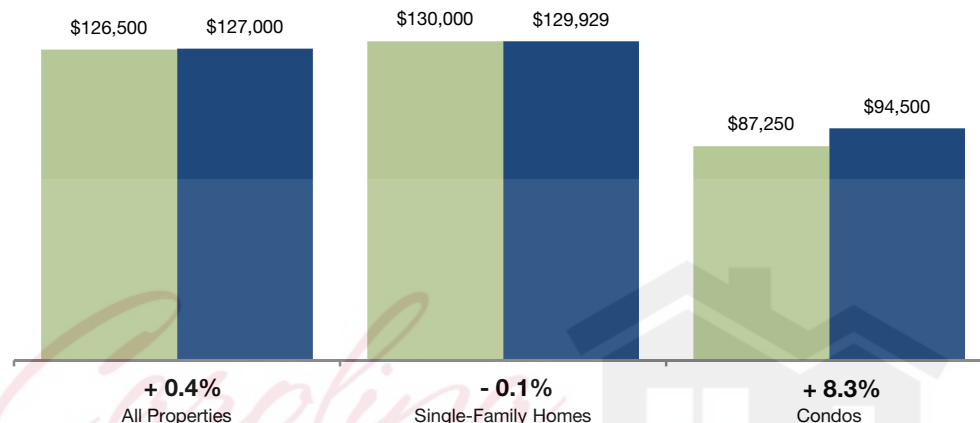
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Bedroom Count	3-2012	3-2013	Change
2 Bedrooms or Less	\$66,335	\$68,000	+ 2.5%
3 Bedrooms	\$117,000	\$120,000	+ 2.6%
4 Bedrooms or More	\$206,805	\$215,000	+ 4.0%
All Bedroom Counts	\$126,500	\$127,000	+ 0.4%

Single-Family Homes

3-2012	3-2013	Change
\$60,000	\$60,000	0.0%
\$118,000	\$120,000	+ 1.7%
\$220,000	\$225,000	+ 2.3%
\$130,000	\$129,929	- 0.1%

Condos

3-2012	3-2013	Change
\$79,000	\$89,000	+ 12.7%
\$106,500	\$131,000	+ 23.0%
\$93,000	\$73,000	- 21.5%
\$87,250	\$94,500	+ 8.3%

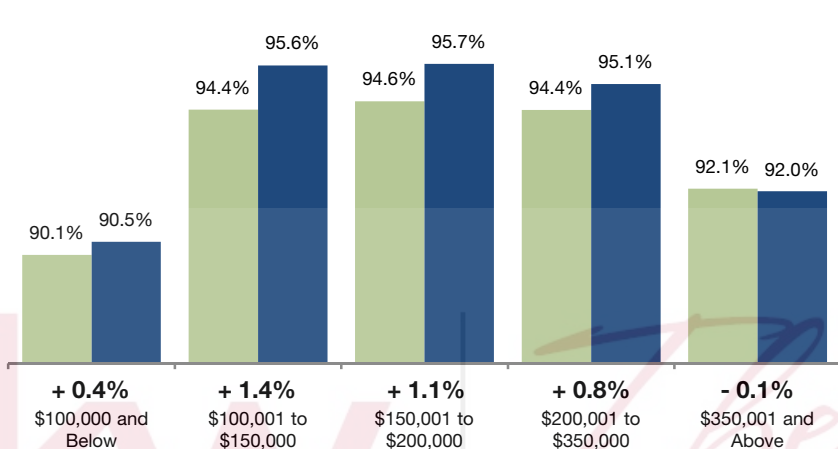
Percent of List Price Received

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.**



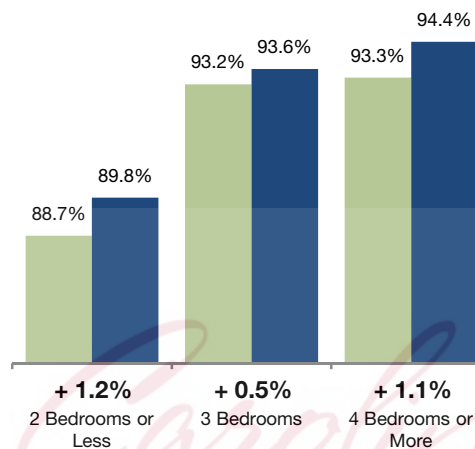
By Price Range

■ 3-2012 ■ 3-2013



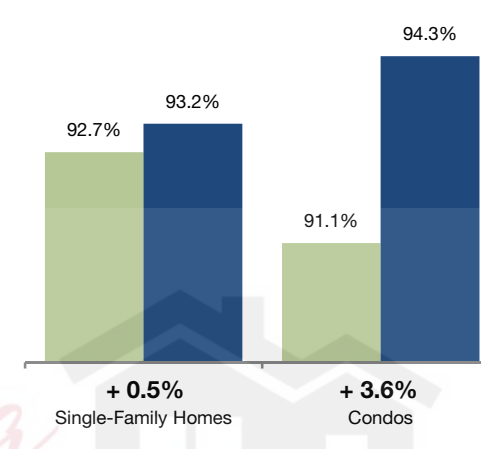
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$100,000 and Below	90.1%	90.5%	+ 0.4%
\$100,001 to \$150,000	94.4%	95.6%	+ 1.4%
\$150,001 to \$200,000	94.6%	95.7%	+ 1.1%
\$200,001 to \$350,000	94.4%	95.1%	+ 0.8%
\$350,001 and Above	92.1%	92.0%	- 0.1%
All Price Ranges	92.5%	93.3%	+ 0.8%

Single-Family Homes

	3-2012	3-2013	Change
\$100,000 and Below	90.0%	90.1%	+ 0.1%
\$100,001 to \$150,000	94.8%	95.7%	+ 0.9%
\$150,001 to \$200,000	94.6%	95.6%	+ 1.1%
\$200,001 to \$350,000	94.5%	95.3%	+ 0.8%
\$350,001 and Above	92.0%	92.0%	- 0.1%
All Price Ranges	92.7%	93.2%	+ 0.5%

Condos

	3-2012	3-2013	Change
\$100,000 and Below	91.0%	94.0%	+ 3.4%
\$100,001 to \$150,000	89.1%	94.9%	+ 6.6%
\$150,001 to \$200,000	94.2%	96.2%	+ 2.1%
\$200,001 to \$350,000	91.2%	92.2%	+ 1.2%
\$350,001 and Above	94.0%	93.5%	- 0.5%
All Price Ranges	91.1%	94.3%	+ 3.6%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	88.7%	89.8%	+ 1.2%
3 Bedrooms	93.2%	93.6%	+ 0.5%
4 Bedrooms or More	93.3%	94.4%	+ 1.1%
All Bedroom Counts	92.5%	93.3%	+ 0.8%

	3-2012	3-2013	Change
2 Bedrooms or Less	88.4%	88.5%	+ 0.1%
3 Bedrooms	93.3%	93.6%	+ 0.3%
4 Bedrooms or More	93.3%	94.3%	+ 1.0%
All Bedroom Counts	92.7%	93.2%	+ 0.5%

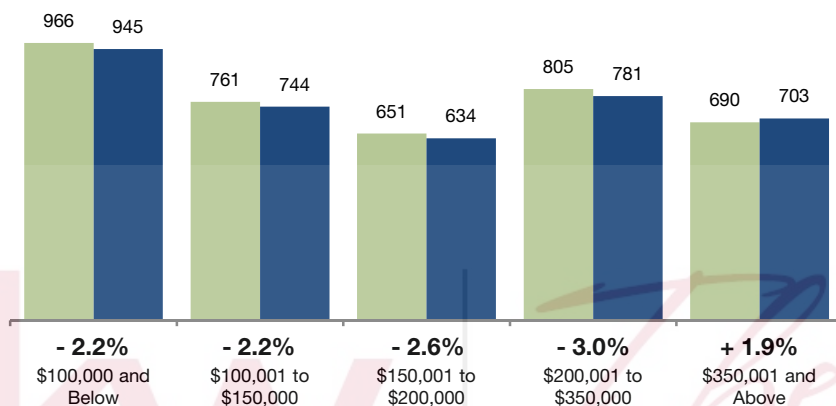
Inventory of Homes for Sale

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



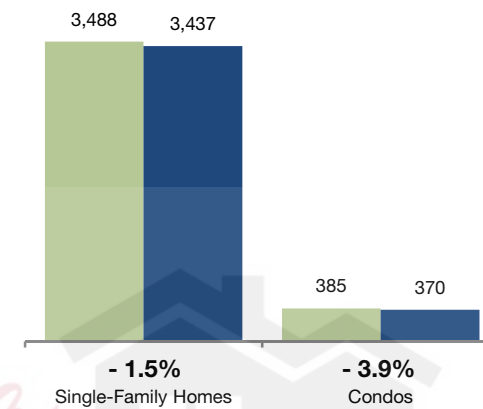
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$100,000 and Below	966	945	- 2.2%
\$100,001 to \$150,000	761	744	- 2.2%
\$150,001 to \$200,000	651	634	- 2.6%
\$200,001 to \$350,000	805	781	- 3.0%
\$350,001 and Above	690	703	+ 1.9%
All Price Ranges	3,873	3,807	- 1.7%

Single-Family Homes

3-2012	3-2013	Change	3-2012	3-2013	Change
861	847	- 1.6%	105	98	- 6.7%
668	650	- 2.7%	93	94	+ 1.1%
551	536	- 2.7%	100	98	- 2.0%
742	727	- 2.0%	63	54	- 14.3%
666	677	+ 1.7%	24	26	+ 8.3%
3,488	3,437	- 1.5%	385	370	- 3.9%

Condos

3-2012	3-2013	Change
105	98	- 6.7%
93	94	+ 1.1%
100	98	- 2.0%
63	54	- 14.3%
24	26	+ 8.3%
385	370	- 3.9%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	604	628	+ 4.0%
3 Bedrooms	2,010	1,934	- 3.8%
4 Bedrooms or More	1,250	1,236	- 1.1%
All Bedroom Counts	3,873	3,807	- 1.7%

3-2012	3-2013	Change	3-2012	3-2013	Change
432	459	+ 6.3%	172	169	- 1.7%
1,881	1,804	- 4.1%	129	130	+ 0.8%
1,166	1,165	- 0.1%	84	71	- 15.5%
3,488	3,437	- 1.5%	385	370	- 3.9%

3-2012	3-2013	Change
172	169	- 1.7%
129	130	+ 0.8%
84	71	- 15.5%
385	370	- 3.9%

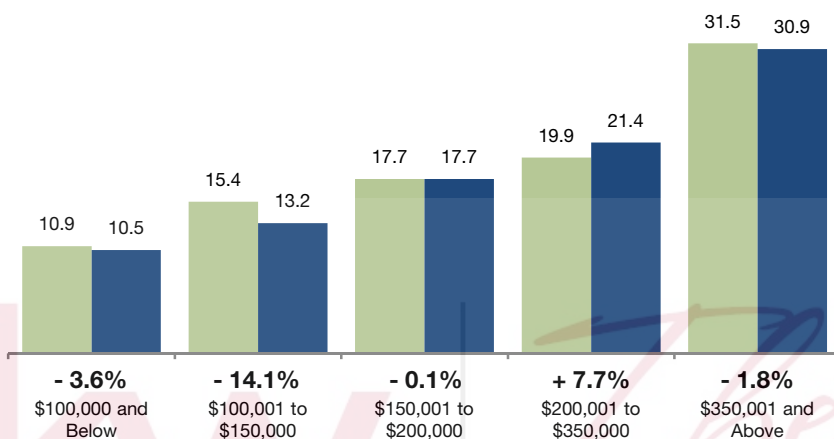
Months Supply of Inventory

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.



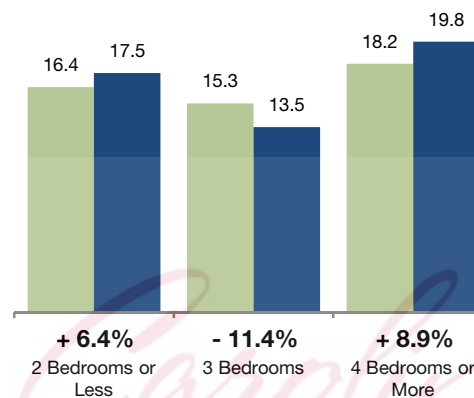
By Price Range

■ 3-2012 ■ 3-2013



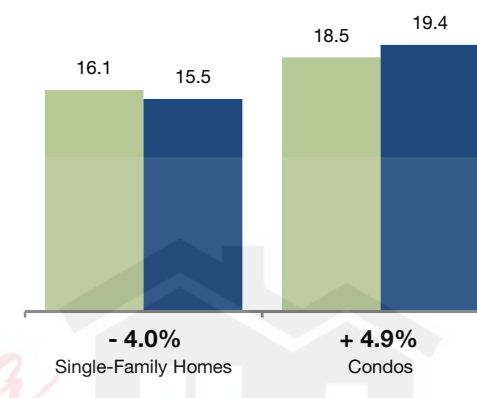
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$100,000 and Below	10.9	10.5	- 3.6%
\$100,001 to \$150,000	15.4	13.2	- 14.1%
\$150,001 to \$200,000	17.7	17.7	- 0.1%
\$200,001 to \$350,000	19.9	21.4	+ 7.7%
\$350,001 and Above	31.5	30.9	- 1.8%
All Price Ranges	16.3	15.8	- 3.4%

Single-Family Homes

	3-2012	3-2013	Change
\$100,000 and Below	11.1	10.6	- 4.3%
\$100,001 to \$150,000	14.4	12.5	- 13.6%
\$150,001 to \$200,000	16.8	16.2	- 3.9%
\$200,001 to \$350,000	19.4	20.9	+ 7.8%
\$350,001 and Above	31.2	30.4	- 2.5%
All Price Ranges	16.1	15.5	- 4.0%

Condos

	3-2012	3-2013	Change
\$100,000 and Below	9.6	9.7	+ 1.0%
\$100,001 to \$150,000	26.9	22.6	- 16.2%
\$150,001 to \$200,000	25.0	36.8	+ 47.0%
\$200,001 to \$350,000	19.4	29.7	+ 53.2%
\$350,001 and Above	17.1	17.3	+ 1.1%
All Price Ranges	18.5	19.4	+ 4.9%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	16.4	17.5	+ 6.4%
3 Bedrooms	15.3	13.5	- 11.4%
4 Bedrooms or More	18.2	19.8	+ 8.9%
All Bedroom Counts	16.3	15.8	- 3.4%

	3-2012	3-2013	Change
2 Bedrooms or Less	15.3	17.2	+ 12.2%
3 Bedrooms	15.0	13.1	- 12.4%
4 Bedrooms or More	18.5	20.0	+ 7.8%
All Bedroom Counts	16.1	15.5	- 4.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 4.4 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 13.7 percent.

The overall Median Sales Price was up 0.1 percent to \$128,100. The property type with the smallest price decline was the Single-Family segment, where prices decreased 0.7 percent to \$130,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 135 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 192 days.

Market-wide, inventory levels were down 3.6 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 3.5 percent. That amounts to 15.2 months supply for Single-Family homes and 19.8 months supply for Condos.

Quick Facts

+ 13.7%

Price Range With the
Strongest Sales:
\$100,001 to \$150,000

+ 9.3%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 5.8%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

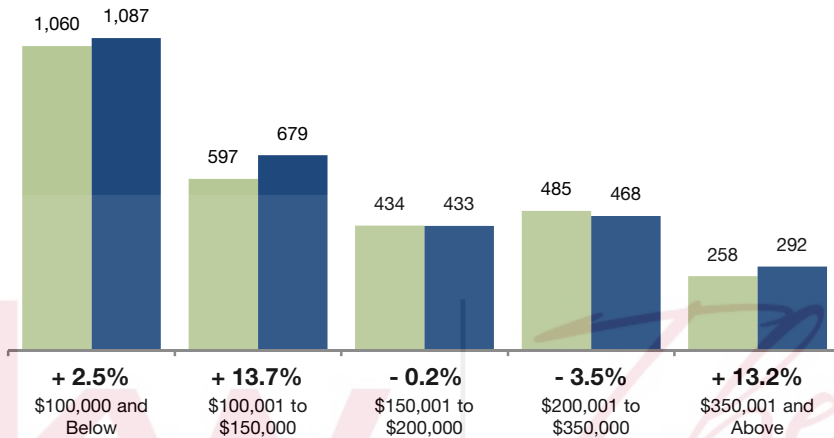
Pending Sales

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



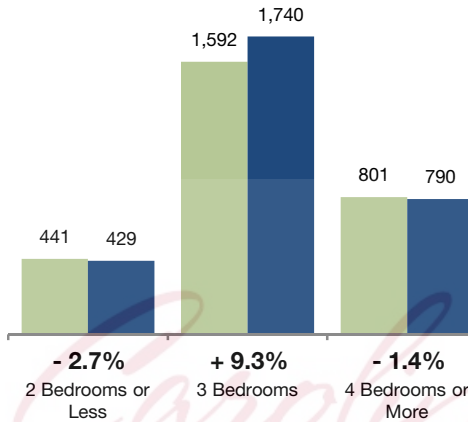
By Price Range

■ 4-2012 ■ 4-2013



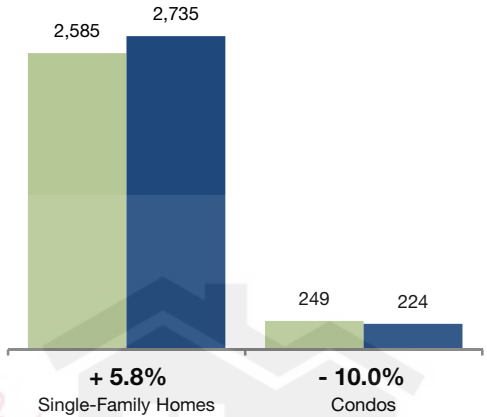
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$100,000 and Below	1,060	1,087	+ 2.5%
\$100,001 to \$150,000	597	679	+ 13.7%
\$150,001 to \$200,000	434	433	- 0.2%
\$200,001 to \$350,000	485	468	- 3.5%
\$350,001 and Above	258	292	+ 13.2%
All Price Ranges	2,834	2,959	+ 4.4%

Single-Family Homes

	4-2012	4-2013	Change
\$100,000 and Below	935	968	+ 3.5%
\$100,001 to \$150,000	558	631	+ 13.1%
\$150,001 to \$200,000	385	404	+ 4.9%
\$200,001 to \$350,000	455	448	- 1.5%
\$350,001 and Above	252	284	+ 12.7%
All Price Ranges	2,585	2,735	+ 5.8%

Condos

	4-2012	4-2013	Change
\$100,000 and Below	125	119	- 4.8%
\$100,001 to \$150,000	39	48	+ 23.1%
\$150,001 to \$200,000	49	29	- 40.8%
\$200,001 to \$350,000	30	20	- 33.3%
\$350,001 and Above	6	8	+ 33.3%
All Price Ranges	249	224	- 10.0%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	441	429	- 2.7%
3 Bedrooms	1,592	1,740	+ 9.3%
4 Bedrooms or More	801	790	- 1.4%
All Bedroom Counts	2,834	2,959	+ 4.4%

	4-2012	4-2013	Change
2 Bedrooms or Less	340	319	- 6.2%
3 Bedrooms	1,517	1,675	+ 10.4%
4 Bedrooms or More	728	741	+ 1.8%
All Bedroom Counts	2,585	2,735	+ 5.8%

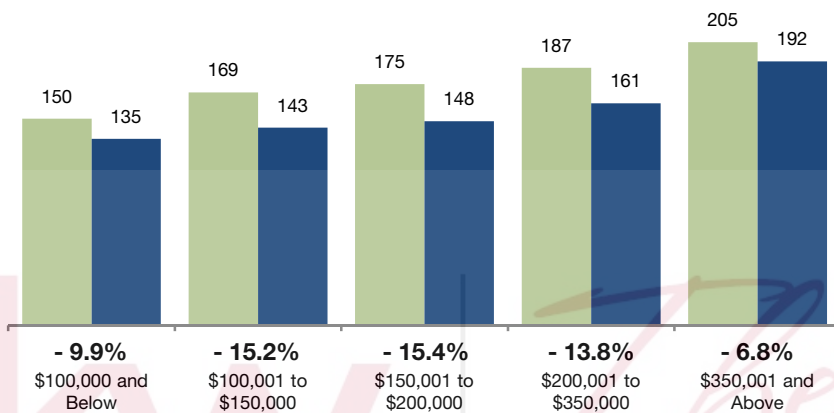
Days on Market Until Sale

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

■ 4-2012 ■ 4-2013



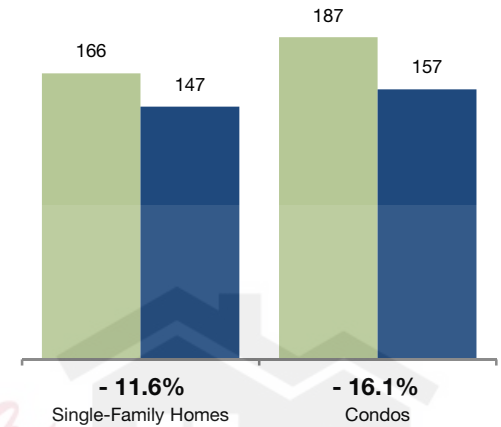
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$100,000 and Below	150	135	- 9.9%
\$100,001 to \$150,000	169	143	- 15.2%
\$150,001 to \$200,000	175	148	- 15.4%
\$200,001 to \$350,000	187	161	- 13.8%
\$350,001 and Above	205	192	- 6.8%
All Price Ranges	168	148	- 12.0%

Single-Family Homes

	4-2012	4-2013	Change
\$100,000 and Below	146	133	- 8.7%
\$100,001 to \$150,000	167	141	- 15.6%
\$150,001 to \$200,000	172	149	- 13.4%
\$200,001 to \$350,000	188	159	- 15.1%
\$350,001 and Above	205	193	- 6.0%
All Price Ranges	166	147	- 11.6%

Condos

	4-2012	4-2013	Change
\$100,000 and Below	180	149	- 16.8%
\$100,001 to \$150,000	198	175	- 12.1%
\$150,001 to \$200,000	214	140	- 34.7%
\$200,001 to \$350,000	170	192	+ 13.0%
\$350,001 and Above	228	141	- 38.2%
All Price Ranges	187	157	- 16.1%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	168	160	- 4.5%
3 Bedrooms	164	143	- 12.8%
4 Bedrooms or More	176	152	- 13.7%
All Bedroom Counts	168	148	- 12.0%

	4-2012	4-2013	Change
2 Bedrooms or Less	156	154	- 1.2%
3 Bedrooms	163	142	- 12.5%
4 Bedrooms or More	179	155	- 13.4%
All Bedroom Counts	166	147	- 11.6%

	4-2012	4-2013	Change
2 Bedrooms or Less	211	178	- 15.6%
3 Bedrooms	200	166	- 17.2%
4 Bedrooms or More	131	104	- 20.2%
All Bedroom Counts	187	157	- 16.1%

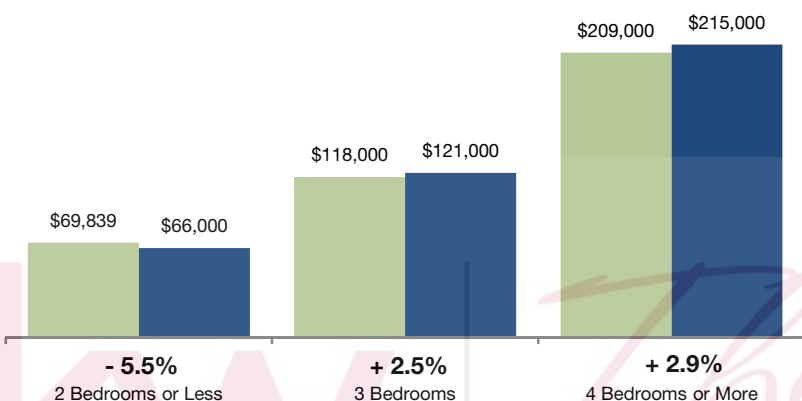
Median Sales Price

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



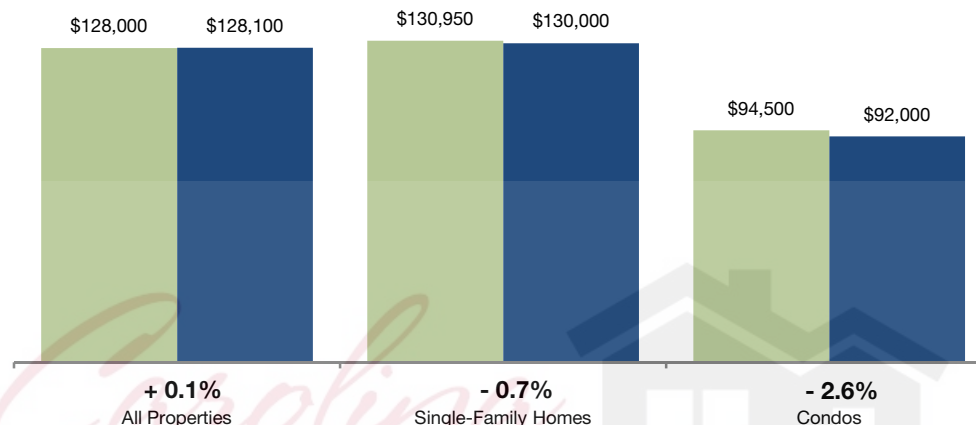
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Bedroom Count	4-2012	4-2013	Change
2 Bedrooms or Less	\$69,839	\$66,000	- 5.5%
3 Bedrooms	\$118,000	\$121,000	+ 2.5%
4 Bedrooms or More	\$209,000	\$215,000	+ 2.9%
All Bedroom Counts	\$128,000	\$128,100	+ 0.1%

Single-Family Homes

4-2012	4-2013	Change
\$60,000	\$60,000	0.0%
\$118,000	\$120,000	+ 1.7%
\$220,673	\$225,000	+ 2.0%
\$130,950	\$130,000	- 0.7%

Condos

4-2012	4-2013	Change
\$85,000	\$78,250	- 7.9%
\$109,500	\$135,500	+ 23.7%
\$93,000	\$75,000	- 19.4%
\$94,500	\$92,000	- 2.6%

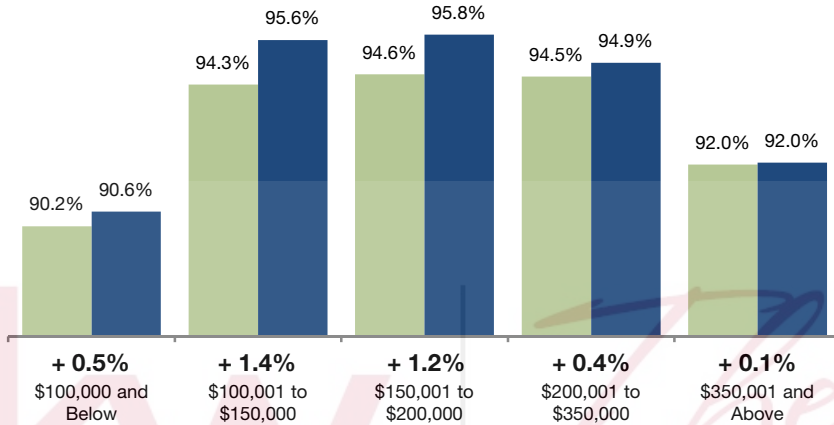
Percent of List Price Received

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.**



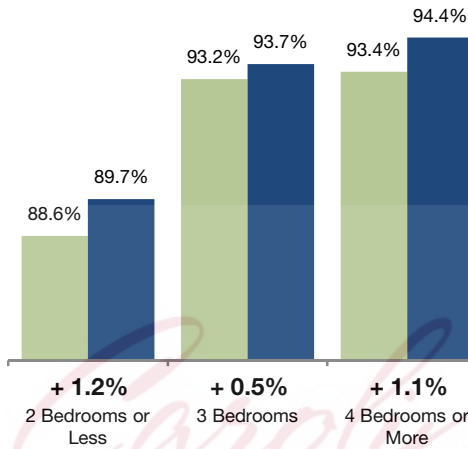
By Price Range

■ 4-2012 ■ 4-2013



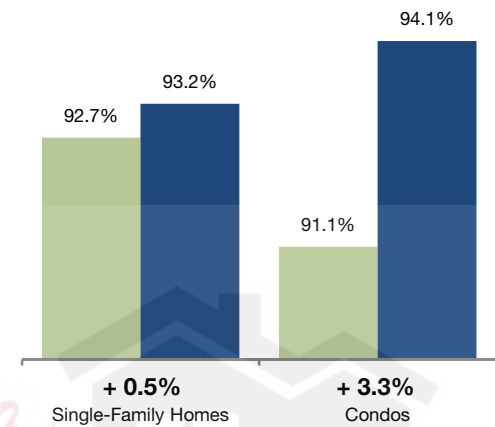
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$100,000 and Below	90.2%	90.6%	+ 0.5%
\$100,001 to \$150,000	94.3%	95.6%	+ 1.4%
\$150,001 to \$200,000	94.6%	95.8%	+ 1.2%
\$200,001 to \$350,000	94.5%	94.9%	+ 0.4%
\$350,001 and Above	92.0%	92.0%	+ 0.1%
All Price Ranges	92.6%	93.3%	+ 0.8%

Single-Family Homes

	4-2012	4-2013	Change
\$100,000 and Below	90.1%	90.2%	+ 0.2%
\$100,001 to \$150,000	94.7%	95.7%	+ 1.0%
\$150,001 to \$200,000	94.6%	95.7%	+ 1.1%
\$200,001 to \$350,000	94.7%	95.0%	+ 0.4%
\$350,001 and Above	91.9%	92.0%	+ 0.0%
All Price Ranges	92.7%	93.2%	+ 0.5%

Condos

	4-2012	4-2013	Change
\$100,000 and Below	91.0%	93.6%	+ 2.8%
\$100,001 to \$150,000	89.4%	94.7%	+ 6.0%
\$150,001 to \$200,000	94.4%	96.3%	+ 2.0%
\$200,001 to \$350,000	91.0%	92.8%	+ 2.0%
\$350,001 and Above	93.4%	94.7%	+ 1.4%
All Price Ranges	91.1%	94.1%	+ 3.3%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	88.6%	89.7%	+ 1.2%
3 Bedrooms	93.2%	93.7%	+ 0.5%
4 Bedrooms or More	93.4%	94.4%	+ 1.1%
All Bedroom Counts	92.6%	93.3%	+ 0.8%

	4-2012	4-2013	Change
2 Bedrooms or Less	88.3%	88.3%	+ 0.0%
3 Bedrooms	93.3%	93.6%	+ 0.3%
4 Bedrooms or More	93.4%	94.4%	+ 1.0%
All Bedroom Counts	92.7%	93.2%	+ 0.5%

	4-2012	4-2013	Change
2 Bedrooms or Less	89.9%	93.7%	+ 4.2%
3 Bedrooms	90.6%	94.1%	+ 3.8%
4 Bedrooms or More	93.3%	95.1%	+ 1.9%
All Bedroom Counts	91.1%	94.1%	+ 3.3%

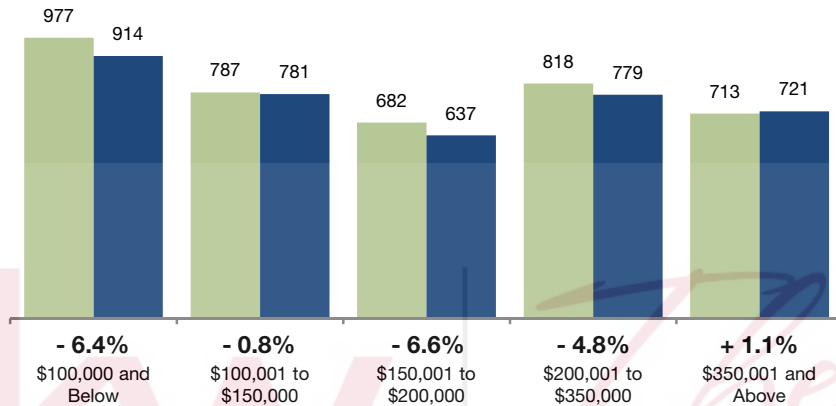
Inventory of Homes for Sale

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



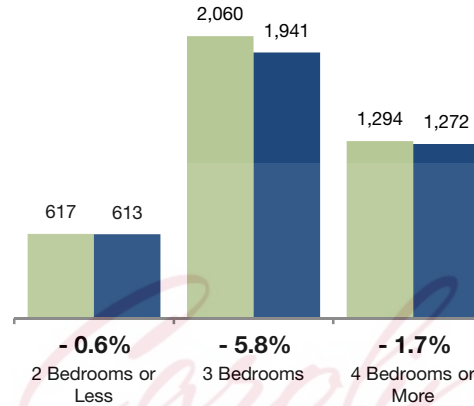
By Price Range

■ 4-2012 ■ 4-2013



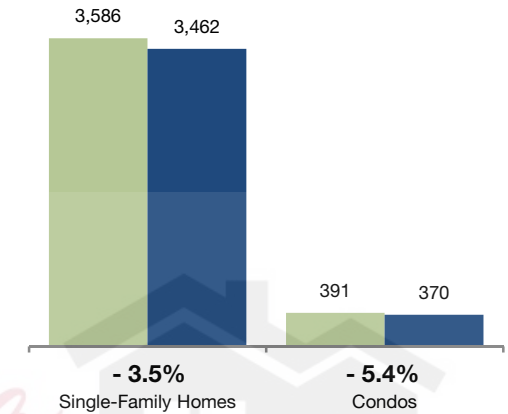
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$100,000 and Below	977	914	- 6.4%
\$100,001 to \$150,000	787	781	- 0.8%
\$150,001 to \$200,000	682	637	- 6.6%
\$200,001 to \$350,000	818	779	- 4.8%
\$350,001 and Above	713	721	+ 1.1%
All Price Ranges	3,977	3,832	- 3.6%

Single-Family Homes

	4-2012	4-2013	Change
2 Bedrooms or Less	872	819	- 6.1%
3 Bedrooms	694	684	- 1.4%
4 Bedrooms or More	580	536	- 7.6%
	756	727	- 3.8%
	684	696	+ 1.8%
All Single-Family Homes	3,586	3,462	- 3.5%

Condos

	4-2012	4-2013	Change
1 Bedroom	105	95	- 9.5%
2 Bedrooms	93	97	+ 4.3%
3 Bedrooms	102	101	- 1.0%
4 Bedrooms or More	62	52	- 16.1%
	29	25	- 13.8%
All Condos	391	370	- 5.4%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	617	613	- 0.6%
3 Bedrooms	2,060	1,941	- 5.8%
4 Bedrooms or More	1,294	1,272	- 1.7%
All Bedroom Counts	3,977	3,832	- 3.6%

	4-2012	4-2013	Change
2 Bedrooms or Less	440	448	+ 1.8%
3 Bedrooms	1,929	1,811	- 6.1%
4 Bedrooms or More	1,211	1,197	- 1.2%
All Single-Family Homes	3,586	3,462	- 3.5%

	4-2012	4-2013	Change
1 Bedroom	177	165	- 6.8%
2 Bedrooms	131	130	- 0.8%
3 Bedrooms	83	75	- 9.6%
All Condos	391	370	- 5.4%

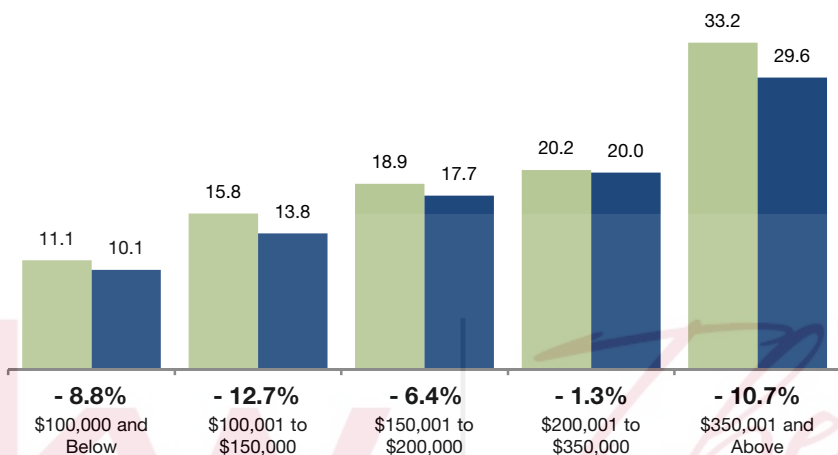
Months Supply of Inventory

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



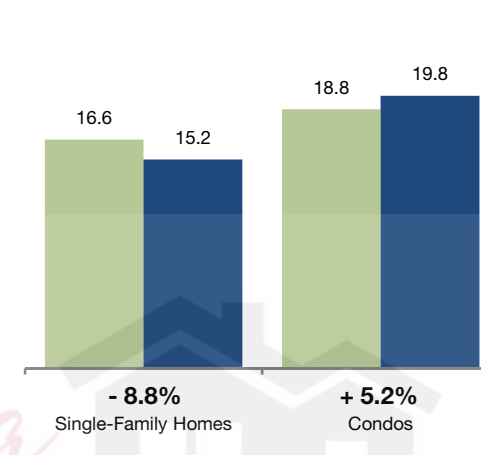
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$100,000 and Below	11.1	10.1	- 8.8%
\$100,001 to \$150,000	15.8	13.8	- 12.7%
\$150,001 to \$200,000	18.9	17.7	- 6.4%
\$200,001 to \$350,000	20.2	20.0	- 1.3%
\$350,001 and Above	33.2	29.6	- 10.7%
All Price Ranges	16.8	15.5	- 7.7%

Single-Family Homes

	4-2012	4-2013	Change
\$100,000 and Below	11.2	10.2	- 9.3%
\$100,001 to \$150,000	14.9	13.0	- 12.8%
\$150,001 to \$200,000	18.1	15.9	- 11.9%
\$200,001 to \$350,000	19.9	19.5	- 2.3%
\$350,001 and Above	32.6	29.4	- 9.7%
All Price Ranges	16.6	15.2	- 8.8%

Condos

	4-2012	4-2013	Change
\$100,000 and Below	10.1	9.6	- 5.0%
\$100,001 to \$150,000	26.2	24.3	- 7.6%
\$150,001 to \$200,000	25.0	38.3	+ 53.4%
\$200,001 to \$350,000	18.6	31.2	+ 67.7%
\$350,001 and Above	19.3	18.8	- 3.0%
All Price Ranges	18.8	19.8	+ 5.2%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	16.8	17.1	+ 2.1%
3 Bedrooms	15.5	13.4	- 13.8%
4 Bedrooms or More	19.4	19.3	- 0.3%
All Bedroom Counts	16.8	15.5	- 7.7%

	4-2012	4-2013	Change
2 Bedrooms or Less	15.5	16.9	+ 8.5%
3 Bedrooms	15.3	13.0	- 15.0%
4 Bedrooms or More	20.0	19.4	- 2.9%
All Bedroom Counts	16.6	15.2	- 8.8%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 6.0 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 18.8 percent.

The overall Median Sales Price was up 0.8 percent to \$129,500. The property type with the largest price gain was the Single-Family segment, where prices increased 0.8 percent to \$132,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 132 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 192 days.

Market-wide, inventory levels were down 2.3 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 2.0 percent. That amounts to 15.0 months supply for Single-Family homes and 20.2 months supply for Condos.

Quick Facts

+ 18.8%

Price Range With the
Strongest Sales:
\$100,001 to \$150,000

+ 10.8%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 7.7%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

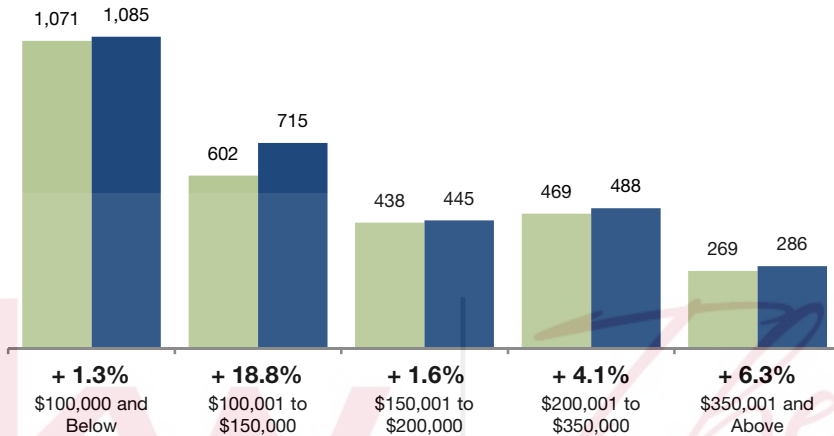
Pending Sales

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



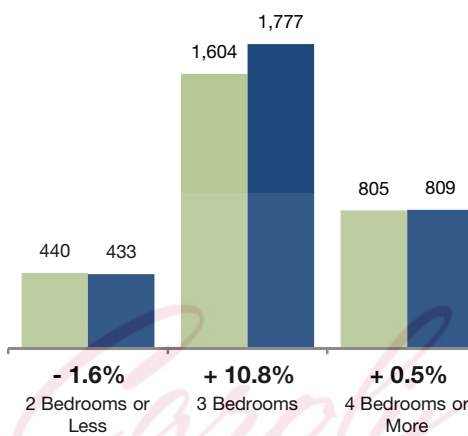
By Price Range

■ 5-2012 ■ 5-2013



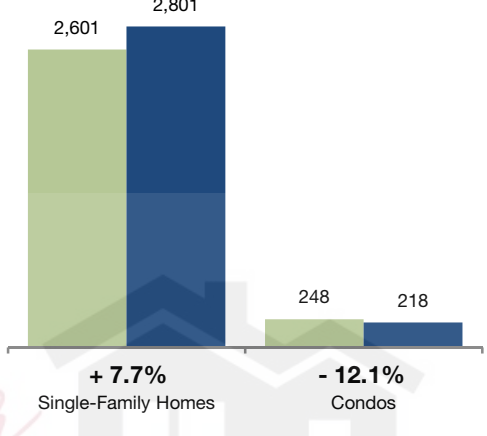
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$100,000 and Below	1,071	1,085	+ 1.3%
\$100,001 to \$150,000	602	715	+ 18.8%
\$150,001 to \$200,000	438	445	+ 1.6%
\$200,001 to \$350,000	469	488	+ 4.1%
\$350,001 and Above	269	286	+ 6.3%
All Price Ranges	2,849	3,019	+ 6.0%

Single-Family Homes

	5-2012	5-2013	Change
2 Bedrooms or Less	947	967	+ 2.1%
3 Bedrooms	560	669	+ 19.5%
4 Bedrooms or More	392	417	+ 6.4%
	441	468	+ 6.1%
	261	280	+ 7.3%
All Single-Family Homes	2,601	2,801	+ 7.7%

Condos

	5-2012	5-2013	Change
1 Bedroom	124	118	- 4.8%
2 Bedrooms	42	46	+ 9.5%
3 Bedrooms	46	28	- 39.1%
4 Bedrooms or More	28	20	- 28.6%
	8	6	- 25.0%
All Condos	248	218	- 12.1%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	440	433	- 1.6%
3 Bedrooms	1,604	1,777	+ 10.8%
4 Bedrooms or More	805	809	+ 0.5%
All Bedroom Counts	2,849	3,019	+ 6.0%

	5-2012	5-2013	Change
2 Bedrooms or Less	336	327	- 2.7%
3 Bedrooms	1,536	1,711	+ 11.4%
4 Bedrooms or More	729	763	+ 4.7%
All Single-Family Homes	2,601	2,801	+ 7.7%

	5-2012	5-2013	Change
1 Bedroom	104	106	+ 1.9%
2 Bedrooms	68	66	- 2.9%
3 Bedrooms	76	46	- 39.5%
All Condos	248	218	- 12.1%

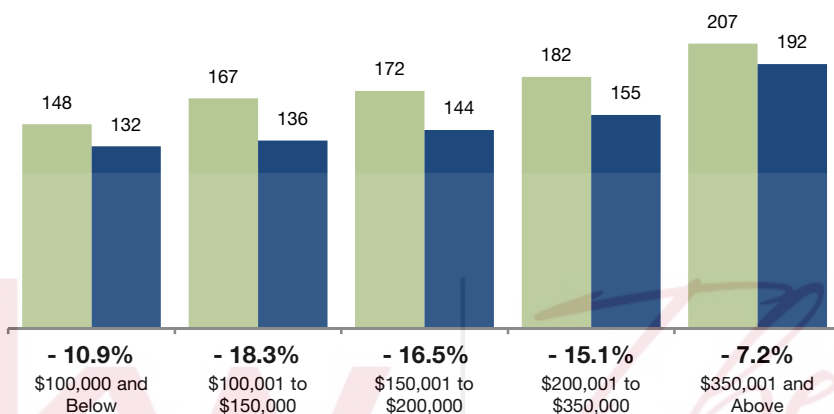
Days on Market Until Sale

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



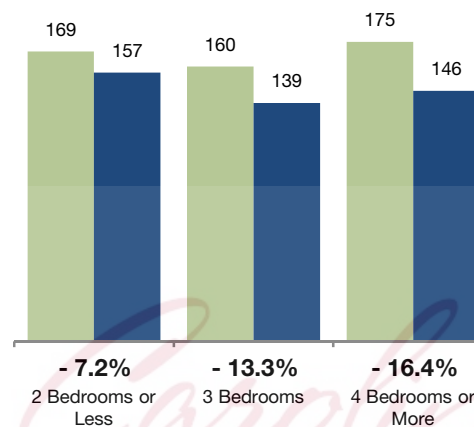
By Price Range

■ 5-2012 ■ 5-2013



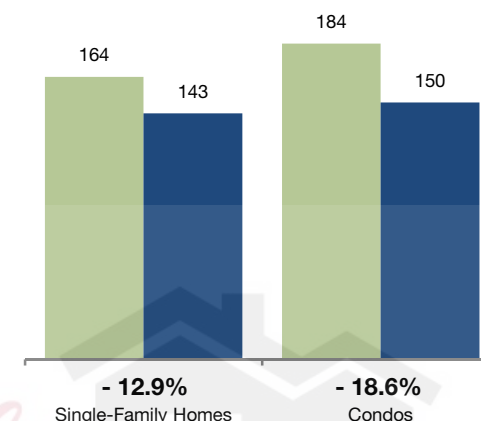
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$100,000 and Below	148	132	- 10.9%
\$100,001 to \$150,000	167	136	- 18.3%
\$150,001 to \$200,000	172	144	- 16.5%
\$200,001 to \$350,000	182	155	- 15.1%
\$350,001 and Above	207	192	- 7.2%
All Price Ranges	166	144	- 13.4%

Single-Family Homes

	5-2012	5-2013	Change
\$100,000 and Below	144	131	- 8.8%
\$100,001 to \$150,000	165	134	- 18.4%
\$150,001 to \$200,000	171	144	- 15.8%
\$200,001 to \$350,000	183	152	- 16.8%
\$350,001 and Above	206	193	- 6.2%
All Price Ranges	164	143	- 12.9%

Condos

	5-2012	5-2013	Change
\$100,000 and Below	180	137	- 24.0%
\$100,001 to \$150,000	197	165	- 16.2%
\$150,001 to \$200,000	185	141	- 23.9%
\$200,001 to \$350,000	171	211	+ 23.4%
\$350,001 and Above	228	130	- 42.9%
All Price Ranges	184	150	- 18.6%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	169	157	- 7.2%
3 Bedrooms	160	139	- 13.3%
4 Bedrooms or More	175	146	- 16.4%
All Bedroom Counts	166	144	- 13.4%

	5-2012	5-2013	Change
2 Bedrooms or Less	156	154	- 1.4%
3 Bedrooms	160	138	- 13.4%
4 Bedrooms or More	178	150	- 15.9%
All Bedroom Counts	164	143	- 12.9%

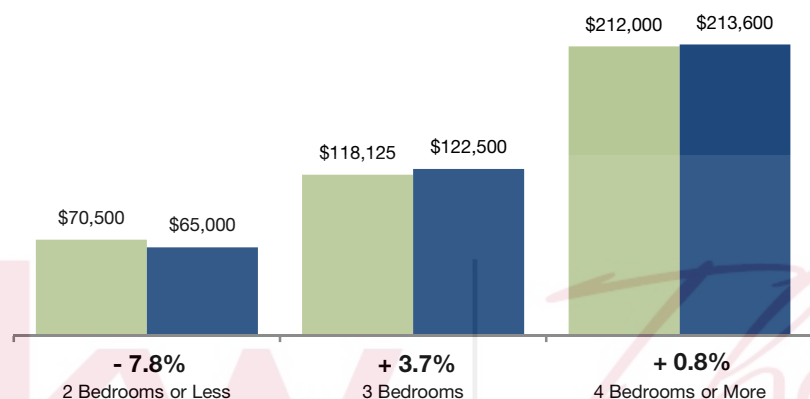
Median Sales Price

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



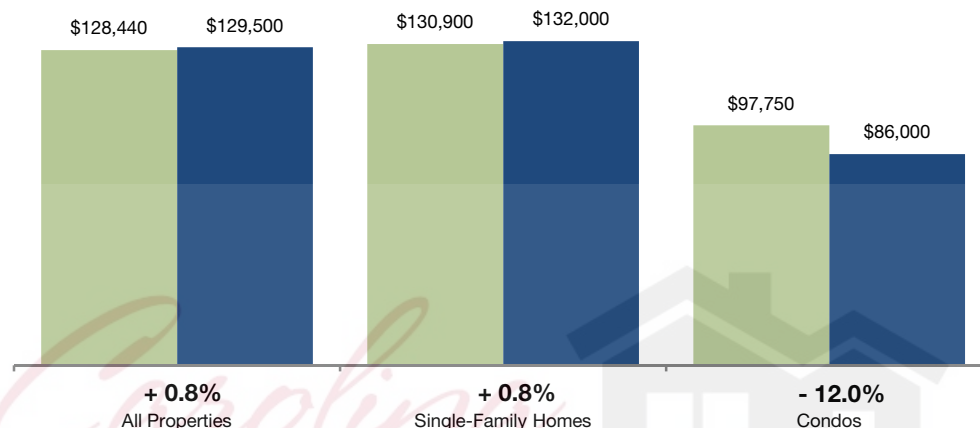
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Bedroom Count	5-2012	5-2013	Change
2 Bedrooms or Less	\$70,500	\$65,000	- 7.8%
3 Bedrooms	\$118,125	\$122,500	+ 3.7%
4 Bedrooms or More	\$212,000	\$213,600	+ 0.8%
All Bedroom Counts	\$128,440	\$129,500	+ 0.8%

Single-Family Homes

5-2012	5-2013	Change
\$62,950	\$60,000	- 4.7%
\$118,500	\$122,000	+ 3.0%
\$224,500	\$223,824	- 0.3%
\$130,900	\$132,000	+ 0.8%

Condos

5-2012	5-2013	Change
\$87,250	\$77,000	- 11.7%
\$117,000	\$135,500	+ 15.8%
\$83,000	\$75,000	- 9.6%
\$97,750	\$86,000	- 12.0%

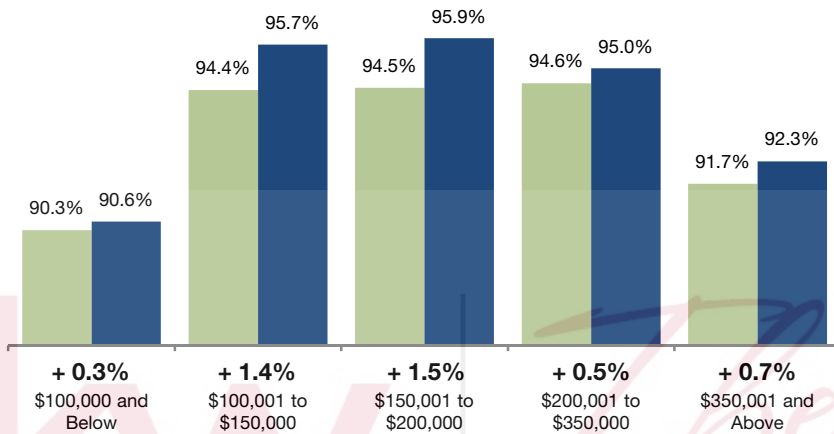
Percent of List Price Received

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.**



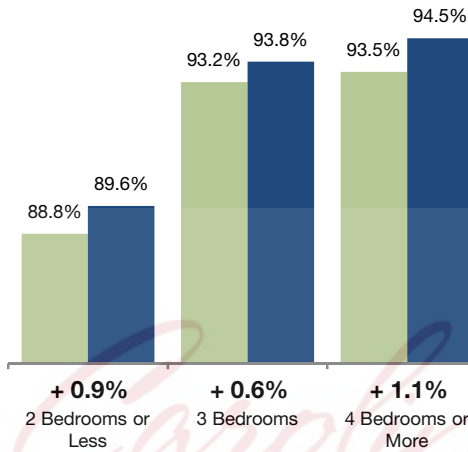
By Price Range

■ 5-2012 ■ 5-2013



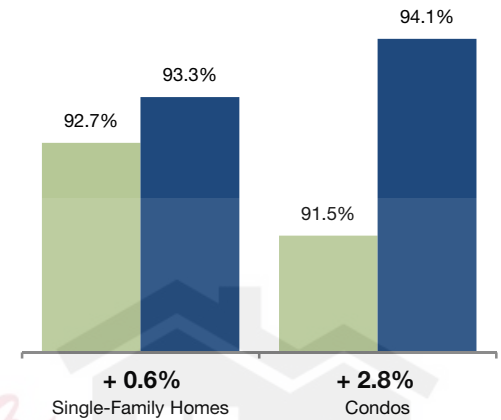
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$100,000 and Below	90.3%	90.6%	+ 0.3%
\$100,001 to \$150,000	94.4%	95.7%	+ 1.4%
\$150,001 to \$200,000	94.5%	95.9%	+ 1.5%
\$200,001 to \$350,000	94.6%	95.0%	+ 0.5%
\$350,001 and Above	91.7%	92.3%	+ 0.7%
All Price Ranges	92.6%	93.4%	+ 0.8%

Single-Family Homes

	5-2012	5-2013	Change
\$100,000 and Below	90.2%	90.2%	+ 0.0%
\$100,001 to \$150,000	94.8%	95.8%	+ 1.0%
\$150,001 to \$200,000	94.5%	95.9%	+ 1.5%
\$200,001 to \$350,000	94.8%	95.2%	+ 0.4%
\$350,001 and Above	91.7%	92.3%	+ 0.7%
All Price Ranges	92.7%	93.3%	+ 0.6%

Condos

	5-2012	5-2013	Change
\$100,000 and Below	91.5%	93.5%	+ 2.2%
\$100,001 to \$150,000	89.9%	95.2%	+ 6.0%
\$150,001 to \$200,000	94.4%	96.6%	+ 2.4%
\$200,001 to \$350,000	90.9%	92.4%	+ 1.6%
\$350,001 and Above	93.4%	94.4%	+ 1.1%
All Price Ranges	91.5%	94.1%	+ 2.8%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	88.8%	89.6%	+ 0.9%
3 Bedrooms	93.2%	93.8%	+ 0.6%
4 Bedrooms or More	93.5%	94.5%	+ 1.1%
All Bedroom Counts	92.6%	93.4%	+ 0.8%

	5-2012	5-2013	Change
2 Bedrooms or Less	88.3%	88.2%	- 0.1%
3 Bedrooms	93.3%	93.8%	+ 0.5%
4 Bedrooms or More	93.5%	94.4%	+ 1.0%
All Bedroom Counts	92.7%	93.3%	+ 0.6%

	5-2012	5-2013	Change
2 Bedrooms or Less	90.5%	93.5%	+ 3.3%
3 Bedrooms	90.9%	94.2%	+ 3.6%
4 Bedrooms or More	93.5%	95.4%	+ 2.0%
All Bedroom Counts	91.5%	94.1%	+ 2.8%

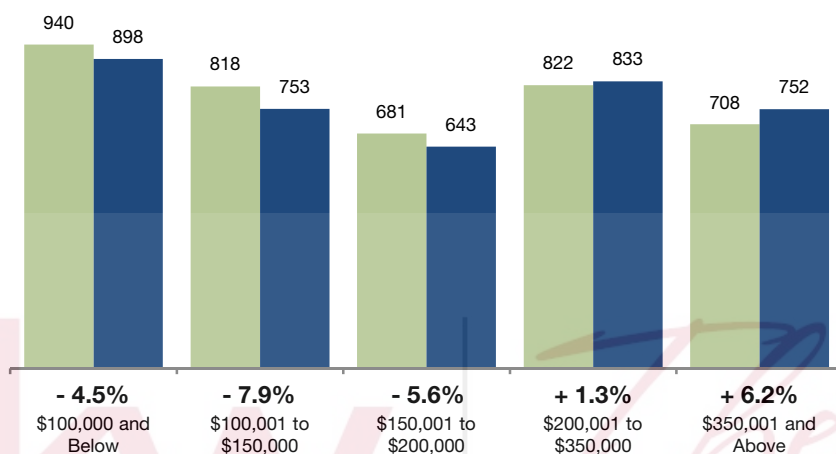
Inventory of Homes for Sale

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



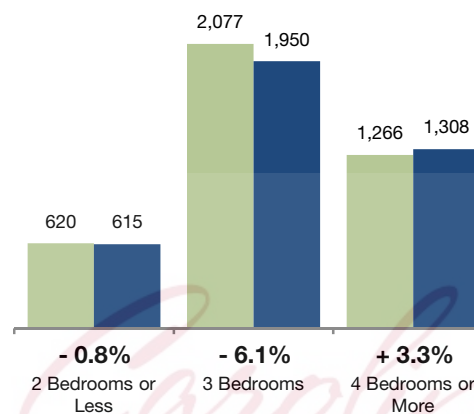
By Price Range

■ 5-2012 ■ 5-2013



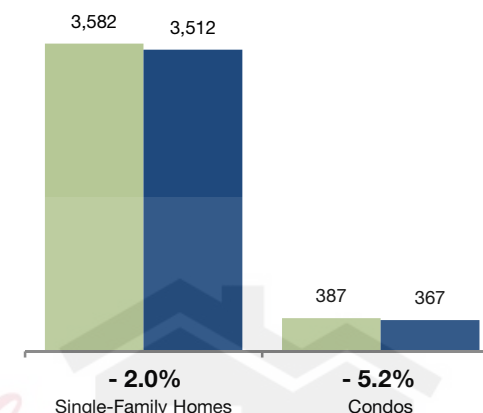
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$100,000 and Below	940	898	- 4.5%
\$100,001 to \$150,000	818	753	- 7.9%
\$150,001 to \$200,000	681	643	- 5.6%
\$200,001 to \$350,000	822	833	+ 1.3%
\$350,001 and Above	708	752	+ 6.2%
All Price Ranges	3,969	3,879	- 2.3%

Single-Family Homes

5-2012	5-2013	Change	5-2012	5-2013	Change
837	806	- 3.7%	103	92	- 10.7%
722	656	- 9.1%	96	97	+ 1.0%
579	540	- 6.7%	102	103	+ 1.0%
761	782	+ 2.8%	61	51	- 16.4%
683	728	+ 6.6%	25	24	- 4.0%
3,582	3,512	- 2.0%	387	367	- 5.2%

Condos

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	620	615	- 0.8%
3 Bedrooms	2,077	1,950	- 6.1%
4 Bedrooms or More	1,266	1,308	+ 3.3%
All Bedroom Counts	3,969	3,879	- 2.3%

5-2012	5-2013	Change	5-2012	5-2013	Change
437	450	+ 3.0%	183	165	- 9.8%
1,948	1,827	- 6.2%	129	123	- 4.7%
1,191	1,229	+ 3.2%	75	79	+ 5.3%
3,582	3,512	- 2.0%	387	367	- 5.2%

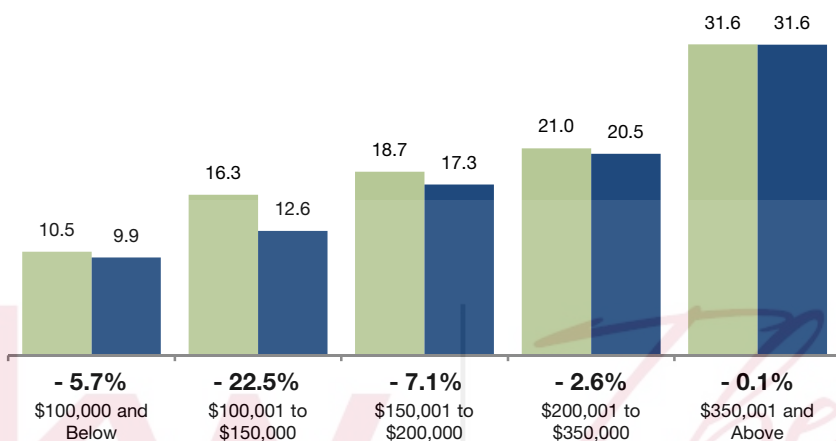
Months Supply of Inventory

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.



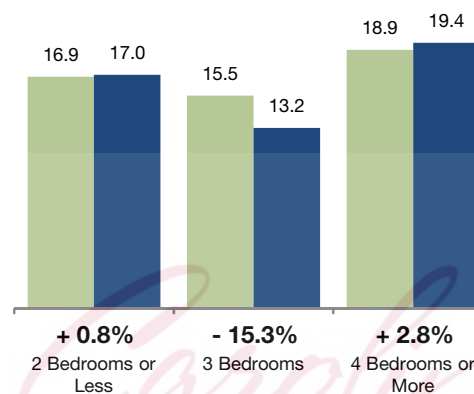
By Price Range

■ 5-2012 ■ 5-2013



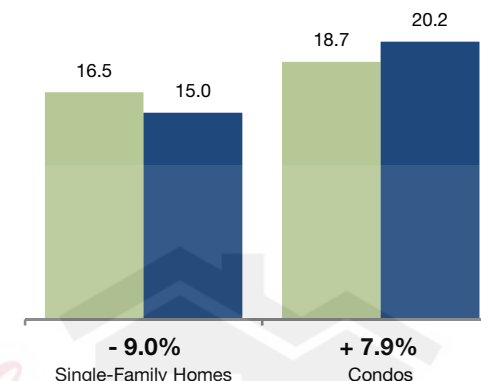
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$100,000 and Below	10.5	9.9	- 5.7%
\$100,001 to \$150,000	16.3	12.6	- 22.5%
\$150,001 to \$200,000	18.7	17.3	- 7.1%
\$200,001 to \$350,000	21.0	20.5	- 2.6%
\$350,001 and Above	31.6	31.6	- 0.1%
All Price Ranges	16.7	15.4	- 7.8%

Single-Family Homes

	5-2012	5-2013	Change
\$100,000 and Below	10.6	10.0	- 5.7%
\$100,001 to \$150,000	15.5	11.8	- 23.9%
\$150,001 to \$200,000	17.7	15.5	- 12.3%
\$200,001 to \$350,000	20.7	20.1	- 3.2%
\$350,001 and Above	31.4	31.2	- 0.6%
All Price Ranges	16.5	15.0	- 9.0%

Condos

	5-2012	5-2013	Change
\$100,000 and Below	10.0	9.4	- 6.1%
\$100,001 to \$150,000	25.1	25.3	+ 0.6%
\$150,001 to \$200,000	26.6	36.8	+ 38.2%
\$200,001 to \$350,000	19.6	30.6	+ 56.1%
\$350,001 and Above	12.5	24.0	+ 92.0%
All Price Ranges	18.7	20.2	+ 7.9%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	16.9	17.0	+ 0.8%
3 Bedrooms	15.5	13.2	- 15.3%
4 Bedrooms or More	18.9	19.4	+ 2.8%
All Bedroom Counts	16.7	15.4	- 7.8%

	5-2012	5-2013	Change
2 Bedrooms or Less	15.6	16.5	+ 5.8%
3 Bedrooms	15.2	12.8	- 15.8%
4 Bedrooms or More	19.6	19.3	- 1.4%
All Bedroom Counts	16.5	15.0	- 9.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 6.8 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 20.9 percent.

The overall Median Sales Price was up 3.2 percent to \$130,000. The property type with the largest price gain was the Single-Family segment, where prices increased 2.7 percent to \$133,500. The price range that tended to sell the quickest was the \$100,000 and Below range at 130 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 184 days.

Market-wide, inventory levels were down 1.8 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 1.3 percent. That amounts to 14.9 months supply for Single-Family homes and 18.9 months supply for Condos.

Quick Facts

+ 20.9%

Price Range With the
Strongest Sales:
\$100,001 to \$150,000

+ 9.8%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 8.6%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

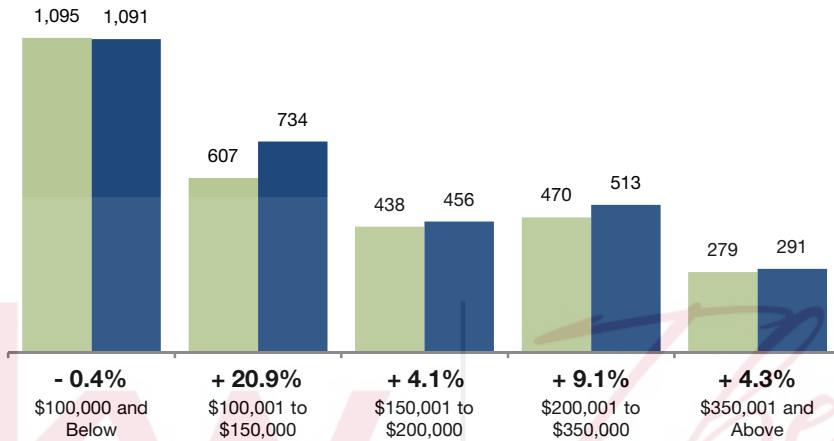
Pending Sales

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



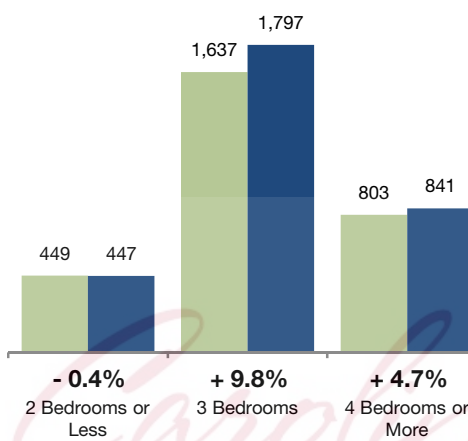
By Price Range

■ 6-2012 ■ 6-2013



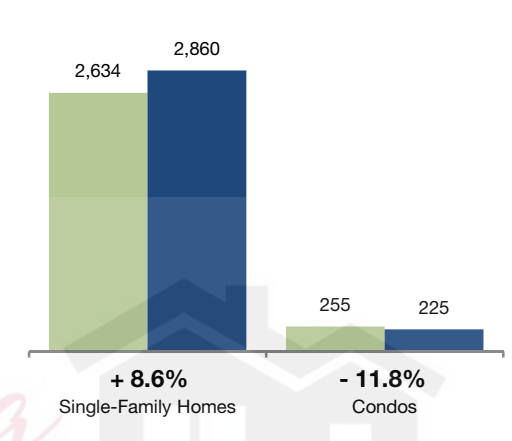
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$100,000 and Below	1,095	1,091	- 0.4%
\$100,001 to \$150,000	607	734	+ 20.9%
\$150,001 to \$200,000	438	456	+ 4.1%
\$200,001 to \$350,000	470	513	+ 9.1%
\$350,001 and Above	279	291	+ 4.3%
All Price Ranges	2,889	3,085	+ 6.8%

Single-Family Homes

	6-2012	6-2013	Change
\$100,000 and Below	966	973	+ 0.7%
\$100,001 to \$150,000	564	684	+ 21.3%
\$150,001 to \$200,000	389	429	+ 10.3%
\$200,001 to \$350,000	445	489	+ 9.9%
\$350,001 and Above	270	285	+ 5.6%
All Price Ranges	2,634	2,860	+ 8.6%

Condos

	6-2012	6-2013	Change
\$100,000 and Below	129	118	- 8.5%
\$100,001 to \$150,000	43	50	+ 16.3%
\$150,001 to \$200,000	49	27	- 44.9%
\$200,001 to \$350,000	25	24	- 4.0%
\$350,001 and Above	9	6	- 33.3%
All Price Ranges	255	225	- 11.8%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	449	447	- 0.4%
3 Bedrooms	1,637	1,797	+ 9.8%
4 Bedrooms or More	803	841	+ 4.7%
All Bedroom Counts	2,889	3,085	+ 6.8%

	6-2012	6-2013	Change
2 Bedrooms or Less	340	336	- 1.2%
3 Bedrooms	1,566	1,729	+ 10.4%
4 Bedrooms or More	728	795	+ 9.2%
All Bedroom Counts	2,634	2,860	+ 8.6%

	6-2012	6-2013	Change
2 Bedrooms or Less	109	111	+ 1.8%
3 Bedrooms	71	68	- 4.2%
4 Bedrooms or More	75	46	- 38.7%
All Bedroom Counts	255	225	- 11.8%

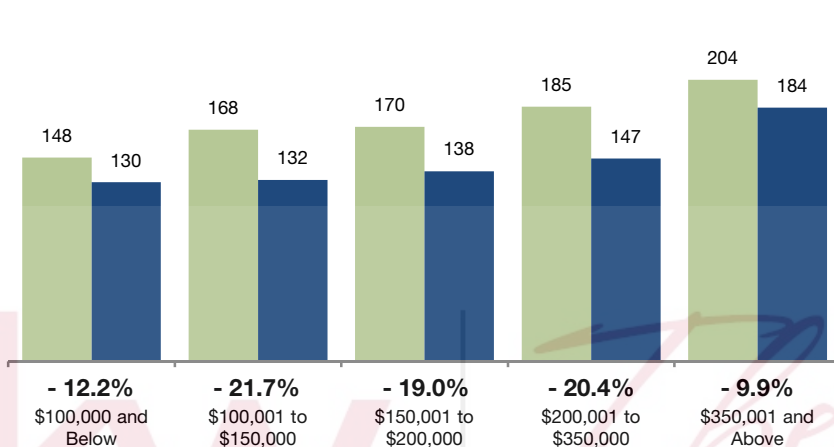
Days on Market Until Sale

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



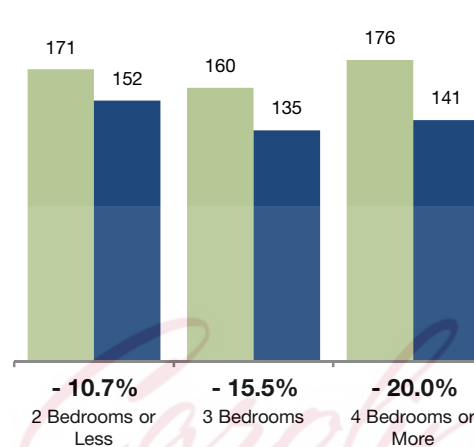
By Price Range

6-2012 6-2013



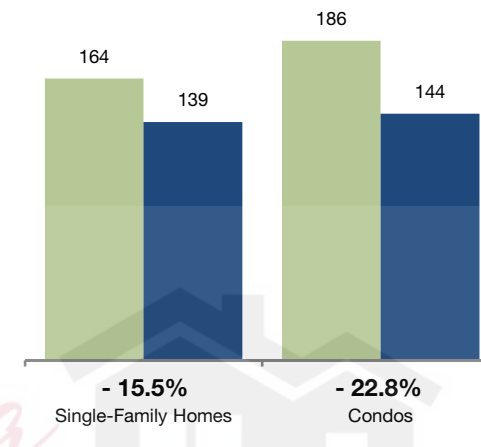
By Bedroom Count

6-2012 6-2013



By Property Type

6-2012 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$100,000 and Below	148	130	- 12.2%
\$100,001 to \$150,000	168	132	- 21.7%
\$150,001 to \$200,000	170	138	- 19.0%
\$200,001 to \$350,000	185	147	- 20.4%
\$350,001 and Above	204	184	- 9.9%
All Price Ranges	166	139	- 16.2%

Single-Family Homes

	6-2012	6-2013	Change
\$100,000 and Below	144	129	- 10.8%
\$100,001 to \$150,000	165	130	- 21.0%
\$150,001 to \$200,000	169	139	- 17.5%
\$200,001 to \$350,000	185	146	- 21.3%
\$350,001 and Above	204	186	- 8.9%
All Price Ranges	164	139	- 15.5%

Condos

	6-2012	6-2013	Change
\$100,000 and Below	177	140	- 20.8%
\$100,001 to \$150,000	213	154	- 27.7%
\$150,001 to \$200,000	185	120	- 35.2%
\$200,001 to \$350,000	184	186	+ 0.9%
\$350,001 and Above	211	110	- 47.8%
All Price Ranges	186	144	- 22.8%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	171	152	- 10.7%
3 Bedrooms	160	135	- 15.5%
4 Bedrooms or More	176	141	- 20.0%
All Bedroom Counts	166	139	- 16.2%

	6-2012	6-2013	Change
2 Bedrooms or Less	156	152	- 3.1%
3 Bedrooms	158	134	- 15.5%
4 Bedrooms or More	180	144	- 19.9%
All Bedroom Counts	164	139	- 15.5%

Median Sales Price

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

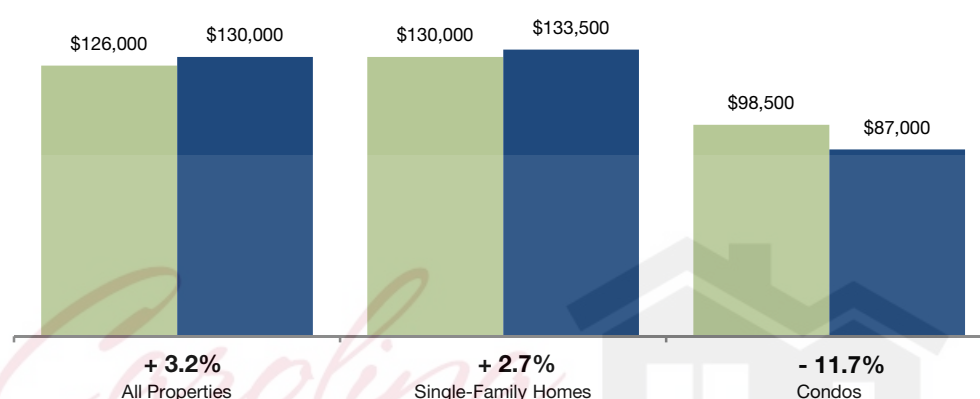
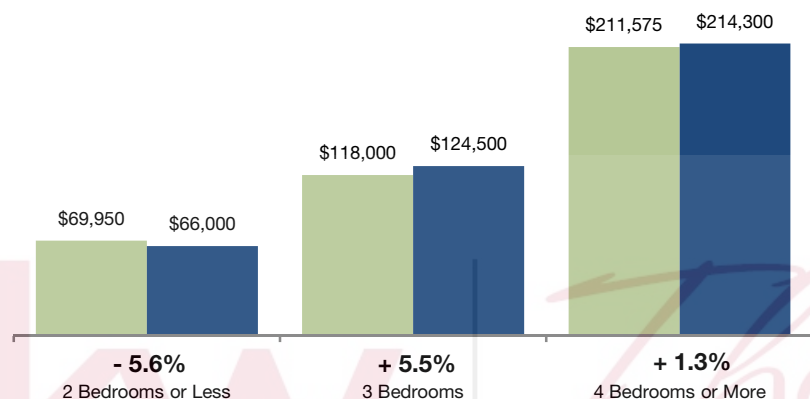


By Bedroom Count

6-2012 6-2013

By Property Type

6-2012 6-2013



All Properties

By Bedroom Count	6-2012	6-2013	Change
2 Bedrooms or Less	\$69,950	\$66,000	- 5.6%
3 Bedrooms	\$118,000	\$124,500	+ 5.5%
4 Bedrooms or More	\$211,575	\$214,300	+ 1.3%
All Bedroom Counts	\$126,000	\$130,000	+ 3.2%

Single-Family Homes

6-2012	6-2013	Change
\$61,000	\$60,000	- 1.6%
\$118,000	\$124,000	+ 5.1%
\$225,500	\$224,000	- 0.7%
\$130,000	\$133,500	+ 2.7%

Condos

6-2012	6-2013	Change
\$87,250	\$74,900	- 14.2%
\$122,000	\$140,000	+ 14.8%
\$80,000	\$75,000	- 6.3%
\$98,500	\$87,000	- 11.7%

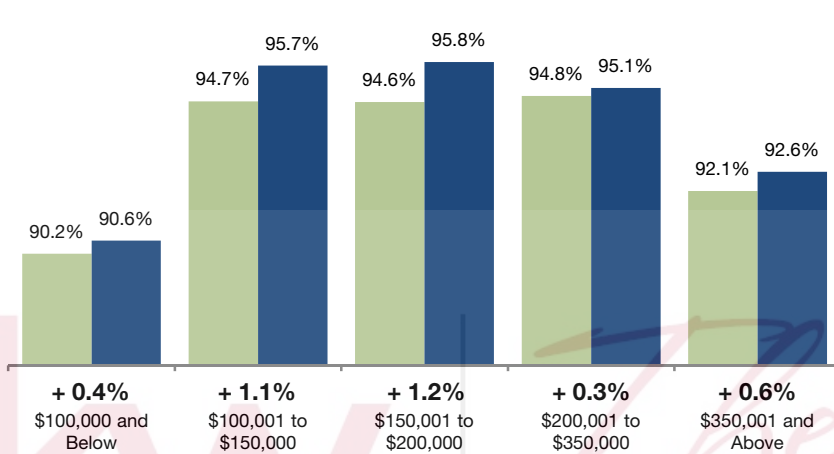
Percent of List Price Received

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.**



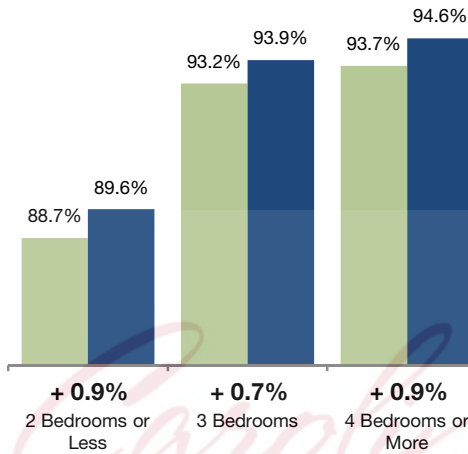
By Price Range

■ 6-2012 ■ 6-2013



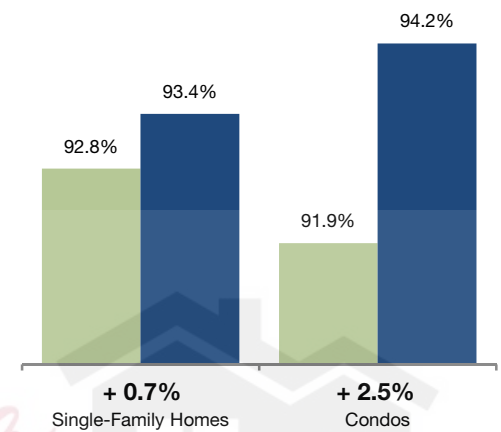
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$100,000 and Below	90.2%	90.6%	+ 0.4%
\$100,001 to \$150,000	94.7%	95.7%	+ 1.1%
\$150,001 to \$200,000	94.6%	95.8%	+ 1.2%
\$200,001 to \$350,000	94.8%	95.1%	+ 0.3%
\$350,001 and Above	92.1%	92.6%	+ 0.6%
All Price Ranges	92.7%	93.5%	+ 0.8%

Single-Family Homes

	6-2012	6-2013	Change
\$100,000 and Below	90.0%	90.2%	+ 0.2%
\$100,001 to \$150,000	95.0%	95.7%	+ 0.7%
\$150,001 to \$200,000	94.7%	95.7%	+ 1.1%
\$200,001 to \$350,000	95.0%	95.2%	+ 0.2%
\$350,001 and Above	92.0%	92.6%	+ 0.6%
All Price Ranges	92.8%	93.4%	+ 0.7%

Condos

	6-2012	6-2013	Change
\$100,000 and Below	91.7%	93.6%	+ 2.0%
\$100,001 to \$150,000	90.8%	95.4%	+ 5.0%
\$150,001 to \$200,000	94.2%	96.6%	+ 2.5%
\$200,001 to \$350,000	91.6%	92.2%	+ 0.6%
\$350,001 and Above	93.2%	94.5%	+ 1.4%
All Price Ranges	91.9%	94.2%	+ 2.5%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	88.7%	89.6%	+ 0.9%
3 Bedrooms	93.2%	93.9%	+ 0.7%
4 Bedrooms or More	93.7%	94.6%	+ 0.9%
All Bedroom Counts	92.7%	93.5%	+ 0.8%

	6-2012	6-2013	Change
2 Bedrooms or Less	88.1%	88.2%	+ 0.2%
3 Bedrooms	93.3%	93.9%	+ 0.6%
4 Bedrooms or More	93.7%	94.5%	+ 0.9%
All Bedroom Counts	92.8%	93.4%	+ 0.7%

	6-2012	6-2013	Change
2 Bedrooms or Less	90.6%	93.7%	+ 3.3%
3 Bedrooms	91.1%	94.5%	+ 3.7%
4 Bedrooms or More	94.6%	95.2%	+ 0.6%
All Bedroom Counts	91.9%	94.2%	+ 2.5%

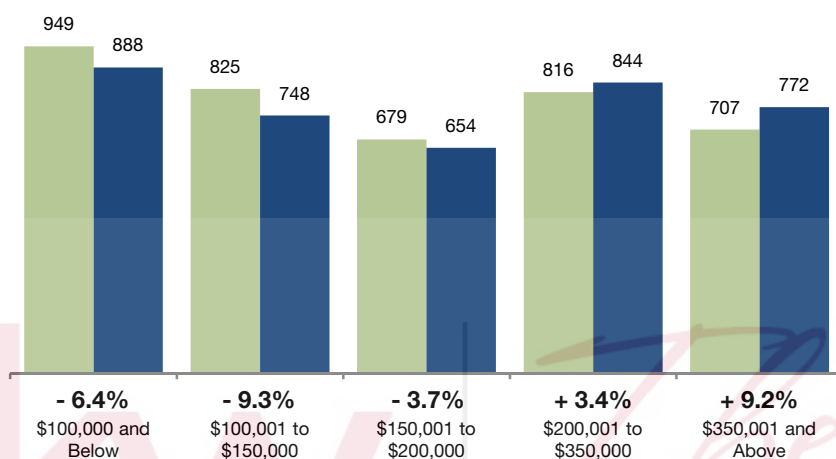
Inventory of Homes for Sale

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



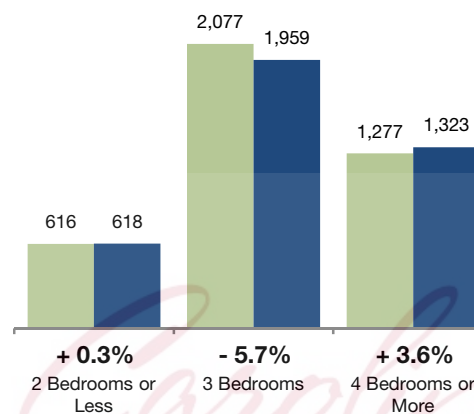
By Price Range

■ 6-2012 ■ 6-2013



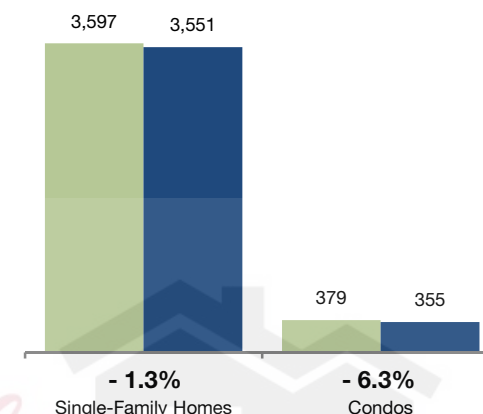
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$100,000 and Below	949	888	- 6.4%
\$100,001 to \$150,000	825	748	- 9.3%
\$150,001 to \$200,000	679	654	- 3.7%
\$200,001 to \$350,000	816	844	+ 3.4%
\$350,001 and Above	707	772	+ 9.2%
All Price Ranges	3,976	3,906	- 1.8%

Single-Family Homes

6-2012	6-2013	Change	6-2012	6-2013	Change
854	792	- 7.3%	95	96	+ 1.1%
722	657	- 9.0%	103	91	- 11.7%
582	554	- 4.8%	97	100	+ 3.1%
757	798	+ 5.4%	59	46	- 22.0%
682	750	+ 10.0%	25	22	- 12.0%
3,597	3,551	- 1.3%	379	355	- 6.3%

Condos

6-2012	6-2013	Change
95	96	+ 1.1%
103	91	- 11.7%
97	100	+ 3.1%
59	46	- 22.0%
25	22	- 12.0%
379	355	- 6.3%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	616	618	+ 0.3%
3 Bedrooms	2,077	1,959	- 5.7%
4 Bedrooms or More	1,277	1,323	+ 3.6%
All Bedroom Counts	3,976	3,906	- 1.8%

6-2012	6-2013	Change	6-2012	6-2013	Change
443	458	+ 3.4%	173	160	- 7.5%
1,945	1,843	- 5.2%	132	116	- 12.1%
1,203	1,244	+ 3.4%	74	79	+ 6.8%
3,597	3,551	- 1.3%	379	355	- 6.3%

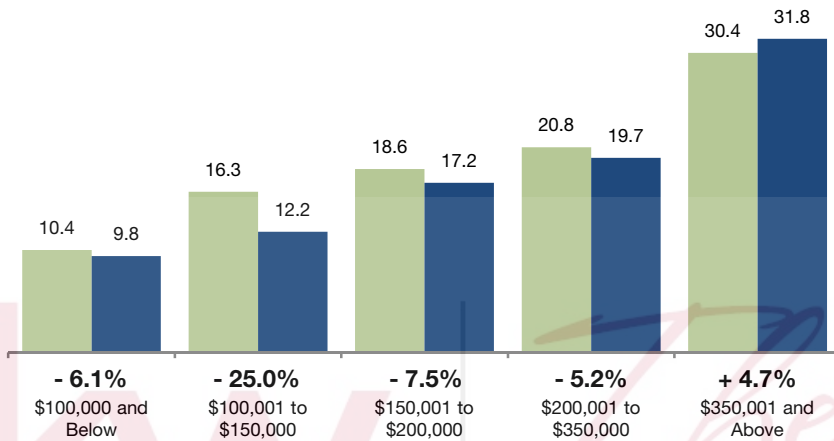
Months Supply of Inventory

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.



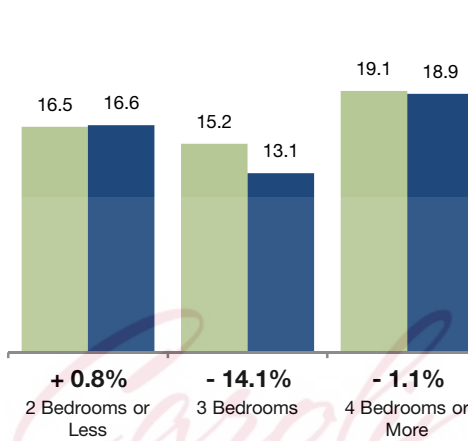
By Price Range

■ 6-2012 ■ 6-2013



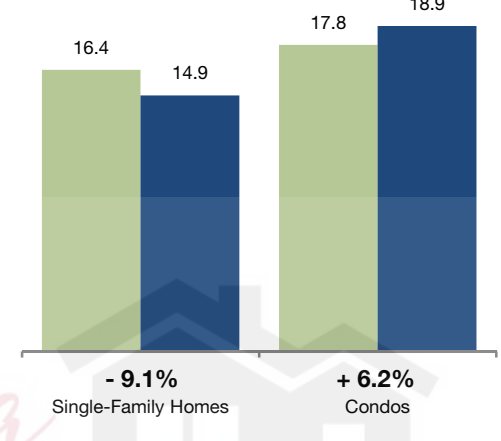
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$100,000 and Below	10.4	9.8	- 6.1%
\$100,001 to \$150,000	16.3	12.2	- 25.0%
\$150,001 to \$200,000	18.6	17.2	- 7.5%
\$200,001 to \$350,000	20.8	19.7	- 5.2%
\$350,001 and Above	30.4	31.8	+ 4.7%
All Price Ranges	16.5	15.2	- 8.0%

Single-Family Homes

	6-2012	6-2013	Change
\$100,000 and Below	10.6	9.8	- 7.9%
\$100,001 to \$150,000	15.4	11.5	- 25.0%
\$150,001 to \$200,000	18.0	15.5	- 13.7%
\$200,001 to \$350,000	20.4	19.6	- 4.1%
\$350,001 and Above	30.3	31.6	+ 4.2%
All Price Ranges	16.4	14.9	- 9.1%

Condos

	6-2012	6-2013	Change
\$100,000 and Below	8.8	9.8	+ 10.5%
\$100,001 to \$150,000	26.3	21.8	- 17.1%
\$150,001 to \$200,000	23.8	44.4	+ 87.1%
\$200,001 to \$350,000	21.2	23.0	+ 8.3%
\$350,001 and Above	13.9	18.3	+ 32.0%
All Price Ranges	17.8	18.9	+ 6.2%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	16.5	16.6	+ 0.8%
3 Bedrooms	15.2	13.1	- 14.1%
4 Bedrooms or More	19.1	18.9	- 1.1%
All Bedroom Counts	16.5	15.2	- 8.0%

	6-2012	6-2013	Change
2 Bedrooms or Less	15.6	16.4	+ 4.6%
3 Bedrooms	14.9	12.8	- 14.2%
4 Bedrooms or More	19.8	18.8	- 5.3%
All Bedroom Counts	16.4	14.9	- 9.1%

	6-2012	6-2013	Change
2 Bedrooms or Less	19.0	17.3	- 9.2%
3 Bedrooms	22.3	20.5	- 8.2%
4 Bedrooms or More	10.9	20.6	+ 89.9%
All Bedroom Counts	17.8	18.9	+ 6.2%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 9.5 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 21.5 percent.

The overall Median Sales Price was up 3.8 percent to \$131,000. The property type with the largest price gain was the Single-Family segment, where prices increased 3.5 percent to \$134,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 127 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 178 days.

Market-wide, inventory levels were up 0.8 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 1.5 percent. That amounts to 14.3 months supply for Single-Family homes and 18.9 months supply for Condos.

Quick Facts

+ 21.5%

Price Range With the
Strongest Sales:
\$100,001 to \$150,000

+ 13.5%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 11.6%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

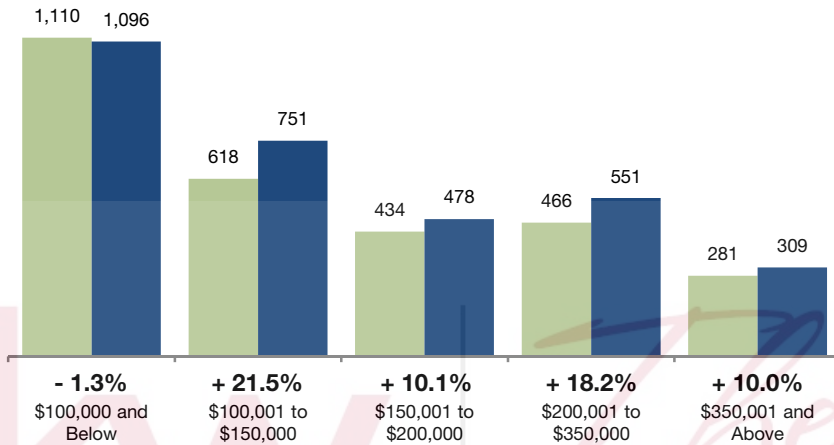
Pending Sales

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



By Price Range

7-2012 7-2013



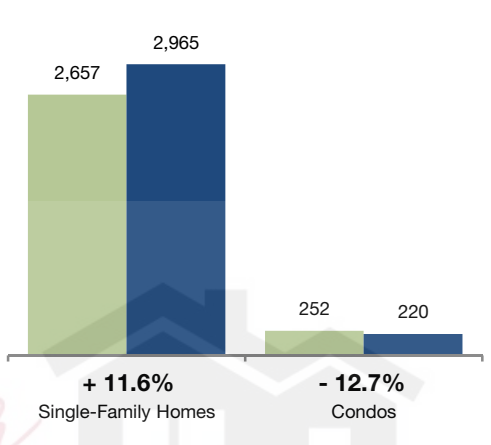
By Bedroom Count

7-2012 7-2013



By Property Type

7-2012 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$100,000 and Below	1,110	1,096	- 1.3%
\$100,001 to \$150,000	618	751	+ 21.5%
\$150,001 to \$200,000	434	478	+ 10.1%
\$200,001 to \$350,000	466	551	+ 18.2%
\$350,001 and Above	281	309	+ 10.0%
All Price Ranges	2,909	3,185	+ 9.5%

Single-Family Homes

	7-2012	7-2013	Change
2 Bedrooms or Less	979	984	+ 0.5%
3 Bedrooms	572	701	+ 22.6%
4 Bedrooms or More	390	452	+ 15.9%
	443	525	+ 18.5%
	273	303	+ 11.0%
All Single-Family Homes	2,657	2,965	+ 11.6%

Condos

	7-2012	7-2013	Change
1 Bedroom	131	112	- 14.5%
2 Bedrooms	46	50	+ 8.7%
3 Bedrooms	44	26	- 40.9%
4 Bedrooms or More	23	26	+ 13.0%
	8	6	- 25.0%
All Condos	252	220	- 12.7%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	456	442	- 3.1%
3 Bedrooms	1,654	1,877	+ 13.5%
4 Bedrooms or More	799	866	+ 8.4%
All Bedroom Counts	2,909	3,185	+ 9.5%

	7-2012	7-2013	Change
2 Bedrooms or Less	340	340	0.0%
3 Bedrooms	1,587	1,805	+ 13.7%
4 Bedrooms or More	730	820	+ 12.3%
All Single-Family Homes	2,657	2,965	+ 11.6%

	7-2012	7-2013	Change
1 Bedroom	116	102	- 12.1%
2 Bedrooms	67	72	+ 7.5%
3 Bedrooms	69	46	- 33.3%
All Condos	252	220	- 12.7%

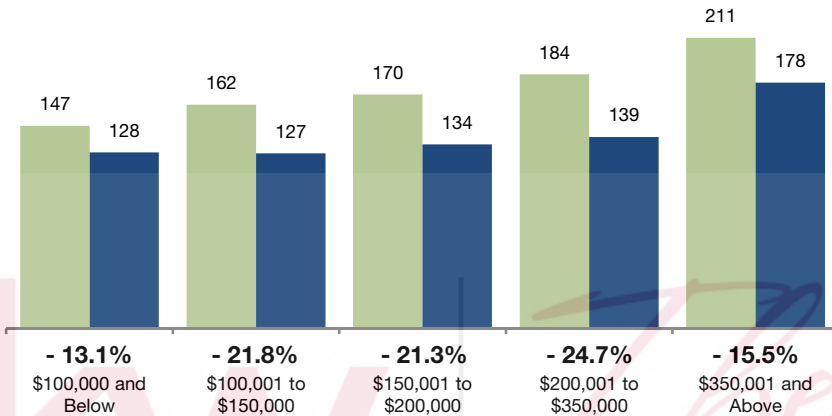
Days on Market Until Sale

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

7-2012 7-2013



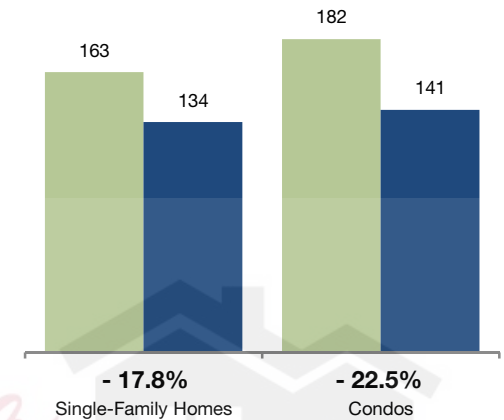
By Bedroom Count

7-2012 7-2013



By Property Type

7-2012 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$100,000 and Below	147	128	- 13.1%
\$100,001 to \$150,000	162	127	- 21.8%
\$150,001 to \$200,000	170	134	- 21.3%
\$200,001 to \$350,000	184	139	- 24.7%
\$350,001 and Above	211	178	- 15.5%
All Price Ranges	165	135	- 18.3%

Single-Family Homes

	7-2012	7-2013	Change
	144	126	- 12.4%
	159	125	- 21.4%
	168	135	- 19.9%
	183	137	- 25.1%
	210	180	- 14.3%
All Single-Family Homes	163	134	- 17.8%

Condos

	7-2012	7-2013	Change
	168	139	- 17.5%
	211	153	- 27.1%
	184	117	- 36.3%
	201	174	- 13.1%
	225	81	- 64.0%
All Condos	182	141	- 22.5%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	164	152	- 7.3%
3 Bedrooms	158	130	- 17.8%
4 Bedrooms or More	178	135	- 24.5%
All Bedroom Counts	165	135	- 18.3%

	7-2012	7-2013	Change
	151	150	- 1.1%
	157	129	- 17.7%
	182	138	- 24.2%
All Single-Family Homes	163	134	- 17.8%

	7-2012	7-2013	Change
	203	158	- 22.2%
	194	159	- 17.9%
	135	79	- 41.4%
All Condos	182	141	- 22.5%

Median Sales Price

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

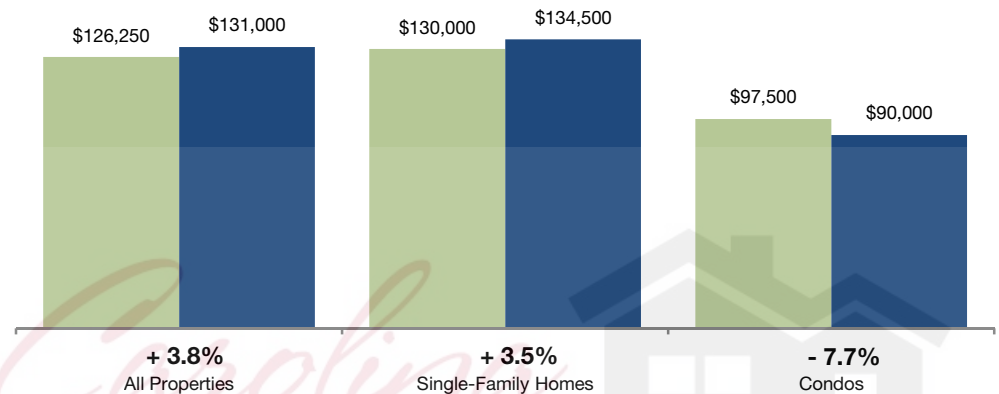
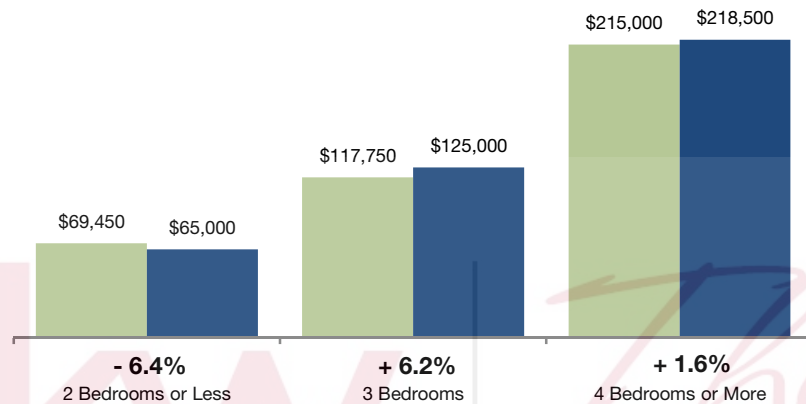


By Bedroom Count

■ 7-2012 ■ 7-2013

By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Bedroom Count	7-2012	7-2013	Change
2 Bedrooms or Less	\$69,450	\$65,000	- 6.4%
3 Bedrooms	\$117,750	\$125,000	+ 6.2%
4 Bedrooms or More	\$215,000	\$218,500	+ 1.6%
All Bedroom Counts	\$126,250	\$131,000	+ 3.8%

Single-Family Homes

7-2012	7-2013	Change	7-2012	7-2013	Change
\$61,000	\$60,000	- 1.6%	\$85,000	\$75,500	- 11.2%
\$117,000	\$125,000	+ 6.8%	\$125,000	\$128,000	+ 2.4%
\$228,000	\$226,900	- 0.5%	\$78,000	\$76,625	- 1.8%
\$130,000	\$134,500	+ 3.5%	\$97,500	\$90,000	- 7.7%

Condos

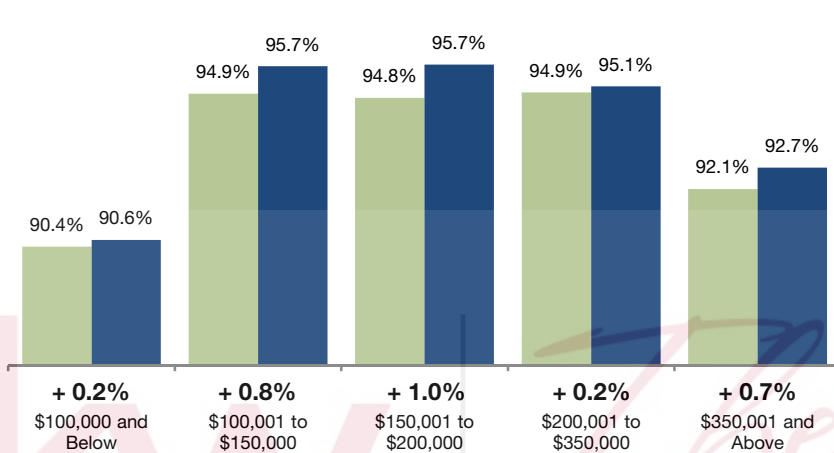
Percent of List Price Received

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



By Price Range

■ 7-2012 ■ 7-2013



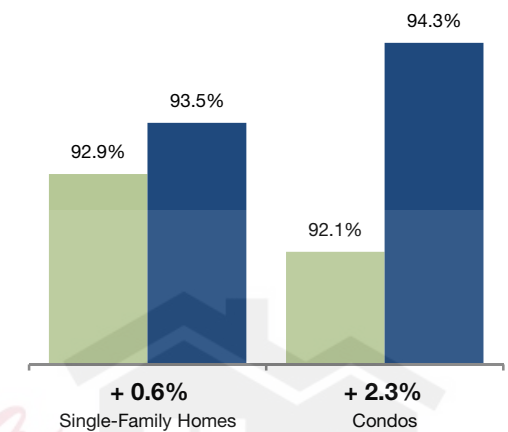
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$100,000 and Below	90.4%	90.6%	+ 0.2%
\$100,001 to \$150,000	94.9%	95.7%	+ 0.8%
\$150,001 to \$200,000	94.8%	95.7%	+ 1.0%
\$200,001 to \$350,000	94.9%	95.1%	+ 0.2%
\$350,001 and Above	92.1%	92.7%	+ 0.7%
All Price Ranges	92.9%	93.5%	+ 0.7%

Single-Family Homes

	7-2012	7-2013	Change
\$100,000 and Below	90.2%	90.3%	+ 0.1%
\$100,001 to \$150,000	95.3%	95.7%	+ 0.5%
\$150,001 to \$200,000	94.8%	95.7%	+ 0.9%
\$200,001 to \$350,000	95.1%	95.2%	+ 0.0%
\$350,001 and Above	92.1%	92.7%	+ 0.7%
All Price Ranges	92.9%	93.5%	+ 0.6%

Condos

	7-2012	7-2013	Change
\$100,000 and Below	92.3%	93.5%	+ 1.3%
\$100,001 to \$150,000	90.8%	95.2%	+ 4.9%
\$150,001 to \$200,000	94.0%	96.5%	+ 2.6%
\$200,001 to \$350,000	91.1%	93.5%	+ 2.7%
\$350,001 and Above	93.4%	94.5%	+ 1.2%
All Price Ranges	92.1%	94.3%	+ 2.3%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	88.7%	89.9%	+ 1.4%
3 Bedrooms	93.5%	93.9%	+ 0.5%
4 Bedrooms or More	93.9%	94.6%	+ 0.7%
All Bedroom Counts	92.9%	93.5%	+ 0.7%

	7-2012	7-2013	Change
2 Bedrooms or Less	87.8%	88.7%	+ 1.1%
3 Bedrooms	93.6%	93.9%	+ 0.3%
4 Bedrooms or More	93.8%	94.5%	+ 0.7%
All Bedroom Counts	92.9%	93.5%	+ 0.6%

	7-2012	7-2013	Change
2 Bedrooms or Less	91.4%	93.6%	+ 2.4%
3 Bedrooms	90.9%	94.5%	+ 4.0%
4 Bedrooms or More	94.5%	95.4%	+ 0.9%
All Bedroom Counts	92.1%	94.3%	+ 2.3%

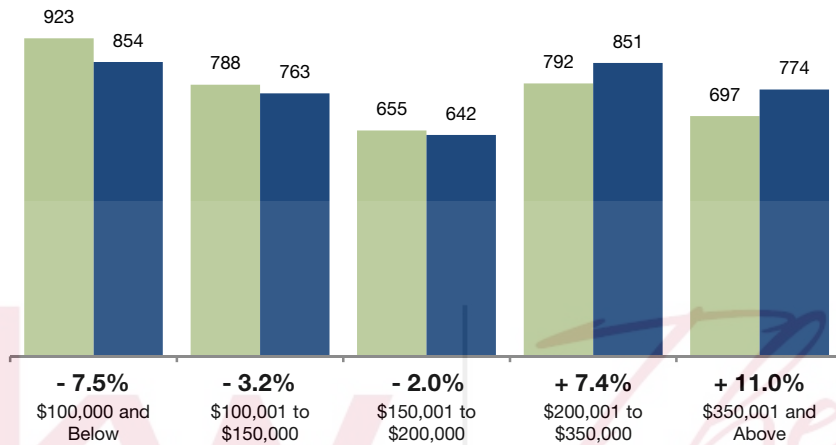
Inventory of Homes for Sale

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



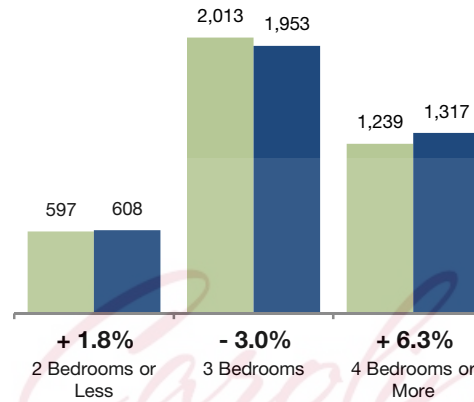
By Price Range

7-2012 7-2013



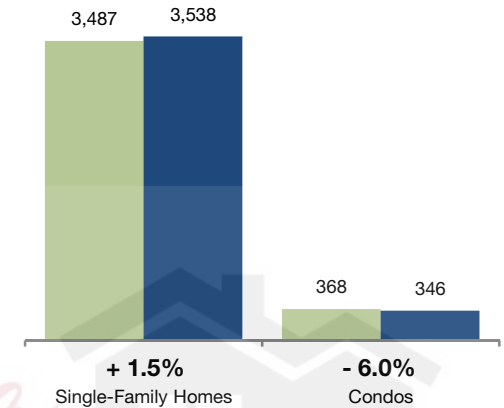
By Bedroom Count

7-2012 7-2013



By Property Type

7-2012 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$100,000 and Below	923	854	- 7.5%
\$100,001 to \$150,000	788	763	- 3.2%
\$150,001 to \$200,000	655	642	- 2.0%
\$200,001 to \$350,000	792	851	+ 7.4%
\$350,001 and Above	697	774	+ 11.0%
All Price Ranges	3,855	3,884	+ 0.8%

Single-Family Homes

7-2012	7-2013	Change
843	761	- 9.7%
685	670	- 2.2%
557	552	- 0.9%
734	803	+ 9.4%
668	752	+ 12.6%
3,487	3,538	+ 1.5%

Condos

7-2012	7-2013	Change
80	93	+ 16.3%
103	93	- 9.7%
98	90	- 8.2%
58	48	- 17.2%
29	22	- 24.1%
368	346	- 6.0%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	597	608	+ 1.8%
3 Bedrooms	2,013	1,953	- 3.0%
4 Bedrooms or More	1,239	1,317	+ 6.3%
All Bedroom Counts	3,855	3,884	+ 0.8%

7-2012	7-2013	Change
439	450	+ 2.5%
1,876	1,840	- 1.9%
1,166	1,242	+ 6.5%
3,487	3,538	+ 1.5%

	7-2012	7-2013	Change
	158	158	0.0%
	137	113	- 17.5%
	73	75	+ 2.7%
	368	346	- 6.0%

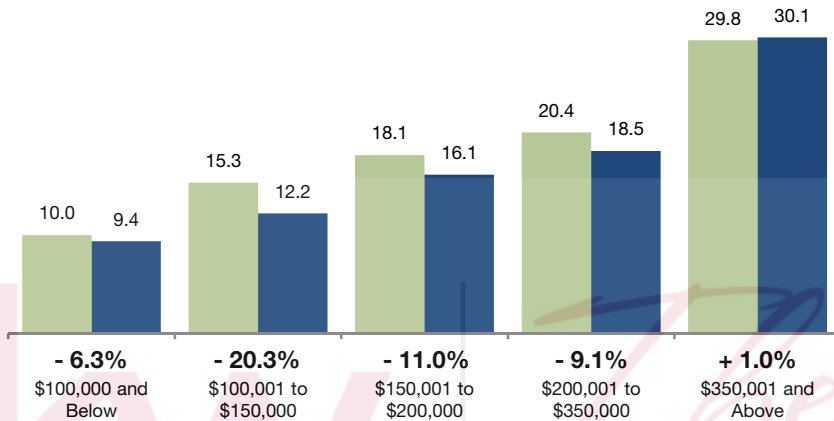
Months Supply of Inventory

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.



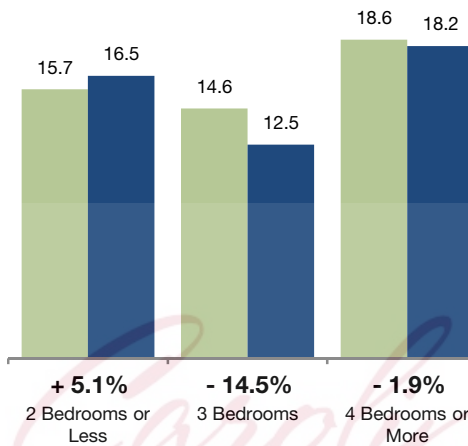
By Price Range

■ 7-2012 ■ 7-2013



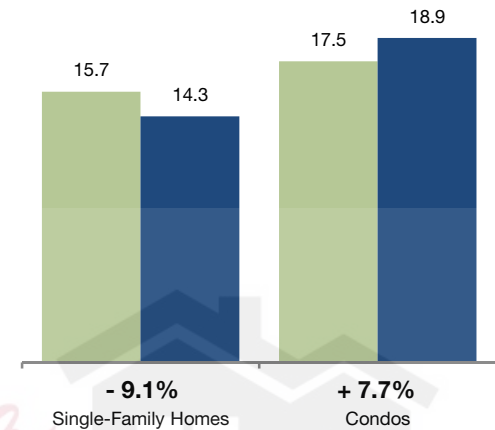
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$100,000 and Below	10.0	9.4	- 6.3%
\$100,001 to \$150,000	15.3	12.2	- 20.3%
\$150,001 to \$200,000	18.1	16.1	- 11.0%
\$200,001 to \$350,000	20.4	18.5	- 9.1%
\$350,001 and Above	29.8	30.1	+ 1.0%
All Price Ranges	15.9	14.6	- 8.0%

Single-Family Homes

	7-2012	7-2013	Change
\$100,000 and Below	10.3	9.3	- 10.2%
\$100,001 to \$150,000	14.4	11.5	- 20.2%
\$150,001 to \$200,000	17.1	14.7	- 14.5%
\$200,001 to \$350,000	19.9	18.4	- 7.7%
\$350,001 and Above	29.4	29.8	+ 1.4%
All Price Ranges	15.7	14.3	- 9.1%

Condos

	7-2012	7-2013	Change
\$100,000 and Below	7.3	10.0	+ 36.0%
\$100,001 to \$150,000	24.6	22.3	- 9.4%
\$150,001 to \$200,000	26.7	41.5	+ 55.4%
\$200,001 to \$350,000	22.7	22.2	- 2.4%
\$350,001 and Above	14.5	18.3	+ 26.4%
All Price Ranges	17.5	18.9	+ 7.7%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	15.7	16.5	+ 5.1%
3 Bedrooms	14.6	12.5	- 14.5%
4 Bedrooms or More	18.6	18.2	- 1.9%
All Bedroom Counts	15.9	14.6	- 8.0%

	7-2012	7-2013	Change
2 Bedrooms or Less	15.5	15.9	+ 2.5%
3 Bedrooms	14.2	12.2	- 13.8%
4 Bedrooms or More	19.2	18.2	- 5.2%
All Bedroom Counts	15.7	14.3	- 9.1%

	7-2012	7-2013	Change
2 Bedrooms or Less	16.3	18.6	+ 13.7%
3 Bedrooms	24.5	18.8	- 23.2%
4 Bedrooms or More	11.6	19.6	+ 68.1%
All Bedroom Counts	17.5	18.9	+ 7.7%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 9.5 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 24.0 percent.

The overall Median Sales Price was up 5.6 percent to \$132,000. The property type with the largest price gain was the Single-Family segment, where prices increased 3.9 percent to \$135,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 121 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 173 days.

Market-wide, inventory levels were up 1.7 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 2.9 percent. That amounts to 14.3 months supply for Single-Family homes and 17.5 months supply for Condos.

Quick Facts

+ 24.0%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 11.8%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 10.7%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

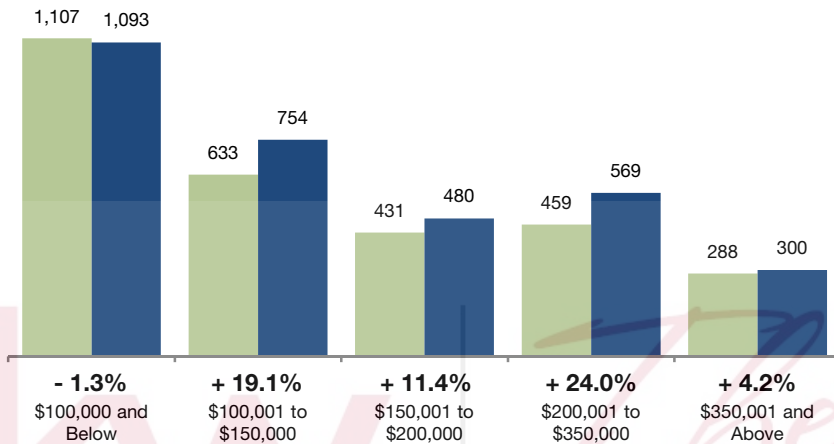
Pending Sales

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



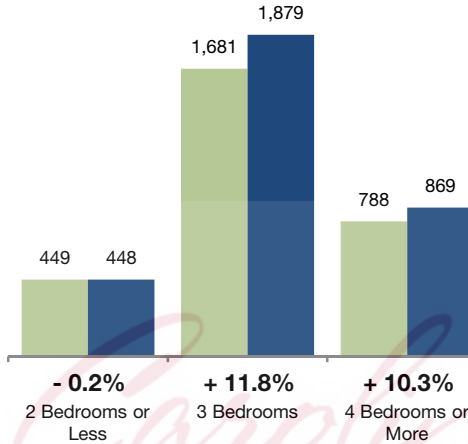
By Price Range

■ 8-2012 ■ 8-2013



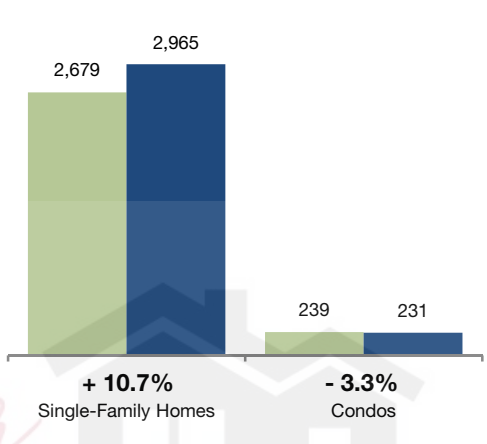
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$100,000 and Below	1,107	1,093	- 1.3%
\$100,001 to \$150,000	633	754	+ 19.1%
\$150,001 to \$200,000	431	480	+ 11.4%
\$200,001 to \$350,000	459	569	+ 24.0%
\$350,001 and Above	288	300	+ 4.2%
All Price Ranges	2,918	3,196	+ 9.5%

Single-Family Homes

	8-2012	8-2013	Change
2 Bedrooms or Less	982	976	- 0.6%
3 Bedrooms	589	703	+ 19.4%
4 Bedrooms or More	391	454	+ 16.1%
	437	540	+ 23.6%
	280	292	+ 4.3%
All Single-Family Homes	2,679	2,965	+ 10.7%

Condos

	8-2012	8-2013	Change
1 Bedroom	125	117	- 6.4%
2 Bedrooms	44	51	+ 15.9%
3 Bedrooms	40	26	- 35.0%
4 Bedrooms or More	22	29	+ 31.8%
	8	8	0.0%
All Condos	239	231	- 3.3%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	449	448	- 0.2%
3 Bedrooms	1,681	1,879	+ 11.8%
4 Bedrooms or More	788	869	+ 10.3%
All Bedroom Counts	2,918	3,196	+ 9.5%

	8-2012	8-2013	Change
2 Bedrooms or Less	332	341	+ 2.7%
3 Bedrooms	1,622	1,800	+ 11.0%
4 Bedrooms or More	725	824	+ 13.7%
All Single-Family Homes	2,679	2,965	+ 10.7%

	8-2012	8-2013	Change
1 Bedroom	117	107	- 8.5%
2 Bedrooms	59	79	+ 33.9%
3 Bedrooms	63	45	- 28.6%
All Condos	239	231	- 3.3%

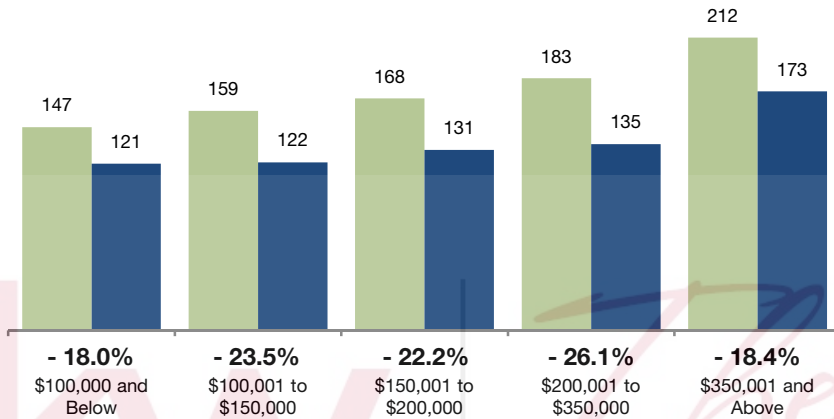
Days on Market Until Sale

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



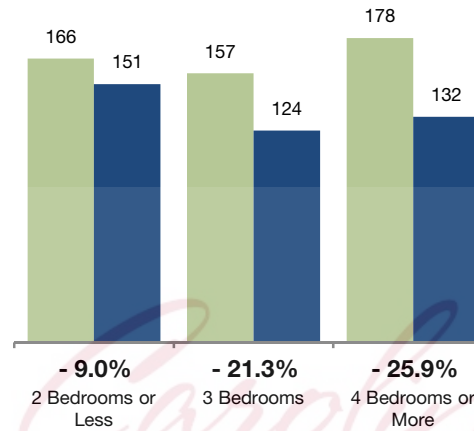
By Price Range

■ 8-2012 ■ 8-2013



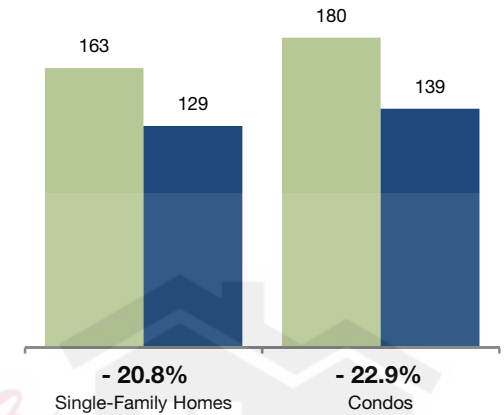
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$100,000 and Below	147	121	- 18.0%
\$100,001 to \$150,000	159	122	- 23.5%
\$150,001 to \$200,000	168	131	- 22.2%
\$200,001 to \$350,000	183	135	- 26.1%
\$350,001 and Above	212	173	- 18.4%
All Price Ranges	164	130	- 21.0%

Single-Family Homes

	8-2012	8-2013	Change
\$100,000 and Below	146	120	- 17.8%
\$100,001 to \$150,000	156	120	- 23.2%
\$150,001 to \$200,000	166	132	- 20.6%
\$200,001 to \$350,000	182	134	- 26.1%
\$350,001 and Above	212	173	- 18.5%
All Price Ranges	163	129	- 20.8%

Condos

	8-2012	8-2013	Change
\$100,000 and Below	163	132	- 19.2%
\$100,001 to \$150,000	211	154	- 26.9%
\$150,001 to \$200,000	186	113	- 39.3%
\$200,001 to \$350,000	207	159	- 22.9%
\$350,001 and Above	225	188	- 16.5%
All Price Ranges	180	139	- 22.9%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	166	151	- 9.0%
3 Bedrooms	157	124	- 21.3%
4 Bedrooms or More	178	132	- 25.9%
All Bedroom Counts	164	130	- 21.0%

	8-2012	8-2013	Change
2 Bedrooms or Less	154	150	- 2.3%
3 Bedrooms	156	122	- 21.6%
4 Bedrooms or More	182	135	- 25.8%
All Bedroom Counts	163	129	- 20.8%

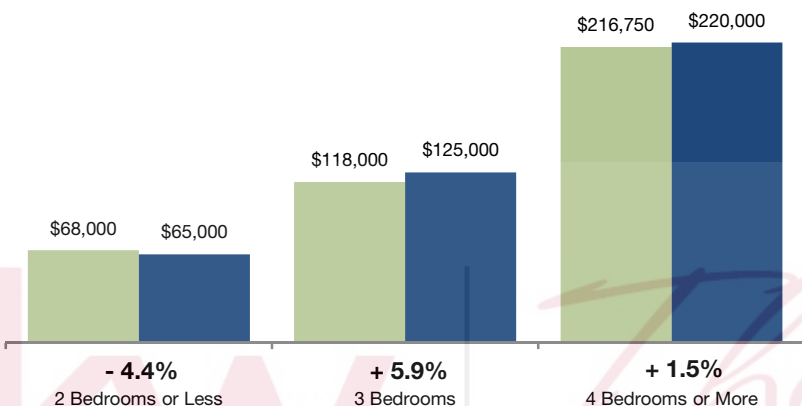
Median Sales Price

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



By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Bedroom Count	8-2012	8-2013	Change
2 Bedrooms or Less	\$68,000	\$65,000	- 4.4%
3 Bedrooms	\$118,000	\$125,000	+ 5.9%
4 Bedrooms or More	\$216,750	\$220,000	+ 1.5%
All Bedroom Counts	\$125,000	\$132,000	+ 5.6%

Single-Family Homes

8-2012	8-2013	Change
\$61,000	\$60,000	- 1.6%
\$117,750	\$125,000	+ 6.2%
\$229,001	\$229,235	+ 0.1%
\$129,900	\$135,000	+ 3.9%

Condos

8-2012	8-2013	Change
\$83,000	\$75,200	- 9.4%
\$131,500	\$135,000	+ 2.7%
\$73,550	\$79,500	+ 8.1%
\$94,000	\$97,500	+ 3.7%

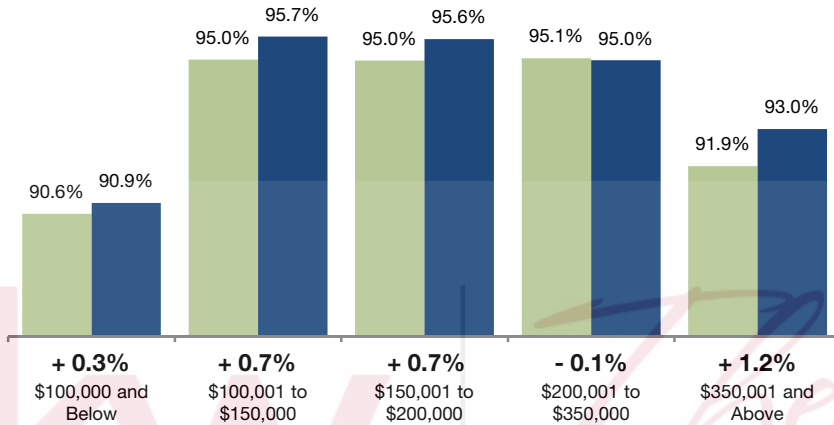
Percent of List Price Received

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.**



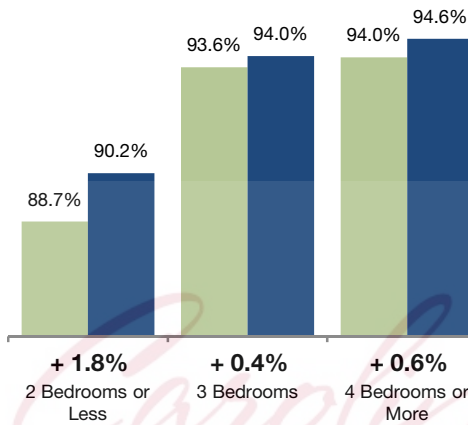
By Price Range

■ 8-2012 ■ 8-2013



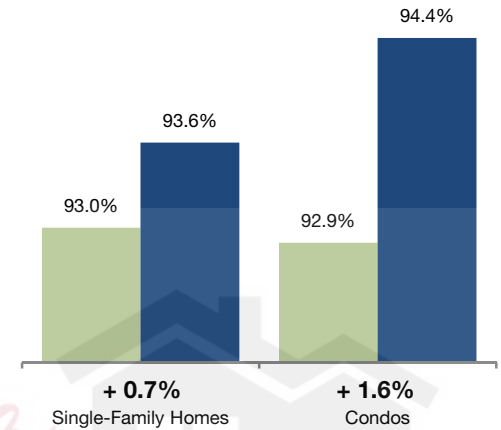
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$100,000 and Below	90.6%	90.9%	+ 0.3%
\$100,001 to \$150,000	95.0%	95.7%	+ 0.7%
\$150,001 to \$200,000	95.0%	95.6%	+ 0.7%
\$200,001 to \$350,000	95.1%	95.0%	- 0.1%
\$350,001 and Above	91.9%	93.0%	+ 1.2%
All Price Ranges	93.0%	93.7%	+ 0.7%

Single-Family Homes

	8-2012	8-2013	Change
2 Bedrooms or Less	88.7%	90.2%	+ 1.8%
3 Bedrooms	93.6%	94.0%	+ 0.4%
4 Bedrooms or More	94.0%	94.6%	+ 0.6%
All Bedroom Counts	93.0%	93.6%	+ 0.7%

Condos

	8-2012	8-2013	Change
Single-Family Homes	93.0%	93.6%	+ 0.7%
Condos	92.9%	94.4%	+ 1.6%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	88.7%	90.2%	+ 1.8%
3 Bedrooms	93.6%	94.0%	+ 0.4%
4 Bedrooms or More	94.0%	94.6%	+ 0.6%
All Bedroom Counts	93.0%	93.7%	+ 0.7%

	8-2012	8-2013	Change
2 Bedrooms or Less	88.7%	90.2%	+ 1.8%
3 Bedrooms	93.6%	94.0%	+ 0.4%
4 Bedrooms or More	94.0%	94.6%	+ 0.6%
All Bedroom Counts	93.0%	93.6%	+ 0.7%

	8-2012	8-2013	Change
Single-Family Homes	93.0%	93.6%	+ 0.7%
Condos	92.9%	94.4%	+ 1.6%

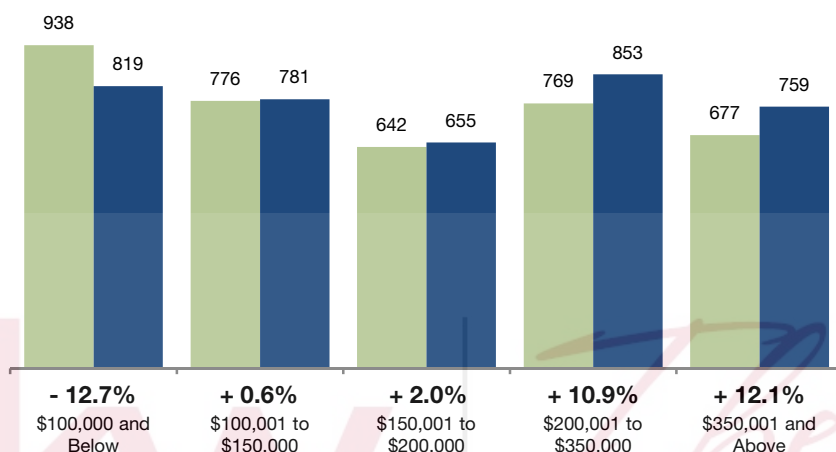
Inventory of Homes for Sale

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



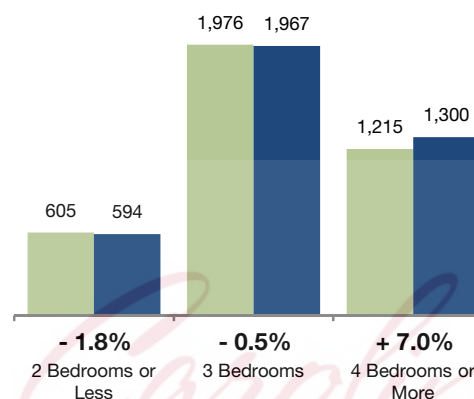
By Price Range

■ 8-2012 ■ 8-2013



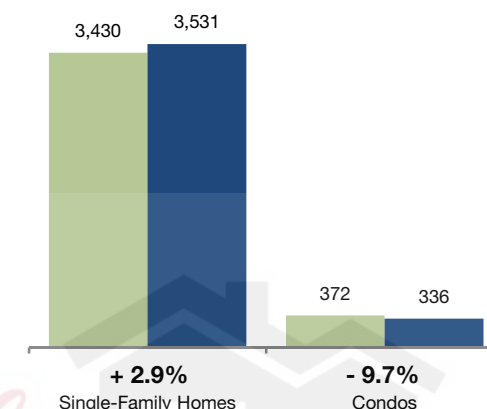
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$100,000 and Below	938	819	- 12.7%
\$100,001 to \$150,000	776	781	+ 0.6%
\$150,001 to \$200,000	642	655	+ 2.0%
\$200,001 to \$350,000	769	853	+ 10.9%
\$350,001 and Above	677	759	+ 12.1%
All Price Ranges	3,802	3,867	+ 1.7%

Single-Family Homes

	8-2012	8-2013	Change
847	736	- 13.1%	
674	691	+ 2.5%	
550	563	+ 2.4%	
712	803	+ 12.8%	
647	738	+ 14.1%	
3,430	3,531	+ 2.9%	

Condos

	8-2012	8-2013	Change
91	83	- 8.8%	
102	90	- 11.8%	
92	92	0.0%	
57	50	- 12.3%	
30	21	- 30.0%	
372	336	- 9.7%	

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	605	594	- 1.8%
3 Bedrooms	1,976	1,967	- 0.5%
4 Bedrooms or More	1,215	1,300	+ 7.0%
All Bedroom Counts	3,802	3,867	+ 1.7%

	8-2012	8-2013	Change
443	439	- 0.9%	
1,843	1,864	+ 1.1%	
1,138	1,222	+ 7.4%	
3,430	3,531	+ 2.9%	

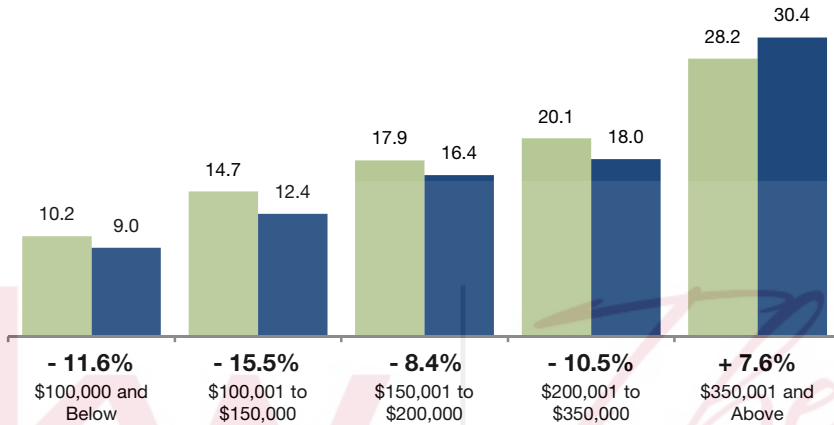
Months Supply of Inventory

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.



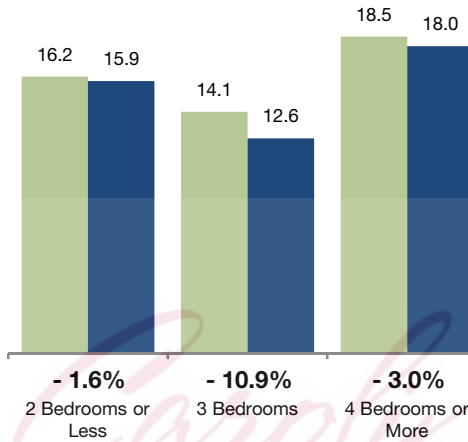
By Price Range

■ 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
\$100,000 and Below	10.2	9.0	- 11.6%
\$100,001 to \$150,000	14.7	12.4	- 15.5%
\$150,001 to \$200,000	17.9	16.4	- 8.4%
\$200,001 to \$350,000	20.1	18.0	- 10.5%
\$350,001 and Above	28.2	30.4	+ 7.6%
All Price Ranges	15.6	14.5	- 7.1%

Single-Family Homes

	8-2012	8-2013	Change
\$100,000 and Below	10.4	9.0	- 12.6%
\$100,001 to \$150,000	13.7	11.8	- 14.1%
\$150,001 to \$200,000	16.9	14.9	- 11.8%
\$200,001 to \$350,000	19.6	17.8	- 8.7%
\$350,001 and Above	27.7	30.3	+ 9.4%
All Price Ranges	15.4	14.3	- 7.0%

Condos

	8-2012	8-2013	Change
\$100,000 and Below	8.7	8.5	- 2.6%
\$100,001 to \$150,000	25.5	21.2	- 17.0%
\$150,001 to \$200,000	27.6	42.5	+ 53.8%
\$200,001 to \$350,000	23.3	20.7	- 11.3%
\$350,001 and Above	15.0	18.4	+ 22.5%
All Price Ranges	18.7	17.5	- 6.5%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	16.2	15.9	- 1.6%
3 Bedrooms	14.1	12.6	- 10.9%
4 Bedrooms or More	18.5	18.0	- 3.0%
All Bedroom Counts	15.6	14.5	- 7.1%

	8-2012	8-2013	Change
2 Bedrooms or Less	16.0	15.4	- 3.5%
3 Bedrooms	13.6	12.4	- 8.9%
4 Bedrooms or More	18.8	17.8	- 5.5%
All Bedroom Counts	15.4	14.3	- 7.0%

	8-2012	8-2013	Change
2 Bedrooms or Less	16.6	17.4	+ 4.6%
3 Bedrooms	27.1	15.6	- 42.2%
4 Bedrooms or More	13.4	20.8	+ 54.7%
All Bedroom Counts	18.7	17.5	- 6.5%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 9.6 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 26.2 percent.

The overall Median Sales Price was up 6.0 percent to \$132,500. The property type with the largest price gain was the Single-Family segment, where prices increased 4.9 percent to \$135,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 114 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 168 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 0.4 percent. That amounts to 13.4 months supply for Single-Family homes and 13.9 months supply for Condos.

Quick Facts

+ 26.2%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 12.8%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 11.0%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

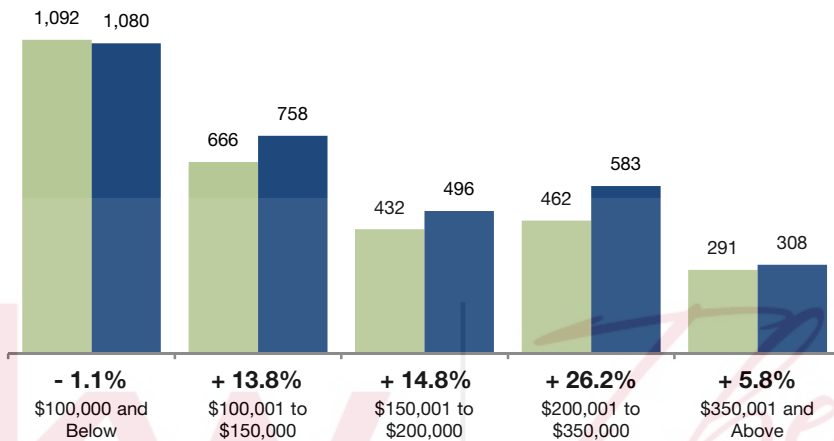
Pending Sales

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



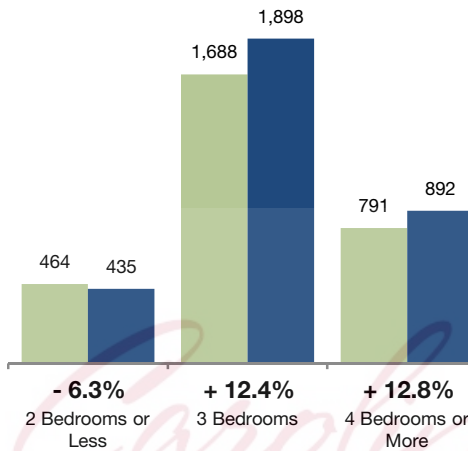
By Price Range

■ 9-2012 ■ 9-2013



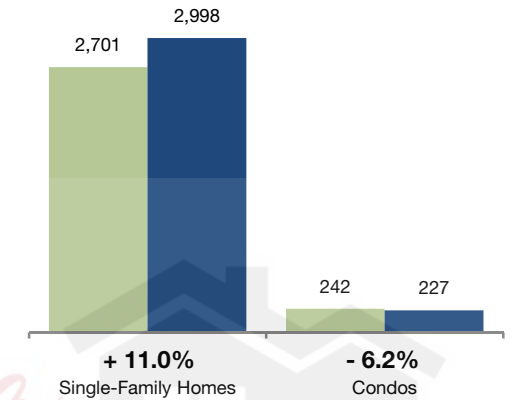
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$100,000 and Below	1,092	1,080	- 1.1%
\$100,001 to \$150,000	666	758	+ 13.8%
\$150,001 to \$200,000	432	496	+ 14.8%
\$200,001 to \$350,000	462	583	+ 26.2%
\$350,001 and Above	291	308	+ 5.8%
All Price Ranges	2,943	3,225	+ 9.6%

Single-Family Homes

	9-2012	9-2013	Change
2 Bedrooms or Less	968	964	- 0.4%
3 Bedrooms	619	708	+ 14.4%
4 Bedrooms or More	390	472	+ 21.0%
	441	555	+ 25.9%
	283	299	+ 5.7%
All Single-Family Homes	2,701	2,998	+ 11.0%

Condos

	9-2012	9-2013	Change
1 Bedroom	124	116	- 6.5%
2 Bedrooms	47	50	+ 6.4%
3 Bedrooms	42	24	- 42.9%
4 Bedrooms or More	21	28	+ 33.3%
	8	9	+ 12.5%
All Condos	242	227	- 6.2%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	464	435	- 6.3%
3 Bedrooms	1,688	1,898	+ 12.4%
4 Bedrooms or More	791	892	+ 12.8%
All Bedroom Counts	2,943	3,225	+ 9.6%

	9-2012	9-2013	Change
2 Bedrooms or Less	344	329	- 4.4%
3 Bedrooms	1,626	1,822	+ 12.1%
4 Bedrooms or More	731	847	+ 15.9%
All Single-Family Homes	2,701	2,998	+ 11.0%

	9-2012	9-2013	Change
1 Bedroom	120	106	- 11.7%
2 Bedrooms	62	76	+ 22.6%
3 Bedrooms	60	45	- 25.0%
All Condos	242	227	- 6.2%

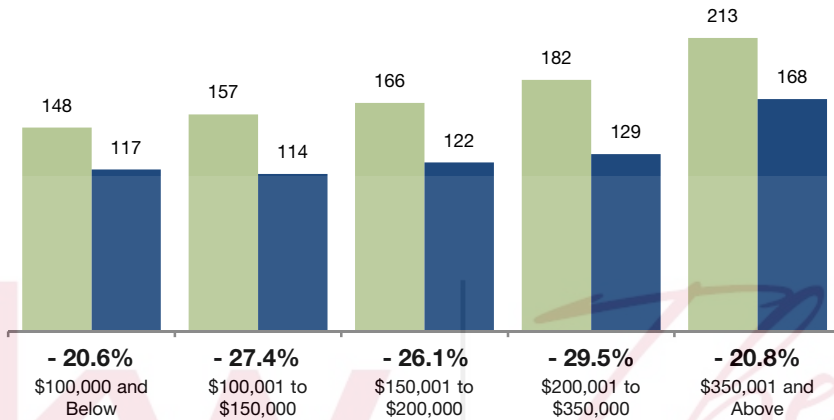
Days on Market Until Sale

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



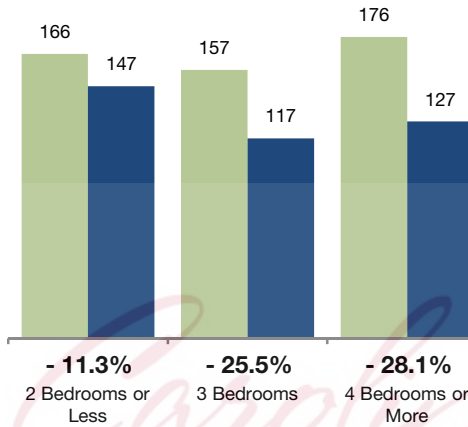
By Price Range

■ 9-2012 ■ 9-2013



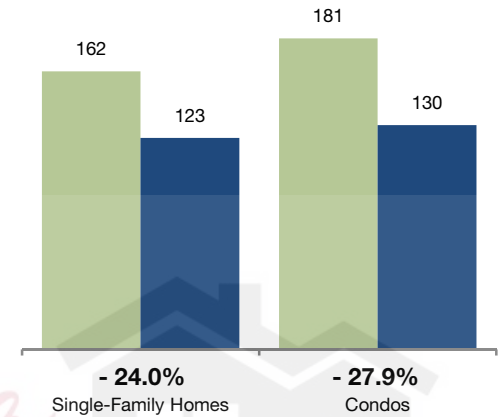
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$100,000 and Below	148	117	- 20.6%
\$100,001 to \$150,000	157	114	- 27.4%
\$150,001 to \$200,000	166	122	- 26.1%
\$200,001 to \$350,000	182	129	- 29.5%
\$350,001 and Above	213	168	- 20.8%
All Price Ranges	163	124	- 24.4%

Single-Family Homes

	9-2012	9-2013	Change
\$100,000 and Below	146	116	- 20.4%
\$100,001 to \$150,000	153	113	- 26.5%
\$150,001 to \$200,000	164	124	- 24.5%
\$200,001 to \$350,000	181	128	- 29.4%
\$350,001 and Above	213	168	- 21.0%
All Price Ranges	162	123	- 24.0%

Condos

	9-2012	9-2013	Change
\$100,000 and Below	163	127	- 22.1%
\$100,001 to \$150,000	216	138	- 35.9%
\$150,001 to \$200,000	182	103	- 43.6%
\$200,001 to \$350,000	206	146	- 29.1%
\$350,001 and Above	225	188	- 16.5%
All Price Ranges	181	130	- 27.9%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	166	147	- 11.3%
3 Bedrooms	157	117	- 25.5%
4 Bedrooms or More	176	127	- 28.1%
All Bedroom Counts	163	124	- 24.4%

	9-2012	9-2013	Change
2 Bedrooms or Less	155	149	- 3.7%
3 Bedrooms	156	115	- 25.9%
4 Bedrooms or More	179	130	- 27.4%
All Bedroom Counts	162	123	- 24.0%

Median Sales Price

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

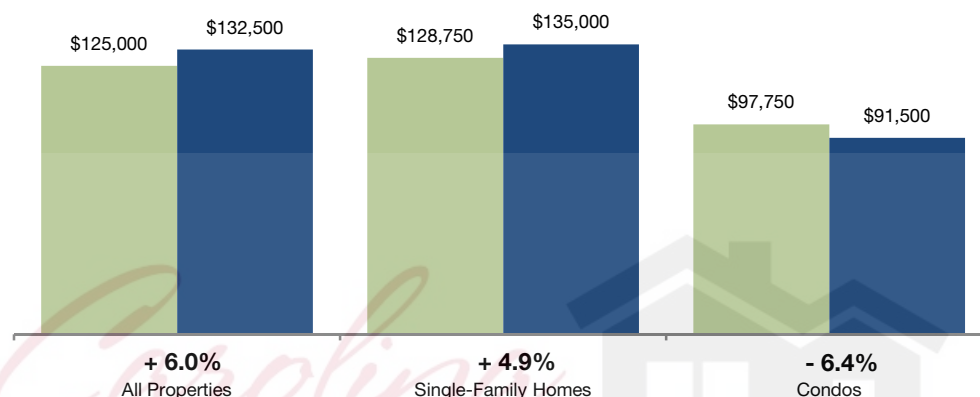
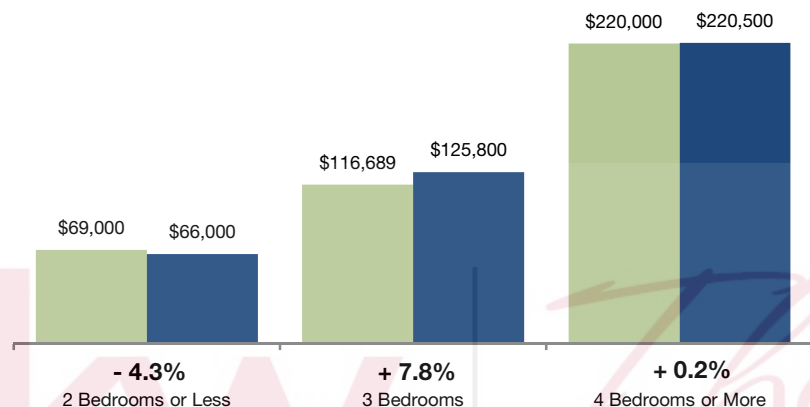


By Bedroom Count

■ 9-2012 ■ 9-2013

By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Bedroom Count	9-2012	9-2013	Change
2 Bedrooms or Less	\$69,000	\$66,000	- 4.3%
3 Bedrooms	\$116,689	\$125,800	+ 7.8%
4 Bedrooms or More	\$220,000	\$220,500	+ 0.2%
All Bedroom Counts	\$125,000	\$132,500	+ 6.0%

Single-Family Homes

	9-2012	9-2013	Change
	\$59,950	\$60,000	+ 0.1%
	\$116,000	\$125,000	+ 7.8%
	\$233,650	\$228,000	- 2.4%
	\$128,750	\$135,000	+ 4.9%

Condos

	9-2012	9-2013	Change
	\$88,700	\$71,500	- 19.4%
	\$136,500	\$137,500	+ 0.7%
	\$72,900	\$78,750	+ 8.0%
	\$97,750	\$91,500	- 6.4%

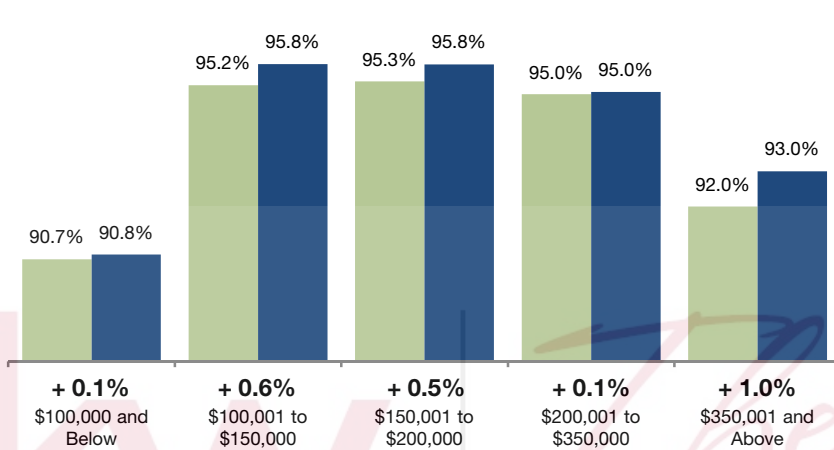
Percent of List Price Received

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.**



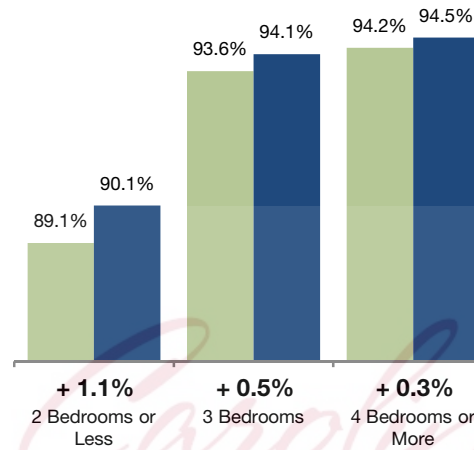
By Price Range

■ 9-2012 ■ 9-2013



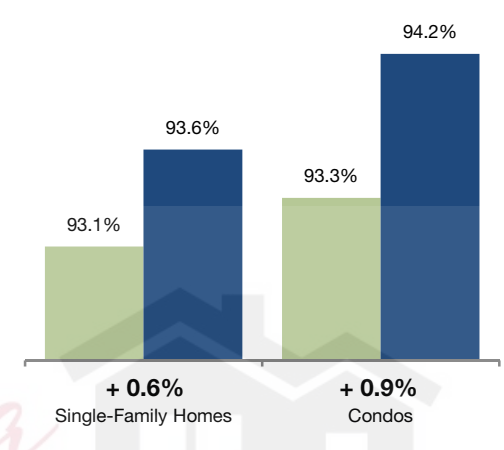
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$100,000 and Below	90.7%	90.8%	+ 0.1%
\$100,001 to \$150,000	95.2%	95.8%	+ 0.6%
\$150,001 to \$200,000	95.3%	95.8%	+ 0.5%
\$200,001 to \$350,000	95.0%	95.0%	+ 0.1%
\$350,001 and Above	92.0%	93.0%	+ 1.0%
All Price Ranges	93.1%	93.7%	+ 0.6%

Single-Family Homes

	9-2012	9-2013	Change
\$100,000 and Below	90.3%	90.5%	+ 0.2%
\$100,001 to \$150,000	95.5%	95.8%	+ 0.3%
\$150,001 to \$200,000	95.4%	95.7%	+ 0.4%
\$200,001 to \$350,000	95.1%	95.1%	- 0.0%
\$350,001 and Above	92.0%	93.0%	+ 1.0%
All Price Ranges	93.1%	93.6%	+ 0.6%

Condos

	9-2012	9-2013	Change
\$100,000 and Below	93.6%	93.2%	- 0.4%
\$100,001 to \$150,000	91.6%	95.9%	+ 4.7%
\$150,001 to \$200,000	94.7%	96.0%	+ 1.4%
\$200,001 to \$350,000	92.6%	93.7%	+ 1.2%
\$350,001 and Above	93.4%	93.3%	- 0.1%
All Price Ranges	93.3%	94.2%	+ 0.9%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	89.1%	90.1%	+ 1.1%
3 Bedrooms	93.6%	94.1%	+ 0.5%
4 Bedrooms or More	94.2%	94.5%	+ 0.3%
All Bedroom Counts	93.1%	93.7%	+ 0.6%

	9-2012	9-2013	Change
2 Bedrooms or Less	87.8%	89.1%	+ 1.5%
3 Bedrooms	93.7%	94.1%	+ 0.4%
4 Bedrooms or More	94.2%	94.4%	+ 0.3%
All Bedroom Counts	93.1%	93.6%	+ 0.6%

	9-2012	9-2013	Change
2 Bedrooms or Less	93.0%	93.2%	+ 0.2%
3 Bedrooms	92.3%	94.6%	+ 2.5%
4 Bedrooms or More	95.0%	95.9%	+ 0.9%
All Bedroom Counts	93.3%	94.2%	+ 0.9%

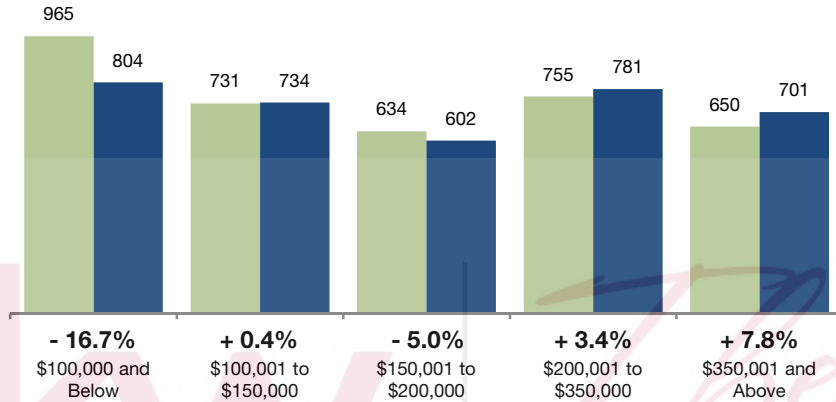
Inventory of Homes for Sale

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



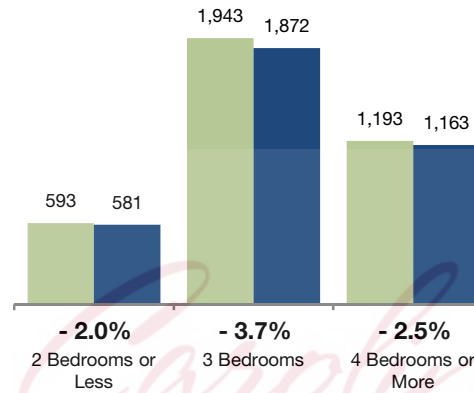
By Price Range

■ 9-2012 ■ 9-2013



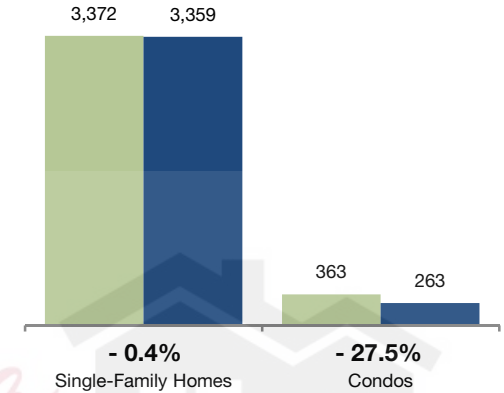
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$100,000 and Below	965	804	- 16.7%
\$100,001 to \$150,000	731	734	+ 0.4%
\$150,001 to \$200,000	634	602	- 5.0%
\$200,001 to \$350,000	755	781	+ 3.4%
\$350,001 and Above	650	701	+ 7.8%
All Price Ranges	3,735	3,622	- 3.0%

Single-Family Homes

	9-2012	9-2013	Change
2 Bedrooms or Less	874	727	- 16.8%
3 Bedrooms	633	655	+ 3.5%
4 Bedrooms or More	541	559	+ 3.3%
	703	737	+ 4.8%
	621	681	+ 9.7%
All Single-Family Homes	3,372	3,359	- 0.4%

Condos

	9-2012	9-2013	Change
1 Bedroom	91	77	- 15.4%
2 Bedrooms	98	79	- 19.4%
3 Bedrooms	93	43	- 53.8%
4 Bedrooms or More	52	44	- 15.4%
	29	20	- 31.0%
All Condos	363	263	- 27.5%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	593	581	- 2.0%
3 Bedrooms	1,943	1,872	- 3.7%
4 Bedrooms or More	1,193	1,163	- 2.5%
All Bedroom Counts	3,735	3,622	- 3.0%

	9-2012	9-2013	Change
2 Bedrooms or Less	431	438	+ 1.6%
3 Bedrooms	1,816	1,781	- 1.9%
4 Bedrooms or More	1,119	1,134	+ 1.3%
All Single-Family Homes	3,372	3,359	- 0.4%

	9-2012	9-2013	Change
1 Bedroom	162	143	- 11.7%
2 Bedrooms	127	91	- 28.3%
3 Bedrooms	74	29	- 60.8%
All Condos	363	263	- 27.5%

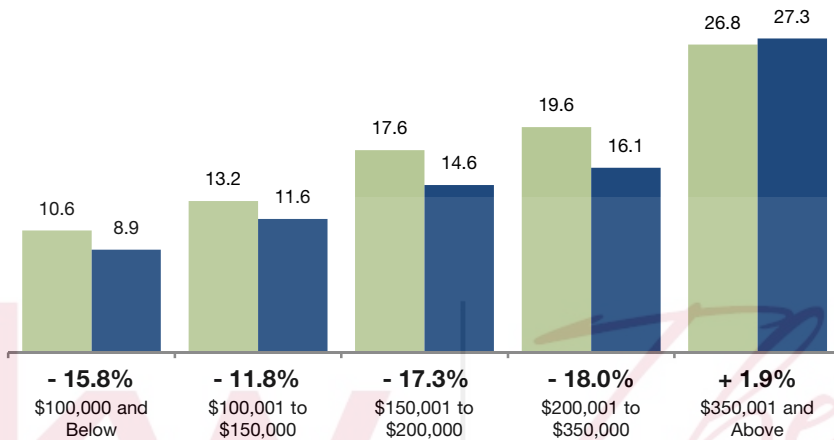
Months Supply of Inventory

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.



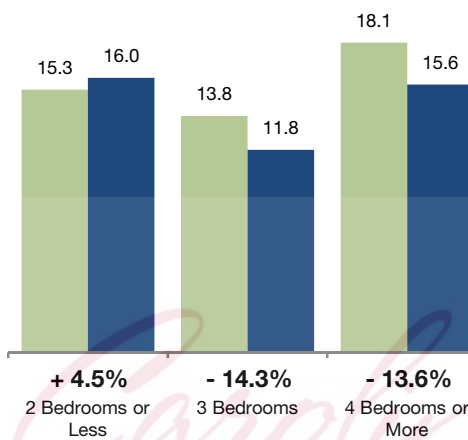
By Price Range

■ 9-2012 ■ 9-2013



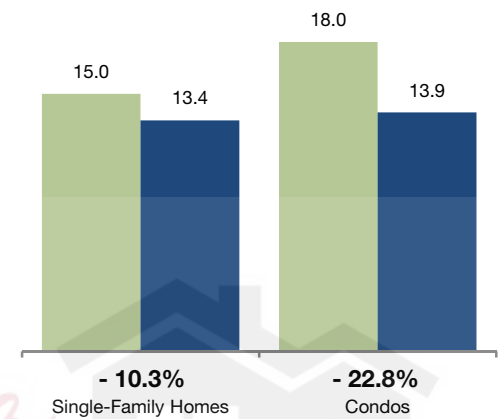
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$100,000 and Below	10.6	8.9	- 15.8%
\$100,001 to \$150,000	13.2	11.6	- 11.8%
\$150,001 to \$200,000	17.6	14.6	- 17.3%
\$200,001 to \$350,000	19.6	16.1	- 18.0%
\$350,001 and Above	26.8	27.3	+ 1.9%
All Price Ranges	15.2	13.5	- 11.5%

Single-Family Homes

	9-2012	9-2013	Change
\$100,000 and Below	10.8	9.0	- 16.5%
\$100,001 to \$150,000	12.3	11.1	- 9.5%
\$150,001 to \$200,000	16.6	14.2	- 14.6%
\$200,001 to \$350,000	19.1	15.9	- 16.7%
\$350,001 and Above	26.3	27.3	+ 3.8%
All Price Ranges	15.0	13.4	- 10.3%

Condos

	9-2012	9-2013	Change
\$100,000 and Below	8.8	8.0	- 9.5%
\$100,001 to \$150,000	22.9	19.0	- 17.3%
\$150,001 to \$200,000	26.6	21.5	- 19.1%
\$200,001 to \$350,000	22.3	18.9	- 15.4%
\$350,001 and Above	14.5	17.8	+ 22.6%
All Price Ranges	18.0	13.9	- 22.8%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	15.3	16.0	+ 4.5%
3 Bedrooms	13.8	11.8	- 14.3%
4 Bedrooms or More	18.1	15.6	- 13.6%
All Bedroom Counts	15.2	13.5	- 11.5%

	9-2012	9-2013	Change
2 Bedrooms or Less	15.0	16.0	+ 6.3%
3 Bedrooms	13.4	11.7	- 12.5%
4 Bedrooms or More	18.4	16.1	- 12.5%
All Bedroom Counts	15.0	13.4	- 10.3%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 11.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 27.2 percent.

The overall Median Sales Price was up 7.9 percent to \$134,900. The property type with the largest price gain was the Single-Family segment, where prices increased 5.7 percent to \$136,375. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 111 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 163 days.

Market-wide, inventory levels were up 1.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 4.5 percent. That amounts to 13.5 months supply for Single-Family homes and 13.9 months supply for Condos.

Quick Facts

+ 27.2%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 14.0%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 12.4%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

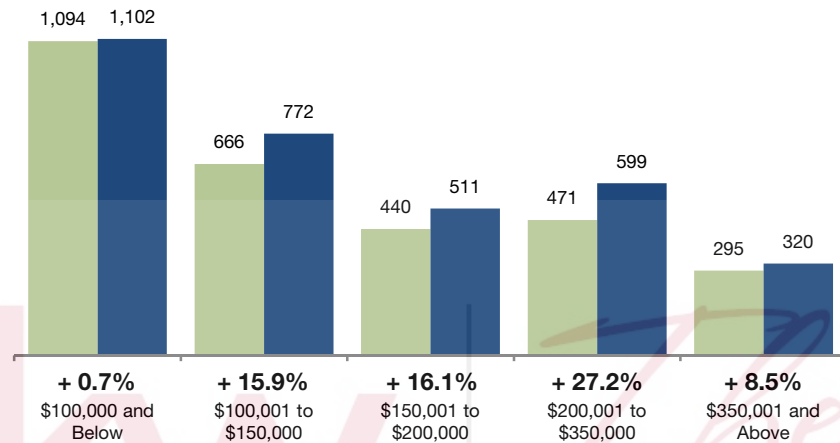
Pending Sales

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



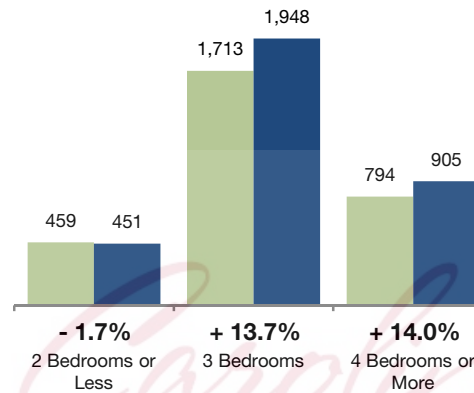
By Price Range

10-2012 10-2013



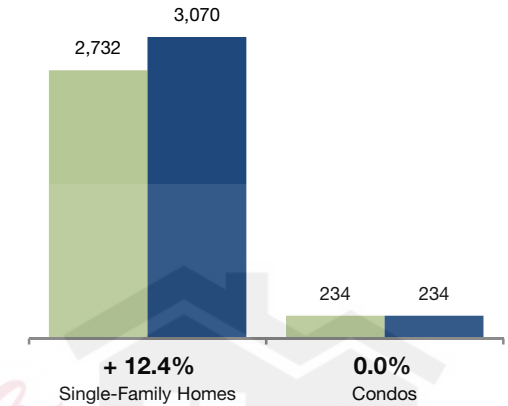
By Bedroom Count

10-2012 10-2013



By Property Type

10-2012 10-2013



All Properties

By Price Range

	10-2012	10-2013	Change
\$100,000 and Below	1,094	1,102	+ 0.7%
\$100,001 to \$150,000	666	772	+ 15.9%
\$150,001 to \$200,000	440	511	+ 16.1%
\$200,001 to \$350,000	471	599	+ 27.2%
\$350,001 and Above	295	320	+ 8.5%
All Price Ranges	2,966	3,304	+ 11.4%

Single-Family Homes

10-2012	10-2013	Change	10-2012	10-2013	Change
974	985	+ 1.1%	120	117	- 2.5%
622	718	+ 15.4%	44	54	+ 22.7%
398	485	+ 21.9%	42	26	- 38.1%
451	571	+ 26.6%	20	28	+ 40.0%
287	311	+ 8.4%	8	9	+ 12.5%
2,732	3,070	+ 12.4%	234	234	0.0%

Condos

10-2012	10-2013	Change
120	117	- 2.5%
44	54	+ 22.7%
42	26	- 38.1%
20	28	+ 40.0%
8	9	+ 12.5%
234	234	0.0%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	459	451	- 1.7%
3 Bedrooms	1,713	1,948	+ 13.7%
4 Bedrooms or More	794	905	+ 14.0%
All Bedroom Counts	2,966	3,304	+ 11.4%

10-2012	10-2013	Change	10-2012	10-2013	Change
342	338	- 1.2%	117	113	- 3.4%
1,652	1,871	+ 13.3%	61	77	+ 26.2%
738	861	+ 16.7%	56	44	- 21.4%
2,732	3,070	+ 12.4%	234	234	0.0%

10-2012	10-2013	Change
117	113	- 3.4%
61	77	+ 26.2%
56	44	- 21.4%
234	234	0.0%

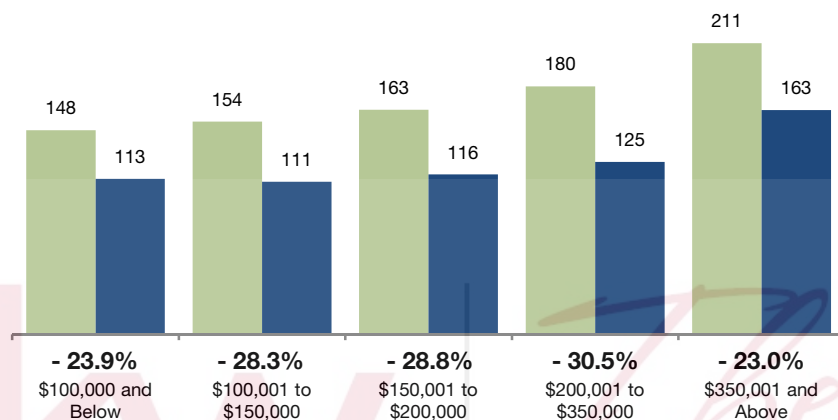
Days on Market Until Sale

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

10-2012 10-2013



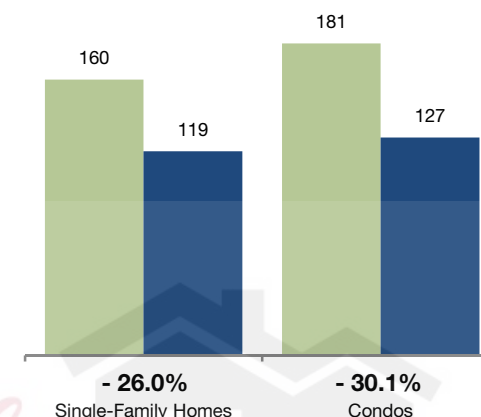
By Bedroom Count

10-2012 10-2013



By Property Type

10-2012 10-2013



All Properties

By Price Range

	10-2012	10-2013	Change
\$100,000 and Below	148	113	- 23.9%
\$100,001 to \$150,000	154	111	- 28.3%
\$150,001 to \$200,000	163	116	- 28.8%
\$200,001 to \$350,000	180	125	- 30.5%
\$350,001 and Above	211	163	- 23.0%
All Price Ranges	162	119	- 26.4%

Single-Family Homes

	10-2012	10-2013	Change
\$100,000 and Below	146	112	- 23.2%
\$100,001 to \$150,000	151	109	- 27.9%
\$150,001 to \$200,000	162	117	- 27.9%
\$200,001 to \$350,000	178	125	- 30.0%
\$350,001 and Above	211	161	- 23.6%
All Price Ranges	160	119	- 26.0%

Condos

	10-2012	10-2013	Change
\$100,000 and Below	168	118	- 29.7%
\$100,001 to \$150,000	204	141	- 30.7%
\$150,001 to \$200,000	173	105	- 39.4%
\$200,001 to \$350,000	213	138	- 35.1%
\$350,001 and Above	225	213	- 5.6%
All Price Ranges	181	127	- 30.1%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	167	142	- 14.8%
3 Bedrooms	155	113	- 27.3%
4 Bedrooms or More	175	123	- 29.8%
All Bedroom Counts	162	119	- 26.4%

	10-2012	10-2013	Change
2 Bedrooms or Less	155	145	- 6.9%
3 Bedrooms	153	111	- 27.6%
4 Bedrooms or More	178	126	- 29.5%
All Bedroom Counts	160	119	- 26.0%

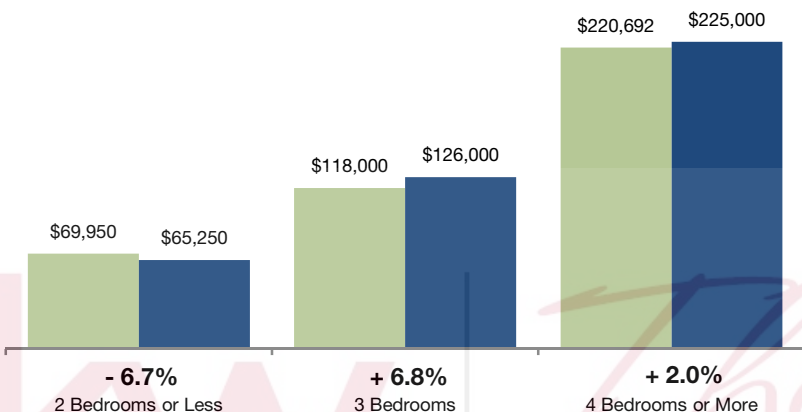
Median Sales Price

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



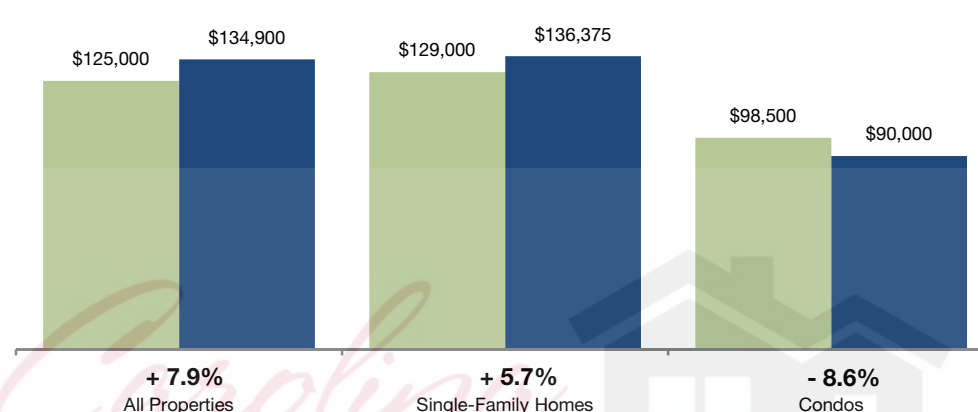
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



All Properties

By Bedroom Count	10-2012	10-2013	Change
2 Bedrooms or Less	\$69,950	\$65,250	- 6.7%
3 Bedrooms	\$118,000	\$126,000	+ 6.8%
4 Bedrooms or More	\$220,692	\$225,000	+ 2.0%
All Bedroom Counts	\$125,000	\$134,900	+ 7.9%

Single-Family Homes

10-2012	10-2013	Change
\$60,000	\$60,000	0.0%
\$117,200	\$125,850	+ 7.4%
\$232,000	\$232,750	+ 0.3%
\$129,000	\$136,375	+ 5.7%

Condos

10-2012	10-2013	Change
\$97,500	\$70,811	- 27.4%
\$131,000	\$147,500	+ 12.6%
\$73,000	\$79,950	+ 9.5%
\$98,500	\$90,000	- 8.6%

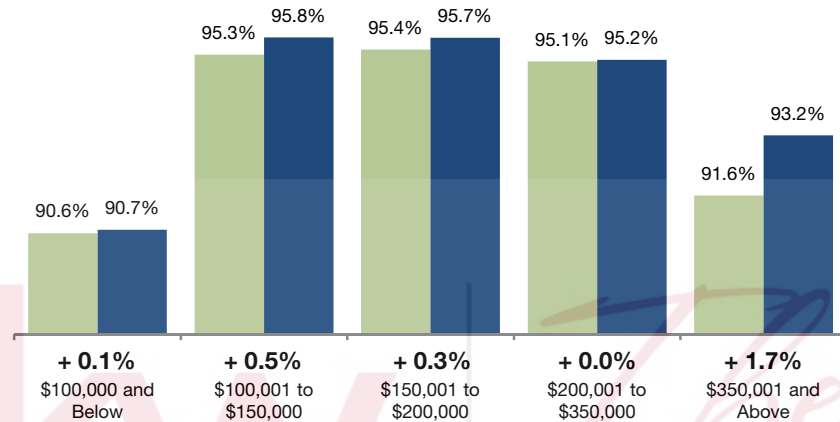
Percent of List Price Received

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.**



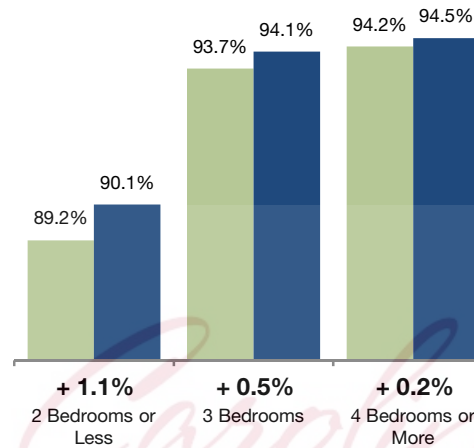
By Price Range

■ 10-2012 ■ 10-2013



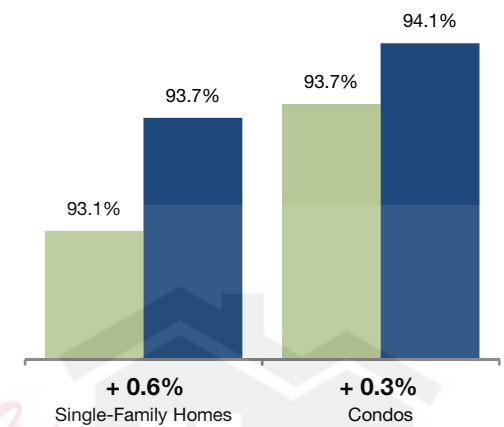
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



All Properties

By Price Range

	10-2012	10-2013	Change
\$100,000 and Below	90.6%	90.7%	+ 0.1%
\$100,001 to \$150,000	95.3%	95.8%	+ 0.5%
\$150,001 to \$200,000	95.4%	95.7%	+ 0.3%
\$200,001 to \$350,000	95.1%	95.2%	+ 0.0%
\$350,001 and Above	91.6%	93.2%	+ 1.7%
All Price Ranges	93.1%	93.7%	+ 0.6%

Single-Family Homes

	10-2012	10-2013	Change
\$100,000 and Below	90.2%	90.4%	+ 0.2%
\$100,001 to \$150,000	95.5%	95.8%	+ 0.3%
\$150,001 to \$200,000	95.5%	95.7%	+ 0.3%
\$200,001 to \$350,000	95.3%	95.2%	- 0.1%
\$350,001 and Above	91.6%	93.2%	+ 1.7%
All Price Ranges	93.1%	93.7%	+ 0.6%

Condos

	10-2012	10-2013	Change
\$100,000 and Below	93.9%	93.2%	- 0.8%
\$100,001 to \$150,000	92.9%	95.3%	+ 2.6%
\$150,001 to \$200,000	95.1%	95.9%	+ 0.8%
\$200,001 to \$350,000	92.2%	94.0%	+ 1.9%
\$350,001 and Above	93.4%	94.3%	+ 1.0%
All Price Ranges	93.7%	94.1%	+ 0.3%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	89.2%	90.1%	+ 1.1%
3 Bedrooms	93.7%	94.1%	+ 0.5%
4 Bedrooms or More	94.2%	94.5%	+ 0.2%
All Bedroom Counts	93.1%	93.7%	+ 0.6%

	10-2012	10-2013	Change
2 Bedrooms or Less	87.7%	89.0%	+ 1.5%
3 Bedrooms	93.7%	94.1%	+ 0.4%
4 Bedrooms or More	94.1%	94.4%	+ 0.3%
All Bedroom Counts	93.1%	93.7%	+ 0.6%

	10-2012	10-2013	Change
2 Bedrooms or Less	93.3%	93.2%	- 0.1%
3 Bedrooms	92.8%	94.7%	+ 2.0%
4 Bedrooms or More	95.6%	95.2%	- 0.5%
All Bedroom Counts	93.7%	94.1%	+ 0.3%

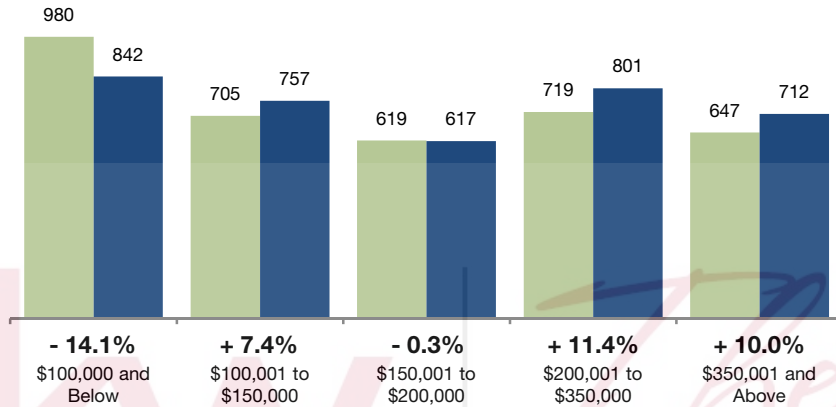
Inventory of Homes for Sale

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



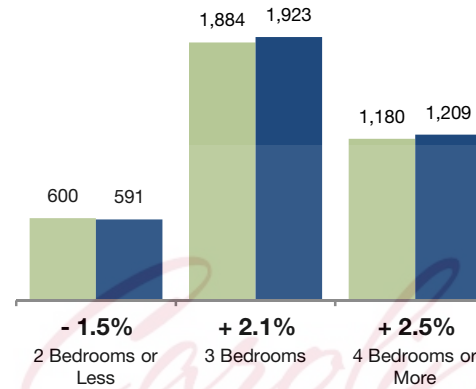
By Price Range

■ 10-2012 ■ 10-2013



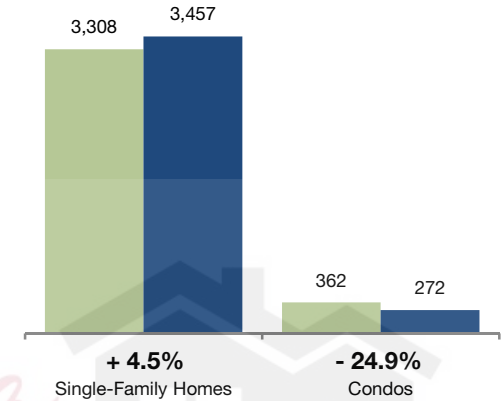
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



All Properties

By Price Range

	10-2012	10-2013	Change
\$100,000 and Below	980	842	- 14.1%
\$100,001 to \$150,000	705	757	+ 7.4%
\$150,001 to \$200,000	619	617	- 0.3%
\$200,001 to \$350,000	719	801	+ 11.4%
\$350,001 and Above	647	712	+ 10.0%
All Price Ranges	3,670	3,729	+ 1.6%

Single-Family Homes

	10-2012	10-2013	Change
2 Bedrooms or Less	885	760	- 14.1%
3 Bedrooms	610	677	+ 11.0%
4 Bedrooms or More	526	574	+ 9.1%
	667	753	+ 12.9%
	620	693	+ 11.8%
All Single-Family Homes	3,308	3,457	+ 4.5%

Condos

	10-2012	10-2013	Change
10-2012	95	82	- 13.7%
10-2013	95	80	- 15.8%
Change	93	43	- 53.8%
	52	48	- 7.7%
	27	19	- 29.6%
All Condos	362	272	- 24.9%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	600	591	- 1.5%
3 Bedrooms	1,884	1,923	+ 2.1%
4 Bedrooms or More	1,180	1,209	+ 2.5%
All Bedroom Counts	3,670	3,729	+ 1.6%

	10-2012	10-2013	Change
2 Bedrooms or Less	440	439	- 0.2%
3 Bedrooms	1,756	1,836	+ 4.6%
4 Bedrooms or More	1,106	1,176	+ 6.3%
All Single-Family Homes	3,308	3,457	+ 4.5%

	10-2012	10-2013	Change
2 Bedrooms or Less	160	152	- 5.0%
3 Bedrooms	128	87	- 32.0%
4 Bedrooms or More	74	33	- 55.4%
All Condos	362	272	- 24.9%

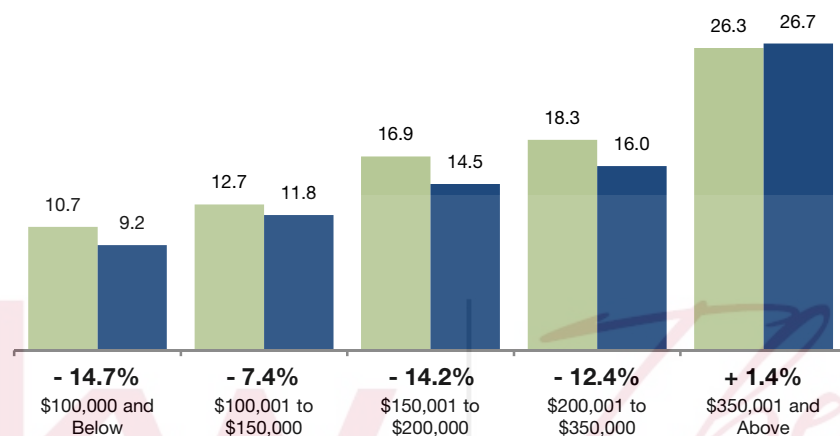
Months Supply of Inventory

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.



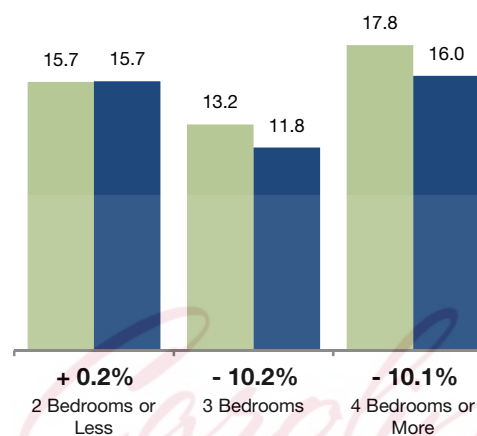
By Price Range

■ 10-2012 ■ 10-2013



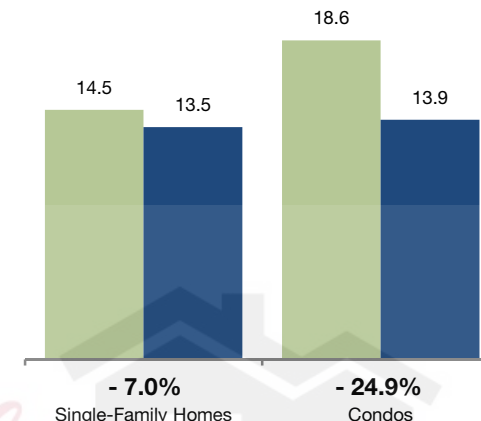
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



All Properties

By Price Range

	10-2012	10-2013	Change
\$100,000 and Below	10.7	9.2	- 14.7%
\$100,001 to \$150,000	12.7	11.8	- 7.4%
\$150,001 to \$200,000	16.9	14.5	- 14.2%
\$200,001 to \$350,000	18.3	16.0	- 12.4%
\$350,001 and Above	26.3	26.7	+ 1.4%
All Price Ranges	14.8	13.5	- 8.8%

Single-Family Homes

	10-2012	10-2013	Change
\$100,000 and Below	10.9	9.3	- 15.1%
\$100,001 to \$150,000	11.8	11.3	- 3.9%
\$150,001 to \$200,000	15.9	14.2	- 10.4%
\$200,001 to \$350,000	17.7	15.8	- 10.8%
\$350,001 and Above	25.9	26.7	+ 3.1%
All Price Ranges	14.5	13.5	- 7.0%

Condos

	10-2012	10-2013	Change
\$100,000 and Below	9.5	8.4	- 11.5%
\$100,001 to \$150,000	23.8	17.8	- 25.1%
\$150,001 to \$200,000	26.6	19.8	- 25.3%
\$200,001 to \$350,000	23.4	18.9	- 19.4%
\$350,001 and Above	13.5	16.9	+ 25.1%
All Price Ranges	18.6	13.9	- 24.9%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	15.7	15.7	+ 0.2%
3 Bedrooms	13.2	11.8	- 10.2%
4 Bedrooms or More	17.8	16.0	- 10.1%
All Bedroom Counts	14.8	13.5	- 8.8%

	10-2012	10-2013	Change
2 Bedrooms or Less	15.4	15.6	+ 1.0%
3 Bedrooms	12.8	11.8	- 7.7%
4 Bedrooms or More	18.0	16.4	- 8.9%
All Bedroom Counts	14.5	13.5	- 7.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 11.7 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 29.2 percent.

The overall Median Sales Price was up 7.1 percent to \$135,000. The property type with the largest price gain was the Single-Family segment, where prices increased 6.0 percent to \$137,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 104 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 157 days.

Market-wide, inventory levels were up 0.1 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 2.8 percent. That amounts to 13.0 months supply for Single-Family homes and 14.3 months supply for Condos.

Quick Facts

+ 29.2%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 14.8%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 13.1%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

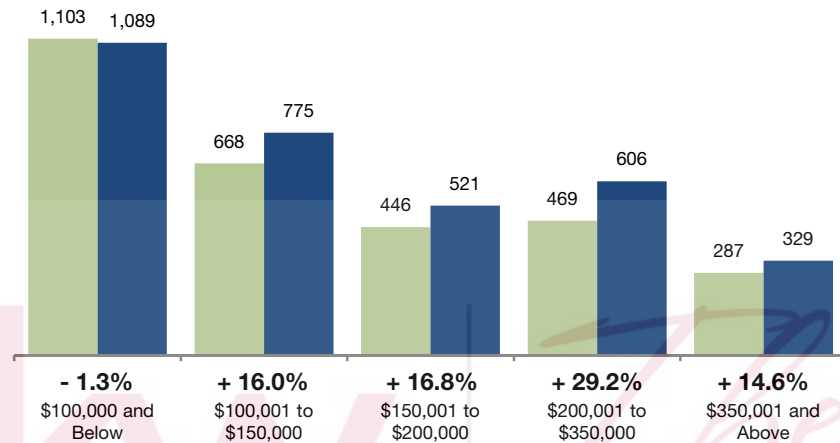
Pending Sales

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



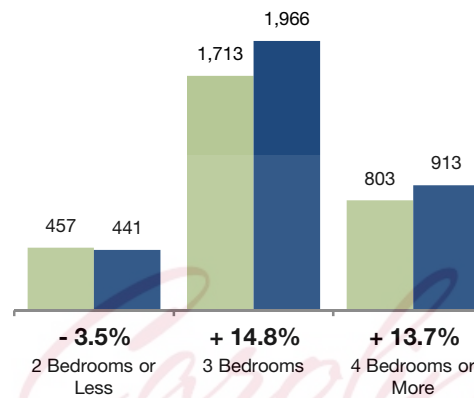
By Price Range

■ 11-2012 ■ 11-2013



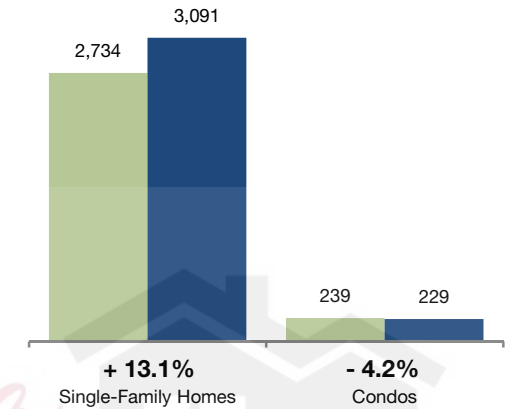
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties

By Price Range

	11-2012	11-2013	Change
\$100,000 and Below	1,103	1,089	- 1.3%
\$100,001 to \$150,000	668	775	+ 16.0%
\$150,001 to \$200,000	446	521	+ 16.8%
\$200,001 to \$350,000	469	606	+ 29.2%
\$350,001 and Above	287	329	+ 14.6%
All Price Ranges	2,973	3,320	+ 11.7%

Single-Family Homes

	11-2012	11-2013	Change
2 Bedrooms or Less	979	975	- 0.4%
3 Bedrooms	623	723	+ 16.1%
4 Bedrooms or More	406	494	+ 21.7%
	447	579	+ 29.5%
	279	320	+ 14.7%
All Single-Family Homes	2,734	3,091	+ 13.1%

Condos

	11-2012	11-2013	Change
\$100,000 and Below	124	114	- 8.1%
\$100,001 to \$150,000	45	52	+ 15.6%
\$150,001 to \$200,000	40	27	- 32.5%
\$200,001 to \$350,000	22	27	+ 22.7%
\$350,001 and Above	8	9	+ 12.5%
All Condos	239	229	- 4.2%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	457	441	- 3.5%
3 Bedrooms	1,713	1,966	+ 14.8%
4 Bedrooms or More	803	913	+ 13.7%
All Bedroom Counts	2,973	3,320	+ 11.7%

	11-2012	11-2013	Change
2 Bedrooms or Less	343	328	- 4.4%
3 Bedrooms	1,649	1,891	+ 14.7%
4 Bedrooms or More	742	872	+ 17.5%
All Single-Family Homes	2,734	3,091	+ 13.1%

	11-2012	11-2013	Change
2 Bedrooms or Less	114	113	- 0.9%
3 Bedrooms	64	75	+ 17.2%
4 Bedrooms or More	61	41	- 32.8%
All Condos	239	229	- 4.2%

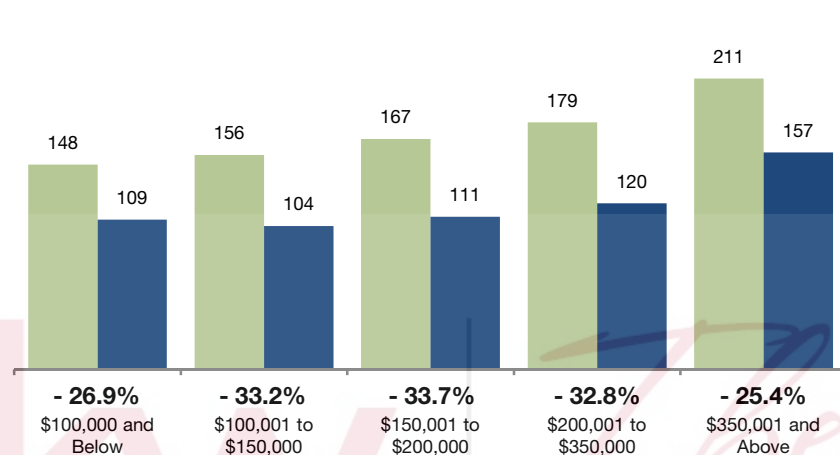
Days on Market Until Sale

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

■ 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
\$100,000 and Below	148	109	- 26.9%
\$100,001 to \$150,000	156	104	- 33.2%
\$150,001 to \$200,000	167	111	- 33.7%
\$200,001 to \$350,000	179	120	- 32.8%
\$350,001 and Above	211	157	- 25.4%
All Price Ranges	163	114	- 29.9%

Single-Family Homes

	11-2012	11-2013	Change
\$100,000 and Below	146	108	- 26.1%
\$100,001 to \$150,000	153	102	- 33.6%
\$150,001 to \$200,000	167	110	- 34.1%
\$200,001 to \$350,000	177	119	- 33.0%
\$350,001 and Above	211	156	- 26.3%
All Price Ranges	162	113	- 30.0%

Condos

	11-2012	11-2013	Change
\$100,000 and Below	167	113	- 32.4%
\$100,001 to \$150,000	188	135	- 28.3%
\$150,001 to \$200,000	170	125	- 26.8%
\$200,001 to \$350,000	211	165	- 22.2%
\$350,001 and Above	188	213	+ 13.2%
All Price Ranges	176	128	- 27.5%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	170	139	- 18.4%
3 Bedrooms	157	106	- 32.7%
4 Bedrooms or More	171	121	- 29.5%
All Bedroom Counts	163	114	- 29.9%

	11-2012	11-2013	Change
2 Bedrooms or Less	160	137	- 14.1%
3 Bedrooms	156	104	- 33.4%
4 Bedrooms or More	175	124	- 29.0%
All Bedroom Counts	162	113	- 30.0%

Median Sales Price

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

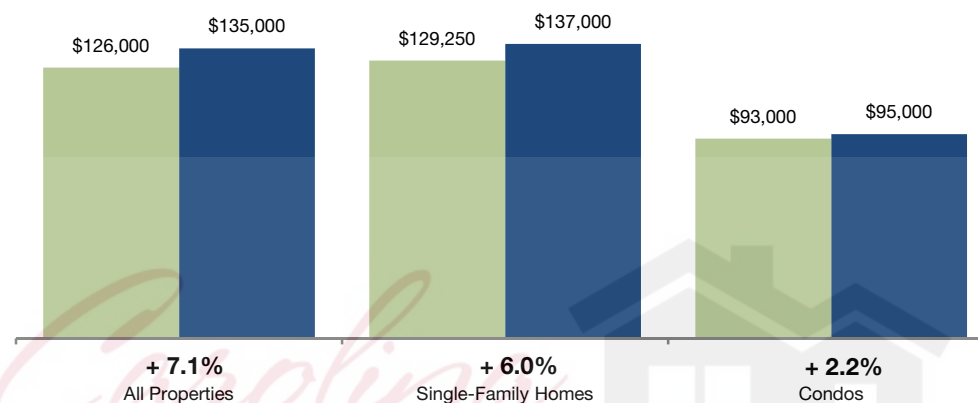
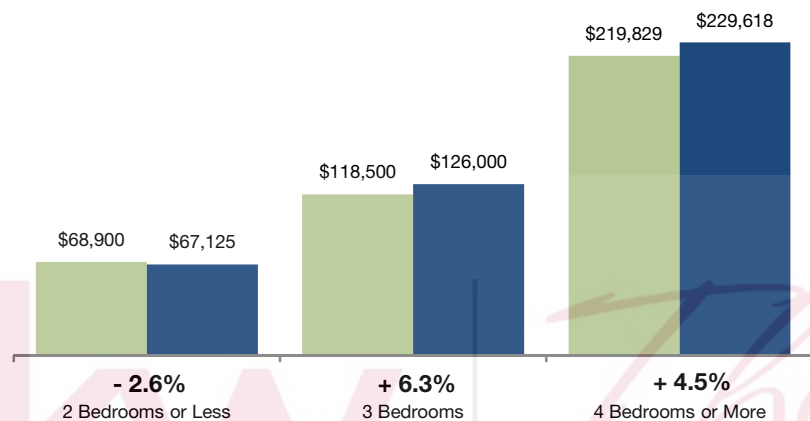


By Bedroom Count

■ 11-2012 ■ 11-2013

By Property Type

■ 11-2012 ■ 11-2013



All Properties

By Bedroom Count	11-2012	11-2013	Change
2 Bedrooms or Less	\$68,900	\$67,125	- 2.6%
3 Bedrooms	\$118,500	\$126,000	+ 6.3%
4 Bedrooms or More	\$219,829	\$229,618	+ 4.5%
All Bedroom Counts	\$126,000	\$135,000	+ 7.1%

Single-Family Homes

11-2012	11-2013	Change
\$60,000	\$64,900	+ 8.2%
\$118,500	\$125,850	+ 6.2%
\$229,000	\$235,000	+ 2.6%
\$129,250	\$137,000	+ 6.0%

Condos

11-2012	11-2013	Change
\$91,250	\$71,750	- 21.4%
\$125,000	\$148,750	+ 19.0%
\$72,950	\$84,900	+ 16.4%
\$93,000	\$95,000	+ 2.2%

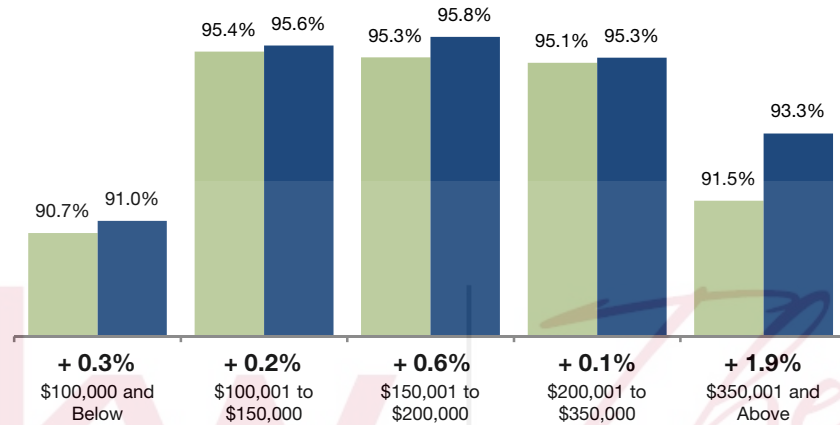
Percent of List Price Received

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.**



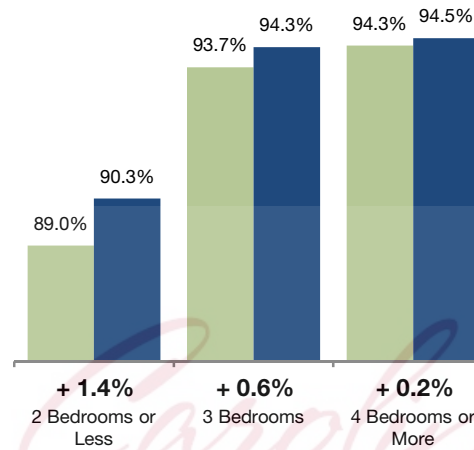
By Price Range

■ 11-2012 ■ 11-2013



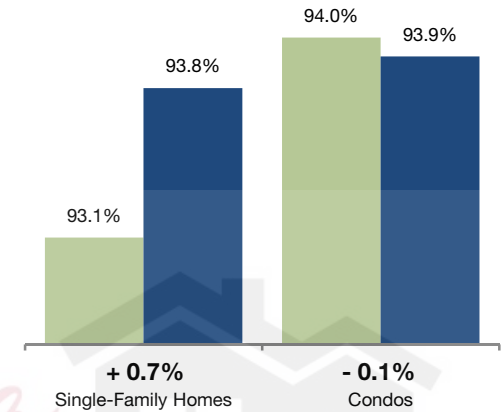
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties

By Price Range

	11-2012	11-2013	Change
\$100,000 and Below	90.7%	91.0%	+ 0.3%
\$100,001 to \$150,000	95.4%	95.6%	+ 0.2%
\$150,001 to \$200,000	95.3%	95.8%	+ 0.6%
\$200,001 to \$350,000	95.1%	95.3%	+ 0.1%
\$350,001 and Above	91.5%	93.3%	+ 1.9%
All Price Ranges	93.2%	93.8%	+ 0.7%

Single-Family Homes

	11-2012	11-2013	Change
2 Bedrooms or Less	89.0%	90.3%	+ 1.4%
3 Bedrooms	93.7%	94.3%	+ 0.6%
4 Bedrooms or More	94.3%	94.5%	+ 0.2%
All Bedroom Counts	93.2%	93.8%	+ 0.7%

Condos

	11-2012	11-2013	Change
Single-Family Homes	93.1%	93.8%	+ 0.7%
Condos	94.0%	93.9%	- 0.1%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	89.0%	90.3%	+ 1.4%
3 Bedrooms	93.7%	94.3%	+ 0.6%
4 Bedrooms or More	94.3%	94.5%	+ 0.2%
All Bedroom Counts	93.2%	93.8%	+ 0.7%

	11-2012	11-2013	Change
Single-Family Homes	93.1%	93.8%	+ 0.7%
Condos	94.0%	93.9%	- 0.1%

	11-2012	11-2013	Change
Single-Family Homes	93.1%	93.8%	+ 0.7%
Condos	94.0%	93.9%	- 0.1%

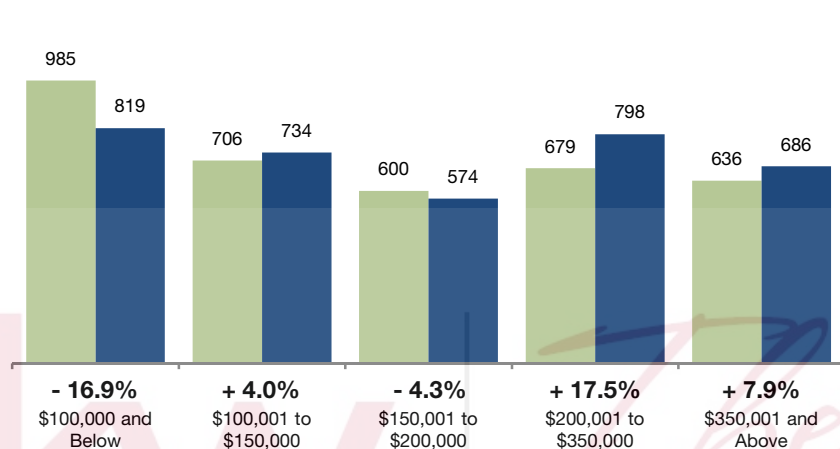
Inventory of Homes for Sale

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

■ 11-2012 ■ 11-2013



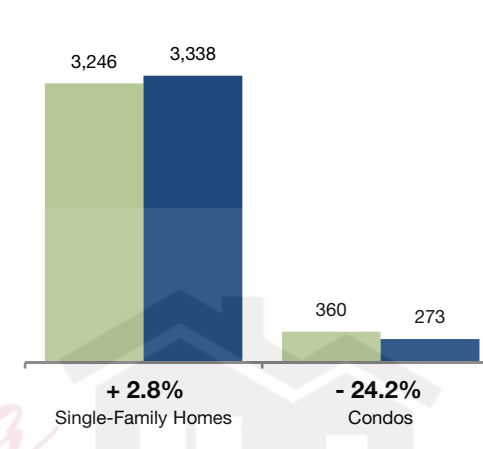
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties

By Price Range

	11-2012	11-2013	Change
\$100,000 and Below	985	819	- 16.9%
\$100,001 to \$150,000	706	734	+ 4.0%
\$150,001 to \$200,000	600	574	- 4.3%
\$200,001 to \$350,000	679	798	+ 17.5%
\$350,001 and Above	636	686	+ 7.9%
All Price Ranges	3,606	3,611	+ 0.1%

Single-Family Homes

11-2012	11-2013	Change	11-2012	11-2013	Change
890	734	- 17.5%	95	85	- 10.5%
611	654	+ 7.0%	95	80	- 15.8%
508	533	+ 4.9%	92	41	- 55.4%
628	750	+ 19.4%	51	48	- 5.9%
609	667	+ 9.5%	27	19	- 29.6%
3,246	3,338	+ 2.8%	360	273	- 24.2%

Condos

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	599	578	- 3.5%
3 Bedrooms	1,859	1,864	+ 0.3%
4 Bedrooms or More	1,142	1,163	+ 1.8%
All Bedroom Counts	3,606	3,611	+ 0.1%

11-2012	11-2013	Change	11-2012	11-2013	Change
436	426	- 2.3%	163	152	- 6.7%
1,731	1,777	+ 2.7%	128	87	- 32.0%
1,073	1,129	+ 5.2%	69	34	- 50.7%
3,246	3,338	+ 2.8%	360	273	- 24.2%

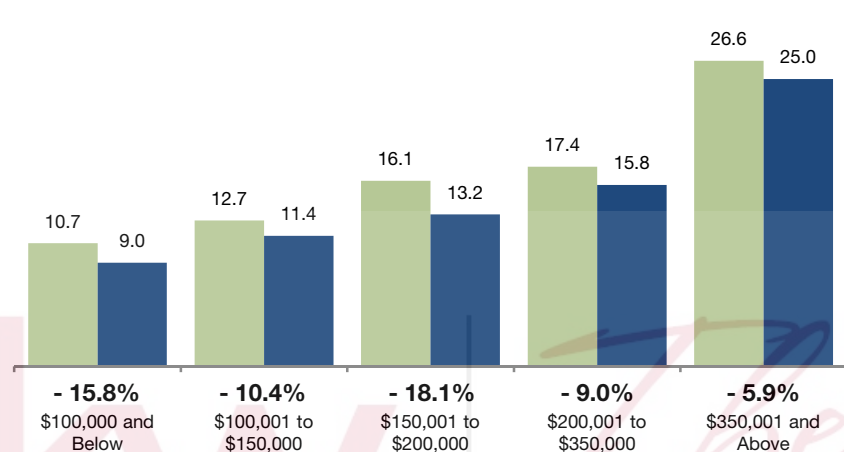
Months Supply of Inventory

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.



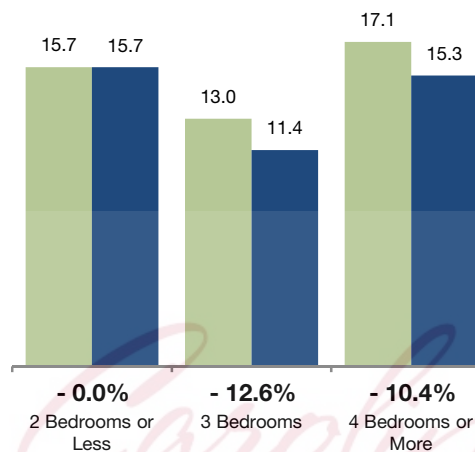
By Price Range

■ 11-2012 ■ 11-2013



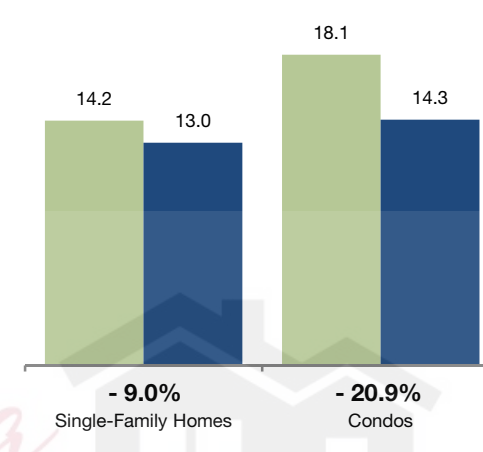
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties

By Price Range

	11-2012	11-2013	Change
\$100,000 and Below	10.7	9.0	- 15.8%
\$100,001 to \$150,000	12.7	11.4	- 10.4%
\$150,001 to \$200,000	16.1	13.2	- 18.1%
\$200,001 to \$350,000	17.4	15.8	- 9.0%
\$350,001 and Above	26.6	25.0	- 5.9%
All Price Ranges	14.6	13.1	- 10.3%

Single-Family Homes

	11-2012	11-2013	Change
\$100,000 and Below	10.9	9.0	- 17.2%
\$100,001 to \$150,000	11.8	10.9	- 7.8%
\$150,001 to \$200,000	15.0	12.9	- 13.8%
\$200,001 to \$350,000	16.9	15.5	- 7.8%
\$350,001 and Above	26.2	25.0	- 4.5%
All Price Ranges	14.2	13.0	- 9.0%

Condos

	11-2012	11-2013	Change
\$100,000 and Below	9.2	8.9	- 2.7%
\$100,001 to \$150,000	23.2	16.9	- 27.1%
\$150,001 to \$200,000	27.6	18.2	- 34.0%
\$200,001 to \$350,000	23.2	19.6	- 15.6%
\$350,001 and Above	13.5	16.9	+ 25.1%
All Price Ranges	18.1	14.3	- 20.9%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	15.7	15.7	- 0.0%
3 Bedrooms	13.0	11.4	- 12.6%
4 Bedrooms or More	17.1	15.3	- 10.4%
All Bedroom Counts	14.6	13.1	- 10.3%

	11-2012	11-2013	Change
2 Bedrooms or Less	15.3	15.6	+ 2.2%
3 Bedrooms	12.6	11.3	- 10.5%
4 Bedrooms or More	17.4	15.5	- 10.5%
All Bedroom Counts	14.2	13.0	- 9.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 11.7 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 30.8 percent.

The overall Median Sales Price was up 6.3 percent to \$135,000. The property type with the largest price gain was the Single-Family segment, where prices increased 5.4 percent to \$137,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 100 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 154 days.

Market-wide, inventory levels were up 0.8 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 3.7 percent. That amounts to 12.6 months supply for Single-Family homes and 13.7 months supply for Condos.

Quick Facts

+ 30.8%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 16.6%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 13.3%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

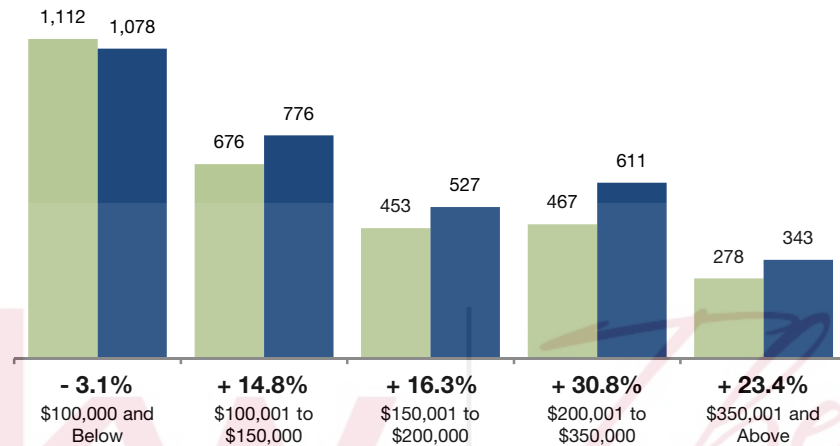
Pending Sales

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



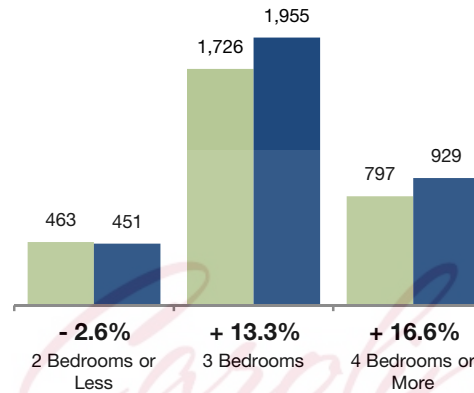
By Price Range

■ 12-2012 ■ 12-2013



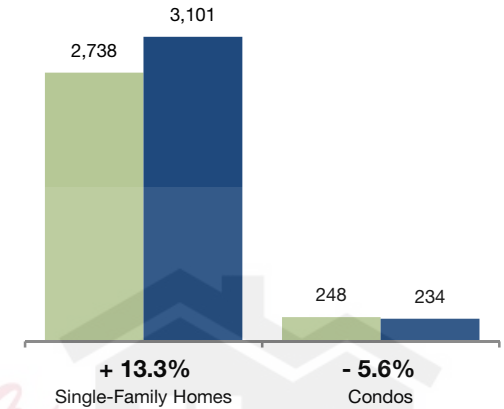
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$100,000 and Below	1,112	1,078	- 3.1%
\$100,001 to \$150,000	676	776	+ 14.8%
\$150,001 to \$200,000	453	527	+ 16.3%
\$200,001 to \$350,000	467	611	+ 30.8%
\$350,001 and Above	278	343	+ 23.4%
All Price Ranges	2,986	3,335	+ 11.7%

Single-Family Homes

	12-2012	12-2013	Change
2 Bedrooms or Less	983	968	- 1.5%
3 Bedrooms	630	720	+ 14.3%
4 Bedrooms or More	413	498	+ 20.6%
	442	582	+ 31.7%
	270	333	+ 23.3%
All Single-Family Homes	2,738	3,101	+ 13.3%

Condos

	12-2012	12-2013	Change
1 Bedroom	129	110	- 14.7%
2 Bedrooms	46	56	+ 21.7%
3 Bedrooms	40	29	- 27.5%
4 Bedrooms or More	25	29	+ 16.0%
	8	10	+ 25.0%
All Condos	248	234	- 5.6%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	463	451	- 2.6%
3 Bedrooms	1,726	1,955	+ 13.3%
4 Bedrooms or More	797	929	+ 16.6%
All Bedroom Counts	2,986	3,335	+ 11.7%

	12-2012	12-2013	Change
2 Bedrooms or Less	348	332	- 4.6%
3 Bedrooms	1,657	1,883	+ 13.6%
4 Bedrooms or More	733	886	+ 20.9%
All Single-Family Homes	2,738	3,101	+ 13.3%

	12-2012	12-2013	Change
1 Bedroom	115	119	+ 3.5%
2 Bedrooms	69	72	+ 4.3%
3 Bedrooms	64	43	- 32.8%
All Condos	248	234	- 5.6%

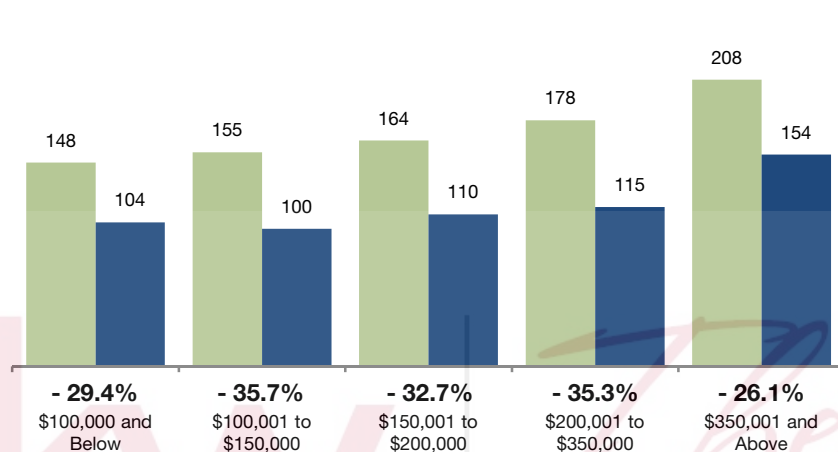
Days on Market Until Sale

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



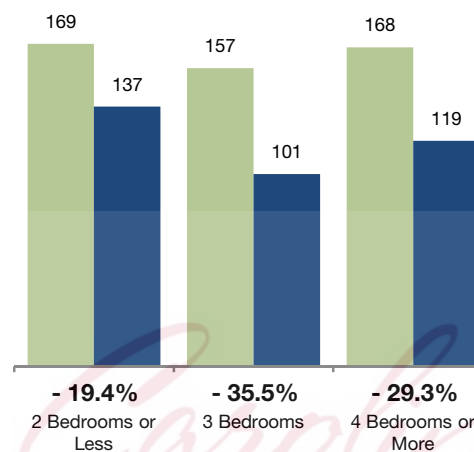
By Price Range

■ 12-2012 ■ 12-2013



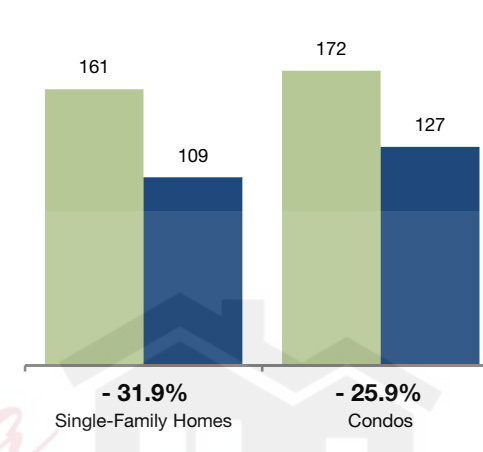
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$100,000 and Below	148	104	- 29.4%
\$100,001 to \$150,000	155	100	- 35.7%
\$150,001 to \$200,000	164	110	- 32.7%
\$200,001 to \$350,000	178	115	- 35.3%
\$350,001 and Above	208	154	- 26.1%
All Price Ranges	162	111	- 31.5%

Single-Family Homes

	12-2012	12-2013	Change
\$100,000 and Below	146	103	- 29.5%
\$100,001 to \$150,000	153	98	- 35.9%
\$150,001 to \$200,000	163	109	- 33.3%
\$200,001 to \$350,000	177	113	- 36.0%
\$350,001 and Above	208	152	- 26.7%
All Price Ranges	161	109	- 31.9%

Condos

	12-2012	12-2013	Change
\$100,000 and Below	161	116	- 27.9%
\$100,001 to \$150,000	186	123	- 33.6%
\$150,001 to \$200,000	167	129	- 22.9%
\$200,001 to \$350,000	201	169	- 15.8%
\$350,001 and Above	215	199	- 7.5%
All Price Ranges	172	127	- 25.9%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	169	137	- 19.4%
3 Bedrooms	157	101	- 35.5%
4 Bedrooms or More	168	119	- 29.3%
All Bedroom Counts	162	111	- 31.5%

	12-2012	12-2013	Change
2 Bedrooms or Less	161	134	- 17.0%
3 Bedrooms	156	99	- 36.2%
4 Bedrooms or More	171	122	- 29.1%
All Bedroom Counts	161	109	- 31.9%

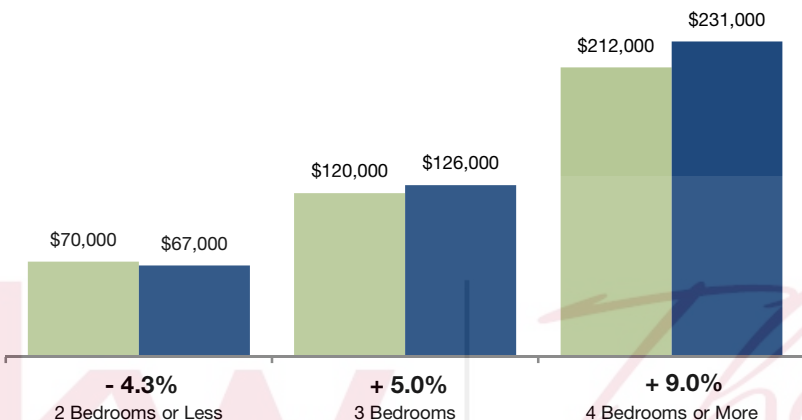
Median Sales Price

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



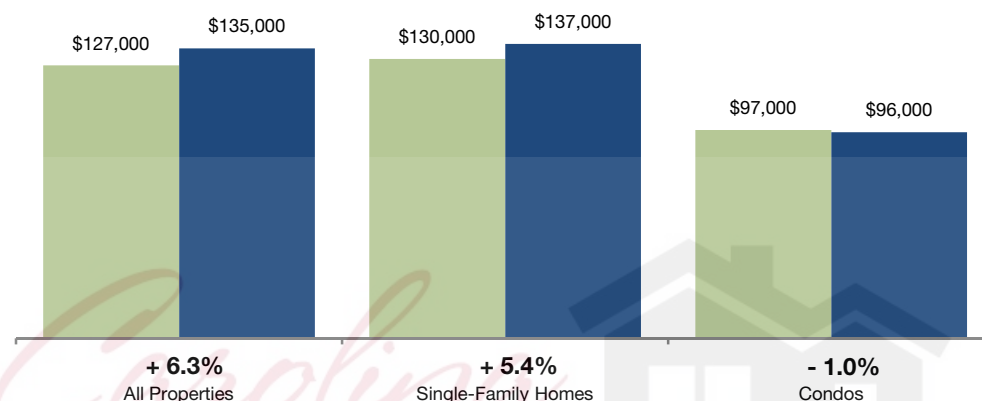
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Bedroom Count	12-2012	12-2013	Change
2 Bedrooms or Less	\$70,000	\$67,000	- 4.3%
3 Bedrooms	\$120,000	\$126,000	+ 5.0%
4 Bedrooms or More	\$212,000	\$231,000	+ 9.0%
All Bedroom Counts	\$127,000	\$135,000	+ 6.3%

Single-Family Homes

12-2012	12-2013	Change
\$62,000	\$62,800	+ 1.3%
\$120,000	\$126,000	+ 5.0%
\$224,000	\$239,000	+ 6.7%
\$130,000	\$137,000	+ 5.4%

Condos

12-2012	12-2013	Change
\$94,250	\$71,000	- 24.7%
\$130,000	\$143,750	+ 10.6%
\$72,300	\$93,750	+ 29.7%
\$97,000	\$96,000	- 1.0%

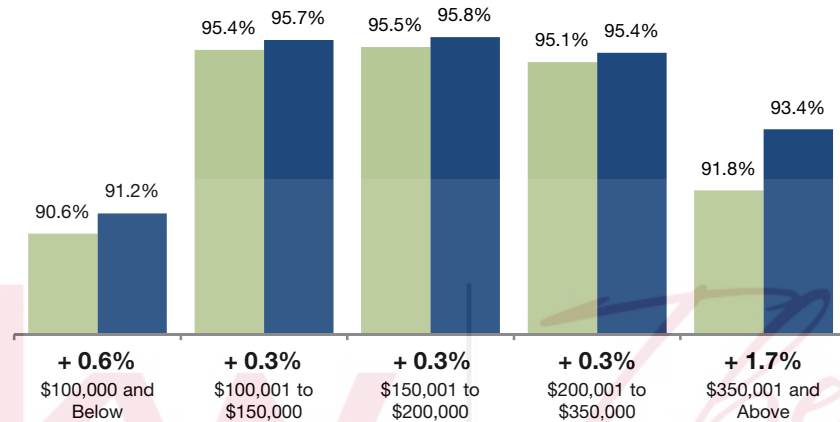
Percent of List Price Received

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.**



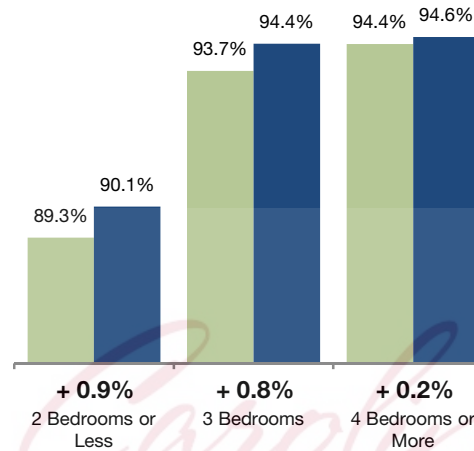
By Price Range

■ 12-2012 ■ 12-2013



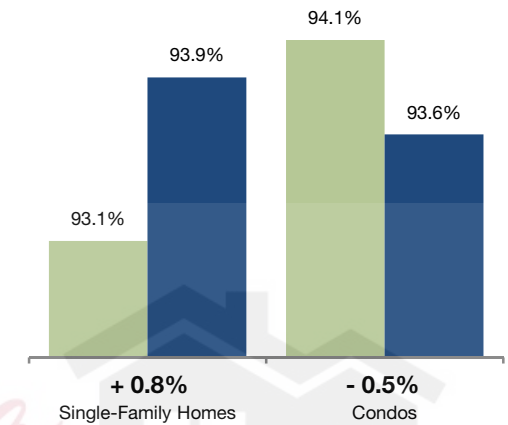
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$100,000 and Below	90.6%	91.2%	+ 0.6%
\$100,001 to \$150,000	95.4%	95.7%	+ 0.3%
\$150,001 to \$200,000	95.5%	95.8%	+ 0.3%
\$200,001 to \$350,000	95.1%	95.4%	+ 0.3%
\$350,001 and Above	91.8%	93.4%	+ 1.7%
All Price Ranges	93.2%	93.9%	+ 0.7%

Single-Family Homes

	12-2012	12-2013	Change
\$100,000 and Below	90.2%	91.0%	+ 0.9%
\$100,001 to \$150,000	95.5%	95.8%	+ 0.3%
\$150,001 to \$200,000	95.5%	95.8%	+ 0.3%
\$200,001 to \$350,000	95.3%	95.4%	+ 0.1%
\$350,001 and Above	91.7%	93.3%	+ 1.8%
All Price Ranges	93.1%	93.9%	+ 0.8%

Condos

	12-2012	12-2013	Change
\$100,000 and Below	94.0%	92.8%	- 1.3%
\$100,001 to \$150,000	94.1%	94.4%	+ 0.3%
\$150,001 to \$200,000	95.7%	95.1%	- 0.6%
\$200,001 to \$350,000	92.0%	94.3%	+ 2.5%
\$350,001 and Above	94.0%	94.3%	+ 0.2%
All Price Ranges	94.1%	93.6%	- 0.5%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	89.3%	90.1%	+ 0.9%
3 Bedrooms	93.7%	94.4%	+ 0.8%
4 Bedrooms or More	94.4%	94.6%	+ 0.2%
All Bedroom Counts	93.2%	93.9%	+ 0.7%

	12-2012	12-2013	Change
2 Bedrooms or Less	87.8%	89.1%	+ 1.6%
3 Bedrooms	93.7%	94.4%	+ 0.8%
4 Bedrooms or More	94.3%	94.5%	+ 0.2%
All Bedroom Counts	93.1%	93.9%	+ 0.8%

	12-2012	12-2013	Change
2 Bedrooms or Less	93.8%	92.9%	- 1.0%
3 Bedrooms	93.5%	93.7%	+ 0.2%
4 Bedrooms or More	95.1%	95.5%	+ 0.5%
All Bedroom Counts	94.1%	93.6%	- 0.5%

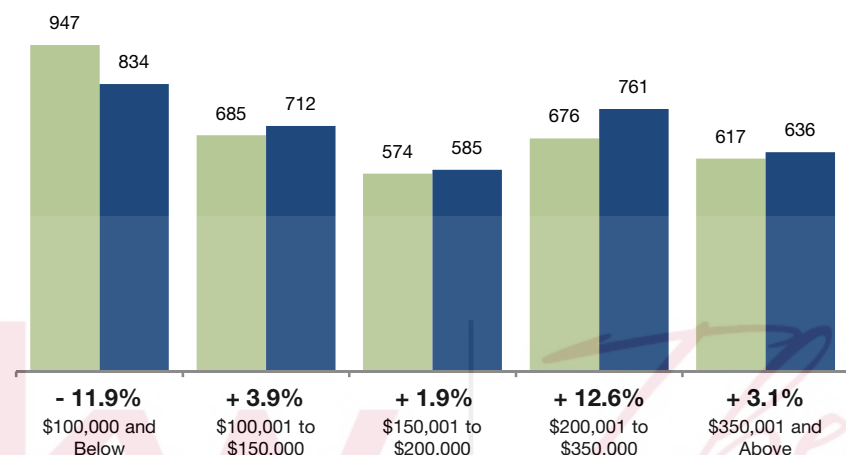
Inventory of Homes for Sale

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



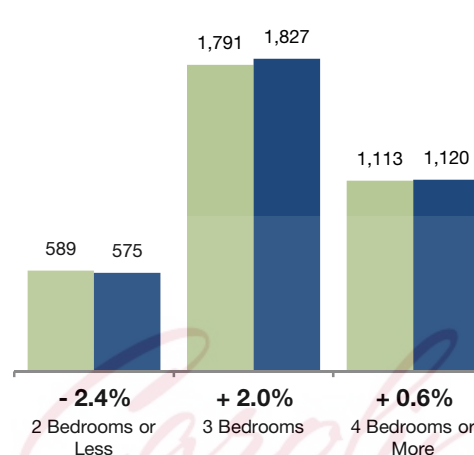
By Price Range

■ 12-2012 ■ 12-2013



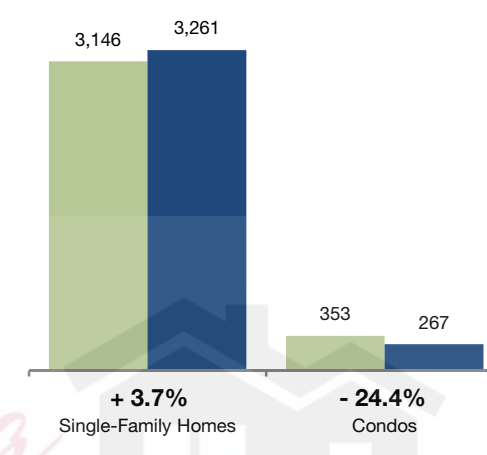
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$100,000 and Below	947	834	- 11.9%
\$100,001 to \$150,000	685	712	+ 3.9%
\$150,001 to \$200,000	574	585	+ 1.9%
\$200,001 to \$350,000	676	761	+ 12.6%
\$350,001 and Above	617	636	+ 3.1%
All Price Ranges	3,499	3,528	+ 0.8%

Single-Family Homes

12-2012	12-2013	Change	12-2012	12-2013	Change
854	748	- 12.4%	93	86	- 7.5%
597	636	+ 6.5%	88	76	- 13.6%
481	537	+ 11.6%	93	48	- 48.4%
624	720	+ 15.4%	52	41	- 21.2%
590	620	+ 5.1%	27	16	- 40.7%
3,146	3,261	+ 3.7%	353	267	- 24.4%

Condos

12-2012	12-2013	Change
93	86	- 7.5%
88	76	- 13.6%
93	48	- 48.4%
52	41	- 21.2%
27	16	- 40.7%
353	267	- 24.4%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	589	575	- 2.4%
3 Bedrooms	1,791	1,827	+ 2.0%
4 Bedrooms or More	1,113	1,120	+ 0.6%
All Bedroom Counts	3,499	3,528	+ 0.8%

12-2012	12-2013	Change	12-2012	12-2013	Change
424	425	+ 0.2%	165	150	- 9.1%
1,670	1,744	+ 4.4%	121	83	- 31.4%
1,046	1,086	+ 3.8%	67	34	- 49.3%
3,146	3,261	+ 3.7%	353	267	- 24.4%

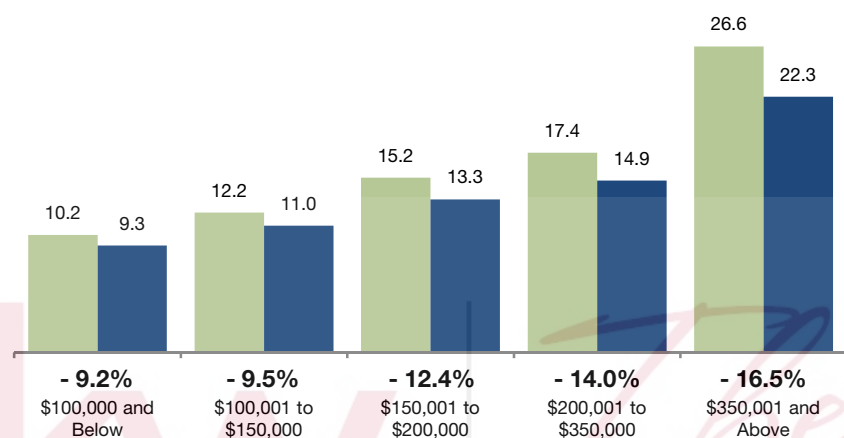
Months Supply of Inventory

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.



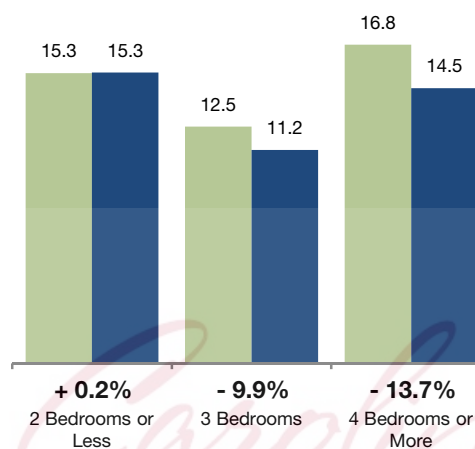
By Price Range

■ 12-2012 ■ 12-2013



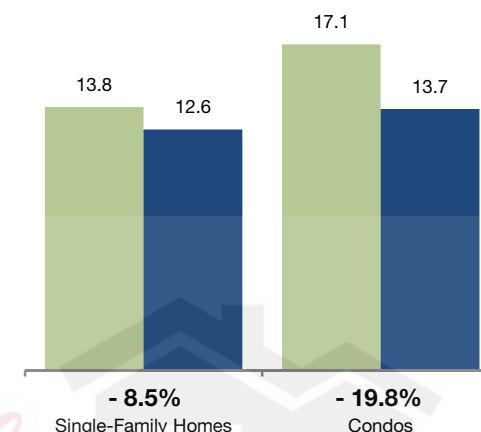
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$100,000 and Below	10.2	9.3	- 9.2%
\$100,001 to \$150,000	12.2	11.0	- 9.5%
\$150,001 to \$200,000	15.2	13.3	- 12.4%
\$200,001 to \$350,000	17.4	14.9	- 14.0%
\$350,001 and Above	26.6	22.3	- 16.5%
All Price Ranges	14.1	12.7	- 9.7%

Single-Family Homes

	12-2012	12-2013	Change
\$100,000 and Below	10.4	9.3	- 11.1%
\$100,001 to \$150,000	11.4	10.6	- 6.8%
\$150,001 to \$200,000	14.0	12.9	- 7.4%
\$200,001 to \$350,000	16.9	14.8	- 12.4%
\$350,001 and Above	26.2	22.3	- 14.8%
All Price Ranges	13.8	12.6	- 8.5%

Condos

	12-2012	12-2013	Change
\$100,000 and Below	8.7	9.4	+ 8.4%
\$100,001 to \$150,000	23.0	16.3	- 29.1%
\$150,001 to \$200,000	27.9	19.9	- 28.8%
\$200,001 to \$350,000	22.9	15.6	- 32.0%
\$350,001 and Above	13.5	14.4	+ 6.7%
All Price Ranges	17.1	13.7	- 19.8%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	15.3	15.3	+ 0.2%
3 Bedrooms	12.5	11.2	- 9.9%
4 Bedrooms or More	16.8	14.5	- 13.7%
All Bedroom Counts	14.1	12.7	- 9.7%

	12-2012	12-2013	Change
2 Bedrooms or Less	14.6	15.4	+ 5.1%
3 Bedrooms	12.1	11.1	- 8.1%
4 Bedrooms or More	17.1	14.7	- 14.1%
All Bedroom Counts	13.8	12.6	- 8.5%