Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2014

With 2013 in the rearview mirror, a new year is upon us. Most are expecting the ongoing recovery to continue in 2014, though the pace could moderate as the market normalizes and returns to a healthy state. For the 12-month period spanning February 2013 through January 2014, Pending Sales in the state of South Carolina were up 13.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 23.8 percent.

The overall Median Sales Price was up 5.3 percent to \$158,000. The property type with the largest price gain was the Condo segment, where prices increased 8.2 percent to \$125,000. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 113 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 134 days.

Market-wide, inventory levels were down 4.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 3.0 percent. That amounts to 8.2 months supply for Single-Family homes and 9.0 months supply for Condos.

Quick Facts

+ 23.8%	+ 15.3%	+ 15.3%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	4 Bedrooms or More	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

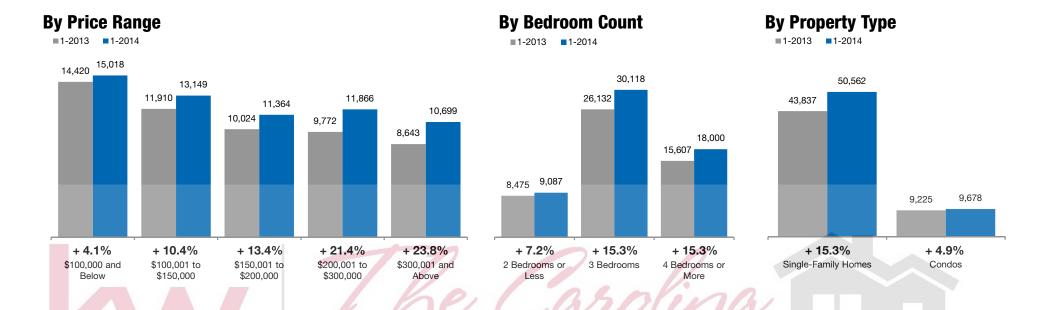
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Pending Sales

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





			All Properties		Single-Family Homes				Condos	
By Price Range	1-	2013	1-2014	Change	1-2013	1-2014	Change	1-2013	1-2014	Change
\$100,000 and Below	14	,420	15,018	+ 4.1%	9,529	10,401	+ 9.2%	3,611	3,344	- 7.4%
\$100,001 to \$150,000	11	,910	13,149	+ 10.4%	9,009	9,887	+ 9.7%	2,002	2,287	+ 14.2%
\$150,001 to \$200,000	10	,024	11,364	+ 13.4%	8,091	9,271	+ 14.6%	1,384	1,502	+ 8.5%
\$200,001 to \$300,000	9	772	11,866	+ 21.4%	8,226	10,186	+ 23.8%	1,181	1,244	+ 5.3%
\$300,001 and Above	8	643	10,699	+ 23.8%	7,445	9,252	+ 24.3%	984	1,226	+ 24.6%
All Price Ranges	56	,369	63,736	+ 13.1%	43,837	50,562	+ 15.3%	9,225	9,678	+ 4.9%

By Bedroom Count	1-2013	1-2014	Change	1-2013	1-2014	Change	1-2013	1-2014	Change
2 Bedrooms or Less	8,475	9,087	+ 7.2%	3,259	3,635	+ 11.5%	5,216	5,452	+ 4.5%
3 Bedrooms	26,132	30,118	+ 15.3%	23,068	26,821	+ 16.3%	3,064	3,297	+ 7.6%
4 Bedrooms or More	15,607	18,000	+ 15.3%	15,208	17,605	+ 15.8%	399	395	- 1.0%
All Bedroom Counts	56,369	63,736	+ 13.1%	43,837	50,562	+ 15.3%	9,225	9,678	+ 4.9%

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.





		All Propertie	s
By Price Range	1-2013	1-2014	Change
\$100,000 and Below	126	117	- 7.6%
\$100,001 to \$150,000	133	115	- 13.4%
\$150,001 to \$200,000	130	113	- 13.0%
\$200,001 to \$300,000	131	113	- 14.1%
\$300,001 and Above	159	134	- 15.6%
All Price Ranges	134	118	- 12.1%

By Bedroom Count	1-2013	1-2014	Change
2 Bedrooms or Less	144	127	- 11.5%
3 Bedrooms	127	110	- 13.7%
4 Bedrooms or More	131	118	- 9.9%
All Bedroom Counts	134	118	- 12.1%

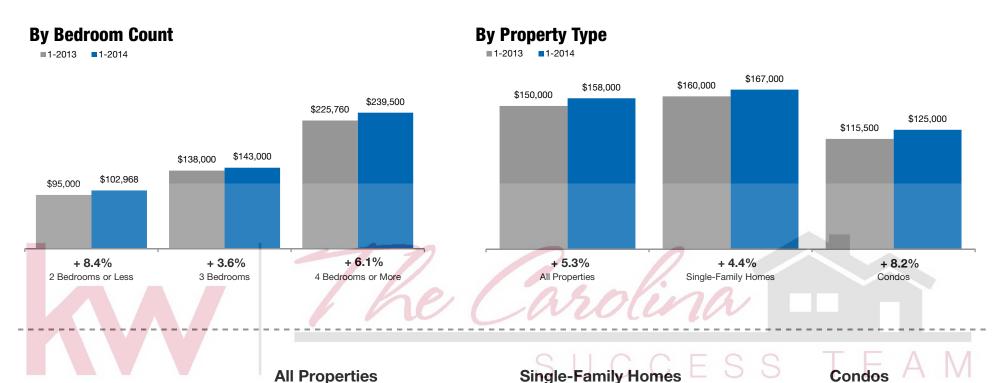
Single	-Family H	omes	0 0	Condos				
1-2013	1-2014	Change	1-2013	1-2014	Change			
119	111	- 7.1%	140	132	- 6.0%			
128	110	- 13.8%	145	127	- 12.5%			
125	108	- 13.2%	157	131	- 16.7%			
123	109	- 11.5%	182	135	- 25.9%			
151	131	- 13.5%	214	158	- 26.2%			
128	113	- 11.5%	155	134	- 13.9%			

1-2013	1-2014	Change	1-2013	1-2014	Change
126	114	- 9.6%	155	136	- 12.1%
123	107	- 13.2%	156	131	- 15.7%
130	118	- 9.4%	163	124	- 24.2%
128	113	- 11.5%	155	134	- 13.9%

Median Sales Price

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





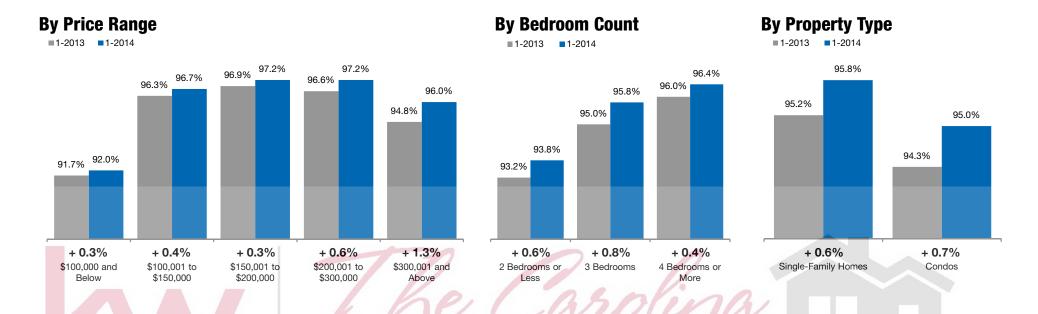
By Bedroom Count	1-2013	1-2014	Change
2 Bedrooms or Less	\$95,000	\$102,968	+ 8.4%
3 Bedrooms	\$138,000	\$143,000	+ 3.6%
4 Bedrooms or More	\$225,760	\$239,500	+ 6.1%
All Bedroom Counts	\$150.000	\$158.000	+ 5.3%

Singi	ie-Family Ho	omes —		Condos			
1-2013	1-2014	Change	1-2013	1-2014	Change		
\$91,000	\$96,425	+ 6.0%	\$96,500	\$105,000	+ 8.8%		
\$135,253	\$140,000	+ 3.5%	\$156,000	\$162,000	+ 3.8%		
\$225,483	\$239,000	+ 6.0%	\$239,000	\$263,900	+ 10.4%		
\$160,000	\$167,000	+ 4.4%	\$115,500	\$125,000	+ 8.2%		

Percent of List Price Received







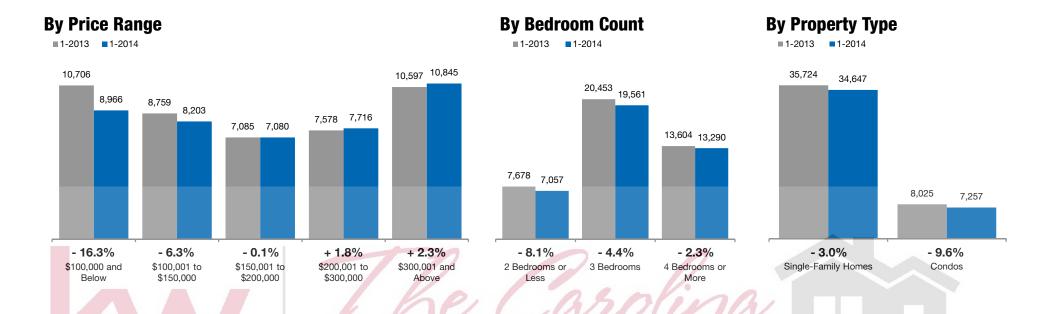
	/ A	All Propertie	es	Single	-Family H	omes	0 0	Condos	A B.4
By Price Range	1-2013	1-2014	Change	1-2013	1-2014	Change	1-2013	1-2014	Change
\$100,000 and Below	91.7%	92.0%	+ 0.3%	91.1%	91.6%	+ 0.5%	93.4%	93.3%	- 0.1%
\$100,001 to \$150,000	96.3%	96.7%	+ 0.4%	96.5%	96.8%	+ 0.3%	95.1%	96.0%	+ 0.9%
\$150,001 to \$200,000	96.9%	97.2%	+ 0.3%	97.1%	97.4%	+ 0.3%	95.5%	96.3%	+ 0.8%
\$200,001 to \$300,000	96.6%	97.2%	+ 0.6%	96.9%	97.4%	+ 0.5%	94.7%	95.8%	+ 1.2%
\$300,001 and Above	94.8%	96.0%	+ 1.3%	95.0%	96.0%	+ 1.1%	93.7%	95.4%	+ 1.8%
All Price Ranges	95.0%	95.6%	+ 0.6%	95.2%	95.8%	+ 0.6%	94.3%	95.0%	+ 0.7%

By Bedroom Count	1-2013	1-2014	Change	1-2013	1-2014	Change	1-2013	1-2014	Change
2 Bedrooms or Less	93.2%	93.8%	+ 0.6%	92.1%	92.7%	+ 0.7%	93.8%	94.4%	+ 0.6%
3 Bedrooms	95.0%	95.8%	+ 0.8%	95.0%	95.8%	+ 0.8%	95.0%	95.9%	+ 0.9%
4 Bedrooms or More	96.0%	96.4%	+ 0.4%	96.0%	96.4%	+ 0.4%	94.9%	95.8%	+ 0.9%
All Bedroom Counts	95.0%	95.6%	+ 0.6%	95.2%	95.8%	+ 0.6%	94.3%	95.0%	+ 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.





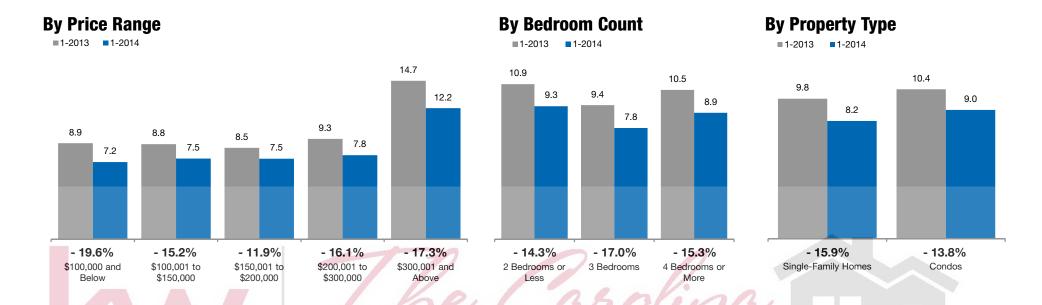
		All Propertie	es	Single	-Family H	omes		Condos		
By Price Range	1-2013	1-2014	Change	1-2013	1-2014	Change	1-2013	1-2014	Change	
\$100,000 and Below	10,706	8,966	- 16.3%	7,423	6,185	- 16.7%	2,371	1,983	- 16.4%	
\$100,001 to \$150,000	8,759	8,203	- 6.3%	6,432	5,952	- 7.5%	1,749	1,675	- 4.2%	
\$150,001 to \$200,000	7,085	7,080	- 0.1%	5,555	5,584	+ 0.5%	1,167	1,080	- 7.5%	
\$200,001 to \$300,000	7,578	7,716	+ 1.8%	6,048	6,269	+ 3.7%	1,124	1,042	- 7.3%	
\$300,001 and Above	10,597	10,845	+ 2.3%	8,738	9,090	+ 4.0%	1,503	1,382	- 8.1%	
All Price Ranges	46,364	44,472	- 4.1%	35,724	34,647	- 3.0%	8,025	7,257	- 9.6%	

By Bedroom Count	1-2013	1-2014	Change	1-201	3 1-2014	Change	1-2013	1-2014	Change
2 Bedrooms or Less	7,678	7,057	- 8.1%	3,076	2,849	- 7.4%	4,602	4,208	- 8.6%
3 Bedrooms	20,453	19,561	- 4.4%	17,91	4 17,270	- 3.6%	2,539	2,291	- 9.8%
4 Bedrooms or More	13,604	13,290	- 2.3%	13,11	8 12,928	- 1.4%	486	362	- 25.5%
All Bedroom Counts	46,364	44,472	- 4.1%	35,72	4 34,647	- 3.0%	8,025	7,257	- 9.6%

Months Supply of Inventory

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





	7	All Properties					
By Price Range	1-2013	1-2014	Change				
\$100,000 and Below	8.9	7.2	- 19.6%				
\$100,001 to \$150,000	8.8	7.5	- 15.2%				
\$150,001 to \$200,000	8.5	7.5	- 11.9%				
\$200,001 to \$300,000	9.3	7.8	- 16.1%				
\$300,001 and Above	14.7	12.2	- 17.3%				
All Price Ranges	9.9	8.4	- 15.2%				

Single	-Family H	omes	0 0	Condos					
1-2013	1-2014	Change	1-2013	1-2014	Change				
9.3	7.1	- 23.7%	7.9	7.1	- 9.7%				
8.6	7.2	- 15.7%	10.5	8.8	- 16.2%				
8.2	7.2	- 12.3%	10.1	8.6	- 14.7%				
8.8	7.4	- 16.3%	11.4	10.1	- 12.0%				
14.1	11.8	- 16.3%	18.3	13.5	- 26.2%				
9.8	8.2	- 15.9%	10.4	9.0	- 13.8%				

By Bedroom Count	1-2013	1-2014	Change
2 Bedrooms or Less	10.9	9.3	- 14.3%
3 Bedrooms	9.4	7.8	- 17.0%
4 Bedrooms or More	10.5	8.9	- 15.3%
All Bedroom Counts	9.9	8.4	- 15.2%

1-2013	1-2014	Change	1-2013	1-2014	Change
11.3	9.4	- 17.0%	10.6	9.3	- 12.5%
9.3	7.7	- 17.1%	9.9	8.3	- 16.1%
10.4	8.8	- 14.9%	14.6	11.0	- 24.8%
9.8	8.2	- 15.9%	10.4	9.0	- 13.8%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2014

Four factors might be contributing to some market turbulence of late. Weather, interest rates, fewer distressed properties and less investor activity can all affect the market numbers. But the spring market is upon us and there is plenty of reason for optimism. For the 12-month period spanning March 2013 through February 2014, Pending Sales in the state of South Carolina were up 11.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 21.2 percent.

The overall Median Sales Price was up 5.9 percent to \$158,970. The property type with the largest price gain was the Condo segment, where prices increased 8.2 percent to \$125,513. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 111 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 133 days.

Market-wide, inventory levels were down 4.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 3.5 percent. That amounts to 8.4 months supply for Single-Family homes and 9.4 months supply for Condos.

Quick Facts

+ 21.2% + 13.6% + 13.5%

Price Range With the Bedroom Count With Strongest Sales:

Strongest Sales:

Property Type With Strongest Sales:

\$300,001 and Above

Single-Family Homes 3 Bedrooms

S	Pending Sales E S S	TE	$A_2 \bigvee$
	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

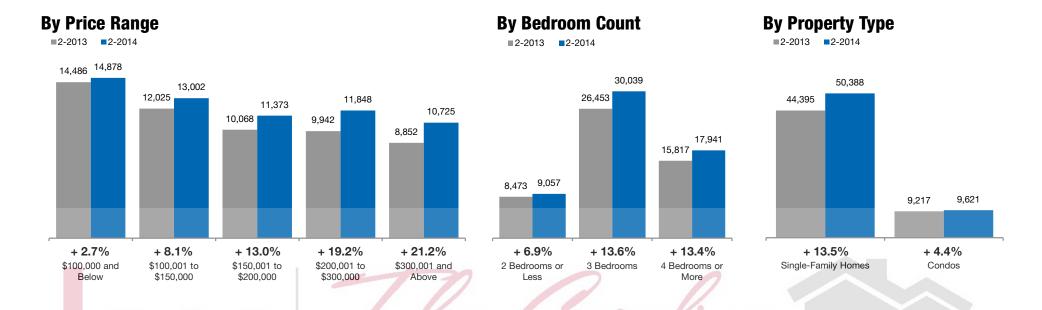
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Pending Sales

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





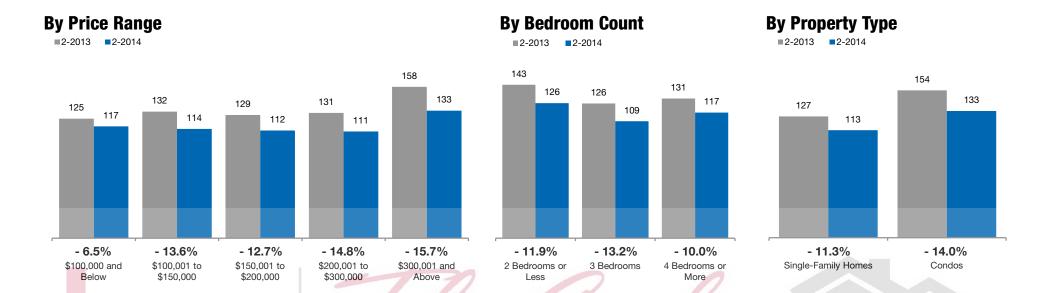
		All Properties			gle-Family Ho		Condos		
By Price Range	2-2013	2-2014	Change	2-2013	2-2014	Change	2-2013	2-2014	Change
\$100,000 and Below	14,486	14,878	+ 2.7%	9,603	10,316	+ 7.4%	3,583	3,307	- 7.7%
\$100,001 to \$150,000	12,025	13,002	+ 8.1%	9,106	9,781	+ 7.4%	2,003	2,279	+ 13.8%
\$150,001 to \$200,000	10,068	11,373	+ 13.0%	8,126	9,286	+ 14.3%	1,381	1,505	+ 9.0%
\$200,001 to \$300,000	9,942	11,848	+ 19.2%	8,390	10,180	+ 21.3%	1,174	1,229	+ 4.7%
\$300,001 and Above	8,852	10,725	+ 21.2%	7,628	9,274	+ 21.6%	1,009	1,233	+ 22.2%
All Price Ranges	56,982	63,445	+ 11.3%	44,395	50,388	+ 13.5%	9,217	9,621	+ 4.4%

By Bedroom Count	2-2013	2-2014	Change	2-2013	2-2014	Change	2-2013	2-2014	Change
2 Bedrooms or Less	8,473	9,057	+ 6.9%	3,268	3,651	+ 11.7%	5,205	5,406	+ 3.9%
3 Bedrooms	26,453	30,039	+ 13.6%	23,378	26,744	+ 14.4%	3,075	3,295	+ 7.2%
4 Bedrooms or More	15,817	17,941	+ 13.4%	15,419	17,550	+ 13.8%	398	391	- 1.8%
All Bedroom Counts	56,982	63,445	+ 11.3%	44,395	50,388	+ 13.5%	9,217	9,621	+ 4.4%

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.





		All Propertie	es	Sin	gle-Family H		Condos		
By Price Range	2-2013	2-2014	Change	2-2013	2-2014	Change	2-2013	2-2014	Change
\$100,000 and Below	125	117	- 6.5%	118	5 111	- 5.9%	138	132	- 4.5%
\$100,001 to \$150,000	132	114	- 13.6%	128	109	- 14.5%	145	128	- 11.3%
\$150,001 to \$200,000	129	112	- 12.7%	123	108	- 12.2%	158	127	- 19.2%
\$200,001 to \$300,000	131	111	- 14.8%	122	108	- 12.2%	181	132	- 27.1%
\$300,001 and Above	158	133	- 15.7%	150	130	- 13.3%	212	153	- 27.8%
All Price Ranges	133	117	- 11.9%	127	113	- 11.3%	154	133	- 14.0%

By Bedroom Count	2-2013	2-2014	Change	2-2013	2-2014	Change	2-2013	2-2014
2 Bedrooms or Less	143	126	- 11.9%	125	115	- 7.9%	155	134
3 Bedrooms	126	109	- 13.2%	122	107	- 12.9%	153	132
4 Bedrooms or More	131	117	- 10.0%	130	117	- 9.7%	159	125
All Bedroom Counts	133	117	- 11.9%	127	113	- 11.3%	154	133

Change - 13.7% - 13.7% - 21.8% - 14.0%

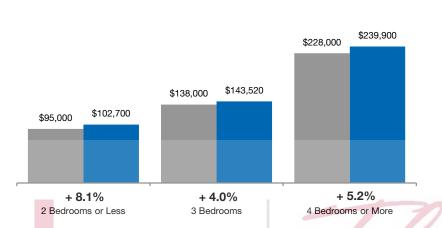
Median Sales Price

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



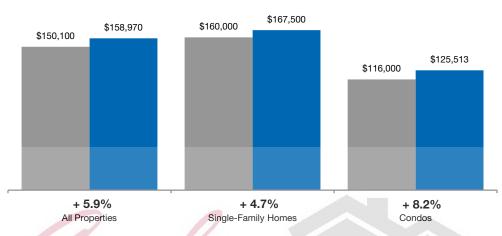


2-2013 2-2014



By Property Type

■2-2013 **■**2-2014



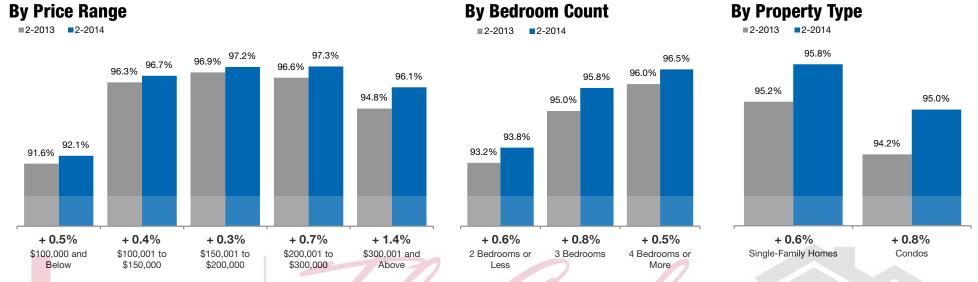
	P	III Propertie	S
By Bedroom Count	2-2013	2-2014	Change
2 Bedrooms or Less	\$95,000	\$102,700	+ 8.1%
3 Bedrooms	\$138,000	\$143,520	+ 4.0%
4 Bedrooms or More	\$228,000	\$239,900	+ 5.2%
All Bedroom Counts	\$150,100	\$158,970	+ 5.9%

Sing	le-Family Ho	omes	99	Condos				
2-2013	2-2014	Change	2-2013	2-2014	Change			
\$91,000	\$96,000	+ 5.5%	\$97,375	\$105,000	+ 7.8%			
\$135,141	\$140,400	+ 3.9%	\$155,900	\$163,140	+ 4.6%			
\$227,500	\$239,000	+ 5.1%	\$241,900	\$264,490	+ 9.3%			
\$160,000	\$167,500	+ 4.7%	\$116,000	\$125,513	+ 8.2%			

Percent of List Price Received





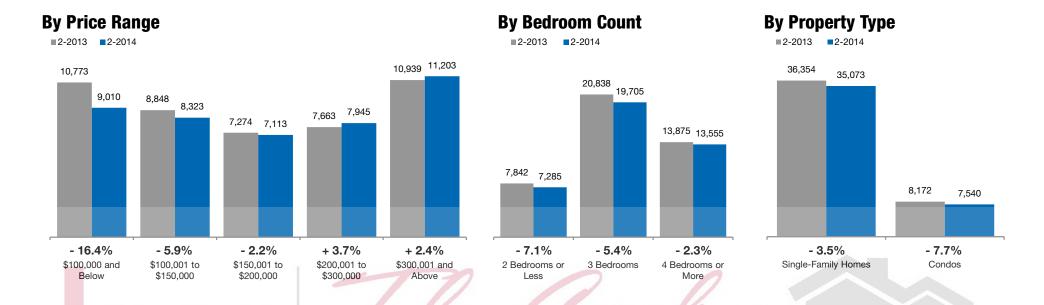


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		All Propertie	es	Singl	e-Family H	omes		Condos	
By Price Range	2-2013	2-2014	Change	2-2013	2-2014	Change	2-2013	2-2014	Change
\$100,000 and Below	91.6%	92.1%	+ 0.5%	91.1%	91.7%	+ 0.7%	93.3%	93.4%	+ 0.1%
\$100,001 to \$150,000	96.3%	96.7%	+ 0.4%	96.6%	96.8%	+ 0.2%	95.1%	96.0%	+ 0.9%
\$150,001 to \$200,000	96.9%	97.2%	+ 0.3%	97.1%	97.4%	+ 0.3%	95.5%	96.4%	+ 0.9%
\$200,001 to \$300,000	96.6%	97.3%	+ 0.7%	96.9%	97.5%	+ 0.6%	94.7%	95.8%	+ 1.2%
\$300,001 and Above	94.8%	96.1%	+ 1.4%	95.0%	96.1%	+ 1.2%	93.7%	95.5%	+ 1.9%
All Price Ranges	95.0%	95.7%	+ 0.7%	95.2%	95.8%	+ 0.6%	94.2%	95.0%	+ 0.8%
By Bedroom Count	2-2013	2-2014	Change	2-2013	2-2014	Change	2-2013	2-2014	Change
2 Bedrooms or Less	93.2%	93.8%	+ 0.6%	92.3%	92.7%	+ 0.4%	93.8%	94.4%	+ 0.6%
3 Bedrooms	95.0%	95.8%	+ 0.8%	95.0%	95.8%	+ 0.8%	95.0%	96.1%	+ 1.2%
4 Bedrooms or More	96.0%	96.5%	+ 0.5%	96.0%	96.5%	+ 0.5%	94.9%	95.9%	+ 1.1%
All Bedroom Counts	95.0%	95.7%	+ 0.7%	95.2%	95.8%	+ 0.6%	94.2%	95.0%	+ 0.8%

Inventory of Homes for Sale

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





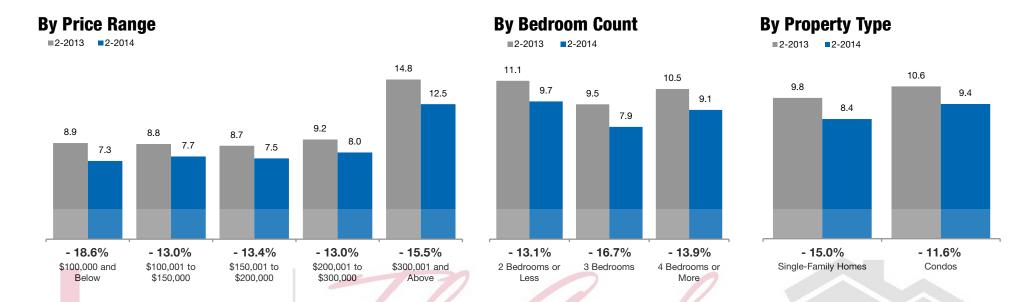
	4	All Properties			gle-Family Ho	Condos			
By Price Range	2-2013	2-2014	Change	2-2013	2-2014	Change	2-2013	2-2014	Change
\$100,000 and Below	10,773	9,010	- 16.4%	7,438	6,138	- 17.5%	2,418	2,052	- 15.1%
\$100,001 to \$150,000	8,848	8,323	- 5.9%	6,473	5,972	- 7.7%	1,791	1,749	- 2.3%
\$150,001 to \$200,000	7,274	7,113	- 2.2%	5,700	5,557	- 2.5%	1,200	1,122	- 6.5%
\$200,001 to \$300,000	7,663	7,945	+ 3.7%	6,136	6,434	+ 4.9%	1,126	1,097	- 2.6%
\$300,001 and Above	10,939	11,203	+ 2.4%	9,030	9,390	+ 4.0%	1,529	1,425	- 6.8%
All Price Ranges	47,182	45,271	- 4.1%	36,354	35,073	- 3.5%	8,172	7,540	- 7.7%

By Bedroom Count	2-2013	2-2014	Change	2-2013	2-2014	Change	2-2013	2-2014	Change
2 Bedrooms or Less	7,842	7,285	- 7.1%	3,144	2,869	- 8.7%	4,698	4,416	- 6.0%
3 Bedrooms	20,838	19,705	- 5.4%	18,263	17,396	- 4.7%	2,575	2,309	- 10.3%
4 Bedrooms or More	13,875	13,555	- 2.3%	13,380	13,160	- 1.6%	495	395	- 20.2%
All Bedroom Counts	47,182	45,271	- 4.1%	36,354	35,073	- 3.5%	8,172	7,540	- 7.7%

Months Supply of Inventory

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





	All Properties				gle-Family Ho	Condos			
By Price Range	2-2013	2-2014	Change	2-2013	2-2014	Change	2-2013	2-2014	Change
\$100,000 and Below	8.9	7.3	- 18.6%	9.3	5 7.1	- 23.2%	5 8.1	7.4	- 8.1%
\$100,001 to \$150,000	8.8	7.7	- 13.0%	8.5	7.3	- 14.1%	10.7	9.2	- 14.2%
\$150,001 to \$200,000	8.7	7.5	- 13.4%	8.4	7.2	- 14.7%	10.4	8.9	- 14.2%
\$200,001 to \$300,000	9.2	8.0	- 13.0%	8.8	7.6	- 13.6%	11.5	10.7	- 6.9%
\$300,001 and Above	14.8	12.5	- 15.5%	14.2	12.2	- 14.5%	18.2	13.9	- 23.7%
All Price Ranges	9.9	8.6	- 13.1%	9.8	8.4	- 15.0%	10.6	9.4	- 11.6%

By Bedroom Count	2-2013	2-2014	Change
2 Bedrooms or Less	11.1	9.7	- 13.1%
3 Bedrooms	9.5	7.9	- 16.7%
4 Bedrooms or More	10.5	9.1	- 13.9%
All Bedroom Counts	9.9	8.6	- 13.1%

2-2013	2-2014	Change	2-2013	2-2014	Change
11.5	9.4	- 18.3%	10.8	9.8	- 9.5%
9.4	7.8	- 16.7%	10.0	8.4	- 16.3%
10.4	9.0	- 13.6%	14.9	12.1	- 18.8%
9.8	8.4	- 15.0%	10.6	9.4	- 11.6%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2014

Market-wide numbers are well and good, but they don't always tell the full story. Breaking down the data to show activity by price range, property type or construction status can often lead to more meaningful insights. For the 12-month period spanning April 2013 through March 2014, Pending Sales in the state of South Carolina were up 10.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 18.8 percent.

The overall Median Sales Price was up 4.8 percent to \$159,000. The property type with the largest price gain was the Condo segment, where prices increased 7.6 percent to \$125,900. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 111 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 131 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 8.7 months supply for Single-Family homes and 9.7 months supply for Condos.

Quick Facts

+ 18.8%	+ 12.2%	+ 11.7%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	3 Bedrooms	Single-Family Homes

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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

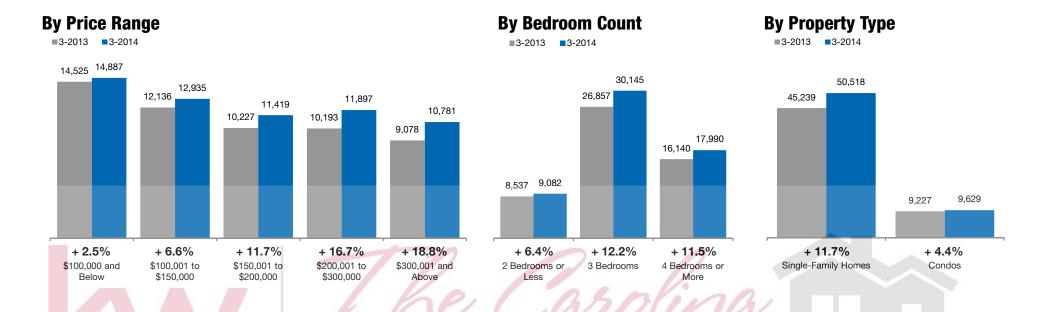
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Pending Sales

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





		All Properties			Single-Family Homes			Condos		
By Price Range	3-201	3 3-2014	Change	3-2013	3-2014	Change	3-2013	3-2014	Change	
\$100,000 and Below	14,52	5 14,887	+ 2.5%	9,697	10,326	+ 6.5%	3,577	3,288	- 8.1%	
\$100,001 to \$150,000	12,13	12,935	+ 6.6%	9,206	9,710	+ 5.5%	2,004	2,288	+ 14.2%	
\$150,001 to \$200,000	10,22	7 11,419	+ 11.7%	8,290	9,334	+ 12.6%	1,389	1,502	+ 8.1%	
\$200,001 to \$300,000	10,19	3 11,897	+ 16.7%	8,627	10,213	+ 18.4%	1,178	1,256	+ 6.6%	
\$300,001 and Above	9,078	10,781	+ 18.8%	7,859	9,340	+ 18.8%	1,010	1,227	+ 21.5%	
All Price Ranges	57,78	3 63,582	+ 10.0%	45,239	50,518	+ 11.7%	9,227	9,629	+ 4.4%	

By Bedroom Count	3-2013	3-2014	Change	;	3-2013	3-2014	Change	3-2013	3-2014	Change
2 Bedrooms or Less	8,537	9,082	+ 6.4%		3,315	3,697	+ 11.5%	5,222	5,385	+ 3.1%
3 Bedrooms	26,857	30,145	+ 12.2%		23,794	26,832	+ 12.8%	3,063	3,313	+ 8.2%
4 Bedrooms or More	16,140	17,990	+ 11.5%		15,757	17,585	+ 11.6%	383	405	+ 5.7%
All Bedroom Counts	57,788	63,582	+ 10.0%		45,239	50,518	+ 11.7%	9,227	9,629	+ 4.4%

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.





	All Properties						
By Price Range	3-2013	3-2014	Change				
\$100,000 and Below	124	116	- 6.1%				
\$100,001 to \$150,000	131	113	- 13.9%				
\$150,001 to \$200,000	129	111	- 13.6%				
\$200,001 to \$300,000	129	111	- 14.0%				
\$300,001 and Above	156	131	- 15.9%				
All Price Ranges	132	116	- 12.0%				

e-Family H	omes	0 0	Condos				
3-2014	Change	3-2013	3-2014	Change			
110	- 5.4%	139	133	- 4.3%			
108	- 14.5%	145	126	- 13.0%			
107	- 12.9%	157	125	- 20.3%			
107	- 11.5%	176	132	- 25.2%			
128	- 13.7%	208	150	- 27.6%			
112	- 11.3%	154	132	- 14.2%			
	3-2014 110 108 107 107 128	110 - 5.4% 108 - 14.5% 107 - 12.9% 107 - 11.5% 128 - 13.7%	3-2014 Change 3-2013 110 - 5.4% 139 108 - 14.5% 145 107 - 12.9% 157 107 - 11.5% 176 128 - 13.7% 208	3-2014 Change 3-2013 3-2014 110 - 5.4% 139 133 108 - 14.5% 145 126 107 - 12.9% 157 125 107 - 11.5% 176 132 128 - 13.7% 208 150			

By Bedroom Count	3-2013	3-2014	Change
2 Bedrooms or Less	143	126	- 12.0%
3 Bedrooms	125	108	- 13.2%
4 Bedrooms or More	129	117	- 9.8%
All Bedroom Counts	132	116	- 12.0%

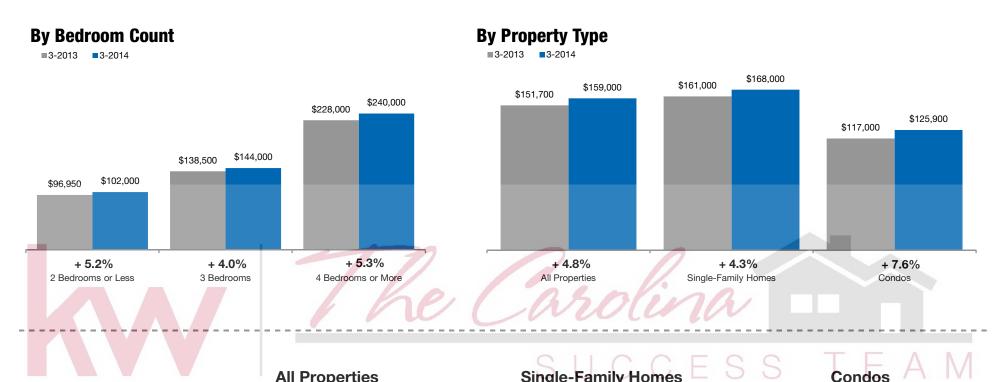
3-2013	3-2014	Change	3-2013	3-2014	Change
125	114	- 8.7%	155	134	- 13.3%
121	105	- 12.8%	152	129	- 15.2%
129	117	- 9.6%	152	124	- 18.5%
126	112	- 11.3%	154	132	- 14.2%

Cincela Family Hamas

Median Sales Price

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





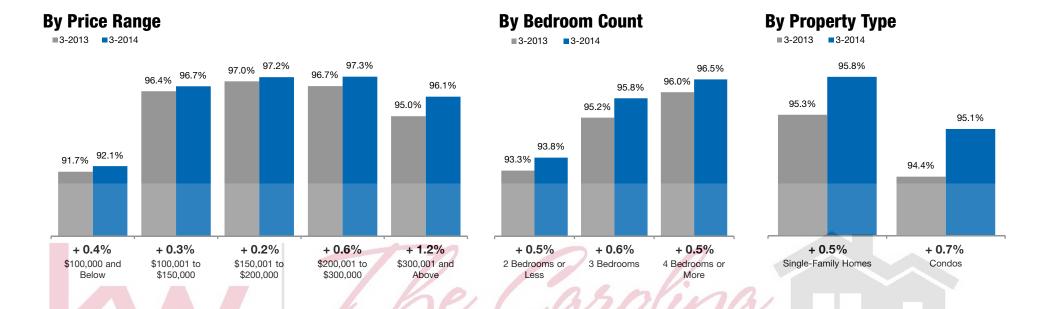
By Bedroom Count	3-2013	3-2014	Change				
2 Bedrooms or Less	\$96,950	\$102,000	+ 5.2%				
3 Bedrooms	\$138,500	\$144,000	+ 4.0%				
4 Bedrooms or More	\$228,000	\$240,000	+ 5.3%				
All Bedroom Counts	\$151,700	\$159,000	+ 4.8%				

Singl	e-Family Ho	Condos	/ \		
3-2013	3-2014	Change	3-2013	3-2014	Change
\$92,500	\$95,750	+ 3.5%	\$99,000	\$105,000	+ 6.1%
\$136,000	\$140,500	+ 3.3%	\$156,000	\$165,000	+ 5.8%
\$228,000	\$240,000	+ 5.3%	\$240,500	\$267,000	+ 11.0%
\$161,000	\$168,000	+ 4.3%	\$117,000	\$125,900	+ 7.6%

Percent of List Price Received







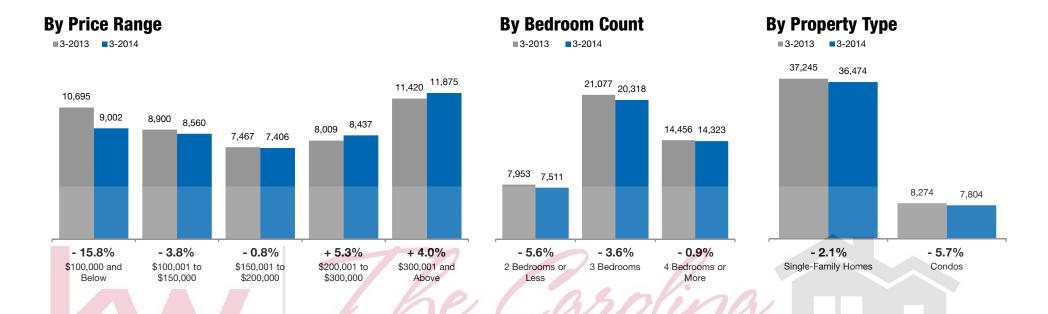
		All Propertie	l Properties		Single-Family Homes			Condos		
By Price Range	3-2013	3-2014	Change	3-2013	3-2014	Change	3-2013	3-2014	Change	
\$100,000 and Below	91.7%	92.1%	+ 0.4%	91.2%	91.7%	+ 0.5%	93.4%	93.4%	0.0%	
\$100,001 to \$150,000	96.4%	96.7%	+ 0.3%	96.6%	96.8%	+ 0.2%	95.3%	96.0%	+ 0.7%	
\$150,001 to \$200,000	97.0%	97.2%	+ 0.2%	97.2%	97.4%	+ 0.2%	95.7%	96.3%	+ 0.6%	
\$200,001 to \$300,000	96.7%	97.3%	+ 0.6%	97.0%	97.5%	+ 0.5%	94.9%	95.8%	+ 0.9%	
\$300,001 and Above	95.0%	96.1%	+ 1.2%	95.1%	96.1%	+ 1.1%	93.7%	95.7%	+ 2.1%	
All Price Ranges	95.1%	95.6%	+ 0.5%	95.3%	95.8%	+ 0.5%	94.4%	95.1%	+ 0.7%	

By Bedroom Count	3-2013	3-2014	Change	3-2013	3-2014	Change	3-2013	3-2014	Change
2 Bedrooms or Less	93.3%	93.8%	+ 0.5%	92.4%	92.6%	+ 0.2%	93.9%	94.5%	+ 0.6%
3 Bedrooms	95.2%	95.8%	+ 0.6%	95.1%	95.8%	+ 0.7%	95.2%	96.0%	+ 0.8%
4 Bedrooms or More	96.0%	96.5%	+ 0.5%	96.1%	96.5%	+ 0.4%	94.8%	96.0%	+ 1.3%
All Bedroom Counts	95.1%	95.6%	+ 0.5%	95.3%	95.8%	+ 0.5%	94.4%	95.1%	+ 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.





	7	All Properties		Single	Single-Family Homes			Condos		
By Price Range	3-2013	3-2014	Change	3-2013	3-2014	Change	3-2013	3-2014	Change	
\$100,000 and Below	10,695	9,002	- 15.8%	7,392	6,114	- 17.3%	2,385	2,075	- 13.0%	
\$100,001 to \$150,000	8,900	8,560	- 3.8%	6,466	6,110	- 5.5%	1,873	1,859	- 0.7%	
\$150,001 to \$200,000	7,467	7,406	- 0.8%	5,886	5,798	- 1.5%	1,195	1,160	- 2.9%	
\$200,001 to \$300,000	8,009	8,437	+ 5.3%	6,423	6,859	+ 6.8%	1,169	1,128	- 3.5%	
\$300,001 and Above	11,420	11,875	+ 4.0%	9,476	9,995	+ 5.5%	1,542	1,482	- 3.9%	
All Price Ranges	48,203	46,978	- 2.5%	37,245	36,474	- 2.1%	8,274	7,804	- 5.7%	

By Bedroom Count	3-2013	3-2014	Change	3-2013	3-2014	Change	3-2013	3-2014	Change
2 Bedrooms or Less	7,953	7,511	- 5.6%	3,178	2,927	- 7.9%	4,775	4,584	- 4.0%
3 Bedrooms	21,077	20,318	- 3.6%	18,463	17,932	- 2.9%	2,614	2,386	- 8.7%
4 Bedrooms or More	14,456	14,323	- 0.9%	13,976	13,932	- 0.3%	480	391	- 18.5%
All Bedroom Counts	48,203	46,978	- 2.5%	37,245	36,474	- 2.1%	8,274	7,804	- 5.7%

Months Supply of Inventory

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





	All Properties			
By Price Range	3-2013	3-2014	Change	
\$100,000 and Below	8.8	7.3	- 17.9%	
\$100,001 to \$150,000	8.8	7.9	- 9.8%	
\$150,001 to \$200,000	8.8	7.8	- 11.2%	
\$200,001 to \$300,000	9.4	8.5	- 9.7%	
\$300,001 and Above	15.1	13.2	- 12.4%	
All Price Ranges	10.0	8.9	- 11.0%	

Single	e-Family H	omes	Condos					
3-2013	3-2014	Change	3-2013	3-2014	Change			
9.1	7.1	- 22.3%	8.0	7.6	- 5.4%			
8.4	7.6	- 10.4%	11.2	9.8	- 13.1%			
8.5	7.5	- 12.5%	10.3	9.3	- 10.2%			
8.9	8.1	- 9.8%	11.9	10.8	- 9.5%			
14.5	12.8	- 11.2%	18.3	14.5	- 20.9%			
9.9	8.7	- 12.3%	10.8	9.7	- 9.6%			

By Bedroom Count	3-2013	3-2014	Change
2 Bedrooms or Less	11.2	9.9	- 11.2%
3 Bedrooms	9.4	8.1	- 14.1%
4 Bedrooms or More	10.7	9.6	- 11.1%
All Bedroom Counts	10.0	8.9	- 11.0%

3-	-2013 3	3-2014	Change	3-2013	3-2014	Change
	11.5	9.5	- 17.4%	11.0	10.2	- 6.9%
	9.3	8.0	- 13.9%	10.2	8.6	- 15.6%
	10.6	9.5	- 10.7%	15.0	11.6	- 23.0%
	9.9	8.7	- 12.3%	10.8	9.7	- 9.6%

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Housing Supply Overview

A RESEARCH TOOL PROVIDED BY **SOUTH CAROLINA REALTORS**®



April 2014

With housing recovery now maturing into the next phase, expect to see signs of stability and ongoing health. It's also a critical time to dig beneath the headlines and assess market activity by segment. For the 12-month period spanning May 2013 through April 2014, Pending Sales in the state of South Carolina were up 9.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 17.0 percent.

The overall Median Sales Price was up 5.2 percent to \$159,900. The property type with the largest price gain was the Condo segment, where prices increased 7.7 percent to \$126,550. The price range that tended to sell the guickest was the \$200,001 to \$300,000 range at 111 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 131 days.

Market-wide, inventory levels were down 1.6 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 1.2 percent. That amounts to 8.8 months supply for Single-Family homes and 9.8 months supply for Condos.

Quick Facts

+ 17.0% + 10.9% + 10.1% Price Range With the Bedroom Count With Property Type With Strongest Sales: Strongest Sales: Strongest Sales: \$300,001 and Above Single-Family Homes 3 Bedrooms

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

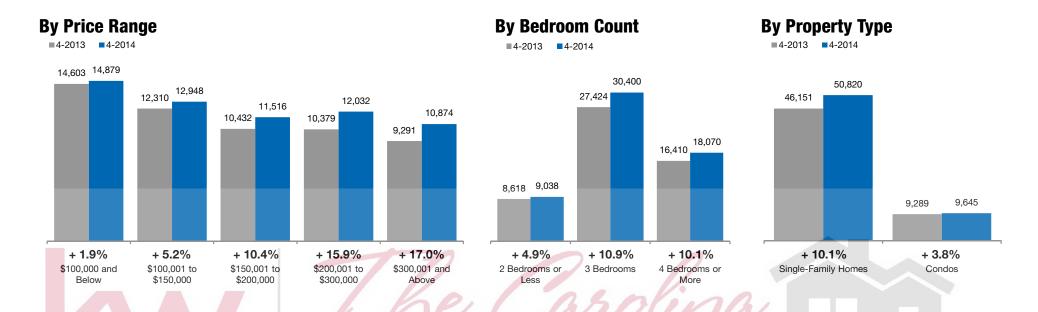
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Pending Sales

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





	7	All Properties			Single-Family Homes			Condos	
By Price Range	4-2013	4-2014	Change	4-2013	4-2014	Change	4-2013	4-2014	Change
\$100,000 and Below	14,603	14,879	+ 1.9%	9,824	10,336	+ 5.2%	3,579	3,259	- 8.9%
\$100,001 to \$150,000	12,310	12,948	+ 5.2%	9,396	9,688	+ 3.1%	2,033	2,313	+ 13.8%
\$150,001 to \$200,000	10,432	11,516	+ 10.4%	8,474	9,393	+ 10.8%	1,413	1,535	+ 8.6%
\$200,001 to \$300,000	10,379	12,032	+ 15.9%	8,801	10,364	+ 17.8%	1,202	1,236	+ 2.8%
\$300,001 and Above	9,291	10,874	+ 17.0%	8,097	9,419	+ 16.3%	992	1,236	+ 24.6%
All Price Ranges	58,644	63,935	+ 9.0%	46,151	50,820	+ 10.1%	9,289	9,645	+ 3.8%

By Bedroom Count	4-2013	4-2014	Change	4-2013	4-2014	Change	4-2013	4-2014	Change
2 Bedrooms or Less	8,618	9,038	+ 4.9%	3,347	3,675	+ 9.8%	5,271	5,363	+ 1.7%
3 Bedrooms	27,424	30,400	+ 10.9%	24,345	27,049	+ 11.1%	3,079	3,351	+ 8.8%
4 Bedrooms or More	16,410	18,070	+ 10.1%	16,031	17,668	+ 10.2%	379	402	+ 6.1%
All Bedroom Counts	58,644	63,935	+ 9.0%	46,151	50,820	+ 10.1%	9,289	9,645	+ 3.8%

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.

\$200,001 to

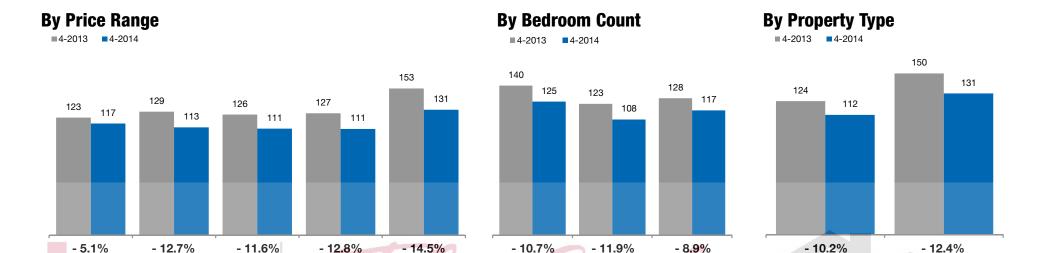
\$300,000

\$300,001 and

Above



Condos



2 Bedrooms or

3 Bedrooms

		All Properties	
By Price Range	4-2013	4-2014	Change
\$100,000 and Below	123	117	- 5.1%
\$100,001 to \$150,000	129	113	- 12.7%
\$150,001 to \$200,000	126	111	- 11.6%
\$200,001 to \$300,000	127	111	- 12.8%
\$300,001 and Above	153	131	- 14.5%
All Price Ranges	130	116	- 10.7%

\$150,001 to

\$200,000

\$100,001 to

\$150,000

\$100,000 and Below

Single	-Family H	omes	Condos				
4-2013	4-2014	Change	4-2013	4-2014	Change		
116	111	- 4.2%	137	132	- 4.2%		
125	107	- 13.7%	142	126	- 11.2%		
120	107	- 10.9%	152	124	- 18.4%		
120	107	- 11.1%	169	132	- 21.6%		
147	128	- 12.8%	199	150	- 24.5%		
124	112	- 10.2%	150	131	- 12.4%		

Single-Family Homes

4 Bedrooms or

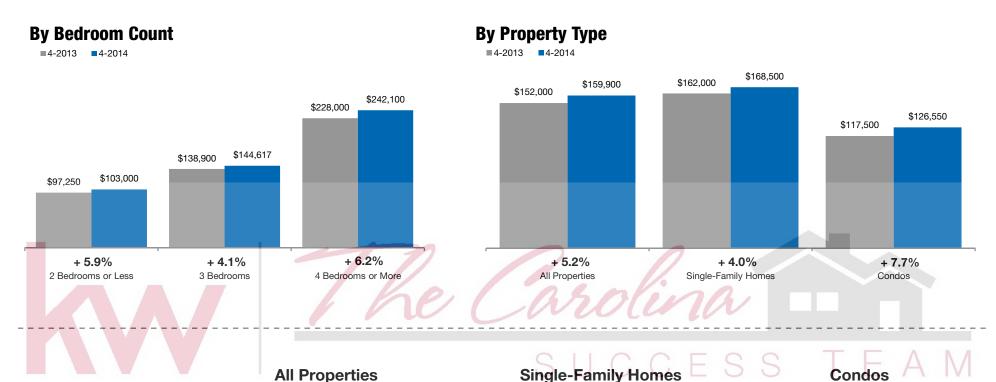
By Bedroom Count	4-2013	4-2014	Change
2 Bedrooms or Less	140	125	- 10.7%
3 Bedrooms	123	108	- 11.9%
4 Bedrooms or More	128	117	- 8.9%
All Bedroom Counts	130	116	- 10.7%

4-2013	4-2014	Change	4-2013	4-2014	Change
123	112	- 8.5%	151	133	- 11.4%
119	106	- 11.5%	149	128	- 14.0%
128	116	- 8.7%	148	124	- 16.5%
124	112	- 10.2%	150	131	- 12.4%

Median Sales Price

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





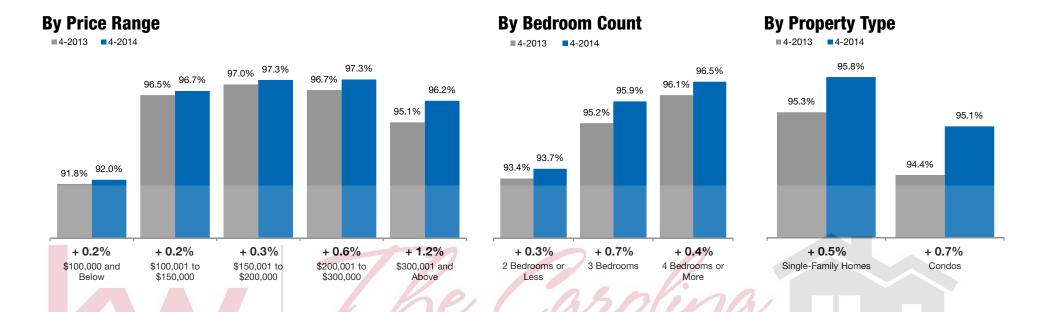
		=	
By Bedroom Count	4-2013	4-2014	Change
2 Bedrooms or Less	\$97,250	\$103,000	+ 5.9%
3 Bedrooms	\$138,900	\$144,617	+ 4.1%
4 Bedrooms or More	\$228,000	\$242,100	+ 6.2%
All Bedroom Counts	\$152,000	\$159,900	+ 5.2%

Singi	e-Family Ho	omes —		Condos	/ \ I V I	
4-2013	4-2013 4-2014		2013 4-2014 Change 4-2013		4-2014	Change
\$93,000	\$95,000	+ 2.2%	\$99,500	\$105,500	+ 6.0%	
\$136,500	\$142,000	+ 4.0%	\$155,883	\$166,000	+ 6.5%	
\$227,500	\$241,483	+ 6.1%	\$239,500	\$269,900	+ 12.7%	
\$162,000	\$168,500	+ 4.0%	\$117,500	\$126,550	+ 7.7%	

Percent of List Price Received







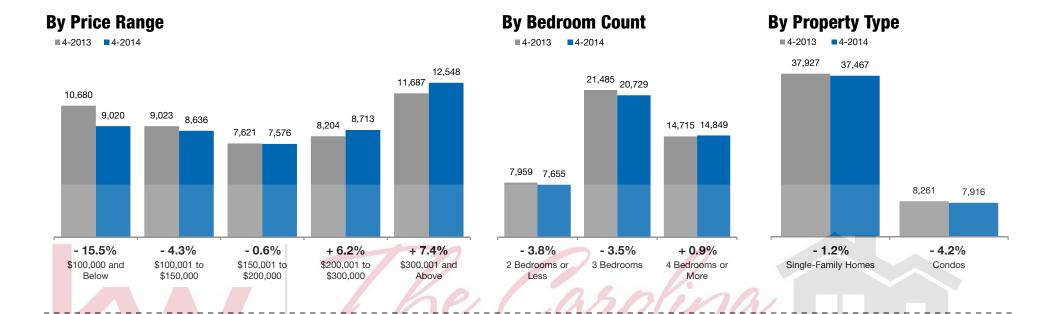
		All Propertie	es	Single-Family Homes Condos				A B 4	
By Price Range	4-201	3 4-2014	Change	4-2013	4-2014	Change	4-2013	4-2014	Change
\$100,000 and Below	91.8%	92.0%	+ 0.2%	91.3%	91.6%	+ 0.3%	93.4%	93.5%	+ 0.1%
\$100,001 to \$150,000	96.5%	96.7%	+ 0.2%	96.7%	96.8%	+ 0.1%	95.4%	96.0%	+ 0.6%
\$150,001 to \$200,000	97.0%	97.3%	+ 0.3%	97.2%	97.4%	+ 0.2%	95.7%	96.3%	+ 0.6%
\$200,001 to \$300,000	96.7%	97.3%	+ 0.6%	97.0%	97.5%	+ 0.5%	95.0%	95.8%	+ 0.8%
\$300,001 and Above	95.1%	96.2%	+ 1.2%	95.2%	96.2%	+ 1.1%	93.9%	95.8%	+ 2.0%
All Price Ranges	95.1%	95.7%	+ 0.6%	95.3%	95.8%	+ 0.5%	94.4%	95.1%	+ 0.7%

By Bedroom Count	4-2013	4-2014	Change	4-2013	4-2014	Change	4-2013	4-2014	Change
2 Bedrooms or Less	93.4%	93.7%	+ 0.3%	92.6%	92.5%	- 0.1%	93.9%	94.5%	+ 0.6%
3 Bedrooms	95.2%	95.9%	+ 0.7%	95.2%	95.9%	+ 0.7%	95.3%	96.1%	+ 0.8%
4 Bedrooms or More	96.1%	96.5%	+ 0.4%	96.1%	96.5%	+ 0.4%	94.8%	96.2%	+ 1.5%
All Bedroom Counts	95.1%	95.7%	+ 0.6%	95.3%	95.8%	+ 0.5%	94.4%	95.1%	+ 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.





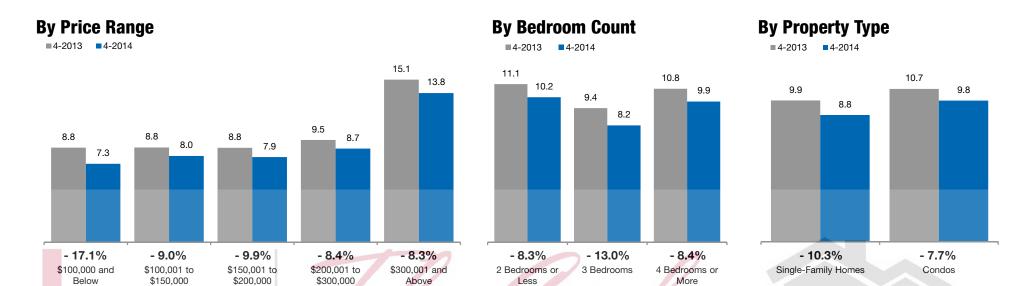
By Price Range \$100,000 and Below \$100,001 to \$150,000	, , , , , , , , , , , , , , , , , , ,	All Propertie	es	Single	-Family H	omes	0 0	Condos	A B.4
By Price Range	4-2013	4-2014	Change	4-2013	4-2014	Change	4-2013	4-2014	Change
\$100,000 and Below	10,680	9,020	- 15.5%	7,455	6,133	- 17.7%	2,314	2,078	- 10.2%
\$100,001 to \$150,000	9,023	8,636	- 4.3%	6,561	6,195	- 5.6%	1,882	1,844	- 2.0%
\$150,001 to \$200,000	7,621	7,576	- 0.6%	6,007	5,949	- 1.0%	1,202	1,133	- 5.7%
\$200,001 to \$300,000	8,204	8,713	+ 6.2%	6,562	7,054	+ 7.5%	1,194	1,179	- 1.3%
\$300,001 and Above	11,687	12,548	+ 7.4%	9,716	10,560	+ 8.7%	1,559	1,566	+ 0.4%
All Price Ranges	48,951	48,185	- 1.6%	37,927	37,467	- 1.2%	8,261	7,916	- 4.2%

By Bedroom Count	4-2013	4-2014	Change	4-2013	4-2014	Change	4-2013	4-2014	Change
2 Bedrooms or Less	7,959	7,655	- 3.8%	3,205	3,020	- 5.8%	4,754	4,635	- 2.5%
3 Bedrooms	21,485	20,729	- 3.5%	18,861	18,292	- 3.0%	2,624	2,437	- 7.1%
4 Bedrooms or More	14,715	14,849	+ 0.9%	14,237	14,449	+ 1.5%	478	400	- 16.3%
All Bedroom Counts	48,951	48,185	- 1.6%	37,927	37,467	- 1.2%	8,261	7,916	- 4.2%

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.





		All Propertie	es
By Price Range	4-2013	4-2014	Change
\$100,000 and Below	8.8	7.3	- 17.1%
\$100,001 to \$150,000	8.8	8.0	- 9.0%
\$150,001 to \$200,000	8.8	7.9	- 9.9%
\$200,001 to \$300,000	9.5	8.7	- 8.4%
\$300,001 and Above	15.1	13.8	- 8.3%
All Price Ranges	10.0	9.0	- 10.0%

Single	Single-Family Homes			Condos			
4-2013	4-2014	Change	4-2013	4-2014	Change		
9.1	7.1	- 21.8%	7.8	7.7	- 1.4%		
8.4	7.7	- 8.4%	11.1	9.6	- 13.9%		
8.5	7.6	- 10.7%	10.2	8.9	- 13.2%		
8.9	8.2	- 8.7%	11.9	11.4	- 4.0%		
14.4	13.5	- 6.6%	18.9	15.2	- 19.4%		
9.9	8.8	- 10.3%	10.7	9.8	- 7.7%		

By Bedroom Count	4-2013	4-2014	Change
2 Bedrooms or Less	11.1	10.2	- 8.3%
3 Bedrooms	9.4	8.2	- 13.0%
4 Bedrooms or More	10.8	9.9	- 8.4%
All Bedroom Counts	10.0	9.0	- 10.0%

4-2013	4-2014	Change	4-2013	4-2014	Change
11.5	9.9	- 14.2%	10.8	10.4	- 4.2%
9.3	8.1	- 12.7%	10.2	8.7	- 14.7%
10.7	9.8	- 7.9%	15.1	11.9	- 21.1%
9.9	8.8	- 10.3%	10.7	9.8	- 7.7%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY **SOUTH CAROLINA REALTORS**®



May 2014

So how's the market? We've all heard it, but it's difficult to answer succinctly. The best answer may be "It depends." It's contingent upon area, market segment, time period, baseline period, which measures and more. For the 12-month period spanning June 2013 through May 2014, Pending Sales in the state of South Carolina were up 6.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 14.6 percent.

The overall Median Sales Price was up 4.5 percent to \$159,900. The property type with the largest price gain was the Condo segment, where prices increased 5.9 percent to \$125,475. The price range that tended to sell the guickest was the \$150,001 to \$200,000 range at 110 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 130 days.

Market-wide, inventory levels remained flat. The property type that gained the most inventory was the Single-Family segment, where it increased 0.4 percent. That amounts to 9.0 months supply for Single-Family homes and 9.9 months supply for Condos.

Quick Facts

)	+ 14.6%	+ 8.6%	+ 7.7%
	Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
	\$300,001 and Above	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

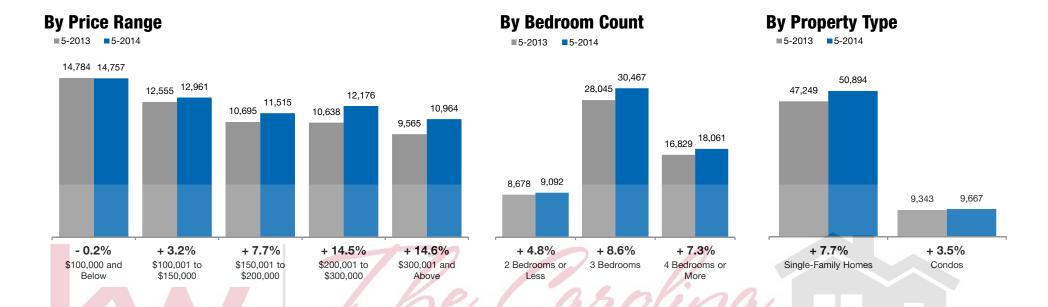
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Pending Sales

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





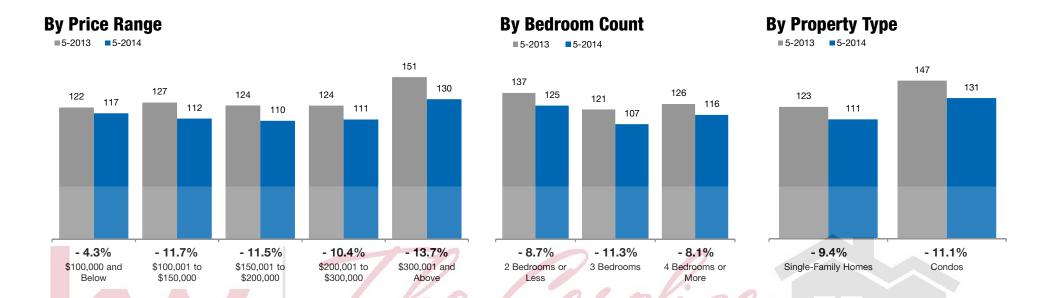
		All Propertion	es	Single	e-Family F	lomes		Condos	A N //
By Price Range	5-2013	5-2014	Change	5-2013	5-2014	Change	5-2013	5-2014	Change
\$100,000 and Below	14,784	14,757	- 0.2%	9,969	10,236	+ 2.7%	3,559	3,272	- 8.1%
\$100,001 to \$150,000	12,555	12,961	+ 3.2%	9,590	9,719	+ 1.3%	2,062	2,293	+ 11.2%
\$150,001 to \$200,000	10,695	11,515	+ 7.7%	8,710	9,356	+ 7.4%	1,439	1,550	+ 7.7%
\$200,001 to \$300,000	10,638	12,176	+ 14.5%	9,061	10,477	+ 15.6%	1,196	1,251	+ 4.6%
\$300,001 and Above	9,565	10,964	+ 14.6%	8,341	9,512	+ 14.0%	1,016	1,234	+ 21.5%
All Price Ranges	59,886	64,034	+ 6.9%	47,249	50,894	+ 7.7%	9,343	9,667	+ 3.5%

By Bedroom Count	5-2013	5-2014	Change	5-2013	5-2014	Change	5-2013	5-2014	Change
2 Bedrooms or Less	8,678	9,092	+ 4.8%	3,420	3,690	+ 7.9%	5,258	5,401	+ 2.7%
3 Bedrooms	28,045	30,467	+ 8.6%	24,916	27,130	+ 8.9%	3,128	3,336	+ 6.6%
4 Bedrooms or More	16,829	18,061	+ 7.3%	16,439	17,656	+ 7.4%	390	405	+ 3.8%
All Bedroom Counts	59,886	64,034	+ 6.9%	47,249	50,894	+ 7.7%	9,343	9,667	+ 3.5%

Days on Market Until Sale

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





		All Propertie	es
By Price Range	5-2013	5-2014	Change
\$100,000 and Below	122	117	- 4.3%
\$100,001 to \$150,000	127	112	- 11.7%
\$150,001 to \$200,000	124	110	- 11.5%
\$200,001 to \$300,000	124	111	- 10.4%
\$300,001 and Above	151	130	- 13.7%
All Price Ranges	128	116	- 9.8%

Single	-Family H	omes	0 0	Condos			
5-2013	5-2014	Change	5-2013	5-2014	Change		
115	112	- 2.6%	138	129	- 6.4%		
123	107	- 13.0%	138	127	- 8.1%		
119	106	- 11.2%	148	124	- 15.7%		
118	107	- 9.1%	163	133	- 18.1%		
145	127	- 12.4%	187	150	- 19.9%		
123	111	- 9.4%	147	131	- 11.1%		

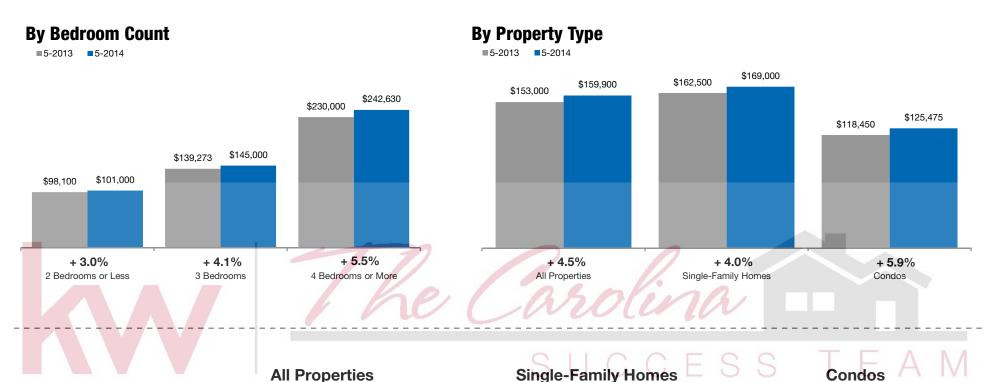
By Bedroom Count	5-2013	5-2014	Change
2 Bedrooms or Less	137	125	- 8.7%
3 Bedrooms	121	107	- 11.3%
4 Bedrooms or More	126	116	- 8.1%
All Bedroom Counts	128	116	- 9.8%

5-2013	5-2014	Change	5-2013	5-2014	Change
120	114	- 5.5%	147	132	- 10.1%
118	105	- 11.1%	147	128	- 12.6%
126	116	- 8.0%	143	126	- 11.8%
123	111	- 9.4%	147	131	- 11.1%

Median Sales Price

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





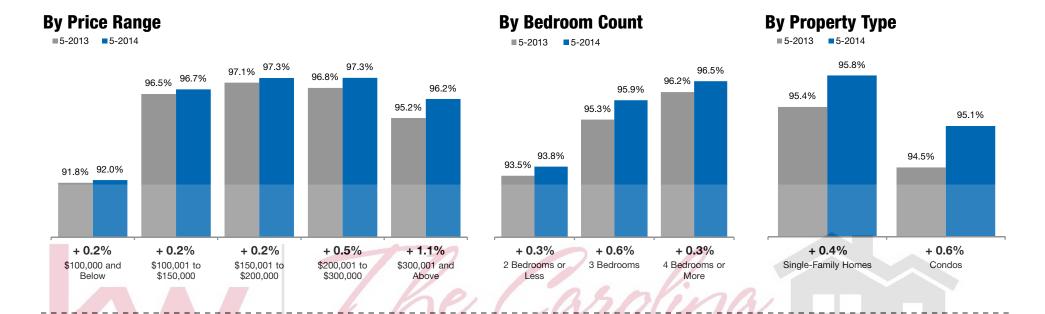
By Bedroom Count	5-2013	5-2014	Change
2 Bedrooms or Less	\$98,100	\$101,000	+ 3.0%
3 Bedrooms	\$139,273	\$145,000	+ 4.1%
4 Bedrooms or More	\$230,000	\$242,630	+ 5.5%
All Bedroom Counts	\$153.000	\$159.900	+ 4.5%

Singi	e-Family Ho		Condos	/ \	
5-2013	5-2014	Change	5-2013	5-2014	Change
\$95,000	\$94,900	- 0.1%	\$100,000	\$105,000	+ 5.0%
\$137,000	\$142,500	+ 4.0%	\$157,000	\$165,000	+ 5.1%
\$230,000	\$242,000	+ 5.2%	\$240,000	\$267,845	+ 11.6%
\$162,500	\$169,000	+ 4.0%	\$118,450	\$125,475	+ 5.9%

Percent of List Price Received







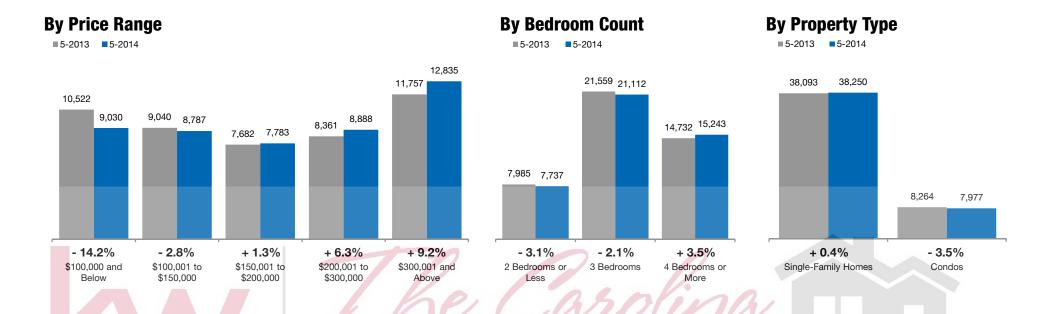
		All Propertie	S	Single	Single-Family Homes				Condos	
By Price Range	5-2013	5-2014	Change	5-2013	5-2014	Change	5-2013	5-2014	Change	
\$100,000 and Below	91.8%	92.0%	+ 0.2%	91.3%	91.5%	+ 0.2%	93.4%	93.5%	+ 0.1%	
\$100,001 to \$150,000	96.5%	96.7%	+ 0.2%	96.7%	96.8%	+ 0.1%	95.5%	96.0%	+ 0.5%	
\$150,001 to \$200,000	97.1%	97.3%	+ 0.2%	97.3%	97.4%	+ 0.1%	95.7%	96.4%	+ 0.7%	
\$200,001 to \$300,000	96.8%	97.3%	+ 0.5%	97.0%	97.5%	+ 0.5%	95.2%	95.8%	+ 0.6%	
\$300,001 and Above	95.2%	96.2%	+ 1.1%	95.4%	96.3%	+ 0.9%	94.3%	95.8%	+ 1.6%	
All Price Ranges	95.2%	95.7%	+ 0.5%	95.4%	95.8%	+ 0.4%	94.5%	95.1%	+ 0.6%	

By Bedroom Count	5-2013	5-2014	Change	5-2013	5-2014	Change	5-2013	5-2014	Change
2 Bedrooms or Less	93.5%	93.8%	+ 0.3%	92.5%	92.6%	+ 0.1%	94.1%	94.5%	+ 0.4%
3 Bedrooms	95.3%	95.9%	+ 0.6%	95.3%	95.9%	+ 0.6%	95.3%	96.1%	+ 0.8%
4 Bedrooms or More	96.2%	96.5%	+ 0.3%	96.2%	96.5%	+ 0.3%	94.9%	95.9%	+ 1.1%
All Bedroom Counts	95.2%	95.7%	+ 0.5%	95.4%	95.8%	+ 0.4%	94.5%	95.1%	+ 0.6%

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.





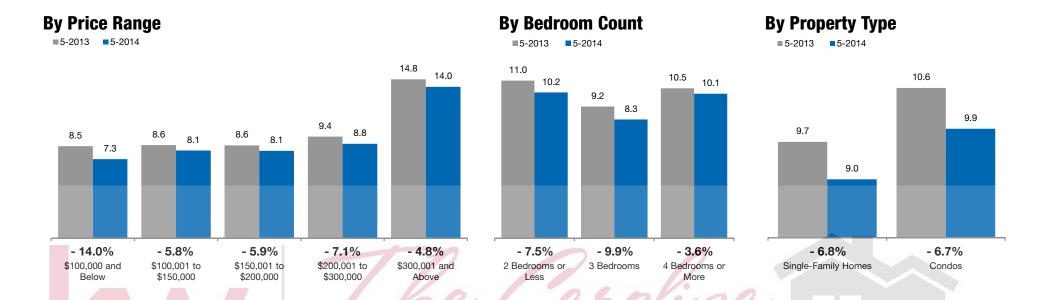
	, A	All Propertie	es .	Single	Single-Family Homes				Condos
By Price Range	5-2013	5-2014	Change	5-2013	5-2014	Change	5-2013	5-2014	Change
\$100,000 and Below	10,522	9,030	- 14.2%	7,341	6,181	- 15.8%	2,322	2,029	- 12.6%
\$100,001 to \$150,000	9,040	8,787	- 2.8%	6,595	6,273	- 4.9%	1,882	1,911	+ 1.5%
\$150,001 to \$200,000	7,682	7,783	+ 1.3%	6,001	6,135	+ 2.2%	1,238	1,153	- 6.9%
\$200,001 to \$300,000	8,361	8,888	+ 6.3%	6,712	7,198	+ 7.2%	1,189	1,193	+ 0.3%
\$300,001 and Above	11,757	12,835	+ 9.2%	9,812	10,819	+ 10.3%	1,525	1,576	+ 3.3%
All Price Ranges	49,102	49,082	- 0.0%	38,093	38,250	+ 0.4%	8,264	7,977	- 3.5%

By Bedroom Count	5-2013	5-2014	Change	5-2013	5-2014	Change	5-2013	5-2014	Change
2 Bedrooms or Less	7,985	7,737	- 3.1%	3,209	3,055	- 4.8%	4,772	4,675	- 2.0%
3 Bedrooms	21,559	21,112	- 2.1%	18,975	18,628	- 1.8%	2,583	2,473	- 4.3%
4 Bedrooms or More	14,732	15,243	+ 3.5%	14,251	14,854	+ 4.2%	481	388	- 19.3%
All Bedroom Counts	49,102	49,082	- 0.0%	38,093	38,250	+ 0.4%	8,264	7,977	- 3.5%

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.





	All Properties					
By Price Range	5-2013	5-2014	Change			
\$100,000 and Below	8.5	7.3	- 14.0%			
\$100,001 to \$150,000	8.6	8.1	- 5.8%			
\$150,001 to \$200,000	8.6	8.1	- 5.9%			
\$200,001 to \$300,000	9.4	8.8	- 7.1%			
\$300,001 and Above	14.8	14.0	- 4.8%			
All Price Ranges	9.8	9.2	- 6.1%			

Single	-Family H	omes	0 0	Condos				
5-2013	5-2014	Change	5-2013	5-2014	Change			
8.8	7.2	- 18.0%	7.8	7.4	- 5.0%			
8.3	7.7	- 6.1%	11.0	10.0	- 8.7%			
8.3	7.9	- 4.8%	10.3	8.9	- 13.5%			
8.9	8.2	- 7.3%	11.9	11.4	- 4.1%			
14.1	13.6	- 3.3%	18.0	15.3	- 14.9%			
9.7	9.0	- 6.8%	10.6	9.9	- 6.7%			

By Bedroom Count	5-2013	5-2014	Change
2 Bedrooms or Less	11.0	10.2	- 7.5%
3 Bedrooms	9.2	8.3	- 9.9%
4 Bedrooms or More	10.5	10.1	- 3.6%
All Bedroom Counts	9.8	9.2	- 6.1%

5-2013	5-2014	Change	5-2013	5-2014	Change
11.3	9.9	- 11.8%	10.9	10.4	- 4.6%
9.1	8.2	- 9.8%	9.9	8.9	- 10.2%
10.4	10.1	- 3.0%	14.8	11.5	- 22.3%
9.7	9.0	- 6.8%	10.6	9.9	- 6.7%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY **SOUTH CAROLINA REALTORS**®



June 2014

The astute observer will note that headline figures can sometimes mask the truth. The truth hides within the various areas and sub-markets. Watch closely for signs of changing supply and demand dynamics in certain price ranges and other segments. For the 12-month period spanning July 2013 through June 2014, Pending Sales in the state of South Carolina were up 6.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 14.8 percent.

The overall Median Sales Price was up 3.9 percent to \$160,000. The property type with the largest price gain was the Condo segment, where prices increased 6.4 percent to \$126,900. The price range that tended to sell the guickest was the \$100,001 to \$150,000 range at 110 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 129 days.

Market-wide, inventory levels were up 0.3 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 0.6 percent. That amounts to 9.0 months supply for Single-Family homes and 9.7 months supply for Condos.

Quick Facts

)	+ 14.8%	+ 7.7%	+ 7.0%
	Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
	\$300,001 and Above	3 Bedrooms	Single-Family Homes

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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

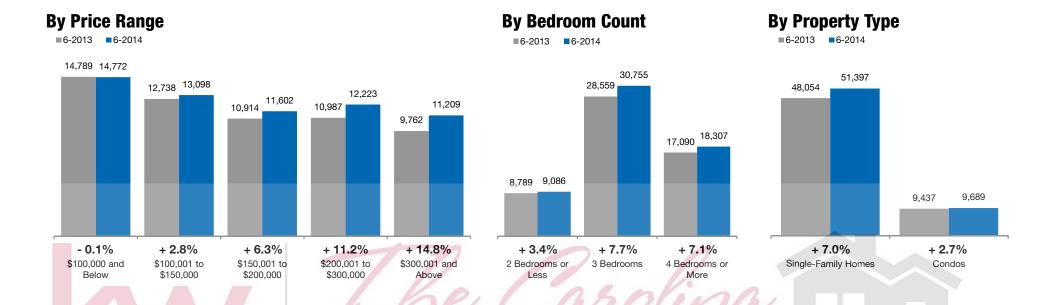
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Pending Sales

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





		All Properties			Single-Family Homes				Condos	
By Price Range	6-2013	6-2014	Change	6-2013	6-2014	Change	6-2013	6-2014	Change	
\$100,000 and Below	14,789	14,772	- 0.1%	10,002	10,262	+ 2.6%	3,530	3,242	- 8.2%	
\$100,001 to \$150,000	12,738	13,098	+ 2.8%	9,734	9,793	+ 0.6%	2,092	2,338	+ 11.8%	
\$150,001 to \$200,000	10,914	11,602	+ 6.3%	8,900	9,404	+ 5.7%	1,457	1,582	+ 8.6%	
\$200,001 to \$300,000	10,987	12,223	+ 11.2%	9,356	10,541	+ 12.7%	1,220	1,249	+ 2.4%	
\$300,001 and Above	9,762	11,209	+ 14.8%	8,477	9,772	+ 15.3%	1,070	1,211	+ 13.2%	
All Price Ranges	60,843	64,596	+ 6.2%	48,054	51,397	+ 7.0%	9,437	9,689	+ 2.7%	

By Bedroom Count	6-2013	6-2014	Change	6-2013	6-2014	Change	6-2013	6-2014	Change
2 Bedrooms or Less	8,789	9,086	+ 3.4%	3,467	3,676	+ 6.0%	5,322	5,409	+ 1.6%
3 Bedrooms	28,559	30,755	+ 7.7%	25,389	27,394	+ 7.9%	3,169	3,358	+ 6.0%
4 Bedrooms or More	17,090	18,307	+ 7.1%	16,688	17,911	+ 7.3%	402	395	- 1.7%
All Bedroom Counts	60,843	64,596	+ 6.2%	48,054	51,397	+ 7.0%	9,437	9,689	+ 2.7%

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.



Condos



		All Propertie	s
By Price Range	6-2013	6-2014	Change
\$100,000 and Below	121	118	- 3.1%
\$100,001 to \$150,000	126	110	- 12.2%
\$150,001 to \$200,000	121	111	- 8.7%
\$200,001 to \$300,000	121	111	- 8.0%
\$300,001 and Above	147	129	- 12.1%
All Price Ranges	126	115	- 8.4%

	Siligio	-I allilly III	Ullies		Condos	A B A
ige	6-2013	6-2014	Change	6-2013	6-2014	Change
%	114	113	- 1.0%	138	129	- 6.8%
2%	121	105	- 13.3%	139	125	- 9.9%
%	116	106	- 9.1%	141	127	- 10.0%
%	115	107	- 7.4%	154	137	- 11.2%
1%	141	126	- 10.8%	183	149	- 18.7%
%	121	111	- 8.0%	145	131	- 9.7%

By Bedroom Count	6-2013	6-2014	Change
2 Bedrooms or Less	134	124	- 7.4%
3 Bedrooms	119	107	- 10.2%
4 Bedrooms or More	124	116	- 6.6%
All Bedroom Counts	126	115	- 8.4%

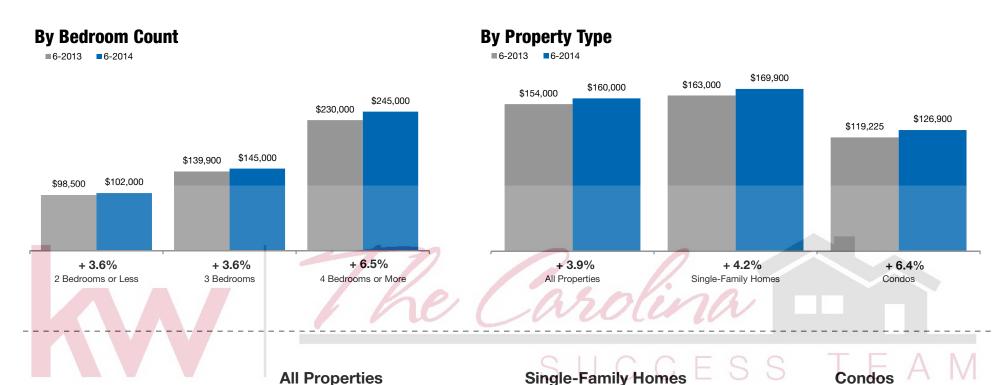
6-2013	6-2014	Change	6-2013	6-2014	Change
119	113	- 4.4%	145	132	- 8.9%
116	105	- 10.0%	145	128	- 11.2%
124	116	- 6.4%	145	125	- 13.3%
121	111	- 8.0%	145	131	- 9.7%

Single-Family Homes

Median Sales Price

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





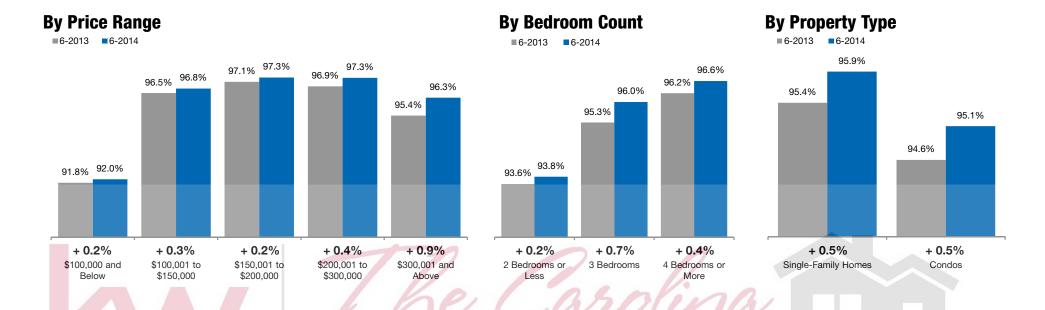
		-	
By Bedroom Count	6-2013	6-2014	Change
2 Bedrooms or Less	\$98,500	\$102,000	+ 3.6%
3 Bedrooms	\$139,900	\$145,000	+ 3.6%
4 Bedrooms or More	\$230,000	\$245,000	+ 6.5%
All Bedroom Counts	\$154,000	\$160,000	+ 3.9%

Singi	e-Family Ho	omes —	Condos					
6-2013	6-2014	Change	6-2013	6-2014	Change			
\$95,050	\$94,500	- 0.6%	\$100,000	\$105,700	+ 5.7%			
\$137,500	\$143,900	+ 4.7%	\$157,900	\$165,990	+ 5.1%			
\$230,000	\$244,900	+ 6.5%	\$240,735	\$270,950	+ 12.6%			
\$163,000	\$169,900	+ 4.2%	\$119,225	\$126,900	+ 6.4%			

Percent of List Price Received







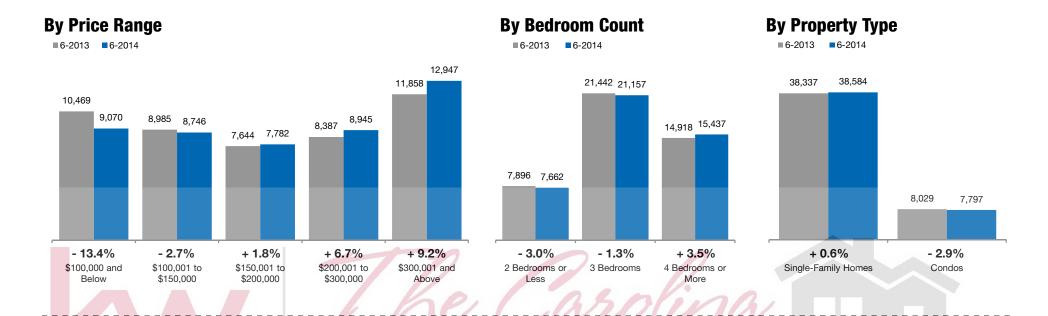
		All Properties			Single-Family Homes				Condos		
By Price Range	6-2013	6-2014	Change	6-2013	6-2014	Change	6-2013	6-2014	Change		
\$100,000 and Below	91.8%	92.0%	+ 0.2%	91.3%	91.6%	+ 0.3%	93.5%	93.5%	0.0%		
\$100,001 to \$150,000	96.5%	96.8%	+ 0.3%	96.7%	96.9%	+ 0.2%	95.6%	96.0%	+ 0.4%		
\$150,001 to \$200,000	97.1%	97.3%	+ 0.2%	97.3%	97.5%	+ 0.2%	95.9%	96.4%	+ 0.5%		
\$200,001 to \$300,000	96.9%	97.3%	+ 0.4%	97.1%	97.5%	+ 0.4%	95.4%	95.7%	+ 0.3%		
\$300,001 and Above	95.4%	96.3%	+ 0.9%	95.5%	96.3%	+ 0.8%	94.3%	96.0%	+ 1.8%		
All Price Ranges	95.3%	95.7%	+ 0.4%	95.4%	95.9%	+ 0.5%	94.6%	95.1%	+ 0.5%		

By Bedroom Count	6-2013	6-2014	Change	6-2013	6-2014	Change	6-2013	6-2014	Change
2 Bedrooms or Less	93.6%	93.8%	+ 0.2%	92.6%	92.6%	0.0%	94.2%	94.5%	+ 0.3%
3 Bedrooms	95.3%	96.0%	+ 0.7%	95.3%	95.9%	+ 0.6%	95.4%	96.1%	+ 0.7%
4 Bedrooms or More	96.2%	96.6%	+ 0.4%	96.2%	96.6%	+ 0.4%	94.7%	96.0%	+ 1.4%
All Bedroom Counts	95.3%	95.7%	+ 0.4%	95.4%	95.9%	+ 0.5%	94.6%	95.1%	+ 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.





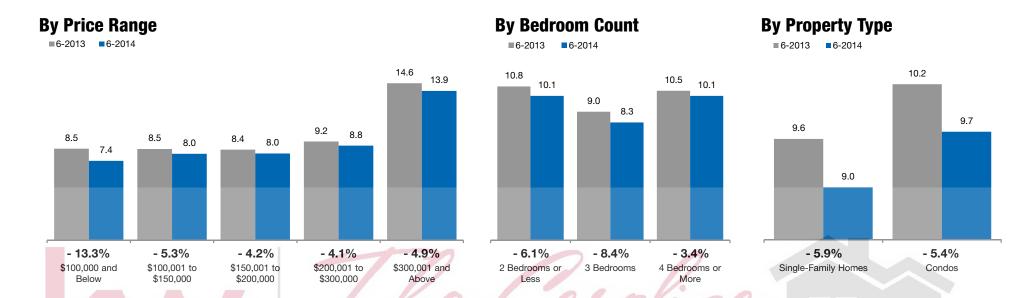
			All Properties		Single	-Family H	lomes	Condos		
By Price Range	V	6-2013	6-2014	Change	6-2013	6-2014	Change	6-2013	6-2014	Change
\$100,000 and Below		10,469	9,070	- 13.4%	7,294	6,272	- 14.0%	2,297	1,970	- 14.2%
\$100,001 to \$150,000		8,985	8,746	- 2.7%	6,585	6,247	- 5.1%	1,821	1,870	+ 2.7%
\$150,001 to \$200,000		7,644	7,782	+ 1.8%	6,014	6,183	+ 2.8%	1,206	1,102	- 8.6%
\$200,001 to \$300,000		8,387	8,945	+ 6.7%	6,770	7,268	+ 7.4%	1,160	1,187	+ 2.3%
\$300,001 and Above		11,858	12,947	+ 9.2%	9,987	10,945	+ 9.6%	1,440	1,548	+ 7.5%
All Price Ranges		49,135	49,279	+ 0.3%	38,337	38,584	+ 0.6%	8,029	7,797	- 2.9%

By Bedroom Count	6-2013	6-2014	Change	6-2013	6-2014	Change	6-2013	6-2014	Change
2 Bedrooms or Less	7,896	7,662	- 3.0%	3,249	3,079	- 5.2%	4,643	4,575	- 1.5%
3 Bedrooms	21,442	21,157	- 1.3%	18,933	18,748	- 1.0%	2,507	2,398	- 4.3%
4 Bedrooms or More	14,918	15,437	+ 3.5%	14,455	15,040	+ 4.0%	463	396	- 14.5%
All Bedroom Counts	49,135	49,279	+ 0.3%	38,337	38,584	+ 0.6%	8,029	7,797	- 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.





		All Propert	ties
By Price Range	6-2013	6-2014	Change
\$100,000 and Below	8.5	7.4	- 13.3%
\$100,001 to \$150,000	8.5	8.0	- 5.3%
\$150,001 to \$200,000	8.4	8.0	- 4.2%
\$200,001 to \$300,000	9.2	8.8	- 4.1%
\$300,001 and Above	14.6	13.9	- 4.9%
All Price Ranges	9.7	9.2	- 5.2%

6-2013

10.8

9.0

10.5

9.7

6-2014

10.1

8.3

10.1

9.2

By Bedroom Count

2 Bedrooms or Less

4 Bedrooms or More

All Bedroom Counts

3 Bedrooms

- 4.9 /0	
- 5.2%	
Change	
- 6.1%	
- 8.4%	
- 3 4%	

- 5.2%

Single	-Family H		Condos	A	
6-2013	6-2014	Change	6-2013	6-2014	Change
8.8	7.3	- 16.2%	7.8	7.3	- 6.6%
8.1	7.7	- 5.7%	10.4	9.6	- 8.1%
8.1	7.9	- 2.7%	9.9	8.4	- 15.8%
8.7	8.3	- 4.7%	11.4	11.4	- 0.0%
14.1	13.4	- 4.9%	16.1	15.3	- 5.0%
9.6	9.0	- 5.9%	10.2	9.7	- 5.4%

6-2013	6-2014	Change	6-2013	6-2014	Change
11.2	10.1	- 10.6%	10.5	10.1	- 3.0%
8.9	8.2	- 8.2%	9.5	8.6	- 9.7%
10.4	10.1	- 3.1%	13.8	12.0	- 13.0%
9.6	9.0	- 5.9%	10.2	9.7	- 5.4%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2014

Some claim that housing has stalled. The truth is that price recovery has simply outpaced comparable wage growth, which is a short-term challenge. With tight inventory and tight credit, further economic gains are needed in order for housing to regain some traction. It appears that some of those gains may have arrived in the form of better-than-expected second quarter growth. For the 12-month period spanning August 2013 through July 2014, Pending Sales in the state of South Carolina were up 4.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 13.4 percent.

The overall Median Sales Price was up 3.2 percent to \$160,000. The property type with the largest price gain was the Condo segment, where prices increased 5.1 percent to \$126,125. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 109 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 127 days.

Market-wide, inventory levels were up 0.2 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 0.5 percent. That amounts to 8.9 months supply for Single-Family homes and 9.5 months supply for Condos.

Quick Facts

+ 13.4%	+ 6.6%	+ 5.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	4 Bedrooms or More	Single-Family Homes

SUCCESS T

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

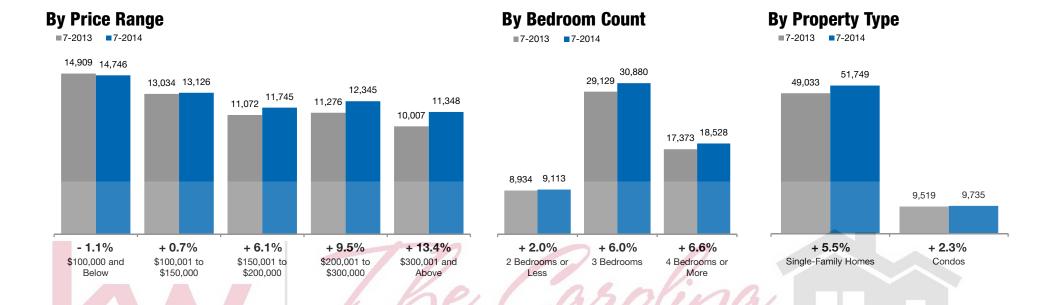
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Pending Sales

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





			All Propertie	es	Single-Family Homes				Condos	
By Price Range	V	7-2013	7-2014	Change	7-2013	7-2014	Change	7-2013	7-2014	Change
\$100,000 and Below		14,909	14,746	- 1.1%	10,150	10,215	+ 0.6%	3,498	3,273	- 6.4%
\$100,001 to \$150,000		13,034	13,126	+ 0.7%	9,941	9,795	- 1.5%	2,163	2,353	+ 8.8%
\$150,001 to \$200,000		11,072	11,745	+ 6.1%	9,045	9,535	+ 5.4%	1,455	1,594	+ 9.6%
\$200,001 to \$300,000		11,276	12,345	+ 9.5%	9,606	10,657	+ 10.9%	1,244	1,241	- 0.2%
\$300,001 and Above		10,007	11,348	+ 13.4%	8,702	9,914	+ 13.9%	1,088	1,204	+ 10.7%
All Price Ranges		61,958	65,013	+ 4.9%	49,033	51,749	+ 5.5%	9,519	9,735	+ 2.3%

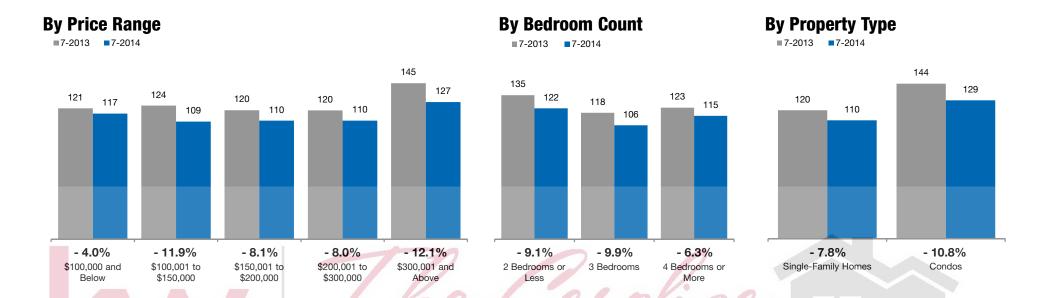
By Bedroom Count	7-2013	7-2014	Change	7-2013	7-2014	Change	7-2013	7-2014	Change
2 Bedrooms or Less	8,934	9,113	+ 2.0%	3,576	3,644	+ 1.9%	5,358	5,468	+ 2.1%
3 Bedrooms	29,129	30,880	+ 6.0%	25,924	27,532	+ 6.2%	3,204	3,339	+ 4.2%
4 Bedrooms or More	17,373	18,528	+ 6.6%	16,972	18,128	+ 6.8%	401	398	- 0.7%
All Bedroom Counts	61,958	65,013	+ 4.9%	49,033	51,749	+ 5.5%	9,519	9,735	+ 2.3%

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.



Condos



		All Propertie	S
By Price Range	7-2013	7-2014	Change
\$100,000 and Below	121	117	- 4.0%
\$100,001 to \$150,000	124	109	- 11.9%
\$150,001 to \$200,000	120	110	- 8.1%
\$200,001 to \$300,000	120	110	- 8.0%
\$300,001 and Above	145	127	- 12.1%
All Price Ranges	125	114	- 8.4%

		Colluos				
7-2014	Change	7-2013	7-2014	Change		
113	- 0.8%	140	126	- 9.9%		
104	- 13.0%	137	125	- 9.3%		
105	- 8.1%	141	125	- 11.0%		
106	- 7.6%	149	135	- 9.1%		
124	- 10.9%	179	145	- 18.9%		
110	- 7.8%	144	129	- 10.8%		
	113 104 105 106 124	113 - 0.8% 104 - 13.0% 105 - 8.1% 106 - 7.6% 124 - 10.9%	113 - 0.8% 140 104 - 13.0% 137 105 - 8.1% 141 106 - 7.6% 149 124 - 10.9% 179	113 - 0.8% 140 126 104 - 13.0% 137 125 105 - 8.1% 141 125 106 - 7.6% 149 135 124 - 10.9% 179 145		

By Bedroom Count	7-2013	7-2014	Change
2 Bedrooms or Less	135	122	- 9.1%
3 Bedrooms	118	106	- 9.9%
4 Bedrooms or More	123	115	- 6.3%
All Bedroom Counts	125	114	- 8.4%

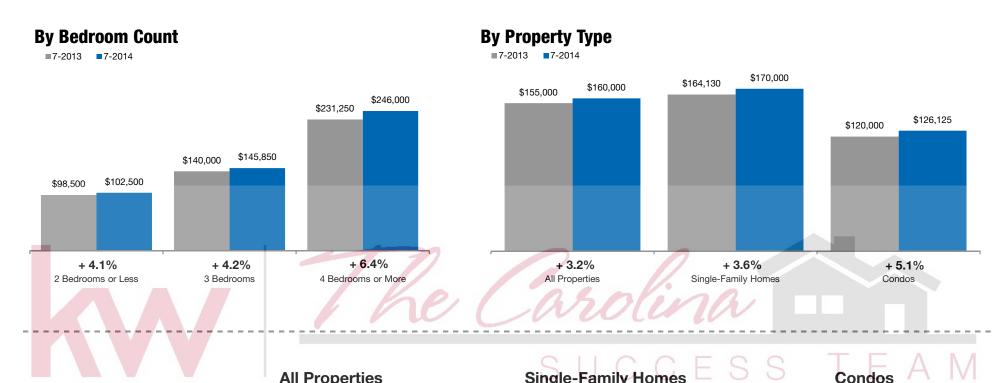
7-2013	7-2014	Change	7-2013	7-2014	Change
119	113	- 4.6%	145	129	- 11.5%
115	104	- 9.7%	143	128	- 10.7%
123	115	- 6.3%	139	130	- 6.3%
120	110	- 7.8%	144	129	- 10.8%

Single-Family Homes

Median Sales Price

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

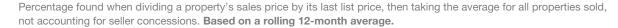




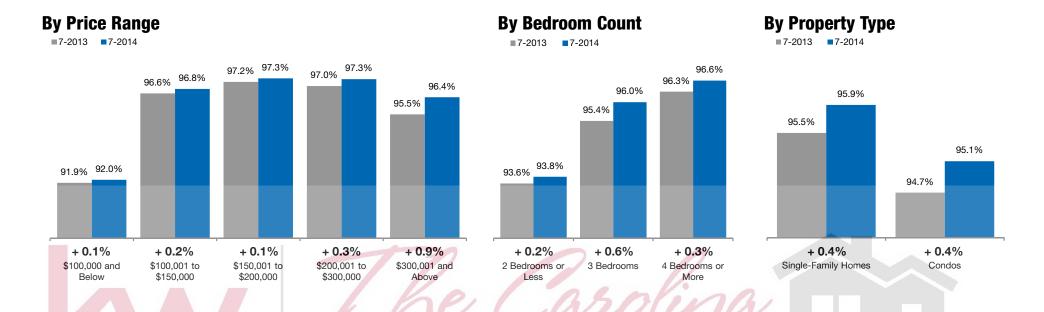
	-	•	
By Bedroom Count	7-2013	7-2014	Change
2 Bedrooms or Less	\$98,500	\$102,500	+ 4.1%
3 Bedrooms	\$140,000	\$145,850	+ 4.2%
4 Bedrooms or More	\$231,250	\$246,000	+ 6.4%
All Bedroom Counts	\$155,000	\$160,000	+ 3.2%

Singi	e-Family Ho		Condos		
7-2013	7-2014	Change	7-2013	7-2014	Change
\$95,000	\$95,000	0.0%	\$100,000	\$105,500	+ 5.5%
\$138,500	\$144,000	+ 4.0%	\$159,000	\$166,000	+ 4.4%
\$231,000	\$245,000	+ 6.1%	\$240,000	\$277,110	+ 15.5%
\$164,130	\$170,000	+ 3.6%	\$120,000	\$126,125	+ 5.1%

Percent of List Price Received







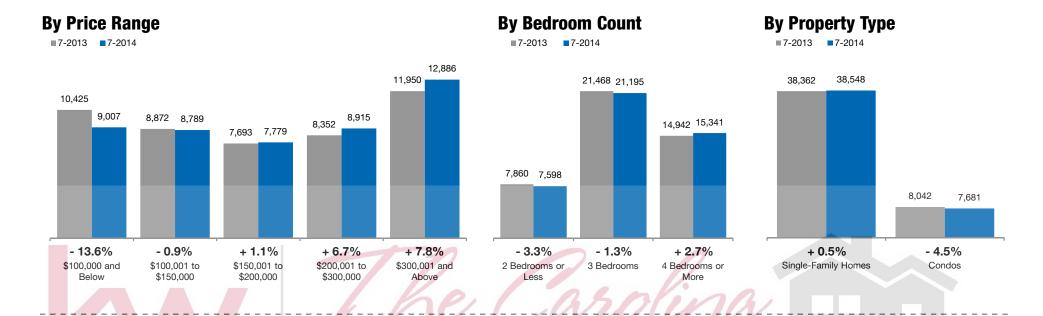
	F	All Propertie	es	Single	-Family H	omes	0 0	Condos	Λ Ι Λ
By Price Range	7-2013	7-2014	Change	7-2013	7-2014	Change	7-2013	7-2014	Change
\$100,000 and Below	91.9%	92.0%	+ 0.1%	91.4%	91.6%	+ 0.2%	93.4%	93.5%	+ 0.1%
\$100,001 to \$150,000	96.6%	96.8%	+ 0.2%	96.7%	96.9%	+ 0.2%	95.7%	96.0%	+ 0.3%
\$150,001 to \$200,000	97.2%	97.3%	+ 0.1%	97.3%	97.5%	+ 0.2%	96.0%	96.4%	+ 0.4%
\$200,001 to \$300,000	97.0%	97.3%	+ 0.3%	97.2%	97.5%	+ 0.3%	95.4%	95.8%	+ 0.4%
\$300,001 and Above	95.5%	96.4%	+ 0.9%	95.6%	96.4%	+ 0.8%	94.6%	96.0%	+ 1.5%
All Price Ranges	95.3%	95.8%	+ 0.5%	95.5%	95.9%	+ 0.4%	94.7%	95.1%	+ 0.4%

By Bedroom Count	7-2013	7-2014	Change	7-2013	7-2014	Change	7-2013	7-2014	Change
2 Bedrooms or Less	93.6%	93.8%	+ 0.2%	92.8%	92.5%	- 0.3%	94.1%	94.6%	+ 0.5%
3 Bedrooms	95.4%	96.0%	+ 0.6%	95.4%	96.0%	+ 0.6%	95.6%	96.0%	+ 0.4%
4 Bedrooms or More	96.3%	96.6%	+ 0.3%	96.3%	96.6%	+ 0.3%	95.2%	95.7%	+ 0.5%
All Bedroom Counts	95.3%	95.8%	+ 0.5%	95.5%	95.9%	+ 0.4%	94.7%	95.1%	+ 0.4%

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.





		All Propertie	es
By Price Range	7-2013	7-2014	Change
\$100,000 and Below	10,425	9,007	- 13.6%
\$100,001 to \$150,000	8,872	8,789	- 0.9%
\$150,001 to \$200,000	7,693	7,779	+ 1.1%
\$200,001 to \$300,000	8,352	8,915	+ 6.7%
\$300,001 and Above	11,950	12,886	+ 7.8%
All Price Ranges	49,107	49,196	+ 0.2%

By Bedroom Count	7-2013	7-2014	Change
2 Bedrooms or Less	7,860	7,598	- 3.3%
3 Bedrooms	21,468	21,195	- 1.3%
4 Bedrooms or More	14,942	15,341	+ 2.7%
All Bedroom Counts	49,107	49,196	+ 0.2%

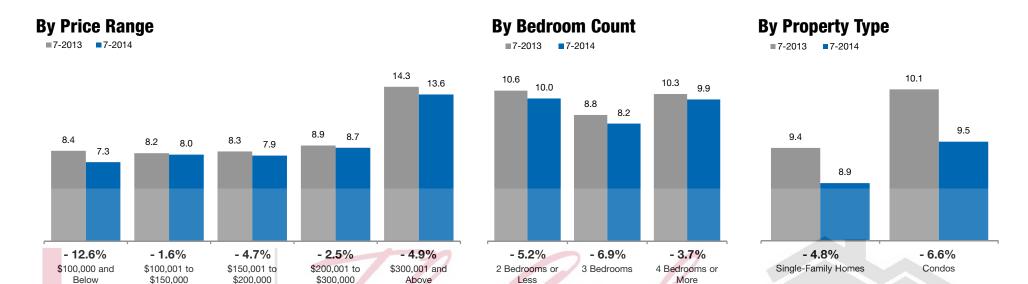
Single	Single-Family Homes			Condos			
7-2013	7-2014	Change	7-2013	7-2014	Change		
7,229	6,251	- 13.5%	2,319	1,914	- 17.5%		
6,469	6,252	- 3.4%	1,818	1,871	+ 2.9%		
6,067	6,209	+ 2.3%	1,205	1,075	- 10.8%		
6,781	7,250	+ 6.9%	1,154	1,167	+ 1.1%		
10,110	10,888	+ 7.7%	1,437	1,532	+ 6.6%		
38,362	38.548	+ 0.5%	8.042	7.681	- 4.5%		

7-2013	7-2014	Change	7-2013	7-2014	Change
3,177	3,068	- 3.4%	4,678	4,518	- 3.4%
18,985	18,812	- 0.9%	2,481	2,376	- 4.2%
14,495	14,961	+ 3.2%	447	379	- 15.2%
38,362	38,548	+ 0.5%	8,042	7,681	- 4.5%

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.





	All Properties				
By Price Range	7-2013	7-2014	Change		
\$100,000 and Below	8.4	7.3	- 12.6%		
\$100,001 to \$150,000	8.2	8.0	- 1.6%		
\$150,001 to \$200,000	8.3	7.9	- 4.7%		
\$200,001 to \$300,000	8.9	8.7	- 2.5%		
\$300,001 and Above	14.3	13.6	- 4.9%		
All Price Ranges	9.5	9.1	- 4.2%		

By Bedroom Count	7-2013	7-2014	Change
2 Bedrooms or Less	10.6	10.0	- 5.2%
3 Bedrooms	8.8	8.2	- 6.9%
4 Bedrooms or More	10.3	9.9	- 3.7%
All Bedroom Counts	9.5	9.1	- 4.2%

Single	Single-Family Homes			Condos		
7-2013	7-2014	Change	7-2013	7-2014	Change	
8.5	7.3	- 14.1%	8.0	7.0	- 11.8%	
7.8	7.7	- 1.9%	10.1	9.5	- 5.4%	
8.0	7.8	- 2.9%	9.9	8.1	- 18.6%	
8.5	8.2	- 3.6%	11.1	11.3	+ 1.4%	
13.9	13.2	- 5.5%	15.8	15.3	- 3.7%	
9.4	8.9	- 4.8%	10.1	9.5	- 6.6%	

7-2013	7-2014	Change	7-2013	7-2014	Change
10.7	10.1	- 5.2%	10.5	9.9	- 5.4%
8.8	8.2	- 6.7%	9.3	8.5	- 8.1%
10.2	9.9	- 3.4%	13.4	11.4	- 14.6%
9.4	8.9	- 4.8%	10.1	9.5	- 6.6%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2014

Housing had a slow start to the year but ongoing market improvements across various areas and segments continue. Nowadays, it's important to assess market performance by price point. Also watch for long-awaited and yet still-uneven inventory gains. For the 12-month period spanning September 2013 through August 2014, Pending Sales in the state of South Carolina were up 4.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 10.4 percent.

The overall Median Sales Price was up 3.5 percent to \$160,480. The property type with the largest price gain was the Condo segment, where prices increased 3.2 percent to \$125,900. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 109 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 126 days.

Market-wide, inventory levels were down 0.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 1.5 percent. That amounts to 9.0 months supply for Single-Family homes and 9.2 months supply for Condos.

Ouick Facts

)	+ 10.4%	+ 6.9%	+ 5.4%
,	Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
	\$300,001 and Above	4 Bedrooms or More	Single-Family Homes

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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

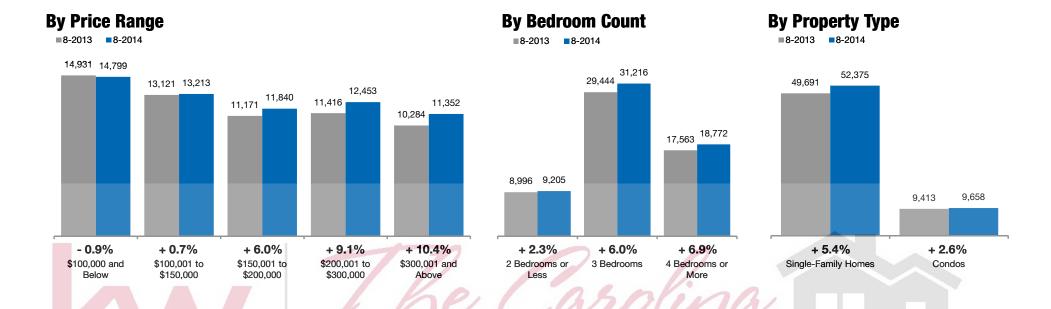
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Pending Sales

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





	7	All Propertie	es	Single	-Family H	omes		Condos	A N //
By Price Range	8-2013	8-2014	Change	8-2013	8-2014	Change	8-2013	8-2014	Change
\$100,000 and Below	14,931	14,799	- 0.9%	10,247	10,368	+ 1.2%	3,385	3,242	- 4.2%
\$100,001 to \$150,000	13,121	13,213	+ 0.7%	10,013	9,927	- 0.9%	2,177	2,351	+ 8.0%
\$150,001 to \$200,000	11,171	11,840	+ 6.0%	9,165	9,646	+ 5.2%	1,431	1,597	+ 11.6%
\$200,001 to \$300,000	11,416	12,453	+ 9.1%	9,749	10,826	+ 11.0%	1,230	1,215	- 1.2%
\$300,001 and Above	10,284	11,352	+ 10.4%	8,923	9,964	+ 11.7%	1,119	1,186	+ 6.0%
All Price Ranges	62,588	65,368	+ 4.4%	49,691	52,375	+ 5.4%	9,413	9,658	+ 2.6%

By Bedroom Count	8-2013	8-2014	Change	8-2013	8-2014	Change	8-2013	8-2014	Change
2 Bedrooms or Less	8,996	9,205	+ 2.3%	3,658	3,821	+ 4.5%	5,338	5,383	+ 0.8%
3 Bedrooms	29,444	31,216	+ 6.0%	26,305	27,871	+ 6.0%	3,138	3,339	+ 6.4%
4 Bedrooms or More	17,563	18,772	+ 6.9%	17,165	18,367	+ 7.0%	398	404	+ 1.5%
All Bedroom Counts	62,588	65,368	+ 4.4%	49,691	52,375	+ 5.4%	9,413	9,658	+ 2.6%

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.

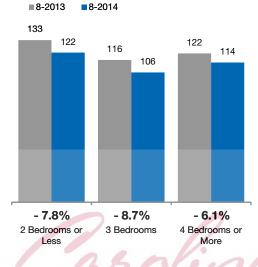






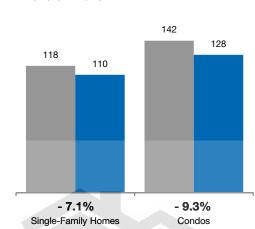


By Bedroom Count



By Property Type





	, ,	All Propertie	s
By Price Range	8-2013	8-2014	Change
\$100,000 and Below	120	116	- 3.3%
\$100,001 to \$150,000	123	109	- 11.3%
\$150,001 to \$200,000	118	109	- 7.4%
\$200,001 to \$300,000	118	110	- 6.6%
\$300,001 and Above	142	126	- 10.9%
All Price Ranges	123	114	- 7.5%

Single	-Family H	omes	0 0	Condos				
8-2013	8-2014	Change	8-2013	8-2014	8-2014 Change			
113	113	- 0.7%	137	126	- 8.5%			
118	103	- 12.8%	135	126	- 6.4%			
113	105	- 7.7%	136	124	- 9.0%			
112	106	- 5.8%	145	134	- 8.1%			
137	124	- 9.5%	176	142	- 18.9%			
118	110	- 7.1%	142	128	- 9.3%			

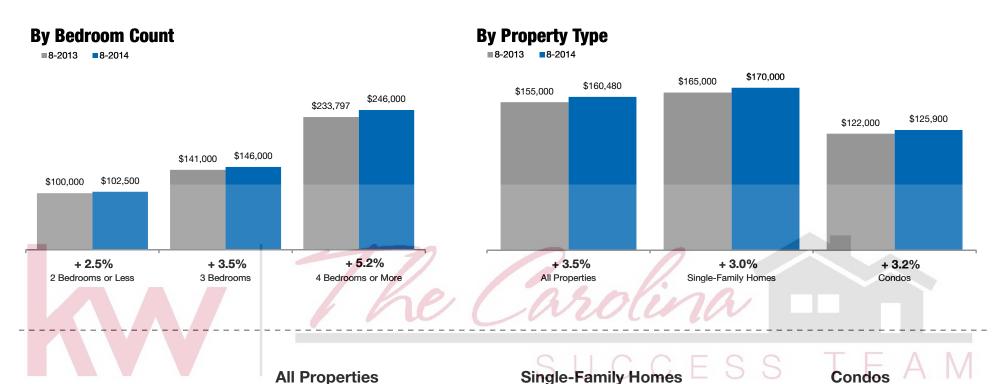
By Bedroom Count	8-2013	8-2014	Change
2 Bedrooms or Less	133	122	- 7.8%
3 Bedrooms	116	106	- 8.7%
4 Bedrooms or More	122	114	- 6.1%
All Bedroom Counts	123	114	- 7.5%

8-2013	8-2014	Change	8-2013	8-2014	Change
119	114	- 4.2%	142	128	- 9.7%
113	104	- 8.5%	140	127	- 9.7%
121	114	- 6.0%	142	129	- 9.1%
118	110	- 7.1%	142	128	- 9.3%

Median Sales Price

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





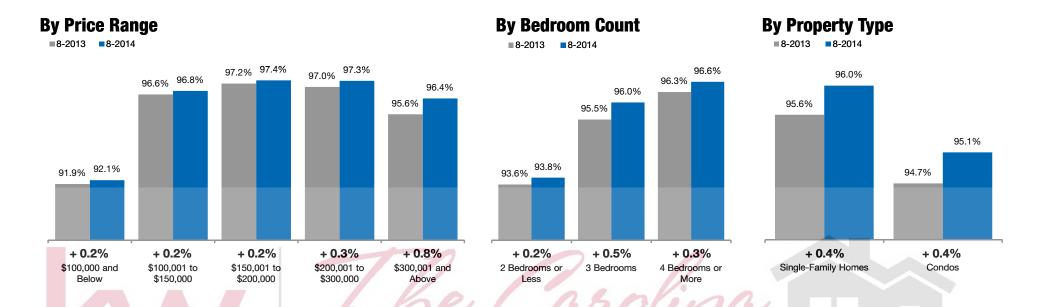
		-	
By Bedroom Count	8-2013	8-2014	Change
2 Bedrooms or Less	\$100,000	\$102,500	+ 2.5%
3 Bedrooms	\$141,000	\$146,000	+ 3.5%
4 Bedrooms or More	\$233,797	\$246,000	+ 5.2%
All Bedroom Counts	\$155,000	\$160,480	+ 3.5%

Singl	le-Family Ho	omes —		Condos			
8-2013	8-2014	Change	8-2013	8-2014	Change		
\$95,500	\$96,000	+ 0.5%	\$102,500	\$105,000	+ 2.4%		
\$139,490	\$144,900	+ 3.9%	\$159,962	\$165,400	+ 3.4%		
\$233,195	\$245,023	+ 5.1%	\$253,900	\$278,245	+ 9.6%		
\$165,000	\$170,000	+ 3.0%	\$122,000	\$125,900	+ 3.2%		

Percent of List Price Received







		All Propertie	es	Single	-Family H	omes		Condos	A
By Price Range	8-2013	8-2014	Change	8-2013	8-2014	Change	8-2013	8-2014	Change
\$100,000 and Below	91.9%	92.1%	+ 0.2%	91.5%	91.7%	+ 0.2%	93.3%	93.5%	+ 0.2%
\$100,001 to \$150,000	96.6%	96.8%	+ 0.2%	96.8%	96.9%	+ 0.1%	95.8%	96.0%	+ 0.2%
\$150,001 to \$200,000	97.2%	97.4%	+ 0.2%	97.3%	97.5%	+ 0.2%	96.1%	96.4%	+ 0.3%
\$200,001 to \$300,000	97.0%	97.3%	+ 0.3%	97.2%	97.5%	+ 0.3%	95.6%	95.7%	+ 0.1%
\$300,001 and Above	95.6%	96.4%	+ 0.8%	95.7%	96.4%	+ 0.7%	94.7%	96.0%	+ 1.4%
All Price Ranges	95.4%	95.8%	+ 0.4%	95.6%	96.0%	+ 0.4%	94.7%	95.1%	+ 0.4%

By Bedroom Count	8-2013	8-2014	Change	8-2013	8-2014	Change	8-2013	8-2014	Change
2 Bedrooms or Less	93.6%	93.8%	+ 0.2%	92.8%	92.7%	- 0.1%	94.2%	94.6%	+ 0.4%
3 Bedrooms	95.5%	96.0%	+ 0.5%	95.5%	96.0%	+ 0.5%	95.7%	96.1%	+ 0.4%
4 Bedrooms or More	96.3%	96.6%	+ 0.3%	96.3%	96.7%	+ 0.4%	95.4%	95.5%	+ 0.1%
All Bedroom Counts	95.4%	95.8%	+ 0.4%	95.6%	96.0%	+ 0.4%	94.7%	95.1%	+ 0.4%

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.



Condos

8-2014

1,853

1,820

1,019

1,108

1,491 7,402 Change

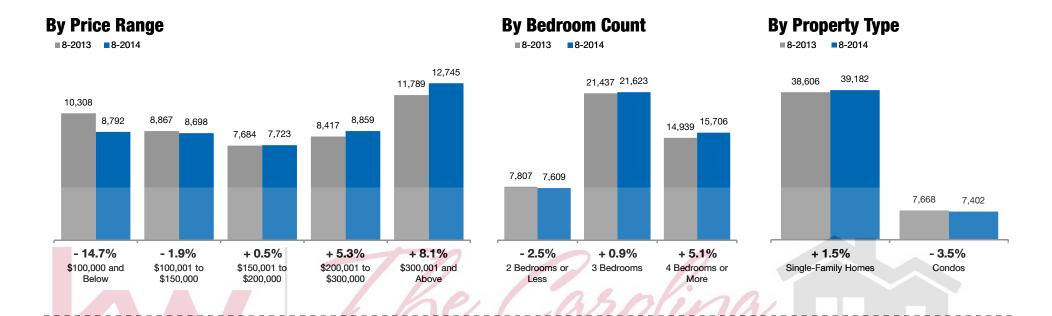
- 16.7%

+ 5.0%

- 12.1%

+ 5.1% + 7.3%

- 3.5%



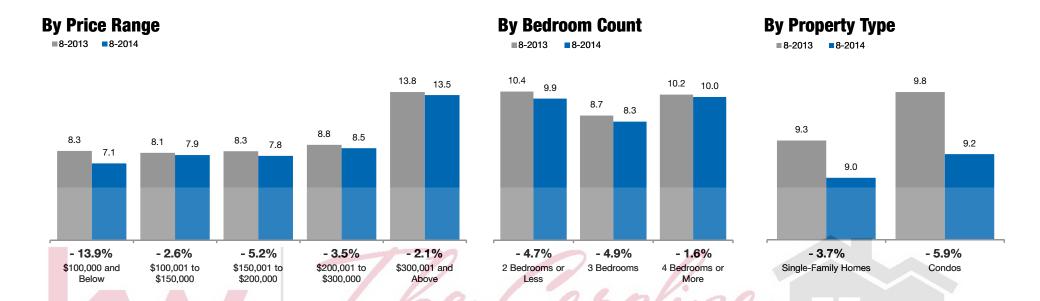
		All Properties		Single-Family Homes				
By Price Range	8-2013	8-2014	Change	8-2013	8-2014	Change	8-2013	
\$100,000 and Below	10,308	8,792	- 14.7%	7,231	6,348	- 12.2%	2,225	
\$100,001 to \$150,000	8,867	8,698	- 1.9%	6,556	6,453	- 1.6%	1,734	
\$150,001 to \$200,000	7,684	7,723	+ 0.5%	6,093	6,368	+ 4.5%	1,159	
\$200,001 to \$300,000	8,417	8,859	+ 5.3%	6,953	7,422	+ 6.7%	1,054	
\$300,001 and Above	11,789	12,745	+ 8.1%	10,038	10,911	+ 8.7%	1,390	
All Price Ranges	48,906	48,608	- 0.6%	38,606	39,182	+ 1.5%	7,668	

By Bedroom Count	8-2013	8-2014	Change	8-2013	8-2014	Change	8-2013	8-2014	Change
2 Bedrooms or Less	7,807	7,609	- 2.5%	3,428	3,281	- 4.3%	4,375	4,323	- 1.2%
3 Bedrooms	21,437	21,623	+ 0.9%	19,025	19,307	+ 1.5%	2,408	2,312	- 4.0%
4 Bedrooms or More	14,939	15,706	+ 5.1%	14,494	15,329	+ 5.8%	445	377	- 15.3%
All Bedroom Counts	48,906	48,608	- 0.6%	38,606	39,182	+ 1.5%	7,668	7,402	- 3.5%

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.





	7	All Proper	ties
By Price Range	8-2013	8-2014	Change
\$100,000 and Below	8.3	7.1	- 13.9%
\$100,001 to \$150,000	8.1	7.9	- 2.6%
\$150,001 to \$200,000	8.3	7.8	- 5.2%
\$200,001 to \$300,000	8.8	8.5	- 3.5%
\$300,001 and Above	13.8	13.5	- 2.1%
All Price Ranges	9.4	8.9	- 5.3%

Single	-Family H	omes	0 0	Condos	A N /
8-2013	8-2014	Change	8-2013	8-2014	Change
8.5	7.3	- 13.2%	7.9	6.9	- 13.0%
7.9	7.8	- 0.7%	9.6	9.3	- 2.8%
8.0	7.9	- 0.7%	9.7	7.7	- 21.2%
8.6	8.2	- 3.9%	10.3	10.9	+ 6.4%
13.5	13.1	- 2.7%	14.9	15.1	+ 1.2%
9.3	9.0	- 3.7%	9.8	9.2	- 5.9%

By Bedroom Count	8-2013	8-2014	Change
2 Bedrooms or Less	10.4	9.9	- 4.7%
3 Bedrooms	8.7	8.3	- 4.9%
4 Bedrooms or More	10.2	10.0	- 1.6%
All Bedroom Counts	9.4	8.9	- 5.3%

8-2013	8-2014	Change	8-2013	8-2014	Change
11.2	10.3	- 8.4%	9.8	9.6	- 2.0%
8.7	8.3	- 4.2%	9.2	8.3	- 9.8%
10.1	10.0	- 1.2%	13.4	11.2	- 16.5%
9.3	9.0	- 3.7%	9.8	9.2	- 5.9%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2014

As recovery returns to most local markets after a brief soft patch, the Commerce Department released data showing new home sales surging to a six-year high. For the 12-month period spanning October 2013 through September 2014, Pending Sales in the state of South Carolina were up 5.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 11.5 percent.

The overall Median Sales Price was up 3.4 percent to \$161,000. The property type with the largest price gain was the Single-Family segment, where prices increased 3.0 percent to \$170,000. The price range that tended to sell the guickest was the \$100,001 to \$150,000 range at 109 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 125 days.

Market-wide, inventory levels were down 3.2 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 1.9 percent. That amounts to 8.7 months supply for Single-Family homes and 8.9 months supply for Condos.

Quick Facts

_	+ 11.5%	+ 9.7%	+ 7.6%
	Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
2	\$300,001 and Above	4 Bedrooms or More	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

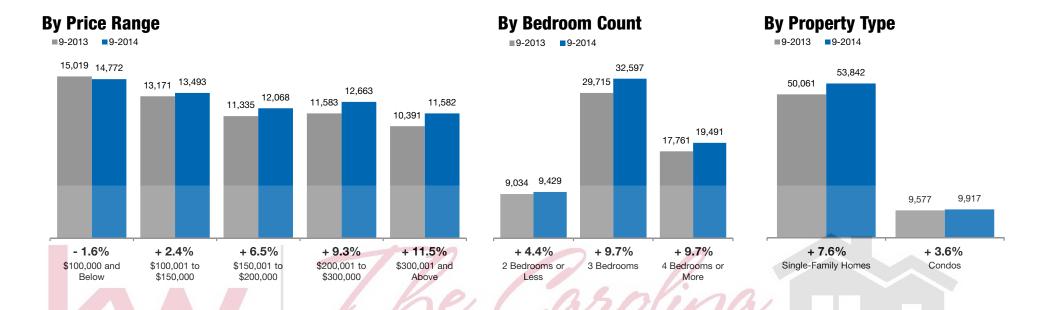
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Pending Sales

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





			All Propertie	s	Single	Single-Family Homes			Condos		
By Price Range		9-2013	9-2014	Change	9-2013	9-2014	Change	9-2013	9-2014	Change	
\$100,000 and Below		15,019	14,772	- 1.6%	10,291	10,601	+ 3.0%	3,429	3,249	- 5.2%	
\$100,001 to \$150,000		13,171	13,493	+ 2.4%	10,005	10,316	+ 3.1%	2,203	2,461	+ 11.7%	
\$150,001 to \$200,000		11,335	12,068	+ 6.5%	9,265	9,991	+ 7.8%	1,481	1,639	+ 10.7%	
\$200,001 to \$300,000		11,583	12,663	+ 9.3%	9,904	11,085	+ 11.9%	1,239	1,271	+ 2.6%	
\$300,001 and Above		10,391	11,582	+ 11.5%	9,004	10,196	+ 13.2%	1,156	1,230	+ 6.4%	
All Price Ranges		63,160	66,298	+ 5.0%	50,061	53,842	+ 7.6%	9,577	9,917	+ 3.6%	

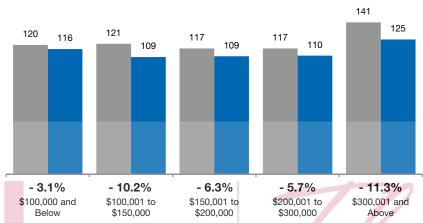
By Bedroom Count	9-2013	9-2014	Change	9-2013	9-2014	Change	9-2013	9-2014	Change
2 Bedrooms or Less	9,034	9,429	+ 4.4%	3,592	3,915	+ 9.0%	5,442	5,513	+ 1.3%
3 Bedrooms	29,715	32,597	+ 9.7%	26,517	29,092	+ 9.7%	3,197	3,499	+ 9.4%
4 Bedrooms or More	17,761	19,491	+ 9.7%	17,360	19,060	+ 9.8%	401	430	+ 7.2%
All Bedroom Counts	63,160	66,298	+ 5.0%	50,061	53,842	+ 7.6%	9,577	9,917	+ 3.6%

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.





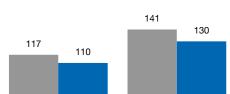


By Bedroom Count



By Property Type

■9-2013 ■9-2014



_	_
- 6.5% Single-Family Homes	- 7.8% Condos

	, A	All Propertie	S
By Price Range	9-2013	9-2014	Change
\$100,000 and Below	120	116	- 3.1%
\$100,001 to \$150,000	121	109	- 10.2%
\$150,001 to \$200,000	117	109	- 6.3%
\$200,001 to \$300,000	117	110	- 5.7%
\$300,001 and Above	141	125	- 11.3%
All Price Ranges	122	114	- 7.0%

Single	-Family H	omes	0 0	Condos	Λ Ι Λ
9-2013	9-2014	Change	9-2013	9-2014	Change
113	112	- 0.8%	138	127	- 7.8%
117	103	- 11.9%	133	129	- 2.7%
112	105	- 6.1%	136	126	- 7.6%
112	107	- 4.6%	144	134	- 7.2%
136	122	- 10.0%	172	142	- 17.6%
117	110	- 6.5%	141	130	- 7.8%

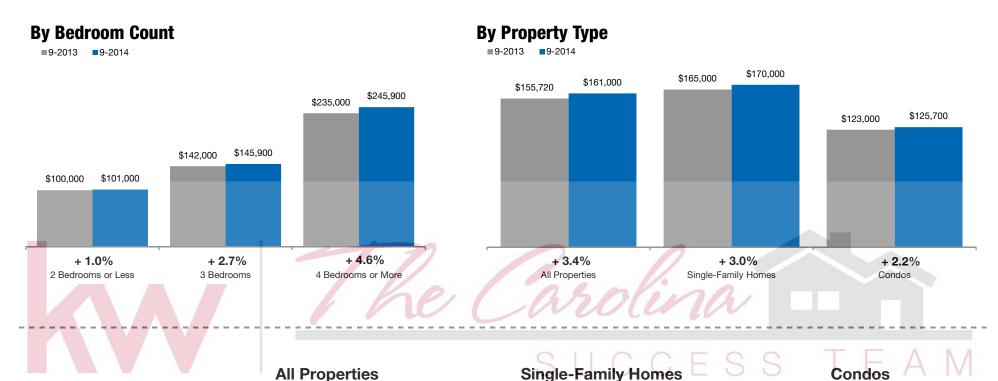
By Bedroom Count	9-2013	9-2014	Change
2 Bedrooms or Less	132	123	- 6.9%
3 Bedrooms	115	107	- 7.0%
4 Bedrooms or More	121	114	- 5.6%
All Bedroom Counts	122	114	- 7.0%

9-2013	9-2014	Change	9-2013	9-2014	Change
118	112	- 5.2%	142	131	- 7.7%
112	104	- 6.7%	139	127	- 8.7%
120	114	- 5.5%	138	127	- 7.7%
117	110	- 6.5%	141	130	- 7.8%

Median Sales Price

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

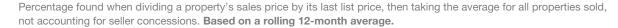




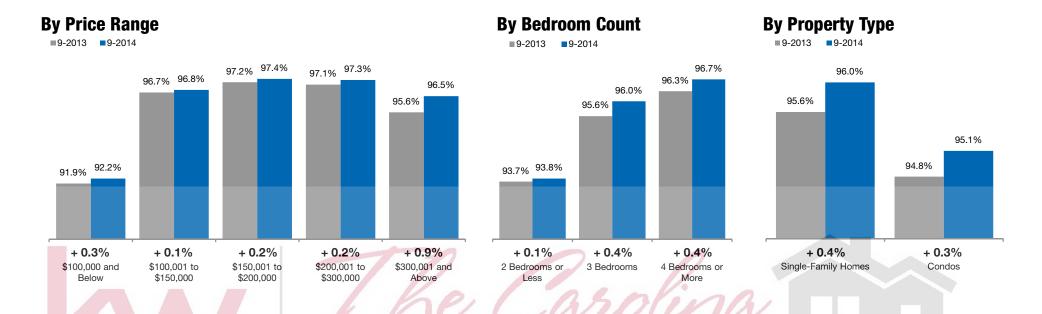
		-	
By Bedroom Count	9-2013	9-2014	Change
2 Bedrooms or Less	\$100,000	\$101,000	+ 1.0%
3 Bedrooms	\$142,000	\$145,900	+ 2.7%
4 Bedrooms or More	\$235,000	\$245,900	+ 4.6%
All Bedroom Counts	\$155,720	\$161,000	+ 3.4%

Singl	e-Family Ho	Condos	/ \		
9-2013	9-2014	Change	9-2013	9-2014	Change
\$95,400	\$93,000	- 2.5%	\$103,490	\$105,500	+ 1.9%
\$139,900	\$144,500	+ 3.3%	\$160,000	\$165,400	+ 3.4%
\$235,000	\$245,008	+ 4.3%	\$255,500	\$264,195	+ 3.4%
\$165,000	\$170,000	+ 3.0%	\$123,000	\$125,700	+ 2.2%

Percent of List Price Received







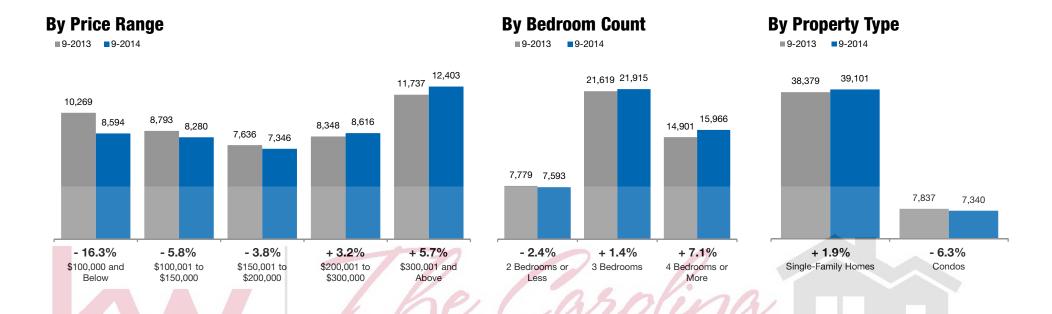
		All Properties		Single	Single-Family Homes			Condos	
By Price Range	9-2013	9-2014	Change	9-2013	9-2014	Change	9-2013	9-2014	Change
\$100,000 and Below	91.9%	92.2%	+ 0.3%	91.5%	91.8%	+ 0.3%	93.4%	93.5%	+ 0.1%
\$100,001 to \$150,000	96.7%	96.8%	+ 0.1%	96.8%	96.9%	+ 0.1%	95.9%	96.0%	+ 0.1%
\$150,001 to \$200,000	97.2%	97.4%	+ 0.2%	97.3%	97.5%	+ 0.2%	96.1%	96.4%	+ 0.3%
\$200,001 to \$300,000	97.1%	97.3%	+ 0.2%	97.3%	97.5%	+ 0.2%	95.6%	95.7%	+ 0.1%
\$300,001 and Above	95.6%	96.5%	+ 0.9%	95.7%	96.5%	+ 0.8%	94.8%	96.1%	+ 1.4%
All Price Ranges	95.4%	95.8%	+ 0.4%	95.6%	96.0%	+ 0.4%	94.8%	95.1%	+ 0.3%

By Bedroom Count	9-2013	9-2014	Change	9-2013	9-2014	Change	9-2013	9-2014	Change
2 Bedrooms or Less	93.7%	93.8%	+ 0.1%	92.8%	92.6%	- 0.2%	94.3%	94.6%	+ 0.3%
3 Bedrooms	95.6%	96.0%	+ 0.4%	95.6%	96.0%	+ 0.4%	95.7%	96.1%	+ 0.4%
4 Bedrooms or More	96.3%	96.7%	+ 0.4%	96.3%	96.7%	+ 0.4%	95.4%	95.6%	+ 0.2%
All Bedroom Counts	95.4%	95.8%	+ 0.4%	95.6%	96.0%	+ 0.4%	94.8%	95.1%	+ 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.





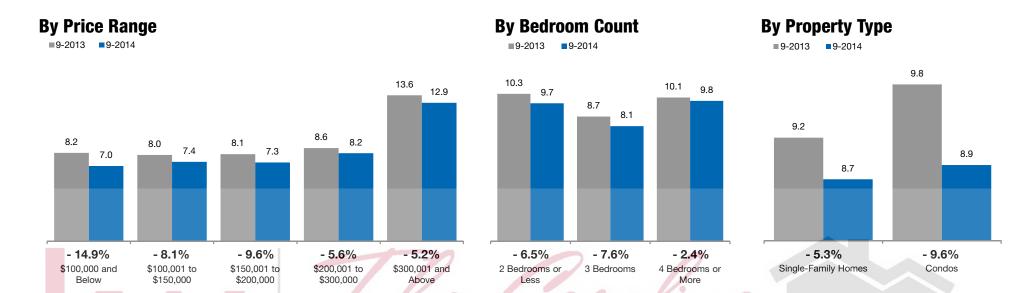
		All Prope	rties	Sing	Single-Family Homes			Condos	
By Price Range	9-20	13 9-2014	Change	9-2013	9-2014	Change	9-2013	9-2014	Change
\$100,000 and Below	10,2	69 8,594	- 16.3%	7,249	6,553	- 9.6%	2,253	1,840	- 18.3%
\$100,001 to \$150,000	8,79	8,280	- 5.8%	6,496	6,416	- 1.2%	1,768	1,765	- 0.2%
\$150,001 to \$200,000	7,63	7,346	- 3.8%	6,080	6,242	+ 2.7%	1,154	1,022	- 11.4%
\$200,001 to \$300,000	8,34	8,616	+ 3.2%	6,831	7,340	+ 7.5%	1,125	1,157	+ 2.8%
\$300,001 and Above	11,7	37 12,403	+ 5.7%	9,982	10,849	+ 8.7%	1,430	1,442	+ 0.8%
All Price Ranges	48,6	31 47,054	- 3.2%	38,379	39,101	+ 1.9%	7,837	7,340	- 6.3%

By Bedroom Count	9-2013	9-2014	Change	9-2013	9-2014	Change	9-2013	9-2014	Change
2 Bedrooms or Less	7,779	7,593	- 2.4%	3,255	3,208	- 1.4%	4,521	4,382	- 3.1%
3 Bedrooms	21,619	21,915	+ 1.4%	19,137	19,624	+ 2.5%	2,478	2,288	- 7.7%
4 Bedrooms or More	14,901	15,966	+ 7.1%	14,490	15,609	+ 7.7%	411	357	- 13.1%
All Bedroom Counts	48,631	47,054	- 3.2%	38,379	39,101	+ 1.9%	7,837	7,340	- 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.





		All Properties				
By Price Range	V	9-2013	9-2014	Change		
\$100,000 and Below		8.2	7.0	- 14.9%		
\$100,001 to \$150,000		8.0	7.4	- 8.1%		
\$150,001 to \$200,000		8.1	7.3	- 9.6%		
\$200,001 to \$300,000		8.6	8.2	- 5.6%		
\$300,001 and Above		13.6	12.9	- 5.2%		
All Price Ranges		9.2	8.5	- 7.6%		

Single	-Family H	omes	0 0	Condos				
9-2013	9-2014	Change	9-2013	9-2014	Change			
8.5	7.4	- 12.2%	7.9	6.8	- 13.8%			
7.8	7.5	- 4.2%	9.6	8.6	- 10.6%			
7.9	7.5	- 4.8%	9.4	7.5	- 20.0%			
8.3	7.9	- 4.0%	10.9	10.9	+ 0.3%			
13.3	12.8	- 4.0%	14.8	14.1	- 5.2%			
9.2	8.7	- 5.3%	9.8	8.9	- 9.6%			

By Bedroom Count	9-2013	9-2014	Change
2 Bedrooms or Less	10.3	9.7	- 6.5%
3 Bedrooms	8.7	8.1	- 7.6%
4 Bedrooms or More	10.1	9.8	- 2.4%
All Bedroom Counts	9.2	8.5	- 7.6%

9-2013	9-2014	Change	9-2013	9-2014	Change
10.9	9.8	- 9.6%	10.0	9.5	- 4.3%
8.7	8.1	- 6.5%	9.3	7.8	- 15.6%
10.0	9.8	- 1.9%	12.3	10.0	- 19.0%
9.2	8.7	- 5.3%	9.8	8.9	- 9.6%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2014

With the election cycle behind us and 2015 well within sight, it's a good time to start assessing how the market is shaping up. Inventory levels are finally rising in many areas and demand is still strong in most segments. For the 12-month period spanning November 2013 through October 2014, Pending Sales in the state of South Carolina were up 7.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 16.8 percent.

The overall Median Sales Price were up 4.4 percent to \$160,000. The property type with the largest price gain was the Condos segment, where prices increased 4.2 percent to \$125,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 115 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 126 days.

Market-wide, inventory levels were up 1.2 percent. The property type that gained the most inventory was the 4 Bedrooms or More segment, where it increased 7.8 percent. That amounts to 7.8 months supply for Single-Family homes and 8.5 months supply for Condos.

Ouick Facts

+ 16.8%	+ 9.4%	+ 8.7%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	4 Bedrooms or More	Single-Family
Pending Sales	a	2
Days on Market I	Until Sale	3
Median Sales Pri	ce	Γ Γ Λ 4

Percent of List Price Received

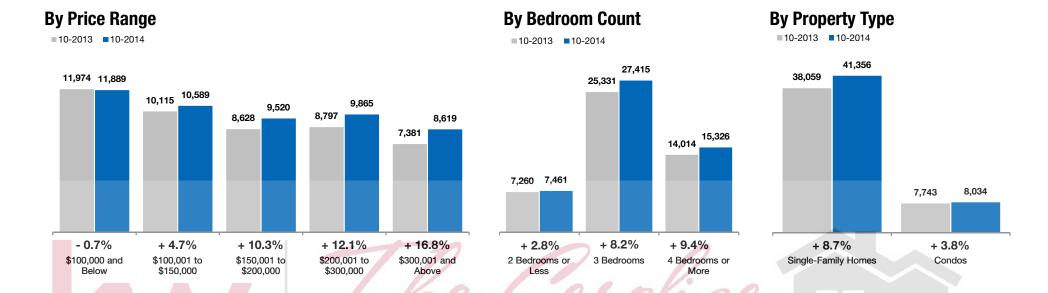
Inventory of Homes for Sale Months Supply of Inventory



Pending Sales

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





		All Propertie	es .
By Price Range	10-2013	10-2014	Change
\$100,000 and Below	11,974	11,889	- 0.7%
\$100,001 to \$150,000	10,115	10,589	+ 4.7%
\$150,001 to \$200,000	8,628	9,520	+ 10.3%
\$200,001 to \$300,000	8,797	9,865	+ 12.1%
\$300,001 and Above	7,381	8,619	+ 16.8%
All Price Ranges	46,895	50,482	+ 7.6%

By Bedroom Count	10-2013	10-2014	Change
2 Bedrooms or Less	7,260	7,461	+ 2.8%
3 Bedrooms	25,331	27,415	+ 8.2%
4 Bedrooms or More	14,014	15,326	+ 9.4%
All Bedroom Counts	46,895	50,482	+ 7.6%

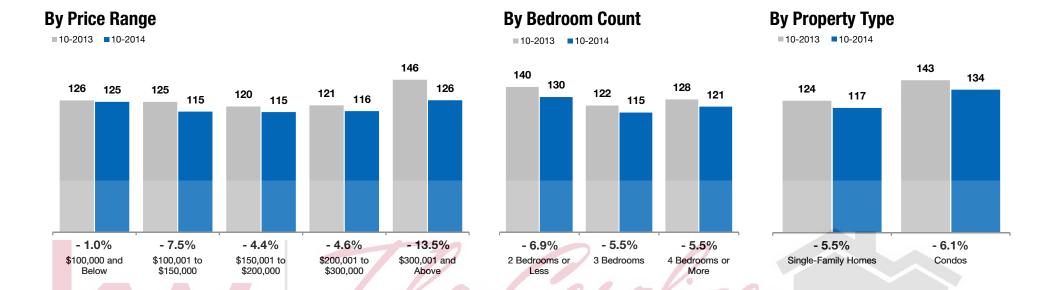
Single	-Family H	omes		Condos			
10-2013	10-2014	Change	10-2013	10-2014	Change		
8,278	8,376	+ 1.2%	2,837	2,663	- 6.1%		
8,079	8,375	+ 3.7%	1,928	2,101	+ 9.0%		
7,335	8,087	+ 10.3%	1,239	1,373	+ 10.8%		
7,814	8,814	+ 12.8%	936	1,003	+ 7.2%		
6,553	7,704	+ 17.6%	803	894	+ 11.3%		
38,059	41,356	+ 8.7%	7,743	8,034	+ 3.8%		

10-2013	10-2014	Change	10-2013	10-2014	Change
2,820	3,006	+ 6.6%	4,340	4,341	+ 0.0%
21,858	23,688	+ 8.4%	2,798	3,054	+ 9.1%
13,373	14,658	+ 9.6%	352	377	+ 7.1%
38,059	41,356	+ 8.7%	7,743	8,034	+ 3.8%

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.





		4	All Propertie	S
By Price Range	V	10-2013	10-2014	Change
\$100,000 and Below		126	125	- 1.0%
\$100,001 to \$150,000		125	115	- 7.5%
\$150,001 to \$200,000		120	115	- 4.4%
\$200,001 to \$300,000		121	116	- 4.6%
\$300,001 and Above		146	126	- 13.5%
All Price Ranges		127	120	- 5.7%

By Bedroom Count	10-2013	10-2014	Change
2 Bedrooms or Less	140	130	- 6.9%
3 Bedrooms	122	115	- 5.5%
4 Bedrooms or More	128	121	- 5.5%
All Bedroom Counts	127	120	- 5.7%

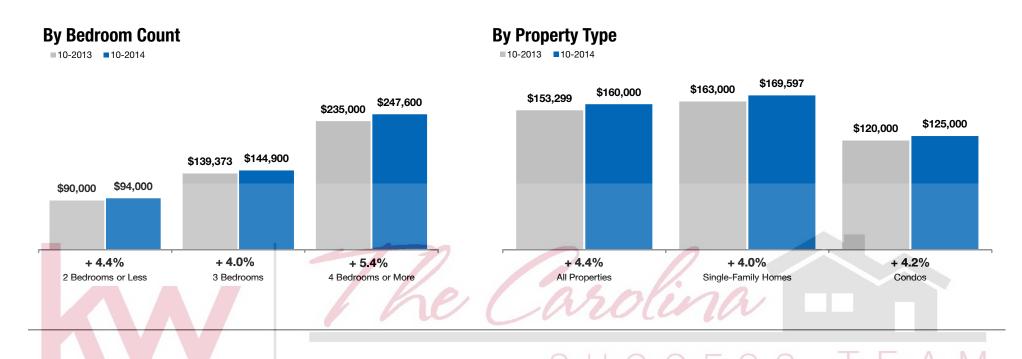
Single	e-Family H	omes	Condos			
10-2013	10-2014	Change	10-2013	10-2014	Change	
123	123	- 0.0%	140	136	- 3.2%	
122	111	- 9.5%	133	134	+ 0.5%	
117	112	- 4.2%	137	131	- 4.4%	
118	114	- 3.4%	144	131	- 9.2%	
141	125	- 11.5%	186	136	- 26.9%	
124	117	- 5.5%	143	134	- 6.1%	

10-2013	10-2014	Change	10-2013	10-2014	Change
134	124	- 7.7%	144	135	- 6.0%
120	113	- 5.5%	141	132	- 6.5%
128	121	- 5.0%	143	122	- 14.5%
124	117	- 5.5%	143	134	- 6.1%

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	10-2013	10-2014	Change
2 Bedrooms or Less	\$90,000	\$94,000	+ 4.4%
3 Bedrooms	\$139,373	\$144,900	+ 4.0%
4 Bedrooms or More	\$235,000	\$247,600	+ 5.4%
All Bedroom Counts	\$153,299	\$160,000	+ 4.4%

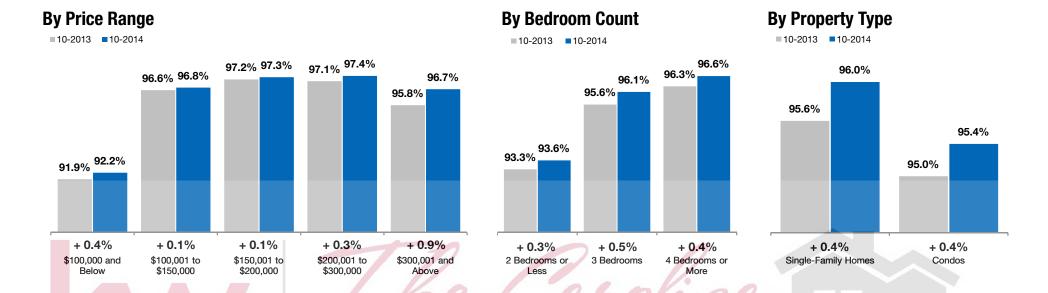
All Properties

Singl	e-Family Ho	0	Condos		
10-2013	10-2014	Change	10-2013	10-2014	Change
\$75,000	\$75,000	0.0%	\$98,625	\$105,000	+ 6.5%
\$139,000	\$145,000	+ 4.3%	\$157,000	\$161,950	+ 3.2%
\$237,910	\$250,000	+ 5.1%	\$246,500	\$254,950	+ 3.4%
\$163,000	\$169,597	+ 4.0%	\$120,000	\$125,000	+ 4.2%

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.**





		All Propertie	S
By Price Range	10-2013	10-2014	Change
\$100,000 and Below	91.9%	92.2%	+ 0.4%
\$100,001 to \$150,000	96.6%	96.8%	+ 0.1%
\$150,001 to \$200,000	97.2%	97.3%	+ 0.1%
\$200,001 to \$300,000	97.1%	97.4%	+ 0.3%
\$300,001 and Above	95.8%	96.7%	+ 0.9%
All Price Ranges	95.4%	95.9%	+ 0.4%

By Bedroom Count	10-2013	10-2014	Change
2 Bedrooms or Less	93.3%	93.6%	+ 0.3%
3 Bedrooms	95.6%	96.1%	+ 0.5%
4 Bedrooms or More	96.3%	96.6%	+ 0.4%
All Bedroom Counts	95.4%	95.9%	+ 0.4%

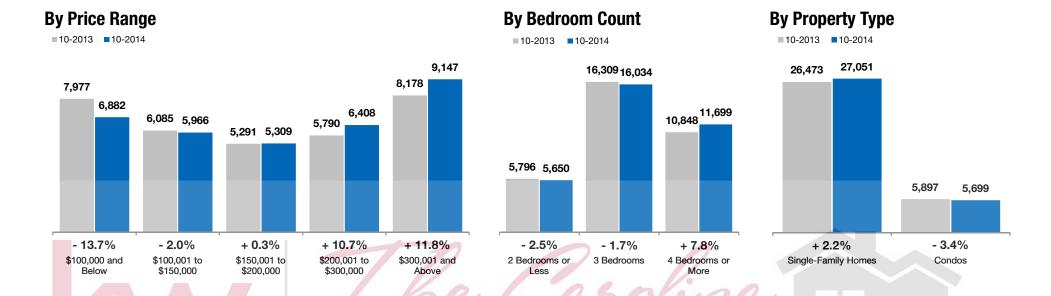
Single	e-Family H	omes	Condos			
10-2013	10-2014	Change	10-2013	10-2014	Change	
91.3%	91.7%	+ 0.4%	93.5%	93.7%	+ 0.2%	
96.8%	97.0%	+ 0.2%	96.1%	96.1%	+ 0.0%	
97.4%	97.5%	+ 0.1%	96.3%	96.6%	+ 0.3%	
97.3%	97.5%	+ 0.3%	95.9%	96.1%	+ 0.3%	
95.9%	96.7%	+ 0.9%	95.4%	96.3%	+ 1.0%	
95.6%	96.0%	+ 0.4%	95.0%	95.4%	+ 0.4%	

10-2013	10-2014	Change	10-2013	10-2014	Change
91.4%	91.8%	+ 0.4%	94.5%	94.9%	+ 0.4%
95.7%	96.1%	+ 0.5%	95.9%	96.3%	+ 0.4%
96.3%	96.7%	+ 0.4%	95.8%	95.7%	- 0.1%
95.6%	96.0%	+ 0.4%	95.0%	95.4%	+ 0.4%

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.





	7	All Propert	ies
By Price Range	10-2013	10-2014	Change
\$100,000 and Below	7,977	6,882	- 13.7%
\$100,001 to \$150,000	6,085	5,966	- 2.0%
\$150,001 to \$200,000	5,291	5,309	+ 0.3%
\$200,001 to \$300,000	5,790	6,408	+ 10.7%
\$300,001 and Above	8,178	9,147	+ 11.8%
All Price Ranges	33,321	33,712	+ 1.2%

By Bedroom Count	10-2013	10-2014	Change
2 Bedrooms or Less	5,796	5,650	- 2.5%
3 Bedrooms	16,309	16,034	- 1.7%
4 Bedrooms or More	10,848	11,699	+ 7.8%
All Bedroom Counts	33,321	33,712	+ 1.2%

Single	-Family H	omes	Condos			
10-2013	10-2014	Change	10-2013	10-2014	Change	
5,505	4,754	- 13.6%	1,821	1,555	- 14.6%	
4,568	4,319	- 5.5%	1,372	1,472	+ 7.3%	
4,338	4,410	+ 1.7%	905	821	- 9.3%	
4,928	5,491	+ 11.4%	798	843	+ 5.6%	
7,134	8,077	+ 13.2%	1,001	1,008	+ 0.7%	
26,473	27,051	+ 2.2%	5,897	5,699	- 3.4%	

10-2013	10-2014	Change	10-2013	10-2014	Change
2,390	2,207	- 7.7%	3,293	3,288	- 0.2%
13,797	13,661	- 1.0%	2,007	1,869	- 6.9%
10,283	11,179	+ 8.7%	329	304	- 7.6%
26,473	27,051	+ 2.2%	5,897	5,699	- 3.4%

Months Supply of Inventory

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



By Bedroom Count By Price Range By Property Type ■10-2013 **■**10-2014 ■10-2013 ■10-2014 ■10-2013 **■**10-2014 13.3 12.7 9.1 9.6 9.3 9.2 7.7 8.5 7.0 8.0 7.9 7.8 8.3 6.9 6.7 7.8 - 9.2% - 1.4% - 13.1% - 6.3% - 9.1% - 1.3% - 4.2% - 5.1% - 6.0% - 6.6% \$100,000 and \$100,001 to \$150,001 to \$200,001 to \$300,001 and 2 Bedrooms or 3 Bedrooms 4 Bedrooms or Single-Family Homes Condos \$200,000 \$300,000 Less Below \$150,000 Above More

	F	All Propertie	S
By Price Range	10-2013	10-2014	Change
\$100,000 and Below	8.0	6.9	- 13.1%
\$100,001 to \$150,000	7.2	6.8	- 6.3%
\$150,001 to \$200,000	7.4	6.7	- 9.1%
\$200,001 to \$300,000	7.9	7.8	- 1.3%
\$300,001 and Above	13.3	12.7	- 4.2%
All Price Ranges	8.5	8.0	- 5.9%

By Bedroom Count	10-2013	10-2014	Change
2 Bedrooms or Less	9.6	9.1	- 5.1%
3 Bedrooms	7.7	7.0	- 9.2%
4 Bedrooms or More	9.3	9.2	- 1.4%
All Bedroom Counts	8.5	8.0	- 5.9%

Single-Family Homes			Condos			
10-2013	10-2014	Change	10-2013	10-2014	Change	
8.0	6.8	- 14.6%	7.7	7.0	- 9.0%	
6.8	6.2	- 8.8%	8.5	8.4	- 1.5%	
7.1	6.5	- 7.8%	8.8	7.2	- 18.1%	
7.6	7.5	- 1.2%	10.2	10.1	- 1.4%	
13.1	12.6	- 3.7%	15.0	13.5	- 9.6%	
8.3	7.8	- 6.0%	9.1	8.5	- 6.6%	

10-2013	10-2014	Change	10-2013	10-2014	Change
10.2	8.8	- 13.4%	9.1	9.1	- 0.2%
7.6	6.9	- 8.6%	8.6	7.3	- 14.7%
9.2	9.2	- 0.8%	11.2	9.7	- 13.7%
8.3	7.8	- 6.0%	9.1	8.5	- 6.6%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2014

With the peak selling season behind us, current numbers show a normal seasonal slow-down in most market segments and neighborhoods. Metrics to watch include prices, inventory and demand indicators. For the 12-month period spanning December 2013 through November 2014, Pending Sales in the state of South Carolina were up 7.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 15.2 percent.

The overall Median Sales Price were up 3.9 percent to \$160,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.1 percent to \$170,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 114 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 127 days.

Market-wide, inventory levels were up 1.0 percent. The property type that gained the most inventory was the 4 Bedrooms or More segment, where it increased 7.3 percent. That amounts to 7.7 months supply for Single-Family homes and 8.4 months supply for Condos.

Ouick Facts

Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
5 5 g 5 5 . Od 10 0 .	Strongest Sales.
Bedrooms or More	Single-Family
V -	
	Bedrooms or More

Days on Market Until Sale Median Sales Price Percent of List Price Received Inventory of Homes for Sale Months Supply of Inventory

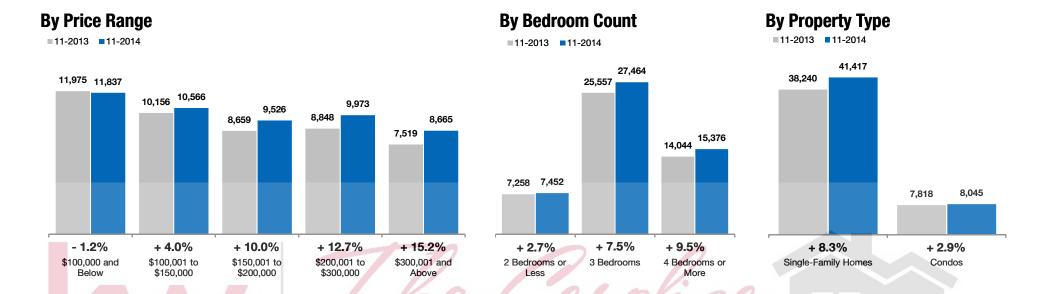


Pending Sales

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



Condos



	All Properties		
By Price Range	11-2013	11-2014	Change
\$100,000 and Below	11,975	11,837	- 1.2%
\$100,001 to \$150,000	10,156	10,566	+ 4.0%
\$150,001 to \$200,000	8,659	9,526	+ 10.0%
\$200,001 to \$300,000	8,848	9,973	+ 12.7%
\$300,001 and Above	7,519	8,665	+ 15.2%
All Price Ranges	47,157	50,567	+ 7.2%

		0 0	- Condoo		
11-2013	11-2014	Change	11-2013	11-2014	Change
8,287	8,344	+ 0.7%	2,831	2,641	- 6.7%
8,079	8,334	+ 3.2%	1,963	2,116	+ 7.8%
7,349	8,087	+ 10.0%	1,255	1,377	+ 9.7%
7,871	8,897	+ 13.0%	931	1,022	+ 9.8%
6,654	7,755	+ 16.5%	838	889	+ 6.1%
38,240	41,417	+ 8.3%	7,818	8,045	+ 2.9%

By Bedroom Count	11-2013	11-2014	Change
2 Bedrooms or Less	7,258	7,452	+ 2.7%
3 Bedrooms	25,557	27,464	+ 7.5%
4 Bedrooms or More	14,044	15,376	+ 9.5%
All Bedroom Counts	47,157	50,567	+ 7.2%

11-2013	11-2014	Change	11-2013	11-2014	Change
2,815	2,971	+ 5.5%	4,351	4,362	+ 0.3%
22,010	23,743	+ 7.9%	2,856	3,045	+ 6.6%
13,407	14,699	+ 9.6%	350	380	+ 8.6%
38,240	41,417	+ 8.3%	7,818	8,045	+ 2.9%

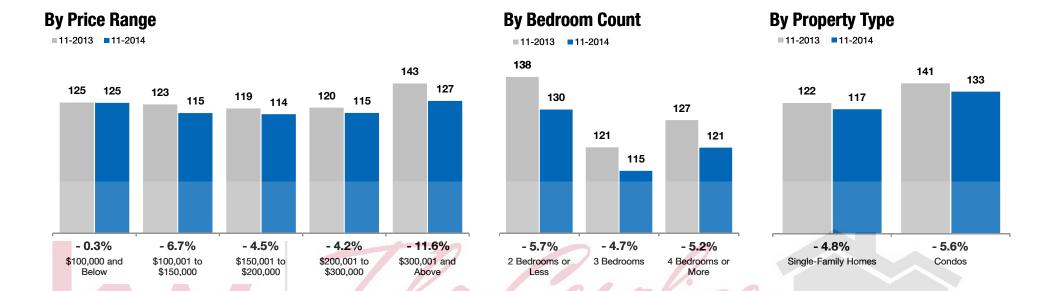
Single-Family Homes

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.



Condos



			All Propertie	S
By Price Range	V	11-2013	11-2014	Change
\$100,000 and Below		125	125	- 0.3%
\$100,001 to \$150,000		123	115	- 6.7%
\$150,001 to \$200,000		119	114	- 4.5%
\$200,001 to \$300,000		120	115	- 4.2%
\$300,001 and Above		143	127	- 11.6%
All Price Ranges		125	119	- 5.0%

44 0044		() ()		
11-2014	Change	11-2013	11-2014	Change
123	+ 0.4%	139	136	- 2.2%
111	- 7.9%	134	131	- 2.6%
111	- 4.4%	134	130	- 2.8%
113	- 3.3%	141	130	- 7.5%
125	- 9.8%	179	136	- 23.9%
117	- 4.8%	141	133	- 5.6%
	111 111 113 125	123 + 0.4% 111 - 7.9% 111 - 4.4% 113 - 3.3% 125 - 9.8%	123 + 0.4% 139 111 - 7.9% 134 111 - 4.4% 134 113 - 3.3% 141 125 - 9.8% 179	123 + 0.4% 139 136 111 - 7.9% 134 131 111 - 4.4% 134 130 113 - 3.3% 141 130 125 - 9.8% 179 136

By Bedroom Count	11-2013	11-2014	Change
2 Bedrooms or Less	138	130	- 5.7%
3 Bedrooms	121	115	- 4.7%
4 Bedrooms or More	127	121	- 5.2%
All Bedroom Counts	125	119	- 5.0%

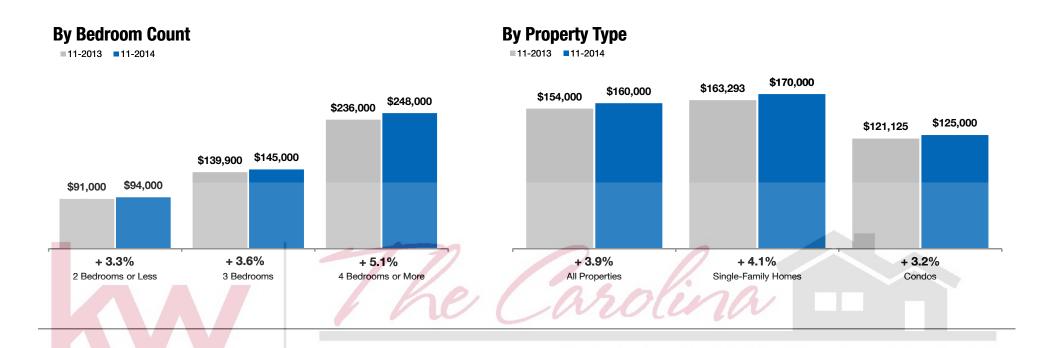
11-2013	11-2014	Change	11-2013	11-2014	Change
131	124	- 5.4%	141	134	- 5.3%
119	113	- 4.6%	140	130	- 6.7%
127	121	- 4.8%	142	126	- 11.8%
122	117	- 4.8%	141	133	- 5.6%

Single-Family Homes

Median Sales Price

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





		All Properties
y Bedroom Count	11-2013	11-2014

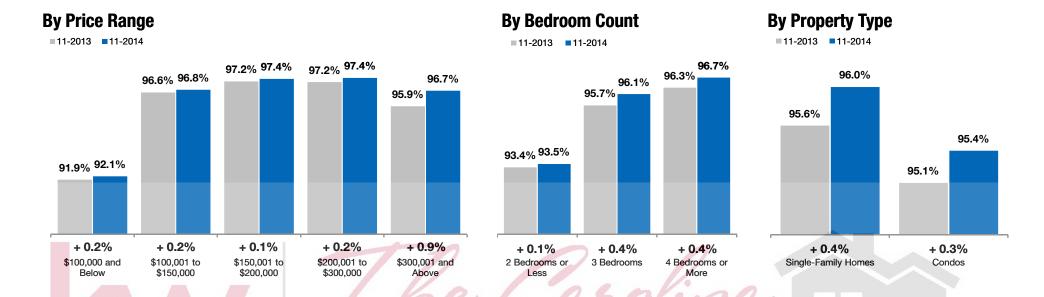
By Bedroom Count	11-2013	11-2014	Change
2 Bedrooms or Less	\$91,000	\$94,000	+ 3.3%
3 Bedrooms	\$139,900	\$145,000	+ 3.6%
4 Bedrooms or More	\$236,000	\$248,000	+ 5.1%
All Bedroom Counts	\$154,000	\$160,000	+ 3.9%

Singl	le-Family Ho	omes	5 0	Condos	
11-2013	11-2014	Change	11-2013	11-2014	Change
\$75,680	\$75,000	- 0.9%	\$100,000	\$105,000	+ 5.0%
\$139,000	\$145,000	+ 4.3%	\$159,100	\$163,000	+ 2.5%
\$238,895	\$250,000	+ 4.6%	\$251,280	\$255,000	+ 1.5%
\$163,293	\$170,000	+ 4.1%	\$121,125	\$125,000	+ 3.2%

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.**





		All Propertie	s
By Price Range	11-2013	11-2014	Change
\$100,000 and Below	91.9%	92.1%	+ 0.2%
\$100,001 to \$150,000	96.6%	96.8%	+ 0.2%
\$150,001 to \$200,000	97.2%	97.4%	+ 0.1%
\$200,001 to \$300,000	97.2%	97.4%	+ 0.2%
\$300,001 and Above	95.9%	96.7%	+ 0.9%
All Price Ranges	95.5%	95.9%	+ 0.4%

By Bedroom Count	11-2013	11-2014	Change
2 Bedrooms or Less	93.4%	93.5%	+ 0.1%
3 Bedrooms	95.7%	96.1%	+ 0.4%
4 Bedrooms or More	96.3%	96.7%	+ 0.4%
All Bedroom Counts	95.5%	95.9%	+ 0.4%

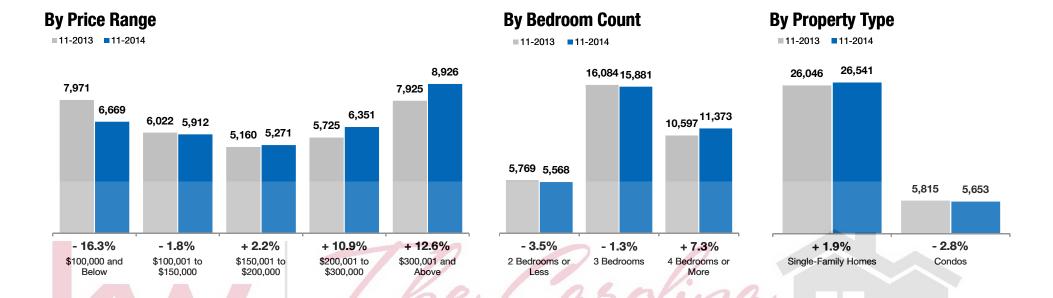
Single-Family Homes			Condos			
11-2013	11-2014	Change	11-2013	11-2014	Change	
91.4%	91.6%	+ 0.2%	93.6%	93.7%	+ 0.2%	
96.8%	97.0%	+ 0.2%	96.1%	96.1%	- 0.0%	
97.4%	97.5%	+ 0.1%	96.4%	96.6%	+ 0.3%	
97.3%	97.5%	+ 0.2%	96.0%	96.2%	+ 0.2%	
95.9%	96.8%	+ 0.9%	95.4%	96.4%	+ 1.0%	
95.6%	96.0%	+ 0.4%	95.1%	95.4%	+ 0.3%	

11-2013	11-2014	Change	11-2013	11-2014	Change
91.6%	91.7%	+ 0.1%	94.6%	94.9%	+ 0.3%
95.7%	96.1%	+ 0.4%	96.0%	96.4%	+ 0.4%
96.4%	96.7%	+ 0.4%	95.6%	95.9%	+ 0.3%
95.6%	96.0%	+ 0.4%	95.1%	95.4%	+ 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.





		All Propertie	es
By Price Range	11-2013	11-2014	Change
\$100,000 and Below	7,971	6,669	- 16.3%
\$100,001 to \$150,000	6,022	5,912	- 1.8%
\$150,001 to \$200,000	5,160	5,271	+ 2.2%
\$200,001 to \$300,000	5,725	6,351	+ 10.9%
\$300,001 and Above	7,925	8,926	+ 12.6%
All Price Ranges	32,803	33,129	+ 1.0%

By Bedroom Count	11-2013	11-2014	Change
2 Bedrooms or Less	5,769	5,568	- 3.5%
3 Bedrooms	16,084	15,881	- 1.3%
4 Bedrooms or More	10,597	11,373	+ 7.3%
All Bedroom Counts	32,803	33,129	+ 1.0%

Single-Family Homes			Condos			
11-2013	11-2014	Change	11-2013	11-2014	Change	
5,510	4,574	- 17.0%	1,811	1,542	- 14.9%	
4,514	4,286	- 5.1%	1,377	1,457	+ 5.8%	
4,234	4,367	+ 3.1%	874	825	- 5.6%	
4,875	5,441	+ 11.6%	785	836	+ 6.5%	
6,913	7,873	+ 13.9%	968	993	+ 2.6%	
26,046	26,541	+ 1.9%	5,815	5,653	- 2.8%	

11-2013	11-2014	Change	11-2013	11-2014	Change
2,387	2,191	- 8.2%	3,267	3,229	- 1.2%
13,609	13,474	- 1.0%	1,977	1,911	- 3.3%
10,047	10,872	+ 8.2%	318	288	- 9.4%
26,046	26,541	+ 1.9%	5,815	5,653	- 2.8%

Months Supply of Inventory

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



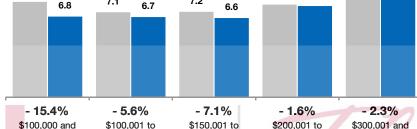


■11-2013 **■**11-2014

Below

\$150,000





\$200,000

\$300,000

Above

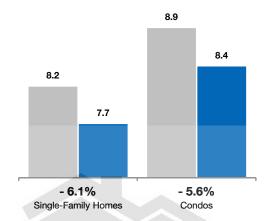
By Bedroom Count

■11-2013 **■**11-2014



By Property Type

■11-2013 ■11-2014



	All Properties			
By Price Range	11-2013	11-2014	Change	
\$100,000 and Below	8.0	6.8	- 15.4%	
\$100,001 to \$150,000	7.1	6.7	- 5.6%	
\$150,001 to \$200,000	7.2	6.6	- 7.1%	
\$200,001 to \$300,000	7.8	7.6	- 1.6%	
\$300,001 and Above	12.6	12.4	- 2.3%	
All Price Ranges	8.3	7.9	- 4.8%	

By Bedroom Count	11-2013	11-2014	Change
2 Bedrooms or Less	9.5	9.0	- 6.0%
3 Bedrooms	7.6	6.9	- 8.1%
4 Bedrooms or More	9.1	8.9	- 2.0%
All Bedroom Counts	8.3	7.9	- 4.8%

Single-Family Homes			Condos			
11-2013	11-2014	Change	11-2013	11-2014	Change	
8.0	6.6	- 17.6%	7.7	7.0	- 8.7%	
6.7	6.2	- 8.0%	8.4	8.3	- 1.8%	
6.9	6.5	- 6.3%	8.4	7.2	- 14.0%	
7.4	7.3	- 1.3%	10.1	9.8	- 3.0%	
12.5	12.2	- 2.3%	13.9	13.4	- 3.3%	
8.2	7.7	- 6.1%	8.9	8.4	- 5.6%	

11-2013	11-2014	Change	11-2013	11-2014	Change
10.2	8.8	- 13.0%	9.0	8.9	- 1.4%
7.4	6.8	- 8.2%	8.3	7.5	- 9.3%
9.0	8.9	- 1.3%	10.9	9.1	- 16.6%
8.2	7.7	- 6.1%	8.9	8.4	- 5.6%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2014

Looking forward, 2015 offers much promise. Watch for price movement to come in line with historical norms, seller activity and inventory levels to increase, housing starts to gain momentum and for rates to remain attractive. For the 12-month period spanning January 2014 through December 2014, Pending Sales in the state of South Carolina were up 9.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 16.8 percent.

The overall Median Sales Price were up 3.3 percent to \$160,000. The property type with the largest price gain was the Condos segment, where prices increased 5.4 percent to \$126,995. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 114 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 126 days.

Market-wide, inventory levels were down 0.8 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 0.4 percent. That amounts to 7.0 months supply for Single-Family homes and 8.1 months supply for Condos.

Ouick Facts

Median Sales Price

Percent of List Price Received

Inventory of Homes for Sale Months Supply of Inventory

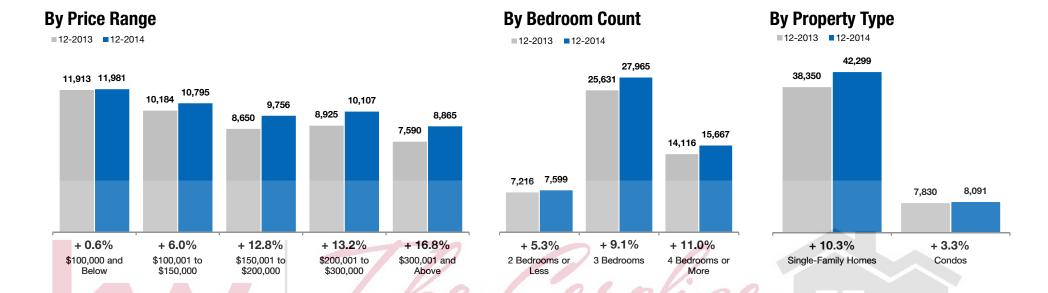
+ 16.8%	+ 11.0%	+ 10.3%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	4 Bedrooms or More	Single-Family
- //-		
Pending Sales		2
Days on Market	Until Sale	3



Pending Sales

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





		All Propertie	s
By Price Range	12-2013	12-2014	Change
\$100,000 and Below	11,913	11,981	+ 0.6%
\$100,001 to \$150,000	10,184	10,795	+ 6.0%
\$150,001 to \$200,000	8,650	9,756	+ 12.8%
\$200,001 to \$300,000	8,925	10,107	+ 13.2%
\$300,001 and Above	7,590	8,865	+ 16.8%
All Price Ranges	47,262	51,504	+ 9.0%

By Bedroom Count	12-2013	12-2014	Change
2 Bedrooms or Less	7,216	7,599	+ 5.3%
3 Bedrooms	25,631	27,965	+ 9.1%
4 Bedrooms or More	14,116	15,667	+ 11.0%
All Bedroom Counts	47,262	51,504	+ 9.0%

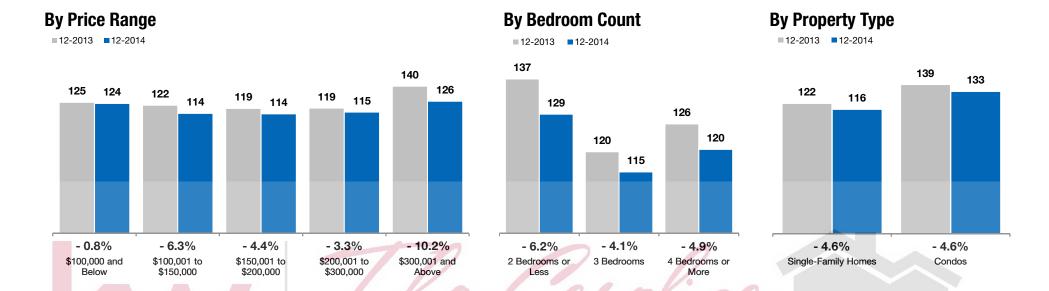
Single-Family Homes			Condos			
12-2013	12-2014	Change	12-2013	12-2014	Change	
8,269	8,522	+ 3.1%	2,802	2,610	- 6.9%	
8,090	8,506	+ 5.1%	1,980	2,164	+ 9.3%	
7,330	8,291	+ 13.1%	1,267	1,401	+ 10.6%	
7,942	9,035	+ 13.8%	935	1,020	+ 9.1%	
6,719	7,945	+ 18.2%	846	896	+ 5.9%	
38,350	42,299	+ 10.3%	7,830	8,091	+ 3.3%	

12-2013	12-2014	Change	12-2013	12-2014	Change
2,791	3,045	+ 9.1%	4,336	4,434	+ 2.3%
22,075	24,263	+ 9.9%	2,879	3,020	+ 4.9%
13,476	14,987	+ 11.2%	354	380	+ 7.3%
38,350	42,299	+ 10.3%	7,830	8,091	+ 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.





	, , ,	All Propertie	S
By Price Range	12-2013	12-2014	Change
\$100,000 and Below	125	124	- 0.8%
\$100,001 to \$150,000	122	114	- 6.3%
\$150,001 to \$200,000	119	114	- 4.4%
\$200,001 to \$300,000	119	115	- 3.3%
\$300,001 and Above	140	126	- 10.2%
All Price Ranges	124	119	- 4.6%

By Bedroom Count	12-2013	12-2014	Change
2 Bedrooms or Less	137	129	- 6.2%
3 Bedrooms	120	115	- 4.1%
4 Bedrooms or More	126	120	- 4.9%
All Bedroom Counts	124	119	- 4.6%

Single-Family Homes				Condos		
12-2013	12-2014	Change	12-2013	12-2014	Change	
122	121	- 1.0%	138	137	- 0.9%	
119	110	- 7.9%	132	131	- 0.5%	
116	111	- 4.2%	132	128	- 3.6%	
116	114	- 2.5%	140	130	- 7.4%	
136	125	- 8.5%	173	135	- 22.0%	
122	116	- 4.6%	139	133	- 4.6%	

12-2013	12-2014	Change	12-2013	12-2014	Change
131	123	- 6.2%	141	133	- 5.7%
118	113	- 4.2%	137	130	- 4.9%
126	120	- 4.8%	131	131	+ 0.0%
122	116	- 4.6%	139	133	- 4.6%

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	12-2013	12-2014	Change
2 Bedrooms or Less	\$91,000	\$95,000	+ 4.4%
3 Bedrooms	\$139,900	\$145,000	+ 3.6%
4 Bedrooms or More	\$237,655	\$248,000	+ 4.4%
All Bedroom Counts	\$154,900	\$160,000	+ 3.3%

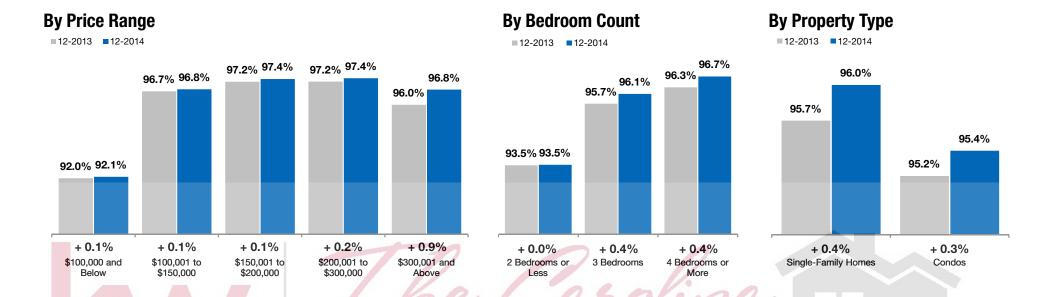
All Properties

Sing	le-Family Ho	omes —		Condos	X IVI
12-2013	12-2014	Change	12-2013	12-2014	Change
\$75,900	\$75,000	- 1.2%	\$100,000	\$106,000	+ 6.0%
\$139,900	\$145,000	+ 3.6%	\$157,000	\$165,000	+ 5.1%
\$240,000	\$250,000	+ 4.2%	\$257,900	\$251,750	- 2.4%
\$164,500	\$170,000	+ 3.3%	\$120,483	\$126,995	+ 5.4%

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.**





		All Properties	6
By Price Range	12-2013	12-2014	Change
\$100,000 and Below	92.0%	92.1%	+ 0.1%
\$100,001 to \$150,000	96.7%	96.8%	+ 0.1%
\$150,001 to \$200,000	97.2%	97.4%	+ 0.1%
\$200,001 to \$300,000	97.2%	97.4%	+ 0.2%
\$300,001 and Above	96.0%	96.8%	+ 0.9%
All Price Ranges	95.5%	95.9%	+ 0.3%

By Bedroom Count	12-2013	12-2014	Change
2 Bedrooms or Less	93.5%	93.5%	+ 0.0%
3 Bedrooms	95.7%	96.1%	+ 0.4%
4 Bedrooms or More	96.3%	96.7%	+ 0.4%
All Bedroom Counts	95.5%	95.9%	+ 0.3%

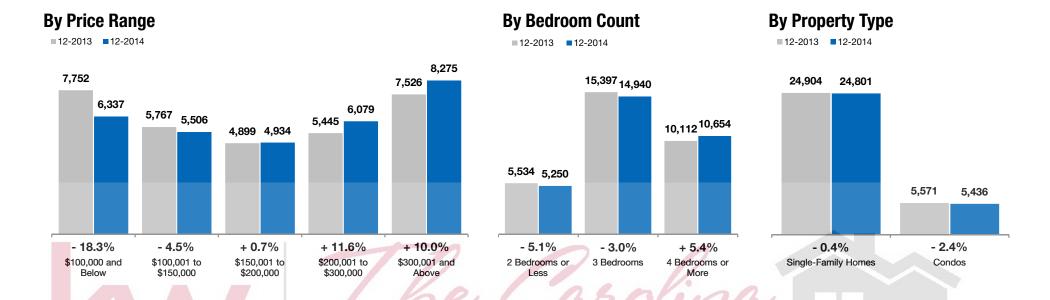
Single-Family Homes				Condos		
12-2013	12-2014	Change	12-2013	12-2014	Change	
91.5%	91.6%	+ 0.2%	93.7%	93.7%	+ 0.0%	
96.8%	97.0%	+ 0.2%	96.2%	96.1%	- 0.1%	
97.4%	97.5%	+ 0.1%	96.4%	96.7%	+ 0.3%	
97.4%	97.5%	+ 0.2%	96.0%	96.2%	+ 0.3%	
96.0%	96.8%	+ 0.8%	95.6%	96.4%	+ 0.9%	
95.7%	96.0%	+ 0.4%	95.2%	95.4%	+ 0.3%	

12-2013	12-2014	Change	12-2013	12-2014	Change
91.7%	91.7%	+ 0.0%	94.7%	94.8%	+ 0.1%
95.8%	96.1%	+ 0.4%	96.0%	96.5%	+ 0.5%
96.4%	96.8%	+ 0.4%	95.9%	95.5%	- 0.4%
95.7%	96.0%	+ 0.4%	95.2%	95.4%	+ 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.





		All Propertie	es .
By Price Range	12-2013	12-2014	Change
\$100,000 and Below	7,752	6,337	- 18.3%
\$100,001 to \$150,000	5,767	5,506	- 4.5%
\$150,001 to \$200,000	4,899	4,934	+ 0.7%
\$200,001 to \$300,000	5,445	6,079	+ 11.6%
\$300,001 and Above	7,526	8,275	+ 10.0%
All Price Ranges	31,389	31,131	- 0.8%

By Bedroom Count	12-2013	12-2014	Change
2 Bedrooms or Less	5,534	5,250	- 5.1%
3 Bedrooms	15,397	14,940	- 3.0%
4 Bedrooms or More	10,112	10,654	+ 5.4%
All Bedroom Counts	31,389	31,131	- 0.8%

Single-Family Homes			Condos		
12-2013	12-2014	Change	12-2013	12-2014	Change
5,381	4,304	- 20.0%	1,753	1,503	- 14.3%
4,334	3,986	- 8.0%	1,308	1,360	+ 4.0%
4,000	4,075	+ 1.9%	844	784	- 7.1%
4,636	5,175	+ 11.6%	740	833	+ 12.6%
6,553	7,261	+ 10.8%	926	956	+ 3.2%
24,904	24,801	- 0.4%	5,571	5,436	- 2.4%

12-2013	12-2014	Change	12-2013	12-2014	Change
2,298	2,025	- 11.9%	3,120	3,074	- 1.5%
13,028	12,607	- 3.2%	1,881	1,867	- 0.7%
9,575	10,165	+ 6.2%	317	279	- 12.0%
24,904	24,801	- 0.4%	5,571	5,436	- 2.4%

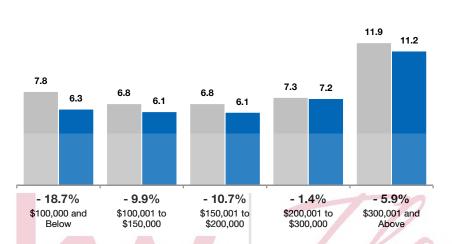
Months Supply of Inventory

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



By Price Range

■12-2013 **■**12-2014



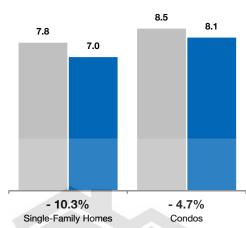
By Bedroom Count

■12-2013 **■**12-2014



By Property Type

■12-2013 **■**12-2014



	All Properties		
By Price Range	12-2013	12-2014	Change
\$100,000 and Below	7.8	6.3	- 18.7%
\$100,001 to \$150,000	6.8	6.1	- 9.9%
\$150,001 to \$200,000	6.8	6.1	- 10.7%
\$200,001 to \$300,000	7.3	7.2	- 1.4%
\$300,001 and Above	11.9	11.2	- 5.9%
All Price Ranges	8.0	7.3	- 8.8%

Single	e-Family H	omes	Condos		
12-2013	12-2014	Change	12-2013	12-2014	Change
7.8	6.1	- 22.4%	7.5	6.9	- 8.0%
6.4	5.6	- 12.5%	7.9	7.5	- 4.9%
6.5	5.9	- 9.9%	8.0	6.7	- 16.0%
7.0	6.9	- 1.9%	9.5	9.8	+ 3.2%
11.7	11.0	- 6.3%	13.1	12.8	- 2.5%
7.8	7.0	- 10.3%	8.5	8.1	- 4.7%

By Bedroom Count	12-2013	12-2014	Change
2 Bedrooms or Less	9.2	8.3	- 9.9%
3 Bedrooms	7.2	6.4	- 11.1%
4 Bedrooms or More	8.6	8.2	- 5.1%
All Bedroom Counts	8.0	7.3	- 8.8%

12-2013	12-2014	Change	12-2013	12-2014	Change
9.9	8.0	- 19.2%	8.6	8.3	- 3.7%
7.1	6.2	- 12.0%	7.8	7.4	- 5.4%
8.5	8.1	- 4.5%	10.7	8.8	- 18.0%
7.8	7.0	- 10.3%	8.5	8.1	- 4.7%