

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2015

The prevailing trend for 2015 still appears to be more sales and rising prices – not of the headline-grabbing variety but enough to keep the wider economy bullish on housing. With improved inventory, things will only get better. For the 12-month period spanning February 2014 through January 2015, Closed Sales in the Greater Greenville region were up 8.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 19.3 percent.

The overall Median Sales Price was up 3.5 percent to \$160,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.4 percent to \$167,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 73 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 98 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 1.2 percent. That amounts to 6.0 months supply for Single-Family homes and 5.5 months supply for Condos.

Quick Facts

+ 19.3%

+ 15.3%

+ 9.1%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

2 Bedrooms or Less

Property Type With Strongest Sales:

Single-Family

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

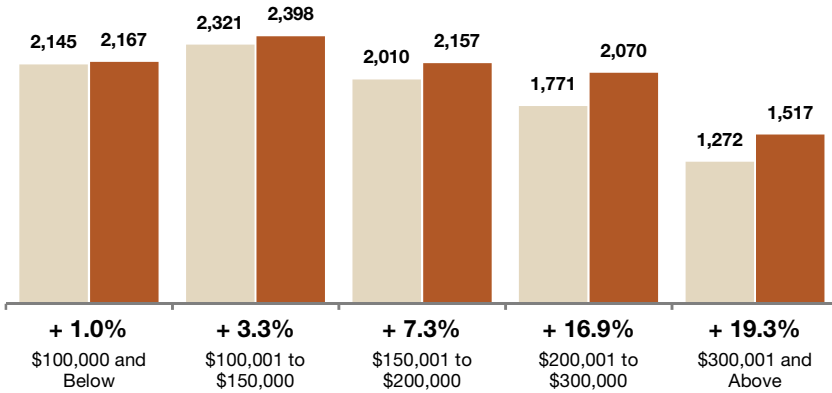
Closed Sales

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



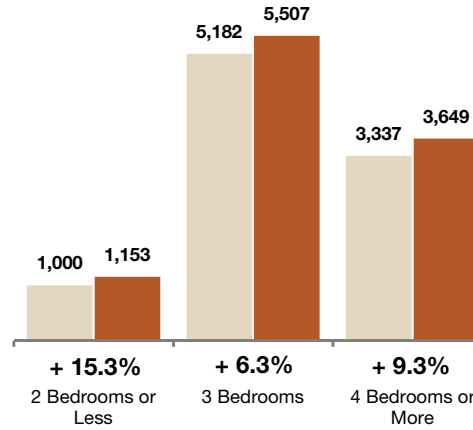
By Price Range

■ 1-2014 ■ 1-2015



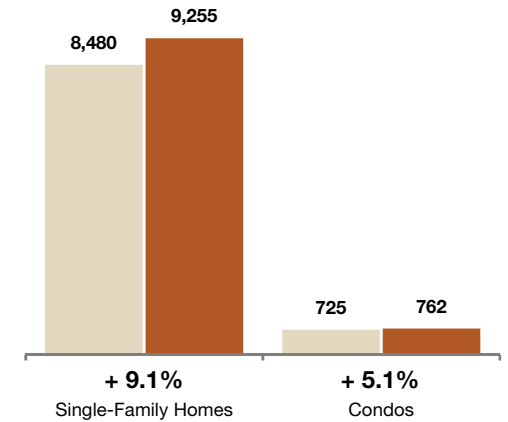
By Bedroom Count

■ 1-2014 ■ 1-2015



By Property Type

■ 1-2014 ■ 1-2015



All Properties

By Price Range

	1-2014	1-2015	Change
\$100,000 and Below	2,145	2,167	+ 1.0%
\$100,001 to \$150,000	2,321	2,398	+ 3.3%
\$150,001 to \$200,000	2,010	2,157	+ 7.3%
\$200,001 to \$300,000	1,771	2,070	+ 16.9%
\$300,001 and Above	1,272	1,517	+ 19.3%
All Price Ranges	9,519	10,309	+ 8.3%

Single-Family Homes

	1-2014	1-2015	Change
2 Bedrooms or Less	1,669	1,661	- 0.5%
3 Bedrooms	2,065	2,153	+ 4.3%
4 Bedrooms or More	1,867	2,025	+ 8.5%
	1,675	1,960	+ 17.0%
	1,204	1,456	+ 20.9%
All Single-Family Homes	8,480	9,255	+ 9.1%

Condos

	1-2014	1-2015	Change
Condos	186	239	+ 28.5%
	236	228	- 3.4%
	141	126	- 10.6%
	94	108	+ 14.9%
	68	61	- 10.3%
All Condos	725	762	+ 5.1%

By Bedroom Count

	1-2014	1-2015	Change
2 Bedrooms or Less	1,000	1,153	+ 15.3%
3 Bedrooms	5,182	5,507	+ 6.3%
4 Bedrooms or More	3,337	3,649	+ 9.3%
All Bedroom Counts	9,519	10,309	+ 8.3%

	1-2014	1-2015	Change
2 Bedrooms or Less	631	713	+ 13.0%
3 Bedrooms	4,609	4,997	+ 8.4%
4 Bedrooms or More	3,240	3,545	+ 9.4%
All Single-Family Homes	8,480	9,255	+ 9.1%

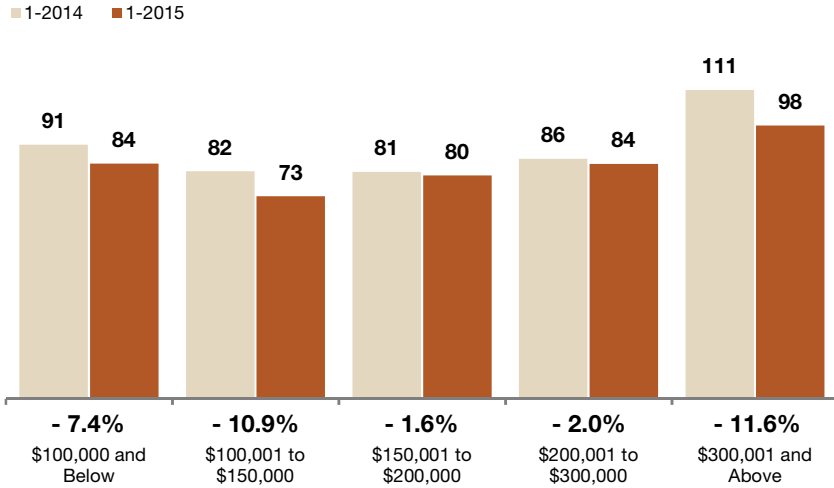
	1-2014	1-2015	Change
Condos	353	411	+ 16.4%
	356	322	- 9.6%
	16	29	+ 81.3%
All Condos	725	762	+ 5.1%

Days on Market Until Sale

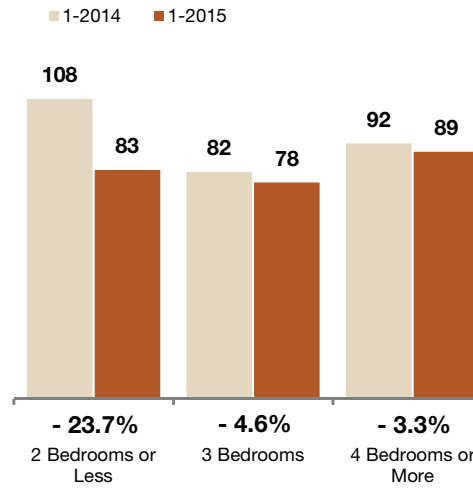
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



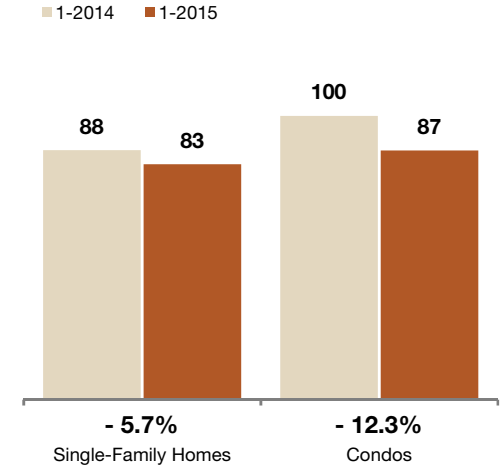
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	91	84	-7.4%
\$100,001 to \$150,000	82	73	-10.9%
\$150,001 to \$200,000	81	80	-1.6%
\$200,001 to \$300,000	86	84	-2.0%
\$300,001 and Above	111	98	-11.6%
All Price Ranges	88	83	-6.5%

Single-Family Homes

1-2014	1-2015	Change	1-2014	1-2015	Change
92	87	-5.5%	107	87	-18.4%
81	73	-10.0%	87	72	-17.0%
82	78	-3.9%	76	107	+40.7%
85	84	-0.4%	108	85	-21.3%
108	97	-9.9%	162	112	-31.0%
88	83	-5.7%	100	87	-12.3%

Condos

By Bedroom Count	1-2014	1-2015	Change
2 Bedrooms or Less	108	83	-23.7%
3 Bedrooms	82	78	-4.6%
4 Bedrooms or More	92	89	-3.3%
All Bedroom Counts	88	83	-6.5%

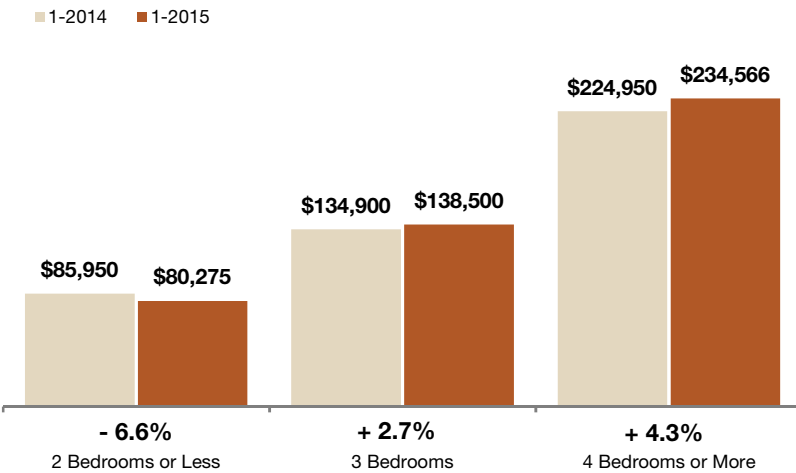
1-2014	1-2015	Change	1-2014	1-2015	Change
108	86	-20.4%	110	79	-28.4%
82	77	-5.1%	89	94	+5.2%
92	89	-3.2%	112	141	+25.4%
88	83	-5.7%	100	87	-12.3%

Median Sales Price

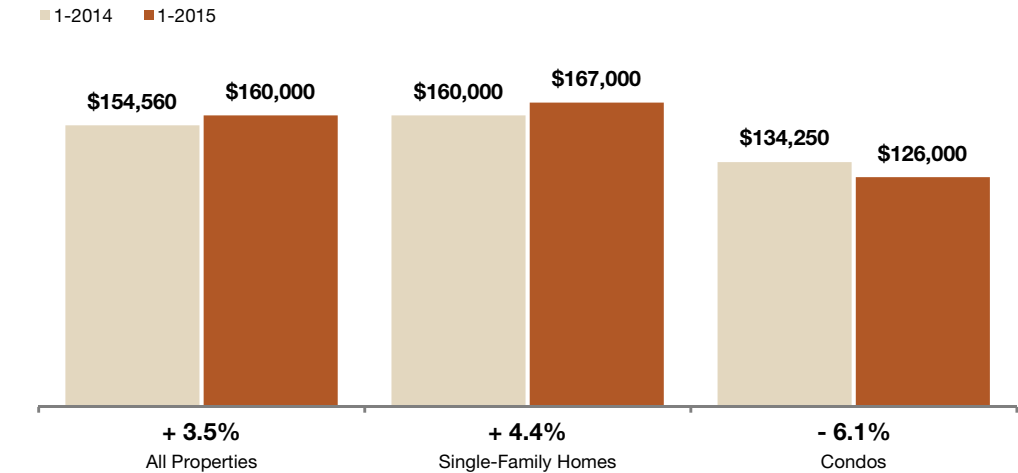
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	1-2014	1-2015	Change
2 Bedrooms or Less	\$85,950	\$80,275	- 6.6%
3 Bedrooms	\$134,900	\$138,500	+ 2.7%
4 Bedrooms or More	\$224,950	\$234,566	+ 4.3%
All Bedroom Counts	\$154,560	\$160,000	+ 3.5%

Single-Family Homes

1-2014	1-2015	Change	1-2014	1-2015	Change
\$67,950	\$69,000	+ 1.5%	\$114,950	\$103,750	- 9.7%
\$136,000	\$140,000	+ 2.9%	\$146,925	\$145,000	- 1.3%
\$227,778	\$236,475	+ 3.8%	\$176,500	\$213,500	+ 21.0%
\$160,000	\$167,000	+ 4.4%	\$134,250	\$126,000	- 6.1%

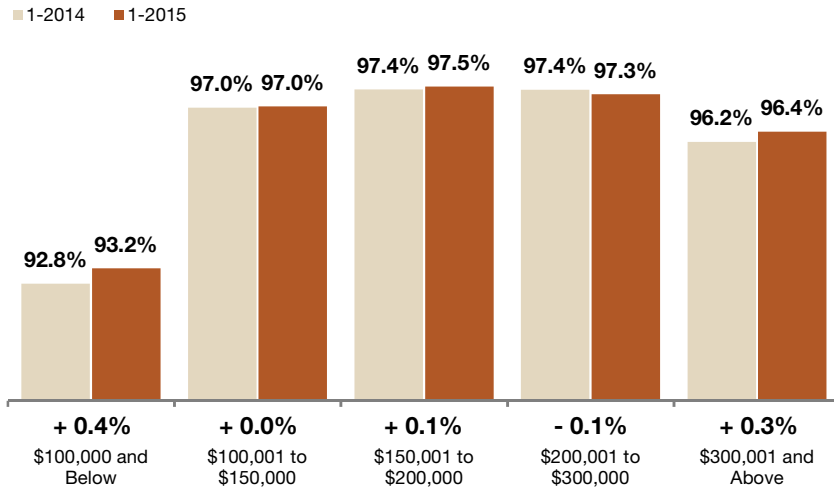
Condos

Percent of List Price Received

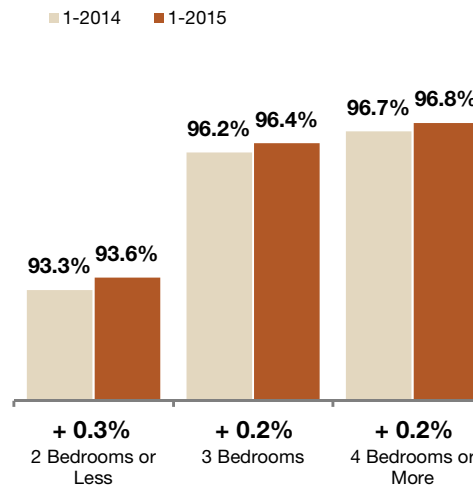
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



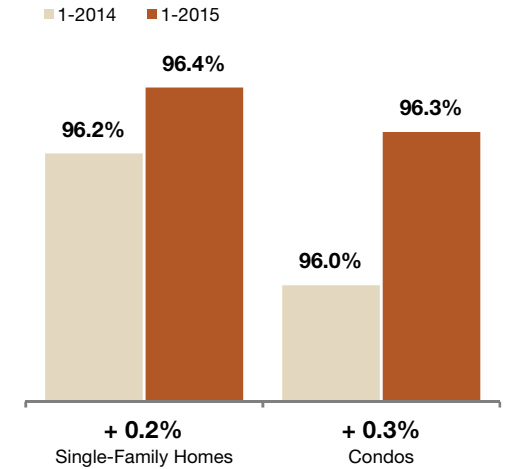
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	92.8%	93.2%	+ 0.4%
\$100,001 to \$150,000	97.0%	97.0%	+ 0.0%
\$150,001 to \$200,000	97.4%	97.5%	+ 0.1%
\$200,001 to \$300,000	97.4%	97.3%	- 0.1%
\$300,001 and Above	96.2%	96.4%	+ 0.3%
All Price Ranges	96.1%	96.3%	+ 0.2%

Single-Family Homes

1-2014	1-2015	Change	1-2014	1-2015	Change
92.8%	93.0%	+ 0.2%	94.3%	94.8%	+ 0.5%
97.1%	97.1%	+ 0.1%	96.7%	96.6%	- 0.1%
97.5%	97.5%	+ 0.0%	97.2%	97.6%	+ 0.4%
97.5%	97.3%	- 0.2%	96.7%	97.3%	+ 0.6%
96.2%	96.4%	+ 0.2%	95.2%	96.7%	+ 1.6%
96.2%	96.4%	+ 0.2%	96.0%	96.3%	+ 0.3%

Condos

By Bedroom Count	1-2014	1-2015	Change
2 Bedrooms or Less	93.3%	93.6%	+ 0.3%
3 Bedrooms	96.2%	96.4%	+ 0.2%
4 Bedrooms or More	96.7%	96.8%	+ 0.2%
All Bedroom Counts	96.1%	96.3%	+ 0.2%

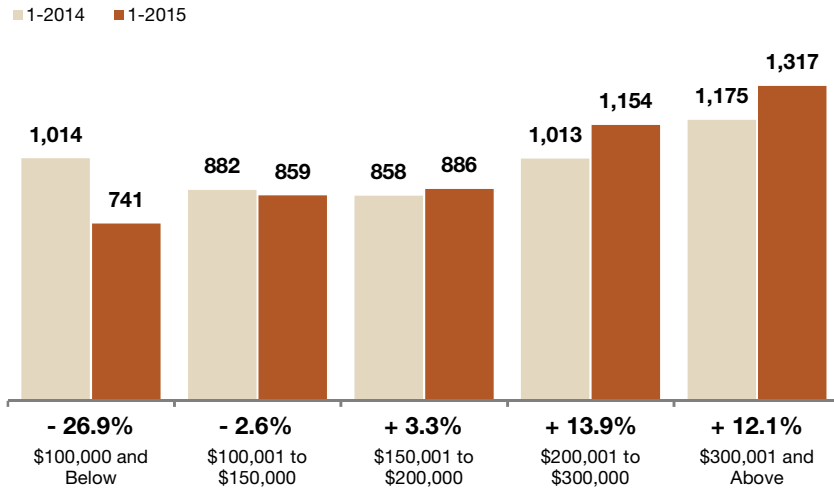
1-2014	1-2015	Change	1-2014	1-2015	Change
92.3%	92.4%	+ 0.2%	95.6%	95.8%	+ 0.2%
96.4%	96.5%	+ 0.1%	96.5%	96.8%	+ 0.4%
96.8%	96.9%	+ 0.1%	94.7%	96.8%	+ 2.2%
96.2%	96.4%	+ 0.1%	96.0%	96.3%	+ 0.3%

Inventory of Homes for Sale

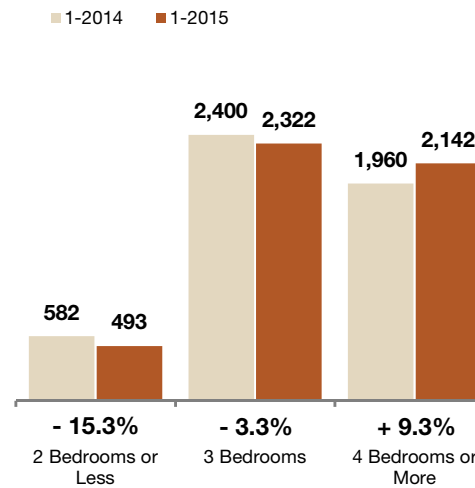
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



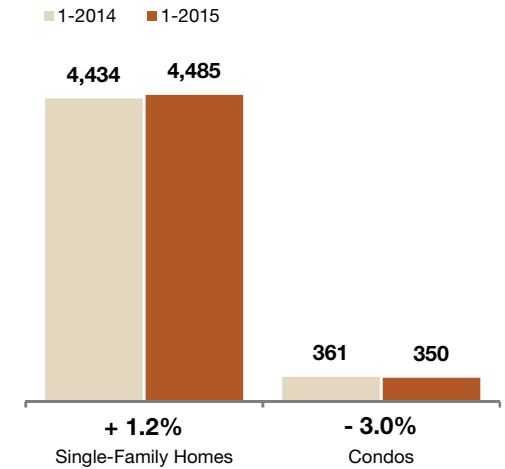
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	1,014	741	- 26.9%
\$100,001 to \$150,000	882	859	- 2.6%
\$150,001 to \$200,000	858	886	+ 3.3%
\$200,001 to \$300,000	1,013	1,154	+ 13.9%
\$300,001 and Above	1,175	1,317	+ 12.1%
All Price Ranges	4,942	4,957	+ 0.3%

Single-Family Homes

1-2014	1-2015	Change	1-2014	1-2015	Change
771	583	- 24.4%	128	74	- 42.2%
794	751	- 5.4%	73	90	+ 23.3%
784	817	+ 4.2%	67	59	- 11.9%
955	1,070	+ 12.0%	50	77	+ 54.0%
1,130	1,264	+ 11.9%	43	50	+ 16.3%
4,434	4,485	+ 1.2%	361	350	- 3.0%

Condos

By Bedroom Count	1-2014	1-2015	Change
2 Bedrooms or Less	582	493	- 15.3%
3 Bedrooms	2,400	2,322	- 3.3%
4 Bedrooms or More	1,960	2,142	+ 9.3%
All Bedroom Counts	4,942	4,957	+ 0.3%

1-2014	1-2015	Change	1-2014	1-2015	Change
386	307	- 20.5%	183	169	- 7.7%
2,146	2,076	- 3.3%	152	164	+ 7.9%
1,902	2,102	+ 10.5%	26	17	- 34.6%
4,434	4,485	+ 1.2%	361	350	- 3.0%

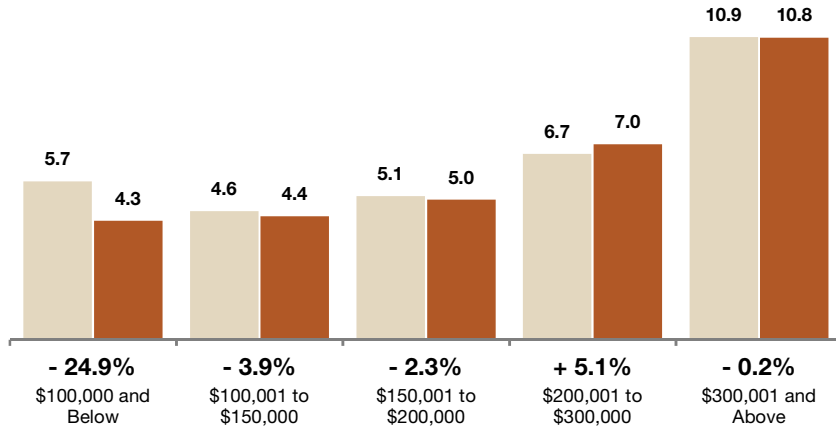
Months Supply of Inventory

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.**



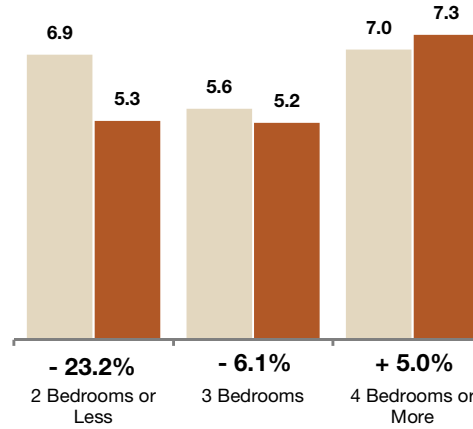
By Price Range

■ 1-2014 ■ 1-2015



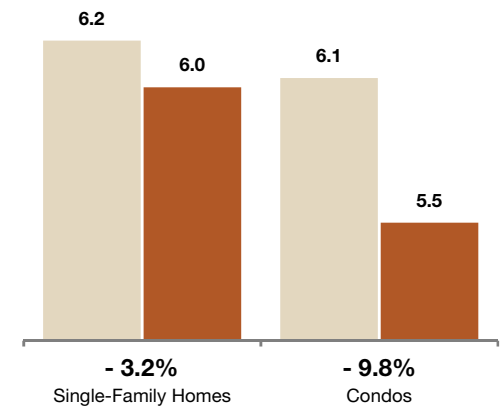
By Bedroom Count

■ 1-2014 ■ 1-2015



By Property Type

■ 1-2014 ■ 1-2015



All Properties

By Price Range

	1-2014	1-2015	Change
\$100,000 and Below	5.7	4.3	- 24.9%
\$100,001 to \$150,000	4.6	4.4	- 3.9%
\$150,001 to \$200,000	5.1	5.0	- 2.3%
\$200,001 to \$300,000	6.7	7.0	+ 5.1%
\$300,001 and Above	10.9	10.8	- 0.2%
All Price Ranges	6.2	6.0	- 3.2%

Single-Family Homes

	1-2014	1-2015	Change
2 Bedrooms or Less	5.5	4.4	- 20.5%
3 Bedrooms	4.7	4.3	- 7.3%
4 Bedrooms or More	5.0	4.9	- 1.7%
6.6	6.9	+ 3.1%	
11.0	11.0	- 0.3%	
All Price Ranges	6.2	6.0	- 3.2%

Condos

	1-2014	1-2015	Change
8.3	3.7	- 55.1%	
3.7	4.8	+ 29.3%	
6.2	5.5	- 10.6%	
6.1	9.1	+ 48.0%	
7.9	8.1	+ 2.1%	
All Price Ranges	6.1	5.5	- 9.8%

By Bedroom Count

	1-2014	1-2015	Change
2 Bedrooms or Less	6.9	5.3	- 23.2%
3 Bedrooms	5.6	5.2	- 6.1%
4 Bedrooms or More	7.0	7.3	+ 5.0%
All Bedroom Counts	6.2	6.0	- 3.2%

	1-2014	1-2015	Change
7.1	5.4	- 24.8%	
5.6	5.2	- 7.5%	
7.0	7.4	+ 6.5%	
14.6	5.9	- 59.9%	
All Bedroom Counts	6.2	6.0	- 3.2%