

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2015

This is the year, folks. We should all be watching for more inventory compared to last year at various price segments to give hungry buyers something more to bite on. Rates are expected to remain low enough to be easy prey. For the 12-month period spanning March 2014 through February 2015, Closed Sales in the Greater Greenville region were up 8.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 19.4 percent.

The overall Median Sales Price was up 3.2 percent to \$160,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.7 percent to \$167,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 72 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 1.3 percent. The property type that gained the most inventory was the Condos segment, where it increased 4.6 percent. That amounts to 6.1 months supply for Single-Family homes and 6.1 months supply for Condos.

Quick Facts

+ 19.4%

+ 13.6%

+ 9.6%

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

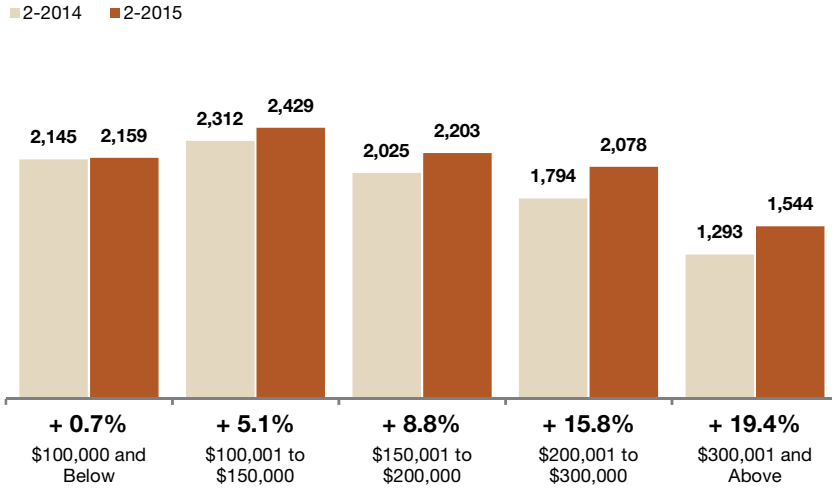
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

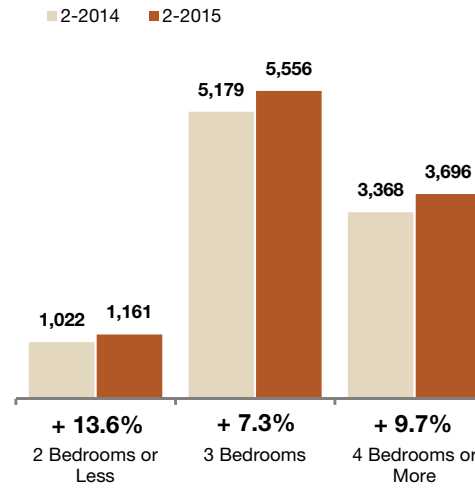
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



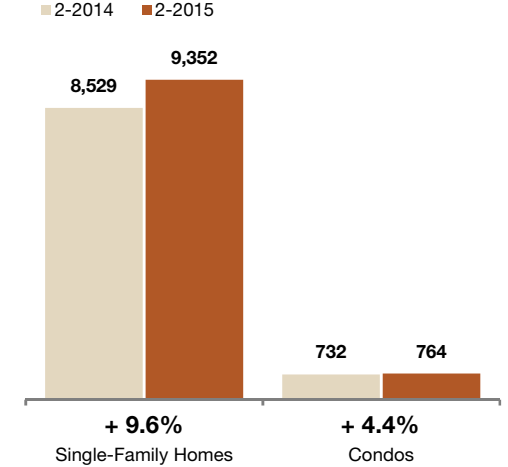
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	2,145	2,159	+ 0.7%
\$100,001 to \$150,000	2,312	2,429	+ 5.1%
\$150,001 to \$200,000	2,025	2,203	+ 8.8%
\$200,001 to \$300,000	1,794	2,078	+ 15.8%
\$300,001 and Above	1,293	1,544	+ 19.4%
All Price Ranges	9,569	10,413	+ 8.8%

Single-Family Homes

2-2014	2-2015	Change	2-2014	2-2015	Change
1,669	1,646	- 1.4%	191	240	+ 25.7%
2,057	2,178	+ 5.9%	237	234	- 1.3%
1,884	2,074	+ 10.1%	139	123	- 11.5%
1,695	1,972	+ 16.3%	96	105	+ 9.4%
1,224	1,482	+ 21.1%	69	62	- 10.1%
8,529	9,352	+ 9.6%	732	764	+ 4.4%

Condos

By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	1,022	1,161	+ 13.6%
3 Bedrooms	5,179	5,556	+ 7.3%
4 Bedrooms or More	3,368	3,696	+ 9.7%
All Bedroom Counts	9,569	10,413	+ 8.8%

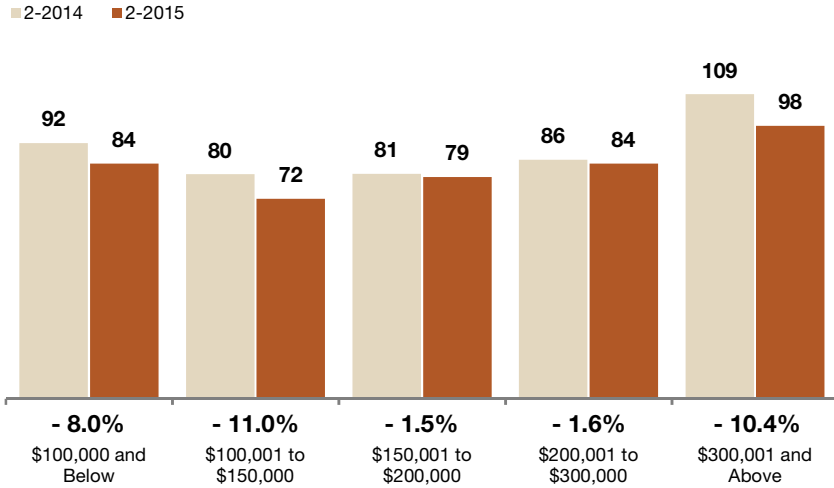
2-2014	2-2015	Change	2-2014	2-2015	Change
644	721	+ 12.0%	362	410	+ 13.3%
4,609	5,041	+ 9.4%	353	326	- 7.6%
3,276	3,590	+ 9.6%	17	28	+ 64.7%
8,529	9,352	+ 9.6%	732	764	+ 4.4%

Days on Market Until Sale

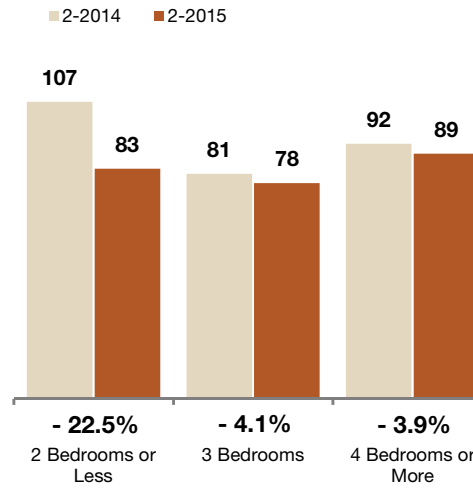
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



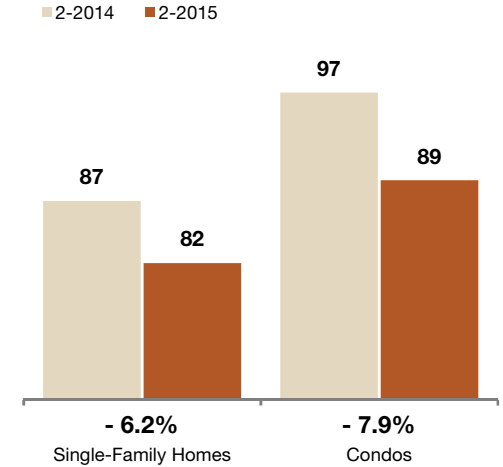
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	92	84	- 8.0%
\$100,001 to \$150,000	80	72	- 11.0%
\$150,001 to \$200,000	81	79	- 1.5%
\$200,001 to \$300,000	86	84	- 1.6%
\$300,001 and Above	109	98	- 10.4%
All Price Ranges	88	82	- 6.4%

Single-Family Homes

2-2014	2-2015	Change	2-2014	2-2015	Change
93	86	- 7.7%	107	88	- 18.0%
80	72	- 10.4%	83	72	- 12.6%
81	78	- 4.0%	75	109	+ 45.1%
84	84	- 0.1%	105	85	- 19.7%
107	97	- 9.9%	148	127	- 14.2%
87	82	- 6.2%	97	89	- 7.9%

Condos

By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	107	83	- 22.5%
3 Bedrooms	81	78	- 4.1%
4 Bedrooms or More	92	89	- 3.9%
All Bedroom Counts	88	82	- 6.4%

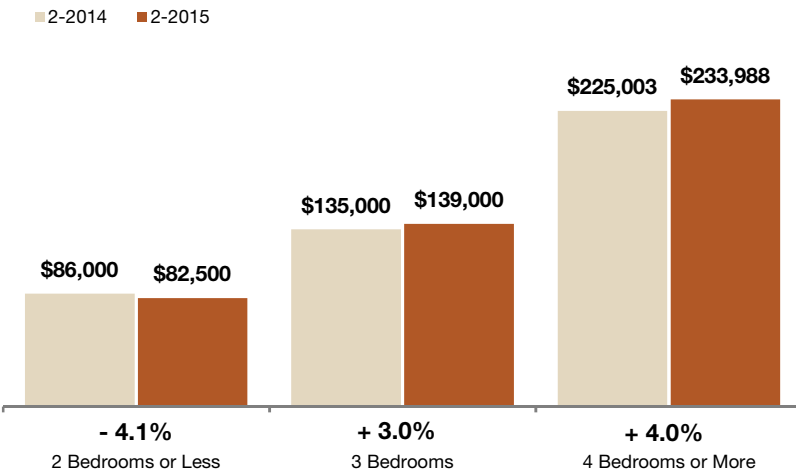
2-2014	2-2015	Change	2-2014	2-2015	Change
110	84	- 23.4%	105	82	- 22.4%
81	77	- 4.8%	88	93	+ 4.8%
92	88	- 4.0%	104	162	+ 56.0%
87	82	- 6.2%	97	89	- 7.9%

Median Sales Price

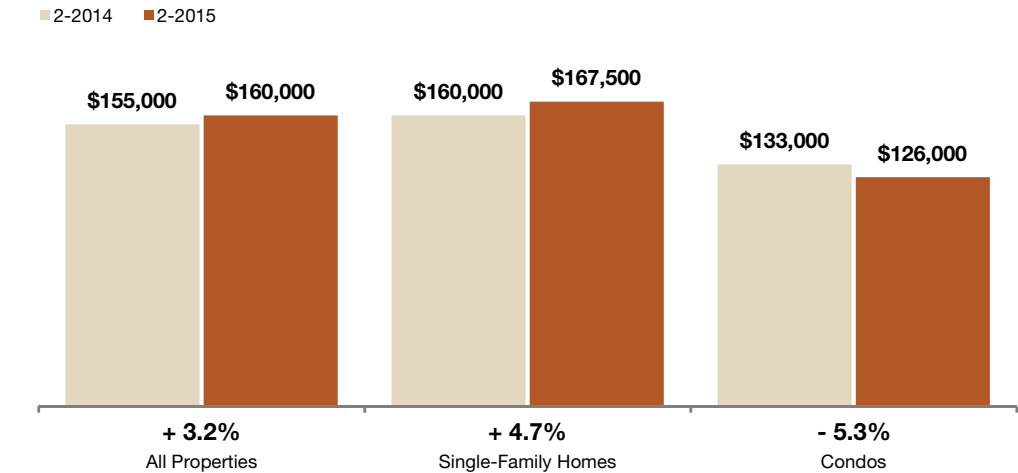
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	\$86,000	\$82,500	- 4.1%
3 Bedrooms	\$135,000	\$139,000	+ 3.0%
4 Bedrooms or More	\$225,003	\$233,988	+ 4.0%
All Bedroom Counts	\$155,000	\$160,000	+ 3.2%

Single-Family Homes

2-2014	2-2015	Change	2-2014	2-2015	Change
\$68,900	\$69,900	+ 1.5%	\$114,000	\$103,625	- 9.1%
\$136,696	\$140,500	+ 2.8%	\$147,000	\$144,250	- 1.9%
\$228,039	\$236,200	+ 3.6%	\$179,000	\$198,500	+ 10.9%
\$160,000	\$167,500	+ 4.7%	\$133,000	\$126,000	- 5.3%

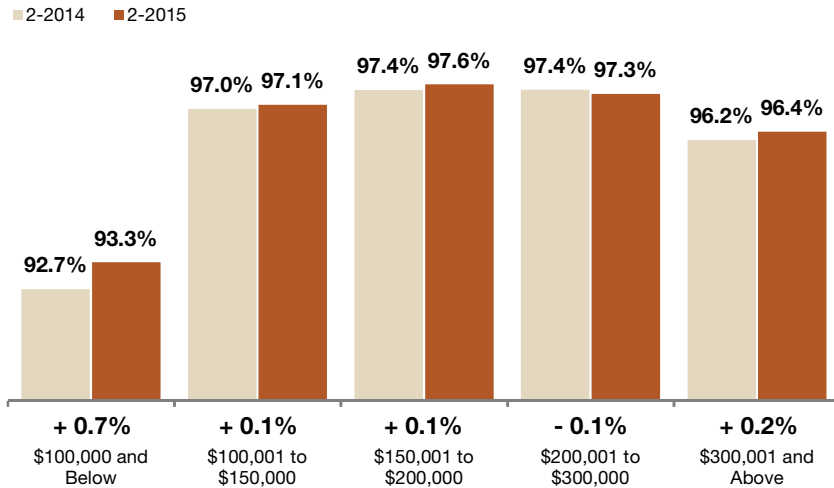
Condos

Percent of List Price Received

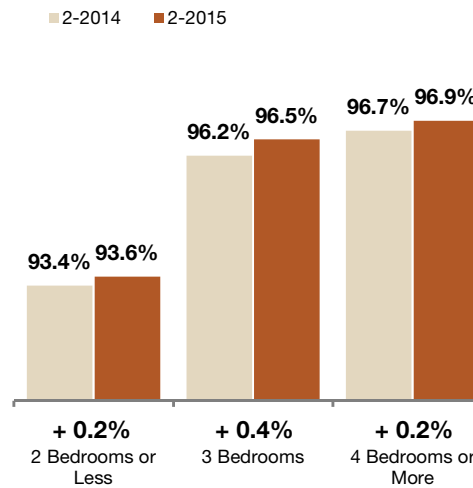
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



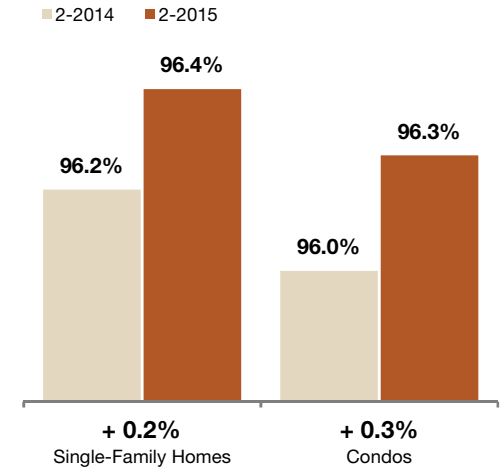
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	92.7%	93.3%	+ 0.7%
\$100,001 to \$150,000	97.0%	97.1%	+ 0.1%
\$150,001 to \$200,000	97.4%	97.6%	+ 0.1%
\$200,001 to \$300,000	97.4%	97.3%	- 0.1%
\$300,001 and Above	96.2%	96.4%	+ 0.2%
All Price Ranges	96.1%	96.3%	+ 0.2%

Single-Family Homes

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	92.6%	93.3%	+ 0.7%
\$100,001 to \$150,000	97.0%	97.1%	+ 0.1%
\$150,001 to \$200,000	97.4%	97.6%	+ 0.1%
\$200,001 to \$300,000	97.5%	97.3%	- 0.2%
\$300,001 and Above	96.3%	96.4%	+ 0.2%
All Price Ranges	96.2%	96.4%	+ 0.2%

Condos

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	94.3%	94.8%	+ 0.5%
\$100,001 to \$150,000	96.8%	96.7%	- 0.1%
\$150,001 to \$200,000	97.2%	97.8%	+ 0.6%
\$200,001 to \$300,000	96.6%	97.4%	+ 0.8%
\$300,001 and Above	95.6%	96.5%	+ 0.9%
All Price Ranges	96.0%	96.3%	+ 0.3%

By Bedroom Count

By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	93.4%	93.6%	+ 0.2%
3 Bedrooms	96.2%	96.5%	+ 0.4%
4 Bedrooms or More	96.7%	96.9%	+ 0.2%
All Bedroom Counts	96.1%	96.3%	+ 0.3%

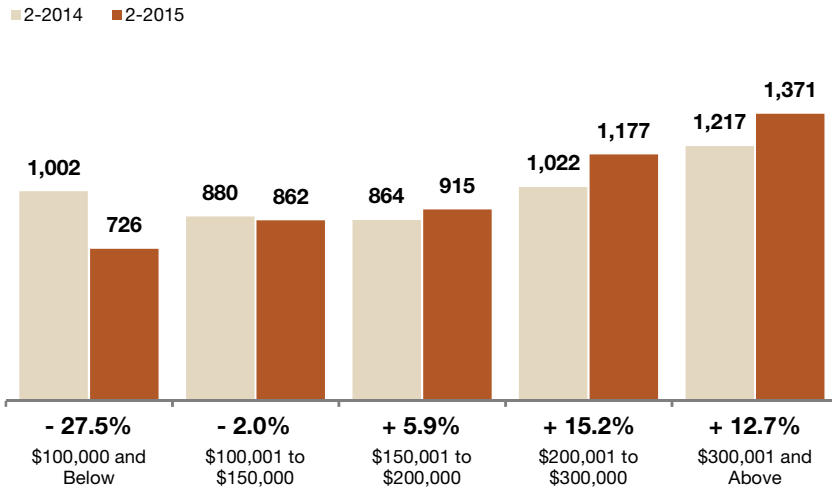
By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	92.4%	92.6%	+ 0.2%
3 Bedrooms	96.3%	96.6%	+ 0.3%
4 Bedrooms or More	96.8%	97.0%	+ 0.2%
All Bedroom Counts	96.2%	96.4%	+ 0.3%

Inventory of Homes for Sale

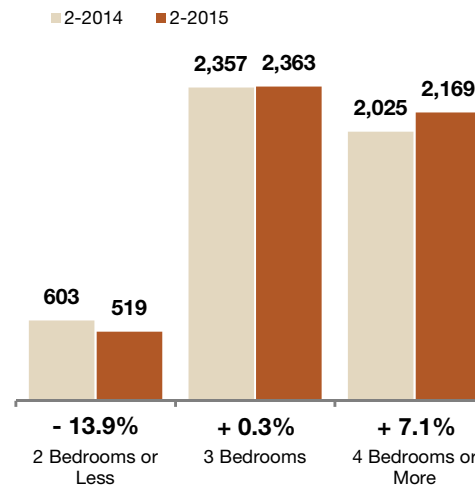
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



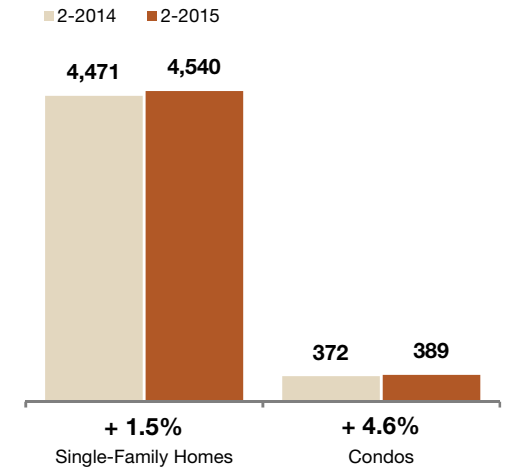
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	1,002	726	- 27.5%
\$100,001 to \$150,000	880	862	- 2.0%
\$150,001 to \$200,000	864	915	+ 5.9%
\$200,001 to \$300,000	1,022	1,177	+ 15.2%
\$300,001 and Above	1,217	1,371	+ 12.7%
All Price Ranges	4,985	5,051	+ 1.3%

Single-Family Homes

2-2014	2-2015	Change	2-2014	2-2015	Change
761	577	- 24.2%	131	70	- 46.6%
772	736	- 4.7%	94	105	+ 11.7%
796	828	+ 4.0%	59	73	+ 23.7%
968	1,086	+ 12.2%	47	86	+ 83.0%
1,174	1,313	+ 11.8%	41	55	+ 34.1%
4,471	4,540	+ 1.5%	372	389	+ 4.6%

Condos

By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	603	519	- 13.9%
3 Bedrooms	2,357	2,363	+ 0.3%
4 Bedrooms or More	2,025	2,169	+ 7.1%
All Bedroom Counts	4,985	5,051	+ 1.3%

2-2014	2-2015	Change	2-2014	2-2015	Change
386	320	- 17.1%	203	180	- 11.3%
2,117	2,102	- 0.7%	143	185	+ 29.4%
1,968	2,118	+ 7.6%	26	24	- 7.7%
4,471	4,540	+ 1.5%	372	389	+ 4.6%

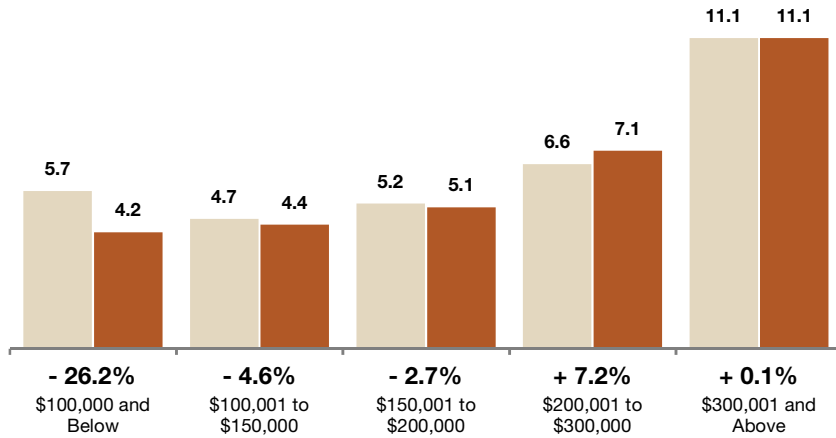
Months Supply of Inventory

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.**



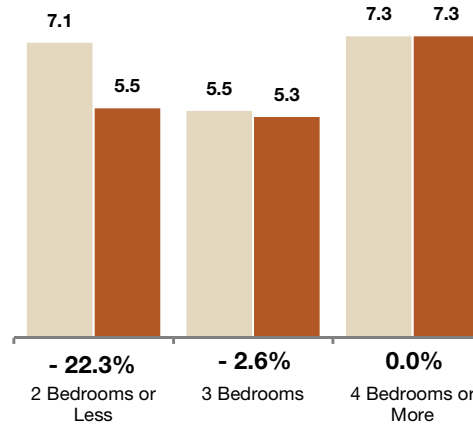
By Price Range

■ 2-2014 ■ 2-2015



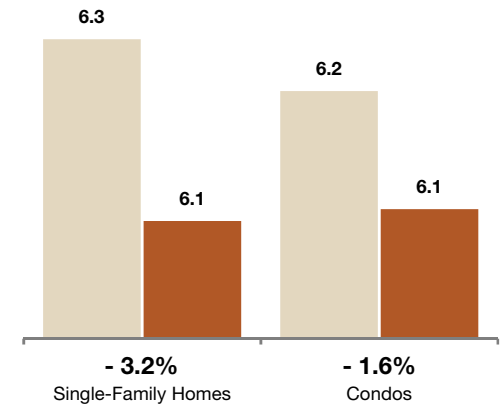
By Bedroom Count

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$100,000 and Below	5.7	4.2	- 26.2%
\$100,001 to \$150,000	4.7	4.4	- 4.6%
\$150,001 to \$200,000	5.2	5.1	- 2.7%
\$200,001 to \$300,000	6.6	7.1	+ 7.2%
\$300,001 and Above	11.1	11.1	+ 0.1%
All Price Ranges	6.3	6.0	- 4.8%

Single-Family Homes

	2-2014	2-2015	Change
2-2014	5.6	4.3	- 21.8%
2-2015	4.6	4.2	- 7.2%
Change	5.1	4.9	- 5.1%
2-2014	6.6	6.9	+ 3.8%
2-2015	11.3	11.3	- 0.2%
All Price Ranges	6.3	6.1	- 3.2%

Condos

	2-2014	2-2015	Change
2-2014	8.1	3.5	- 56.5%
2-2015	5.0	5.5	+ 10.2%
Change	5.5	7.2	+ 30.8%
2-2014	5.5	10.4	+ 88.5%
2-2015	7.5	8.1	+ 9.3%
All Price Ranges	6.2	6.1	- 1.6%

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	7.1	5.5	- 22.3%
3 Bedrooms	5.5	5.3	- 2.6%
4 Bedrooms or More	7.3	7.3	0.0%
All Bedroom Counts	6.3	6.0	- 4.8%

	2-2014	2-2015	Change
2-2014	7.2	5.6	- 22.6%
2-2015	5.5	5.2	- 4.8%
Change	7.3	7.3	+ 0.6%
2-2014	13.8	7.5	- 45.5%
All Bedroom Counts	6.2	6.1	- 1.6%