

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## August 2015

Like school busses in a darker dawn, the typical seasonal slowdown is imminent. Numbers may be a bit in flux, but no drastic year-over-year drops or rises are anticipated across most markets. For the 12-month period spanning September 2014 through August 2015, Closed Sales in the Greater Greenville region were up 18.5 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 31.8 percent.

The overall Median Sales Price was up 6.8 percent to \$167,639. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 5.5 percent to \$173,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 62 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 95 days.

Market-wide, inventory levels were down 2.1 percent. The property type that gained the most inventory was the Condos segment, where it increased 10.1 percent. That amounts to 6.0 months supply for Single-Family homes and 5.0 months supply for Condos.

## Quick Facts

**+ 31.8%**

**+ 25.7%**

**+ 20.5%**

Price Range With the  
Strongest Sales:

**\$200,001 to \$300,000**

Bedroom Count With  
Strongest Sales:

**4 Bedrooms or More**

Property Type With  
Strongest Sales:

**Single-Family**

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

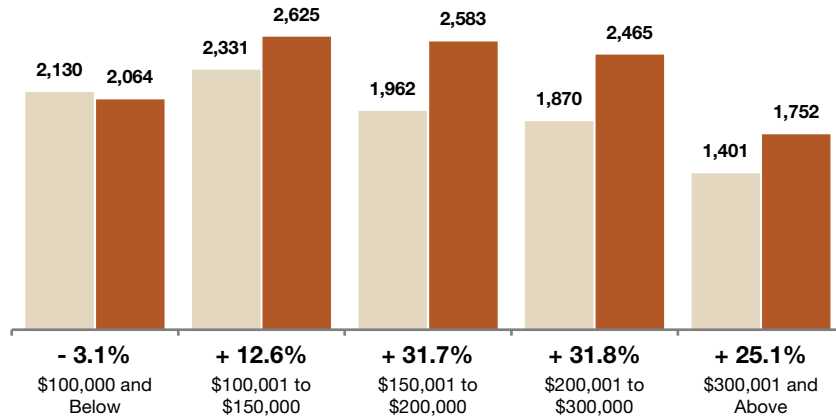
# Closed Sales

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



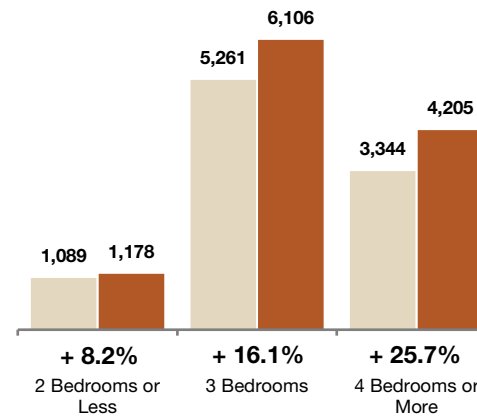
## By Price Range

■ 8-2014 ■ 8-2015



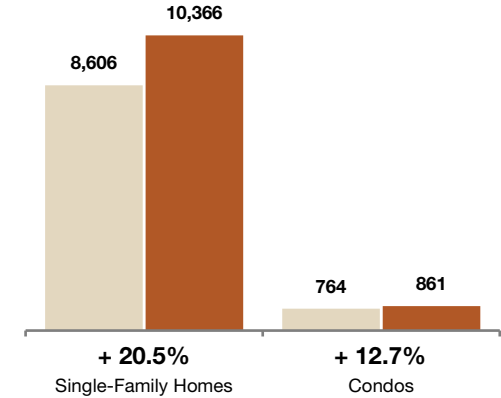
## By Bedroom Count

■ 8-2014 ■ 8-2015



## By Property Type

■ 8-2014 ■ 8-2015



### All Properties

#### By Price Range

	8-2014	8-2015	Change
\$100,000 and Below	2,130	2,064	- 3.1%
\$100,001 to \$150,000	2,331	2,625	+ 12.6%
\$150,001 to \$200,000	1,962	2,583	+ 31.7%
\$200,001 to \$300,000	1,870	2,465	+ 31.8%
\$300,001 and Above	1,401	1,752	+ 25.1%
<b>All Price Ranges</b>	<b>9,694</b>	<b>11,489</b>	<b>+ 18.5%</b>

### Single-Family Homes

	8-2014	8-2015	Change
2 Bedrooms or Less	1,601	1,602	+ 0.1%
3 Bedrooms	2,061	2,321	+ 12.6%
4 Bedrooms or More	1,832	2,428	+ 32.5%
	1,778	2,338	+ 31.5%
	1,334	1,677	+ 25.7%
<b>All Single-Family Homes</b>	<b>8,606</b>	<b>10,366</b>	<b>+ 20.5%</b>

### Condos

	8-2014	8-2015	Change
2 Bedrooms or Less	232	226	- 2.6%
3 Bedrooms	250	283	+ 13.2%
4 Bedrooms or More	125	151	+ 20.8%
	90	127	+ 41.1%
	67	74	+ 10.4%
<b>All Condos</b>	<b>764</b>	<b>861</b>	<b>+ 12.7%</b>

#### By Bedroom Count

	8-2014	8-2015	Change
2 Bedrooms or Less	1,089	1,178	+ 8.2%
3 Bedrooms	5,261	6,106	+ 16.1%
4 Bedrooms or More	3,344	4,205	+ 25.7%
<b>All Bedroom Counts</b>	<b>9,694</b>	<b>11,489</b>	<b>+ 18.5%</b>

	8-2014	8-2015	Change
2 Bedrooms or Less	661	733	+ 10.9%
3 Bedrooms	4,713	5,532	+ 17.4%
4 Bedrooms or More	3,232	4,101	+ 26.9%
<b>All Single-Family Homes</b>	<b>8,606</b>	<b>10,366</b>	<b>+ 20.5%</b>

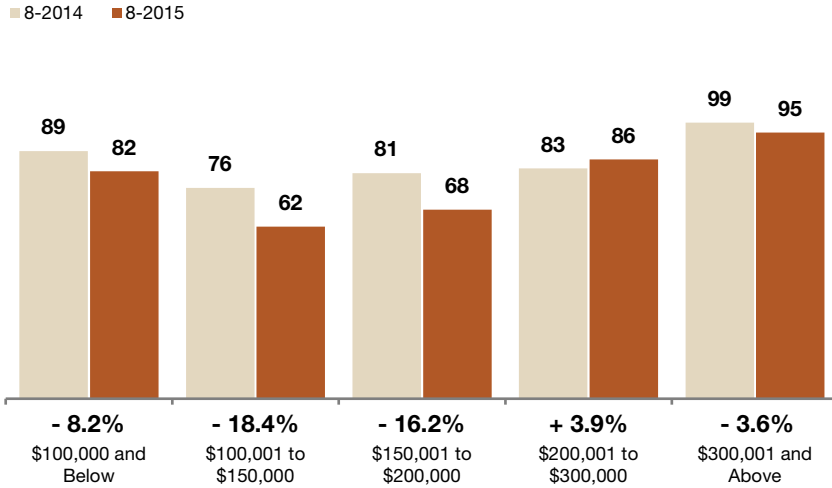
	8-2014	8-2015	Change
2 Bedrooms or Less	406	424	+ 4.4%
3 Bedrooms	331	400	+ 20.8%
4 Bedrooms or More	27	37	+ 37.0%
<b>All Condos</b>	<b>764</b>	<b>861</b>	<b>+ 12.7%</b>

# Days on Market Until Sale

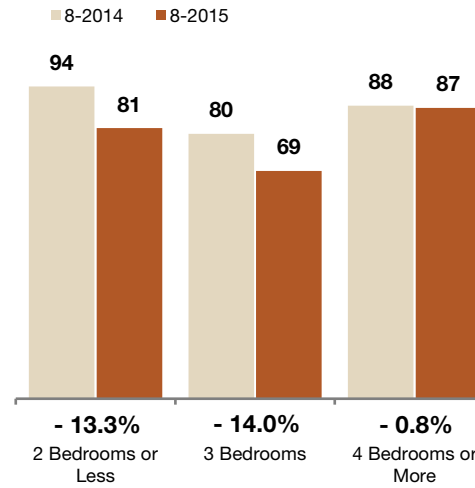
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



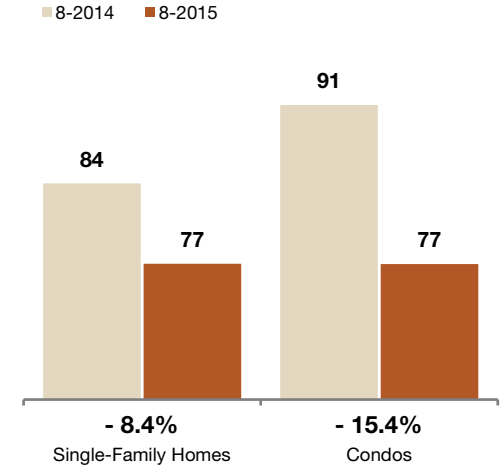
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2014	8-2015	Change
\$100,000 and Below	89	82	- 8.2%
\$100,001 to \$150,000	76	62	- 18.4%
\$150,001 to \$200,000	81	68	- 16.2%
\$200,001 to \$300,000	83	86	+ 3.9%
\$300,001 and Above	99	95	- 3.6%
<b>All Price Ranges</b>	<b>84</b>	<b>77</b>	<b>- 8.8%</b>

### Single-Family Homes

8-2014	8-2015	Change	8-2014	8-2015	Change
91	82	- 9.7%	90	86	- 5.2%
75	62	- 17.8%	78	59	- 23.6%
80	67	- 16.8%	88	84	- 4.0%
82	86	+ 5.3%	99	79	- 19.8%
97	95	- 1.7%	136	97	- 28.7%
<b>84</b>	<b>77</b>	<b>- 8.4%</b>	<b>91</b>	<b>77</b>	<b>- 15.4%</b>

### Condos

By Bedroom Count	8-2014	8-2015	Change
2 Bedrooms or Less	94	81	- 13.3%
3 Bedrooms	80	69	- 14.0%
4 Bedrooms or More	88	87	- 0.8%
<b>All Bedroom Counts</b>	<b>84</b>	<b>77</b>	<b>- 8.8%</b>

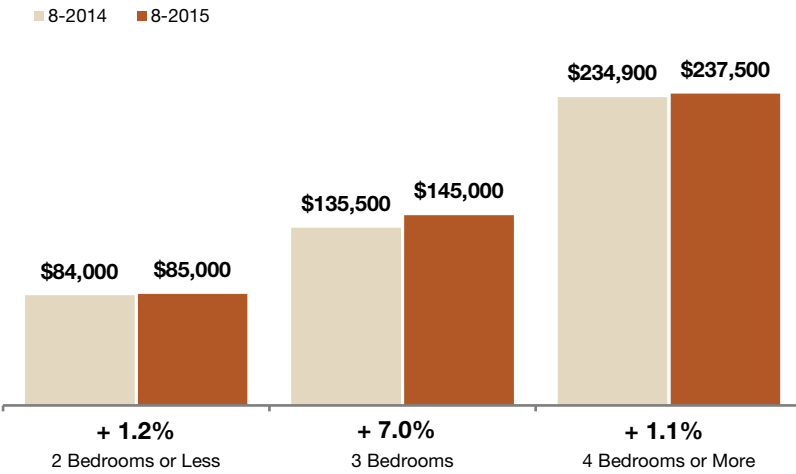
8-2014	8-2015	Change	8-2014	8-2015	Change
98	83	- 14.9%	90	76	- 15.5%
79	68	- 13.6%	91	73	- 20.0%
88	88	- 1.0%	97	127	+ 30.8%
<b>84</b>	<b>77</b>	<b>- 8.4%</b>	<b>91</b>	<b>77</b>	<b>- 15.4%</b>

# Median Sales Price

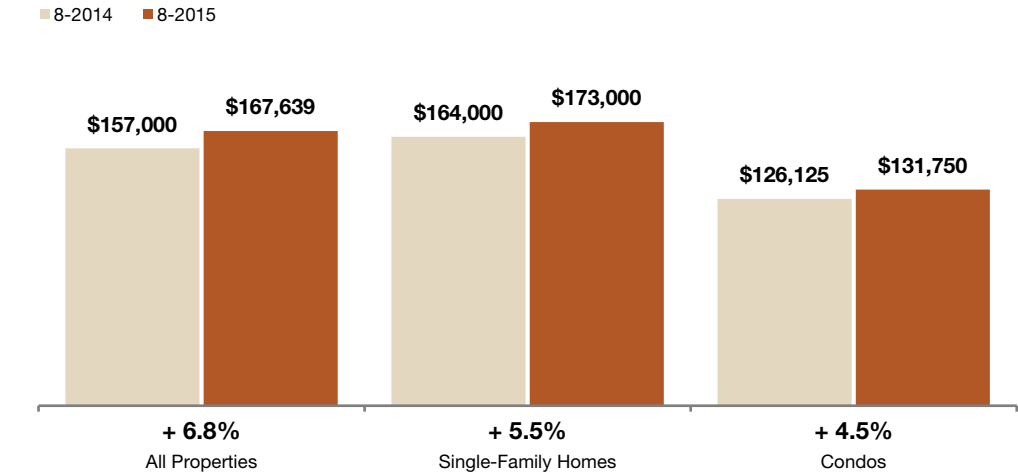
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	8-2014	8-2015	Change
2 Bedrooms or Less	\$84,000	\$85,000	+ 1.2%
3 Bedrooms	\$135,500	\$145,000	+ 7.0%
4 Bedrooms or More	\$234,900	\$237,500	+ 1.1%
<b>All Bedroom Counts</b>	<b>\$157,000</b>	<b>\$167,639</b>	<b>+ 6.8%</b>

### Single-Family Homes

8-2014	8-2015	Change	8-2014	8-2015	Change
\$68,000	\$73,500	+ 8.1%	\$105,000	\$108,250	+ 3.1%
\$138,000	\$146,000	+ 5.8%	\$142,500	\$149,350	+ 4.8%
\$237,750	\$240,000	+ 0.9%	\$236,000	\$179,950	- 23.8%
<b>\$164,000</b>	<b>\$173,000</b>	<b>+ 5.5%</b>	<b>\$126,125</b>	<b>\$131,750</b>	<b>+ 4.5%</b>

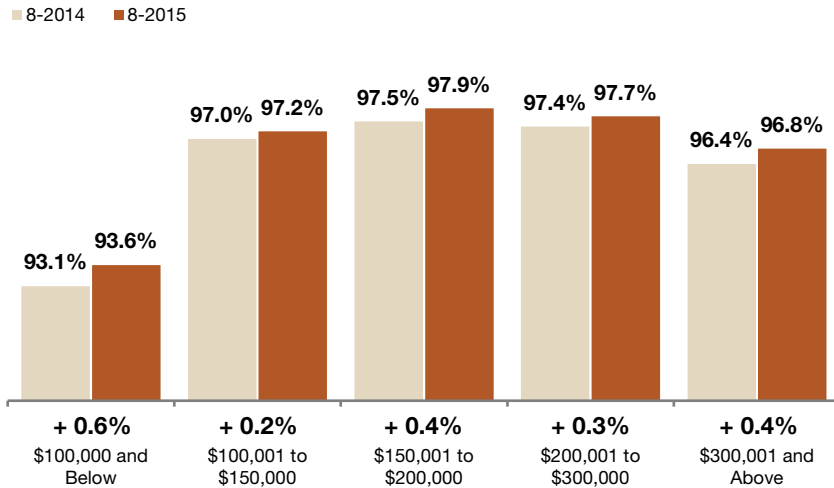
### Condos

# Percent of List Price Received

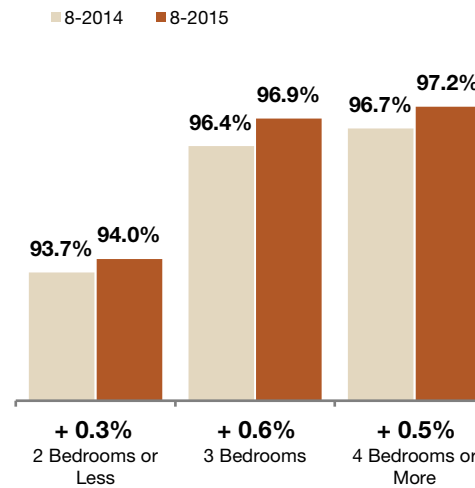
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



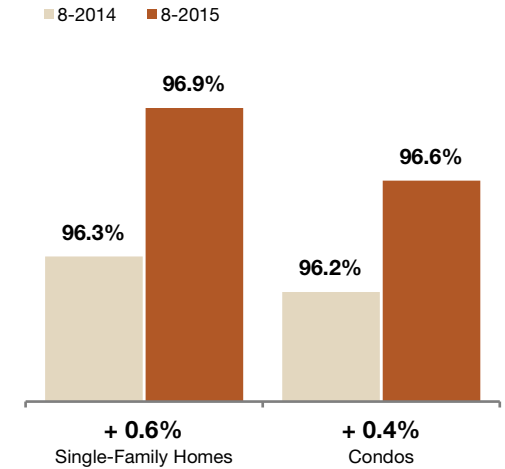
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2014	8-2015	Change
\$100,000 and Below	93.1%	93.6%	+ 0.6%
\$100,001 to \$150,000	97.0%	97.2%	+ 0.2%
\$150,001 to \$200,000	97.5%	97.9%	+ 0.4%
\$200,001 to \$300,000	97.4%	97.7%	+ 0.3%
\$300,001 and Above	96.4%	96.8%	+ 0.4%
<b>All Price Ranges</b>	<b>96.2%</b>	<b>96.7%</b>	<b>+ 0.5%</b>

### Single-Family Homes

8-2014	8-2015	Change	8-2014	8-2015	Change
92.9%	93.7%	+ 0.8%	94.6%	95.0%	+ 0.4%
97.1%	97.3%	+ 0.2%	96.5%	96.8%	+ 0.4%
97.5%	97.9%	+ 0.4%	97.8%	97.6%	- 0.2%
97.4%	97.7%	+ 0.3%	97.1%	97.6%	+ 0.6%
96.3%	96.8%	+ 0.4%	96.9%	97.2%	+ 0.4%
<b>96.3%</b>	<b>96.9%</b>	<b>+ 0.6%</b>	<b>96.2%</b>	<b>96.6%</b>	<b>+ 0.4%</b>

### Condos

By Bedroom Count	8-2014	8-2015	Change
2 Bedrooms or Less	93.7%	94.0%	+ 0.3%
3 Bedrooms	96.4%	96.9%	+ 0.6%
4 Bedrooms or More	96.7%	97.2%	+ 0.5%
<b>All Bedroom Counts</b>	<b>96.2%</b>	<b>96.7%</b>	<b>+ 0.6%</b>

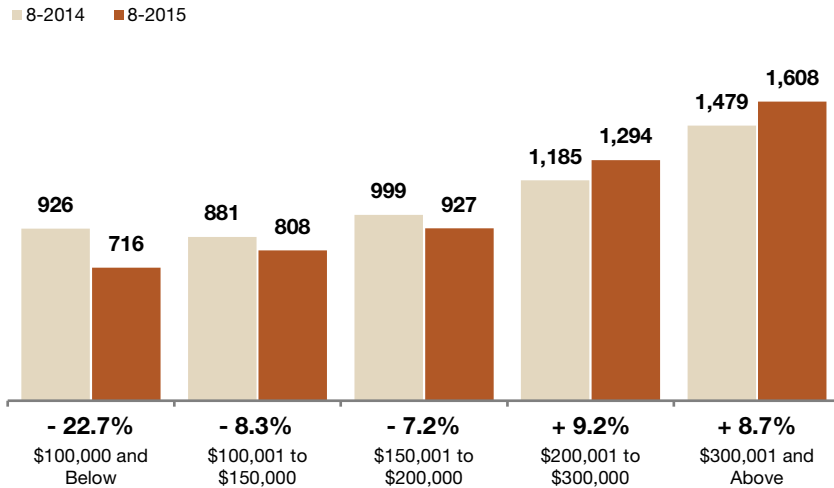
8-2014	8-2015	Change	8-2014	8-2015	Change
92.4%	93.0%	+ 0.6%	95.9%	96.0%	+ 0.1%
96.5%	97.1%	+ 0.6%	96.5%	97.1%	+ 0.7%
96.8%	97.2%	+ 0.4%	96.3%	97.1%	+ 0.9%
<b>96.3%</b>	<b>96.9%</b>	<b>+ 0.6%</b>	<b>96.2%</b>	<b>96.6%</b>	<b>+ 0.4%</b>

# Inventory of Homes for Sale

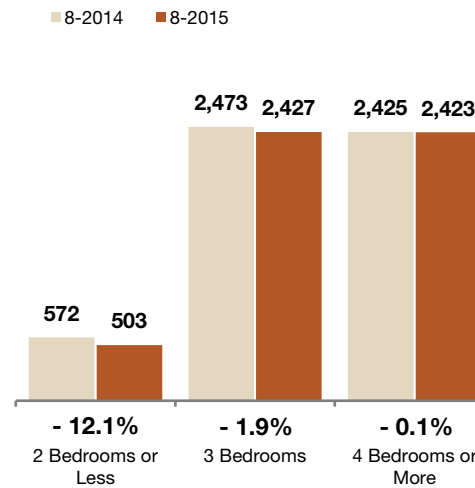
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



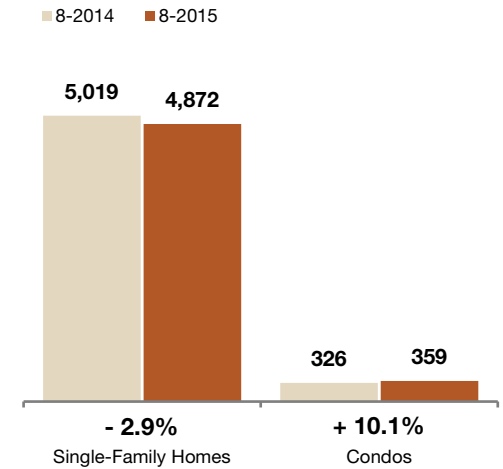
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2014	8-2015	Change
\$100,000 and Below	926	716	- 22.7%
\$100,001 to \$150,000	881	808	- 8.3%
\$150,001 to \$200,000	999	927	- 7.2%
\$200,001 to \$300,000	1,185	1,294	+ 9.2%
\$300,001 and Above	1,479	1,608	+ 8.7%
<b>All Price Ranges</b>	<b>5,470</b>	<b>5,353</b>	<b>- 2.1%</b>

### Single-Family Homes

8-2014	8-2015	Change	8-2014	8-2015	Change
742	558	- 24.8%	94	75	- 20.2%
779	717	- 8.0%	80	71	- 11.3%
933	852	- 8.7%	58	66	+ 13.8%
1,134	1,223	+ 7.8%	48	65	+ 35.4%
1,431	1,522	+ 6.4%	46	82	+ 78.3%
<b>5,019</b>	<b>4,872</b>	<b>- 2.9%</b>	<b>326</b>	<b>359</b>	<b>+ 10.1%</b>

### Condos

By Bedroom Count	8-2014	8-2015	Change
2 Bedrooms or Less	572	503	- 12.1%
3 Bedrooms	2,473	2,427	- 1.9%
4 Bedrooms or More	2,425	2,423	- 0.1%
<b>All Bedroom Counts</b>	<b>5,470</b>	<b>5,353</b>	<b>- 2.1%</b>

8-2014	8-2015	Change	8-2014	8-2015	Change
380	322	- 15.3%	176	161	- 8.5%
2,257	2,178	- 3.5%	129	172	+ 33.3%
2,382	2,372	- 0.4%	21	26	+ 23.8%
<b>5,019</b>	<b>4,872</b>	<b>- 2.9%</b>	<b>326</b>	<b>359</b>	<b>+ 10.1%</b>

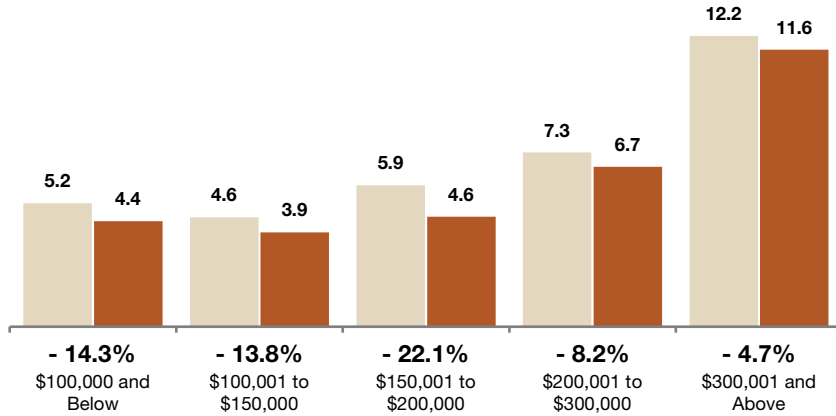
# Months Supply of Inventory

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.**



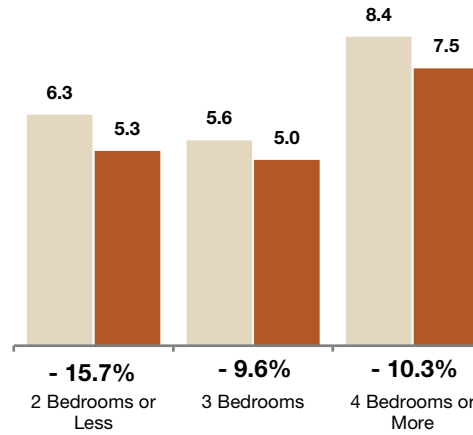
## By Price Range

■ 8-2014 ■ 8-2015



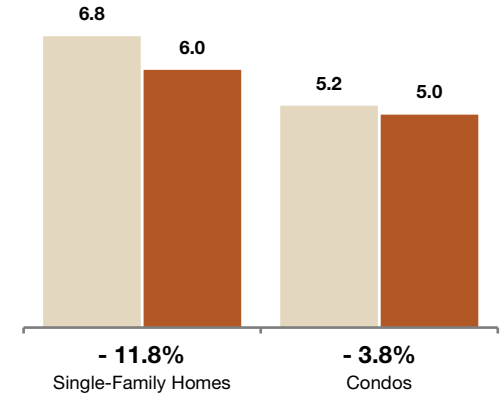
## By Bedroom Count

■ 8-2014 ■ 8-2015



## By Property Type

■ 8-2014 ■ 8-2015



### All Properties

#### By Price Range

	8-2014	8-2015	Change
\$100,000 and Below	5.2	4.4	- 14.3%
\$100,001 to \$150,000	4.6	3.9	- 13.8%
\$150,001 to \$200,000	5.9	4.6	- 22.1%
\$200,001 to \$300,000	7.3	6.7	- 8.2%
\$300,001 and Above	12.2	11.6	- 4.7%
<b>All Price Ranges</b>	<b>6.6</b>	<b>5.9</b>	<b>- 10.6%</b>

### Single-Family Homes

	8-2014	8-2015	Change
2 Bedrooms or Less	6.3	5.3	- 15.7%
3 Bedrooms	5.6	5.0	- 9.6%
4 Bedrooms or More	8.4	7.5	- 10.3%
<b>All Bedroom Counts</b>	<b>6.6</b>	<b>5.9</b>	<b>- 10.6%</b>

### Condos

#### By Bedroom Count

	8-2014	8-2015	Change
2 Bedrooms or Less	6.3	5.3	- 15.7%
3 Bedrooms	5.6	5.0	- 9.6%
4 Bedrooms or More	8.4	7.5	- 10.3%
<b>All Bedroom Counts</b>	<b>6.6</b>	<b>5.9</b>	<b>- 10.6%</b>

	8-2014	8-2015	Change
Single-Family Homes	6.8	6.0	- 11.8%
Condos	5.2	5.0	- 3.8%