

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, 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 15.1 percent.

The overall Median Sales Price was up 3.4 percent to \$163,310. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 3.1 percent to \$171,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 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 5.2 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 4.8 percent. That amounts to 6.7 months supply for Single-Family homes and 8.1 months supply for Condos.

Quick Facts

+ 15.1%

Price Range With the Strongest Sales:

\$300,001 and Above

+ 12.6%

Bedroom Count With Strongest Sales:

4 Bedrooms or More

+ 11.1%

Property Type With Strongest Sales:

Single-Family

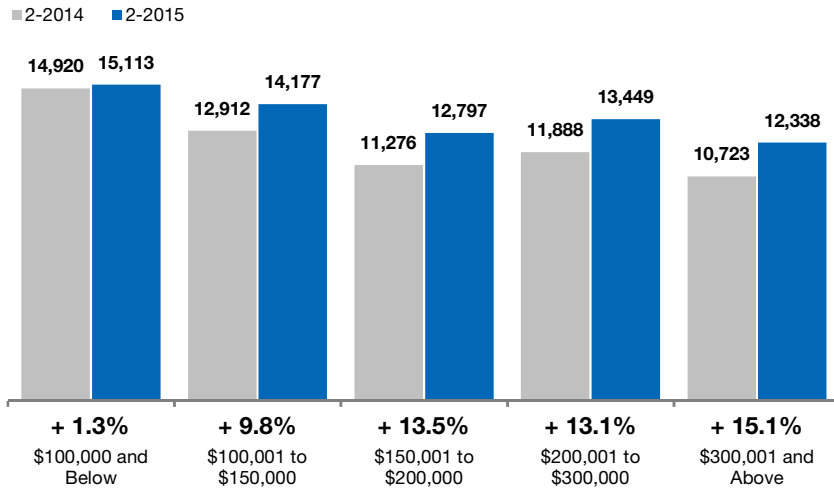
Pending Sales	2
Days on Market Until Sale	3
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Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

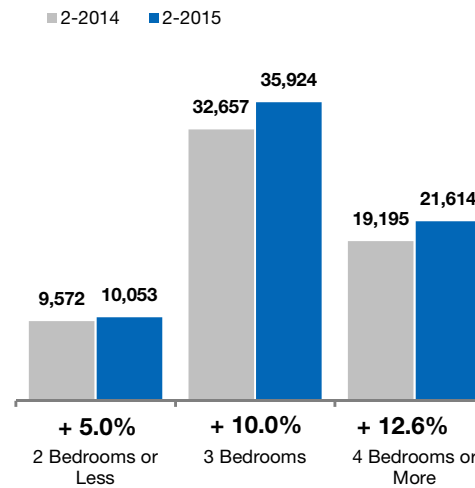
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



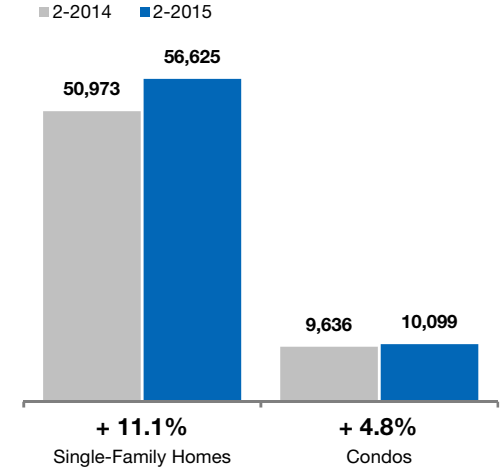
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	14,920	15,113	+ 1.3%
\$100,001 to \$150,000	12,912	14,177	+ 9.8%
\$150,001 to \$200,000	11,276	12,797	+ 13.5%
\$200,001 to \$300,000	11,888	13,449	+ 13.1%
\$300,001 and Above	10,723	12,338	+ 15.1%
All Price Ranges	61,719	67,874	+ 10.0%

Single-Family Homes

2-2014	2-2015	Change
10,655	10,984	+ 3.1%
10,525	11,477	+ 9.0%
9,727	11,079	+ 13.9%
10,599	12,055	+ 13.7%
9,467	11,030	+ 16.5%
50,973	56,625	+ 11.1%

Condos

2-2014	2-2015	Change
3,382	3,267	- 3.4%
2,279	2,562	+ 12.4%
1,499	1,648	+ 9.9%
1,245	1,339	+ 7.6%
1,231	1,283	+ 4.2%
9,636	10,099	+ 4.8%

By Bedroom Count

2-2014	2-2015	Change
9,572	10,053	+ 5.0%
32,657	35,924	+ 10.0%
19,195	21,614	+ 12.6%
61,719	67,874	+ 10.0%

2-2014	2-2015	Change
3,889	4,107	+ 5.6%
28,586	31,669	+ 10.8%
18,488	20,847	+ 12.8%
50,973	56,625	+ 11.1%

2-2014	2-2015	Change
5,581	5,821	+ 4.3%
3,389	3,564	+ 5.2%
411	445	+ 8.3%
9,636	10,099	+ 4.8%

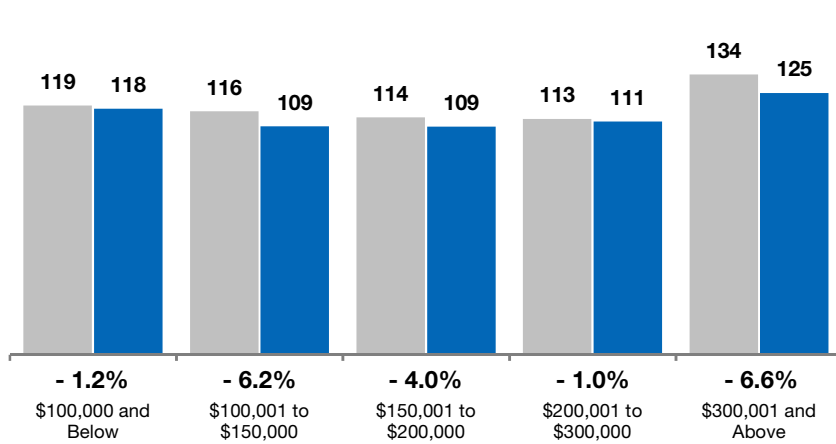
Days on Market Until Sale

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



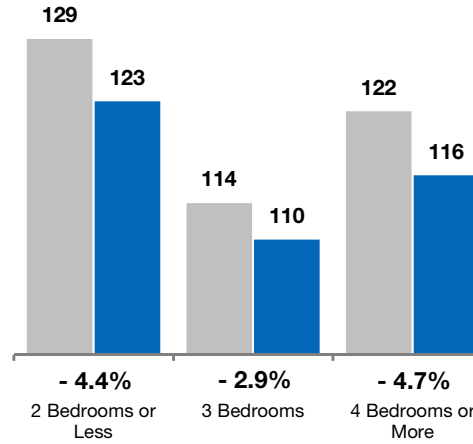
By Price Range

■ 2-2014 ■ 2-2015



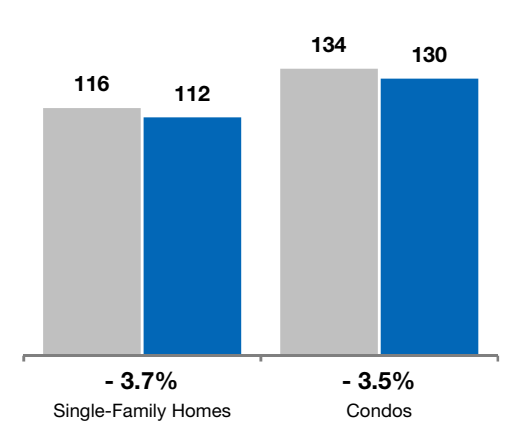
By Bedroom Count

■ 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	119	118	- 1.2%
\$100,001 to \$150,000	116	109	- 6.2%
\$150,001 to \$200,000	114	109	- 4.0%
\$200,001 to \$300,000	113	111	- 1.0%
\$300,001 and Above	134	125	- 6.6%
All Price Ranges	119	114	- 3.7%

Single-Family Homes

	2-2014	2-2015	Change
2 Bedrooms or Less	116	115	- 0.9%
3 Bedrooms	113	105	- 7.0%
4 Bedrooms or More	111	106	- 4.0%
Single-Family Homes	110	109	- 1.0%
Condos	131	123	- 5.9%
All Price Ranges	116	112	- 3.7%

Condos

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	129	123	- 4.4%
3 Bedrooms	114	110	- 2.9%
4 Bedrooms or More	122	116	- 4.7%
All Bedroom Counts	119	114	- 3.7%

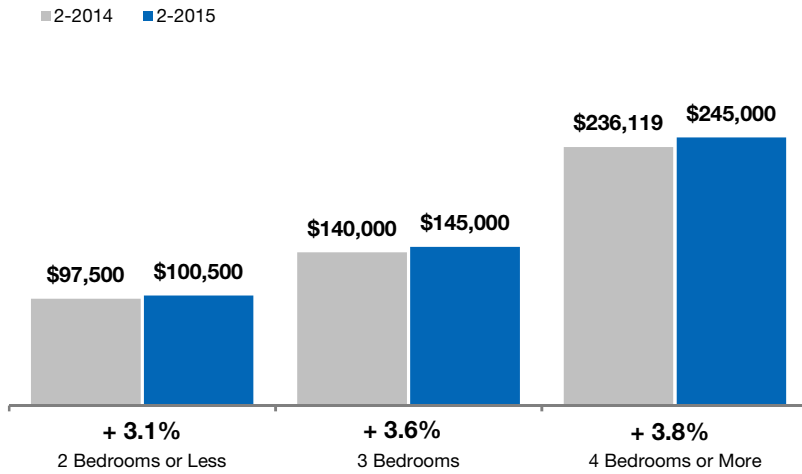
	2-2014	2-2015	Change
2 Bedrooms or Less	120	114	- 4.6%
3 Bedrooms	111	109	- 2.7%
4 Bedrooms or More	122	116	- 4.9%
Single-Family Homes	130	136	+ 4.3%
Condos	135	129	- 4.1%
All Price Ranges	116	112	- 3.7%

Median Sales Price

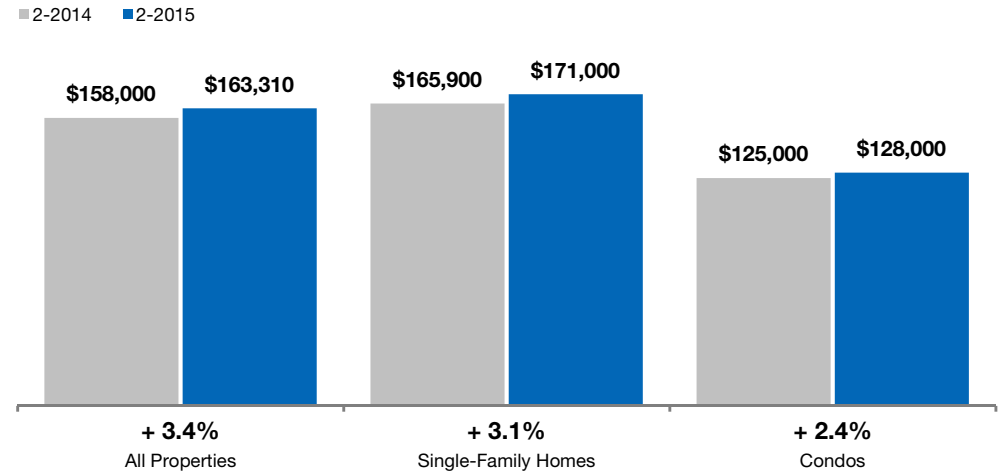
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	\$97,500	\$100,500	+ 3.1%
3 Bedrooms	\$140,000	\$145,000	+ 3.6%
4 Bedrooms or More	\$236,119	\$245,000	+ 3.8%
All Bedroom Counts	\$158,000	\$163,310	+ 3.4%

Single-Family Homes

2-2014	2-2015	Change	2-2014	2-2015	Change
\$89,000	\$88,000	- 1.1%	\$103,480	\$108,000	+ 4.4%
\$139,500	\$145,000	+ 3.9%	\$160,000	\$165,750	+ 3.6%
\$238,000	\$245,838	+ 3.3%	\$262,400	\$263,933	+ 0.6%
\$165,900	\$171,000	+ 3.1%	\$125,000	\$128,000	+ 2.4%

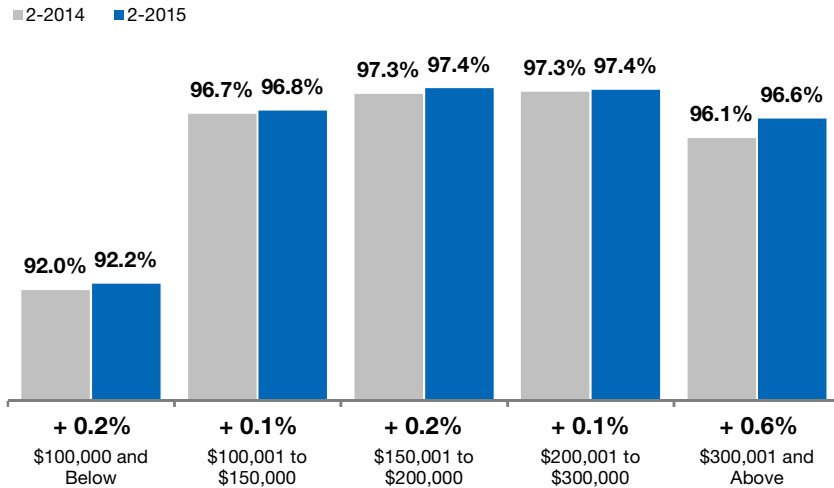
Condos

Percent of List Price Received

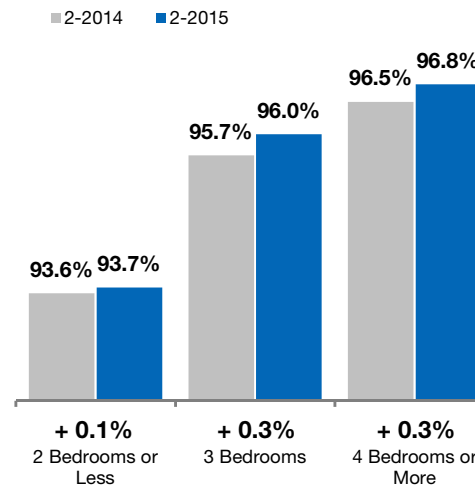
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



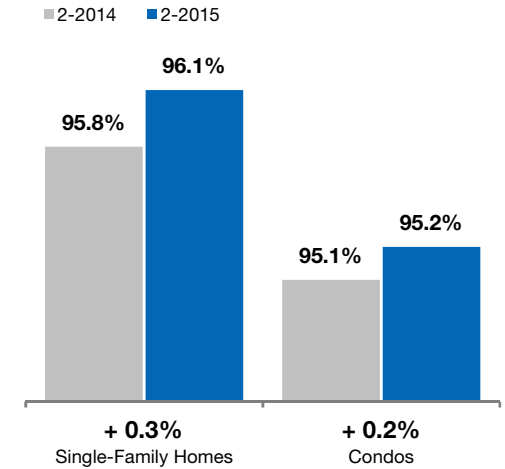
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	92.0%	92.2%	+ 0.2%
\$100,001 to \$150,000	96.7%	96.8%	+ 0.1%
\$150,001 to \$200,000	97.3%	97.4%	+ 0.2%
\$200,001 to \$300,000	97.3%	97.4%	+ 0.1%
\$300,001 and Above	96.1%	96.6%	+ 0.6%
All Price Ranges	95.6%	95.9%	+ 0.3%

Single-Family Homes

2-2014	2-2015	Change
91.5%	91.8%	+ 0.3%
96.9%	97.0%	+ 0.1%
97.4%	97.5%	+ 0.1%
97.5%	97.5%	+ 0.0%
96.1%	96.7%	+ 0.6%
95.8%	96.1%	+ 0.3%

Condos

2-2014	2-2015	Change
93.5%	93.6%	+ 0.1%
96.1%	96.0%	- 0.1%
96.3%	96.5%	+ 0.2%
95.8%	96.0%	+ 0.2%
95.5%	95.9%	+ 0.4%
95.1%	95.2%	+ 0.2%

By Bedroom Count

2-2014	2-2015	Change
93.6%	93.7%	+ 0.1%
95.7%	96.0%	+ 0.3%
96.5%	96.8%	+ 0.3%
95.6%	95.9%	+ 0.3%

2-2014	2-2015	Change	2-2014	2-2015	Change
92.4%	92.3%	- 0.1%	94.5%	94.8%	+ 0.3%
95.7%	96.1%	+ 0.4%	96.0%	96.2%	+ 0.1%
96.6%	96.8%	+ 0.3%	96.1%	95.3%	- 0.8%
95.8%	96.1%	+ 0.3%	95.1%	95.2%	+ 0.2%

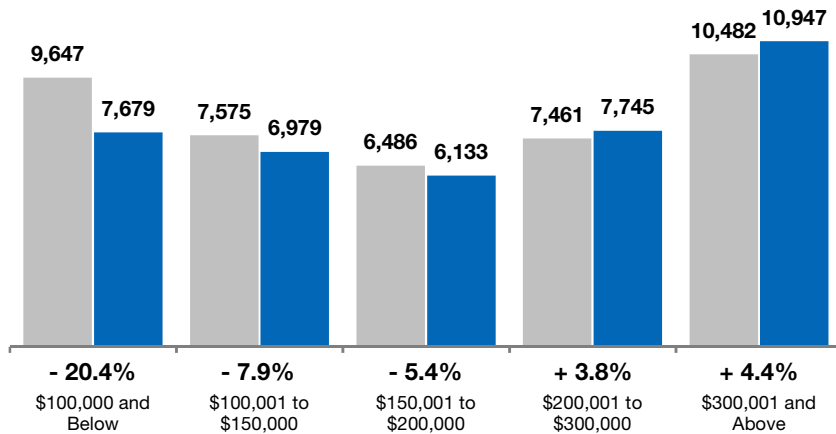
Inventory of Homes for Sale

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



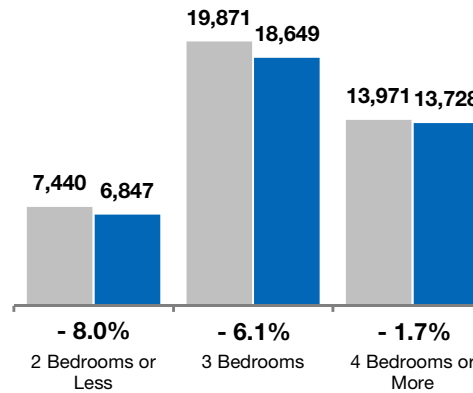
By Price Range

■ 2-2014 ■ 2-2015



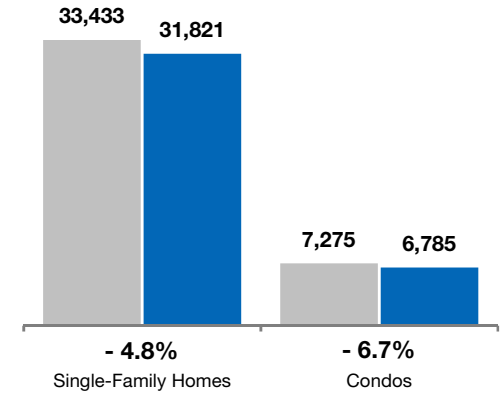
By Bedroom Count

■ 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	9,647	7,679	- 20.4%
\$100,001 to \$150,000	7,575	6,979	- 7.9%
\$150,001 to \$200,000	6,486	6,133	- 5.4%
\$200,001 to \$300,000	7,461	7,745	+ 3.8%
\$300,001 and Above	10,482	10,947	+ 4.4%
All Price Ranges	41,651	39,483	- 5.2%

Single-Family Homes

	2-2014	2-2015	Change
2 Bedrooms or Less	6,872	5,379	- 21.7%
3 Bedrooms	5,737	5,132	- 10.5%
4 Bedrooms or More	5,358	5,113	- 4.6%
	6,368	6,601	+ 3.7%
	9,098	9,596	+ 5.5%
All Single-Family Homes	33,433	31,821	- 4.8%

Condos

	2-2014	2-2015	Change
2 Bedrooms or Less	2,167	1,789	- 17.4%
3 Bedrooms	1,695	1,687	- 0.5%
4 Bedrooms or More	1,061	930	- 12.3%
	1,018	1,081	+ 6.2%
	1,334	1,298	- 2.7%
All Condos	7,275	6,785	- 6.7%

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	7,440	6,847	- 8.0%
3 Bedrooms	19,871	18,649	- 6.1%
4 Bedrooms or More	13,971	13,728	- 1.7%
All Bedroom Counts	41,651	39,483	- 5.2%

	2-2014	2-2015	Change
2 Bedrooms or Less	2,984	2,643	- 11.4%
3 Bedrooms	17,086	15,973	- 6.5%
4 Bedrooms or More	13,359	13,201	- 1.2%
All Single-Family Homes	33,433	31,821	- 4.8%

	2-2014	2-2015	Change
2 Bedrooms or Less	4,329	4,035	- 6.8%
3 Bedrooms	2,300	2,240	- 2.6%
4 Bedrooms or More	377	310	- 17.8%
All Condos	7,275	6,785	- 6.7%

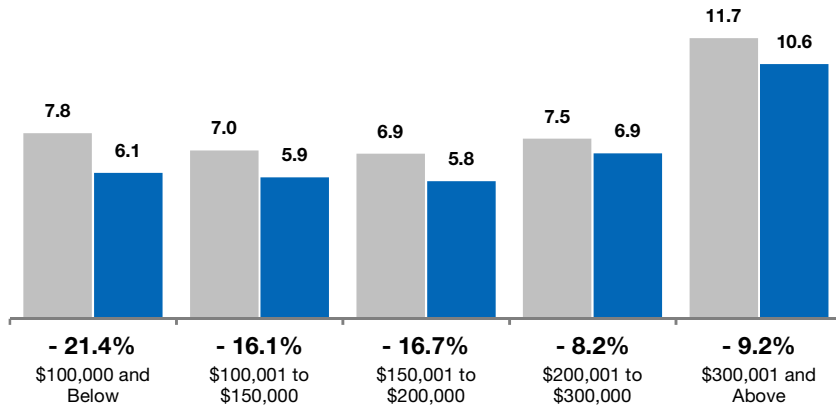
Months Supply of Inventory

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.**



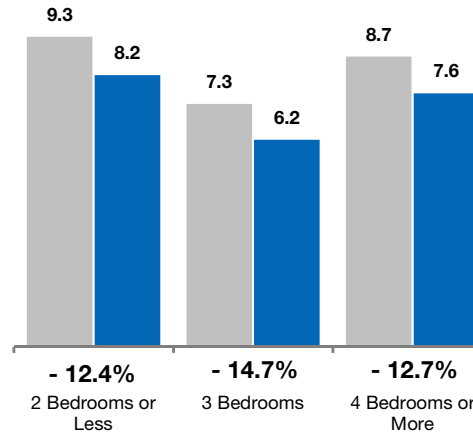
By Price Range

■ 2-2014 ■ 2-2015



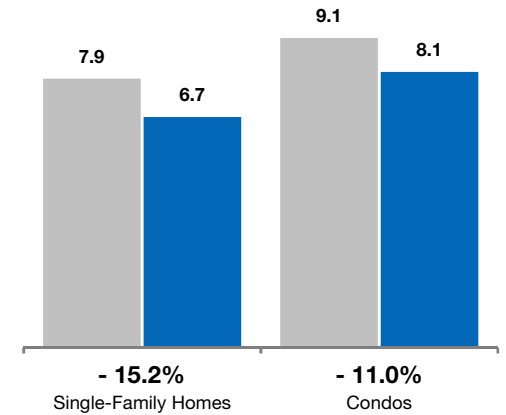
By Bedroom Count

■ 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	7.8	6.1	- 21.4%
\$100,001 to \$150,000	7.0	5.9	- 16.1%
\$150,001 to \$200,000	6.9	5.8	- 16.7%
\$200,001 to \$300,000	7.5	6.9	- 8.2%
\$300,001 and Above	11.7	10.6	- 9.2%
All Price Ranges	8.1	7.0	- 13.6%

Single-Family Homes

	2-2014	2-2015	Change
2 Bedrooms or Less	7.7	5.9	- 24.1%
3 Bedrooms	6.5	5.4	- 18.0%
4 Bedrooms or More	6.6	5.5	- 16.2%
All Bedroom Counts	7.2	6.6	- 8.9%
All Price Ranges	11.5	10.4	- 9.5%
All Price Ranges	7.9	6.7	- 15.2%

Condos

	2-2014	2-2015	Change
2 Bedrooms or Less	7.7	6.6	- 14.5%
3 Bedrooms	8.9	7.9	- 11.5%
4 Bedrooms or More	8.5	6.8	- 20.3%
All Bedroom Counts	9.8	9.7	- 1.3%
All Price Ranges	13.0	12.1	- 6.6%
All Price Ranges	9.1	8.1	- 11.0%

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	9.3	8.2	- 12.4%
3 Bedrooms	7.3	6.2	- 14.7%
4 Bedrooms or More	8.7	7.6	- 12.7%
All Bedroom Counts	8.1	7.0	- 13.6%

	2-2014	2-2015	Change
2 Bedrooms or Less	9.2	7.7	- 16.1%
3 Bedrooms	7.2	6.1	- 15.6%
4 Bedrooms or More	8.7	7.6	- 12.4%
All Bedroom Counts	7.9	6.7	- 15.2%

	2-2014	2-2015	Change
2 Bedrooms or Less	9.3	8.3	- 10.6%
3 Bedrooms	8.1	7.5	- 7.4%
4 Bedrooms or More	11.0	8.4	- 24.0%
All Bedroom Counts	9.1	8.1	- 11.0%