

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2015

The last 12 months have seen a lot of buyer activity. Prices are up in most markets and buyers are hungry to purchase, yet inventory remains low. If existing owners will not sell, new construction is the next best answer to this dilemma. For the 12-month period spanning June 2014 through May 2015, Pending Sales in the state of South Carolina were up 13.0 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 18.3 percent.

The overall Median Sales Price was up 3.2 percent to \$165,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.3 percent to \$174,894. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 106 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 121 days.

Market-wide, inventory levels were down 8.1 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 7.0 percent. That amounts to 6.9 months supply for Single-Family homes and 7.7 months supply for Condos.

Quick Facts

+ 18.3%

+ 15.3%

+ 13.8%

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

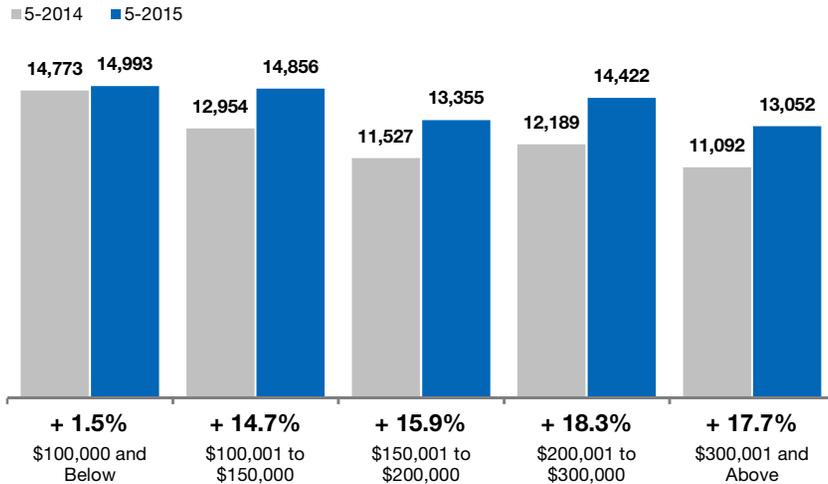
Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

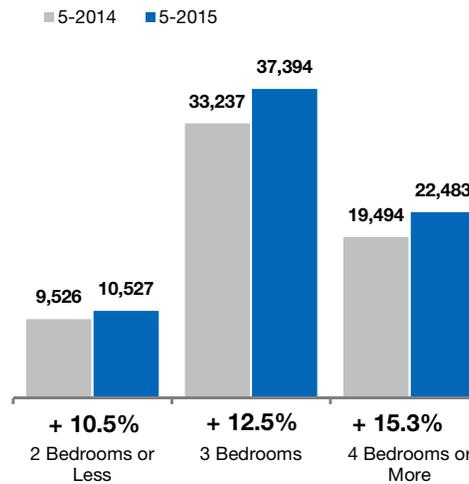
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



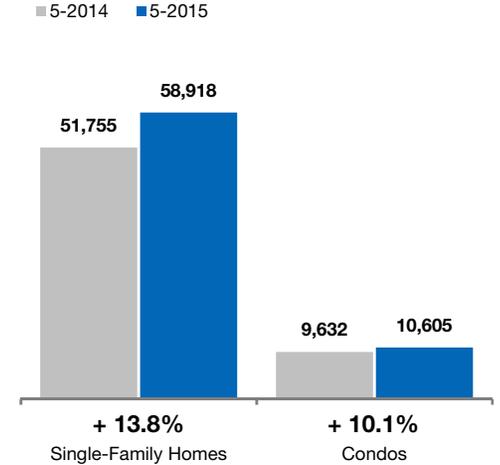
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	14,773	14,993	+ 1.5%
\$100,001 to \$150,000	12,954	14,856	+ 14.7%
\$150,001 to \$200,000	11,527	13,355	+ 15.9%
\$200,001 to \$300,000	12,189	14,422	+ 18.3%
\$300,001 and Above	11,092	13,052	+ 17.7%
All Price Ranges	62,535	70,678	+ 13.0%

Single-Family Homes

5-2014	5-2015	Change	5-2014	5-2015	Change
10,578	10,831	+ 2.4%	3,291	3,312	+ 0.6%
10,530	11,914	+ 13.1%	2,312	2,793	+ 20.8%
9,917	11,613	+ 17.1%	1,545	1,681	+ 8.8%
10,892	12,898	+ 18.4%	1,255	1,456	+ 16.0%
9,838	11,662	+ 18.5%	1,229	1,363	+ 10.9%
51,755	58,918	+ 13.8%	9,632	10,605	+ 10.1%

Condos

By Bedroom Count	5-2014	5-2015	Change
2 Bedrooms or Less	9,526	10,527	+ 10.5%
3 Bedrooms	33,237	37,394	+ 12.5%
4 Bedrooms or More	19,494	22,483	+ 15.3%
All Bedroom Counts	62,535	70,678	+ 13.0%

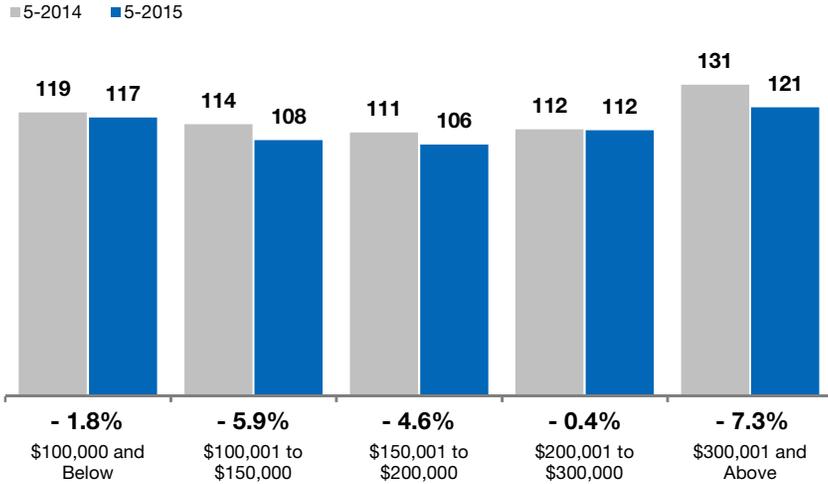
5-2014	5-2015	Change	5-2014	5-2015	Change
3,904	4,255	+ 9.0%	5,518	6,132	+ 11.1%
29,067	32,936	+ 13.3%	3,453	3,771	+ 9.2%
18,775	21,725	+ 15.7%	413	438	+ 6.1%
51,755	58,918	+ 13.8%	9,632	10,605	+ 10.1%

Days on Market Until Sale

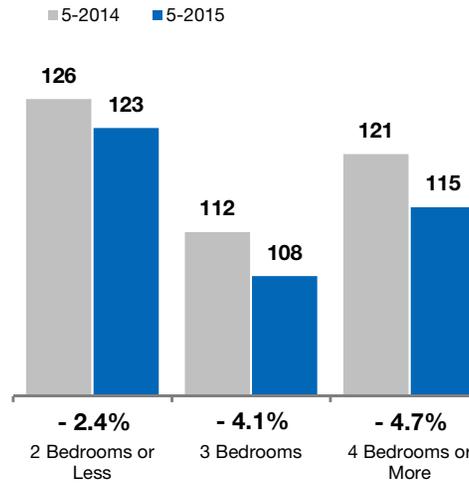
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



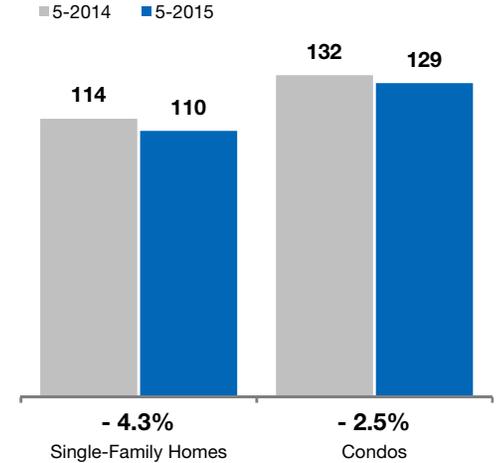
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	119	117	- 1.8%
\$100,001 to \$150,000	114	108	- 5.9%
\$150,001 to \$200,000	111	106	- 4.6%
\$200,001 to \$300,000	112	112	- 0.4%
\$300,001 and Above	131	121	- 7.3%
All Price Ranges	117	113	- 4.0%

Single-Family Homes

5-2014	5-2015	Change	5-2014	5-2015	Change
117	115	- 2.0%	130	129	- 1.3%
111	103	- 7.0%	129	126	- 2.6%
108	103	- 5.1%	126	124	- 1.5%
110	109	- 0.7%	133	135	+ 1.9%
128	119	- 6.7%	154	139	- 9.9%
114	110	- 4.3%	132	129	- 2.5%

Condos

By Bedroom Count	5-2014	5-2015	Change
2 Bedrooms or Less	126	123	- 2.4%
3 Bedrooms	112	108	- 4.1%
4 Bedrooms or More	121	115	- 4.7%
All Bedroom Counts	117	113	- 4.0%

5-2014	5-2015	Change	5-2014	5-2015	Change
118	113	- 4.4%	133	131	- 1.6%
110	106	- 3.9%	130	123	- 5.7%
120	115	- 4.9%	129	134	+ 3.5%
114	110	- 4.3%	132	129	- 2.5%

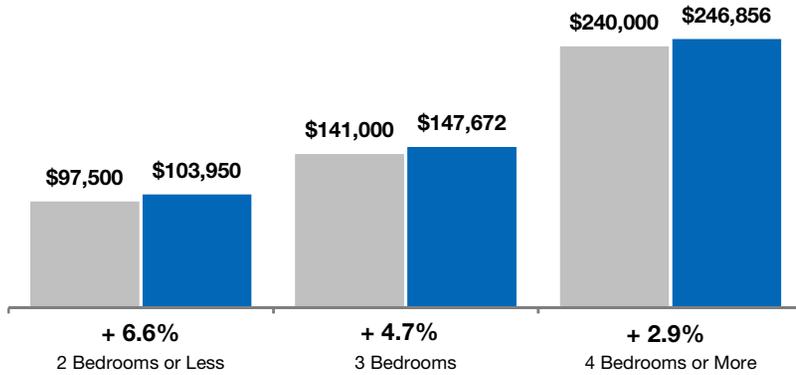
Median Sales Price

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



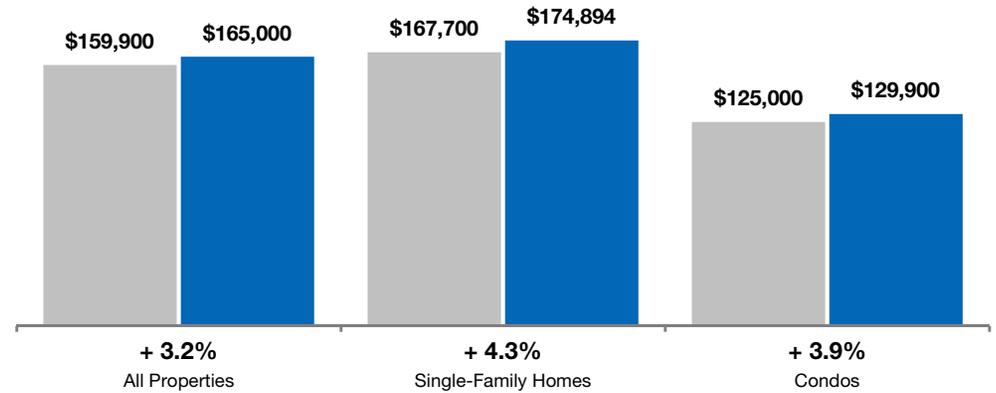
By Bedroom Count

■ 5-2014 ■ 5-2015



By Property Type

■ 5-2014 ■ 5-2015



All Properties

By Bedroom Count

	5-2014	5-2015	Change
2 Bedrooms or Less	\$97,500	\$103,950	+ 6.6%
3 Bedrooms	\$141,000	\$147,672	+ 4.7%
4 Bedrooms or More	\$240,000	\$246,856	+ 2.9%
All Bedroom Counts	\$159,900	\$165,000	+ 3.2%

Single-Family Homes

	5-2014	5-2015	Change
Single-Family Homes	\$167,700	\$174,894	+ 4.3%

Condos

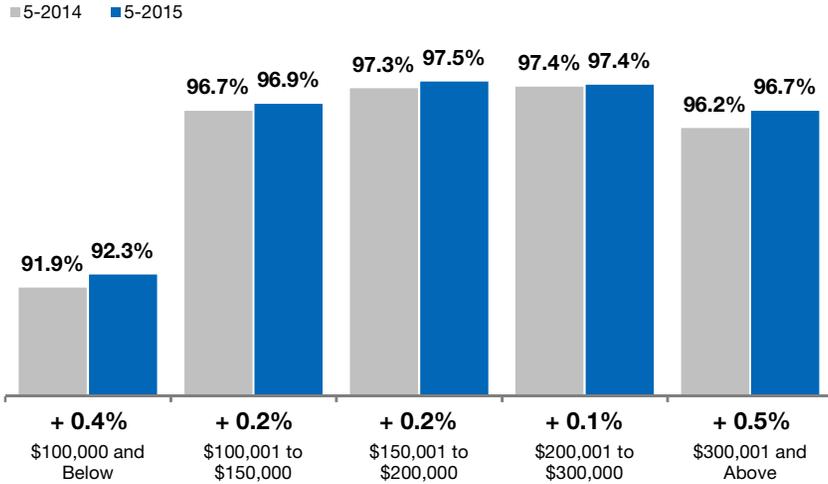
	5-2014	5-2015	Change
Condos	\$125,000	\$129,900	+ 3.9%

Percent of List Price Received

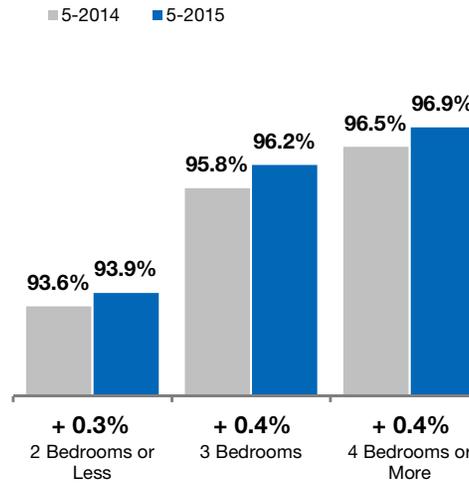
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



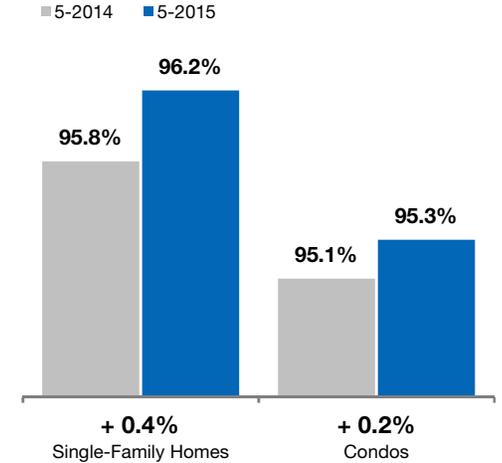
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	91.9%	92.3%	+ 0.4%
\$100,001 to \$150,000	96.7%	96.9%	+ 0.2%
\$150,001 to \$200,000	97.3%	97.5%	+ 0.2%
\$200,001 to \$300,000	97.4%	97.4%	+ 0.1%
\$300,001 and Above	96.2%	96.7%	+ 0.5%
All Price Ranges	95.7%	96.1%	+ 0.4%

Single-Family Homes

5-2014	5-2015	Change	5-2014	5-2015	Change
91.4%	91.9%	+ 0.6%	93.5%	93.6%	+ 0.1%
96.8%	97.1%	+ 0.2%	96.0%	96.1%	+ 0.1%
97.5%	97.6%	+ 0.2%	96.4%	96.7%	+ 0.3%
97.5%	97.5%	+ 0.0%	95.8%	96.2%	+ 0.4%
96.3%	96.8%	+ 0.5%	95.8%	95.9%	+ 0.1%
95.8%	96.2%	+ 0.4%	95.1%	95.3%	+ 0.2%

Condos

By Bedroom Count	5-2014	5-2015	Change
2 Bedrooms or Less	93.6%	93.9%	+ 0.3%
3 Bedrooms	95.8%	96.2%	+ 0.4%
4 Bedrooms or More	96.5%	96.9%	+ 0.4%
All Bedroom Counts	95.7%	96.1%	+ 0.4%

5-2014	5-2015	Change	5-2014	5-2015	Change
92.3%	92.6%	+ 0.4%	94.6%	94.8%	+ 0.3%
95.8%	96.2%	+ 0.5%	96.1%	96.3%	+ 0.3%
96.6%	96.9%	+ 0.4%	96.0%	95.7%	- 0.4%
95.8%	96.2%	+ 0.4%	95.1%	95.3%	+ 0.2%

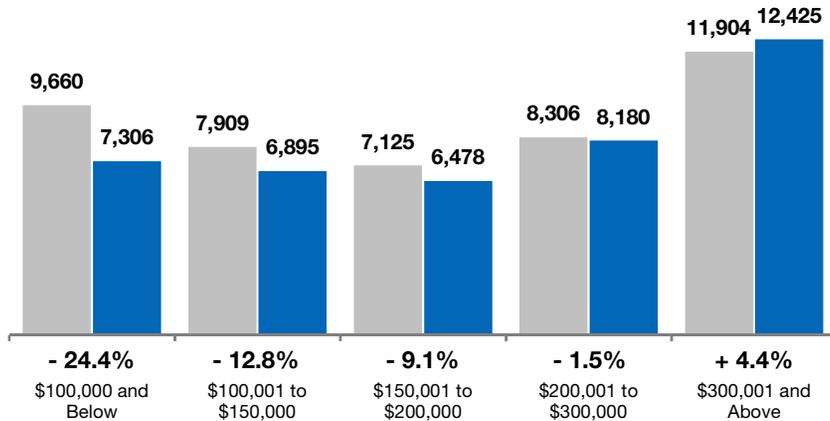
Inventory of Homes for Sale

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



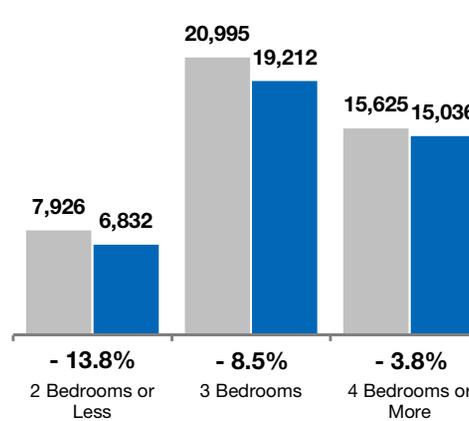
By Price Range

■ 5-2014 ■ 5-2015



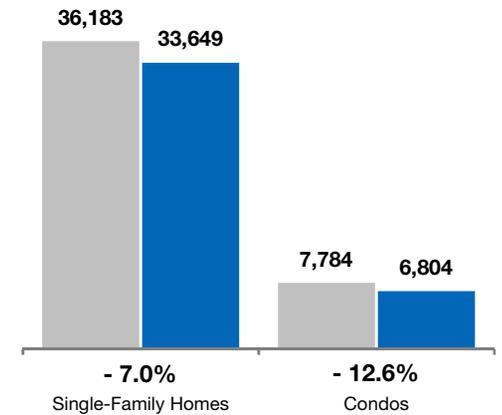
By Bedroom Count

■ 5-2014 ■ 5-2015



By Property Type

■ 5-2014 ■ 5-2015



All Properties

By Price Range

	5-2014	5-2015	Change
\$100,000 and Below	9,660	7,306	- 24.4%
\$100,001 to \$150,000	7,909	6,895	- 12.8%
\$150,001 to \$200,000	7,125	6,478	- 9.1%
\$200,001 to \$300,000	8,306	8,180	- 1.5%
\$300,001 and Above	11,904	12,425	+ 4.4%
All Price Ranges	44,904	41,284	- 8.1%

Single-Family Homes

	5-2014	5-2015	Change
2 Bedrooms or Less	6,829	5,175	- 24.2%
3 Bedrooms	5,938	5,066	- 14.7%
4 Bedrooms or More	5,962	5,403	- 9.4%
	7,095	7,071	- 0.3%
	10,359	10,934	+ 5.6%
All Single-Family Homes	36,183	33,649	- 7.0%

Condos

	5-2014	5-2015	Change
2 Bedrooms or Less	2,237	1,676	- 25.1%
3 Bedrooms	1,836	1,667	- 9.2%
4 Bedrooms or More	1,092	986	- 9.7%
	1,136	1,033	- 9.1%
	1,483	1,442	- 2.8%
All Condos	7,784	6,804	- 12.6%

By Bedroom Count

	5-2014	5-2015	Change
2 Bedrooms or Less	7,926	6,832	- 13.8%
3 Bedrooms	20,995	19,212	- 8.5%
4 Bedrooms or More	15,625	15,036	- 3.8%
All Bedroom Counts	44,904	41,284	- 8.1%

	5-2014	5-2015	Change
2 Bedrooms or Less	3,114	2,661	- 14.5%
3 Bedrooms	18,051	16,473	- 8.7%
4 Bedrooms or More	15,013	14,515	- 3.3%
	380	317	- 16.6%
All Single-Family Homes	36,183	33,649	- 7.0%

	5-2014	5-2015	Change
2 Bedrooms or Less	4,663	4,011	- 14.0%
3 Bedrooms	2,465	2,283	- 7.4%
4 Bedrooms or More	380	317	- 16.6%
All Condos	7,784	6,804	- 12.6%

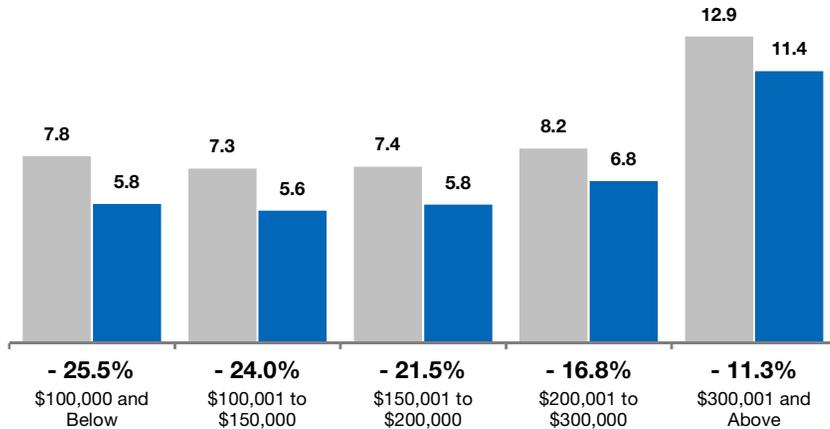
Months Supply of Inventory

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.**



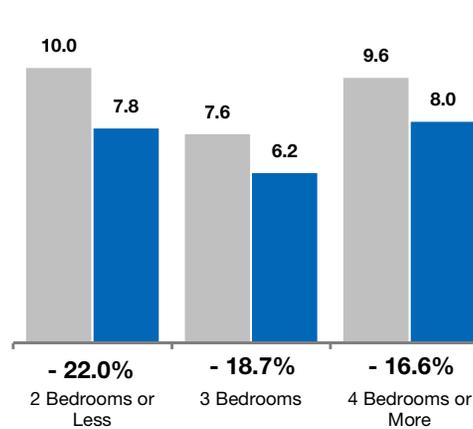
By Price Range

■ 5-2014 ■ 5-2015



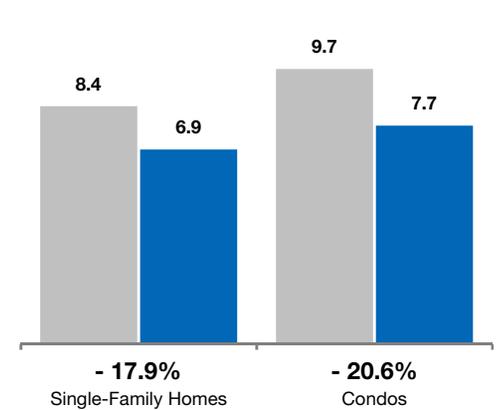
By Bedroom Count

■ 5-2014 ■ 5-2015



By Property Type

■ 5-2014 ■ 5-2015



All Properties

By Price Range

	5-2014	5-2015	Change
\$100,000 and Below	7.8	5.8	- 25.5%
\$100,001 to \$150,000	7.3	5.6	- 24.0%
\$150,001 to \$200,000	7.4	5.8	- 21.5%
\$200,001 to \$300,000	8.2	6.8	- 16.8%
\$300,001 and Above	12.9	11.4	- 11.3%
All Price Ranges	8.6	7.0	- 18.6%

Single-Family Homes

	5-2014	5-2015	Change
2 Bedrooms or Less	7.7	5.7	- 26.0%
3 Bedrooms	6.8	5.1	- 24.6%
4 Bedrooms or More	7.2	5.6	- 22.6%
Single-Family Homes	7.8	6.6	- 15.8%
Condos	12.6	11.3	- 11.0%
All Price Ranges	8.4	6.9	- 17.9%

Condos

By Bedroom Count

	5-2014	5-2015	Change
2 Bedrooms or Less	10.0	7.8	- 22.0%
3 Bedrooms	7.6	6.2	- 18.7%
4 Bedrooms or More	9.6	8.0	- 16.6%
All Bedroom Counts	8.6	7.0	- 18.6%

	5-2014	5-2015	Change
2 Bedrooms or Less	9.6	7.5	- 21.6%
3 Bedrooms	7.5	6.0	- 19.5%
4 Bedrooms or More	9.6	8.0	- 16.5%
Single-Family Homes	10.1	7.8	- 22.6%
Condos	8.6	7.3	- 15.2%
All Price Ranges	9.7	7.7	- 20.6%