

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2015

Bring on the balmy summer breezes and the second round of the summer selling season, but let's see how the first half of the year fared first. For the 12-month period spanning July 2014 through June 2015, Pending Sales in the state of South Carolina were up 13.6 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 20.7 percent.

The overall Median Sales Price was up 4.4 percent to \$166,990. The property type with the largest price gain was the Condos segment, where prices increased 3.6 percent to \$130,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 104 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 8.6 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 8.1 percent. That amounts to 6.7 months supply for Single-Family homes and 7.6 months supply for Condos.

Quick Facts

+ 20.7%

+ 16.3%

+ 14.4%

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

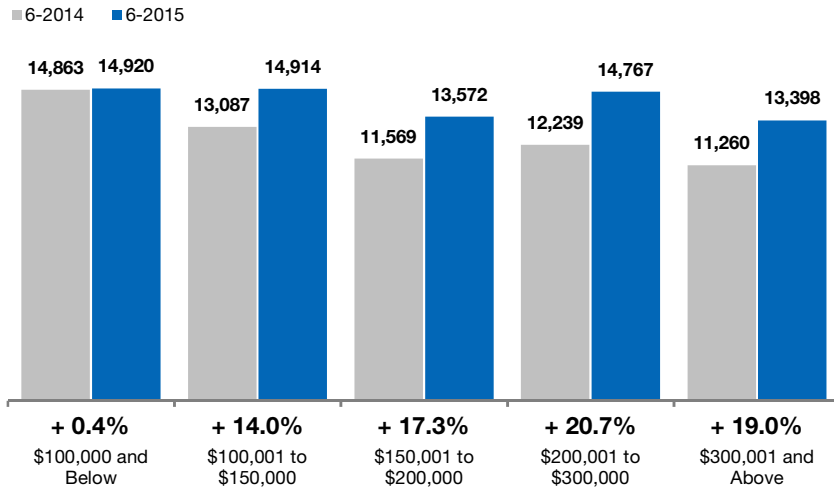
Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

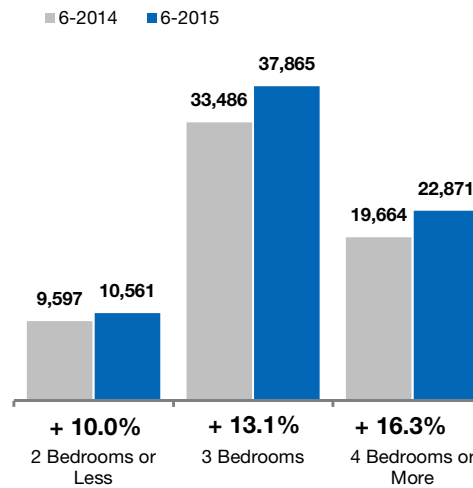
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



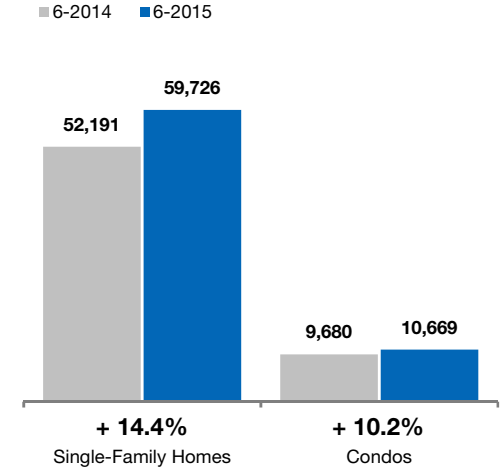
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	14,863	14,920	+ 0.4%
\$100,001 to \$150,000	13,087	14,914	+ 14.0%
\$150,001 to \$200,000	11,569	13,572	+ 17.3%
\$200,001 to \$300,000	12,239	14,767	+ 20.7%
\$300,001 and Above	11,260	13,398	+ 19.0%
All Price Ranges	63,018	71,571	+ 13.6%

Single-Family Homes

6-2014	6-2015	Change	6-2014	6-2015	Change
10,660	10,797	+ 1.3%	3,296	3,273	- 0.7%
10,614	11,950	+ 12.6%	2,359	2,804	+ 18.9%
9,948	11,806	+ 18.7%	1,563	1,698	+ 8.6%
10,947	13,208	+ 20.7%	1,250	1,487	+ 19.0%
10,022	11,965	+ 19.4%	1,212	1,407	+ 16.1%
52,191	59,726	+ 14.4%	9,680	10,669	+ 10.2%

Condos

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	9,597	10,561	+ 10.0%
3 Bedrooms	33,486	37,865	+ 13.1%
4 Bedrooms or More	19,664	22,871	+ 16.3%
All Bedroom Counts	63,018	71,571	+ 13.6%

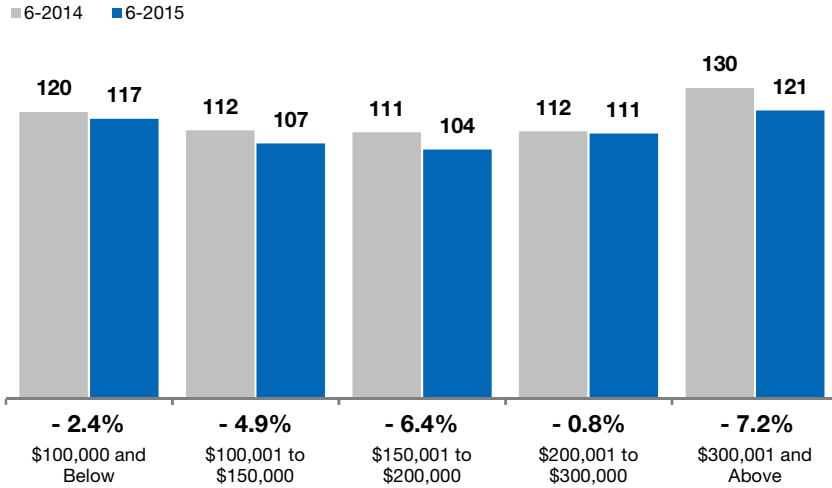
6-2014	6-2015	Change	6-2014	6-2015	Change
3,933	4,296	+ 9.2%	5,564	6,115	+ 9.9%
29,296	33,341	+ 13.8%	3,472	3,835	+ 10.5%
18,954	22,088	+ 16.5%	399	452	+ 13.3%
52,191	59,726	+ 14.4%	9,680	10,669	+ 10.2%

Days on Market Until Sale

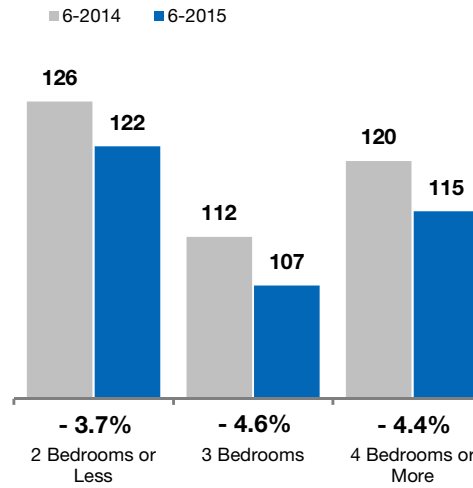
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



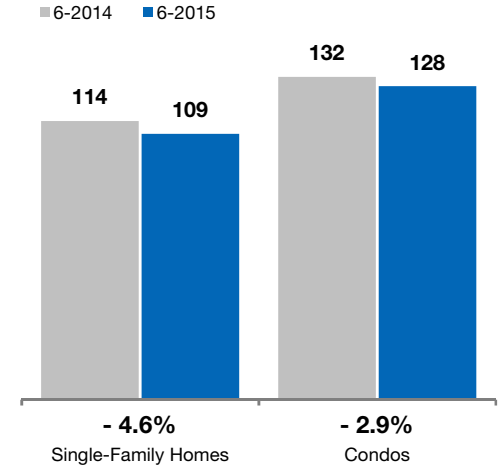
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	120	117	-2.4%
\$100,001 to \$150,000	112	107	-4.9%
\$150,001 to \$200,000	111	104	-6.4%
\$200,001 to \$300,000	112	111	-0.8%
\$300,001 and Above	130	121	-7.2%
All Price Ranges	117	112	-4.3%

Single-Family Homes

6-2014	6-2015	Change	6-2014	6-2015	Change
118	114	-3.5%	130	130	+0.2%
109	103	-5.8%	127	124	-2.1%
109	102	-6.4%	128	121	-5.3%
109	108	-0.6%	137	134	-2.0%
127	119	-6.5%	152	136	-10.3%
114	109	-4.6%	132	128	-2.9%

Condos

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	126	122	-3.7%
3 Bedrooms	112	107	-4.6%
4 Bedrooms or More	120	115	-4.4%
All Bedroom Counts	117	112	-4.3%

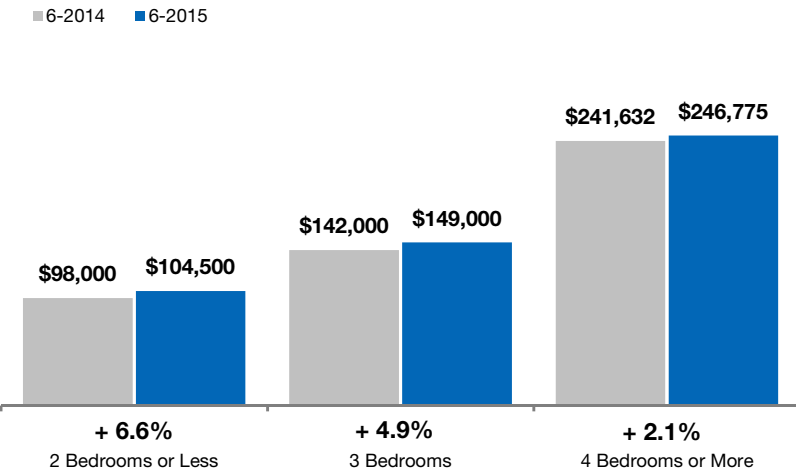
6-2014	6-2015	Change	6-2014	6-2015	Change
118	111	-6.2%	133	129	-2.5%
110	105	-4.4%	130	123	-5.6%
120	114	-4.6%	128	136	+6.4%
114	109	-4.6%	132	128	-2.9%

Median Sales Price

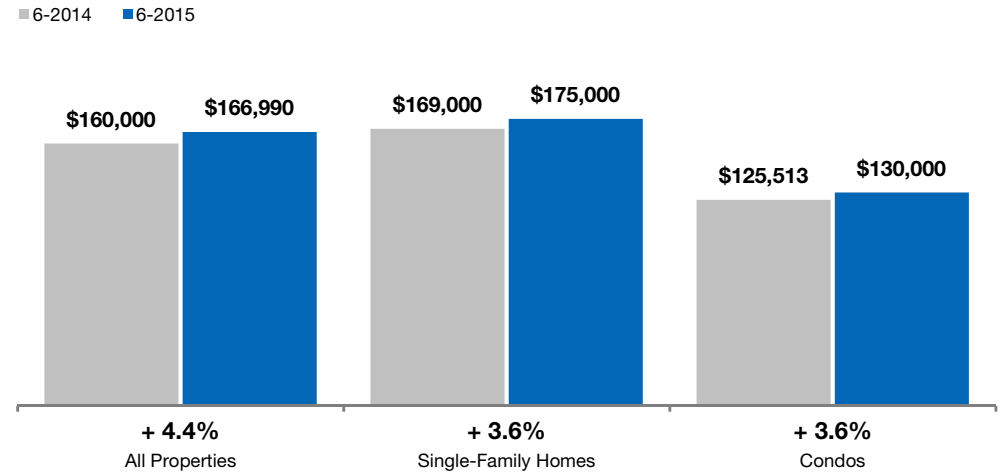
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	\$98,000	\$104,500	+ 6.6%
3 Bedrooms	\$142,000	\$149,000	+ 4.9%
4 Bedrooms or More	\$241,632	\$246,775	+ 2.1%
All Bedroom Counts	\$160,000	\$166,990	+ 4.4%

Single-Family Homes

6-2014	6-2015	Change	6-2014	6-2015	Change
\$87,500	\$91,000	+ 4.0%	\$105,000	\$110,000	+ 4.8%
\$142,000	\$149,000	+ 4.9%	\$164,000	\$167,790	+ 2.3%
\$243,801	\$248,370	+ 1.9%	\$267,900	\$264,865	- 1.1%
\$169,000	\$175,000	+ 3.6%	\$125,513	\$130,000	+ 3.6%

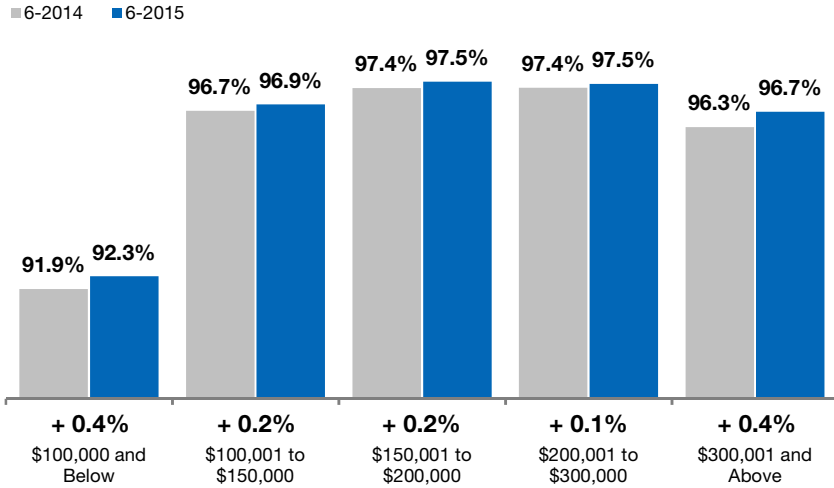
Condos

Percent of List Price Received

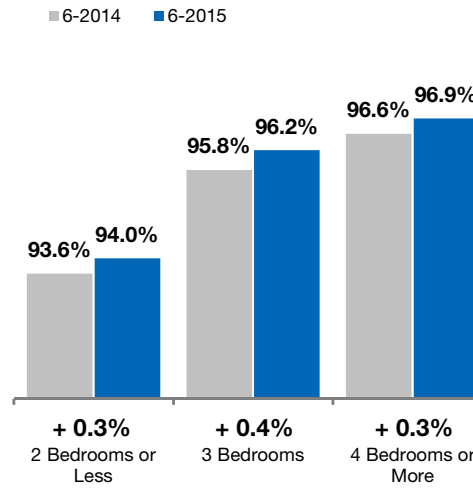
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



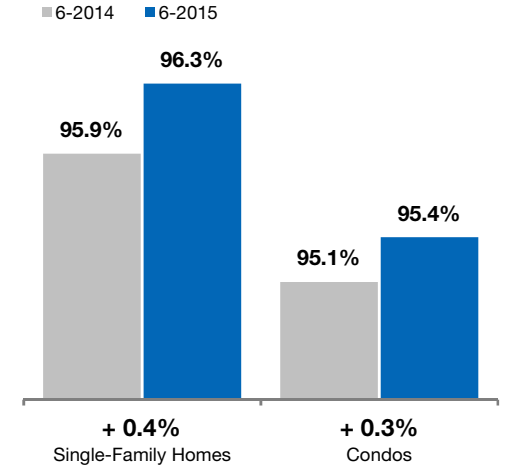
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2014	6-2015	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	97.4%	97.5%	+ 0.2%
\$200,001 to \$300,000	97.4%	97.5%	+ 0.1%
\$300,001 and Above	96.3%	96.7%	+ 0.4%
All Price Ranges	95.7%	96.1%	+ 0.4%

Single-Family Homes

6-2014	6-2015	Change
91.4%	91.9%	+ 0.6%
96.9%	97.1%	+ 0.2%
97.5%	97.7%	+ 0.1%
97.5%	97.6%	+ 0.1%
96.4%	96.8%	+ 0.5%
95.9%	96.3%	+ 0.4%

Condos

6-2014	6-2015	Change
93.5%	93.6%	+ 0.1%
96.0%	96.1%	+ 0.2%
96.4%	96.7%	+ 0.3%
95.8%	96.3%	+ 0.5%
95.9%	95.9%	- 0.0%
95.1%	95.4%	+ 0.3%

By Bedroom Count

6-2014	6-2015	Change
93.6%	94.0%	+ 0.3%
95.8%	96.2%	+ 0.4%
96.6%	96.9%	+ 0.3%
95.7%	96.1%	+ 0.4%

6-2014	6-2015	Change
92.3%	92.8%	+ 0.6%
95.9%	96.3%	+ 0.5%
96.6%	97.0%	+ 0.3%
95.9%	96.3%	+ 0.4%

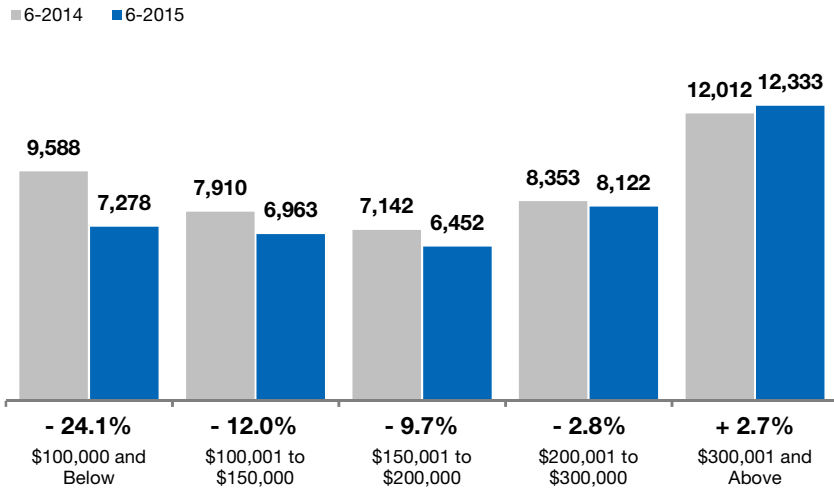
6-2014	6-2015	Change
94.6%	94.9%	+ 0.3%
96.1%	96.4%	+ 0.3%
96.1%	95.8%	- 0.4%
95.1%	95.4%	+ 0.3%

Inventory of Homes for Sale

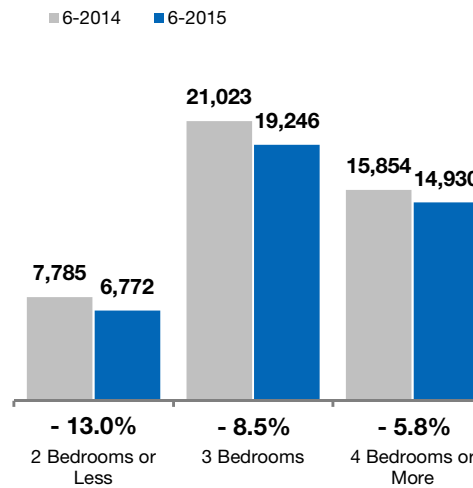
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



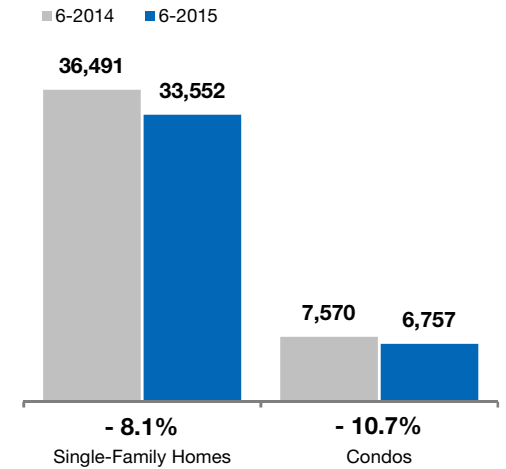
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	9,588	7,278	- 24.1%
\$100,001 to \$150,000	7,910	6,963	- 12.0%
\$150,001 to \$200,000	7,142	6,452	- 9.7%
\$200,001 to \$300,000	8,353	8,122	- 2.8%
\$300,001 and Above	12,012	12,333	+ 2.7%
All Price Ranges	45,005	41,148	- 8.6%

Single-Family Homes

6-2014	6-2015	Change
6,858	5,121	- 25.3%
5,990	5,122	- 14.5%
5,987	5,394	- 9.9%
7,142	7,056	- 1.2%
10,514	10,859	+ 3.3%
36,491	33,552	- 8.1%

Condos

6-2014	6-2015	Change
2,138	1,682	- 21.3%
1,781	1,682	- 5.6%
1,078	977	- 9.4%
1,136	991	- 12.8%
1,437	1,425	- 0.8%
7,570	6,757	- 10.7%

By Bedroom Count

6-2014	6-2015	Change
7,785	6,772	- 13.0%
21,023	19,246	- 8.5%
15,854	14,930	- 5.8%
45,005	41,148	- 8.6%

6-2014	6-2015	Change
3,114	2,632	- 15.5%
18,152	16,518	- 9.0%
15,220	14,402	- 5.4%
36,491	33,552	- 8.1%

6-2014	6-2015	Change
4,522	3,971	- 12.2%
2,393	2,270	- 5.1%
390	326	- 16.4%
7,570	6,757	- 10.7%

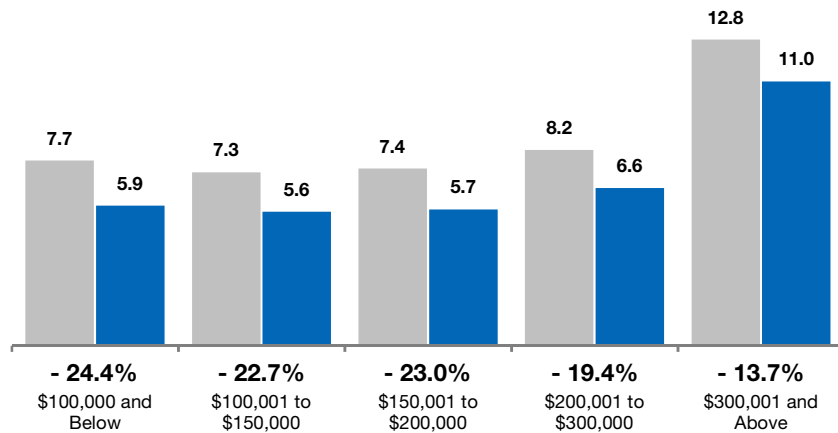
Months Supply of Inventory

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.**



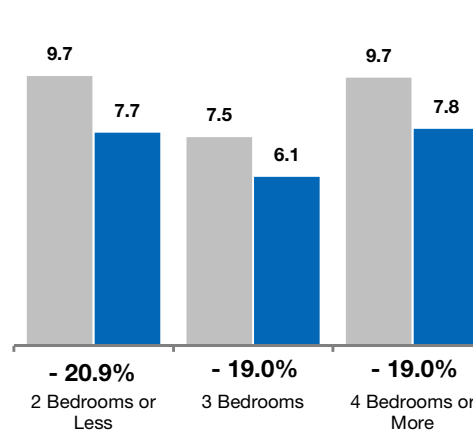
By Price Range

■ 6-2014 ■ 6-2015



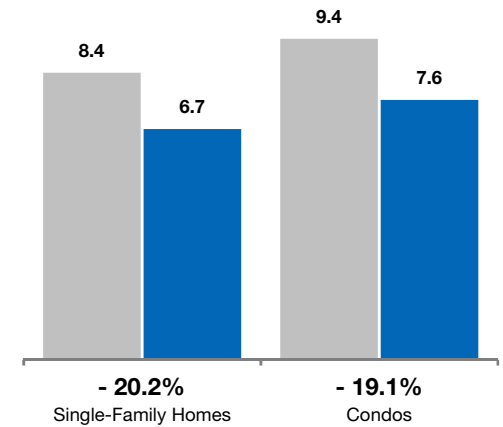
By Bedroom Count

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range

	6-2014	6-2015	Change
\$100,000 and Below	7.7	5.9	- 24.4%
\$100,001 to \$150,000	7.3	5.6	- 22.7%
\$150,001 to \$200,000	7.4	5.7	- 23.0%
\$200,001 to \$300,000	8.2	6.6	- 19.4%
\$300,001 and Above	12.8	11.0	- 13.7%
All Price Ranges	8.6	6.9	- 19.8%

Single-Family Homes

	6-2014	6-2015	Change
2 Bedrooms or Less	7.7	5.7	- 26.3%
3 Bedrooms	6.8	5.1	- 24.1%
4 Bedrooms or More	7.2	5.5	- 24.1%
Single-Family Homes	7.8	6.4	- 18.1%
Condos	12.6	10.9	- 13.5%
All Price Ranges	8.4	6.7	- 20.2%

Condos

By Bedroom Count

	6-2014	6-2015	Change
2 Bedrooms or Less	9.7	7.7	- 20.9%
3 Bedrooms	7.5	6.1	- 19.0%
4 Bedrooms or More	9.7	7.8	- 19.0%
All Bedroom Counts	8.6	6.9	- 19.8%

	6-2014	6-2015	Change
2 Bedrooms or Less	9.5	7.4	- 22.6%
3 Bedrooms	7.4	5.9	- 20.0%
4 Bedrooms or More	9.6	7.8	- 18.8%
Single-Family Homes	9.8	7.8	- 20.1%
Condos	8.3	7.1	- 14.1%
All Price Ranges	9.4	7.6	- 19.1%