

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2015

As we journey into the traditional selling season, there is great evidence of bustle. Lenders and REALTORS® are working vigorously to keep up with the demand of eager buyers lining up three deep. Meanwhile, the desire for more inventory continues. For the 12-month period spanning May 2014 through April 2015, Pending Sales in the Western Upstate region were up 11.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 22.7 percent.

The overall Median Sales Price was up 3.7 percent to \$140,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.9 percent to \$144,177. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 95 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 137 days.

Market-wide, inventory levels were down 4.3 percent. The property type that lost the least inventory was the Condos segment, where it decreased 1.2 percent. That amounts to 10.2 months supply for Single-Family homes and 10.9 months supply for Condos.

Quick Facts

+ 22.7%	+ 18.3%	+ 12.0%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	2 Bedrooms or Less	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

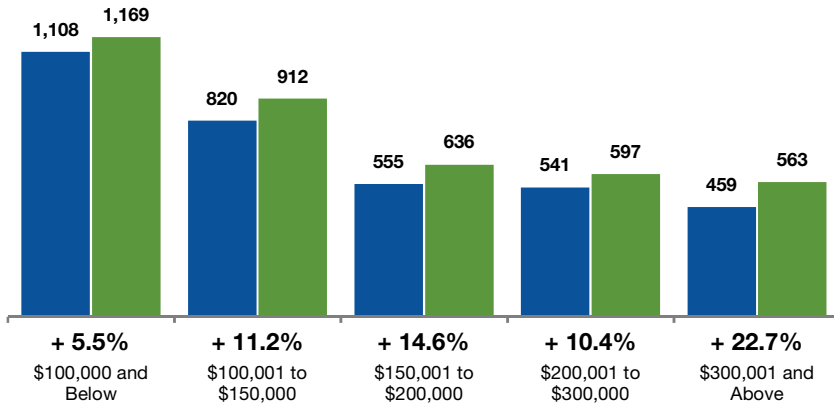
Pending Sales

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



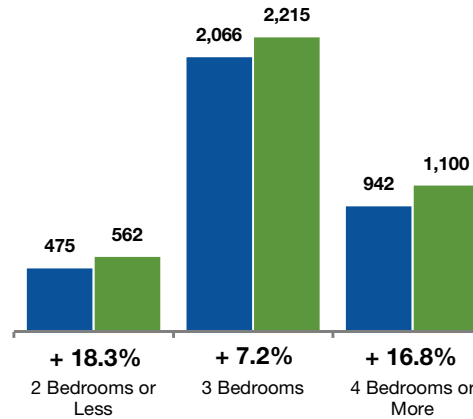
By Price Range

■ 4-2014 ■ 4-2015



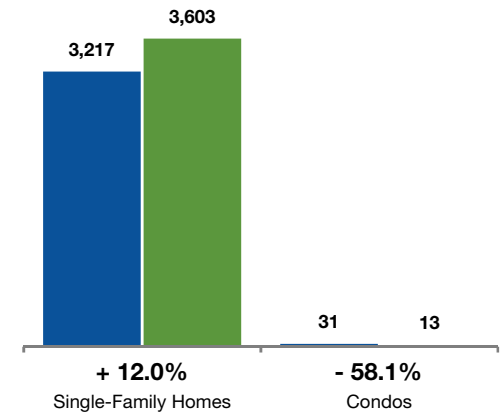
By Bedroom Count

■ 4-2014 ■ 4-2015



By Property Type

■ 4-2014 ■ 4-2015



All Properties

By Price Range

	4-2014	4-2015	Change
\$100,000 and Below	1,108	1,169	+ 5.5%
\$100,001 to \$150,000	820	912	+ 11.2%
\$150,001 to \$200,000	555	636	+ 14.6%
\$200,001 to \$300,000	541	597	+ 10.4%
\$300,001 and Above	459	563	+ 22.7%
All Price Ranges	3,483	3,877	+ 11.3%

Single-Family Homes

	4-2014	4-2015	Change
2 Bedrooms or Less	475	562	+ 18.3%
3 Bedrooms	2,066	2,215	+ 7.2%
4 Bedrooms or More	942	1,100	+ 16.8%
All Single-Family Homes	3,217	3,603	+ 12.0%

Condos

	4-2014	4-2015	Change
2 Bedrooms or Less	16	6	- 62.5%
3 Bedrooms	9	6	- 33.3%
4 Bedrooms or More	6	1	- 83.3%
All Condos	31	13	- 58.1%

By Bedroom Count

	4-2014	4-2015	Change
2 Bedrooms or Less	475	562	+ 18.3%
3 Bedrooms	2,066	2,215	+ 7.2%
4 Bedrooms or More	942	1,100	+ 16.8%
All Bedroom Counts	3,483	3,877	+ 11.3%

	4-2014	4-2015	Change
2 Bedrooms or Less	342	415	+ 21.3%
3 Bedrooms	1,987	2,129	+ 7.1%
4 Bedrooms or More	888	1,059	+ 19.3%
All Single-Family Homes	3,217	3,603	+ 12.0%

	4-2014	4-2015	Change
2 Bedrooms or Less	16	6	- 62.5%
3 Bedrooms	9	6	- 33.3%
4 Bedrooms or More	6	1	- 83.3%
All Condos	31	13	- 58.1%

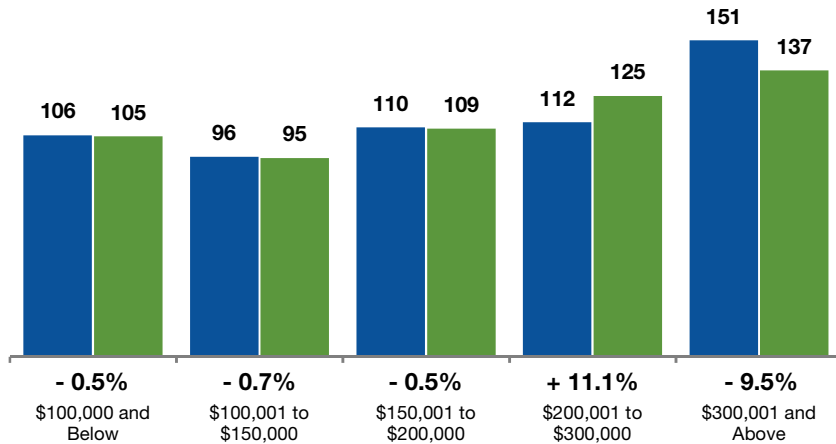
Days on Market Until Sale

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



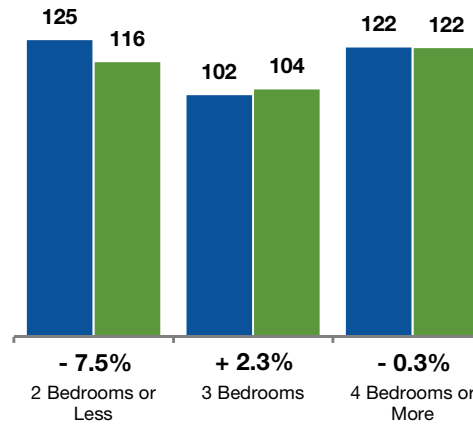
By Price Range

■ 4-2014 ■ 4-2015



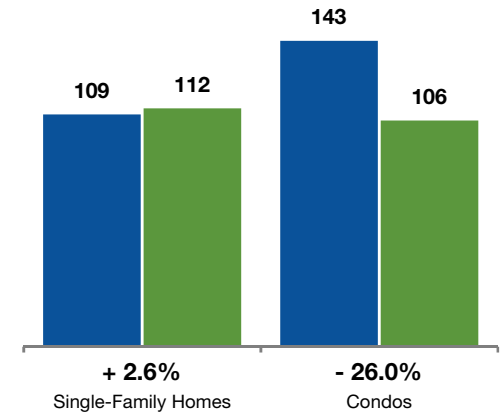
By Bedroom Count

■ 4-2014 ■ 4-2015



By Property Type

■ 4-2014 ■ 4-2015



All Properties

By Price Range

	4-2014	4-2015	Change
\$100,000 and Below	106	105	- 0.5%
\$100,001 to \$150,000	96	95	- 0.7%
\$150,001 to \$200,000	110	109	- 0.5%
\$200,001 to \$300,000	112	125	+ 11.1%
\$300,001 and Above	151	137	- 9.5%
All Price Ranges	110	111	+ 0.2%

Single-Family Homes

	4-2014	4-2015	Change
2 Bedrooms or Less	104	108	+ 3.6%
3 Bedrooms	94	95	+ 1.8%
4 Bedrooms or More	108	107	- 0.9%
Condos	109	123	+ 13.0%
Other	149	137	- 7.7%
All Single-Family Homes	109	112	+ 2.6%

Condos

	4-2014	4-2015	Change
Single-Family Homes	151	82	- 46.0%
Condos	62	61	- 1.3%
Other	137	236	+ 71.9%
Other	237	274	+ 15.8%
Other	0	0	--
All Condos	143	106	- 26.0%

By Bedroom Count

	4-2014	4-2015	Change
2 Bedrooms or Less	125	116	- 7.5%
3 Bedrooms	102	104	+ 2.3%
4 Bedrooms or More	122	122	- 0.3%
All Bedroom Counts	110	111	+ 0.2%

	4-2014	4-2015	Change
2 Bedrooms or Less	121	118	- 2.3%
3 Bedrooms	99	105	+ 5.3%
4 Bedrooms or More	124	123	- 1.2%
All Single-Family Homes	109	112	+ 2.6%

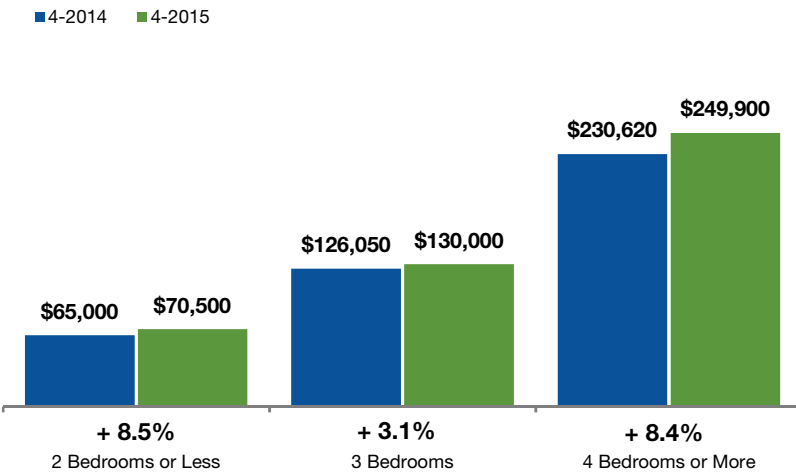
	4-2014	4-2015	Change
Single-Family Homes	122	105	- 14.0%
Condos	194	165	- 15.1%
Other	126	25	- 80.2%
All Condos	143	106	- 26.0%

Median Sales Price

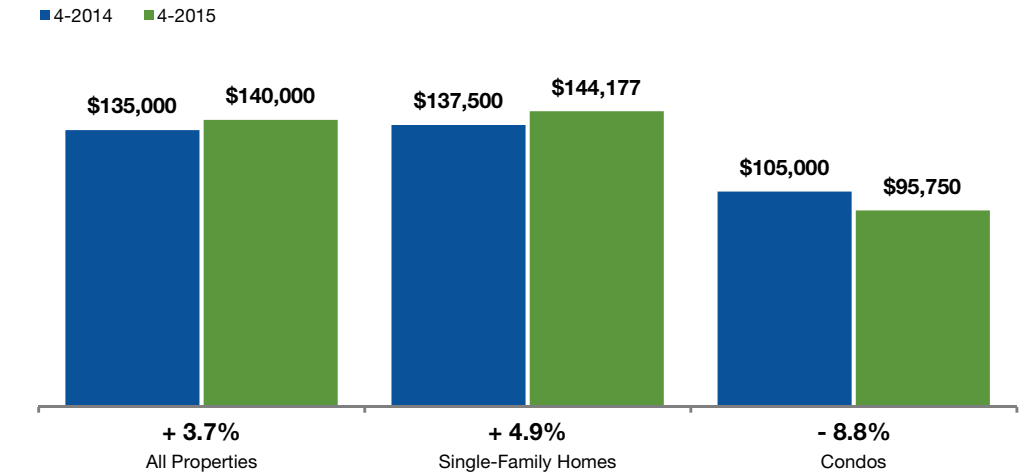
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	4-2014	4-2015	Change
2 Bedrooms or Less	\$65,000	\$70,500	+ 8.5%
3 Bedrooms	\$126,050	\$130,000	+ 3.1%
4 Bedrooms or More	\$230,620	\$249,900	+ 8.4%
All Bedroom Counts	\$135,000	\$140,000	+ 3.7%

Single-Family Homes

4-2014	4-2015	Change	4-2014	4-2015	Change
\$58,000	\$64,900	+ 11.9%	\$77,500	\$80,000	+ 3.2%
\$125,500	\$130,000	+ 3.6%	\$140,000	\$120,750	- 13.8%
\$240,000	\$254,950	+ 6.2%	\$135,000	\$90,500	- 33.0%
\$137,500	\$144,177	+ 4.9%	\$105,000	\$95,750	- 8.8%

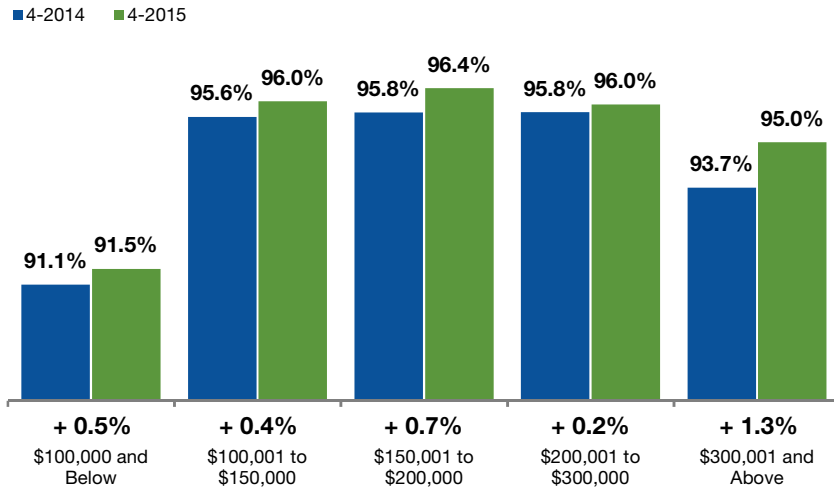
Condos

Percent of List Price Received

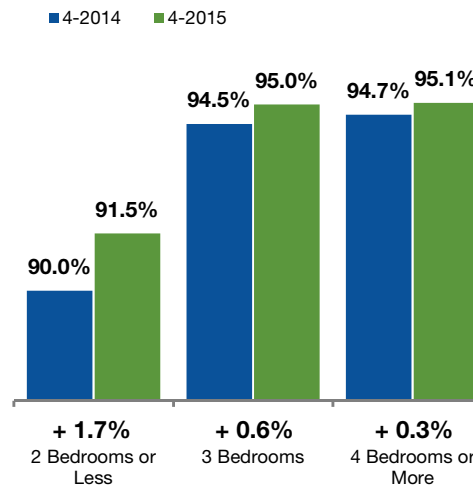
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



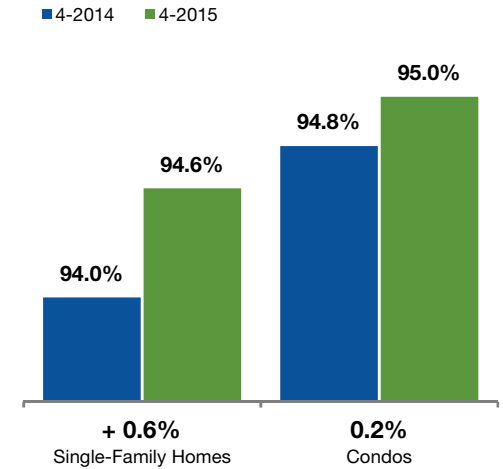
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2014	4-2015	Change
\$100,000 and Below	91.1%	91.5%	+ 0.5%
\$100,001 to \$150,000	95.6%	96.0%	+ 0.4%
\$150,001 to \$200,000	95.8%	96.4%	+ 0.7%
\$200,001 to \$300,000	95.8%	96.0%	+ 0.2%
\$300,001 and Above	93.7%	95.0%	+ 1.3%
All Price Ranges	94.0%	94.5%	+ 0.5%

Single-Family Homes

4-2014	4-2015	Change
90.9%	91.2%	+ 0.3%
95.7%	96.2%	+ 0.5%
95.8%	96.5%	+ 0.7%
95.9%	96.0%	+ 0.1%
93.7%	95.0%	+ 1.3%
94.0%	94.6%	+ 0.6%

Condos

4-2014	4-2015	Change
94.0%	95.3%	11.1%
96.4%	93.7%	-10.0%
98.5%	94.7%	-10.0%
94.7%	94.2%	0.0%
0.0%	0.0%	--
94.8%	95.0%	0.2%

By Bedroom Count

4-2014	4-2015	Change
90.0%	91.5%	+ 1.7%
94.5%	95.0%	+ 0.6%
94.7%	95.1%	+ 0.3%
94.0%	94.5%	+ 0.6%

4-2014	4-2015	Change
89.0%	90.4%	+ 1.6%
94.5%	95.1%	+ 0.6%
94.6%	95.1%	+ 0.4%
94.0%	94.6%	+ 0.6%

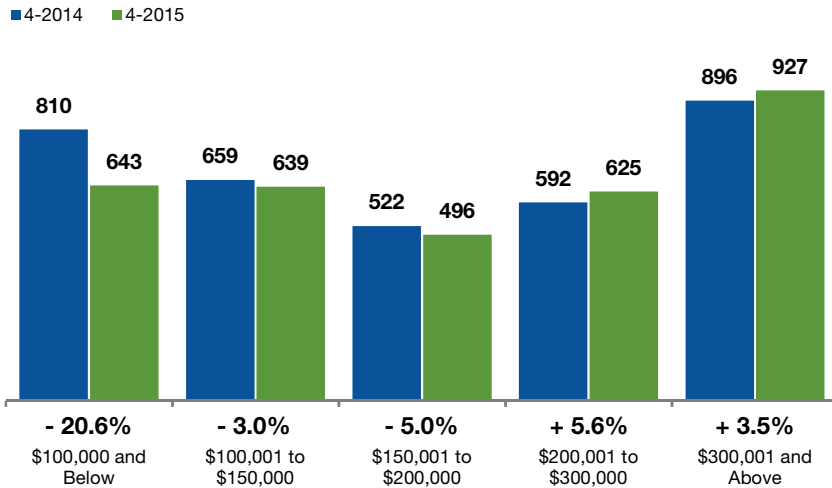
4-2014	4-2015	Change
93.5%	95.0%	11.1%
96.3%	95.3%	0.0%
95.9%	94.7%	-10.0%
94.8%	95.0%	0.2%

Inventory of Homes for Sale

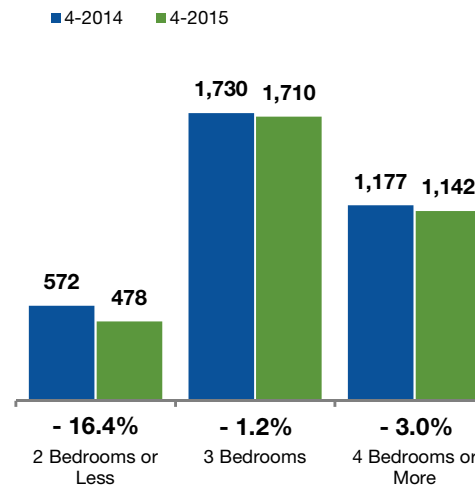
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



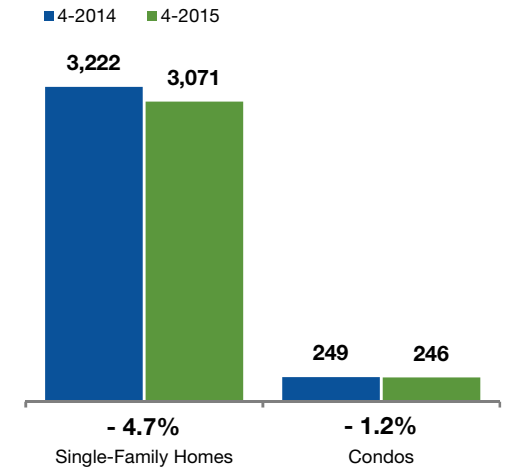
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2014	4-2015	Change
\$100,000 and Below	810	643	- 20.6%
\$100,001 to \$150,000	659	639	- 3.0%
\$150,001 to \$200,000	522	496	- 5.0%
\$200,001 to \$300,000	592	625	+ 5.6%
\$300,001 and Above	896	927	+ 3.5%
All Price Ranges	3,479	3,330	- 4.3%

Single-Family Homes

4-2014	4-2015	Change
724	558	- 22.9%
590	559	- 5.3%
475	451	- 5.1%
561	595	+ 6.1%
872	908	+ 4.1%
3,222	3,071	- 4.7%

Condos

4-2014	4-2015	Change
85	79	- 7.1%
67	78	+ 16.4%
44	41	- 6.8%
31	29	- 6.5%
22	19	- 13.6%
249	246	- 1.2%

By Bedroom Count

4-2014	4-2015	Change
572	478	- 16.4%
1,730	1,710	- 1.2%
1,177	1,142	- 3.0%
3,479	3,330	- 4.3%

4-2014	4-2015	Change
437	352	- 19.5%
1,636	1,608	- 1.7%
1,149	1,111	- 3.3%
3,222	3,071	- 4.7%

4-2014	4-2015	Change
132	118	- 10.6%
90	98	+ 8.9%
27	30	+ 11.1%
249	246	- 1.2%

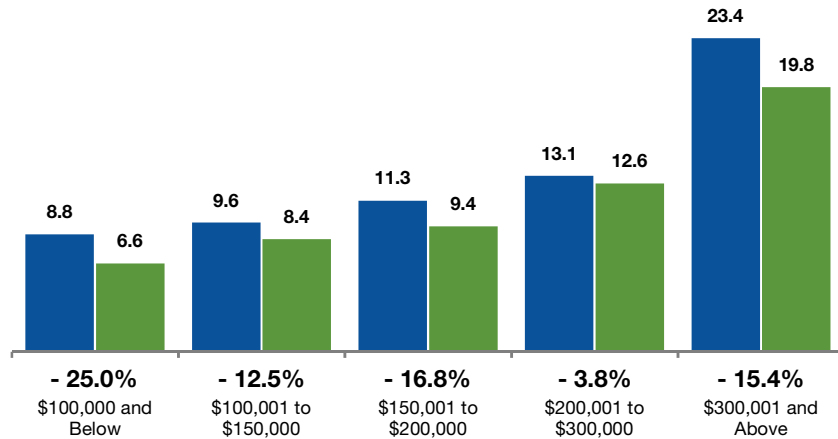
Months Supply of Inventory

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.**



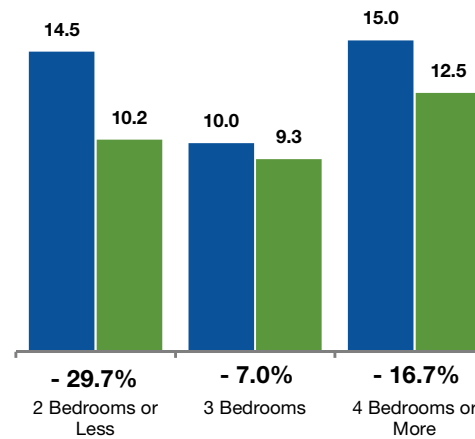
By Price Range

■ 4-2014 ■ 4-2015



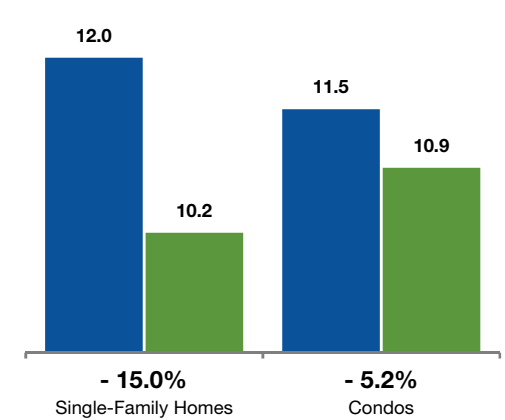
By Bedroom Count

■ 4-2014 ■ 4-2015



By Property Type

■ 4-2014 ■ 4-2015



All Properties

By Price Range

	4-2014	4-2015	Change
\$100,000 and Below	8.8	6.6	- 25.0%
\$100,001 to \$150,000	9.6	8.4	- 12.5%
\$150,001 to \$200,000	11.3	9.4	- 16.8%
\$200,001 to \$300,000	13.1	12.6	- 3.8%
\$300,001 and Above	23.4	19.8	- 15.4%
All Price Ranges	12.0	10.3	- 14.2%

Single-Family Homes

	4-2014	4-2015	Change
\$100,000 and Below	8.8	6.5	- 26.1%
\$100,001 to \$150,000	9.4	7.9	- 16.0%
\$150,001 to \$200,000	11.0	9.0	- 18.2%
\$200,001 to \$300,000	13.2	12.5	- 5.3%
\$300,001 and Above	23.5	19.9	- 15.3%
All Price Ranges	12.0	10.2	- 15.0%

Condos

	4-2014	4-2015	Change
\$100,000 and Below	8.7	7.3	- 16.1%
\$100,001 to \$150,000	12.6	15.3	+ 21.4%
\$150,001 to \$200,000	14.7	12.2	- 17.0%
\$200,001 to \$300,000	11.4	9.7	- 14.9%
\$300,001 and Above	15.2	11.9	- 21.7%
All Price Ranges	11.5	10.9	- 5.2%

By Bedroom Count

	4-2014	4-2015	Change
2 Bedrooms or Less	14.5	10.2	- 29.7%
3 Bedrooms	10.0	9.3	- 7.0%
4 Bedrooms or More	15.0	12.5	- 16.7%
All Bedroom Counts	12.0	10.3	- 14.2%

	4-2014	4-2015	Change
2 Bedrooms or Less	15.3	10.2	- 33.3%
3 Bedrooms	9.9	9.1	- 8.1%
4 Bedrooms or More	15.5	12.6	- 18.7%
All Bedroom Counts	12.0	10.2	- 15.0%