

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 Western Upstate region were up 10.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 16.0 percent.

The overall Median Sales Price was up 5.0 percent to \$141,750. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 5.5 percent to \$145,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 96 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 4.2 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 4.1 percent. That amounts to 10.4 months supply for Single-Family homes and 10.8 months supply for Condos.

Quick Facts

+ 16.0%

Price Range With the
Strongest Sales:
\$300,001 and Above

+ 17.9%

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

+ 11.1%

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



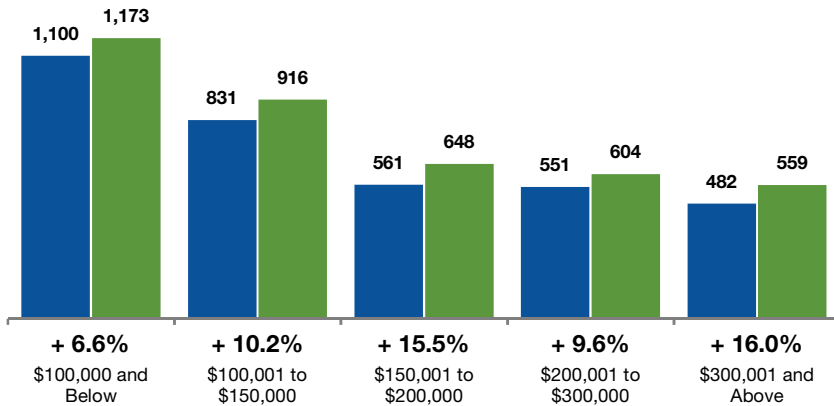
Pending Sales

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



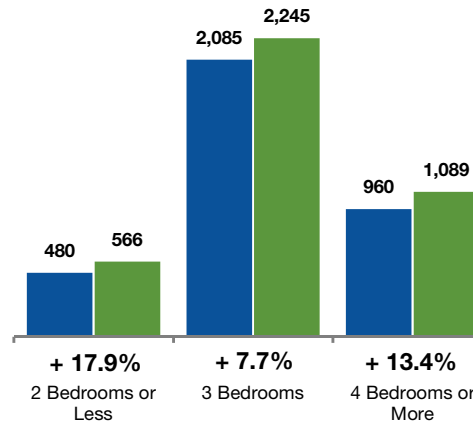
By Price Range

■ 5-2014 ■ 5-2015



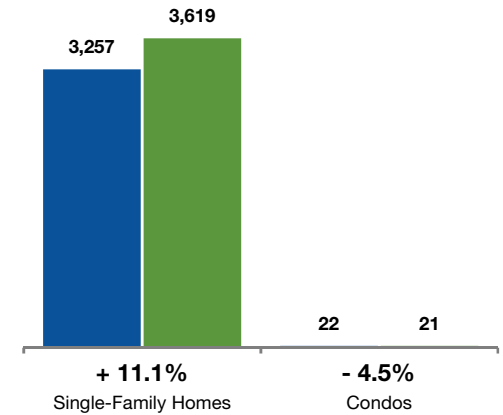
By Bedroom Count

■ 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	1,100	1,173	+ 6.6%
\$100,001 to \$150,000	831	916	+ 10.2%
\$150,001 to \$200,000	561	648	+ 15.5%
\$200,001 to \$300,000	551	604	+ 9.6%
\$300,001 and Above	482	559	+ 16.0%
All Price Ranges	3,525	3,900	+ 10.6%

Single-Family Homes

	5-2014	5-2015	Change
2 Bedrooms or Less	480	566	+ 17.9%
3 Bedrooms	2,085	2,245	+ 7.7%
4 Bedrooms or More	960	1,089	+ 13.4%
All Bedroom Counts	3,257	3,619	+ 11.1%

Condos

	5-2014	5-2015	Change
Single-Family Homes	3,257	3,619	+ 11.1%
Condos	22	21	- 4.5%

By Bedroom Count

	5-2014	5-2015	Change
2 Bedrooms or Less	480	566	+ 17.9%
3 Bedrooms	2,085	2,245	+ 7.7%
4 Bedrooms or More	960	1,089	+ 13.4%
All Bedroom Counts	3,525	3,900	+ 10.6%

	5-2014	5-2015	Change
2 Bedrooms or Less	350	414	+ 18.3%
3 Bedrooms	2,002	2,157	+ 7.7%
4 Bedrooms or More	905	1,048	+ 15.8%
All Bedroom Counts	3,257	3,619	+ 11.1%

	5-2014	5-2015	Change
Single-Family Homes	3,257	3,619	+ 11.1%
Condos	22	21	- 4.5%

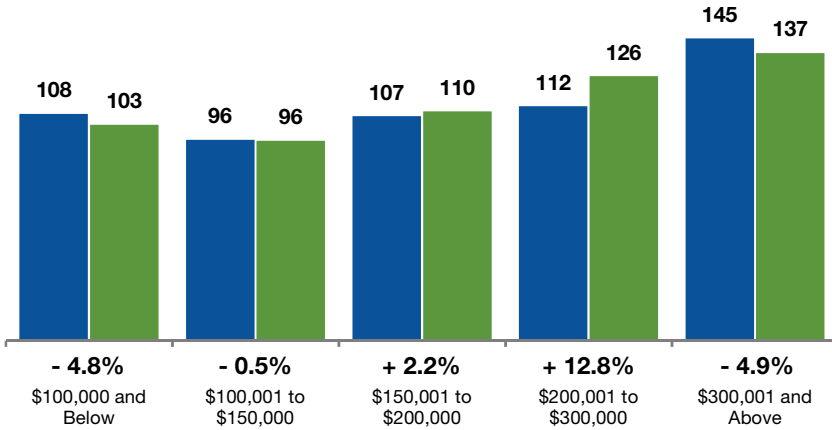
Days on Market Until Sale

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



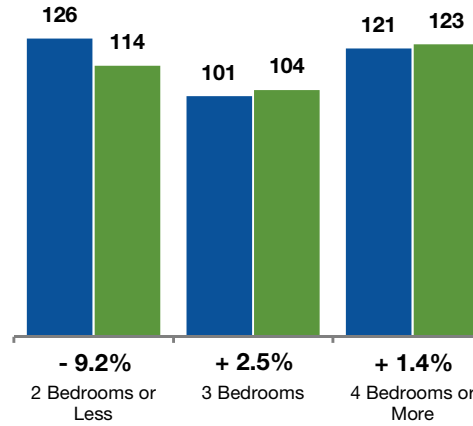
By Price Range

■ 5-2014 ■ 5-2015



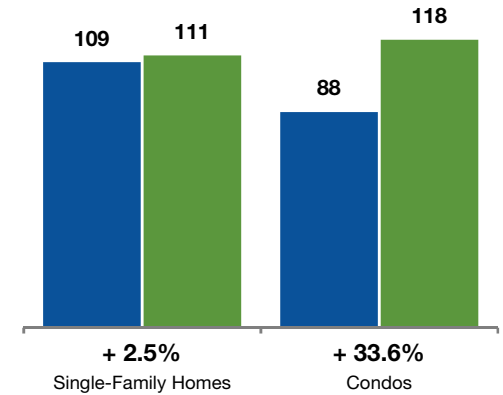
By Bedroom Count

■ 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	108	103	- 4.8%
\$100,001 to \$150,000	96	96	- 0.5%
\$150,001 to \$200,000	107	110	+ 2.2%
\$200,001 to \$300,000	112	126	+ 12.8%
\$300,001 and Above	145	137	- 4.9%
All Price Ranges	110	111	+ 0.7%

Single-Family Homes

	5-2014	5-2015	Change
2 Bedrooms or Less	107	106	- 0.6%
3 Bedrooms	95	95	- 0.2%
4 Bedrooms or More	106	107	+ 0.7%
All Bedroom Counts	110	126	+ 14.4%
All Price Ranges	142	138	- 2.7%
All Price Ranges	109	111	+ 2.5%

Condos

	5-2014	5-2015	Change
Single-Family Homes	119	58	- 51.6%
Condos	41	224	+ 444.5%
All Property Types	44	214	+ 383.1%
All Bedroom Counts	9	39	+ 333.3%
All Price Ranges	0	86	--
All Price Ranges	88	118	+ 33.6%

By Bedroom Count

	5-2014	5-2015	Change
2 Bedrooms or Less	126	114	- 9.2%
3 Bedrooms	101	104	+ 2.5%
4 Bedrooms or More	121	123	+ 1.4%
All Bedroom Counts	110	111	+ 0.7%

	5-2014	5-2015	Change
2 Bedrooms or Less	123	116	- 5.5%
3 Bedrooms	99	104	+ 4.6%
4 Bedrooms or More	124	125	+ 0.5%
All Bedroom Counts	109	111	+ 2.5%

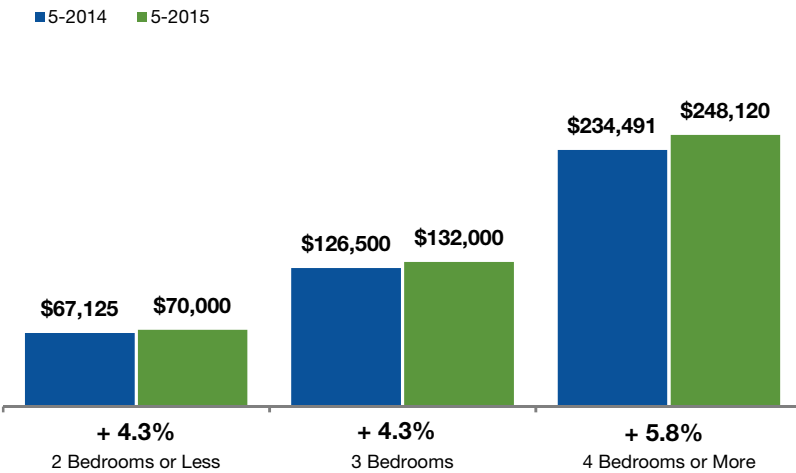
	5-2014	5-2015	Change
Single-Family Homes	93	42	- 55.5%
Condos	85	199	+ 134.4%
All Property Types	77	50	- 34.2%
All Bedroom Counts	88	118	+ 33.6%

Median Sales Price

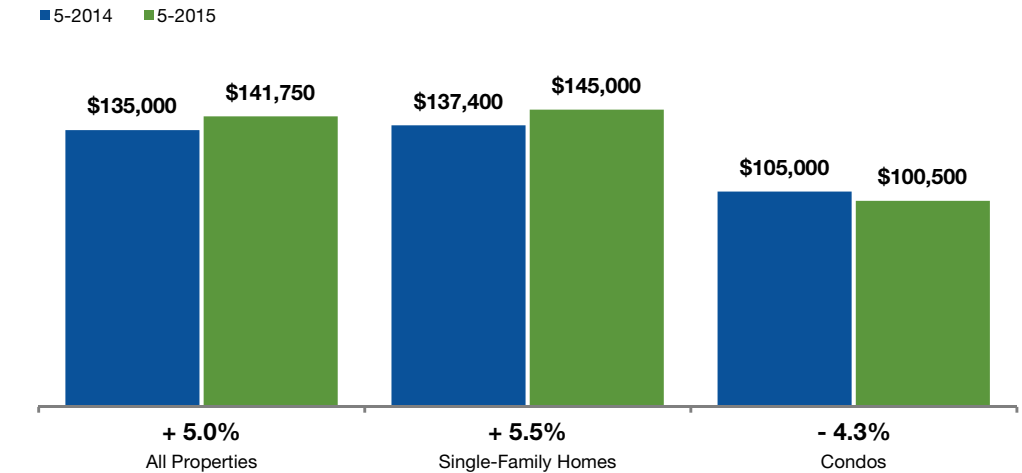
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	5-2014	5-2015	Change
2 Bedrooms or Less	\$67,125	\$70,000	+ 4.3%
3 Bedrooms	\$126,500	\$132,000	+ 4.3%
4 Bedrooms or More	\$234,491	\$248,120	+ 5.8%
All Bedroom Counts	\$135,000	\$141,750	+ 5.0%

Single-Family Homes

5-2014	5-2015	Change	5-2014	5-2015	Change
\$59,750	\$65,000	+ 8.8%	\$85,000	\$79,000	- 7.1%
\$126,000	\$132,000	+ 4.8%	\$132,000	\$124,000	- 6.1%
\$245,000	\$254,521	+ 3.9%	\$108,000	\$108,000	0.0%
\$137,400	\$145,000	+ 5.5%	\$105,000	\$100,500	- 4.3%

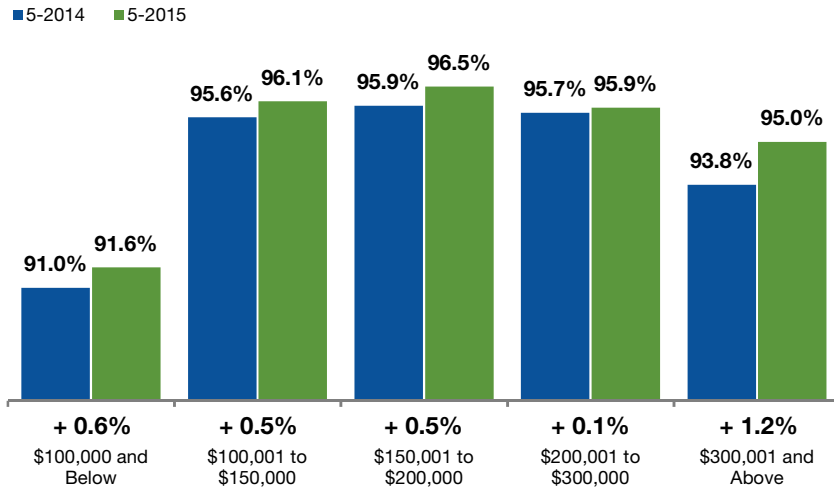
Condos

Percent of List Price Received

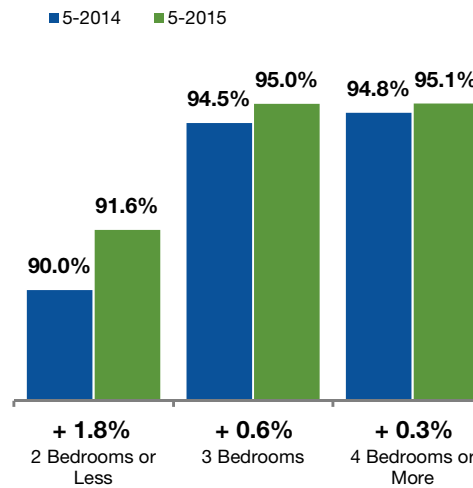
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



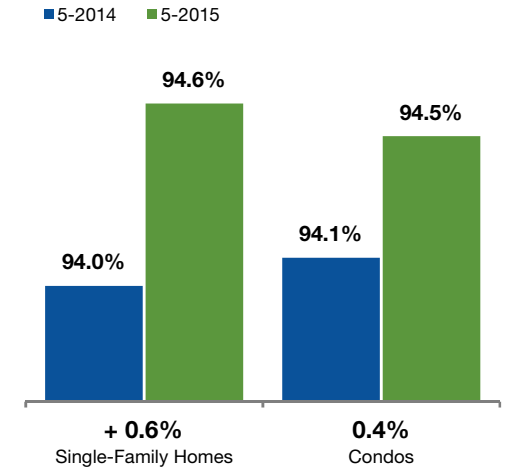
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	91.0%	91.6%	+ 0.6%
\$100,001 to \$150,000	95.6%	96.1%	+ 0.5%
\$150,001 to \$200,000	95.9%	96.5%	+ 0.5%
\$200,001 to \$300,000	95.7%	95.9%	+ 0.1%
\$300,001 and Above	93.8%	95.0%	+ 1.2%
All Price Ranges	94.0%	94.6%	+ 0.6%

Single-Family Homes

5-2014	5-2015	Change
90.8%	91.3%	+ 0.6%
95.7%	96.1%	+ 0.4%
96.0%	96.5%	+ 0.6%
95.9%	95.9%	+ 0.1%
93.8%	95.0%	+ 1.3%
94.0%	94.6%	+ 0.6%

Condos

5-2014	5-2015	Change
94.1%	91.9%	0.0%
92.9%	94.9%	0.0%
96.4%	97.2%	0.0%
95.0%	95.8%	0.0%
0.0%	98.0%	--
94.1%	94.5%	0.4%

By Bedroom Count

5-2014	5-2015	Change
90.0%	91.6%	+ 1.8%
94.5%	95.0%	+ 0.6%
94.8%	95.1%	+ 0.3%
94.0%	94.6%	+ 0.6%

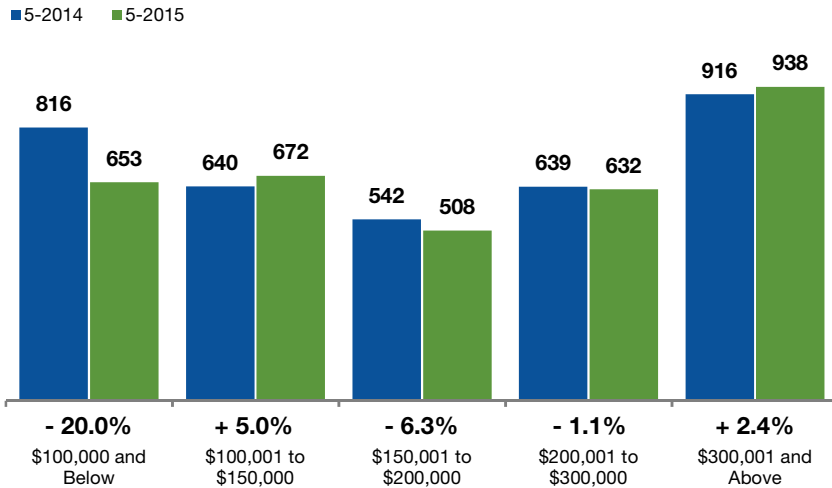
5-2014	5-2015	Change	5-2014	5-2015	Change
88.9%	90.6%	+ 2.0%	94.3%	92.1%	0.0%
94.5%	95.1%	+ 0.5%	93.7%	96.0%	11.1%
94.7%	95.0%	+ 0.3%	94.0%	95.2%	11.1%
94.0%	94.6%	+ 0.6%	94.1%	94.5%	0.4%

Inventory of Homes for Sale

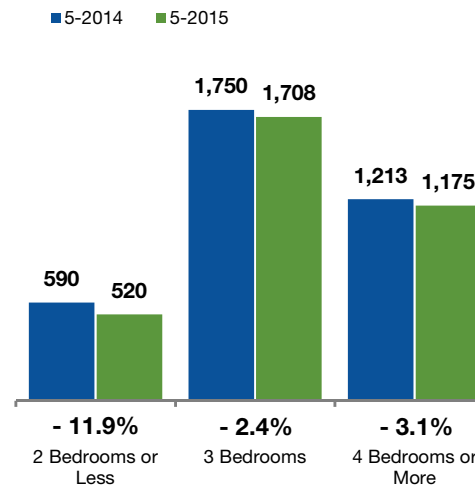
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



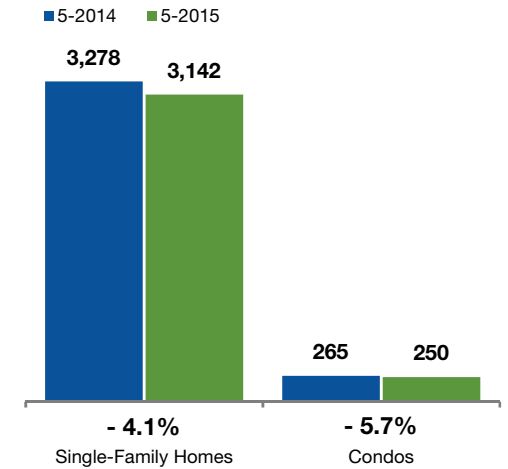
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	816	653	- 20.0%
\$100,001 to \$150,000	640	672	+ 5.0%
\$150,001 to \$200,000	542	508	- 6.3%
\$200,001 to \$300,000	639	632	- 1.1%
\$300,001 and Above	916	938	+ 2.4%
All Price Ranges	3,553	3,403	- 4.2%

Single-Family Homes

5-2014	5-2015	Change
724	574	- 20.7%
568	584	+ 2.8%
494	463	- 6.3%
605	601	- 0.7%
887	920	+ 3.7%
3,278	3,142	- 4.1%

Condos

5-2014	5-2015	Change
91	75	- 17.6%
71	86	+ 21.1%
45	41	- 8.9%
33	30	- 9.1%
25	18	- 28.0%
265	250	- 5.7%

By Bedroom Count

5-2014	5-2015	Change
590	520	- 11.9%
1,750	1,708	- 2.4%
1,213	1,175	- 3.1%
3,553	3,403	- 4.2%

5-2014	5-2015	Change
435	394	- 9.4%
1,656	1,609	- 2.8%
1,187	1,139	- 4.0%
3,278	3,142	- 4.1%

5-2014	5-2015	Change
150	118	- 21.3%
90	96	+ 6.7%
25	36	+ 44.0%
265	250	- 5.7%

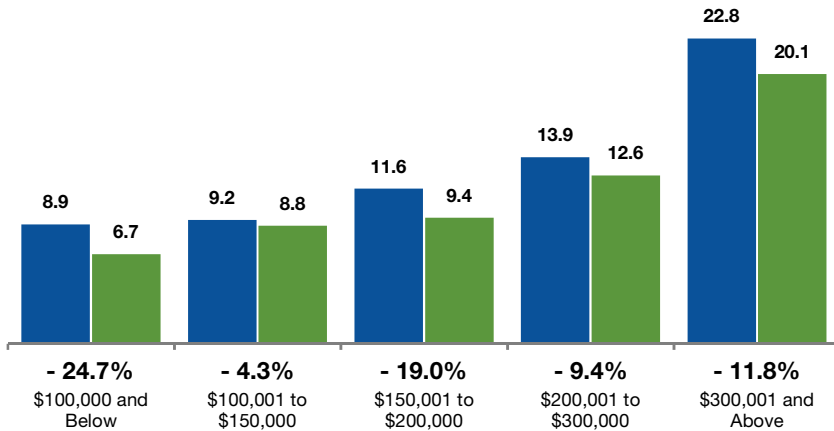
Months Supply of Inventory

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.**



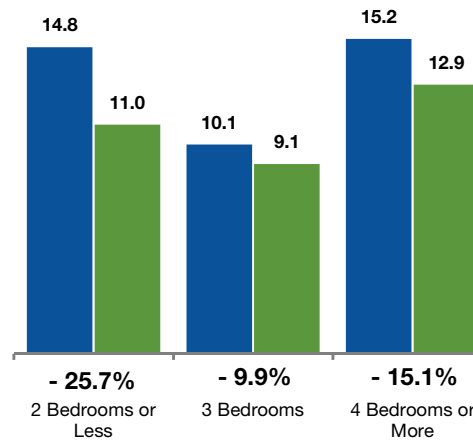
By Price Range

■ 5-2014 ■ 5-2015



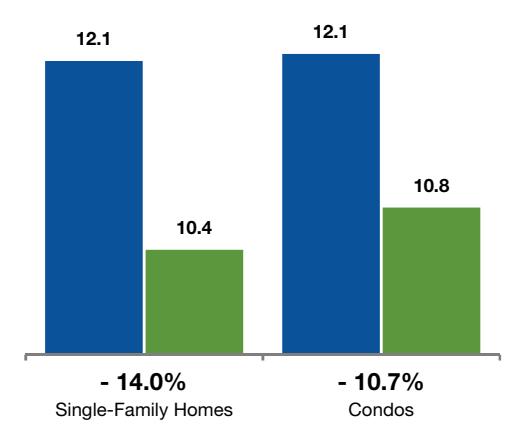
By Bedroom Count

■ 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	8.9	6.7	- 24.7%
\$100,001 to \$150,000	9.2	8.8	- 4.3%
\$150,001 to \$200,000	11.6	9.4	- 19.0%
\$200,001 to \$300,000	13.9	12.6	- 9.4%
\$300,001 and Above	22.8	20.1	- 11.8%
All Price Ranges	12.1	10.5	- 13.2%

Single-Family Homes

	5-2014	5-2015	Change
\$100,000 and Below	8.9	6.6	- 25.8%
\$100,001 to \$150,000	8.9	8.2	- 7.9%
\$150,001 to \$200,000	11.4	9.1	- 20.2%
\$200,001 to \$300,000	14.0	12.5	- 10.7%
\$300,001 and Above	22.6	20.4	- 9.7%
All Price Ranges	12.1	10.4	- 14.0%

Condos

	5-2014	5-2015	Change
\$100,000 and Below	9.3	6.7	- 28.0%
\$100,001 to \$150,000	13.7	17.5	+ 27.7%
\$150,001 to \$200,000	13.8	12.3	- 10.9%
\$200,001 to \$300,000	11.3	10.4	- 8.0%
\$300,001 and Above	18.8	9.0	- 52.1%
All Price Ranges	12.1	10.8	- 10.7%

By Bedroom Count

	5-2014	5-2015	Change
2 Bedrooms or Less	14.8	11.0	- 25.7%
3 Bedrooms	10.1	9.1	- 9.9%
4 Bedrooms or More	15.2	12.9	- 15.1%
All Bedroom Counts	12.1	10.5	- 13.2%

	5-2014	5-2015	Change
2 Bedrooms or Less	14.9	11.4	- 23.5%
3 Bedrooms	9.9	9.0	- 9.1%
4 Bedrooms or More	15.7	13.0	- 17.2%
All Bedroom Counts	12.1	10.4	- 14.0%