

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2015

The second half of the year is generally slower than the first, but the 2015 market as a whole has shown a willingness to offer greater returns more often than not. Prior to any autumn rate increases, there is a fair chance of increased buyer activity over the next few months. For the 12-month period spanning August 2014 through July 2015, Pending Sales in the Western Upstate region were up 10.5 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 25.4 percent.

The overall Median Sales Price was up 7.0 percent to \$145,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 5.8 percent to \$147,000. 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 139 days.

Market-wide, inventory levels were down 5.3 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 5.1 percent. That amounts to 10.0 months supply for Single-Family homes and 10.5 months supply for Condos.

Quick Facts

+ 25.4%

+ 15.8%

+ 12.5%

Price Range With the Strongest Sales:

\$150,001 to \$200,000

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

Single-Family

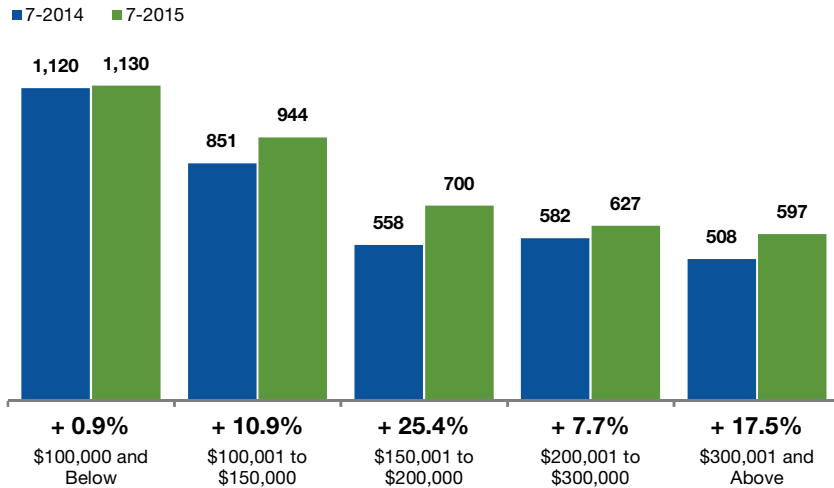
Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

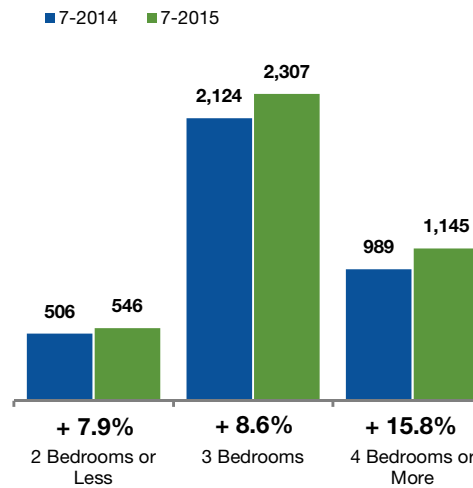
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



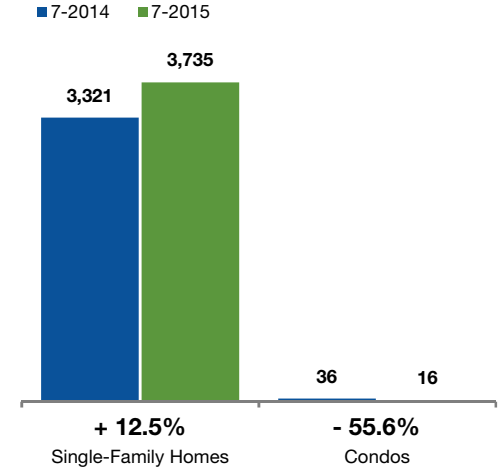
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2014	7-2015	Change
\$100,000 and Below	1,120	1,130	+ 0.9%
\$100,001 to \$150,000	851	944	+ 10.9%
\$150,001 to \$200,000	558	700	+ 25.4%
\$200,001 to \$300,000	582	627	+ 7.7%
\$300,001 and Above	508	597	+ 17.5%
All Price Ranges	3,619	3,998	+ 10.5%

Single-Family Homes

By Price Range	7-2014	7-2015	Change
\$100,000 and Below	989	1,007	+ 1.8%
\$100,001 to \$150,000	778	885	+ 13.8%
\$150,001 to \$200,000	516	657	+ 27.3%
\$200,001 to \$300,000	545	605	+ 11.0%
\$300,001 and Above	493	581	+ 17.8%
All Price Ranges	3,321	3,735	+ 12.5%

Condos

By Price Range	7-2014	7-2015	Change
\$100,000 and Below	17	8	- 52.9%
\$100,001 to \$150,000	9	6	- 33.3%
\$150,001 to \$200,000	1	0	- 100.0%
\$200,001 to \$300,000	6	2	- 66.7%
\$300,001 and Above	3	0	- 100.0%
All Price Ranges	36	16	- 55.6%

By Bedroom Count

By Bedroom Count	7-2014	7-2015	Change
2 Bedrooms or Less	506	546	+ 7.9%
3 Bedrooms	2,124	2,307	+ 8.6%
4 Bedrooms or More	989	1,145	+ 15.8%
All Bedroom Counts	3,619	3,998	+ 10.5%

By Bedroom Count	7-2014	7-2015	Change
2 Bedrooms or Less	358	404	+ 12.8%
3 Bedrooms	2,031	2,231	+ 9.8%
4 Bedrooms or More	932	1,100	+ 18.0%
All Bedroom Counts	3,321	3,735	+ 12.5%

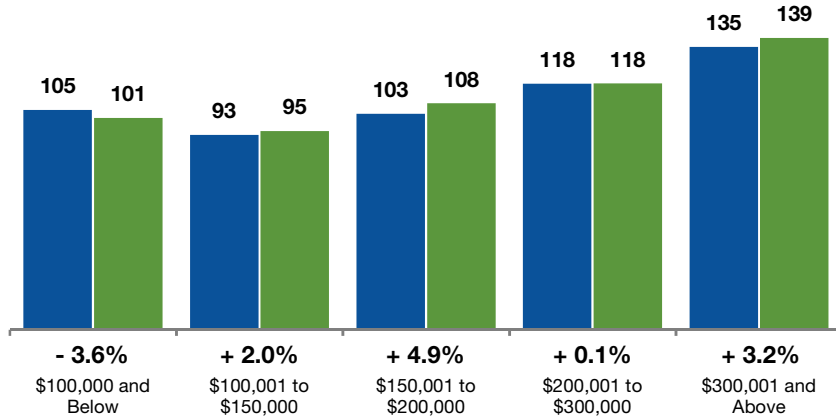
Days on Market Until Sale

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



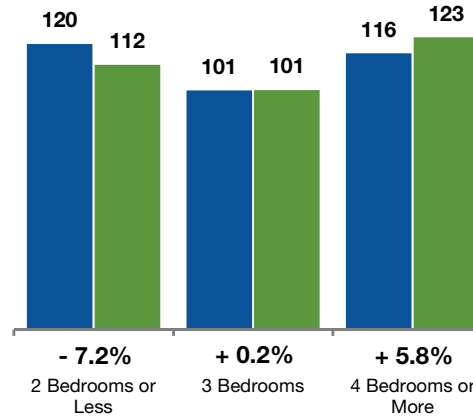
By Price Range

■ 7-2014 ■ 7-2015



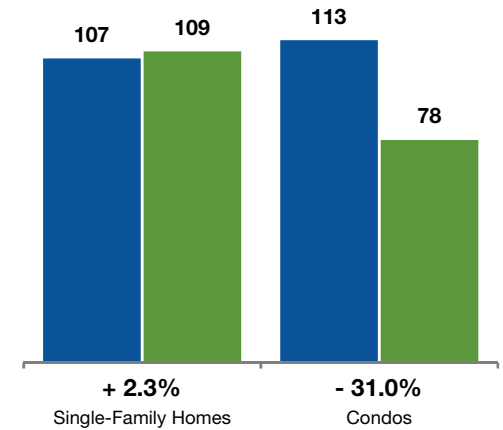
By Bedroom Count

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

	7-2014	7-2015	Change
\$100,000 and Below	105	101	- 3.6%
\$100,001 to \$150,000	93	95	+ 2.0%
\$150,001 to \$200,000	103	108	+ 4.9%
\$200,001 to \$300,000	118	118	+ 0.1%
\$300,001 and Above	135	139	+ 3.2%
All Price Ranges	108	109	+ 1.1%

Single-Family Homes

	7-2014	7-2015	Change
2 Bedrooms or Less	104	104	- 0.7%
3 Bedrooms	93	93	+ 0.6%
4 Bedrooms or More	103	105	+ 2.1%
Single-Family Homes	115	118	+ 2.2%
Condos	262	71	- 73.0%
Condos	234	51	- 78.2%
All Single-Family Homes	107	109	+ 2.3%
All Condos	113	78	- 31.0%

Condos

By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	120	112	- 7.2%
3 Bedrooms	101	101	+ 0.2%
4 Bedrooms or More	116	123	+ 5.8%
All Bedroom Counts	108	109	+ 1.1%

	7-2014	7-2015	Change
2 Bedrooms or Less	121	110	- 9.0%
3 Bedrooms	99	101	+ 1.5%
4 Bedrooms or More	118	126	+ 6.4%
All Single-Family Homes	107	109	+ 2.3%
All Condos	113	78	- 31.0%

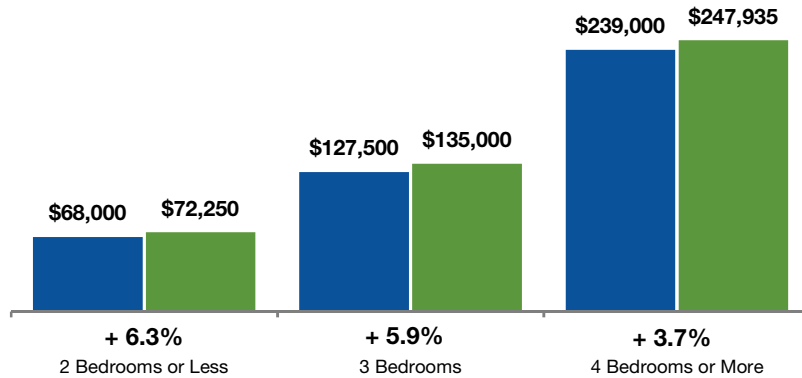
Median Sales Price

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



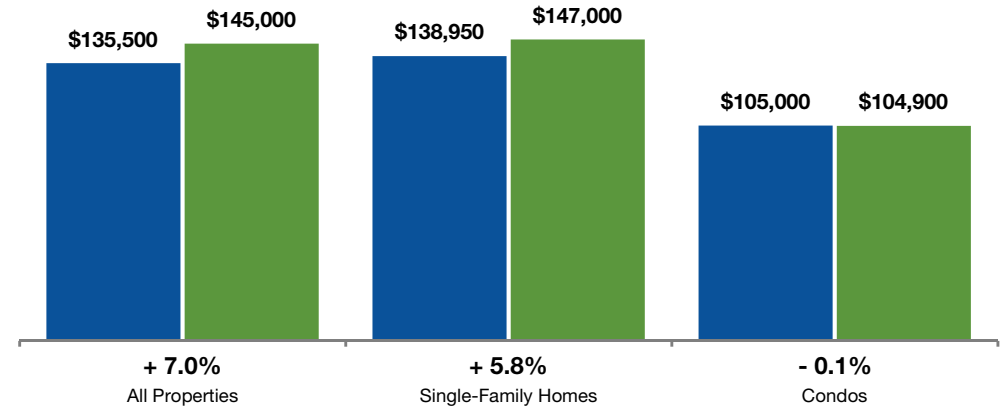
By Bedroom Count

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	\$68,000	\$72,250	+ 6.3%
3 Bedrooms	\$127,500	\$135,000	+ 5.9%
4 Bedrooms or More	\$239,000	\$247,935	+ 3.7%
All Bedroom Counts	\$135,500	\$145,000	+ 7.0%

Single-Family Homes

	7-2014	7-2015	Change	7-2014	7-2015	Change
	\$60,000	\$68,000	+ 13.3%	\$82,000	\$79,500	- 3.0%
	\$127,250	\$135,000	+ 6.1%	\$133,500	\$121,500	- 9.0%
	\$248,763	\$252,000	+ 1.3%	\$109,000	\$113,500	+ 4.1%
All Single-Family Homes	\$138,950	\$147,000	+ 5.8%	\$105,000	\$104,900	- 0.1%

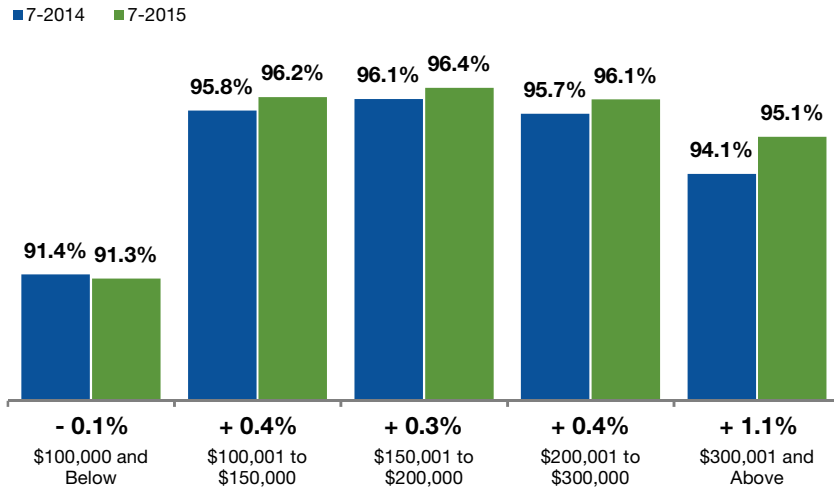
Condos

Percent of List Price Received

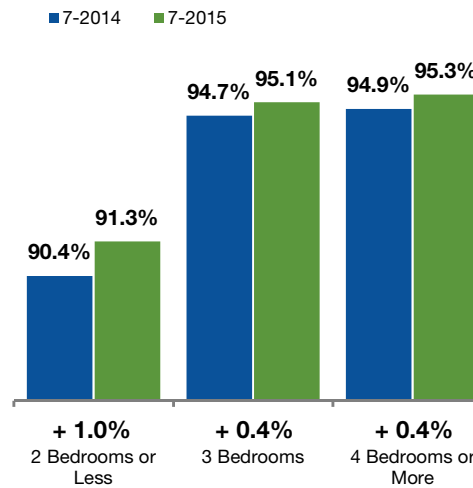
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



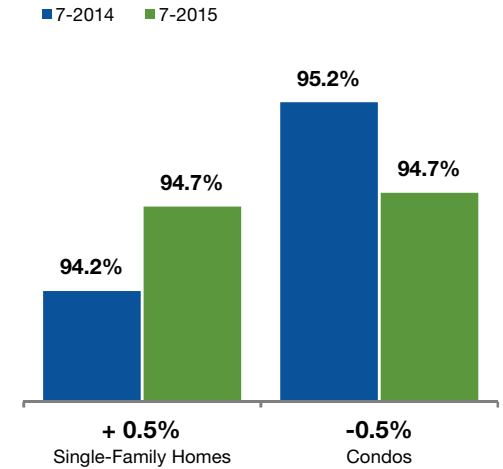
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2014	7-2015	Change
\$100,000 and Below	91.4%	91.3%	-0.1%
\$100,001 to \$150,000	95.8%	96.2%	+0.4%
\$150,001 to \$200,000	96.1%	96.4%	+0.3%
\$200,001 to \$300,000	95.7%	96.1%	+0.4%
\$300,001 and Above	94.1%	95.1%	+1.1%
All Price Ranges	94.2%	94.6%	+0.4%

Single-Family Homes

7-2014	7-2015	Change	7-2014	7-2015	Change
91.1%	91.0%	-0.1%	96.7%	94.3%	-10.0%
95.9%	96.2%	+0.3%	94.5%	93.5%	0.0%
96.2%	96.5%	+0.3%	95.1%	95.0%	0.0%
95.8%	96.1%	+0.3%	95.0%	97.3%	11.1%
94.2%	95.1%	+1.0%	90.2%	96.7%	11.1%
94.2%	94.7%	+0.5%	95.2%	94.7%	-0.5%

Condos

By Bedroom Count	7-2014	7-2015	Change
2 Bedrooms or Less	90.4%	91.3%	+1.0%
3 Bedrooms	94.7%	95.1%	+0.4%
4 Bedrooms or More	94.9%	95.3%	+0.4%
All Bedroom Counts	94.2%	94.6%	+0.5%

7-2014	7-2015	Change	7-2014	7-2015	Change
89.1%	90.5%	+1.6%	97.8%	93.4%	-10.0%
94.8%	95.1%	+0.3%	94.0%	95.8%	11.1%
94.9%	95.3%	+0.4%	89.3%	95.5%	11.1%
94.2%	94.7%	+0.5%	95.2%	94.7%	-0.5%

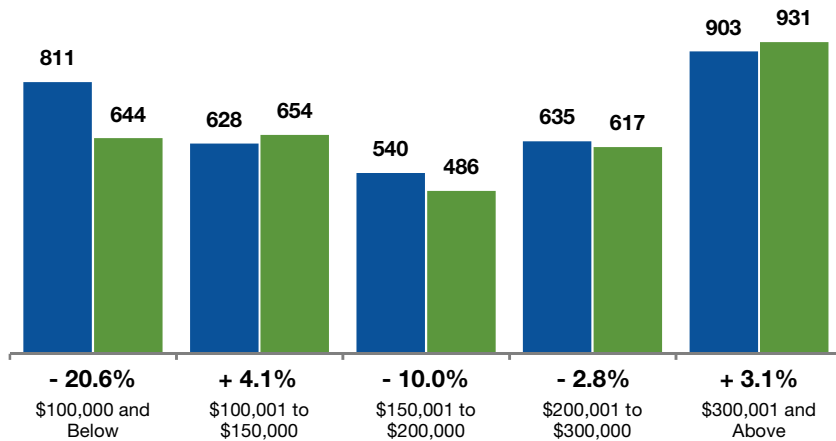
Inventory of Homes for Sale

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



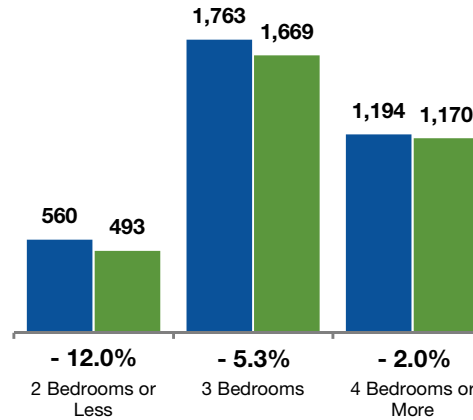
By Price Range

■ 7-2014 ■ 7-2015



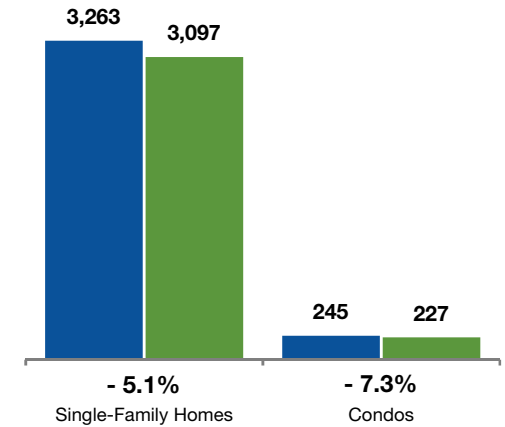
By Bedroom Count

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

	7-2014	7-2015	Change
\$100,000 and Below	811	644	- 20.6%
\$100,001 to \$150,000	628	654	+ 4.1%
\$150,001 to \$200,000	540	486	- 10.0%
\$200,001 to \$300,000	635	617	- 2.8%
\$300,001 and Above	903	931	+ 3.1%
All Price Ranges	3,517	3,332	- 5.3%

Single-Family Homes

	7-2014	7-2015	Change
2 Bedrooms or Less	720	571	- 20.7%
3 Bedrooms	556	579	+ 4.1%
4 Bedrooms or More	496	449	- 9.5%
	608	582	- 4.3%
	883	916	+ 3.7%
All Single-Family Homes	3,263	3,097	- 5.1%

Condos

	7-2014	7-2015	Change
	88	70	- 20.5%
	70	73	+ 4.3%
	43	35	- 18.6%
	26	34	+ 30.8%
	18	15	- 16.7%
All Condos	245	227	- 7.3%

By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	560	493	- 12.0%
3 Bedrooms	1,763	1,669	- 5.3%
4 Bedrooms or More	1,194	1,170	- 2.0%
All Bedroom Counts	3,517	3,332	- 5.3%

	7-2014	7-2015	Change
2 Bedrooms or Less	414	385	- 7.0%
3 Bedrooms	1,681	1,578	- 6.1%
4 Bedrooms or More	1,168	1,134	- 2.9%
All Single-Family Homes	3,263	3,097	- 5.1%

	7-2014	7-2015	Change
	141	102	- 27.7%
	79	89	+ 12.7%
	25	36	+ 44.0%
All Condos	245	227	- 7.3%

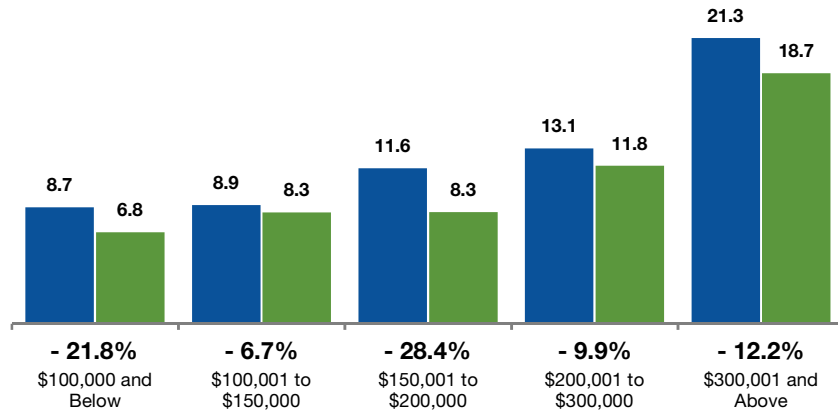
Months Supply of Inventory

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.**



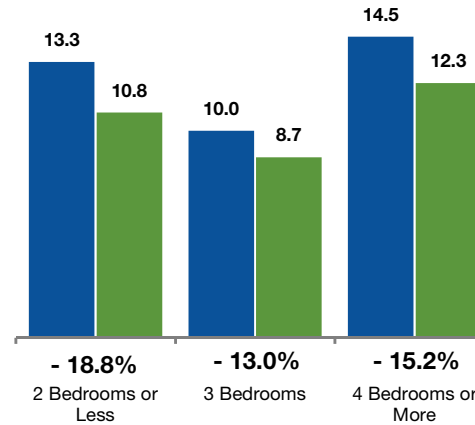
By Price Range

■ 7-2014 ■ 7-2015



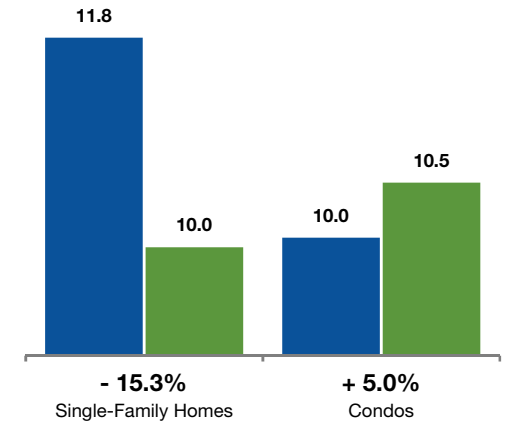
By Bedroom Count

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

	7-2014	7-2015	Change
\$100,000 and Below	8.7	6.8	- 21.8%
\$100,001 to \$150,000	8.9	8.3	- 6.7%
\$150,001 to \$200,000	11.6	8.3	- 28.4%
\$200,001 to \$300,000	13.1	11.8	- 9.9%
\$300,001 and Above	21.3	18.7	- 12.2%
All Price Ranges	11.7	10.0	- 14.5%

Single-Family Homes

	7-2014	7-2015	Change
\$100,000 and Below	8.7	6.8	- 21.8%
\$100,001 to \$150,000	8.6	7.9	- 8.1%
\$150,001 to \$200,000	11.5	8.2	- 28.7%
\$200,001 to \$300,000	13.4	11.5	- 14.2%
\$300,001 and Above	21.5	18.9	- 12.1%
All Price Ranges	11.8	10.0	- 15.3%

Condos

	7-2014	7-2015	Change
\$100,000 and Below	8.2	6.9	- 15.9%
\$100,001 to \$150,000	11.8	15.4	+ 30.5%
\$150,001 to \$200,000	12.3	9.2	- 25.2%
\$200,001 to \$300,000	7.9	13.9	+ 75.9%
\$300,001 and Above	10.8	8.4	- 22.2%
All Price Ranges	10.0	10.5	+ 5.0%

By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	13.3	10.8	- 18.8%
3 Bedrooms	10.0	8.7	- 13.0%
4 Bedrooms or More	14.5	12.3	- 15.2%
All Bedroom Counts	11.7	10.0	- 14.5%

	7-2014	7-2015	Change
2 Bedrooms or Less	13.9	11.4	- 18.0%
3 Bedrooms	9.9	8.5	- 14.1%
4 Bedrooms or More	15.0	12.4	- 17.3%
All Bedroom Counts	11.8	10.0	- 15.3%