

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2015

Like school busses in a darker dawn, the typical seasonal slowdown is imminent. Numbers may be a bit in flux, but no drastic year-over-year drops or rises are anticipated across most markets. For the 12-month period spanning September 2014 through August 2015, Pending Sales in the Western Upstate region were up 11.0 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 24.1 percent.

The overall Median Sales Price was up 6.5 percent to \$145,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.4 percent to \$149,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 93 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 136 days.

Market-wide, inventory levels were down 6.2 percent. The property type that lost the least inventory was the Condos segment, where it decreased 2.7 percent. That amounts to 9.6 months supply for Single-Family homes and 10.1 months supply for Condos.

Quick Facts

+ 24.1%

+ 16.4%

+ 13.4%

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

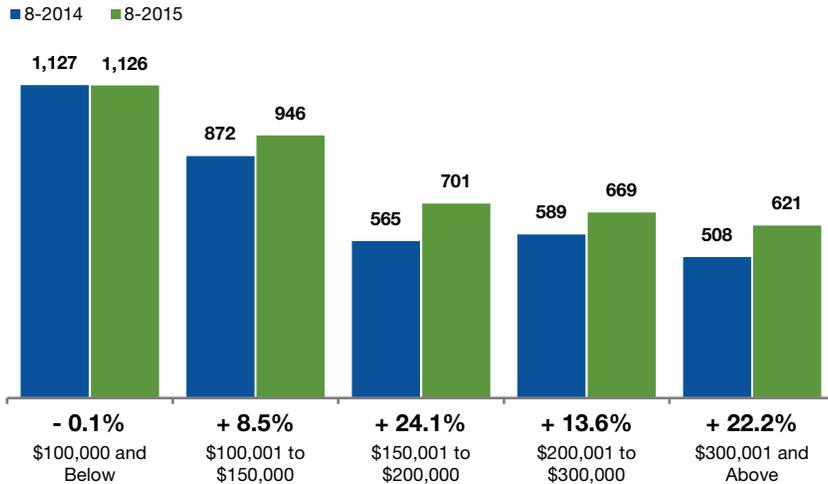


Pending Sales

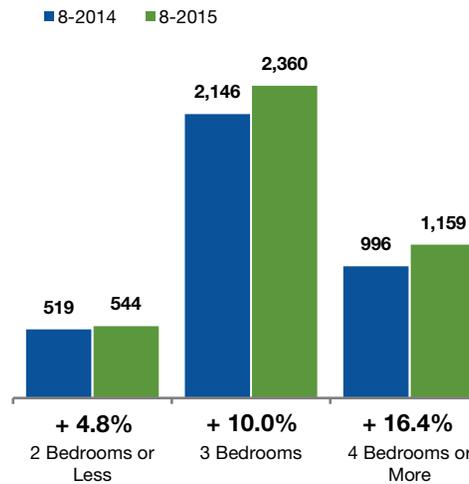
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



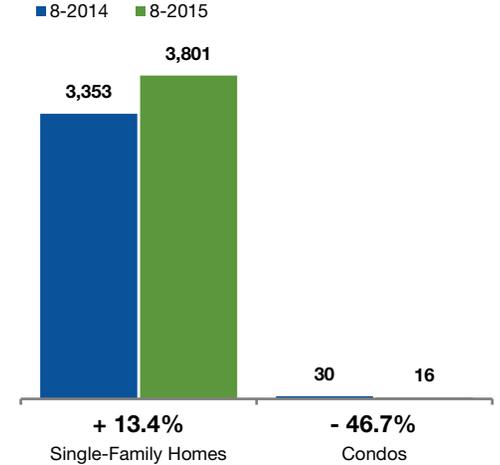
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2014	8-2015	Change
\$100,000 and Below	1,127	1,126	- 0.1%
\$100,001 to \$150,000	872	946	+ 8.5%
\$150,001 to \$200,000	565	701	+ 24.1%
\$200,001 to \$300,000	589	669	+ 13.6%
\$300,001 and Above	508	621	+ 22.2%
All Price Ranges	3,661	4,063	+ 11.0%

Single-Family Homes

8-2014	8-2015	Change	8-2014	8-2015	Change
989	1,012	+ 2.3%	18	6	- 66.7%
793	884	+ 11.5%	7	8	+ 14.3%
524	657	+ 25.4%	1	1	0.0%
555	643	+ 15.9%	3	1	- 66.7%
492	605	+ 23.0%	1	0	- 100.0%
3,353	3,801	+ 13.4%	30	16	- 46.7%

Condos

By Bedroom Count	8-2014	8-2015	Change
2 Bedrooms or Less	519	544	+ 4.8%
3 Bedrooms	2,146	2,360	+ 10.0%
4 Bedrooms or More	996	1,159	+ 16.4%
All Bedroom Counts	3,661	4,063	+ 11.0%

8-2014	8-2015	Change	8-2014	8-2015	Change
365	410	+ 12.3%	20	11	- 45.0%
2,050	2,278	+ 11.1%	8	4	- 50.0%
938	1,113	+ 18.7%	2	1	- 50.0%
3,353	3,801	+ 13.4%	30	16	- 46.7%

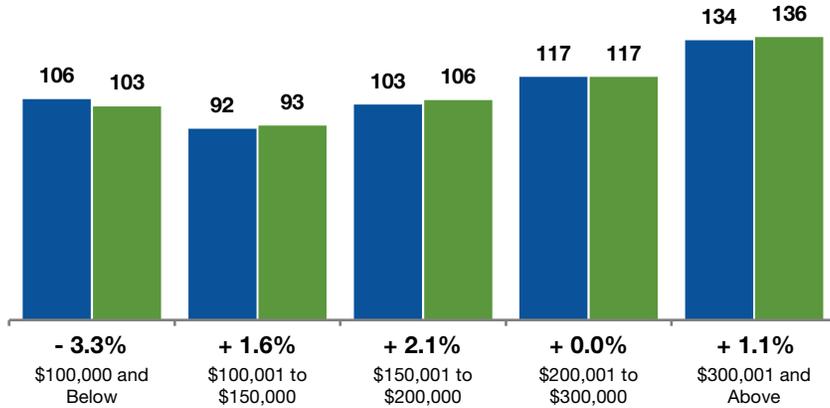
Days on Market Until Sale

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



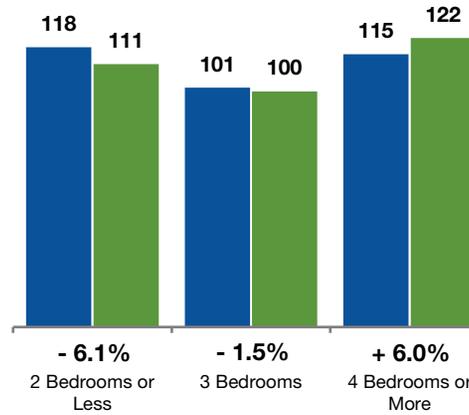
By Price Range

■ 8-2014 ■ 8-2015



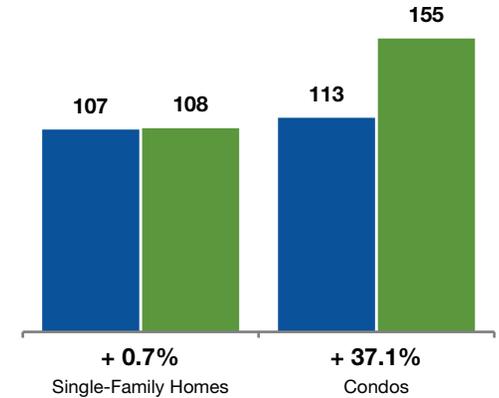
By Bedroom Count

■ 8-2014 ■ 8-2015



By Property Type

■ 8-2014 ■ 8-2015



All Properties

By Price Range

	8-2014	8-2015	Change
\$100,000 and Below	106	103	-3.3%
\$100,001 to \$150,000	92	93	+1.6%
\$150,001 to \$200,000	103	106	+2.1%
\$200,001 to \$300,000	117	117	+0.0%
\$300,001 and Above	134	136	+1.1%
All Price Ranges	108	108	+0.2%

Single-Family Homes

	8-2014	8-2015	Change
\$100,000 and Below	106	102	-3.5%
\$100,001 to \$150,000	91	92	+0.7%
\$150,001 to \$200,000	103	104	+1.7%
\$200,001 to \$300,000	115	117	+1.8%
\$300,001 and Above	133	138	+3.7%
All Price Ranges	107	108	+0.7%

Condos

	8-2014	8-2015	Change
\$100,000 and Below	68	238	+249.6%
\$100,001 to \$150,000	122	88	-27.8%
\$150,001 to \$200,000	350	63	-82.0%
\$200,001 to \$300,000	58	70	+21.1%
\$300,001 and Above	146	0	-100.0%
All Price Ranges	113	155	+37.1%

By Bedroom Count

	8-2014	8-2015	Change
2 Bedrooms or Less	118	111	-6.1%
3 Bedrooms	101	100	-1.5%
4 Bedrooms or More	115	122	+6.0%
All Bedroom Counts	108	108	+0.2%

	8-2014	8-2015	Change
2 Bedrooms or Less	118	108	-9.1%
3 Bedrooms	100	99	-1.1%
4 Bedrooms or More	117	125	+6.6%
All Bedroom Counts	107	108	+0.7%

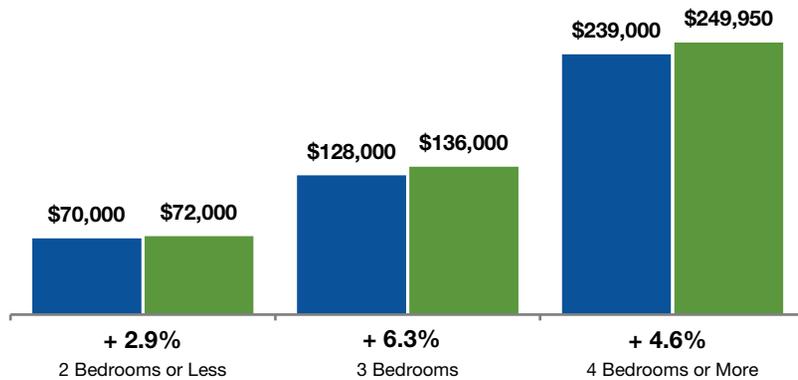
Median Sales Price

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



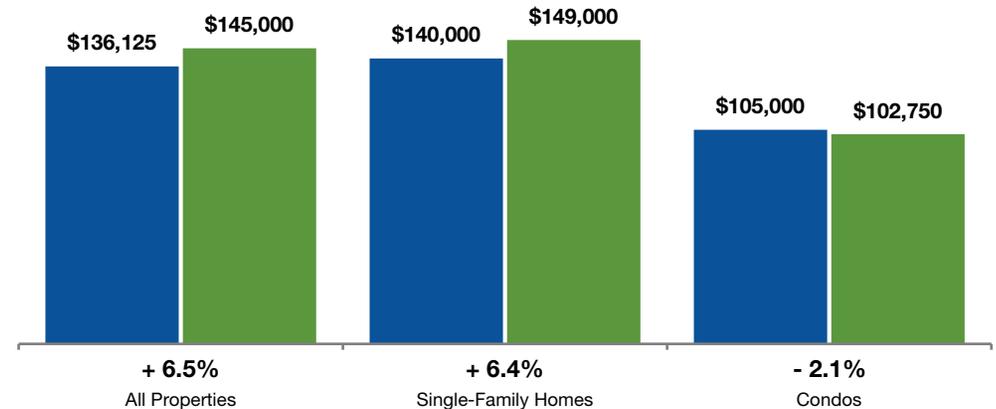
By Bedroom Count

■ 8-2014 ■ 8-2015



By Property Type

■ 8-2014 ■ 8-2015



All Properties

By Bedroom Count

	8-2014	8-2015	Change
2 Bedrooms or Less	\$70,000	\$72,000	+ 2.9%
3 Bedrooms	\$128,000	\$136,000	+ 6.3%
4 Bedrooms or More	\$239,000	\$249,950	+ 4.6%
All Bedroom Counts	\$136,125	\$145,000	+ 6.5%

Single-Family Homes

	8-2014	8-2015	Change
2 Bedrooms or Less	\$62,500	\$68,000	+ 8.8%
3 Bedrooms	\$128,400	\$136,000	+ 5.9%
4 Bedrooms or More	\$247,000	\$255,000	+ 3.2%
All Single-Family Homes	\$140,000	\$149,000	+ 6.4%

Condos

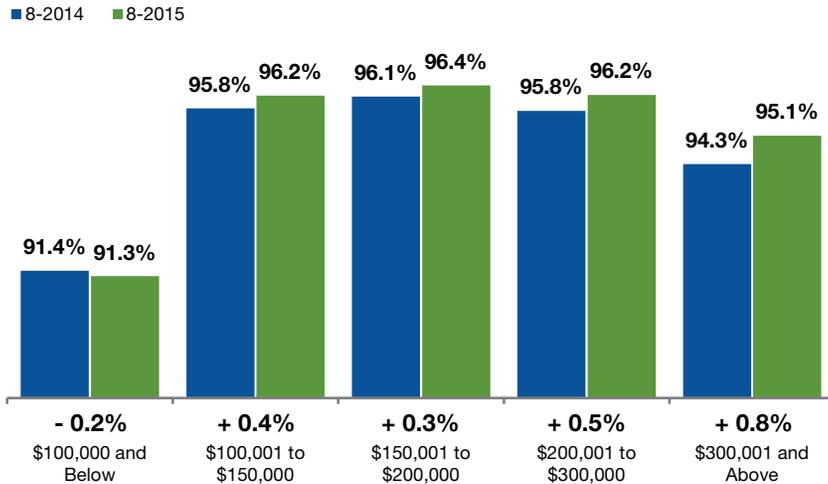
	8-2014	8-2015	Change
2 Bedrooms or Less	\$85,250	\$78,500	- 7.9%
3 Bedrooms	\$124,000	\$126,000	+ 1.6%
4 Bedrooms or More	\$108,000	\$120,000	+ 11.1%
All Condos	\$105,000	\$102,750	- 2.1%

Percent of List Price Received

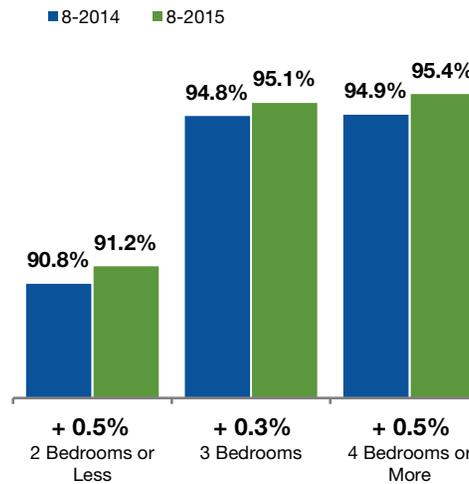
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



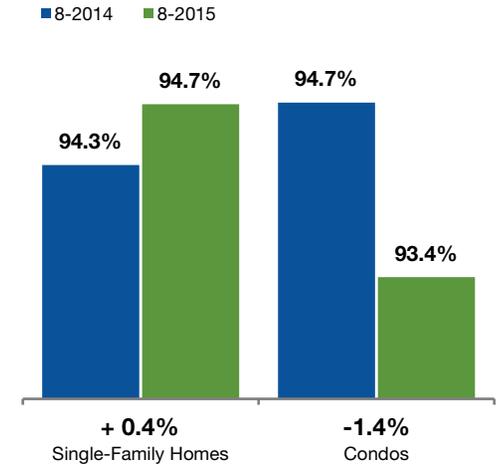
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2014	8-2015	Change
\$100,000 and Below	91.4%	91.3%	-0.2%
\$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	95.8%	96.2%	+0.5%
\$300,001 and Above	94.3%	95.1%	+0.8%
All Price Ranges	94.3%	94.7%	+0.4%

Single-Family Homes

8-2014	8-2015	Change	8-2014	8-2015	Change
91.1%	91.1%	-0.0%	93.8%	91.1%	0.0%
96.0%	96.3%	+0.3%	95.1%	93.3%	-10.0%
96.2%	96.5%	+0.3%	94.4%	94.4%	0.0%
95.9%	96.2%	+0.4%	98.3%	98.6%	0.0%
94.3%	95.1%	+0.8%	95.5%	0.0%	-100.0%
94.3%	94.7%	+0.4%	94.7%	93.4%	-1.4%

Condos

By Bedroom Count	8-2014	8-2015	Change
2 Bedrooms or Less	90.8%	91.2%	+0.5%
3 Bedrooms	94.8%	95.1%	+0.3%
4 Bedrooms or More	94.9%	95.4%	+0.5%
All Bedroom Counts	94.3%	94.7%	+0.5%

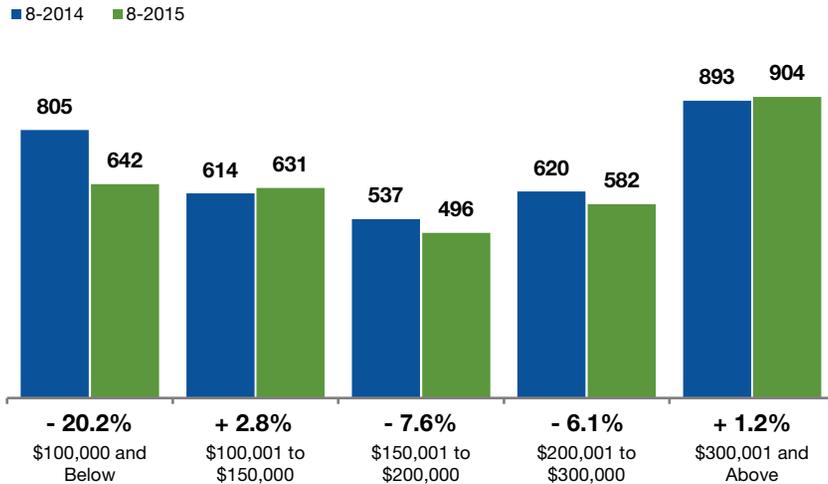
8-2014	8-2015	Change	8-2014	8-2015	Change
89.5%	90.5%	+1.1%	94.4%	91.6%	0.0%
94.9%	95.2%	+0.3%	94.9%	95.6%	11.1%
94.8%	95.3%	+0.6%	96.5%	93.3%	-10.0%
94.3%	94.7%	+0.5%	94.7%	93.4%	-1.4%

Inventory of Homes for Sale

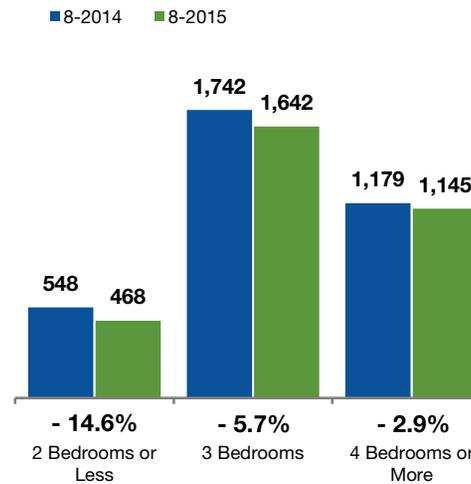
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



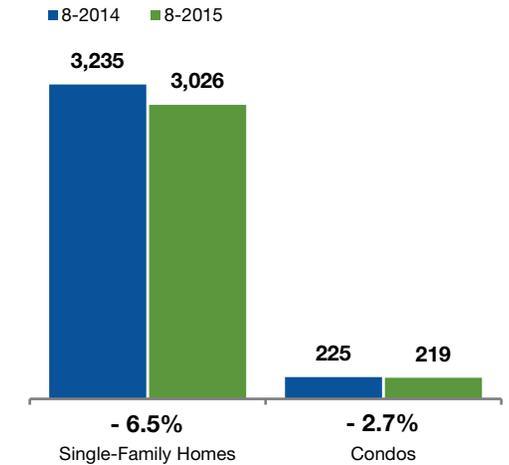
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2014	8-2015	Change
\$100,000 and Below	805	642	- 20.2%
\$100,001 to \$150,000	614	631	+ 2.8%
\$150,001 to \$200,000	537	496	- 7.6%
\$200,001 to \$300,000	620	582	- 6.1%
\$300,001 and Above	893	904	+ 1.2%
All Price Ranges	3,469	3,255	- 6.2%

Single-Family Homes

8-2014	8-2015	Change	8-2014	8-2015	Change
722	572	- 20.8%	79	67	- 15.2%
548	559	+ 2.0%	65	69	+ 6.2%
496	460	- 7.3%	40	33	- 17.5%
594	544	- 8.4%	25	37	+ 48.0%
875	891	+ 1.8%	16	13	- 18.8%
3,235	3,026	- 6.5%	225	219	- 2.7%

Condos

By Bedroom Count	8-2014	8-2015	Change
2 Bedrooms or Less	548	468	- 14.6%
3 Bedrooms	1,742	1,642	- 5.7%
4 Bedrooms or More	1,179	1,145	- 2.9%
All Bedroom Counts	3,469	3,255	- 6.2%

8-2014	8-2015	Change	8-2014	8-2015	Change
409	366	- 10.5%	132	95	- 28.0%
1,664	1,549	- 6.9%	76	91	+ 19.7%
1,162	1,111	- 4.4%	17	33	+ 94.1%
3,235	3,026	- 6.5%	225	219	- 2.7%

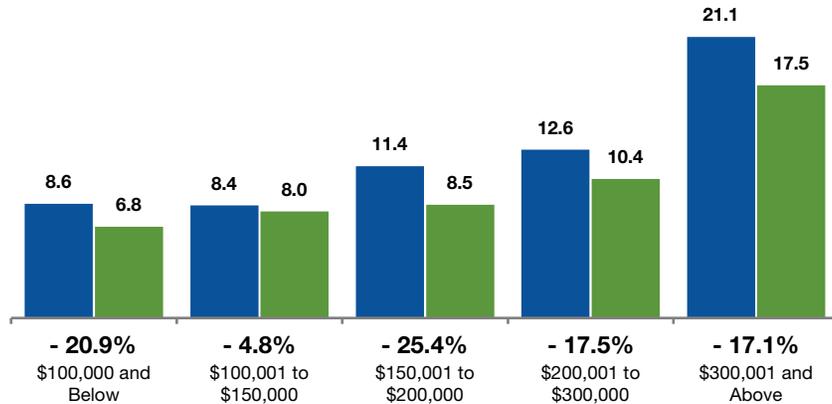
Months Supply of Inventory

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.**



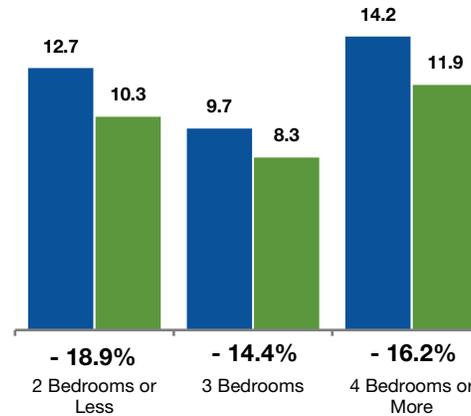
By Price Range

■ 8-2014 ■ 8-2015



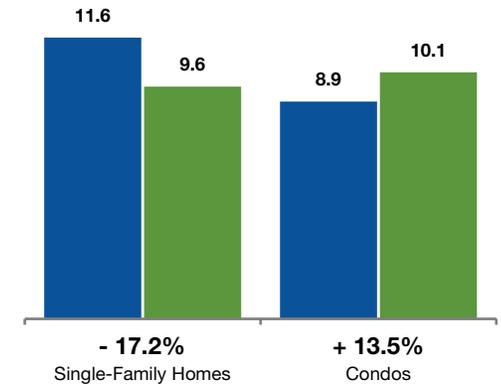
By Bedroom Count

■ 8-2014 ■ 8-2015



By Property Type

■ 8-2014 ■ 8-2015



All Properties

By Price Range

	8-2014	8-2015	Change
\$100,000 and Below	8.6	6.8	- 20.9%
\$100,001 to \$150,000	8.4	8.0	- 4.8%
\$150,001 to \$200,000	11.4	8.5	- 25.4%
\$200,001 to \$300,000	12.6	10.4	- 17.5%
\$300,001 and Above	21.1	17.5	- 17.1%
All Price Ranges	11.4	9.6	- 15.8%

Single-Family Homes

	8-2014	8-2015	Change
2 Bedrooms or Less	12.7	10.3	- 18.9%
3 Bedrooms	9.7	8.3	- 14.4%
4 Bedrooms or More	14.2	11.9	- 16.2%
All Bedroom Counts	11.4	9.6	- 15.8%

Condos

	8-2014	8-2015	Change
Single-Family Homes	11.6	9.6	- 17.2%
Condos	8.9	10.1	+ 13.5%

By Bedroom Count

	8-2014	8-2015	Change
2 Bedrooms or Less	12.7	10.3	- 18.9%
3 Bedrooms	9.7	8.3	- 14.4%
4 Bedrooms or More	14.2	11.9	- 16.2%
All Bedroom Counts	11.4	9.6	- 15.8%

	8-2014	8-2015	Change
Single-Family Homes	11.6	9.6	- 17.2%
Condos	8.9	10.1	+ 13.5%