

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2018

Home prices have continued to increase, but price drops are becoming more of a reality as affordability concerns are keeping showings down and some nervous buyers at bay. Meanwhile, year-over-year inventory levels are edging closer to even in several markets across the U.S.

For the 12-month period spanning December 2017 through November 2018, Pending Sales in the Western Upstate region were down 0.7 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 9.5 percent.

The overall Median Sales Price was up 3.7 percent to \$171,000. The property type with the largest price gain was the Condos segment, where prices increased 6.8 percent to \$128,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 85 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 up 12.3 percent. The property type that gained the most inventory was the Condos segment, where it increased 57.0 percent. That amounts to 4.8 months supply for Single-Family homes and 5.4 months supply for Condos.

Quick Facts

+ 9.5%

+ 0.3%

- 0.1%

Price Range With the
Strongest Sales:
\$150,001 to \$200,000

Bedroom Count With
Strongest Sales:
3 Bedrooms

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



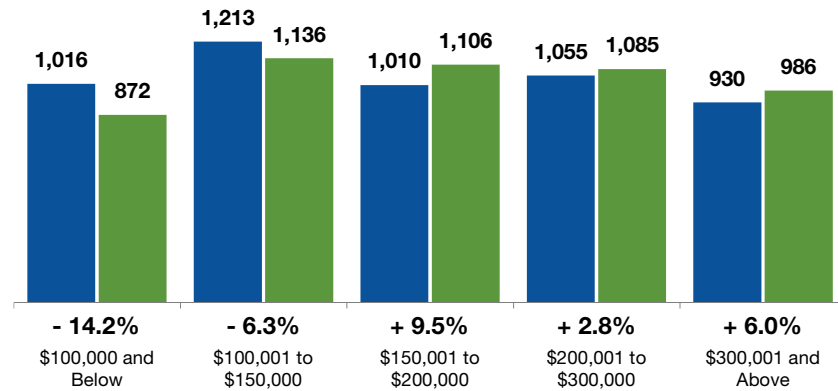
Pending Sales

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



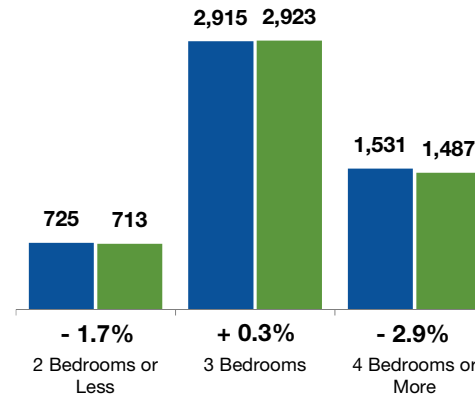
By Price Range

■ 11-2017 ■ 11-2018



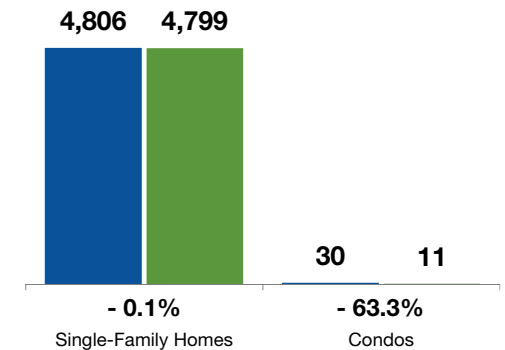
By Bedroom Count

■ 11-2017 ■ 11-2018



By Property Type

■ 11-2017 ■ 11-2018



All Properties

By Price Range

	11-2017	11-2018	Change
\$100,000 and Below	1,016	872	- 14.2%
\$100,001 to \$150,000	1,213	1,136	- 6.3%
\$150,001 to \$200,000	1,010	1,106	+ 9.5%
\$200,001 to \$300,000	1,055	1,085	+ 2.8%
\$300,001 and Above	930	986	+ 6.0%
All Price Ranges	5,224	5,185	- 0.7%

Single-Family Homes

	11-2017	11-2018	Change
911	782	- 14.2%	
1,039	989	- 4.8%	
963	1,043	+ 8.3%	
998	1,028	+ 3.0%	
895	957	+ 6.9%	
4,806	4,799	- 0.1%	

Condos

	11-2017	11-2018	Change
4	5	+ 25.0%	
15	4	- 73.3%	
1	1	0.0%	
5	1	- 80.0%	
5	0	- 100.0%	
30	11	- 63.3%	

By Bedroom Count

	11-2017	11-2018	Change
2 Bedrooms or Less	725	713	- 1.7%
3 Bedrooms	2,915	2,923	+ 0.3%
4 Bedrooms or More	1,531	1,487	- 2.9%
All Bedroom Counts	5,224	5,185	- 0.7%

	11-2017	11-2018	Change
552	537	- 2.7%	
2,779	2,786	+ 0.3%	
1,426	1,415	- 0.8%	
4,806	4,799	- 0.1%	

	11-2017	11-2018	Change
12	3	- 75.0%	
14	4	- 71.4%	
4	4	0.0%	
30	11	- 63.3%	

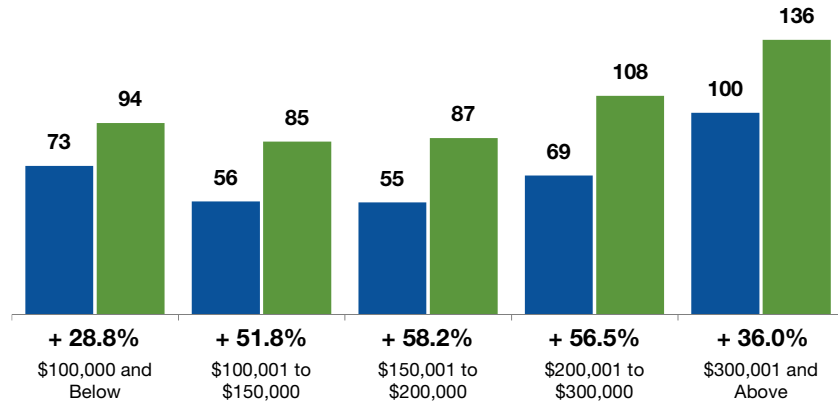
Days on Market Until Sale

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



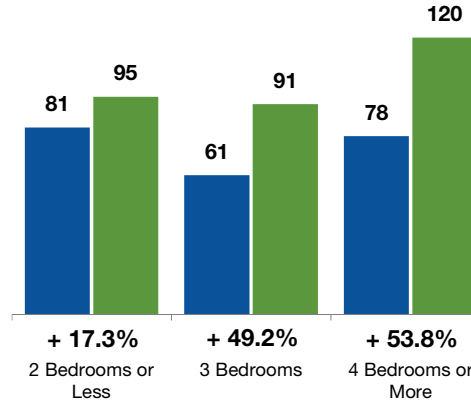
By Price Range

■ 11-2017 ■ 11-2018



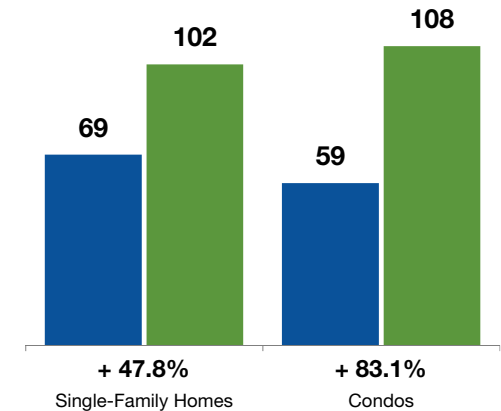
By Bedroom Count

■ 11-2017 ■ 11-2018



By Property Type

■ 11-2017 ■ 11-2018



All Properties

By Price Range

	11-2017	11-2018	Change
\$100,000 and Below	73	94	+ 28.8%
\$100,001 to \$150,000	56	85	+ 51.8%
\$150,001 to \$200,000	55	87	+ 58.2%
\$200,001 to \$300,000	69	108	+ 56.5%
\$300,001 and Above	100	136	+ 36.0%
All Price Ranges	69	101	+ 46.4%

Single-Family Homes

	11-2017	11-2018	Change
2 Bedrooms or Less	73	93	+ 27.4%
3 Bedrooms	56	86	+ 53.6%
4 Bedrooms or More	54	86	+ 59.3%
All Single-Family Homes	67	108	+ 61.2%
All Single-Family Homes	99	138	+ 39.4%
All Single-Family Homes	69	102	+ 47.8%

Condos

	11-2017	11-2018	Change
Single-Family Homes	42	83	+ 97.6%
Condos	70	132	+ 88.6%
Single-Family Homes	70	60	- 14.3%
Condos	57	148	+ 159.6%
Single-Family Homes	61	54	- 11.5%
All Condos	59	108	+ 83.1%

By Bedroom Count

	11-2017	11-2018	Change
2 Bedrooms or Less	81	95	+ 17.3%
3 Bedrooms	61	91	+ 49.2%
4 Bedrooms or More	78	120	+ 53.8%
All Bedroom Counts	69	101	+ 46.4%

	11-2017	11-2018	Change
2 Bedrooms or Less	83	94	+ 13.3%
3 Bedrooms	59	91	+ 54.2%
4 Bedrooms or More	80	123	+ 53.8%
All Single-Family Homes	69	102	+ 47.8%

	11-2017	11-2018	Change
Single-Family Homes	71	113	+ 59.2%
Condos	46	97	+ 110.9%
Single-Family Homes	32	179	+ 459.4%
All Condos	59	108	+ 83.1%

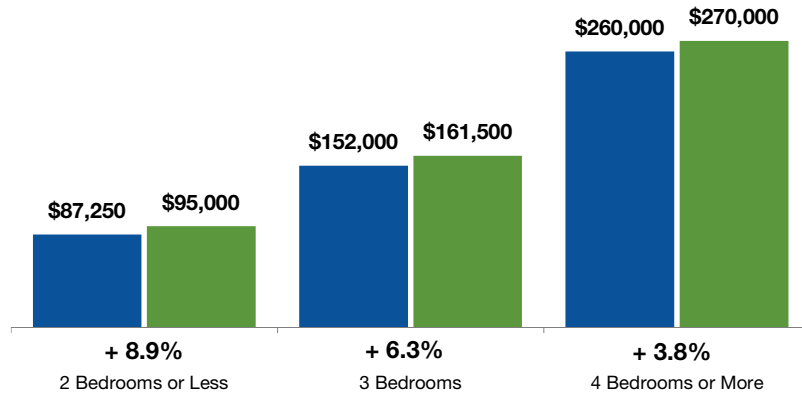
Median Sales Price

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



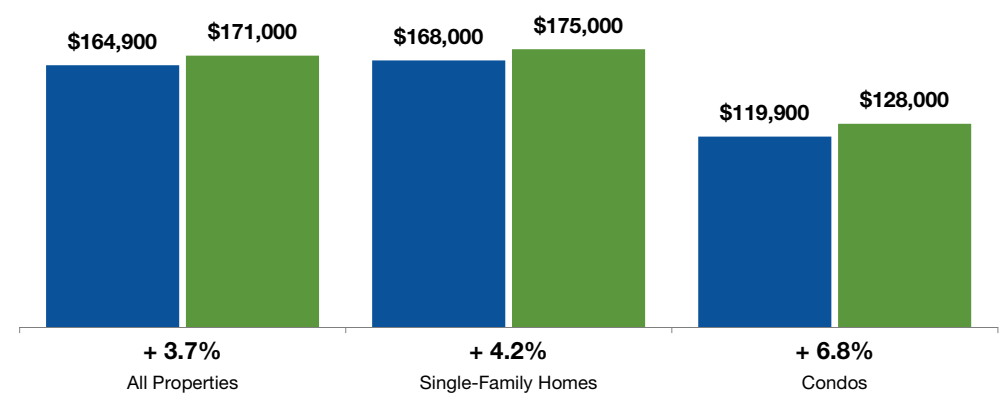
By Bedroom Count

■ 11-2017 ■ 11-2018



By Property Type

■ 11-2017 ■ 11-2018



All Properties

By Bedroom Count

	11-2017	11-2018	Change
2 Bedrooms or Less	\$87,250	\$95,000	+ 8.9%
3 Bedrooms	\$152,000	\$161,500	+ 6.3%
4 Bedrooms or More	\$260,000	\$270,000	+ 3.8%
All Bedroom Counts	\$164,900	\$171,000	+ 3.7%

Single-Family Homes

	11-2017	11-2018	Change	11-2017	11-2018	Change
	\$82,750	\$90,000	+ 8.8%	\$107,810	\$117,000	+ 8.5%
	\$152,500	\$162,000	+ 6.2%	\$139,500	\$140,000	+ 0.4%
	\$269,500	\$280,000	+ 3.9%	\$117,500	\$122,000	+ 3.8%
All	\$168,000	\$175,000	+ 4.2%	\$119,900	\$128,000	+ 6.8%

Condos

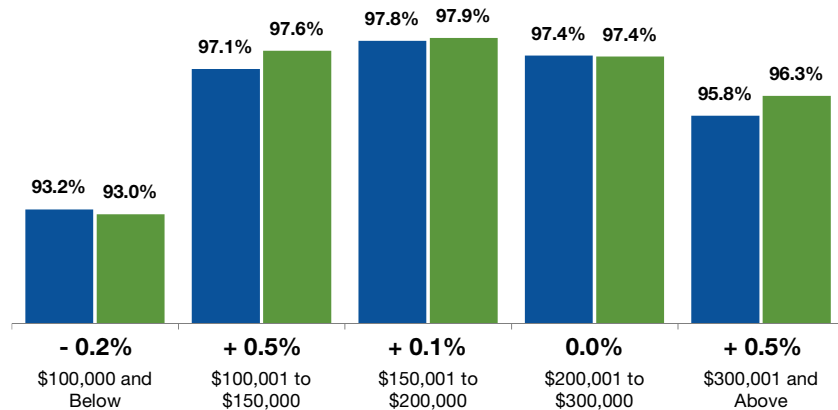
Percent of List Price Received

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.**



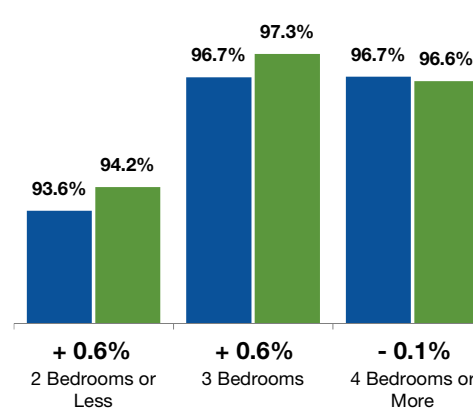
By Price Range

■ 11-2017 ■ 11-2018



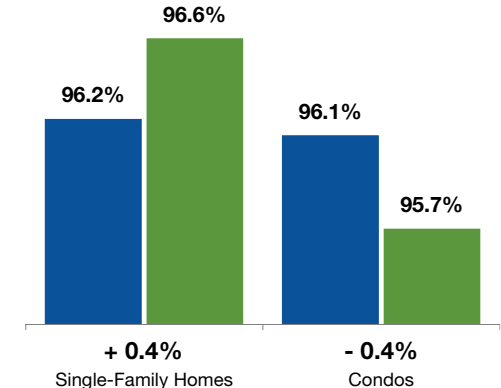
By Bedroom Count

■ 11-2017 ■ 11-2018



By Property Type

■ 11-2017 ■ 11-2018



All Properties

By Price Range

	11-2017	11-2018	Change
\$100,000 and Below	93.2%	93.0%	- 0.2%
\$100,001 to \$150,000	97.1%	97.6%	+ 0.5%
\$150,001 to \$200,000	97.8%	97.9%	+ 0.1%
\$200,001 to \$300,000	97.4%	97.4%	0.0%
\$300,001 and Above	95.8%	96.3%	+ 0.5%
All Price Ranges	96.3%	96.6%	+ 0.3%

Single-Family Homes

	11-2017	11-2018	Change	11-2017	11-2018	Change
2 Bedrooms or Less	92.8%	92.8%	0.0%	95.2%	93.8%	- 1.5%
3 Bedrooms	97.1%	97.7%	+ 0.6%	96.0%	94.7%	- 1.4%
4 Bedrooms or More	97.9%	98.0%	+ 0.1%	97.9%	97.7%	- 0.2%
	97.3%	97.4%	+ 0.1%	97.2%	98.0%	+ 0.8%
	95.7%	96.3%	+ 0.6%	95.6%	99.2%	+ 3.8%
All Single-Family Homes	96.2%	96.6%	+ 0.4%	96.1%	95.7%	- 0.4%

Condos

By Bedroom Count

	11-2017	11-2018	Change
2 Bedrooms or Less	93.6%	94.2%	+ 0.6%
3 Bedrooms	96.7%	97.3%	+ 0.6%
4 Bedrooms or More	96.7%	96.6%	- 0.1%
All Bedroom Counts	96.3%	96.6%	+ 0.3%

	11-2017	11-2018	Change	11-2017	11-2018	Change
2 Bedrooms or Less	92.9%	93.6%	+ 0.8%	95.7%	94.6%	- 1.1%
3 Bedrooms	96.7%	97.3%	+ 0.6%	97.5%	97.2%	- 0.3%
4 Bedrooms or More	96.6%	96.6%	0.0%	92.4%	89.9%	- 2.7%
All Condos	96.2%	96.6%	+ 0.4%	96.1%	95.7%	- 0.4%

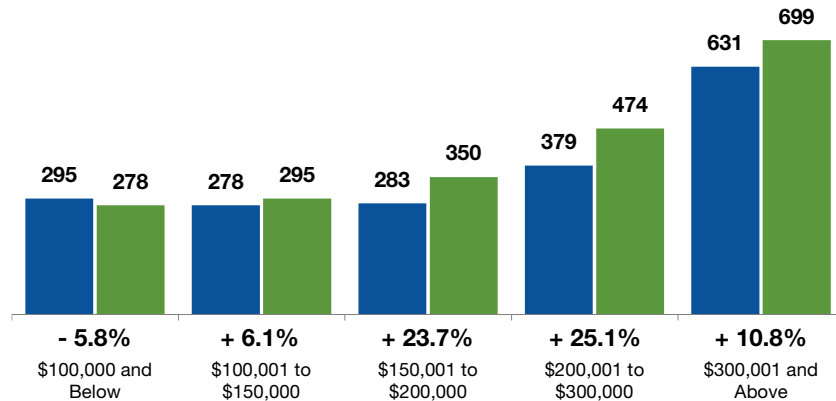
Inventory of Homes for Sale

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



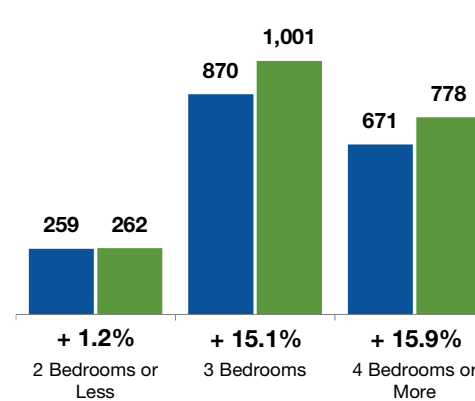
By Price Range

■ 11-2017 ■ 11-2018



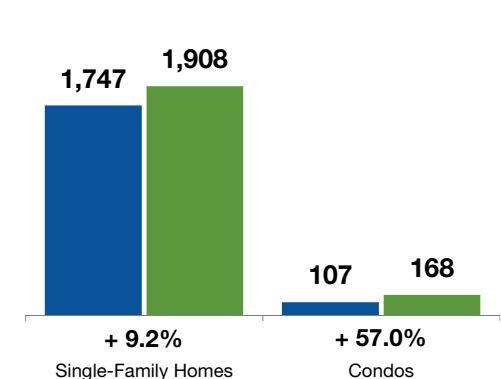
By Bedroom Count

■ 11-2017 ■ 11-2018



By Property Type

■ 11-2017 ■ 11-2018



All Properties

By Price Range	11-2017	11-2018	Change
\$100,000 and Below	295	278	- 5.8%
\$100,001 to \$150,000	278	295	+ 6.1%
\$150,001 to \$200,000	283	350	+ 23.7%
\$200,001 to \$300,000	379	474	+ 25.1%
\$300,001 and Above	631	699	+ 10.8%
All Price Ranges	1,866	2,096	+ 12.3%

Single-Family Homes

11-2017	11-2018	Change
256	225	- 12.1%
240	249	+ 3.8%
264	308	+ 16.7%
361	455	+ 26.0%
626	671	+ 7.2%
1,747	1,908	+ 9.2%

Condos

11-2017	11-2018	Change
33	41	+ 24.2%
34	44	+ 29.4%
18	42	+ 133.3%
17	17	0.0%
5	24	+ 380.0%
107	168	+ 57.0%

By Bedroom Count

11-2017	11-2018	Change
259	262	+ 1.2%
870	1,001	+ 15.1%
671	778	+ 15.9%
1,866	2,096	+ 12.3%

11-2017	11-2018	Change
201	198	- 1.5%
825	924	+ 12.0%
656	731	+ 11.4%
1,747	1,908	+ 9.2%

11-2017	11-2018	Change
52	52	0.0%
43	73	+ 69.8%
12	43	+ 258.3%
107	168	+ 57.0%

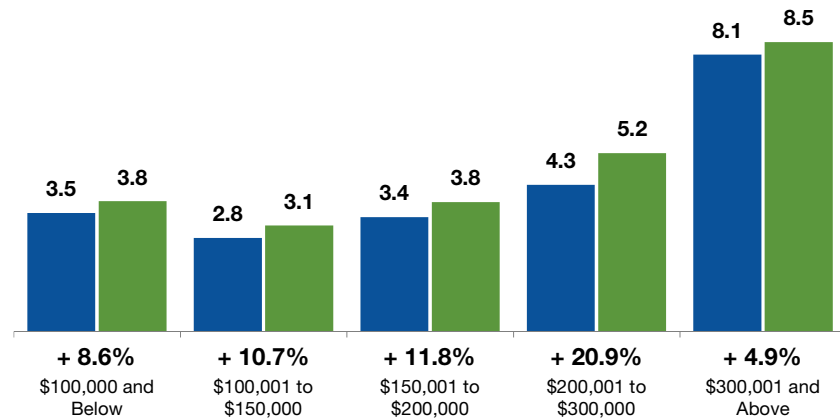
Months Supply of Inventory

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.**



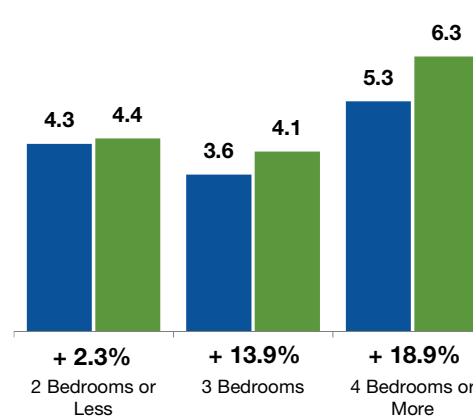
By Price Range

■ 11-2017 ■ 11-2018



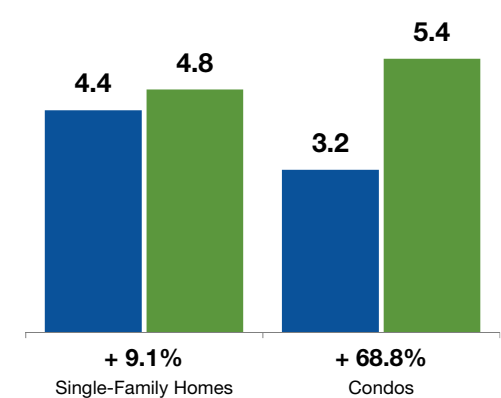
By Bedroom Count

■ 11-2017 ■ 11-2018



By Property Type

■ 11-2017 ■ 11-2018



All Properties

By Price Range	11-2017	11-2018	Change
\$100,000 and Below	3.5	3.8	+ 8.6%
\$100,001 to \$150,000	2.8	3.1	+ 10.7%
\$150,001 to \$200,000	3.4	3.8	+ 11.8%
\$200,001 to \$300,000	4.3	5.2	+ 20.9%
\$300,001 and Above	8.1	8.5	+ 4.9%
All Price Ranges	4.3	4.9	+ 14.0%

Single-Family Homes

11-2017	11-2018	Change
3.4	3.5	+ 2.9%
2.8	3.0	+ 7.1%
3.3	3.5	+ 6.1%
4.3	5.3	+ 23.3%
8.4	8.4	0.0%
4.4	4.8	+ 9.1%

Condos

11-2017	11-2018	Change
4.1	5.5	+ 34.1%
2.4	3.7	+ 54.2%
4.6	7.7	+ 67.4%
3.6	3.3	- 8.3%
1.7	8.6	+ 405.9%
3.2	5.4	+ 68.8%

By Bedroom Count

11-2017	11-2018	Change
4.3	4.4	+ 2.3%
3.6	4.1	+ 13.9%
5.3	6.3	+ 18.9%
4.3	4.9	+ 14.0%

11-2017	11-2018	Change
4.4	4.4	0.0%
3.6	4.0	+ 11.1%
5.5	6.2	+ 12.7%
4.4	4.8	+ 9.1%

11-2017	11-2018	Change
3.7	3.7	0.0%
4.0	6.4	+ 60.0%
1.4	7.4	+ 428.6%
3.2	5.4	+ 68.8%