

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2014

Looking forward, 2015 offers much promise. Watch for price movement to come in line with historical norms, seller activity and inventory levels to increase, housing starts to gain momentum and for rates to remain attractive. For the 12-month period spanning January 2014 through December 2014, Pending Sales in the Western Upstate region were up 9.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 11.8 percent.

The overall Median Sales Price were up 2.2 percent to \$137,000. The property type with the largest price gain was the Condos segment, where prices increased 6.8 percent to \$102,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 97 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 140 days.

Market-wide, inventory levels were up 1.6 percent. The property type that gained the most inventory was the Condos segment, where it increased 1.4 percent. That amounts to 9.8 months supply for Single-Family homes and 9.2 months supply for Condos.

Quick Facts

+ 11.8%

+ 24.0%

+ 8.7%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

2 Bedrooms or Less

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



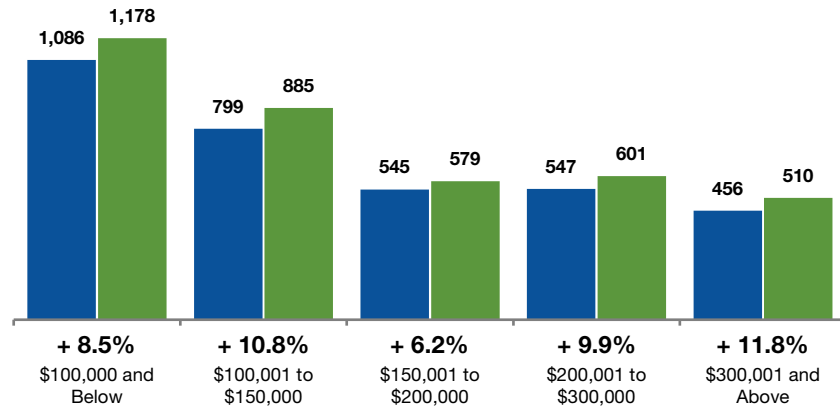
Pending Sales

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



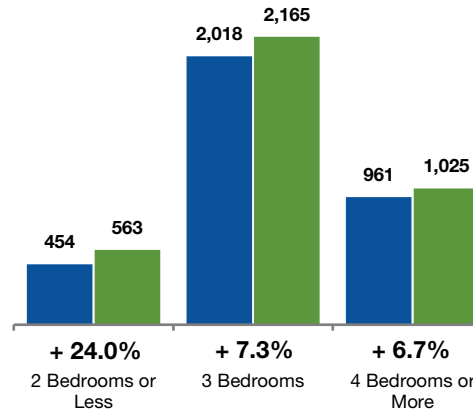
By Price Range

■ 12-2013 ■ 12-2014



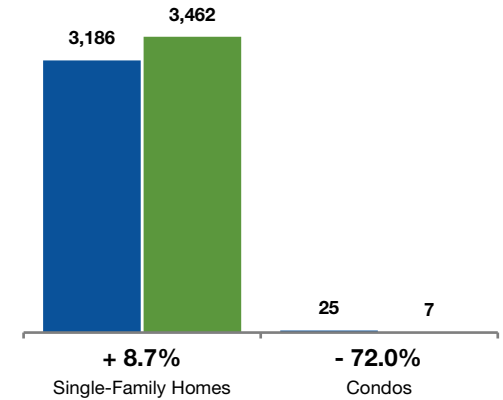
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Price Range

	12-2013	12-2014	Change
\$100,000 and Below	1,086	1,178	+ 8.5%
\$100,001 to \$150,000	799	885	+ 10.8%
\$150,001 to \$200,000	545	579	+ 6.2%
\$200,001 to \$300,000	547	601	+ 9.9%
\$300,001 and Above	456	510	+ 11.8%
All Price Ranges	3,433	3,753	+ 9.3%

Single-Family Homes

	12-2013	12-2014	Change
2 Bedrooms or Less	454	563	+ 24.0%
3 Bedrooms	2,018	2,165	+ 7.3%
4 Bedrooms or More	961	1,025	+ 6.7%
All Bedroom Counts	3,186	3,462	+ 8.7%

Condos

	12-2013	12-2014	Change
Single-Family Homes	3,186	3,462	+ 8.7%
Condos	25	7	- 72.0%

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	454	563	+ 24.0%
3 Bedrooms	2,018	2,165	+ 7.3%
4 Bedrooms or More	961	1,025	+ 6.7%
All Bedroom Counts	3,433	3,753	+ 9.3%

	12-2013	12-2014	Change
2 Bedrooms or Less	330	407	+ 23.3%
3 Bedrooms	1,942	2,075	+ 6.8%
4 Bedrooms or More	914	980	+ 7.2%
All Bedroom Counts	3,186	3,462	+ 8.7%

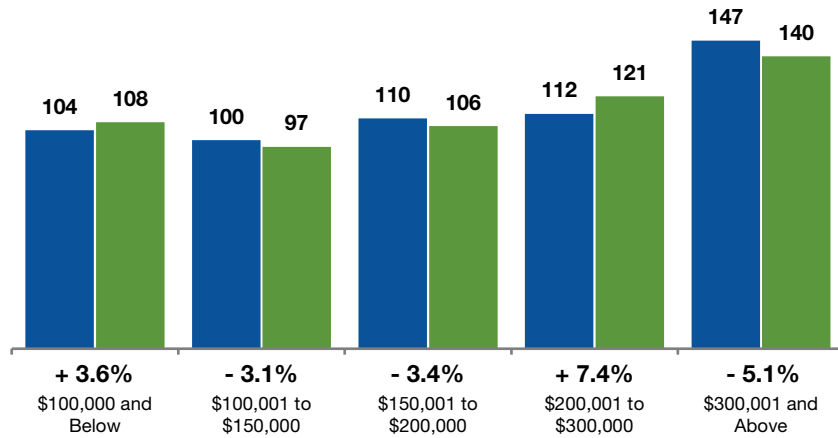
Days on Market Until Sale

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



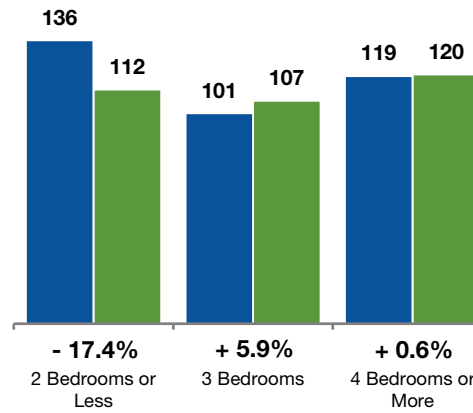
By Price Range

■ 12-2013 ■ 12-2014



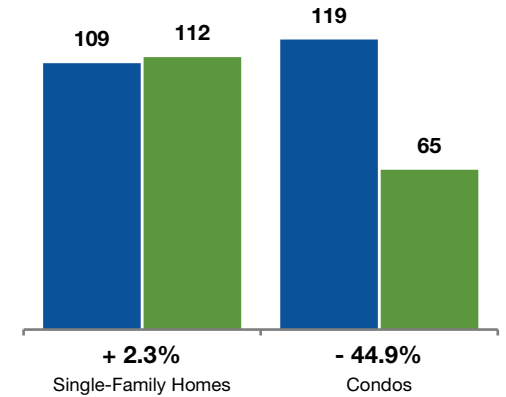
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Price Range

	12-2013	12-2014	Change
\$100,000 and Below	104	108	+ 3.6%
\$100,001 to \$150,000	100	97	- 3.1%
\$150,001 to \$200,000	110	106	- 3.4%
\$200,001 to \$300,000	112	121	+ 7.4%
\$300,001 and Above	147	140	- 5.1%
All Price Ranges	110	111	+ 0.5%

Single-Family Homes

	12-2013	12-2014	Change
2 Bedrooms or Less	103	110	+ 6.4%
3 Bedrooms	98	97	- 1.4%
4 Bedrooms or More	108	106	- 1.3%
All Single-Family Homes	109	112	+ 2.3%

Condos

	12-2013	12-2014	Change
Single-Family Homes	110	85	- 22.7%
Condos	78	75	- 3.6%
All Condos	144	47	- 67.3%

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	136	112	- 17.4%
3 Bedrooms	101	107	+ 5.9%
4 Bedrooms or More	119	120	+ 0.6%
All Bedroom Counts	110	111	+ 0.5%

	12-2013	12-2014	Change
2 Bedrooms or Less	133	113	- 15.4%
3 Bedrooms	99	107	+ 7.9%
4 Bedrooms or More	122	121	- 0.3%
All Single-Family Homes	109	112	+ 2.3%

	12-2013	12-2014	Change
Single-Family Homes	137	79	- 42.7%
Condos	191	30	- 84.4%
All Condos	59	125	+ 112.9%

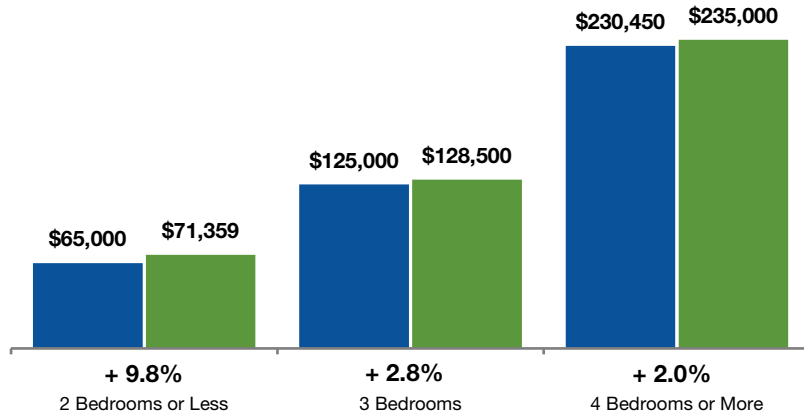
Median Sales Price

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



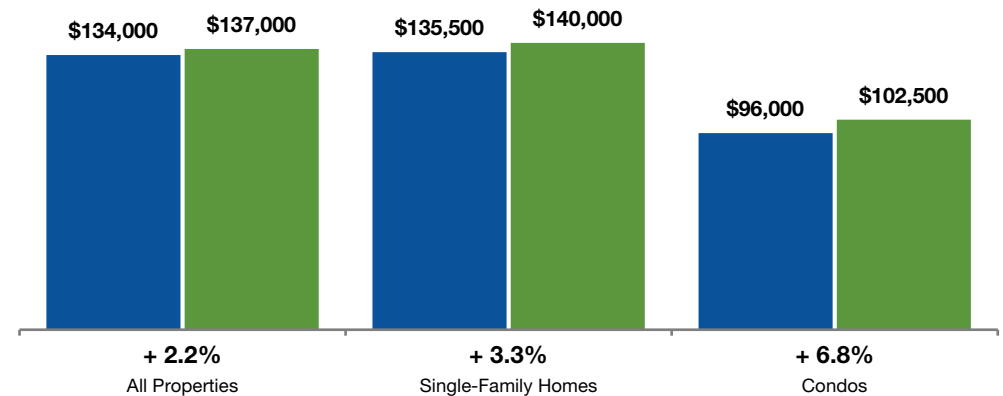
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	\$65,000	\$71,359	+ 9.8%
3 Bedrooms	\$125,000	\$128,500	+ 2.8%
4 Bedrooms or More	\$230,450	\$235,000	+ 2.0%
All Bedroom Counts	\$134,000	\$137,000	+ 2.2%

Single-Family Homes

	12-2013	12-2014	Change
Single-Family Homes	\$135,500	\$140,000	+ 3.3%

Condos

	12-2013	12-2014	Change
Condos	\$96,000	\$102,500	+ 6.8%

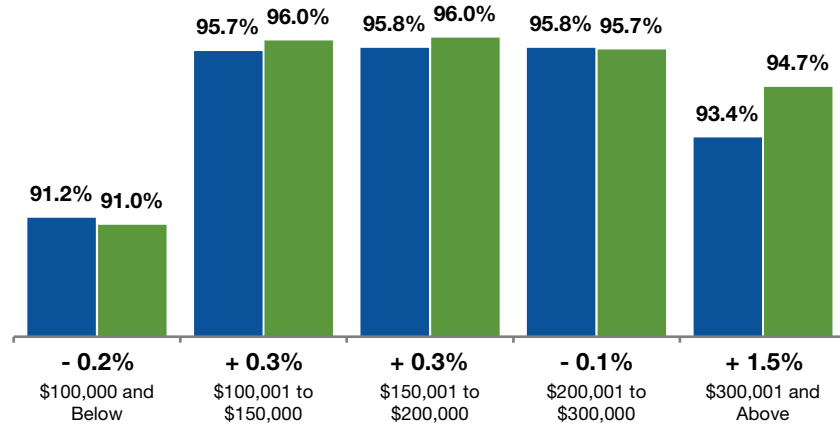
Percent of List Price Received

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.**



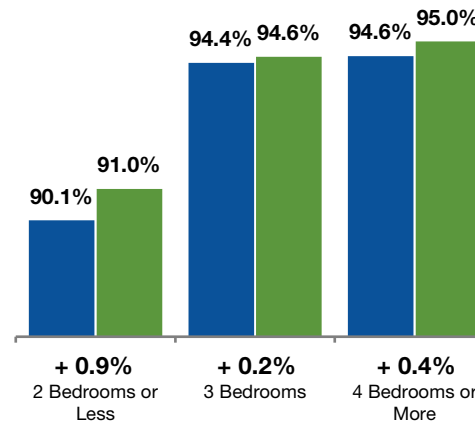
By Price Range

■ 12-2013 ■ 12-2014



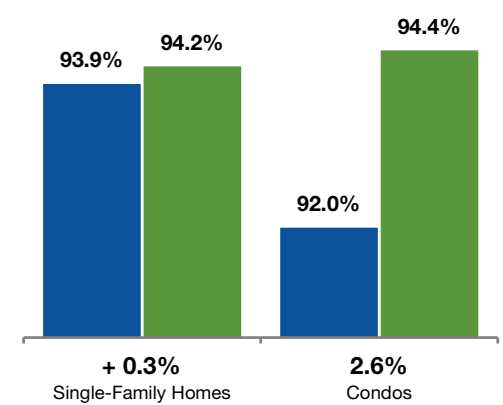
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Price Range

	12-2013	12-2014	Change
\$100,000 and Below	91.2%	91.0%	-0.2%
\$100,001 to \$150,000	95.7%	96.0%	+0.3%
\$150,001 to \$200,000	95.8%	96.0%	+0.3%
\$200,001 to \$300,000	95.8%	95.7%	-0.1%
\$300,001 and Above	93.4%	94.7%	+1.5%
All Price Ranges	93.9%	94.2%	+0.3%

Single-Family Homes

	12-2013	12-2014	Change
2 Bedrooms or Less	90.1%	91.0%	+0.9%
3 Bedrooms	94.4%	94.6%	+0.2%
4 Bedrooms or More	94.6%	95.0%	+0.4%
All Bedroom Counts	93.9%	94.2%	+0.3%

Condos

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	90.1%	91.0%	+0.9%
3 Bedrooms	94.4%	94.6%	+0.2%
4 Bedrooms or More	94.6%	95.0%	+0.4%
All Bedroom Counts	93.9%	94.2%	+0.3%

	12-2013	12-2014	Change
Single-Family Homes	93.9%	94.2%	+0.3%
Condos	92.0%	94.4%	+2.6%

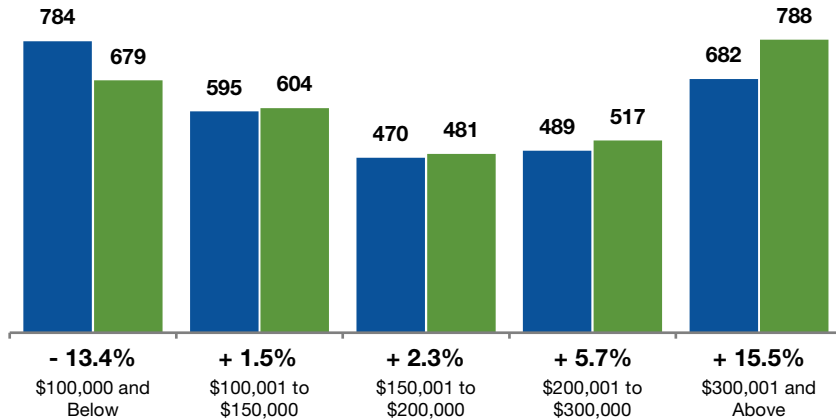
Inventory of Homes for Sale

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



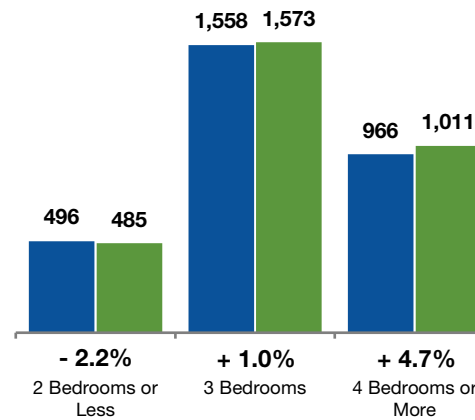
By Price Range

■ 12-2013 ■ 12-2014



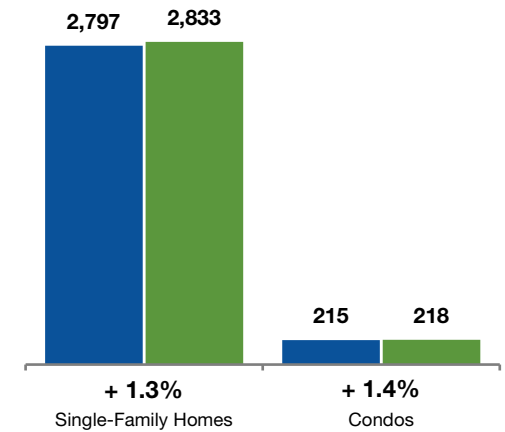
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Price Range

	12-2013	12-2014	Change
\$100,000 and Below	784	679	- 13.4%
\$100,001 to \$150,000	595	604	+ 1.5%
\$150,001 to \$200,000	470	481	+ 2.3%
\$200,001 to \$300,000	489	517	+ 5.7%
\$300,001 and Above	682	788	+ 15.5%
All Price Ranges	3,020	3,069	+ 1.6%

Single-Family Homes

	12-2013	12-2014	Change
2 Bedrooms or Less	700	592	- 15.4%
3 Bedrooms	537	536	- 0.2%
4 Bedrooms or More	425	441	+ 3.8%
	470	490	+ 4.3%
	665	774	+ 16.4%
All Single-Family Homes	2,797	2,833	+ 1.3%

Condos

	12-2013	12-2014	Change
	83	75	- 9.6%
	57	67	+ 17.5%
	42	37	- 11.9%
	18	26	+ 44.4%
	15	13	- 13.3%
All Condos	215	218	+ 1.4%

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	496	485	- 2.2%
3 Bedrooms	1,558	1,573	+ 1.0%
4 Bedrooms or More	966	1,011	+ 4.7%
All Bedroom Counts	3,020	3,069	+ 1.6%

	12-2013	12-2014	Change
2 Bedrooms or Less	376	350	- 6.9%
3 Bedrooms	1,489	1,495	+ 0.4%
4 Bedrooms or More	932	988	+ 6.0%
All Single-Family Homes	2,797	2,833	+ 1.3%

	12-2013	12-2014	Change
	118	124	+ 5.1%
	66	74	+ 12.1%
	31	20	- 35.5%
All Condos	215	218	+ 1.4%

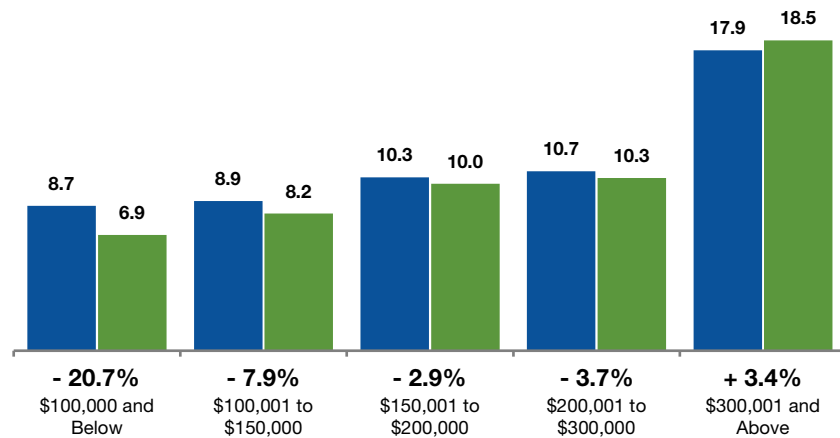
Months Supply of Inventory

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.**



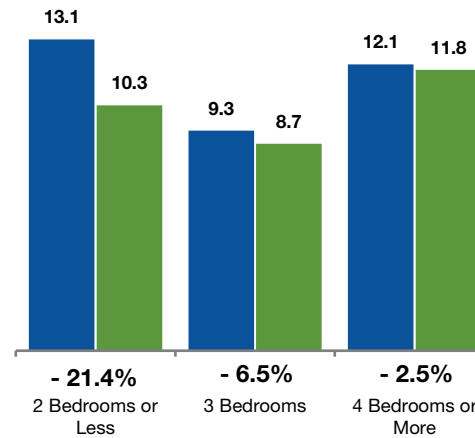
By Price Range

■ 12-2013 ■ 12-2014



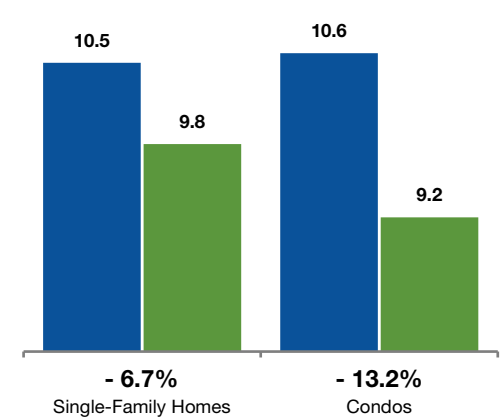
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Price Range

	12-2013	12-2014	Change
\$100,000 and Below	8.7	6.9	- 20.7%
\$100,001 to \$150,000	8.9	8.2	- 7.9%
\$150,001 to \$200,000	10.3	10.0	- 2.9%
\$200,001 to \$300,000	10.7	10.3	- 3.7%
\$300,001 and Above	17.9	18.5	+ 3.4%
All Price Ranges	10.6	9.8	- 7.5%

Single-Family Homes

	12-2013	12-2014	Change
2 Bedrooms or Less	8.6	6.8	- 20.9%
3 Bedrooms	8.7	7.9	- 9.2%
4 Bedrooms or More	10.0	9.8	- 2.0%
Condos	7.1	8.4	+ 18.3%
All Single-Family Homes	10.5	9.8	- 6.7%

Condos

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	13.1	10.3	- 21.4%
3 Bedrooms	9.3	8.7	- 6.5%
4 Bedrooms or More	12.1	11.8	- 2.5%
All Bedroom Counts	10.6	9.8	- 7.5%

	12-2013	12-2014	Change
Single-Family Homes	11.5	9.7	- 15.7%
Condos	9.8	10.1	+ 3.1%
All Condos	8.1	5.5	- 32.1%