

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2017

Spring is in the air, and housing activity is heightening. There appear to be more buyers out on the prowl, given the fact that sales prices are still going up while the number of days a house is on the market continues to drop. This is a recipe for a seller's market. For the 12-month period spanning May 2016 through April 2017, Pending Sales in the state of South Carolina were up 3.2 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 10.6 percent.

The overall Median Sales Price was up 5.1 percent to \$184,000. The property type with the largest price gain was the Condos segment, where prices increased 5.9 percent to \$141,945. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 85 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 111 days.

Market-wide, inventory levels were down 5.2 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 2.4 percent. That amounts to 5.0 months supply for Single-Family homes and 5.1 months supply for Condos.

Quick Facts

+ 10.6%

+ 5.5%

+ 10.5%

Price Range With the
Strongest Sales:
\$200,001 to \$300,000

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

Property Type With
Strongest Sales:
Condos

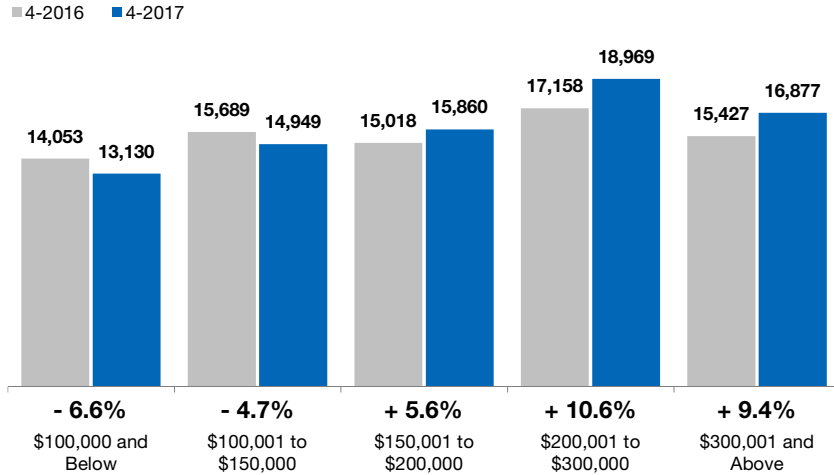
Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

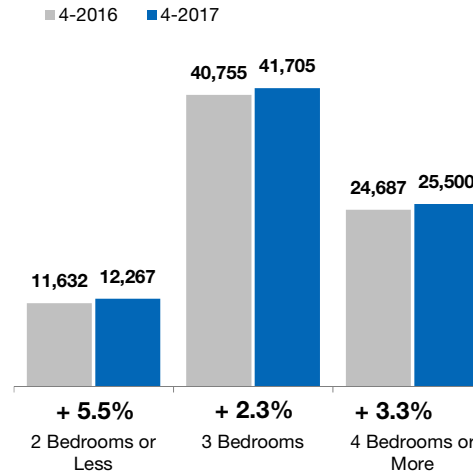
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



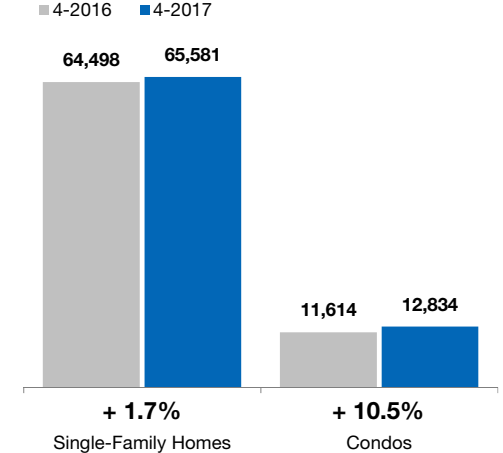
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2016	4-2017	Change
\$100,000 and Below	14,053	13,130	- 6.6%
\$100,001 to \$150,000	15,689	14,949	- 4.7%
\$150,001 to \$200,000	15,018	15,860	+ 5.6%
\$200,001 to \$300,000	17,158	18,969	+ 10.6%
\$300,001 and Above	15,427	16,877	+ 9.4%
All Price Ranges	77,345	79,785	+ 3.2%

Single-Family Homes

4-2016	4-2017	Change
9,926	8,984	- 9.5%
12,263	11,297	- 7.9%
12,977	13,468	+ 3.8%
15,421	16,680	+ 8.2%
13,911	15,152	+ 8.9%
64,498	65,581	+ 1.7%

Condos

4-2016	4-2017	Change
3,272	3,252	- 0.6%
3,217	3,397	+ 5.6%
1,966	2,291	+ 16.5%
1,670	2,200	+ 31.7%
1,489	1,694	+ 13.8%
11,614	12,834	+ 10.5%

By Bedroom Count

4-2016	4-2017	Change
11,632	12,267	+ 5.5%
40,755	41,705	+ 2.3%
24,687	25,500	+ 3.3%
77,345	79,785	+ 3.2%

4-2016	4-2017	Change	4-2016	4-2017	Change
4,725	4,943	+ 4.6%	6,745	7,140	+ 5.9%
35,893	36,039	+ 0.4%	4,114	4,837	+ 17.6%
23,880	24,599	+ 3.0%	484	544	+ 12.4%
64,498	65,581	+ 1.7%	11,614	12,834	+ 10.5%

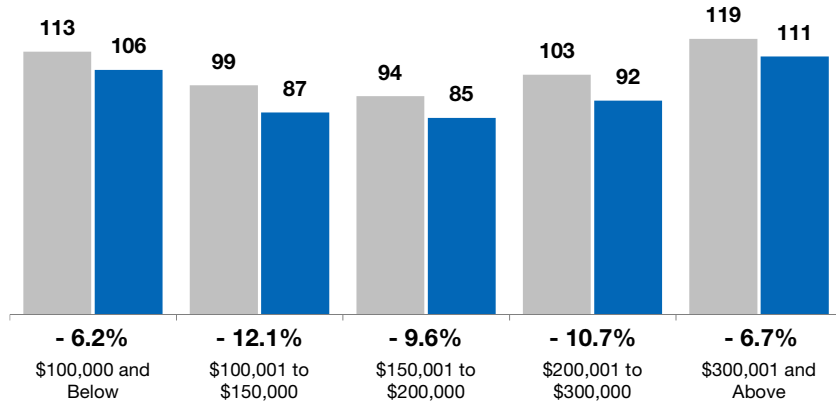
Days on Market Until Sale

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



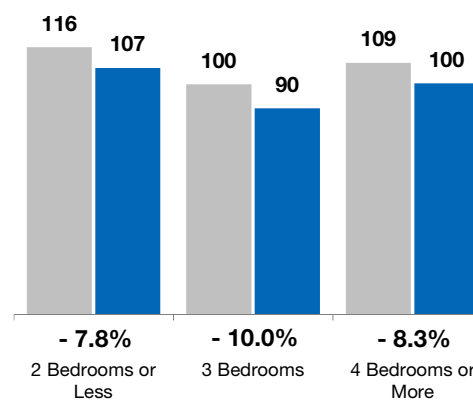
By Price Range

■ 4-2016 ■ 4-2017



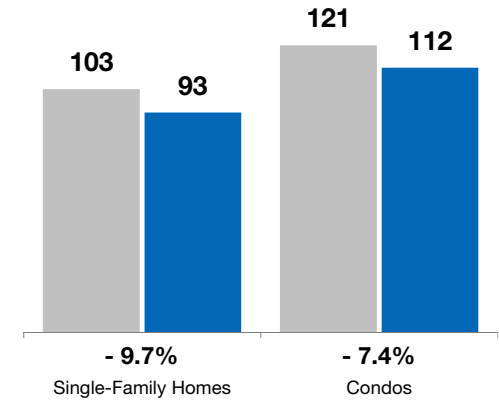
By Bedroom Count

■ 4-2016 ■ 4-2017



By Property Type

■ 4-2016 ■ 4-2017



All Properties

By Price Range

	4-2016	4-2017	Change
\$100,000 and Below	113	106	- 6.2%
\$100,001 to \$150,000	99	87	- 12.1%
\$150,001 to \$200,000	94	85	- 9.6%
\$200,001 to \$300,000	103	92	- 10.7%
\$300,001 and Above	119	111	- 6.7%
All Price Ranges	106	96	- 9.4%

Single-Family Homes

	4-2016	4-2017	Change
111	102	- 8.1%	
96	82	- 14.6%	
92	81	- 12.0%	
101	90	- 10.9%	
116	110	- 5.2%	
103	93	- 9.7%	

Condos

	4-2016	4-2017	Change
126	116	- 7.9%	
112	104	- 7.1%	
108	105	- 2.8%	
127	112	- 11.8%	
144	127	- 11.8%	
121	112	- 7.4%	

By Bedroom Count

	4-2016	4-2017	Change
2 Bedrooms or Less	116	107	- 7.8%
3 Bedrooms	100	90	- 10.0%
4 Bedrooms or More	109	100	- 8.3%
All Bedroom Counts	106	96	- 9.4%

	4-2016	4-2017	Change
106	96	- 9.4%	
98	87	- 11.2%	
109	100	- 8.3%	
103	93	- 9.7%	

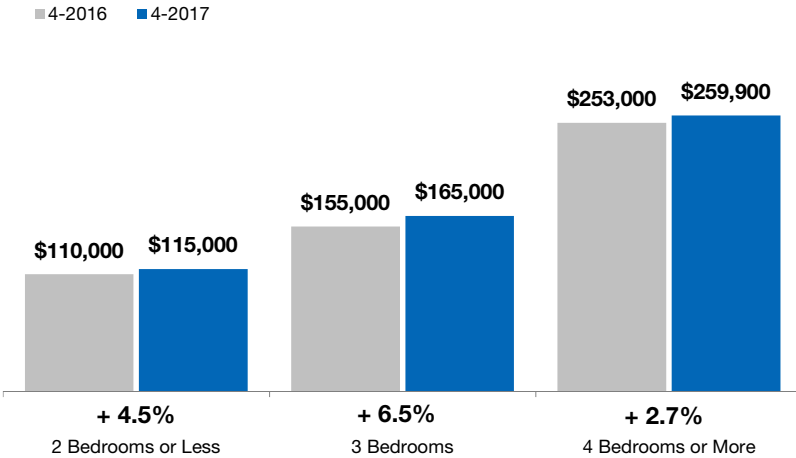
	4-2016	4-2017	Change
124	114	- 8.1%	
115	107	- 7.0%	
117	102	- 12.8%	
121	112	- 7.4%	

Median Sales Price

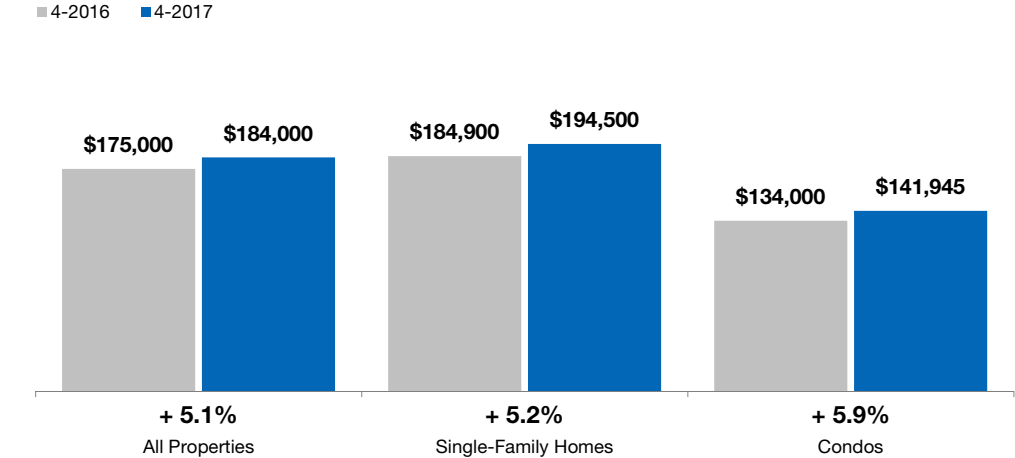
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	4-2016	4-2017	Change
2 Bedrooms or Less	\$110,000	\$115,000	+ 4.5%
3 Bedrooms	\$155,000	\$165,000	+ 6.5%
4 Bedrooms or More	\$253,000	\$259,900	+ 2.7%
All Bedroom Counts	\$175,000	\$184,000	+ 5.1%

Single-Family Homes

4-2016	4-2017	Change	4-2016	4-2017	Change
\$100,000	\$108,000	+ 8.0%	\$115,000	\$119,900	+ 4.3%
\$155,500	\$165,000	+ 6.1%	\$169,750	\$180,000	+ 6.0%
\$255,000	\$261,000	+ 2.4%	\$281,000	\$252,500	- 10.1%
\$184,900	\$194,500	+ 5.2%	\$134,000	\$141,945	+ 5.9%

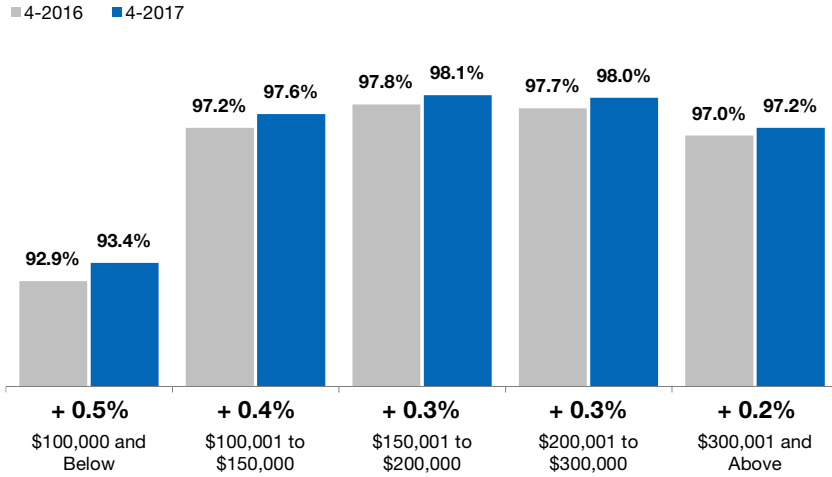
Condos

Percent of List Price Received

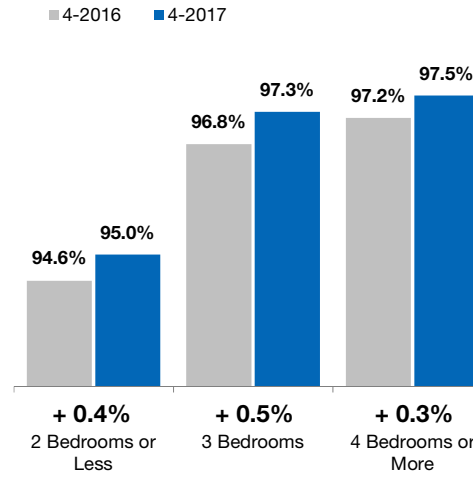


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

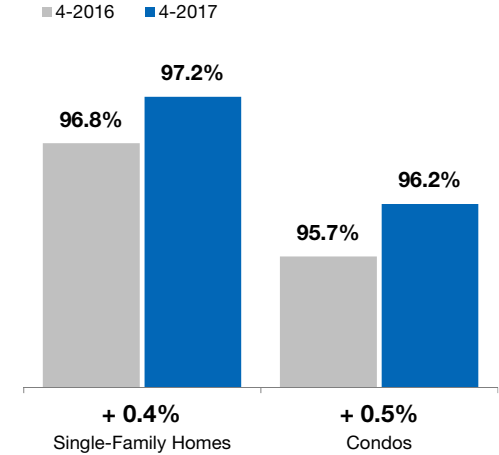
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2016	4-2017	Change
\$100,000 and Below	92.9%	93.4%	+ 0.5%
\$100,001 to \$150,000	97.2%	97.6%	+ 0.4%
\$150,001 to \$200,000	97.8%	98.1%	+ 0.3%
\$200,001 to \$300,000	97.7%	98.0%	+ 0.3%
\$300,001 and Above	97.0%	97.2%	+ 0.2%
All Price Ranges	96.6%	97.0%	+ 0.4%

Single-Family Homes

4-2016	4-2017	Change
92.6%	93.2%	+ 0.6%
97.4%	97.8%	+ 0.4%
98.0%	98.2%	+ 0.2%
97.9%	98.1%	+ 0.2%
97.0%	97.2%	+ 0.2%
96.8%	97.2%	+ 0.4%

Condos

4-2016	4-2017	Change
93.9%	94.1%	+ 0.2%
96.3%	96.8%	+ 0.5%
97.0%	97.4%	+ 0.4%
96.5%	97.0%	+ 0.5%
96.3%	96.8%	+ 0.5%
95.7%	96.2%	+ 0.5%

By Bedroom Count

4-2016	4-2017	Change
94.6%	95.0%	+ 0.4%
96.8%	97.3%	+ 0.5%
97.2%	97.5%	+ 0.3%
96.6%	97.0%	+ 0.4%

4-2016	4-2017	Change
93.9%	94.4%	+ 0.5%
96.8%	97.3%	+ 0.5%
97.2%	97.5%	+ 0.3%
96.8%	97.2%	+ 0.4%

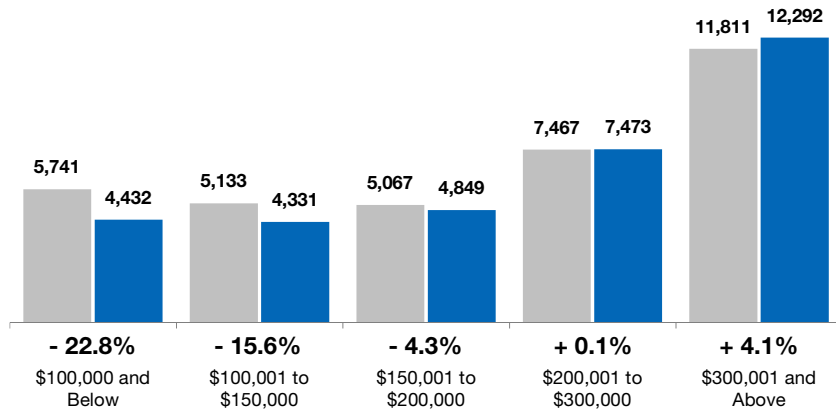
Inventory of Homes for Sale

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



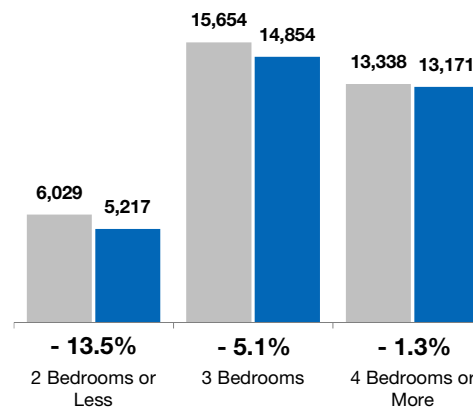
By Price Range

■ 4-2016 ■ 4-2017



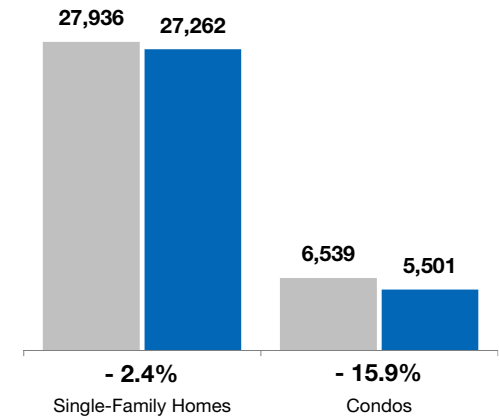
By Bedroom Count

■ 4-2016 ■ 4-2017



By Property Type

■ 4-2016 ■ 4-2017



All Properties

By Price Range	4-2016	4-2017	Change
\$100,000 and Below	5,741	4,432	- 22.8%
\$100,001 to \$150,000	5,133	4,331	- 15.6%
\$150,001 to \$200,000	5,067	4,849	- 4.3%
\$200,001 to \$300,000	7,467	7,473	+ 0.1%
\$300,001 and Above	11,811	12,292	+ 4.1%
All Price Ranges	35,219	33,377	- 5.2%

Single-Family Homes

4-2016	4-2017	Change
3,881	3,167	- 18.4%
3,504	3,052	- 12.9%
4,028	3,869	- 3.9%
6,290	6,354	+ 1.0%
10,233	10,820	+ 5.7%
27,936	27,262	- 2.4%

Condos

4-2016	4-2017	Change
1,451	965	- 33.5%
1,497	1,144	- 23.6%
960	904	- 5.8%
1,105	1,064	- 3.7%
1,526	1,424	- 6.7%
6,539	5,501	- 15.9%

By Bedroom Count

4-2016	4-2017	Change
6,029	5,217	- 13.5%
15,654	14,854	- 5.1%
13,338	13,171	- 1.3%
35,219	33,377	- 5.2%

4-2016	4-2017	Change	4-2016	4-2017	Change
2,130	2,060	- 3.3%	3,741	3,039	- 18.8%
12,975	12,529	- 3.4%	2,291	1,997	- 12.8%
12,831	12,671	- 1.2%	309	332	+ 7.4%
27,936	27,262	- 2.4%	6,539	5,501	- 15.9%

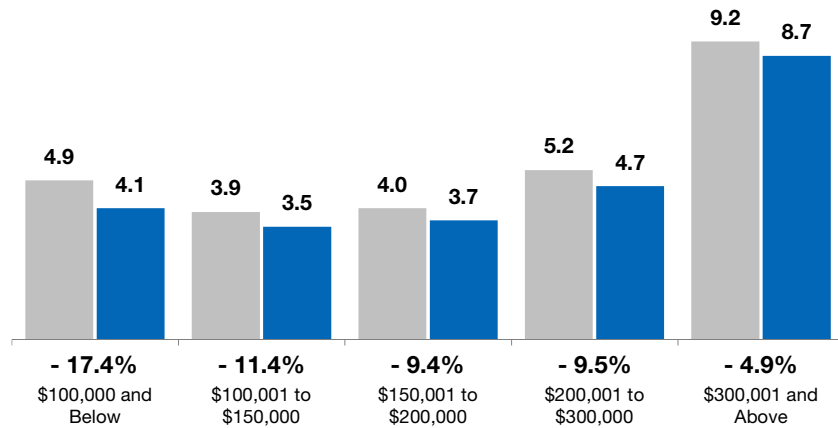
Months Supply of Inventory

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.**



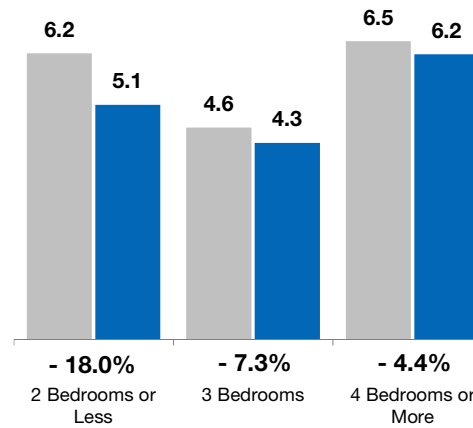
By Price Range

■ 4-2016 ■ 4-2017



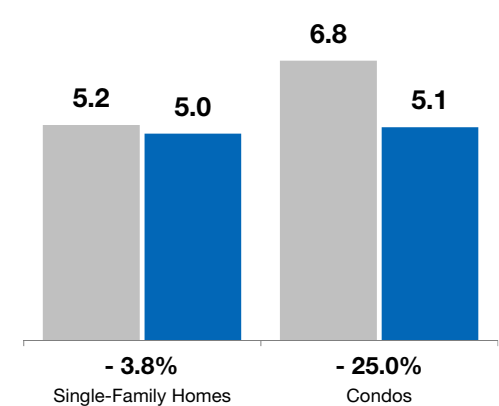
By Bedroom Count

■ 4-2016 ■ 4-2017



By Property Type

■ 4-2016 ■ 4-2017



All Properties

By Price Range

	4-2016	4-2017	Change
\$100,000 and Below	4.9	4.1	-17.4%
\$100,001 to \$150,000	3.9	3.5	-11.4%
\$150,001 to \$200,000	4.0	3.7	-9.4%
\$200,001 to \$300,000	5.2	4.7	-9.5%
\$300,001 and Above	9.2	8.7	-4.9%
All Price Ranges	5.5	5.0	-9.1%

Single-Family Homes

	4-2016	4-2017	Change
2 Bedrooms or Less	4.7	4.2	-9.8%
3 Bedrooms	3.4	3.2	-5.5%
4 Bedrooms or More	3.7	3.4	-7.5%
Single-Family Homes	4.9	4.6	-6.6%
Condos	7.9	5.8	-26.9%
All Properties	8.8	8.6	-2.9%
All Price Ranges	5.2	5.0	-3.8%

Condos

By Bedroom Count

	4-2016	4-2017	Change
2 Bedrooms or Less	6.2	5.1	-18.0%
3 Bedrooms	4.6	4.3	-7.3%
4 Bedrooms or More	6.5	6.2	-4.4%
All Bedroom Counts	5.5	5.0	-9.1%

	4-2016	4-2017	Change
2 Bedrooms or Less	5.4	5.0	-7.6%
3 Bedrooms	4.3	4.2	-3.8%
4 Bedrooms or More	6.4	6.2	-4.1%
Single-Family Homes	7.7	7.3	-4.4%
Condos	6.7	5.1	-23.3%
All Properties	6.7	5.0	-25.9%
All Price Ranges	6.8	5.1	-25.0%