

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2011

As the new year begins, the local housing market can look very different depending on what price range you're looking at. For instance, in the strongest price range for home sales – \$100,000 and Below – sales were up by 9.1 percent over the last twelve months. While in the \$100,001 to \$150,000 bracket, where sales were weakest, the numbers have declined by 11.2 percent during the same time period.

Inventory overall dropped slightly from last year to 54,681 properties. There were 12.7 percent fewer condo properties while single-family homes had a much smaller 0.4 percent decrease. That amounted to 13.1 months of single-family supply and 16.1 months of condo supply.

The price range that had the longest Days on Market Until Sale was the \$300,001 and Above range, where the average market time was 186 days. The range that had the shortest market time was the \$100,001 and Below bracket, where it's taking 121 days for a home to sell, on average.

Quick Facts

+ 9.1%	+ 4.4%	- 4.2%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	2 Bedrooms or Less	Single-Family Homes

S U C C E S S T E A M

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

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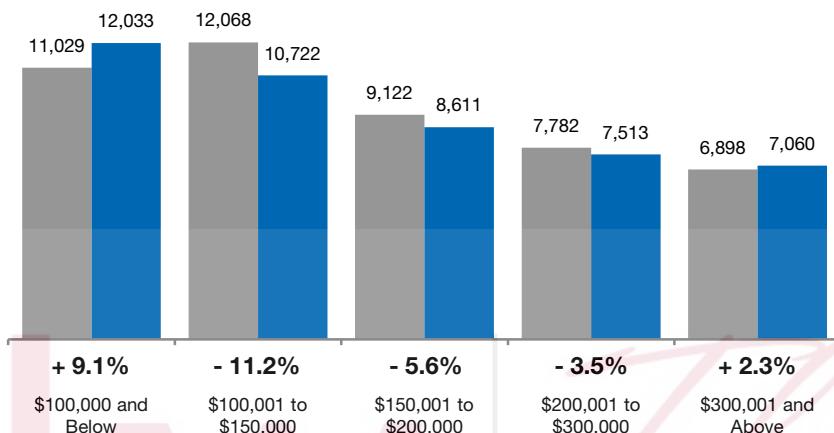
Pending Sales

A count of the properties that have offers accepted on them in a given month. Based on a rolling 12-month average.



By Price Range

■ 1-2010 ■ 1-2011



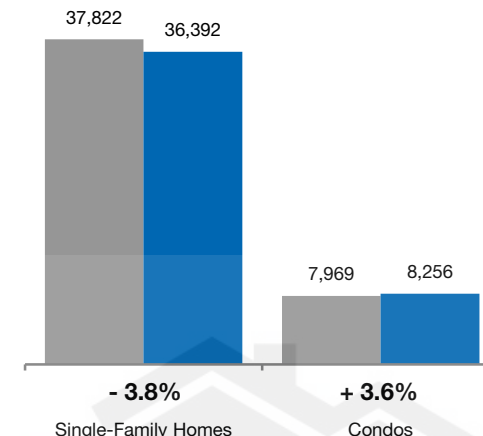
By Bedroom Count

■ 1-2010 ■ 1-2011



By Property Type

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	11,029	12,033	+ 9.1%
\$100,001 to \$150,000	12,068	10,722	- 11.2%
\$150,001 to \$200,000	9,122	8,611	- 5.6%
\$200,001 to \$300,000	7,782	7,513	- 3.5%
\$300,001 and Above	6,898	7,060	+ 2.3%
All Price Ranges	48,537	47,441	- 2.3%

Single-Family Homes

1-2010	1-2011	Change	1-2010	1-2011	Change
7,790	7,980	+ 2.4%	2,157	2,879	+ 33.5%
8,948	7,931	- 11.4%	2,304	2,009	- 12.8%
7,485	6,936	- 7.3%	1,229	1,284	+ 4.5%
6,246	6,119	- 2.0%	1,261	1,111	- 11.9%
5,803	6,000	+ 3.4%	930	897	- 3.5%
37,822	36,392	- 3.8%	7,969	8,256	+ 3.6%

Condos

1-2010	1-2011	Change
2,157	2,879	+ 33.5%
2,304	2,009	- 12.8%
1,229	1,284	+ 4.5%
1,261	1,111	- 11.9%
930	897	- 3.5%
7,969	8,256	+ 3.6%

By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	6,901	7,206	+ 4.4%
3 Bedrooms	23,512	22,040	- 6.3%
4 Bedrooms or More	12,109	12,470	+ 3.0%
All Bedroom Counts	48,537	47,441	- 2.3%

1-2010	1-2011	Change	1-2010	1-2011	Change
2,641	2,798	+ 5.9%	4,260	4,408	+ 3.5%
20,837	19,181	- 7.9%	2,675	2,859	+ 6.9%
11,658	12,029	+ 3.2%	451	441	- 2.2%
37,822	36,392	- 3.8%	7,969	8,256	+ 3.6%

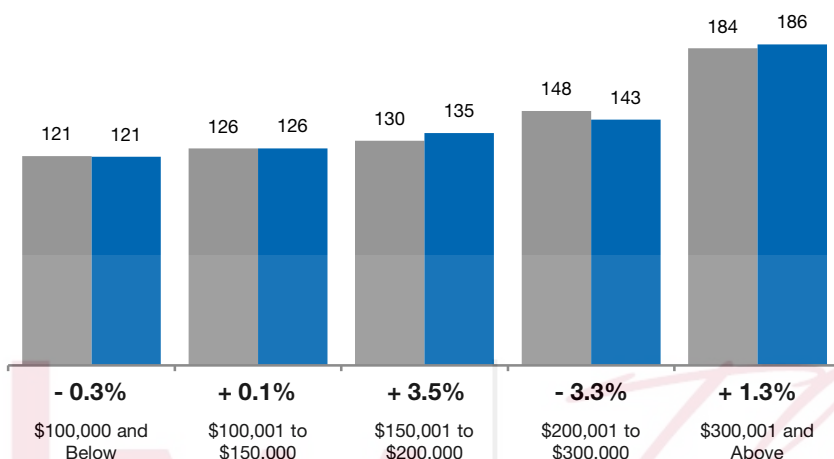
Days on Market Until Sale

The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.
Based on a rolling 12-month average.



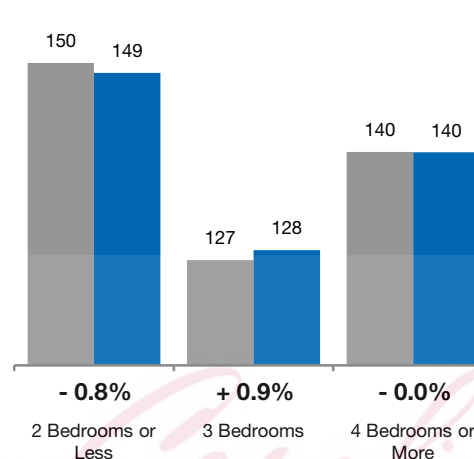
By Price Range

■ 1-2010 ■ 1-2011



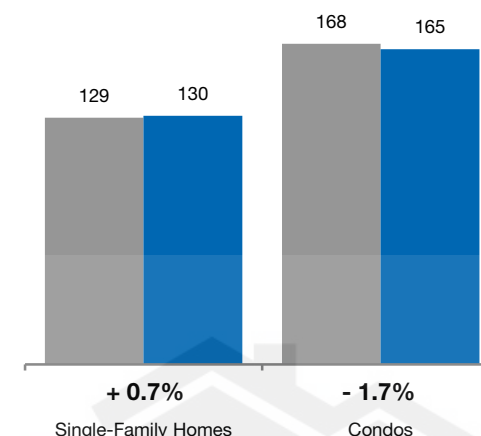
By Bedroom Count

■ 1-2010 ■ 1-2011



By Property Type

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	121	121	- 0.3%
\$100,001 to \$150,000	126	126	+ 0.1%
\$150,001 to \$200,000	130	135	+ 3.5%
\$200,001 to \$300,000	148	143	- 3.3%
\$300,001 and Above	184	186	+ 1.3%
All Price Ranges	137	137	+ 0.6%

Single-Family Homes

	1-2010	1-2011	Change
\$100,000 and Below	114	114	- 0.3%
\$100,001 to \$150,000	117	117	- 0.1%
\$150,001 to \$200,000	124	126	+ 1.9%
\$200,001 to \$300,000	137	132	- 3.8%
\$300,001 and Above	175	178	+ 2.0%
All Price Ranges	129	130	+ 0.7%

Condos

	1-2010	1-2011	Change
\$100,000 and Below	146	141	- 3.1%
\$100,001 to \$150,000	153	154	+ 0.6%
\$150,001 to \$200,000	162	173	+ 6.9%
\$200,001 to \$300,000	197	188	- 4.5%
\$300,001 and Above	241	238	- 1.0%
All Price Ranges	168	165	- 1.7%

By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	150	149	- 0.8%
3 Bedrooms	127	128	+ 0.9%
4 Bedrooms or More	140	140	- 0.0%
All Bedroom Counts	137	137	+ 0.6%

	1-2010	1-2011	Change
2 Bedrooms or Less	125	128	+ 2.0%
3 Bedrooms	122	122	- 0.2%
4 Bedrooms or More	138	139	+ 0.7%
All Bedroom Counts	129	130	+ 0.7%

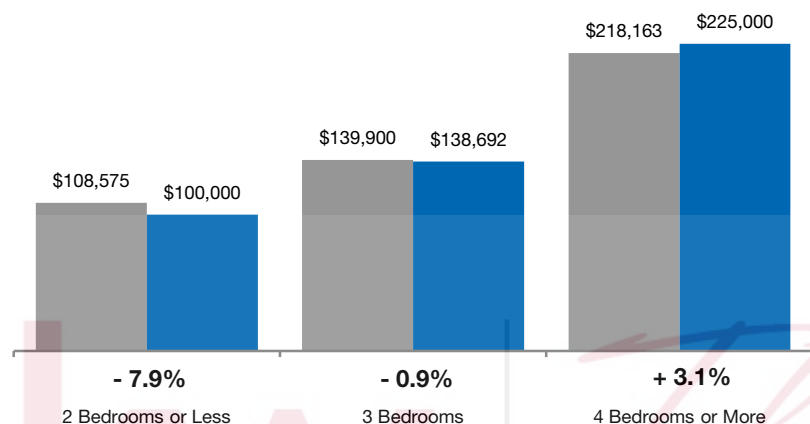
Median Sales Price

The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.
Based on a rolling 12-month average.



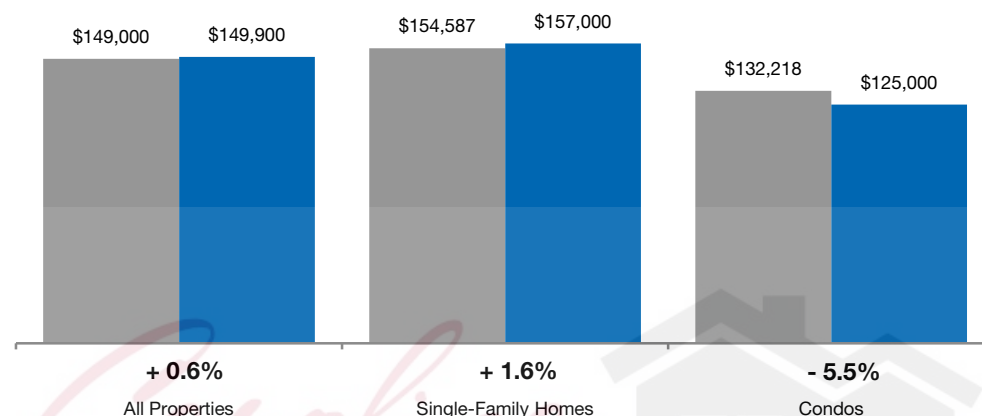
By Bedroom Count

■ 1-2010 ■ 1-2011



By Property Type

■ 1-2010 ■ 1-2011



All Properties

By Bedroom Count	1-2010	1-2011	Change
2 Bedrooms or Less	\$108,575	\$100,000	- 7.9%
3 Bedrooms	\$139,900	\$138,692	- 0.9%
4 Bedrooms or More	\$218,163	\$225,000	+ 3.1%
All Bedroom Counts	\$149,000	\$149,900	+ 0.6%

Single-Family Homes

	1-2010	1-2011	Change
	\$91,000	\$89,000	- 2.2%
	\$137,500	\$135,500	- 1.5%
	\$217,800	\$225,000	+ 3.3%
	\$154,587	\$157,000	+ 1.6%

Condos

	1-2010	1-2011	Change
	\$115,000	\$105,900	- 7.9%
	\$167,000	\$160,000	- 4.2%
	\$237,500	\$221,990	- 6.5%
	\$132,218	\$125,000	- 5.5%

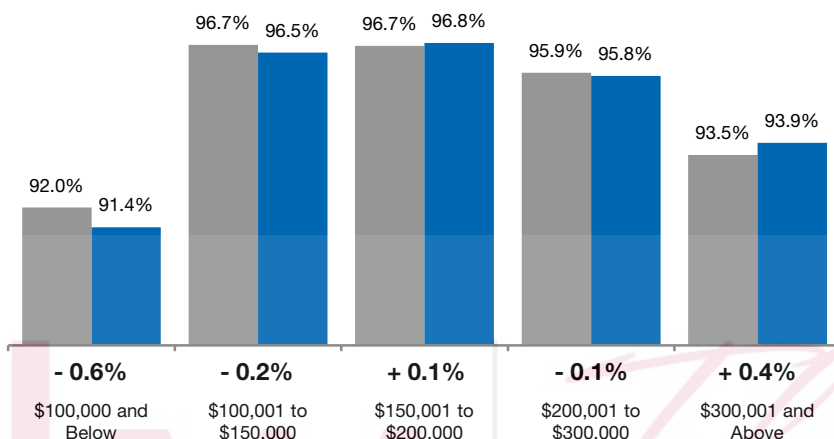
Percent of List Price Received

The average percentage found when dividing a property's sales price by the list price.
Sold properties only. Does not account for seller concessions. Based on a rolling 12-month average.



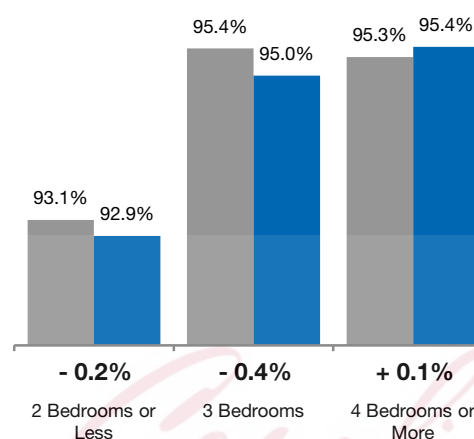
By Price Range

■ 1-2010 ■ 1-2011



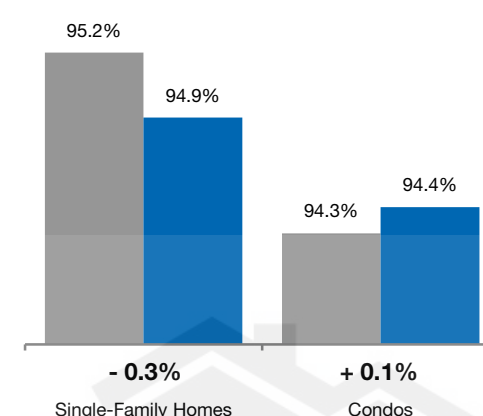
By Bedroom Count

■ 1-2010 ■ 1-2011



By Property Type

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	92.0%	91.4%	- 0.6%
\$100,001 to \$150,000	96.7%	96.5%	- 0.2%
\$150,001 to \$200,000	96.7%	96.8%	+ 0.1%
\$200,001 to \$300,000	95.9%	95.8%	- 0.1%
\$300,001 and Above	93.5%	93.9%	+ 0.4%
All Price Ranges	95.0%	94.7%	- 0.3%

Single-Family Homes

	1-2010	1-2011	Change
\$100,000 and Below	91.7%	90.7%	- 1.1%
\$100,001 to \$150,000	97.0%	96.9%	- 0.2%
\$150,001 to \$200,000	97.0%	97.0%	+ 0.0%
\$200,001 to \$300,000	96.2%	96.1%	- 0.1%
\$300,001 and Above	93.6%	93.9%	+ 0.3%
All Price Ranges	95.2%	94.9%	- 0.3%

Condos

	1-2010	1-2011	Change
\$100,000 and Below	93.2%	93.7%	+ 0.6%
\$100,001 to \$150,000	95.4%	95.1%	- 0.4%
\$150,001 to \$200,000	94.9%	95.6%	+ 0.7%
\$200,001 to \$300,000	94.5%	94.5%	- 0.0%
\$300,001 and Above	92.9%	93.4%	+ 0.6%
All Price Ranges	94.3%	94.4%	+ 0.1%

By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	93.1%	92.9%	- 0.2%
3 Bedrooms	95.4%	95.0%	- 0.4%
4 Bedrooms or More	95.3%	95.4%	+ 0.1%
All Bedroom Counts	95.0%	94.7%	- 0.3%

	1-2010	1-2011	Change
2 Bedrooms or Less	91.8%	91.4%	- 0.5%
3 Bedrooms	95.5%	95.1%	- 0.4%
4 Bedrooms or More	95.3%	95.4%	+ 0.1%
All Bedroom Counts	95.2%	94.9%	- 0.3%

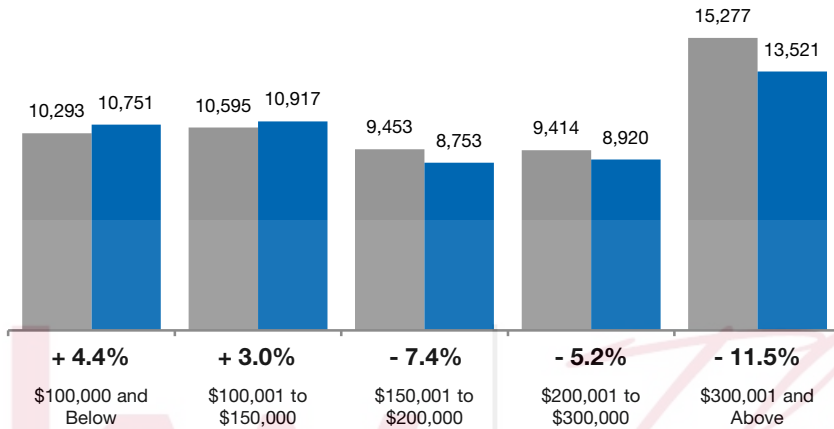
Inventory of Homes for Sale

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



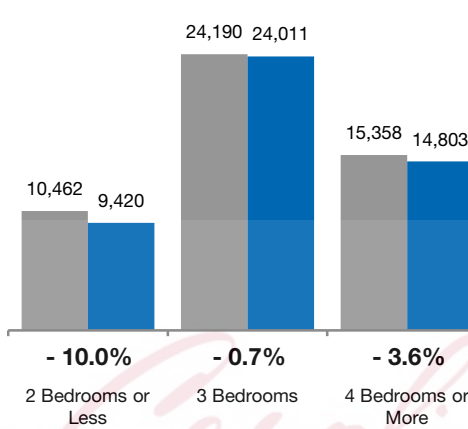
By Price Range

■ 1-2010 ■ 1-2011



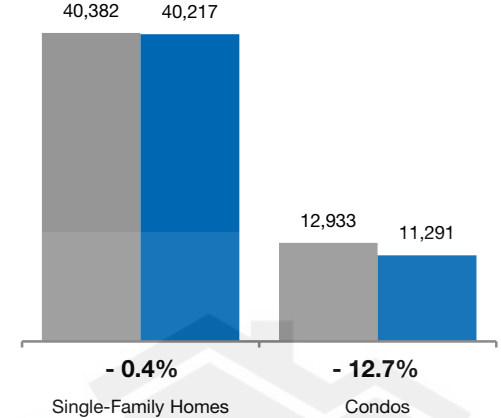
By Bedroom Count

■ 1-2010 ■ 1-2011



By Property Type

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	10,293	10,751	+ 4.4%
\$100,001 to \$150,000	10,595	10,917	+ 3.0%
\$150,001 to \$200,000	9,453	8,753	- 7.4%
\$200,001 to \$300,000	9,414	8,920	- 5.2%
\$300,001 and Above	15,277	13,521	- 11.5%
All Price Ranges	56,707	54,681	- 3.6%

Single-Family Homes

	1-2010	1-2011	Change
\$100,000 and Below	6,369	6,907	+ 8.4%
\$100,001 to \$150,000	6,898	7,701	+ 11.6%
\$150,001 to \$200,000	6,842	6,527	- 4.6%
\$200,001 to \$300,000	6,792	6,651	- 2.1%
\$300,001 and Above	11,948	10,718	- 10.3%
All Price Ranges	40,382	40,217	- 0.4%

Condos

	1-2010	1-2011	Change
\$100,000 and Below	2,895	2,794	- 3.5%
\$100,001 to \$150,000	2,887	2,475	- 14.3%
\$150,001 to \$200,000	2,035	1,721	- 15.4%
\$200,001 to \$300,000	2,137	1,856	- 13.1%
\$300,001 and Above	2,838	2,339	- 17.6%
All Price Ranges	12,933	11,291	- 12.7%

By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	10,462	9,420	- 10.0%
3 Bedrooms	24,190	24,011	- 0.7%
4 Bedrooms or More	15,358	14,803	- 3.6%
All Bedroom Counts	56,707	54,681	- 3.6%

	1-2010	1-2011	Change
2 Bedrooms or Less	3,367	3,323	- 1.3%
3 Bedrooms	19,846	20,211	+ 1.8%
4 Bedrooms or More	14,536	14,051	- 3.3%
All Bedroom Counts	40,382	40,217	- 0.4%

	1-2010	1-2011	Change
2 Bedrooms or Less	7,095	6,097	- 14.1%
3 Bedrooms	4,344	3,800	- 12.5%
4 Bedrooms or More	822	752	- 8.5%
All Bedroom Counts	12,933	11,291	- 12.7%

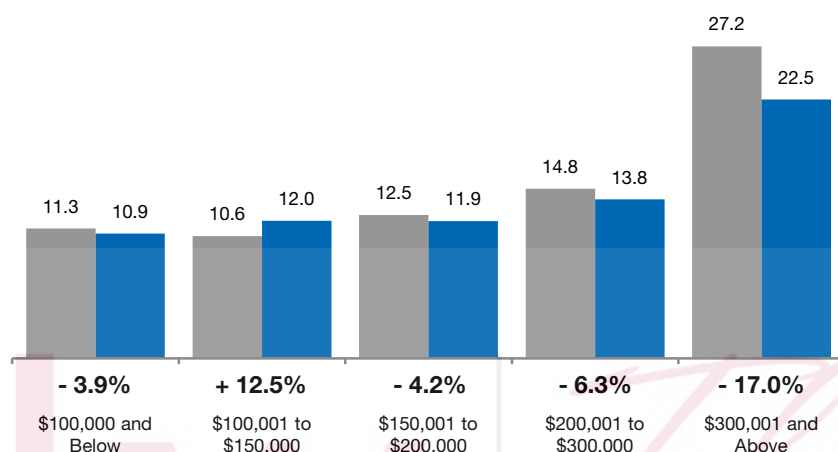
Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales. Based on one month of activity.



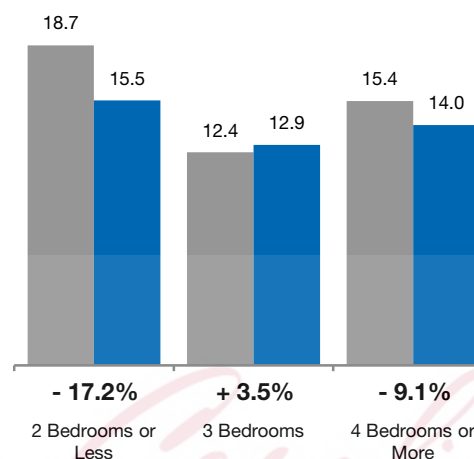
By Price Range

■ 1-2010 ■ 1-2011



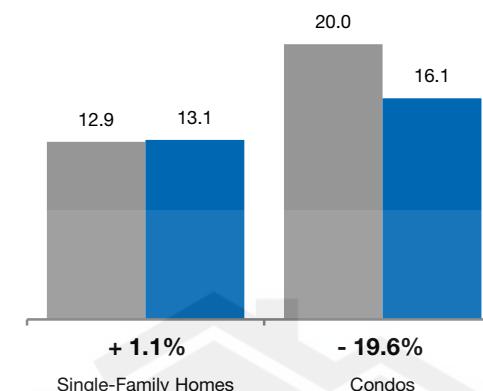
By Bedroom Count

■ 1-2010 ■ 1-2011



By Property Type

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	11.3	10.9	- 3.9%
\$100,001 to \$150,000	10.6	12.0	+ 12.5%
\$150,001 to \$200,000	12.5	11.9	- 4.2%
\$200,001 to \$300,000	14.8	13.8	- 6.3%
\$300,001 and Above	27.2	22.5	- 17.0%
All Price Ranges	14.2	13.6	- 3.8%

Single-Family Homes

	1-2010	1-2011	Change
\$100,000 and Below	9.8	10.5	+ 6.5%
\$100,001 to \$150,000	9.3	11.4	+ 21.8%
\$150,001 to \$200,000	11.0	11.1	+ 0.3%
\$200,001 to \$300,000	13.2	12.8	- 3.1%
\$300,001 and Above	25.2	21.1	- 16.2%
All Price Ranges	12.9	13.1	+ 1.1%

Condos

	1-2010	1-2011	Change
\$100,000 and Below	16.7	11.8	- 29.3%
\$100,001 to \$150,000	15.2	14.4	- 5.1%
\$150,001 to \$200,000	19.9	15.8	- 20.5%
\$200,001 to \$300,000	21.5	18.6	- 13.4%
\$300,001 and Above	38.2	29.7	- 22.3%
All Price Ranges	20.0	16.1	- 19.6%

By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	18.7	15.5	- 17.2%
3 Bedrooms	12.4	12.9	+ 3.5%
4 Bedrooms or More	15.4	14.0	- 9.1%
All Bedroom Counts	14.2	13.6	- 3.8%

	1-2010	1-2011	Change
2 Bedrooms or Less	15.7	14.0	- 11.2%
3 Bedrooms	11.5	12.5	+ 8.6%
4 Bedrooms or More	15.1	13.8	- 8.7%
All Bedroom Counts	12.9	13.1	+ 1.1%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2011

Whenever someone asks you, “How is the market?”, the most logical response is, “For which segments and relative to what?” Throughout the state, the price range with the strongest sales activity was the \$100,001 and Below range, where sales were up 3.1 percent over the last 12 months. Sales were weakest in the \$100,001 to \$150,000 range, where sales were down 17.7 percent versus last year.

Inventory has fallen 6.7 percent, led mostly by a decline in condo inventory. Median Sales Price was up the most in the single-family segment with a 1.5 percent gain to \$157,250, while prices were down 5.2 percent for condos, to \$125,000.

The price range with the longest Days on Market Until Sale was the \$300,001 and Above range, where the average market time was 184 days. The range with the shortest market time was among homes in the \$100,000 and Below price range, where it's taking a shorter 121 days for a home to sell, on average.

Quick Facts

+ 3.1%	- 3.3%	- 4.9%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	2 Bedrooms or Less	Condos

Pending Sales	2
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[Click on desired metric to jump to that page.](#)

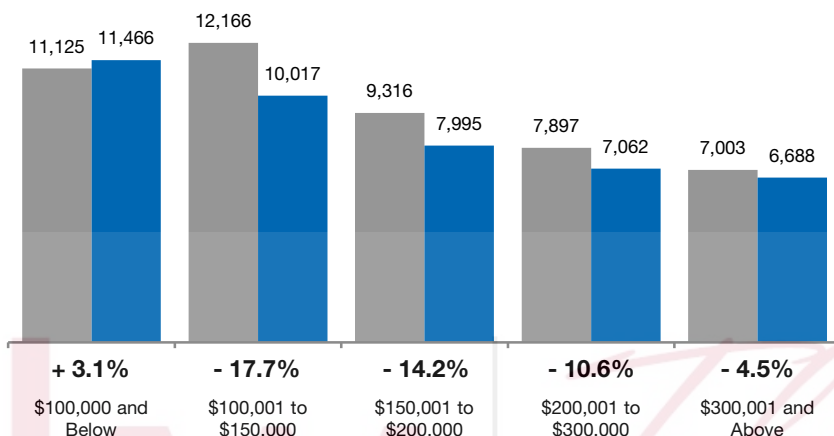
Pending Sales

A count of the properties that have offers accepted on them in a given month. Based on a rolling 12-month average.



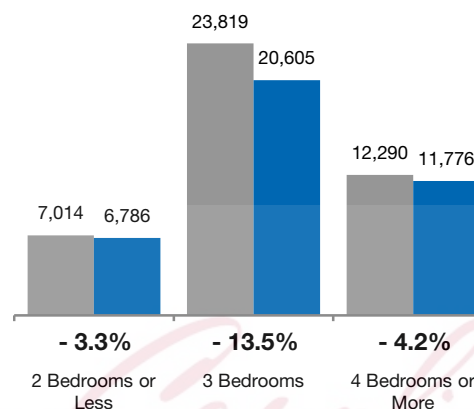
By Price Range

■ 2-2010 ■ 2-2011



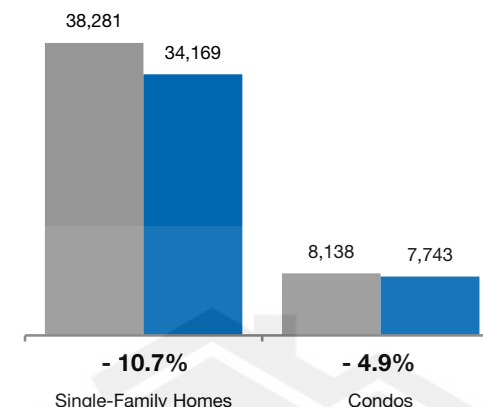
By Bedroom Count

■ 2-2010 ■ 2-2011



By Property Type

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$100,000 and Below	11,125	11,466	+ 3.1%
\$100,001 to \$150,000	12,166	10,017	- 17.7%
\$150,001 to \$200,000	9,316	7,995	- 14.2%
\$200,001 to \$300,000	7,897	7,062	- 10.6%
\$300,001 and Above	7,003	6,688	- 4.5%
All Price Ranges	49,168	44,643	- 9.2%

Single-Family Homes

2-2010	2-2011	Change	2-2010	2-2011	Change
7,787	7,594	- 2.5%	2,272	2,721	+ 19.8%
9,048	7,379	- 18.4%	2,294	1,877	- 18.2%
7,642	6,425	- 15.9%	1,261	1,189	- 5.7%
6,343	5,750	- 9.3%	1,274	1,043	- 18.1%
5,891	5,675	- 3.7%	946	844	- 10.8%
38,281	34,169	- 10.7%	8,138	7,743	- 4.9%

Condos

2-2010	2-2011	Change
2,272	2,721	+ 19.8%
2,294	1,877	- 18.2%
1,261	1,189	- 5.7%
1,274	1,043	- 18.1%
946	844	- 10.8%
8,138	7,743	- 4.9%

By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	7,014	6,786	- 3.3%
3 Bedrooms	23,819	20,605	- 13.5%
4 Bedrooms or More	12,290	11,776	- 4.2%
All Bedroom Counts	49,168	44,643	- 9.2%

2-2010	2-2011	Change	2-2010	2-2011	Change
2,679	2,647	- 1.2%	4,335	4,139	- 4.5%
21,084	17,920	- 15.0%	2,735	2,685	- 1.8%
11,821	11,369	- 3.8%	469	407	- 13.2%
38,281	34,169	- 10.7%	8,138	7,743	- 4.9%

2-2010	2-2011	Change
4,335	4,139	- 4.5%
2,735	2,685	- 1.8%
469	407	- 13.2%
8,138	7,743	- 4.9%

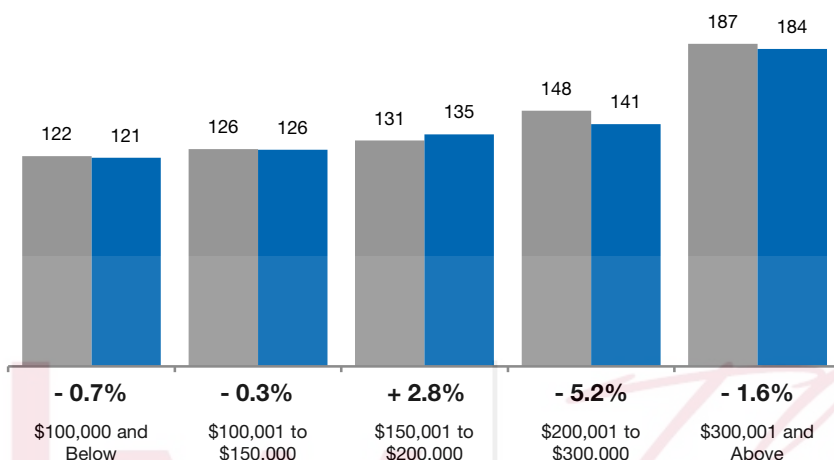
Days on Market Until Sale

The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.
Based on a rolling 12-month average.



By Price Range

■ 2-2010 ■ 2-2011



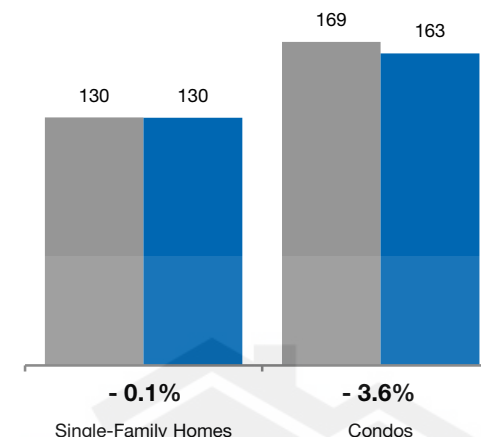
By Bedroom Count

■ 2-2010 ■ 2-2011



By Property Type

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$100,000 and Below	122	121	- 0.7%
\$100,001 to \$150,000	126	126	- 0.3%
\$150,001 to \$200,000	131	135	+ 2.8%
\$200,001 to \$300,000	148	141	- 5.2%
\$300,001 and Above	187	184	- 1.6%
All Price Ranges	138	137	- 0.6%

Single-Family Homes

	2-2010	2-2011	Change
\$100,000 and Below	115	114	- 0.6%
\$100,001 to \$150,000	117	117	+ 0.1%
\$150,001 to \$200,000	124	126	+ 2.1%
\$200,001 to \$300,000	138	131	- 5.3%
\$300,001 and Above	178	176	- 1.0%
All Price Ranges	130	130	- 0.1%

Condos

	2-2010	2-2011	Change
\$100,000 and Below	146	141	- 3.8%
\$100,001 to \$150,000	153	153	- 0.3%
\$150,001 to \$200,000	168	171	+ 1.9%
\$200,001 to \$300,000	197	185	- 6.1%
\$300,001 and Above	244	235	- 3.5%
All Price Ranges	169	163	- 3.6%

By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	152	148	- 2.5%
3 Bedrooms	128	128	+ 0.4%
4 Bedrooms or More	141	139	- 1.6%
All Bedroom Counts	138	137	- 0.5%

	2-2010	2-2011	Change
2 Bedrooms or Less	127	128	+ 0.5%
3 Bedrooms	122	122	- 0.2%
4 Bedrooms or More	139	138	- 0.8%
All Bedroom Counts	130	130	- 0.1%

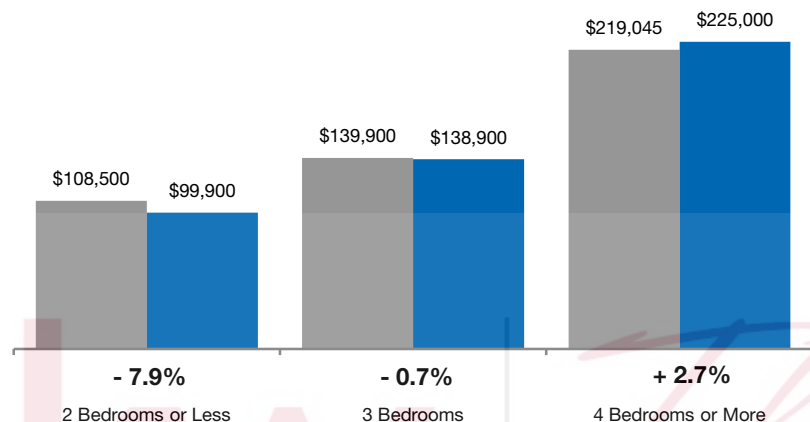
Median Sales Price

The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.
Based on a rolling 12-month average.



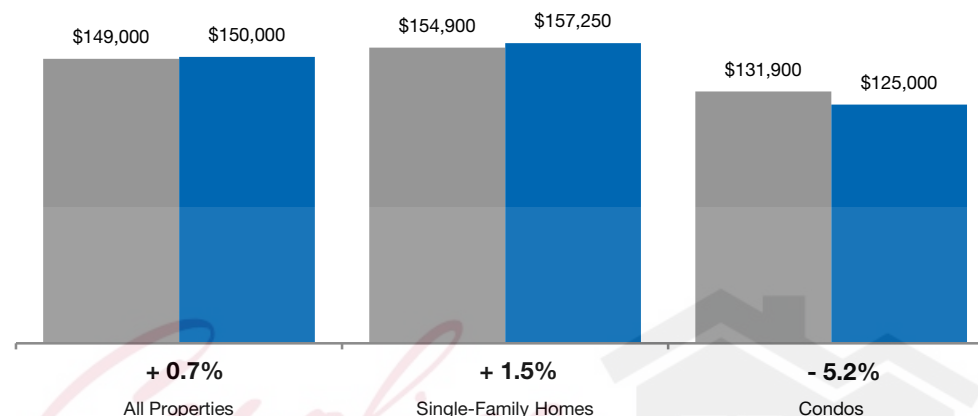
By Bedroom Count

■ 2-2010 ■ 2-2011



By Property Type

■ 2-2010 ■ 2-2011



All Properties

By Bedroom Count	2-2010	2-2011	Change
2 Bedrooms or Less	\$108,500	\$99,900	- 7.9%
3 Bedrooms	\$139,900	\$138,900	- 0.7%
4 Bedrooms or More	\$219,045	\$225,000	+ 2.7%
All Bedroom Counts	\$149,000	\$150,000	+ 0.7%

Single-Family Homes

2-2010	2-2011	Change
\$91,500	\$88,000	- 3.8%
\$137,000	\$135,500	- 1.1%
\$218,415	\$225,000	+ 3.0%
\$154,900	\$157,250	+ 1.5%

Condos

2-2010	2-2011	Change
\$115,000	\$105,000	- 8.7%
\$167,000	\$160,000	- 4.2%
\$235,359	\$222,990	- 5.3%
\$131,900	\$125,000	- 5.2%

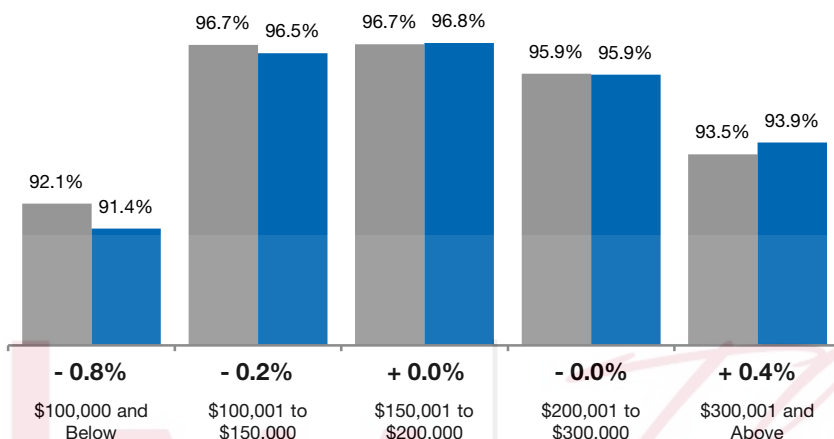
Percent of List Price Received

The average percentage found when dividing a property's sales price by the list price.
Sold properties only. Does not account for seller concessions. Based on a rolling 12-month average.



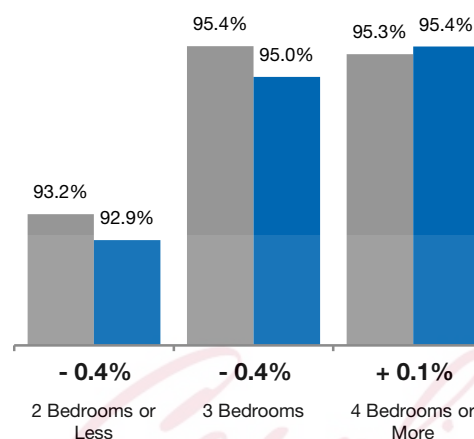
By Price Range

■ 2-2010 ■ 2-2011



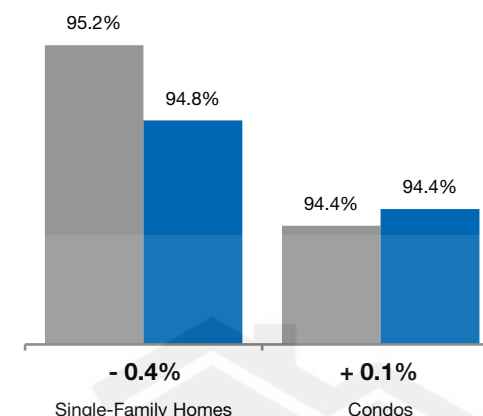
By Bedroom Count

■ 2-2010 ■ 2-2011



By Property Type

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$100,000 and Below	92.1%	91.4%	- 0.8%
\$100,001 to \$150,000	96.7%	96.5%	- 0.2%
\$150,001 to \$200,000	96.7%	96.8%	+ 0.0%
\$200,001 to \$300,000	95.9%	95.9%	- 0.0%
\$300,001 and Above	93.5%	93.9%	+ 0.4%
All Price Ranges	95.0%	94.7%	- 0.3%

Single-Family Homes

	2-2010	2-2011	Change
\$100,000 and Below	91.8%	90.6%	- 1.2%
\$100,001 to \$150,000	97.0%	96.8%	- 0.2%
\$150,001 to \$200,000	97.1%	97.0%	- 0.1%
\$200,001 to \$300,000	96.1%	96.1%	- 0.0%
\$300,001 and Above	93.6%	93.9%	+ 0.3%
All Price Ranges	95.2%	94.8%	- 0.4%

Condos

	2-2010	2-2011	Change
\$100,000 and Below	93.4%	93.7%	+ 0.4%
\$100,001 to \$150,000	95.5%	95.1%	- 0.4%
\$150,001 to \$200,000	94.9%	95.7%	+ 0.8%
\$200,001 to \$300,000	94.5%	94.5%	- 0.1%
\$300,001 and Above	92.9%	93.5%	+ 0.6%
All Price Ranges	94.4%	94.4%	+ 0.1%

By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	93.2%	92.9%	- 0.4%
3 Bedrooms	95.4%	95.0%	- 0.4%
4 Bedrooms or More	95.3%	95.4%	+ 0.1%
All Bedroom Counts	95.0%	94.7%	- 0.3%

	2-2010	2-2011	Change
2 Bedrooms or Less	92.0%	91.2%	- 0.9%
3 Bedrooms	95.5%	95.0%	- 0.5%
4 Bedrooms or More	95.4%	95.4%	+ 0.1%
All Bedroom Counts	95.2%	94.8%	- 0.4%

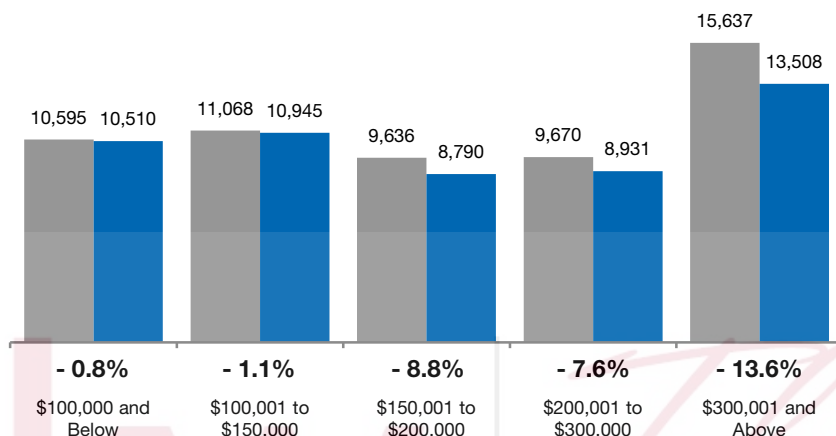
Inventory of Homes for Sale

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



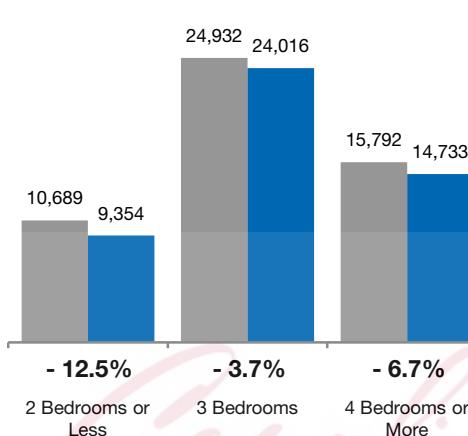
By Price Range

■ 2-2010 ■ 2-2011



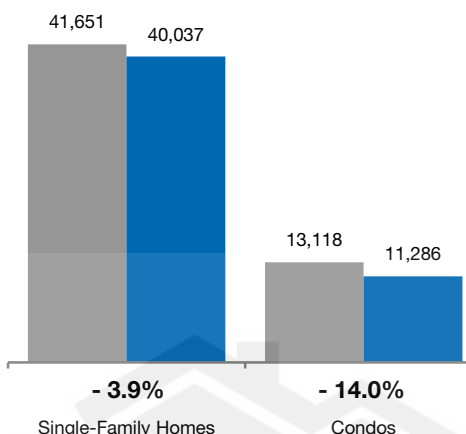
By Bedroom Count

■ 2-2010 ■ 2-2011



By Property Type

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$100,000 and Below	10,595	10,510	- 0.8%
\$100,001 to \$150,000	11,068	10,945	- 1.1%
\$150,001 to \$200,000	9,636	8,790	- 8.8%
\$200,001 to \$300,000	9,670	8,931	- 7.6%
\$300,001 and Above	15,637	13,508	- 13.6%
All Price Ranges	58,311	54,429	- 6.7%

Single-Family Homes

	2-2010	2-2011	Change
\$100,000 and Below	6,552	6,743	+ 2.9%
\$100,001 to \$150,000	7,248	7,726	+ 6.6%
\$150,001 to \$200,000	6,980	6,543	- 6.3%
\$200,001 to \$300,000	7,043	6,649	- 5.6%
\$300,001 and Above	12,256	10,733	- 12.4%
All Price Ranges	41,651	40,037	- 3.9%

Condos

	2-2010	2-2011	Change
\$100,000 and Below	2,963	2,764	- 6.7%
\$100,001 to \$150,000	2,955	2,498	- 15.5%
\$150,001 to \$200,000	2,052	1,731	- 15.6%
\$200,001 to \$300,000	2,142	1,860	- 13.2%
\$300,001 and Above	2,873	2,331	- 18.9%
All Price Ranges	13,118	11,286	- 14.0%

By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	10,689	9,354	- 12.5%
3 Bedrooms	24,932	24,016	- 3.7%
4 Bedrooms or More	15,792	14,733	- 6.7%
All Bedroom Counts	58,311	54,429	- 6.7%

	2-2010	2-2011	Change
2 Bedrooms or Less	3,481	3,263	- 6.3%
3 Bedrooms	20,506	20,200	- 1.5%
4 Bedrooms or More	14,980	13,983	- 6.7%
All Bedroom Counts	41,651	40,037	- 3.9%

	2-2010	2-2011	Change
2 Bedrooms or Less	7,208	6,091	- 15.5%
3 Bedrooms	4,426	3,816	- 13.8%
4 Bedrooms or More	812	750	- 7.6%
All Bedroom Counts	13,118	11,286	- 14.0%

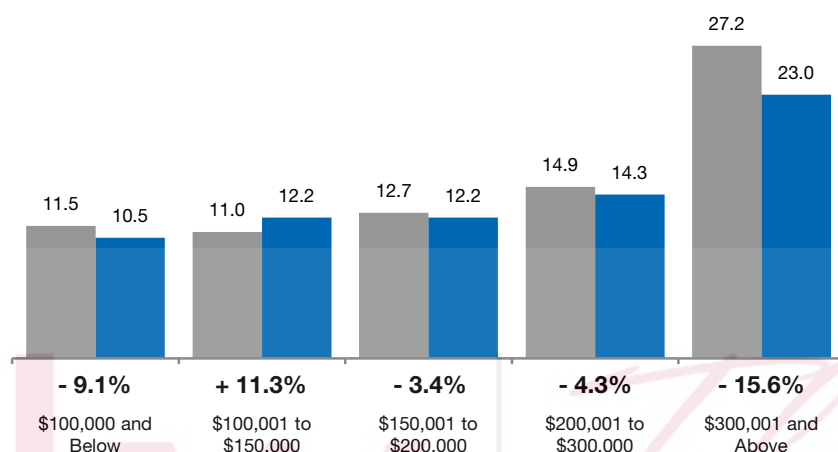
Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales. Based on one month of activity.



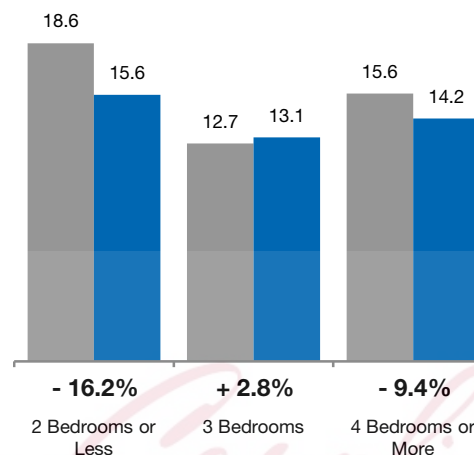
By Price Range

■ 2-2010 ■ 2-2011



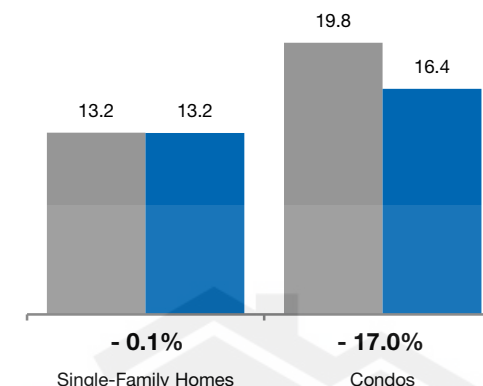
By Bedroom Count

■ 2-2010 ■ 2-2011



By Property Type

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$100,000 and Below	11.5	10.5	- 9.1%
\$100,001 to \$150,000	11.0	12.2	+ 11.3%
\$150,001 to \$200,000	12.7	12.2	- 3.4%
\$200,001 to \$300,000	14.9	14.3	- 4.3%
\$300,001 and Above	27.2	23.0	- 15.6%
All Price Ranges	14.4	13.8	- 4.5%

Single-Family Homes

	2-2010	2-2011	Change
10.1	10.1	+ 0.5%	
9.7	11.7	+ 20.3%	
11.2	11.3	+ 1.2%	
13.5	13.0	- 3.6%	
25.3	21.5	- 15.3%	
13.2	13.2	- 0.1%	

Condos

	2-2010	2-2011	Change
16.5	11.5	- 30.1%	
15.4	14.9	- 3.1%	
20.0	16.2	- 19.3%	
20.4	20.1	- 1.4%	
37.1	31.2	- 15.9%	
19.8	16.4	- 17.0%	

By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	18.6	15.6	- 16.2%
3 Bedrooms	12.7	13.1	+ 2.8%
4 Bedrooms or More	15.6	14.2	- 9.4%
All Bedroom Counts	14.4	13.8	- 4.5%

	2-2010	2-2011	Change
15.8	14.0	- 11.5%	
11.8	12.6	+ 7.0%	
15.4	13.9	- 9.5%	
13.2	13.2	- 0.1%	

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2011

When it comes to market recovery, the devil is in the details. For the 12-month period spanning April 2010 through March 2011, Pending Sales in the state of South Carolina were down 7.4 percent from the same period one year prior. The largest gain occurred in the \$100,000 and Below range, where they increased 8.8 percent to 12,420 units.

Motivated sellers are watching market times closely these days. The segment with the largest increase in market times was the \$100,001 to \$150,000 range, where they increased 5.1 percent to 131 days. The segment that tended to sell the quickest was the \$100,000 and Below range at 125 days; the segment that tended to sell the slowest was the \$300,001 and Above range at 186 days.

Prices were up 0.3 percent across the board. Single-Family properties saw the largest price gain, where the Median Sales Price increased 1.1 percent to \$156,661. Meanwhile, Condo inventory levels have decreased 14.6 percent, and Single-Family inventory levels have decreased 3.6 percent.

Quick Facts

+ 8.8%	- 1.8%	- 2.9%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	4 Bedrooms or More	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

[Click on desired metric to jump to that page.](#)

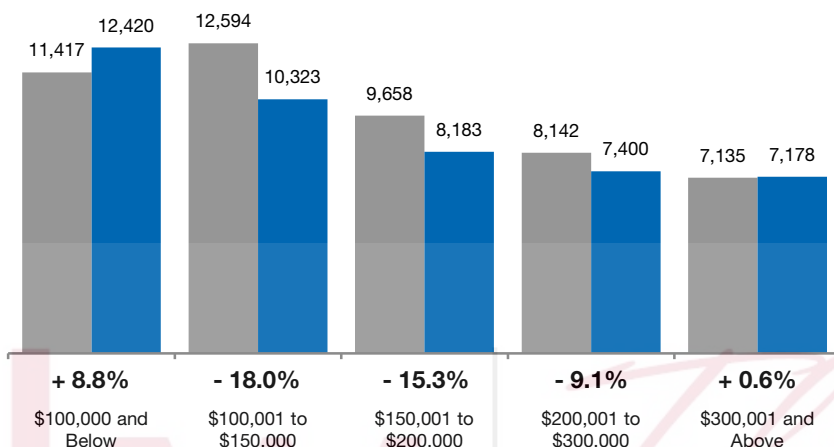
Pending Sales

A count of the properties that have offers accepted on them in a given month. Based on a rolling 12-month average.



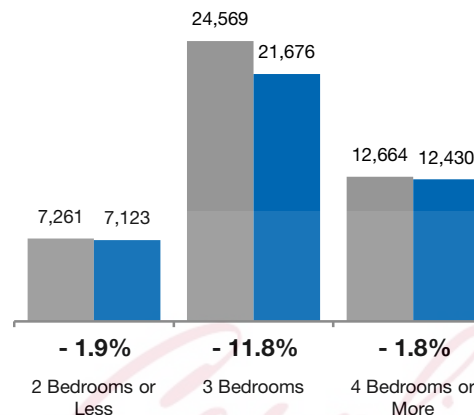
By Price Range

■ 3-2010 ■ 3-2011



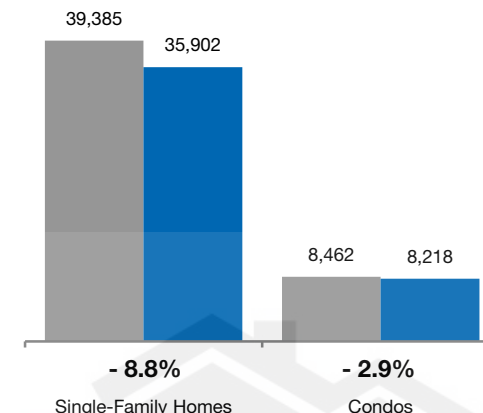
By Bedroom Count

■ 3-2010 ■ 3-2011



By Property Type

■ 3-2010 ■ 3-2011



All Properties

By Price Range

	3-2010	3-2011	Change
\$100,000 and Below	11,417	12,420	+ 8.8%
\$100,001 to \$150,000	12,594	10,323	- 18.0%
\$150,001 to \$200,000	9,658	8,183	- 15.3%
\$200,001 to \$300,000	8,142	7,400	- 9.1%
\$300,001 and Above	7,135	7,178	+ 0.6%
All Price Ranges	50,645	46,909	- 7.4%

Single-Family Homes

	3-2010	3-2011	Change
\$100,000 and Below	7,925	8,261	+ 4.2%
\$100,001 to \$150,000	9,409	7,606	- 19.2%
\$150,001 to \$200,000	7,893	6,581	- 16.6%
\$200,001 to \$300,000	6,551	6,019	- 8.1%
\$300,001 and Above	5,997	6,100	+ 1.7%
All Price Ranges	39,385	35,902	- 8.8%

Condos

	3-2010	3-2011	Change
\$100,000 and Below	2,405	2,975	+ 23.7%
\$100,001 to \$150,000	2,343	1,937	- 17.3%
\$150,001 to \$200,000	1,341	1,219	- 9.1%
\$200,001 to \$300,000	1,311	1,103	- 15.9%
\$300,001 and Above	973	914	- 6.1%
All Price Ranges	8,462	8,218	- 2.9%

By Bedroom Count

	3-2010	3-2011	Change
2 Bedrooms or Less	7,261	7,123	- 1.9%
3 Bedrooms	24,569	21,676	- 11.8%
4 Bedrooms or More	12,664	12,430	- 1.8%
All Bedroom Counts	50,645	46,909	- 7.4%

	3-2010	3-2011	Change
2 Bedrooms or Less	2,806	2,702	- 3.7%
3 Bedrooms	21,676	18,824	- 13.2%
4 Bedrooms or More	12,175	12,006	- 1.4%
All Bedroom Counts	39,385	35,902	- 8.8%

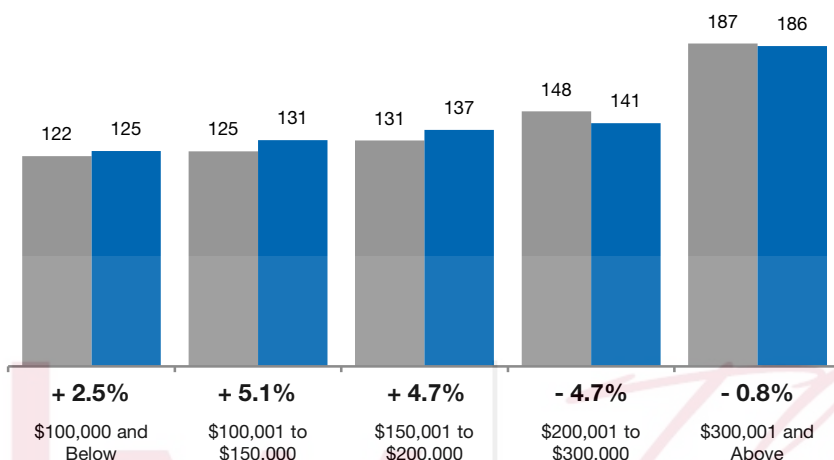
Days on Market Until Sale

The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.
Based on a rolling 12-month average.



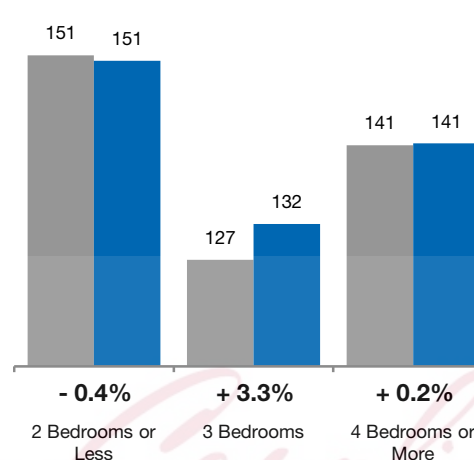
By Price Range

■ 3-2010 ■ 3-2011



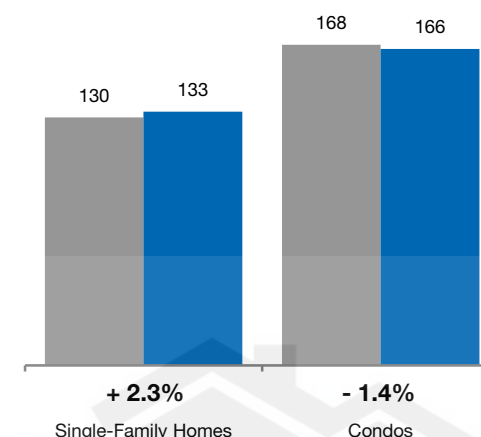
By Bedroom Count

■ 3-2010 ■ 3-2011



By Property Type

■ 3-2010 ■ 3-2011



All Properties

By Price Range

	3-2010	3-2011	Change
\$100,000 and Below	122	125	+ 2.5%
\$100,001 to \$150,000	125	131	+ 5.1%
\$150,001 to \$200,000	131	137	+ 4.7%
\$200,001 to \$300,000	148	141	- 4.7%
\$300,001 and Above	187	186	- 0.8%
All Price Ranges	137	140	+ 1.9%

Single-Family Homes

	3-2010	3-2011	Change
\$100,000 and Below	115	118	+ 2.3%
\$100,001 to \$150,000	115	123	+ 6.3%
\$150,001 to \$200,000	123	130	+ 5.4%
\$200,001 to \$300,000	138	132	- 4.5%
\$300,001 and Above	179	177	- 1.4%
All Price Ranges	130	133	+ 2.3%

Condos

	3-2010	3-2011	Change
\$100,000 and Below	144	144	- 0.4%
\$100,001 to \$150,000	153	157	+ 2.6%
\$150,001 to \$200,000	171	170	- 1.0%
\$200,001 to \$300,000	195	185	- 4.9%
\$300,001 and Above	236	241	+ 1.8%
All Price Ranges	168	166	- 1.4%

By Bedroom Count

	3-2010	3-2011	Change
2 Bedrooms or Less	151	151	- 0.4%
3 Bedrooms	127	132	+ 3.3%
4 Bedrooms or More	141	141	+ 0.2%
All Bedroom Counts	137	140	+ 1.8%

	3-2010	3-2011	Change
2 Bedrooms or Less	126	131	+ 3.7%
3 Bedrooms	122	126	+ 2.9%
4 Bedrooms or More	139	140	+ 0.6%
All Bedroom Counts	130	133	+ 2.3%

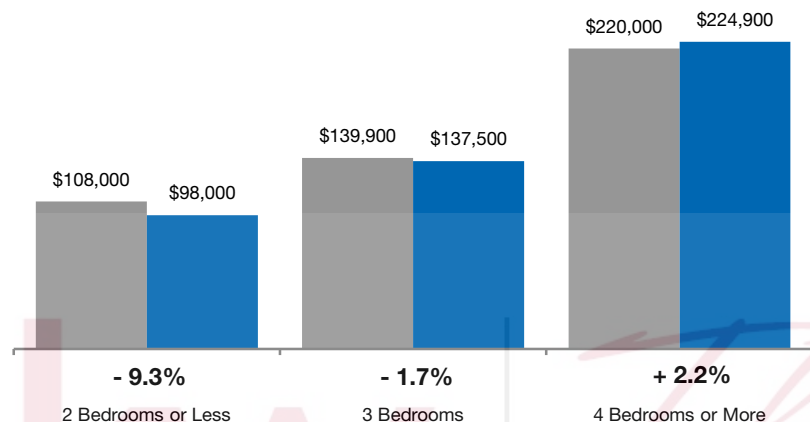
Median Sales Price

The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.
Based on a rolling 12-month average.



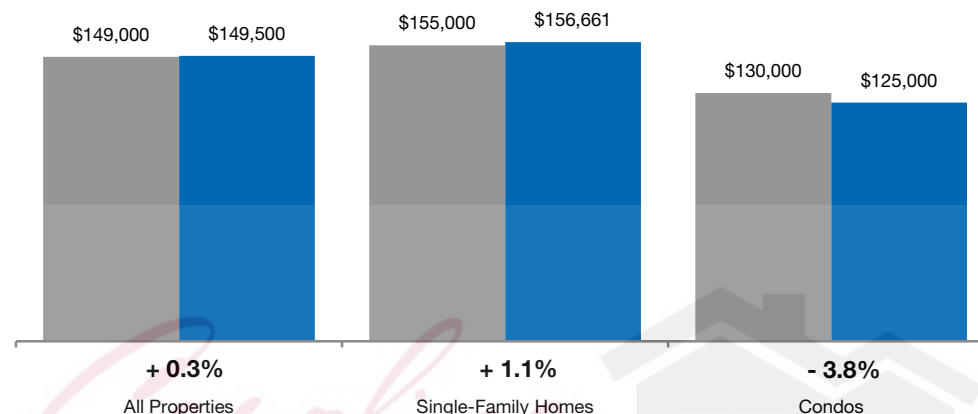
By Bedroom Count

■ 3-2010 ■ 3-2011



By Property Type

■ 3-2010 ■ 3-2011



All Properties

By Bedroom Count	3-2010	3-2011	Change
2 Bedrooms or Less	\$108,000	\$98,000	- 9.3%
3 Bedrooms	\$139,900	\$137,500	- 1.7%
4 Bedrooms or More	\$220,000	\$224,900	+ 2.2%
All Bedroom Counts	\$149,000	\$149,500	+ 0.3%

Single-Family Homes

	3-2010	3-2011	Change
	\$91,000	\$87,500	- 3.8%
	\$137,000	\$135,000	- 1.5%
	\$219,885	\$224,995	+ 2.3%
	\$155,000	\$156,661	+ 1.1%

Condos

	3-2010	3-2011	Change
	\$115,000	\$104,475	- 9.2%
	\$165,000	\$159,970	- 3.0%
	\$236,930	\$220,625	- 6.9%
	\$130,000	\$125,000	- 3.8%

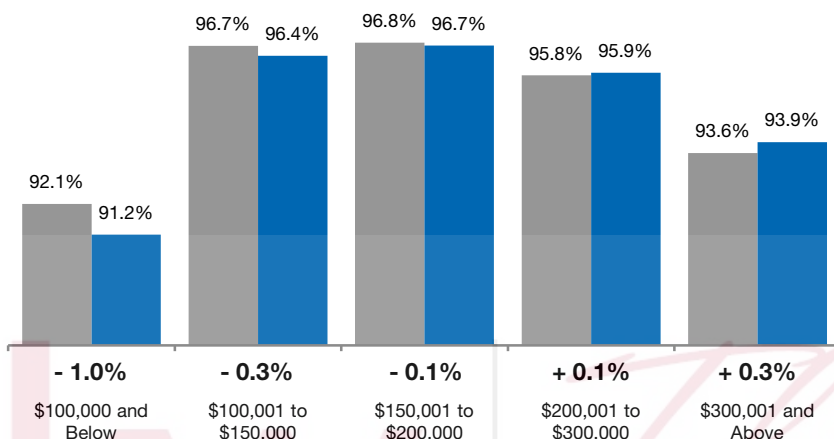
Percent of List Price Received

The average percentage found when dividing a property's sales price by the list price.
Sold properties only. Does not account for seller concessions. Based on a rolling 12-month average.



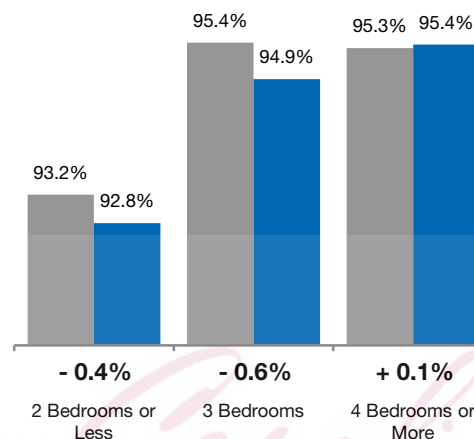
By Price Range

■ 3-2010 ■ 3-2011



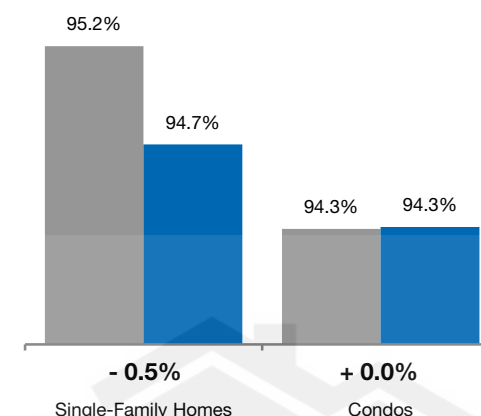
By Bedroom Count

■ 3-2010 ■ 3-2011



By Property Type

■ 3-2010 ■ 3-2011



All Properties

By Price Range

	3-2010	3-2011	Change
\$100,000 and Below	92.1%	91.2%	- 1.0%
\$100,001 to \$150,000	96.7%	96.4%	- 0.3%
\$150,001 to \$200,000	96.8%	96.7%	- 0.1%
\$200,001 to \$300,000	95.8%	95.9%	+ 0.1%
\$300,001 and Above	93.6%	93.9%	+ 0.3%
All Price Ranges	95.0%	94.6%	- 0.4%

Single-Family Homes

	3-2010	3-2011	Change
\$100,000 and Below	91.7%	90.5%	- 1.3%
\$100,001 to \$150,000	97.0%	96.7%	- 0.2%
\$150,001 to \$200,000	97.1%	96.9%	- 0.2%
\$200,001 to \$300,000	96.1%	96.1%	- 0.0%
\$300,001 and Above	93.7%	93.9%	+ 0.3%
All Price Ranges	95.2%	94.7%	- 0.5%

Condos

	3-2010	3-2011	Change
\$100,000 and Below	93.4%	93.4%	- 0.0%
\$100,001 to \$150,000	95.5%	95.0%	- 0.5%
\$150,001 to \$200,000	95.0%	95.6%	+ 0.6%
\$200,001 to \$300,000	94.3%	94.9%	+ 0.6%
\$300,001 and Above	92.9%	93.6%	+ 0.7%
All Price Ranges	94.3%	94.3%	+ 0.0%

By Bedroom Count

	3-2010	3-2011	Change
2 Bedrooms or Less	93.2%	92.8%	- 0.4%
3 Bedrooms	95.4%	94.9%	- 0.6%
4 Bedrooms or More	95.3%	95.4%	+ 0.1%
All Bedroom Counts	95.0%	94.6%	- 0.4%

	3-2010	3-2011	Change
2 Bedrooms or Less	92.0%	91.1%	- 0.9%
3 Bedrooms	95.5%	94.9%	- 0.6%
4 Bedrooms or More	95.4%	95.4%	+ 0.0%
All Bedroom Counts	95.2%	94.7%	- 0.5%

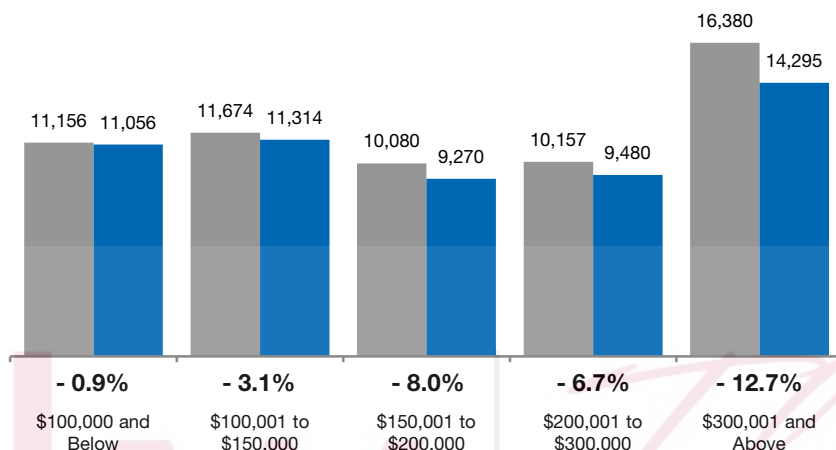
Inventory of Homes for Sale

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



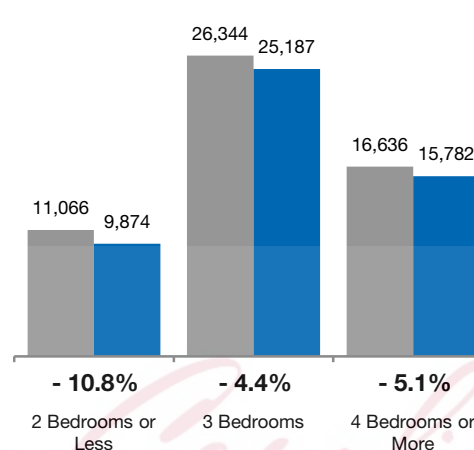
By Price Range

■ 3-2010 ■ 3-2011



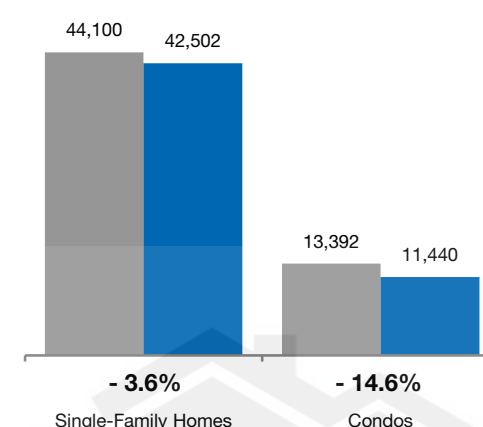
By Bedroom Count

■ 3-2010 ■ 3-2011



By Property Type

■ 3-2010 ■ 3-2011



All Properties

By Price Range

	3-2010	3-2011	Change
\$100,000 and Below	11,156	11,056	- 0.9%
\$100,001 to \$150,000	11,674	11,314	- 3.1%
\$150,001 to \$200,000	10,080	9,270	- 8.0%
\$200,001 to \$300,000	10,157	9,480	- 6.7%
\$300,001 and Above	16,380	14,295	- 12.7%
All Price Ranges	61,210	57,222	- 6.5%

Single-Family Homes

	3-2010	3-2011	Change
6,974	7,127	+ 2.2%	
7,744	8,038	+ 3.8%	
7,359	6,949	- 5.6%	
7,480	7,201	- 3.7%	
12,914	11,480	- 11.1%	
44,100	42,502	- 3.6%	

Condos

	3-2010	3-2011	Change
3,057	2,876	- 5.9%	
3,035	2,520	- 17.0%	
2,067	1,755	- 15.1%	
2,167	1,849	- 14.7%	
2,932	2,340	- 20.2%	
13,392	11,440	- 14.6%	

By Bedroom Count

	3-2010	3-2011	Change
2 Bedrooms or Less	11,066	9,874	- 10.8%
3 Bedrooms	26,344	25,187	- 4.4%
4 Bedrooms or More	16,636	15,782	- 5.1%
All Bedroom Counts	61,210	57,222	- 6.5%

	3-2010	3-2011	Change
3,704	3,578	- 3.4%	
21,829	21,363	- 2.1%	
15,819	15,074	- 4.7%	
44,100	42,502	- 3.6%	

	3-2010	3-2011	Change
7,362	6,296	- 14.5%	
4,515	3,824	- 15.3%	
817	708	- 13.3%	
13,392	11,440	- 14.6%	

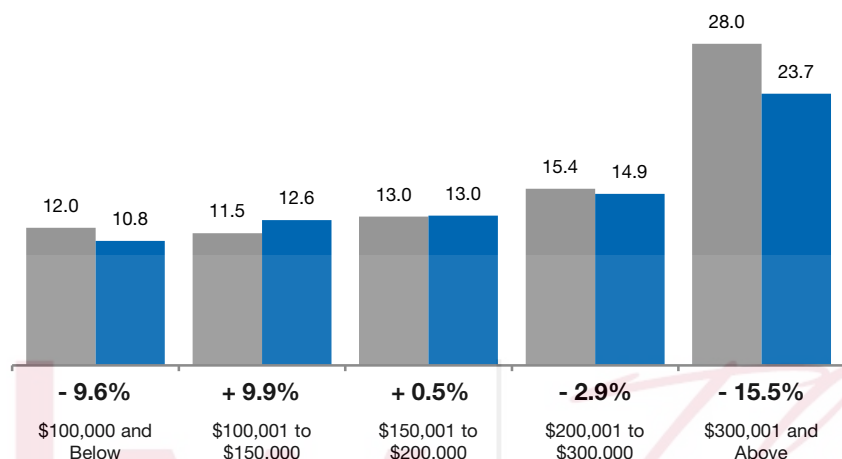
Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales. Based on one month of activity.



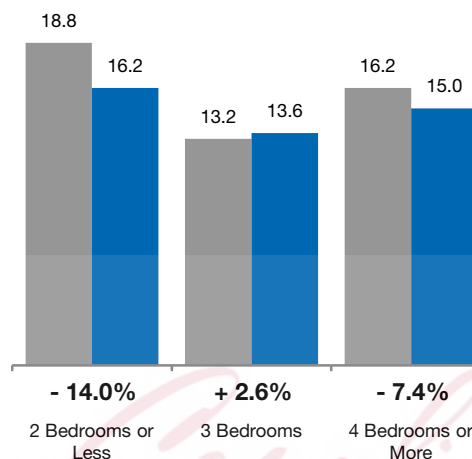
By Price Range

■ 3-2010 ■ 3-2011



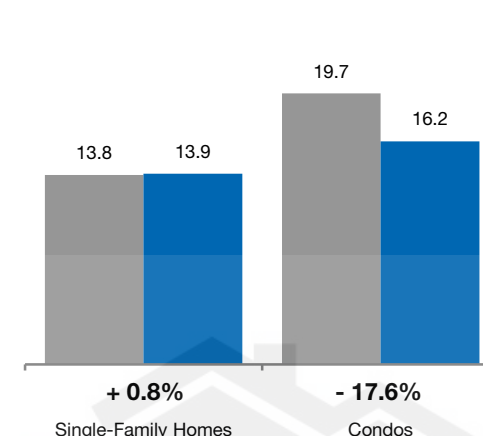
By Bedroom Count

■ 3-2010 ■ 3-2011



By Property Type

■ 3-2010 ■ 3-2011



All Properties

By Price Range

	3-2010	3-2011	Change
\$100,000 and Below	12.0	10.8	- 9.6%
\$100,001 to \$150,000	11.5	12.6	+ 9.9%
\$150,001 to \$200,000	13.0	13.0	+ 0.5%
\$200,001 to \$300,000	15.4	14.9	- 2.9%
\$300,001 and Above	28.0	23.7	- 15.5%
All Price Ranges	14.9	14.3	- 3.7%

Single-Family Homes

	3-2010	3-2011	Change
\$100,000 and Below	10.7	10.5	- 1.5%
\$100,001 to \$150,000	10.2	12.1	+ 18.2%
\$150,001 to \$200,000	11.5	12.1	+ 5.3%
\$200,001 to \$300,000	14.1	13.9	- 1.2%
\$300,001 and Above	26.2	22.3	- 14.8%
All Price Ranges	13.8	13.9	+ 0.8%

Condos

	3-2010	3-2011	Change
\$100,000 and Below	16.1	11.6	- 28.4%
\$100,001 to \$150,000	15.9	14.9	- 6.2%
\$150,001 to \$200,000	19.6	16.3	- 17.3%
\$200,001 to \$300,000	20.2	19.3	- 4.3%
\$300,001 and Above	37.2	30.4	- 18.1%
All Price Ranges	19.7	16.2	- 17.6%

By Bedroom Count

	3-2010	3-2011	Change
2 Bedrooms or Less	18.8	16.2	- 14.0%
3 Bedrooms	13.2	13.6	+ 2.6%
4 Bedrooms or More	16.2	15.0	- 7.4%
All Bedroom Counts	14.9	14.3	- 3.7%

	3-2010	3-2011	Change
2 Bedrooms or Less	16.5	15.2	- 7.8%
3 Bedrooms	12.4	13.3	+ 7.3%
4 Bedrooms or More	16.0	14.9	- 7.2%
All Bedroom Counts	13.8	13.9	+ 0.8%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2011

Due to the 2010 tax credit, current market activity can look drastically different than it did one year ago. For the 12-month period spanning May 2010 through April 2011, Pending Sales in the state of South Carolina were down 15.0 percent from the same period a year prior. The largest gain occurred in the \$100,000 and Below range, where they increased 2.9 percent to 12,173 units.

One might expect properties to take longer to sell without an incentive in place. The segment with the largest increase in market times was the \$100,001 to \$150,000 range, where they increased 8.4 percent to 135 days. The segment that tended to sell the quickest was the \$100,000 and Below range at 126 days; the segment that tended to sell the slowest was the \$300,001 and Above range at 187 days.

The overall Median Sales price was down 0.3 percent. Single-Family properties saw the largest price gain, where the Median Sales Price increased 1.1 percent to \$156,630. Meanwhile, Condo inventory levels have decreased 15.3 percent, and Single-Family inventory levels have decreased 4.0 percent.

Quick Facts

+ 2.9%

Price Range With the
Strongest Sales:

\$100,000 and Below

- 8.6%

Bedroom Count With
Strongest Sales:

4 Bedrooms or More

- 9.3%

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

[Click on desired metric to jump to that page.](#)

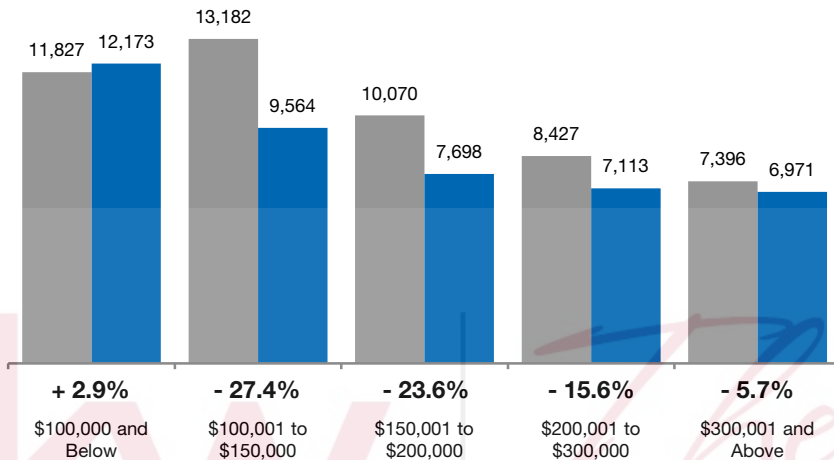
Pending Sales

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



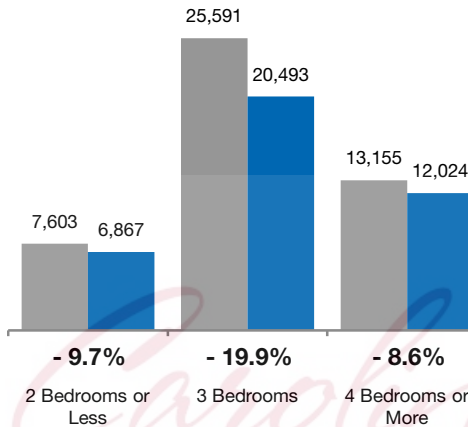
By Price Range

■ 4-2010 ■ 4-2011



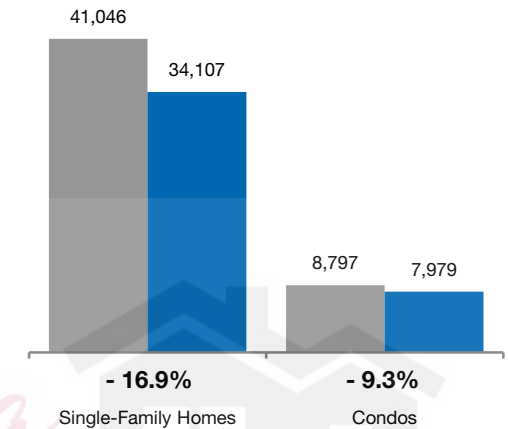
By Bedroom Count

■ 4-2010 ■ 4-2011



By Property Type

■ 4-2010 ■ 4-2011



All Properties

By Price Range

	4-2010	4-2011	Change
\$100,000 and Below	11,827	12,173	+ 2.9%
\$100,001 to \$150,000	13,182	9,564	- 27.4%
\$150,001 to \$200,000	10,070	7,698	- 23.6%
\$200,001 to \$300,000	8,427	7,113	- 15.6%
\$300,001 and Above	7,396	6,971	- 5.7%
All Price Ranges	52,701	44,814	- 15.0%

Single-Family Homes

	4-2010	4-2011	Change
2 Bedrooms or Less	8,189	8,028	- 2.0%
3 Bedrooms	9,887	6,969	- 29.5%
4 Bedrooms or More	8,237	6,172	- 25.1%
	6,818	5,770	- 15.4%
	6,207	5,935	- 4.4%
All Single-Family Homes	41,046	34,107	- 16.9%

Condos

	4-2010	4-2011	Change
Single-Family Homes	2,547	2,971	+ 16.6%
Condos	2,431	1,846	- 24.1%
	1,392	1,150	- 17.4%
	1,320	1,076	- 18.5%
	1,016	874	- 14.0%
All Condos	8,797	7,979	- 9.3%

By Bedroom Count

	4-2010	4-2011	Change
2 Bedrooms or Less	7,603	6,867	- 9.7%
3 Bedrooms	25,591	20,493	- 19.9%
4 Bedrooms or More	13,155	12,024	- 8.6%
All Bedroom Counts	52,701	44,814	- 15.0%

	4-2010	4-2011	Change
2 Bedrooms or Less	2,994	2,552	- 14.8%
3 Bedrooms	22,551	17,738	- 21.3%
4 Bedrooms or More	12,645	11,615	- 8.1%
All Single-Family Homes	41,046	34,107	- 16.9%

	4-2010	4-2011	Change
Single-Family Homes	4,609	4,315	- 6.4%
Condos	3,040	2,755	- 9.4%
	510	409	- 19.8%
All Condos	8,797	7,979	- 9.3%

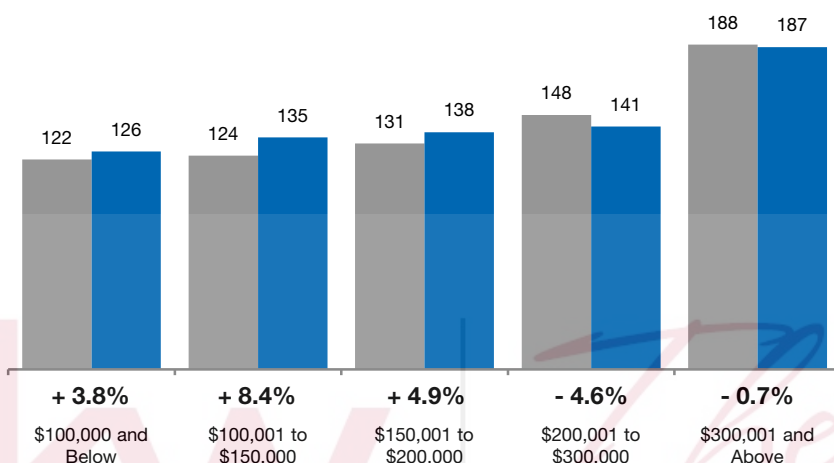
Days on Market Until Sale

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



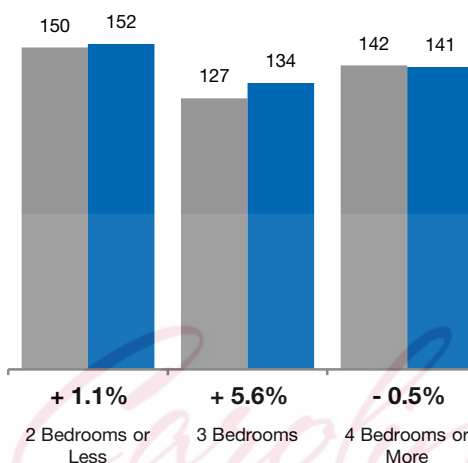
By Price Range

■ 4-2010 ■ 4-2011



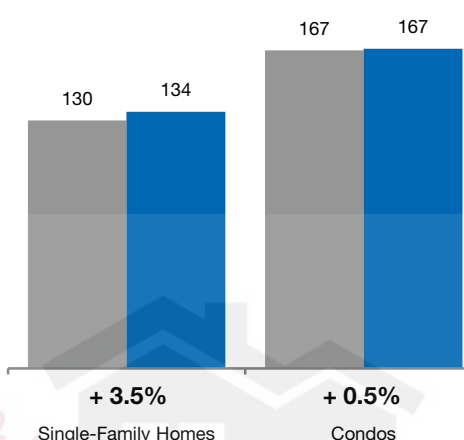
By Bedroom Count

■ 4-2010 ■ 4-2011



By Property Type

■ 4-2010 ■ 4-2011



All Properties

By Price Range

	4-2010	4-2011	Change
\$100,000 and Below	122	126	+ 3.8%
\$100,001 to \$150,000	124	135	+ 8.4%
\$150,001 to \$200,000	131	138	+ 4.9%
\$200,001 to \$300,000	148	141	- 4.6%
\$300,001 and Above	188	187	- 0.7%
All Price Ranges	137	141	+ 3.0%

Single-Family Homes

	4-2010	4-2011	Change
\$100,000 and Below	115	119	+ 4.0%
\$100,001 to \$150,000	115	127	+ 10.5%
\$150,001 to \$200,000	123	130	+ 5.2%
\$200,001 to \$300,000	138	131	- 4.9%
\$300,001 and Above	180	178	- 1.3%
All Price Ranges	130	134	+ 3.5%

Condos

	4-2010	4-2011	Change
\$100,000 and Below	144	145	+ 1.0%
\$100,001 to \$150,000	152	158	+ 4.2%
\$150,001 to \$200,000	168	173	+ 3.1%
\$200,001 to \$300,000	192	188	- 2.5%
\$300,001 and Above	237	243	+ 2.4%
All Price Ranges	167	167	+ 0.5%

By Bedroom Count

	4-2010	4-2011	Change
2 Bedrooms or Less	150	152	+ 1.1%
3 Bedrooms	127	134	+ 5.6%
4 Bedrooms or More	142	141	- 0.5%
All Bedroom Counts	137	141	+ 3.0%

	4-2010	4-2011	Change
2 Bedrooms or Less	126	132	+ 4.6%
3 Bedrooms	121	128	+ 5.4%
4 Bedrooms or More	141	140	- 0.3%
All Bedroom Counts	130	134	+ 3.5%

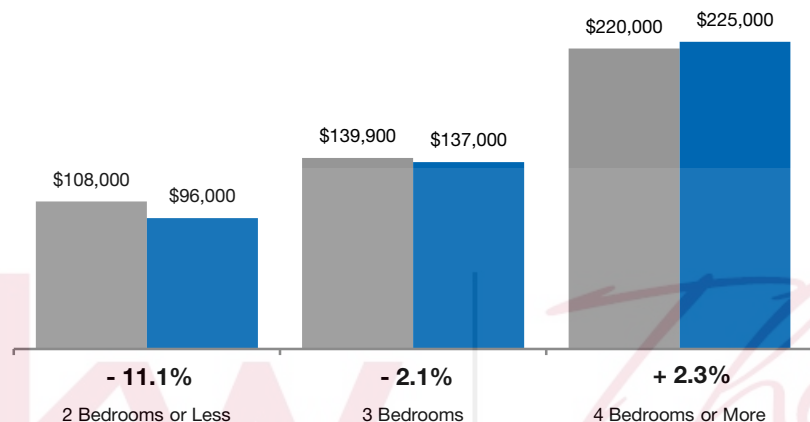
Median Sales Price

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



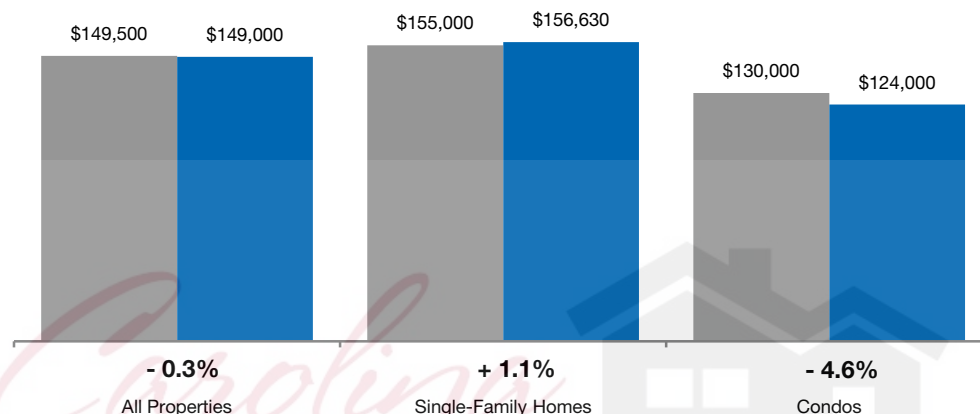
By Bedroom Count

■ 4-2010 ■ 4-2011



By Property Type

■ 4-2010 ■ 4-2011



All Properties

By Bedroom Count	4-2010	4-2011	Change
2 Bedrooms or Less	\$108,000	\$96,000	- 11.1%
3 Bedrooms	\$139,900	\$137,000	- 2.1%
4 Bedrooms or More	\$220,000	\$225,000	+ 2.3%
All Bedroom Counts	\$149,500	\$149,000	- 0.3%

Single-Family Homes

	4-2010	4-2011	Change
	\$92,000	\$87,300	- 5.1%
	\$137,000	\$135,000	- 1.5%
	\$220,000	\$225,000	+ 2.3%
	\$155,000	\$156,630	+ 1.1%

Condos

	4-2010	4-2011	Change
	\$115,000	\$101,180	- 12.0%
	\$164,000	\$160,000	- 2.4%
	\$235,740	\$222,990	- 5.4%
	\$130,000	\$124,000	- 4.6%

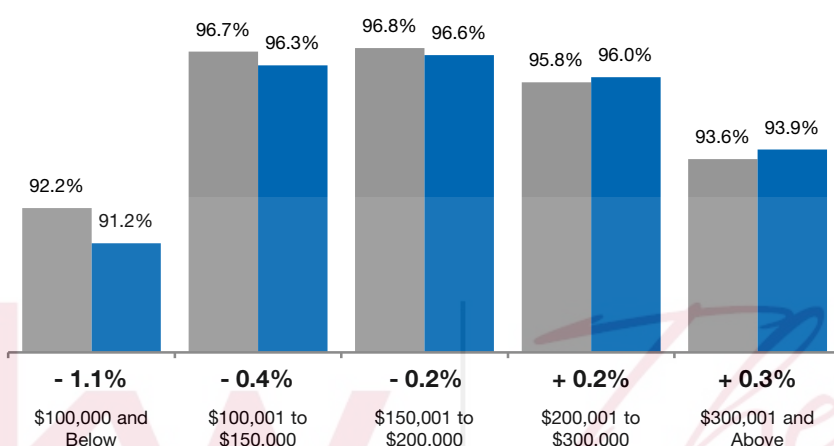
Percent of List Price Received

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.**



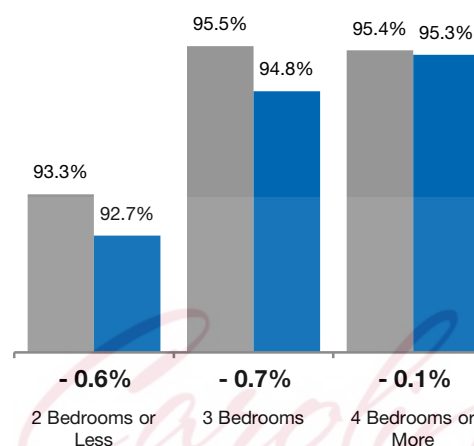
By Price Range

■ 4-2010 ■ 4-2011



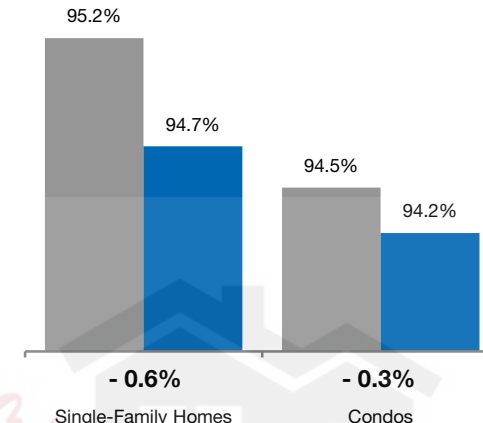
By Bedroom Count

■ 4-2010 ■ 4-2011



By Property Type

■ 4-2010 ■ 4-2011



All Properties

By Price Range

	4-2010	4-2011	Change
\$100,000 and Below	92.2%	91.2%	- 1.1%
\$100,001 to \$150,000	96.7%	96.3%	- 0.4%
\$150,001 to \$200,000	96.8%	96.6%	- 0.2%
\$200,001 to \$300,000	95.8%	96.0%	+ 0.2%
\$300,001 and Above	93.6%	93.9%	+ 0.3%
All Price Ranges	95.1%	94.5%	- 0.6%

Single-Family Homes

	4-2010	4-2011	Change
\$100,000 and Below	91.8%	90.5%	- 1.4%
\$100,001 to \$150,000	97.0%	96.7%	- 0.3%
\$150,001 to \$200,000	97.1%	96.9%	- 0.3%
\$200,001 to \$300,000	96.1%	96.2%	+ 0.0%
\$300,001 and Above	93.7%	94.0%	+ 0.3%
All Price Ranges	95.2%	94.7%	- 0.6%

Condos

	4-2010	4-2011	Change
\$100,000 and Below	93.6%	93.3%	- 0.3%
\$100,001 to \$150,000	95.6%	94.9%	- 0.7%
\$150,001 to \$200,000	95.2%	95.4%	+ 0.2%
\$200,001 to \$300,000	94.3%	95.1%	+ 0.8%
\$300,001 and Above	93.1%	93.4%	+ 0.3%
All Price Ranges	94.5%	94.2%	- 0.3%

By Bedroom Count

	4-2010	4-2011	Change
2 Bedrooms or Less	93.3%	92.7%	- 0.6%
3 Bedrooms	95.5%	94.8%	- 0.7%
4 Bedrooms or More	95.4%	95.3%	- 0.1%
All Bedroom Counts	95.1%	94.5%	- 0.6%

	4-2010	4-2011	Change
2 Bedrooms or Less	92.1%	91.1%	- 1.1%
3 Bedrooms	95.5%	94.8%	- 0.8%
4 Bedrooms or More	95.4%	95.4%	- 0.1%
All Bedroom Counts	95.2%	94.7%	- 0.6%

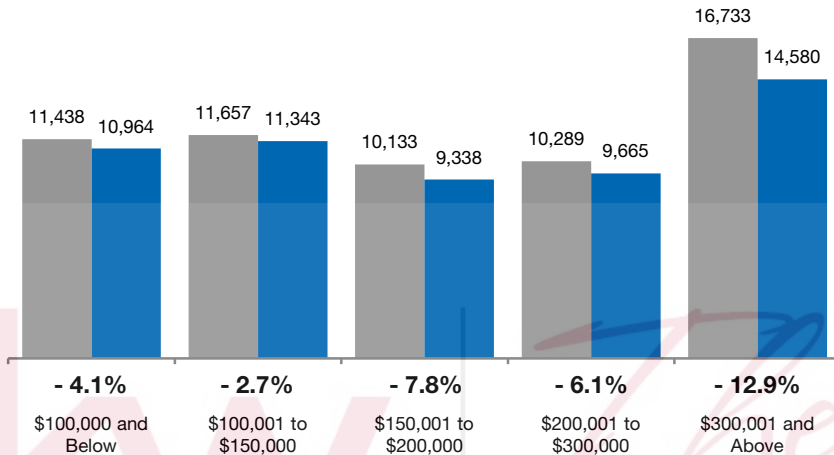
Inventory of Homes for Sale

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



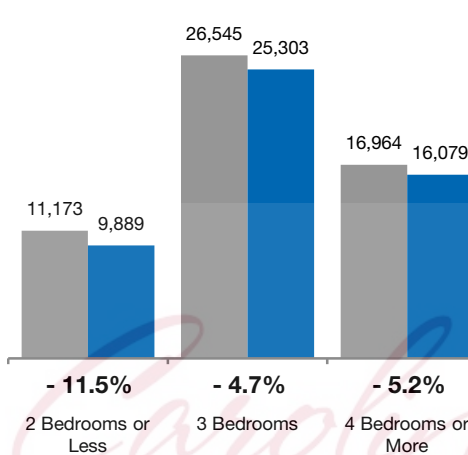
By Price Range

■ 4-2010 ■ 4-2011



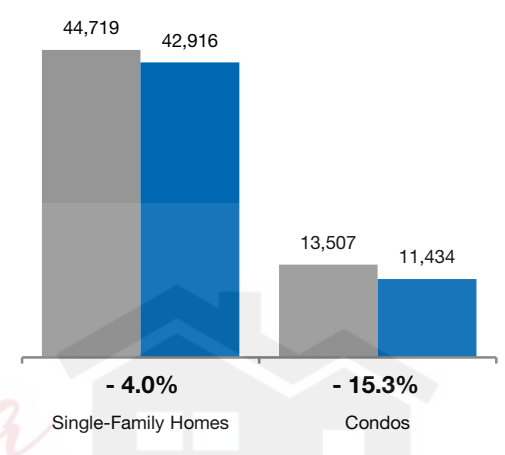
By Bedroom Count

■ 4-2010 ■ 4-2011



By Property Type

■ 4-2010 ■ 4-2011



All Properties

By Price Range

	4-2010	4-2011	Change
\$100,000 and Below	11,438	10,964	- 4.1%
\$100,001 to \$150,000	11,657	11,343	- 2.7%
\$150,001 to \$200,000	10,133	9,338	- 7.8%
\$200,001 to \$300,000	10,289	9,665	- 6.1%
\$300,001 and Above	16,733	14,580	- 12.9%
All Price Ranges	62,021	57,680	- 7.0%

Single-Family Homes

	4-2010	4-2011	Change
2 Bedrooms or Less	7,140	7,081	- 0.8%
3 Bedrooms	7,702	8,076	+ 4.9%
4 Bedrooms or More	7,401	7,036	- 4.9%
	7,606	7,352	- 3.3%
	13,245	11,683	- 11.8%
All Single-Family Homes	44,719	42,916	- 4.0%

Condos

	4-2010	4-2011	Change
	3,126	2,822	- 9.7%
	3,051	2,504	- 17.9%
	2,081	1,731	- 16.8%
	2,173	1,854	- 14.7%
	2,930	2,421	- 17.4%
All Condos	13,507	11,434	- 15.3%

By Bedroom Count

	4-2010	4-2011	Change
2 Bedrooms or Less	11,173	9,889	- 11.5%
3 Bedrooms	26,545	25,303	- 4.7%
4 Bedrooms or More	16,964	16,079	- 5.2%
All Bedroom Counts	62,021	57,680	- 7.0%

	4-2010	4-2011	Change
2 Bedrooms or Less	3,739	3,607	- 3.5%
3 Bedrooms	22,035	21,494	- 2.5%
4 Bedrooms or More	16,132	15,347	- 4.9%
All Single-Family Homes	44,719	42,916	- 4.0%

	4-2010	4-2011	Change
	7,434	6,282	- 15.5%
	4,510	3,809	- 15.5%
	832	732	- 12.0%
All Condos	13,507	11,434	- 15.3%

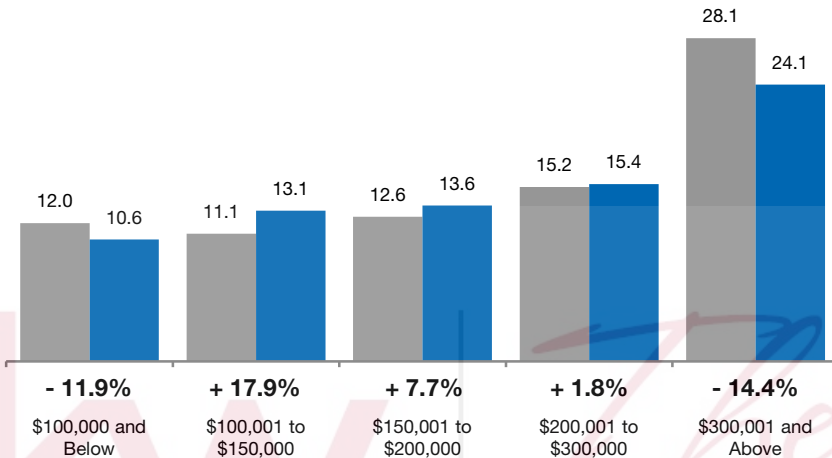
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



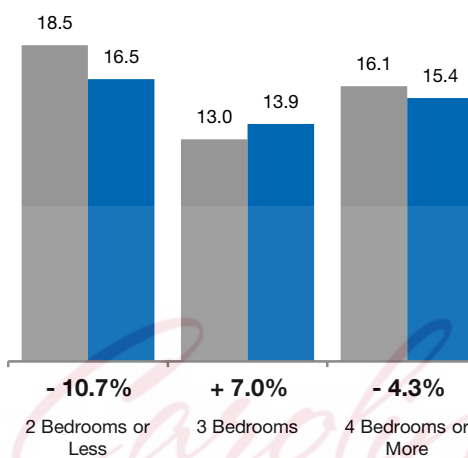
By Price Range

■ 4-2010 ■ 4-2011



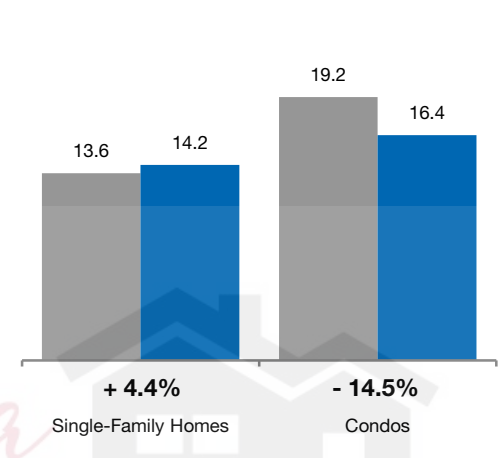
By Bedroom Count

■ 4-2010 ■ 4-2011



By Property Type

■ 4-2010 ■ 4-2011



All Properties

By Price Range

	4-2010	4-2011	Change
\$100,000 and Below	12.0	10.6	- 11.9%
\$100,001 to \$150,000	11.1	13.1	+ 17.9%
\$150,001 to \$200,000	12.6	13.6	+ 7.7%
\$200,001 to \$300,000	15.2	15.4	+ 1.8%
\$300,001 and Above	28.1	24.1	- 14.4%
All Price Ranges	14.7	14.6	- 0.3%

Single-Family Homes

4-2010	4-2011	Change
10.8	10.3	- 4.8%
9.8	12.6	+ 28.6%
11.3	12.7	+ 13.0%
13.9	14.4	+ 3.6%
26.5	22.7	- 14.3%
13.6	14.2	+ 4.4%

Condos

	4-2010	4-2011	Change
	15.6	11.2	- 28.2%
	15.6	15.2	- 2.4%
	18.6	16.6	- 11.0%
	19.9	19.7	- 1.1%
	36.2	31.4	- 13.2%
	19.2	16.4	- 14.5%

By Bedroom Count

	4-2010	4-2011	Change
2 Bedrooms or Less	18.5	16.5	- 10.7%
3 Bedrooms	13.0	13.9	+ 7.0%
4 Bedrooms or More	16.1	15.4	- 4.3%
All Bedroom Counts	14.7	14.6	- 0.3%

4-2010	4-2011	Change
16.0	16.0	- 0.1%
12.2	13.6	+ 11.4%
15.9	15.2	- 4.4%
13.6	14.2	+ 4.4%

	4-2010	4-2011	Change
	20.0	16.8	- 16.1%
	18.7	15.6	- 16.4%
	20.4	20.4	- 0.2%
	19.2	16.4	- 14.5%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2011

The road to recovery can look similar to a locomotive coming around a bend. Some cars have already made it around the curve while others haven't yet reached it. The same can be said of various market segments. For the 12-month period spanning June 2010 through May 2011, Pending Sales in the state of South Carolina were down 12.7 percent from the same period a year prior. However, the largest gain occurred in the \$100,000 and Below range, where they increased 4.8 percent to 12,417 units.

The overall Median Sales Price was down 0.3 percent to \$149,000. However, the property type with the largest price gain was the Single-Family segment, where prices increased 1.3 percent to \$157,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 129 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 187 days.

Market-wide, inventory levels were down 8.2 percent. The property type that shed the least inventory was the Single-Family segment, where it decreased 5.6 percent. The price range in which supply grew the most relative to demand was the \$100,001 to \$150,000 range, where months supply increased 31.0 percent to 14.2 months.

Quick Facts

+ 4.8%	- 5.5%	- 9.2%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	4 Bedrooms or More	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

[Click on desired metric to jump to that page.](#)

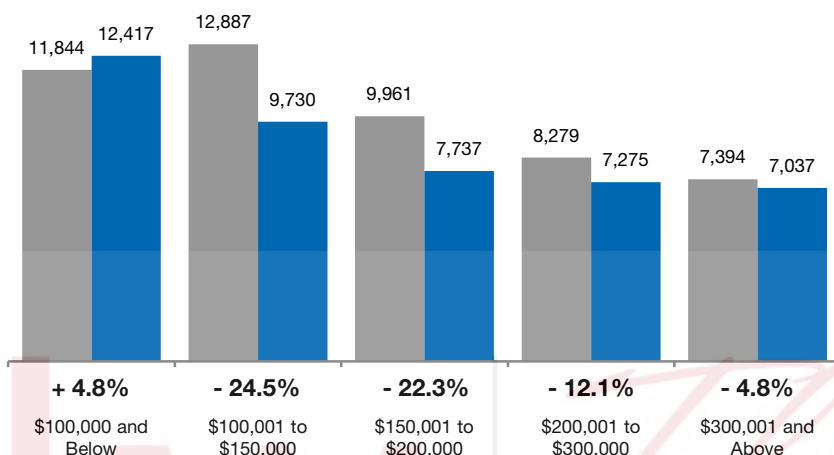
Pending Sales

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



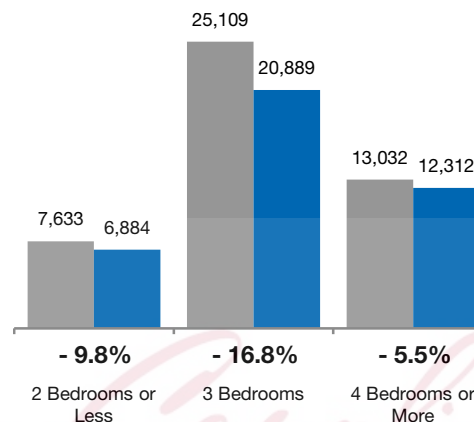
By Price Range

■ 5-2010 ■ 5-2011



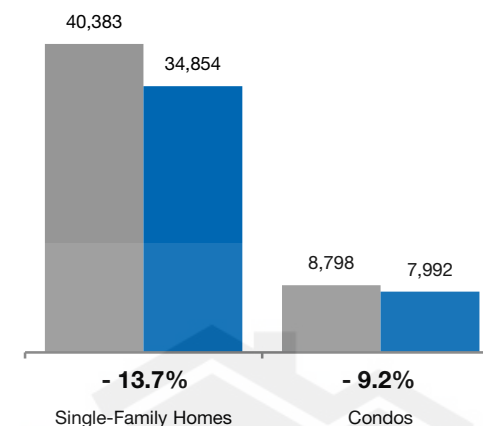
By Bedroom Count

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range

	5-2010	5-2011	Change
\$100,000 and Below	11,844	12,417	+ 4.8%
\$100,001 to \$150,000	12,887	9,730	- 24.5%
\$150,001 to \$200,000	9,961	7,737	- 22.3%
\$200,001 to \$300,000	8,279	7,275	- 12.1%
\$300,001 and Above	7,394	7,037	- 4.8%
All Price Ranges	52,115	45,519	- 12.7%

Single-Family Homes

	5-2010	5-2011	Change
\$100,000 and Below	8,100	8,234	+ 1.7%
\$100,001 to \$150,000	9,634	7,165	- 25.6%
\$150,001 to \$200,000	8,108	6,228	- 23.2%
\$200,001 to \$300,000	6,678	5,946	- 11.0%
\$300,001 and Above	6,200	6,017	- 3.0%
All Price Ranges	40,383	34,854	- 13.7%

Condos

	5-2010	5-2011	Change
\$100,000 and Below	2,617	3,027	+ 15.7%
\$100,001 to \$150,000	2,373	1,836	- 22.6%
\$150,001 to \$200,000	1,400	1,141	- 18.5%
\$200,001 to \$300,000	1,303	1,075	- 17.5%
\$300,001 and Above	1,018	854	- 16.1%
All Price Ranges	8,798	7,992	- 9.2%

By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	7,633	6,884	- 9.8%
3 Bedrooms	25,109	20,889	- 16.8%
4 Bedrooms or More	13,032	12,312	- 5.5%
All Bedroom Counts	52,115	45,519	- 12.7%

	5-2010	5-2011	Change
2 Bedrooms or Less	3,006	2,585	- 14.0%
3 Bedrooms	22,064	18,115	- 17.9%
4 Bedrooms or More	12,532	11,912	- 4.9%
All Bedroom Counts	40,383	34,854	- 13.7%

	5-2010	5-2011	Change
2 Bedrooms or Less	4,627	4,299	- 7.1%
3 Bedrooms	3,045	2,774	- 8.9%
4 Bedrooms or More	500	400	- 20.0%
All Bedroom Counts	8,798	7,992	- 9.2%

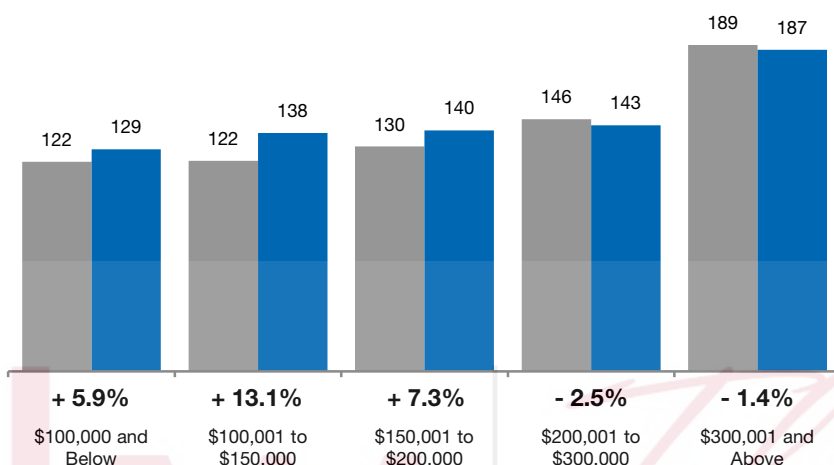
Days on Market Until Sale

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



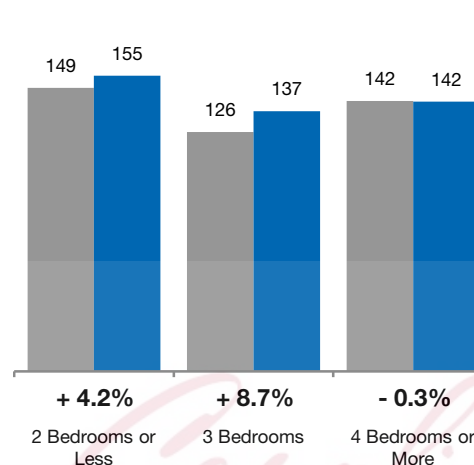
By Price Range

■ 5-2010 ■ 5-2011



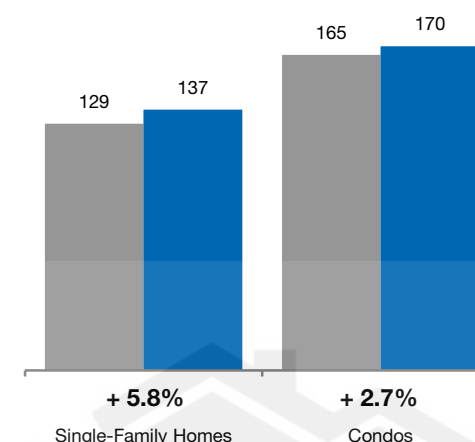
By Bedroom Count

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range

	5-2010	5-2011	Change
\$100,000 and Below	122	129	+ 5.9%
\$100,001 to \$150,000	122	138	+ 13.1%
\$150,001 to \$200,000	130	140	+ 7.3%
\$200,001 to \$300,000	146	143	- 2.5%
\$300,001 and Above	189	187	- 1.4%
All Price Ranges	136	144	+ 5.3%

Single-Family Homes

	5-2010	5-2011	Change
\$100,000 and Below	115	121	+ 5.3%
\$100,001 to \$150,000	113	131	+ 16.2%
\$150,001 to \$200,000	123	132	+ 7.4%
\$200,001 to \$300,000	137	133	- 2.8%
\$300,001 and Above	181	178	- 1.7%
All Price Ranges	129	137	+ 5.8%

Condos

	5-2010	5-2011	Change
\$100,000 and Below	141	149	+ 5.7%
\$100,001 to \$150,000	150	158	+ 4.8%
\$150,001 to \$200,000	166	177	+ 6.8%
\$200,001 to \$300,000	191	192	+ 0.3%
\$300,001 and Above	240	241	+ 0.5%
All Price Ranges	165	170	+ 2.7%

By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	149	155	+ 4.2%
3 Bedrooms	126	137	+ 8.7%
4 Bedrooms or More	142	142	- 0.3%
All Bedroom Counts	136	144	+ 5.3%

	5-2010	5-2011	Change
2 Bedrooms or Less	127	133	+ 5.1%
3 Bedrooms	120	131	+ 9.1%
4 Bedrooms or More	141	141	+ 0.0%
All Bedroom Counts	129	137	+ 5.8%

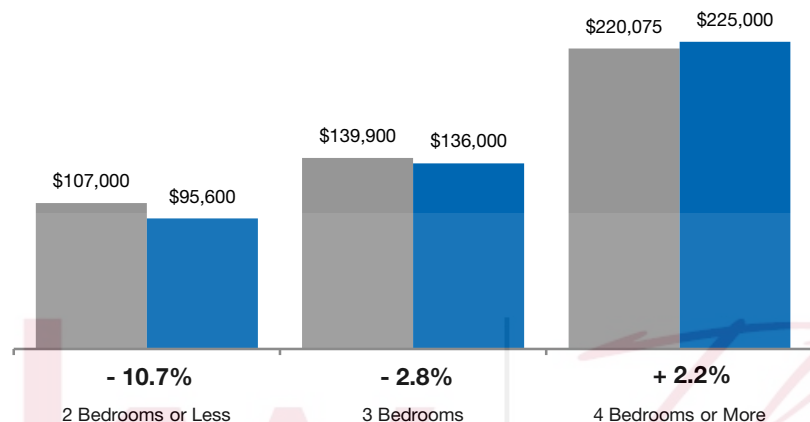
Median Sales Price

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



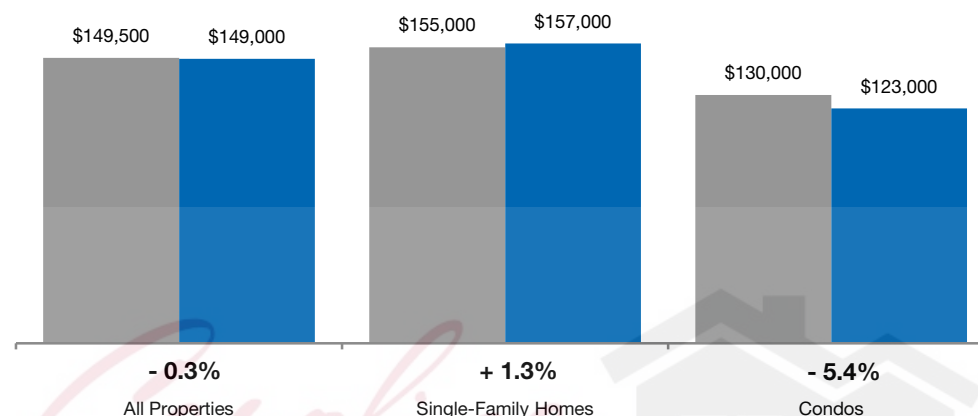
By Bedroom Count

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Bedroom Count	5-2010	5-2011	Change
2 Bedrooms or Less	\$107,000	\$95,600	- 10.7%
3 Bedrooms	\$139,900	\$136,000	- 2.8%
4 Bedrooms or More	\$220,075	\$225,000	+ 2.2%
All Bedroom Counts	\$149,500	\$149,000	- 0.3%

Single-Family Homes

	5-2010	5-2011	Change
	\$91,500	\$86,500	- 5.5%
	\$137,000	\$134,000	- 2.2%
	\$220,000	\$225,000	+ 2.3%
	\$155,000	\$157,000	+ 1.3%

Condos

	5-2010	5-2011	Change
	\$113,000	\$101,000	- 10.6%
	\$163,000	\$159,900	- 1.9%
	\$237,500	\$221,990	- 6.5%
	\$130,000	\$123,000	- 5.4%

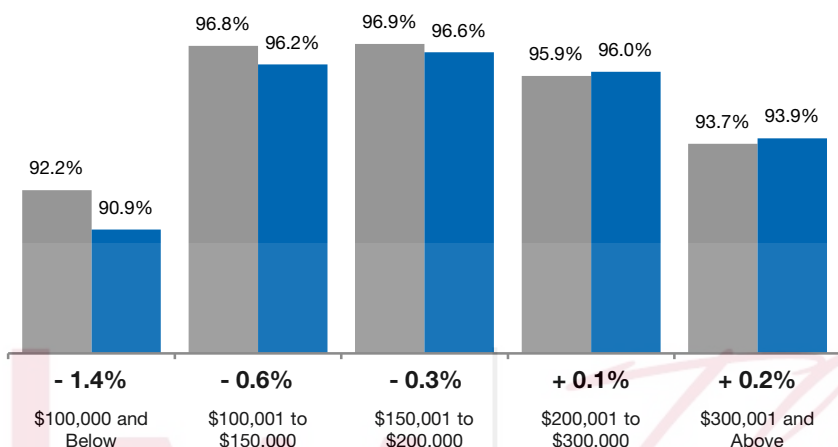
Percent of List Price Received

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.**



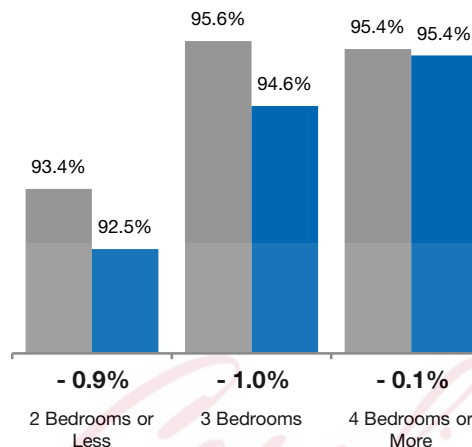
By Price Range

■ 5-2010 ■ 5-2011



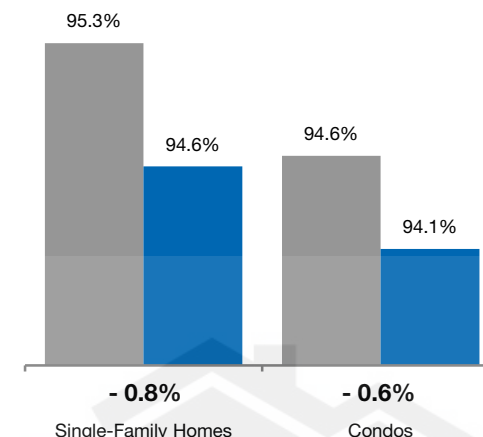
By Bedroom Count

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range

	5-2010	5-2011	Change
\$100,000 and Below	92.2%	90.9%	- 1.4%
\$100,001 to \$150,000	96.8%	96.2%	- 0.6%
\$150,001 to \$200,000	96.9%	96.6%	- 0.3%
\$200,001 to \$300,000	95.9%	96.0%	+ 0.1%
\$300,001 and Above	93.7%	93.9%	+ 0.2%
All Price Ranges	95.1%	94.4%	- 0.7%

Single-Family Homes

	5-2010	5-2011	Change
\$100,000 and Below	91.8%	90.3%	- 1.6%
\$100,001 to \$150,000	97.1%	96.5%	- 0.6%
\$150,001 to \$200,000	97.2%	96.8%	- 0.3%
\$200,001 to \$300,000	96.1%	96.2%	+ 0.1%
\$300,001 and Above	93.8%	94.0%	+ 0.2%
All Price Ranges	95.3%	94.6%	- 0.8%

Condos

	5-2010	5-2011	Change
\$100,000 and Below	93.8%	93.1%	- 0.8%
\$100,001 to \$150,000	95.8%	94.9%	- 0.9%
\$150,001 to \$200,000	95.3%	95.3%	- 0.0%
\$200,001 to \$300,000	94.4%	94.9%	+ 0.5%
\$300,001 and Above	93.2%	93.3%	+ 0.1%
All Price Ranges	94.6%	94.1%	- 0.6%

By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	93.4%	92.5%	- 0.9%
3 Bedrooms	95.6%	94.6%	- 1.0%
4 Bedrooms or More	95.4%	95.4%	- 0.1%
All Bedroom Counts	95.1%	94.4%	- 0.7%

	5-2010	5-2011	Change
2 Bedrooms or Less	92.1%	91.0%	- 1.2%
3 Bedrooms	95.6%	94.6%	- 1.1%
4 Bedrooms or More	95.5%	95.4%	- 0.1%
All Bedroom Counts	95.3%	94.6%	- 0.8%

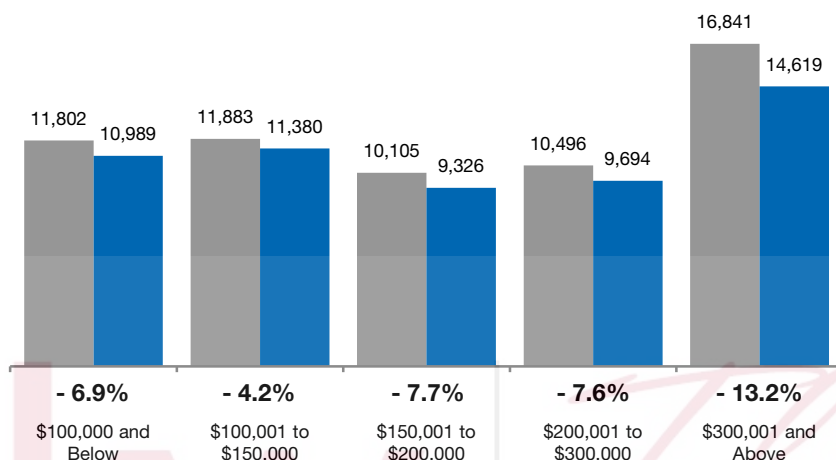
Inventory of Homes for Sale

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



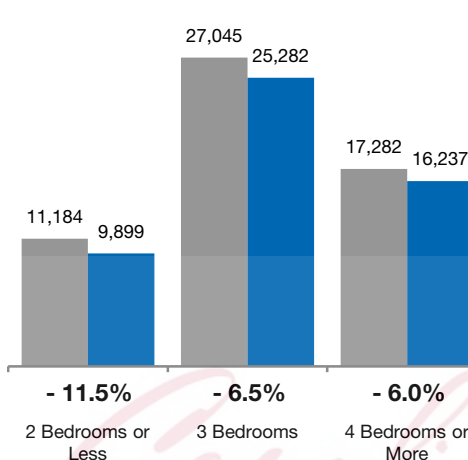
By Price Range

■ 5-2010 ■ 5-2011



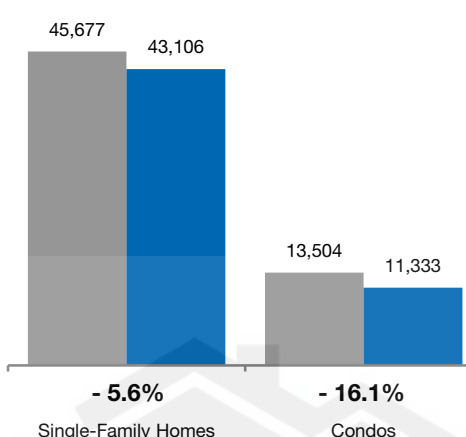
By Bedroom Count

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range

	5-2010	5-2011	Change
\$100,000 and Below	11,802	10,989	- 6.9%
\$100,001 to \$150,000	11,883	11,380	- 4.2%
\$150,001 to \$200,000	10,105	9,326	- 7.7%
\$200,001 to \$300,000	10,496	9,694	- 7.6%
\$300,001 and Above	16,841	14,619	- 13.2%
All Price Ranges	62,927	57,776	- 8.2%

Single-Family Homes

	5-2010	5-2011	Change
	7,458	7,124	- 4.5%
	7,966	8,131	+ 2.1%
	7,411	7,072	- 4.6%
	7,825	7,380	- 5.7%
	13,358	11,736	- 12.1%
All Single-Family Homes	45,677	43,106	- 5.6%

Condos

	5-2010	5-2011	Change
	3,187	2,796	- 12.3%
	3,037	2,490	- 18.0%
	2,072	1,678	- 19.0%
	2,148	1,853	- 13.7%
	2,919	2,411	- 17.4%
All Condos	13,504	11,333	- 16.1%

By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	11,184	9,899	- 11.5%
3 Bedrooms	27,045	25,282	- 6.5%
4 Bedrooms or More	17,282	16,237	- 6.0%
All Bedroom Counts	62,927	57,776	- 8.2%

	5-2010	5-2011	Change
	3,769	3,619	- 4.0%
	22,533	21,538	- 4.4%
	16,437	15,541	- 5.5%
All Single-Family Homes	45,677	43,106	- 5.6%
	5-2010	5-2011	Change
	7,415	6,280	- 15.3%
	4,512	3,744	- 17.0%
	845	696	- 17.6%
All Condos	13,504	11,333	- 16.1%

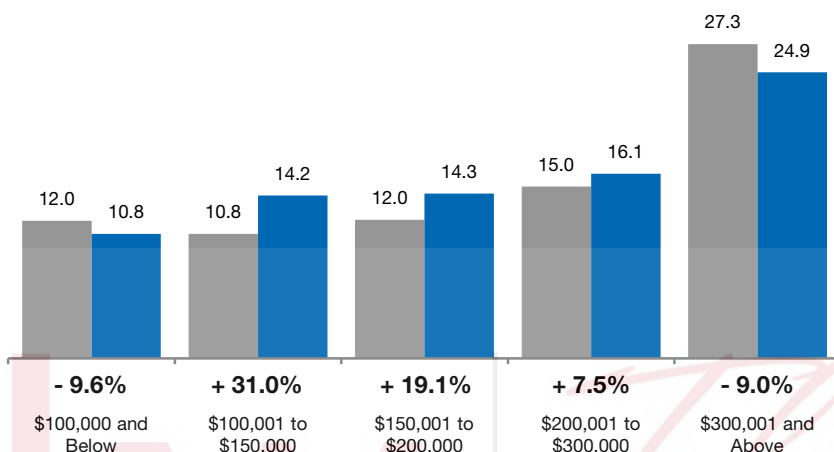
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



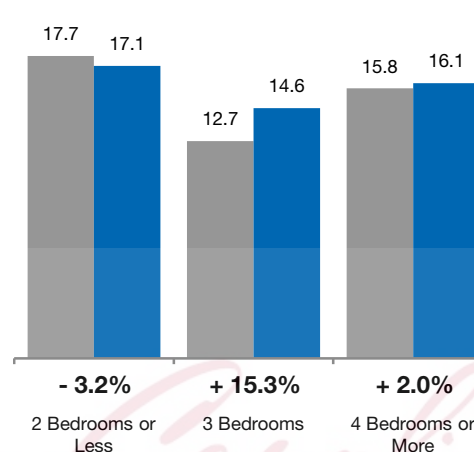
By Price Range

■ 5-2010 ■ 5-2011



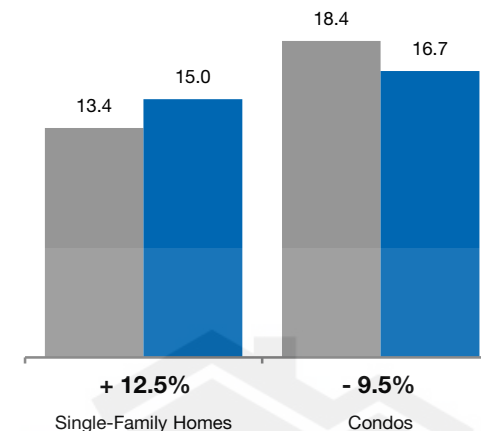
By Bedroom Count

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range

	5-2010	5-2011	Change
\$100,000 and Below	12.0	10.8	- 9.6%
\$100,001 to \$150,000	10.8	14.2	+ 31.0%
\$150,001 to \$200,000	12.0	14.3	+ 19.1%
\$200,001 to \$300,000	15.0	16.1	+ 7.5%
\$300,001 and Above	27.3	24.9	- 9.0%
All Price Ranges	14.3	15.3	+ 7.0%

Single-Family Homes

	5-2010	5-2011	Change
\$100,000 and Below	10.9	10.6	- 2.6%
\$100,001 to \$150,000	9.7	13.9	+ 43.5%
\$150,001 to \$200,000	10.8	13.6	+ 25.5%
\$200,001 to \$300,000	13.8	15.1	+ 9.4%
\$300,001 and Above	25.8	23.5	- 9.2%
All Price Ranges	13.4	15.0	+ 12.5%

Condos

	5-2010	5-2011	Change
\$100,000 and Below	15.0	11.0	- 26.5%
\$100,001 to \$150,000	15.0	15.9	+ 6.0%
\$150,001 to \$200,000	17.9	17.0	- 4.7%
\$200,001 to \$300,000	19.5	20.1	+ 3.2%
\$300,001 and Above	34.5	32.6	- 5.6%
All Price Ranges	18.4	16.7	- 9.5%

By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	17.7	17.1	- 3.2%
3 Bedrooms	12.7	14.6	+ 15.3%
4 Bedrooms or More	15.8	16.1	+ 2.0%
All Bedroom Counts	14.3	15.3	+ 7.0%

	5-2010	5-2011	Change
2 Bedrooms or Less	15.1	16.9	+ 12.0%
3 Bedrooms	12.0	14.4	+ 20.2%
4 Bedrooms or More	15.6	15.9	+ 2.1%
All Bedroom Counts	13.4	15.0	+ 12.5%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2011

When looking at where the market may be heading, local data offers a more accurate and reliable picture than national headlines. For the 12-month period spanning July 2010 through June 2011, Pending Sales in the state of South Carolina were down 11.1 percent from the same period a year prior. However, the largest gain occurred in the \$100,000 and Below range, where they increased 5.2 percent to 12,489 units.

The overall Median Sales Price was down 0.1 percent to \$149,300. However, the property type with the largest price gain was the Single-Family segment, where prices increased 1.6 percent to \$157,500. The price range that tended to sell the quickest was the \$100,000 and Below range at 130 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 187 days.

Market-wide, inventory levels were down 9.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 7.4 percent. The price range in which supply grew the most relative to demand was the \$100,001 to \$150,000 range, where months supply increased 22.8 percent to 13.9 months.

Quick Facts

+ 5.2%

Price Range With the
Strongest Sales:

\$100,000 and Below

- 3.1%

Bedroom Count With
Strongest Sales:

4 Bedrooms or More

- 10.9%

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

[Click on desired metric to jump to that page.](#)

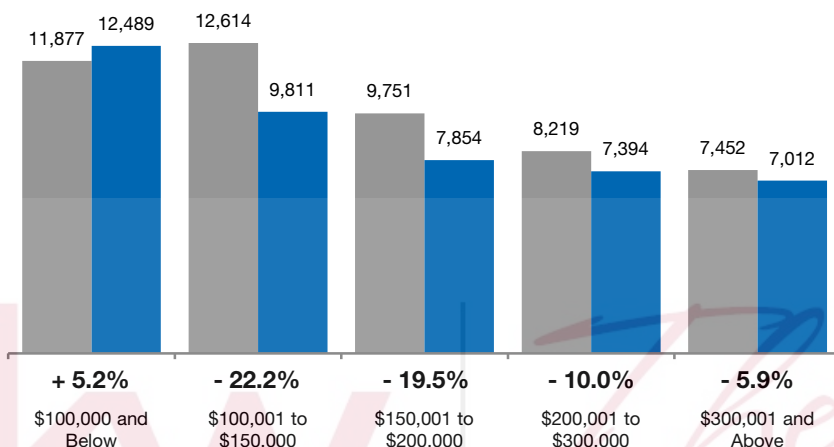
Pending Sales

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



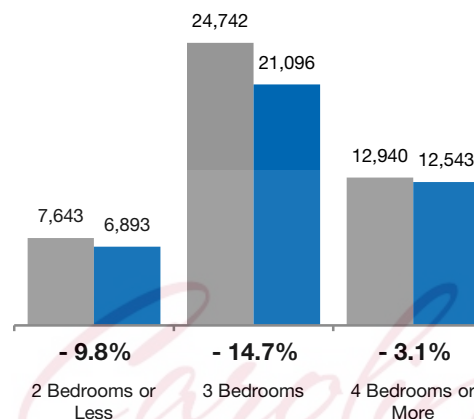
By Price Range

■ 6-2010 ■ 6-2011



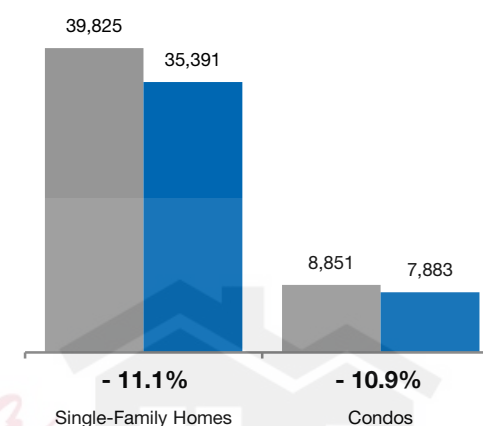
By Bedroom Count

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Price Range

	6-2010	6-2011	Change
\$100,000 and Below	11,877	12,489	+ 5.2%
\$100,001 to \$150,000	12,614	9,811	- 22.2%
\$150,001 to \$200,000	9,751	7,854	- 19.5%
\$200,001 to \$300,000	8,219	7,394	- 10.0%
\$300,001 and Above	7,452	7,012	- 5.9%
All Price Ranges	51,633	45,911	- 11.1%

Single-Family Homes

	6-2010	6-2011	Change
\$100,000 and Below	8,060	8,338	+ 3.4%
\$100,001 to \$150,000	9,388	7,294	- 22.3%
\$150,001 to \$200,000	7,908	6,339	- 19.8%
\$200,001 to \$300,000	6,591	6,088	- 7.6%
\$300,001 and Above	6,246	6,039	- 3.3%
All Price Ranges	39,825	35,391	- 11.1%

Condos

	6-2010	6-2011	Change
\$100,000 and Below	2,663	3,007	+ 12.9%
\$100,001 to \$150,000	2,348	1,815	- 22.7%
\$150,001 to \$200,000	1,387	1,139	- 17.9%
\$200,001 to \$300,000	1,333	1,047	- 21.5%
\$300,001 and Above	1,032	817	- 20.8%
All Price Ranges	8,851	7,883	- 10.9%

By Bedroom Count

	6-2010	6-2011	Change
2 Bedrooms or Less	7,643	6,893	- 9.8%
3 Bedrooms	24,742	21,096	- 14.7%
4 Bedrooms or More	12,940	12,543	- 3.1%
All Bedroom Counts	51,633	45,911	- 11.1%

	6-2010	6-2011	Change
2 Bedrooms or Less	3,008	2,617	- 13.0%
3 Bedrooms	21,645	18,386	- 15.1%
4 Bedrooms or More	12,450	12,148	- 2.4%
All Bedroom Counts	39,825	35,391	- 11.1%

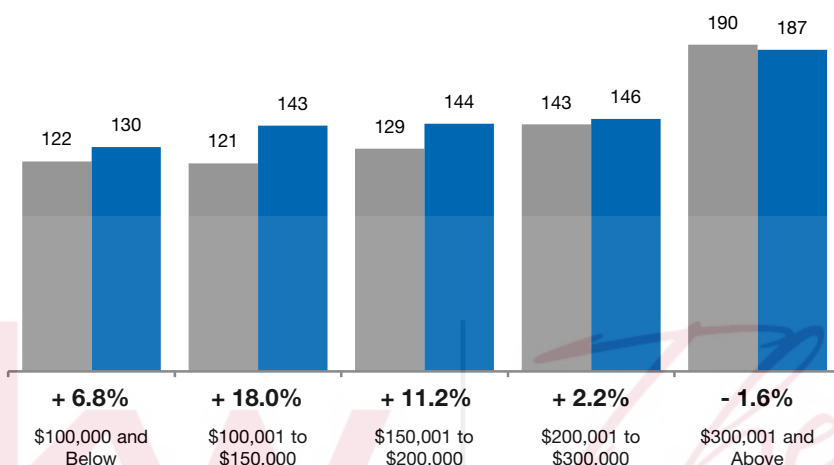
Days on Market Until Sale

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



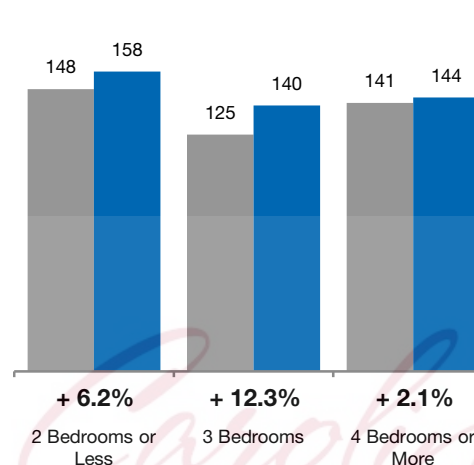
By Price Range

■ 6-2010 ■ 6-2011



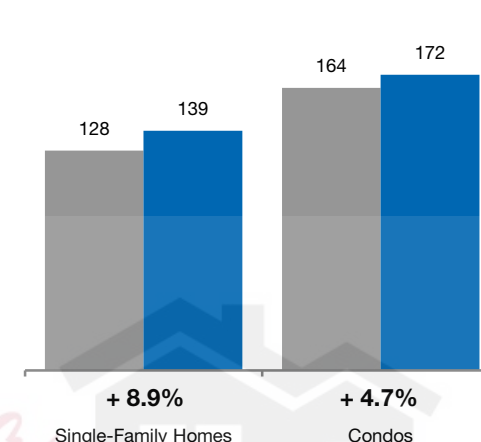
By Bedroom Count

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Price Range

	6-2010	6-2011	Change
\$100,000 and Below	122	130	+ 6.8%
\$100,001 to \$150,000	121	143	+ 18.0%
\$150,001 to \$200,000	129	144	+ 11.2%
\$200,001 to \$300,000	143	146	+ 2.2%
\$300,001 and Above	190	187	- 1.6%
All Price Ranges	135	146	+ 8.0%

Single-Family Homes

6-2010	6-2011	Change	6-2010	6-2011	Change
115	123	+ 6.4%	141	150	+ 6.3%
112	136	+ 21.5%	147	163	+ 10.3%
121	135	+ 11.4%	167	184	+ 10.2%
134	136	+ 1.7%	188	197	+ 4.9%
180	179	- 0.6%	244	233	- 4.6%
128	139	+ 8.9%	164	172	+ 4.7%

Condos

6-2010	6-2011	Change
141	150	+ 6.3%
147	163	+ 10.3%
167	184	+ 10.2%
188	197	+ 4.9%
244	233	- 4.6%
164	172	+ 4.7%

By Bedroom Count

	6-2010	6-2011	Change
2 Bedrooms or Less	148	158	+ 6.2%
3 Bedrooms	125	140	+ 12.3%
4 Bedrooms or More	141	144	+ 2.1%
All Bedroom Counts	135	146	+ 8.0%

6-2010	6-2011	Change	6-2010	6-2011	Change
127	134	+ 5.8%	162	171	+ 5.4%
119	134	+ 13.3%	167	174	+ 3.7%
140	143	+ 2.3%	175	177	+ 1.0%
128	139	+ 8.9%	164	172	+ 4.7%

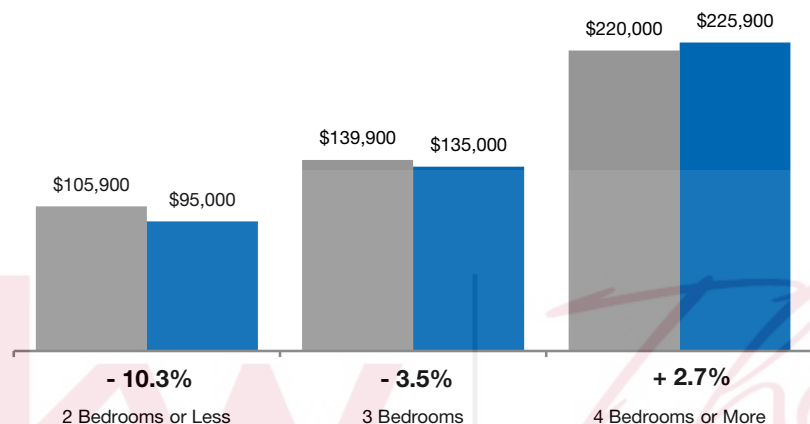
Median Sales Price

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



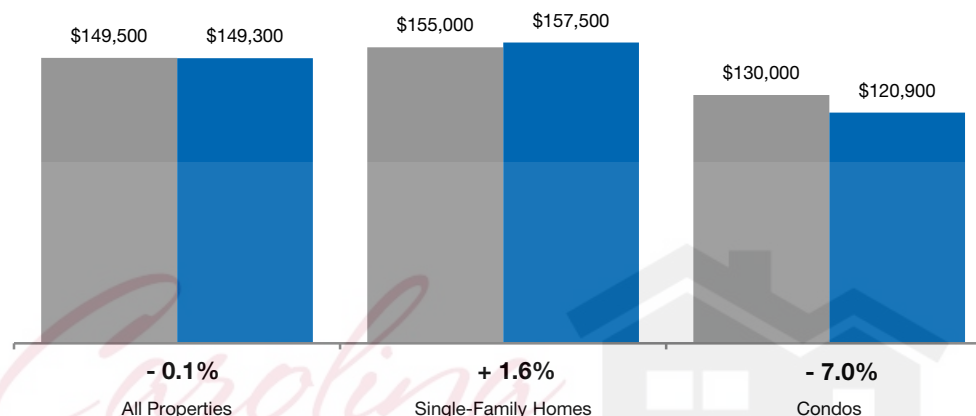
By Bedroom Count

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Bedroom Count	6-2010	6-2011	Change
2 Bedrooms or Less	\$105,900	\$95,000	- 10.3%
3 Bedrooms	\$139,900	\$135,000	- 3.5%
4 Bedrooms or More	\$220,000	\$225,900	+ 2.7%
All Bedroom Counts	\$149,500	\$149,300	- 0.1%

Single-Family Homes

	6-2010	6-2011	Change
	\$92,000	\$85,000	- 7.6%
	\$137,000	\$133,900	- 2.3%
	\$220,000	\$226,000	+ 2.7%
	\$155,000	\$157,500	+ 1.6%

Condos

	6-2010	6-2011	Change
	\$112,000	\$100,000	- 10.7%
	\$161,825	\$159,995	- 1.1%
	\$230,000	\$220,000	- 4.3%
	\$130,000	\$120,900	- 7.0%

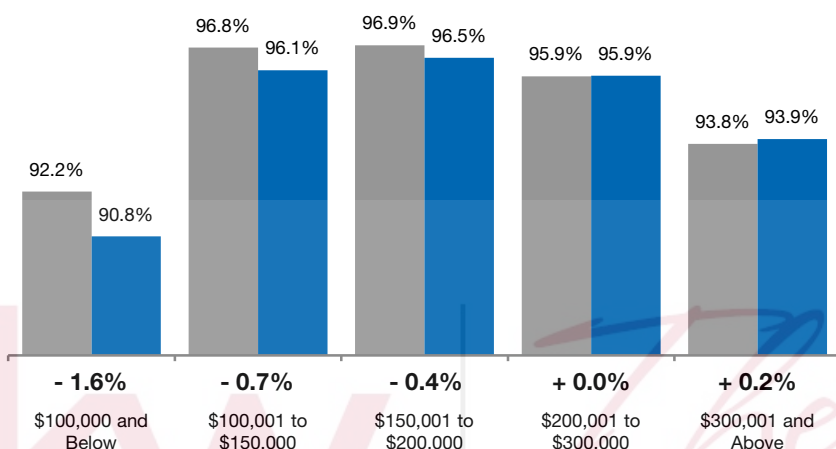
Percent of List Price Received

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.**



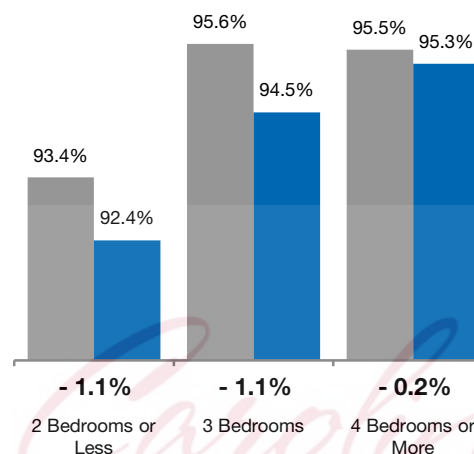
By Price Range

■ 6-2010 ■ 6-2011



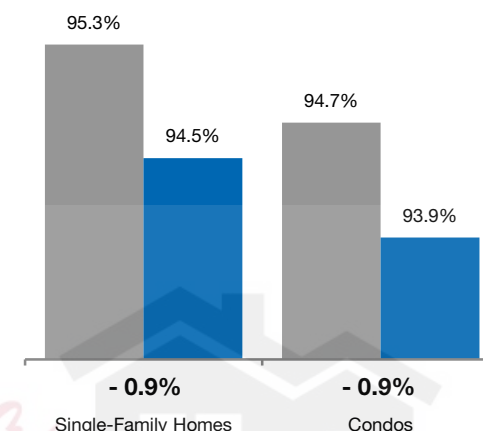
By Bedroom Count

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Price Range

	6-2010	6-2011	Change
\$100,000 and Below	92.2%	90.8%	- 1.6%
\$100,001 to \$150,000	96.8%	96.1%	- 0.7%
\$150,001 to \$200,000	96.9%	96.5%	- 0.4%
\$200,001 to \$300,000	95.9%	95.9%	+ 0.0%
\$300,001 and Above	93.8%	93.9%	+ 0.2%
All Price Ranges	95.1%	94.3%	- 0.9%

Single-Family Homes

	6-2010	6-2011	Change
\$100,000 and Below	91.7%	90.2%	- 1.6%
\$100,001 to \$150,000	97.1%	96.4%	- 0.7%
\$150,001 to \$200,000	97.2%	96.7%	- 0.5%
\$200,001 to \$300,000	96.2%	96.2%	+ 0.0%
\$300,001 and Above	93.8%	94.0%	+ 0.1%
All Price Ranges	95.3%	94.5%	- 0.9%

Condos

	6-2010	6-2011	Change
\$100,000 and Below	94.1%	92.8%	- 1.4%
\$100,001 to \$150,000	95.7%	94.8%	- 1.0%
\$150,001 to \$200,000	95.3%	95.1%	- 0.2%
\$200,001 to \$300,000	94.6%	94.7%	+ 0.2%
\$300,001 and Above	93.2%	93.4%	+ 0.2%
All Price Ranges	94.7%	93.9%	- 0.9%

By Bedroom Count

	6-2010	6-2011	Change
2 Bedrooms or Less	93.4%	92.4%	- 1.1%
3 Bedrooms	95.6%	94.5%	- 1.1%
4 Bedrooms or More	95.5%	95.3%	- 0.2%
All Bedroom Counts	95.1%	94.3%	- 0.9%

	6-2010	6-2011	Change
2 Bedrooms or Less	92.1%	91.0%	- 1.1%
3 Bedrooms	95.6%	94.5%	- 1.2%
4 Bedrooms or More	95.5%	95.3%	- 0.3%
All Bedroom Counts	95.3%	94.5%	- 0.9%

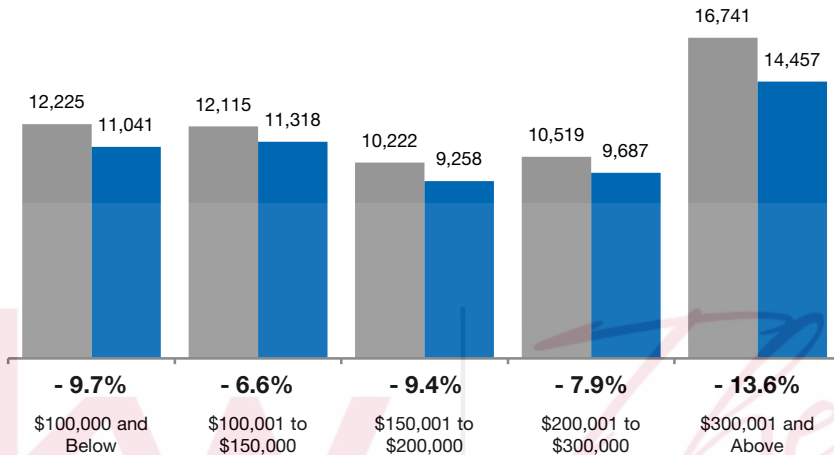
Inventory of Homes for Sale

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



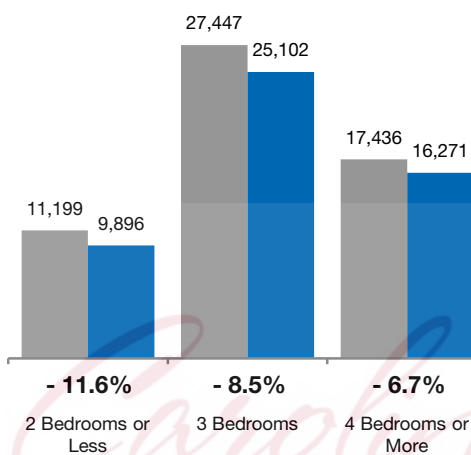
By Price Range

■ 6-2010 ■ 6-2011



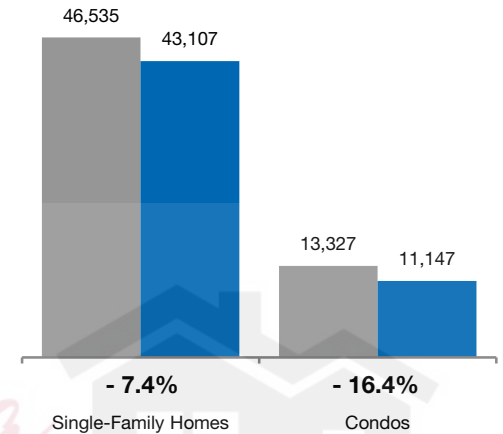
By Bedroom Count

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Price Range

	6-2010	6-2011	Change
\$100,000 and Below	12,225	11,041	- 9.7%
\$100,001 to \$150,000	12,115	11,318	- 6.6%
\$150,001 to \$200,000	10,222	9,258	- 9.4%
\$200,001 to \$300,000	10,519	9,687	- 7.9%
\$300,001 and Above	16,741	14,457	- 13.6%
All Price Ranges	63,669	57,524	- 9.7%

Single-Family Homes

	6-2010	6-2011	Change
2 Bedrooms or Less	7,758	7,156	- 7.8%
3 Bedrooms	8,240	8,102	- 1.7%
4 Bedrooms or More	7,573	7,067	- 6.7%
	7,907	7,467	- 5.6%
	13,349	11,656	- 12.7%
All Single-Family Homes	46,535	43,107	- 7.4%

Condos

	6-2010	6-2011	Change
2 Bedrooms or Less	3,281	2,858	- 12.9%
3 Bedrooms	3,006	2,459	- 18.2%
4 Bedrooms or More	2,025	1,648	- 18.6%
	2,066	1,751	- 15.2%
	2,810	2,327	- 17.2%
All Condos	13,327	11,147	- 16.4%

By Bedroom Count

	6-2010	6-2011	Change
2 Bedrooms or Less	11,199	9,896	- 11.6%
3 Bedrooms	27,447	25,102	- 8.5%
4 Bedrooms or More	17,436	16,271	- 6.7%
All Bedroom Counts	63,669	57,524	- 9.7%

	6-2010	6-2011	Change
2 Bedrooms or Less	3,873	3,633	- 6.2%
3 Bedrooms	23,001	21,482	- 6.6%
4 Bedrooms or More	16,619	15,613	- 6.1%
All Single-Family Homes	46,535	43,107	- 7.4%

	6-2010	6-2011	Change
2 Bedrooms or Less	7,326	6,263	- 14.5%
3 Bedrooms	4,446	3,620	- 18.6%
4 Bedrooms or More	817	658	- 19.5%
All Condos	13,327	11,147	- 16.4%

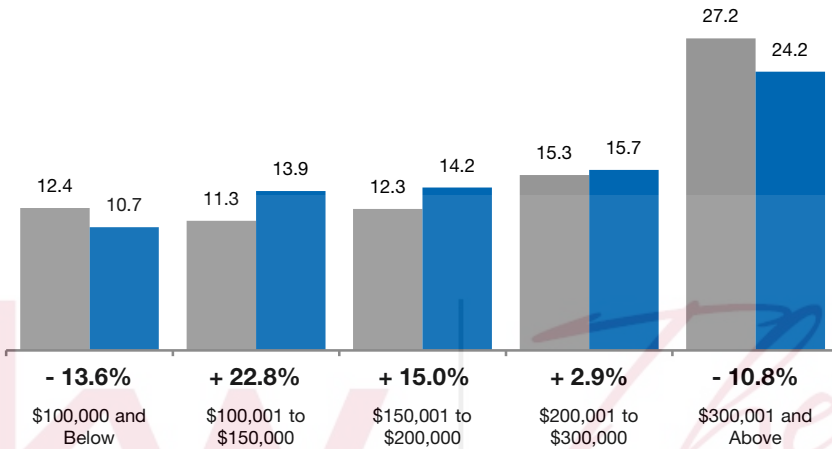
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



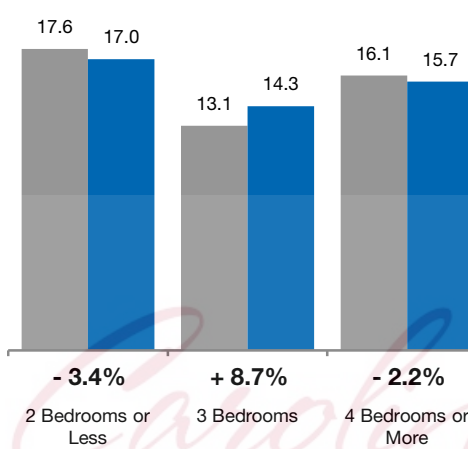
By Price Range

■ 6-2010 ■ 6-2011



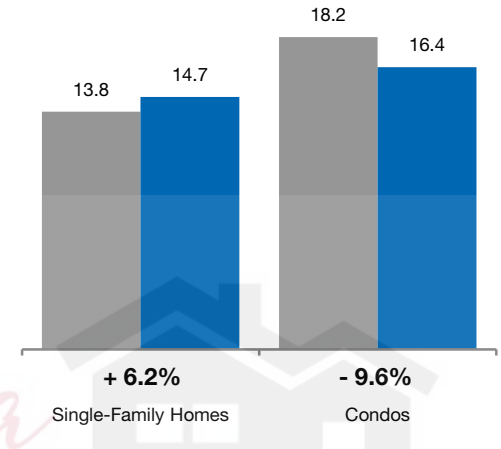
By Bedroom Count

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Price Range

	6-2010	6-2011	Change
\$100,000 and Below	12.4	10.7	- 13.6%
\$100,001 to \$150,000	11.3	13.9	+ 22.8%
\$150,001 to \$200,000	12.3	14.2	+ 15.0%
\$200,001 to \$300,000	15.3	15.7	+ 2.9%
\$300,001 and Above	27.2	24.2	- 10.8%
All Price Ranges	14.7	15.0	+ 2.6%

Single-Family Homes

	6-2010	6-2011	Change
\$100,000 and Below	11.5	10.5	- 9.0%
\$100,001 to \$150,000	10.3	13.4	+ 30.9%
\$150,001 to \$200,000	11.2	13.4	+ 19.7%
\$200,001 to \$300,000	14.2	14.8	+ 4.0%
\$300,001 and Above	25.8	22.8	- 11.6%
All Price Ranges	13.8	14.7	+ 6.2%

Condos

	6-2010	6-2011	Change
\$100,000 and Below	15.1	11.2	- 25.6%
\$100,001 to \$150,000	15.2	15.7	+ 3.6%
\$150,001 to \$200,000	17.3	16.9	- 2.3%
\$200,001 to \$300,000	19.0	19.0	- 0.2%
\$300,001 and Above	33.2	32.0	- 3.5%
All Price Ranges	18.2	16.4	- 9.6%

By Bedroom Count

	6-2010	6-2011	Change
2 Bedrooms or Less	17.6	17.0	- 3.4%
3 Bedrooms	13.1	14.3	+ 8.7%
4 Bedrooms or More	16.1	15.7	- 2.2%
All Bedroom Counts	14.7	15.0	+ 2.6%

	6-2010	6-2011	Change
2 Bedrooms or Less	15.5	16.8	+ 8.5%
3 Bedrooms	12.5	14.1	+ 12.6%
4 Bedrooms or More	15.9	15.6	- 2.2%
All Bedroom Counts	13.8	14.7	+ 6.2%

	6-2010	6-2011	Change
2 Bedrooms or Less	19.0	17.1	- 9.8%
3 Bedrooms	17.5	15.4	- 12.3%
4 Bedrooms or More	19.6	19.6	- 0.3%
All Bedroom Counts	18.2	16.4	- 9.6%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2011

Not all segments are created equal. Market activity can vary greatly from one property type or price range to the next. For the 12-month period spanning August 2010 through July 2011, Pending Sales in the state of South Carolina were down 9.4 percent from the same period a year prior. However, the largest gain occurred in the \$100,000 and Below range, where they increased 4.4 percent to 12,475 units.

The overall Median Sales Price was down 0.2 percent to \$149,000. But the property type with the largest price gain was the Single-Family segment, where prices increased 1.6 percent to \$157,500. The price range that tended to sell the quickest was the \$100,000 and Below range at 133 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 185 days.

Market-wide, inventory levels were down 11.4 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 9.3 percent. That amounts to 14.1 months supply for Single-Family homes and 15.9 months supply for Townhouse-Condos.

Quick Facts

+ 4.4%

- 2.1%

- 9.3%

Price Range With the
Strongest Sales:
\$100,000 and Below

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

Property Type With
Strongest Sales:
Single-Family Homes

S U C C E S S T E A M

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

[Click on desired metric to jump to that page.](#)

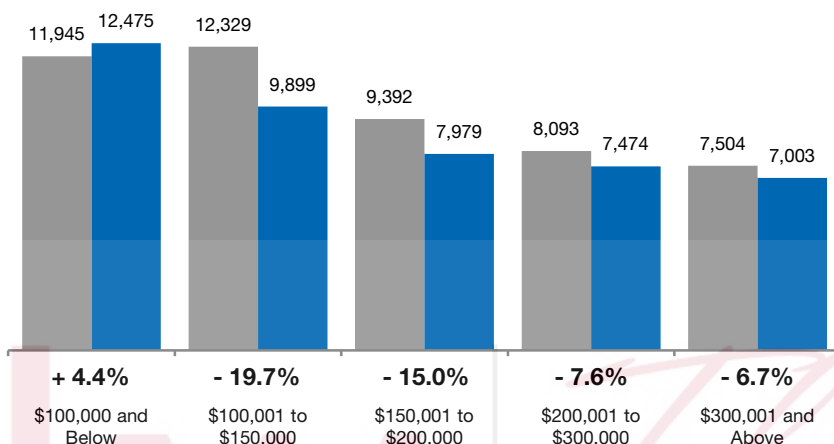
Pending Sales

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



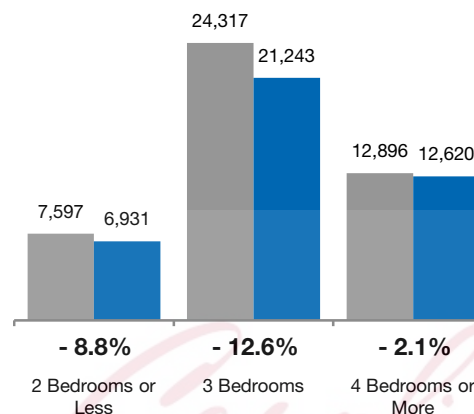
By Price Range

■ 7-2010 ■ 7-2011



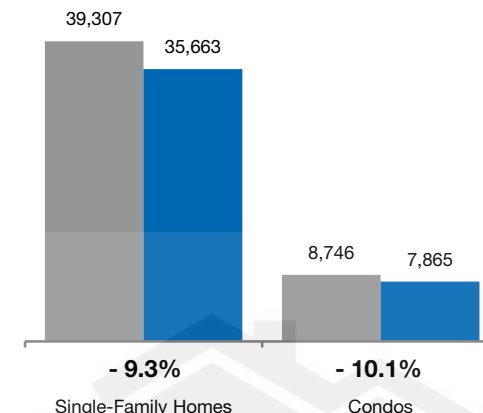
By Bedroom Count

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range

	7-2010	7-2011	Change
\$100,000 and Below	11,945	12,475	+ 4.4%
\$100,001 to \$150,000	12,329	9,899	- 19.7%
\$150,001 to \$200,000	9,392	7,979	- 15.0%
\$200,001 to \$300,000	8,093	7,474	- 7.6%
\$300,001 and Above	7,504	7,003	- 6.7%
All Price Ranges	50,963	46,161	- 9.4%

Single-Family Homes

7-2010	7-2011	Change	7-2010	7-2011	Change
8,118	8,317	+ 2.5%	2,670	3,024	+ 13.3%
9,171	7,418	- 19.1%	2,301	1,784	- 22.5%
7,611	6,447	- 15.3%	1,339	1,151	- 14.0%
6,489	6,171	- 4.9%	1,318	1,036	- 21.4%
6,305	6,030	- 4.4%	1,031	819	- 20.6%
39,307	35,663	- 9.3%	8,746	7,865	- 10.1%

Condos

7-2010	7-2011	Change
2,670	3,024	+ 13.3%
2,301	1,784	- 22.5%
1,339	1,151	- 14.0%
1,318	1,036	- 21.4%
1,031	819	- 20.6%
8,746	7,865	- 10.1%

By Bedroom Count

	7-2010	7-2011	Change
2 Bedrooms or Less	7,597	6,931	- 8.8%
3 Bedrooms	24,317	21,243	- 12.6%
4 Bedrooms or More	12,896	12,620	- 2.1%
All Bedroom Counts	50,963	46,161	- 9.4%

7-2010	7-2011	Change	7-2010	7-2011	Change
3,003	2,654	- 11.6%	4,594	4,277	- 6.9%
21,262	18,539	- 12.8%	3,055	2,704	- 11.5%
12,397	12,235	- 1.3%	499	385	- 22.8%
39,307	35,663	- 9.3%	8,746	7,865	- 10.1%

7-2010	7-2011	Change
4,594	4,277	- 6.9%
3,055	2,704	- 11.5%
499	385	- 22.8%
8,746	7,865	- 10.1%

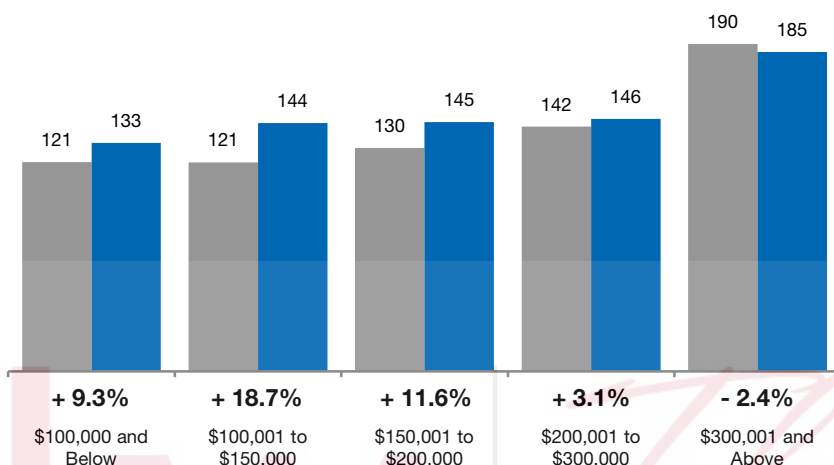
Days on Market Until Sale

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



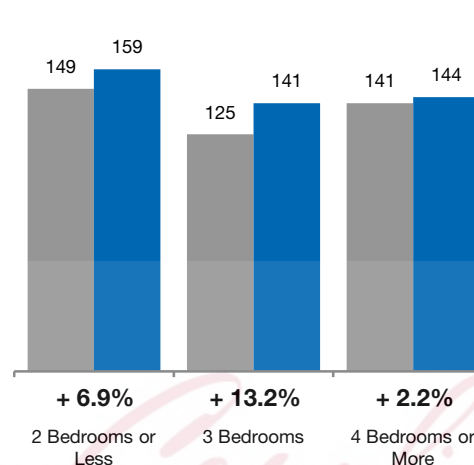
By Price Range

■ 7-2010 ■ 7-2011



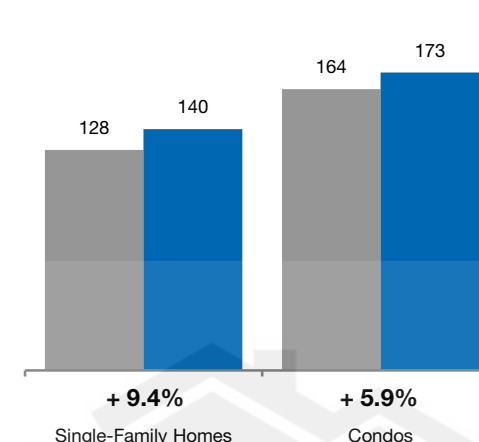
By Bedroom Count

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range

	7-2010	7-2011	Change
\$100,000 and Below	121	133	+ 9.3%
\$100,001 to \$150,000	121	144	+ 18.7%
\$150,001 to \$200,000	130	145	+ 11.6%
\$200,001 to \$300,000	142	146	+ 3.1%
\$300,001 and Above	190	185	- 2.4%
All Price Ranges	135	147	+ 8.7%

Single-Family Homes

	7-2010	7-2011	Change
\$100,000 and Below	115	125	+ 9.4%
\$100,001 to \$150,000	112	138	+ 22.9%
\$150,001 to \$200,000	121	135	+ 10.9%
\$200,001 to \$300,000	133	136	+ 1.9%
\$300,001 and Above	181	179	- 1.4%
All Price Ranges	128	140	+ 9.4%

Condos

	7-2010	7-2011	Change
\$100,000 and Below	142	151	+ 6.7%
\$100,001 to \$150,000	148	163	+ 10.1%
\$150,001 to \$200,000	169	190	+ 12.3%
\$200,001 to \$300,000	182	202	+ 11.0%
\$300,001 and Above	241	232	- 3.7%
All Price Ranges	164	173	+ 5.9%

By Bedroom Count

	7-2010	7-2011	Change
2 Bedrooms or Less	149	159	+ 6.9%
3 Bedrooms	125	141	+ 13.2%
4 Bedrooms or More	141	144	+ 2.2%
All Bedroom Counts	135	147	+ 8.7%

	7-2010	7-2011	Change
2 Bedrooms or Less	126	138	+ 9.4%
3 Bedrooms	119	136	+ 14.0%
4 Bedrooms or More	140	143	+ 2.2%
All Bedroom Counts	128	140	+ 9.4%

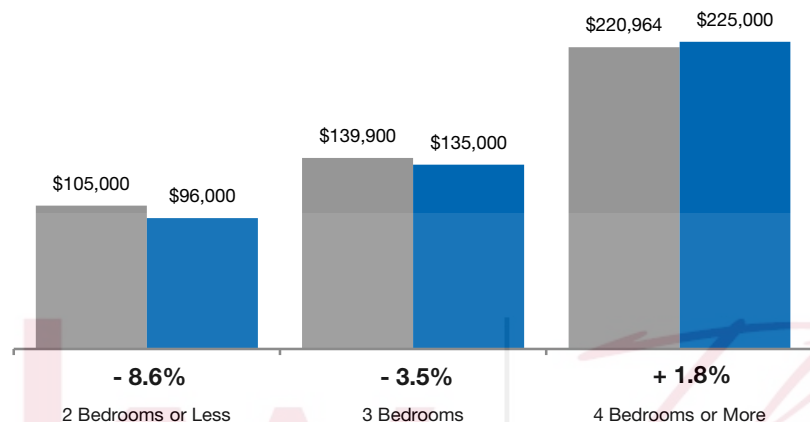
Median Sales Price

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



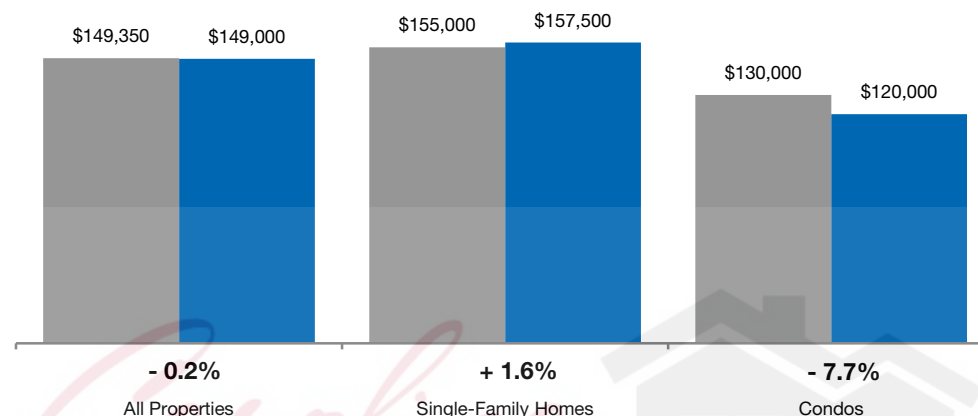
By Bedroom Count

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Bedroom Count	7-2010	7-2011	Change
2 Bedrooms or Less	\$105,000	\$96,000	- 8.6%
3 Bedrooms	\$139,900	\$135,000	- 3.5%
4 Bedrooms or More	\$220,964	\$225,000	+ 1.8%
All Bedroom Counts	\$149,350	\$149,000	- 0.2%

Single-Family Homes

	7-2010	7-2011	Change
	\$90,500	\$86,200	- 4.8%
	\$137,000	\$133,000	- 2.9%
	\$220,000	\$225,485	+ 2.5%
	\$155,000	\$157,500	+ 1.6%

Condos

	7-2010	7-2011	Change
	\$111,000	\$100,000	- 9.9%
	\$162,000	\$158,900	- 1.9%
	\$230,000	\$207,166	- 9.9%
	\$130,000	\$120,000	- 7.7%

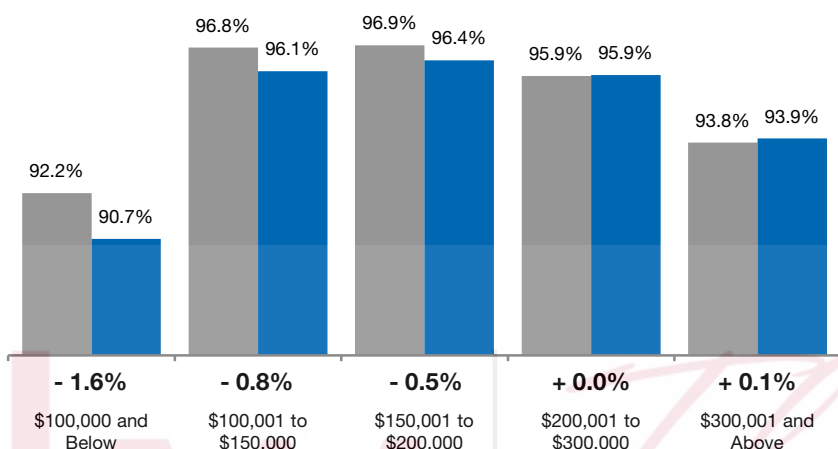
Percent of List Price Received

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.**



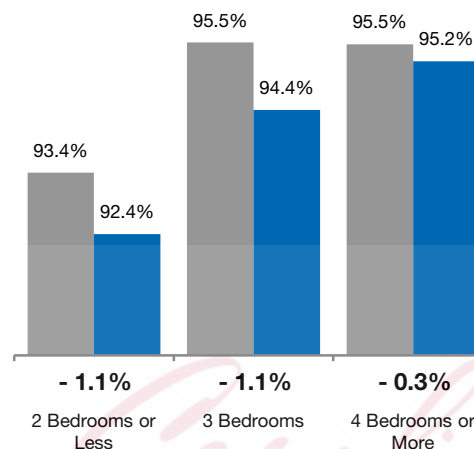
By Price Range

■ 7-2010 ■ 7-2011



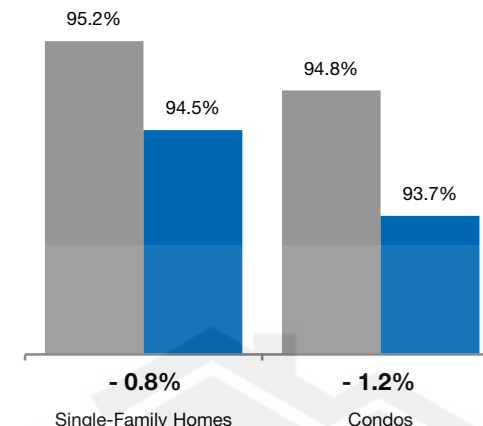
By Bedroom Count

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range

	7-2010	7-2011	Change
\$100,000 and Below	92.2%	90.7%	-1.6%
\$100,001 to \$150,000	96.8%	96.1%	-0.8%
\$150,001 to \$200,000	96.9%	96.4%	-0.5%
\$200,001 to \$300,000	95.9%	95.9%	+0.0%
\$300,001 and Above	93.8%	93.9%	+0.1%
All Price Ranges	95.1%	94.3%	-0.9%

Single-Family Homes

	7-2010	7-2011	Change
\$100,000 and Below	91.5%	90.1%	-1.5%
\$100,001 to \$150,000	97.1%	96.4%	-0.8%
\$150,001 to \$200,000	97.2%	96.7%	-0.5%
\$200,001 to \$300,000	96.2%	96.2%	+0.0%
\$300,001 and Above	93.8%	94.0%	+0.2%
All Price Ranges	95.2%	94.5%	-0.8%

Condos

	7-2010	7-2011	Change
\$100,000 and Below	94.2%	92.6%	-1.8%
\$100,001 to \$150,000	95.7%	94.7%	-1.1%
\$150,001 to \$200,000	95.5%	94.8%	-0.7%
\$200,001 to \$300,000	94.6%	94.6%	-0.0%
\$300,001 and Above	93.4%	93.3%	-0.2%
All Price Ranges	94.8%	93.7%	-1.2%

By Bedroom Count

	7-2010	7-2011	Change
2 Bedrooms or Less	93.4%	92.4%	-1.1%
3 Bedrooms	95.5%	94.4%	-1.1%
4 Bedrooms or More	95.5%	95.2%	-0.3%
All Bedroom Counts	95.1%	94.3%	-0.9%

	7-2010	7-2011	Change
2 Bedrooms or Less	92.0%	91.3%	-0.8%
3 Bedrooms	95.6%	94.4%	-1.2%
4 Bedrooms or More	95.5%	95.2%	-0.3%
All Bedroom Counts	95.2%	94.5%	-0.8%

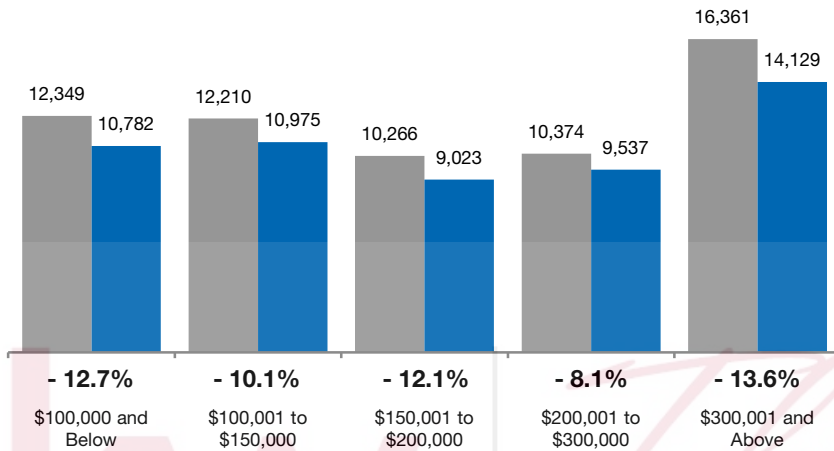
Inventory of Homes for Sale

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



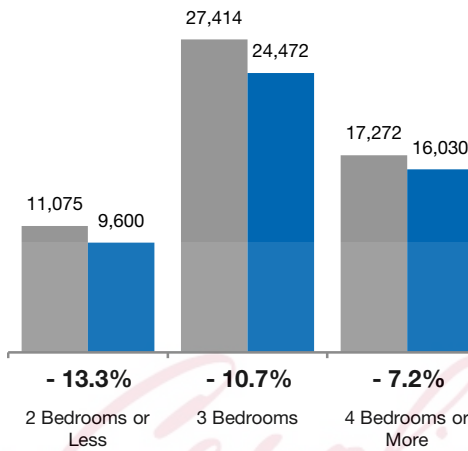
By Price Range

■ 7-2010 ■ 7-2011



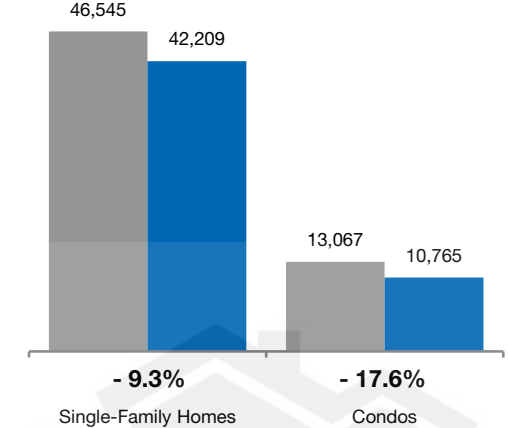
By Bedroom Count

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range

	7-2010	7-2011	Change
\$100,000 and Below	12,349	10,782	- 12.7%
\$100,001 to \$150,000	12,210	10,975	- 10.1%
\$150,001 to \$200,000	10,266	9,023	- 12.1%
\$200,001 to \$300,000	10,374	9,537	- 8.1%
\$300,001 and Above	16,361	14,129	- 13.6%
All Price Ranges	63,450	56,192	- 11.4%

Single-Family Homes

	7-2010	7-2011	Change
2 Bedrooms or Less	7,853	7,013	- 10.7%
3 Bedrooms	8,400	7,831	- 6.8%
4 Bedrooms or More	7,638	6,930	- 9.3%
	7,839	7,386	- 5.8%
	13,058	11,411	- 12.6%
All Single-Family Homes	46,545	42,209	- 9.3%

Condos

	7-2010	7-2011	Change
	3,291	2,783	- 15.4%
	2,927	2,393	- 18.2%
	2,000	1,555	- 22.3%
	1,995	1,684	- 15.6%
	2,721	2,242	- 17.6%
All Condos	13,067	10,765	- 17.6%

By Bedroom Count

	7-2010	7-2011	Change
2 Bedrooms or Less	11,075	9,600	- 13.3%
3 Bedrooms	27,414	24,472	- 10.7%
4 Bedrooms or More	17,272	16,030	- 7.2%
All Bedroom Counts	63,450	56,192	- 11.4%

	7-2010	7-2011	Change
2 Bedrooms or Less	3,876	3,505	- 9.6%
3 Bedrooms	23,099	21,020	- 9.0%
4 Bedrooms or More	16,493	15,397	- 6.6%
All Single-Family Homes	46,545	42,209	- 9.3%

	7-2010	7-2011	Change
	7,199	6,095	- 15.3%
	4,315	3,452	- 20.0%
	779	633	- 18.7%
All Condos	13,067	10,765	- 17.6%

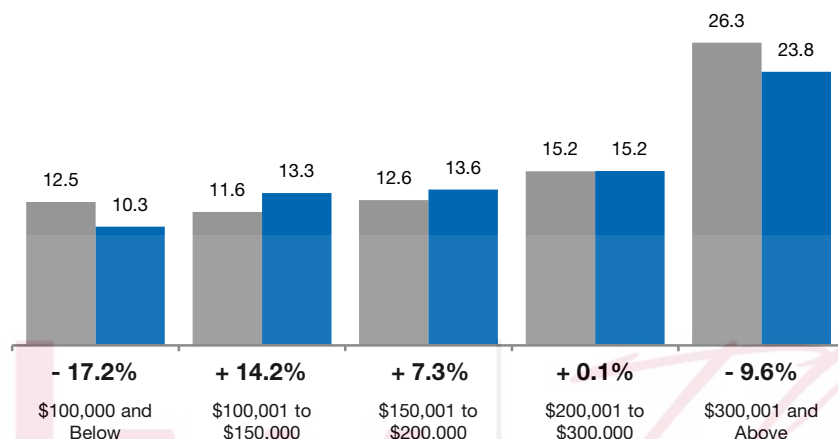
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



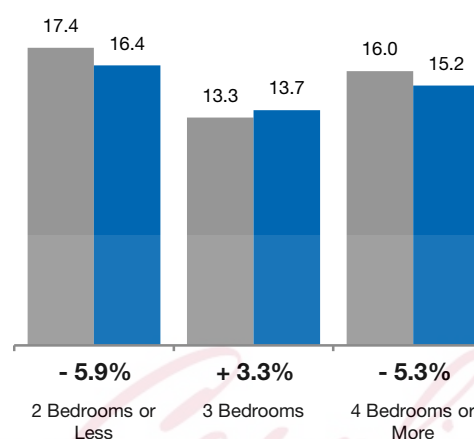
By Price Range

■ 7-2010 ■ 7-2011



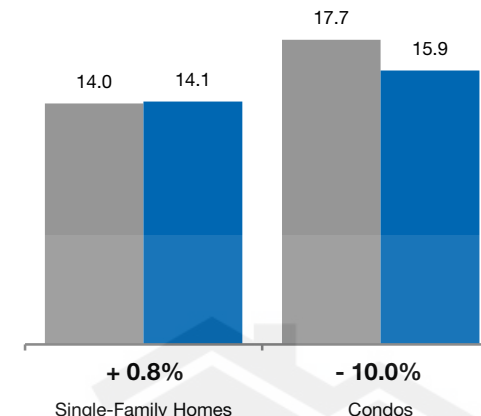
By Bedroom Count

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range

	7-2010	7-2011	Change
\$100,000 and Below	12.5	10.3	- 17.2%
\$100,001 to \$150,000	11.6	13.3	+ 14.2%
\$150,001 to \$200,000	12.6	13.6	+ 7.3%
\$200,001 to \$300,000	15.2	15.2	+ 0.1%
\$300,001 and Above	26.3	23.8	- 9.6%
All Price Ranges	14.7	14.5	- 1.5%

Single-Family Homes

	7-2010	7-2011	Change
\$100,000 and Below	11.7	10.1	- 13.7%
\$100,001 to \$150,000	10.7	12.7	+ 18.4%
\$150,001 to \$200,000	11.6	12.9	+ 11.2%
\$200,001 to \$300,000	14.3	14.2	- 0.2%
\$300,001 and Above	25.1	22.3	- 11.0%
All Price Ranges	14.0	14.1	+ 0.8%

Condos

	7-2010	7-2011	Change
\$100,000 and Below	14.8	10.8	- 27.1%
\$100,001 to \$150,000	15.0	15.3	+ 2.6%
\$150,001 to \$200,000	17.3	15.8	- 8.5%
\$200,001 to \$300,000	18.0	18.8	+ 4.4%
\$300,001 and Above	31.6	32.5	+ 2.6%
All Price Ranges	17.7	15.9	- 10.0%

By Bedroom Count

	7-2010	7-2011	Change
2 Bedrooms or Less	17.4	16.4	- 5.9%
3 Bedrooms	13.3	13.7	+ 3.3%
4 Bedrooms or More	16.0	15.2	- 5.3%
All Bedroom Counts	14.7	14.5	- 1.5%

	7-2010	7-2011	Change
2 Bedrooms or Less	15.5	15.9	+ 2.8%
3 Bedrooms	12.8	13.6	+ 5.8%
4 Bedrooms or More	15.9	15.1	- 5.3%
All Bedroom Counts	14.0	14.1	+ 0.8%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2011

In times of economic uncertainty, a home is one of the best long-term investments you can make. For the 12-month period spanning September 2010 through August 2011, Pending Sales in the state of South Carolina were down 4.5 percent from the same period a year prior. However, the largest gain occurred in the \$100,000 and Below range, where they increased 8.1 percent to 12,988 units.

The overall Median Sales Price was down 0.3 percent to \$148,500. But the property type with the largest price gain was the Single-Family segment, where prices increased 1.6 percent to \$157,500. The price range that tended to sell the quickest was the \$100,000 and Below range at 134 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 184 days.

Market-wide, inventory levels were down 14.9 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 12.8 percent. That amounts to 13.3 months supply for Single-Family homes and 14.5 months supply for Condos.

Quick Facts

+ 7.0%

Price Range With the
Strongest Sales:
\$100,000 and Below

+ 0.8%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

- 0.3%

Property Type With
Strongest Sales:
Condos

S U C C E S S T E A M

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

[Click on desired metric to jump to that page.](#)

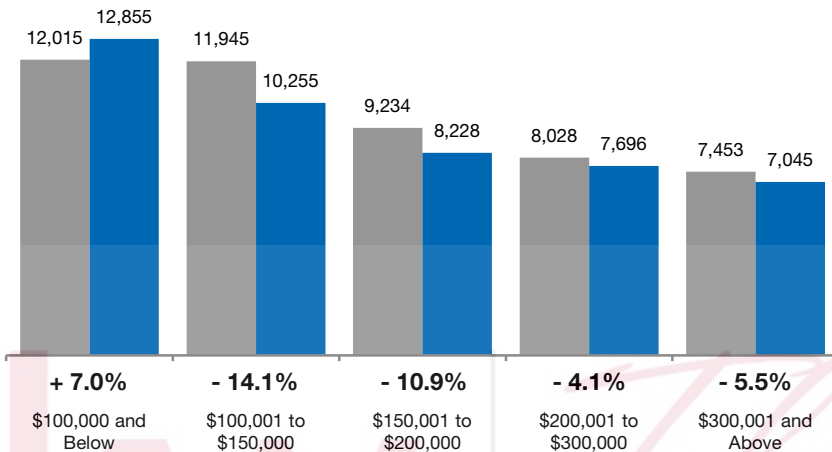
Pending Sales

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



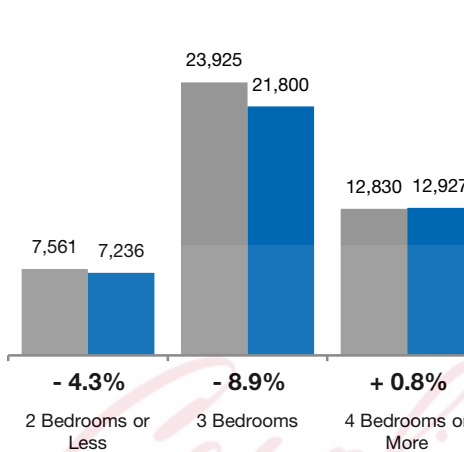
By Price Range

■ 8-2010 ■ 8-2011



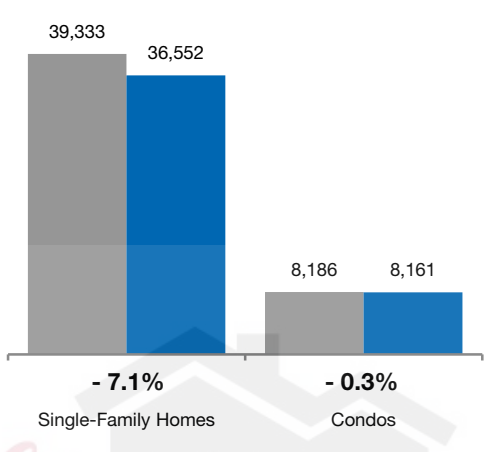
By Bedroom Count

■ 8-2010 ■ 8-2011



By Property Type

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$100,000 and Below	12,015	12,855	+ 7.0%
\$100,001 to \$150,000	11,945	10,255	- 14.1%
\$150,001 to \$200,000	9,234	8,228	- 10.9%
\$200,001 to \$300,000	8,028	7,696	- 4.1%
\$300,001 and Above	7,453	7,045	- 5.5%
All Price Ranges	50,356	47,429	- 5.8%

Single-Family Homes

	8-2010	8-2011	Change
	8,136	8,425	+ 3.6%
	8,960	7,637	- 14.8%
	7,629	6,661	- 12.7%
	6,690	6,460	- 3.4%
	6,314	6,073	- 3.8%
All Single-Family Homes	39,333	36,552	- 7.1%

Condos

	8-2010	8-2011	Change
	2,732	3,272	+ 19.8%
	2,149	1,910	- 11.1%
	1,195	1,153	- 3.5%
	1,060	953	- 10.1%
	973	819	- 15.8%
All Condos	8,186	8,161	- 0.3%

By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	7,561	7,236	- 4.3%
3 Bedrooms	23,925	21,800	- 8.9%
4 Bedrooms or More	12,830	12,927	+ 0.8%
All Bedroom Counts	50,356	47,429	- 5.8%

	8-2010	8-2011	Change
	3,010	2,673	- 11.2%
	21,259	19,101	- 10.2%
	12,452	12,582	+ 1.0%
	378	345	- 8.7%
All Single-Family Homes	39,333	36,552	- 7.1%

	8-2010	8-2011	Change
	4,551	4,563	+ 0.3%
	2,666	2,699	+ 1.2%
	378	345	- 8.7%
All Condos	8,186	8,161	- 0.3%

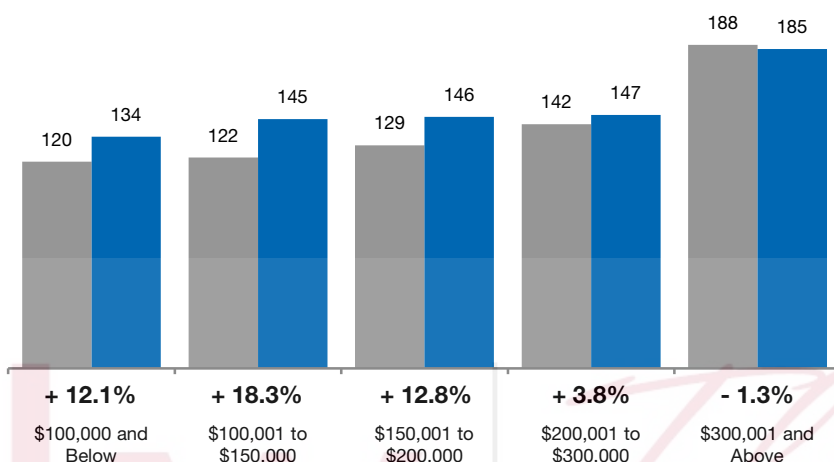
Days on Market Until Sale

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



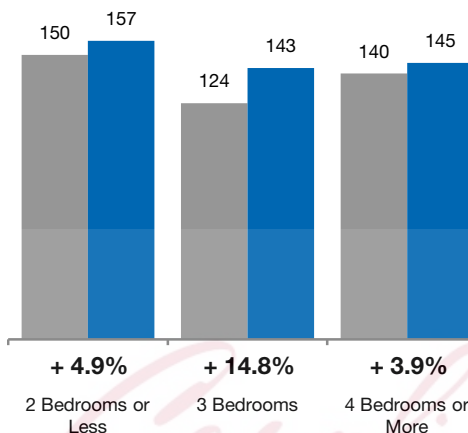
By Price Range

■ 8-2010 ■ 8-2011



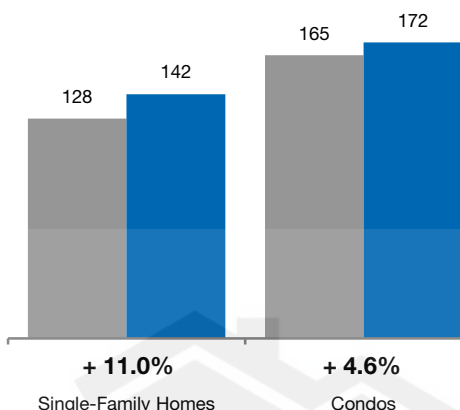
By Bedroom Count

■ 8-2010 ■ 8-2011



By Property Type

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$100,000 and Below	120	134	+ 12.1%
\$100,001 to \$150,000	122	145	+ 18.3%
\$150,001 to \$200,000	129	146	+ 12.8%
\$200,001 to \$300,000	142	147	+ 3.8%
\$300,001 and Above	188	185	- 1.3%
All Price Ranges	135	148	+ 9.6%

Single-Family Homes

	8-2010	8-2011	Change
\$100,000 and Below	113	128	+ 12.4%
\$100,001 to \$150,000	113	140	+ 24.1%
\$150,001 to \$200,000	121	137	+ 13.1%
\$200,001 to \$300,000	133	138	+ 3.3%
\$300,001 and Above	179	179	+ 0.1%
All Price Ranges	128	142	+ 11.0%

Condos

	8-2010	8-2011	Change
\$100,000 and Below	140	153	+ 9.2%
\$100,001 to \$150,000	152	160	+ 5.3%
\$150,001 to \$200,000	173	189	+ 9.7%
\$200,001 to \$300,000	187	207	+ 10.3%
\$300,001 and Above	242	230	- 5.1%
All Price Ranges	165	172	+ 4.6%

By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	150	157	+ 4.9%
3 Bedrooms	124	143	+ 14.8%
4 Bedrooms or More	140	145	+ 3.9%
All Bedroom Counts	135	148	+ 9.6%

	8-2010	8-2011	Change
2 Bedrooms or Less	126	137	+ 8.6%
3 Bedrooms	119	138	+ 16.0%
4 Bedrooms or More	139	144	+ 3.9%
All Bedroom Counts	128	142	+ 11.0%

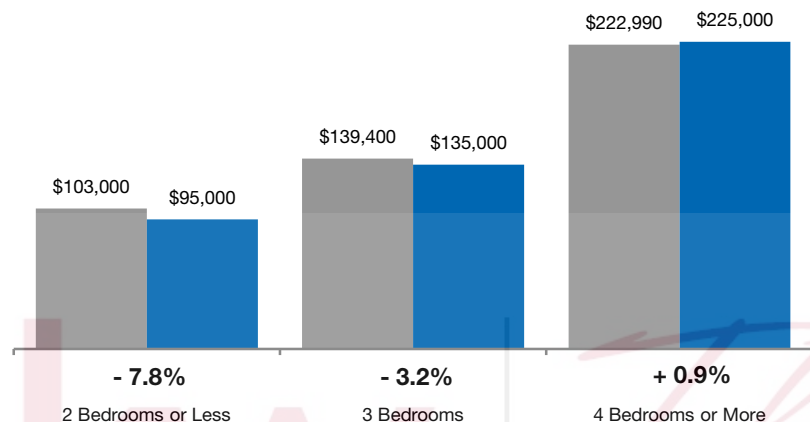
Median Sales Price

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



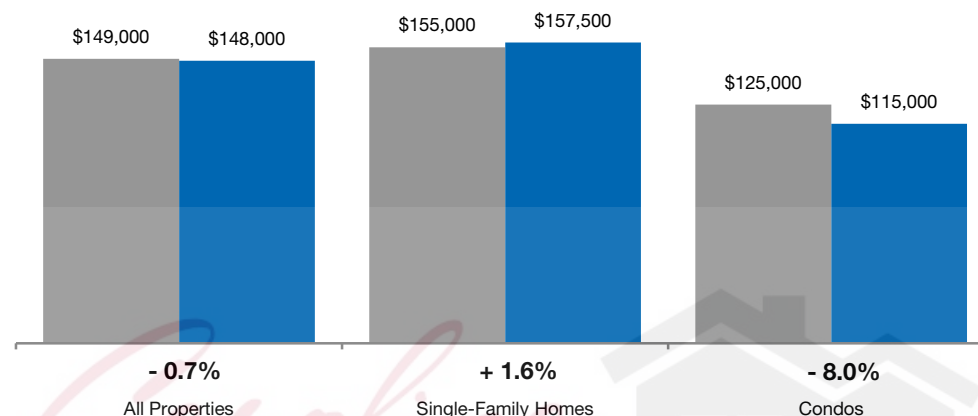
By Bedroom Count

■ 8-2010 ■ 8-2011



By Property Type

■ 8-2010 ■ 8-2011



All Properties

By Bedroom Count	8-2010	8-2011	Change
2 Bedrooms or Less	\$103,000	\$95,000	- 7.8%
3 Bedrooms	\$139,400	\$135,000	- 3.2%
4 Bedrooms or More	\$222,990	\$225,000	+ 0.9%
All Bedroom Counts	\$149,000	\$148,000	- 0.7%

Single-Family Homes

	8-2010	8-2011	Change
	\$89,800	\$86,500	- 3.7%
	\$137,400	\$133,900	- 2.5%
	\$222,990	\$225,000	+ 0.9%
	\$155,000	\$157,500	+ 1.6%

Condos

	8-2010	8-2011	Change
	\$110,000	\$99,900	- 9.2%
	\$158,000	\$148,900	- 5.8%
	\$220,000	\$200,500	- 8.9%
	\$125,000	\$115,000	- 8.0%

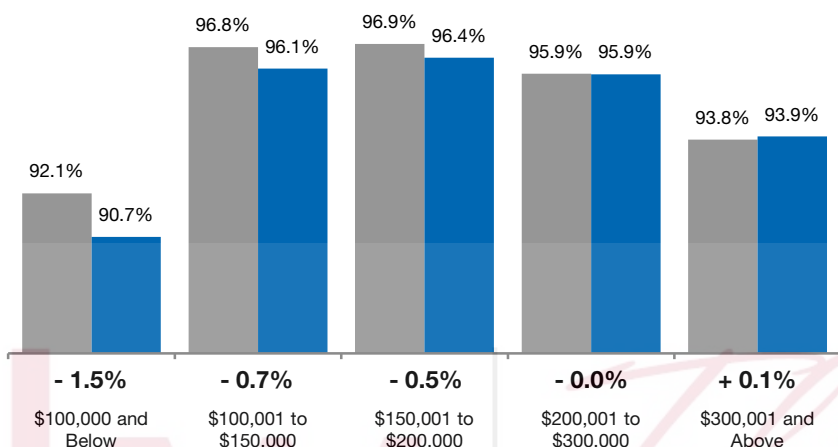
Percent of List Price Received

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.**



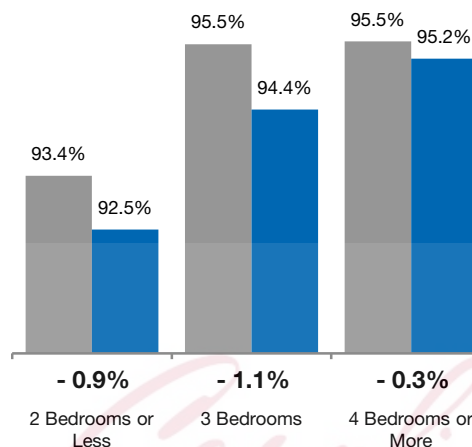
By Price Range

■ 8-2010 ■ 8-2011



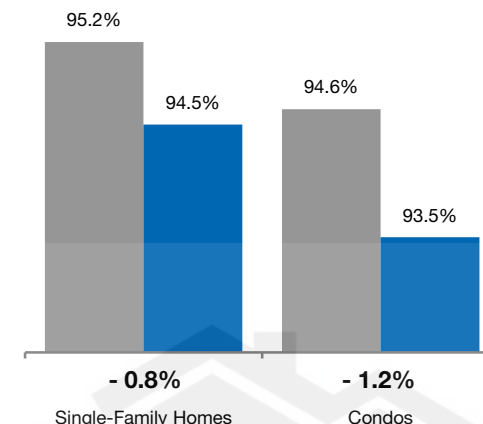
By Bedroom Count

■ 8-2010 ■ 8-2011



By Property Type

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$100,000 and Below	92.1%	90.7%	- 1.5%
\$100,001 to \$150,000	96.8%	96.1%	- 0.7%
\$150,001 to \$200,000	96.9%	96.4%	- 0.5%
\$200,001 to \$300,000	95.9%	95.9%	- 0.0%
\$300,001 and Above	93.8%	93.9%	+ 0.1%
All Price Ranges	95.1%	94.3%	- 0.9%

Single-Family Homes

	8-2010	8-2011	Change
\$100,000 and Below	91.5%	90.2%	- 1.5%
\$100,001 to \$150,000	97.1%	96.4%	- 0.7%
\$150,001 to \$200,000	97.1%	96.7%	- 0.5%
\$200,001 to \$300,000	96.2%	96.2%	+ 0.0%
\$300,001 and Above	93.9%	94.0%	+ 0.2%
All Price Ranges	95.2%	94.5%	- 0.8%

Condos

	8-2010	8-2011	Change
\$100,000 and Below	94.2%	92.5%	- 1.8%
\$100,001 to \$150,000	95.5%	94.7%	- 0.8%
\$150,001 to \$200,000	95.3%	94.8%	- 0.5%
\$200,001 to \$300,000	94.2%	93.7%	- 0.6%
\$300,001 and Above	93.4%	92.8%	- 0.6%
All Price Ranges	94.6%	93.5%	- 1.2%

By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	93.4%	92.5%	- 0.9%
3 Bedrooms	95.5%	94.4%	- 1.1%
4 Bedrooms or More	95.5%	95.2%	- 0.3%
All Bedroom Counts	95.1%	94.3%	- 0.9%

	8-2010	8-2011	Change
2 Bedrooms or Less	91.9%	91.4%	- 0.6%
3 Bedrooms	95.5%	94.5%	- 1.1%
4 Bedrooms or More	95.5%	95.3%	- 0.3%
All Bedroom Counts	95.2%	94.5%	- 0.8%

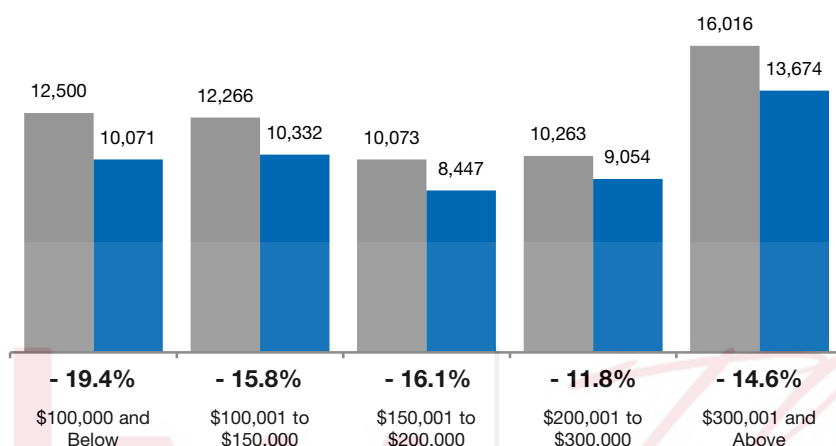
Inventory of Homes for Sale

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



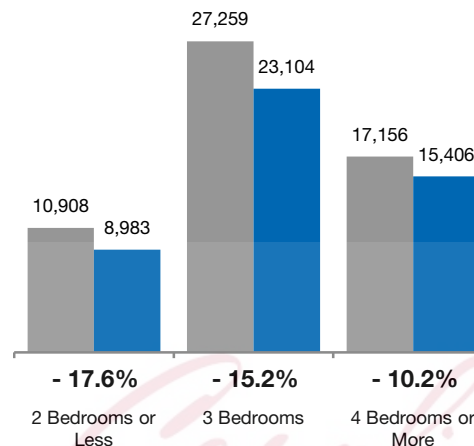
By Price Range

■ 8-2010 ■ 8-2011



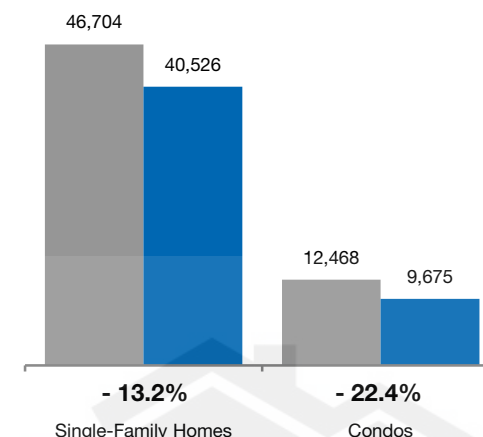
By Bedroom Count

■ 8-2010 ■ 8-2011



By Property Type

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$100,000 and Below	12,500	10,071	- 19.4%
\$100,001 to \$150,000	12,266	10,332	- 15.8%
\$150,001 to \$200,000	10,073	8,447	- 16.1%
\$200,001 to \$300,000	10,263	9,054	- 11.8%
\$300,001 and Above	16,016	13,674	- 14.6%
All Price Ranges	63,078	53,320	- 15.5%

Single-Family Homes

	8-2010	8-2011	Change
\$100,000 and Below	7,970	6,671	- 16.3%
\$100,001 to \$150,000	8,627	7,510	- 12.9%
\$150,001 to \$200,000	7,599	6,569	- 13.6%
\$200,001 to \$300,000	7,898	7,072	- 10.5%
\$300,001 and Above	12,819	11,065	- 13.7%
All Price Ranges	46,704	40,526	- 13.2%

Condos

	8-2010	8-2011	Change
\$100,000 and Below	3,260	2,424	- 25.6%
\$100,001 to \$150,000	2,759	2,102	- 23.8%
\$150,001 to \$200,000	1,833	1,367	- 25.4%
\$200,001 to \$300,000	1,831	1,533	- 16.3%
\$300,001 and Above	2,616	2,146	- 18.0%
All Price Ranges	12,468	9,675	- 22.4%

By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	10,908	8,983	- 17.6%
3 Bedrooms	27,259	23,104	- 15.2%
4 Bedrooms or More	17,156	15,406	- 10.2%
All Bedroom Counts	63,078	53,320	- 15.5%

	8-2010	8-2011	Change
2 Bedrooms or Less	3,897	3,388	- 13.1%
3 Bedrooms	23,254	20,080	- 13.6%
4 Bedrooms or More	16,467	14,831	- 9.9%
All Bedroom Counts	46,704	40,526	- 13.2%

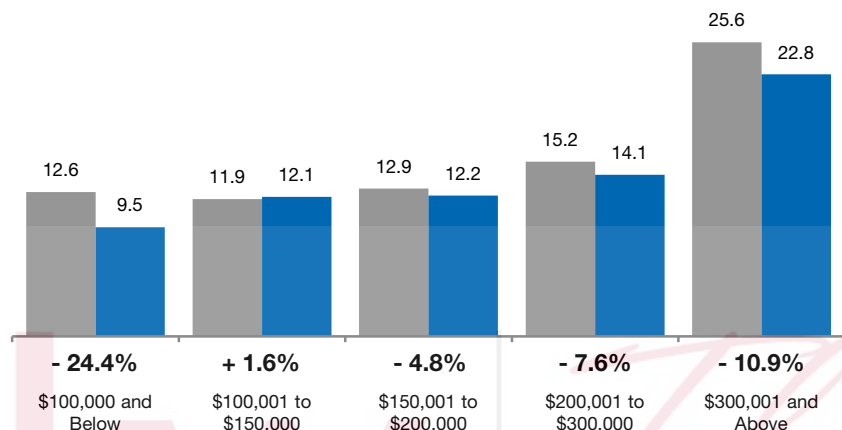
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



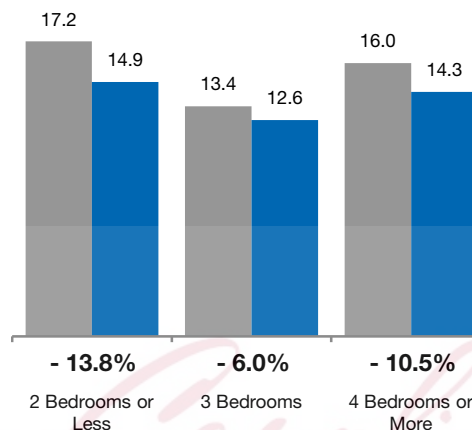
By Price Range

■ 8-2010 ■ 8-2011



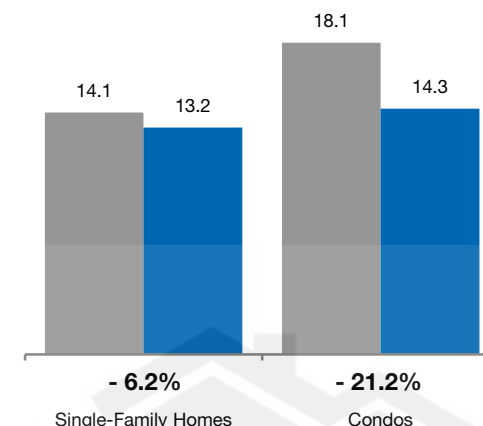
By Bedroom Count

■ 8-2010 ■ 8-2011



By Property Type

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$100,000 and Below	12.6	9.5	- 24.4%
\$100,001 to \$150,000	11.9	12.1	+ 1.6%
\$150,001 to \$200,000	12.9	12.2	- 4.8%
\$200,001 to \$300,000	15.2	14.1	- 7.6%
\$300,001 and Above	25.6	22.8	- 10.9%
All Price Ranges	14.8	13.5	- 9.3%

Single-Family Homes

	8-2010	8-2011	Change
\$100,000 and Below	11.8	9.5	- 19.3%
\$100,001 to \$150,000	11.2	11.8	+ 5.1%
\$150,001 to \$200,000	11.8	11.7	- 0.7%
\$200,001 to \$300,000	14.1	13.0	- 7.5%
\$300,001 and Above	24.2	21.4	- 11.7%
All Price Ranges	14.1	13.2	- 6.2%

Condos

	8-2010	8-2011	Change
\$100,000 and Below	14.7	9.0	- 38.3%
\$100,001 to \$150,000	14.9	13.3	- 10.3%
\$150,001 to \$200,000	18.3	14.1	- 23.1%
\$200,001 to \$300,000	20.4	19.3	- 5.5%
\$300,001 and Above	31.8	30.8	- 3.2%
All Price Ranges	18.1	14.3	- 21.2%

By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	17.2	14.9	- 13.8%
3 Bedrooms	13.4	12.6	- 6.0%
4 Bedrooms or More	16.0	14.3	- 10.5%
All Bedroom Counts	14.8	13.5	- 9.3%

	8-2010	8-2011	Change
2 Bedrooms or Less	15.5	15.0	- 3.3%
3 Bedrooms	12.9	12.5	- 2.9%
4 Bedrooms or More	15.8	14.1	- 10.6%
All Bedroom Counts	14.1	13.2	- 6.2%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2011

It's no secret that certain market segments tend to outperform others based on a number of factors. For the 12-month period spanning October 2010 through September 2011, Pending Sales in the state of South Carolina were down 4.1 percent overall. The price range with the largest gain in sales was the \$100,000 and Below range, where they increased 7.3 percent.

The overall Median Sales Price was down 0.2 percent to \$148,775. The property type with the largest price gain was the Single-Family segment, where prices increased 1.2 percent to \$157,900. The price range that tended to sell the quickest was the \$100,000 and Below range at 136 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 184 days.

Market-wide, inventory levels were down 15.4 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 13.4 percent. That amounts to 12.9 months supply for Single-Family homes and 14.1 months supply for Condos.

Quick Facts

+ 7.3%	+ 1.5%	+ 0.2%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	4 Bedrooms or More	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

[Click on desired metric to jump to that page.](#)

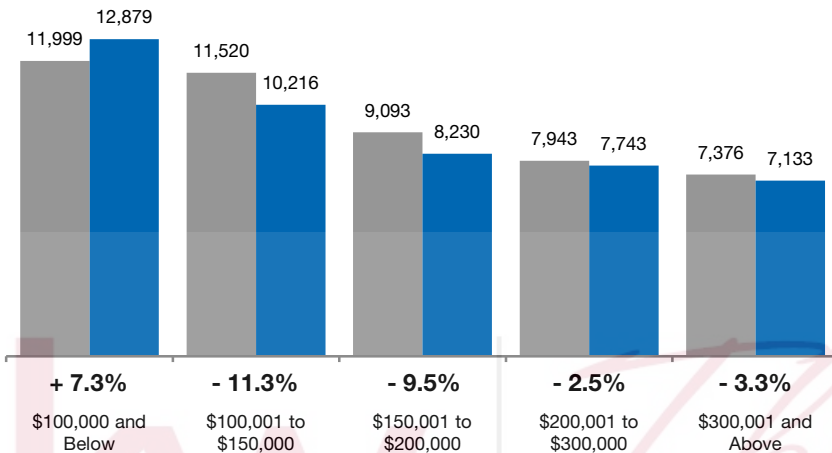
Pending Sales

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



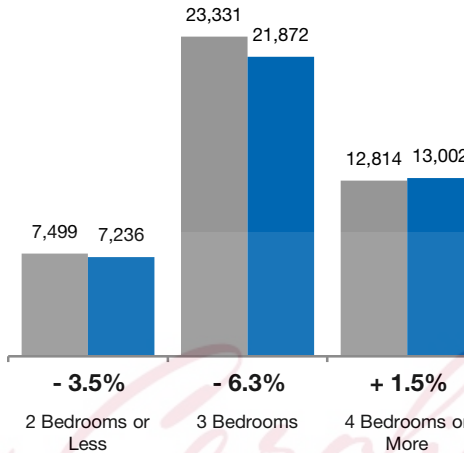
By Price Range

■ 9-2010 ■ 9-2011



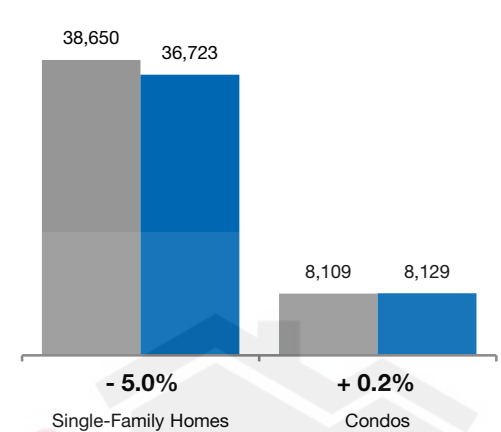
By Bedroom Count

■ 9-2010 ■ 9-2011



By Property Type

■ 9-2010 ■ 9-2011



All Properties

By Price Range

	9-2010	9-2011	Change
\$100,000 and Below	11,999	12,879	+ 7.3%
\$100,001 to \$150,000	11,520	10,216	- 11.3%
\$150,001 to \$200,000	9,093	8,230	- 9.5%
\$200,001 to \$300,000	7,943	7,743	- 2.5%
\$300,001 and Above	7,376	7,133	- 3.3%
All Price Ranges	49,558	47,547	- 4.1%

Single-Family Homes

	9-2010	9-2011	Change
\$100,000 and Below	8,072	8,460	+ 4.8%
\$100,001 to \$150,000	8,617	7,644	- 11.3%
\$150,001 to \$200,000	7,511	6,668	- 11.2%
\$200,001 to \$300,000	6,642	6,506	- 2.0%
\$300,001 and Above	6,266	6,138	- 2.0%
All Price Ranges	38,650	36,723	- 5.0%

Condos

	9-2010	9-2011	Change
\$100,000 and Below	2,787	3,268	+ 17.3%
\$100,001 to \$150,000	2,081	1,870	- 10.1%
\$150,001 to \$200,000	1,176	1,147	- 2.5%
\$200,001 to \$300,000	1,024	962	- 6.1%
\$300,001 and Above	956	843	- 11.8%
All Price Ranges	8,109	8,129	+ 0.2%

By Bedroom Count

	9-2010	9-2011	Change
2 Bedrooms or Less	7,499	7,236	- 3.5%
3 Bedrooms	23,331	21,872	- 6.3%
4 Bedrooms or More	12,814	13,002	+ 1.5%
All Bedroom Counts	49,558	47,547	- 4.1%

	9-2010	9-2011	Change
2 Bedrooms or Less	2,986	2,694	- 9.8%
3 Bedrooms	20,694	19,182	- 7.3%
4 Bedrooms or More	12,430	12,655	+ 1.8%
All Bedroom Counts	38,650	36,723	- 5.0%

	9-2010	9-2011	Change
2 Bedrooms or Less	4,513	4,542	+ 0.6%
3 Bedrooms	2,637	2,690	+ 2.0%
4 Bedrooms or More	384	347	- 9.6%
All Bedroom Counts	8,109	8,129	+ 0.2%

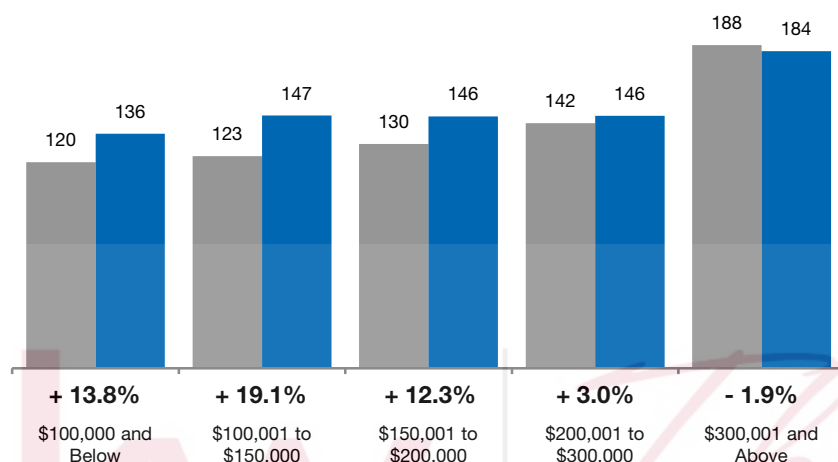
Days on Market Until Sale

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



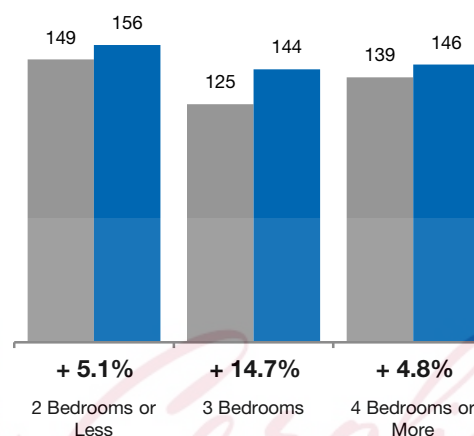
By Price Range

■ 9-2010 ■ 9-2011



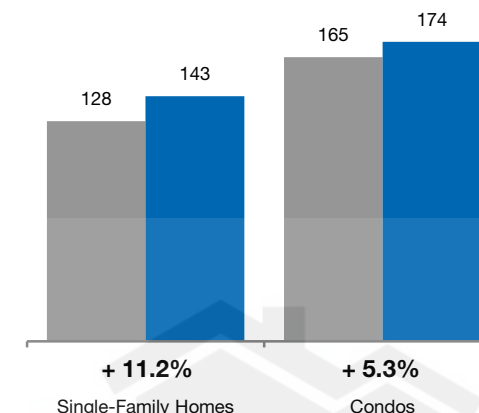
By Bedroom Count

■ 9-2010 ■ 9-2011



By Property Type

■ 9-2010 ■ 9-2011



All Properties

By Price Range

	9-2010	9-2011	Change
\$100,000 and Below	120	136	+ 13.8%
\$100,001 to \$150,000	123	147	+ 19.1%
\$150,001 to \$200,000	130	146	+ 12.3%
\$200,001 to \$300,000	142	146	+ 3.0%
\$300,001 and Above	188	184	- 1.9%
All Price Ranges	135	149	+ 9.9%

Single-Family Homes

	9-2010	9-2011	Change
\$100,000 and Below	113	130	+ 14.9%
\$100,001 to \$150,000	114	141	+ 23.9%
\$150,001 to \$200,000	122	137	+ 12.7%
\$200,001 to \$300,000	134	137	+ 2.3%
\$300,001 and Above	178	178	+ 0.1%
All Price Ranges	128	143	+ 11.2%

Condos

	9-2010	9-2011	Change
\$100,000 and Below	140	153	+ 9.6%
\$100,001 to \$150,000	153	166	+ 8.7%
\$150,001 to \$200,000	175	194	+ 10.3%
\$200,001 to \$300,000	189	207	+ 9.4%
\$300,001 and Above	246	224	- 8.8%
All Price Ranges	165	174	+ 5.3%

By Bedroom Count

	9-2010	9-2011	Change
2 Bedrooms or Less	149	156	+ 5.1%
3 Bedrooms	125	144	+ 14.7%
4 Bedrooms or More	139	146	+ 4.8%
All Bedroom Counts	135	149	+ 9.9%

	9-2010	9-2011	Change
2 Bedrooms or Less	124	135	+ 8.7%
3 Bedrooms	120	139	+ 16.1%
4 Bedrooms or More	138	144	+ 4.3%
All Bedroom Counts	128	143	+ 11.2%

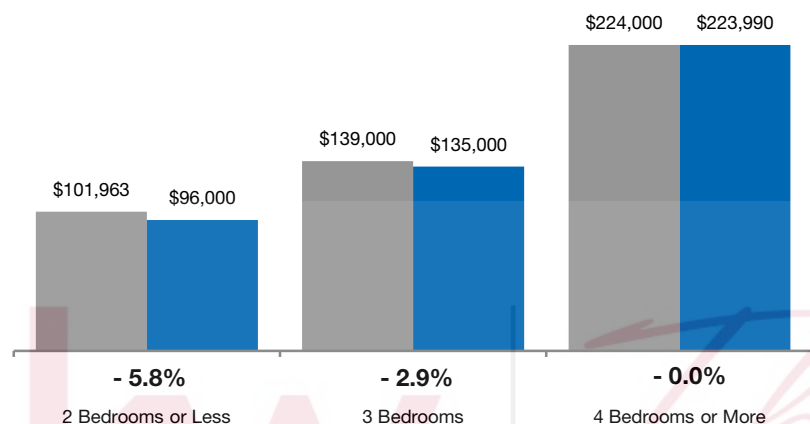
Median Sales Price

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



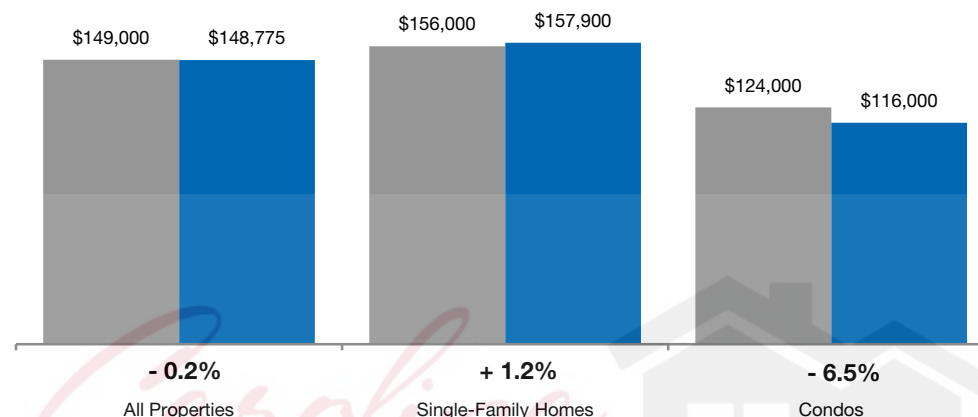
By Bedroom Count

■ 9-2010 ■ 9-2011



By Property Type

■ 9-2010 ■ 9-2011



All Properties

By Bedroom Count	9-2010	9-2011	Change
2 Bedrooms or Less	\$101,963	\$96,000	- 5.8%
3 Bedrooms	\$139,000	\$135,000	- 2.9%
4 Bedrooms or More	\$224,000	\$223,990	- 0.0%
All Bedroom Counts	\$149,000	\$148,775	- 0.2%

Single-Family Homes

	9-2010	9-2011	Change
	\$89,000	\$88,000	- 1.1%
	\$137,000	\$133,900	- 2.3%
	\$224,600	\$224,400	- 0.1%
	\$156,000	\$157,900	+ 1.2%

Condos

	9-2010	9-2011	Change
	\$108,900	\$100,000	- 8.2%
	\$156,067	\$150,000	- 3.9%
	\$212,000	\$202,730	- 4.4%
	\$124,000	\$116,000	- 6.5%

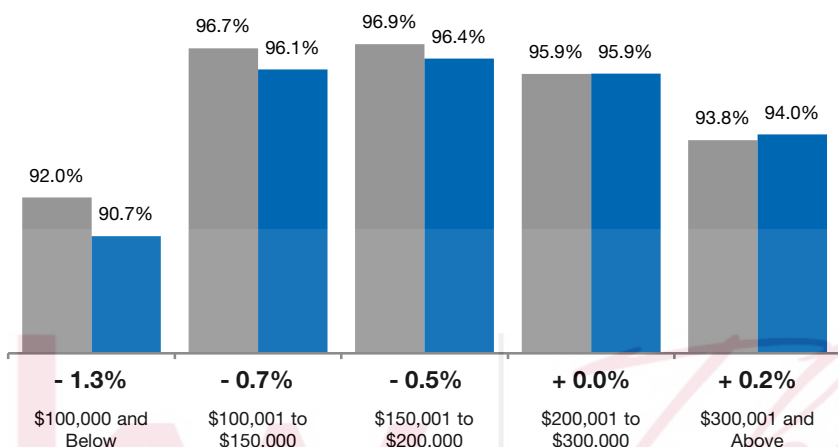
Percent of List Price Received

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.**



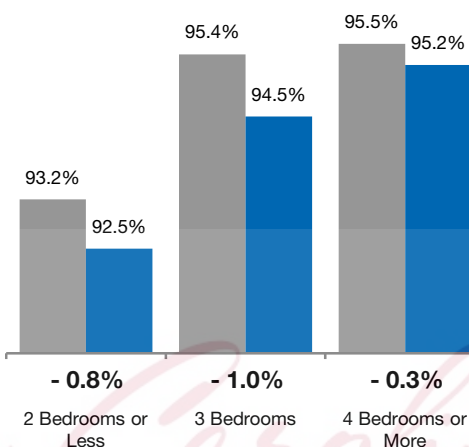
By Price Range

■ 9-2010 ■ 9-2011



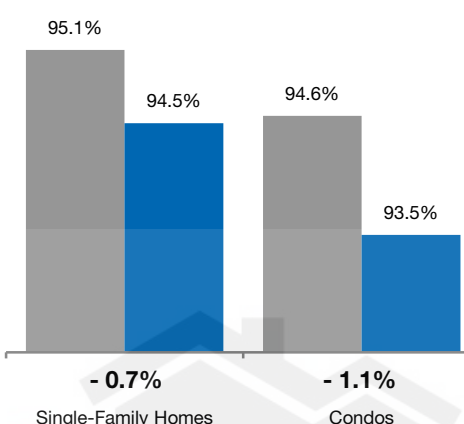
By Bedroom Count

■ 9-2010 ■ 9-2011



By Property Type

■ 9-2010 ■ 9-2011



All Properties

By Price Range

	9-2010	9-2011	Change
\$100,000 and Below	92.0%	90.7%	- 1.3%
\$100,001 to \$150,000	96.7%	96.1%	- 0.7%
\$150,001 to \$200,000	96.9%	96.4%	- 0.5%
\$200,001 to \$300,000	95.9%	95.9%	+ 0.0%
\$300,001 and Above	93.8%	94.0%	+ 0.2%
All Price Ranges	95.0%	94.3%	- 0.8%

Single-Family Homes

	9-2010	9-2011	Change
\$100,000 and Below	91.3%	90.2%	- 1.2%
\$100,001 to \$150,000	97.0%	96.3%	- 0.8%
\$150,001 to \$200,000	97.1%	96.7%	- 0.5%
\$200,001 to \$300,000	96.2%	96.3%	+ 0.1%
\$300,001 and Above	93.9%	94.1%	+ 0.2%
All Price Ranges	95.1%	94.5%	- 0.7%

Condos

	9-2010	9-2011	Change
\$100,000 and Below	94.1%	92.5%	- 1.7%
\$100,001 to \$150,000	95.4%	94.8%	- 0.7%
\$150,001 to \$200,000	95.4%	94.9%	- 0.5%
\$200,001 to \$300,000	94.2%	93.5%	- 0.7%
\$300,001 and Above	93.2%	93.0%	- 0.3%
All Price Ranges	94.6%	93.5%	- 1.1%

By Bedroom Count

	9-2010	9-2011	Change
2 Bedrooms or Less	93.2%	92.5%	- 0.8%
3 Bedrooms	95.4%	94.5%	- 1.0%
4 Bedrooms or More	95.5%	95.2%	- 0.3%
All Bedroom Counts	95.0%	94.3%	- 0.8%

	9-2010	9-2011	Change
2 Bedrooms or Less	91.8%	91.4%	- 0.4%
3 Bedrooms	95.4%	94.5%	- 1.0%
4 Bedrooms or More	95.5%	95.2%	- 0.3%
All Bedroom Counts	95.1%	94.5%	- 0.7%

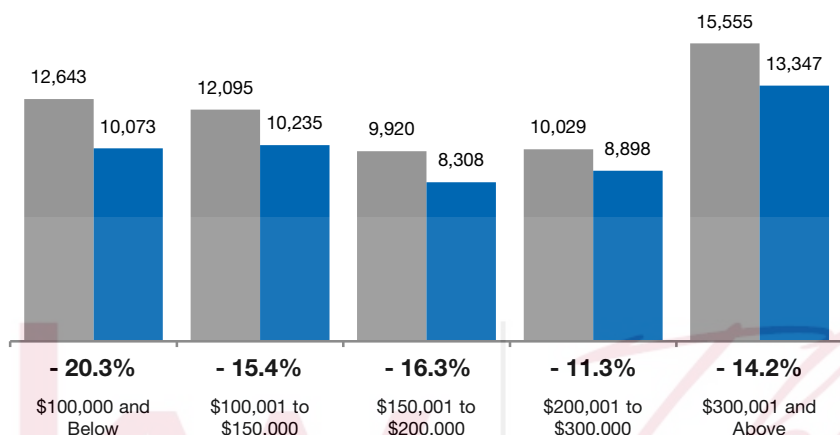
Inventory of Homes for Sale

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



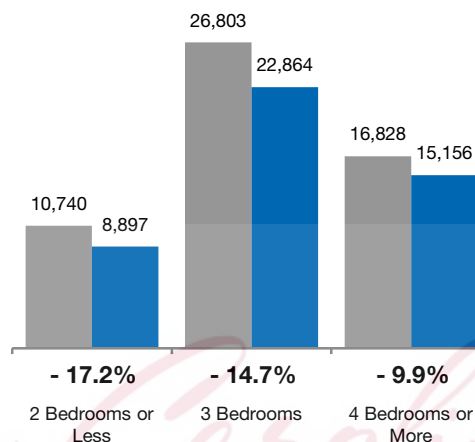
By Price Range

■ 9-2010 ■ 9-2011



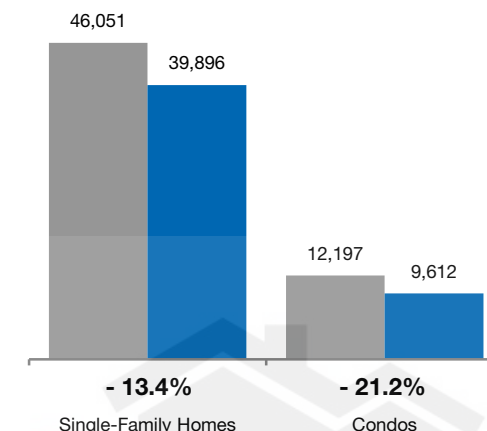
By Bedroom Count

■ 9-2010 ■ 9-2011



By Property Type

■ 9-2010 ■ 9-2011



All Properties

By Price Range

	9-2010	9-2011	Change
\$100,000 and Below	12,643	10,073	- 20.3%
\$100,001 to \$150,000	12,095	10,235	- 15.4%
\$150,001 to \$200,000	9,920	8,308	- 16.3%
\$200,001 to \$300,000	10,029	8,898	- 11.3%
\$300,001 and Above	15,555	13,347	- 14.2%
All Price Ranges	62,165	52,611	- 15.4%

Single-Family Homes

	9-2010	9-2011	Change
\$100,000 and Below	8,108	6,658	- 17.9%
\$100,001 to \$150,000	8,537	7,423	- 13.0%
\$150,001 to \$200,000	7,482	6,457	- 13.7%
\$200,001 to \$300,000	7,712	6,923	- 10.2%
\$300,001 and Above	12,450	10,791	- 13.3%
All Price Ranges	46,051	39,896	- 13.4%

Condos

	9-2010	9-2011	Change
\$100,000 and Below	3,265	2,449	- 25.0%
\$100,001 to \$150,000	2,678	2,106	- 21.4%
\$150,001 to \$200,000	1,787	1,353	- 24.3%
\$200,001 to \$300,000	1,788	1,501	- 16.1%
\$300,001 and Above	2,518	2,097	- 16.7%
All Price Ranges	12,197	9,612	- 21.2%

By Bedroom Count

	9-2010	9-2011	Change
2 Bedrooms or Less	10,740	8,897	- 17.2%
3 Bedrooms	26,803	22,864	- 14.7%
4 Bedrooms or More	16,828	15,156	- 9.9%
All Bedroom Counts	62,165	52,611	- 15.4%

	9-2010	9-2011	Change
2 Bedrooms or Less	3,872	3,388	- 12.5%
3 Bedrooms	22,909	19,798	- 13.6%
4 Bedrooms or More	16,164	14,603	- 9.7%
All Bedroom Counts	46,051	39,896	- 13.4%

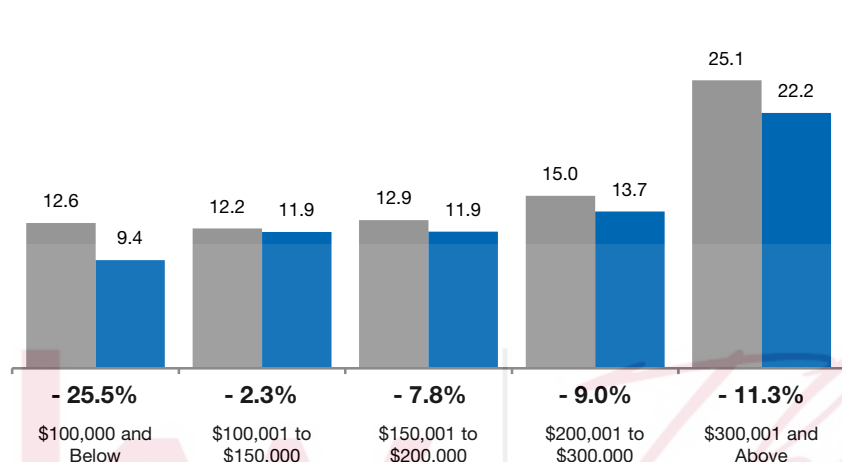
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



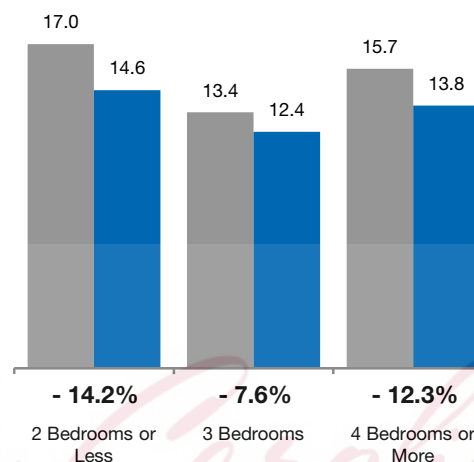
By Price Range

■ 9-2010 ■ 9-2011



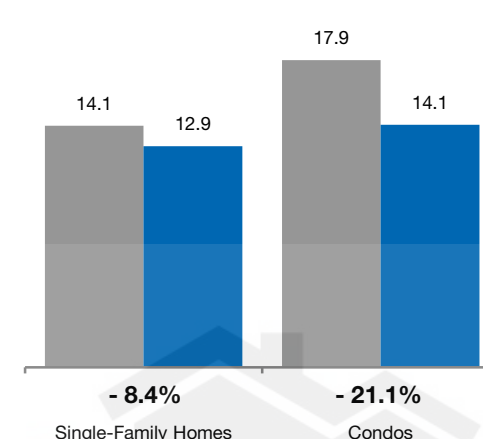
By Bedroom Count

■ 9-2010 ■ 9-2011



By Property Type

■ 9-2010 ■ 9-2011



All Properties

By Price Range

	9-2010	9-2011	Change
\$100,000 and Below	12.6	9.4	- 25.5%
\$100,001 to \$150,000	12.2	11.9	- 2.3%
\$150,001 to \$200,000	12.9	11.9	- 7.8%
\$200,001 to \$300,000	15.0	13.7	- 9.0%
\$300,001 and Above	25.1	22.2	- 11.3%
All Price Ranges	14.8	13.2	- 11.1%

Single-Family Homes

	9-2010	9-2011	Change
\$100,000 and Below	12.0	9.4	- 21.5%
\$100,001 to \$150,000	11.4	11.5	+ 0.3%
\$150,001 to \$200,000	11.8	11.4	- 3.5%
\$200,001 to \$300,000	13.8	12.6	- 9.1%
\$300,001 and Above	23.7	20.8	- 12.1%
All Price Ranges	14.1	12.9	- 8.4%

Condos

	9-2010	9-2011	Change
\$100,000 and Below	14.3	9.0	- 37.0%
\$100,001 to \$150,000	15.0	13.3	- 10.9%
\$150,001 to \$200,000	17.9	13.9	- 22.7%
\$200,001 to \$300,000	20.2	18.9	- 6.7%
\$300,001 and Above	31.1	30.0	- 3.5%
All Price Ranges	17.9	14.1	- 21.1%

By Bedroom Count

	9-2010	9-2011	Change
2 Bedrooms or Less	17.0	14.6	- 14.2%
3 Bedrooms	13.4	12.4	- 7.6%
4 Bedrooms or More	15.7	13.8	- 12.3%
All Bedroom Counts	14.8	13.2	- 11.1%

	9-2010	9-2011	Change
2 Bedrooms or Less	15.4	14.9	- 3.4%
3 Bedrooms	12.9	12.3	- 5.3%
4 Bedrooms or More	15.6	13.7	- 12.3%
All Bedroom Counts	14.1	12.9	- 8.4%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2011

What's driving home purchases nowadays? Record low mortgage rates, affordable prices and favorable negotiating leverage collectively go a long way. For the 12-month period spanning November 2010 through October 2011, Pending Sales in the state of South Carolina were down 0.8 percent overall. The price range with the largest gain in sales was the \$100,000 and Below range, where they increased 10.9 percent.

The overall Median Sales Price was down 0.9 percent to \$148,500. The property type with the largest price gain was the Single-Family segment, where prices increased 0.2 percent to \$157,263. The price range that tended to sell the quickest was the \$100,000 and Below range at 137 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 186 days.

Market-wide, inventory levels were down 14.9 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 13.2 percent. That amounts to 12.6 months supply for Single-Family homes and 14.2 months supply for Condos.

Quick Facts

+ 10.9%	+ 5.1%	+ 0.8%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	4 Bedrooms or More	Condos

S U C C E S S T E A M

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

[Click on desired metric to jump to that page.](#)

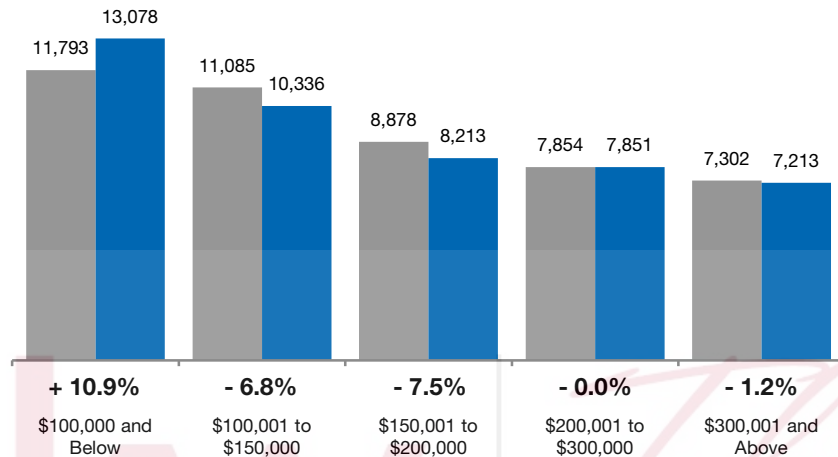
Pending Sales

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



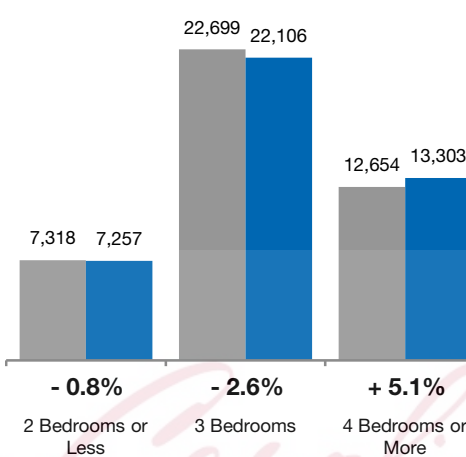
By Price Range

■ 10-2010 ■ 10-2011



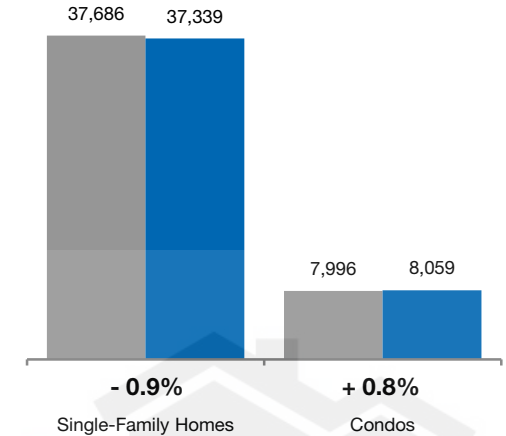
By Bedroom Count

■ 10-2010 ■ 10-2011



By Property Type

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$100,000 and Below	11,793	13,078	+ 10.9%
\$100,001 to \$150,000	11,085	10,336	- 6.8%
\$150,001 to \$200,000	8,878	8,213	- 7.5%
\$200,001 to \$300,000	7,854	7,851	- 0.0%
\$300,001 and Above	7,302	7,213	- 1.2%
All Price Ranges	48,466	48,059	- 0.8%

Single-Family Homes

10-2010	10-2011	Change
7,858	8,677	+ 10.4%
8,256	7,811	- 5.4%
7,304	6,694	- 8.4%
6,583	6,601	+ 0.3%
6,214	6,227	+ 0.2%
37,686	37,339	- 0.9%

Condos

10-2010	10-2011	Change
2,791	3,264	+ 16.9%
2,014	1,843	- 8.5%
1,169	1,109	- 5.1%
1,005	971	- 3.4%
934	833	- 10.8%
7,996	8,059	+ 0.8%

By Bedroom Count

	10-2010	10-2011	Change
2 Bedrooms or Less	7,318	7,257	- 0.8%
3 Bedrooms	22,699	22,106	- 2.6%
4 Bedrooms or More	12,654	13,303	+ 5.1%
All Bedroom Counts	48,466	48,059	- 0.8%

10-2010	10-2011	Change
2,881	2,768	- 3.9%
20,083	19,445	- 3.2%
12,280	12,945	+ 5.4%
37,686	37,339	- 0.9%

10-2010	10-2011	Change
4,437	4,489	+ 1.2%
2,616	2,661	+ 1.7%
374	358	- 4.3%
7,996	8,059	+ 0.8%

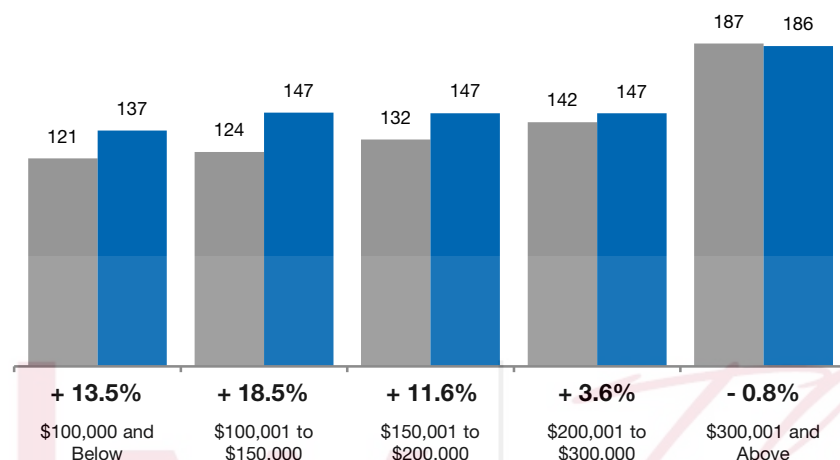
Days on Market Until Sale

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



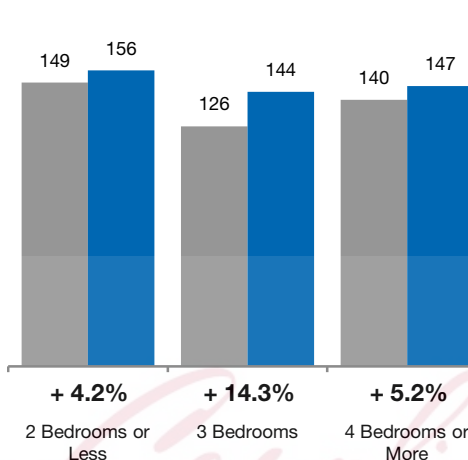
By Price Range

■ 10-2010 ■ 10-2011



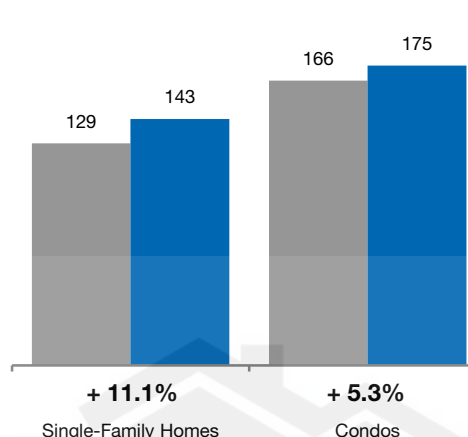
By Bedroom Count

■ 10-2010 ■ 10-2011



By Property Type

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$100,000 and Below	121	137	+ 13.5%
\$100,001 to \$150,000	124	147	+ 18.5%
\$150,001 to \$200,000	132	147	+ 11.6%
\$200,001 to \$300,000	142	147	+ 3.6%
\$300,001 and Above	187	186	- 0.8%
All Price Ranges	136	150	+ 9.8%

Single-Family Homes

	10-2010	10-2011	Change
	114	130	+ 14.1%
	115	141	+ 23.1%
	123	138	+ 12.6%
	133	138	+ 3.2%
	178	180	+ 1.2%
All Single-Family Homes	129	143	+ 11.1%

Condos

	10-2010	10-2011	Change
	139	154	+ 10.5%
	154	166	+ 7.7%
	179	193	+ 7.9%
	189	203	+ 7.6%
	245	229	- 6.5%
All Condos	166	175	+ 5.3%

By Bedroom Count

	10-2010	10-2011	Change
2 Bedrooms or Less	149	156	+ 4.2%
3 Bedrooms	126	144	+ 14.3%
4 Bedrooms or More	140	147	+ 5.2%
All Bedroom Counts	136	150	+ 9.8%

	10-2010	10-2011	Change
	125	134	+ 6.5%
	121	140	+ 15.8%
	139	146	+ 4.7%
All Single-Family Homes	129	143	+ 11.1%
	10-2010	10-2011	Change
	165	169	+ 2.5%
	168	178	+ 5.4%
	175	215	+ 23.1%
All Condos	166	175	+ 5.3%

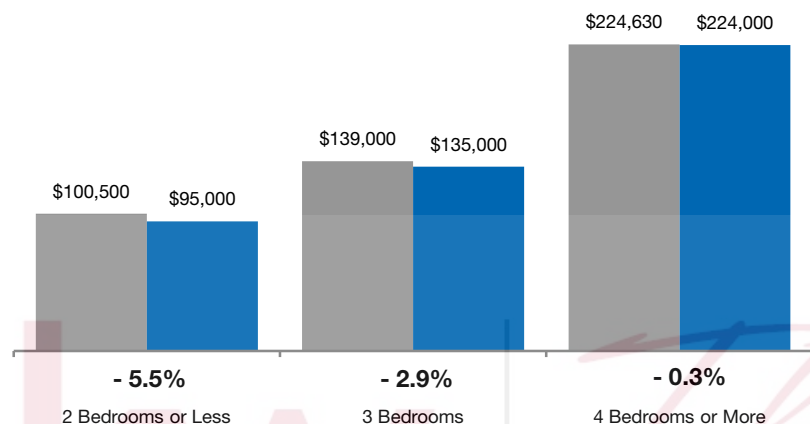
Median Sales Price

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



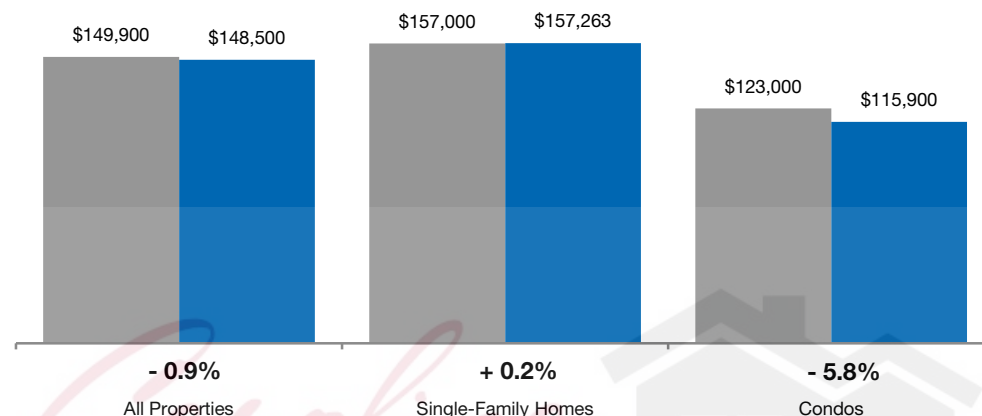
By Bedroom Count

■ 10-2010 ■ 10-2011



By Property Type

■ 10-2010 ■ 10-2011



All Properties

By Bedroom Count	10-2010	10-2011	Change
2 Bedrooms or Less	\$100,500	\$95,000	- 5.5%
3 Bedrooms	\$139,000	\$135,000	- 2.9%
4 Bedrooms or More	\$224,630	\$224,000	- 0.3%
All Bedroom Counts	\$149,900	\$148,500	- 0.9%

Single-Family Homes

10-2010	10-2011	Change
\$89,000	\$88,000	- 1.1%
\$137,000	\$133,000	- 2.9%
\$224,900	\$224,353	- 0.2%
\$157,000	\$157,263	+ 0.2%

Condos

10-2010	10-2011	Change
\$107,950	\$99,000	- 8.3%
\$155,000	\$150,000	- 3.2%
\$209,974	\$208,500	- 0.7%
\$123,000	\$115,900	- 5.8%

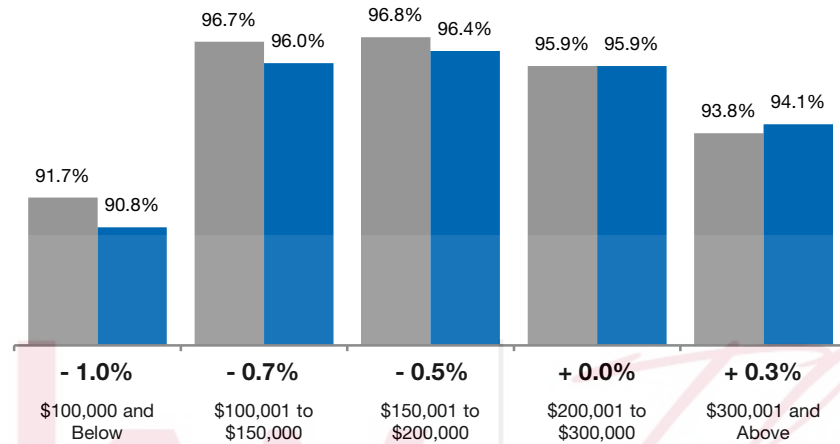
Percent of List Price Received

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.**



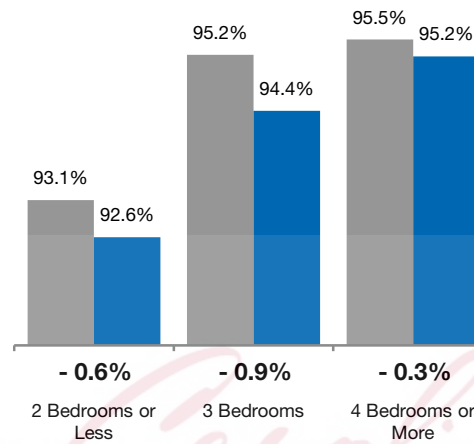
By Price Range

■ 10-2010 ■ 10-2011



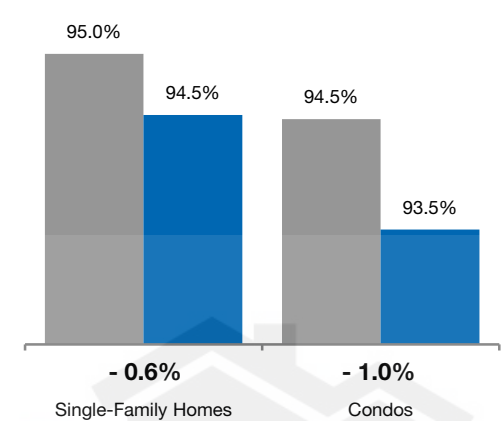
By Bedroom Count

■ 10-2010 ■ 10-2011



By Property Type

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$100,000 and Below	91.7%	90.8%	- 1.0%
\$100,001 to \$150,000	96.7%	96.0%	- 0.7%
\$150,001 to \$200,000	96.8%	96.4%	- 0.5%
\$200,001 to \$300,000	95.9%	95.9%	+ 0.0%
\$300,001 and Above	93.8%	94.1%	+ 0.3%
All Price Ranges	94.9%	94.3%	- 0.7%

Single-Family Homes

	10-2010	10-2011	Change
\$100,000 and Below	91.0%	90.3%	- 0.8%
\$100,001 to \$150,000	97.0%	96.2%	- 0.8%
\$150,001 to \$200,000	97.1%	96.6%	- 0.4%
\$200,001 to \$300,000	96.2%	96.3%	+ 0.1%
\$300,001 and Above	93.9%	94.2%	+ 0.4%
All Price Ranges	95.0%	94.5%	- 0.6%

Condos

	10-2010	10-2011	Change
\$100,000 and Below	94.0%	92.5%	- 1.6%
\$100,001 to \$150,000	95.3%	94.8%	- 0.5%
\$150,001 to \$200,000	95.3%	94.9%	- 0.5%
\$200,001 to \$300,000	94.1%	93.5%	- 0.6%
\$300,001 and Above	93.2%	93.0%	- 0.2%
All Price Ranges	94.5%	93.5%	- 1.0%

By Bedroom Count

	10-2010	10-2011	Change
2 Bedrooms or Less	93.1%	92.6%	- 0.6%
3 Bedrooms	95.2%	94.4%	- 0.9%
4 Bedrooms or More	95.5%	95.2%	- 0.3%
All Bedroom Counts	94.9%	94.3%	- 0.7%

	10-2010	10-2011	Change
2 Bedrooms or Less	91.6%	91.5%	- 0.1%
3 Bedrooms	95.3%	94.5%	- 0.9%
4 Bedrooms or More	95.5%	95.3%	- 0.2%
All Bedroom Counts	95.0%	94.5%	- 0.6%

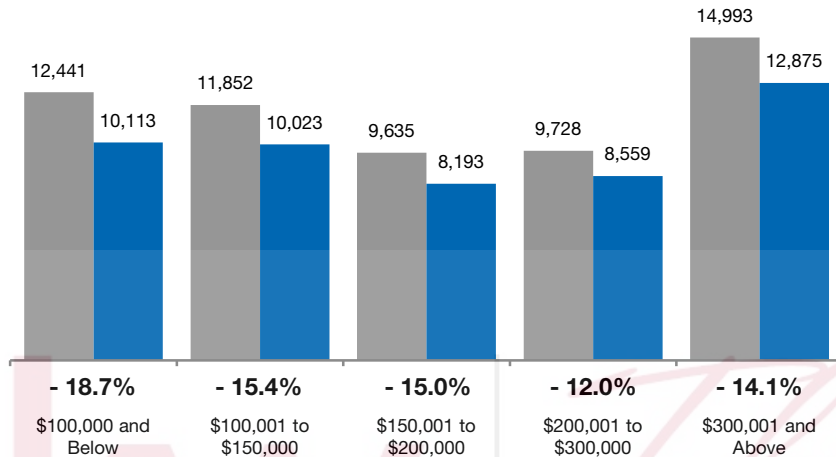
Inventory of Homes for Sale

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



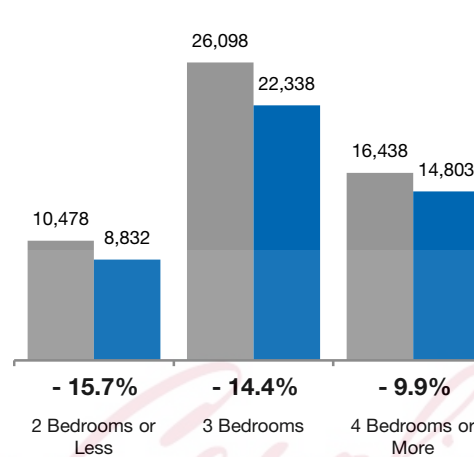
By Price Range

■ 10-2010 ■ 10-2011



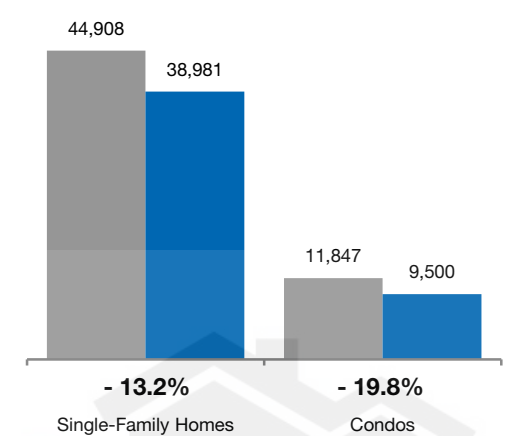
By Bedroom Count

■ 10-2010 ■ 10-2011



By Property Type

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$100,000 and Below	12,441	10,113	- 18.7%
\$100,001 to \$150,000	11,852	10,023	- 15.4%
\$150,001 to \$200,000	9,635	8,193	- 15.0%
\$200,001 to \$300,000	9,728	8,559	- 12.0%
\$300,001 and Above	14,993	12,875	- 14.1%
All Price Ranges	60,535	51,493	- 14.9%

Single-Family Homes

10-2010	10-2011	Change
8,003	6,714	- 16.1%
8,420	7,254	- 13.8%
7,284	6,352	- 12.8%
7,483	6,662	- 11.0%
11,973	10,380	- 13.3%
44,908	38,981	- 13.2%

Condos

10-2010	10-2011	Change
3,186	2,456	- 22.9%
2,583	2,065	- 20.1%
1,734	1,371	- 20.9%
1,741	1,447	- 16.9%
2,462	2,050	- 16.7%
11,847	9,500	- 19.8%

By Bedroom Count

	10-2010	10-2011	Change
2 Bedrooms or Less	10,478	8,832	- 15.7%
3 Bedrooms	26,098	22,338	- 14.4%
4 Bedrooms or More	16,438	14,803	- 9.9%
All Bedroom Counts	60,535	51,493	- 14.9%

10-2010	10-2011	Change
3,779	3,360	- 11.1%
22,324	19,305	- 13.5%
15,798	14,256	- 9.8%
44,908	38,981	- 13.2%

	10-2010	10-2011	Change
	6,699	5,472	- 18.3%
	3,774	3,033	- 19.6%
	640	547	- 14.5%
	11,847	9,500	- 19.8%

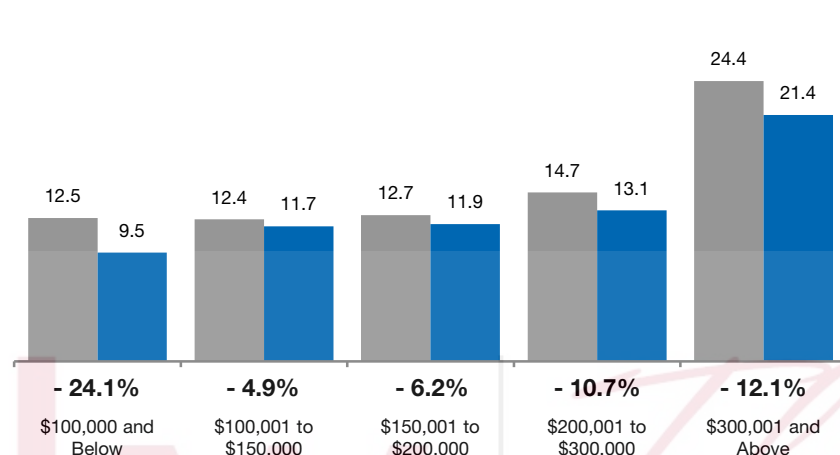
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



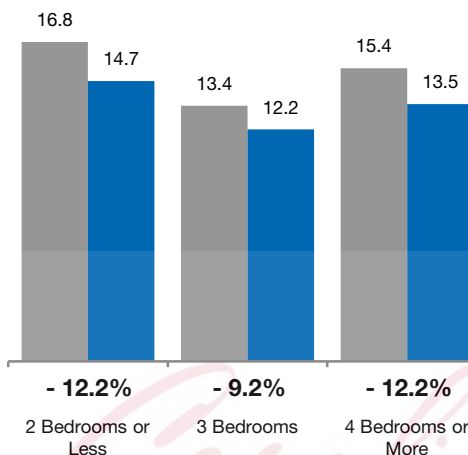
By Price Range

■ 10-2010 ■ 10-2011



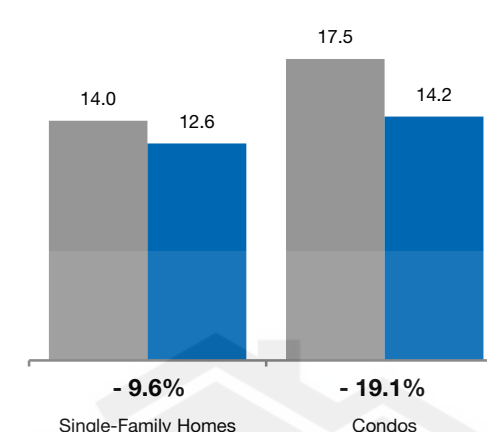
By Bedroom Count

■ 10-2010 ■ 10-2011



By Property Type

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$100,000 and Below	12.5	9.5	- 24.1%
\$100,001 to \$150,000	12.4	11.7	- 4.9%
\$150,001 to \$200,000	12.7	11.9	- 6.2%
\$200,001 to \$300,000	14.7	13.1	- 10.7%
\$300,001 and Above	24.4	21.4	- 12.1%
All Price Ranges	14.7	13.0	- 11.7%

Single-Family Homes

	10-2010	10-2011	Change
\$100,000 and Below	11.9	9.5	- 20.6%
\$100,001 to \$150,000	11.7	11.3	- 3.9%
\$150,001 to \$200,000	11.6	11.4	- 2.4%
\$200,001 to \$300,000	13.5	12.1	- 10.4%
\$300,001 and Above	22.9	20.0	- 12.7%
All Price Ranges	14.0	12.6	- 9.6%

Condos

	10-2010	10-2011	Change
\$100,000 and Below	13.7	9.2	- 33.1%
\$100,001 to \$150,000	14.9	13.4	- 10.0%
\$150,001 to \$200,000	17.7	14.6	- 17.9%
\$200,001 to \$300,000	20.4	18.0	- 11.7%
\$300,001 and Above	30.8	29.2	- 5.3%
All Price Ranges	17.5	14.2	- 19.1%

By Bedroom Count

	10-2010	10-2011	Change
2 Bedrooms or Less	16.8	14.7	- 12.2%
3 Bedrooms	13.4	12.2	- 9.2%
4 Bedrooms or More	15.4	13.5	- 12.2%
All Bedroom Counts	14.7	13.0	- 11.7%

	10-2010	10-2011	Change
2 Bedrooms or Less	15.2	14.9	- 2.2%
3 Bedrooms	13.0	12.0	- 7.5%
4 Bedrooms or More	15.3	13.4	- 12.3%
All Bedroom Counts	14.0	12.6	- 9.6%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2011

With 2012 just around the corner, many local markets have enjoyed strong sales volumes combined with falling inventory levels so far this year. For the 12-month period spanning December 2010 through November 2011, Pending Sales in the state of South Carolina were down 0.3 percent overall. The price range with the largest gain in sales was the \$100,000 and Below range, where they increased 12.1 percent.

The overall Median Sales Price was down 1.3 percent to \$148,000. The property type with the smallest price decline was the Single-Family segment, where prices decreased 0.6 percent to \$157,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 138 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 185 days.

Market-wide, inventory levels were down 15.2 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 14.1 percent. That amounts to 12.2 months supply for Single-Family homes and 14.2 months supply for Condos.

Quick Facts

+ 12.1%	+ 6.1%	- 0.1%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	4 Bedrooms or More	Single-Family Homes

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

[Click on desired metric to jump to that page.](#)

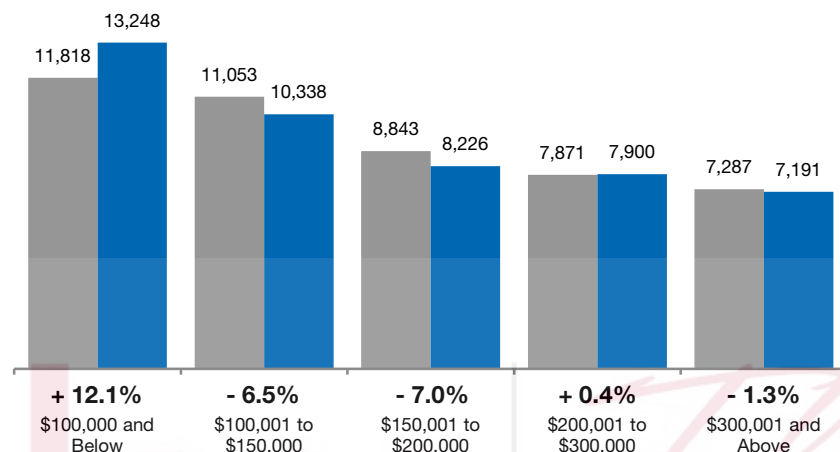
Pending Sales

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



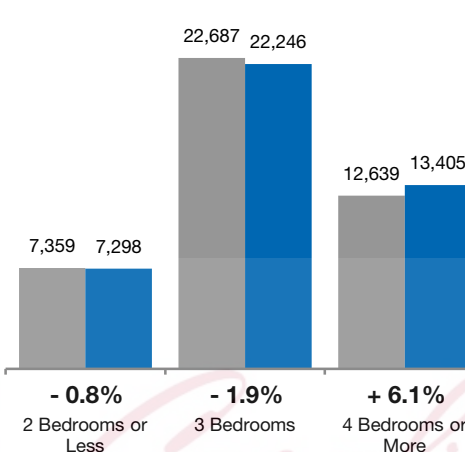
By Price Range

■ 11-2010 ■ 11-2011



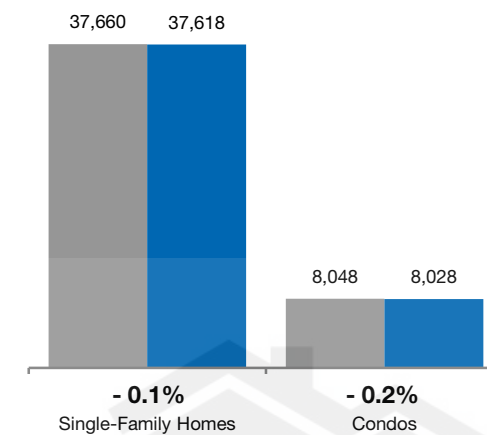
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



All Properties

By Price Range

	11-2010	11-2011	Change
\$100,000 and Below	11,818	13,248	+ 12.1%
\$100,001 to \$150,000	11,053	10,338	- 6.5%
\$150,001 to \$200,000	8,843	8,226	- 7.0%
\$200,001 to \$300,000	7,871	7,900	+ 0.4%
\$300,001 and Above	7,287	7,191	- 1.3%
All Price Ranges	48,408	48,276	- 0.3%

Single-Family Homes

	11-2010	11-2011	Change
2 Bedrooms or Less	7,882	8,824	+ 12.0%
3 Bedrooms	8,242	7,850	- 4.8%
4 Bedrooms or More	7,282	6,730	- 7.6%
	6,601	6,661	+ 0.9%
	6,202	6,217	+ 0.2%
All Single-Family Homes	37,660	37,618	- 0.1%

Condos

	11-2010	11-2011	Change
	2,836	3,294	+ 16.1%
	2,031	1,814	- 10.7%
	1,174	1,099	- 6.4%
	992	963	- 2.9%
	930	821	- 11.7%
All Condos	8,048	8,028	- 0.2%

By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	7,359	7,298	- 0.8%
3 Bedrooms	22,687	22,246	- 1.9%
4 Bedrooms or More	12,639	13,405	+ 6.1%
All Bedroom Counts	48,408	48,276	- 0.3%

	11-2010	11-2011	Change
2 Bedrooms or Less	2,879	2,822	- 2.0%
3 Bedrooms	20,046	19,597	- 2.2%
4 Bedrooms or More	12,274	13,040	+ 6.2%
All Single-Family Homes	37,660	37,618	- 0.1%

	11-2010	11-2011	Change
	4,480	4,476	- 0.1%
	2,641	2,649	+ 0.3%
	365	365	0.0%
All Condos	8,048	8,028	- 0.2%

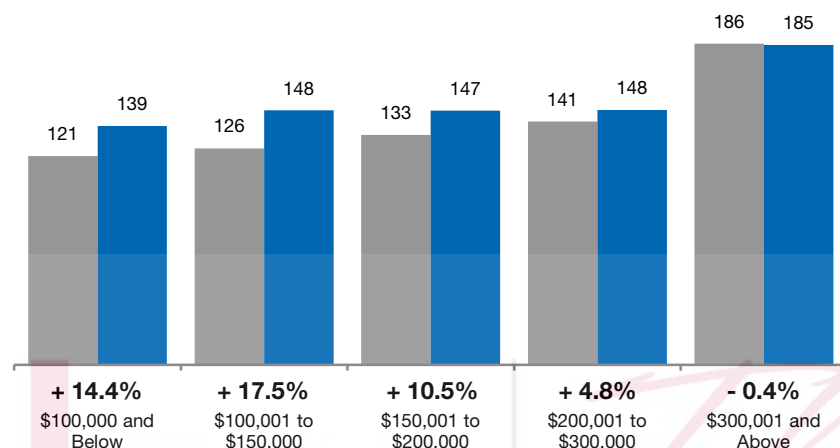
Days on Market Until Sale

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



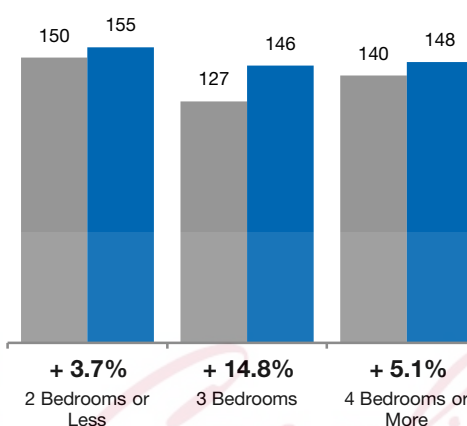
By Price Range

■ 11-2010 ■ 11-2011



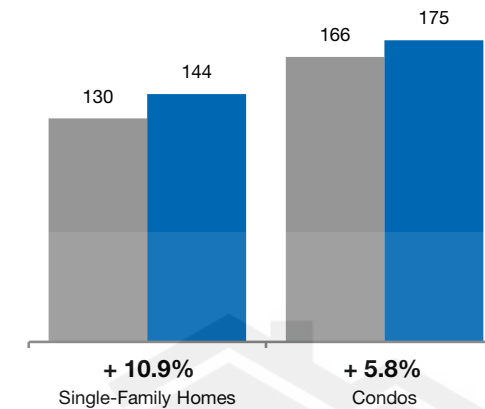
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



All Properties

By Price Range

	11-2010	11-2011	Change
\$100,000 and Below	121	139	+ 14.4%
\$100,001 to \$150,000	126	148	+ 17.5%
\$150,001 to \$200,000	133	147	+ 10.5%
\$200,001 to \$300,000	141	148	+ 4.8%
\$300,001 and Above	186	185	- 0.4%
All Price Ranges	137	150	+ 9.7%

Single-Family Homes

	11-2010	11-2011	Change
	114	132	+ 16.0%
	116	142	+ 22.3%
	125	138	+ 10.9%
	132	139	+ 4.8%
	178	179	+ 0.8%
All Single-Family Homes	130	144	+ 10.9%

Condos

	11-2010	11-2011	Change
	142	153	+ 8.0%
	154	166	+ 7.4%
	178	197	+ 10.3%
	190	206	+ 8.8%
	238	234	- 1.5%
All Condos	166	175	+ 5.8%

By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	150	155	+ 3.7%
3 Bedrooms	127	146	+ 14.8%
4 Bedrooms or More	140	148	+ 5.1%
All Bedroom Counts	137	150	+ 9.7%

	11-2010	11-2011	Change
	127	134	+ 5.3%
	121	141	+ 16.0%
	139	146	+ 4.8%
All Single-Family Homes	130	144	+ 10.9%
	11-2010	11-2011	Change
	164	169	+ 2.5%
	169	181	+ 7.2%
	179	211	+ 17.9%
All Condos	166	175	+ 5.8%

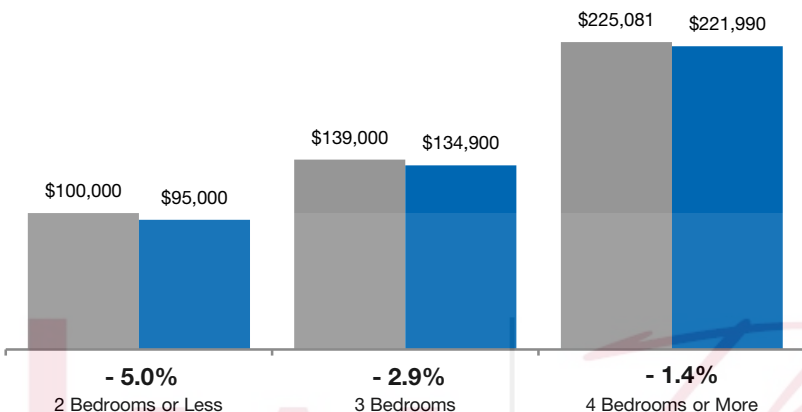
Median Sales Price

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



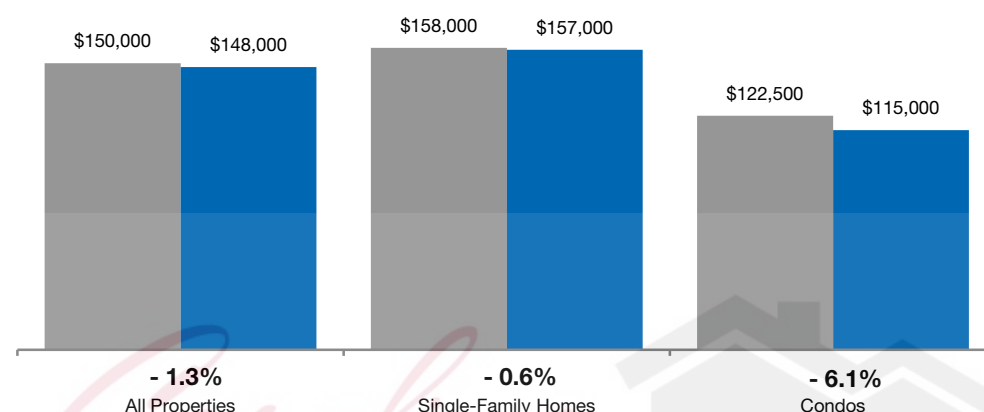
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



All Properties

By Bedroom Count	11-2010	11-2011	Change
2 Bedrooms or Less	\$100,000	\$95,000	- 5.0%
3 Bedrooms	\$139,000	\$134,900	- 2.9%
4 Bedrooms or More	\$225,081	\$221,990	- 1.4%
All Bedroom Counts	\$150,000	\$148,000	- 1.3%

Single-Family Homes

11-2010	11-2011	Change
\$89,000	\$88,500	- 0.6%
\$137,000	\$132,000	- 3.6%
\$225,900	\$222,100	- 1.7%
\$158,000	\$157,000	- 0.6%

Condos

11-2010	11-2011	Change
\$106,825	\$97,698	- 8.5%
\$155,000	\$150,000	- 3.2%
\$212,000	\$204,052	- 3.7%
\$122,500	\$115,000	- 6.1%

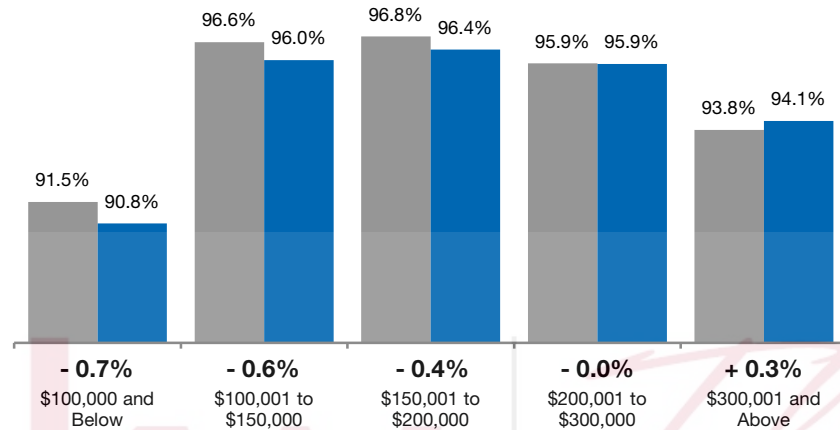
Percent of List Price Received

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.**



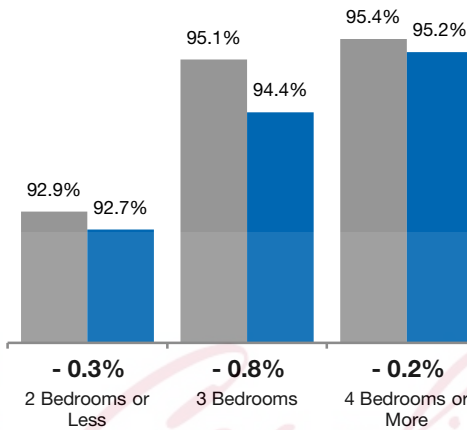
By Price Range

■ 11-2010 ■ 11-2011



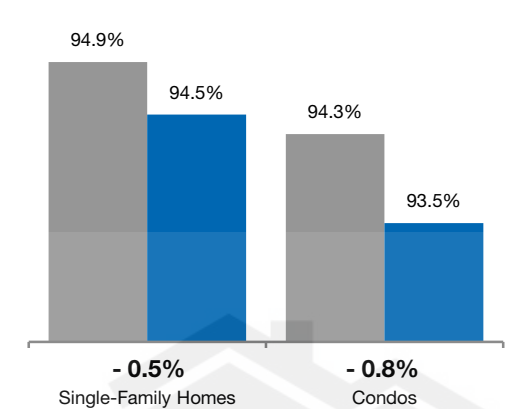
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



All Properties

By Price Range

	11-2010	11-2011	Change
\$100,000 and Below	91.5%	90.8%	- 0.7%
\$100,001 to \$150,000	96.6%	96.0%	- 0.6%
\$150,001 to \$200,000	96.8%	96.4%	- 0.4%
\$200,001 to \$300,000	95.9%	95.9%	- 0.0%
\$300,001 and Above	93.8%	94.1%	+ 0.3%
All Price Ranges	94.8%	94.3%	- 0.5%

Single-Family Homes

	11-2010	11-2011	Change
2 Bedrooms or Less	90.8%	90.3%	- 0.5%
3 Bedrooms	97.0%	96.2%	- 0.8%
4 Bedrooms or More	97.0%	96.6%	- 0.4%
	96.2%	96.2%	+ 0.0%
	93.9%	94.2%	+ 0.4%
All Single-Family Homes	94.9%	94.5%	- 0.5%

Condos

	11-2010	11-2011	Change
\$100,000 and Below	93.8%	92.5%	- 1.4%
\$100,001 to \$150,000	95.0%	95.0%	- 0.0%
\$150,001 to \$200,000	95.3%	94.8%	- 0.5%
\$200,001 to \$300,000	94.0%	93.5%	- 0.5%
\$300,001 and Above	93.2%	92.8%	- 0.5%
All Condos	94.3%	93.5%	- 0.8%

By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	92.9%	92.7%	- 0.3%
3 Bedrooms	95.1%	94.4%	- 0.8%
4 Bedrooms or More	95.4%	95.2%	- 0.2%
All Bedroom Counts	94.8%	94.3%	- 0.5%

	11-2010	11-2011	Change
2 Bedrooms or Less	91.4%	91.7%	+ 0.3%
3 Bedrooms	95.2%	94.4%	- 0.8%
4 Bedrooms or More	95.5%	95.3%	- 0.2%
All Single-Family Homes	94.9%	94.5%	- 0.5%

	11-2010	11-2011	Change
2 Bedrooms or Less	93.9%	93.2%	- 0.7%
3 Bedrooms	94.7%	94.0%	- 0.7%
4 Bedrooms or More	94.9%	94.1%	- 0.9%
All Condos	94.3%	93.5%	- 0.8%

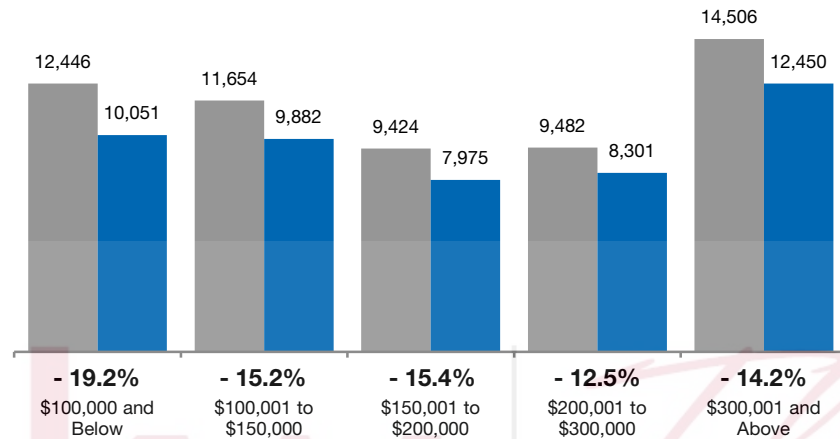
Inventory of Homes for Sale

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



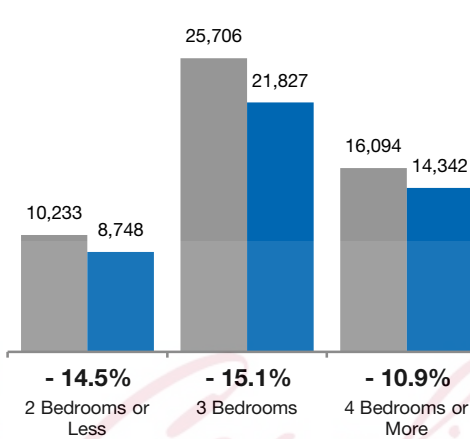
By Price Range

■ 11-2010 ■ 11-2011



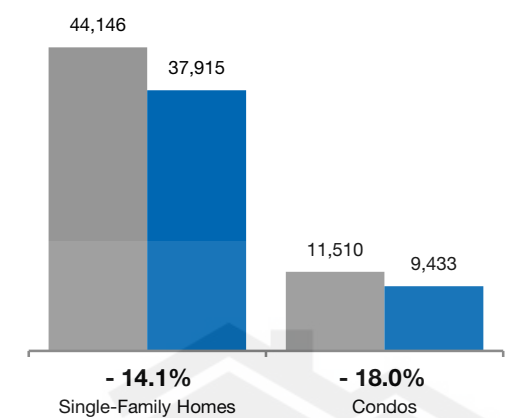
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



All Properties

By Price Range

	11-2010	11-2011	Change
\$100,000 and Below	12,446	10,051	- 19.2%
\$100,001 to \$150,000	11,654	9,882	- 15.2%
\$150,001 to \$200,000	9,424	7,975	- 15.4%
\$200,001 to \$300,000	9,482	8,301	- 12.5%
\$300,001 and Above	14,506	12,450	- 14.2%
All Price Ranges	59,365	50,352	- 15.2%

Single-Family Homes

	11-2010	11-2011	Change
2 Bedrooms or Less	8,011	6,568	- 18.0%
3 Bedrooms	8,330	7,135	- 14.3%
4 Bedrooms or More	7,153	6,159	- 13.9%
	7,301	6,456	- 11.6%
	11,600	10,009	- 13.7%
All Single-Family Homes	44,146	37,915	- 14.1%

Condos

	11-2010	11-2011	Change
	3,161	2,479	- 21.6%
	2,496	2,063	- 17.3%
	1,676	1,356	- 19.1%
	1,703	1,415	- 16.9%
	2,372	2,015	- 15.1%
All Condos	11,510	9,433	- 18.0%

By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	10,233	8,748	- 14.5%
3 Bedrooms	25,706	21,827	- 15.1%
4 Bedrooms or More	16,094	14,342	- 10.9%
All Bedroom Counts	59,365	50,352	- 15.2%

	11-2010	11-2011	Change
2 Bedrooms or Less	3,693	3,285	- 11.0%
3 Bedrooms	22,076	18,863	- 14.6%
4 Bedrooms or More	15,459	13,787	- 10.8%
	635	555	- 12.6%
All Single-Family Homes	44,146	37,915	- 14.1%

	11-2010	11-2011	Change
	6,540	5,463	- 16.5%
	3,630	2,964	- 18.3%
	635	555	- 12.6%
All Condos	11,510	9,433	- 18.0%

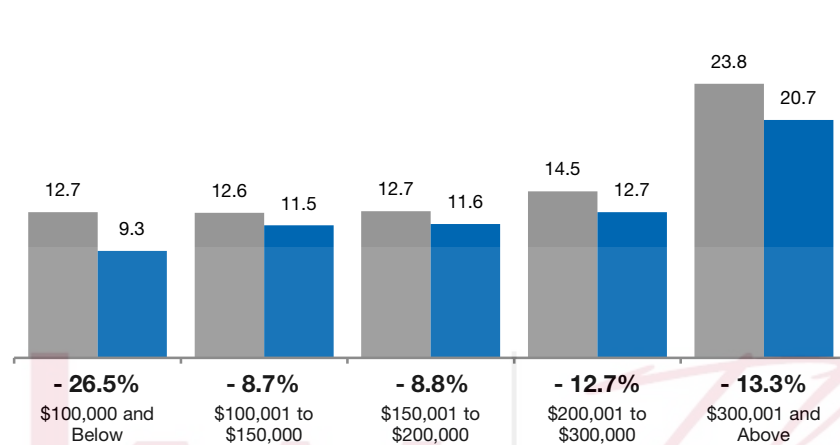
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



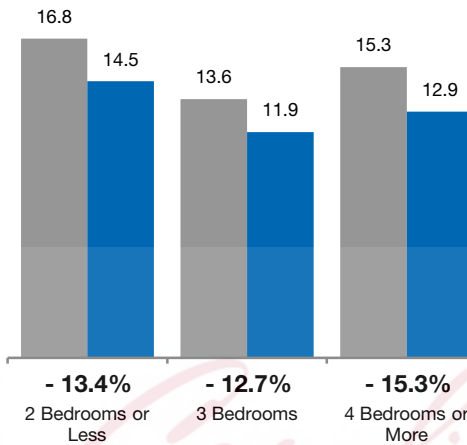
By Price Range

■ 11-2010 ■ 11-2011



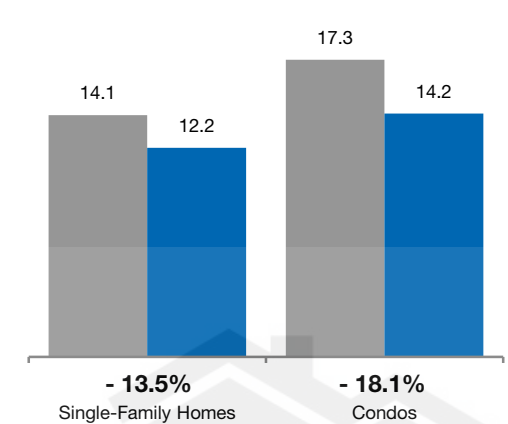
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



All Properties

By Price Range

	11-2010	11-2011	Change
\$100,000 and Below	12.7	9.3	- 26.5%
\$100,001 to \$150,000	12.6	11.5	- 8.7%
\$150,001 to \$200,000	12.7	11.6	- 8.8%
\$200,001 to \$300,000	14.5	12.7	- 12.7%
\$300,001 and Above	23.8	20.7	- 13.3%
All Price Ranges	14.7	12.6	- 14.3%

Single-Family Homes

	11-2010	11-2011	Change
\$100,000 and Below	12.2	9.1	- 25.5%
\$100,001 to \$150,000	12.1	11.0	- 9.5%
\$150,001 to \$200,000	11.8	11.0	- 6.6%
\$200,001 to \$300,000	13.3	11.7	- 12.2%
\$300,001 and Above	22.4	19.2	- 14.1%
All Price Ranges	14.1	12.2	- 13.5%

Condos

	11-2010	11-2011	Change
\$100,000 and Below	13.6	9.2	- 32.1%
\$100,001 to \$150,000	14.9	13.6	- 8.7%
\$150,001 to \$200,000	17.2	14.7	- 14.7%
\$200,001 to \$300,000	20.3	17.5	- 14.1%
\$300,001 and Above	30.5	29.2	- 4.3%
All Price Ranges	17.3	14.2	- 18.1%

By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	16.8	14.5	- 13.4%
3 Bedrooms	13.6	11.9	- 12.7%
4 Bedrooms or More	15.3	12.9	- 15.3%
All Bedroom Counts	14.7	12.6	- 14.3%

	11-2010	11-2011	Change
2 Bedrooms or Less	15.4	14.2	- 7.7%
3 Bedrooms	13.2	11.6	- 11.8%
4 Bedrooms or More	15.1	12.8	- 15.5%
All Bedroom Counts	14.1	12.2	- 13.5%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2011

Now that 2011 is fully in the books, it's important to discern which market segments performed well and which encountered additional challenges. This not only sheds light on consumer behavior, but also provides a preliminary look at what 2012 might have in store. For the 12-month period spanning January 2011 through December 2011, Pending Sales in the state of South Carolina were up 0.4 percent overall. The price range with the largest gain in sales was the \$100,000 and Below range, where they increased 10.7 percent.

The overall Median Sales Price was down 1.0 percent to \$148,500. The property type with the smallest price decline was the Single-Family segment, where prices decreased 0.6 percent to \$157,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 140 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 184 days.

Market-wide, inventory levels were down 15.6 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 14.9 percent. That amounts to 11.5 months supply for Single-Family homes and 13.6 months supply for Condos.

Quick Facts

+ 10.7%	+ 6.5%	+ 0.7%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	4 Bedrooms or More	Single-Family Homes

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

[Click on desired metric to jump to that page.](#)

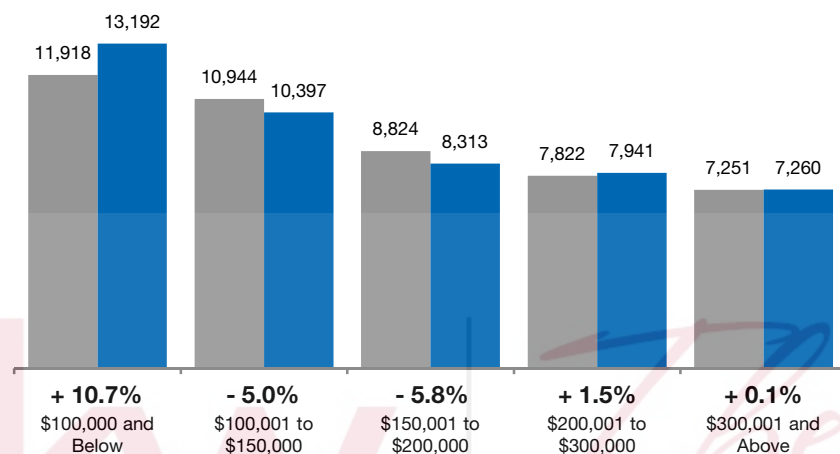
Pending Sales

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



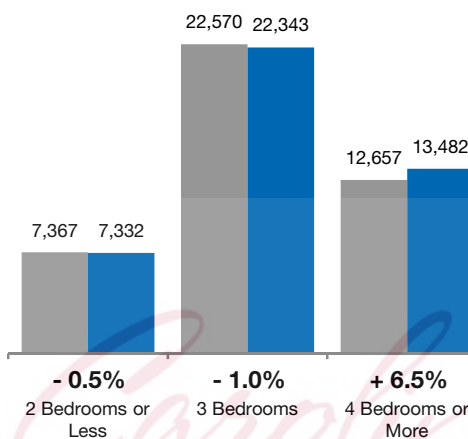
By Price Range

■ 12-2010 ■ 12-2011



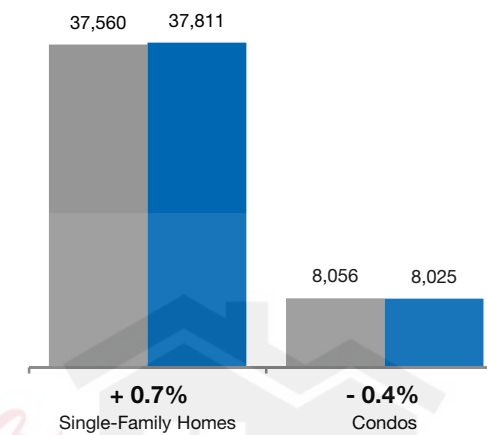
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$100,000 and Below	11,918	13,192	+ 10.7%
\$100,001 to \$150,000	10,944	10,397	- 5.0%
\$150,001 to \$200,000	8,824	8,313	- 5.8%
\$200,001 to \$300,000	7,822	7,941	+ 1.5%
\$300,001 and Above	7,251	7,260	+ 0.1%
All Price Ranges	48,282	48,476	+ 0.4%

Single-Family Homes

	12-2010	12-2011	Change
2 Bedrooms or Less	7,931	8,801	+ 11.0%
3 Bedrooms	8,191	7,913	- 3.4%
4 Bedrooms or More	7,263	6,805	- 6.3%
	6,557	6,691	+ 2.0%
	6,175	6,265	+ 1.5%
All Single-Family Homes	37,560	37,811	+ 0.7%

Condos

	12-2010	12-2011	Change
1 Bedroom	2,889	3,268	+ 13.1%
2 Bedrooms	2,003	1,817	- 9.3%
3 Bedrooms	1,173	1,101	- 6.1%
4 Bedrooms or More	986	966	- 2.0%
	925	836	- 9.6%
All Condos	8,056	8,025	- 0.4%

By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	7,367	7,332	- 0.5%
3 Bedrooms	22,570	22,343	- 1.0%
4 Bedrooms or More	12,657	13,482	+ 6.5%
All Bedroom Counts	48,282	48,476	+ 0.4%

	12-2010	12-2011	Change
2 Bedrooms or Less	2,879	2,840	- 1.4%
3 Bedrooms	19,942	19,695	- 1.2%
4 Bedrooms or More	12,295	13,120	+ 6.7%
All Single-Family Homes	37,560	37,811	+ 0.7%

	12-2010	12-2011	Change
1 Bedroom	4,488	4,492	+ 0.1%
2 Bedrooms	2,628	2,648	+ 0.8%
3 Bedrooms	362	362	0.0%
All Condos	8,056	8,025	- 0.4%

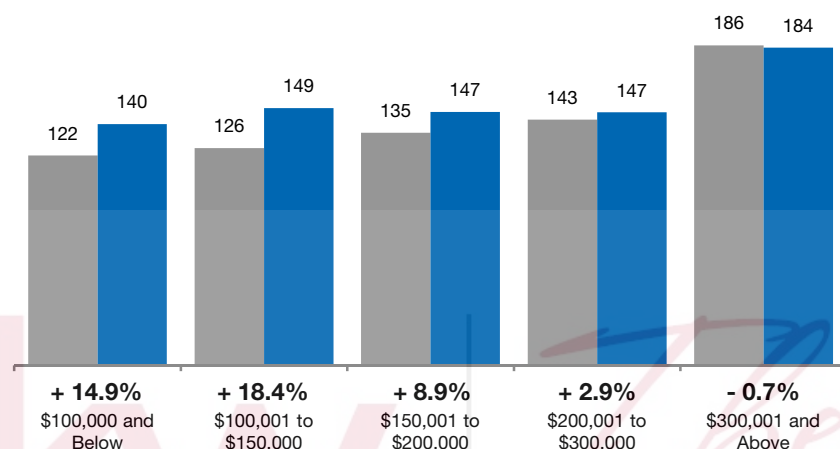
Days on Market Until Sale

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



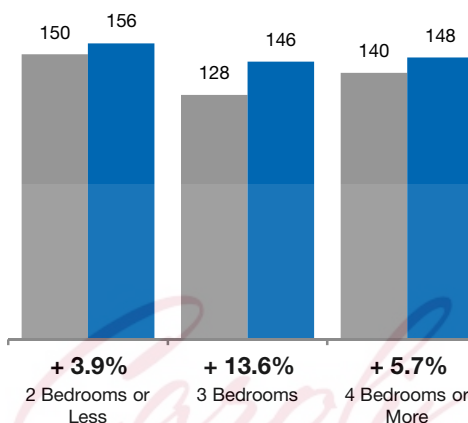
By Price Range

■ 12-2010 ■ 12-2011



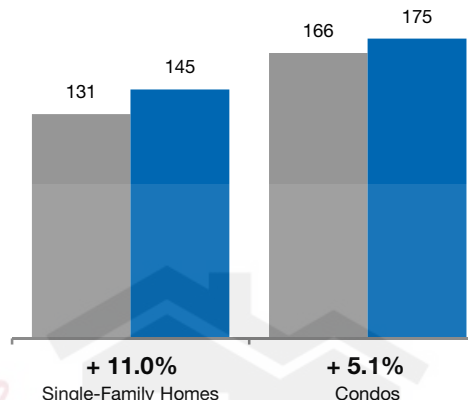
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$100,000 and Below	122	140	+ 14.9%
\$100,001 to \$150,000	126	149	+ 18.4%
\$150,001 to \$200,000	135	147	+ 8.9%
\$200,001 to \$300,000	143	147	+ 2.9%
\$300,001 and Above	186	184	- 0.7%
All Price Ranges	138	151	+ 9.5%

Single-Family Homes

	12-2010	12-2011	Change
	115	134	+ 17.1%
	117	144	+ 22.7%
	127	138	+ 9.2%
	133	138	+ 3.9%
	177	179	+ 1.0%
All Single-Family Homes	131	145	+ 11.0%

Condos

	12-2010	12-2011	Change
	142	153	+ 7.6%
	153	168	+ 9.7%
	178	195	+ 9.6%
	196	203	+ 3.5%
	238	229	- 3.6%
All Condos	166	175	+ 5.1%

By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	150	156	+ 3.9%
3 Bedrooms	128	146	+ 13.6%
4 Bedrooms or More	140	148	+ 5.7%
All Bedroom Counts	138	151	+ 9.5%

	12-2010	12-2011	Change
	128	137	+ 6.3%
	123	142	+ 15.3%
	139	146	+ 5.3%
All Single-Family Homes	131	145	+ 11.0%
	12-2010	12-2011	Change
	164	168	+ 2.6%
	172	180	+ 4.7%
	178	211	+ 18.9%
All Condos	166	175	+ 5.1%

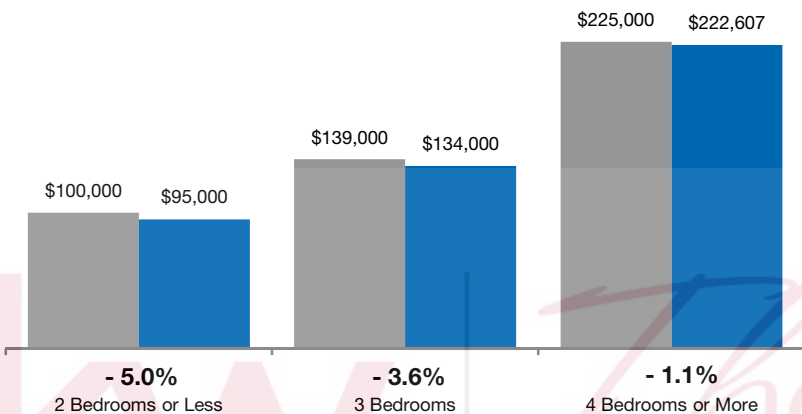
Median Sales Price

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



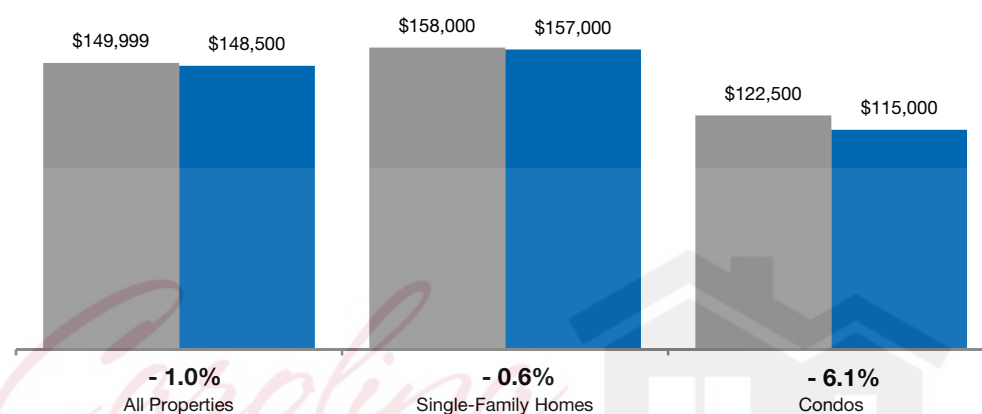
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Bedroom Count	12-2010	12-2011	Change
2 Bedrooms or Less	\$100,000	\$95,000	- 5.0%
3 Bedrooms	\$139,000	\$134,000	- 3.6%
4 Bedrooms or More	\$225,000	\$222,607	- 1.1%
All Bedroom Counts	\$149,999	\$148,500	- 1.0%

Single-Family Homes

12-2010	12-2011	Change
\$89,000	\$89,500	+ 0.6%
\$137,000	\$132,000	- 3.6%
\$225,000	\$223,000	- 0.9%
\$158,000	\$157,000	- 0.6%

Condos

12-2010	12-2011	Change
\$106,500	\$97,000	- 8.9%
\$154,000	\$150,000	- 2.6%
\$209,974	\$210,000	+ 0.0%
\$122,500	\$115,000	- 6.1%

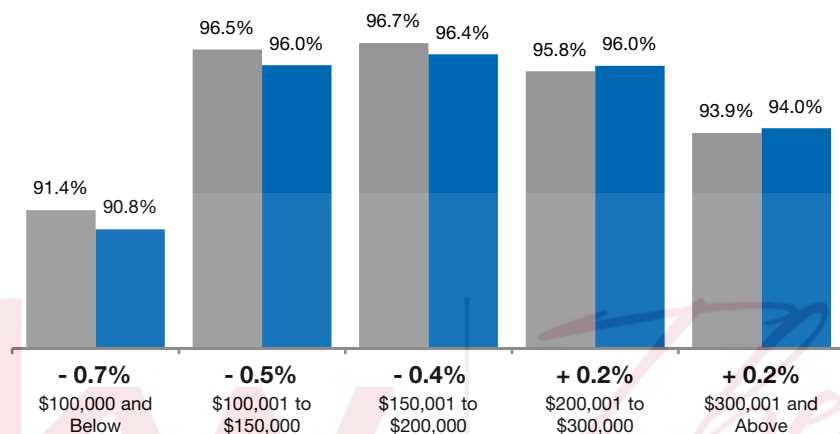
Percent of List Price Received

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.**



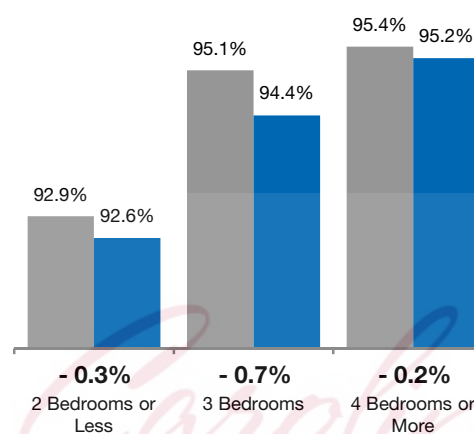
By Price Range

■ 12-2010 ■ 12-2011



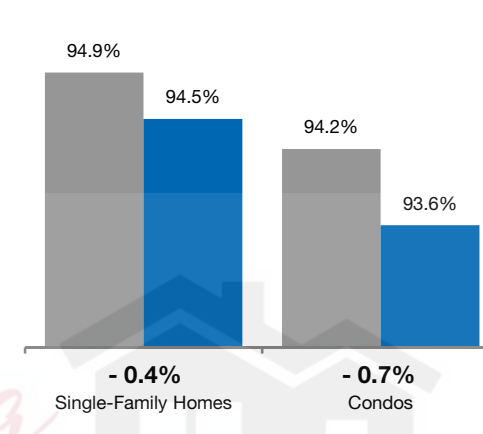
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$100,000 and Below	91.4%	90.8%	- 0.7%
\$100,001 to \$150,000	96.5%	96.0%	- 0.5%
\$150,001 to \$200,000	96.7%	96.4%	- 0.4%
\$200,001 to \$300,000	95.8%	96.0%	+ 0.2%
\$300,001 and Above	93.9%	94.0%	+ 0.2%
All Price Ranges	94.7%	94.3%	- 0.5%

Single-Family Homes

	12-2010	12-2011	Change
\$100,000 and Below	90.6%	90.3%	- 0.4%
\$100,001 to \$150,000	96.9%	96.2%	- 0.7%
\$150,001 to \$200,000	97.0%	96.6%	- 0.4%
\$200,001 to \$300,000	96.2%	96.4%	+ 0.2%
\$300,001 and Above	94.0%	94.2%	+ 0.2%
All Price Ranges	94.9%	94.5%	- 0.4%

Condos

	12-2010	12-2011	Change
\$100,000 and Below	93.8%	92.6%	- 1.3%
\$100,001 to \$150,000	95.0%	95.0%	+ 0.1%
\$150,001 to \$200,000	95.3%	94.7%	- 0.5%
\$200,001 to \$300,000	93.7%	93.7%	- 0.1%
\$300,001 and Above	93.2%	92.7%	- 0.5%
All Price Ranges	94.2%	93.6%	- 0.7%

By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	92.9%	92.6%	- 0.3%
3 Bedrooms	95.1%	94.4%	- 0.7%
4 Bedrooms or More	95.4%	95.2%	- 0.2%
All Bedroom Counts	94.7%	94.3%	- 0.5%

	12-2010	12-2011	Change
2 Bedrooms or Less	91.4%	91.6%	+ 0.2%
3 Bedrooms	95.1%	94.4%	- 0.7%
4 Bedrooms or More	95.4%	95.3%	- 0.2%
All Bedroom Counts	94.9%	94.5%	- 0.4%

	12-2010	12-2011	Change
2 Bedrooms or Less	93.9%	93.2%	- 0.7%
3 Bedrooms	94.5%	94.1%	- 0.4%
4 Bedrooms or More	94.7%	94.0%	- 0.8%
All Bedroom Counts	94.2%	93.6%	- 0.7%

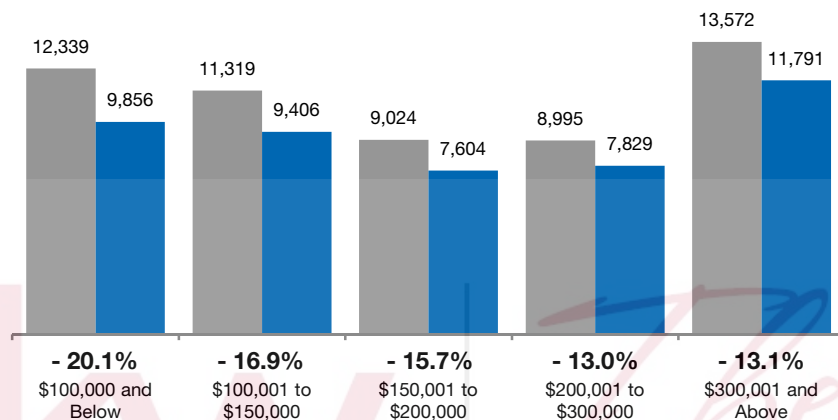
Inventory of Homes for Sale

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



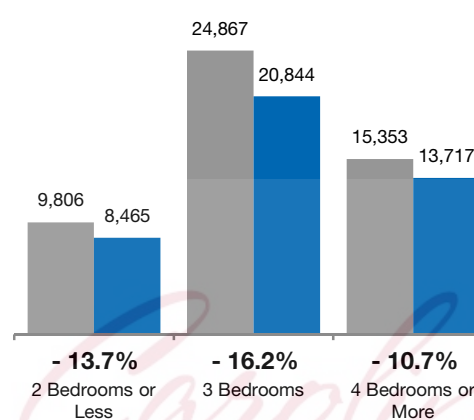
By Price Range

■ 12-2010 ■ 12-2011



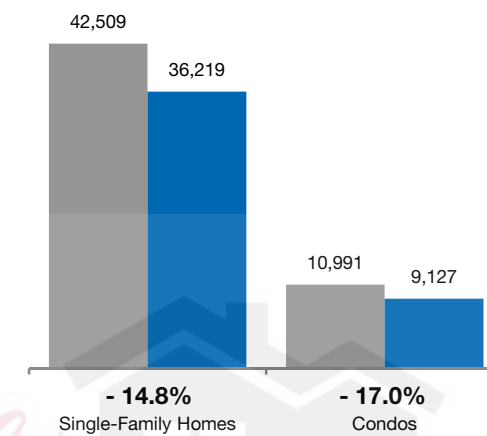
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$100,000 and Below	12,339	9,856	- 20.1%
\$100,001 to \$150,000	11,319	9,406	- 16.9%
\$150,001 to \$200,000	9,024	7,604	- 15.7%
\$200,001 to \$300,000	8,995	7,829	- 13.0%
\$300,001 and Above	13,572	11,791	- 13.1%
All Price Ranges	57,073	48,158	- 15.6%

Single-Family Homes

	12-2010	12-2011	Change
2 Bedrooms or Less	8,045	6,458	- 19.7%
3 Bedrooms	8,116	6,782	- 16.4%
4 Bedrooms or More	6,864	5,867	- 14.5%
	6,919	6,086	- 12.0%
	10,843	9,460	- 12.8%
All Single-Family Homes	42,509	36,219	- 14.8%

Condos

	12-2010	12-2011	Change
1 Bedroom	3,055	2,456	- 19.6%
2 Bedrooms	2,391	1,986	- 16.9%
3 Bedrooms	1,585	1,298	- 18.1%
4 Bedrooms or More	1,634	1,353	- 17.2%
	2,224	1,928	- 13.3%
All Condos	10,991	9,127	- 17.0%

By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	9,806	8,465	- 13.7%
3 Bedrooms	24,867	20,844	- 16.2%
4 Bedrooms or More	15,353	13,717	- 10.7%
All Bedroom Counts	57,073	48,158	- 15.6%

	12-2010	12-2011	Change
2 Bedrooms or Less	3,558	3,157	- 11.3%
3 Bedrooms	21,400	18,009	- 15.8%
4 Bedrooms or More	14,745	13,179	- 10.6%
	608	538	- 11.5%
All Single-Family Homes	42,509	36,219	- 14.8%

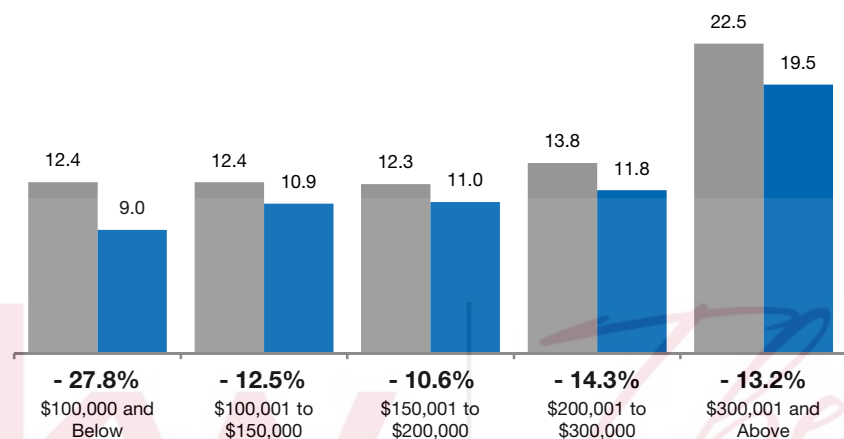
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



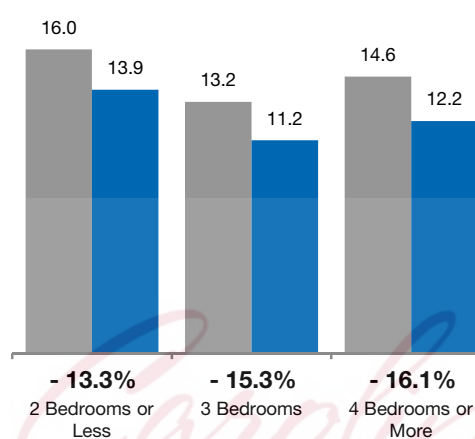
By Price Range

■ 12-2010 ■ 12-2011



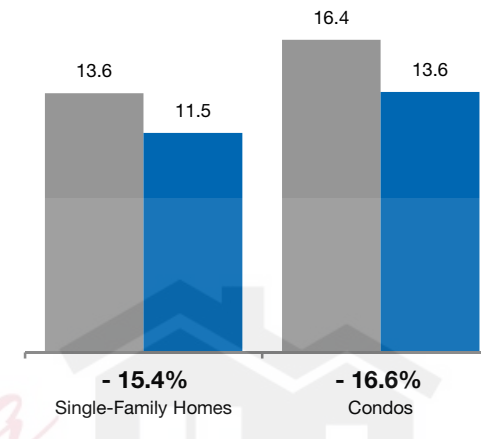
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$100,000 and Below	12.4	9.0	- 27.8%
\$100,001 to \$150,000	12.4	10.9	- 12.5%
\$150,001 to \$200,000	12.3	11.0	- 10.6%
\$200,001 to \$300,000	13.8	11.8	- 14.3%
\$300,001 and Above	22.5	19.5	- 13.2%
All Price Ranges	14.2	11.9	- 16.0%

Single-Family Homes

	12-2010	12-2011	Change
\$100,000 and Below	12.2	8.8	- 27.7%
\$100,001 to \$150,000	11.9	10.3	- 13.5%
\$150,001 to \$200,000	11.3	10.3	- 8.8%
\$200,001 to \$300,000	12.7	10.9	- 13.8%
\$300,001 and Above	21.1	18.1	- 14.0%
All Price Ranges	13.6	11.5	- 15.4%

Condos

	12-2010	12-2011	Change
\$100,000 and Below	12.7	9.0	- 28.9%
\$100,001 to \$150,000	14.3	13.1	- 8.4%
\$150,001 to \$200,000	16.2	14.1	- 12.8%
\$200,001 to \$300,000	19.9	16.8	- 15.5%
\$300,001 and Above	28.9	27.7	- 4.1%
All Price Ranges	16.4	13.6	- 16.6%

By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	16.0	13.9	- 13.3%
3 Bedrooms	13.2	11.2	- 15.3%
4 Bedrooms or More	14.6	12.2	- 16.1%
All Bedroom Counts	14.2	11.9	- 16.0%

	12-2010	12-2011	Change
2 Bedrooms or Less	14.8	13.3	- 10.1%
3 Bedrooms	12.9	11.0	- 14.8%
4 Bedrooms or More	14.4	12.1	- 16.2%
All Bedroom Counts	13.6	11.5	- 15.4%