

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



January 2012

Whenever someone asks, "So, how's the market?" The most logical answer just might be "That depends on which segment, the data source, whether you're a buyer or seller and for what time period." For the 12-month period spanning February 2011 through January 2012, Closed Sales in the Greater Greenville region were down 1.0 percent overall. The price range with the largest gain in sales was the \$75,001 to \$100,000 range, where they increased 1.9 percent.

The overall Median Sales Price remained flat at \$140,000. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 1.7 percent to \$120,000. The price range that tended to sell the quickest was the \$75,000 and Below range at 104 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 124 days.

Market-wide, inventory levels were down 14.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 14.4 percent. That amounts to 10.6 months supply for Single-Family homes and 13.9 months supply for Condos.

Quick Facts

+ 1.9%

Price Range With the
Strongest Sales:
\$75,001 to \$100,000

+ 5.2%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

- 0.1%

Property Type With
Strongest Sales:
Single-Family Homes

Closed 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.

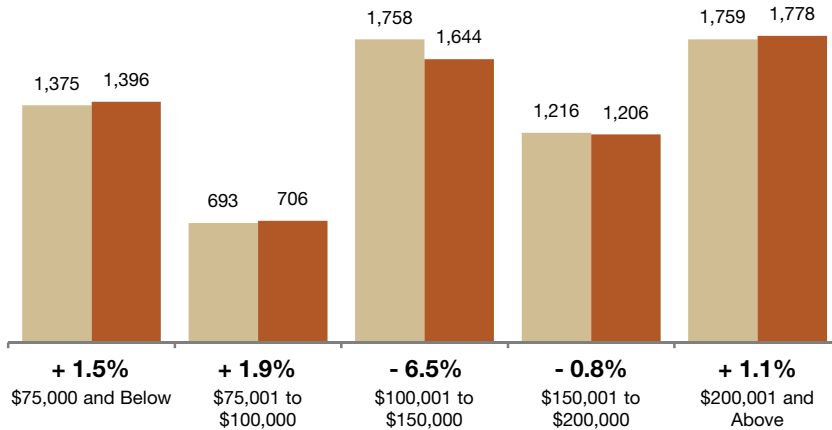
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



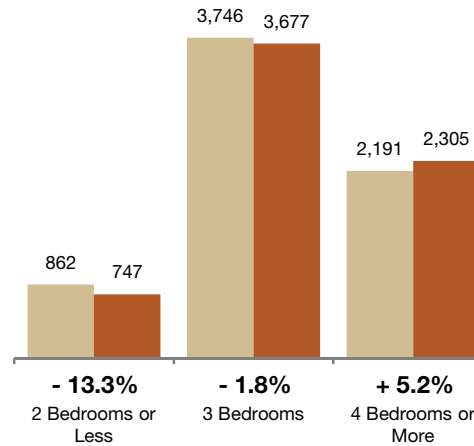
By Price Range

■ 1-2011 ■ 1-2012



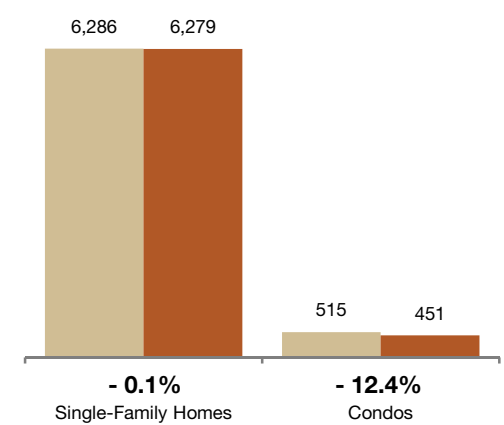
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

	1-2011	1-2012	Change
\$75,000 and Below	1,375	1,396	+ 1.5%
\$75,001 to \$100,000	693	706	+ 1.9%
\$100,001 to \$150,000	1,758	1,644	- 6.5%
\$150,001 to \$200,000	1,216	1,206	- 0.8%
\$200,001 and Above	1,759	1,778	+ 1.1%
All Price Ranges	6,801	6,730	- 1.0%

Single-Family Homes

	1-2011	1-2012	Change
\$75,000 and Below	1,281	1,305	+ 1.9%
\$75,001 to \$100,000	604	613	+ 1.5%
\$100,001 to \$150,000	1,591	1,527	- 4.0%
\$150,001 to \$200,000	1,144	1,143	- 0.1%
\$200,001 and Above	1,666	1,691	+ 1.5%
All Price Ranges	6,286	6,279	- 0.1%

Condos

	1-2011	1-2012	Change
\$75,000 and Below	94	91	- 3.2%
\$75,001 to \$100,000	89	93	+ 4.5%
\$100,001 to \$150,000	167	117	- 29.9%
\$150,001 to \$200,000	72	63	- 12.5%
\$200,001 and Above	93	87	- 6.5%
All Price Ranges	515	451	- 12.4%

By Bedroom Count

	1-2011	1-2012	Change
2 Bedrooms or Less	862	747	- 13.3%
3 Bedrooms	3,746	3,677	- 1.8%
4 Bedrooms or More	2,191	2,305	+ 5.2%
All Bedroom Counts	6,801	6,730	- 1.0%

	1-2011	1-2012	Change
2 Bedrooms or Less	592	516	- 12.8%
3 Bedrooms	3,516	3,475	- 1.2%
4 Bedrooms or More	2,176	2,287	+ 5.1%
All Bedroom Counts	6,286	6,279	- 0.1%

	1-2011	1-2012	Change
2 Bedrooms or Less	270	231	- 14.4%
3 Bedrooms	230	202	- 12.2%
4 Bedrooms or More	15	18	+ 20.0%
All Bedroom Counts	515	451	- 12.4%

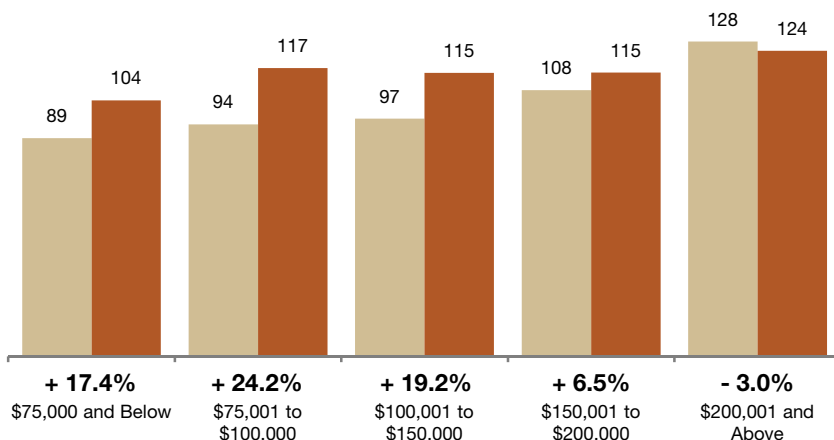
Days on Market Until Sale

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



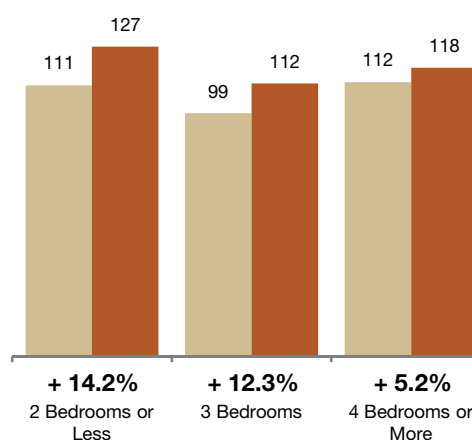
By Price Range

■ 1-2011 ■ 1-2012



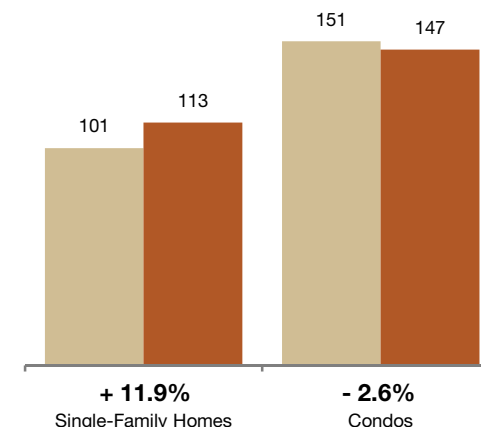
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

	1-2011	1-2012	Change
\$75,000 and Below	89	104	+ 17.4%
\$75,001 to \$100,000	94	117	+ 24.2%
\$100,001 to \$150,000	97	115	+ 19.2%
\$150,001 to \$200,000	108	115	+ 6.5%
\$200,001 and Above	128	124	- 3.0%
All Price Ranges	105	115	+ 10.0%

Single-Family Homes

1-2011	1-2012	Change	1-2011	1-2012	Change
87	101	+ 16.8%	112	140	+ 25.2%
90	114	+ 26.5%	123	138	+ 12.2%
93	113	+ 21.4%	129	142	+ 9.8%
103	113	+ 9.9%	187	148	- 21.0%
122	122	- 0.5%	228	170	- 25.4%
101	113	+ 11.9%	151	147	- 2.6%

Condos

1-2011	1-2012	Change
112	140	+ 25.2%
123	138	+ 12.2%
129	142	+ 9.8%
187	148	- 21.0%
228	170	- 25.4%
151	147	- 2.6%

By Bedroom Count

	1-2011	1-2012	Change
2 Bedrooms or Less	111	127	+ 14.2%
3 Bedrooms	99	112	+ 12.3%
4 Bedrooms or More	112	118	+ 5.2%
All Bedroom Counts	105	115	+ 10.0%

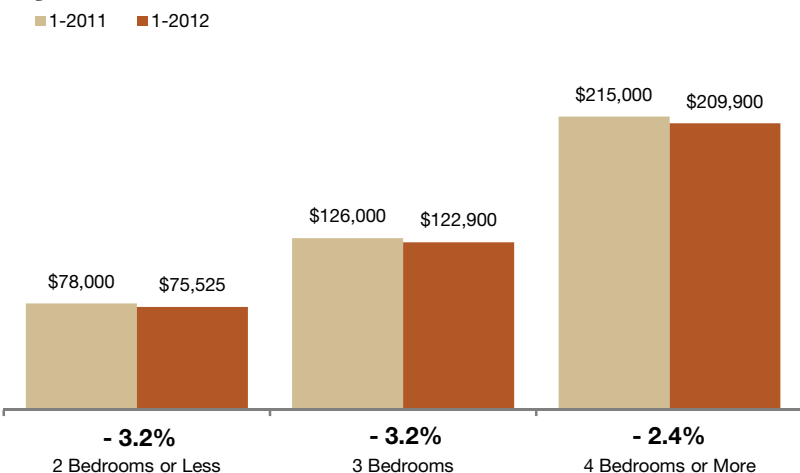
1-2011	1-2012	Change	1-2011	1-2012	Change
87	110	+ 25.6%	162	164	+ 1.2%
97	111	+ 14.5%	142	128	- 9.4%
112	118	+ 4.9%	83	132	+ 58.9%
101	113	+ 11.9%	151	147	- 2.6%

Median Sales Price

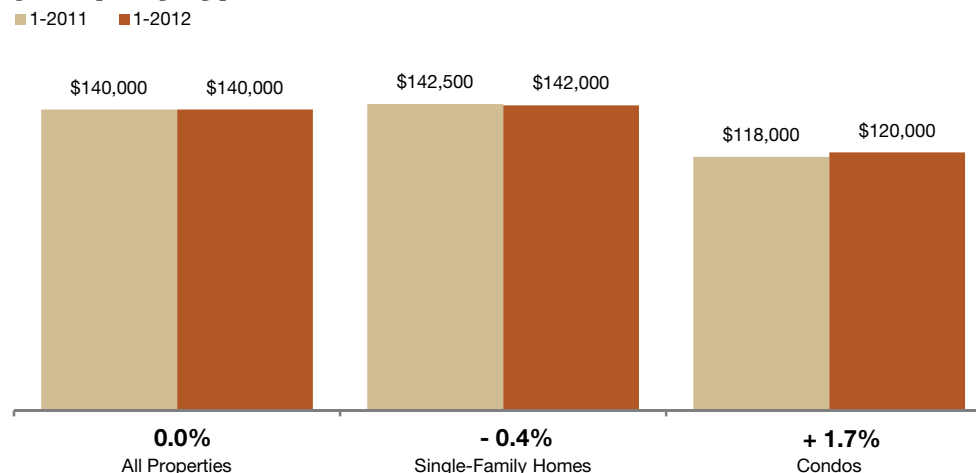
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties				Single-Family Homes			Condos		
By Bedroom Count	1-2011	1-2012	Change	1-2011	1-2012	Change	1-2011	1-2012	Change
2 Bedrooms or Less	\$78,000	\$75,525	- 3.2%	\$60,000	\$59,000	- 1.7%	\$108,699	\$99,000	- 8.9%
3 Bedrooms	\$126,000	\$122,900	- 2.5%	\$126,000	\$122,199	- 3.0%	\$129,750	\$124,950	- 3.7%
4 Bedrooms or More	\$215,000	\$209,900	- 2.4%	\$215,750	\$210,000	- 2.7%	\$119,500	\$154,376	+ 29.2%
All Bedroom Counts	\$140,000	\$140,000	0.0%	\$142,500	\$142,000	- 0.4%	\$118,000	\$120,000	+ 1.7%

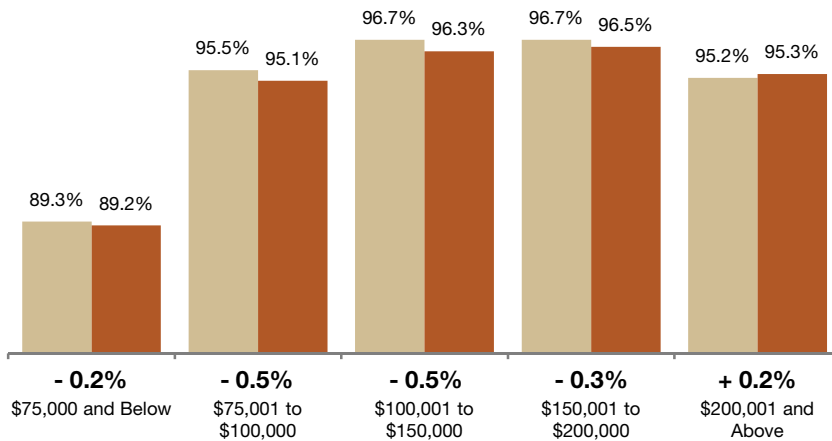
Percent of List Price Received

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.**



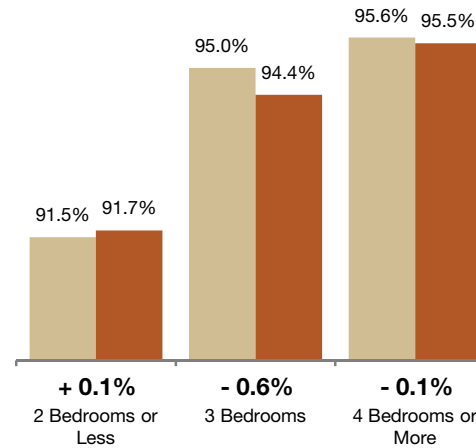
By Price Range

■ 1-2011 ■ 1-2012



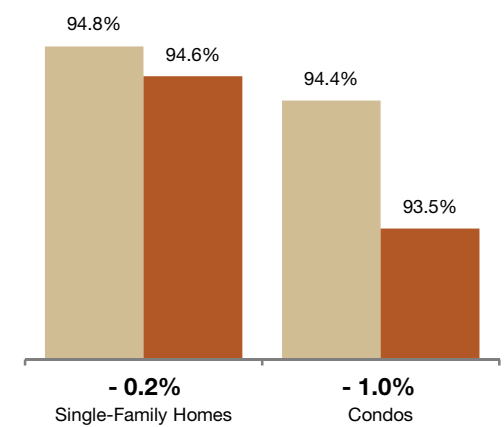
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

	1-2011	1-2012	Change
\$75,000 and Below	89.3%	89.2%	- 0.2%
\$75,001 to \$100,000	95.5%	95.1%	- 0.5%
\$100,001 to \$150,000	96.7%	96.3%	- 0.5%
\$150,001 to \$200,000	96.7%	96.5%	- 0.3%
\$200,001 and Above	95.2%	95.3%	+ 0.2%
All Price Ranges	94.7%	94.5%	- 0.3%

Single-Family Homes

	1-2011	1-2012	Change
\$75,000 and Below	89.1%	89.3%	+ 0.2%
\$75,001 to \$100,000	95.5%	95.2%	- 0.3%
\$100,001 to \$150,000	96.9%	96.3%	- 0.7%
\$150,001 to \$200,000	96.8%	96.6%	- 0.2%
\$200,001 and Above	95.3%	95.4%	+ 0.1%
All Price Ranges	94.8%	94.6%	- 0.2%

Condos

	1-2011	1-2012	Change
\$75,000 and Below	92.6%	88.1%	- 4.8%
\$75,001 to \$100,000	95.7%	94.2%	- 1.6%
\$100,001 to \$150,000	95.2%	96.4%	+ 1.4%
\$150,001 to \$200,000	95.6%	94.2%	- 1.5%
\$200,001 and Above	92.6%	93.6%	+ 1.0%
All Price Ranges	94.4%	93.5%	- 1.0%

By Bedroom Count

	1-2011	1-2012	Change
2 Bedrooms or Less	91.5%	91.7%	+ 0.1%
3 Bedrooms	95.0%	94.4%	- 0.6%
4 Bedrooms or More	95.6%	95.5%	- 0.1%
All Bedroom Counts	94.7%	94.5%	- 0.3%

	1-2011	1-2012	Change
2 Bedrooms or Less	90.3%	91.3%	+ 1.2%
3 Bedrooms	95.0%	94.4%	- 0.6%
4 Bedrooms or More	95.6%	95.5%	- 0.1%
All Bedroom Counts	94.8%	94.6%	- 0.2%

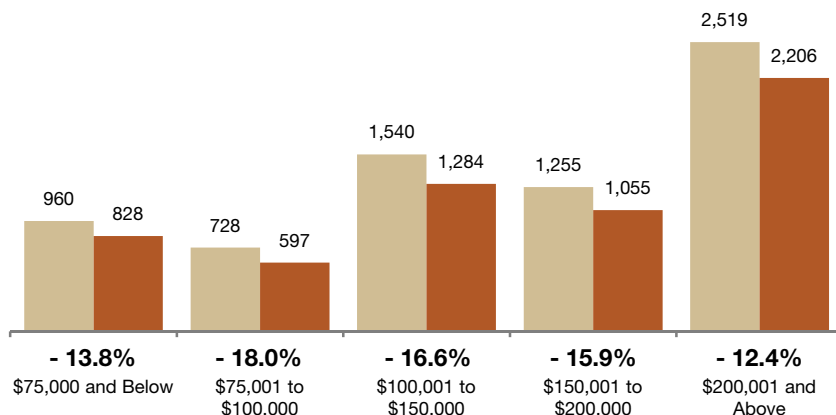
Inventory of Homes for Sale

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



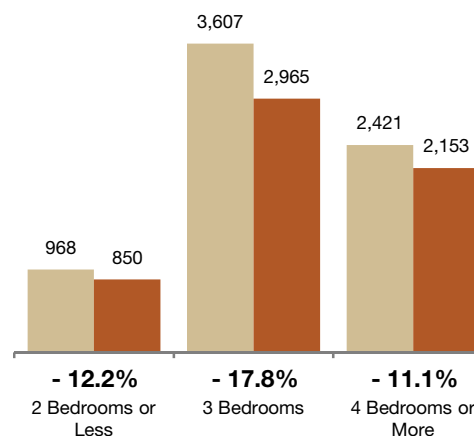
By Price Range

■ 1-2011 ■ 1-2012



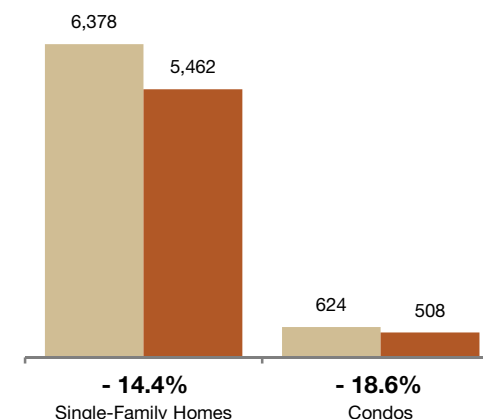
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

	1-2011	1-2012	Change
\$75,000 and Below	960	828	- 13.8%
\$75,001 to \$100,000	728	597	- 18.0%
\$100,001 to \$150,000	1,540	1,284	- 16.6%
\$150,001 to \$200,000	1,255	1,055	- 15.9%
\$200,001 and Above	2,519	2,206	- 12.4%
All Price Ranges	7,002	5,970	- 14.7%

Single-Family Homes

1-2011	1-2012	Change	1-2011	1-2012	Change
900	766	- 14.9%	60	62	+ 3.3%
609	496	- 18.6%	119	101	- 15.1%
1,362	1,137	- 16.5%	178	147	- 17.4%
1,160	988	- 14.8%	95	67	- 29.5%
2,347	2,075	- 11.6%	172	131	- 23.8%
6,378	5,462	- 14.4%	624	508	- 18.6%

Condos

1-2011	1-2012	Change
60	62	+ 3.3%
119	101	- 15.1%
178	147	- 17.4%
95	67	- 29.5%
172	131	- 23.8%
624	508	- 18.6%

By Bedroom Count

	1-2011	1-2012	Change
2 Bedrooms or Less	968	850	- 12.2%
3 Bedrooms	3,607	2,965	- 17.8%
4 Bedrooms or More	2,421	2,153	- 11.1%
All Bedroom Counts	7,002	5,970	- 14.7%

1-2011	1-2012	Change	1-2011	1-2012	Change
628	554	- 11.8%	340	296	- 12.9%
3,350	2,775	- 17.2%	257	190	- 26.1%
2,395	2,132	- 11.0%	26	21	- 19.2%
6,378	5,462	- 14.4%	624	508	- 18.6%

1-2011	1-2012	Change
340	296	- 12.9%
257	190	- 26.1%
26	21	- 19.2%
624	508	- 18.6%

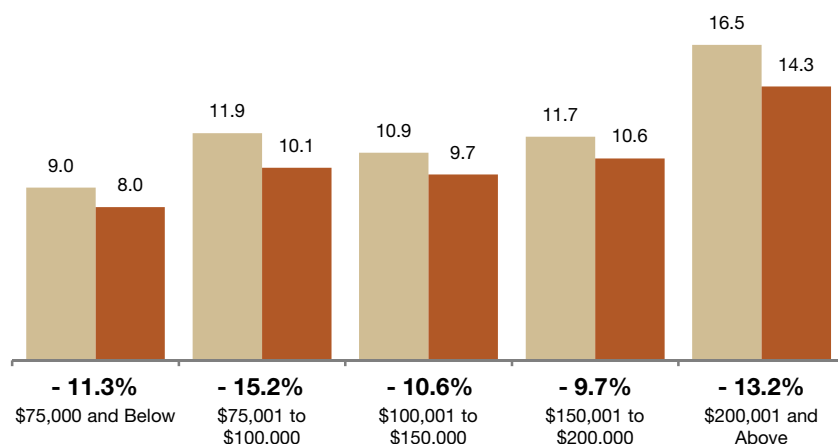
Months Supply of Inventory

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.



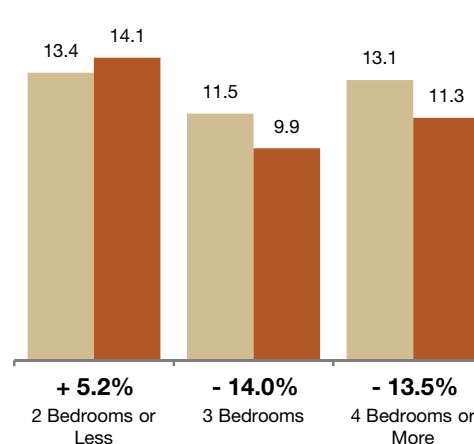
By Price Range

■ 1-2011 ■ 1-2012



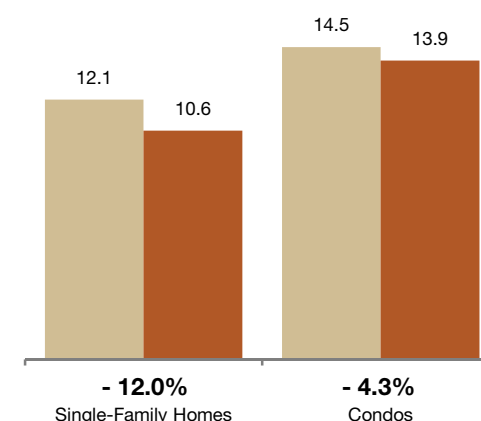
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

	1-2011	1-2012	Change
\$75,000 and Below	9.0	8.0	- 11.3%
\$75,001 to \$100,000	11.9	10.1	- 15.2%
\$100,001 to \$150,000	10.9	9.7	- 10.6%
\$150,001 to \$200,000	11.7	10.6	- 9.7%
\$200,001 and Above	16.5	14.3	- 13.2%
All Price Ranges	12.3	10.9	- 11.5%

Single-Family Homes

	1-2011	1-2012	Change
\$75,000 and Below	9.1	7.8	- 14.1%
\$75,001 to \$100,000	11.3	9.7	- 14.5%
\$100,001 to \$150,000	10.6	9.3	- 12.7%
\$150,001 to \$200,000	11.5	10.5	- 9.0%
\$200,001 and Above	16.2	14.2	- 12.4%
All Price Ranges	12.1	10.6	- 12.0%

Condos

	1-2011	1-2012	Change
\$75,000 and Below	8.6	12.4	+ 44.7%
\$75,001 to \$100,000	16.0	12.6	- 21.3%
\$100,001 to \$150,000	12.9	14.9	+ 15.5%
\$150,001 to \$200,000	14.1	11.7	- 17.2%
\$200,001 and Above	21.5	16.5	- 23.0%
All Price Ranges	14.5	13.9	- 4.3%

By Bedroom Count

	1-2011	1-2012	Change
2 Bedrooms or Less	13.4	14.1	+ 5.2%
3 Bedrooms	11.5	9.9	- 14.0%
4 Bedrooms or More	13.1	11.3	- 13.5%
All Bedroom Counts	12.3	10.9	- 11.5%

	1-2011	1-2012	Change
2 Bedrooms or Less	12.8	13.3	+ 4.1%
3 Bedrooms	11.4	9.8	- 13.7%
4 Bedrooms or More	13.1	11.3	- 13.5%
All Bedroom Counts	12.1	10.6	- 12.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



February 2012

When anecdotal evidence echoes what the empirical data is telling us, it's wise to listen. For the 12-month period spanning March 2011 through February 2012, Closed Sales in the Greater Greenville region were down 0.6 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 3.4 percent.

The overall Median Sales Price was up 0.8 percent to \$141,000. The property type with the largest price gain was the Condo segment, where prices increased 3.0 percent to \$120,000. The price range that tended to sell the quickest was the \$75,000 and Below range at 102 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 121 days.

Market-wide, inventory levels were down 14.5 percent. That amounts to 10.8 months supply for Single-Family homes and 14.2 months supply for Condos.

Quick Facts

+ 3.4%

Price Range With the
Strongest Sales:
\$200,001 and Above

+ 5.9%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 0.1%

Property Type With
Strongest Sales:
Single-Family Homes

Closed Sales	2
Days on Market Until Sale	3
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Months Supply of Inventory	7

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

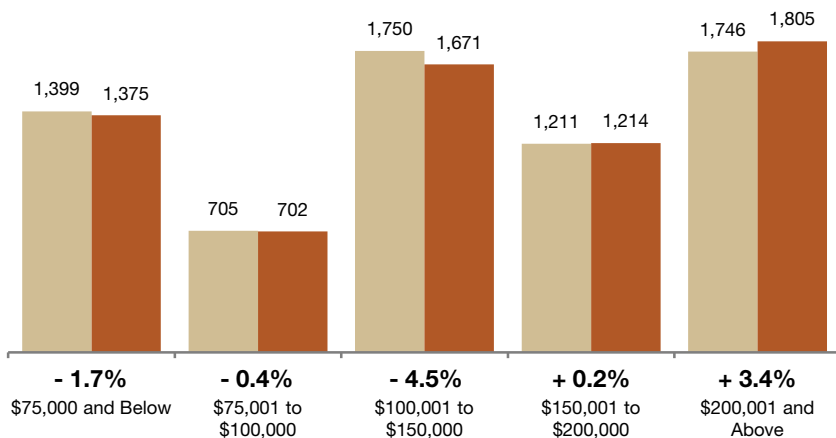
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



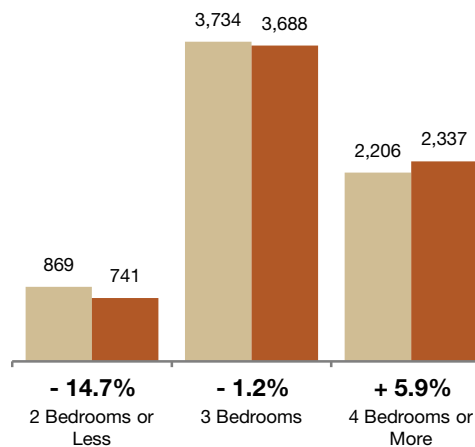
By Price Range

■ 2-2011 ■ 2-2012



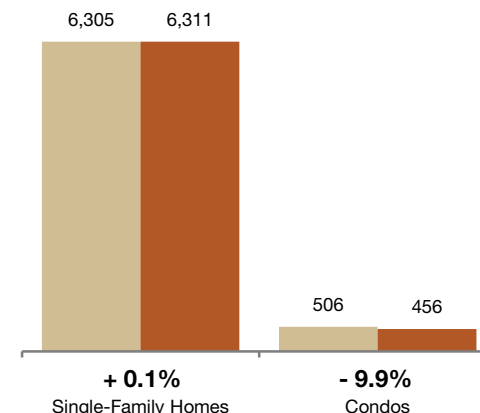
By Bedroom Count

■ 2-2011 ■ 2-2012



By Property Type

■ 2-2011 ■ 2-2012



All Properties

By Price Range

	2-2011	2-2012	Change
\$75,000 and Below	1,399	1,375	- 1.7%
\$75,001 to \$100,000	705	702	- 0.4%
\$100,001 to \$150,000	1,750	1,671	- 4.5%
\$150,001 to \$200,000	1,211	1,214	+ 0.2%
\$200,001 and Above	1,746	1,805	+ 3.4%
All Price Ranges	6,811	6,767	- 0.6%

Single-Family Homes

	2-2011	2-2012	Change
\$75,000 and Below	1,300	1,287	- 1.0%
\$75,001 to \$100,000	614	607	- 1.1%
\$100,001 to \$150,000	1,587	1,556	- 2.0%
\$150,001 to \$200,000	1,144	1,147	+ 0.3%
\$200,001 and Above	1,660	1,714	+ 3.3%
All Price Ranges	6,305	6,311	+ 0.1%

Condos

	2-2011	2-2012	Change
\$75,000 and Below	99	88	- 11.1%
\$75,001 to \$100,000	91	95	+ 4.4%
\$100,001 to \$150,000	163	115	- 29.4%
\$150,001 to \$200,000	67	67	0.0%
\$200,001 and Above	86	91	+ 5.8%
All Price Ranges	506	456	- 9.9%

By Bedroom Count

	2-2011	2-2012	Change
2 Bedrooms or Less	869	741	- 14.7%
3 Bedrooms	3,734	3,688	- 1.2%
4 Bedrooms or More	2,206	2,337	+ 5.9%
All Bedroom Counts	6,811	6,767	- 0.6%

	2-2011	2-2012	Change
2 Bedrooms or Less	598	510	- 14.7%
3 Bedrooms	3,515	3,482	- 0.9%
4 Bedrooms or More	2,190	2,318	+ 5.8%
All Bedroom Counts	6,305	6,311	+ 0.1%

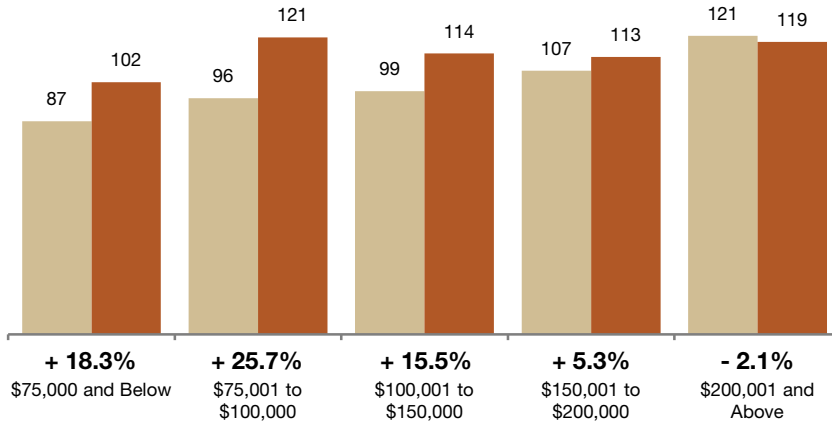
Days on Market Until Sale

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



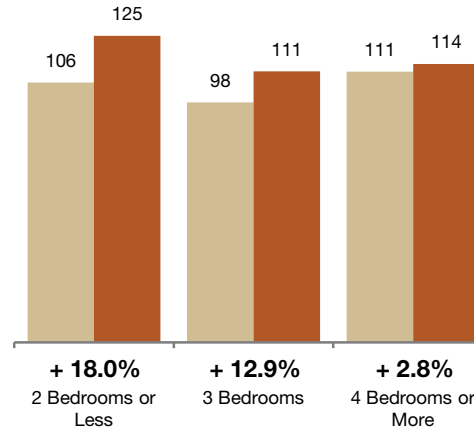
By Price Range

■ 2-2011 ■ 2-2012



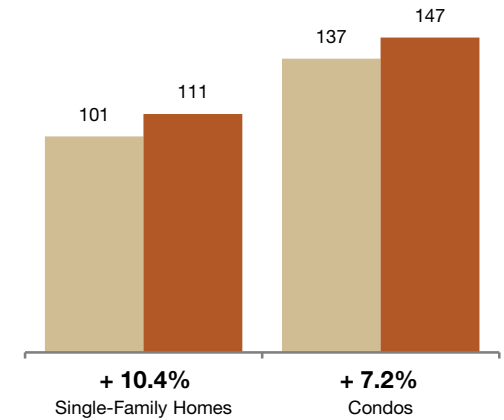
By Bedroom Count

■ 2-2011 ■ 2-2012



By Property Type

■ 2-2011 ■ 2-2012



All Properties

By Price Range

	2-2011	2-2012	Change
\$75,000 and Below	87	102	+ 18.3%
\$75,001 to \$100,000	96	121	+ 25.7%
\$100,001 to \$150,000	99	114	+ 15.5%
\$150,001 to \$200,000	107	113	+ 5.3%
\$200,001 and Above	121	119	- 2.1%
All Price Ranges	103	113	+ 9.9%

Single-Family Homes

	2-2011	2-2012	Change
\$75,000 and Below	85	99	+ 17.4%
\$75,001 to \$100,000	91	116	+ 26.6%
\$100,001 to \$150,000	95	112	+ 18.0%
\$150,001 to \$200,000	103	112	+ 8.7%
\$200,001 and Above	120	116	- 2.9%
All Price Ranges	101	111	+ 10.4%

Condos

	2-2011	2-2012	Change
\$75,000 and Below	112	148	+ 31.9%
\$75,001 to \$100,000	127	152	+ 20.0%
\$100,001 to \$150,000	135	139	+ 3.4%
\$150,001 to \$200,000	175	124	- 28.9%
\$200,001 and Above	151	165	+ 9.0%
All Price Ranges	137	147	+ 7.2%

By Bedroom Count

	2-2011	2-2012	Change
2 Bedrooms or Less	106	125	+ 18.0%
3 Bedrooms	98	111	+ 12.9%
4 Bedrooms or More	111	114	+ 2.8%
All Bedroom Counts	103	113	+ 9.9%

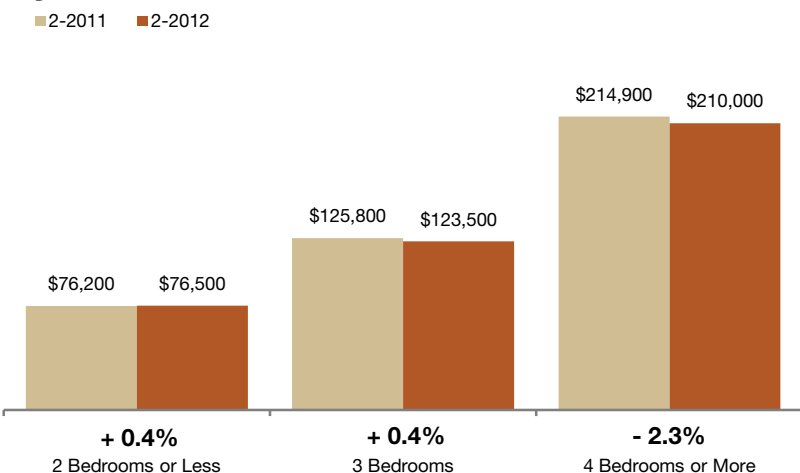
	2-2011	2-2012	Change
2 Bedrooms or Less	88	109	+ 23.5%
3 Bedrooms	96	110	+ 13.8%
4 Bedrooms or More	111	114	+ 2.5%
All Bedroom Counts	101	111	+ 10.4%

Median Sales Price

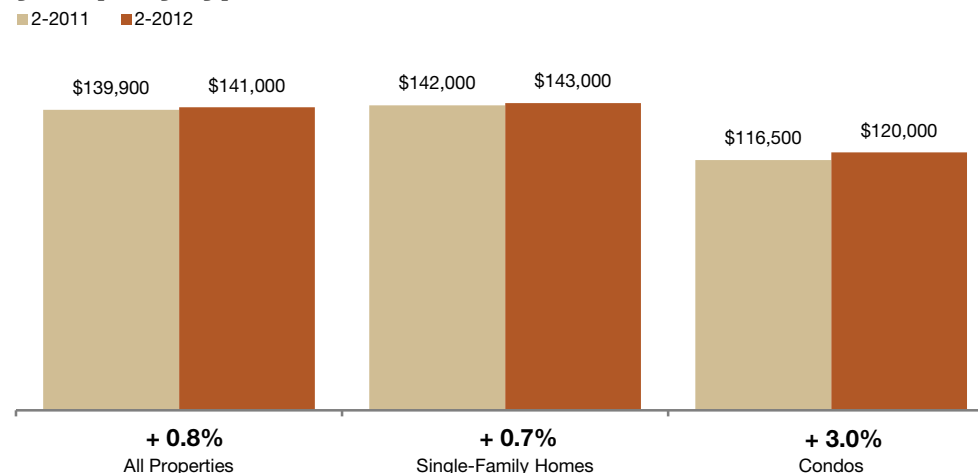
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	2-2011	2-2012	Change	2-2011	2-2012	Change	2-2011	2-2012	Change
2 Bedrooms or Less	\$76,200	\$76,500	+ 0.4%	\$58,750	\$60,000	+ 2.1%	\$103,750	\$101,487	- 2.2%
3 Bedrooms	\$125,800	\$123,500	- 1.8%	\$125,125	\$123,000	- 1.7%	\$130,000	\$125,000	- 3.8%
4 Bedrooms or More	\$214,900	\$210,000	- 2.3%	\$215,000	\$210,000	- 2.3%	\$120,250	\$167,000	+ 38.9%
All Bedroom Counts	\$139,900	\$141,000	+ 0.8%	\$142,000	\$143,000	+ 0.7%	\$116,500	\$120,000	+ 3.0%

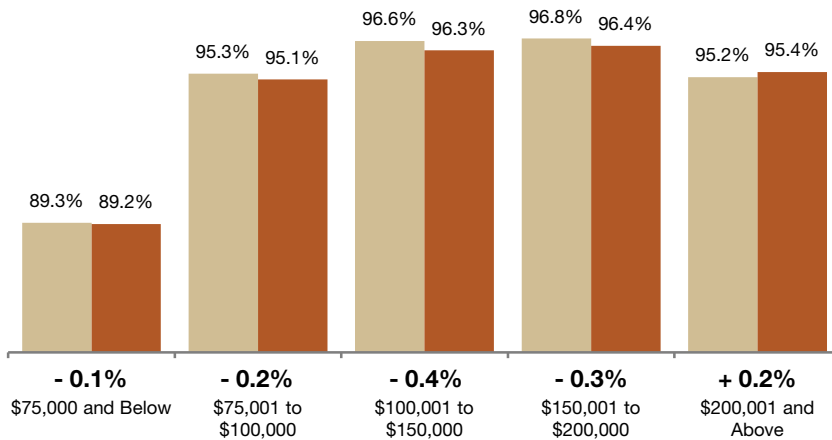
Percent of List Price Received

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.**



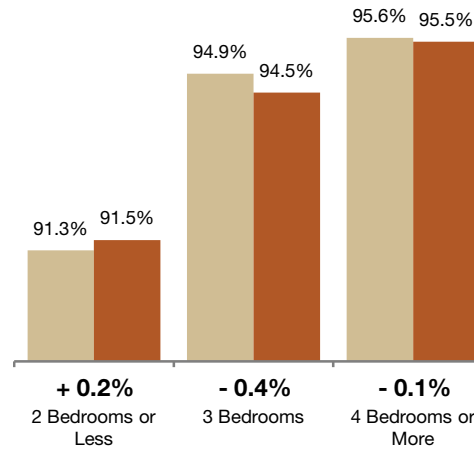
By Price Range

■ 2-2011 ■ 2-2012



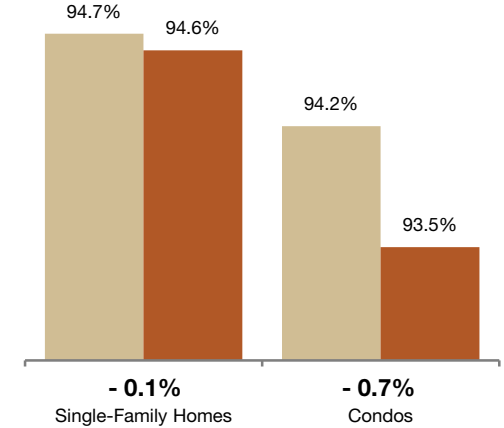
By Bedroom Count

■ 2-2011 ■ 2-2012



By Property Type

■ 2-2011 ■ 2-2012



All Properties

By Price Range

	2-2011	2-2012	Change
\$75,000 and Below	89.3%	89.2%	- 0.1%
\$75,001 to \$100,000	95.3%	95.1%	- 0.2%
\$100,001 to \$150,000	96.6%	96.3%	- 0.4%
\$150,001 to \$200,000	96.8%	96.4%	- 0.3%
\$200,001 and Above	95.2%	95.4%	+ 0.2%
All Price Ranges	94.7%	94.5%	- 0.1%

Single-Family Homes

	2-2011	2-2012	Change
\$75,000 and Below	89.0%	89.3%	+ 0.3%
\$75,001 to \$100,000	95.3%	95.3%	+ 0.0%
\$100,001 to \$150,000	96.8%	96.3%	- 0.6%
\$150,001 to \$200,000	96.8%	96.6%	- 0.3%
\$200,001 and Above	95.4%	95.5%	+ 0.1%
All Price Ranges	94.7%	94.6%	- 0.1%

Condos

	2-2011	2-2012	Change
\$75,000 and Below	92.5%	88.1%	- 4.8%
\$75,001 to \$100,000	95.6%	93.6%	- 2.1%
\$100,001 to \$150,000	95.0%	96.5%	+ 1.5%
\$150,001 to \$200,000	95.6%	94.2%	- 1.4%
\$200,001 and Above	91.8%	94.0%	+ 2.5%
All Price Ranges	94.2%	93.5%	- 0.7%

By Bedroom Count

	2-2011	2-2012	Change
2 Bedrooms or Less	91.3%	91.5%	+ 0.2%
3 Bedrooms	94.9%	94.5%	- 0.4%
4 Bedrooms or More	95.6%	95.5%	- 0.1%
All Bedroom Counts	94.7%	94.5%	- 0.1%

	2-2011	2-2012	Change
2 Bedrooms or Less	90.0%	91.1%	+ 1.2%
3 Bedrooms	94.9%	94.5%	- 0.4%
4 Bedrooms or More	95.6%	95.5%	- 0.1%
All Bedroom Counts	94.7%	94.6%	- 0.1%

	2-2011	2-2012	Change
2 Bedrooms or Less	94.0%	92.3%	- 1.8%
3 Bedrooms	94.2%	94.5%	+ 0.4%
4 Bedrooms or More	96.5%	95.9%	- 0.6%
All Bedroom Counts	94.2%	93.5%	- 0.7%

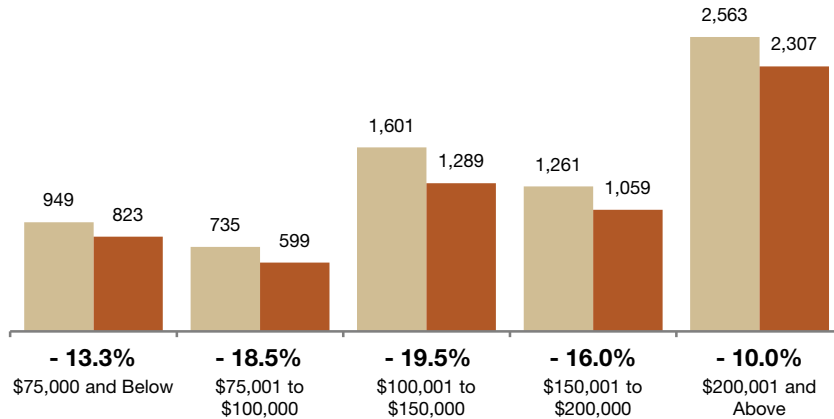
Inventory of Homes for Sale

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



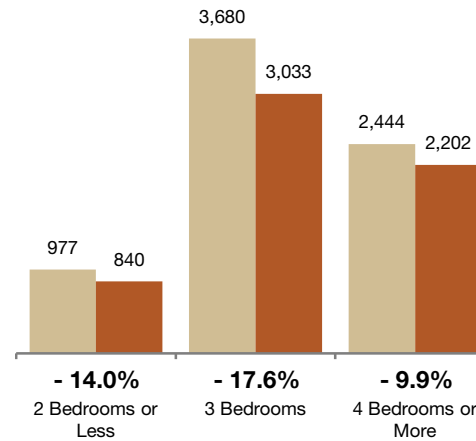
By Price Range

■ 2-2011 ■ 2-2012



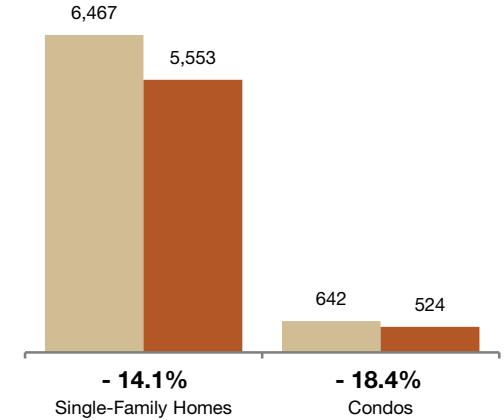
By Bedroom Count

■ 2-2011 ■ 2-2012



By Property Type

■ 2-2011 ■ 2-2012



All Properties

By Price Range	2-2011	2-2012	Change
\$75,000 and Below	949	823	- 13.3%
\$75,001 to \$100,000	735	599	- 18.5%
\$100,001 to \$150,000	1,601	1,289	- 19.5%
\$150,001 to \$200,000	1,261	1,059	- 16.0%
\$200,001 and Above	2,563	2,307	- 10.0%
All Price Ranges	7,109	6,077	- 14.5%

Single-Family Homes

	2-2011	2-2012	Change
	881	750	- 14.9%
	610	499	- 18.2%
	1,420	1,144	- 19.4%
	1,161	990	- 14.7%
	2,395	2,170	- 9.4%
All Single-Family Homes	6,467	5,553	- 14.1%

Condos

	2-2011	2-2012	Change
	68	73	+ 7.4%
	125	100	- 20.0%
	181	145	- 19.9%
	100	69	- 31.0%
	168	137	- 18.5%
All Condos	642	524	- 18.4%

By Bedroom Count	2-2011	2-2012	Change
2 Bedrooms or Less	977	840	- 14.0%
3 Bedrooms	3,680	3,033	- 17.6%
4 Bedrooms or More	2,444	2,202	- 9.9%
All Bedroom Counts	7,109	6,077	- 14.5%

	2-2011	2-2012	Change
	632	542	- 14.2%
	3,410	2,826	- 17.1%
	2,418	2,184	- 9.7%
All Single-Family Homes	6,467	5,553	- 14.1%

	2-2011	2-2012	Change
	345	298	- 13.6%
	270	207	- 23.3%
	26	18	- 30.8%
All Condos	642	524	- 18.4%

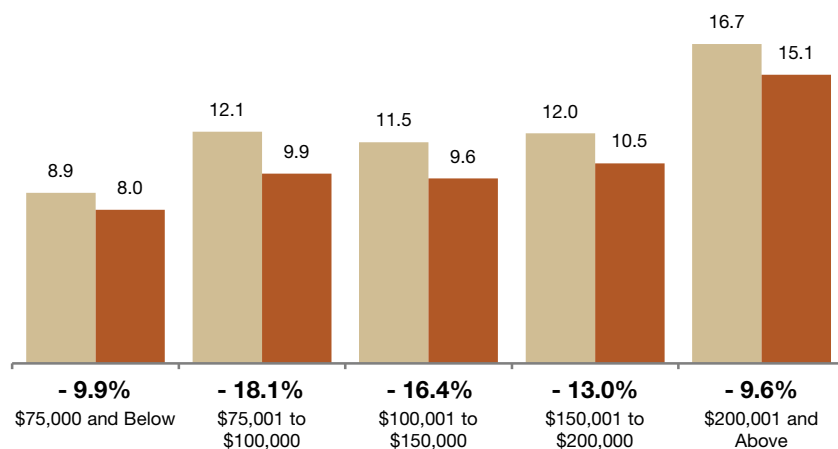
Months Supply of Inventory

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.



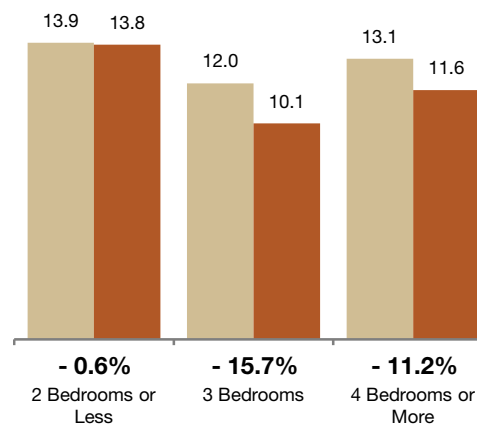
By Price Range

■ 2-2011 ■ 2-2012



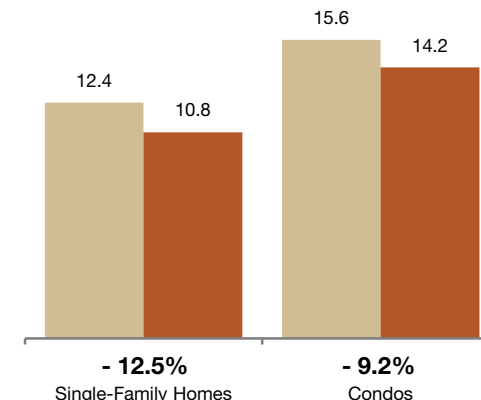
By Bedroom Count

■ 2-2011 ■ 2-2012



By Property Type

■ 2-2011 ■ 2-2012



All Properties

By Price Range

	2-2011	2-2012	Change
\$75,000 and Below	8.9	8.0	- 9.9%
\$75,001 to \$100,000	12.1	9.9	- 18.1%
\$100,001 to \$150,000	11.5	9.6	- 16.4%
\$150,001 to \$200,000	12.0	10.5	- 13.0%
\$200,001 and Above	16.7	15.1	- 9.6%
All Price Ranges	12.6	11.0	- 12.4%

Single-Family Homes

	2-2011	2-2012	Change
\$75,000 and Below	8.9	7.7	- 12.9%
\$75,001 to \$100,000	11.3	9.6	- 15.6%
\$100,001 to \$150,000	11.3	9.2	- 18.1%
\$150,001 to \$200,000	11.8	10.4	- 12.1%
\$200,001 and Above	16.4	14.9	- 9.0%
All Price Ranges	12.4	10.8	- 12.5%

Condos

	2-2011	2-2012	Change
\$75,000 and Below	9.6	13.7	+ 42.6%
\$75,001 to \$100,000	18.3	12.2	- 33.1%
\$100,001 to \$150,000	14.1	14.7	+ 4.6%
\$150,001 to \$200,000	15.4	12.0	- 22.0%
\$200,001 and Above	21.4	17.5	- 18.5%
All Price Ranges	15.6	14.2	- 9.2%

By Bedroom Count

	2-2011	2-2012	Change
2 Bedrooms or Less	13.9	13.8	- 0.6%
3 Bedrooms	12.0	10.1	- 15.7%
4 Bedrooms or More	13.1	11.6	- 11.2%
All Bedroom Counts	12.6	11.0	- 12.4%

	2-2011	2-2012	Change
2 Bedrooms or Less	13.0	13.0	- 0.0%
3 Bedrooms	11.8	9.9	- 15.5%
4 Bedrooms or More	13.1	11.6	- 11.1%
All Bedroom Counts	12.4	10.8	- 12.5%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



March 2012

This spring, expect signs of recovery to start blossoming around town. But be aware that this won't necessarily be the case for every neighborhood nor every market segment. For the 12-month period spanning April 2011 through March 2012, Closed Sales in the Greater Greenville region were up 1.3 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 5.2 percent.

The overall Median Sales Price was up 1.1 percent to \$141,500. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 3.2 percent to \$121,315. The price range that tended to sell the quickest was the \$75,000 and Below range at 101 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 124 days.

Market-wide, inventory levels were down 13.3 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 13.0 percent. That amounts to 11.2 months supply for Single-Family homes and 15.3 months supply for Condos.

Quick Facts

+ 5.2%

Price Range With the
Strongest Sales:
\$200,001 and Above

+ 7.6%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 1.7%

Property Type With
Strongest Sales:
Single-Family Homes

Closed 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.

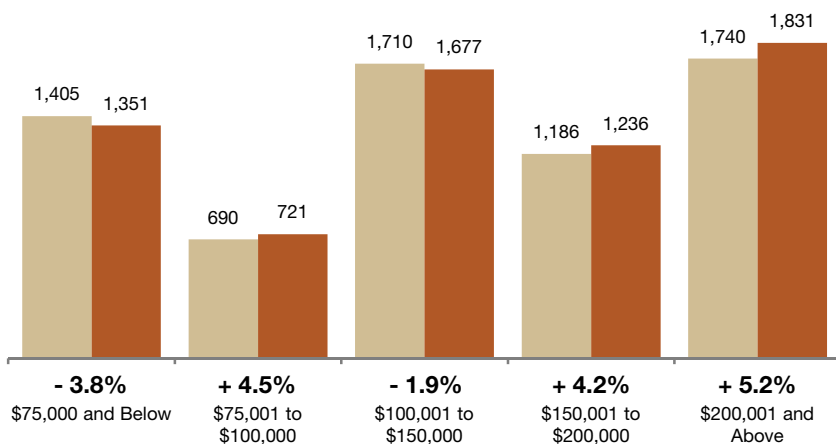
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



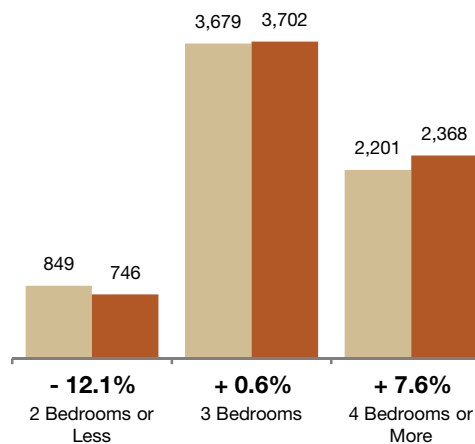
By Price Range

■ 3-2011 ■ 3-2012



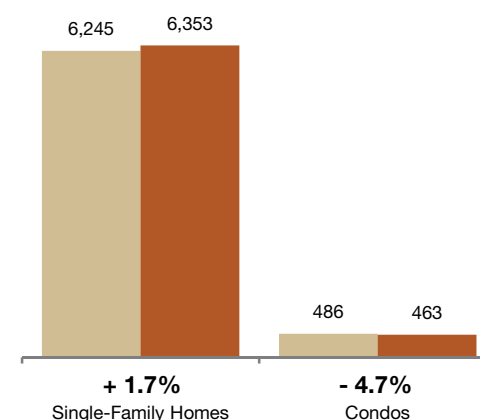
By Bedroom Count

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$75,000 and Below	1,405	1,351	- 3.8%
\$75,001 to \$100,000	690	721	+ 4.5%
\$100,001 to \$150,000	1,710	1,677	- 1.9%
\$150,001 to \$200,000	1,186	1,236	+ 4.2%
\$200,001 and Above	1,740	1,831	+ 5.2%
All Price Ranges	6,731	6,816	+ 1.3%

Single-Family Homes

	3-2011	3-2012	Change
\$75,000 and Below	1,304	1,262	- 3.2%
\$75,001 to \$100,000	611	626	+ 2.5%
\$100,001 to \$150,000	1,553	1,557	+ 0.3%
\$150,001 to \$200,000	1,121	1,172	+ 4.5%
\$200,001 and Above	1,656	1,736	+ 4.8%
All Price Ranges	6,245	6,353	+ 1.7%

Condos

	3-2011	3-2012	Change
\$75,000 and Below	101	89	- 11.9%
\$75,001 to \$100,000	79	95	+ 20.3%
\$100,001 to \$150,000	157	120	- 23.6%
\$150,001 to \$200,000	65	64	- 1.5%
\$200,001 and Above	84	95	+ 13.1%
All Price Ranges	486	463	- 4.7%

By Bedroom Count

	3-2011	3-2012	Change
2 Bedrooms or Less	849	746	- 12.1%
3 Bedrooms	3,679	3,702	+ 0.6%
4 Bedrooms or More	2,201	2,368	+ 7.6%
All Bedroom Counts	6,731	6,816	+ 1.3%

	3-2011	3-2012	Change
2 Bedrooms or Less	586	514	- 12.3%
3 Bedrooms	3,474	3,490	+ 0.5%
4 Bedrooms or More	2,183	2,349	+ 7.6%
All Bedroom Counts	6,245	6,353	+ 1.7%

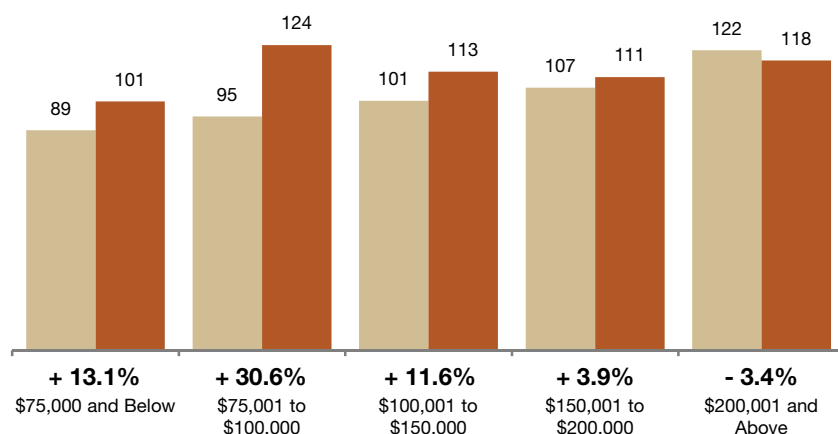
Days on Market Until Sale

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



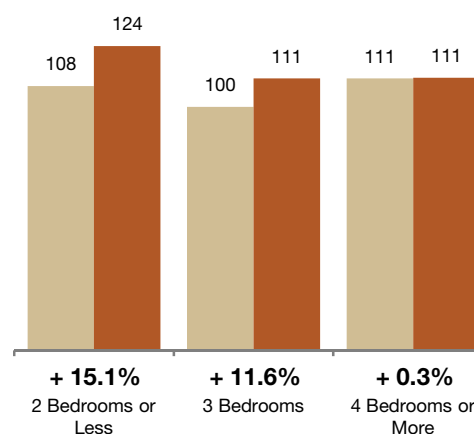
By Price Range

■ 3-2011 ■ 3-2012



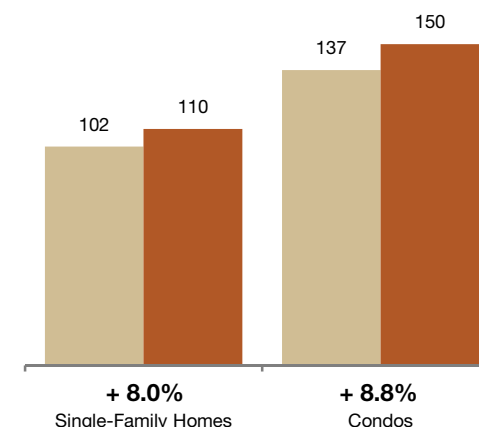
By Bedroom Count

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$75,000 and Below	89	101	+ 13.1%
\$75,001 to \$100,000	95	124	+ 30.6%
\$100,001 to \$150,000	101	113	+ 11.6%
\$150,001 to \$200,000	107	111	+ 3.9%
\$200,001 and Above	122	118	- 3.4%
All Price Ranges	104	113	+ 7.9%

Single-Family Homes

3-2011	3-2012	Change	3-2011	3-2012	Change
87	98	+ 12.4%	114	140	+ 22.8%
92	118	+ 28.9%	122	163	+ 34.4%
98	111	+ 13.3%	138	145	+ 5.3%
102	111	+ 8.1%	183	115	- 36.9%
121	115	- 5.0%	146	172	+ 18.2%
102	110	+ 8.0%	137	150	+ 8.8%

Condos

3-2011	3-2012	Change	3-2011	3-2012	Change
87	98	+ 12.4%	114	140	+ 22.8%
92	118	+ 28.9%	122	163	+ 34.4%
98	111	+ 13.3%	138	145	+ 5.3%
102	111	+ 8.1%	183	115	- 36.9%
121	115	- 5.0%	146	172	+ 18.2%
102	110	+ 8.0%	137	150	+ 8.8%

By Bedroom Count

	3-2011	3-2012	Change
2 Bedrooms or Less	108	124	+ 15.1%
3 Bedrooms	100	111	+ 11.6%
4 Bedrooms or More	111	111	+ 0.3%
All Bedroom Counts	104	113	+ 7.9%

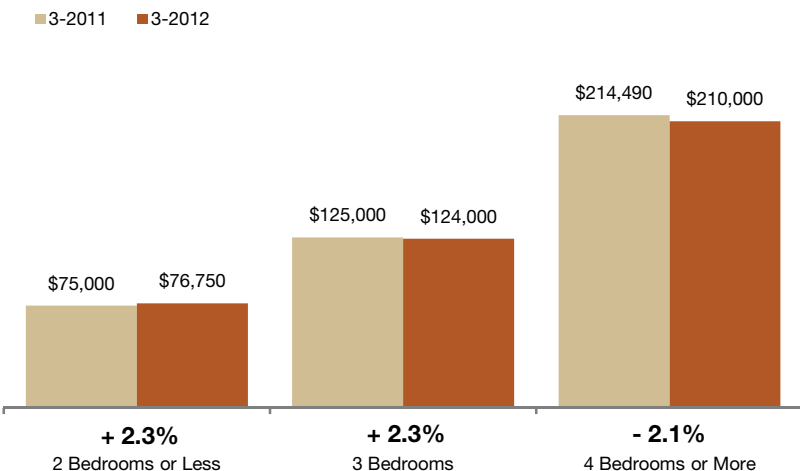
3-2011	3-2012	Change	3-2011	3-2012	Change
91	107	+ 18.3%	148	163	+ 10.0%
98	110	+ 11.8%	128	138	+ 7.8%
111	111	+ 0.1%	96	120	+ 25.2%
102	110	+ 8.0%	137	150	+ 8.8%

Median Sales Price

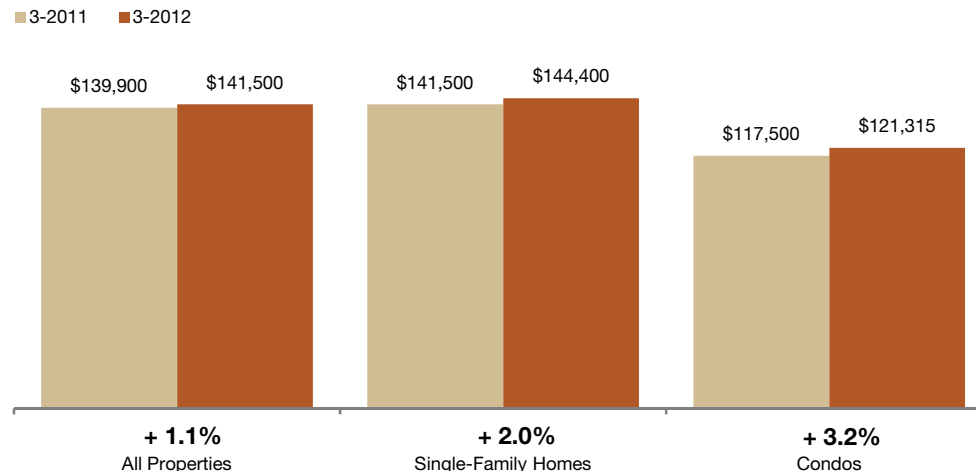
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



.....

	All Properties			Single-Family Homes			Condos		
By Bedroom Count	3-2011	3-2012	Change	3-2011	3-2012	Change	3-2011	3-2012	Change
2 Bedrooms or Less	\$75,000	\$76,750	+ 2.3%	\$58,750	\$60,500	+ 3.0%	\$104,450	\$99,950	- 4.3%
3 Bedrooms	\$125,000	\$124,000	- 0.8%	\$125,000	\$123,900	- 0.9%	\$127,000	\$128,500	+ 1.2%
4 Bedrooms or More	\$214,490	\$210,000	- 2.1%	\$215,000	\$210,000	- 2.3%	\$122,350	\$174,000	+ 42.2%
All Bedroom Counts	\$139,900	\$141,500	+ 1.1%	\$141,500	\$144,400	+ 2.0%	\$117,500	\$121,315	+ 3.2%

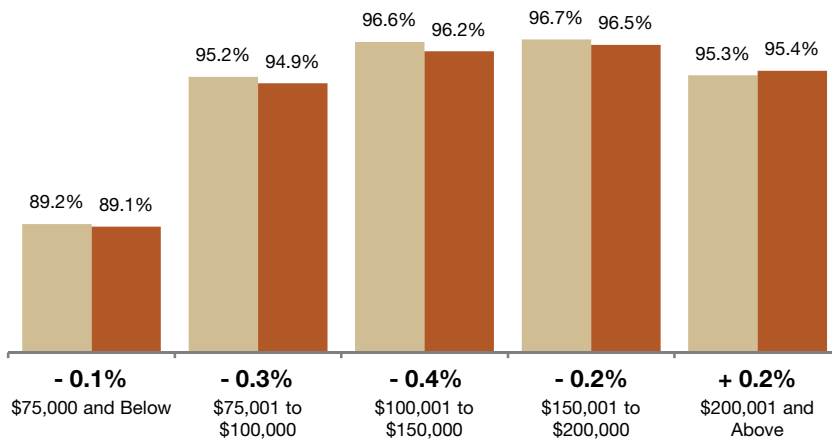
Percent of List Price Received

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.**



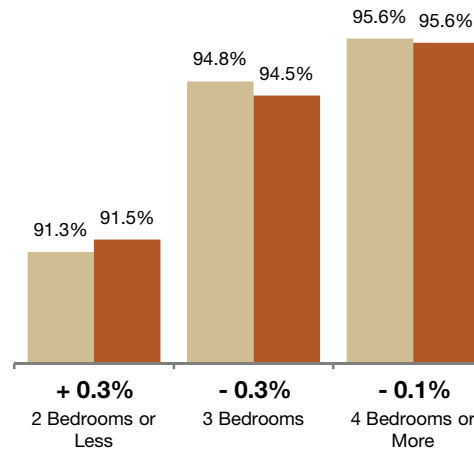
By Price Range

■ 3-2011 ■ 3-2012



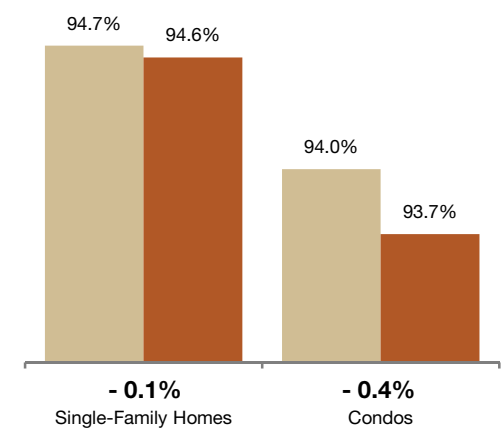
By Bedroom Count

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$75,000 and Below	89.2%	89.1%	- 0.1%
\$75,001 to \$100,000	95.2%	94.9%	- 0.3%
\$100,001 to \$150,000	96.6%	96.2%	- 0.4%
\$150,001 to \$200,000	96.7%	96.5%	- 0.2%
\$200,001 and Above	95.3%	95.4%	+ 0.2%
All Price Ranges	94.6%	94.5%	- 0.1%

Single-Family Homes

	3-2011	3-2012	Change
\$75,000 and Below	89.0%	89.1%	+ 0.2%
\$75,001 to \$100,000	95.2%	95.1%	- 0.1%
\$100,001 to \$150,000	96.8%	96.2%	- 0.6%
\$150,001 to \$200,000	96.8%	96.6%	- 0.2%
\$200,001 and Above	95.4%	95.5%	+ 0.1%
All Price Ranges	94.7%	94.6%	- 0.1%

Condos

	3-2011	3-2012	Change
\$75,000 and Below	92.1%	88.9%	- 3.4%
\$75,001 to \$100,000	95.0%	93.6%	- 1.5%
\$100,001 to \$150,000	95.1%	96.3%	+ 1.3%
\$150,001 to \$200,000	95.4%	94.1%	- 1.3%
\$200,001 and Above	92.2%	94.5%	+ 2.4%
All Price Ranges	94.0%	93.7%	- 0.4%

By Bedroom Count

	3-2011	3-2012	Change
2 Bedrooms or Less	91.3%	91.5%	+ 0.3%
3 Bedrooms	94.8%	94.5%	- 0.3%
4 Bedrooms or More	95.6%	95.6%	- 0.1%
All Bedroom Counts	94.6%	94.5%	- 0.1%

	3-2011	3-2012	Change
2 Bedrooms or Less	90.2%	91.1%	+ 1.1%
3 Bedrooms	94.8%	94.5%	- 0.4%
4 Bedrooms or More	95.6%	95.6%	- 0.1%
All Bedroom Counts	94.7%	94.6%	- 0.1%

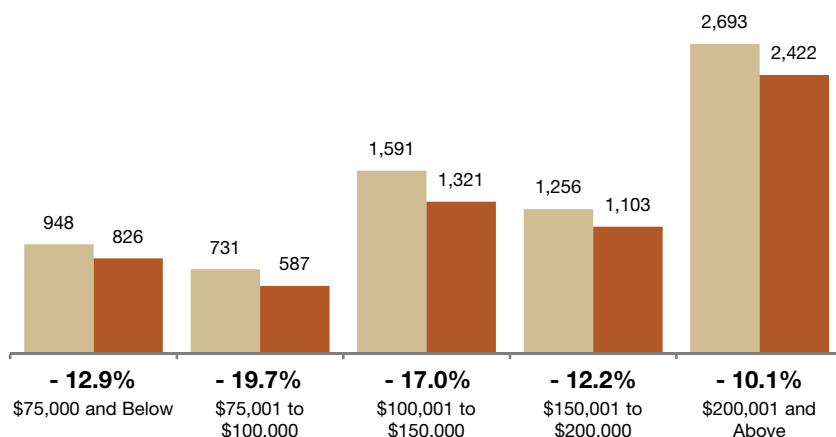
Inventory of Homes for Sale

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



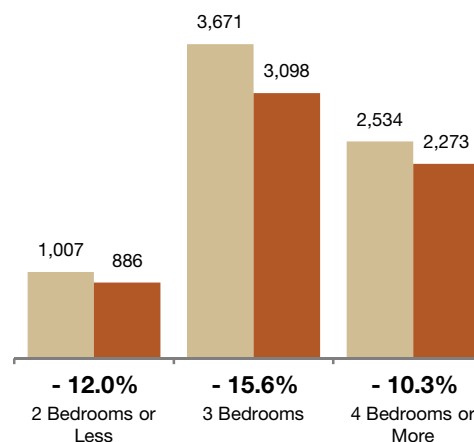
By Price Range

■ 3-2011 ■ 3-2012



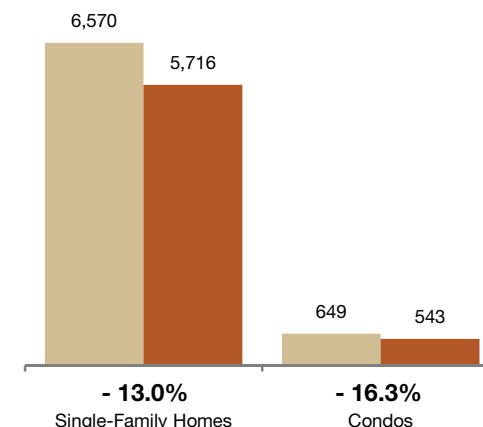
By Bedroom Count

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$75,000 and Below	948	826	- 12.9%
\$75,001 to \$100,000	731	587	- 19.7%
\$100,001 to \$150,000	1,591	1,321	- 17.0%
\$150,001 to \$200,000	1,256	1,103	- 12.2%
\$200,001 and Above	2,693	2,422	- 10.1%
All Price Ranges	7,219	6,259	- 13.3%

Single-Family Homes

3-2011	3-2012	Change	3-2011	3-2012	Change
879	749	- 14.8%	69	77	+ 11.6%
599	484	- 19.2%	132	103	- 22.0%
1,401	1,170	- 16.5%	190	151	- 20.5%
1,160	1,030	- 11.2%	96	73	- 24.0%
2,531	2,283	- 9.8%	162	139	- 14.2%
6,570	5,716	- 13.0%	649	543	- 16.3%

Condos

3-2011	3-2012	Change
69	77	+ 11.6%
132	103	- 22.0%
190	151	- 20.5%
96	73	- 24.0%
162	139	- 14.2%
649	543	- 16.3%

By Bedroom Count

	3-2011	3-2012	Change
2 Bedrooms or Less	1,007	886	- 12.0%
3 Bedrooms	3,671	3,098	- 15.6%
4 Bedrooms or More	2,534	2,273	- 10.3%
All Bedroom Counts	7,219	6,259	- 13.3%

3-2011	3-2012	Change	3-2011	3-2012	Change
647	581	- 10.2%	360	305	- 15.3%
3,406	2,883	- 15.4%	265	215	- 18.9%
2,511	2,251	- 10.4%	23	22	- 4.3%
6,570	5,716	- 13.0%	649	543	- 16.3%

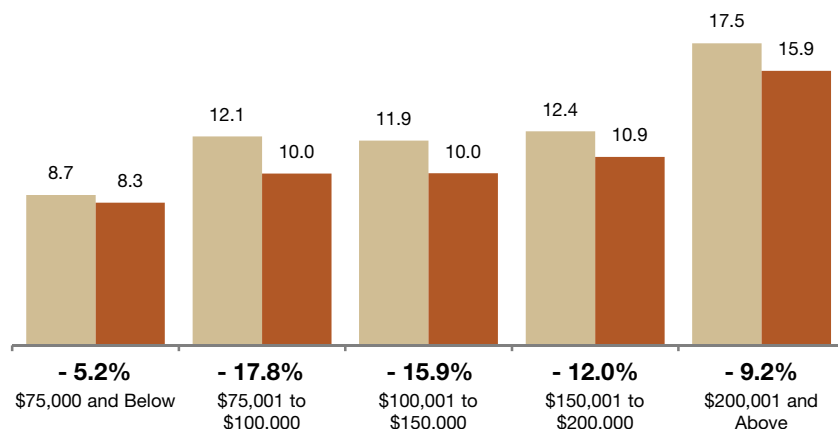
Months Supply of Inventory

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.



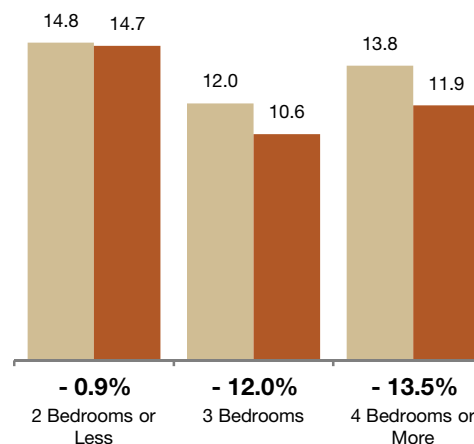
By Price Range

■ 3-2011 ■ 3-2012



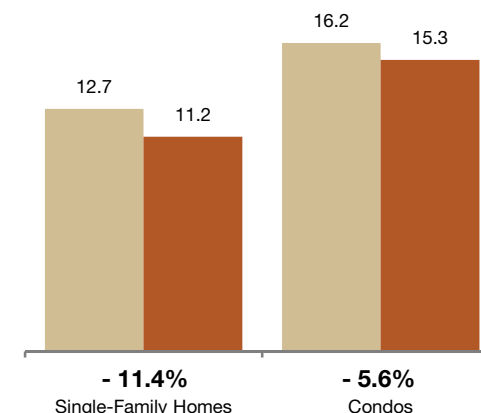
By Bedroom Count

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$75,000 and Below	8.7	8.3	- 5.2%
\$75,001 to \$100,000	12.1	10.0	- 17.8%
\$100,001 to \$150,000	11.9	10.0	- 15.9%
\$150,001 to \$200,000	12.4	10.9	- 12.0%
\$200,001 and Above	17.5	15.9	- 9.2%
All Price Ranges	12.9	11.5	- 11.1%

Single-Family Homes

	3-2011	3-2012	Change
\$75,000 and Below	8.7	7.9	- 9.0%
\$75,001 to \$100,000	11.1	9.4	- 15.4%
\$100,001 to \$150,000	11.5	9.6	- 17.2%
\$150,001 to \$200,000	12.2	10.8	- 11.7%
\$200,001 and Above	17.3	15.8	- 8.7%
All Price Ranges	12.7	11.2	- 11.4%

Condos

	3-2011	3-2012	Change
\$75,000 and Below	9.4	15.7	+ 66.4%
\$75,001 to \$100,000	20.1	13.6	- 32.3%
\$100,001 to \$150,000	15.2	15.4	+ 1.0%
\$150,001 to \$200,000	15.6	13.7	- 12.1%
\$200,001 and Above	21.4	16.1	- 24.7%
All Price Ranges	16.2	15.3	- 5.6%

By Bedroom Count

	3-2011	3-2012	Change
2 Bedrooms or Less	14.8	14.7	- 0.9%
3 Bedrooms	12.0	10.6	- 12.0%
4 Bedrooms or More	13.8	11.9	- 13.5%
All Bedroom Counts	12.9	11.5	- 11.1%

	3-2011	3-2012	Change
2 Bedrooms or Less	13.8	13.9	+ 0.9%
3 Bedrooms	11.8	10.4	- 12.1%
4 Bedrooms or More	13.8	11.9	- 13.6%
All Bedroom Counts	12.7	11.2	- 11.4%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



April 2012

Headline numbers can often mask important variations across different areas and property types, rendering segment-specific statistics that much more important. For the 12-month period spanning May 2011 through April 2012, Closed Sales in the Greater Greenville region were up 4.5 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 8.4 percent.

The overall Median Sales Price was up 1.5 percent to \$142,000. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 6.5 percent to \$122,500. The price range that tended to sell the quickest was the \$75,000 and Below range at 100 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 124 days.

Market-wide, inventory levels were down 13.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 13.1 percent. That amounts to 11.4 months supply for Single-Family homes and 15.2 months supply for Condos.

Quick Facts

+ 8.4%

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

+ 11.3%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 5.1%

Property Type With
Strongest Sales:
Single-Family Homes

Closed 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.](#)

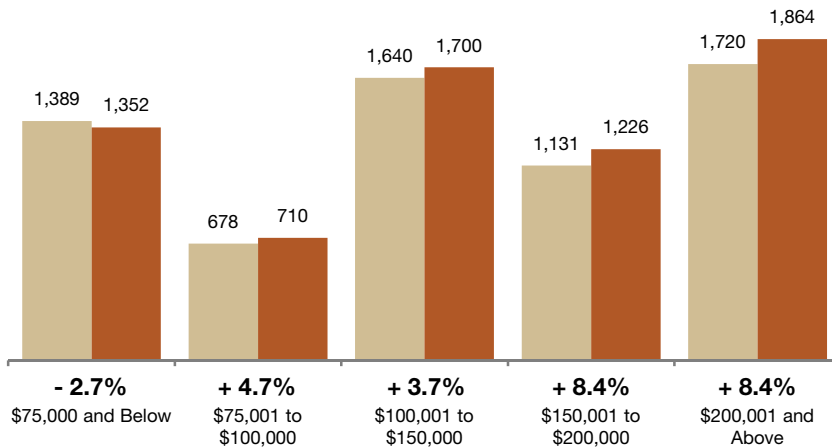
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



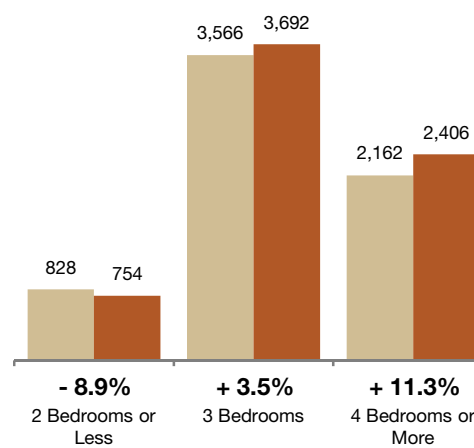
By Price Range

■ 4-2011 ■ 4-2012



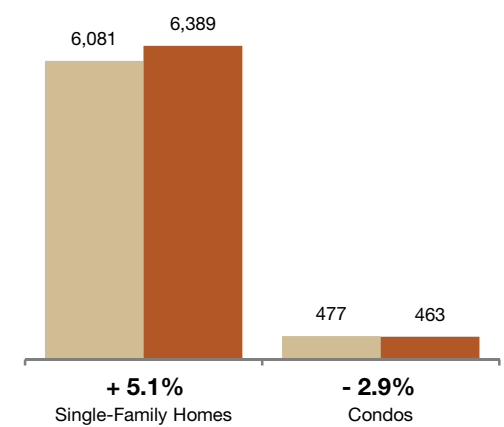
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$75,000 and Below	1,389	1,352	- 2.7%
\$75,001 to \$100,000	678	710	+ 4.7%
\$100,001 to \$150,000	1,640	1,700	+ 3.7%
\$150,001 to \$200,000	1,131	1,226	+ 8.4%
\$200,001 and Above	1,720	1,864	+ 8.4%
All Price Ranges	6,558	6,852	+ 4.5%

Single-Family Homes

	4-2011	4-2012	Change
\$75,000 and Below	1,290	1,261	- 2.2%
\$75,001 to \$100,000	597	617	+ 3.4%
\$100,001 to \$150,000	1,490	1,575	+ 5.7%
\$150,001 to \$200,000	1,068	1,165	+ 9.1%
\$200,001 and Above	1,636	1,771	+ 8.3%
All Price Ranges	6,081	6,389	+ 5.1%

Condos

	4-2011	4-2012	Change
\$75,000 and Below	99	91	- 8.1%
\$75,001 to \$100,000	81	93	+ 14.8%
\$100,001 to \$150,000	150	125	- 16.7%
\$150,001 to \$200,000	63	61	- 3.2%
\$200,001 and Above	84	93	+ 10.7%
All Price Ranges	477	463	- 2.9%

By Bedroom Count

	4-2011	4-2012	Change
2 Bedrooms or Less	828	754	- 8.9%
3 Bedrooms	3,566	3,692	+ 3.5%
4 Bedrooms or More	2,162	2,406	+ 11.3%
All Bedroom Counts	6,558	6,852	+ 4.5%

	4-2011	4-2012	Change
2 Bedrooms or Less	569	520	- 8.6%
3 Bedrooms	3,364	3,485	+ 3.6%
4 Bedrooms or More	2,146	2,384	+ 11.1%
All Bedroom Counts	6,081	6,389	+ 5.1%

	4-2011	4-2012	Change
2 Bedrooms or Less	259	234	- 9.7%
3 Bedrooms	202	207	+ 2.5%
4 Bedrooms or More	16	22	+ 37.5%
All Bedroom Counts	477	463	- 2.9%

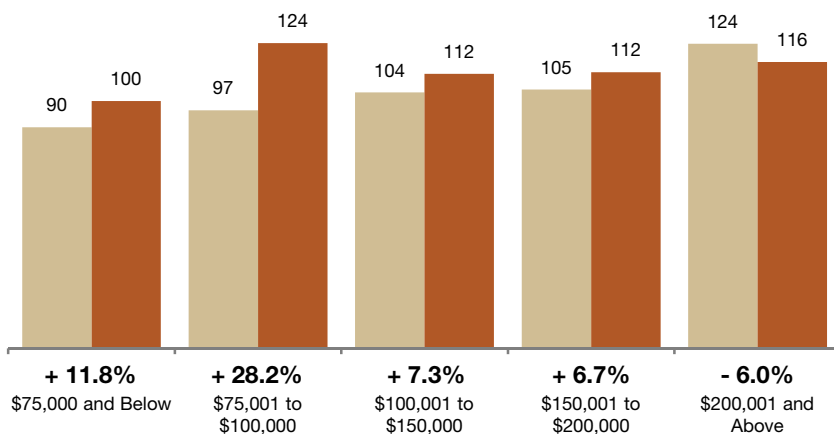
Days on Market Until Sale

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



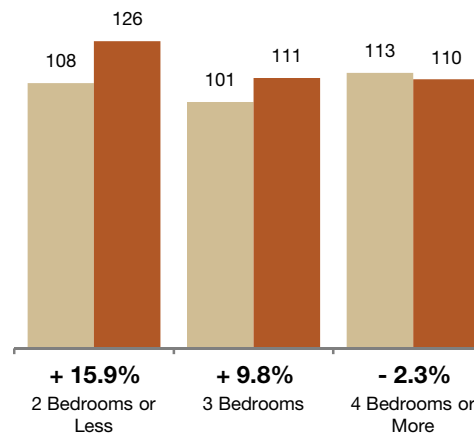
By Price Range

■ 4-2011 ■ 4-2012



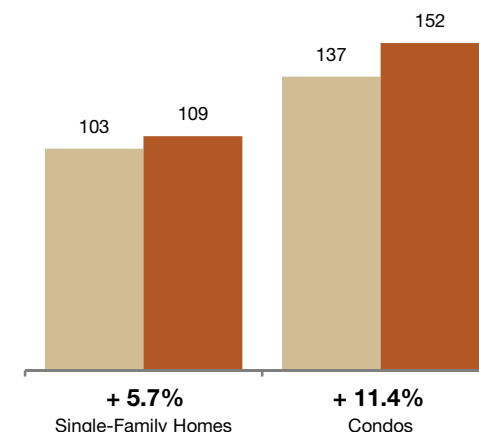
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$75,000 and Below	90	100	+ 11.8%
\$75,001 to \$100,000	97	124	+ 28.2%
\$100,001 to \$150,000	104	112	+ 7.3%
\$150,001 to \$200,000	105	112	+ 6.7%
\$200,001 and Above	124	116	- 6.0%
All Price Ranges	106	112	+ 6.1%

Single-Family Homes

	4-2011	4-2012	Change
\$75,000 and Below	87	97	+ 11.3%
\$75,001 to \$100,000	92	119	+ 29.3%
\$100,001 to \$150,000	101	109	+ 7.8%
\$150,001 to \$200,000	102	112	+ 9.8%
\$200,001 and Above	123	113	- 8.2%
All Price Ranges	103	109	+ 5.7%

Condos

	4-2011	4-2012	Change
\$75,000 and Below	122	144	+ 18.2%
\$75,001 to \$100,000	131	156	+ 19.4%
\$100,001 to \$150,000	135	148	+ 9.5%
\$150,001 to \$200,000	169	124	- 26.4%
\$200,001 and Above	141	181	+ 28.9%
All Price Ranges	137	152	+ 11.4%

By Bedroom Count

	4-2011	4-2012	Change
2 Bedrooms or Less	108	126	+ 15.9%
3 Bedrooms	101	111	+ 9.8%
4 Bedrooms or More	113	110	- 2.3%
All Bedroom Counts	106	112	+ 6.1%

	4-2011	4-2012	Change
2 Bedrooms or Less	90	106	+ 18.6%
3 Bedrooms	99	109	+ 9.4%
4 Bedrooms or More	113	110	- 2.3%
All Bedroom Counts	103	109	+ 5.7%

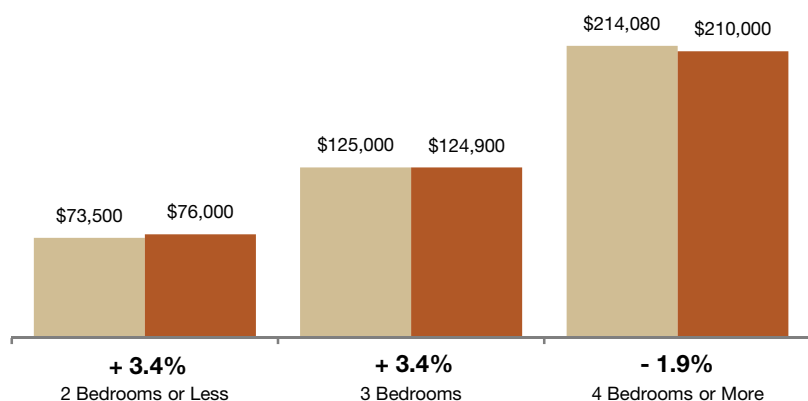
Median Sales Price

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



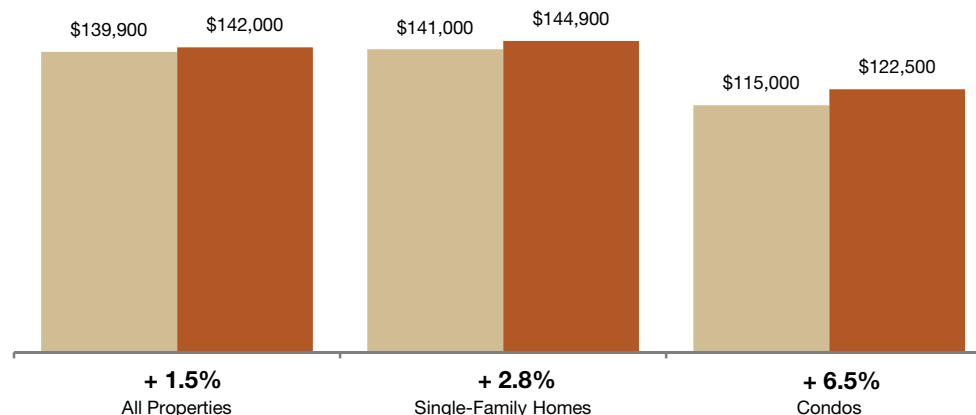
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties				Single-Family Homes			Condos		
By Bedroom Count	4-2011	4-2012	Change	4-2011	4-2012	Change	4-2011	4-2012	Change
2 Bedrooms or Less	\$73,500	\$76,000	+ 3.4%	\$55,500	\$60,500	+ 9.0%	\$104,000	\$97,500	- 6.3%
3 Bedrooms	\$125,000	\$124,900	- 0.1%	\$125,000	\$124,000	- 0.8%	\$125,000	\$130,350	+ 4.3%
4 Bedrooms or More	\$214,080	\$210,000	- 1.9%	\$214,900	\$210,967	- 1.8%	\$171,000	\$157,876	- 7.7%
All Bedroom Counts	\$139,900	\$142,000	+ 1.5%	\$141,000	\$144,900	+ 2.8%	\$115,000	\$122,500	+ 6.5%

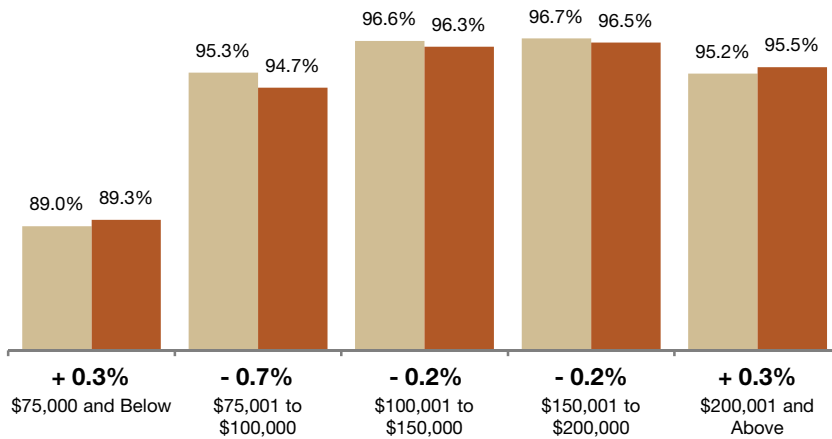
Percent of List Price Received

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.**



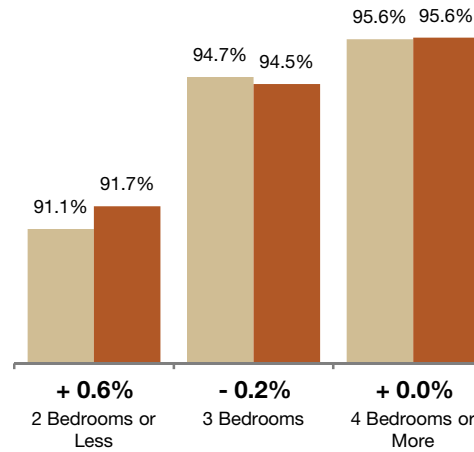
By Price Range

■ 4-2011 ■ 4-2012



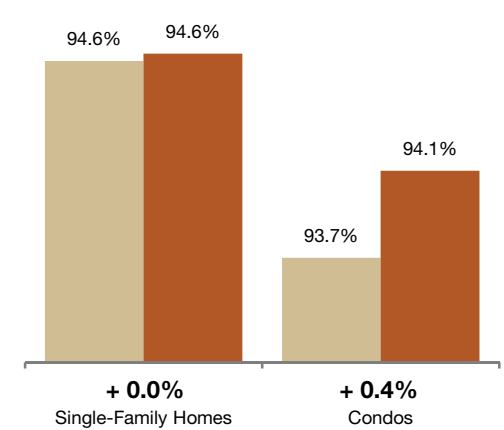
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$75,000 and Below	89.0%	89.3%	+ 0.3%
\$75,001 to \$100,000	95.3%	94.7%	- 0.7%
\$100,001 to \$150,000	96.6%	96.3%	- 0.2%
\$150,001 to \$200,000	96.7%	96.5%	- 0.2%
\$200,001 and Above	95.2%	95.5%	+ 0.3%
All Price Ranges	94.5%	94.6%	+ 0.1%

Single-Family Homes

	4-2011	4-2012	Change
\$75,000 and Below	88.9%	89.2%	+ 0.4%
\$75,001 to \$100,000	95.4%	94.8%	- 0.7%
\$100,001 to \$150,000	96.7%	96.4%	- 0.3%
\$150,001 to \$200,000	96.8%	96.6%	- 0.2%
\$200,001 and Above	95.4%	95.5%	+ 0.1%
All Price Ranges	94.6%	94.6%	+ 0.0%

Condos

	4-2011	4-2012	Change
\$75,000 and Below	91.4%	90.3%	- 1.2%
\$75,001 to \$100,000	94.3%	93.9%	- 0.4%
\$100,001 to \$150,000	95.4%	96.0%	+ 0.6%
\$150,001 to \$200,000	95.1%	94.3%	- 0.8%
\$200,001 and Above	91.8%	95.2%	+ 3.8%
All Price Ranges	93.7%	94.1%	+ 0.4%

By Bedroom Count

	4-2011	4-2012	Change
2 Bedrooms or Less	91.1%	91.7%	+ 0.6%
3 Bedrooms	94.7%	94.5%	- 0.2%
4 Bedrooms or More	95.6%	95.6%	+ 0.0%
All Bedroom Counts	94.5%	94.6%	+ 0.1%

	4-2011	4-2012	Change
2 Bedrooms or Less	90.2%	91.0%	+ 0.9%
3 Bedrooms	94.7%	94.5%	- 0.2%
4 Bedrooms or More	95.6%	95.6%	+ 0.0%
All Bedroom Counts	94.6%	94.6%	+ 0.0%

	4-2011	4-2012	Change
2 Bedrooms or Less	93.2%	93.2%	+ 0.0%
3 Bedrooms	94.2%	94.9%	+ 0.7%
4 Bedrooms or More	95.3%	96.1%	+ 0.8%
All Bedroom Counts	93.7%	94.1%	+ 0.4%

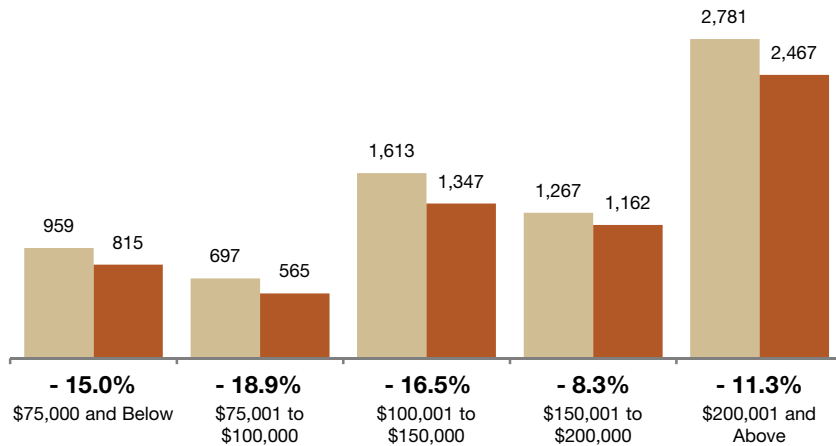
Inventory of Homes for Sale

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



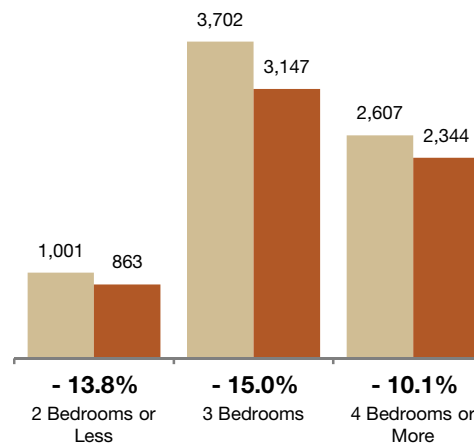
By Price Range

■ 4-2011 ■ 4-2012



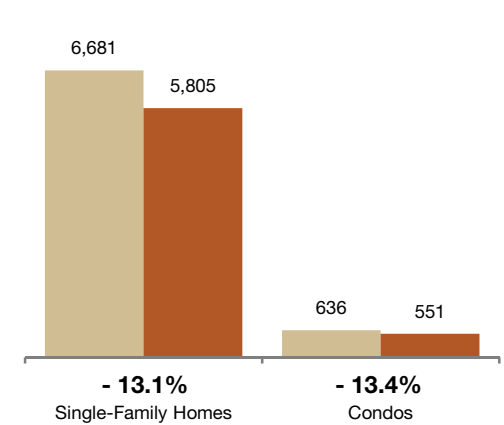
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$75,000 and Below	959	815	- 15.0%
\$75,001 to \$100,000	697	565	- 18.9%
\$100,001 to \$150,000	1,613	1,347	- 16.5%
\$150,001 to \$200,000	1,267	1,162	- 8.3%
\$200,001 and Above	2,781	2,467	- 11.3%
All Price Ranges	7,317	6,356	- 13.1%

Single-Family Homes

	4-2011	4-2012	Change
\$75,000 and Below	894	744	- 16.8%
\$75,001 to \$100,000	575	463	- 19.5%
\$100,001 to \$150,000	1,427	1,191	- 16.5%
\$150,001 to \$200,000	1,173	1,082	- 7.8%
\$200,001 and Above	2,612	2,325	- 11.0%
All Price Ranges	6,681	5,805	- 13.1%

Condos

	4-2011	4-2012	Change
\$75,000 and Below	65	71	+ 9.2%
\$75,001 to \$100,000	122	102	- 16.4%
\$100,001 to \$150,000	186	156	- 16.1%
\$150,001 to \$200,000	94	80	- 14.9%
\$200,001 and Above	169	142	- 16.0%
All Price Ranges	636	551	- 13.4%

By Bedroom Count

	4-2011	4-2012	Change
2 Bedrooms or Less	1,001	863	- 13.8%
3 Bedrooms	3,702	3,147	- 15.0%
4 Bedrooms or More	2,607	2,344	- 10.1%
All Bedroom Counts	7,317	6,356	- 13.1%

	4-2011	4-2012	Change
2 Bedrooms or Less	641	563	- 12.2%
3 Bedrooms	3,453	2,917	- 15.5%
4 Bedrooms or More	2,581	2,324	- 10.0%
All Bedroom Counts	6,681	5,805	- 13.1%

	4-2011	4-2012	Change
2 Bedrooms or Less	360	300	- 16.7%
3 Bedrooms	249	230	- 7.6%
4 Bedrooms or More	26	20	- 23.1%
All Bedroom Counts	636	551	- 13.4%

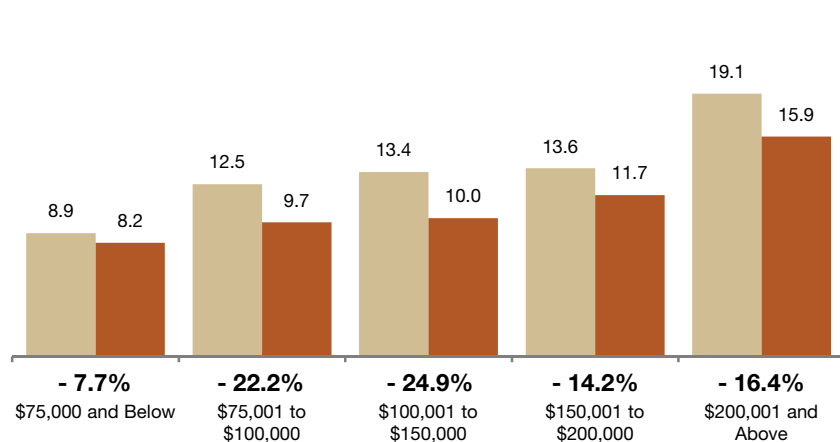
Months Supply of Inventory

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.



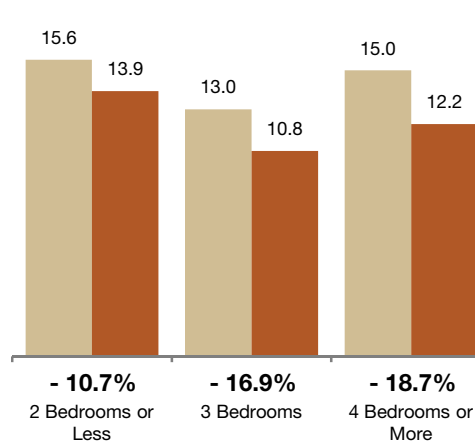
By Price Range

■ 4-2011 ■ 4-2012



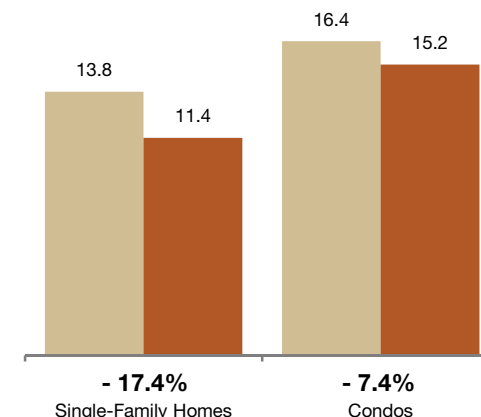
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$75,000 and Below	8.9	8.2	- 7.7%
\$75,001 to \$100,000	12.5	9.7	- 22.2%
\$100,001 to \$150,000	13.4	10.0	- 24.9%
\$150,001 to \$200,000	13.6	11.7	- 14.2%
\$200,001 and Above	19.1	15.9	- 16.4%
All Price Ranges	14.0	11.7	- 16.7%

Single-Family Homes

	4-2011	4-2012	Change
\$75,000 and Below	8.9	8.0	- 10.7%
\$75,001 to \$100,000	11.7	9.1	- 22.6%
\$100,001 to \$150,000	13.0	9.6	- 26.5%
\$150,001 to \$200,000	13.4	11.5	- 14.6%
\$200,001 and Above	18.9	15.9	- 15.9%
All Price Ranges	13.8	11.4	- 17.4%

Condos

	4-2011	4-2012	Change
\$75,000 and Below	8.9	12.5	+ 41.4%
\$75,001 to \$100,000	17.9	14.2	- 20.3%
\$100,001 to \$150,000	16.5	15.6	- 5.6%
\$150,001 to \$200,000	16.6	15.7	- 5.1%
\$200,001 and Above	22.3	17.2	- 22.8%
All Price Ranges	16.4	15.2	- 7.4%

By Bedroom Count

	4-2011	4-2012	Change
2 Bedrooms or Less	15.6	13.9	- 10.7%
3 Bedrooms	13.0	10.8	- 16.9%
4 Bedrooms or More	15.0	12.2	- 18.7%
All Bedroom Counts	14.0	11.7	- 16.7%

	4-2011	4-2012	Change
2 Bedrooms or Less	14.5	13.2	- 9.1%
3 Bedrooms	12.9	10.6	- 18.1%
4 Bedrooms or More	15.0	12.2	- 18.7%
All Bedroom Counts	13.8	11.4	- 17.4%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



May 2012

We're nearly through the spring market. Did you blink and miss it? Important changes have taken place that will set the scene for the coming months and years. For the 12-month period spanning June 2011 through May 2012, Closed Sales in the Greater Greenville region were up 7.5 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 15.4 percent.

The overall Median Sales Price was up 2.7 percent to \$143,000. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 5.9 percent to \$121,750. The price range that tended to sell the quickest was the \$75,000 and Below range at 101 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 127 days.

Market-wide, inventory levels were down 13.6 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 13.5 percent. That amounts to 11.4 months supply for Single-Family homes and 14.7 months supply for Condos.

Quick Facts

+ 15.4%	+ 14.7%	+ 7.7%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$150,001 to \$200,000	4 Bedrooms or More	Single-Family Homes

Closed 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.](#)

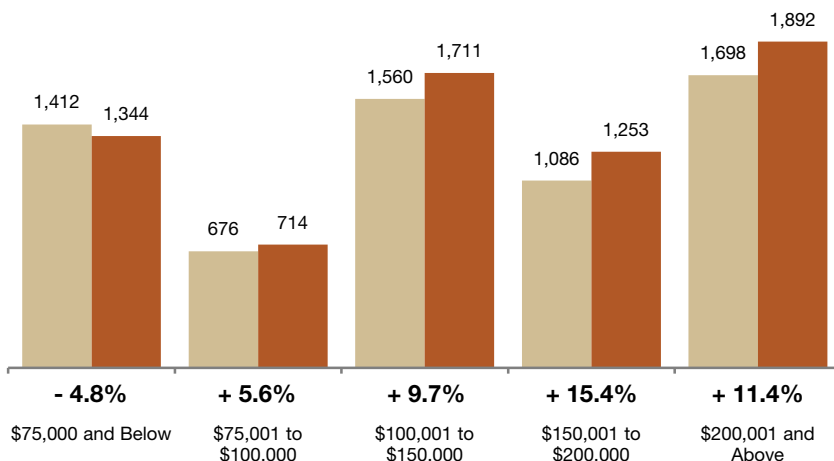
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



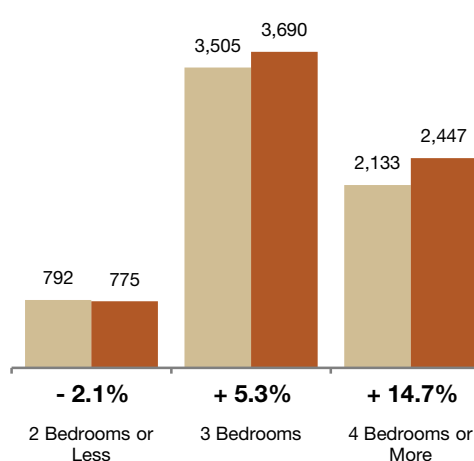
By Price Range

■ 5-2011 ■ 5-2012



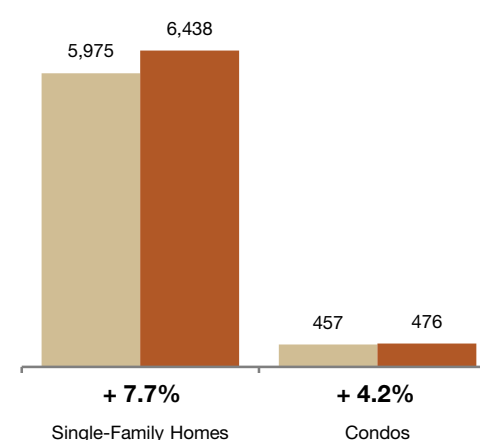
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$75,000 and Below	1,412	1,344	- 4.8%
\$75,001 to \$100,000	676	714	+ 5.6%
\$100,001 to \$150,000	1,560	1,711	+ 9.7%
\$150,001 to \$200,000	1,086	1,253	+ 15.4%
\$200,001 and Above	1,698	1,892	+ 11.4%
All Price Ranges	6,432	6,914	+ 7.5%

Single-Family Homes

	5-2011	5-2012	Change
\$75,000 and Below	1,309	1,256	- 4.0%
\$75,001 to \$100,000	596	616	+ 3.4%
\$100,001 to \$150,000	1,424	1,577	+ 10.7%
\$150,001 to \$200,000	1,027	1,194	+ 16.3%
\$200,001 and Above	1,619	1,795	+ 10.9%
All Price Ranges	5,975	6,438	+ 7.7%

Condos

	5-2011	5-2012	Change
\$75,000 and Below	103	88	- 14.6%
\$75,001 to \$100,000	80	98	+ 22.5%
\$100,001 to \$150,000	136	134	- 1.5%
\$150,001 to \$200,000	59	59	0.0%
\$200,001 and Above	79	97	+ 22.8%
All Price Ranges	457	476	+ 4.2%

By Bedroom Count

	5-2011	5-2012	Change
2 Bedrooms or Less	792	775	- 2.1%
3 Bedrooms	3,505	3,690	+ 5.3%
4 Bedrooms or More	2,133	2,447	+ 14.7%
All Bedroom Counts	6,432	6,914	+ 7.5%

	5-2011	5-2012	Change
2 Bedrooms or Less	550	529	- 3.8%
3 Bedrooms	3,307	3,483	+ 5.3%
4 Bedrooms or More	2,116	2,425	+ 14.6%
All Bedroom Counts	5,975	6,438	+ 7.7%

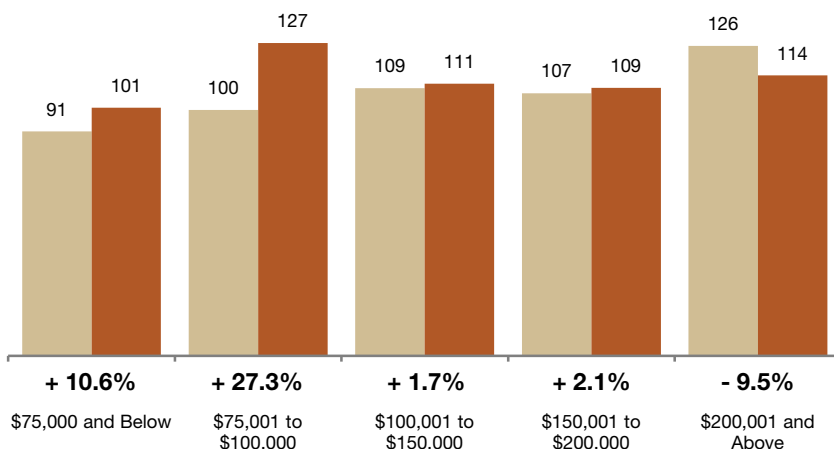
Days on Market Until Sale

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



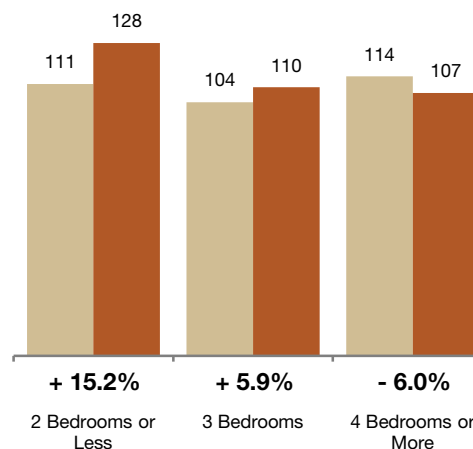
By Price Range

■ 5-2011 ■ 5-2012



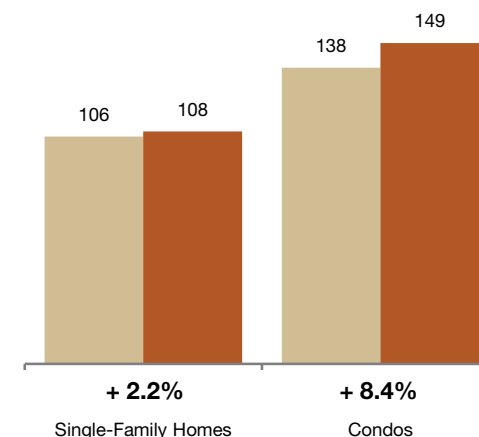
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$75,000 and Below	91	101	+ 10.6%
\$75,001 to \$100,000	100	127	+ 27.3%
\$100,001 to \$150,000	109	111	+ 1.7%
\$150,001 to \$200,000	107	109	+ 2.1%
\$200,001 and Above	126	114	- 9.5%
All Price Ranges	108	111	+ 2.7%

Single-Family Homes

	5-2011	5-2012	Change
\$75,000 and Below	88	98	+ 11.8%
\$75,001 to \$100,000	95	123	+ 29.0%
\$100,001 to \$150,000	106	107	+ 1.3%
\$150,001 to \$200,000	104	108	+ 3.9%
\$200,001 and Above	125	110	- 11.6%
All Price Ranges	106	108	+ 2.2%

Condos

	5-2011	5-2012	Change
\$75,000 and Below	129	133	+ 3.0%
\$75,001 to \$100,000	132	151	+ 14.4%
\$100,001 to \$150,000	138	150	+ 8.7%
\$150,001 to \$200,000	152	122	- 19.7%
\$200,001 and Above	145	178	+ 22.6%
All Price Ranges	138	149	+ 8.4%

By Bedroom Count

	5-2011	5-2012	Change
2 Bedrooms or Less	111	128	+ 15.2%
3 Bedrooms	104	110	+ 5.9%
4 Bedrooms or More	114	107	- 6.0%
All Bedroom Counts	108	111	+ 2.7%

	5-2011	5-2012	Change
2 Bedrooms or Less	93	112	+ 20.9%
3 Bedrooms	103	108	+ 5.2%
4 Bedrooms or More	114	107	- 6.0%
All Bedroom Counts	106	108	+ 2.2%

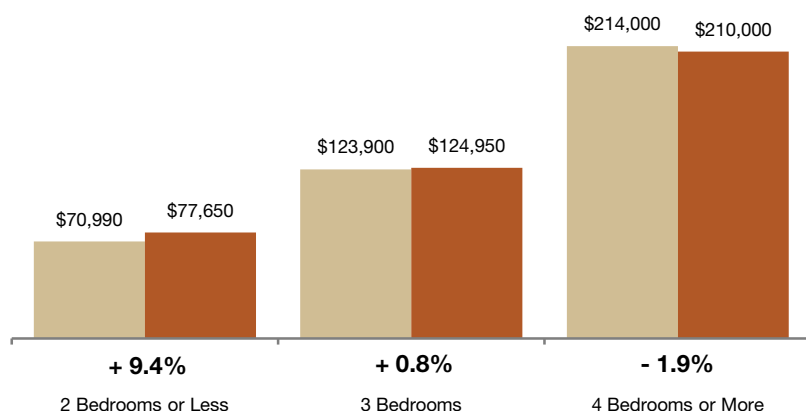
Median Sales Price

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



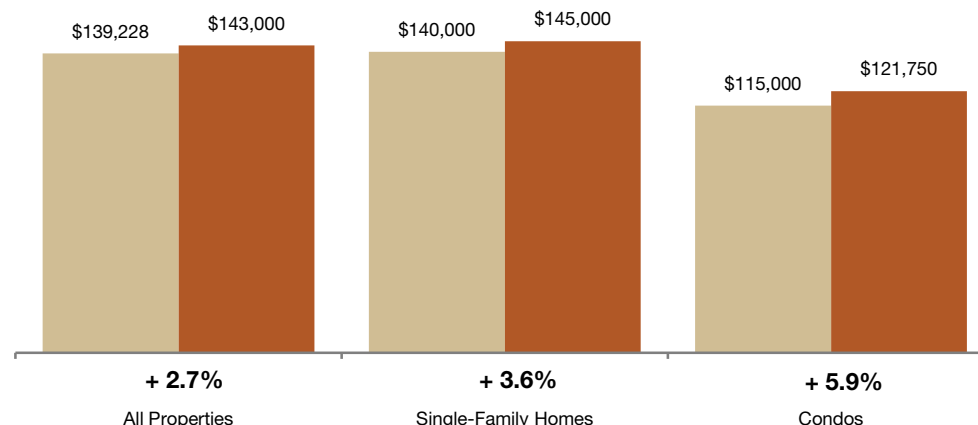
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	5-2011	5-2012	Change	5-2011	5-2012	Change	5-2011	5-2012	Change
2 Bedrooms or Less	\$70,990	\$77,650	+ 9.4%	\$54,500	\$62,550	+ 14.8%	\$102,200	\$98,000	- 4.1%
3 Bedrooms	\$123,900	\$124,950	+ 0.8%	\$124,000	\$124,700	+ 0.6%	\$122,500	\$129,900	+ 6.0%
4 Bedrooms or More	\$214,000	\$210,000	- 1.9%	\$214,080	\$210,967	- 1.5%	\$167,000	\$154,500	- 7.5%
All Bedroom Counts	\$139,228	\$143,000	+ 2.7%	\$140,000	\$145,000	+ 3.6%	\$115,000	\$121,750	+ 5.9%

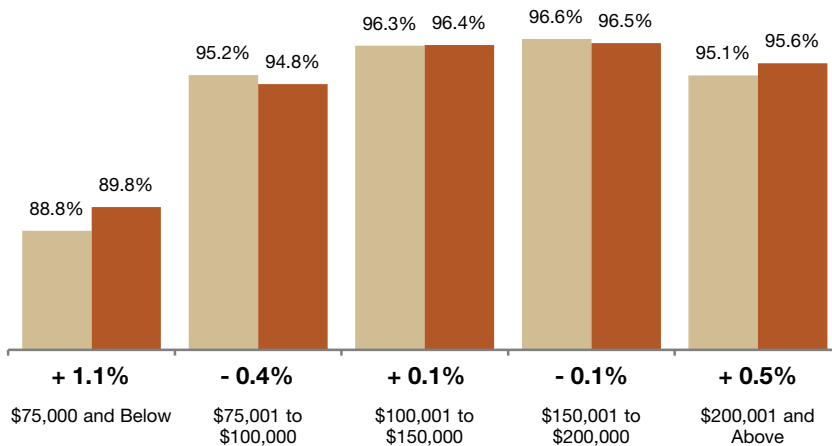
Percent of List Price Received

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.**



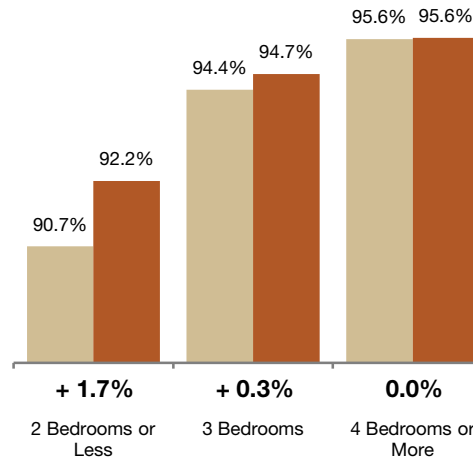
By Price Range

■ 5-2011 ■ 5-2012



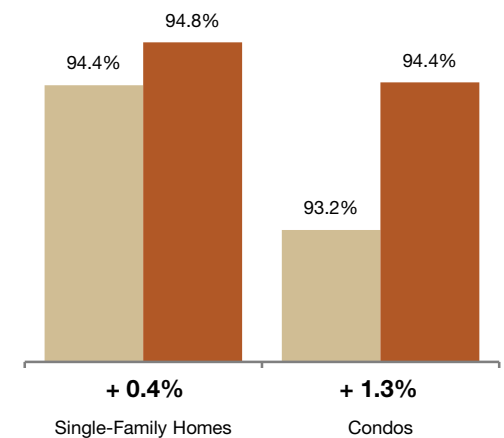
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$75,000 and Below	88.8%	89.8%	+ 1.1%
\$75,001 to \$100,000	95.2%	94.8%	- 0.4%
\$100,001 to \$150,000	96.3%	96.4%	+ 0.1%
\$150,001 to \$200,000	96.6%	96.5%	- 0.1%
\$200,001 and Above	95.1%	95.6%	+ 0.5%
All Price Ranges	94.3%	94.8%	+ 0.5%

Single-Family Homes

	5-2011	5-2012	Change
\$75,000 and Below	88.7%	89.7%	+ 1.1%
\$75,001 to \$100,000	95.3%	94.8%	- 0.5%
\$100,001 to \$150,000	96.5%	96.4%	- 0.1%
\$150,001 to \$200,000	96.7%	96.6%	- 0.1%
\$200,001 and Above	95.3%	95.7%	+ 0.4%
All Price Ranges	94.4%	94.8%	+ 0.4%

Condos

	5-2011	5-2012	Change
\$75,000 and Below	90.2%	90.9%	+ 0.8%
\$75,001 to \$100,000	93.9%	94.7%	+ 0.9%
\$100,001 to \$150,000	95.1%	96.1%	+ 1.1%
\$150,001 to \$200,000	94.8%	94.1%	- 0.7%
\$200,001 and Above	91.6%	95.3%	+ 4.0%
All Price Ranges	93.2%	94.4%	+ 1.3%

By Bedroom Count

	5-2011	5-2012	Change
2 Bedrooms or Less	90.7%	92.2%	+ 1.7%
3 Bedrooms	94.4%	94.7%	+ 0.3%
4 Bedrooms or More	95.6%	95.6%	0.0%
All Bedroom Counts	94.3%	94.8%	+ 0.5%

	5-2011	5-2012	Change
2 Bedrooms or Less	89.8%	91.6%	+ 2.0%
3 Bedrooms	94.4%	94.7%	+ 0.3%
4 Bedrooms or More	95.6%	95.6%	0.0%
All Bedroom Counts	94.4%	94.8%	+ 0.4%

	5-2011	5-2012	Change
2 Bedrooms or Less	92.7%	93.7%	+ 1.1%
3 Bedrooms	93.6%	95.3%	+ 1.8%
4 Bedrooms or More	95.3%	95.6%	+ 0.3%
All Bedroom Counts	93.2%	94.4%	+ 1.3%

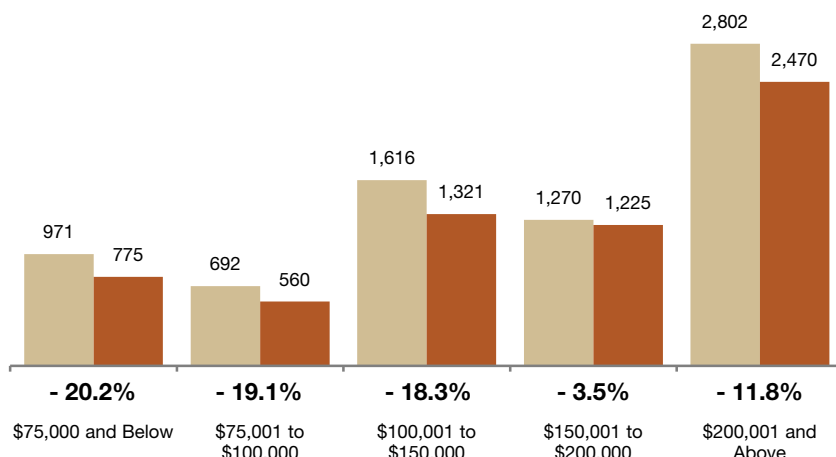
Inventory of Homes for Sale

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



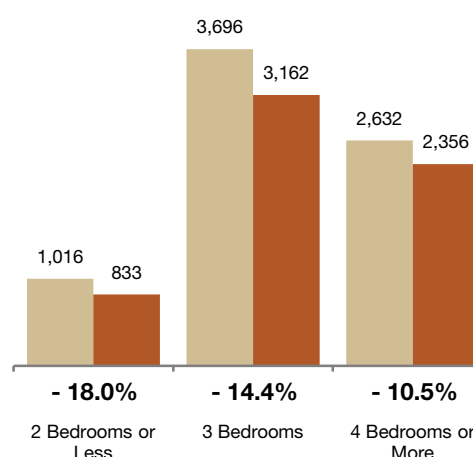
By Price Range

■ 5-2011 ■ 5-2012



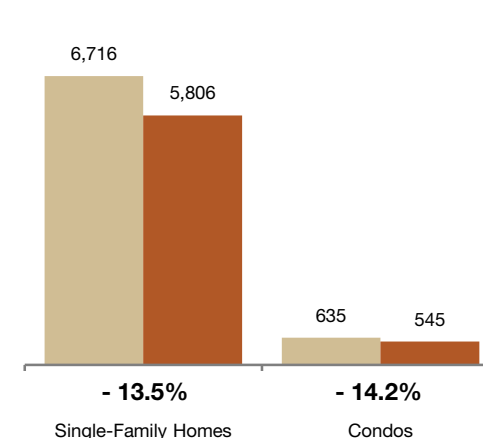
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$75,000 and Below	971	775	- 20.2%
\$75,001 to \$100,000	692	560	- 19.1%
\$100,001 to \$150,000	1,616	1,321	- 18.3%
\$150,001 to \$200,000	1,270	1,225	- 3.5%
\$200,001 and Above	2,802	2,470	- 11.8%
All Price Ranges	7,351	6,351	- 13.6%

Single-Family Homes

	5-2011	5-2012	Change
914	707	- 22.6%	
574	465	- 19.0%	
1,428	1,172	- 17.9%	
1,177	1,135	- 3.6%	
2,623	2,327	- 11.3%	
6,716	5,806	- 13.5%	

Condos

	5-2011	5-2012	Change
57	68	+ 19.3%	
118	95	- 19.5%	
188	149	- 20.7%	
93	90	- 3.2%	
179	143	- 20.1%	
635	545	- 14.2%	

By Bedroom Count

	5-2011	5-2012	Change
2 Bedrooms or Less	1,016	833	- 18.0%
3 Bedrooms	3,696	3,162	- 14.4%
4 Bedrooms or More	2,632	2,356	- 10.5%
All Bedroom Counts	7,351	6,351	- 13.6%

	5-2011	5-2012	Change
660	541	- 18.0%	
3,445	2,929	- 15.0%	
2,605	2,336	- 10.3%	
6,716	5,806	- 13.5%	

	5-2011	5-2012	Change
356	292	- 18.0%	
251	233	- 7.2%	
27	20	- 25.9%	
635	545	- 14.2%	

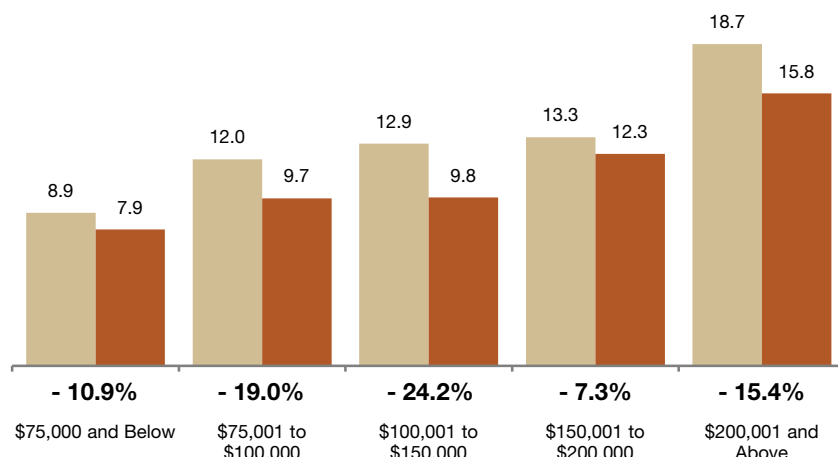
Months Supply of Inventory

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.



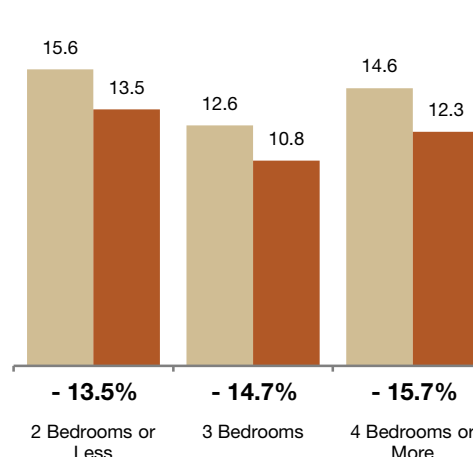
By Price Range

■ 5-2011 ■ 5-2012



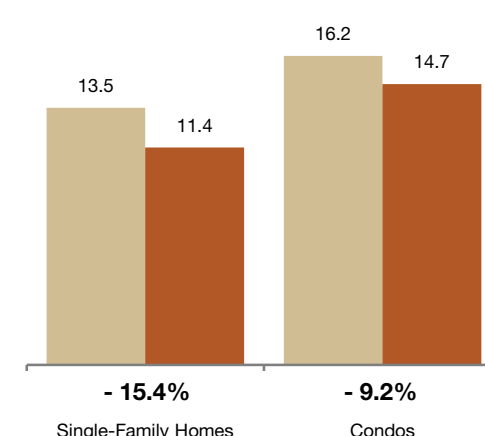
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$75,000 and Below	8.9	7.9	- 10.9%
\$75,001 to \$100,000	12.0	9.7	- 19.0%
\$100,001 to \$150,000	12.9	9.8	- 24.2%
\$150,001 to \$200,000	13.3	12.3	- 7.3%
\$200,001 and Above	18.7	15.8	- 15.4%
All Price Ranges	13.7	11.6	- 15.0%

Single-Family Homes

	5-2011	5-2012	Change
\$75,000 and Below	8.9	7.7	- 14.0%
\$75,001 to \$100,000	11.4	9.2	- 18.7%
\$100,001 to \$150,000	12.5	9.4	- 24.7%
\$150,001 to \$200,000	13.1	12.0	- 8.3%
\$200,001 and Above	18.5	15.7	- 15.1%
All Price Ranges	13.5	11.4	- 15.4%

Condos

	5-2011	5-2012	Change
\$75,000 and Below	8.0	11.2	+ 40.5%
\$75,001 to \$100,000	16.3	13.0	- 20.4%
\$100,001 to \$150,000	16.8	13.8	- 18.3%
\$150,001 to \$200,000	16.4	18.3	+ 11.5%
\$200,001 and Above	22.4	18.1	- 19.3%
All Price Ranges	16.2	14.7	- 9.2%

By Bedroom Count

	5-2011	5-2012	Change
2 Bedrooms or Less	15.6	13.5	- 13.5%
3 Bedrooms	12.6	10.8	- 14.7%
4 Bedrooms or More	14.6	12.3	- 15.7%
All Bedroom Counts	13.7	11.6	- 15.0%

	5-2011	5-2012	Change
2 Bedrooms or Less	14.7	12.9	- 12.5%
3 Bedrooms	12.5	10.6	- 15.7%
4 Bedrooms or More	14.6	12.3	- 15.7%
All Bedroom Counts	13.5	11.4	- 15.4%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



June 2012

After a few head fakes, even cynical commentators agree that residential real estate may finally be clawing out from a multi-year valley. For the 12-month period spanning July 2011 through June 2012, Closed Sales in the Greater Greenville region were up 11.2 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 18.7 percent.

The overall Median Sales Price was up 3.8 percent to \$144,200. The property type with the largest price gain was the Condo segment, where prices increased 6.8 percent to \$122,250. The price range that tended to sell the quickest was the \$75,000 and Below range at 98 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 128 days.

Market-wide, inventory levels were down 13.4 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 13.2 percent. That amounts to 11.1 months supply for Single-Family homes and 13.7 months supply for Condos.

Quick Facts

+ 18.7%

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

+ 16.7%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 11.4%

Property Type With
Strongest Sales:
Single-Family Homes

Closed 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.](#)

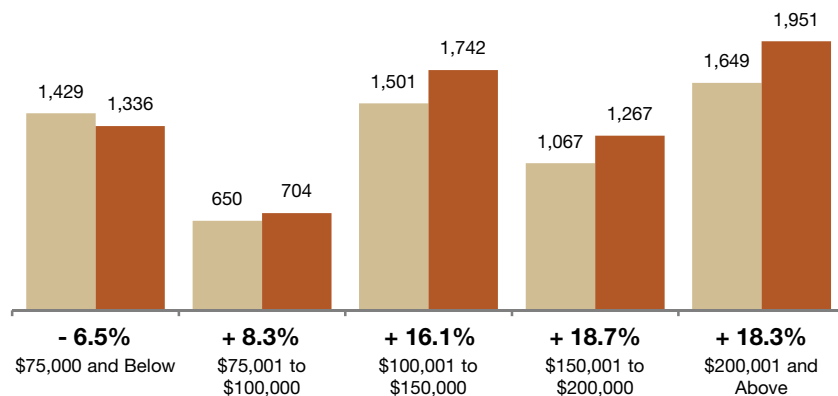
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



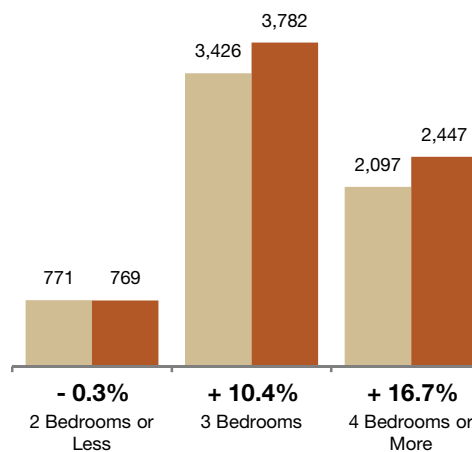
By Price Range

6-2011 6-2012



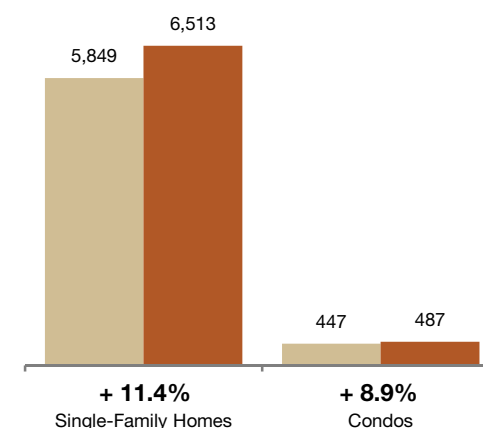
By Bedroom Count

6-2011 6-2012



By Property Type

6-2011 6-2012



All Properties

By Price Range

	6-2011	6-2012	Change
\$75,000 and Below	1,429	1,336	- 6.5%
\$75,001 to \$100,000	650	704	+ 8.3%
\$100,001 to \$150,000	1,501	1,742	+ 16.1%
\$150,001 to \$200,000	1,067	1,267	+ 18.7%
\$200,001 and Above	1,649	1,951	+ 18.3%
All Price Ranges	6,296	7,000	+ 11.2%

Single-Family Homes

	6-2011	6-2012	Change
\$75,000 and Below	1,326	1,243	- 6.3%
\$75,001 to \$100,000	566	608	+ 7.4%
\$100,001 to \$150,000	1,380	1,605	+ 16.3%
\$150,001 to \$200,000	1,007	1,207	+ 19.9%
\$200,001 and Above	1,570	1,850	+ 17.8%
All Price Ranges	5,849	6,513	+ 11.4%

Condos

	6-2011	6-2012	Change
\$75,000 and Below	103	93	- 9.7%
\$75,001 to \$100,000	84	96	+ 14.3%
\$100,001 to \$150,000	121	137	+ 13.2%
\$150,001 to \$200,000	60	60	0.0%
\$200,001 and Above	79	101	+ 27.8%
All Price Ranges	447	487	+ 8.9%

By Bedroom Count

	6-2011	6-2012	Change
2 Bedrooms or Less	771	769	- 0.3%
3 Bedrooms	3,426	3,782	+ 10.4%
4 Bedrooms or More	2,097	2,447	+ 16.7%
All Bedroom Counts	6,296	7,000	+ 11.2%

	6-2011	6-2012	Change
2 Bedrooms or Less	534	518	- 3.0%
3 Bedrooms	3,237	3,566	+ 10.2%
4 Bedrooms or More	2,076	2,428	+ 17.0%
All Bedroom Counts	5,849	6,513	+ 11.4%

	6-2011	6-2012	Change
2 Bedrooms or Less	237	251	+ 5.9%
3 Bedrooms	189	216	+ 14.3%
4 Bedrooms or More	21	19	- 9.5%
All Bedroom Counts	447	487	+ 8.9%

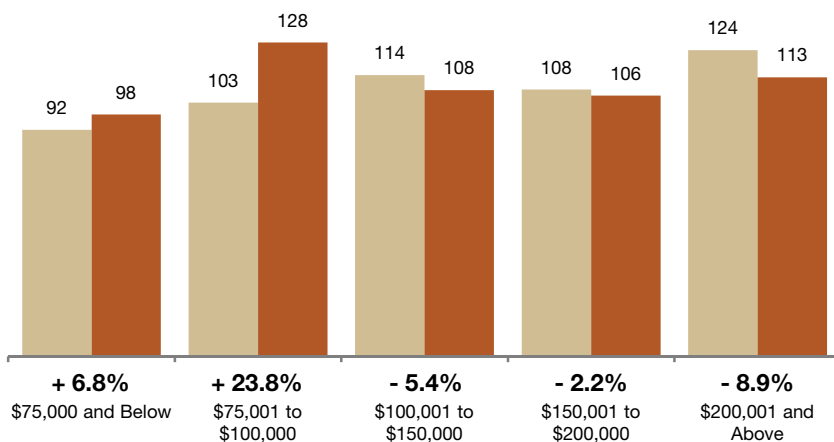
Days on Market Until Sale

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



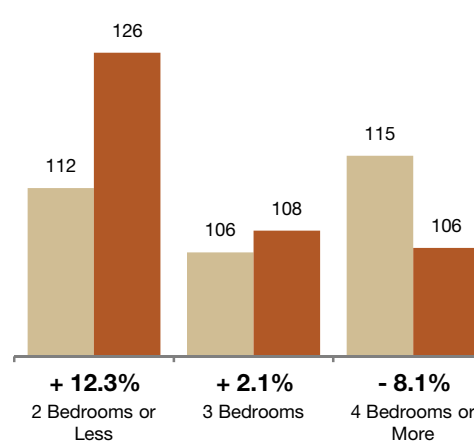
By Price Range

6-2011 6-2012



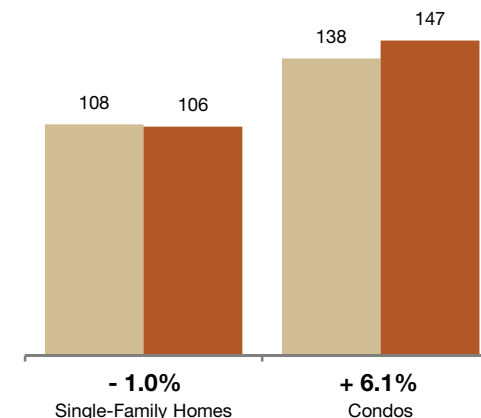
By Bedroom Count

6-2011 6-2012



By Property Type

6-2011 6-2012



All Properties

By Price Range

	6-2011	6-2012	Change
\$75,000 and Below	92	98	+ 6.8%
\$75,001 to \$100,000	103	128	+ 23.8%
\$100,001 to \$150,000	114	108	- 5.4%
\$150,001 to \$200,000	108	106	- 2.2%
\$200,001 and Above	124	113	- 8.9%
All Price Ranges	110	109	- 0.4%

Single-Family Homes

6-2011	6-2012	Change	6-2011	6-2012	Change
89	96	+ 7.9%	133	131	- 1.7%
99	124	+ 24.9%	131	152	+ 16.8%
112	105	- 6.0%	143	143	- 0.0%
106	105	- 1.5%	143	129	- 10.0%
124	110	- 10.8%	142	171	+ 20.1%
108	106	- 1.0%	138	147	+ 6.1%

Condos

6-2011	6-2012	Change
133	131	- 1.7%
131	152	+ 16.8%
143	143	- 0.0%
143	129	- 10.0%
142	171	+ 20.1%
138	147	+ 6.1%

By Bedroom Count

	6-2011	6-2012	Change
2 Bedrooms or Less	112	126	+ 12.3%
3 Bedrooms	106	108	+ 2.1%
4 Bedrooms or More	115	106	- 8.1%
All Bedroom Counts	110	109	- 0.4%

6-2011	6-2012	Change	6-2011	6-2012	Change
94	110	+ 16.8%	154	159	+ 3.3%
105	106	+ 1.4%	124	137	+ 10.7%
116	106	- 8.2%	99	98	- 0.7%
108	106	- 1.0%	138	147	+ 6.1%

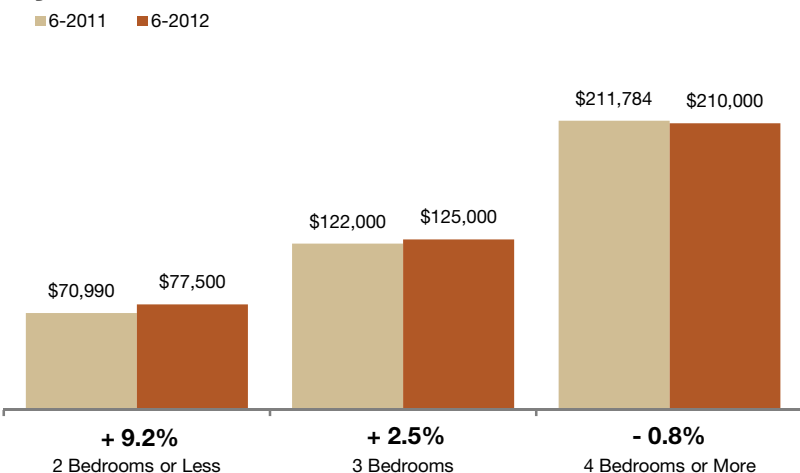
6-2011	6-2012	Change
154	159	+ 3.3%
124	137	+ 10.7%
99	98	- 0.7%
138	147	+ 6.1%

Median Sales Price

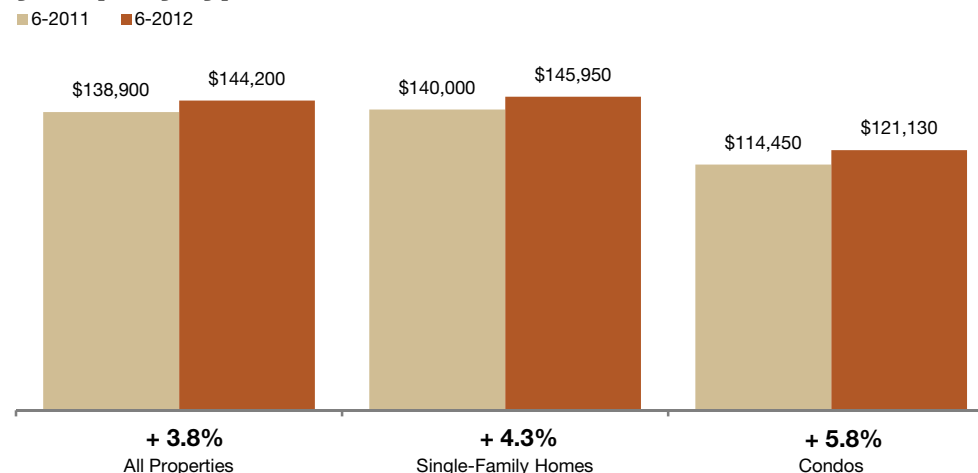
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties				Single-Family Homes			Condos		
By Bedroom Count	6-2011	6-2012	Change	6-2011	6-2012	Change	6-2011	6-2012	Change
2 Bedrooms or Less	\$70,990	\$77,500	+ 9.2%	\$55,000	\$61,212	+ 11.3%	\$100,000	\$97,500	- 2.5%
3 Bedrooms	\$122,000	\$125,000	+ 2.5%	\$122,000	\$125,000	+ 2.5%	\$123,500	\$131,750	+ 6.7%
4 Bedrooms or More	\$211,784	\$210,000	- 0.8%	\$212,000	\$211,150	- 0.4%	\$167,000	\$174,000	+ 4.2%
All Bedroom Counts	\$138,900	\$144,200	+ 3.8%	\$140,000	\$145,950	+ 4.3%	\$114,450	\$121,130	+ 5.8%

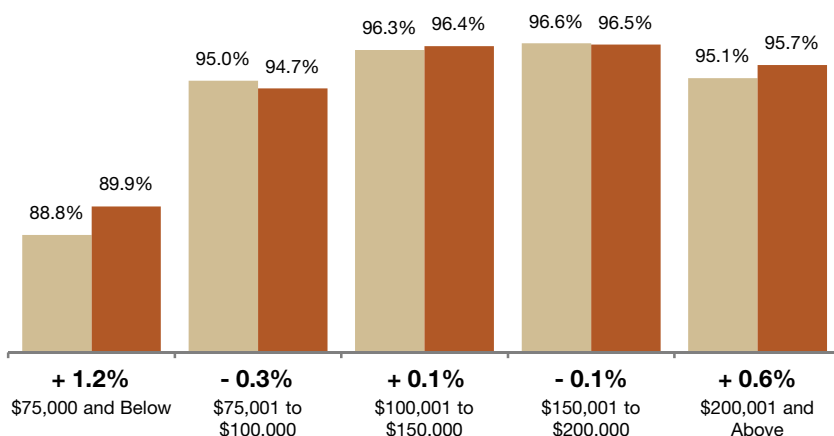
Percent of List Price Received

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.**



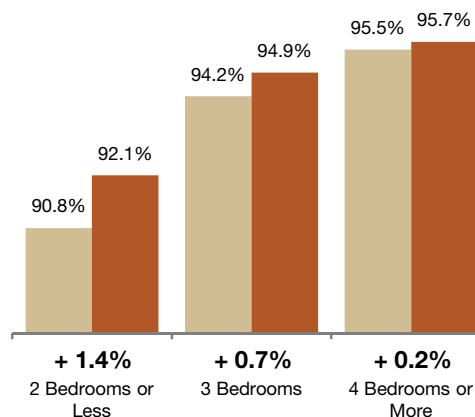
By Price Range

■ 6-2011 ■ 6-2012



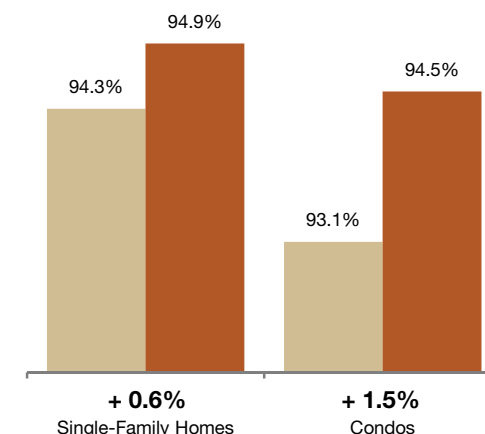
By Bedroom Count

■ 6-2011 ■ 6-2012



By Property Type

■ 6-2011 ■ 6-2012



All Properties

By Price Range

	6-2011	6-2012	Change
\$75,000 and Below	88.8%	89.9%	+ 1.2%
\$75,001 to \$100,000	95.0%	94.7%	- 0.3%
\$100,001 to \$150,000	96.3%	96.4%	+ 0.1%
\$150,001 to \$200,000	96.6%	96.5%	- 0.1%
\$200,001 and Above	95.1%	95.7%	+ 0.6%
All Price Ranges	94.2%	94.8%	+ 0.6%

Single-Family Homes

	6-2011	6-2012	Change
\$75,000 and Below	88.7%	89.8%	+ 1.2%
\$75,001 to \$100,000	95.2%	94.7%	- 0.5%
\$100,001 to \$150,000	96.4%	96.5%	+ 0.1%
\$150,001 to \$200,000	96.6%	96.6%	0.0%
\$200,001 and Above	95.3%	95.7%	+ 0.4%
All Price Ranges	94.3%	94.9%	+ 0.6%

Condos

	6-2011	6-2012	Change
\$75,000 and Below	90.2%	91.2%	+ 1.1%
\$75,001 to \$100,000	94.0%	94.6%	+ 0.6%
\$100,001 to \$150,000	95.0%	96.1%	+ 1.2%
\$150,001 to \$200,000	95.1%	94.0%	- 1.2%
\$200,001 and Above	91.7%	95.3%	+ 3.9%
All Price Ranges	93.1%	94.5%	+ 1.5%

By Bedroom Count

	6-2011	6-2012	Change
2 Bedrooms or Less	90.8%	92.1%	+ 1.4%
3 Bedrooms	94.2%	94.9%	+ 0.7%
4 Bedrooms or More	95.5%	95.7%	+ 0.2%
All Bedroom Counts	94.2%	94.8%	+ 0.6%

	6-2011	6-2012	Change
2 Bedrooms or Less	89.8%	91.4%	+ 1.8%
3 Bedrooms	94.3%	94.8%	+ 0.5%
4 Bedrooms or More	95.5%	95.7%	+ 0.2%
All Bedroom Counts	94.3%	94.9%	+ 0.6%

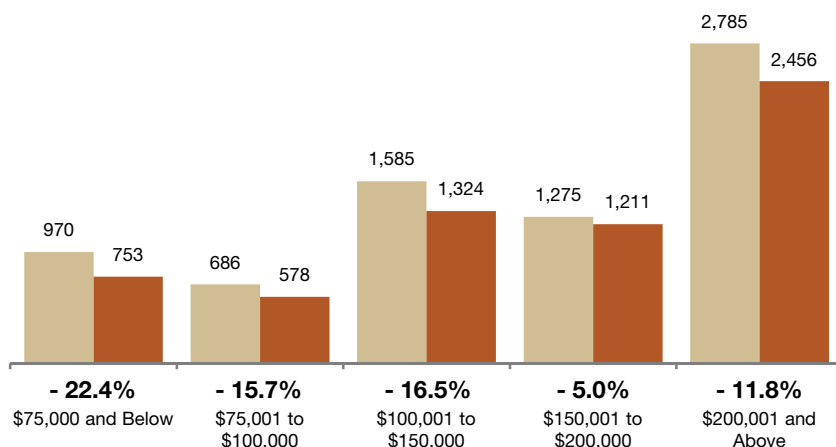
Inventory of Homes for Sale

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



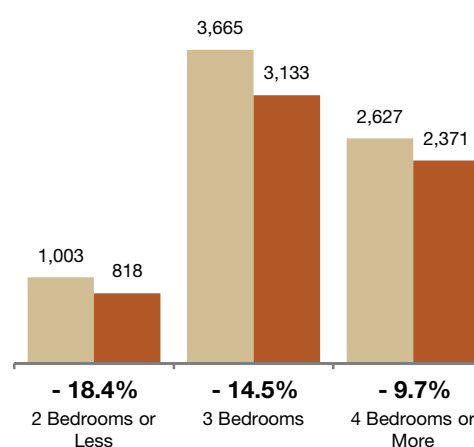
By Price Range

■ 6-2011 ■ 6-2012



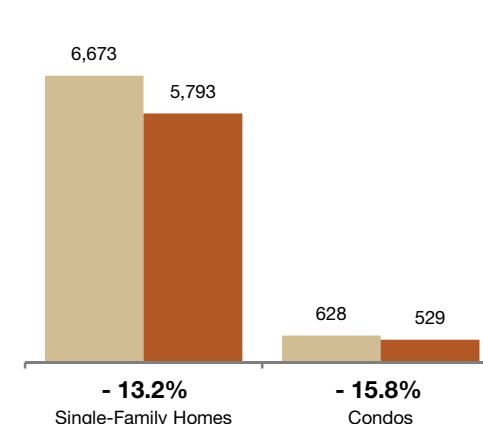
By Bedroom Count

■ 6-2011 ■ 6-2012



By Property Type

■ 6-2011 ■ 6-2012



All Properties

By Price Range

	6-2011	6-2012	Change
\$75,000 and Below	970	753	- 22.4%
\$75,001 to \$100,000	686	578	- 15.7%
\$100,001 to \$150,000	1,585	1,324	- 16.5%
\$150,001 to \$200,000	1,275	1,211	- 5.0%
\$200,001 and Above	2,785	2,456	- 11.8%
All Price Ranges	7,301	6,322	- 13.4%

Single-Family Homes

	6-2011	6-2012	Change
\$75,000 and Below	910	686	- 24.6%
\$75,001 to \$100,000	569	490	- 13.9%
\$100,001 to \$150,000	1,395	1,171	- 16.1%
\$150,001 to \$200,000	1,185	1,131	- 4.6%
\$200,001 and Above	2,614	2,315	- 11.4%
All Price Ranges	6,673	5,793	- 13.2%

Condos

	6-2011	6-2012	Change
\$75,000 and Below	60	67	+ 11.7%
\$75,001 to \$100,000	117	88	- 24.8%
\$100,001 to \$150,000	190	153	- 19.5%
\$150,001 to \$200,000	90	80	- 11.1%
\$200,001 and Above	171	141	- 17.5%
All Price Ranges	628	529	- 15.8%

By Bedroom Count

	6-2011	6-2012	Change
2 Bedrooms or Less	1,003	818	- 18.4%
3 Bedrooms	3,665	3,133	- 14.5%
4 Bedrooms or More	2,627	2,371	- 9.7%
All Bedroom Counts	7,301	6,322	- 13.4%

	6-2011	6-2012	Change
2 Bedrooms or Less	661	534	- 19.2%
3 Bedrooms	3,404	2,907	- 14.6%
4 Bedrooms or More	2,603	2,352	- 9.6%
All Bedroom Counts	6,673	5,793	- 13.2%

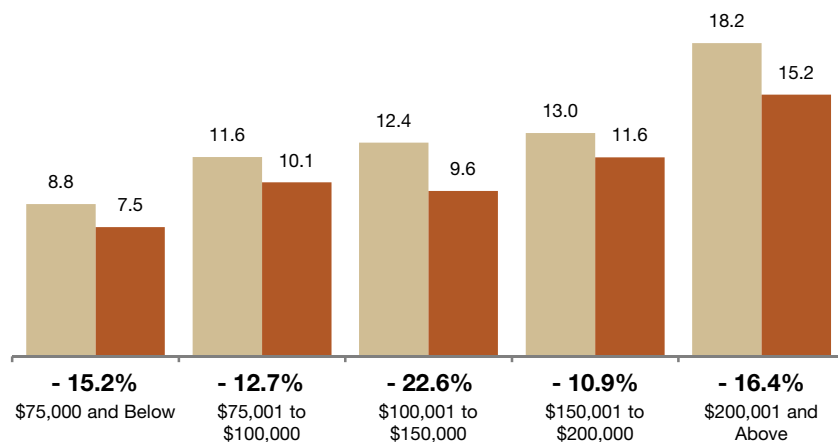
Months Supply of Inventory

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.



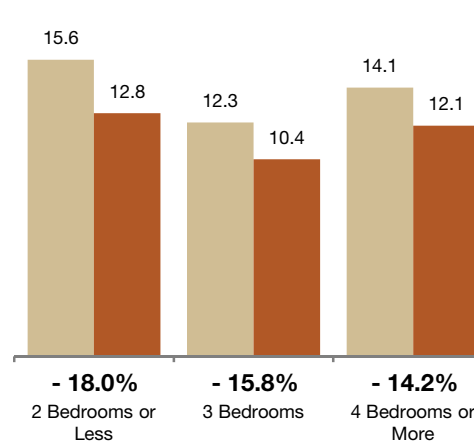
By Price Range

■ 6-2011 ■ 6-2012



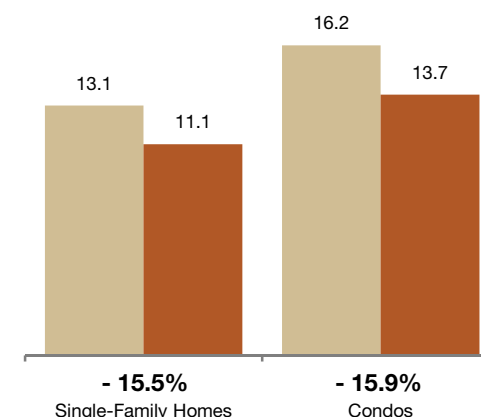
By Bedroom Count

■ 6-2011 ■ 6-2012



By Property Type

■ 6-2011 ■ 6-2012



All Properties

By Price Range

	6-2011	6-2012	Change
\$75,000 and Below	8.8	7.5	- 15.2%
\$75,001 to \$100,000	11.6	10.1	- 12.7%
\$100,001 to \$150,000	12.4	9.6	- 22.6%
\$150,001 to \$200,000	13.0	11.6	- 10.9%
\$200,001 and Above	18.2	15.2	- 16.4%
All Price Ranges	13.3	11.2	- 15.5%

Single-Family Homes

	6-2011	6-2012	Change
\$75,000 and Below	8.9	7.3	- 17.9%
\$75,001 to \$100,000	11.0	9.8	- 10.3%
\$100,001 to \$150,000	11.9	9.3	- 21.9%
\$150,001 to \$200,000	12.8	11.4	- 11.1%
\$200,001 and Above	18.0	15.1	- 16.3%
All Price Ranges	13.1	11.1	- 15.5%

Condos

	6-2011	6-2012	Change
\$75,000 and Below	8.2	10.4	+ 27.6%
\$75,001 to \$100,000	15.8	11.9	- 24.8%
\$100,001 to \$150,000	18.7	13.3	- 28.8%
\$150,001 to \$200,000	15.7	14.8	- 5.6%
\$200,001 and Above	21.4	17.6	- 17.5%
All Price Ranges	16.2	13.7	- 15.9%

By Bedroom Count

	6-2011	6-2012	Change
2 Bedrooms or Less	15.6	12.8	- 18.0%
3 Bedrooms	12.3	10.4	- 15.8%
4 Bedrooms or More	14.1	12.1	- 14.2%
All Bedroom Counts	13.3	11.2	- 15.5%

	6-2011	6-2012	Change
2 Bedrooms or Less	14.9	12.3	- 17.2%
3 Bedrooms	12.1	10.2	- 16.1%
4 Bedrooms or More	14.1	12.1	- 14.2%
All Bedroom Counts	13.1	11.1	- 15.5%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



July 2012

As Olympians wind down their time in London, the local housing market has already medaled in several events. For the 12-month period spanning August 2011 through July 2012, Closed Sales in the Greater Greenville region were up 11.1 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 18.4 percent.

The overall Median Sales Price was up 3.6 percent to \$145,000. The property type with the largest price gain was the Condo segment, where prices increased 6.1 percent to \$122,500. The price range that tended to sell the quickest was the \$75,000 and Below range at 97 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 126 days.

Market-wide, inventory levels were down 11.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 10.9 percent. That amounts to 10.8 months supply for Single-Family homes and 12.6 months supply for Condos.

Quick Facts

+ 18.4%

Price Range With the
Strongest Sales:
\$200,001 and Above

+ 16.1%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 11.2%

Property Type With
Strongest Sales:
Single-Family Homes

Closed 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.

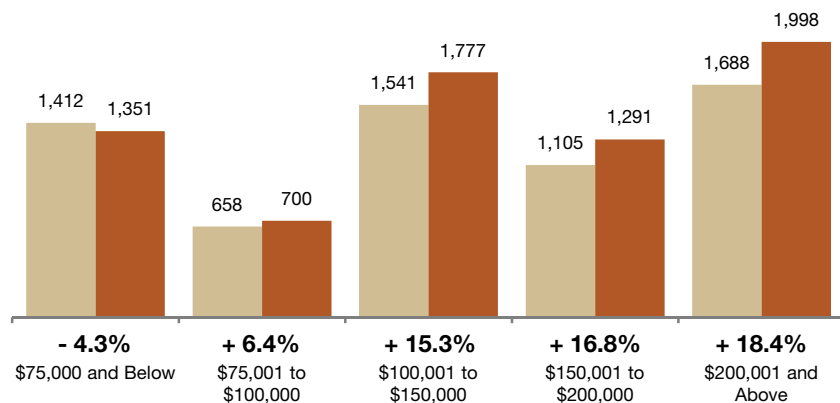
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



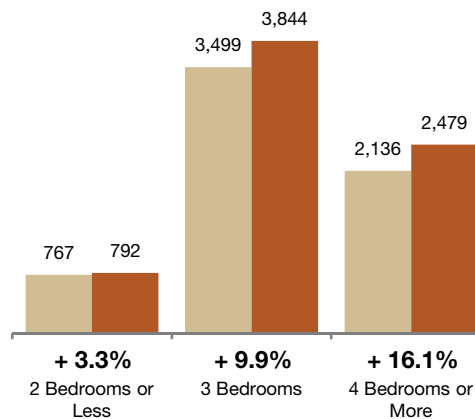
By Price Range

■ 7-2011 ■ 7-2012



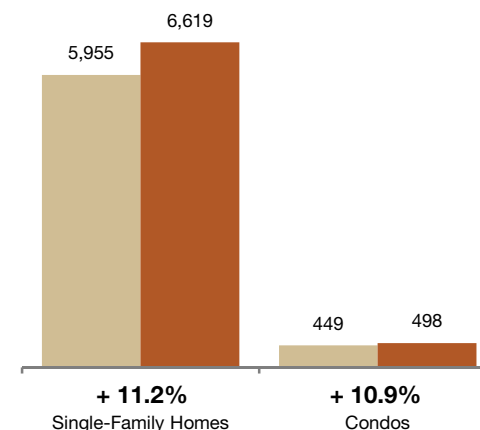
By Bedroom Count

■ 7-2011 ■ 7-2012



By Property Type

■ 7-2011 ■ 7-2012



All Properties

By Price Range

	7-2011	7-2012	Change
\$75,000 and Below	1,412	1,351	- 4.3%
\$75,001 to \$100,000	658	700	+ 6.4%
\$100,001 to \$150,000	1,541	1,777	+ 15.3%
\$150,001 to \$200,000	1,105	1,291	+ 16.8%
\$200,001 and Above	1,688	1,998	+ 18.4%
All Price Ranges	6,404	7,117	+ 11.1%

Single-Family Homes

	7-2011	7-2012	Change
\$75,000 and Below	1,310	1,256	- 4.1%
\$75,001 to \$100,000	574	607	+ 5.7%
\$100,001 to \$150,000	1,428	1,629	+ 14.1%
\$150,001 to \$200,000	1,045	1,227	+ 17.4%
\$200,001 and Above	1,598	1,900	+ 18.9%
All Price Ranges	5,955	6,619	+ 11.2%

Condos

	7-2011	7-2012	Change
\$75,000 and Below	102	95	- 6.9%
\$75,001 to \$100,000	84	93	+ 10.7%
\$100,001 to \$150,000	113	148	+ 31.0%
\$150,001 to \$200,000	60	64	+ 6.7%
\$200,001 and Above	90	98	+ 8.9%
All Price Ranges	449	498	+ 10.9%

By Bedroom Count

	7-2011	7-2012	Change
2 Bedrooms or Less	767	792	+ 3.3%
3 Bedrooms	3,499	3,844	+ 9.9%
4 Bedrooms or More	2,136	2,479	+ 16.1%
All Bedroom Counts	6,404	7,117	+ 11.1%

	7-2011	7-2012	Change
2 Bedrooms or Less	526	532	+ 1.1%
3 Bedrooms	3,310	3,626	+ 9.5%
4 Bedrooms or More	2,117	2,460	+ 16.2%
All Bedroom Counts	5,955	6,619	+ 11.2%

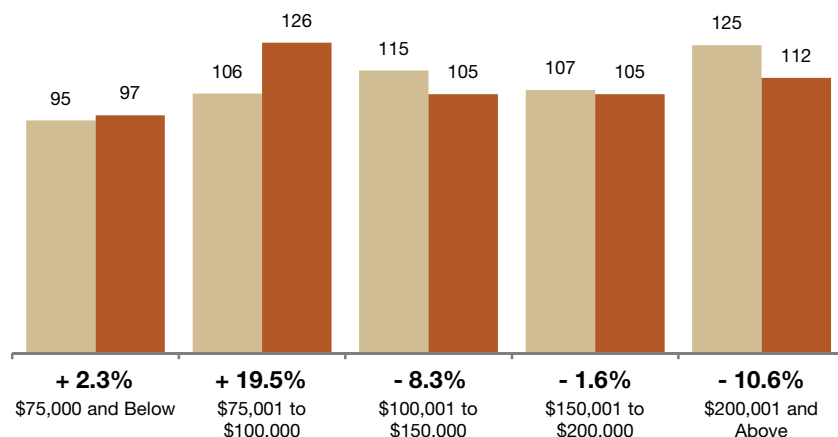
Days on Market Until Sale

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



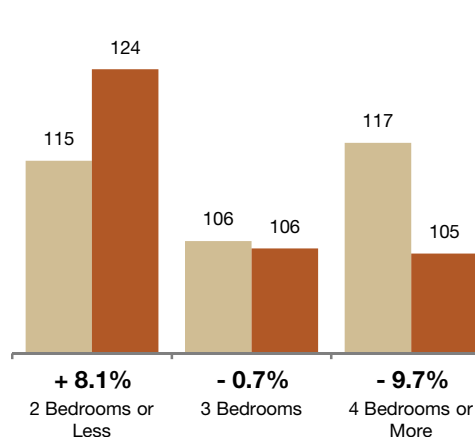
By Price Range

7-2011 7-2012



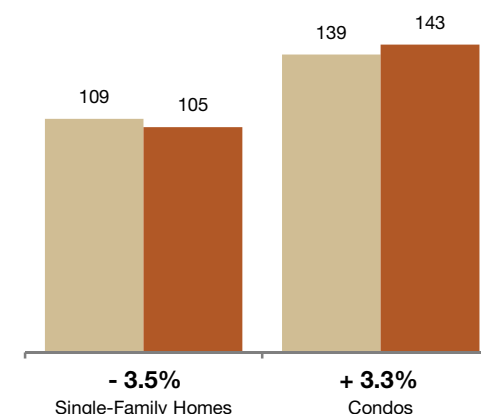
By Bedroom Count

7-2011 7-2012



By Property Type

7-2011 7-2012



All Properties

By Price Range

	7-2011	7-2012	Change
\$75,000 and Below	95	97	+ 2.3%
\$75,001 to \$100,000	106	126	+ 19.5%
\$100,001 to \$150,000	115	105	- 8.3%
\$150,001 to \$200,000	107	105	- 1.6%
\$200,001 and Above	125	112	- 10.6%
All Price Ranges	111	108	- 2.9%

Single-Family Homes

7-2011	7-2012	Change	7-2011	7-2012	Change
91	95	+ 4.3%	139	120	- 13.8%
102	122	+ 19.4%	129	153	+ 18.9%
113	102	- 9.4%	140	139	- 0.8%
105	104	- 0.9%	136	122	- 10.4%
124	109	- 12.4%	148	177	+ 19.7%
109	105	- 3.5%	139	143	+ 3.3%

Condos

7-2011	7-2012	Change
139	120	- 13.8%
129	153	+ 18.9%
140	139	- 0.8%
136	122	- 10.4%
148	177	+ 19.7%
139	143	+ 3.3%

By Bedroom Count

	7-2011	7-2012	Change
2 Bedrooms or Less	115	124	+ 8.1%
3 Bedrooms	106	106	- 0.7%
4 Bedrooms or More	117	105	- 9.7%
All Bedroom Counts	111	108	- 2.9%

7-2011	7-2012	Change	7-2011	7-2012	Change
97	110	+ 12.6%	153	153	- 0.0%
105	104	- 1.4%	124	135	+ 8.7%
117	105	- 9.8%	100	101	+ 0.6%
109	105	- 3.5%	139	143	+ 3.3%

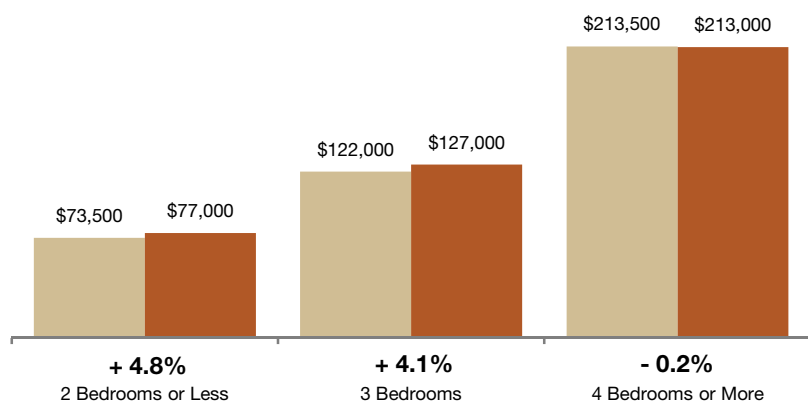
Median Sales Price

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



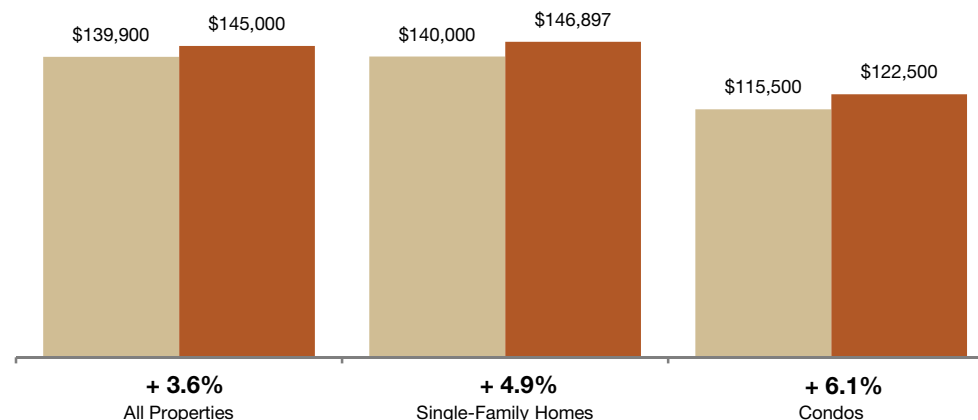
By Bedroom Count

■ 7-2011 ■ 7-2012



By Property Type

■ 7-2011 ■ 7-2012



.....

	All Properties			Single-Family Homes			Condos		
By Bedroom Count	7-2011	7-2012	Change	7-2011	7-2012	Change	7-2011	7-2012	Change
2 Bedrooms or Less	\$73,500	\$77,000	+ 4.8%	\$55,000	\$60,000	+ 9.1%	\$104,234	\$98,000	- 6.0%
3 Bedrooms	\$122,000	\$127,000	+ 4.1%	\$122,000	\$126,000	+ 3.3%	\$124,950	\$134,460	+ 7.6%
4 Bedrooms or More	\$213,500	\$213,000	- 0.2%	\$214,000	\$214,000	0.0%	\$167,000	\$135,000	- 19.2%
All Bedroom Counts	\$139,900	\$145,000	+ 3.6%	\$140,000	\$146,897	+ 4.9%	\$115,500	\$122,500	+ 6.1%

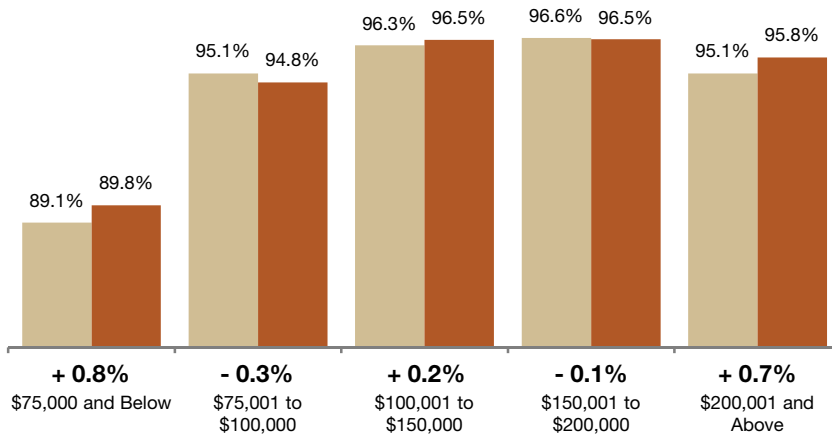
Percent of List Price Received

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.**



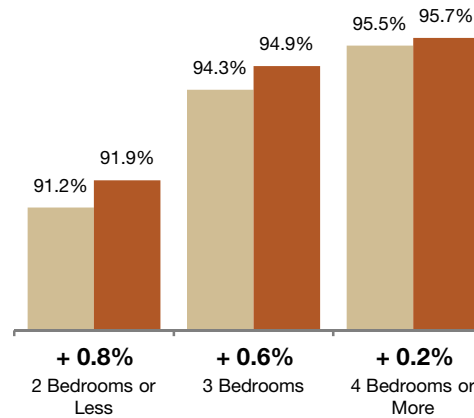
By Price Range

■ 7-2011 ■ 7-2012



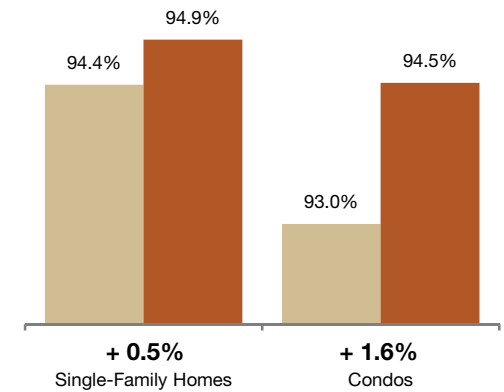
By Bedroom Count

■ 7-2011 ■ 7-2012



By Property Type

■ 7-2011 ■ 7-2012



All Properties

By Price Range

	7-2011	7-2012	Change
\$75,000 and Below	89.1%	89.8%	+ 0.8%
\$75,001 to \$100,000	95.1%	94.8%	- 0.3%
\$100,001 to \$150,000	96.3%	96.5%	+ 0.2%
\$150,001 to \$200,000	96.6%	96.5%	- 0.1%
\$200,001 and Above	95.1%	95.8%	+ 0.7%
All Price Ranges	94.3%	94.9%	+ 0.6%

Single-Family Homes

	7-2011	7-2012	Change
\$75,000 and Below	89.0%	89.6%	+ 0.7%
\$75,001 to \$100,000	95.3%	94.8%	- 0.5%
\$100,001 to \$150,000	96.4%	96.5%	+ 0.1%
\$150,001 to \$200,000	96.7%	96.6%	- 0.1%
\$200,001 and Above	95.3%	95.8%	+ 0.5%
All Price Ranges	94.4%	94.9%	+ 0.5%

Condos

	7-2011	7-2012	Change
\$75,000 and Below	89.4%	91.4%	+ 2.2%
\$75,001 to \$100,000	94.2%	94.4%	+ 0.2%
\$100,001 to \$150,000	95.2%	96.0%	+ 0.8%
\$150,001 to \$200,000	94.8%	94.3%	- 0.5%
\$200,001 and Above	92.2%	95.3%	+ 3.4%
All Price Ranges	93.0%	94.5%	+ 1.6%

By Bedroom Count

	7-2011	7-2012	Change
2 Bedrooms or Less	91.2%	91.9%	+ 0.8%
3 Bedrooms	94.3%	94.9%	+ 0.6%
4 Bedrooms or More	95.5%	95.7%	+ 0.2%
All Bedroom Counts	94.3%	94.9%	+ 0.6%

	7-2011	7-2012	Change
2 Bedrooms or Less	90.6%	91.1%	+ 0.6%
3 Bedrooms	94.4%	94.9%	+ 0.5%
4 Bedrooms or More	95.5%	95.7%	+ 0.2%
All Bedroom Counts	94.4%	94.9%	+ 0.5%

	7-2011	7-2012	Change
2 Bedrooms or Less	92.6%	93.7%	+ 1.2%
3 Bedrooms	93.3%	95.5%	+ 2.4%
4 Bedrooms or More	95.9%	95.0%	- 0.9%
All Bedroom Counts	93.0%	94.5%	+ 1.6%

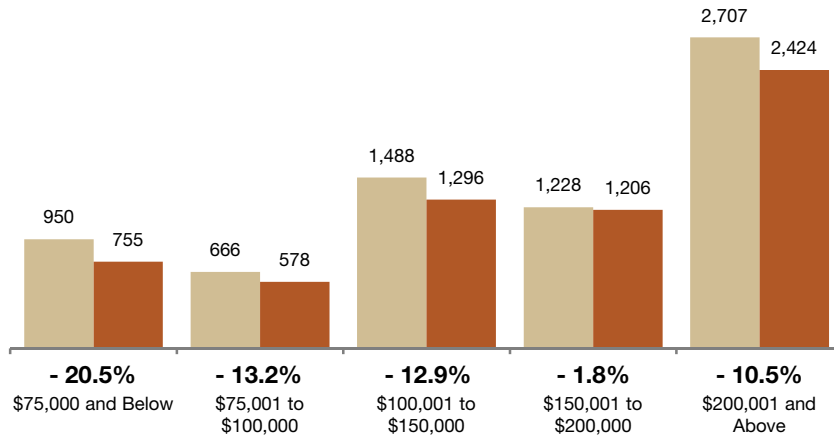
Inventory of Homes for Sale

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



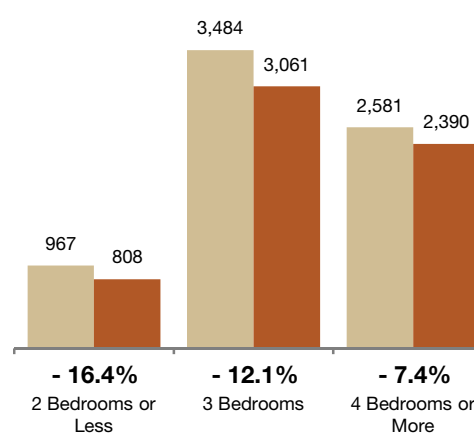
By Price Range

■ 7-2011 ■ 7-2012



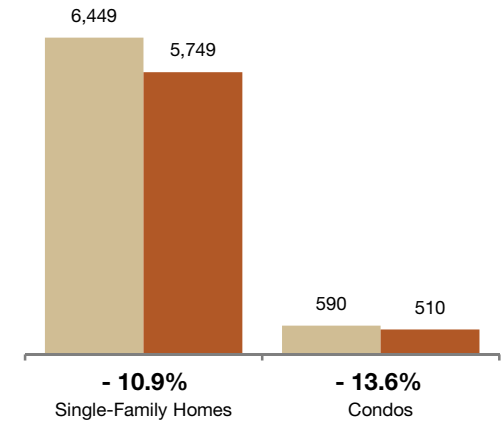
By Bedroom Count

■ 7-2011 ■ 7-2012



By Property Type

■ 7-2011 ■ 7-2012



All Properties

By Price Range

	7-2011	7-2012	Change
\$75,000 and Below	950	755	- 20.5%
\$75,001 to \$100,000	666	578	- 13.2%
\$100,001 to \$150,000	1,488	1,296	- 12.9%
\$150,001 to \$200,000	1,228	1,206	- 1.8%
\$200,001 and Above	2,707	2,424	- 10.5%
All Price Ranges	7,039	6,259	- 11.1%

Single-Family Homes

7-2011	7-2012	Change
886	693	- 21.8%
542	482	- 11.1%
1,322	1,154	- 12.7%
1,142	1,128	- 1.2%
2,557	2,292	- 10.4%
6,449	5,749	- 10.9%

Condos

	7-2011	7-2012	Change
	64	62	- 3.1%
	124	96	- 22.6%
	166	142	- 14.5%
	86	78	- 9.3%
	150	132	- 12.0%
	590	510	- 13.6%

By Bedroom Count

	7-2011	7-2012	Change
2 Bedrooms or Less	967	808	- 16.4%
3 Bedrooms	3,484	3,061	- 12.1%
4 Bedrooms or More	2,581	2,390	- 7.4%
All Bedroom Counts	7,039	6,259	- 11.1%

7-2011	7-2012	Change
642	545	- 15.1%
3,243	2,837	- 12.5%
2,558	2,367	- 7.5%
6,449	5,749	- 10.9%

	7-2011	7-2012	Change
	325	263	- 19.1%
	241	224	- 7.1%
	23	23	0.0%
	590	510	- 13.6%

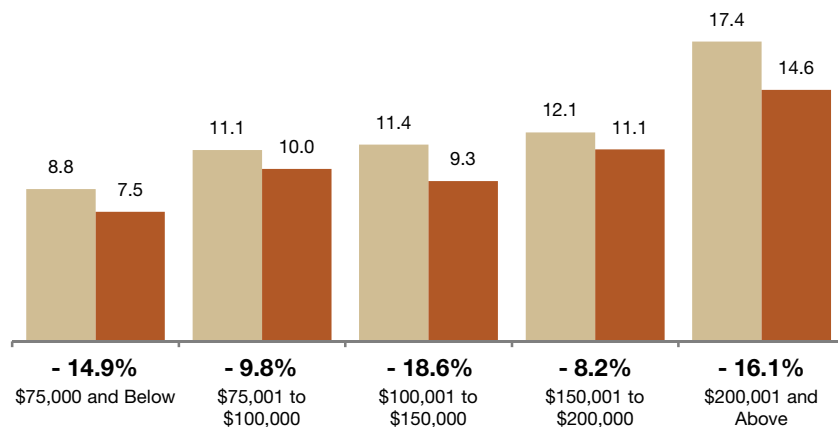
Months Supply of Inventory

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.



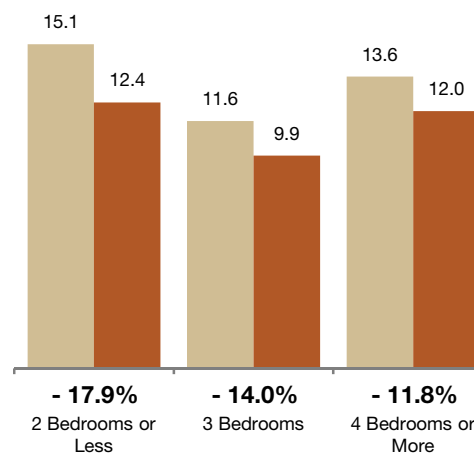
By Price Range

■ 7-2011 ■ 7-2012



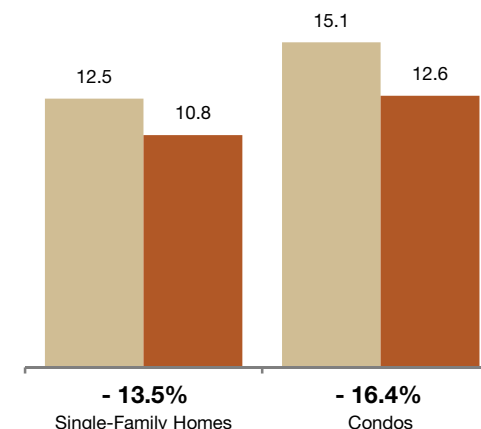
By Bedroom Count

■ 7-2011 ■ 7-2012



By Property Type

■ 7-2011 ■ 7-2012



All Properties

By Price Range

	7-2011	7-2012	Change
\$75,000 and Below	8.8	7.5	- 14.9%
\$75,001 to \$100,000	11.1	10.0	- 9.8%
\$100,001 to \$150,000	11.4	9.3	- 18.6%
\$150,001 to \$200,000	12.1	11.1	- 8.2%
\$200,001 and Above	17.4	14.6	- 16.1%
All Price Ranges	12.7	10.9	- 13.8%

Single-Family Homes

	7-2011	7-2012	Change
\$75,000 and Below	8.8	7.5	- 15.3%
\$75,001 to \$100,000	10.3	9.6	- 6.9%
\$100,001 to \$150,000	11.1	9.0	- 18.8%
\$150,001 to \$200,000	12.0	11.0	- 8.3%
\$200,001 and Above	17.3	14.5	- 15.9%
All Price Ranges	12.5	10.8	- 13.5%

Condos

	7-2011	7-2012	Change
\$75,000 and Below	9.3	8.2	- 11.6%
\$75,001 to \$100,000	16.7	12.8	- 23.4%
\$100,001 to \$150,000	15.3	13.0	- 15.1%
\$150,001 to \$200,000	14.3	13.6	- 5.4%
\$200,001 and Above	19.1	15.4	- 19.7%
All Price Ranges	15.1	12.6	- 16.4%

By Bedroom Count

	7-2011	7-2012	Change
2 Bedrooms or Less	15.1	12.4	- 17.9%
3 Bedrooms	11.6	9.9	- 14.0%
4 Bedrooms or More	13.6	12.0	- 11.8%
All Bedroom Counts	12.7	10.9	- 13.8%

	7-2011	7-2012	Change
2 Bedrooms or Less	14.5	12.8	- 11.6%
3 Bedrooms	11.4	9.7	- 15.1%
4 Bedrooms or More	13.6	12.0	- 11.9%
All Bedroom Counts	12.5	10.8	- 13.5%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



August 2012

As the school-aged among us meander back into classrooms across the country, the rest of us continue to monitor key developments in local real estate. For the 12-month period spanning September 2011 through August 2012, Closed Sales in the Greater Greenville region were up 9.0 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 18.6 percent.

The overall Median Sales Price was up 4.7 percent to \$146,500. The property type with the largest price gain was the Condo segment, where prices increased 8.8 percent to \$125,000. The price range that tended to sell the quickest was the \$75,000 and Below range at 94 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 124 days.

Market-wide, inventory levels were down 9.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 8.8 percent. That amounts to 10.7 months supply for Single-Family homes and 12.6 months supply for Condos.

Quick Facts

+ 18.6%

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

+ 12.4%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 10.5%

Property Type With
Strongest Sales:
Condos

Closed 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.](#)

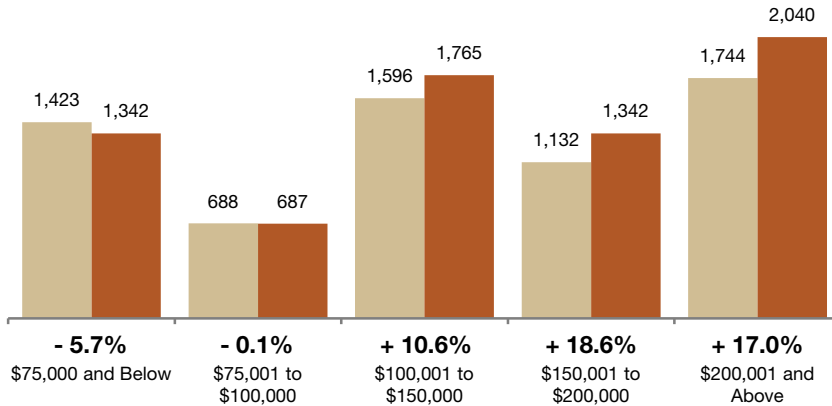
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



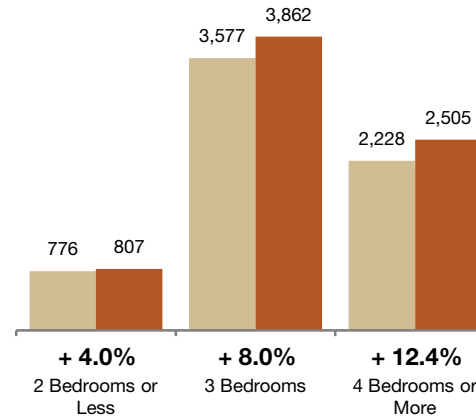
By Price Range

■ 8-2011 ■ 8-2012



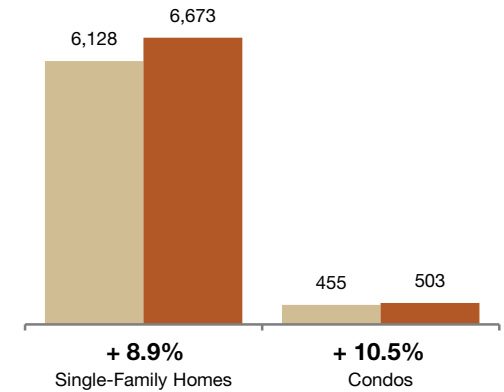
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$75,000 and Below	1,423	1,342	- 5.7%
\$75,001 to \$100,000	688	687	- 0.1%
\$100,001 to \$150,000	1,596	1,765	+ 10.6%
\$150,001 to \$200,000	1,132	1,342	+ 18.6%
\$200,001 and Above	1,744	2,040	+ 17.0%
All Price Ranges	6,583	7,176	+ 9.0%

Single-Family Homes

	8-2011	8-2012	Change
\$75,000 and Below	1,321	1,242	- 6.0%
\$75,001 to \$100,000	597	601	+ 0.7%
\$100,001 to \$150,000	1,480	1,624	+ 9.7%
\$150,001 to \$200,000	1,072	1,271	+ 18.6%
\$200,001 and Above	1,658	1,935	+ 16.7%
All Price Ranges	6,128	6,673	+ 8.9%

Condos

	8-2011	8-2012	Change
\$75,000 and Below	102	100	- 2.0%
\$75,001 to \$100,000	91	86	- 5.5%
\$100,001 to \$150,000	116	141	+ 21.6%
\$150,001 to \$200,000	60	71	+ 18.3%
\$200,001 and Above	86	105	+ 22.1%
All Price Ranges	455	503	+ 10.5%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	776	807	+ 4.0%
3 Bedrooms	3,577	3,862	+ 8.0%
4 Bedrooms or More	2,228	2,505	+ 12.4%
All Bedroom Counts	6,583	7,176	+ 9.0%

	8-2011	8-2012	Change
2 Bedrooms or Less	539	538	- 0.2%
3 Bedrooms	3,378	3,651	+ 8.1%
4 Bedrooms or More	2,209	2,483	+ 12.4%
All Bedroom Counts	6,128	6,673	+ 8.9%

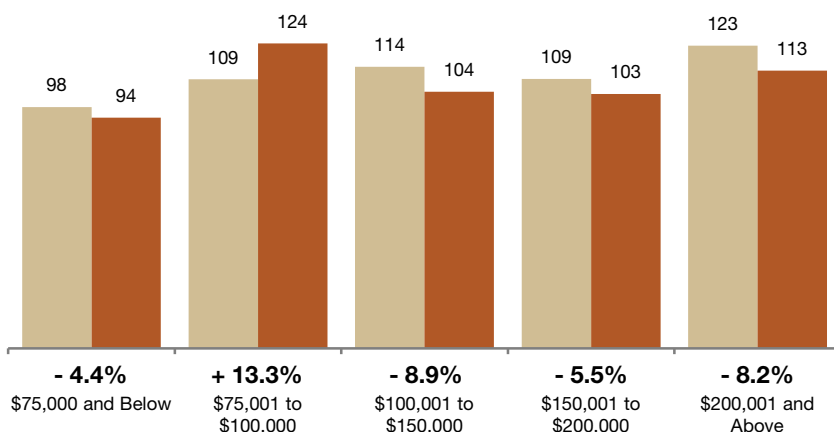
Days on Market Until Sale

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



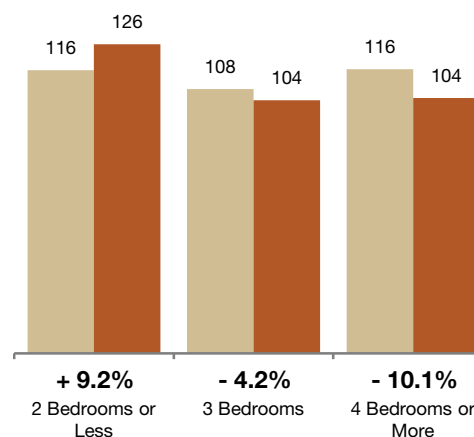
By Price Range

■ 8-2011 ■ 8-2012



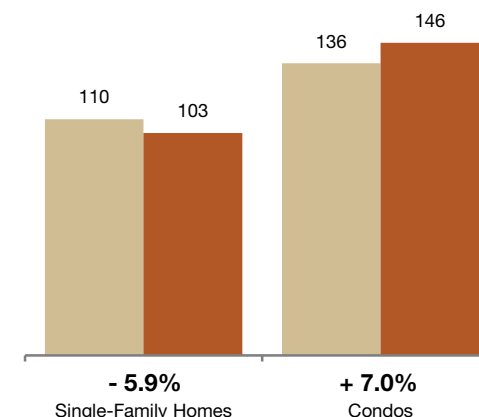
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$75,000 and Below	98	94	- 4.4%
\$75,001 to \$100,000	109	124	+ 13.3%
\$100,001 to \$150,000	114	104	- 8.9%
\$150,001 to \$200,000	109	103	- 5.5%
\$200,001 and Above	123	113	- 8.2%
All Price Ranges	112	106	- 4.7%

Single-Family Homes

	8-2011	8-2012	Change
\$75,000 and Below	95	91	- 4.2%
\$75,001 to \$100,000	105	121	+ 14.7%
\$100,001 to \$150,000	113	101	- 10.9%
\$150,001 to \$200,000	108	103	- 5.1%
\$200,001 and Above	122	109	- 10.6%
All Price Ranges	110	103	- 5.9%

Condos

	8-2011	8-2012	Change
\$75,000 and Below	136	127	- 6.4%
\$75,001 to \$100,000	136	147	+ 7.4%
\$100,001 to \$150,000	131	144	+ 9.5%
\$150,001 to \$200,000	132	115	- 13.4%
\$200,001 and Above	144	185	+ 28.2%
All Price Ranges	136	146	+ 7.0%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	116	126	+ 9.2%
3 Bedrooms	108	104	- 4.2%
4 Bedrooms or More	116	104	- 10.1%
All Bedroom Counts	112	106	- 4.7%

	8-2011	8-2012	Change
2 Bedrooms or Less	100	111	+ 10.7%
3 Bedrooms	107	102	- 5.3%
4 Bedrooms or More	116	105	- 10.1%
All Bedroom Counts	110	103	- 5.9%

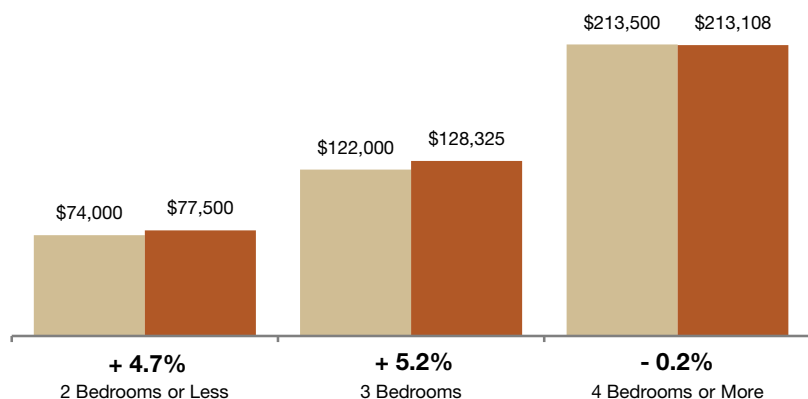
Median Sales Price

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



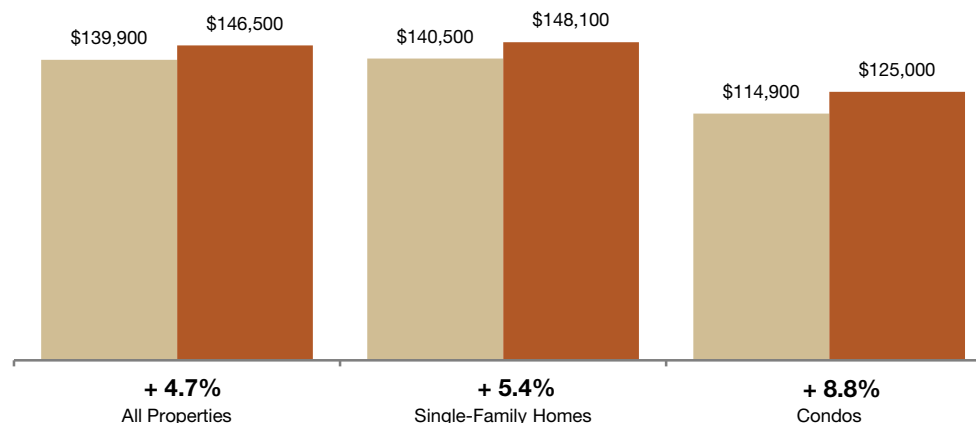
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	8-2011	8-2012	Change	8-2011	8-2012	Change	8-2011	8-2012	Change
2 Bedrooms or Less	\$74,000	\$77,500	+ 4.7%	\$57,075	\$60,000	+ 5.1%	\$100,000	\$107,250	+ 7.3%
3 Bedrooms	\$122,000	\$128,325	+ 5.2%	\$122,000	\$128,000	+ 4.9%	\$124,240	\$136,000	+ 9.5%
4 Bedrooms or More	\$213,500	\$213,108	- 0.2%	\$214,000	\$213,950	- 0.0%	\$141,752	\$152,450	+ 7.5%
All Bedroom Counts	\$139,900	\$146,500	+ 4.7%	\$140,500	\$148,100	+ 5.4%	\$114,900	\$125,000	+ 8.8%

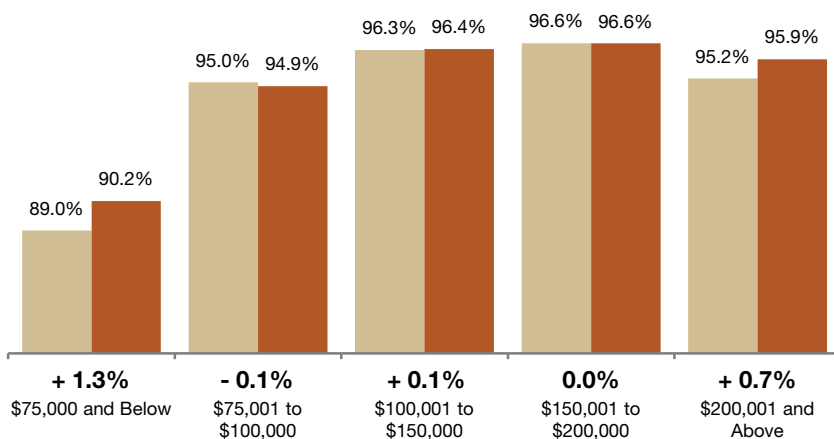
Percent of List Price Received

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.**



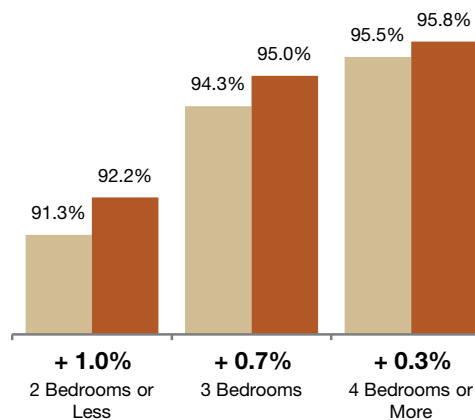
By Price Range

■ 8-2011 ■ 8-2012



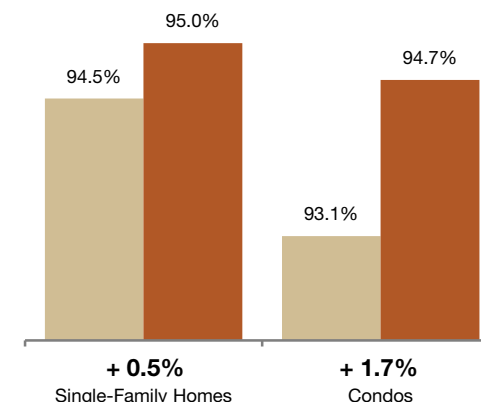
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$75,000 and Below	89.0%	90.2%	+ 1.3%
\$75,001 to \$100,000	95.0%	94.9%	- 0.1%
\$100,001 to \$150,000	96.3%	96.4%	+ 0.1%
\$150,001 to \$200,000	96.6%	96.6%	0.0%
\$200,001 and Above	95.2%	95.9%	+ 0.7%
All Price Ranges	94.4%	95.0%	+ 0.6%

Single-Family Homes

	8-2011	8-2012	Change
\$75,000 and Below	88.9%	90.1%	+ 1.3%
\$75,001 to \$100,000	95.1%	94.9%	- 0.2%
\$100,001 to \$150,000	96.4%	96.4%	0.0%
\$150,001 to \$200,000	96.7%	96.7%	0.0%
\$200,001 and Above	95.3%	96.0%	+ 0.7%
All Price Ranges	94.5%	95.0%	+ 0.5%

Condos

	8-2011	8-2012	Change
\$75,000 and Below	89.5%	91.7%	+ 2.5%
\$75,001 to \$100,000	94.1%	94.5%	+ 0.4%
\$100,001 to \$150,000	95.4%	96.0%	+ 0.6%
\$150,001 to \$200,000	94.8%	94.7%	- 0.1%
\$200,001 and Above	91.8%	95.8%	+ 4.4%
All Price Ranges	93.1%	94.7%	+ 1.7%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	91.3%	92.2%	+ 1.0%
3 Bedrooms	94.3%	95.0%	+ 0.7%
4 Bedrooms or More	95.5%	95.8%	+ 0.3%
All Bedroom Counts	94.4%	95.0%	+ 0.6%

	8-2011	8-2012	Change
2 Bedrooms or Less	90.8%	91.3%	+ 0.6%
3 Bedrooms	94.4%	95.0%	+ 0.6%
4 Bedrooms or More	95.5%	95.8%	+ 0.3%
All Bedroom Counts	94.5%	95.0%	+ 0.5%

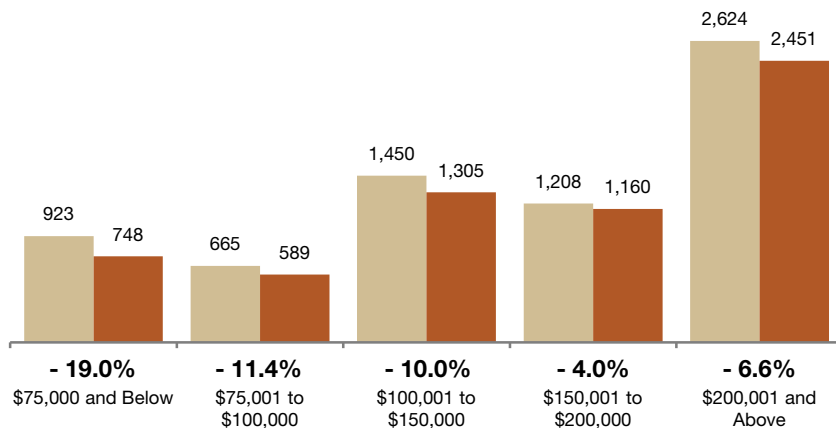
Inventory of Homes for Sale

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



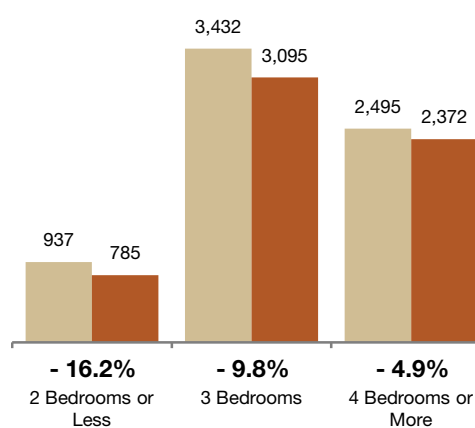
By Price Range

■ 8-2011 ■ 8-2012



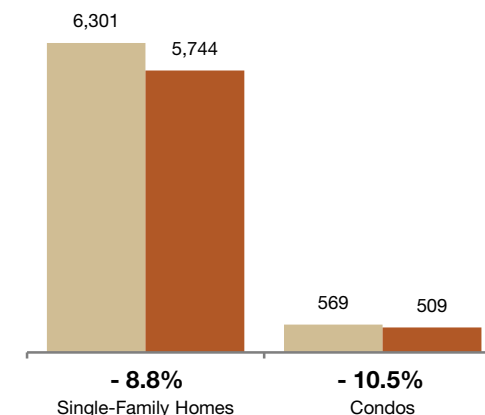
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$75,000 and Below	923	748	- 19.0%
\$75,001 to \$100,000	665	589	- 11.4%
\$100,001 to \$150,000	1,450	1,305	- 10.0%
\$150,001 to \$200,000	1,208	1,160	- 4.0%
\$200,001 and Above	2,624	2,451	- 6.6%
All Price Ranges	6,870	6,253	- 9.0%

Single-Family Homes

8-2011	8-2012	Change	8-2011	8-2012	Change
851	690	- 18.9%	72	58	- 19.4%
539	492	- 8.7%	126	97	- 23.0%
1,299	1,156	- 11.0%	151	149	- 1.3%
1,130	1,087	- 3.8%	78	73	- 6.4%
2,482	2,319	- 6.6%	142	132	- 7.0%
6,301	5,744	- 8.8%	569	509	- 10.5%

Condos

8-2011	8-2012	Change
72	58	- 19.4%
126	97	- 23.0%
151	149	- 1.3%
78	73	- 6.4%
142	132	- 7.0%
569	509	- 10.5%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	937	785	- 16.2%
3 Bedrooms	3,432	3,095	- 9.8%
4 Bedrooms or More	2,495	2,372	- 4.9%
All Bedroom Counts	6,870	6,253	- 9.0%

8-2011	8-2012	Change	8-2011	8-2012	Change
620	521	- 16.0%	317	264	- 16.7%
3,206	2,874	- 10.4%	226	221	- 2.2%
2,470	2,348	- 4.9%	25	24	- 4.0%
6,301	5,744	- 8.8%	569	509	- 10.5%

8-2011	8-2012	Change
317	264	- 16.7%
226	221	- 2.2%
25	24	- 4.0%
569	509	- 10.5%

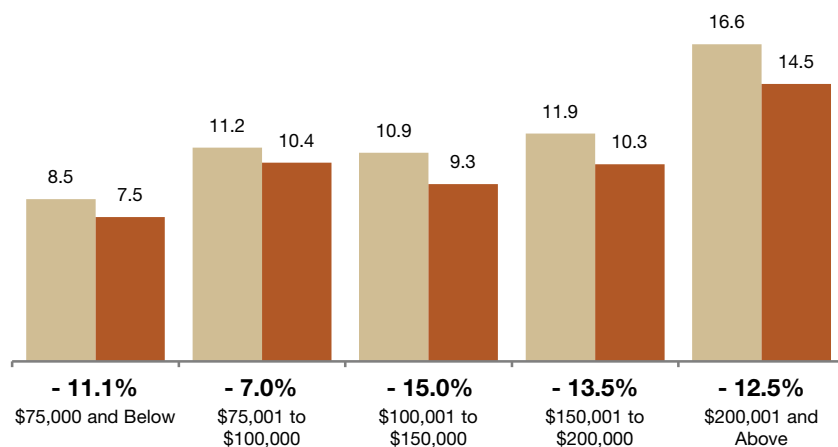
Months Supply of Inventory

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.



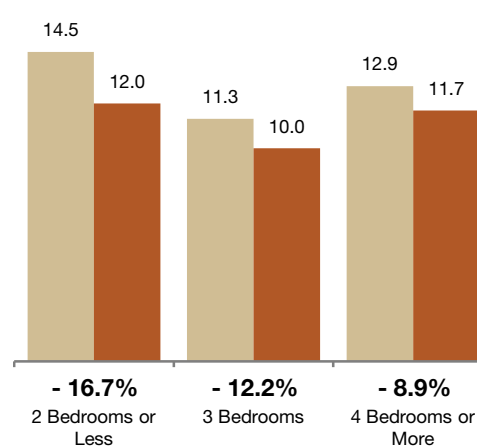
By Price Range

■ 8-2011 ■ 8-2012



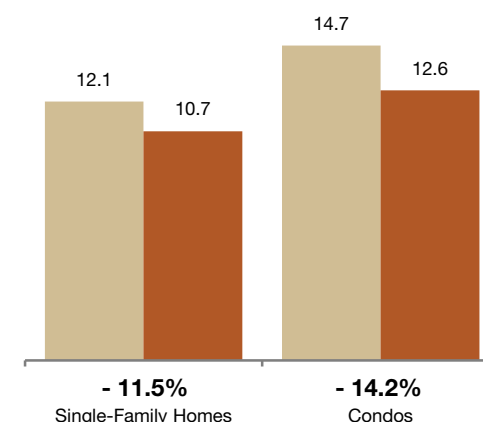
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$75,000 and Below	8.5	7.5	- 11.1%
\$75,001 to \$100,000	11.2	10.4	- 7.0%
\$100,001 to \$150,000	10.9	9.3	- 15.0%
\$150,001 to \$200,000	11.9	10.3	- 13.5%
\$200,001 and Above	16.6	14.5	- 12.5%
All Price Ranges	12.2	10.8	- 11.7%

Single-Family Homes

	8-2011	8-2012	Change
\$75,000 and Below	8.3	7.5	- 9.8%
\$75,001 to \$100,000	10.3	10.0	- 3.2%
\$100,001 to \$150,000	10.6	8.9	- 15.9%
\$150,001 to \$200,000	11.8	10.2	- 13.8%
\$200,001 and Above	16.5	14.4	- 12.7%
All Price Ranges	12.1	10.7	- 11.5%

Condos

	8-2011	8-2012	Change
\$75,000 and Below	10.3	7.6	- 26.4%
\$75,001 to \$100,000	17.4	13.1	- 24.7%
\$100,001 to \$150,000	14.3	13.2	- 7.2%
\$150,001 to \$200,000	13.2	12.2	- 7.7%
\$200,001 and Above	17.6	16.2	- 8.0%
All Price Ranges	14.7	12.6	- 14.2%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	14.5	12.0	- 16.7%
3 Bedrooms	11.3	10.0	- 12.2%
4 Bedrooms or More	12.9	11.7	- 8.9%
All Bedroom Counts	12.2	10.8	- 11.7%

	8-2011	8-2012	Change
2 Bedrooms or Less	13.8	12.0	- 12.7%
3 Bedrooms	11.2	9.8	- 13.0%
4 Bedrooms or More	12.8	11.7	- 8.9%
All Bedroom Counts	12.1	10.7	- 11.5%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



September 2012

The foliage isn't the only thing changing this time of year. For the 12-month period spanning October 2011 through September 2012, Closed Sales in the Greater Greenville region were up 7.9 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 16.5 percent.

The overall Median Sales Price was up 4.6 percent to \$146,500. The property type with the largest price gain was the Condo segment, where prices increased 6.9 percent to \$122,900. The price range that tended to sell the quickest was the \$75,000 and Below range at 91 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 122 days.

Market-wide, inventory levels were down 8.2 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 7.4 percent. That amounts to 10.4 months supply for Single-Family homes and 11.3 months supply for Condos.

Quick Facts

+ 16.5%	+ 9.5%	+ 10.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$150,001 to \$200,000	4 Bedrooms or More	Condos

Closed 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.](#)

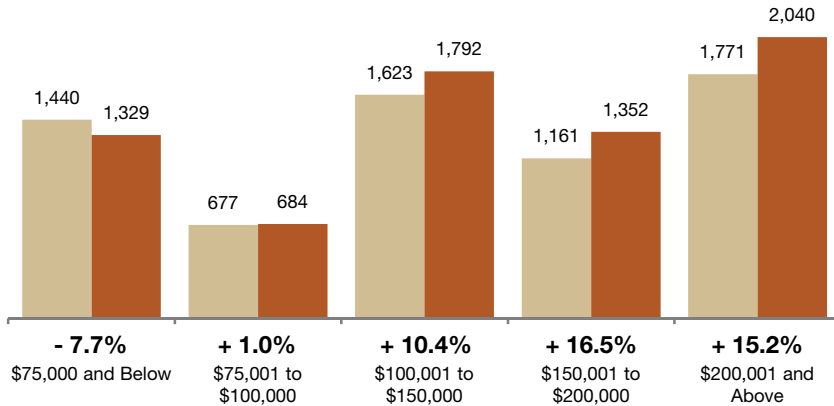
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



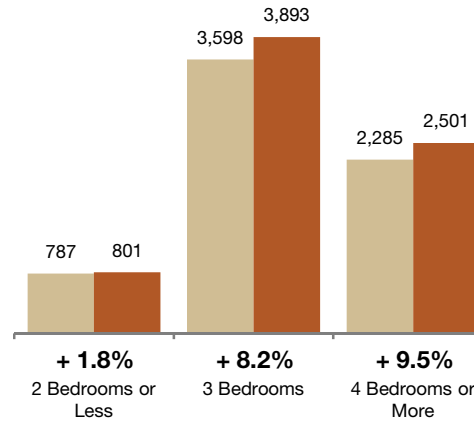
By Price Range

■ 9-2011 ■ 9-2012



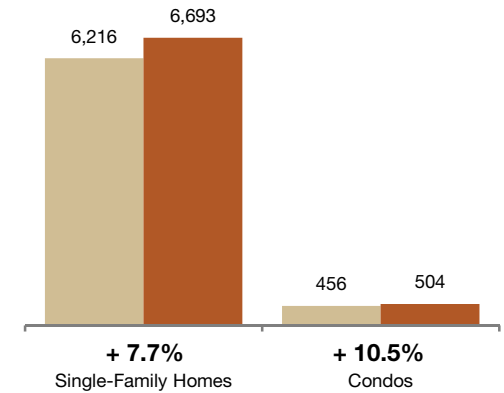
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$75,000 and Below	1,440	1,329	- 7.7%
\$75,001 to \$100,000	677	684	+ 1.0%
\$100,001 to \$150,000	1,623	1,792	+ 10.4%
\$150,001 to \$200,000	1,161	1,352	+ 16.5%
\$200,001 and Above	1,771	2,040	+ 15.2%
All Price Ranges	6,672	7,197	+ 7.9%

Single-Family Homes

	9-2011	9-2012	Change
\$75,000 and Below	1,340	1,224	- 8.7%
\$75,001 to \$100,000	589	597	+ 1.4%
\$100,001 to \$150,000	1,505	1,649	+ 9.6%
\$150,001 to \$200,000	1,097	1,287	+ 17.3%
\$200,001 and Above	1,685	1,936	+ 14.9%
All Price Ranges	6,216	6,693	+ 7.7%

Condos

	9-2011	9-2012	Change
\$75,000 and Below	100	105	+ 5.0%
\$75,001 to \$100,000	88	87	- 1.1%
\$100,001 to \$150,000	118	143	+ 21.2%
\$150,001 to \$200,000	64	65	+ 1.6%
\$200,001 and Above	86	104	+ 20.9%
All Price Ranges	456	504	+ 10.5%

By Bedroom Count

	9-2011	9-2012	Change
2 Bedrooms or Less	787	801	+ 1.8%
3 Bedrooms	3,598	3,893	+ 8.2%
4 Bedrooms or More	2,285	2,501	+ 9.5%
All Bedroom Counts	6,672	7,197	+ 7.9%

	9-2011	9-2012	Change
2 Bedrooms or Less	550	530	- 3.6%
3 Bedrooms	3,398	3,683	+ 8.4%
4 Bedrooms or More	2,266	2,479	+ 9.4%
All Bedroom Counts	6,216	6,693	+ 7.7%

	9-2011	9-2012	Change
2 Bedrooms or Less	237	271	+ 14.3%
3 Bedrooms	200	210	+ 5.0%
4 Bedrooms or More	19	22	+ 15.8%
All Bedroom Counts	456	504	+ 10.5%

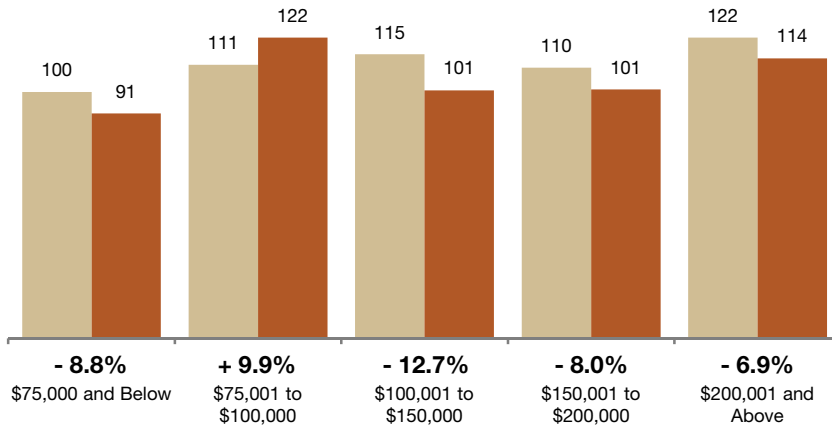
Days on Market Until Sale

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



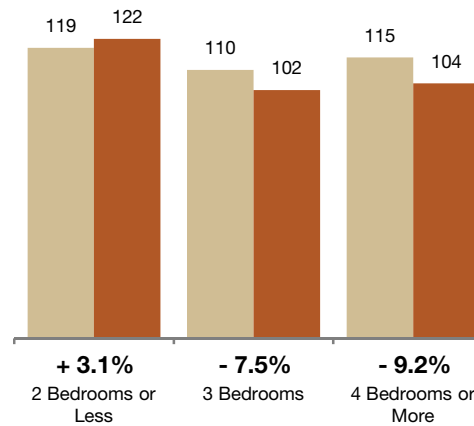
By Price Range

■ 9-2011 ■ 9-2012



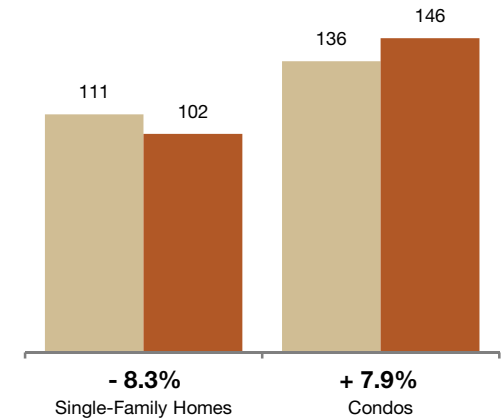
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$75,000 and Below	100	91	- 8.8%
\$75,001 to \$100,000	111	122	+ 9.9%
\$100,001 to \$150,000	115	101	- 12.7%
\$150,001 to \$200,000	110	101	- 8.0%
\$200,001 and Above	122	114	- 6.9%
All Price Ranges	113	105	- 6.9%

Single-Family Homes

	9-2011	9-2012	Change
\$75,000 and Below	97	88	- 9.6%
\$75,001 to \$100,000	107	119	+ 11.3%
\$100,001 to \$150,000	114	97	- 14.8%
\$150,001 to \$200,000	109	100	- 8.4%
\$200,001 and Above	121	110	- 9.2%
All Price Ranges	111	102	- 8.3%

Condos

	9-2011	9-2012	Change
\$75,000 and Below	135	130	- 4.3%
\$75,001 to \$100,000	137	141	+ 2.8%
\$100,001 to \$150,000	133	143	+ 7.6%
\$150,001 to \$200,000	117	118	+ 0.4%
\$200,001 and Above	150	189	+ 25.8%
All Price Ranges	136	146	+ 7.9%

By Bedroom Count

	9-2011	9-2012	Change
2 Bedrooms or Less	119	122	+ 3.1%
3 Bedrooms	110	102	- 7.5%
4 Bedrooms or More	115	104	- 9.2%
All Bedroom Counts	113	105	- 6.9%

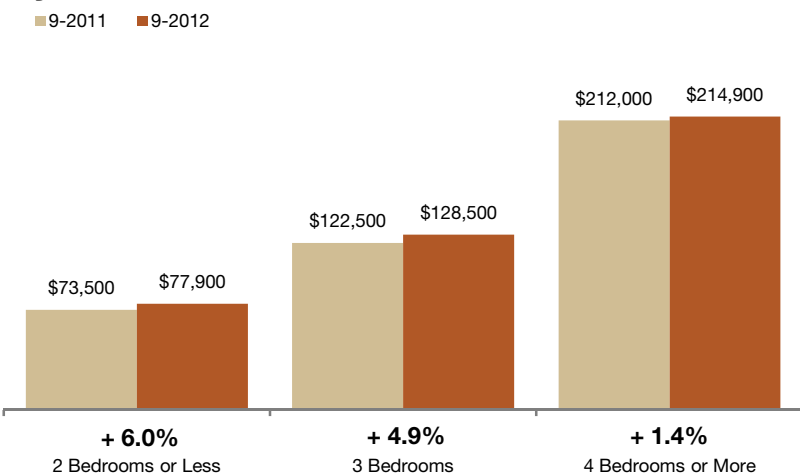
	9-2011	9-2012	Change
2 Bedrooms or Less	103	108	+ 4.1%
3 Bedrooms	109	99	- 9.4%
4 Bedrooms or More	115	104	- 9.4%
All Bedroom Counts	111	102	- 8.3%

Median Sales Price

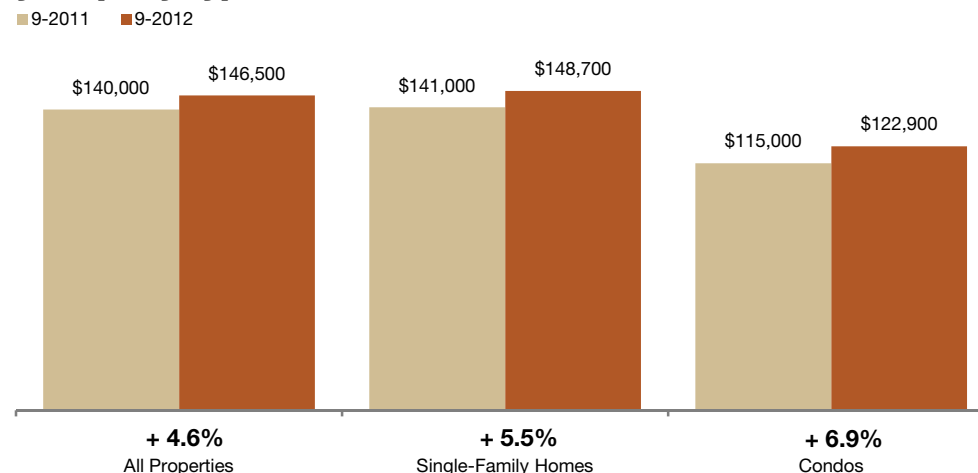
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	9-2011	9-2012	Change	9-2011	9-2012	Change	9-2011	9-2012	Change
2 Bedrooms or Less	\$73,500	\$77,900	+ 6.0%	\$56,000	\$61,750	+ 10.3%	\$100,000	\$99,450	- 0.5%
3 Bedrooms	\$122,500	\$128,500	+ 4.9%	\$122,000	\$128,000	+ 4.9%	\$125,000	\$134,450	+ 7.6%
4 Bedrooms or More	\$212,000	\$214,900	+ 1.4%	\$212,925	\$215,000	+ 1.0%	\$167,000	\$152,450	- 8.7%
All Bedroom Counts	\$140,000	\$146,500	+ 4.6%	\$141,000	\$148,700	+ 5.5%	\$115,000	\$122,900	+ 6.9%

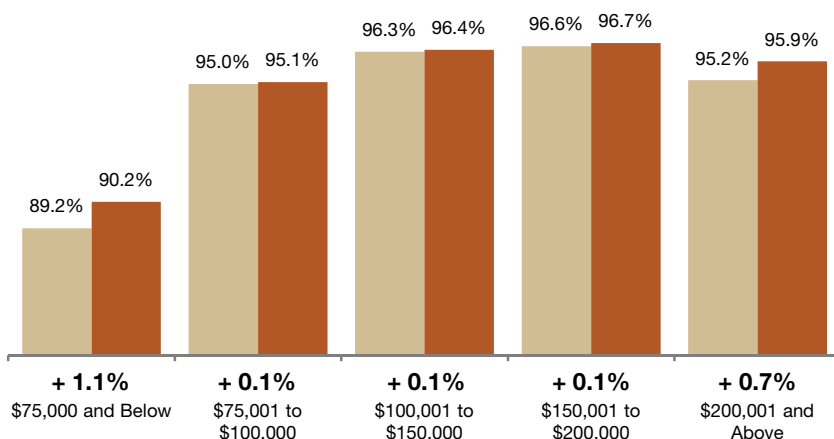
Percent of List Price Received

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.**



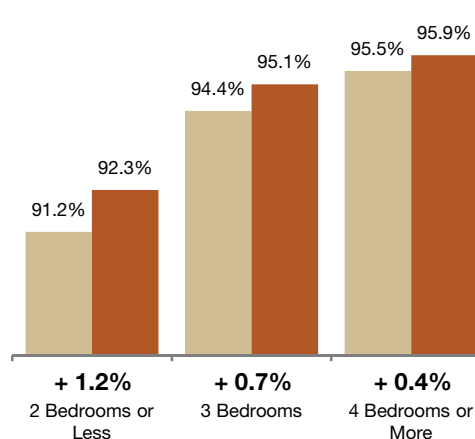
By Price Range

■ 9-2011 ■ 9-2012



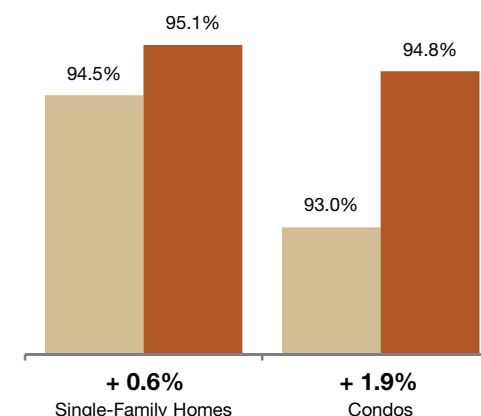
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$75,000 and Below	89.2%	90.2%	+ 1.1%
\$75,001 to \$100,000	95.0%	95.1%	+ 0.1%
\$100,001 to \$150,000	96.3%	96.4%	+ 0.1%
\$150,001 to \$200,000	96.6%	96.7%	+ 0.1%
\$200,001 and Above	95.2%	95.9%	+ 0.7%
All Price Ranges	94.4%	95.1%	+ 0.7%

Single-Family Homes

	9-2011	9-2012	Change
\$75,000 and Below	89.2%	90.1%	+ 1.0%
\$75,001 to \$100,000	95.2%	95.1%	- 0.1%
\$100,001 to \$150,000	96.4%	96.5%	+ 0.1%
\$150,001 to \$200,000	96.7%	96.8%	+ 0.1%
\$200,001 and Above	95.3%	95.9%	+ 0.6%
All Price Ranges	94.5%	95.1%	+ 0.6%

Condos

	9-2011	9-2012	Change
\$75,000 and Below	88.9%	92.0%	+ 3.5%
\$75,001 to \$100,000	93.7%	94.8%	+ 1.2%
\$100,001 to \$150,000	95.5%	96.0%	+ 0.5%
\$150,001 to \$200,000	94.4%	94.9%	+ 0.5%
\$200,001 and Above	92.4%	95.9%	+ 3.8%
All Price Ranges	93.0%	94.8%	+ 1.9%

By Bedroom Count

	9-2011	9-2012	Change
2 Bedrooms or Less	91.2%	92.3%	+ 1.2%
3 Bedrooms	94.4%	95.1%	+ 0.7%
4 Bedrooms or More	95.5%	95.9%	+ 0.4%
All Bedroom Counts	94.4%	95.1%	+ 0.7%

	9-2011	9-2012	Change
2 Bedrooms or Less	90.8%	91.4%	+ 0.7%
3 Bedrooms	94.5%	95.1%	+ 0.6%
4 Bedrooms or More	95.5%	95.9%	+ 0.4%
All Bedroom Counts	94.5%	95.1%	+ 0.6%

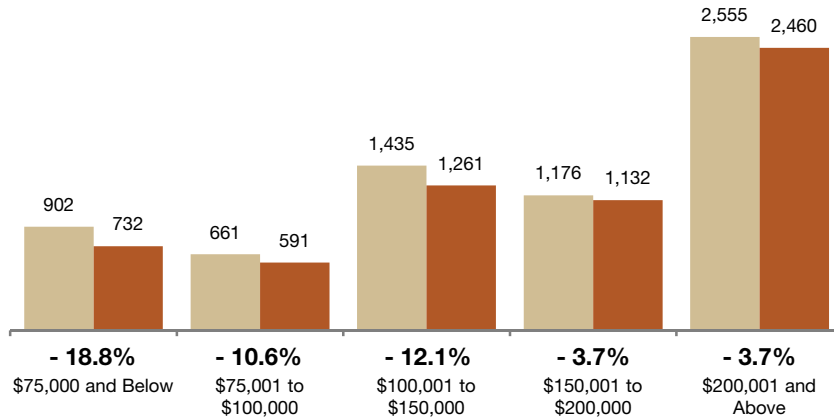
Inventory of Homes for Sale

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



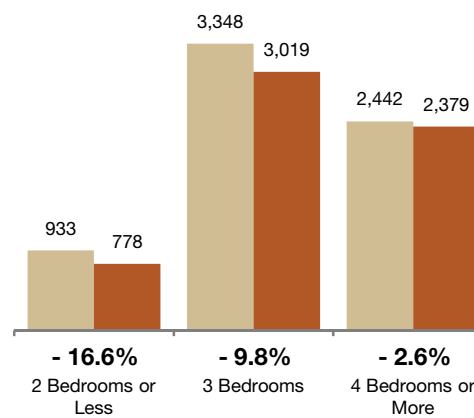
By Price Range

■ 9-2011 ■ 9-2012



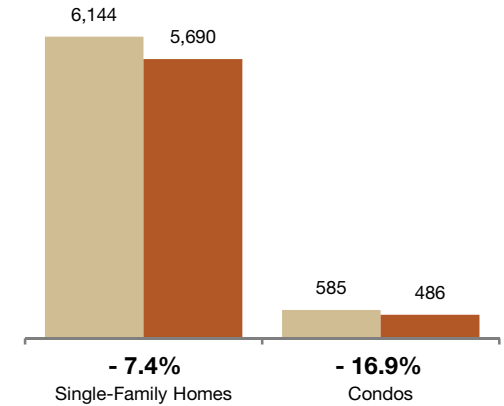
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$75,000 and Below	902	732	- 18.8%
\$75,001 to \$100,000	661	591	- 10.6%
\$100,001 to \$150,000	1,435	1,261	- 12.1%
\$150,001 to \$200,000	1,176	1,132	- 3.7%
\$200,001 and Above	2,555	2,460	- 3.7%
All Price Ranges	6,729	6,176	- 8.2%

Single-Family Homes

	9-2011	9-2012	Change
2 Bedrooms or Less	826	670	- 18.9%
3 Bedrooms	535	499	- 6.7%
4 Bedrooms or More	1,278	1,122	- 12.2%
	1,093	1,068	- 2.3%
	2,412	2,331	- 3.4%
All Single-Family Homes	6,144	5,690	- 7.4%

Condos

	9-2011	9-2012	Change
	76	62	- 18.4%
	126	92	- 27.0%
	157	139	- 11.5%
	83	64	- 22.9%
	143	129	- 9.8%
All Condos	585	486	- 16.9%

By Bedroom Count

	9-2011	9-2012	Change
2 Bedrooms or Less	933	778	- 16.6%
3 Bedrooms	3,348	3,019	- 9.8%
4 Bedrooms or More	2,442	2,379	- 2.6%
All Bedroom Counts	6,729	6,176	- 8.2%

	9-2011	9-2012	Change
2 Bedrooms or Less	613	510	- 16.8%
3 Bedrooms	3,108	2,826	- 9.1%
4 Bedrooms or More	2,418	2,354	- 2.6%
All Single-Family Homes	6,144	5,690	- 7.4%

	9-2011	9-2012	Change
	320	268	- 16.3%
	240	193	- 19.6%
	24	25	+ 4.2%
All Condos	585	486	- 16.9%

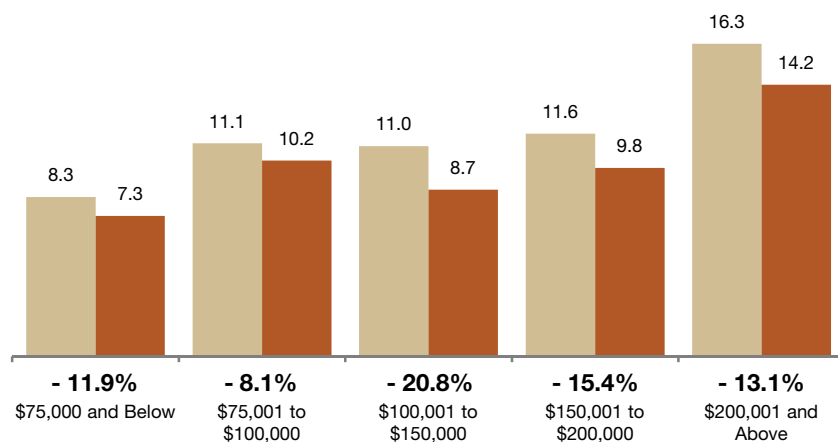
Months Supply of Inventory

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.



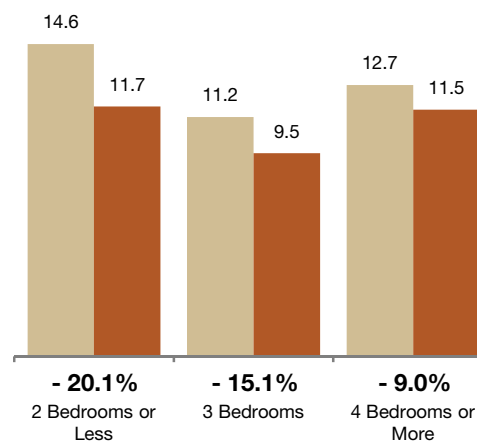
By Price Range

■ 9-2011 ■ 9-2012



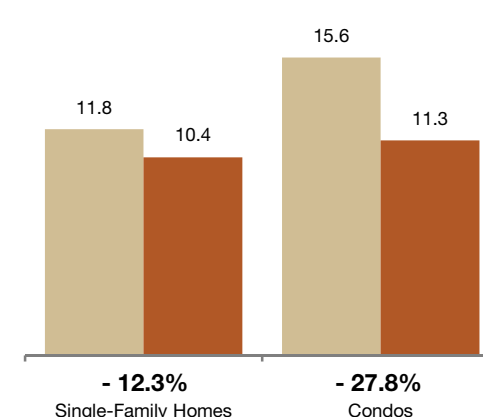
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$75,000 and Below	8.3	7.3	- 11.9%
\$75,001 to \$100,000	11.1	10.2	- 8.1%
\$100,001 to \$150,000	11.0	8.7	- 20.8%
\$150,001 to \$200,000	11.6	9.8	- 15.4%
\$200,001 and Above	16.3	14.2	- 13.1%
All Price Ranges	12.1	10.4	- 13.7%

Single-Family Homes

	9-2011	9-2012	Change
\$75,000 and Below	8.1	7.3	- 10.6%
\$75,001 to \$100,000	10.3	10.0	- 2.8%
\$100,001 to \$150,000	10.6	8.5	- 20.5%
\$150,001 to \$200,000	11.4	9.9	- 13.5%
\$200,001 and Above	16.2	14.1	- 12.7%
All Price Ranges	11.8	10.4	- 12.3%

Condos

	9-2011	9-2012	Change
\$75,000 and Below	11.1	8.1	- 27.3%
\$75,001 to \$100,000	17.4	11.9	- 31.7%
\$100,001 to \$150,000	14.8	11.2	- 24.5%
\$150,001 to \$200,000	15.3	9.3	- 39.6%
\$200,001 and Above	19.3	15.3	- 20.5%
All Price Ranges	15.6	11.3	- 27.8%

By Bedroom Count

	9-2011	9-2012	Change
2 Bedrooms or Less	14.6	11.7	- 20.1%
3 Bedrooms	11.2	9.5	- 15.1%
4 Bedrooms or More	12.7	11.5	- 9.0%
All Bedroom Counts	12.1	10.4	- 13.7%

	9-2011	9-2012	Change
2 Bedrooms or Less	13.8	11.7	- 15.4%
3 Bedrooms	11.0	9.4	- 14.2%
4 Bedrooms or More	12.7	11.5	- 9.0%
All Bedroom Counts	11.8	10.4	- 12.3%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



October 2012

With the race to 2013 underway, it's hard to resist the temptation to see just how 2012 is stacking up. For the 12-month period spanning November 2011 through October 2012, Closed Sales in the Greater Greenville region were up 11.6 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 20.3 percent.

The overall Median Sales Price was up 4.6 percent to \$146,500. The property type with the largest price gain was the Condo segment, where prices increased 10.6 percent to \$125,000. The price range that tended to sell the quickest was the \$75,000 and Below range at 93 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 122 days.

Market-wide, inventory levels were down 8.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 7.4 percent. That amounts to 9.8 months supply for Single-Family homes and 11.0 months supply for Condos.

Quick Facts

+ 20.3%	+ 13.2%	+ 16.9%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 and Above	4 Bedrooms or More	Condos

Closed 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.](#)

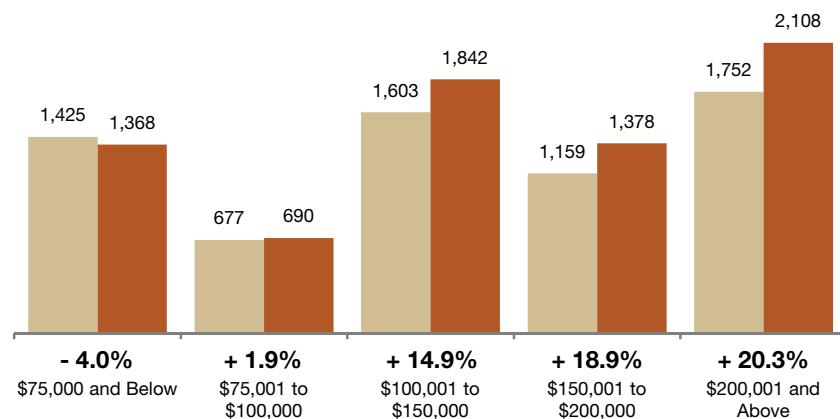
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



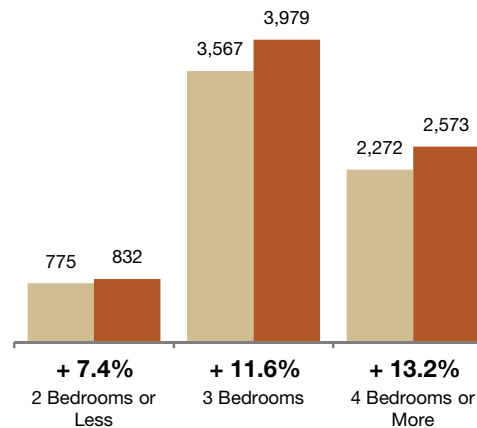
By Price Range

■ 10-2011 ■ 10-2012



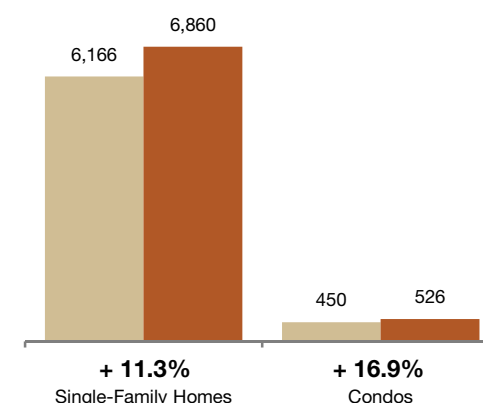
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties

By Price Range

	10-2011	10-2012	Change
\$75,000 and Below	1,425	1,368	- 4.0%
\$75,001 to \$100,000	677	690	+ 1.9%
\$100,001 to \$150,000	1,603	1,842	+ 14.9%
\$150,001 to \$200,000	1,159	1,378	+ 18.9%
\$200,001 and Above	1,752	2,108	+ 20.3%
All Price Ranges	6,616	7,386	+ 11.6%

Single-Family Homes

	10-2011	10-2012	Change
\$75,000 and Below	1,321	1,263	- 4.4%
\$75,001 to \$100,000	591	597	+ 1.0%
\$100,001 to \$150,000	1,489	1,690	+ 13.5%
\$150,001 to \$200,000	1,096	1,311	+ 19.6%
\$200,001 and Above	1,669	1,999	+ 19.8%
All Price Ranges	6,166	6,860	+ 11.3%

Condos

	10-2011	10-2012	Change
\$75,000 and Below	104	105	+ 1.0%
\$75,001 to \$100,000	86	93	+ 8.1%
\$100,001 to \$150,000	114	152	+ 33.3%
\$150,001 to \$200,000	63	67	+ 6.3%
\$200,001 and Above	83	109	+ 31.3%
All Price Ranges	450	526	+ 16.9%

By Bedroom Count

	10-2011	10-2012	Change
2 Bedrooms or Less	775	832	+ 7.4%
3 Bedrooms	3,567	3,979	+ 11.6%
4 Bedrooms or More	2,272	2,573	+ 13.2%
All Bedroom Counts	6,616	7,386	+ 11.6%

	10-2011	10-2012	Change
2 Bedrooms or Less	544	550	+ 1.1%
3 Bedrooms	3,367	3,758	+ 11.6%
4 Bedrooms or More	2,253	2,551	+ 13.2%
All Bedroom Counts	6,166	6,860	+ 11.3%

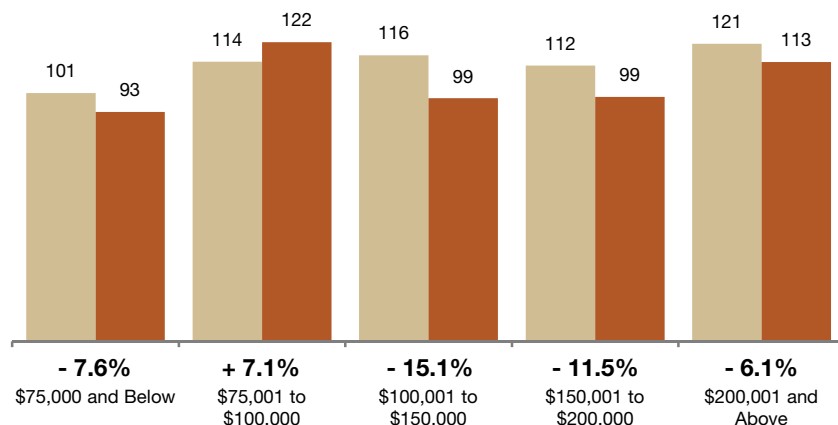
Days on Market Until Sale

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



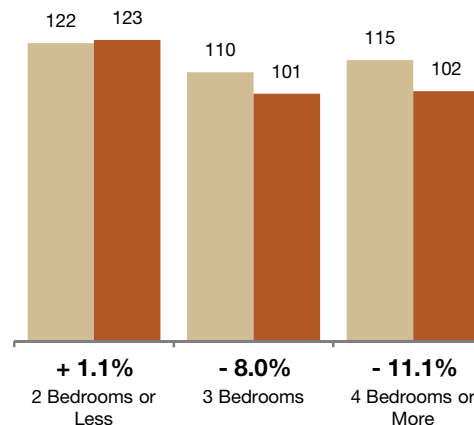
By Price Range

■ 10-2011 ■ 10-2012



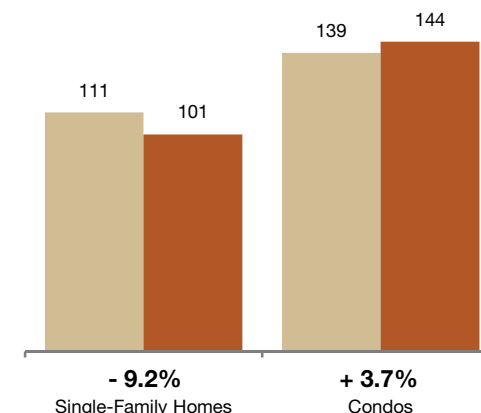
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties

By Price Range

	10-2011	10-2012	Change
\$75,000 and Below	101	93	- 7.6%
\$75,001 to \$100,000	114	122	+ 7.1%
\$100,001 to \$150,000	116	99	- 15.1%
\$150,001 to \$200,000	112	99	- 11.5%
\$200,001 and Above	121	113	- 6.1%
All Price Ranges	113	104	- 8.0%

Single-Family Homes

	10-2011	10-2012	Change
	98	90	- 8.5%
	110	117	+ 5.8%
	114	96	- 16.3%
	111	99	- 11.3%
	119	109	- 8.1%
All Price Ranges	111	101	- 9.2%

Condos

	10-2011	10-2012	Change
	133	132	- 0.5%
	136	153	+ 12.5%
	142	133	- 6.7%
	124	106	- 14.0%
	157	187	+ 19.5%
All Price Ranges	139	144	+ 3.7%

By Bedroom Count

	10-2011	10-2012	Change
2 Bedrooms or Less	122	123	+ 1.1%
3 Bedrooms	110	101	- 8.0%
4 Bedrooms or More	115	102	- 11.1%
All Bedroom Counts	113	104	- 8.0%

	10-2011	10-2012	Change
	107	108	+ 0.4%
	109	99	- 9.4%
	115	102	- 11.0%
All Bedroom Counts	111	101	- 9.2%

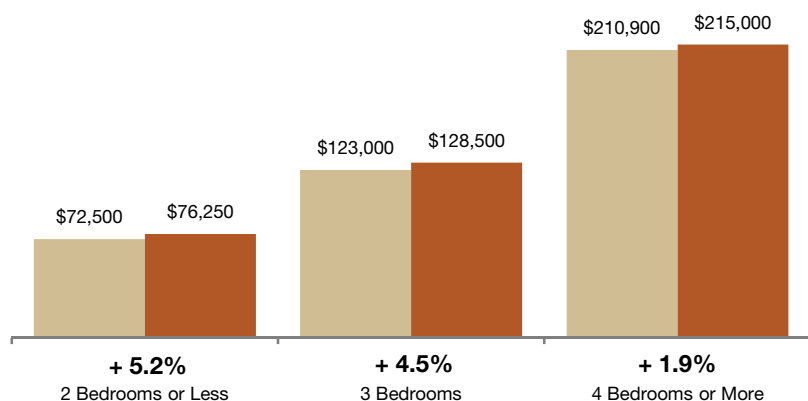
Median Sales Price

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



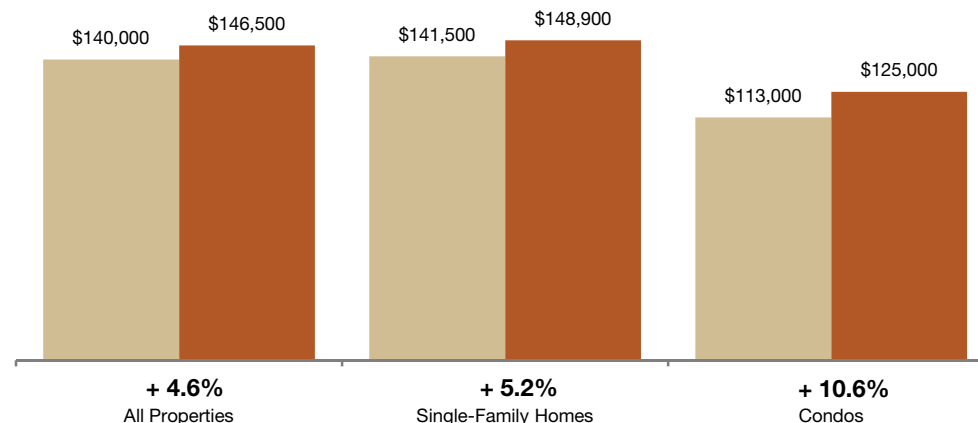
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties				Single-Family Homes			Condos		
By Bedroom Count	10-2011	10-2012	Change	10-2011	10-2012	Change	10-2011	10-2012	Change
2 Bedrooms or Less	\$72,500	\$76,250	+ 5.2%	\$56,250	\$60,000	+ 6.7%	\$97,698	\$106,000	+ 8.5%
3 Bedrooms	\$123,000	\$128,500	+ 4.5%	\$122,500	\$128,000	+ 4.5%	\$125,000	\$136,000	+ 8.8%
4 Bedrooms or More	\$210,900	\$215,000	+ 1.9%	\$211,568	\$215,575	+ 1.9%	\$167,000	\$129,500	- 22.5%
All Bedroom Counts	\$140,000	\$146,500	+ 4.6%	\$141,500	\$148,900	+ 5.2%	\$113,000	\$125,000	+ 10.6%

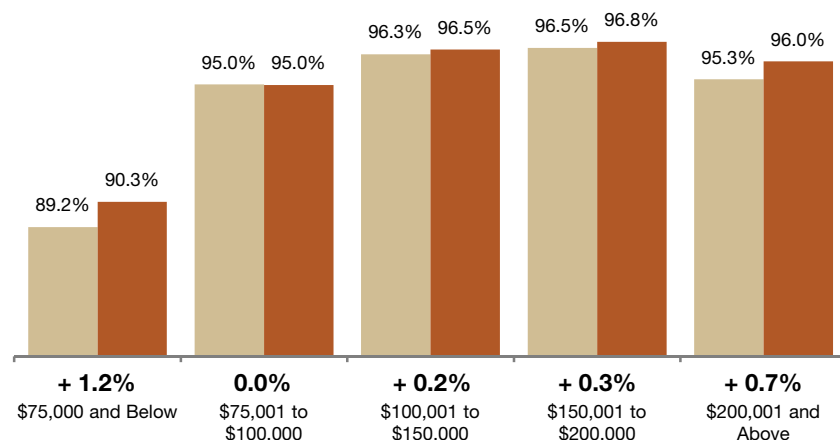
Percent of List Price Received

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.**



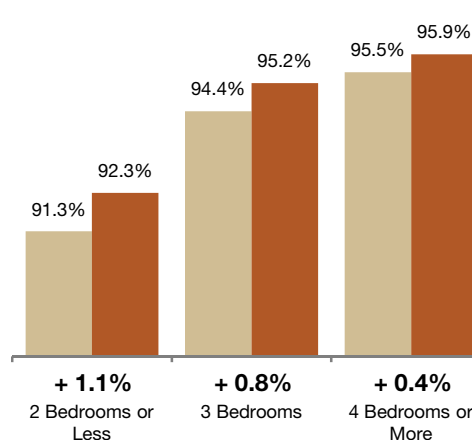
By Price Range

■ 10-2011 ■ 10-2012



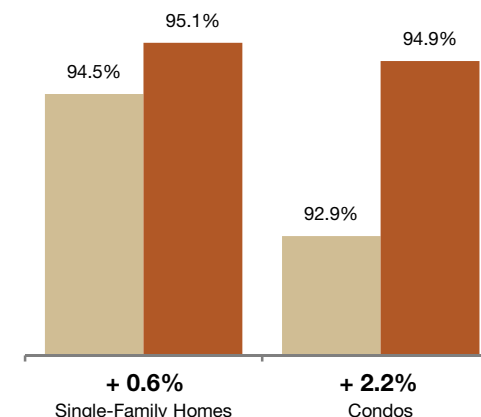
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties

By Price Range

	10-2011	10-2012	Change
\$75,000 and Below	89.2%	90.3%	+ 1.2%
\$75,001 to \$100,000	95.0%	95.0%	0.0%
\$100,001 to \$150,000	96.3%	96.5%	+ 0.2%
\$150,001 to \$200,000	96.5%	96.8%	+ 0.3%
\$200,001 and Above	95.3%	96.0%	+ 0.7%
All Price Ranges	94.4%	95.1%	+ 0.7%

Single-Family Homes

	10-2011	10-2012	Change
\$75,000 and Below	89.3%	90.1%	+ 0.9%
\$75,001 to \$100,000	95.3%	95.1%	- 0.2%
\$100,001 to \$150,000	96.3%	96.5%	+ 0.2%
\$150,001 to \$200,000	96.6%	96.9%	+ 0.3%
\$200,001 and Above	95.4%	96.0%	+ 0.6%
All Price Ranges	94.5%	95.1%	+ 0.6%

Condos

	10-2011	10-2012	Change
\$75,000 and Below	88.6%	92.2%	+ 4.1%
\$75,001 to \$100,000	93.6%	94.4%	+ 0.9%
\$100,001 to \$150,000	95.6%	96.0%	+ 0.4%
\$150,001 to \$200,000	94.6%	95.4%	+ 0.8%
\$200,001 and Above	92.5%	96.2%	+ 4.0%
All Price Ranges	92.9%	94.9%	+ 2.2%

By Bedroom Count

	10-2011	10-2012	Change
2 Bedrooms or Less	91.3%	92.3%	+ 1.1%
3 Bedrooms	94.4%	95.2%	+ 0.8%
4 Bedrooms or More	95.5%	95.9%	+ 0.4%
All Bedroom Counts	94.4%	95.1%	+ 0.7%

	10-2011	10-2012	Change
2 Bedrooms or Less	90.9%	91.3%	+ 0.4%
3 Bedrooms	94.5%	95.1%	+ 0.6%
4 Bedrooms or More	95.5%	95.9%	+ 0.4%
All Bedroom Counts	94.5%	95.1%	+ 0.6%

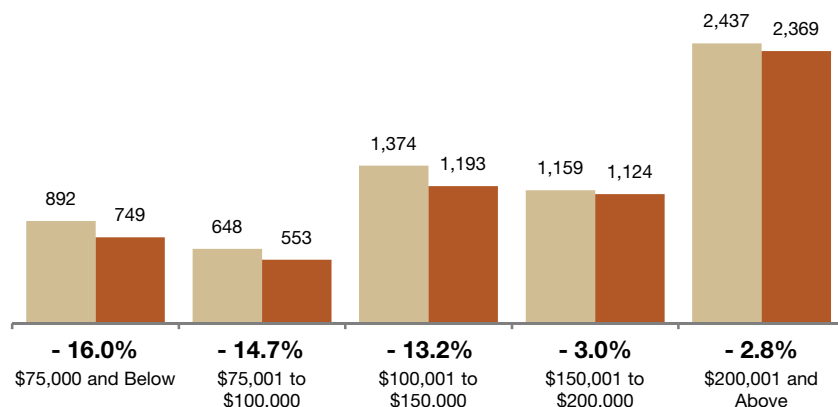
Inventory of Homes for Sale

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



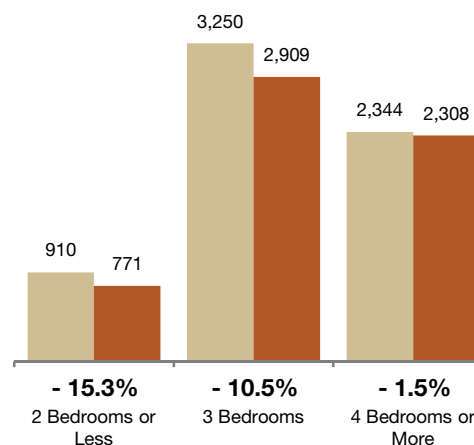
By Price Range

■ 10-2011 ■ 10-2012



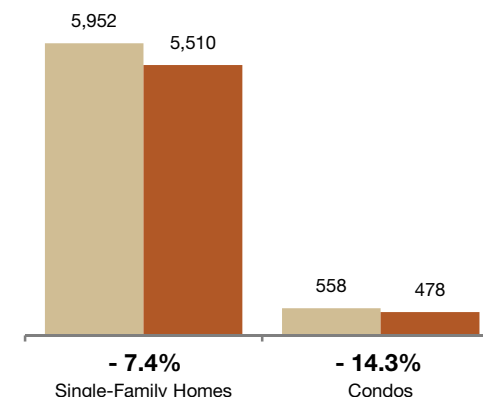
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties

By Price Range

	10-2011	10-2012	Change
\$75,000 and Below	892	749	- 16.0%
\$75,001 to \$100,000	648	553	- 14.7%
\$100,001 to \$150,000	1,374	1,193	- 13.2%
\$150,001 to \$200,000	1,159	1,124	- 3.0%
\$200,001 and Above	2,437	2,369	- 2.8%
All Price Ranges	6,510	5,988	- 8.0%

Single-Family Homes

	10-2011	10-2012	Change
\$75,000 and Below	822	682	- 17.0%
\$75,001 to \$100,000	524	460	- 12.2%
\$100,001 to \$150,000	1,232	1,064	- 13.6%
\$150,001 to \$200,000	1,075	1,059	- 1.5%
\$200,001 and Above	2,299	2,245	- 2.3%
All Price Ranges	5,952	5,510	- 7.4%

Condos

	10-2011	10-2012	Change
\$75,000 and Below	70	67	- 4.3%
\$75,001 to \$100,000	124	93	- 25.0%
\$100,001 to \$150,000	142	129	- 9.2%
\$150,001 to \$200,000	84	65	- 22.6%
\$200,001 and Above	138	124	- 10.1%
All Price Ranges	558	478	- 14.3%

By Bedroom Count

	10-2011	10-2012	Change
2 Bedrooms or Less	910	771	- 15.3%
3 Bedrooms	3,250	2,909	- 10.5%
4 Bedrooms or More	2,344	2,308	- 1.5%
All Bedroom Counts	6,510	5,988	- 8.0%

	10-2011	10-2012	Change
2 Bedrooms or Less	606	503	- 17.0%
3 Bedrooms	3,018	2,719	- 9.9%
4 Bedrooms or More	2,323	2,288	- 1.5%
All Bedroom Counts	5,952	5,510	- 7.4%

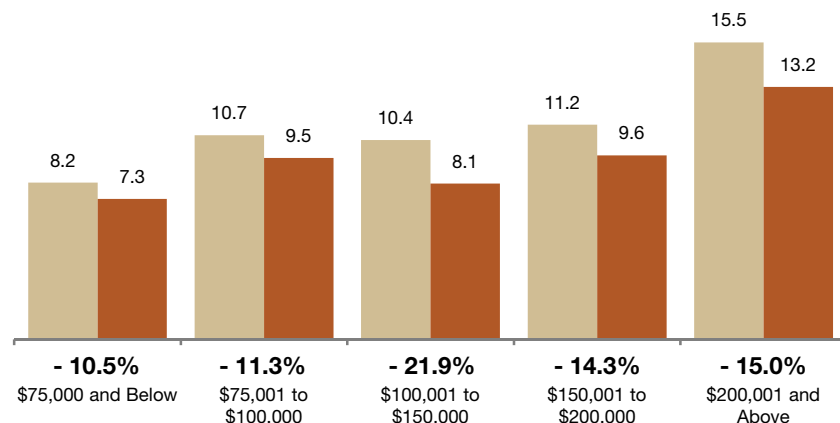
Months Supply of Inventory

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.



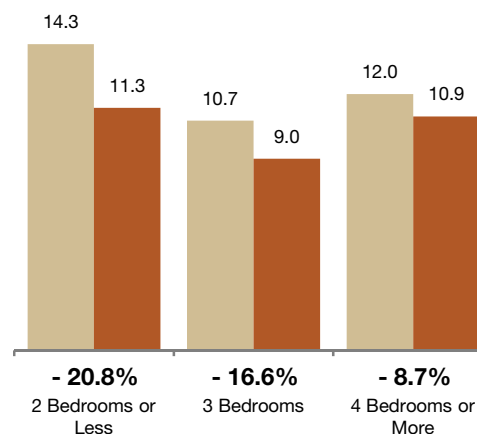
By Price Range

■ 10-2011 ■ 10-2012



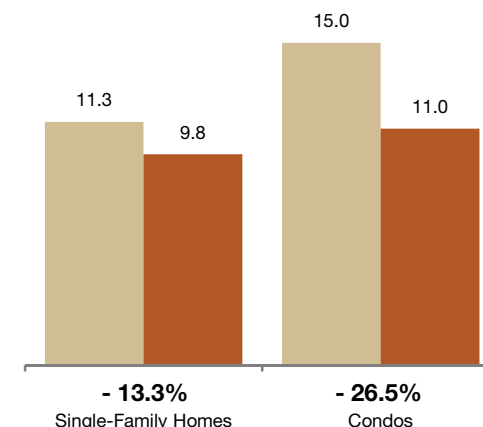
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties

By Price Range

	10-2011	10-2012	Change
\$75,000 and Below	8.2	7.3	- 10.5%
\$75,001 to \$100,000	10.7	9.5	- 11.3%
\$100,001 to \$150,000	10.4	8.1	- 21.9%
\$150,001 to \$200,000	11.2	9.6	- 14.3%
\$200,001 and Above	15.5	13.2	- 15.0%
All Price Ranges	11.6	9.9	- 14.4%

Single-Family Homes

	10-2011	10-2012	Change
\$75,000 and Below	8.0	7.2	- 10.3%
\$75,001 to \$100,000	9.8	9.0	- 8.2%
\$100,001 to \$150,000	10.1	7.9	- 21.7%
\$150,001 to \$200,000	11.0	9.6	- 12.1%
\$200,001 and Above	15.4	13.1	- 14.5%
All Price Ranges	11.3	9.8	- 13.3%

Condos

	10-2011	10-2012	Change
\$75,000 and Below	10.6	8.9	- 16.0%
\$75,001 to \$100,000	16.5	12.4	- 25.0%
\$100,001 to \$150,000	13.7	10.3	- 24.9%
\$150,001 to \$200,000	15.8	9.2	- 41.7%
\$200,001 and Above	18.6	14.2	- 23.8%
All Price Ranges	15.0	11.0	- 26.5%

By Bedroom Count

	10-2011	10-2012	Change
2 Bedrooms or Less	14.3	11.3	- 20.8%
3 Bedrooms	10.7	9.0	- 16.6%
4 Bedrooms or More	12.0	10.9	- 8.7%
All Bedroom Counts	11.6	9.9	- 14.4%

	10-2011	10-2012	Change
2 Bedrooms or Less	13.6	11.1	- 18.2%
3 Bedrooms	10.5	8.9	- 15.7%
4 Bedrooms or More	12.0	10.9	- 8.7%
All Bedroom Counts	11.3	9.8	- 13.3%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



November 2012

There was a lot to be thankful for this November. Home buyers can be thankful for ultra-low mortgage rates while sellers can be thankful for a slow yet steady recovery. For the 12-month period spanning December 2011 through November 2012, Closed Sales in the Greater Greenville region were up 12.6 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 25.0 percent.

The overall Median Sales Price was up 5.4 percent to \$147,500. The property type with the largest price gain was the Condo segment, where prices increased 8.6 percent to \$122,700. The price range that tended to sell the quickest was the \$75,000 and Below range at 92 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 120 days.

Market-wide, inventory levels were down 8.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 7.6 percent. That amounts to 9.4 months supply for Single-Family homes and 10.6 months supply for Condos.

Quick Facts

+ 25.0%	+ 14.4%	+ 19.6%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 and Above	4 Bedrooms or More	Condos

Closed 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.](#)

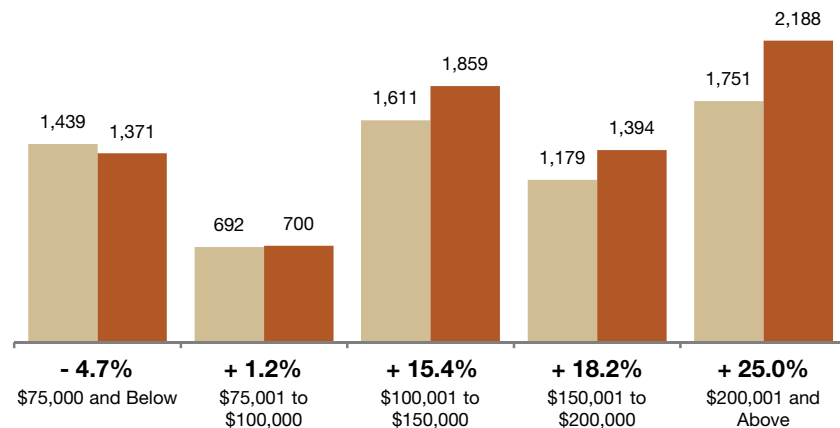
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



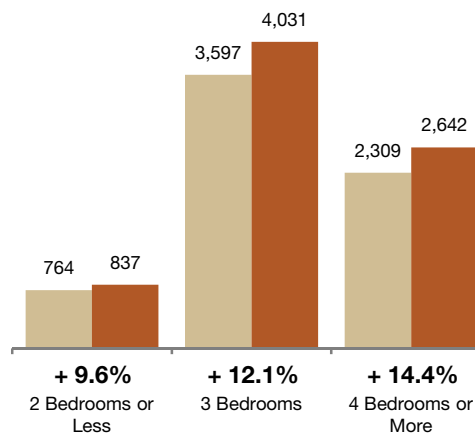
By Price Range

■ 11-2011 ■ 11-2012



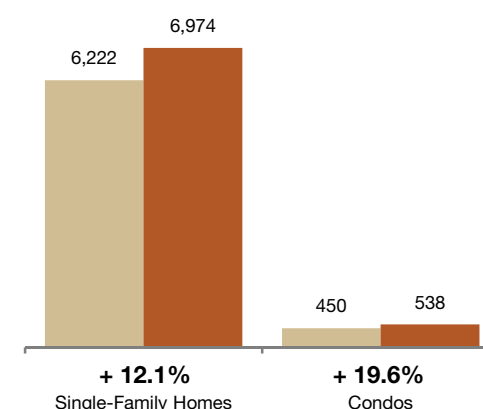
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$75,000 and Below	1,439	1,371	- 4.7%
\$75,001 to \$100,000	692	700	+ 1.2%
\$100,001 to \$150,000	1,611	1,859	+ 15.4%
\$150,001 to \$200,000	1,179	1,394	+ 18.2%
\$200,001 and Above	1,751	2,188	+ 25.0%
All Price Ranges	6,672	7,512	+ 12.6%

Single-Family Homes

	11-2011	11-2012	Change
\$75,000 and Below	1,334	1,262	- 5.4%
\$75,001 to \$100,000	604	599	- 0.8%
\$100,001 to \$150,000	1,499	1,705	+ 13.7%
\$150,001 to \$200,000	1,118	1,327	+ 18.7%
\$200,001 and Above	1,667	2,081	+ 24.8%
All Price Ranges	6,222	6,974	+ 12.1%

Condos

	11-2011	11-2012	Change
\$75,000 and Below	105	109	+ 3.8%
\$75,001 to \$100,000	88	101	+ 14.8%
\$100,001 to \$150,000	112	154	+ 37.5%
\$150,001 to \$200,000	61	67	+ 9.8%
\$200,001 and Above	84	107	+ 27.4%
All Price Ranges	450	538	+ 19.6%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	764	837	+ 9.6%
3 Bedrooms	3,597	4,031	+ 12.1%
4 Bedrooms or More	2,309	2,642	+ 14.4%
All Bedroom Counts	6,672	7,512	+ 12.6%

	11-2011	11-2012	Change
2 Bedrooms or Less	535	550	+ 2.8%
3 Bedrooms	3,395	3,805	+ 12.1%
4 Bedrooms or More	2,290	2,618	+ 14.3%
All Bedroom Counts	6,222	6,974	+ 12.1%

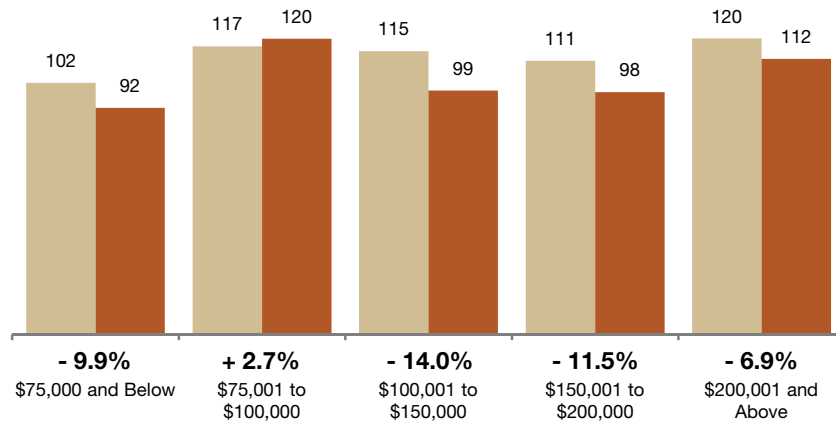
Days on Market Until Sale

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



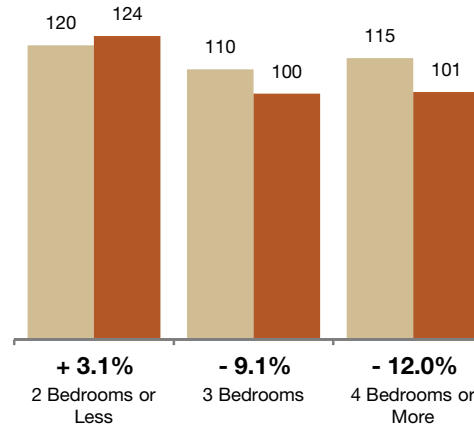
By Price Range

■ 11-2011 ■ 11-2012



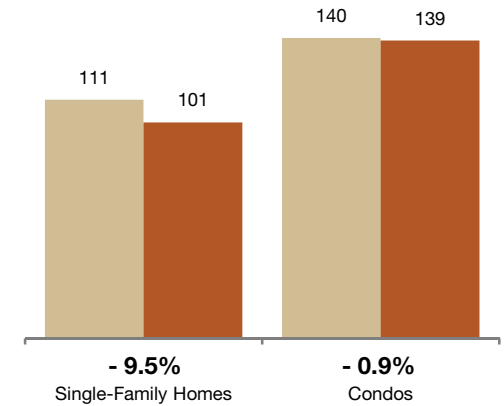
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$75,000 and Below	102	92	- 9.9%
\$75,001 to \$100,000	117	120	+ 2.7%
\$100,001 to \$150,000	115	99	- 14.0%
\$150,001 to \$200,000	111	98	- 11.5%
\$200,001 and Above	120	112	- 6.9%
All Price Ranges	113	103	- 8.6%

Single-Family Homes

	11-2011	11-2012	Change
	99	89	- 10.3%
	114	116	+ 2.4%
	114	96	- 15.4%
	110	98	- 10.7%
	118	108	- 8.5%
All Single-Family Homes	111	101	- 9.5%

Condos

	11-2011	11-2012	Change
	137	125	- 8.7%
	140	143	+ 2.1%
	134	130	- 2.4%
	130	100	- 23.3%
	159	185	+ 16.3%
All Condos	140	139	- 0.9%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	120	124	+ 3.1%
3 Bedrooms	110	100	- 9.1%
4 Bedrooms or More	115	101	- 12.0%
All Bedroom Counts	113	103	- 8.6%

	11-2011	11-2012	Change
	107	109	+ 1.7%
	109	99	- 9.4%
	115	101	- 12.0%
All Single-Family Homes	111	101	- 9.5%

	11-2011	11-2012	Change
	152	154	+ 1.0%
	128	124	- 3.8%
	115	100	- 12.4%
All Condos	140	139	- 0.9%

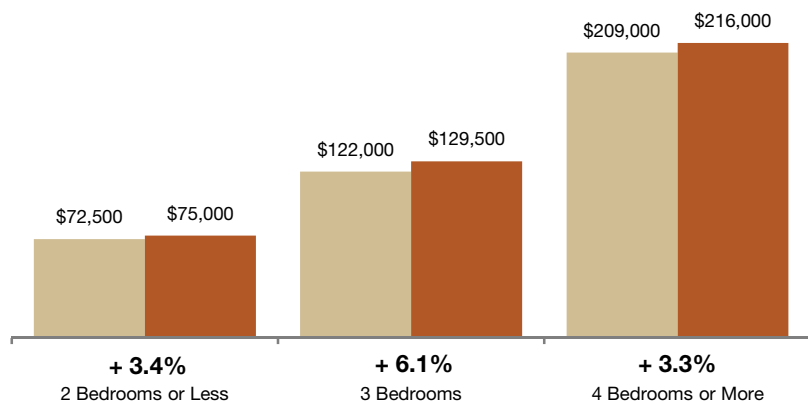
Median Sales Price

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



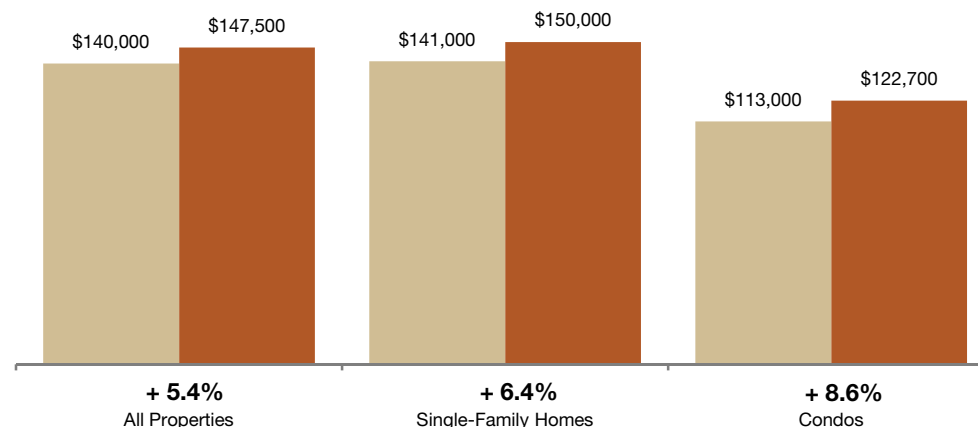
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	11-2011	11-2012	Change	11-2011	11-2012	Change	11-2011	11-2012	Change
2 Bedrooms or Less	\$72,500	\$75,000	+ 3.4%	\$56,800	\$60,000	+ 5.6%	\$96,000	\$98,000	+ 2.1%
3 Bedrooms	\$122,000	\$129,500	+ 6.1%	\$121,500	\$129,000	+ 6.2%	\$125,000	\$134,950	+ 8.0%
4 Bedrooms or More	\$209,000	\$216,000	+ 3.3%	\$210,000	\$217,000	+ 3.3%	\$141,752	\$130,250	- 8.1%
All Bedroom Counts	\$140,000	\$147,500	+ 5.4%	\$141,000	\$150,000	+ 6.4%	\$113,000	\$122,700	+ 8.6%

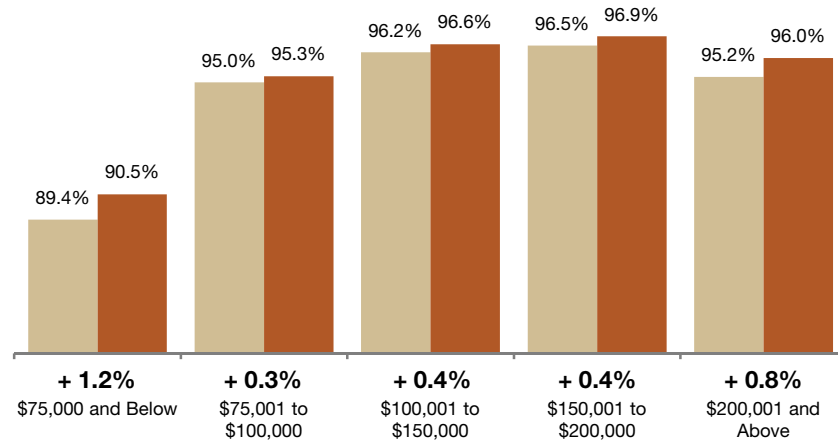
Percent of List Price Received

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.**



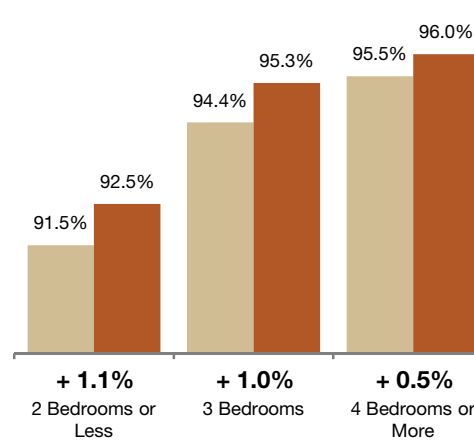
By Price Range

■ 11-2011 ■ 11-2012



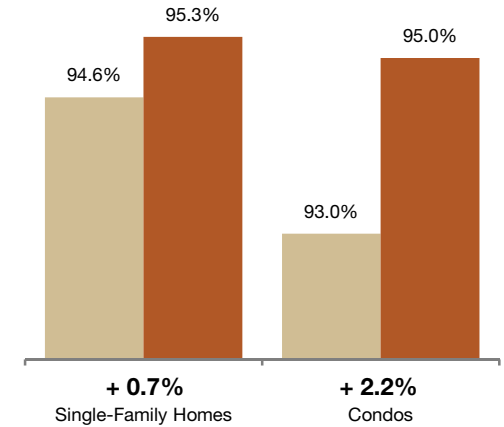
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$75,000 and Below	89.4%	90.5%	+ 1.2%
\$75,001 to \$100,000	95.0%	95.3%	+ 0.3%
\$100,001 to \$150,000	96.2%	96.6%	+ 0.4%
\$150,001 to \$200,000	96.5%	96.9%	+ 0.4%
\$200,001 and Above	95.2%	96.0%	+ 0.8%
All Price Ranges	94.4%	95.2%	+ 0.8%

Single-Family Homes

	11-2011	11-2012	Change
\$75,000 and Below	89.5%	90.3%	+ 0.9%
\$75,001 to \$100,000	95.2%	95.4%	+ 0.2%
\$100,001 to \$150,000	96.2%	96.6%	+ 0.4%
\$150,001 to \$200,000	96.6%	97.0%	+ 0.4%
\$200,001 and Above	95.4%	96.0%	+ 0.6%
All Price Ranges	94.6%	95.3%	+ 0.7%

Condos

	11-2011	11-2012	Change
\$75,000 and Below	88.4%	92.4%	+ 4.5%
\$75,001 to \$100,000	93.5%	94.6%	+ 1.2%
\$100,001 to \$150,000	96.1%	95.9%	- 0.2%
\$150,001 to \$200,000	94.7%	95.5%	+ 0.8%
\$200,001 and Above	92.6%	96.4%	+ 4.1%
All Price Ranges	93.0%	95.0%	+ 2.2%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	91.5%	92.5%	+ 1.1%
3 Bedrooms	94.4%	95.3%	+ 1.0%
4 Bedrooms or More	95.5%	96.0%	+ 0.5%
All Bedroom Counts	94.4%	95.2%	+ 0.8%

	11-2011	11-2012	Change
2 Bedrooms or Less	91.2%	91.5%	+ 0.3%
3 Bedrooms	94.4%	95.3%	+ 1.0%
4 Bedrooms or More	95.5%	96.0%	+ 0.5%
All Bedroom Counts	94.6%	95.3%	+ 0.7%

	11-2011	11-2012	Change
2 Bedrooms or Less	92.2%	94.3%	+ 2.3%
3 Bedrooms	93.6%	96.0%	+ 2.6%
4 Bedrooms or More	95.4%	94.9%	- 0.5%
All Bedroom Counts	93.0%	95.0%	+ 2.2%

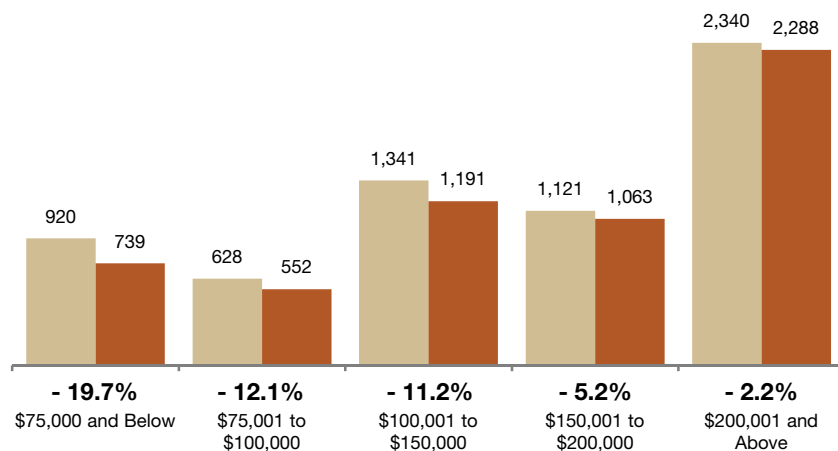
Inventory of Homes for Sale

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



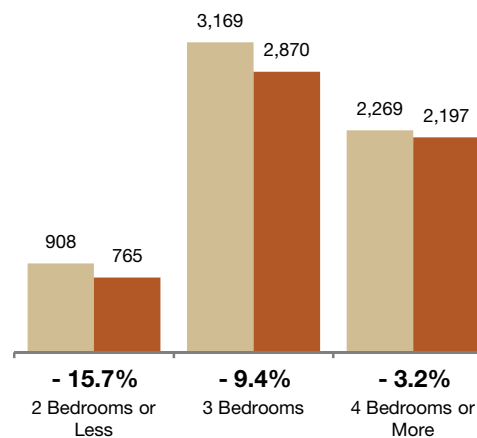
By Price Range

■ 11-2011 ■ 11-2012



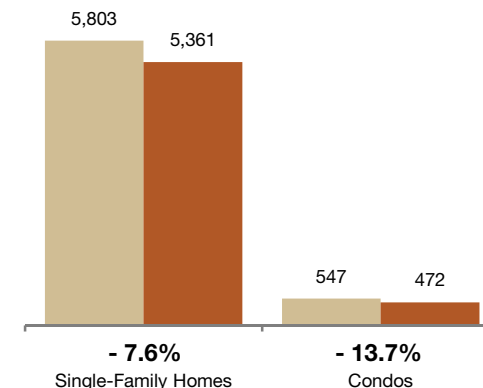
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$75,000 and Below	920	739	- 19.7%
\$75,001 to \$100,000	628	552	- 12.1%
\$100,001 to \$150,000	1,341	1,191	- 11.2%
\$150,001 to \$200,000	1,121	1,063	- 5.2%
\$200,001 and Above	2,340	2,288	- 2.2%
All Price Ranges	6,350	5,833	- 8.1%

Single-Family Homes

11-2011	11-2012	Change	11-2011	11-2012	Change
851	675	- 20.7%	69	64	- 7.2%
507	470	- 7.3%	121	82	- 32.2%
1,202	1,064	- 11.5%	139	127	- 8.6%
1,038	996	- 4.0%	83	67	- 19.3%
2,205	2,156	- 2.2%	135	132	- 2.2%
5,803	5,361	- 7.6%	547	472	- 13.7%

Condos

11-2011	11-2012	Change
69	64	- 7.2%
121	82	- 32.2%
139	127	- 8.6%
83	67	- 19.3%
135	132	- 2.2%
547	472	- 13.7%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	908	765	- 15.7%
3 Bedrooms	3,169	2,870	- 9.4%
4 Bedrooms or More	2,269	2,197	- 3.2%
All Bedroom Counts	6,350	5,833	- 8.1%

11-2011	11-2012	Change	11-2011	11-2012	Change
601	506	- 15.8%	307	259	- 15.6%
2,952	2,677	- 9.3%	217	193	- 11.1%
2,247	2,177	- 3.1%	22	20	- 9.1%
5,803	5,361	- 7.6%	547	472	- 13.7%

11-2011	11-2012	Change
307	259	- 15.6%
217	193	- 11.1%
22	20	- 9.1%
547	472	- 13.7%

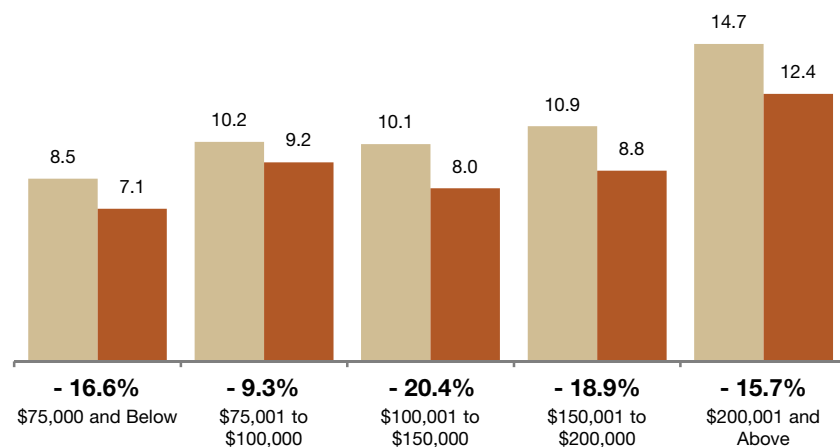
Months Supply of Inventory

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.



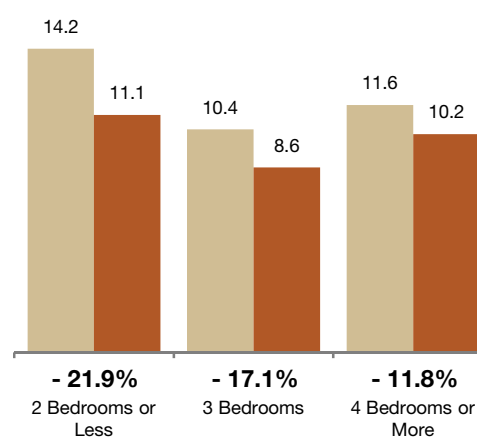
By Price Range

■ 11-2011 ■ 11-2012



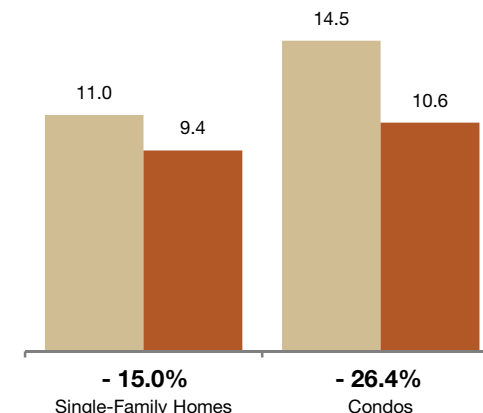
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$75,000 and Below	8.5	7.1	- 16.6%
\$75,001 to \$100,000	10.2	9.2	- 9.3%
\$100,001 to \$150,000	10.1	8.0	- 20.4%
\$150,001 to \$200,000	10.9	8.8	- 18.9%
\$200,001 and Above	14.7	12.4	- 15.7%
All Price Ranges	11.2	9.5	- 15.9%

Single-Family Homes

	11-2011	11-2012	Change
8.3	7.0	- 16.4%	
9.4	9.2	- 2.0%	
9.8	7.8	- 20.3%	
10.7	8.8	- 17.5%	
14.6	12.3	- 15.9%	
11.0	9.4	- 15.0%	

Condos

	11-2011	11-2012	Change
10.6	8.3	- 22.2%	
16.0	9.6	- 40.1%	
13.2	10.4	- 21.7%	
15.1	9.5	- 37.3%	
17.4	15.2	- 12.6%	
14.5	10.6	- 26.4%	

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	14.2	11.1	- 21.9%
3 Bedrooms	10.4	8.6	- 17.1%
4 Bedrooms or More	11.6	10.2	- 11.8%
All Bedroom Counts	11.2	9.5	- 15.9%

	11-2011	11-2012	Change
13.5	11.1	- 17.5%	
10.3	8.5	- 16.8%	
11.5	10.2	- 11.7%	
11.0	9.4	- 15.0%	

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



December 2012

Most markets are on better footing now than a year ago. We saw many signs of market recovery throughout 2012. Assuming interest rates and job growth cooperate, 2013 should be another positive year for housing. For the 12-month period spanning January 2012 through December 2012, Closed Sales in the Greater Greenville region were up 14.6 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 27.6 percent.

The overall Median Sales Price was up 6.2 percent to \$148,700. The property type with the largest price gain was the Condo segment, where prices increased 8.8 percent to \$125,000. The price range that tended to sell the quickest was the \$75,000 and Below range at 94 days; the price range that tended to sell the slowest was the \$75,001 to \$100,000 range at 119 days.

Market-wide, inventory levels were down 7.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 6.6 percent. That amounts to 8.8 months supply for Single-Family homes and 10.1 months supply for Condos.

Quick Facts

+ 27.6%	+ 16.7%	+ 17.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 and Above	4 Bedrooms or More	Condos

Closed 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.](#)

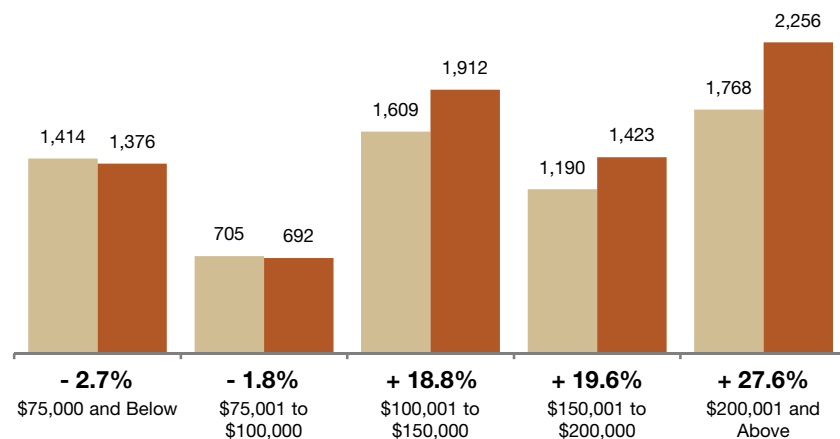
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



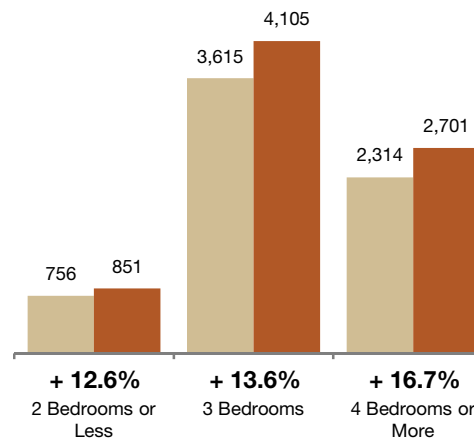
By Price Range

■ 12-2011 ■ 12-2012



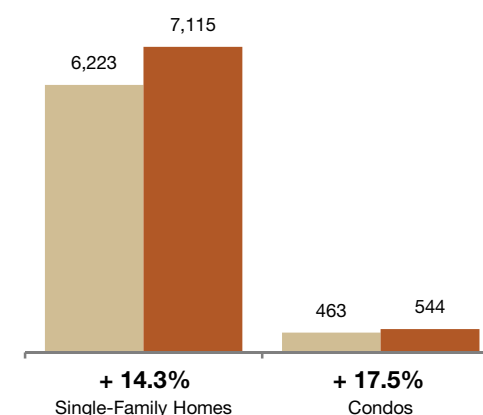
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$75,000 and Below	1,414	1,376	- 2.7%
\$75,001 to \$100,000	705	692	- 1.8%
\$100,001 to \$150,000	1,609	1,912	+ 18.8%
\$150,001 to \$200,000	1,190	1,423	+ 19.6%
\$200,001 and Above	1,768	2,256	+ 27.6%
All Price Ranges	6,686	7,659	+ 14.6%

Single-Family Homes

	12-2011	12-2012	Change
\$75,000 and Below	1,310	1,265	- 3.4%
\$75,001 to \$100,000	611	593	- 2.9%
\$100,001 to \$150,000	1,492	1,763	+ 18.2%
\$150,001 to \$200,000	1,128	1,351	+ 19.8%
\$200,001 and Above	1,682	2,143	+ 27.4%
All Price Ranges	6,223	7,115	+ 14.3%

Condos

	12-2011	12-2012	Change
\$75,000 and Below	104	111	+ 6.7%
\$75,001 to \$100,000	94	99	+ 5.3%
\$100,001 to \$150,000	117	149	+ 27.4%
\$150,001 to \$200,000	62	72	+ 16.1%
\$200,001 and Above	86	113	+ 31.4%
All Price Ranges	463	544	+ 17.5%

By Bedroom Count

	12-2011	12-2012	Change
2 Bedrooms or Less	756	851	+ 12.6%
3 Bedrooms	3,615	4,105	+ 13.6%
4 Bedrooms or More	2,314	2,701	+ 16.7%
All Bedroom Counts	6,686	7,659	+ 14.6%

	12-2011	12-2012	Change
2 Bedrooms or Less	519	556	+ 7.1%
3 Bedrooms	3,409	3,881	+ 13.8%
4 Bedrooms or More	2,294	2,677	+ 16.7%
All Bedroom Counts	6,223	7,115	+ 14.3%

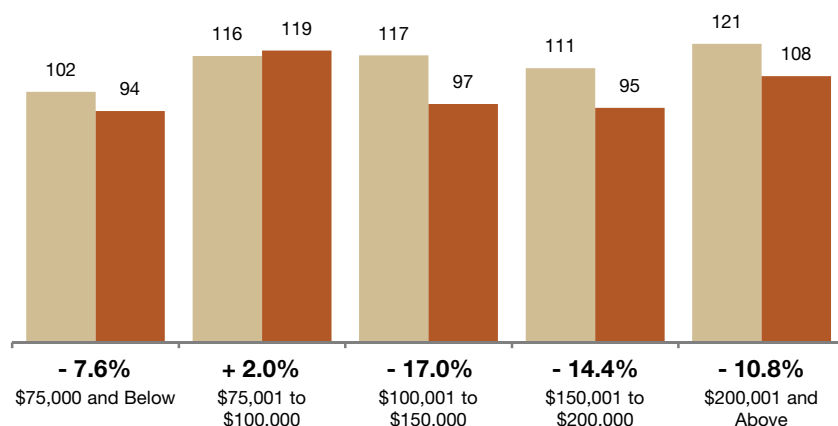
Days on Market Until Sale

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



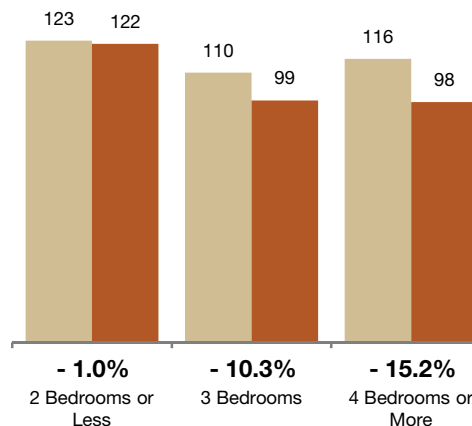
By Price Range

■ 12-2011 ■ 12-2012



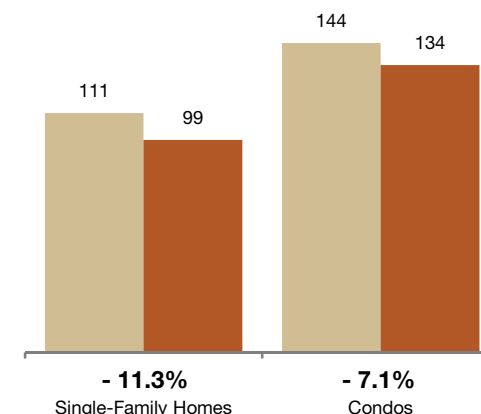
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$75,000 and Below	102	94	- 7.6%
\$75,001 to \$100,000	116	119	+ 2.0%
\$100,001 to \$150,000	117	97	- 17.0%
\$150,001 to \$200,000	111	95	- 14.4%
\$200,001 and Above	121	108	- 10.8%
All Price Ranges	114	101	- 10.9%

Single-Family Homes

	12-2011	12-2012	Change
99	91	- 7.7%	
113	114	+ 0.9%	
114	95	- 17.2%	
111	95	- 14.3%	
118	105	- 11.4%	
111	99	- 11.3%	

Condos

	12-2011	12-2012	Change
135	123	- 8.5%	
137	146	+ 6.6%	
143	120	- 16.3%	
123	103	- 16.6%	
179	172	- 3.9%	
144	134	- 7.1%	

By Bedroom Count

	12-2011	12-2012	Change
2 Bedrooms or Less	123	122	- 1.0%
3 Bedrooms	110	99	- 10.3%
4 Bedrooms or More	116	98	- 15.2%
All Bedroom Counts	114	101	- 10.9%

	12-2011	12-2012	Change
108	109	+ 0.9%	
109	98	- 10.4%	
116	98	- 15.1%	
111	99	- 11.3%	

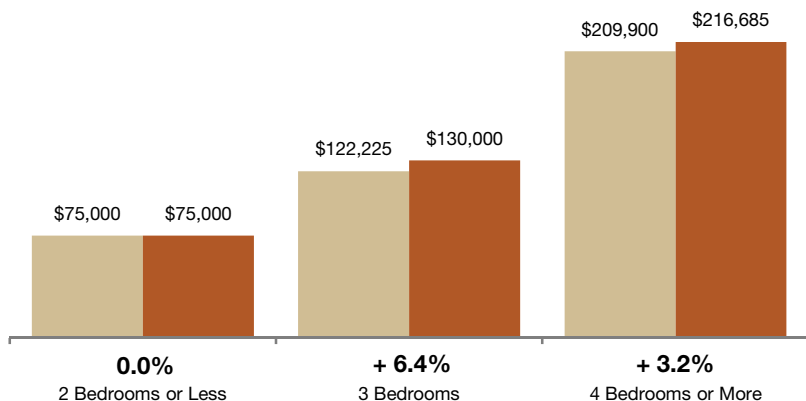
Median Sales Price

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



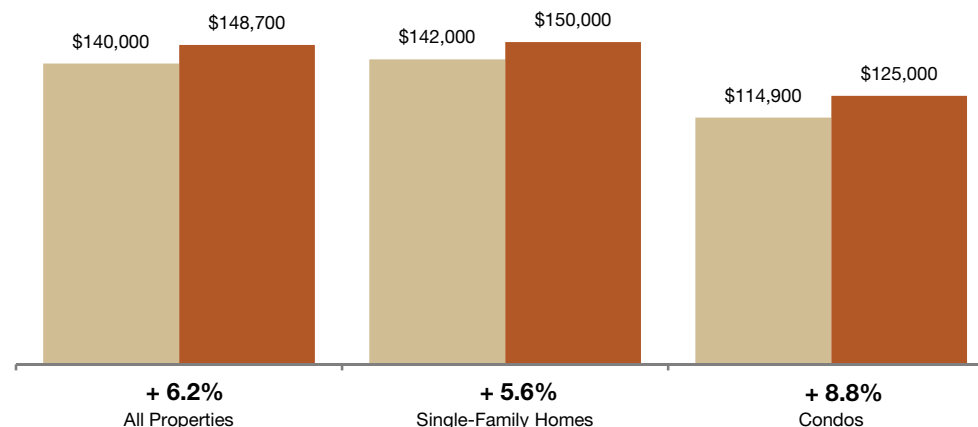
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	12-2011	12-2012	Change	12-2011	12-2012	Change	12-2011	12-2012	Change
2 Bedrooms or Less	\$75,000	\$75,000	0.0%	\$59,275	\$60,000	+ 1.2%	\$96,625	\$99,000	+ 2.5%
3 Bedrooms	\$122,225	\$130,000	+ 6.4%	\$122,000	\$129,728	+ 6.3%	\$123,500	\$137,508	+ 11.3%
4 Bedrooms or More	\$209,900	\$216,685	+ 3.2%	\$210,000	\$217,365	+ 3.5%	\$154,376	\$142,538	- 7.7%
All Bedroom Counts	\$140,000	\$148,700	+ 6.2%	\$142,000	\$150,000	+ 5.6%	\$114,900	\$125,000	+ 8.8%

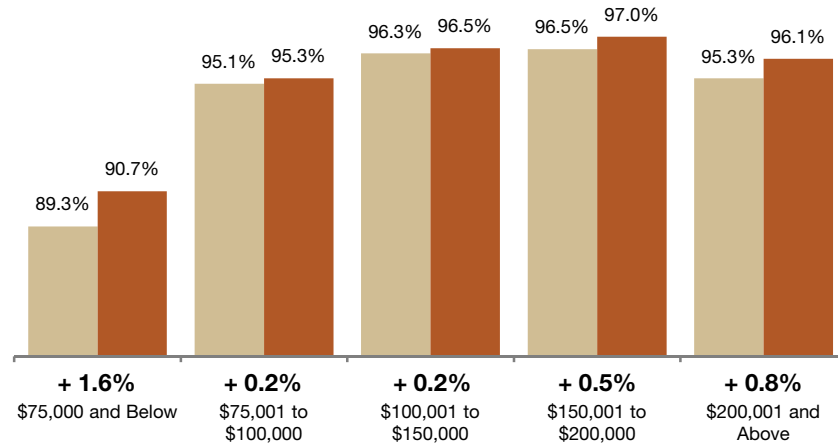
Percent of List Price Received

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



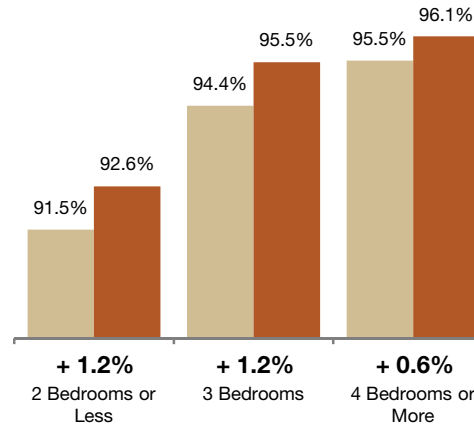
By Price Range

■ 12-2011 ■ 12-2012



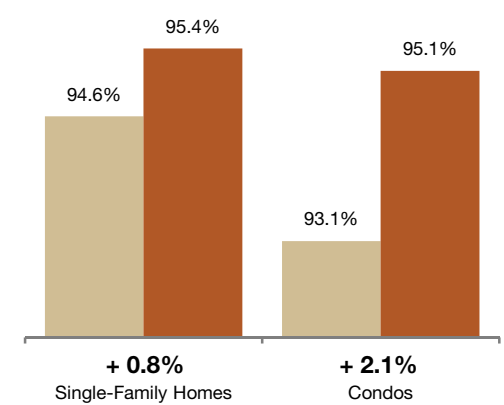
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$75,000 and Below	89.3%	90.7%	+ 1.6%
\$75,001 to \$100,000	95.1%	95.3%	+ 0.2%
\$100,001 to \$150,000	96.3%	96.5%	+ 0.2%
\$150,001 to \$200,000	96.5%	97.0%	+ 0.5%
\$200,001 and Above	95.3%	96.1%	+ 0.8%
All Price Ranges	94.5%	95.3%	+ 0.8%

Single-Family Homes

	12-2011	12-2012	Change
\$75,000 and Below	89.4%	90.6%	+ 1.3%
\$75,001 to \$100,000	95.3%	95.4%	+ 0.1%
\$100,001 to \$150,000	96.3%	96.6%	+ 0.3%
\$150,001 to \$200,000	96.6%	97.1%	+ 0.5%
\$200,001 and Above	95.4%	96.1%	+ 0.7%
All Price Ranges	94.6%	95.4%	+ 0.8%

Condos

	12-2011	12-2012	Change
\$75,000 and Below	88.1%	92.4%	+ 4.9%
\$75,001 to \$100,000	93.5%	94.6%	+ 1.2%
\$100,001 to \$150,000	96.2%	96.1%	- 0.1%
\$150,001 to \$200,000	94.7%	95.6%	+ 1.0%
\$200,001 and Above	93.4%	96.6%	+ 3.4%
All Price Ranges	93.1%	95.1%	+ 2.1%

By Bedroom Count

	12-2011	12-2012	Change
2 Bedrooms or Less	91.5%	92.6%	+ 1.2%
3 Bedrooms	94.4%	95.5%	+ 1.2%
4 Bedrooms or More	95.5%	96.1%	+ 0.6%
All Bedroom Counts	94.5%	95.3%	+ 0.8%

	12-2011	12-2012	Change
2 Bedrooms or Less	91.3%	91.6%	+ 0.3%
3 Bedrooms	94.4%	95.4%	+ 1.1%
4 Bedrooms or More	95.5%	96.1%	+ 0.6%
All Bedroom Counts	94.6%	95.4%	+ 0.8%

	12-2011	12-2012	Change
2 Bedrooms or Less	92.1%	94.3%	+ 2.4%
3 Bedrooms	94.1%	96.3%	+ 2.3%
4 Bedrooms or More	95.1%	94.7%	- 0.4%
All Bedroom Counts	93.1%	95.1%	+ 2.1%

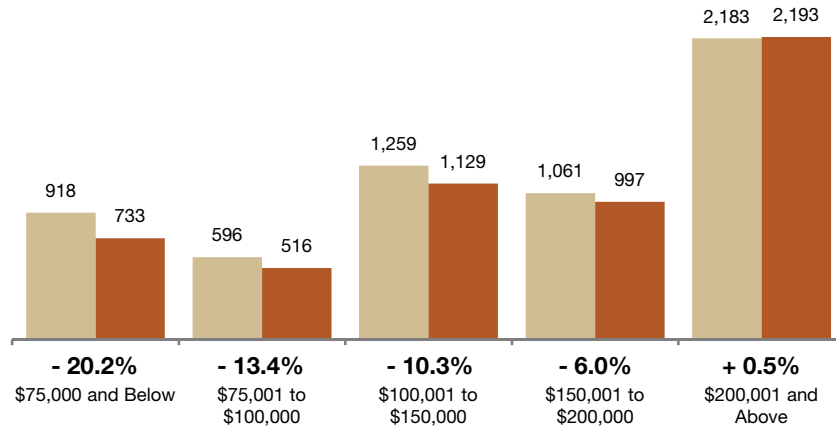
Inventory of Homes for Sale

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



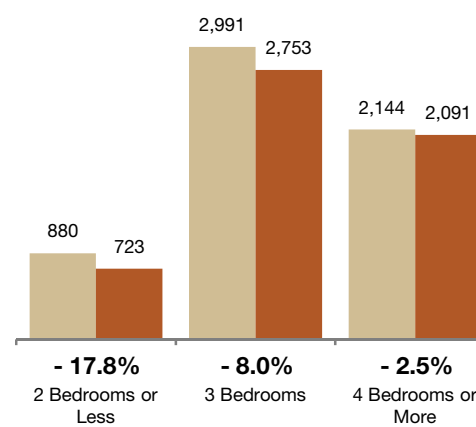
By Price Range

■ 12-2011 ■ 12-2012



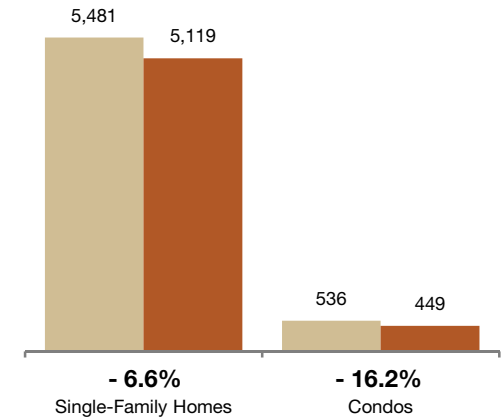
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$75,000 and Below	918	733	- 20.2%
\$75,001 to \$100,000	596	516	- 13.4%
\$100,001 to \$150,000	1,259	1,129	- 10.3%
\$150,001 to \$200,000	1,061	997	- 6.0%
\$200,001 and Above	2,183	2,193	+ 0.5%
All Price Ranges	6,017	5,568	- 7.5%

Single-Family Homes

	12-2011	12-2012	Change
\$75,000 and Below	847	676	- 20.2%
\$75,001 to \$100,000	486	438	- 9.9%
\$100,001 to \$150,000	1,119	1,012	- 9.6%
\$150,001 to \$200,000	983	923	- 6.1%
\$200,001 and Above	2,046	2,070	+ 1.2%
All Price Ranges	5,481	5,119	- 6.6%

Condos

	12-2011	12-2012	Change
\$75,000 and Below	71	57	- 19.7%
\$75,001 to \$100,000	110	78	- 29.1%
\$100,001 to \$150,000	140	117	- 16.4%
\$150,001 to \$200,000	78	74	- 5.1%
\$200,001 and Above	137	123	- 10.2%
All Price Ranges	536	449	- 16.2%

By Bedroom Count

	12-2011	12-2012	Change
2 Bedrooms or Less	880	723	- 17.8%
3 Bedrooms	2,991	2,753	- 8.0%
4 Bedrooms or More	2,144	2,091	- 2.5%
All Bedroom Counts	6,017	5,568	- 7.5%

	12-2011	12-2012	Change
2 Bedrooms or Less	575	486	- 15.5%
3 Bedrooms	2,782	2,556	- 8.1%
4 Bedrooms or More	2,123	2,076	- 2.2%
All Bedroom Counts	5,481	5,119	- 6.6%

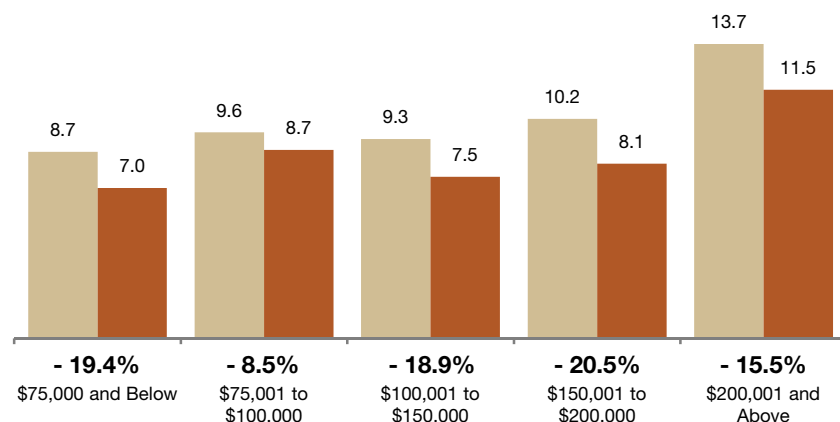
Months Supply of Inventory

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.



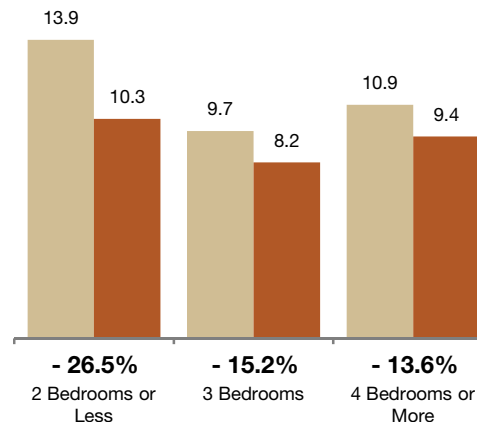
By Price Range

■ 12-2011 ■ 12-2012



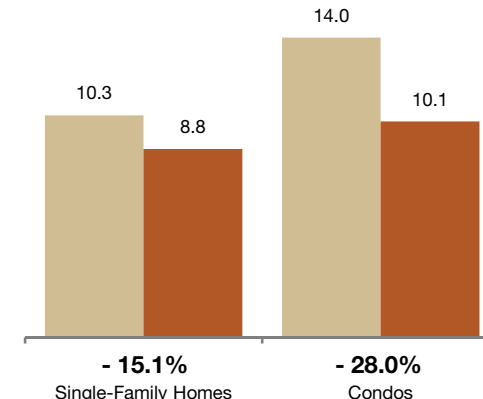
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$75,000 and Below	8.7	7.0	- 19.4%
\$75,001 to \$100,000	9.6	8.7	- 8.5%
\$100,001 to \$150,000	9.3	7.5	- 18.9%
\$150,001 to \$200,000	10.2	8.1	- 20.5%
\$200,001 and Above	13.7	11.5	- 15.5%
All Price Ranges	10.6	8.9	- 16.2%

Single-Family Homes

	12-2011	12-2012	Change
\$75,000 and Below	8.4	7.0	- 17.3%
\$75,001 to \$100,000	9.0	8.6	- 4.1%
\$100,001 to \$150,000	8.9	7.3	- 17.8%
\$150,001 to \$200,000	10.0	8.0	- 20.4%
\$200,001 and Above	13.5	11.4	- 15.3%
All Price Ranges	10.3	8.8	- 15.1%

Condos

	12-2011	12-2012	Change
\$75,000 and Below	12.3	6.9	- 44.0%
\$75,001 to \$100,000	13.2	9.5	- 28.4%
\$100,001 to \$150,000	13.4	9.6	- 28.9%
\$150,001 to \$200,000	13.6	10.6	- 22.1%
\$200,001 and Above	16.8	13.8	- 17.8%
All Price Ranges	14.0	10.1	- 28.0%

By Bedroom Count

	12-2011	12-2012	Change
2 Bedrooms or Less	13.9	10.3	- 26.5%
3 Bedrooms	9.7	8.2	- 15.2%
4 Bedrooms or More	10.9	9.4	- 13.6%
All Bedroom Counts	10.6	8.9	- 16.2%

	12-2011	12-2012	Change
2 Bedrooms or Less	13.3	10.5	- 21.3%
3 Bedrooms	9.5	8.1	- 15.4%
4 Bedrooms or More	10.9	9.4	- 13.3%
All Bedroom Counts	10.3	8.8	- 15.1%