

Housing Supply Overview

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S U C C E S S T E A M



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, Pending Sales in the state of South Carolina were up 2.0 percent overall. The price range with the largest gain in sales was the \$100,000 and Below range, where they increased 9.8 percent.

The overall Median Sales Price was down 0.8 percent to \$148,700. The property type with the smallest price decline was the Single-Family segment, where prices decreased 0.5 percent to \$157,210. The price range that tended to sell the quickest was the \$100,000 and Below range at 141 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 184 days.

Market-wide, inventory levels were down 15.2 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 14.7 percent. That amounts to 11.3 months supply for Single-Family homes and 13.5 months supply for Condos.

Quick Facts

+ 9.8%	+ 8.9%	+ 2.3%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	4 Bedrooms or More	Single-Family Homes

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

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

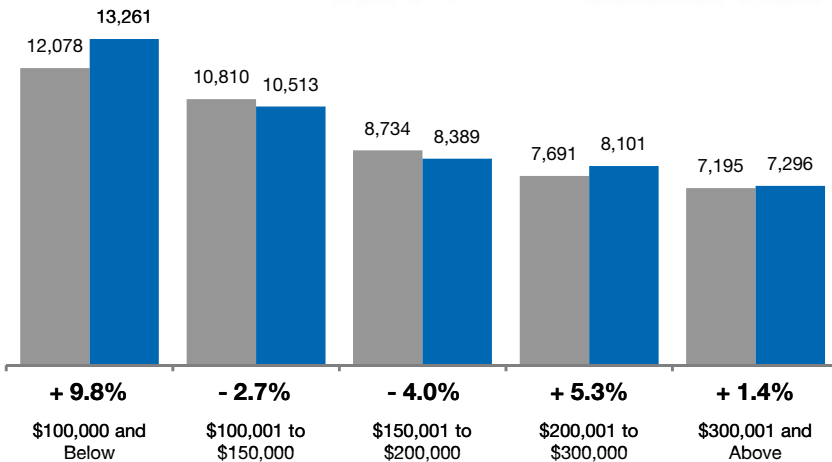
Pending Sales

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



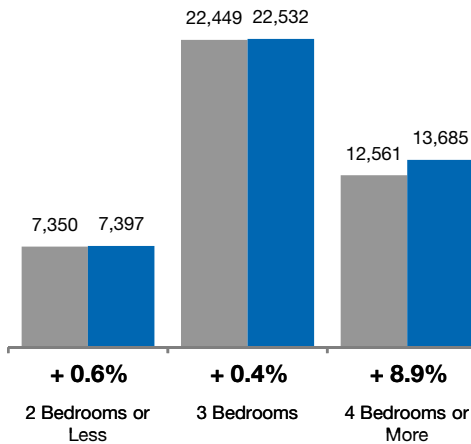
By Price Range

■ 1-2011 ■ 1-2012



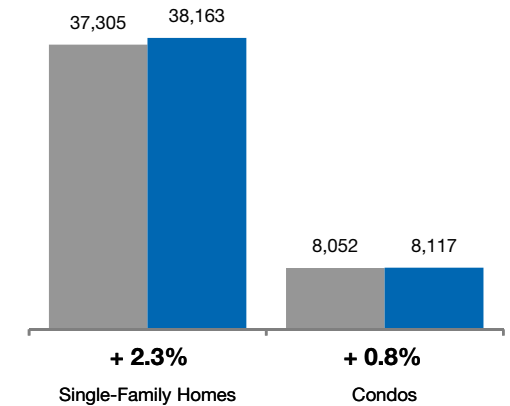
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

	1-2011	1-2012	Change
\$100,000 and Below	12,078	13,261	+ 9.8%
\$100,001 to \$150,000	10,810	10,513	- 2.7%
\$150,001 to \$200,000	8,734	8,389	- 4.0%
\$200,001 to \$300,000	7,691	8,101	+ 5.3%
\$300,001 and Above	7,195	7,296	+ 1.4%
All Price Ranges	47,999	48,966	+ 2.0%

Single-Family Homes

	1-2011	1-2012	Change
	7,999	8,859	+ 10.8%
	8,079	8,018	- 0.8%
	7,182	6,839	- 4.8%
	6,478	6,807	+ 5.1%
	6,152	6,275	+ 2.0%
All Single-Family Homes	37,305	38,163	+ 2.3%

Condos

	1-2011	1-2012	Change
	2,977	3,271	+ 9.9%
	1,983	1,819	- 8.3%
	1,181	1,128	- 4.5%
	944	996	+ 5.5%
	891	862	- 3.3%
All Condos	8,052	8,117	+ 0.8%

By Bedroom Count

	1-2011	1-2012	Change
2 Bedrooms or Less	7,350	7,397	+ 0.6%
3 Bedrooms	22,449	22,532	+ 0.4%
4 Bedrooms or More	12,561	13,685	+ 8.9%
All Bedroom Counts	47,999	48,966	+ 2.0%

	1-2011	1-2012	Change
	2,846	2,855	+ 0.3%
	19,832	19,839	+ 0.0%
	12,209	13,316	+ 9.1%
All Single-Family Homes	37,305	38,163	+ 2.3%

	1-2011	1-2012	Change
	4,504	4,542	+ 0.8%
	2,617	2,693	+ 2.9%
	352	369	+ 4.8%
All Condos	8,052	8,117	+ 0.8%

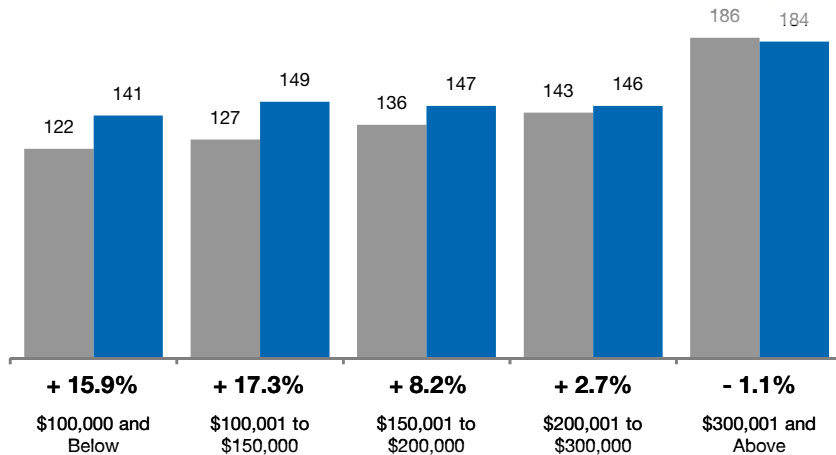
Days on Market Until Sale

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



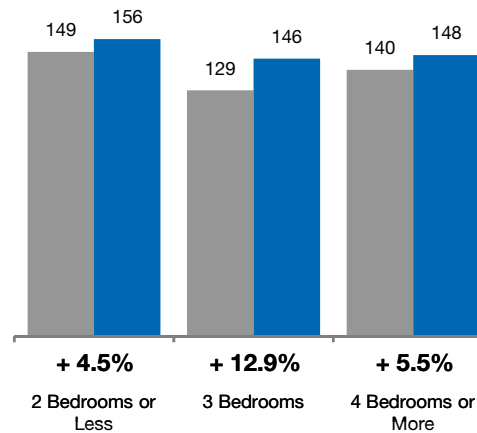
By Price Range

■ 1-2011 ■ 1-2012



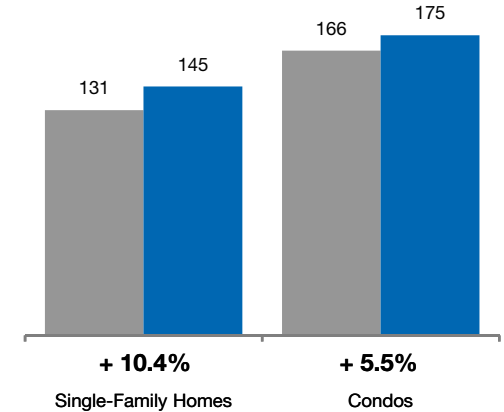
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

	1-2011	1-2012	Change
\$100,000 and Below	122	141	+ 15.9%
\$100,001 to \$150,000	127	149	+ 17.3%
\$150,001 to \$200,000	136	147	+ 8.2%
\$200,001 to \$300,000	143	146	+ 2.7%
\$300,001 and Above	186	184	- 1.1%
All Price Ranges	138	151	+ 9.3%

Single-Family Homes

	1-2011	1-2012	Change
\$100,000 and Below	115	135	+ 18.2%
\$100,001 to \$150,000	119	143	+ 21.0%
\$150,001 to \$200,000	127	138	+ 8.1%
\$200,001 to \$300,000	133	137	+ 3.3%
\$300,001 and Above	178	178	+ 0.4%
All Price Ranges	131	145	+ 10.4%

Condos

	1-2011	1-2012	Change
\$100,000 and Below	141	153	+ 8.5%
\$100,001 to \$150,000	154	168	+ 9.2%
\$150,001 to \$200,000	178	194	+ 9.0%
\$200,001 to \$300,000	197	204	+ 3.4%
\$300,001 and Above	238	229	- 3.9%
All Price Ranges	166	175	+ 5.5%

By Bedroom Count

	1-2011	1-2012	Change
2 Bedrooms or Less	149	156	+ 4.5%
3 Bedrooms	129	146	+ 12.9%
4 Bedrooms or More	140	148	+ 5.5%
All Bedroom Counts	138	151	+ 9.2%

	1-2011	1-2012	Change
2 Bedrooms or Less	129	137	+ 6.5%
3 Bedrooms	123	142	+ 14.7%
4 Bedrooms or More	139	146	+ 5.0%
All Bedroom Counts	131	145	+ 10.4%

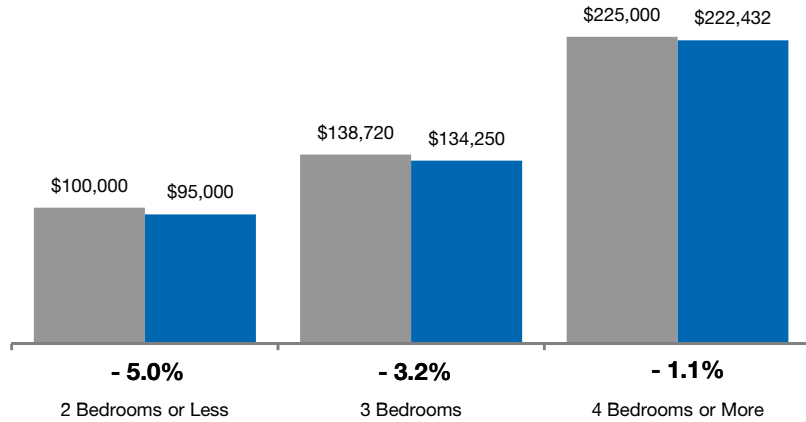
Median Sales Price

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



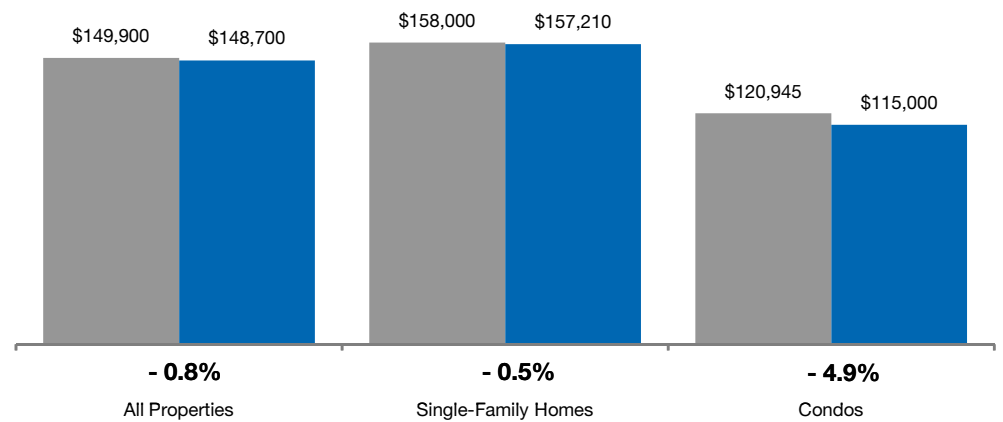
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



	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	\$100,000	\$95,000	- 5.0%	\$89,750	\$88,000	- 1.9%	\$105,100	\$98,000	- 6.8%
3 Bedrooms	\$138,720	\$134,250	- 3.2%	\$136,900	\$132,500	- 3.2%	\$153,400	\$150,000	- 2.2%
4 Bedrooms or More	\$225,000	\$222,432	- 1.1%	\$225,000	\$223,000	- 0.9%	\$209,937	\$207,166	- 1.3%
All Bedroom Counts	\$149,900	\$148,700	- 0.8%	\$158,000	\$157,210	- 0.5%	\$120,945	\$115,000	- 4.9%

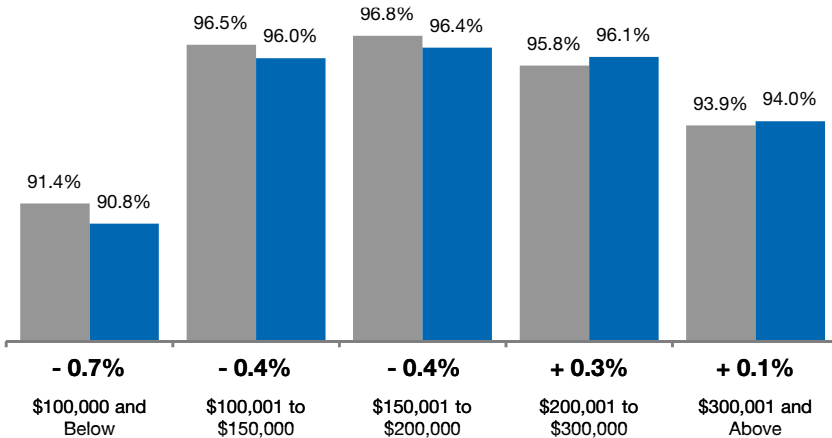
Percent of List Price Received

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.**



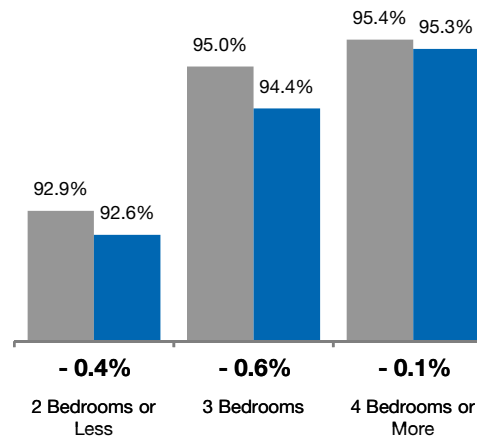
By Price Range

■ 1-2011 ■ 1-2012



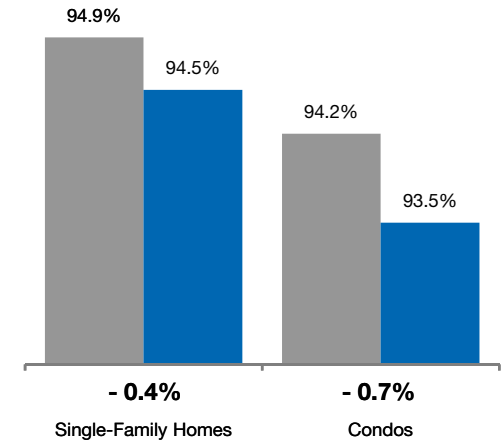
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

	1-2011	1-2012	Change
\$100,000 and Below	91.4%	90.8%	- 0.7%
\$100,001 to \$150,000	96.5%	96.0%	- 0.4%
\$150,001 to \$200,000	96.8%	96.4%	- 0.4%
\$200,001 to \$300,000	95.8%	96.1%	+ 0.3%
\$300,001 and Above	93.9%	94.0%	+ 0.1%
All Price Ranges	94.7%	94.3%	- 0.4%

Single-Family Homes

	1-2011	1-2012	Change
\$100,000 and Below	90.7%	90.2%	- 0.5%
\$100,001 to \$150,000	96.8%	96.2%	- 0.6%
\$150,001 to \$200,000	97.0%	96.7%	- 0.3%
\$200,001 to \$300,000	96.2%	96.4%	+ 0.3%
\$300,001 and Above	94.0%	94.2%	+ 0.2%
All Price Ranges	94.9%	94.5%	- 0.4%

Condos

	1-2011	1-2012	Change
\$100,000 and Below	93.7%	92.6%	- 1.2%
\$100,001 to \$150,000	95.0%	95.0%	+ 0.0%
\$150,001 to \$200,000	95.3%	94.5%	- 0.8%
\$200,001 to \$300,000	93.6%	93.7%	+ 0.1%
\$300,001 and Above	93.2%	92.7%	- 0.6%
All Price Ranges	94.2%	93.5%	- 0.7%

By Bedroom Count

	1-2011	1-2012	Change
2 Bedrooms or Less	92.9%	92.6%	- 0.4%
3 Bedrooms	95.0%	94.4%	- 0.6%
4 Bedrooms or More	95.4%	95.3%	- 0.1%
All Bedroom Counts	94.7%	94.3%	- 0.4%

	1-2011	1-2012	Change
2 Bedrooms or Less	91.4%	91.5%	+ 0.1%
3 Bedrooms	95.1%	94.4%	- 0.7%
4 Bedrooms or More	95.4%	95.3%	- 0.1%
All Bedroom Counts	94.9%	94.5%	- 0.4%

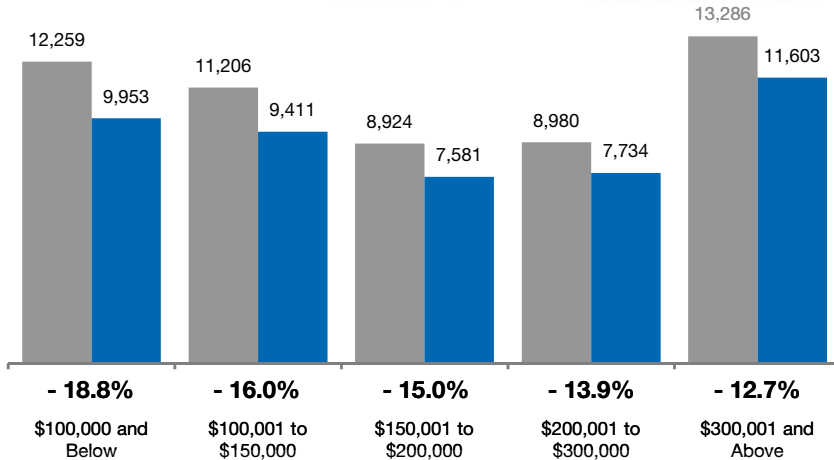
Inventory of Homes for Sale

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



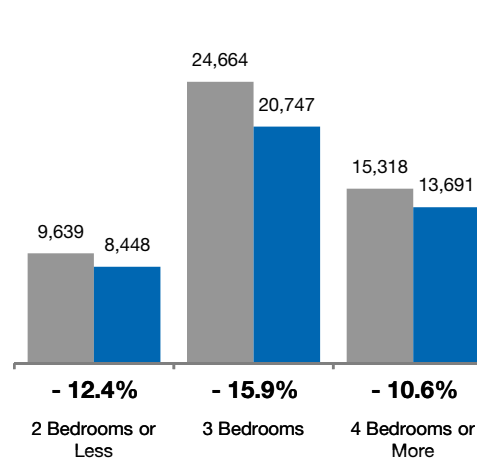
By Price Range

■ 1-2011 ■ 1-2012



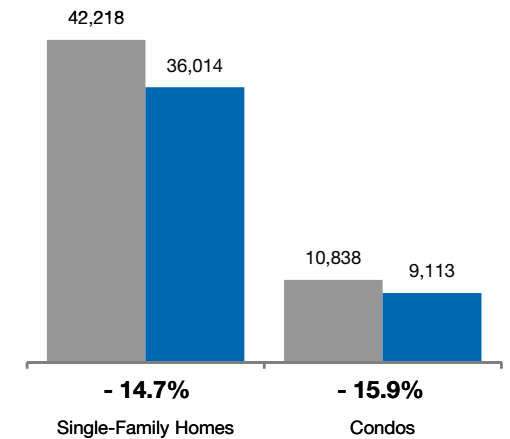
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

	1-2011	1-2012	Change
\$100,000 and Below	12,259	9,953	- 18.8%
\$100,001 to \$150,000	11,206	9,411	- 16.0%
\$150,001 to \$200,000	8,924	7,581	- 15.0%
\$200,001 to \$300,000	8,980	7,734	- 13.9%
\$300,001 and Above	13,286	11,603	- 12.7%
All Price Ranges	56,510	47,916	- 15.2%

Single-Family Homes

	1-2011	1-2012	Change
2 Bedrooms or Less	8,038	6,481	- 19.4%
3 Bedrooms	8,028	6,767	- 15.7%
4 Bedrooms or More	6,803	5,848	- 14.0%
	6,925	6,061	- 12.5%
	10,675	9,329	- 12.6%
All Single-Family Homes	42,218	36,014	- 14.7%

Condos

	1-2011	1-2012	Change
Single-Family Homes	3,012	2,510	- 16.7%
Condos	2,380	2,011	- 15.5%
	1,576	1,289	- 18.2%
	1,616	1,307	- 19.1%
	2,148	1,890	- 12.0%
All Condos	10,838	9,113	- 15.9%

By Bedroom Count

	1-2011	1-2012	Change
2 Bedrooms or Less	9,639	8,448	- 12.4%
3 Bedrooms	24,664	20,747	- 15.9%
4 Bedrooms or More	15,318	13,691	- 10.6%
All Bedroom Counts	56,510	47,916	- 15.2%

	1-2011	1-2012	Change
2 Bedrooms or Less	3,499	3,153	- 9.9%
3 Bedrooms	21,235	17,940	- 15.5%
4 Bedrooms or More	14,703	13,140	- 10.6%
All Single-Family Homes	42,218	36,014	- 14.7%

	1-2011	1-2012	Change
Single-Family Homes	6,140	5,295	- 13.8%
Condos	3,429	2,807	- 18.1%
	615	551	- 10.4%
All Condos	10,838	9,113	- 15.9%

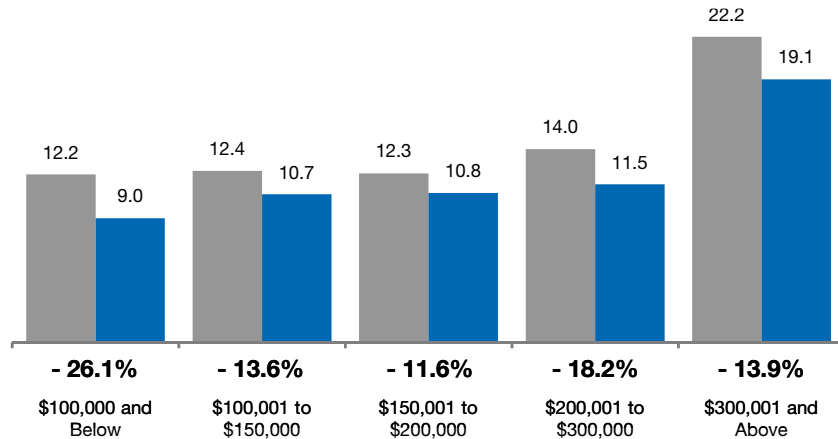
Months Supply of Inventory

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.



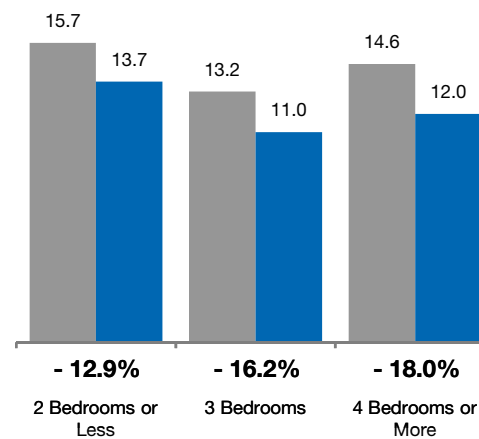
By Price Range

■ 1-2011 ■ 1-2012



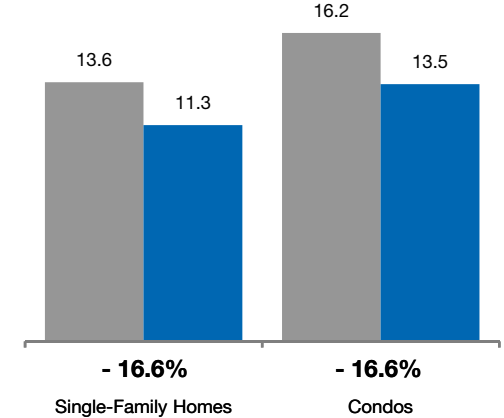
By Bedroom Count

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

	1-2011	1-2012	Change
\$100,000 and Below	12.2	9.0	- 26.1%
\$100,001 to \$150,000	12.4	10.7	- 13.6%
\$150,001 to \$200,000	12.3	10.8	- 11.6%
\$200,001 to \$300,000	14.0	11.5	- 18.2%
\$300,001 and Above	22.2	19.1	- 13.9%
All Price Ranges	14.1	11.7	- 16.9%

Single-Family Homes

	1-2011	1-2012	Change
	12.1	8.8	- 27.2%
	11.9	10.1	- 15.1%
	11.4	10.3	- 9.7%
	12.8	10.7	- 16.7%
	20.8	17.8	- 14.3%
All Single-Family Homes	13.6	11.3	- 16.6%

Condos

	1-2011	1-2012	Change
	12.1	9.2	- 24.2%
	14.4	13.3	- 7.9%
	16.0	13.7	- 14.4%
	20.5	15.7	- 23.3%
	28.9	26.3	- 9.1%
All Condos	16.2	13.5	- 16.6%

By Bedroom Count

	1-2011	1-2012	Change
2 Bedrooms or Less	15.7	13.7	- 12.9%
3 Bedrooms	13.2	11.0	- 16.2%
4 Bedrooms or More	14.6	12.0	- 18.0%
All Bedroom Counts	14.1	11.7	- 16.9%

	1-2011	1-2012	Change
	14.8	13.3	- 10.2%
	12.8	10.9	- 15.5%
	14.5	11.8	- 18.1%
All Single-Family Homes	13.6	11.3	- 16.6%
	1-2011	1-2012	Change
	16.4	14.0	- 14.5%
	15.7	12.5	- 20.4%
	21.0	17.9	- 14.5%
All Condos	16.2	13.5	- 16.6%

Housing Supply Overview

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S U C C E S S T E A M



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, Pending Sales in the state of South Carolina were up 3.2 percent overall. The price range with the largest gain in sales was the \$100,000 and Below range, where they increased 10.3 percent.

The overall Median Sales Price was down 0.7 percent to \$148,000. The property type with the smallest price decline was the Single-Family segment, where prices decreased 0.3 percent to \$156,500. The price range that tended to sell the quickest was the \$100,000 and Below range at 134 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 167 days.

Market-wide, inventory levels were down 15.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 15.1 percent. That amounts to 11.3 months supply for Single-Family homes and 13.2 months supply for Condos.

Quick Facts

+ 10.3%	+ 9.9%	+ 3.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	4 Bedrooms or More	Single-Family Homes

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

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

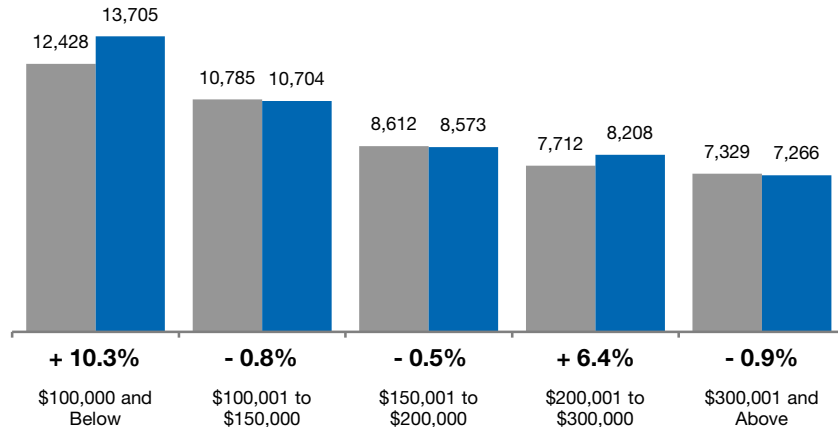
Pending Sales

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



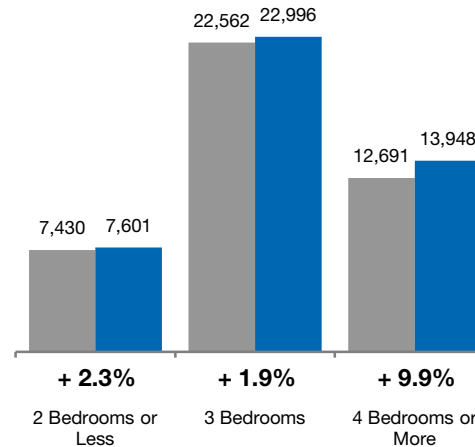
By Price Range

■ 2-2011 ■ 2-2012



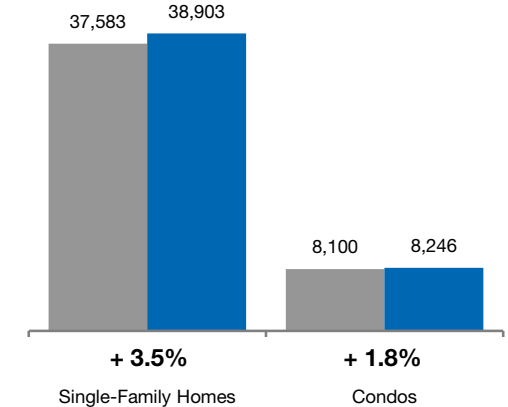
By Bedroom Count

■ 2-2011 ■ 2-2012



By Property Type

■ 2-2011 ■ 2-2012



All Properties

By Price Range

	2-2011	2-2012	Change
\$100,000 and Below	12,428	13,705	+ 10.3%
\$100,001 to \$150,000	10,785	10,704	- 0.8%
\$150,001 to \$200,000	8,612	8,573	- 0.5%
\$200,001 to \$300,000	7,712	8,208	+ 6.4%
\$300,001 and Above	7,329	7,266	- 0.9%
All Price Ranges	48,325	49,884	+ 3.2%

Single-Family Homes

	2-2011	2-2012	Change
	8,299	9,199	+ 10.8%
	8,061	8,181	+ 1.5%
	7,077	6,989	- 1.2%
	6,500	6,893	+ 6.0%
	6,261	6,255	- 0.1%
All Price Ranges	37,583	38,903	+ 3.5%

Condos

	2-2011	2-2012	Change
	3,014	3,354	+ 11.3%
	1,989	1,817	- 8.6%
	1,168	1,158	- 0.9%
	945	1,022	+ 8.1%
	910	853	- 6.3%
All Price Ranges	8,100	8,246	+ 1.8%

By Bedroom Count

	2-2011	2-2012	Change
2 Bedrooms or Less	7,430	7,601	+ 2.3%
3 Bedrooms	22,562	22,996	+ 1.9%
4 Bedrooms or More	12,691	13,948	+ 9.9%
All Bedroom Counts	48,325	49,884	+ 3.2%

	2-2011	2-2012	Change
	2,909	2,947	+ 1.3%
	19,913	20,293	+ 1.9%
	12,333	13,580	+ 10.1%
All Bedroom Counts	37,583	38,903	+ 3.5%

	2-2011	2-2012	Change
	4,521	4,654	+ 2.9%
	2,649	2,703	+ 2.0%
	358	368	+ 2.8%
All Bedroom Counts	8,100	8,246	+ 1.8%

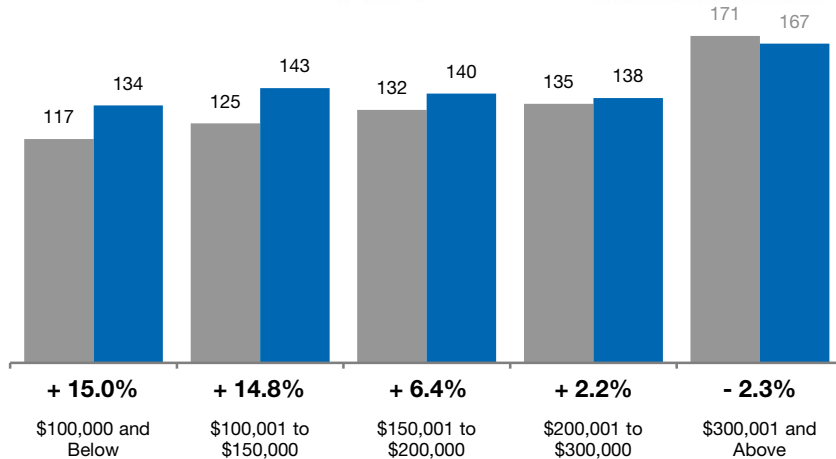
Days on Market Until Sale

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



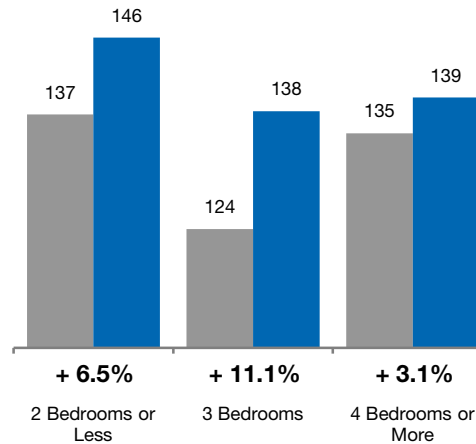
By Price Range

■ 2-2011 ■ 2-2012



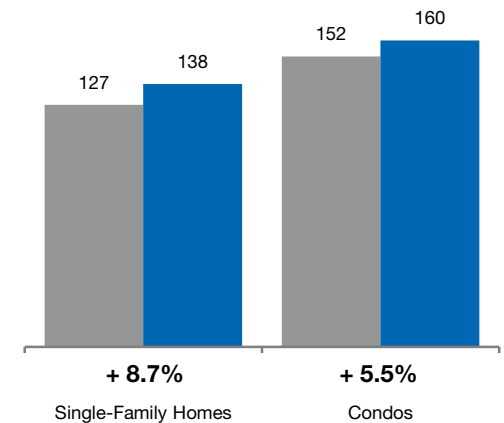
By Bedroom Count

■ 2-2011 ■ 2-2012



By Property Type

■ 2-2011 ■ 2-2012



All Properties

By Price Range

	2-2011	2-2012	Change
\$100,000 and Below	117	134	+ 15.0%
\$100,001 to \$150,000	125	143	+ 14.8%
\$150,001 to \$200,000	132	140	+ 6.4%
\$200,001 to \$300,000	135	138	+ 2.2%
\$300,001 and Above	171	167	- 2.3%
All Price Ranges	132	143	+ 8.1%

Single-Family Homes

	2-2011	2-2012	Change
\$100,000 and Below	109	128	+ 16.7%
\$100,001 to \$150,000	118	140	+ 18.4%
\$150,001 to \$200,000	125	135	+ 7.3%
\$200,001 to \$300,000	129	132	+ 2.0%
\$300,001 and Above	166	162	- 2.6%
All Price Ranges	127	138	+ 8.7%

Condos

	2-2011	2-2012	Change
\$100,000 and Below	136	149	+ 9.6%
\$100,001 to \$150,000	146	152	+ 4.3%
\$150,001 to \$200,000	165	168	+ 1.7%
\$200,001 to \$300,000	171	180	+ 5.5%
\$300,001 and Above	195	200	+ 2.2%
All Price Ranges	152	160	+ 5.5%

By Bedroom Count

	2-2011	2-2012	Change
2 Bedrooms or Less	137	146	+ 6.5%
3 Bedrooms	124	138	+ 11.1%
4 Bedrooms or More	135	139	+ 3.1%
All Bedroom Counts	132	143	+ 8.1%

	2-2011	2-2012	Change
2 Bedrooms or Less	121	128	+ 5.6%
3 Bedrooms	119	135	+ 12.8%
4 Bedrooms or More	134	138	+ 3.1%
All Bedroom Counts	127	138	+ 8.7%

Median Sales Price

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

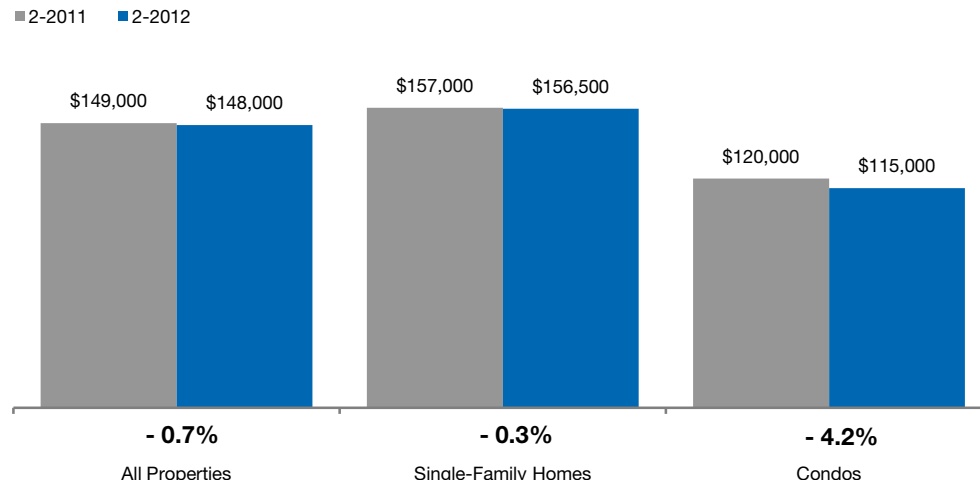


By Bedroom Count

kw | *The Carolina* **SUCCESS TEAM**



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	\$98,000	\$95,000	- 3.1%	\$85,500	\$87,000	+ 1.8%	\$105,000	\$98,000	- 6.7%
3 Bedrooms	\$137,500	\$134,000	- 2.5%	\$135,900	\$132,000	- 2.9%	\$152,345	\$150,000	- 1.5%
4 Bedrooms or More	\$224,858	\$220,090	- 2.1%	\$224,990	\$220,499	- 2.0%	\$207,000	\$210,000	+ 1.4%
All Bedroom Counts	\$149,000	\$148,000	- 0.7%	\$157,000	\$156,500	- 0.3%	\$120,000	\$115,000	- 4.2%

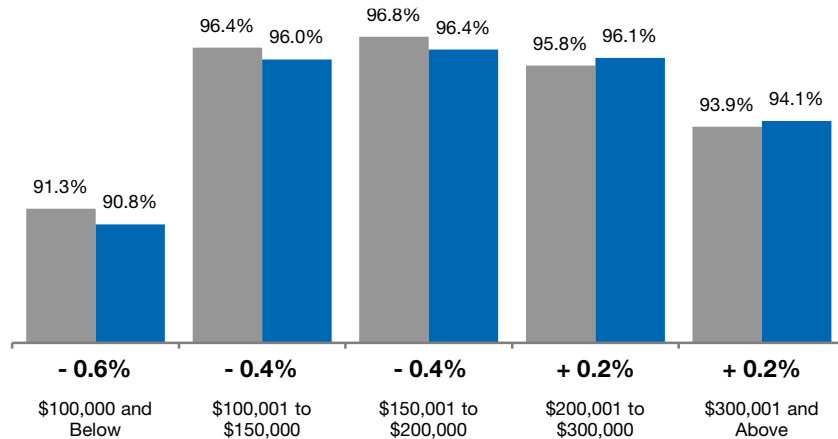
Percent of List Price Received

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.**



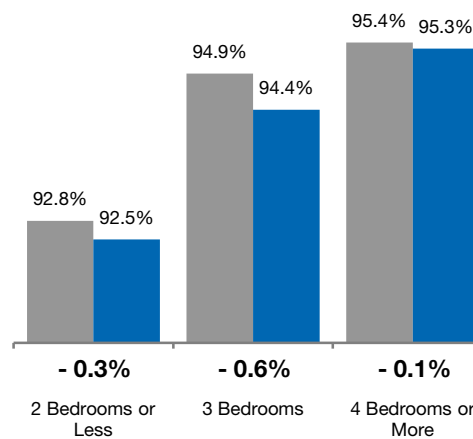
By Price Range

■ 2-2011 ■ 2-2012



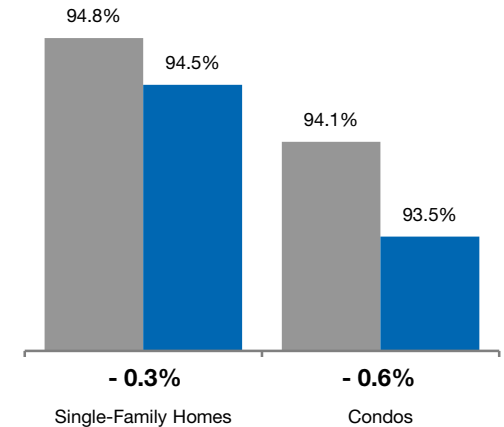
By Bedroom Count

■ 2-2011 ■ 2-2012



By Property Type

■ 2-2011 ■ 2-2012



All Properties

By Price Range

	2-2011	2-2012	Change
\$100,000 and Below	91.3%	90.8%	- 0.6%
\$100,001 to \$150,000	96.4%	96.0%	- 0.4%
\$150,001 to \$200,000	96.8%	96.4%	- 0.4%
\$200,001 to \$300,000	95.8%	96.1%	+ 0.2%
\$300,001 and Above	93.9%	94.1%	+ 0.2%
All Price Ranges	94.6%	94.3%	- 0.3%

Single-Family Homes

	2-2011	2-2012	Change
\$100,000 and Below	90.6%	90.2%	- 0.4%
\$100,001 to \$150,000	96.8%	96.2%	- 0.6%
\$150,001 to \$200,000	97.0%	96.6%	- 0.4%
\$200,001 to \$300,000	96.2%	96.4%	+ 0.2%
\$300,001 and Above	94.0%	94.2%	+ 0.3%
All Price Ranges	94.8%	94.5%	- 0.3%

Condos

	2-2011	2-2012	Change
\$100,000 and Below	93.6%	92.6%	- 1.1%
\$100,001 to \$150,000	94.9%	95.0%	+ 0.0%
\$150,001 to \$200,000	95.4%	94.5%	- 0.9%
\$200,001 to \$300,000	93.5%	93.8%	+ 0.2%
\$300,001 and Above	93.2%	92.7%	- 0.5%
All Price Ranges	94.1%	93.5%	- 0.6%

By Bedroom Count

	2-2011	2-2012	Change
2 Bedrooms or Less	92.8%	92.5%	- 0.3%
3 Bedrooms	94.9%	94.4%	- 0.6%
4 Bedrooms or More	95.4%	95.3%	- 0.1%
All Bedroom Counts	94.6%	94.3%	- 0.3%

	2-2011	2-2012	Change
2 Bedrooms or Less	91.2%	91.3%	+ 0.2%
3 Bedrooms	95.0%	94.5%	- 0.6%
4 Bedrooms or More	95.4%	95.3%	- 0.1%
All Bedroom Counts	94.8%	94.5%	- 0.3%

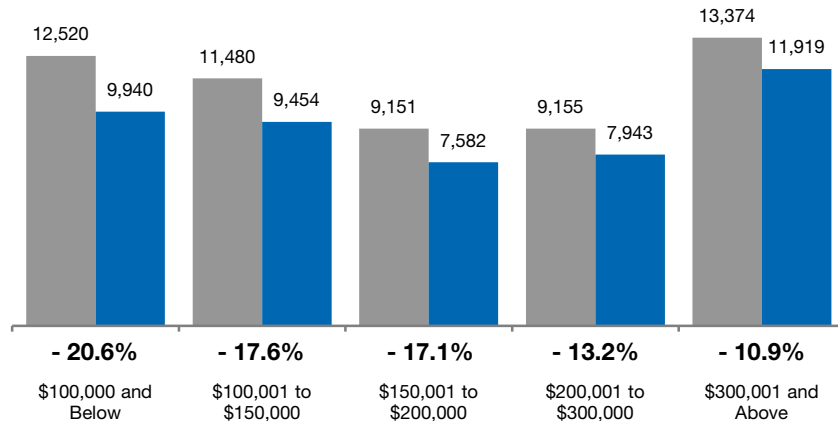
Inventory of Homes for Sale

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



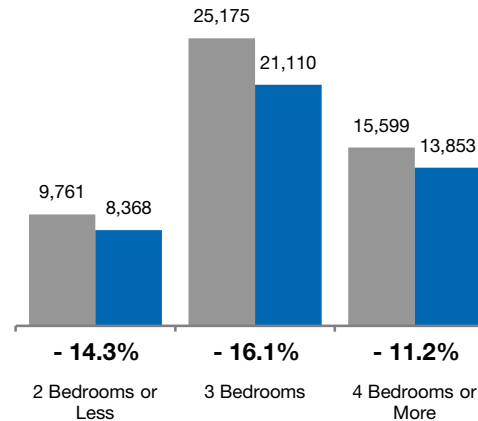
By Price Range

■ 2-2011 ■ 2-2012



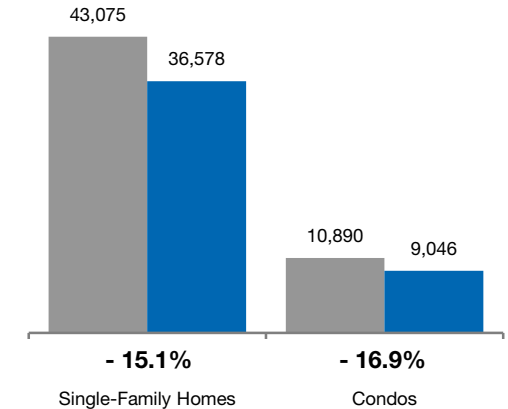
By Bedroom Count

■ 2-2011 ■ 2-2012



By Property Type

■ 2-2011 ■ 2-2012



All Properties

By Price Range

	2-2011	2-2012	Change
\$100,000 and Below	12,520	9,940	- 20.6%
\$100,001 to \$150,000	11,480	9,454	- 17.6%
\$150,001 to \$200,000	9,151	7,582	- 17.1%
\$200,001 to \$300,000	9,155	7,943	- 13.2%
\$300,001 and Above	13,374	11,919	- 10.9%
All Price Ranges	57,495	48,446	- 15.7%

Single-Family Homes

	2-2011	2-2012	Change
2 Bedrooms or Less	8,235	6,558	- 20.4%
3 Bedrooms	8,282	6,833	- 17.5%
4 Bedrooms or More	6,977	5,834	- 16.4%
	7,066	6,232	- 11.8%
	10,794	9,612	- 11.0%
All Single-Family Homes	43,075	36,578	- 15.1%

Condos

	2-2011	2-2012	Change
Single-Family Homes	3,048	2,425	- 20.4%
Condos	2,387	2,001	- 16.2%
	1,595	1,292	- 19.0%
	1,639	1,321	- 19.4%
	2,127	1,908	- 10.3%
All Condos	10,890	9,046	- 16.9%

By Bedroom Count

	2-2011	2-2012	Change
2 Bedrooms or Less	9,761	8,368	- 14.3%
3 Bedrooms	25,175	21,110	- 16.1%
4 Bedrooms or More	15,599	13,853	- 11.2%
All Bedroom Counts	57,495	48,446	- 15.7%

	2-2011	2-2012	Change
2 Bedrooms or Less	3,576	3,131	- 12.4%
3 Bedrooms	21,734	18,300	- 15.8%
4 Bedrooms or More	14,986	13,301	- 11.2%
All Single-Family Homes	43,075	36,578	- 15.1%

	2-2011	2-2012	Change
Single-Family Homes	6,185	5,237	- 15.3%
Condos	3,441	2,810	- 18.3%
	613	552	- 10.0%
All Condos	10,890	9,046	- 16.9%

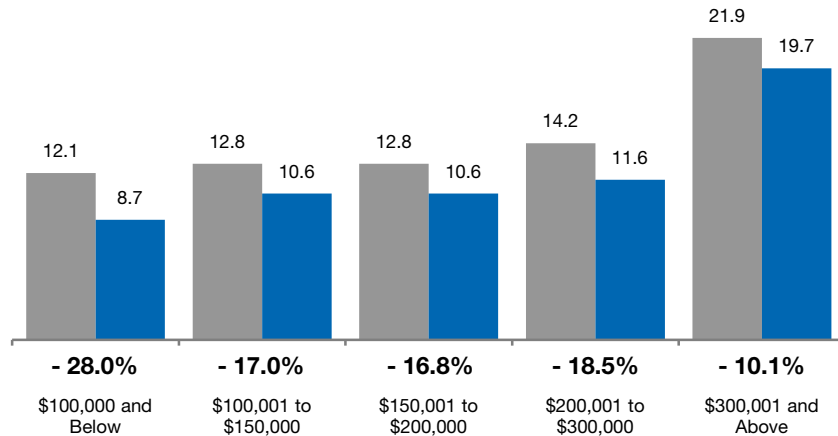
Months Supply of Inventory

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.



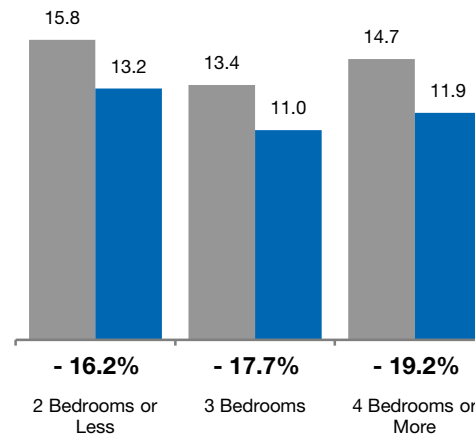
By Price Range

■ 2-2011 ■ 2-2012



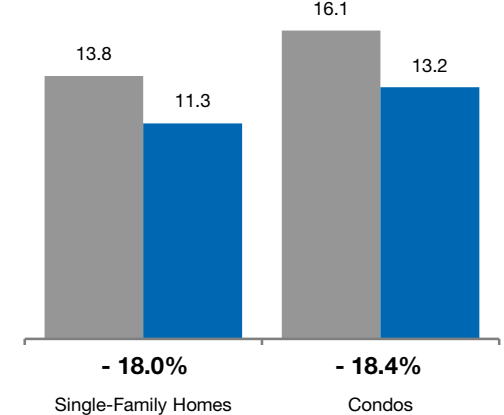
By Bedroom Count

■ 2-2011 ■ 2-2012



By Property Type

■ 2-2011 ■ 2-2012



All Properties

By Price Range

	2-2011	2-2012	Change
\$100,000 and Below	12.1	8.7	- 28.0%
\$100,001 to \$150,000	12.8	10.6	- 17.0%
\$150,001 to \$200,000	12.8	10.6	- 16.8%
\$200,001 to \$300,000	14.2	11.6	- 18.5%
\$300,001 and Above	21.9	19.7	- 10.1%
All Price Ranges	14.3	11.7	- 18.4%

Single-Family Homes

	2-2011	2-2012	Change
\$100,000 and Below	11.9	8.6	- 28.2%
\$100,001 to \$150,000	12.3	10.0	- 18.7%
\$150,001 to \$200,000	11.8	10.0	- 15.3%
\$200,001 to \$300,000	13.0	10.8	- 16.8%
\$300,001 and Above	20.7	18.4	- 10.9%
All Price Ranges	13.8	11.3	- 18.0%

Condos

	2-2011	2-2012	Change
\$100,000 and Below	12.1	8.7	- 28.5%
\$100,001 to \$150,000	14.4	13.2	- 8.2%
\$150,001 to \$200,000	16.4	13.4	- 18.3%
\$200,001 to \$300,000	20.8	15.5	- 25.5%
\$300,001 and Above	28.0	26.8	- 4.3%
All Price Ranges	16.1	13.2	- 18.4%

By Bedroom Count

	2-2011	2-2012	Change
2 Bedrooms or Less	15.8	13.2	- 16.2%
3 Bedrooms	13.4	11.0	- 17.7%
4 Bedrooms or More	14.7	11.9	- 19.2%
All Bedroom Counts	14.3	11.7	- 18.4%

	2-2011	2-2012	Change
2 Bedrooms or Less	14.8	12.7	- 13.6%
3 Bedrooms	13.1	10.8	- 17.4%
4 Bedrooms or More	14.6	11.8	- 19.4%
All Bedroom Counts	13.8	11.3	- 18.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY  *The Carolina* REALTORS®
S U C C E S S T E A M



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, Pending Sales in the state of South Carolina were up 4.7 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 8.4 percent.

The overall Median Sales Price was down 0.6 percent to \$148,000. The property type with the smallest price decline was the Single-Family segment, where prices decreased 0.3 percent to \$156,500. The price range that tended to sell the quickest was the \$100,000 and Below range at 134 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 167 days.

Market-wide, inventory levels were down 15.9 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 15.1 percent. That amounts to 11.5 months supply for Single-Family homes and 13.1 months supply for Condos.

Quick Facts

+ 8.4%

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

+ 11.1%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 5.0%

Property Type With
Strongest Sales:
Single-Family Homes

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

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

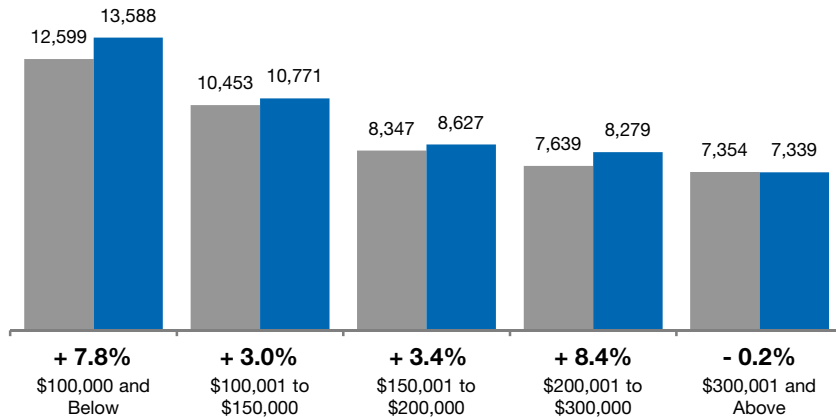
Pending Sales

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



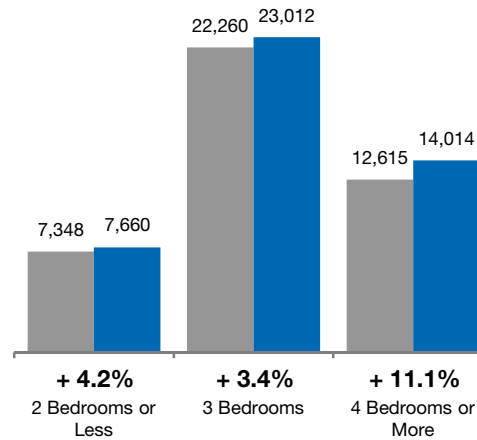
By Price Range

■ 3-2011 ■ 3-2012



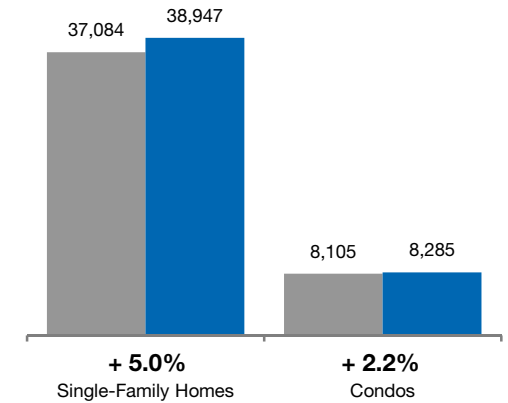
By Bedroom Count

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$100,000 and Below	12,599	13,588	+ 7.8%
\$100,001 to \$150,000	10,453	10,771	+ 3.0%
\$150,001 to \$200,000	8,347	8,627	+ 3.4%
\$200,001 to \$300,000	7,639	8,279	+ 8.4%
\$300,001 and Above	7,354	7,339	- 0.2%
All Price Ranges	47,799	50,029	+ 4.7%

Single-Family Homes

	3-2011	3-2012	Change
	8,411	9,106	+ 8.3%
	7,788	8,218	+ 5.5%
	6,836	7,007	+ 2.5%
	6,426	6,948	+ 8.1%
	6,285	6,291	+ 0.1%
All Single-Family Homes	37,084	38,947	+ 5.0%

Condos

	3-2011	3-2012	Change
	3,080	3,320	+ 7.8%
	1,940	1,837	- 5.3%
	1,151	1,171	+ 1.7%
	951	1,032	+ 8.5%
	914	877	- 4.0%
All Condos	8,105	8,285	+ 2.2%

By Bedroom Count

	3-2011	3-2012	Change
2 Bedrooms or Less	7,348	7,660	+ 4.2%
3 Bedrooms	22,260	23,012	+ 3.4%
4 Bedrooms or More	12,615	14,014	+ 11.1%
All Bedroom Counts	47,799	50,029	+ 4.7%

	3-2011	3-2012	Change
	2,799	2,996	+ 7.0%
	19,607	20,299	+ 3.5%
	12,273	13,615	+ 10.9%
All Single-Family Homes	37,084	38,947	+ 5.0%

	3-2011	3-2012	Change
	4,549	4,664	+ 2.5%
	2,653	2,713	+ 2.3%
	342	399	+ 16.7%
All Condos	8,105	8,285	+ 2.2%

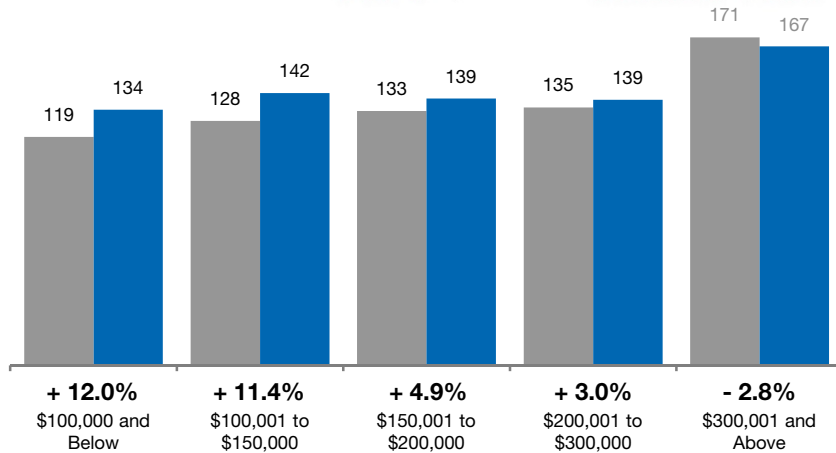
Days on Market Until Sale

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



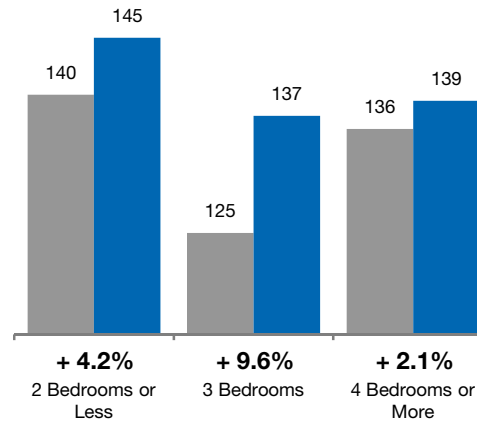
By Price Range

■ 3-2011 ■ 3-2012



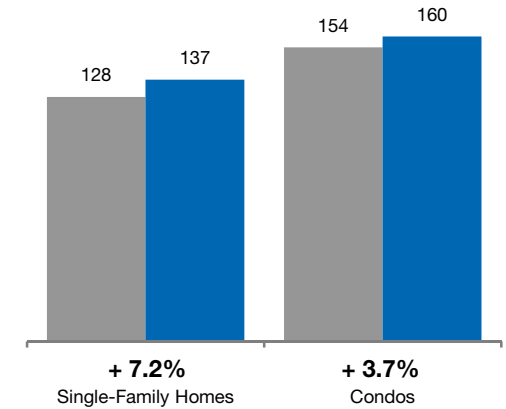
By Bedroom Count

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$100,000 and Below	119	134	+ 12.0%
\$100,001 to \$150,000	128	142	+ 11.4%
\$150,001 to \$200,000	133	139	+ 4.9%
\$200,001 to \$300,000	135	139	+ 3.0%
\$300,001 and Above	171	167	- 2.8%
All Price Ranges	133	142	+ 6.4%

Single-Family Homes

	3-2011	3-2012	Change
\$100,000 and Below	112	127	+ 14.1%
\$100,001 to \$150,000	121	139	+ 15.1%
\$150,001 to \$200,000	126	134	+ 5.7%
\$200,001 to \$300,000	129	132	+ 2.4%
\$300,001 and Above	166	162	- 2.9%
All Price Ranges	128	137	+ 7.2%

Condos

	3-2011	3-2012	Change
\$100,000 and Below	138	147	+ 6.2%
\$100,001 to \$150,000	148	149	+ 0.7%
\$150,001 to \$200,000	166	167	+ 1.0%
\$200,001 to \$300,000	169	183	+ 8.1%
\$300,001 and Above	200	204	+ 2.0%
All Price Ranges	154	160	+ 3.7%

By Bedroom Count

	3-2011	3-2012	Change
2 Bedrooms or Less	140	145	+ 4.2%
3 Bedrooms	125	137	+ 9.6%
4 Bedrooms or More	136	139	+ 2.1%
All Bedroom Counts	133	142	+ 6.4%

	3-2011	3-2012	Change
2 Bedrooms or Less	123	129	+ 4.2%
3 Bedrooms	121	134	+ 11.0%
4 Bedrooms or More	135	138	+ 2.1%
All Bedroom Counts	128	137	+ 7.2%

Median Sales Price

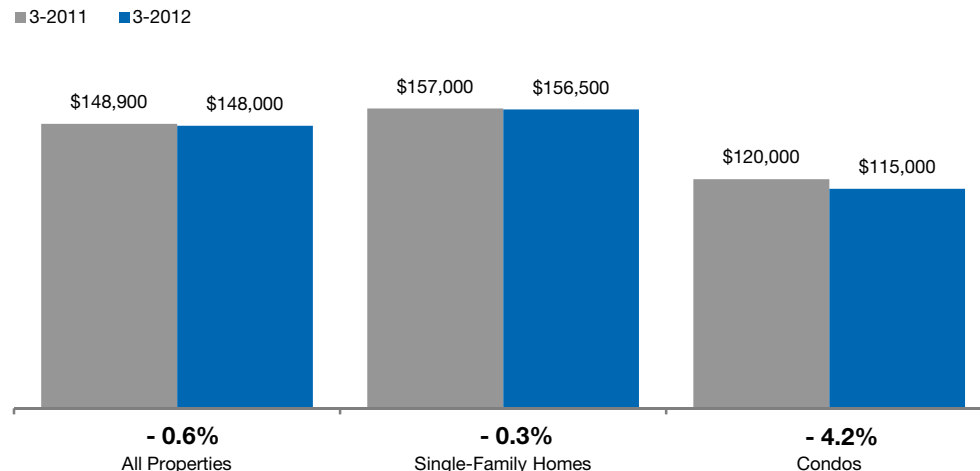
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



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	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	\$97,000	\$94,000	- 3.1%	\$86,950	\$85,600	- 1.6%	\$104,000	\$96,625	- 7.1%
3 Bedrooms	\$137,000	\$134,000	- 2.2%	\$135,000	\$132,000	- 2.2%	\$152,000	\$150,000	- 1.3%
4 Bedrooms or More	\$224,000	\$220,528	- 1.6%	\$224,600	\$220,876	- 1.7%	\$207,000	\$210,000	+ 1.4%
All Bedroom Counts	\$148,900	\$148,000	- 0.6%	\$157,000	\$156,500	- 0.3%	\$120,000	\$115,000	- 4.2%

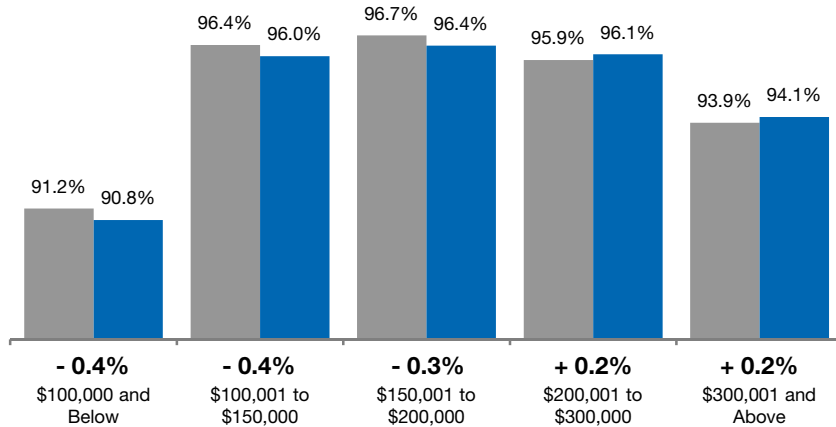
Percent of List Price Received

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.**



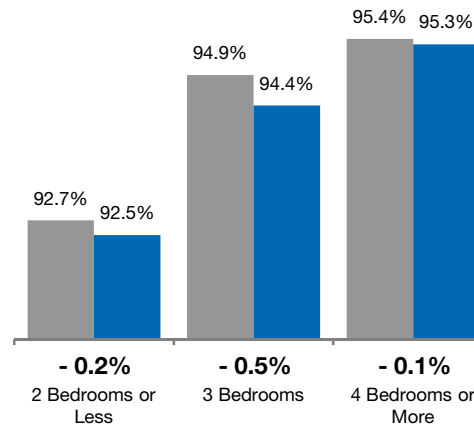
By Price Range

■ 3-2011 ■ 3-2012



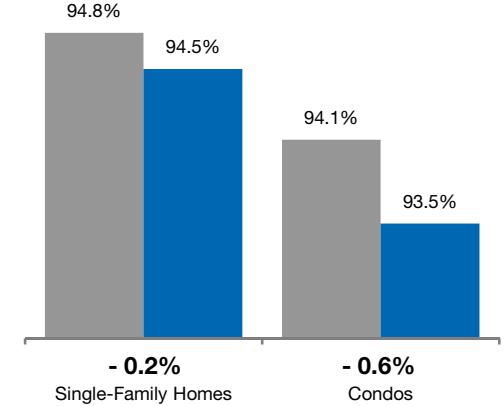
By Bedroom Count

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$100,000 and Below	91.2%	90.8%	- 0.4%
\$100,001 to \$150,000	96.4%	96.0%	- 0.4%
\$150,001 to \$200,000	96.7%	96.4%	- 0.3%
\$200,001 to \$300,000	95.9%	96.1%	+ 0.2%
\$300,001 and Above	93.9%	94.1%	+ 0.2%
All Price Ranges	94.6%	94.3%	- 0.3%

Single-Family Homes

	3-2011	3-2012	Change
\$100,000 and Below	90.5%	90.2%	- 0.3%
\$100,001 to \$150,000	96.8%	96.3%	- 0.5%
\$150,001 to \$200,000	96.9%	96.6%	- 0.3%
\$200,001 to \$300,000	96.2%	96.4%	+ 0.2%
\$300,001 and Above	94.0%	94.2%	+ 0.2%
All Price Ranges	94.8%	94.5%	- 0.2%

Condos

	3-2011	3-2012	Change
\$100,000 and Below	93.4%	92.6%	- 0.9%
\$100,001 to \$150,000	94.9%	94.9%	+ 0.0%
\$150,001 to \$200,000	95.2%	94.6%	- 0.7%
\$200,001 to \$300,000	93.9%	93.7%	- 0.3%
\$300,001 and Above	93.2%	92.8%	- 0.4%
All Price Ranges	94.1%	93.5%	- 0.6%

By Bedroom Count

	3-2011	3-2012	Change
2 Bedrooms or Less	92.7%	92.5%	- 0.2%
3 Bedrooms	94.9%	94.4%	- 0.5%
4 Bedrooms or More	95.4%	95.3%	- 0.1%
All Bedroom Counts	94.6%	94.3%	- 0.3%

	3-2011	3-2012	Change
2 Bedrooms or Less	91.1%	91.4%	+ 0.3%
3 Bedrooms	94.9%	94.5%	- 0.5%
4 Bedrooms or More	95.4%	95.3%	- 0.1%
All Bedroom Counts	94.8%	94.5%	- 0.2%

	3-2011	3-2012	Change
2 Bedrooms or Less	93.7%	93.2%	- 0.5%
3 Bedrooms	94.4%	94.1%	- 0.3%
4 Bedrooms or More	94.8%	93.9%	- 0.9%
All Bedroom Counts	94.1%	93.5%	- 0.6%

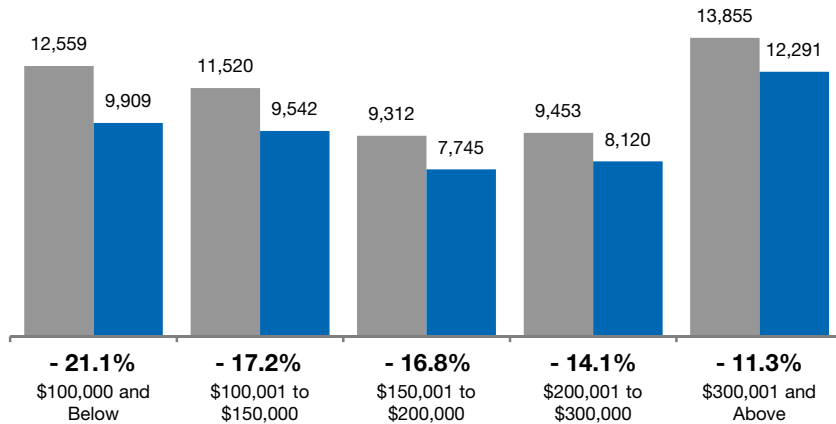
Inventory of Homes for Sale

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



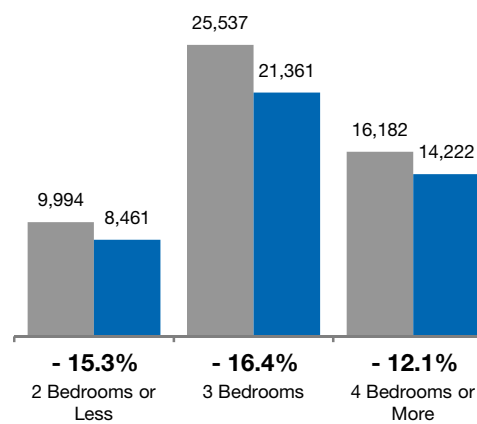
By Price Range

■ 3-2011 ■ 3-2012



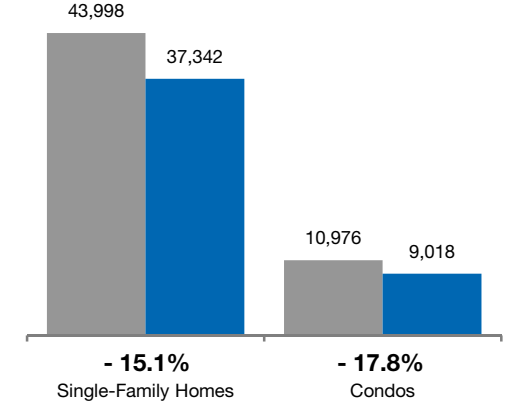
By Bedroom Count

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$100,000 and Below	12,559	9,909	- 21.1%
\$100,001 to \$150,000	11,520	9,542	- 17.2%
\$150,001 to \$200,000	9,312	7,745	- 16.8%
\$200,001 to \$300,000	9,453	8,120	- 14.1%
\$300,001 and Above	13,855	12,291	- 11.3%
All Price Ranges	58,535	49,249	- 15.9%

Single-Family Homes

	3-2011	3-2012	Change
2 Bedrooms or Less	8,282	6,514	- 21.3%
3 Bedrooms	8,293	6,890	- 16.9%
4 Bedrooms or More	7,098	6,022	- 15.2%
	7,350	6,407	- 12.8%
	11,240	9,974	- 11.3%
All Single-Family Homes	43,998	37,342	- 15.1%

Condos

	3-2011	3-2012	Change
1 Bedroom	3,048	2,456	- 19.4%
2 Bedrooms	2,414	1,984	- 17.8%
3 Bedrooms	1,618	1,263	- 21.9%
4 Bedrooms or More	1,644	1,314	- 20.1%
	2,151	1,894	- 11.9%
All Condos	10,976	9,018	- 17.8%

By Bedroom Count

	3-2011	3-2012	Change
2 Bedrooms or Less	9,994	8,461	- 15.3%
3 Bedrooms	25,537	21,361	- 16.4%
4 Bedrooms or More	16,182	14,222	- 12.1%
All Bedroom Counts	58,535	49,249	- 15.9%

	3-2011	3-2012	Change
2 Bedrooms or Less	3,719	3,204	- 13.8%
3 Bedrooms	22,067	18,582	- 15.8%
4 Bedrooms or More	15,567	13,698	- 12.0%
All Single-Family Homes	43,998	37,342	- 15.1%

	3-2011	3-2012	Change
1 Bedroom	6,275	5,257	- 16.2%
2 Bedrooms	3,470	2,779	- 19.9%
3 Bedrooms	615	524	- 14.8%
All Condos	10,976	9,018	- 17.8%

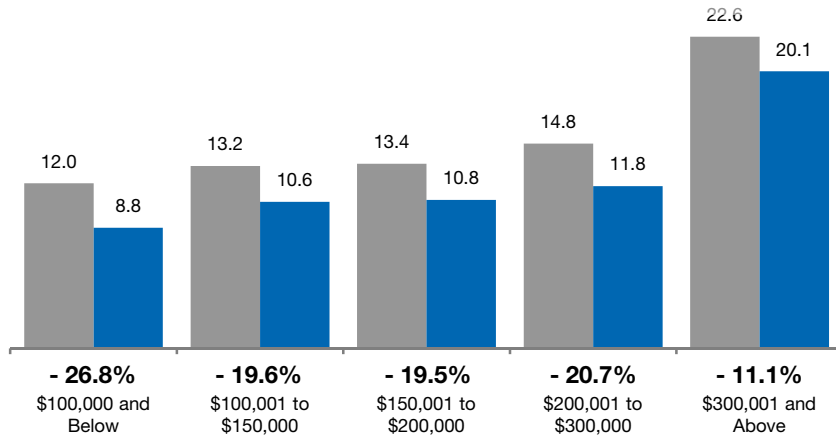
Months Supply of Inventory

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



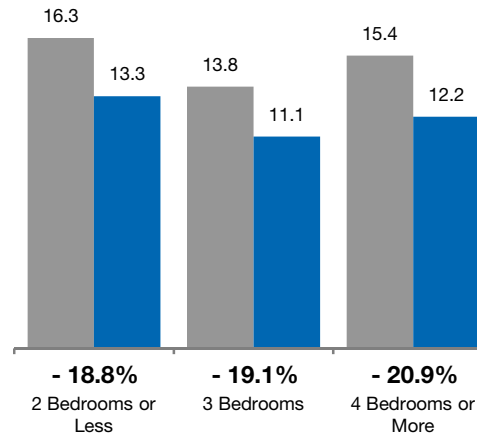
By Price Range

■ 3-2011 ■ 3-2012



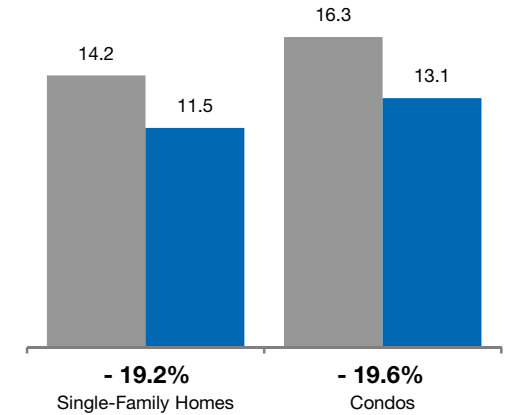
By Bedroom Count

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$100,000 and Below	12.0	8.8	- 26.8%
\$100,001 to \$150,000	13.2	10.6	- 19.6%
\$150,001 to \$200,000	13.4	10.8	- 19.5%
\$200,001 to \$300,000	14.8	11.8	- 20.7%
\$300,001 and Above	22.6	20.1	- 11.1%
All Price Ranges	14.7	11.8	- 19.6%

Single-Family Homes

	3-2011	3-2012	Change
\$100,000 and Below	11.8	8.6	- 27.4%
\$100,001 to \$150,000	12.8	10.1	- 21.3%
\$150,001 to \$200,000	12.5	10.3	- 17.2%
\$200,001 to \$300,000	13.7	11.1	- 19.4%
\$300,001 and Above	21.5	19.0	- 11.3%
All Price Ranges	14.2	11.5	- 19.2%

Condos

	3-2011	3-2012	Change
\$100,000 and Below	11.9	8.9	- 25.2%
\$100,001 to \$150,000	14.9	13.0	- 13.2%
\$150,001 to \$200,000	16.9	12.9	- 23.3%
\$200,001 to \$300,000	20.7	15.3	- 26.3%
\$300,001 and Above	28.2	25.9	- 8.2%
All Price Ranges	16.3	13.1	- 19.6%

By Bedroom Count

	3-2011	3-2012	Change
2 Bedrooms or Less	16.3	13.3	- 18.8%
3 Bedrooms	13.8	11.1	- 19.1%
4 Bedrooms or More	15.4	12.2	- 20.9%
All Bedroom Counts	14.7	11.8	- 19.6%

	3-2011	3-2012	Change
2 Bedrooms or Less	15.9	12.8	- 19.5%
3 Bedrooms	13.5	11.0	- 18.7%
4 Bedrooms or More	15.2	12.1	- 20.7%
All Bedroom Counts	14.2	11.5	- 19.2%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY  *The Carolina* REALTORS®
S U C C E S S T E A M



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, Pending Sales in the state of South Carolina were up 10.9 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 14.8 percent.

The overall Median Sales Price remained flat at \$148,500. The property type with the smallest price decline was the Single-Family segment, where prices remained flat at \$156,990. The price range that tended to sell the quickest was the \$100,000 and Below range at 134 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 167 days.

Market-wide, inventory levels were down 16.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 15.0 percent. That amounts to 11.5 months supply for Single-Family homes and 12.6 months supply for Condos.

Quick Facts

+ 14.8%

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

+ 17.4%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 11.8%

Property Type With
Strongest Sales:
Single-Family Homes

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

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

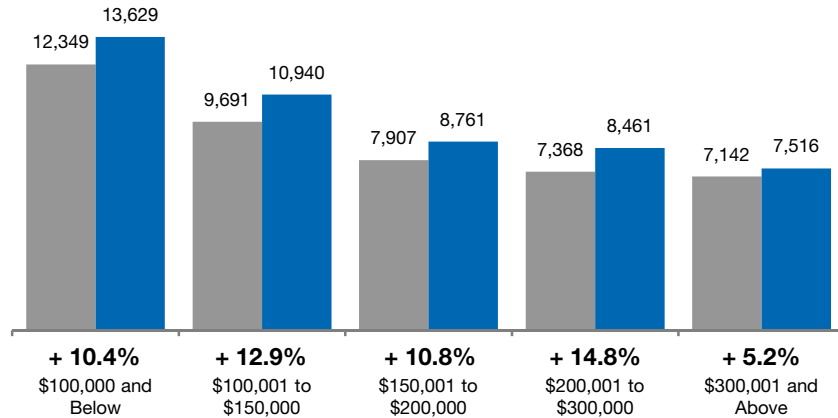
Pending Sales

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



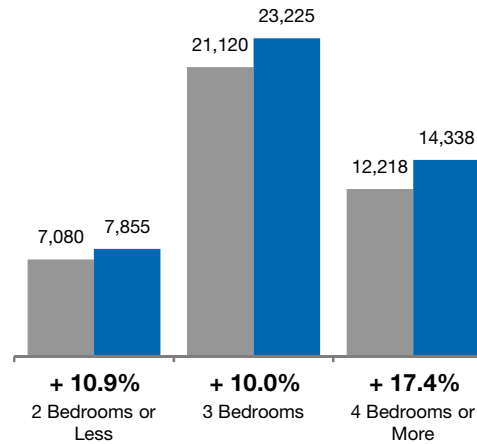
By Price Range

■ 4-2011 ■ 4-2012



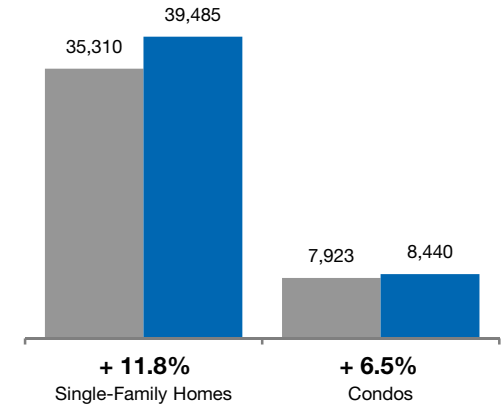
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$100,000 and Below	12,349	13,629	+ 10.4%
\$100,001 to \$150,000	9,691	10,940	+ 12.9%
\$150,001 to \$200,000	7,907	8,761	+ 10.8%
\$200,001 to \$300,000	7,368	8,461	+ 14.8%
\$300,001 and Above	7,142	7,516	+ 5.2%
All Price Ranges	45,753	50,759	+ 10.9%

Single-Family Homes

	4-2011	4-2012	Change
2 Bedrooms or Less	8,186	9,104	+ 11.2%
3 Bedrooms	7,141	8,366	+ 17.2%
4 Bedrooms or More	6,451	7,103	+ 10.1%
	6,179	7,095	+ 14.8%
	6,118	6,414	+ 4.8%
All Single-Family Homes	35,310	39,485	+ 11.8%

Condos

	4-2011	4-2012	Change
1 Bedroom	3,081	3,341	+ 8.4%
2 Bedrooms	1,853	1,861	+ 0.4%
3 Bedrooms	1,115	1,200	+ 7.6%
4 Bedrooms or More	940	1,065	+ 13.3%
	873	924	+ 5.8%
All Condos	7,923	8,440	+ 6.5%

By Bedroom Count

	4-2011	4-2012	Change
2 Bedrooms or Less	7,080	7,855	+ 10.9%
3 Bedrooms	21,120	23,225	+ 10.0%
4 Bedrooms or More	12,218	14,338	+ 17.4%
All Bedroom Counts	45,753	50,759	+ 10.9%

	4-2011	4-2012	Change
2 Bedrooms or Less	2,645	3,067	+ 16.0%
3 Bedrooms	18,516	20,488	+ 10.7%
4 Bedrooms or More	11,883	13,926	+ 17.2%
	335	412	+ 23.0%
All Single-Family Homes	35,310	39,485	+ 11.8%

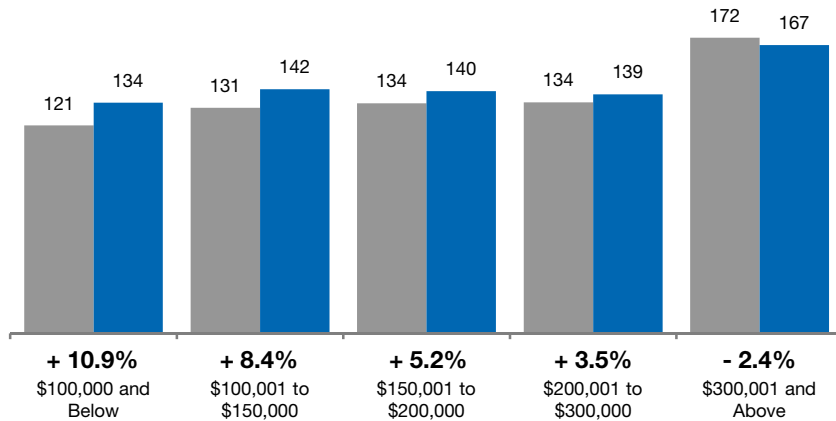
Days on Market Until Sale

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



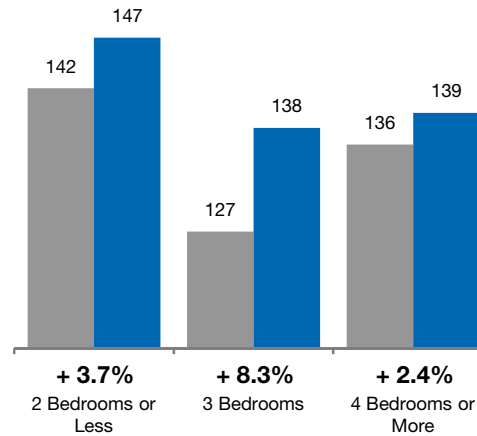
By Price Range

■ 4-2011 ■ 4-2012



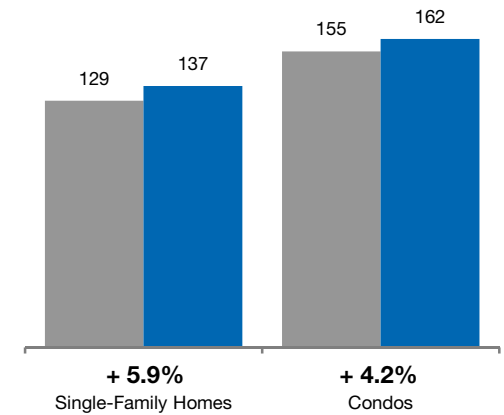
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$100,000 and Below	121	134	+ 10.9%
\$100,001 to \$150,000	131	142	+ 8.4%
\$150,001 to \$200,000	134	140	+ 5.2%
\$200,001 to \$300,000	134	139	+ 3.5%
\$300,001 and Above	172	167	- 2.4%
All Price Ranges	135	142	+ 5.7%

Single-Family Homes

	4-2011	4-2012	Change
\$100,000 and Below	113	127	+ 12.6%
\$100,001 to \$150,000	124	138	+ 11.2%
\$150,001 to \$200,000	127	135	+ 6.0%
\$200,001 to \$300,000	128	131	+ 2.4%
\$300,001 and Above	167	161	- 3.4%
All Price Ranges	129	137	+ 5.9%

Condos

	4-2011	4-2012	Change
\$100,000 and Below	140	147	+ 5.5%
\$100,001 to \$150,000	150	150	- 0.2%
\$150,001 to \$200,000	167	170	+ 1.5%
\$200,001 to \$300,000	170	187	+ 10.0%
\$300,001 and Above	199	212	+ 6.7%
All Price Ranges	155	162	+ 4.2%

By Bedroom Count

	4-2011	4-2012	Change
2 Bedrooms or Less	142	147	+ 3.7%
3 Bedrooms	127	138	+ 8.3%
4 Bedrooms or More	136	139	+ 2.4%
All Bedroom Counts	135	142	+ 5.7%

	4-2011	4-2012	Change
2 Bedrooms or Less	124	129	+ 3.7%
3 Bedrooms	123	134	+ 9.2%
4 Bedrooms or More	135	138	+ 2.3%
All Bedroom Counts	129	137	+ 5.9%

Median Sales Price

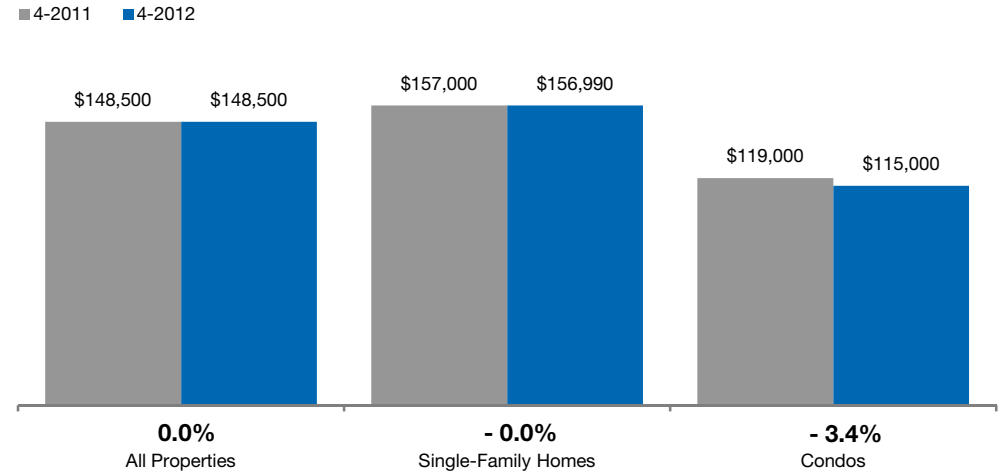
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



.....

	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	\$95,500	\$95,000	- 0.5%	\$86,000	\$87,000	+ 1.2%	\$101,000	\$97,500	- 3.5%
3 Bedrooms	\$136,026	\$134,900	- 0.8%	\$135,000	\$132,500	- 1.9%	\$152,500	\$150,000	- 1.6%
4 Bedrooms or More	\$225,000	\$220,200	- 2.1%	\$225,000	\$220,685	- 1.9%	\$208,000	\$208,593	+ 0.3%
All Bedroom Counts	\$148,500	\$148,500	0.0%	\$157,000	\$156,990	- 0.0%	\$119,000	\$115,000	- 3.4%

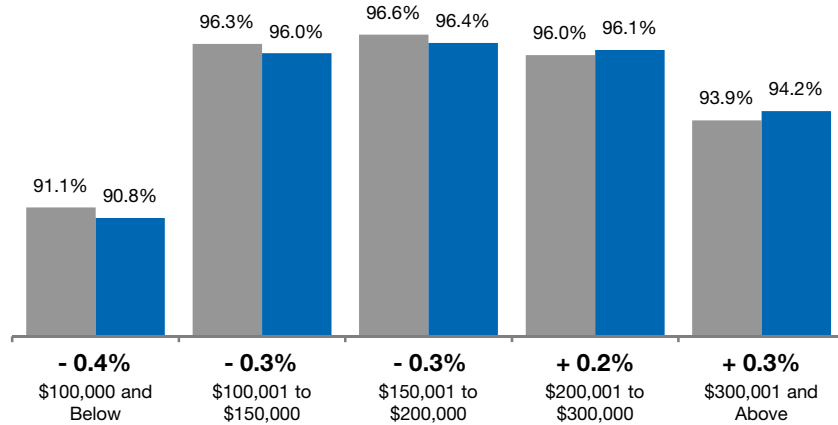
Percent of List Price Received

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



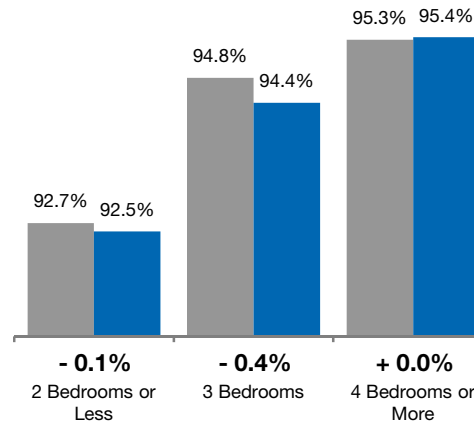
By Price Range

■ 4-2011 ■ 4-2012



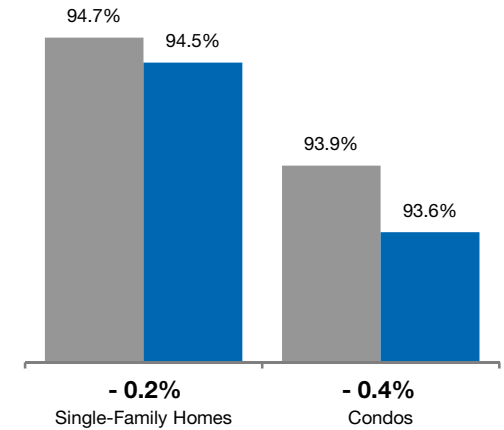
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$100,000 and Below	91.1%	90.8%	- 0.4%
\$100,001 to \$150,000	96.3%	96.0%	- 0.3%
\$150,001 to \$200,000	96.6%	96.4%	- 0.3%
\$200,001 to \$300,000	96.0%	96.1%	+ 0.2%
\$300,001 and Above	93.9%	94.2%	+ 0.3%
All Price Ranges	94.5%	94.3%	- 0.2%

Single-Family Homes

	4-2011	4-2012	Change
\$100,000 and Below	90.4%	90.2%	- 0.2%
\$100,001 to \$150,000	96.7%	96.3%	- 0.4%
\$150,001 to \$200,000	96.9%	96.6%	- 0.3%
\$200,001 to \$300,000	96.3%	96.5%	+ 0.2%
\$300,001 and Above	94.0%	94.3%	+ 0.3%
All Price Ranges	94.7%	94.5%	- 0.2%

Condos

	4-2011	4-2012	Change
\$100,000 and Below	93.3%	92.6%	- 0.8%
\$100,001 to \$150,000	94.8%	94.9%	+ 0.1%
\$150,001 to \$200,000	95.0%	94.6%	- 0.3%
\$200,001 to \$300,000	94.0%	93.7%	- 0.3%
\$300,001 and Above	93.0%	93.1%	+ 0.1%
All Price Ranges	93.9%	93.6%	- 0.4%

By Bedroom Count

	4-2011	4-2012	Change
2 Bedrooms or Less	92.7%	92.5%	- 0.1%
3 Bedrooms	94.8%	94.4%	- 0.4%
4 Bedrooms or More	95.3%	95.4%	+ 0.0%
All Bedroom Counts	94.5%	94.3%	- 0.2%

	4-2011	4-2012	Change
2 Bedrooms or Less	91.1%	91.4%	+ 0.3%
3 Bedrooms	94.8%	94.5%	- 0.4%
4 Bedrooms or More	95.4%	95.4%	+ 0.0%
All Bedroom Counts	94.7%	94.5%	- 0.2%

	4-2011	4-2012	Change
2 Bedrooms or Less	93.6%	93.2%	- 0.3%
3 Bedrooms	94.3%	94.0%	- 0.3%
4 Bedrooms or More	94.5%	94.1%	- 0.4%
All Bedroom Counts	93.9%	93.6%	- 0.4%

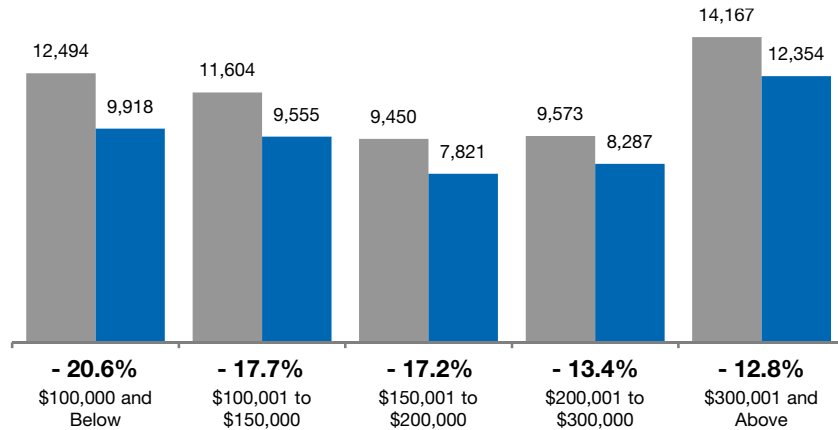
Inventory of Homes for Sale

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



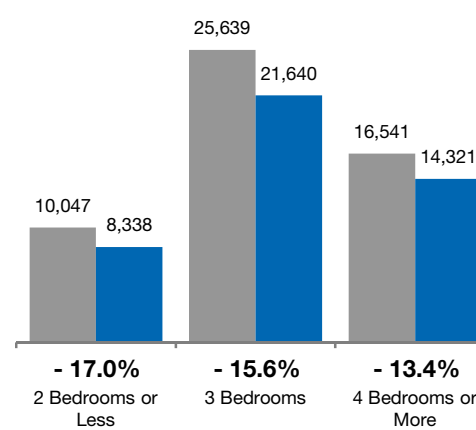
By Price Range

■ 4-2011 ■ 4-2012



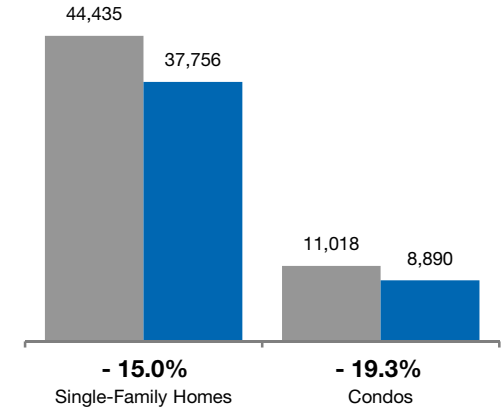
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$100,000 and Below	12,494	9,918	- 20.6%
\$100,001 to \$150,000	11,604	9,555	- 17.7%
\$150,001 to \$200,000	9,450	7,821	- 17.2%
\$200,001 to \$300,000	9,573	8,287	- 13.4%
\$300,001 and Above	14,167	12,354	- 12.8%
All Price Ranges	59,115	49,593	- 16.1%

Single-Family Homes

	4-2011	4-2012	Change
\$100,000 and Below	8,242	6,549	- 20.5%
\$100,001 to \$150,000	8,364	6,930	- 17.1%
\$150,001 to \$200,000	7,228	6,096	- 15.7%
\$200,001 to \$300,000	7,443	6,561	- 11.9%
\$300,001 and Above	11,435	10,074	- 11.9%
All Price Ranges	44,435	37,756	- 15.0%

Condos

	4-2011	4-2012	Change
\$100,000 and Below	3,000	2,447	- 18.4%
\$100,001 to \$150,000	2,413	1,943	- 19.5%
\$150,001 to \$200,000	1,600	1,258	- 21.4%
\$200,001 to \$300,000	1,642	1,294	- 21.2%
\$300,001 and Above	2,259	1,836	- 18.7%
All Price Ranges	11,018	8,890	- 19.3%

By Bedroom Count

	4-2011	4-2012	Change
2 Bedrooms or Less	10,047	8,338	- 17.0%
3 Bedrooms	25,639	21,640	- 15.6%
4 Bedrooms or More	16,541	14,321	- 13.4%
All Bedroom Counts	59,115	49,593	- 16.1%

	4-2011	4-2012	Change
2 Bedrooms or Less	3,756	3,196	- 14.9%
3 Bedrooms	22,169	18,862	- 14.9%
4 Bedrooms or More	15,894	13,810	- 13.1%
All Bedroom Counts	44,435	37,756	- 15.0%

	4-2011	4-2012	Change
2 Bedrooms or Less	6,291	5,142	- 18.3%
3 Bedrooms	3,470	2,778	- 19.9%
4 Bedrooms or More	647	511	- 21.0%
All Bedroom Counts	11,018	8,890	- 19.3%

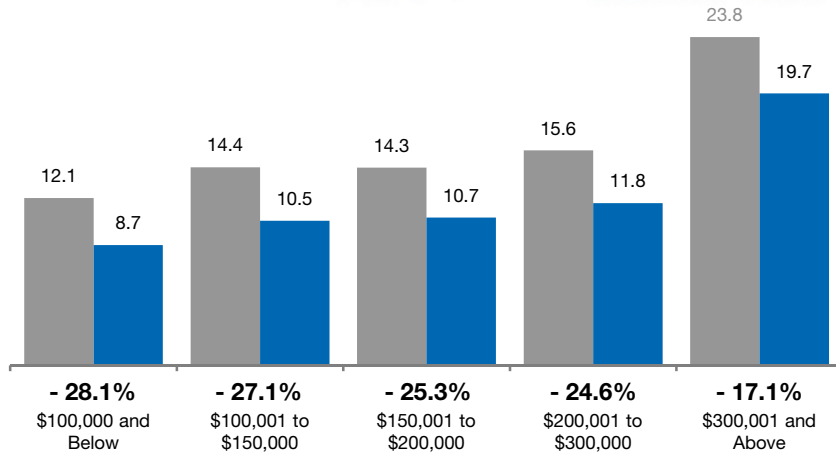
Months Supply of Inventory

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



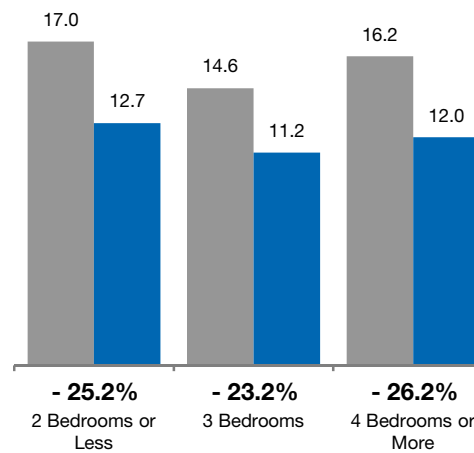
By Price Range

■ 4-2011 ■ 4-2012



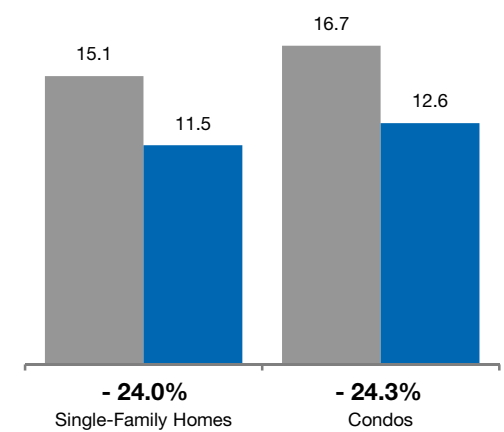
By Bedroom Count

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$100,000 and Below	12.1	8.7	- 28.1%
\$100,001 to \$150,000	14.4	10.5	- 27.1%
\$150,001 to \$200,000	14.3	10.7	- 25.3%
\$200,001 to \$300,000	15.6	11.8	- 24.6%
\$300,001 and Above	23.8	19.7	- 17.1%
All Price Ranges	15.5	11.7	- 24.4%

Single-Family Homes

	4-2011	4-2012	Change
\$100,000 and Below	12.1	8.6	- 28.6%
\$100,001 to \$150,000	14.1	9.9	- 29.3%
\$150,001 to \$200,000	13.4	10.3	- 23.4%
\$200,001 to \$300,000	14.5	11.1	- 23.2%
\$300,001 and Above	22.4	18.8	- 16.0%
All Price Ranges	15.1	11.5	- 24.0%

Condos

	4-2011	4-2012	Change
\$100,000 and Below	11.7	8.8	- 24.8%
\$100,001 to \$150,000	15.6	12.5	- 19.8%
\$150,001 to \$200,000	17.2	12.6	- 26.9%
\$200,001 to \$300,000	21.0	14.6	- 30.4%
\$300,001 and Above	31.1	23.8	- 23.2%
All Price Ranges	16.7	12.6	- 24.3%

By Bedroom Count

	4-2011	4-2012	Change
2 Bedrooms or Less	17.0	12.7	- 25.2%
3 Bedrooms	14.6	11.2	- 23.2%
4 Bedrooms or More	16.2	12.0	- 26.2%
All Bedroom Counts	15.5	11.7	- 24.4%

	4-2011	4-2012	Change
2 Bedrooms or Less	17.0	12.5	- 26.6%
3 Bedrooms	14.4	11.0	- 23.1%
4 Bedrooms or More	16.1	11.9	- 25.9%
All Bedroom Counts	15.1	11.5	- 24.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY  *The Carolina* REALTORS®
S U C C E S S T E A M



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, Pending Sales in the state of South Carolina were up 10.3 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 14.6 percent.

The overall Median Sales Price was up 0.3 percent to \$149,000. The property type with the largest price gain was the Single-Family segment, where prices increased 0.2 percent to \$157,500. The price range that tended to sell the quickest was the \$100,000 and Below range at 133 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 167 days.

Market-wide, inventory levels were down 15.9 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 14.4 percent. That amounts to 11.4 months supply for Single-Family homes and 12.2 months supply for Condos.

Quick Facts

+ 12.4%	+ 13.1%	+ 8.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	4 Bedrooms or More	Single-Family Homes

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

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

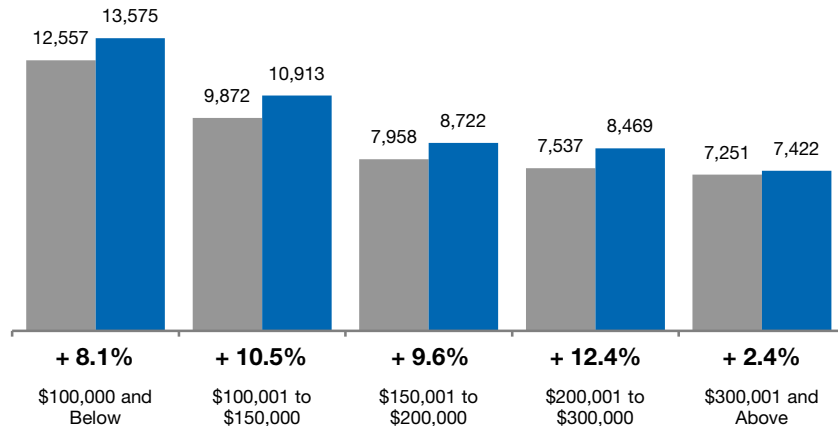
Pending Sales

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



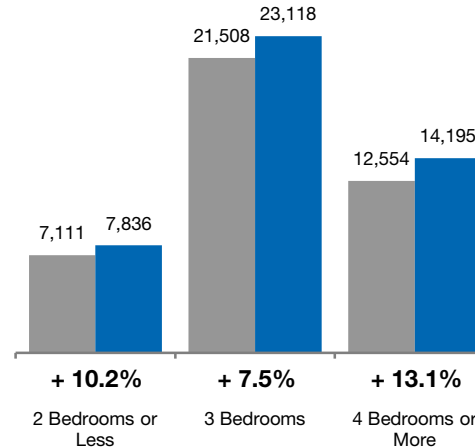
By Price Range

■ 5-2011 ■ 5-2012



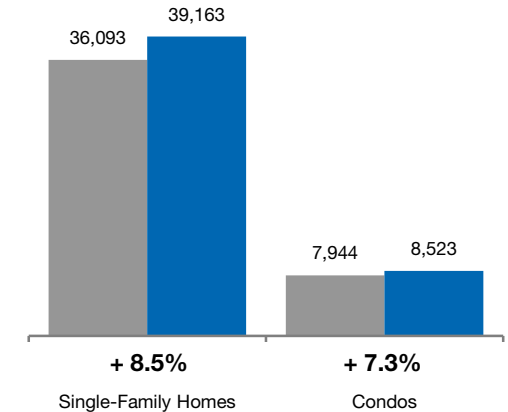
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$100,000 and Below	12,557	13,575	+ 8.1%
\$100,001 to \$150,000	9,872	10,913	+ 10.5%
\$150,001 to \$200,000	7,958	8,722	+ 9.6%
\$200,001 to \$300,000	7,537	8,469	+ 12.4%
\$300,001 and Above	7,251	7,422	+ 2.4%
All Price Ranges	46,504	50,557	+ 8.7%

Single-Family Homes

	5-2011	5-2012	Change
	8,376	9,025	+ 7.7%
	7,352	8,279	+ 12.6%
	6,511	7,058	+ 8.4%
	6,344	7,087	+ 11.7%
	6,240	6,307	+ 1.1%
All Single-Family Homes	36,093	39,163	+ 8.5%

Condos

	5-2011	5-2012	Change
	3,115	3,374	+ 8.3%
	1,847	1,896	+ 2.7%
	1,109	1,198	+ 8.0%
	954	1,064	+ 11.5%
	860	942	+ 9.5%
All Condos	7,944	8,523	+ 7.3%

By Bedroom Count

	5-2011	5-2012	Change
2 Bedrooms or Less	7,111	7,836	+ 10.2%
3 Bedrooms	21,508	23,118	+ 7.5%
4 Bedrooms or More	12,554	14,195	+ 13.1%
All Bedroom Counts	46,504	50,557	+ 8.7%

	5-2011	5-2012	Change
	2,680	3,011	+ 12.4%
	18,883	20,364	+ 7.8%
	12,220	13,766	+ 12.7%
All Single-Family Homes	36,093	39,163	+ 8.5%

	5-2011	5-2012	Change
	4,431	4,825	+ 8.9%
	2,625	2,754	+ 4.9%
	334	429	+ 28.4%
All Condos	7,944	8,523	+ 7.3%

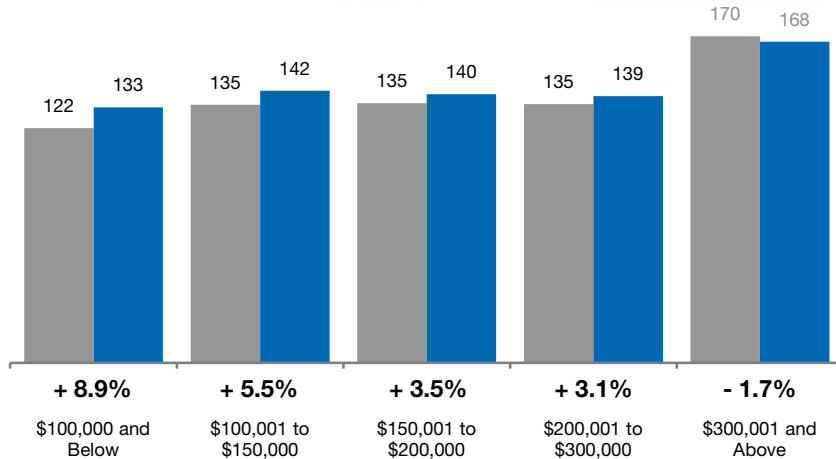
Days on Market Until Sale

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



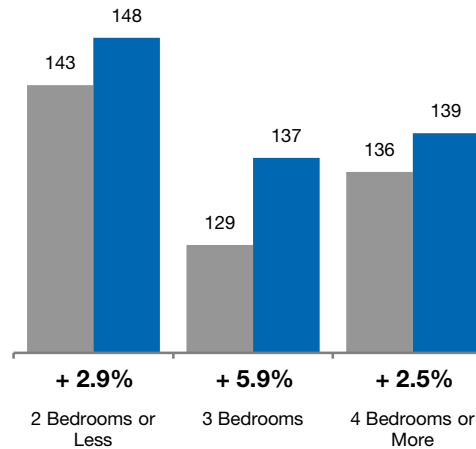
By Price Range

■ 5-2011 ■ 5-2012



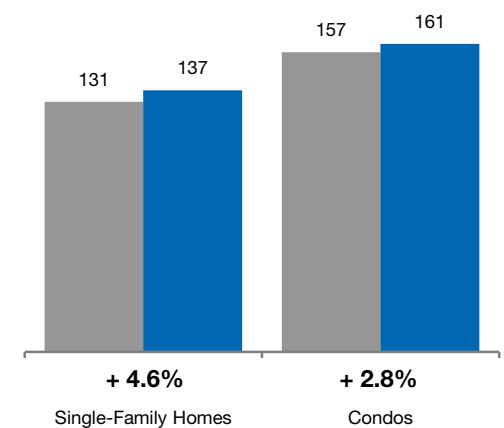
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$100,000 and Below	122	133	+ 8.9%
\$100,001 to \$150,000	135	142	+ 5.5%
\$150,001 to \$200,000	135	140	+ 3.5%
\$200,001 to \$300,000	135	139	+ 3.1%
\$300,001 and Above	170	168	- 1.7%
All Price Ranges	136	142	+ 4.3%

Single-Family Homes

	5-2011	5-2012	Change
2 Bedrooms or Less	114	127	+ 11.5%
3 Bedrooms	129	138	+ 7.3%
4 Bedrooms or More	129	135	+ 4.6%
	129	131	+ 1.8%
	166	161	- 3.0%
All Single-Family Homes	131	137	+ 4.6%

Condos

	5-2011	5-2012	Change
Single-Family Homes	143	145	+ 1.0%
Condos	150	152	+ 1.5%
	170	167	- 1.8%
	172	189	+ 9.7%
	196	215	+ 9.2%
All Condos	157	161	+ 2.8%

By Bedroom Count

	5-2011	5-2012	Change
2 Bedrooms or Less	143	148	+ 2.9%
3 Bedrooms	129	137	+ 5.9%
4 Bedrooms or More	136	139	+ 2.5%
All Bedroom Counts	136	142	+ 4.3%

	5-2011	5-2012	Change
2 Bedrooms or Less	124	131	+ 5.4%
3 Bedrooms	126	134	+ 6.7%
4 Bedrooms or More	135	138	+ 2.2%
All Single-Family Homes	131	137	+ 4.6%

	5-2011	5-2012	Change
Single-Family Homes	155	159	+ 2.3%
Condos	157	161	+ 2.5%
	162	179	+ 10.4%
All Condos	157	161	+ 2.8%

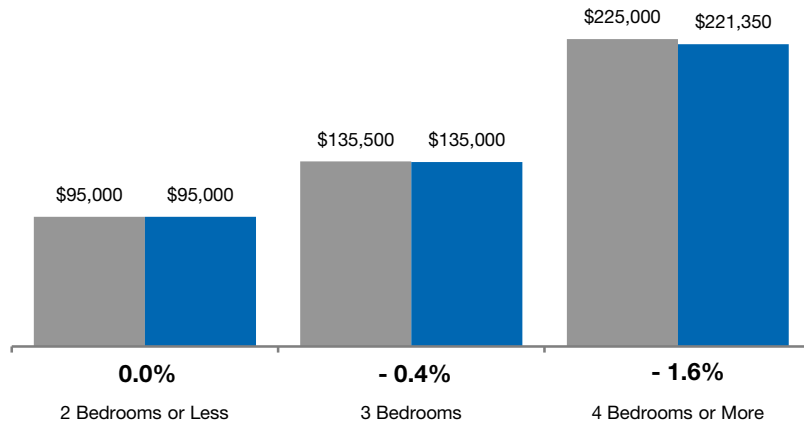
Median Sales Price

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



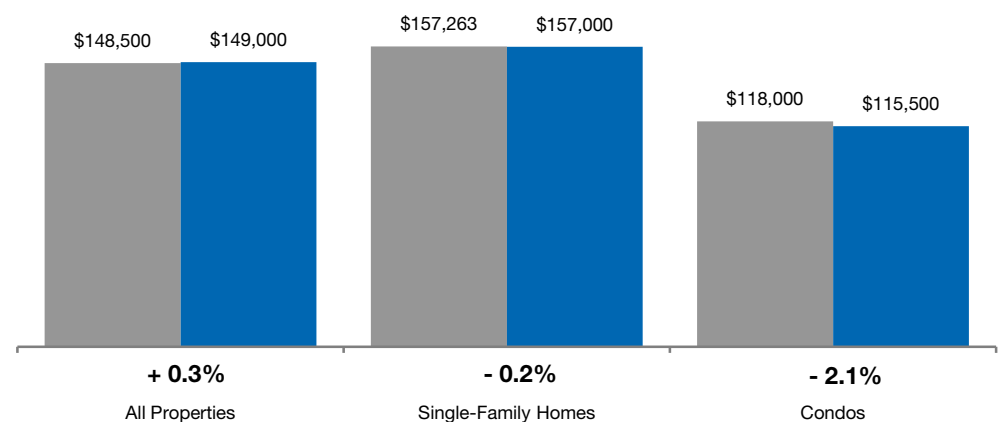
By Bedroom Count

■ 5-2011 ■ 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	\$95,000	\$95,000	0.0%	\$85,000	\$85,800	+ 0.9%	\$100,000	\$98,000	- 2.0%
3 Bedrooms	\$135,500	\$135,000	- 0.4%	\$134,990	\$132,900	- 1.5%	\$152,500	\$150,000	- 1.6%
4 Bedrooms or More	\$225,000	\$221,350	- 1.6%	\$225,000	\$221,700	- 1.5%	\$207,750	\$214,500	+ 3.2%
All Bedroom Counts	\$148,500	\$149,000	+ 0.3%	\$157,263	\$157,000	- 0.2%	\$118,000	\$115,500	- 2.1%

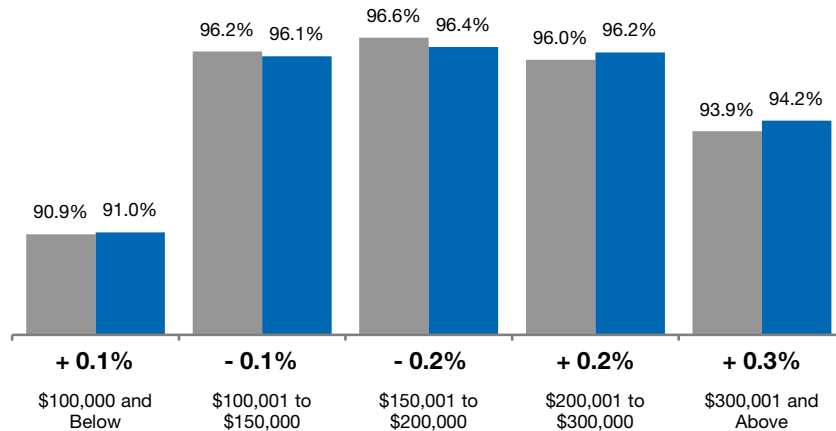
Percent of List Price Received

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.**



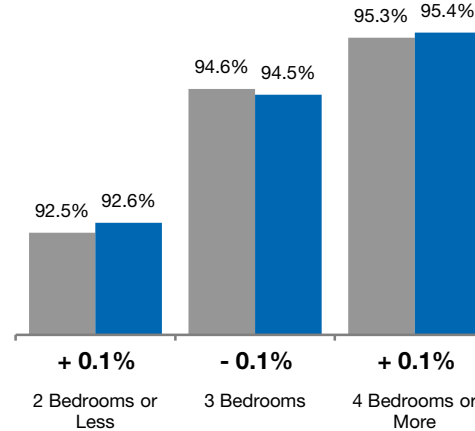
By Price Range

■ 5-2011 ■ 5-2012



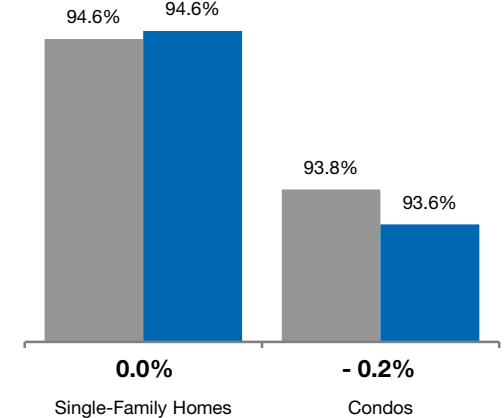
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$100,000 and Below	90.9%	91.0%	+ 0.1%
\$100,001 to \$150,000	96.2%	96.1%	- 0.1%
\$150,001 to \$200,000	96.6%	96.4%	- 0.2%
\$200,001 to \$300,000	96.0%	96.2%	+ 0.2%
\$300,001 and Above	93.9%	94.2%	+ 0.3%
All Price Ranges	94.4%	94.4%	0.0%

Single-Family Homes

	5-2011	5-2012	Change
	90.2%	90.4%	+ 0.2%
	96.5%	96.3%	- 0.2%
	96.9%	96.6%	- 0.3%
	96.3%	96.5%	+ 0.2%
	94.0%	94.3%	+ 0.3%
All Price Ranges	94.6%	94.6%	0.0%

Condos

	5-2011	5-2012	Change
	93.1%	92.7%	- 0.4%
	94.8%	94.8%	0.0%
	94.9%	94.7%	- 0.2%
	93.9%	93.9%	0.0%
	92.9%	93.1%	+ 0.2%
All Price Ranges	93.8%	93.6%	- 0.2%

By Bedroom Count

	5-2011	5-2012	Change
2 Bedrooms or Less	92.5%	92.6%	+ 0.1%
3 Bedrooms	94.6%	94.5%	- 0.1%
4 Bedrooms or More	95.3%	95.4%	+ 0.1%
All Bedroom Counts	94.4%	94.4%	0.0%

	5-2011	5-2012	Change
	91.0%	91.6%	+ 0.7%
	94.6%	94.5%	- 0.1%
	95.4%	95.4%	0.0%
All Bedroom Counts	94.6%	94.6%	0.0%

	5-2011	5-2012	Change
	93.4%	93.3%	- 0.1%
	94.2%	94.2%	0.0%
	94.4%	94.4%	0.0%
All Bedroom Counts	93.8%	93.6%	- 0.2%

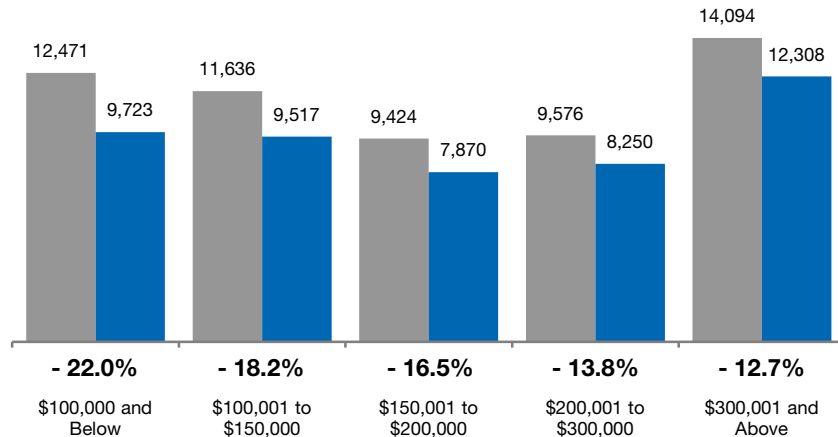
Inventory of Homes for Sale

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



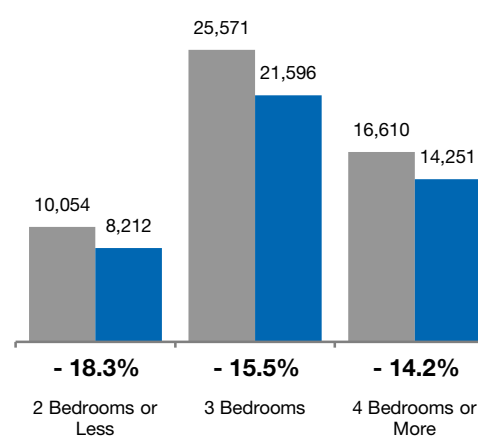
By Price Range

■ 5-2011 ■ 5-2012



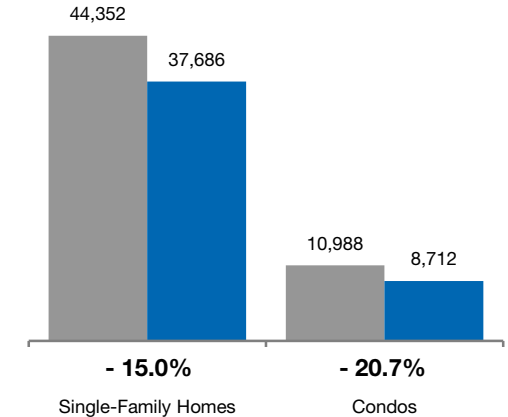
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$100,000 and Below	12,471	9,723	- 22.0%
\$100,001 to \$150,000	11,636	9,517	- 18.2%
\$150,001 to \$200,000	9,424	7,870	- 16.5%
\$200,001 to \$300,000	9,576	8,250	- 13.8%
\$300,001 and Above	14,094	12,308	- 12.7%
All Price Ranges	59,006	49,308	- 16.4%

Single-Family Homes

	5-2011	5-2012	Change
2 Bedrooms or Less	8,240	6,470	- 21.5%
3 Bedrooms	8,382	6,932	- 17.3%
4 Bedrooms or More	7,230	6,160	- 14.8%
	7,424	6,513	- 12.3%
	11,378	10,076	- 11.4%
All Single-Family Homes	44,352	37,686	- 15.0%

Condos

	5-2011	5-2012	Change
	2,978	2,358	- 20.8%
	2,418	1,925	- 20.4%
	1,577	1,238	- 21.5%
	1,671	1,301	- 22.1%
	2,237	1,785	- 20.2%
All Condos	10,988	8,712	- 20.7%

By Bedroom Count

	5-2011	5-2012	Change
2 Bedrooms or Less	10,054	8,212	- 18.3%
3 Bedrooms	25,571	21,596	- 15.5%
4 Bedrooms or More	16,610	14,251	- 14.2%
All Bedroom Counts	59,006	49,308	- 16.4%

	5-2011	5-2012	Change
2 Bedrooms or Less	3,766	3,191	- 15.3%
3 Bedrooms	22,097	18,842	- 14.7%
4 Bedrooms or More	15,986	13,765	- 13.9%
	624	486	- 22.1%
All Single-Family Homes	44,352	37,686	- 15.0%

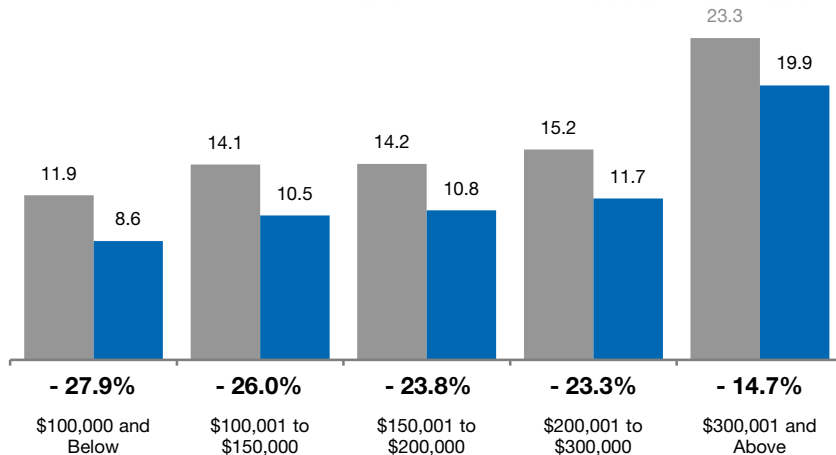
Months Supply of Inventory

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



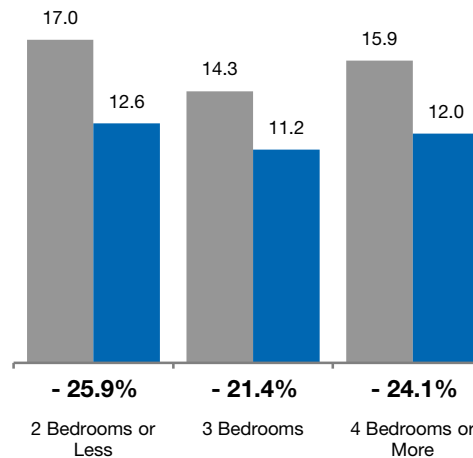
By Price Range

■ 5-2011 ■ 5-2012



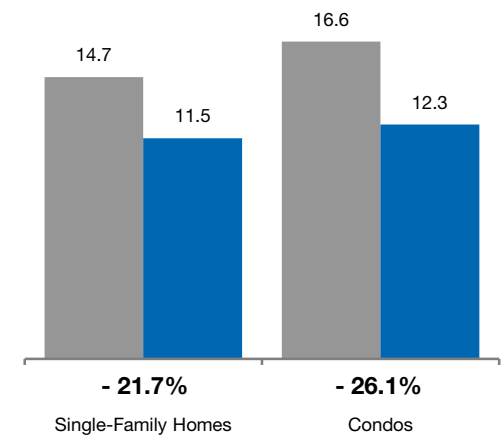
By Bedroom Count

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$100,000 and Below	11.9	8.6	- 27.9%
\$100,001 to \$150,000	14.1	10.5	- 26.0%
\$150,001 to \$200,000	14.2	10.8	- 23.8%
\$200,001 to \$300,000	15.2	11.7	- 23.3%
\$300,001 and Above	23.3	19.9	- 14.7%
All Price Ranges	15.2	11.7	- 23.1%

Single-Family Homes

	5-2011	5-2012	Change
\$100,000 and Below	11.8	8.6	- 27.1%
\$100,001 to \$150,000	13.7	10.0	- 26.6%
\$150,001 to \$200,000	13.3	10.5	- 21.4%
\$200,001 to \$300,000	14.0	11.0	- 21.5%
\$300,001 and Above	21.9	19.2	- 12.4%
All Price Ranges	14.7	11.5	- 21.7%

Condos

	5-2011	5-2012	Change
\$100,000 and Below	11.5	8.4	- 26.9%
\$100,001 to \$150,000	15.7	12.2	- 22.4%
\$150,001 to \$200,000	17.1	12.4	- 27.3%
\$200,001 to \$300,000	21.0	14.7	- 30.2%
\$300,001 and Above	31.2	22.7	- 27.2%
All Price Ranges	16.6	12.3	- 26.1%

By Bedroom Count

	5-2011	5-2012	Change
2 Bedrooms or Less	17.0	12.6	- 25.9%
3 Bedrooms	14.3	11.2	- 21.4%
4 Bedrooms or More	15.9	12.0	- 24.1%
All Bedroom Counts	15.2	11.7	- 23.1%

	5-2011	5-2012	Change
2 Bedrooms or Less	16.9	12.7	- 24.6%
3 Bedrooms	14.0	11.1	- 20.9%
4 Bedrooms or More	15.7	12.0	- 23.6%
All Bedroom Counts	14.7	11.5	- 21.7%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA 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, Pending Sales in the state of South Carolina were up 10.5 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 14.5 percent.

The overall Median Sales Price was up 0.2 percent to \$149,260. The property type with the largest price gain was the Single-Family segment, where prices increased 0.1 percent to \$158,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 132 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 166 days.

Market-wide, inventory levels were down 15.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 14.1 percent. That amounts to 11.3 months supply for Single-Family homes and 11.9 months supply for Condos.

Quick Facts

+ 14.5%	+ 14.6%	+ 10.0%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	4 Bedrooms or More	Single-Family Homes

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

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

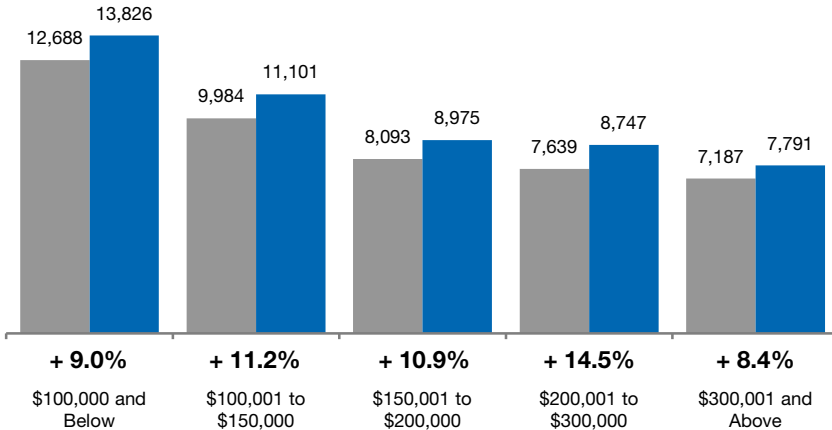
Pending Sales

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



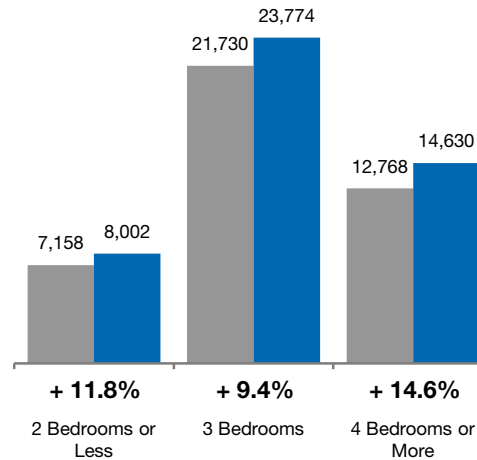
By Price Range

■ 6-2011 ■ 6-2012



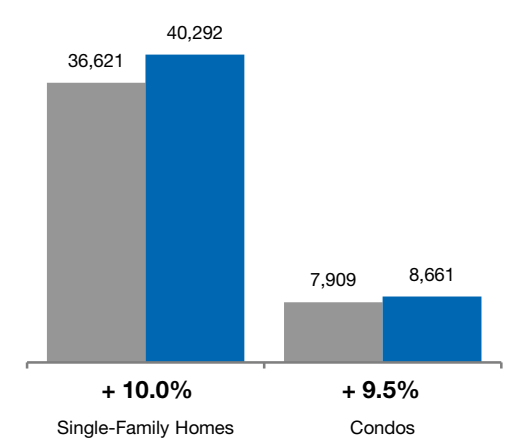
By Bedroom Count

■ 6-2011 ■ 6-2012



By Property Type

■ 6-2011 ■ 6-2012



All Properties

By Price Range

	6-2011	6-2012	Change
\$100,000 and Below	12,688	13,826	+ 9.0%
\$100,001 to \$150,000	9,984	11,101	+ 11.2%
\$150,001 to \$200,000	8,093	8,975	+ 10.9%
\$200,001 to \$300,000	7,639	8,747	+ 14.5%
\$300,001 and Above	7,187	7,791	+ 8.4%
All Price Ranges	46,943	51,884	+ 10.5%

Single-Family Homes

	6-2011	6-2012	Change
	8,509	9,222	+ 8.4%
	7,494	8,399	+ 12.1%
	6,629	7,290	+ 10.0%
	6,468	7,337	+ 13.4%
	6,226	6,652	+ 6.8%
All Single-Family Homes	36,621	40,292	+ 10.0%

Condos

	6-2011	6-2012	Change
	3,125	3,423	+ 9.5%
	1,843	1,932	+ 4.8%
	1,124	1,213	+ 7.9%
	941	1,083	+ 15.1%
	819	958	+ 17.0%
All Condos	7,909	8,661	+ 9.5%

By Bedroom Count

	6-2011	6-2012	Change
2 Bedrooms or Less	7,158	8,002	+ 11.8%
3 Bedrooms	21,730	23,774	+ 9.4%
4 Bedrooms or More	12,768	14,630	+ 14.6%
All Bedroom Counts	46,943	51,884	+ 10.5%

	6-2011	6-2012	Change
	2,724	3,069	+ 12.7%
	19,150	20,968	+ 9.5%
	12,427	14,227	+ 14.5%
All Single-Family Homes	36,621	40,292	+ 10.0%

	6-2011	6-2012	Change
	4,434	4,933	+ 11.3%
	2,580	2,806	+ 8.8%
	341	403	+ 18.2%
All Condos	7,909	8,661	+ 9.5%

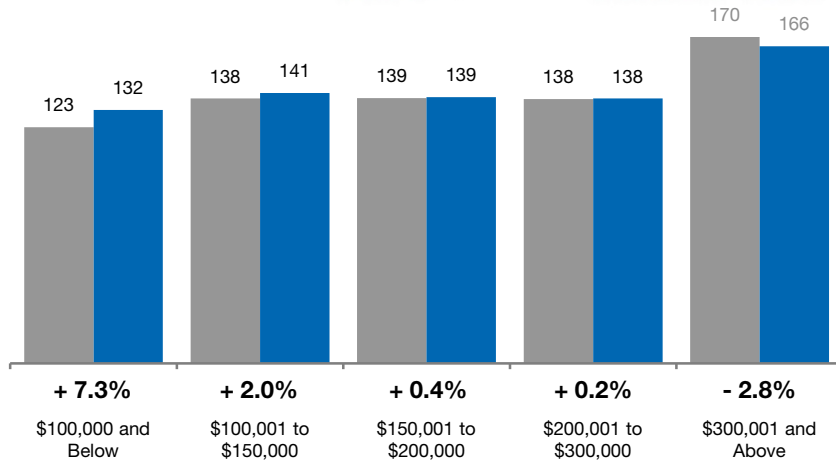
Days on Market Until Sale

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



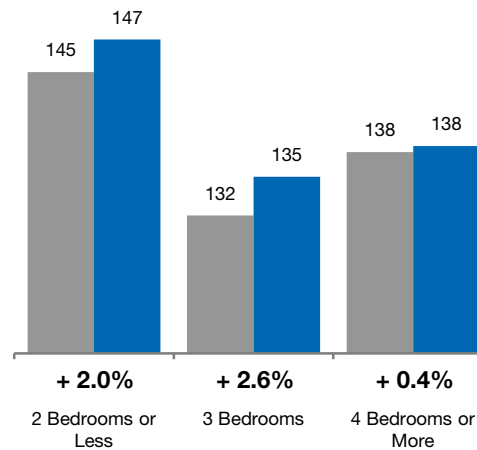
By Price Range

■ 6-2011 ■ 6-2012



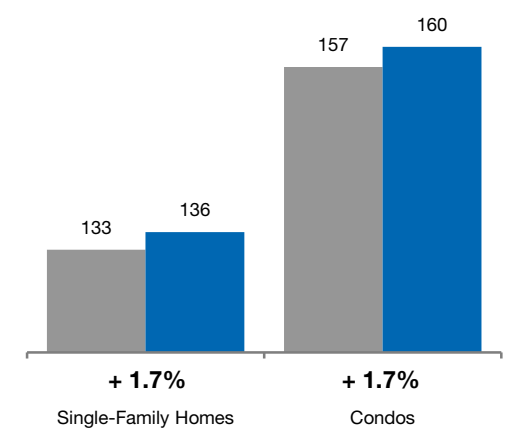
By Bedroom Count

■ 6-2011 ■ 6-2012



By Property Type

■ 6-2011 ■ 6-2012



All Properties

By Price Range

	6-2011	6-2012	Change
\$100,000 and Below	123	132	+ 7.3%
\$100,001 to \$150,000	138	141	+ 2.0%
\$150,001 to \$200,000	139	139	+ 0.4%
\$200,001 to \$300,000	138	138	+ 0.2%
\$300,001 and Above	170	166	- 2.8%
All Price Ranges	138	141	+ 2.0%

Single-Family Homes

	6-2011	6-2012	Change
\$100,000 and Below	115	126	+ 9.0%
\$100,001 to \$150,000	133	137	+ 3.1%
\$150,001 to \$200,000	132	133	+ 1.3%
\$200,001 to \$300,000	132	130	- 1.4%
\$300,001 and Above	167	159	- 4.5%
All Price Ranges	133	136	+ 1.7%

Condos

	6-2011	6-2012	Change
\$100,000 and Below	143	144	+ 0.2%
\$100,001 to \$150,000	152	150	- 1.2%
\$150,001 to \$200,000	173	167	- 3.4%
\$200,001 to \$300,000	174	189	+ 8.7%
\$300,001 and Above	193	211	+ 9.6%
All Price Ranges	157	160	+ 1.7%

By Bedroom Count

	6-2011	6-2012	Change
2 Bedrooms or Less	145	147	+ 2.0%
3 Bedrooms	132	135	+ 2.6%
4 Bedrooms or More	138	138	+ 0.4%
All Bedroom Counts	138	141	+ 2.0%

	6-2011	6-2012	Change
2 Bedrooms or Less	125	131	+ 4.3%
3 Bedrooms	129	132	+ 3.0%
4 Bedrooms or More	137	137	+ 0.2%
All Bedroom Counts	133	136	+ 1.7%

Median Sales Price

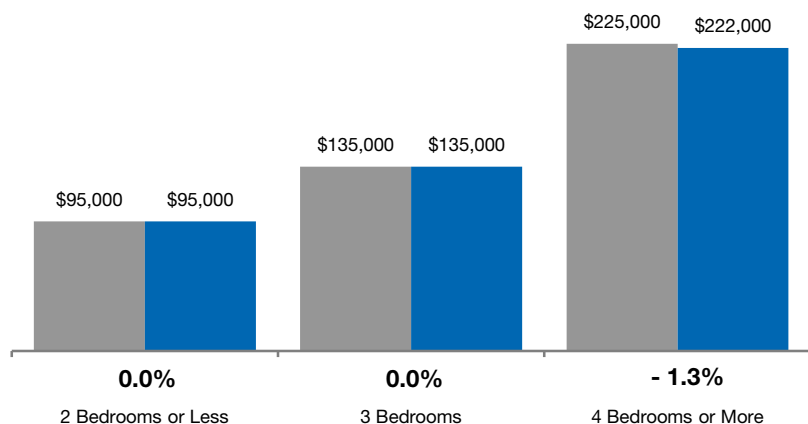
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count

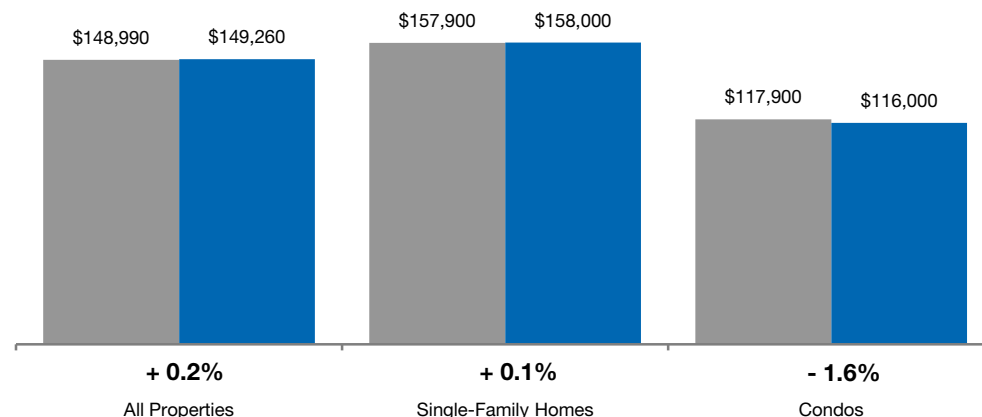
■ 6-2011 ■ 6-2012

kw *The Carolina* **SUCCESS TEAM**



By Property Type

■ 6-2011 ■ 6-2012



	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	\$95,000	\$95,000	0.0%	\$84,000	\$88,150	+ 4.9%	\$100,000	\$99,000	- 1.0%
3 Bedrooms	\$135,000	\$135,000	0.0%	\$134,426	\$133,000	- 1.1%	\$152,500	\$153,138	+ 0.4%
4 Bedrooms or More	\$225,000	\$222,000	- 1.3%	\$225,900	\$222,000	- 1.7%	\$202,500	\$220,000	+ 8.6%
All Bedroom Counts	\$148,990	\$149,260	+ 0.2%	\$157,900	\$158,000	+ 0.1%	\$117,900	\$116,000	- 1.6%

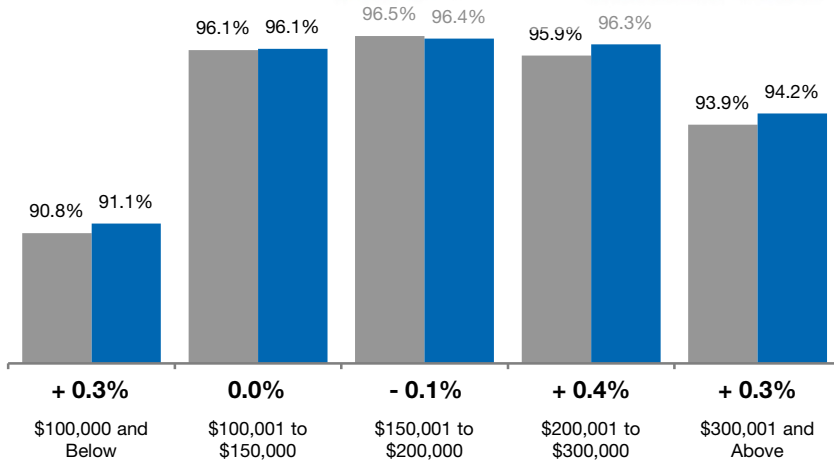
Percent of List Price Received

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.**



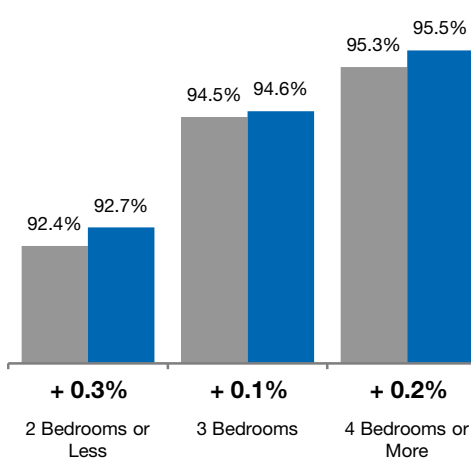
By Price Range

■ 6-2011 ■ 6-2012



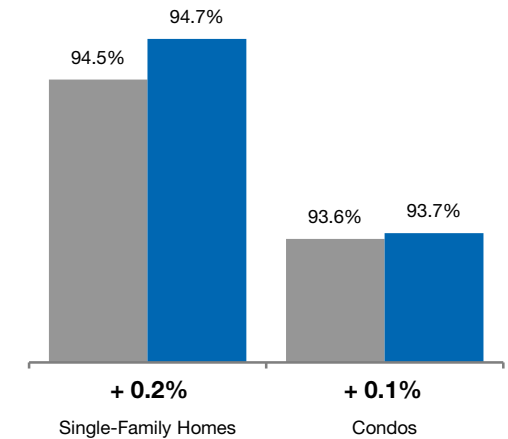
By Bedroom Count

■ 6-2011 ■ 6-2012



By Property Type

■ 6-2011 ■ 6-2012



All Properties

By Price Range

	6-2011	6-2012	Change
\$100,000 and Below	90.8%	91.1%	+ 0.3%
\$100,001 to \$150,000	96.1%	96.1%	0.0%
\$150,001 to \$200,000	96.5%	96.4%	- 0.1%
\$200,001 to \$300,000	95.9%	96.3%	+ 0.4%
\$300,001 and Above	93.9%	94.2%	+ 0.3%
All Price Ranges	94.3%	94.5%	+ 0.2%

Single-Family Homes

6-2011	6-2012	Change
90.2%	90.4%	+ 0.2%
96.4%	96.4%	0.0%
96.8%	96.7%	- 0.1%
96.3%	96.6%	+ 0.3%
94.0%	94.4%	+ 0.4%
94.5%	94.7%	+ 0.2%

Condos

6-2011	6-2012	Change
92.8%	92.8%	0.0%
94.7%	94.8%	+ 0.1%
94.9%	94.8%	- 0.1%
93.8%	93.8%	0.0%
93.0%	93.1%	+ 0.1%
93.6%	93.7%	+ 0.1%

By Bedroom Count

	6-2011	6-2012	Change
2 Bedrooms or Less	92.4%	92.7%	+ 0.3%
3 Bedrooms	94.5%	94.6%	+ 0.1%
4 Bedrooms or More	95.3%	95.5%	+ 0.2%
All Bedroom Counts	94.3%	94.5%	+ 0.2%

6-2011	6-2012	Change
91.0%	91.6%	+ 0.7%
94.5%	94.6%	+ 0.1%
95.3%	95.5%	+ 0.2%
94.5%	94.7%	+ 0.2%

6-2011	6-2012	Change
93.2%	93.3%	+ 0.1%
94.1%	94.2%	+ 0.1%
94.1%	94.9%	+ 0.9%
93.6%	93.7%	+ 0.1%

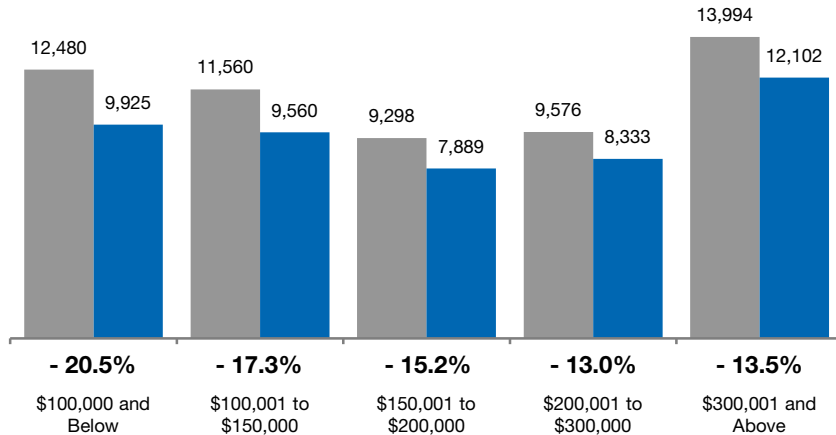
Inventory of Homes for Sale

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



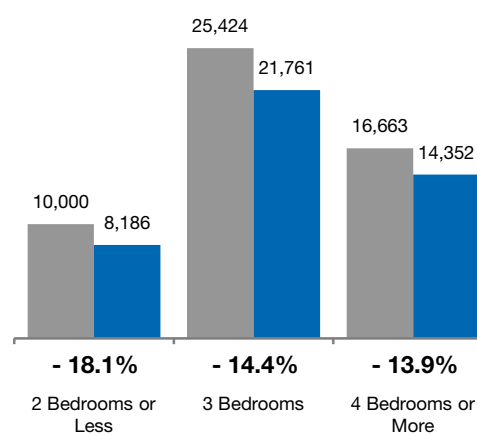
By Price Range

■ 6-2011 ■ 6-2012



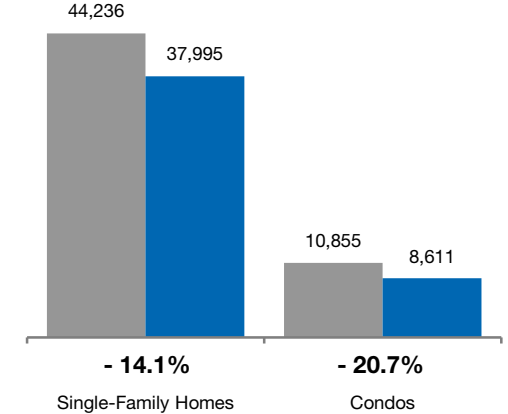
By Bedroom Count

■ 6-2011 ■ 6-2012



By Property Type

■ 6-2011 ■ 6-2012



All Properties

By Price Range

	6-2011	6-2012	Change
\$100,000 and Below	12,480	9,925	- 20.5%
\$100,001 to \$150,000	11,560	9,560	- 17.3%
\$150,001 to \$200,000	9,298	7,889	- 15.2%
\$200,001 to \$300,000	9,576	8,333	- 13.0%
\$300,001 and Above	13,994	12,102	- 13.5%
All Price Ranges	58,718	49,496	- 15.7%

Single-Family Homes

	6-2011	6-2012	Change
\$100,000 and Below	8,248	6,655	- 19.3%
\$100,001 to \$150,000	8,356	7,050	- 15.6%
\$150,001 to \$200,000	7,174	6,183	- 13.8%
\$200,001 to \$300,000	7,428	6,612	- 11.0%
\$300,001 and Above	11,326	9,912	- 12.5%
All Price Ranges	44,236	37,995	- 14.1%

Condos

	6-2011	6-2012	Change
\$100,000 and Below	3,004	2,402	- 20.0%
\$100,001 to \$150,000	2,378	1,854	- 22.0%
\$150,001 to \$200,000	1,534	1,230	- 19.8%
\$200,001 to \$300,000	1,645	1,276	- 22.4%
\$300,001 and Above	2,188	1,745	- 20.2%
All Price Ranges	10,855	8,611	- 20.7%

By Bedroom Count

	6-2011	6-2012	Change
2 Bedrooms or Less	10,000	8,186	- 18.1%
3 Bedrooms	25,424	21,761	- 14.4%
4 Bedrooms or More	16,663	14,352	- 13.9%
All Bedroom Counts	58,718	49,496	- 15.7%

	6-2011	6-2012	Change
2 Bedrooms or Less	3,757	3,224	- 14.2%
3 Bedrooms	21,983	19,013	- 13.5%
4 Bedrooms or More	16,059	13,882	- 13.6%
All Bedroom Counts	44,236	37,995	- 14.1%

	6-2011	6-2012	Change
2 Bedrooms or Less	6,243	4,962	- 20.5%
3 Bedrooms	3,441	2,748	- 20.1%
4 Bedrooms or More	604	470	- 22.2%
All Bedroom Counts	10,855	8,611	- 20.7%

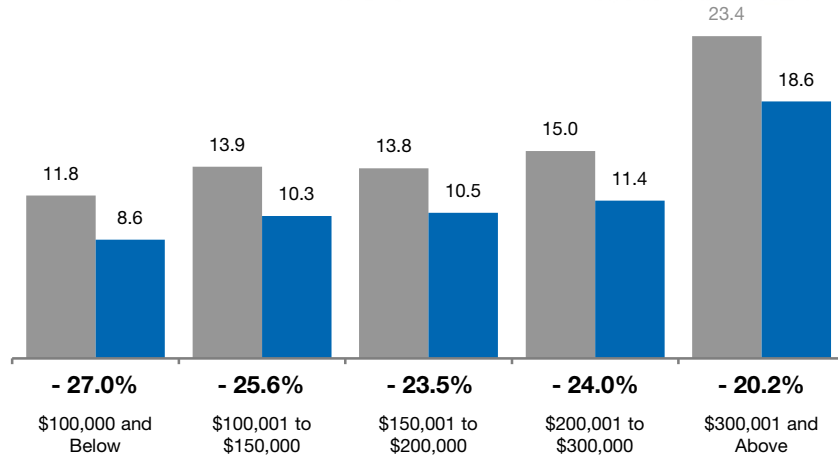
Months Supply of Inventory

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.



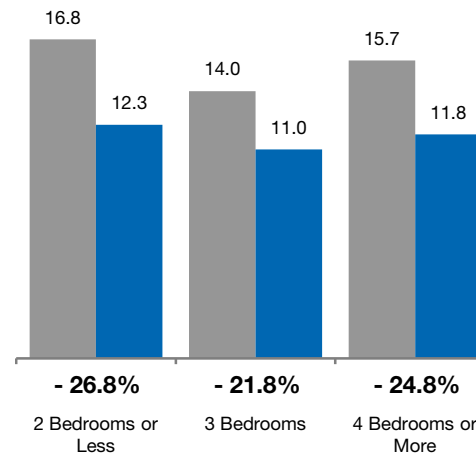
By Price Range

■ 6-2011 ■ 6-2012



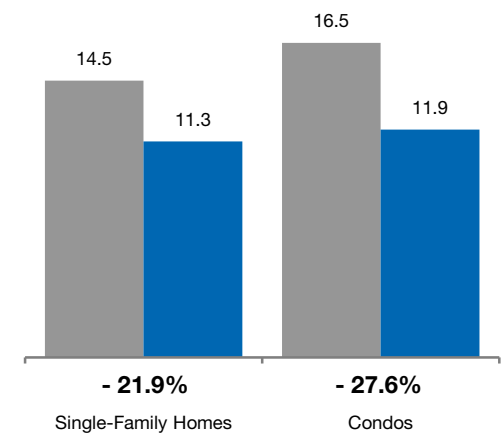
By Bedroom Count

■ 6-2011 ■ 6-2012



By Property Type

■ 6-2011 ■ 6-2012



All Properties

By Price Range

	6-2011	6-2012	Change
\$100,000 and Below	11.8	8.6	- 27.0%
\$100,001 to \$150,000	13.9	10.3	- 25.6%
\$150,001 to \$200,000	13.8	10.5	- 23.5%
\$200,001 to \$300,000	15.0	11.4	- 24.0%
\$300,001 and Above	23.4	18.6	- 20.2%
All Price Ranges	15.0	11.4	- 23.7%

Single-Family Homes

	6-2011	6-2012	Change
\$100,000 and Below	11.6	8.7	- 25.6%
\$100,001 to \$150,000	13.4	10.1	- 24.7%
\$150,001 to \$200,000	13.0	10.2	- 21.6%
\$200,001 to \$300,000	13.8	10.8	- 21.5%
\$300,001 and Above	21.8	17.9	- 18.1%
All Price Ranges	14.5	11.3	- 21.9%

Condos

	6-2011	6-2012	Change
\$100,000 and Below	11.5	8.4	- 27.0%
\$100,001 to \$150,000	15.5	11.5	- 25.6%
\$150,001 to \$200,000	16.4	12.2	- 25.7%
\$200,001 to \$300,000	21.0	14.1	- 32.6%
\$300,001 and Above	32.1	21.9	- 31.8%
All Price Ranges	16.5	11.9	- 27.6%

By Bedroom Count

	6-2011	6-2012	Change
2 Bedrooms or Less	16.8	12.3	- 26.8%
3 Bedrooms	14.0	11.0	- 21.8%
4 Bedrooms or More	15.7	11.8	- 24.8%
All Bedroom Counts	15.0	11.4	- 23.7%

	6-2011	6-2012	Change
2 Bedrooms or Less	16.6	12.6	- 23.8%
3 Bedrooms	13.8	10.9	- 21.0%
4 Bedrooms or More	15.5	11.7	- 24.5%
All Bedroom Counts	14.5	11.3	- 21.9%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA 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, Pending Sales in the state of South Carolina were up 11.1 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 15.4 percent.

The overall Median Sales Price was up 0.9 percent to \$149,900. The property type with the largest price gain was the Single-Family segment, where prices increased 0.8 percent to \$158,710. The price range that tended to sell the quickest was the \$100,000 and Below range at 131 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 165 days.

Market-wide, inventory levels were down 15.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 13.4 percent. That amounts to 11.0 months supply for Single-Family homes and 11.4 months supply for Condos.

Quick Facts

+ 15.4%	+ 15.1%	+ 11.4%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	4 Bedrooms or More	Condos

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

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

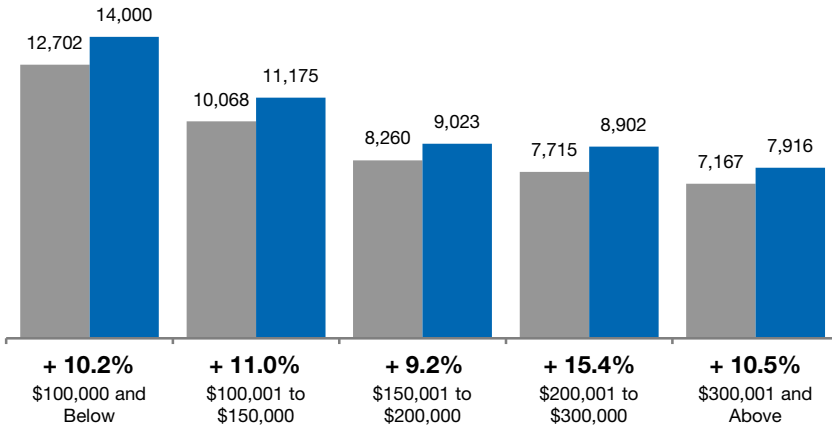
Pending Sales

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



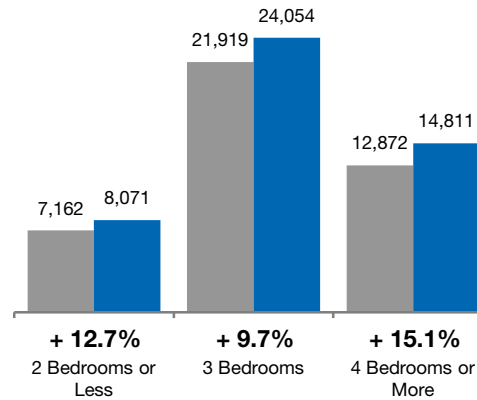
By Price Range

■ 7-2011 ■ 7-2012



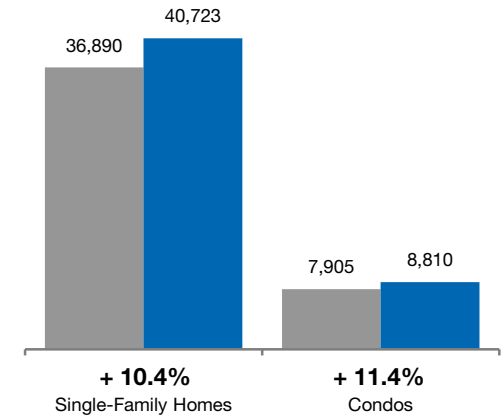
By Bedroom Count

■ 7-2011 ■ 7-2012



By Property Type

■ 7-2011 ■ 7-2012



All Properties

By Price Range

	7-2011	7-2012	Change
\$100,000 and Below	12,702	14,000	+ 10.2%
\$100,001 to \$150,000	10,068	11,175	+ 11.0%
\$150,001 to \$200,000	8,260	9,023	+ 9.2%
\$200,001 to \$300,000	7,715	8,902	+ 15.4%
\$300,001 and Above	7,167	7,916	+ 10.5%
All Price Ranges	47,241	52,487	+ 11.1%

Single-Family Homes

	7-2011	7-2012	Change
	8,535	9,271	+ 8.6%
	7,590	8,470	+ 11.6%
	6,758	7,323	+ 8.4%
	6,530	7,469	+ 14.4%
	6,200	6,767	+ 9.1%
All Single-Family Homes	36,890	40,723	+ 10.4%

Condos

	7-2011	7-2012	Change
	3,117	3,529	+ 13.2%
	1,824	1,923	+ 5.4%
	1,149	1,233	+ 7.3%
	942	1,104	+ 17.2%
	821	973	+ 18.5%
All Condos	7,905	8,810	+ 11.4%

By Bedroom Count

	7-2011	7-2012	Change
2 Bedrooms or Less	7,162	8,071	+ 12.7%
3 Bedrooms	21,919	24,054	+ 9.7%
4 Bedrooms or More	12,872	14,811	+ 15.1%
All Bedroom Counts	47,241	52,487	+ 11.1%

	7-2011	7-2012	Change
	2,734	3,068	+ 12.2%
	19,321	21,180	+ 9.6%
	12,538	14,404	+ 14.9%
All Single-Family Homes	36,890	40,723	+ 10.4%

	7-2011	7-2012	Change
	4,428	5,003	+ 13.0%
	2,598	2,874	+ 10.6%
	334	407	+ 21.9%
All Condos	7,905	8,810	+ 11.4%

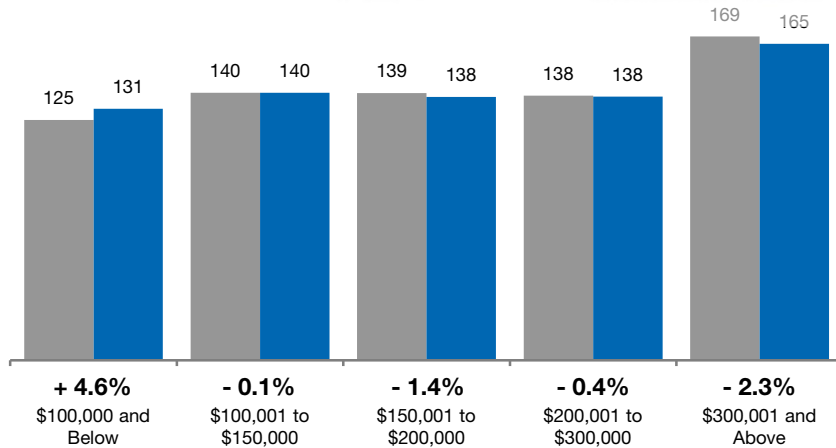
Days on Market Until Sale

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



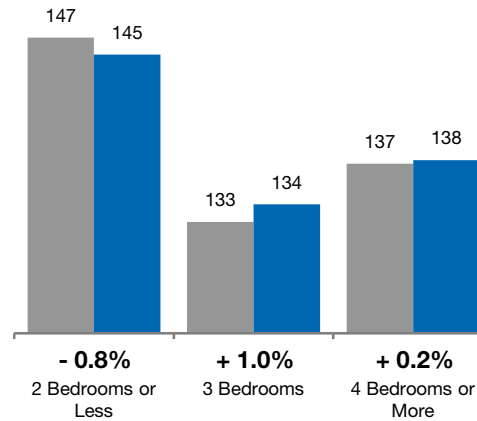
By Price Range

■ 7-2011 ■ 7-2012



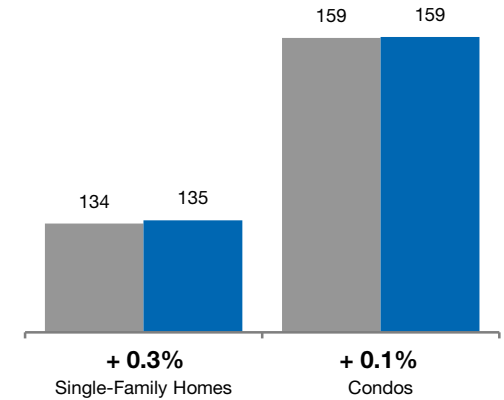
By Bedroom Count

■ 7-2011 ■ 7-2012



By Property Type

■ 7-2011 ■ 7-2012



All Properties

By Price Range

	7-2011	7-2012	Change
\$100,000 and Below	125	131	+ 4.6%
\$100,001 to \$150,000	140	140	- 0.1%
\$150,001 to \$200,000	139	138	- 1.4%
\$200,001 to \$300,000	138	138	- 0.4%
\$300,001 and Above	169	165	- 2.3%
All Price Ranges	139	140	+ 0.6%

Single-Family Homes

	7-2011	7-2012	Change
\$100,000 and Below	118	125	+ 5.7%
\$100,001 to \$150,000	135	136	+ 0.3%
\$150,001 to \$200,000	132	133	+ 0.5%
\$200,001 to \$300,000	131	129	- 1.6%
\$300,001 and Above	165	158	- 4.3%
All Price Ranges	134	135	+ 0.3%

Condos

	7-2011	7-2012	Change
\$100,000 and Below	144	142	- 1.4%
\$100,001 to \$150,000	152	149	- 1.9%
\$150,001 to \$200,000	176	161	- 8.3%
\$200,001 to \$300,000	180	189	+ 4.9%
\$300,001 and Above	192	213	+ 10.9%
All Price Ranges	159	159	+ 0.1%

By Bedroom Count

	7-2011	7-2012	Change
2 Bedrooms or Less	147	145	- 0.8%
3 Bedrooms	133	134	+ 1.0%
4 Bedrooms or More	137	138	+ 0.2%
All Bedroom Counts	139	140	+ 0.6%

	7-2011	7-2012	Change
2 Bedrooms or Less	129	128	- 0.8%
3 Bedrooms	130	131	+ 1.0%
4 Bedrooms or More	137	137	+ 0.1%
All Bedroom Counts	134	135	+ 0.3%

Median Sales Price

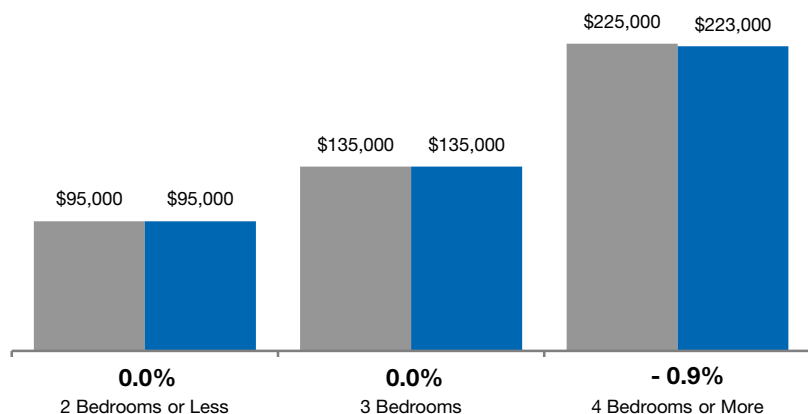
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count

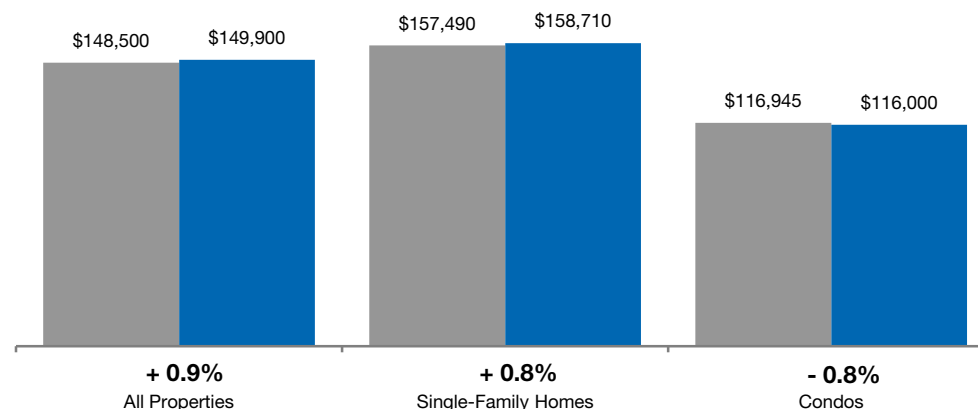
■ 7-2011 ■ 7-2012

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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	\$95,000	\$95,000	0.0%	\$85,000	\$89,500	+ 5.3%	\$100,000	\$98,725	- 1.3%
3 Bedrooms	\$135,000	\$135,000	0.0%	\$133,900	\$133,500	- 0.3%	\$150,202	\$154,250	+ 2.7%
4 Bedrooms or More	\$225,000	\$223,000	- 0.9%	\$225,000	\$222,930	- 0.9%	\$198,900	\$229,250	+ 15.3%
All Bedroom Counts	\$148,500	\$149,900	+ 0.9%	\$157,490	\$158,710	+ 0.8%	\$116,945	\$116,000	- 0.8%

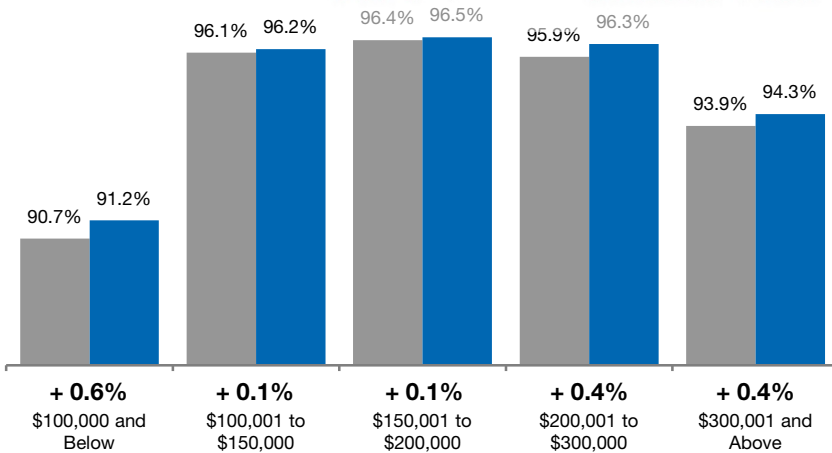
Percent of List Price Received

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.**



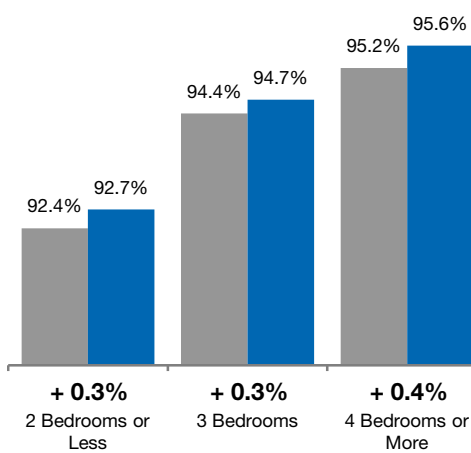
By Price Range

■ 7-2011 ■ 7-2012



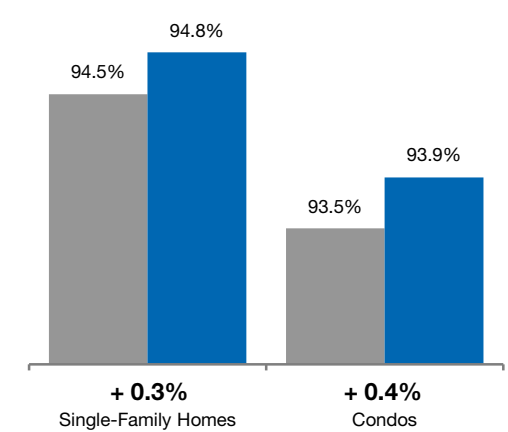
By Bedroom Count

■ 7-2011 ■ 7-2012



By Property Type

■ 7-2011 ■ 7-2012



All Properties

By Price Range

	7-2011	7-2012	Change
\$100,000 and Below	90.7%	91.2%	+ 0.6%
\$100,001 to \$150,000	96.1%	96.2%	+ 0.1%
\$150,001 to \$200,000	96.4%	96.5%	+ 0.1%
\$200,001 to \$300,000	95.9%	96.3%	+ 0.4%
\$300,001 and Above	93.9%	94.3%	+ 0.4%
All Price Ranges	94.2%	94.6%	+ 0.4%

Single-Family Homes

	7-2011	7-2012	Change
\$100,000 and Below	90.1%	90.6%	+ 0.6%
\$100,001 to \$150,000	96.4%	96.4%	0.0%
\$150,001 to \$200,000	96.7%	96.8%	+ 0.1%
\$200,001 to \$300,000	96.3%	96.7%	+ 0.4%
\$300,001 and Above	94.1%	94.4%	+ 0.3%
All Price Ranges	94.5%	94.8%	+ 0.3%

Condos

	7-2011	7-2012	Change
\$100,000 and Below	92.5%	93.1%	+ 0.6%
\$100,001 to \$150,000	94.6%	95.0%	+ 0.4%
\$150,001 to \$200,000	94.6%	94.9%	+ 0.3%
\$200,001 to \$300,000	93.8%	94.0%	+ 0.2%
\$300,001 and Above	92.9%	93.0%	+ 0.1%
All Price Ranges	93.5%	93.9%	+ 0.4%

By Bedroom Count

	7-2011	7-2012	Change
2 Bedrooms or Less	92.4%	92.7%	+ 0.3%
3 Bedrooms	94.4%	94.7%	+ 0.3%
4 Bedrooms or More	95.2%	95.6%	+ 0.4%
All Bedroom Counts	94.2%	94.6%	+ 0.4%

	7-2011	7-2012	Change
2 Bedrooms or Less	91.2%	91.4%	+ 0.2%
3 Bedrooms	94.5%	94.7%	+ 0.2%
4 Bedrooms or More	95.2%	95.6%	+ 0.4%
All Bedroom Counts	94.5%	94.8%	+ 0.3%

	7-2011	7-2012	Change
2 Bedrooms or Less	93.1%	93.5%	+ 0.4%
3 Bedrooms	94.0%	94.4%	+ 0.4%
4 Bedrooms or More	94.1%	94.6%	+ 0.5%
All Bedroom Counts	93.5%	93.9%	+ 0.4%

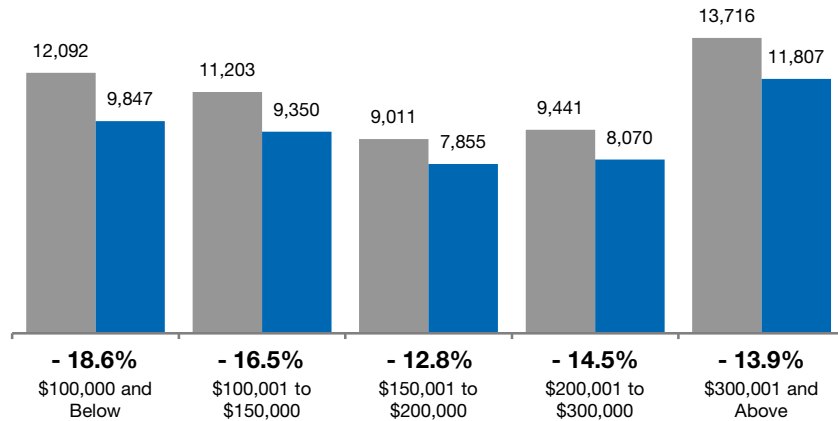
Inventory of Homes for Sale

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



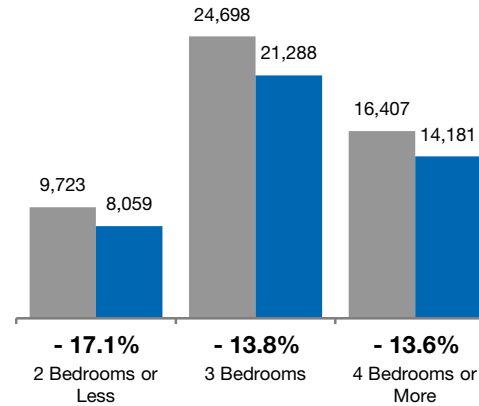
By Price Range

■ 7-2011 ■ 7-2012



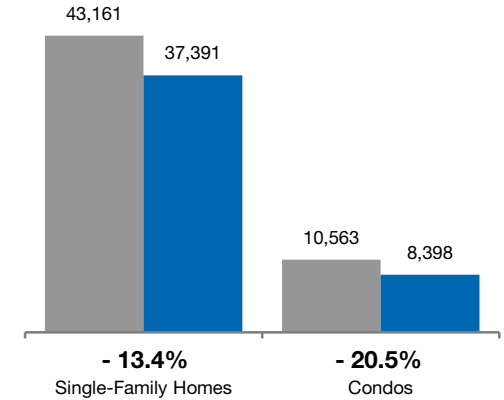
By Bedroom Count

■ 7-2011 ■ 7-2012



By Property Type

■ 7-2011 ■ 7-2012



All Properties

By Price Range

	7-2011	7-2012	Change
\$100,000 and Below	12,092	9,847	- 18.6%
\$100,001 to \$150,000	11,203	9,350	- 16.5%
\$150,001 to \$200,000	9,011	7,855	- 12.8%
\$200,001 to \$300,000	9,441	8,070	- 14.5%
\$300,001 and Above	13,716	11,807	- 13.9%
All Price Ranges	57,252	48,625	- 15.1%

Single-Family Homes

	7-2011	7-2012	Change
2 Bedrooms or Less	7,982	6,660	- 16.6%
3 Bedrooms	8,101	6,874	- 15.1%
4 Bedrooms or More	6,938	6,199	- 10.7%
	7,345	6,359	- 13.4%
	11,115	9,710	- 12.6%
All Single-Family Homes	43,161	37,391	- 13.4%

Condos

	7-2011	7-2012	Change
1 Bedroom	2,943	2,333	- 20.7%
2 Bedrooms	2,292	1,824	- 20.4%
3 Bedrooms	1,487	1,199	- 19.4%
4 Bedrooms or More	1,608	1,275	- 20.7%
	2,124	1,660	- 21.8%
All Condos	10,563	8,398	- 20.5%

By Bedroom Count

	7-2011	7-2012	Change
2 Bedrooms or Less	9,723	8,059	- 17.1%
3 Bedrooms	24,698	21,288	- 13.8%
4 Bedrooms or More	16,407	14,181	- 13.6%
All Bedroom Counts	57,252	48,625	- 15.1%

	7-2011	7-2012	Change
2 Bedrooms or Less	3,649	3,213	- 11.9%
3 Bedrooms	21,358	18,593	- 12.9%
4 Bedrooms or More	15,806	13,723	- 13.2%
All Single-Family Homes	43,161	37,391	- 13.4%

	7-2011	7-2012	Change
1 Bedroom	6,074	4,846	- 20.2%
2 Bedrooms	3,340	2,695	- 19.3%
3 Bedrooms	601	458	- 23.8%
All Condos	10,563	8,398	- 20.5%

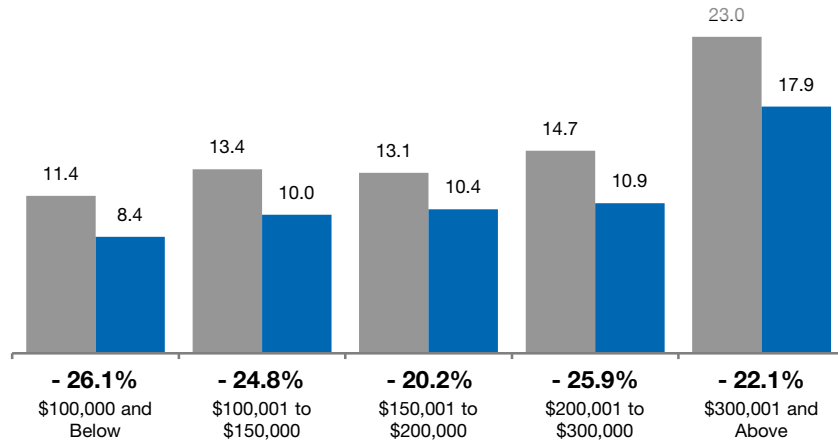
Months Supply of Inventory

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.



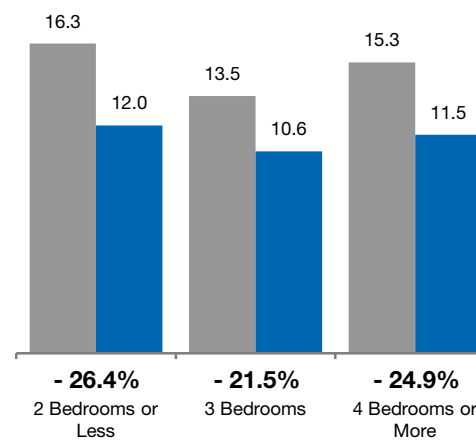
By Price Range

■ 7-2011 ■ 7-2012



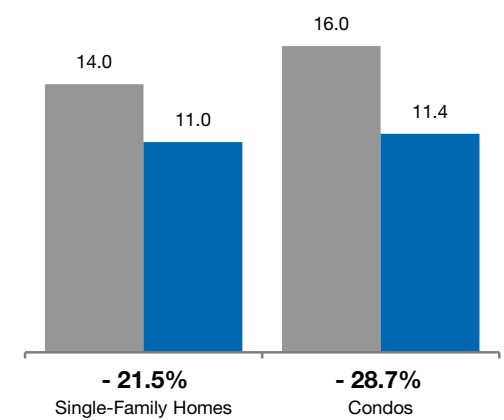
By Bedroom Count

■ 7-2011 ■ 7-2012



By Property Type

■ 7-2011 ■ 7-2012



All Properties

By Price Range

	7-2011	7-2012	Change
\$100,000 and Below	11.4	8.4	- 26.1%
\$100,001 to \$150,000	13.4	10.0	- 24.8%
\$150,001 to \$200,000	13.1	10.4	- 20.2%
\$200,001 to \$300,000	14.7	10.9	- 25.9%
\$300,001 and Above	23.0	17.9	- 22.1%
All Price Ranges	14.5	11.1	- 23.6%

Single-Family Homes

	7-2011	7-2012	Change
\$100,000 and Below	11.2	8.6	- 23.2%
\$100,001 to \$150,000	12.8	9.7	- 24.0%
\$150,001 to \$200,000	12.3	10.2	- 17.5%
\$200,001 to \$300,000	13.5	10.2	- 24.3%
\$300,001 and Above	21.5	17.2	- 20.0%
All Price Ranges	14.0	11.0	- 21.5%

Condos

	7-2011	7-2012	Change
\$100,000 and Below	11.3	7.9	- 30.0%
\$100,001 to \$150,000	15.1	11.4	- 24.5%
\$150,001 to \$200,000	15.5	11.7	- 24.9%
\$200,001 to \$300,000	20.5	13.9	- 32.3%
\$300,001 and Above	31.0	20.5	- 34.1%
All Price Ranges	16.0	11.4	- 28.7%

By Bedroom Count

	7-2011	7-2012	Change
2 Bedrooms or Less	16.3	12.0	- 26.4%
3 Bedrooms	13.5	10.6	- 21.5%
4 Bedrooms or More	15.3	11.5	- 24.9%
All Bedroom Counts	14.5	11.1	- 23.6%

	7-2011	7-2012	Change
2 Bedrooms or Less	16.0	12.6	- 21.5%
3 Bedrooms	13.3	10.5	- 20.6%
4 Bedrooms or More	15.1	11.4	- 24.4%
All Bedroom Counts	14.0	11.0	- 21.5%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY  *The Carolina*  REALTORS®
SUCCESS TEAM



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, Pending Sales in the state of South Carolina were up 11.9 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 17.0 percent.

The overall Median Sales Price was up 1.4 percent to \$150,000. The property type with the largest price gain was the Single-Family segment, where prices increased 1.9 percent to \$159,900. The price range that tended to sell the quickest was the \$100,000 and Below range at 130 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 166 days.

Market-wide, inventory levels were down 14.8 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 13.1 percent. That amounts to 10.7 months supply for Single-Family homes and 11.1 months supply for Condos.

Quick Facts

+ 17.0%

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

+ 14.3%

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

+ 12.6%

Property Type With
Strongest Sales:
Condos

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

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

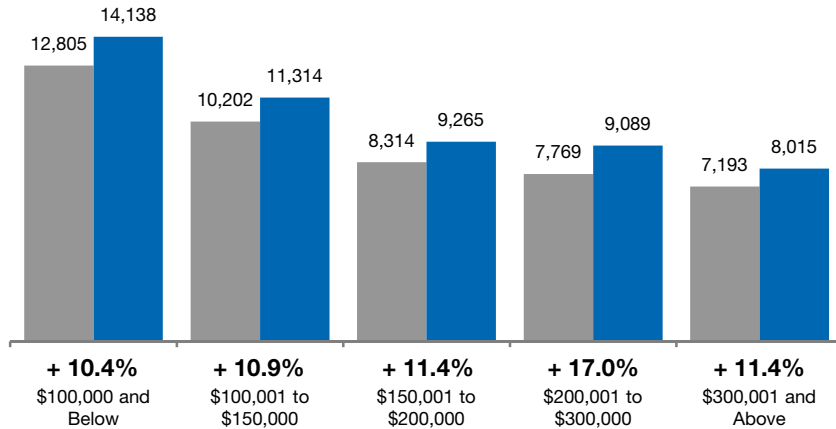
Pending Sales

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



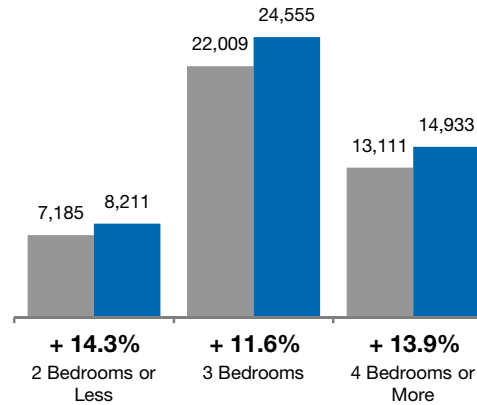
By Price Range

■ 8-2011 ■ 8-2012



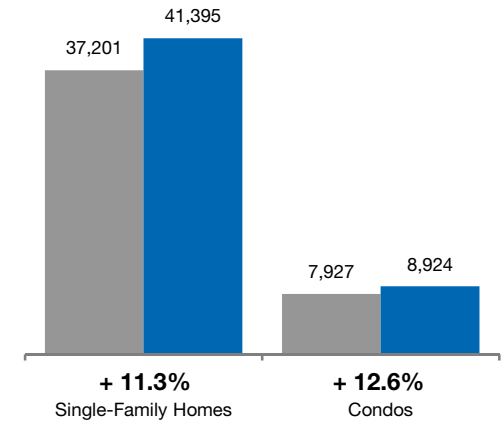
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$100,000 and Below	12,805	14,138	+ 10.4%
\$100,001 to \$150,000	10,202	11,314	+ 10.9%
\$150,001 to \$200,000	8,314	9,265	+ 11.4%
\$200,001 to \$300,000	7,769	9,089	+ 17.0%
\$300,001 and Above	7,193	8,015	+ 11.4%
All Price Ranges	47,628	53,317	+ 11.9%

Single-Family Homes

	8-2011	8-2012	Change
2 Bedrooms or Less	8,601	9,342	+ 8.6%
3 Bedrooms	7,707	8,599	+ 11.6%
4 Bedrooms or More	6,803	7,499	+ 10.2%
	6,577	7,632	+ 16.0%
	6,222	6,882	+ 10.6%
All Single-Family Homes	37,201	41,395	+ 11.3%

Condos

	8-2011	8-2012	Change
1 Bedroom	3,143	3,588	+ 14.2%
2 Bedrooms	1,828	1,919	+ 5.0%
3 Bedrooms	1,136	1,283	+ 12.9%
4 Bedrooms or More	936	1,130	+ 20.7%
	830	949	+ 14.3%
All Condos	7,927	8,924	+ 12.6%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	7,185	8,211	+ 14.3%
3 Bedrooms	22,009	24,555	+ 11.6%
4 Bedrooms or More	13,111	14,933	+ 13.9%
All Bedroom Counts	47,628	53,317	+ 11.9%

	8-2011	8-2012	Change
2 Bedrooms or Less	2,749	3,147	+ 14.5%
3 Bedrooms	19,404	21,621	+ 11.4%
4 Bedrooms or More	12,765	14,540	+ 13.9%
	346	393	+ 13.6%
All Single-Family Homes	37,201	41,395	+ 11.3%

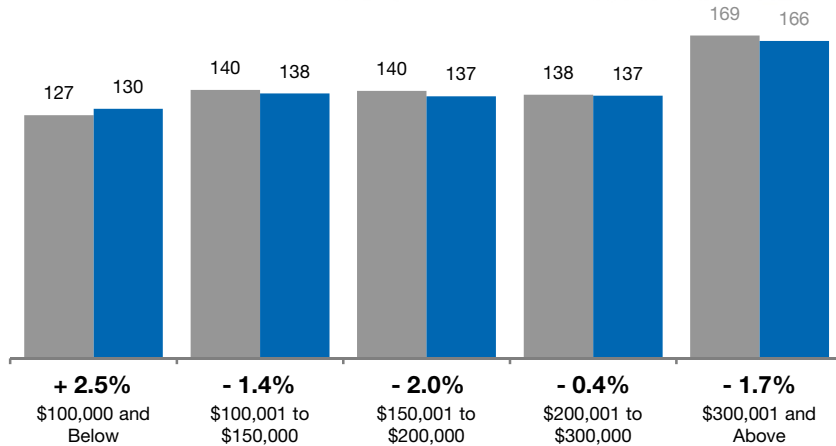
Days on Market Until Sale

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



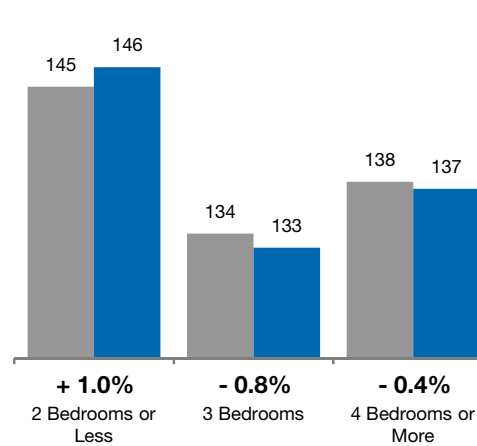
By Price Range

■ 8-2011 ■ 8-2012



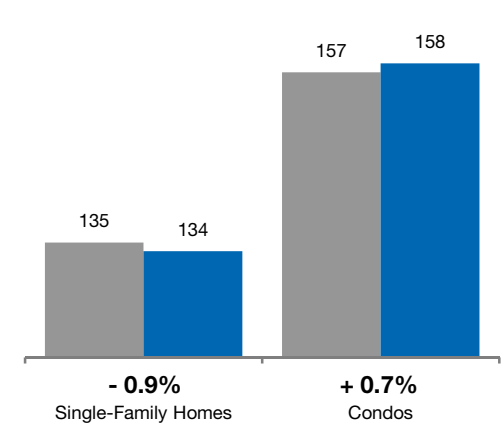
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$100,000 and Below	127	130	+ 2.5%
\$100,001 to \$150,000	140	138	- 1.4%
\$150,001 to \$200,000	140	137	- 2.0%
\$200,001 to \$300,000	138	137	- 0.4%
\$300,001 and Above	169	166	- 1.7%
All Price Ranges	140	139	- 0.2%

Single-Family Homes

	8-2011	8-2012	Change
\$100,000 and Below	120	124	+ 3.4%
\$100,001 to \$150,000	137	134	- 1.9%
\$150,001 to \$200,000	133	132	- 1.0%
\$200,001 to \$300,000	131	129	- 1.8%
\$300,001 and Above	165	159	- 3.8%
All Price Ranges	135	134	- 0.9%

Condos

	8-2011	8-2012	Change
\$100,000 and Below	145	141	- 2.6%
\$100,001 to \$150,000	149	149	- 0.1%
\$150,001 to \$200,000	171	163	- 5.1%
\$200,001 to \$300,000	179	188	+ 5.2%
\$300,001 and Above	191	215	+ 12.2%
All Price Ranges	157	158	+ 0.7%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	145	146	+ 1.0%
3 Bedrooms	134	133	- 0.8%
4 Bedrooms or More	138	137	- 0.4%
All Bedroom Counts	140	139	- 0.2%

	8-2011	8-2012	Change
2 Bedrooms or Less	128	129	+ 1.0%
3 Bedrooms	131	130	- 0.9%
4 Bedrooms or More	137	136	- 0.7%
All Bedroom Counts	135	134	- 0.9%

Median Sales Price

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



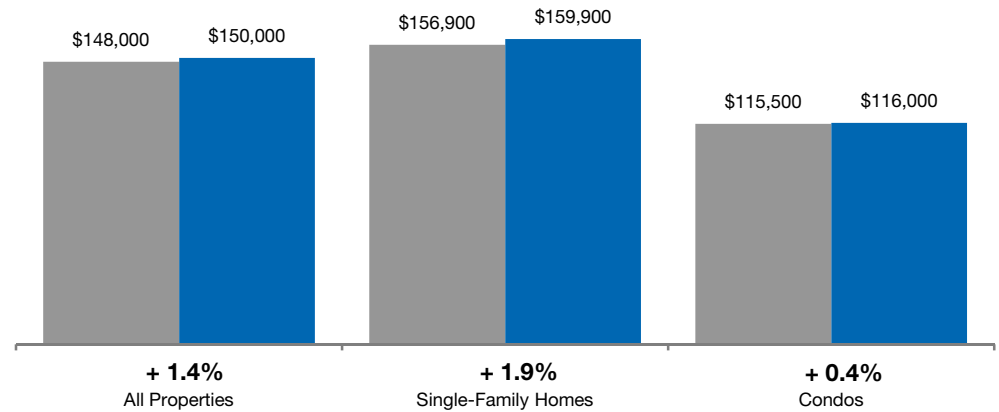
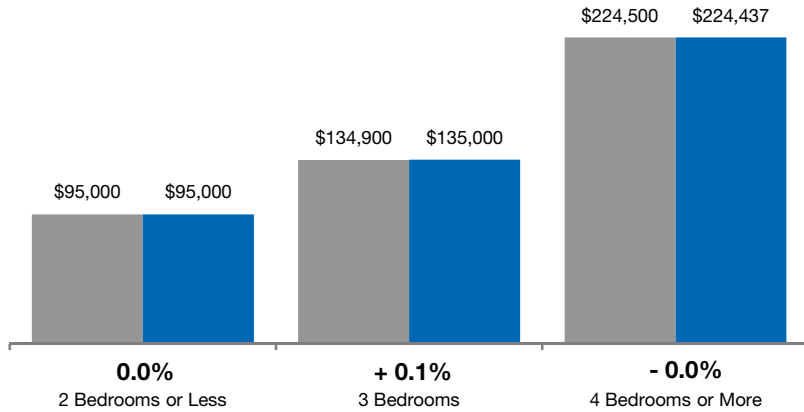
By Bedroom Count

■ 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	\$95,000	\$95,000	0.0%	\$85,000	\$90,000	+ 5.9%	\$100,000	\$98,000	- 2.0%
3 Bedrooms	\$134,900	\$135,000	+ 0.1%	\$133,000	\$134,000	+ 0.8%	\$149,995	\$155,000	+ 3.3%
4 Bedrooms or More	\$224,500	\$224,437	- 0.0%	\$225,000	\$224,000	- 0.4%	\$200,500	\$233,000	+ 16.2%
All Bedroom Counts	\$148,000	\$150,000	+ 1.4%	\$156,900	\$159,900	+ 1.9%	\$115,500	\$116,000	+ 0.4%

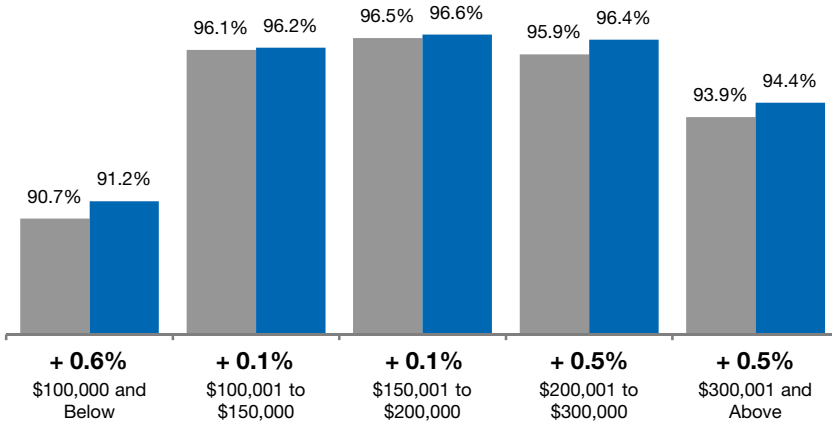
Percent of List Price Received

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



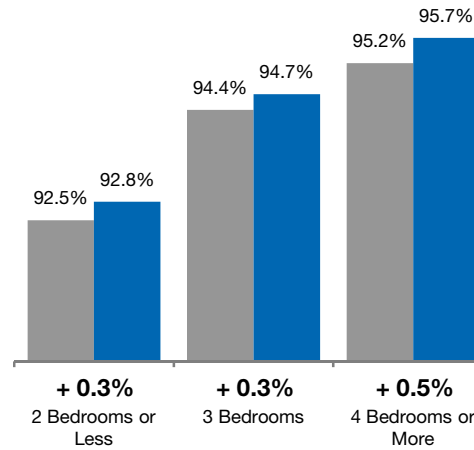
By Price Range

■ 8-2011 ■ 8-2012



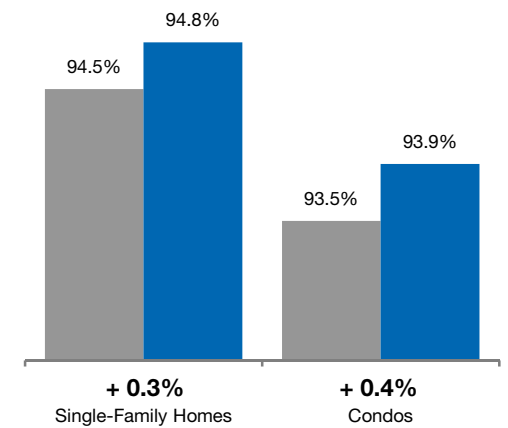
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$100,000 and Below	90.7%	91.2%	+ 0.6%
\$100,001 to \$150,000	96.1%	96.2%	+ 0.1%
\$150,001 to \$200,000	96.5%	96.6%	+ 0.1%
\$200,001 to \$300,000	95.9%	96.4%	+ 0.5%
\$300,001 and Above	93.9%	94.4%	+ 0.5%
All Price Ranges	94.2%	94.6%	+ 0.4%

Single-Family Homes

	8-2011	8-2012	Change
\$100,000 and Below	90.1%	90.6%	+ 0.6%
\$100,001 to \$150,000	96.3%	96.4%	+ 0.1%
\$150,001 to \$200,000	96.7%	96.8%	+ 0.1%
\$200,001 to \$300,000	96.3%	96.7%	+ 0.4%
\$300,001 and Above	94.1%	94.6%	+ 0.5%
All Price Ranges	94.5%	94.8%	+ 0.3%

Condos

	8-2011	8-2012	Change
\$100,000 and Below	92.5%	93.2%	+ 0.8%
\$100,001 to \$150,000	94.8%	95.0%	+ 0.2%
\$150,001 to \$200,000	94.8%	94.9%	+ 0.1%
\$200,001 to \$300,000	93.7%	94.2%	+ 0.5%
\$300,001 and Above	92.9%	93.1%	+ 0.2%
All Price Ranges	93.5%	93.9%	+ 0.4%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	92.5%	92.8%	+ 0.3%
3 Bedrooms	94.4%	94.7%	+ 0.3%
4 Bedrooms or More	95.2%	95.7%	+ 0.5%
All Bedroom Counts	94.2%	94.6%	+ 0.4%

	8-2011	8-2012	Change
2 Bedrooms or Less	91.3%	91.5%	+ 0.2%
3 Bedrooms	94.5%	94.7%	+ 0.2%
4 Bedrooms or More	95.3%	95.7%	+ 0.4%
All Bedroom Counts	94.5%	94.8%	+ 0.3%

	8-2011	8-2012	Change
2 Bedrooms or Less	93.1%	93.6%	+ 0.5%
3 Bedrooms	93.9%	94.5%	+ 0.6%
4 Bedrooms or More	94.3%	94.6%	+ 0.3%
All Bedroom Counts	93.5%	93.9%	+ 0.4%

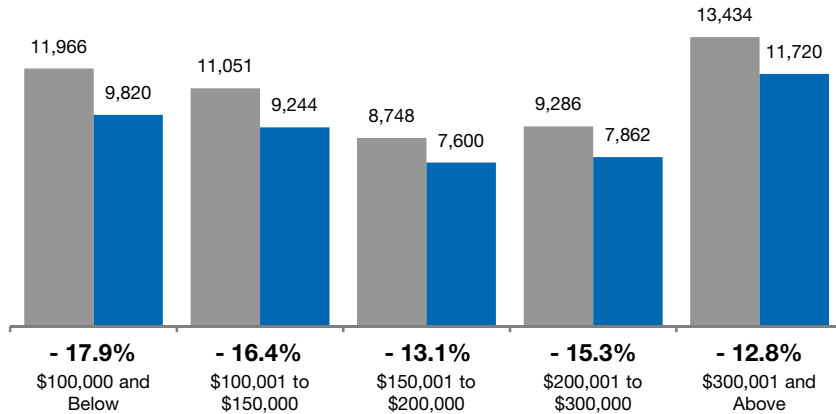
Inventory of Homes for Sale

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



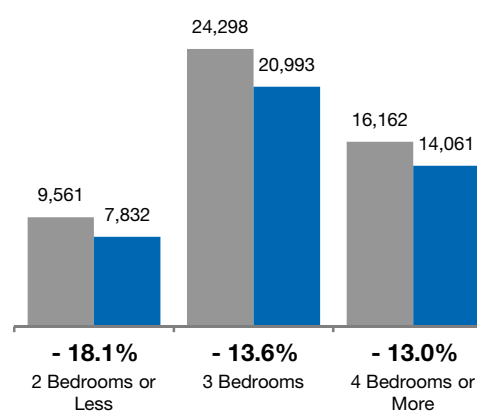
By Price Range

■ 8-2011 ■ 8-2012



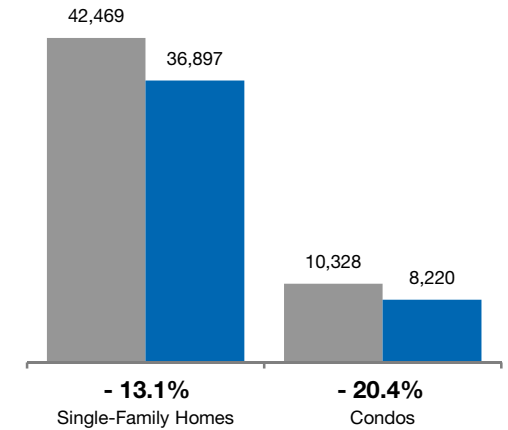
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$100,000 and Below	11,966	9,820	- 17.9%
\$100,001 to \$150,000	11,051	9,244	- 16.4%
\$150,001 to \$200,000	8,748	7,600	- 13.1%
\$200,001 to \$300,000	9,286	7,862	- 15.3%
\$300,001 and Above	13,434	11,720	- 12.8%
All Price Ranges	56,286	47,929	- 14.8%

Single-Family Homes

	8-2011	8-2012	Change
	7,874	6,663	- 15.4%
	8,051	6,793	- 15.6%
	6,737	6,000	- 10.9%
	7,240	6,221	- 14.1%
	10,872	9,641	- 11.3%
All Single-Family Homes	42,469	36,897	- 13.1%

Condos

	8-2011	8-2012	Change
	2,916	2,290	- 21.5%
	2,207	1,799	- 18.5%
	1,445	1,151	- 20.3%
	1,567	1,229	- 21.6%
	2,087	1,647	- 21.1%
All Condos	10,328	8,220	- 20.4%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	9,561	7,832	- 18.1%
3 Bedrooms	24,298	20,993	- 13.6%
4 Bedrooms or More	16,162	14,061	- 13.0%
All Bedroom Counts	56,286	47,929	- 14.8%

	8-2011	8-2012	Change
	3,592	3,111	- 13.4%
	21,038	18,360	- 12.7%
	15,574	13,597	- 12.7%
All Single-Family Homes	42,469	36,897	- 13.1%

	8-2011	8-2012	Change
	5,969	4,721	- 20.9%
	3,260	2,633	- 19.2%
	588	464	- 21.1%
All Condos	10,328	8,220	- 20.4%

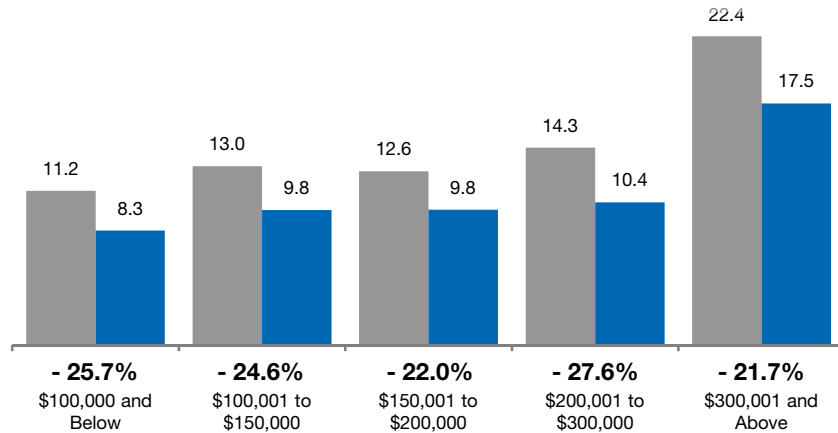
Months Supply of Inventory

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.



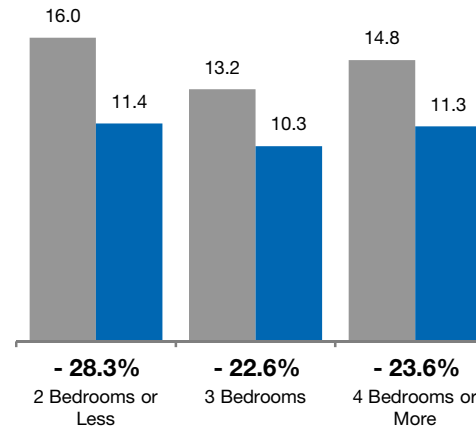
By Price Range

■ 8-2011 ■ 8-2012



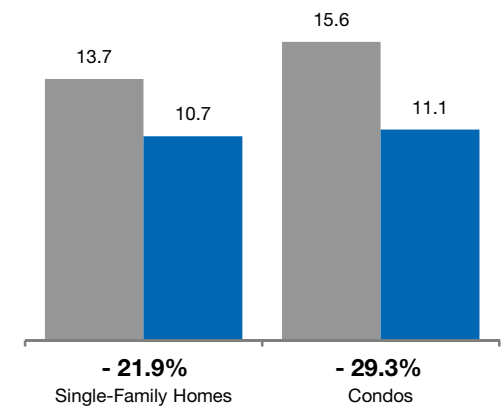
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$100,000 and Below	11.2	8.3	- 25.7%
\$100,001 to \$150,000	13.0	9.8	- 24.6%
\$150,001 to \$200,000	12.6	9.8	- 22.0%
\$200,001 to \$300,000	14.3	10.4	- 27.6%
\$300,001 and Above	22.4	17.5	- 21.7%
All Price Ranges	14.2	10.8	- 23.9%

Single-Family Homes

	8-2011	8-2012	Change
2 Bedrooms or Less	11.0	8.6	- 22.1%
3 Bedrooms	12.5	9.5	- 24.4%
4 Bedrooms or More	11.9	9.6	- 19.2%
	13.2	9.8	- 26.0%
	21.0	16.8	- 19.8%
All Single-Family Homes	13.7	10.7	- 21.9%

Condos

	8-2011	8-2012	Change
Single-Family Homes	11.1	7.7	- 31.2%
Condos	14.5	11.2	- 22.4%
	15.3	10.8	- 29.5%
	20.1	13.1	- 35.0%
	30.2	20.8	- 31.0%
All Condos	15.6	11.1	- 29.3%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	16.0	11.4	- 28.3%
3 Bedrooms	13.2	10.3	- 22.6%
4 Bedrooms or More	14.8	11.3	- 23.6%
All Bedroom Counts	14.2	10.8	- 23.9%

	8-2011	8-2012	Change
Single-Family Homes	15.7	11.9	- 24.3%
Condos	13.0	10.2	- 21.7%
	14.6	11.2	- 23.4%
All Single-Family Homes	13.7	10.7	- 21.9%
All Condos	15.6	11.1	- 29.3%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY  *The Carolina*  REALTORS®
S U C C E S S T E A M



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, Pending Sales in the state of South Carolina were up 13.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 17.8 percent.

The overall Median Sales Price was up 1.4 percent to \$150,000. The property type with the largest price gain was the Single-Family segment, where prices increased 2.2 percent to \$160,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 129 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 164 days.

Market-wide, inventory levels were down 13.9 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 11.4 percent. That amounts to 10.6 months supply for Single-Family homes and 10.5 months supply for Condos.

Quick Facts

+ 17.8%

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

+ 17.2%

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

+ 15.9%

Property Type With
Strongest Sales:
Condos

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

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

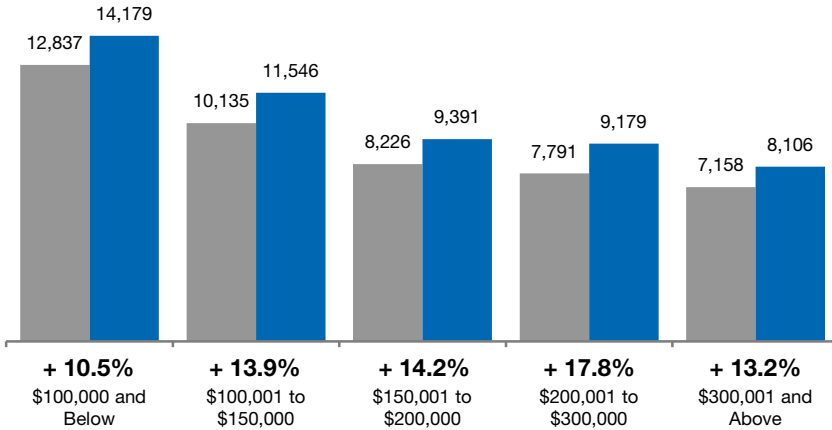
Pending Sales

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



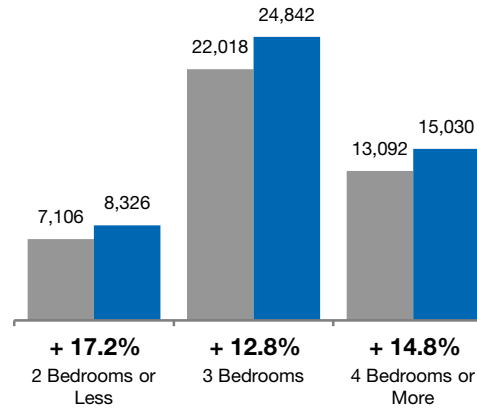
By Price Range

■ 9-2011 ■ 9-2012



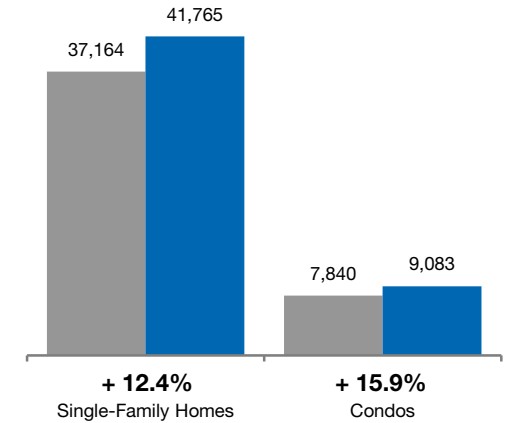
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$100,000 and Below	12,837	14,179	+ 10.5%
\$100,001 to \$150,000	10,135	11,546	+ 13.9%
\$150,001 to \$200,000	8,226	9,391	+ 14.2%
\$200,001 to \$300,000	7,791	9,179	+ 17.8%
\$300,001 and Above	7,158	8,106	+ 13.2%
All Price Ranges	47,505	53,892	+ 13.4%

Single-Family Homes

	9-2011	9-2012	Change
	8,656	9,325	+ 7.7%
	7,680	8,757	+ 14.0%
	6,734	7,600	+ 12.9%
	6,590	7,695	+ 16.8%
	6,186	6,959	+ 12.5%
All Single-Family Homes	37,164	41,765	+ 12.4%

Condos

	9-2011	9-2012	Change
	3,118	3,648	+ 17.0%
	1,802	1,974	+ 9.5%
	1,110	1,298	+ 16.9%
	944	1,143	+ 21.1%
	826	958	+ 16.0%
All Condos	7,840	9,083	+ 15.9%

By Bedroom Count

	9-2011	9-2012	Change
2 Bedrooms or Less	7,106	8,326	+ 17.2%
3 Bedrooms	22,018	24,842	+ 12.8%
4 Bedrooms or More	13,092	15,030	+ 14.8%
All Bedroom Counts	47,505	53,892	+ 13.4%

	9-2011	9-2012	Change
	2,731	3,173	+ 16.2%
	19,431	21,843	+ 12.4%
	12,753	14,637	+ 14.8%
	339	393	+ 15.9%
All Single-Family Homes	37,164	41,765	+ 12.4%

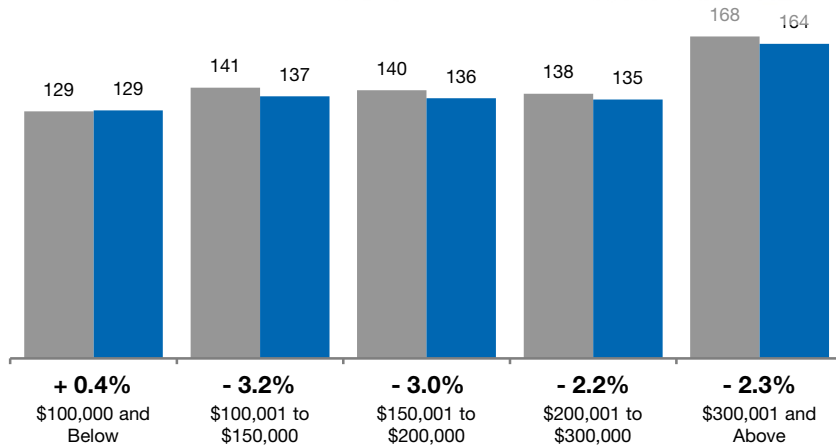
Days on Market Until Sale

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



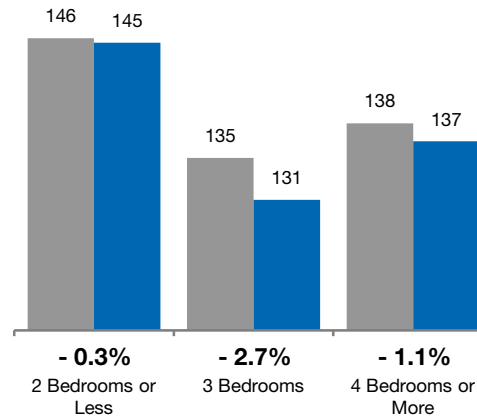
By Price Range

■ 9-2011 ■ 9-2012



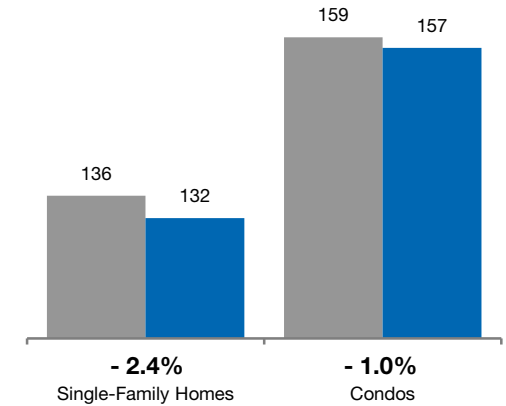
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$100,000 and Below	129	129	+ 0.4%
\$100,001 to \$150,000	141	137	- 3.2%
\$150,001 to \$200,000	140	136	- 3.0%
\$200,001 to \$300,000	138	135	- 2.2%
\$300,001 and Above	168	164	- 2.3%
All Price Ranges	141	138	- 1.8%

Single-Family Homes

	9-2011	9-2012	Change
\$100,000 and Below	122	123	+ 0.8%
\$100,001 to \$150,000	137	133	- 3.3%
\$150,001 to \$200,000	134	131	- 2.3%
\$200,001 to \$300,000	131	127	- 3.5%
\$300,001 and Above	165	157	- 4.7%
All Price Ranges	136	132	- 2.4%

Condos

	9-2011	9-2012	Change
\$100,000 and Below	146	140	- 4.3%
\$100,001 to \$150,000	152	147	- 3.2%
\$150,001 to \$200,000	171	162	- 5.4%
\$200,001 to \$300,000	181	186	+ 2.6%
\$300,001 and Above	190	215	+ 13.5%
All Price Ranges	159	157	- 1.0%

By Bedroom Count

	9-2011	9-2012	Change
2 Bedrooms or Less	146	145	- 0.3%
3 Bedrooms	135	131	- 2.7%
4 Bedrooms or More	138	137	- 1.1%
All Bedroom Counts	141	138	- 1.8%

	9-2011	9-2012	Change
2 Bedrooms or Less	128	129	+ 0.8%
3 Bedrooms	132	128	- 3.0%
4 Bedrooms or More	138	136	- 1.4%
All Bedroom Counts	136	132	- 2.4%

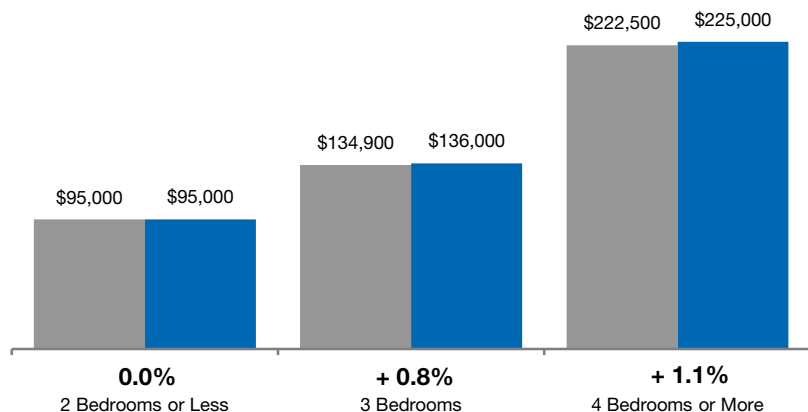
Median Sales Price

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



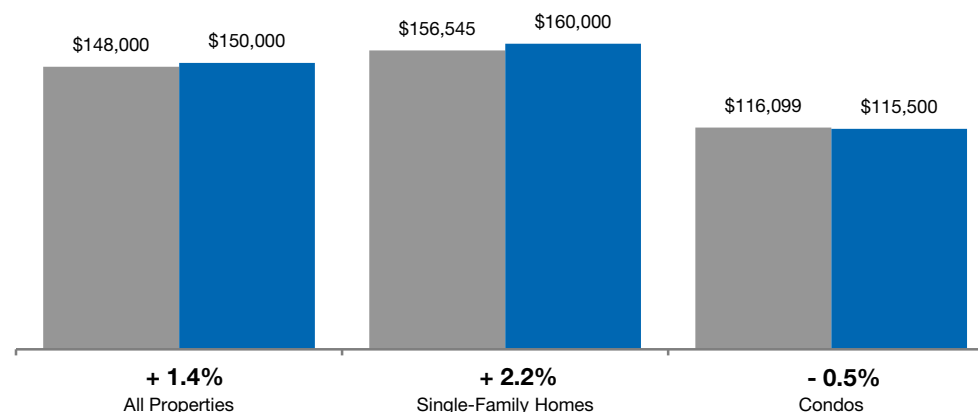
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



	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	\$95,000	\$95,000	0.0%	\$87,000	\$90,000	+ 3.4%	\$100,000	\$97,500	- 2.5%
3 Bedrooms	\$134,900	\$136,000	+ 0.8%	\$132,821	\$134,900	+ 1.6%	\$150,000	\$155,000	+ 3.3%
4 Bedrooms or More	\$222,500	\$225,000	+ 1.1%	\$223,000	\$225,000	+ 0.9%	\$202,000	\$242,500	+ 20.0%
All Bedroom Counts	\$148,000	\$150,000	+ 1.4%	\$156,545	\$160,000	+ 2.2%	\$116,099	\$115,500	- 0.5%

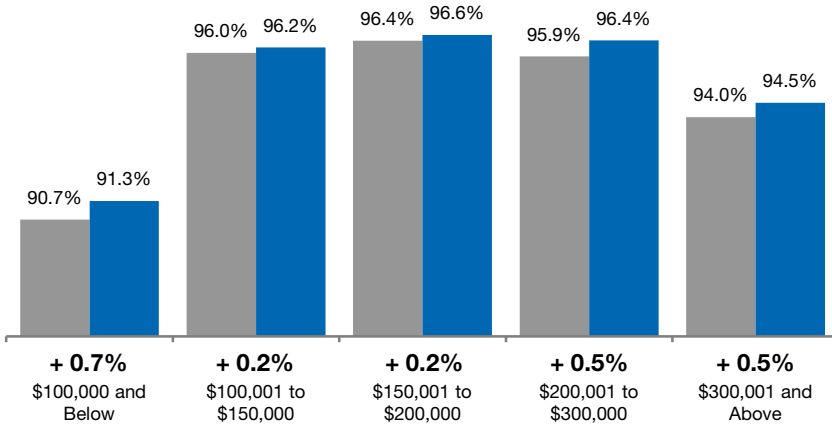
Percent of List Price Received

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



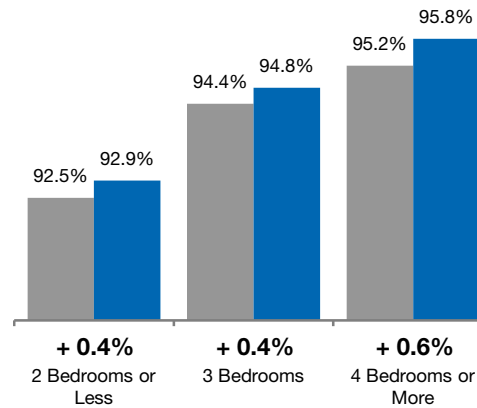
By Price Range

■ 9-2011 ■ 9-2012



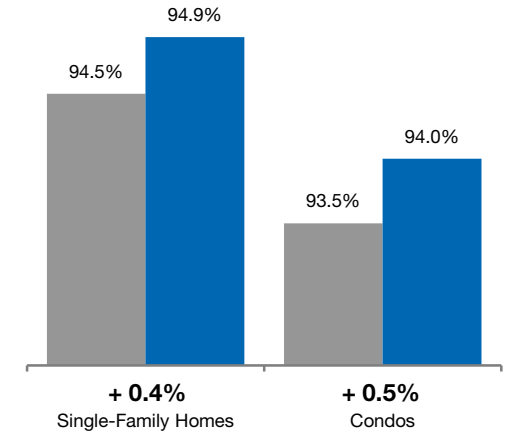
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$100,000 and Below	90.7%	91.3%	+ 0.7%
\$100,001 to \$150,000	96.0%	96.2%	+ 0.2%
\$150,001 to \$200,000	96.4%	96.6%	+ 0.2%
\$200,001 to \$300,000	95.9%	96.4%	+ 0.5%
\$300,001 and Above	94.0%	94.5%	+ 0.5%
All Price Ranges	94.3%	94.7%	+ 0.4%

Single-Family Homes

	9-2011	9-2012	Change
\$100,000 and Below	90.2%	90.7%	+ 0.6%
\$100,001 to \$150,000	96.3%	96.4%	+ 0.1%
\$150,001 to \$200,000	96.7%	96.9%	+ 0.2%
\$200,001 to \$300,000	96.3%	96.7%	+ 0.4%
\$300,001 and Above	94.1%	94.6%	+ 0.5%
All Price Ranges	94.5%	94.9%	+ 0.4%

Condos

	9-2011	9-2012	Change
\$100,000 and Below	92.5%	93.2%	+ 0.8%
\$100,001 to \$150,000	94.8%	95.0%	+ 0.2%
\$150,001 to \$200,000	94.9%	95.0%	+ 0.1%
\$200,001 to \$300,000	93.5%	94.4%	+ 1.0%
\$300,001 and Above	93.0%	93.1%	+ 0.1%
All Price Ranges	93.5%	94.0%	+ 0.5%

By Bedroom Count

	9-2011	9-2012	Change
2 Bedrooms or Less	92.5%	92.9%	+ 0.4%
3 Bedrooms	94.4%	94.8%	+ 0.4%
4 Bedrooms or More	95.2%	95.8%	+ 0.6%
All Bedroom Counts	94.3%	94.7%	+ 0.4%

	9-2011	9-2012	Change
2 Bedrooms or Less	91.4%	91.6%	+ 0.2%
3 Bedrooms	94.5%	94.8%	+ 0.3%
4 Bedrooms or More	95.2%	95.8%	+ 0.6%
All Bedroom Counts	94.5%	94.9%	+ 0.4%

	9-2011	9-2012	Change
2 Bedrooms or Less	93.2%	93.6%	+ 0.4%
3 Bedrooms	94.0%	94.6%	+ 0.6%
4 Bedrooms or More	94.2%	94.7%	+ 0.5%
All Bedroom Counts	93.5%	94.0%	+ 0.5%

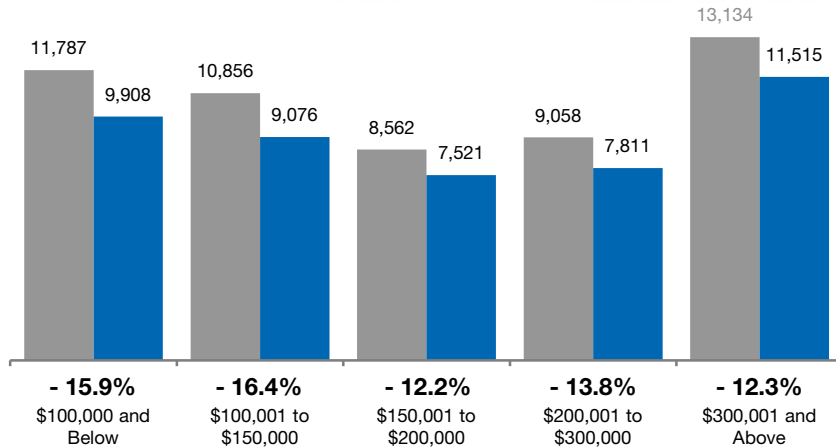
Inventory of Homes for Sale

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



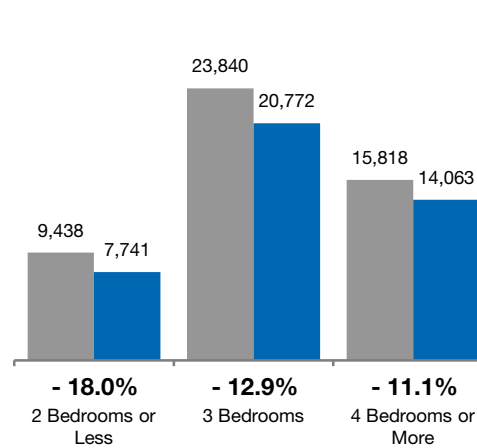
By Price Range

■ 9-2011 ■ 9-2012



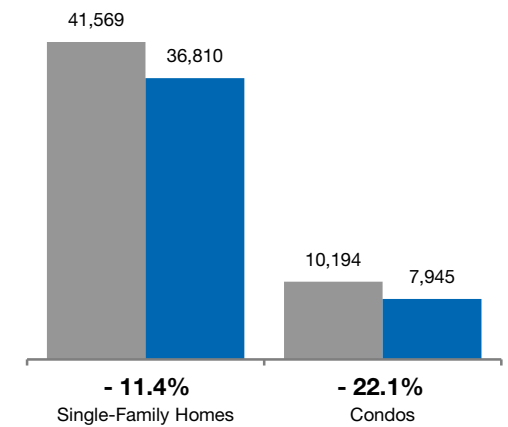
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$100,000 and Below	11,787	9,908	- 15.9%
\$100,001 to \$150,000	10,856	9,076	- 16.4%
\$150,001 to \$200,000	8,562	7,521	- 12.2%
\$200,001 to \$300,000	9,058	7,811	- 13.8%
\$300,001 and Above	13,134	11,515	- 12.3%
All Price Ranges	55,175	47,520	- 13.9%

Single-Family Homes

	9-2011	9-2012	Change
	7,726	6,784	- 12.2%
	7,917	6,725	- 15.1%
	6,574	5,950	- 9.5%
	7,043	6,249	- 11.3%
	10,640	9,511	- 10.6%
All Price Ranges	41,569	36,810	- 11.4%

Condos

	9-2011	9-2012	Change
	2,921	2,240	- 23.3%
	2,162	1,719	- 20.5%
	1,438	1,145	- 20.4%
	1,532	1,152	- 24.8%
	2,032	1,591	- 21.7%
All Price Ranges	10,194	7,945	- 22.1%

By Bedroom Count

	9-2011	9-2012	Change
2 Bedrooms or Less	9,438	7,741	- 18.0%
3 Bedrooms	23,840	20,772	- 12.9%
4 Bedrooms or More	15,818	14,063	- 11.1%
All Bedroom Counts	55,175	47,520	- 13.9%

	9-2011	9-2012	Change
	3,577	3,102	- 13.3%
	20,593	18,296	- 11.2%
	15,236	13,616	- 10.6%
	582	447	- 23.2%
All Bedroom Counts	41,569	36,810	- 11.4%

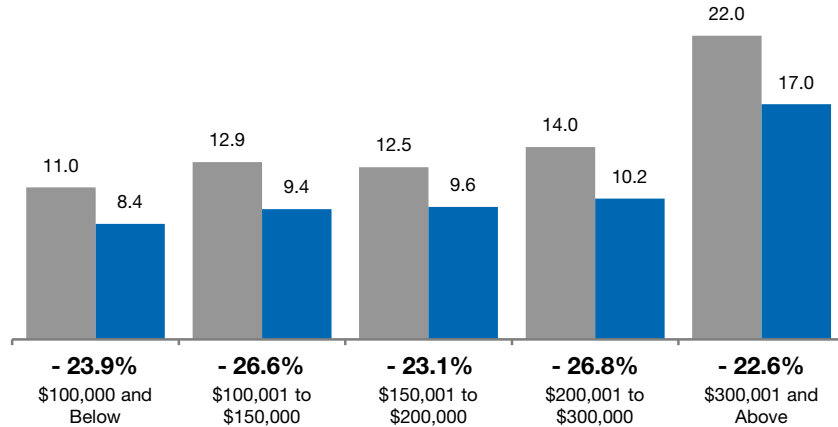
Months Supply of Inventory

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



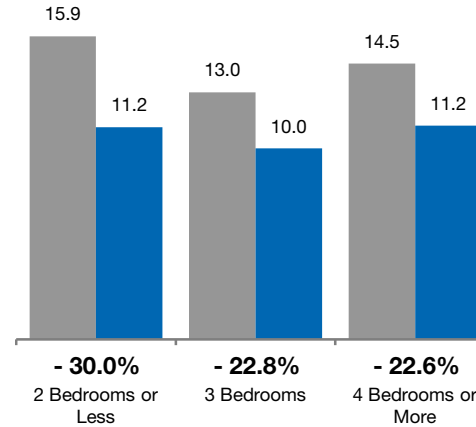
By Price Range

■ 9-2011 ■ 9-2012



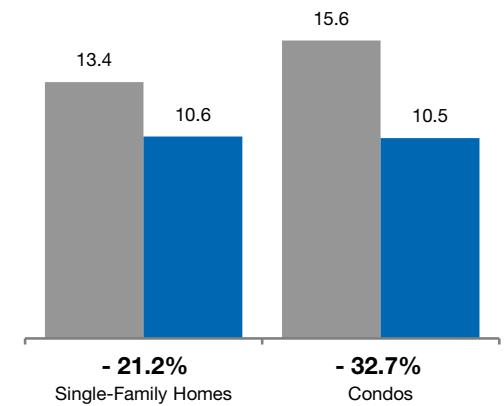
By Bedroom Count

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$100,000 and Below	11.0	8.4	- 23.9%
\$100,001 to \$150,000	12.9	9.4	- 26.6%
\$150,001 to \$200,000	12.5	9.6	- 23.1%
\$200,001 to \$300,000	14.0	10.2	- 26.8%
\$300,001 and Above	22.0	17.0	- 22.6%
All Price Ranges	13.9	10.6	- 24.1%

Single-Family Homes

	9-2011	9-2012	Change
2 Bedrooms or Less	10.7	8.7	- 18.5%
3 Bedrooms	12.4	9.2	- 25.5%
4 Bedrooms or More	11.7	9.4	- 19.8%
	12.8	9.7	- 24.0%
	20.6	16.4	- 20.5%
All Single-Family Homes	13.4	10.6	- 21.2%

Condos

	9-2011	9-2012	Change
1 Bedroom	11.2	7.4	- 34.5%
2 Bedrooms	14.4	10.4	- 27.4%
3 Bedrooms	15.5	10.6	- 31.9%
4 Bedrooms or More	19.5	12.1	- 37.9%
	29.5	19.9	- 32.5%
All Condos	15.6	10.5	- 32.7%

By Bedroom Count

	9-2011	9-2012	Change
2 Bedrooms or Less	15.9	11.2	- 30.0%
3 Bedrooms	13.0	10.0	- 22.8%
4 Bedrooms or More	14.5	11.2	- 22.6%
All Bedroom Counts	13.9	10.6	- 24.1%

	9-2011	9-2012	Change
2 Bedrooms or Less	15.7	11.7	- 25.4%
3 Bedrooms	12.7	10.1	- 21.0%
4 Bedrooms or More	14.3	11.2	- 22.1%
All Single-Family Homes	13.4	10.6	- 21.2%

	9-2011	9-2012	Change
1 Bedroom	16.1	10.8	- 32.8%
2 Bedrooms	15.1	9.9	- 34.2%
3 Bedrooms	20.6	13.6	- 33.7%
All Condos	15.6	10.5	- 32.7%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY  *The Carolina* REALTORS®
S U C C E S S T E A M



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, Pending Sales in the state of South Carolina were up 15.0 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 19.6 percent.

The overall Median Sales Price was up 1.4 percent to \$150,000. The property type with the largest price gain was the Single-Family segment, where prices increased 2.3 percent to \$160,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 129 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 162 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 11.2 percent. That amounts to 10.2 months supply for Single-Family homes and 10.2 months supply for Condos.

Quick Facts

+ 19.6%	+ 18.0%	+ 18.0%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	2 Bedrooms or Less	Condos

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

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

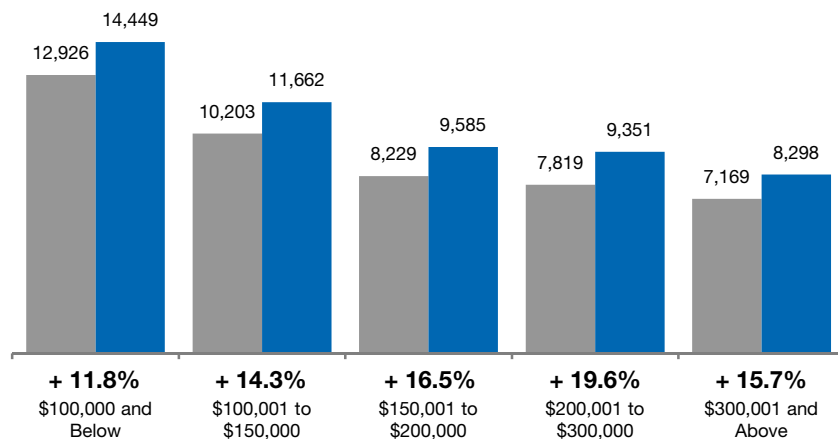
Pending Sales

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



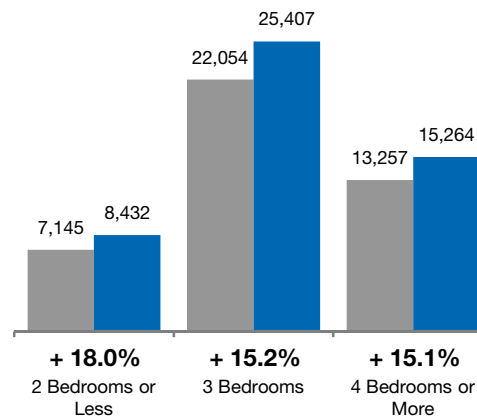
By Price Range

■ 10-2011 ■ 10-2012



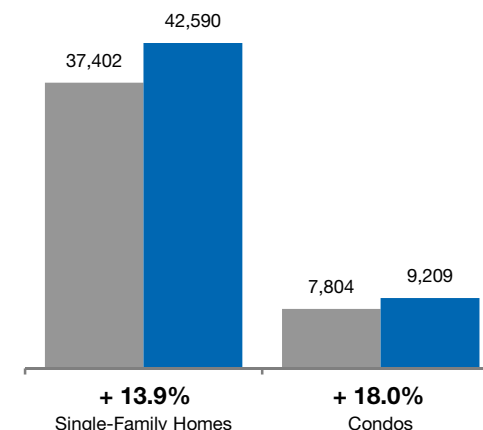
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties

By Price Range

	10-2011	10-2012	Change
\$100,000 and Below	12,926	14,449	+ 11.8%
\$100,001 to \$150,000	10,203	11,662	+ 14.3%
\$150,001 to \$200,000	8,229	9,585	+ 16.5%
\$200,001 to \$300,000	7,819	9,351	+ 19.6%
\$300,001 and Above	7,169	8,298	+ 15.7%
All Price Ranges	47,708	54,884	+ 15.0%

Single-Family Homes

10-2011	10-2012	Change	10-2011	10-2012	Change
8,746	9,559	+ 9.3%	3,113	3,688	+ 18.5%
7,769	8,836	+ 13.7%	1,786	1,991	+ 11.5%
6,751	7,751	+ 14.8%	1,097	1,328	+ 21.1%
6,610	7,844	+ 18.7%	950	1,164	+ 22.5%
6,202	7,127	+ 14.9%	820	972	+ 18.5%
37,402	42,590	+ 13.9%	7,804	9,209	+ 18.0%

Condos

10-2011	10-2012	Change
3,113	3,688	+ 18.5%
1,786	1,991	+ 11.5%
1,097	1,328	+ 21.1%
950	1,164	+ 22.5%
820	972	+ 18.5%
7,804	9,209	+ 18.0%

By Bedroom Count

	10-2011	10-2012	Change
2 Bedrooms or Less	7,145	8,432	+ 18.0%
3 Bedrooms	22,054	25,407	+ 15.2%
4 Bedrooms or More	13,257	15,264	+ 15.1%
All Bedroom Counts	47,708	54,884	+ 15.0%

10-2011	10-2012	Change	10-2011	10-2012	Change
2,792	3,228	+ 15.6%	4,353	5,204	+ 19.5%
19,483	22,331	+ 14.6%	2,571	3,076	+ 19.6%
12,907	14,869	+ 15.2%	350	395	+ 12.9%
37,402	42,590	+ 13.9%	7,804	9,209	+ 18.0%

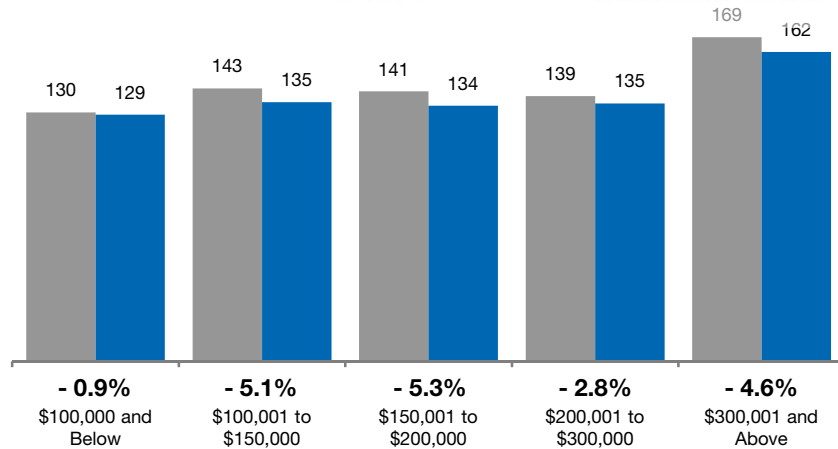
Days on Market Until Sale

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



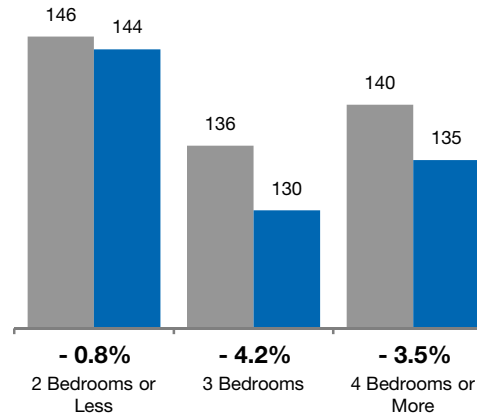
By Price Range

■ 10-2011 ■ 10-2012



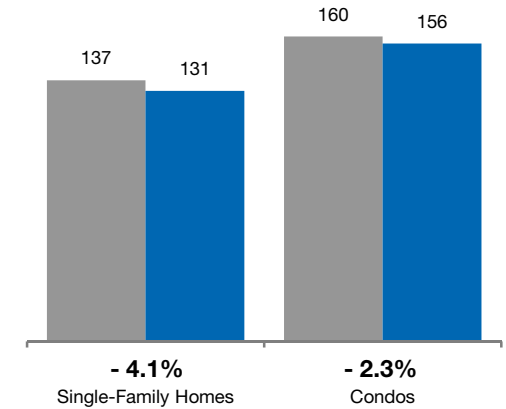
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties

By Price Range

	10-2011	10-2012	Change
\$100,000 and Below	130	129	- 0.9%
\$100,001 to \$150,000	143	135	- 5.1%
\$150,001 to \$200,000	141	134	- 5.3%
\$200,001 to \$300,000	139	135	- 2.8%
\$300,001 and Above	169	162	- 4.6%
All Price Ranges	142	137	- 3.4%

Single-Family Homes

	10-2011	10-2012	Change
\$100,000 and Below	123	122	- 1.1%
\$100,001 to \$150,000	138	131	- 5.0%
\$150,001 to \$200,000	135	129	- 4.6%
\$200,001 to \$300,000	132	126	- 4.1%
\$300,001 and Above	165	155	- 6.4%
All Price Ranges	137	131	- 4.1%

Condos

	10-2011	10-2012	Change
\$100,000 and Below	147	140	- 4.5%
\$100,001 to \$150,000	153	146	- 4.5%
\$150,001 to \$200,000	171	158	- 7.4%
\$200,001 to \$300,000	180	186	+ 3.3%
\$300,001 and Above	195	210	+ 7.7%
All Price Ranges	160	156	- 2.3%

By Bedroom Count

	10-2011	10-2012	Change
2 Bedrooms or Less	146	144	- 0.8%
3 Bedrooms	136	130	- 4.2%
4 Bedrooms or More	140	135	- 3.5%
All Bedroom Counts	142	137	- 3.4%

	10-2011	10-2012	Change
2 Bedrooms or Less	127	128	+ 0.4%
3 Bedrooms	133	127	- 4.5%
4 Bedrooms or More	139	134	- 3.6%
All Bedroom Counts	137	131	- 4.1%

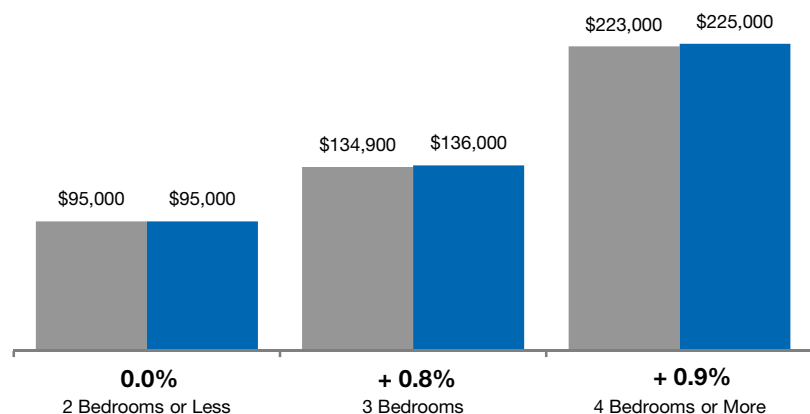
Median Sales Price

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



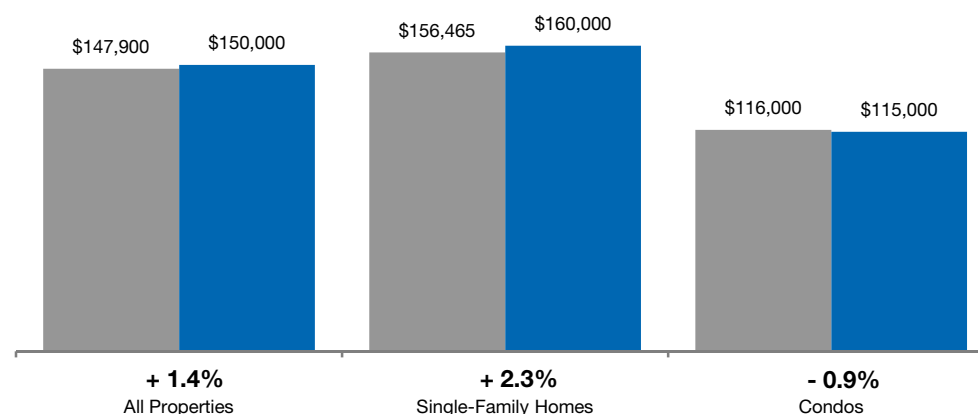
By Bedroom Count

■ 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	\$95,000	\$95,000	0.0%	\$85,500	\$90,000	+ 5.3%	\$99,000	\$97,500	- 1.5%
3 Bedrooms	\$134,900	\$136,000	+ 0.8%	\$132,250	\$135,000	+ 2.1%	\$150,000	\$153,000	+ 2.0%
4 Bedrooms or More	\$223,000	\$225,000	+ 0.9%	\$223,535	\$225,000	+ 0.7%	\$207,000	\$241,900	+ 16.9%
All Bedroom Counts	\$147,900	\$150,000	+ 1.4%	\$156,465	\$160,000	+ 2.3%	\$116,000	\$115,000	- 0.9%

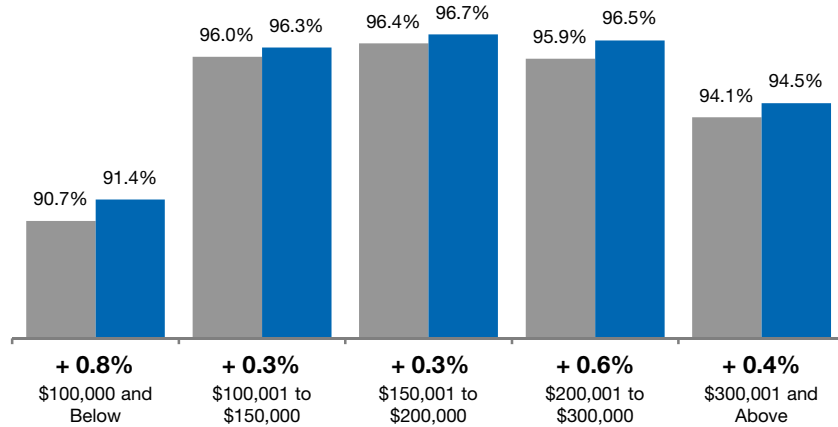
Percent of List Price Received

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.**



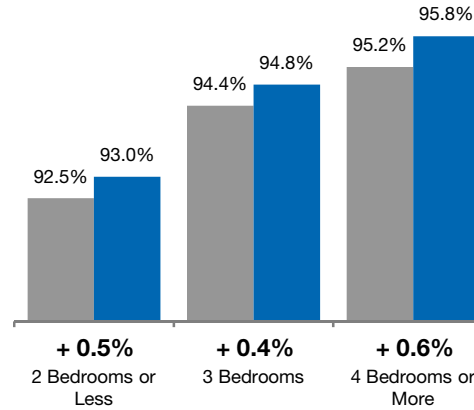
By Price Range

■ 10-2011 ■ 10-2012



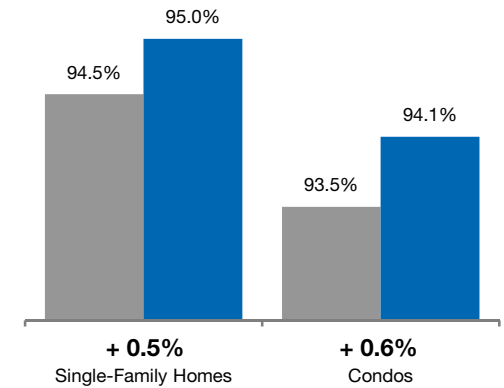
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties

By Price Range

	10-2011	10-2012	Change
\$100,000 and Below	90.7%	91.4%	+ 0.8%
\$100,001 to \$150,000	96.0%	96.3%	+ 0.3%
\$150,001 to \$200,000	96.4%	96.7%	+ 0.3%
\$200,001 to \$300,000	95.9%	96.5%	+ 0.6%
\$300,001 and Above	94.1%	94.5%	+ 0.4%
All Price Ranges	94.2%	94.8%	+ 0.6%

Single-Family Homes

	10-2011	10-2012	Change
\$100,000 and Below	90.2%	90.8%	+ 0.7%
\$100,001 to \$150,000	96.2%	96.5%	+ 0.3%
\$150,001 to \$200,000	96.7%	96.9%	+ 0.2%
\$200,001 to \$300,000	96.3%	96.8%	+ 0.5%
\$300,001 and Above	94.2%	94.7%	+ 0.5%
All Price Ranges	94.5%	95.0%	+ 0.5%

Condos

	10-2011	10-2012	Change
\$100,000 and Below	92.4%	93.4%	+ 1.1%
\$100,001 to \$150,000	94.8%	95.1%	+ 0.3%
\$150,001 to \$200,000	94.8%	95.1%	+ 0.3%
\$200,001 to \$300,000	93.5%	94.5%	+ 1.1%
\$300,001 and Above	93.0%	93.3%	+ 0.3%
All Price Ranges	93.5%	94.1%	+ 0.6%

By Bedroom Count

	10-2011	10-2012	Change
2 Bedrooms or Less	92.5%	93.0%	+ 0.5%
3 Bedrooms	94.4%	94.8%	+ 0.4%
4 Bedrooms or More	95.2%	95.8%	+ 0.6%
All Bedroom Counts	94.2%	94.8%	+ 0.6%

	10-2011	10-2012	Change
2 Bedrooms or Less	91.4%	91.7%	+ 0.3%
3 Bedrooms	94.5%	94.9%	+ 0.4%
4 Bedrooms or More	95.2%	95.9%	+ 0.7%
All Bedroom Counts	94.5%	95.0%	+ 0.5%

	10-2011	10-2012	Change
2 Bedrooms or Less	93.2%	93.7%	+ 0.5%
3 Bedrooms	94.0%	94.7%	+ 0.7%
4 Bedrooms or More	94.1%	94.7%	+ 0.6%
All Bedroom Counts	93.5%	94.1%	+ 0.6%

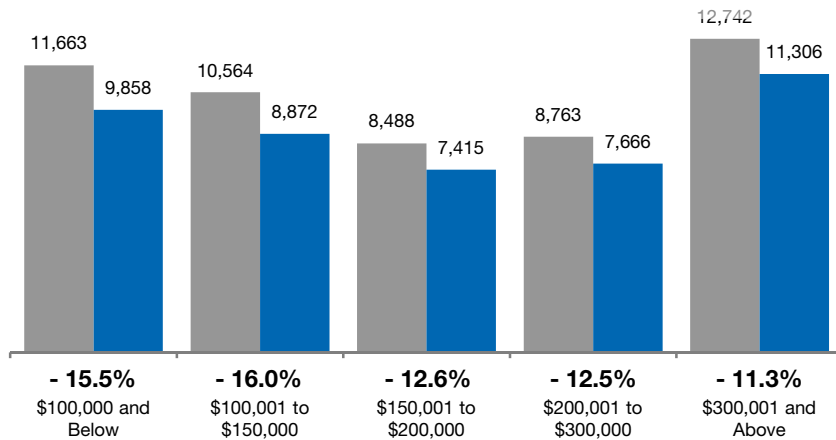
Inventory of Homes for Sale

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



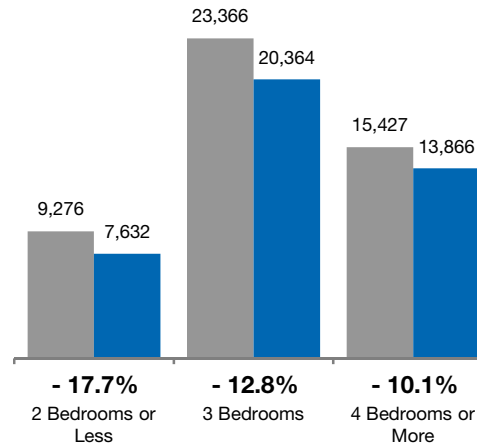
By Price Range

■ 10-2011 ■ 10-2012



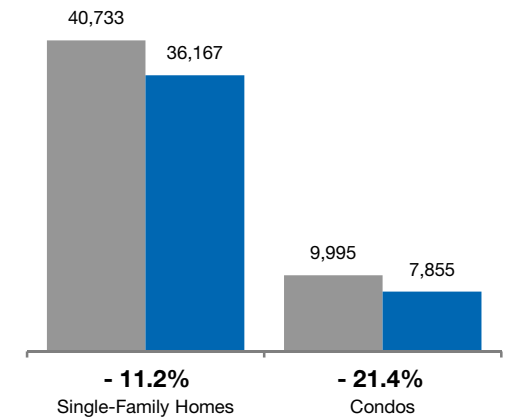
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties

By Price Range

	10-2011	10-2012	Change
\$100,000 and Below	11,663	9,858	- 15.5%
\$100,001 to \$150,000	10,564	8,872	- 16.0%
\$150,001 to \$200,000	8,488	7,415	- 12.6%
\$200,001 to \$300,000	8,763	7,666	- 12.5%
\$300,001 and Above	12,742	11,306	- 11.3%
All Price Ranges	53,999	46,776	- 13.4%

Single-Family Homes

	10-2011	10-2012	Change
\$100,000 and Below	7,677	6,729	- 12.3%
\$100,001 to \$150,000	7,724	6,585	- 14.7%
\$150,001 to \$200,000	6,538	5,859	- 10.4%
\$200,001 to \$300,000	6,824	6,149	- 9.9%
\$300,001 and Above	10,307	9,286	- 9.9%
All Price Ranges	40,733	36,167	- 11.2%

Condos

	10-2011	10-2012	Change
\$100,000 and Below	2,905	2,228	- 23.3%
\$100,001 to \$150,000	2,084	1,684	- 19.2%
\$150,001 to \$200,000	1,427	1,125	- 21.2%
\$200,001 to \$300,000	1,476	1,110	- 24.8%
\$300,001 and Above	1,987	1,608	- 19.1%
All Price Ranges	9,995	7,855	- 21.4%

By Bedroom Count

	10-2011	10-2012	Change
2 Bedrooms or Less	9,276	7,632	- 17.7%
3 Bedrooms	23,366	20,364	- 12.8%
4 Bedrooms or More	15,427	13,866	- 10.1%
All Bedroom Counts	53,999	46,776	- 13.4%

	10-2011	10-2012	Change
2 Bedrooms or Less	3,518	3,067	- 12.8%
3 Bedrooms	20,172	17,934	- 11.1%
4 Bedrooms or More	14,862	13,401	- 9.8%
All Bedroom Counts	40,733	36,167	- 11.2%

	10-2011	10-2012	Change
2 Bedrooms or Less	5,758	4,565	- 20.7%
3 Bedrooms	3,194	2,430	- 23.9%
4 Bedrooms or More	565	465	- 17.7%
All Bedroom Counts	9,995	7,855	- 21.4%

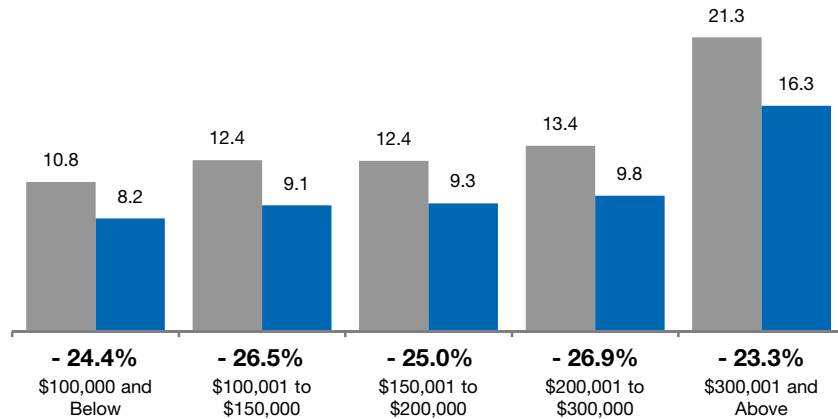
Months Supply of Inventory

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.



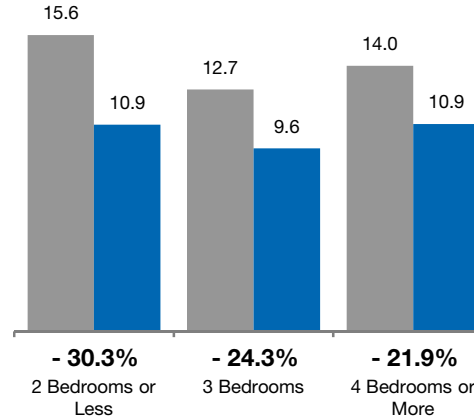
By Price Range

■ 10-2011 ■ 10-2012



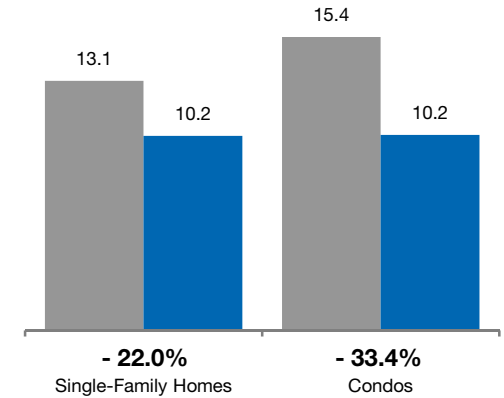
By Bedroom Count

■ 10-2011 ■ 10-2012



By Property Type

■ 10-2011 ■ 10-2012



All Properties

By Price Range

	10-2011	10-2012	Change
\$100,000 and Below	10.8	8.2	- 24.4%
\$100,001 to \$150,000	12.4	9.1	- 26.5%
\$150,001 to \$200,000	12.4	9.3	- 25.0%
\$200,001 to \$300,000	13.4	9.8	- 26.9%
\$300,001 and Above	21.3	16.3	- 23.3%
All Price Ranges	13.6	10.2	- 24.7%

Single-Family Homes

	10-2011	10-2012	Change
\$100,000 and Below	10.5	8.4	- 19.8%
\$100,001 to \$150,000	11.9	8.9	- 25.0%
\$150,001 to \$200,000	11.6	9.1	- 21.9%
\$200,001 to \$300,000	12.4	9.4	- 24.1%
\$300,001 and Above	19.9	15.6	- 21.6%
All Price Ranges	13.1	10.2	- 22.0%

Condos

	10-2011	10-2012	Change
\$100,000 and Below	11.2	7.2	- 35.3%
\$100,001 to \$150,000	14.0	10.1	- 27.5%
\$150,001 to \$200,000	15.6	10.2	- 34.9%
\$200,001 to \$300,000	18.6	11.4	- 38.6%
\$300,001 and Above	29.1	19.9	- 31.7%
All Price Ranges	15.4	10.2	- 33.4%

By Bedroom Count

	10-2011	10-2012	Change
2 Bedrooms or Less	15.6	10.9	- 30.3%
3 Bedrooms	12.7	9.6	- 24.3%
4 Bedrooms or More	14.0	10.9	- 21.9%
All Bedroom Counts	13.6	10.2	- 24.7%

	10-2011	10-2012	Change
2 Bedrooms or Less	15.1	11.4	- 24.6%
3 Bedrooms	12.4	9.6	- 22.4%
4 Bedrooms or More	13.8	10.8	- 21.7%
All Bedroom Counts	13.1	10.2	- 22.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY  *The Carolina* REALTORS®
S U C C E S S T E A M



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, Pending Sales in the state of South Carolina were up 15.7 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 21.0 percent.

The overall Median Sales Price was up 1.7 percent to \$150,000. The property type with the largest price gain was the Single-Family segment, where prices increased 2.6 percent to \$160,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 128 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 161 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 11.0 percent. That amounts to 9.9 months supply for Single-Family homes and 10.0 months supply for Condos.

Quick Facts

+ 21.0%	+ 18.2%	+ 19.6%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	2 Bedrooms or Less	Condos

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

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

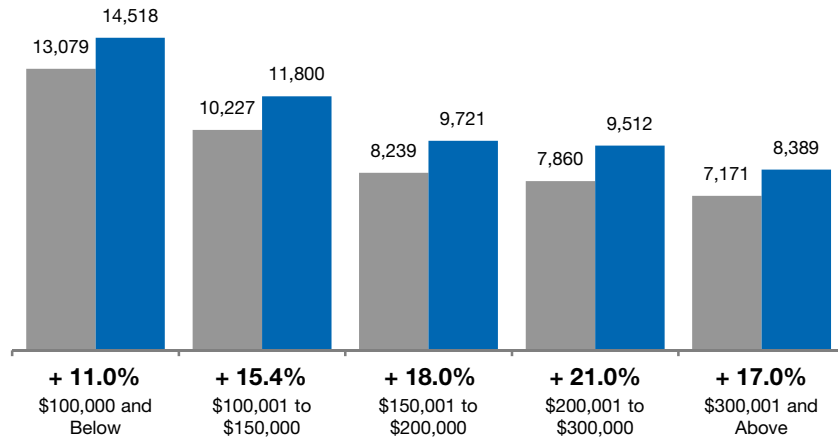
Pending Sales

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



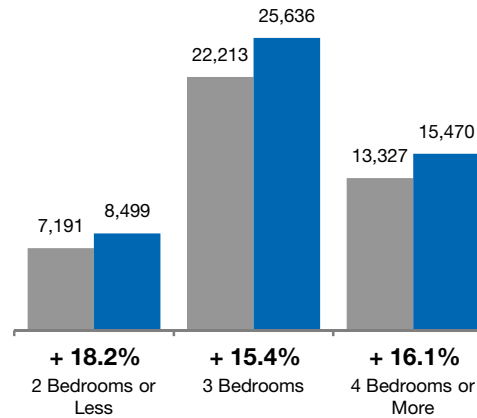
By Price Range

■ 11-2011 ■ 11-2012



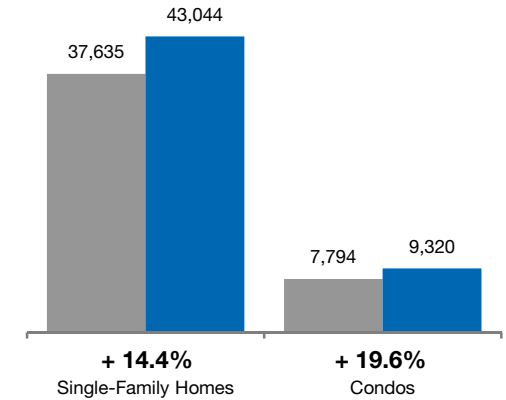
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$100,000 and Below	13,079	14,518	+ 11.0%
\$100,001 to \$150,000	10,227	11,800	+ 15.4%
\$150,001 to \$200,000	8,239	9,721	+ 18.0%
\$200,001 to \$300,000	7,860	9,512	+ 21.0%
\$300,001 and Above	7,171	8,389	+ 17.0%
All Price Ranges	47,949	55,491	+ 15.7%

Single-Family Homes

	11-2011	11-2012	Change
\$100,000 and Below	8,842	9,573	+ 8.3%
\$100,001 to \$150,000	7,810	8,943	+ 14.5%
\$150,001 to \$200,000	6,776	7,832	+ 15.6%
\$200,001 to \$300,000	6,659	7,988	+ 20.0%
\$300,001 and Above	6,212	7,220	+ 16.2%
All Price Ranges	37,635	43,044	+ 14.4%

Condos

	11-2011	11-2012	Change
\$100,000 and Below	3,150	3,726	+ 18.3%
\$100,001 to \$150,000	1,777	2,000	+ 12.5%
\$150,001 to \$200,000	1,080	1,372	+ 27.0%
\$200,001 to \$300,000	937	1,189	+ 26.9%
\$300,001 and Above	813	970	+ 19.3%
All Price Ranges	7,794	9,320	+ 19.6%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	7,191	8,499	+ 18.2%
3 Bedrooms	22,213	25,636	+ 15.4%
4 Bedrooms or More	13,327	15,470	+ 16.1%
All Bedroom Counts	47,949	55,491	+ 15.7%

	11-2011	11-2012	Change
2 Bedrooms or Less	2,839	3,236	+ 14.0%
3 Bedrooms	19,645	22,532	+ 14.7%
4 Bedrooms or More	12,975	15,068	+ 16.1%
All Bedroom Counts	37,635	43,044	+ 14.4%

	11-2011	11-2012	Change
2 Bedrooms or Less	4,352	5,263	+ 20.9%
3 Bedrooms	2,568	3,104	+ 20.9%
4 Bedrooms or More	352	402	+ 14.2%
All Bedroom Counts	7,794	9,320	+ 19.6%

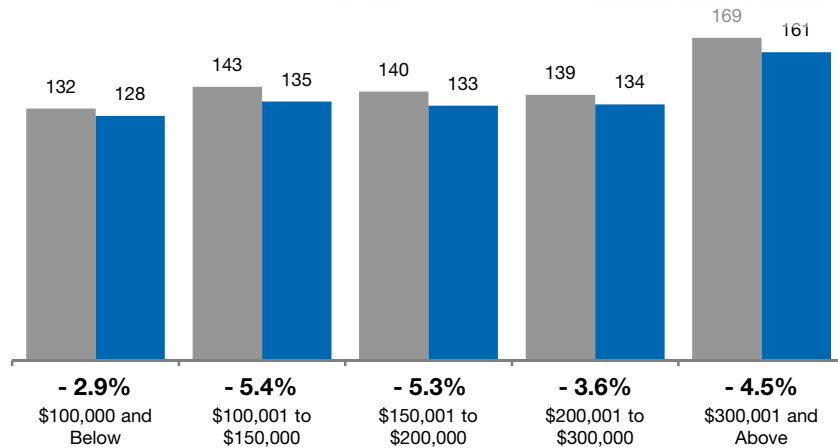
Days on Market Until Sale

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



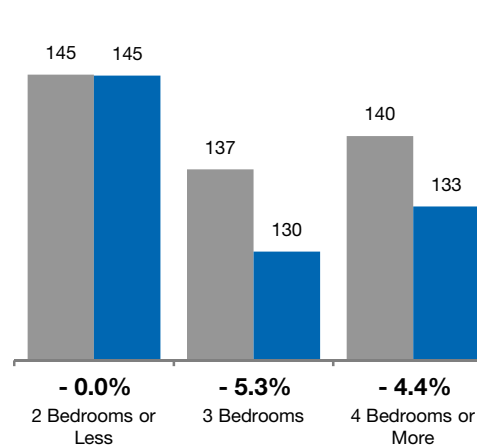
By Price Range

■ 11-2011 ■ 11-2012



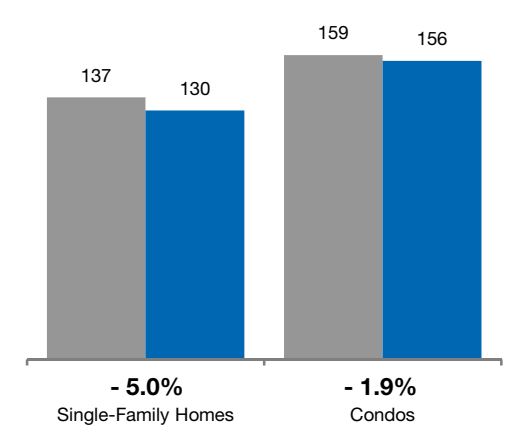
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$100,000 and Below	132	128	- 2.9%
\$100,001 to \$150,000	143	135	- 5.4%
\$150,001 to \$200,000	140	133	- 5.3%
\$200,001 to \$300,000	139	134	- 3.6%
\$300,001 and Above	169	161	- 4.5%
All Price Ranges	142	136	- 4.1%

Single-Family Homes

	11-2011	11-2012	Change
	125	121	- 3.6%
	139	131	- 5.8%
	134	128	- 4.7%
	132	125	- 5.3%
	165	154	- 6.5%
All Single-Family Homes	137	130	- 5.0%

Condos

	11-2011	11-2012	Change
	146	140	- 4.0%
	152	147	- 3.6%
	171	159	- 6.7%
	181	186	+ 2.9%
	197	211	+ 7.1%
All Condos	159	156	- 1.9%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	145	145	- 0.0%
3 Bedrooms	137	130	- 5.3%
4 Bedrooms or More	140	133	- 4.4%
All Bedroom Counts	142	136	- 4.1%

	11-2011	11-2012	Change
	127	128	+ 0.6%
	134	126	- 5.6%
	139	133	- 4.6%
All Single-Family Homes	137	130	- 5.0%
	11-2011	11-2012	Change
	157	156	- 0.6%
	160	156	- 2.9%
	165	169	+ 2.1%
All Condos	159	156	- 1.9%

Median Sales Price

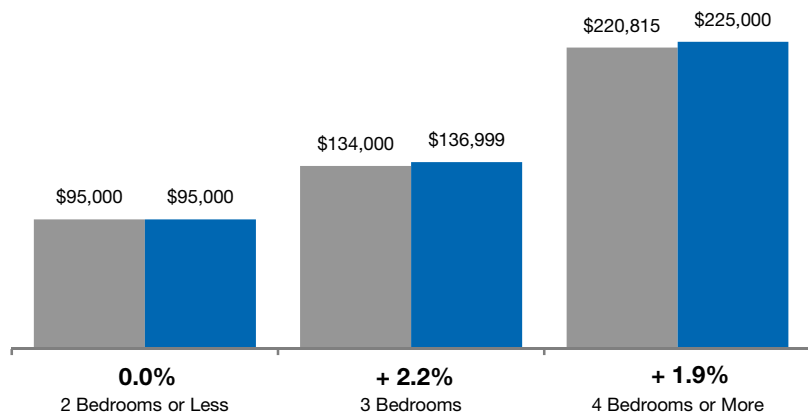
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count

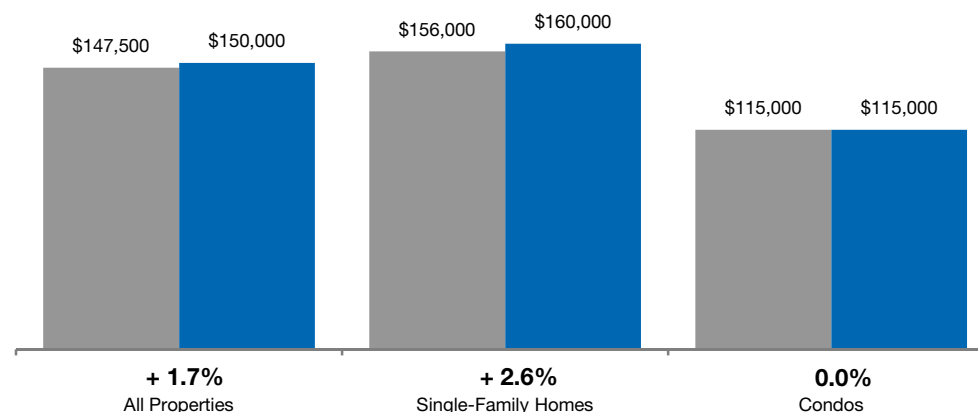
■ 11-2011 ■ 11-2012

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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	\$95,000	\$95,000	0.0%	\$87,000	\$90,000	+ 3.4%	\$97,900	\$97,000	- 0.9%
3 Bedrooms	\$134,000	\$136,999	+ 2.2%	\$131,500	\$135,000	+ 2.7%	\$150,000	\$151,425	+ 1.0%
4 Bedrooms or More	\$220,815	\$225,000	+ 1.9%	\$221,499	\$225,000	+ 1.6%	\$203,430	\$241,500	+ 18.7%
All Bedroom Counts	\$147,500	\$150,000	+ 1.7%	\$156,000	\$160,000	+ 2.6%	\$115,000	\$115,000	0.0%

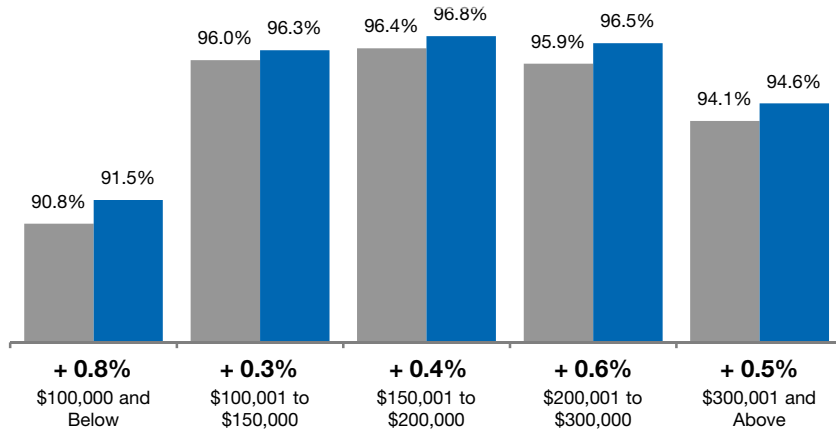
Percent of List Price Received

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.**



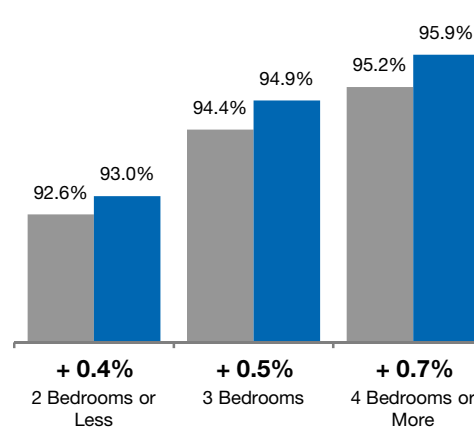
By Price Range

■ 11-2011 ■ 11-2012



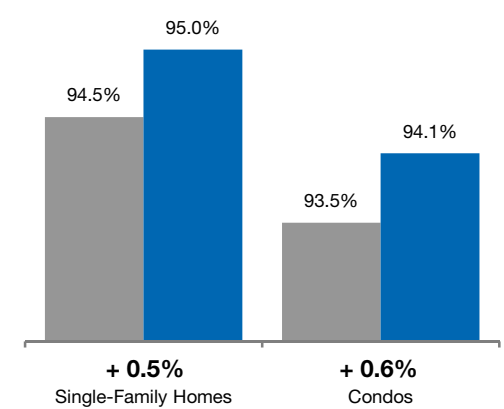
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$100,000 and Below	90.8%	91.5%	+ 0.8%
\$100,001 to \$150,000	96.0%	96.3%	+ 0.3%
\$150,001 to \$200,000	96.4%	96.8%	+ 0.4%
\$200,001 to \$300,000	95.9%	96.5%	+ 0.6%
\$300,001 and Above	94.1%	94.6%	+ 0.5%
All Price Ranges	94.2%	94.9%	+ 0.7%

Single-Family Homes

	11-2011	11-2012	Change
\$100,000 and Below	90.3%	90.9%	+ 0.7%
\$100,001 to \$150,000	96.2%	96.6%	+ 0.4%
\$150,001 to \$200,000	96.6%	97.0%	+ 0.4%
\$200,001 to \$300,000	96.3%	96.8%	+ 0.5%
\$300,001 and Above	94.2%	94.8%	+ 0.6%
All Price Ranges	94.5%	95.0%	+ 0.5%

Condos

	11-2011	11-2012	Change
\$100,000 and Below	92.5%	93.4%	+ 1.0%
\$100,001 to \$150,000	95.0%	95.1%	+ 0.1%
\$150,001 to \$200,000	94.8%	95.1%	+ 0.3%
\$200,001 to \$300,000	93.5%	94.6%	+ 1.2%
\$300,001 and Above	92.8%	93.5%	+ 0.8%
All Price Ranges	93.5%	94.1%	+ 0.6%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	92.6%	93.0%	+ 0.4%
3 Bedrooms	94.4%	94.9%	+ 0.5%
4 Bedrooms or More	95.2%	95.9%	+ 0.7%
All Bedroom Counts	94.2%	94.9%	+ 0.7%

	11-2011	11-2012	Change
2 Bedrooms or Less	91.6%	91.7%	+ 0.1%
3 Bedrooms	94.4%	95.0%	+ 0.6%
4 Bedrooms or More	95.2%	95.9%	+ 0.7%
All Bedroom Counts	94.5%	95.0%	+ 0.5%

	11-2011	11-2012	Change
2 Bedrooms or Less	93.2%	93.7%	+ 0.5%
3 Bedrooms	94.0%	94.7%	+ 0.7%
4 Bedrooms or More	94.1%	94.7%	+ 0.6%
All Bedroom Counts	93.5%	94.1%	+ 0.6%

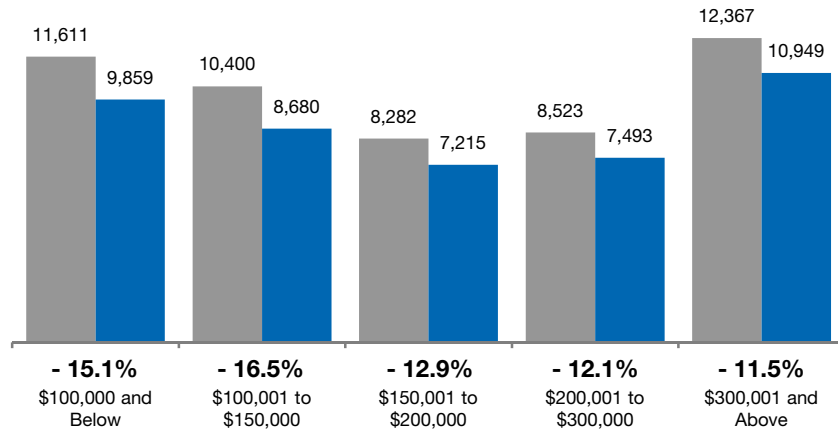
Inventory of Homes for Sale

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



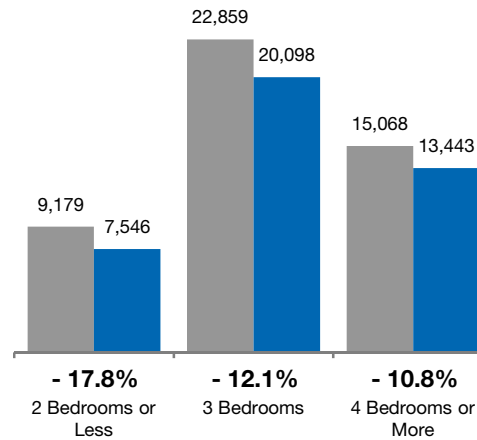
By Price Range

■ 11-2011 ■ 11-2012



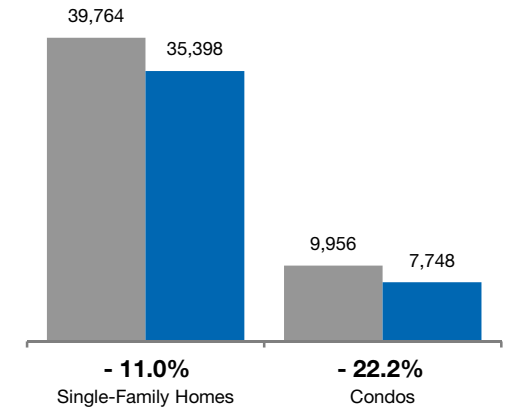
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$100,000 and Below	11,611	9,859	- 15.1%
\$100,001 to \$150,000	10,400	8,680	- 16.5%
\$150,001 to \$200,000	8,282	7,215	- 12.9%
\$200,001 to \$300,000	8,523	7,493	- 12.1%
\$300,001 and Above	12,367	10,949	- 11.5%
All Price Ranges	52,923	45,858	- 13.3%

Single-Family Homes

	11-2011	11-2012	Change
2 Bedrooms or Less	7,578	6,759	- 10.8%
3 Bedrooms	7,600	6,429	- 15.4%
4 Bedrooms or More	6,359	5,677	- 10.7%
	6,623	6,006	- 9.3%
	9,972	8,970	- 10.0%
All Single-Family Homes	39,764	35,398	- 11.0%

Condos

	11-2011	11-2012	Change
	2,919	2,192	- 24.9%
	2,073	1,667	- 19.6%
	1,423	1,123	- 21.1%
	1,470	1,074	- 26.9%
	1,963	1,587	- 19.2%
All Condos	9,956	7,748	- 22.2%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	9,179	7,546	- 17.8%
3 Bedrooms	22,859	20,098	- 12.1%
4 Bedrooms or More	15,068	13,443	- 10.8%
All Bedroom Counts	52,923	45,858	- 13.3%

	11-2011	11-2012	Change
2 Bedrooms or Less	3,440	3,052	- 11.3%
3 Bedrooms	19,702	17,699	- 10.2%
4 Bedrooms or More	14,489	12,980	- 10.4%
	579	463	- 20.0%
All Single-Family Homes	39,764	35,398	- 11.0%

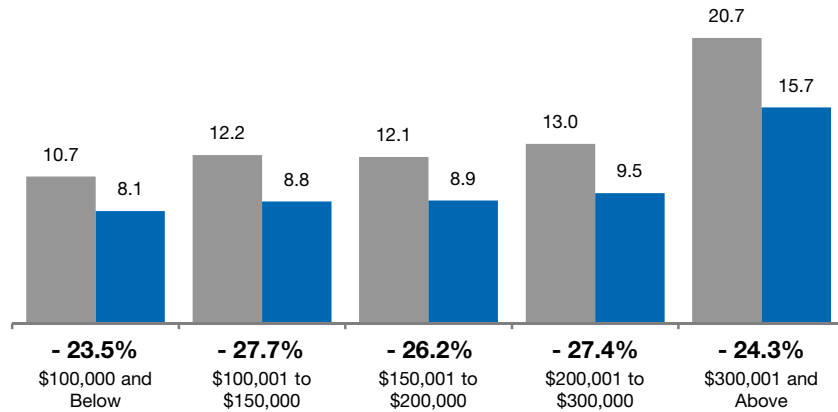
Months Supply of Inventory

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



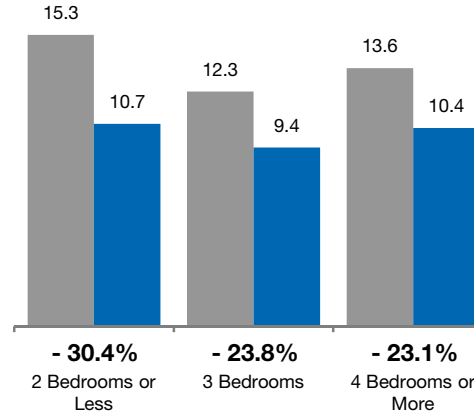
By Price Range

■ 11-2011 ■ 11-2012



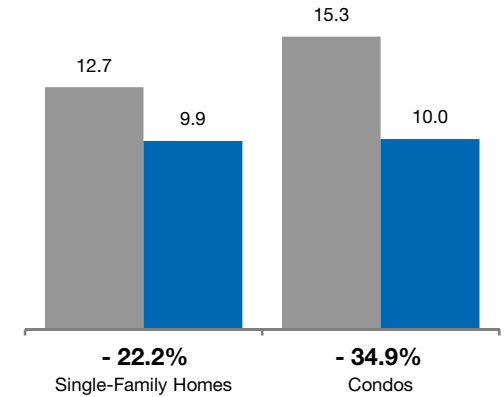
By Bedroom Count

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$100,000 and Below	10.7	8.1	- 23.5%
\$100,001 to \$150,000	12.2	8.8	- 27.7%
\$150,001 to \$200,000	12.1	8.9	- 26.2%
\$200,001 to \$300,000	13.0	9.5	- 27.4%
\$300,001 and Above	20.7	15.7	- 24.3%
All Price Ranges	13.2	9.9	- 25.1%

Single-Family Homes

	11-2011	11-2012	Change
2 Bedrooms or Less	10.3	8.5	- 17.6%
3 Bedrooms	11.7	8.6	- 26.1%
4 Bedrooms or More	11.3	8.7	- 22.8%
	11.9	9.0	- 24.4%
	19.3	14.9	- 22.6%
All Single-Family Homes	12.7	9.9	- 22.2%

Condos

	11-2011	11-2012	Change
Single-Family Homes	11.1	7.1	- 36.5%
Condos	14.0	10.0	- 28.6%
	15.8	9.8	- 37.9%
	18.8	10.8	- 42.4%
	29.0	19.6	- 32.2%
All Condos	15.3	10.0	- 34.9%

By Bedroom Count

	11-2011	11-2012	Change
2 Bedrooms or Less	15.3	10.7	- 30.4%
3 Bedrooms	12.3	9.4	- 23.8%
4 Bedrooms or More	13.6	10.4	- 23.1%
All Bedroom Counts	13.2	9.9	- 25.1%

	11-2011	11-2012	Change
Single-Family Homes	14.5	11.3	- 22.2%
Condos	12.0	9.4	- 21.7%
	14.8	9.3	- 37.1%
	13.4	10.3	- 22.9%
	19.7	13.8	- 30.0%
All Condos	15.3	10.0	- 34.9%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY  *The Carolina* REALTORS®
S U C C E S S T E A M



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, Pending Sales in the state of South Carolina were up 16.1 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 21.7 percent.

The overall Median Sales Price was up 1.5 percent to \$150,000. The property type with the largest price gain was the Single-Family segment, where prices increased 2.4 percent to \$160,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 127 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 160 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 10.7 percent. That amounts to 9.4 months supply for Single-Family homes and 9.6 months supply for Condos.

Quick Facts

+ 21.7%	+ 18.8%	+ 19.7%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	2 Bedrooms or Less	Condos

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

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

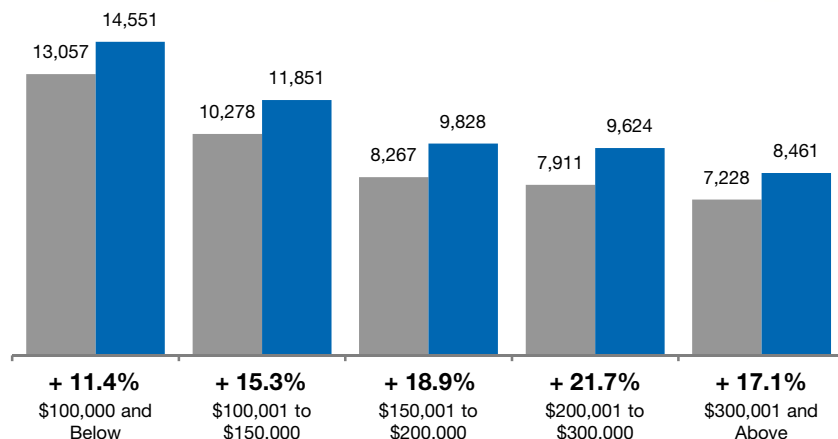
Pending Sales

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



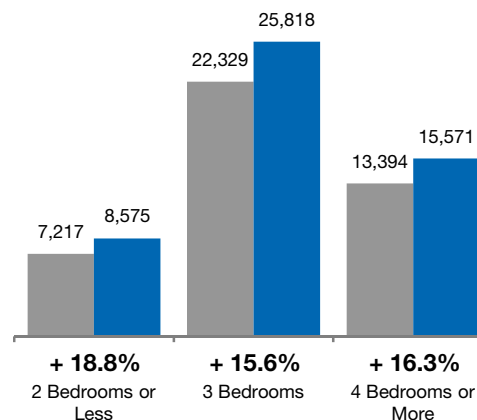
By Price Range

■ 12-2011 ■ 12-2012



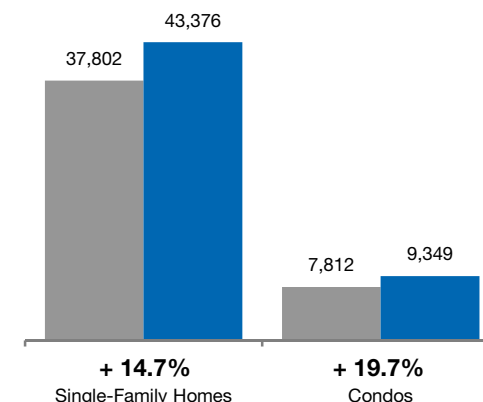
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$100,000 and Below	13,057	14,551	+ 11.4%
\$100,001 to \$150,000	10,278	11,851	+ 15.3%
\$150,001 to \$200,000	8,267	9,828	+ 18.9%
\$200,001 to \$300,000	7,911	9,624	+ 21.7%
\$300,001 and Above	7,228	8,461	+ 17.1%
All Price Ranges	48,122	55,871	+ 16.1%

Single-Family Homes

12-2011	12-2012	Change	12-2011	12-2012	Change
8,839	9,596	+ 8.6%	3,147	3,738	+ 18.8%
7,868	8,985	+ 14.2%	1,769	2,008	+ 13.5%
6,802	7,931	+ 16.6%	1,081	1,381	+ 27.8%
6,699	8,082	+ 20.6%	949	1,193	+ 25.7%
6,250	7,287	+ 16.6%	829	968	+ 16.8%
37,802	43,376	+ 14.7%	7,812	9,349	+ 19.7%

Condos

12-2011	12-2012	Change
3,147	3,738	+ 18.8%
1,769	2,008	+ 13.5%
1,081	1,381	+ 27.8%
949	1,193	+ 25.7%
829	968	+ 16.8%
7,812	9,349	+ 19.7%

By Bedroom Count

	12-2011	12-2012	Change
2 Bedrooms or Less	7,217	8,575	+ 18.8%
3 Bedrooms	22,329	25,818	+ 15.6%
4 Bedrooms or More	13,394	15,571	+ 16.3%
All Bedroom Counts	48,122	55,871	+ 16.1%

12-2011	12-2012	Change	12-2011	12-2012	Change
2,847	3,269	+ 14.8%	4,370	5,306	+ 21.4%
19,747	22,730	+ 15.1%	2,582	3,088	+ 19.6%
13,046	15,158	+ 16.2%	348	413	+ 18.7%
37,802	43,376	+ 14.7%	7,812	9,349	+ 19.7%

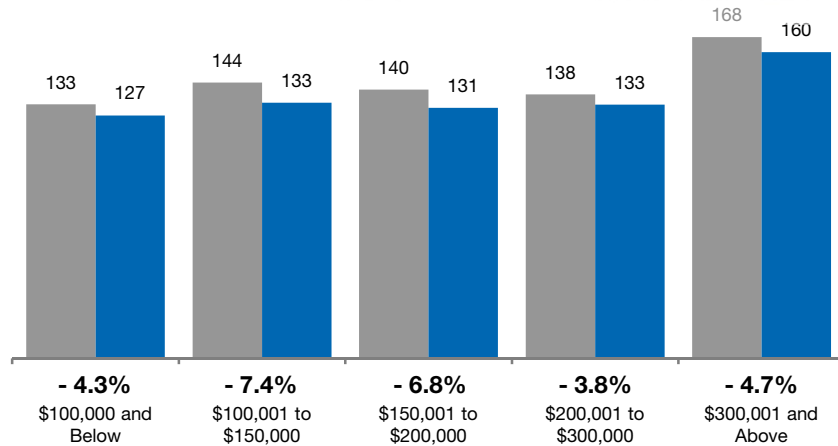
Days on Market Until Sale

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



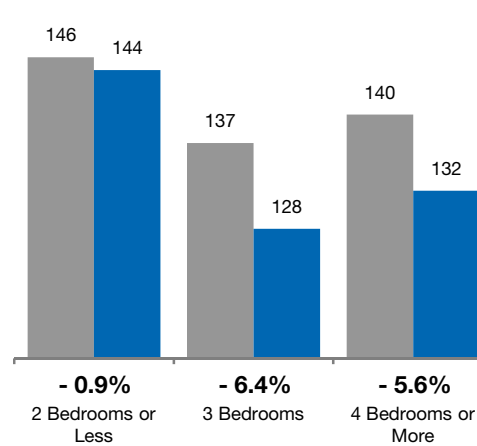
By Price Range

■ 12-2011 ■ 12-2012



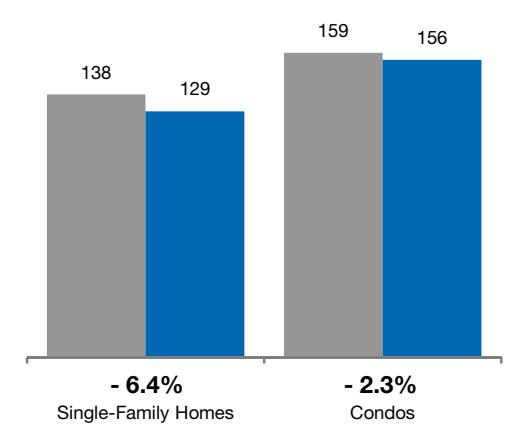
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$100,000 and Below	133	127	- 4.3%
\$100,001 to \$150,000	144	133	- 7.4%
\$150,001 to \$200,000	140	131	- 6.8%
\$200,001 to \$300,000	138	133	- 3.8%
\$300,001 and Above	168	160	- 4.7%
All Price Ranges	142	135	- 5.3%

Single-Family Homes

	12-2011	12-2012	Change
\$100,000 and Below	126	120	- 5.2%
\$100,001 to \$150,000	140	129	- 8.1%
\$150,001 to \$200,000	134	126	- 6.6%
\$200,001 to \$300,000	131	124	- 5.6%
\$300,001 and Above	164	152	- 7.0%
All Price Ranges	138	129	- 6.4%

Condos

	12-2011	12-2012	Change
\$100,000 and Below	147	140	- 4.5%
\$100,001 to \$150,000	153	145	- 5.6%
\$150,001 to \$200,000	170	159	- 6.3%
\$200,001 to \$300,000	178	185	+ 3.5%
\$300,001 and Above	198	212	+ 7.2%
All Price Ranges	159	156	- 2.3%

By Bedroom Count

	12-2011	12-2012	Change
2 Bedrooms or Less	146	144	- 0.9%
3 Bedrooms	137	128	- 6.4%
4 Bedrooms or More	140	132	- 5.6%
All Bedroom Counts	142	135	- 5.3%

	12-2011	12-2012	Change
2 Bedrooms or Less	127	128	+ 0.7%
3 Bedrooms	134	125	- 7.2%
4 Bedrooms or More	139	131	- 5.8%
All Bedroom Counts	138	129	- 6.4%

	12-2011	12-2012	Change
2 Bedrooms or Less	158	155	- 2.1%
3 Bedrooms	158	156	- 1.2%
4 Bedrooms or More	168	169	+ 0.7%
All Bedroom Counts	159	156	- 2.3%

Median Sales Price

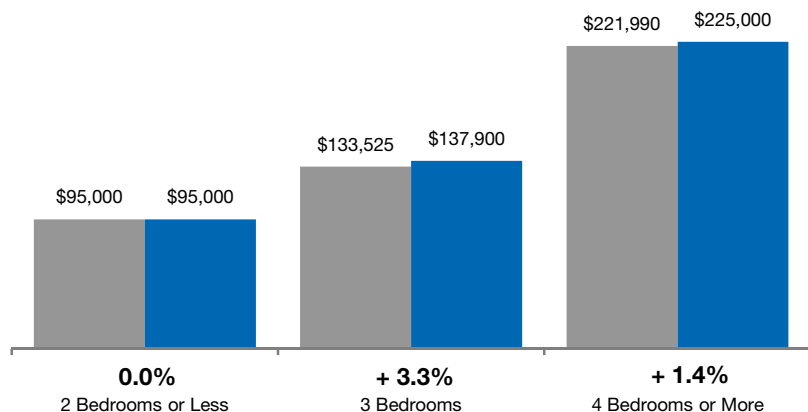
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count

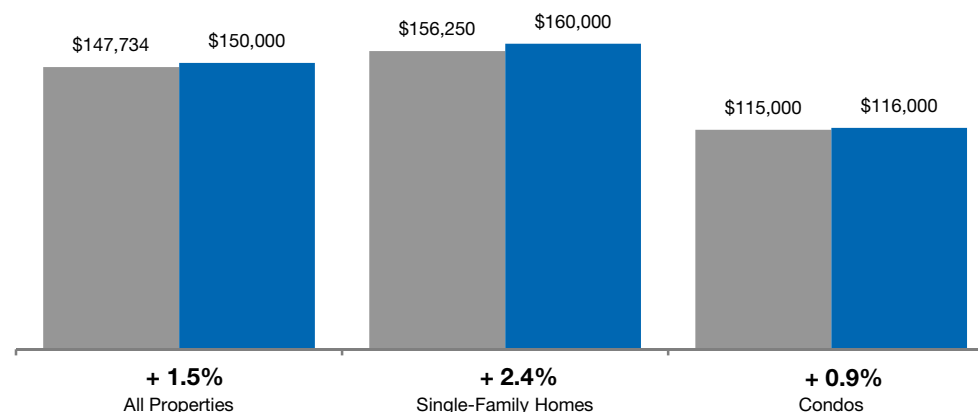
■ 12-2011 ■ 12-2012

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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	\$95,000	\$95,000	0.0%	\$87,900	\$90,000	+ 2.4%	\$97,000	\$97,500	+ 0.5%
3 Bedrooms	\$133,525	\$137,900	+ 3.3%	\$131,500	\$135,500	+ 3.0%	\$150,000	\$155,000	+ 3.3%
4 Bedrooms or More	\$221,990	\$225,000	+ 1.4%	\$222,000	\$225,000	+ 1.4%	\$207,843	\$236,250	+ 13.7%
All Bedroom Counts	\$147,734	\$150,000	+ 1.5%	\$156,250	\$160,000	+ 2.4%	\$115,000	\$116,000	+ 0.9%

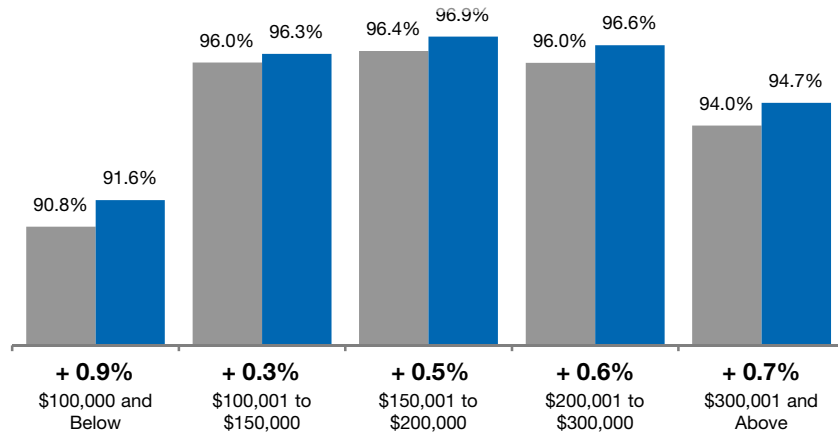
Percent of List Price Received

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.**



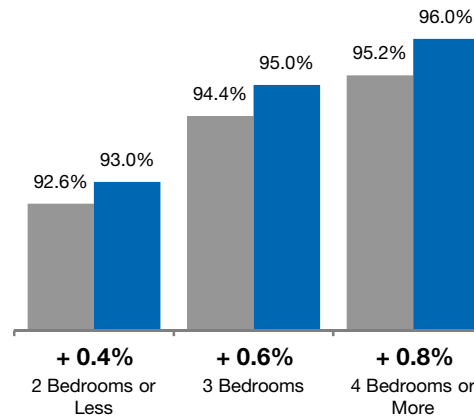
By Price Range

■ 12-2011 ■ 12-2012



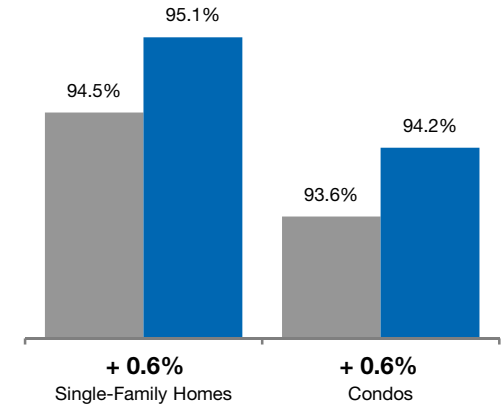
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$100,000 and Below	90.8%	91.6%	+ 0.9%
\$100,001 to \$150,000	96.0%	96.3%	+ 0.3%
\$150,001 to \$200,000	96.4%	96.9%	+ 0.5%
\$200,001 to \$300,000	96.0%	96.6%	+ 0.6%
\$300,001 and Above	94.0%	94.7%	+ 0.7%
All Price Ranges	94.3%	94.9%	+ 0.6%

Single-Family Homes

	12-2011	12-2012	Change
\$100,000 and Below	90.2%	91.1%	+ 1.0%
\$100,001 to \$150,000	96.2%	96.5%	+ 0.3%
\$150,001 to \$200,000	96.7%	97.1%	+ 0.4%
\$200,001 to \$300,000	96.4%	96.9%	+ 0.5%
\$300,001 and Above	94.2%	94.9%	+ 0.7%
All Price Ranges	94.5%	95.1%	+ 0.6%

Condos

	12-2011	12-2012	Change
\$100,000 and Below	92.6%	93.3%	+ 0.8%
\$100,001 to \$150,000	95.0%	95.1%	+ 0.1%
\$150,001 to \$200,000	94.7%	95.3%	+ 0.6%
\$200,001 to \$300,000	93.6%	94.7%	+ 1.2%
\$300,001 and Above	92.7%	93.6%	+ 1.0%
All Price Ranges	93.6%	94.2%	+ 0.6%

By Bedroom Count

	12-2011	12-2012	Change
2 Bedrooms or Less	92.6%	93.0%	+ 0.4%
3 Bedrooms	94.4%	95.0%	+ 0.6%
4 Bedrooms or More	95.2%	96.0%	+ 0.8%
All Bedroom Counts	94.3%	94.9%	+ 0.6%

	12-2011	12-2012	Change
2 Bedrooms or Less	91.6%	91.9%	+ 0.3%
3 Bedrooms	94.4%	95.0%	+ 0.6%
4 Bedrooms or More	95.2%	96.0%	+ 0.8%
All Bedroom Counts	94.5%	95.1%	+ 0.6%

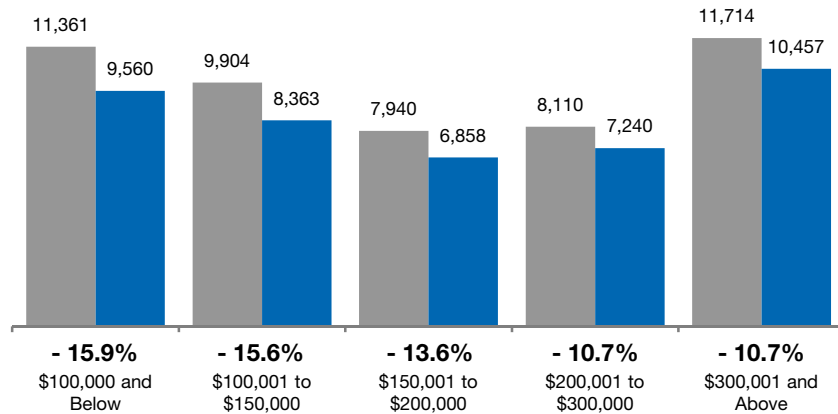
Inventory of Homes for Sale

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



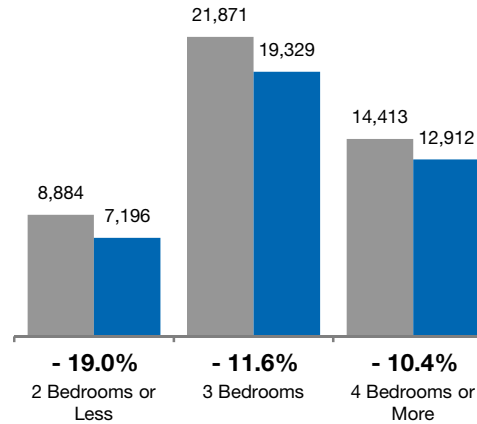
By Price Range

■ 12-2011 ■ 12-2012



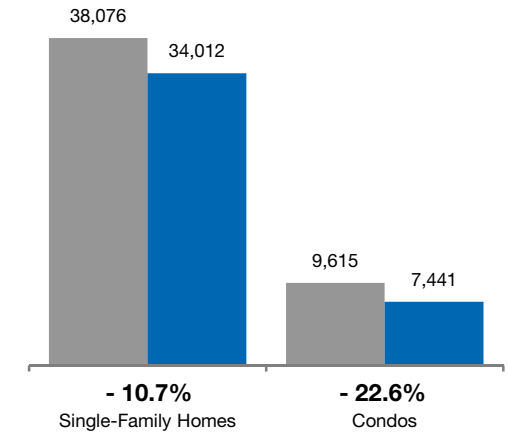
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$100,000 and Below	11,361	9,560	- 15.9%
\$100,001 to \$150,000	9,904	8,363	- 15.6%
\$150,001 to \$200,000	7,940	6,858	- 13.6%
\$200,001 to \$300,000	8,110	7,240	- 10.7%
\$300,001 and Above	11,714	10,457	- 10.7%
All Price Ranges	50,737	44,112	- 13.1%

Single-Family Homes

	12-2011	12-2012	Change
2 Bedrooms or Less	7,451	6,563	- 11.9%
3 Bedrooms	7,232	6,191	- 14.4%
4 Bedrooms or More	6,079	5,362	- 11.8%
	6,296	5,792	- 8.0%
	9,418	8,577	- 8.9%
All Single-Family Homes	38,076	34,012	- 10.7%

Condos

	12-2011	12-2012	Change
1 Bedroom	2,849	2,098	- 26.4%
2 Bedrooms	1,992	1,598	- 19.8%
3 Bedrooms	1,375	1,098	- 20.1%
4 Bedrooms or More	1,407	1,039	- 26.2%
	1,884	1,501	- 20.3%
All Condos	9,615	7,441	- 22.6%

By Bedroom Count

	12-2011	12-2012	Change
2 Bedrooms or Less	8,884	7,196	- 19.0%
3 Bedrooms	21,871	19,329	- 11.6%
4 Bedrooms or More	14,413	12,912	- 10.4%
All Bedroom Counts	50,737	44,112	- 13.1%

	12-2011	12-2012	Change
2 Bedrooms or Less	3,311	2,934	- 11.4%
3 Bedrooms	18,874	16,973	- 10.1%
4 Bedrooms or More	13,843	12,469	- 9.9%
All Single-Family Homes	38,076	34,012	- 10.7%

	12-2011	12-2012	Change
1 Bedroom	5,573	4,262	- 23.5%
2 Bedrooms	2,997	2,356	- 21.4%
3 Bedrooms	570	443	- 22.3%
All Condos	9,615	7,441	- 22.6%

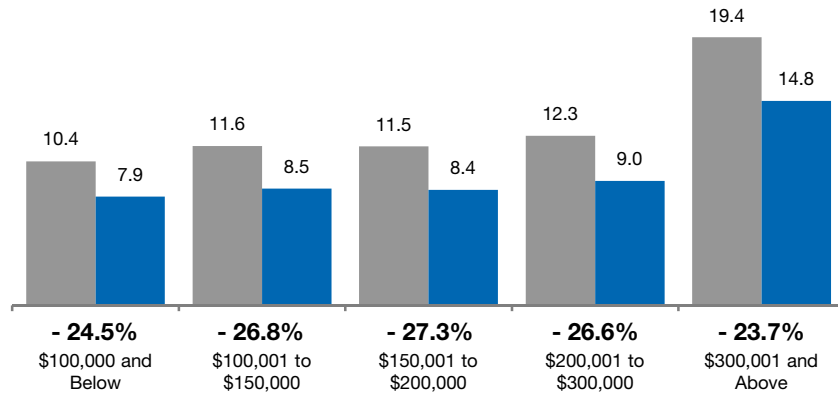
Months Supply of Inventory

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.



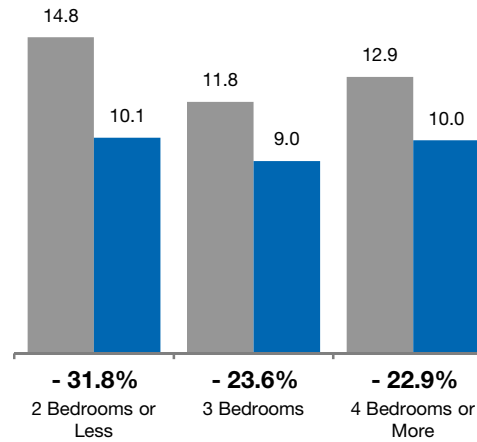
By Price Range

■ 12-2011 ■ 12-2012



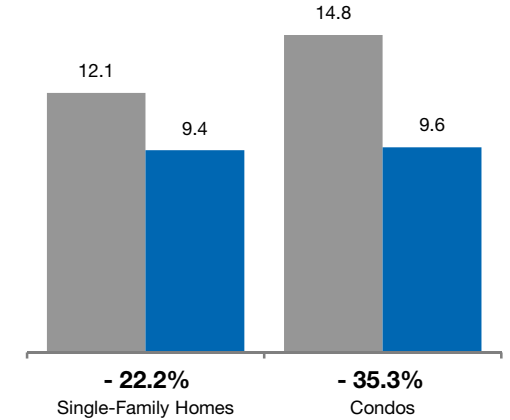
By Bedroom Count

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$100,000 and Below	10.4	7.9	- 24.5%
\$100,001 to \$150,000	11.6	8.5	- 26.8%
\$150,001 to \$200,000	11.5	8.4	- 27.3%
\$200,001 to \$300,000	12.3	9.0	- 26.6%
\$300,001 and Above	19.4	14.8	- 23.7%
All Price Ranges	12.7	9.5	- 25.1%

Single-Family Homes

	12-2011	12-2012	Change
\$100,000 and Below	10.1	8.2	- 18.9%
\$100,001 to \$150,000	11.0	8.3	- 25.0%
\$150,001 to \$200,000	10.7	8.1	- 24.4%
\$200,001 to \$300,000	11.3	8.6	- 23.7%
\$300,001 and Above	18.1	14.1	- 21.9%
All Price Ranges	12.1	9.4	- 22.2%

Condos

	12-2011	12-2012	Change
\$100,000 and Below	10.9	6.7	- 38.0%
\$100,001 to \$150,000	13.5	9.5	- 29.3%
\$150,001 to \$200,000	15.3	9.5	- 37.5%
\$200,001 to \$300,000	17.8	10.5	- 41.3%
\$300,001 and Above	27.3	18.6	- 31.8%
All Price Ranges	14.8	9.6	- 35.3%

By Bedroom Count

	12-2011	12-2012	Change
2 Bedrooms or Less	14.8	10.1	- 31.8%
3 Bedrooms	11.8	9.0	- 23.6%
4 Bedrooms or More	12.9	10.0	- 22.9%
All Bedroom Counts	12.7	9.5	- 25.1%

	12-2011	12-2012	Change
2 Bedrooms or Less	14.0	10.8	- 22.8%
3 Bedrooms	11.5	9.0	- 21.9%
4 Bedrooms or More	12.7	9.9	- 22.5%
All Bedroom Counts	12.1	9.4	- 22.2%