

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2013

The first month of 2013 looks very similar to 2012, as most metrics continue to indicate market recovery. For the 12-month period spanning February 2012 through January 2013, Pending Sales in the state of South Carolina were up 16.6 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 21.1 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 126 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 159 days.

Market-wide, inventory levels were down 12.8 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 10.3 percent. That amounts to 9.3 months supply for Single-Family homes and 9.5 months supply for Condos.

Quick Facts

+ 21.1%	+ 18.1%	+ 19.5%
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

S U C C E S S T E A M

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

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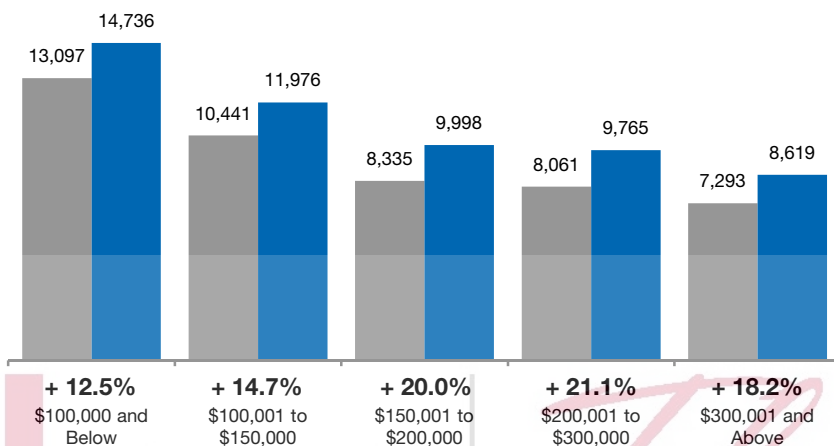
Pending Sales

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



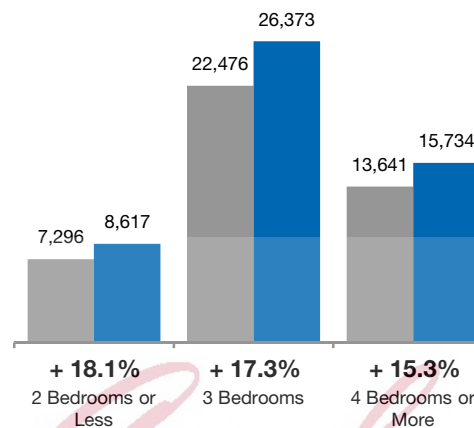
By Price Range

■ 1-2012 ■ 1-2013



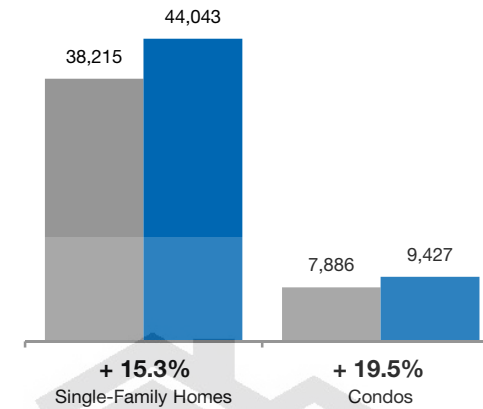
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$100,000 and Below	13,097	14,736	+ 12.5%
\$100,001 to \$150,000	10,441	11,976	+ 14.7%
\$150,001 to \$200,000	8,335	9,998	+ 20.0%
\$200,001 to \$300,000	8,061	9,765	+ 21.1%
\$300,001 and Above	7,293	8,619	+ 18.2%
All Price Ranges	48,641	56,706	+ 16.6%

Single-Family Homes

	1-2012	1-2013	Change
2 Bedrooms or Less	8,876	9,736	+ 9.7%
3 Bedrooms	8,009	9,064	+ 13.2%
4 Bedrooms or More	6,849	8,067	+ 17.8%
	6,818	8,208	+ 20.4%
	6,291	7,420	+ 17.9%
All Single-Family Homes	38,215	44,043	+ 15.3%

Condos

	1-2012	1-2013	Change
1-2012	3,156	3,730	+ 18.2%
1-2013	1,782	2,036	+ 14.3%
	1,087	1,404	+ 29.2%
	967	1,200	+ 24.1%
	852	993	+ 16.5%
All Condos	7,886	9,427	+ 19.5%

By Bedroom Count

	1-2012	1-2013	Change
2 Bedrooms or Less	7,296	8,617	+ 18.1%
3 Bedrooms	22,476	26,373	+ 17.3%
4 Bedrooms or More	13,641	15,734	+ 15.3%
All Bedroom Counts	48,641	56,706	+ 16.6%

	1-2012	1-2013	Change		1-2012	1-2013	Change
2 Bedrooms or Less	2,872	3,290	+ 14.6%	1-2012	4,424	5,327	+ 20.4%
3 Bedrooms	19,881	23,218	+ 16.8%	1-2013	2,595	3,155	+ 21.6%
4 Bedrooms or More	13,281	15,327	+ 15.4%		360	407	+ 13.1%
All Single-Family Homes	38,215	44,043	+ 15.3%	All Condos	7,886	9,427	+ 19.5%

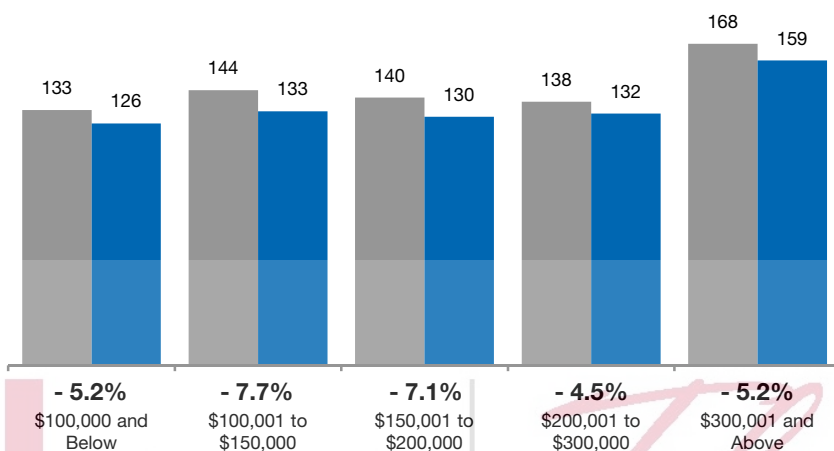
Days on Market Until Sale

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



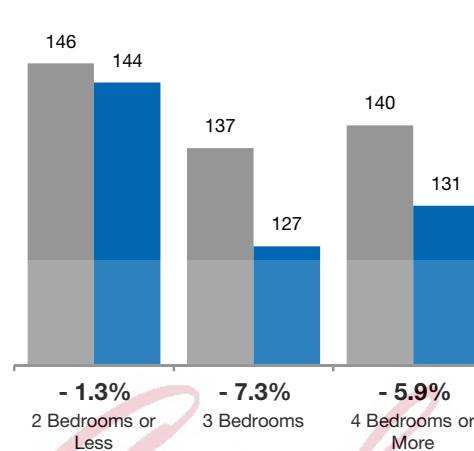
By Price Range

■ 1-2012 ■ 1-2013



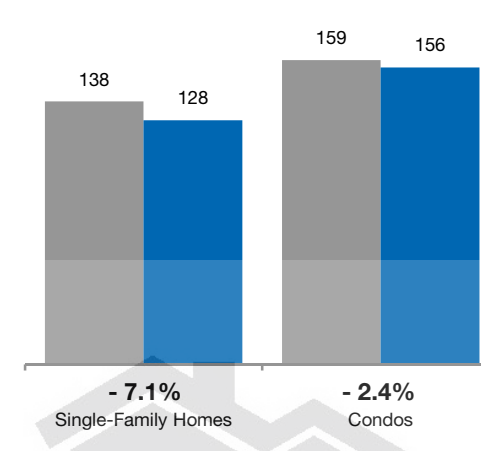
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties			
By Price Range	1-2012	1-2013	Change
\$100,000 and Below	133	126	- 5.2%
\$100,001 to \$150,000	144	133	- 7.7%
\$150,001 to \$200,000	140	130	- 7.1%
\$200,001 to \$300,000	138	132	- 4.5%
\$300,001 and Above	168	159	- 5.2%
All Price Ranges	142	134	- 5.9%

Single-Family Homes			Condos		
1-2012	1-2013	Change	1-2012	1-2013	Change
127	119	- 6.3%	146	140	- 4.2%
140	128	- 8.6%	152	145	- 4.8%
134	125	- 6.9%	169	157	- 6.9%
131	123	- 6.3%	180	182	+ 1.6%
164	151	- 7.7%	200	214	+ 7.1%
138	128	- 7.1%	159	156	- 2.4%

By Bedroom Count	1-2012	1-2013	Change
2 Bedrooms or Less	146	144	- 1.3%
3 Bedrooms	137	127	- 7.3%
4 Bedrooms or More	140	131	- 5.9%
All Bedroom Counts	142	134	- 5.9%

1-2012	1-2013	Change	1-2012	1-2013	Change
128	126	- 1.3%	158	155	- 1.7%
135	123	- 8.3%	158	156	- 1.5%
139	130	- 6.0%	171	165	- 3.8%
138	128	- 7.1%	159	156	- 2.4%

Median Sales Price

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

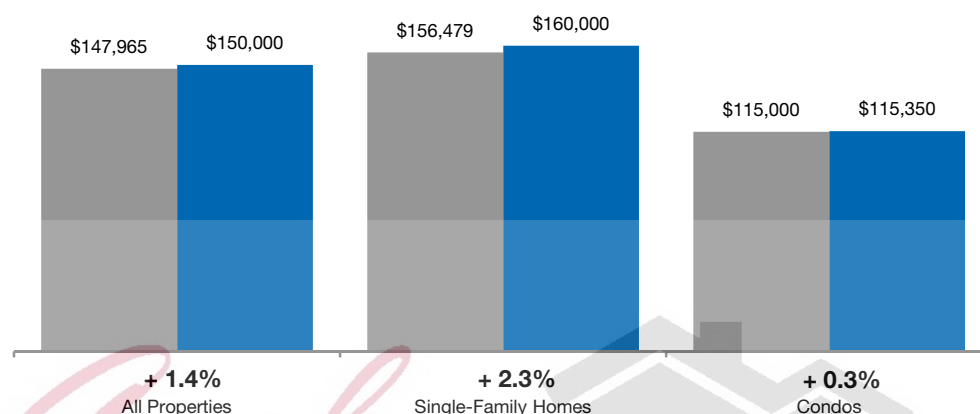
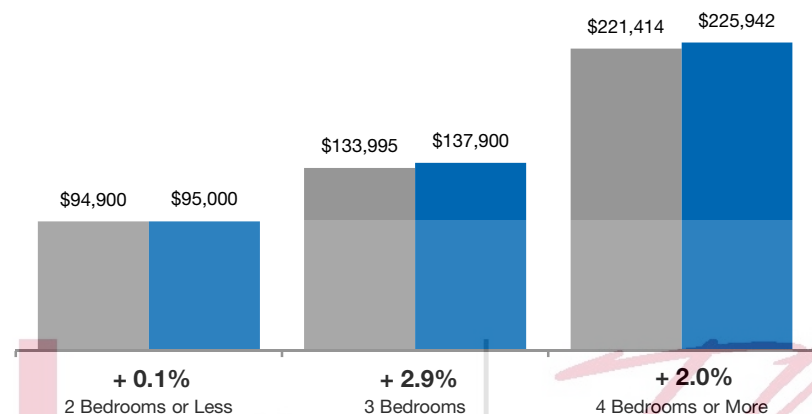


By Bedroom Count

■ 1-2012 ■ 1-2013

By Property Type

■ 1-2012 ■ 1-2013



All Properties			
By Bedroom Count	1-2012	1-2013	Change
2 Bedrooms or Less	\$94,900	\$95,000	+ 0.1%
3 Bedrooms	\$133,995	\$137,900	+ 2.9%
4 Bedrooms or More	\$221,414	\$225,942	+ 2.0%
All Bedroom Counts	\$147,965	\$150,000	+ 1.4%

Single-Family Homes			Condos		
1-2012	1-2013	Change	1-2012	1-2013	Change
\$86,481	\$90,716	+ 4.9%	\$97,599	\$96,500	- 1.1%
\$132,000	\$135,000	+ 2.3%	\$150,000	\$156,000	+ 4.0%
\$221,835	\$225,500	+ 1.7%	\$207,083	\$236,250	+ 14.1%
\$156,479	\$160,000	+ 2.3%	\$115,000	\$115,350	+ 0.3%

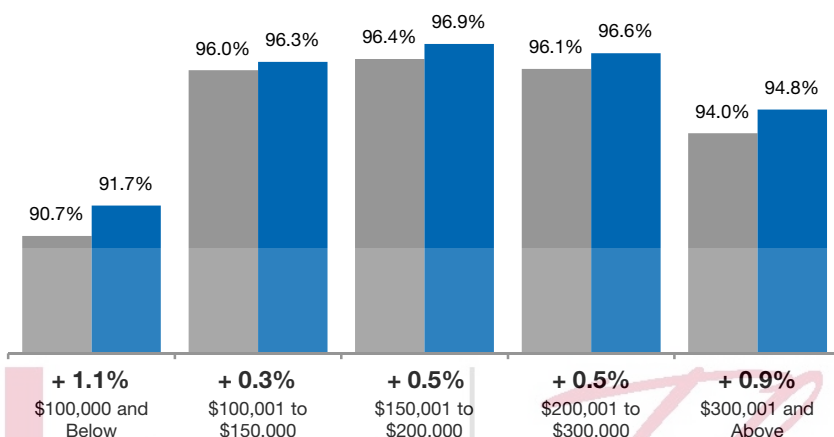
Percent of List Price Received

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.**



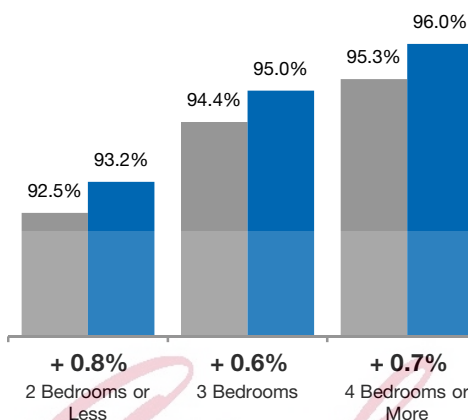
By Price Range

■ 1-2012 ■ 1-2013



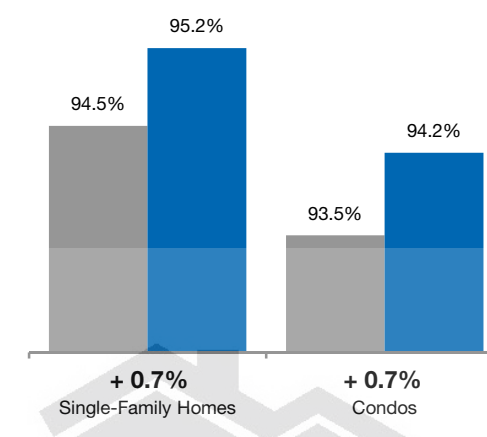
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



By Price Range	1-2012	1-2013	Change
\$100,000 and Below	90.7%	91.7%	+ 1.1%
\$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	96.1%	96.6%	+ 0.5%
\$300,001 and Above	94.0%	94.8%	+ 0.9%
All Price Ranges	94.3%	95.0%	+ 0.7%

Single-Family Homes			Condos		
1-2012	1-2013	Change	1-2012	1-2013	Change
90.2%	91.2%	+ 1.1%	92.6%	93.4%	+ 0.9%
96.2%	96.5%	+ 0.3%	95.0%	95.1%	+ 0.1%
96.7%	97.1%	+ 0.4%	94.5%	95.5%	+ 1.1%
96.4%	96.9%	+ 0.5%	93.7%	94.7%	+ 1.1%
94.2%	94.9%	+ 0.7%	92.6%	93.7%	+ 1.2%
94.5%	95.2%	+ 0.7%	93.5%	94.2%	+ 0.7%

By Bedroom Count	1-2012	1-2013	Change
2 Bedrooms or Less	92.5%	93.2%	+ 0.8%
3 Bedrooms	94.4%	95.0%	+ 0.6%
4 Bedrooms or More	95.3%	96.0%	+ 0.7%
All Bedroom Counts	94.3%	95.0%	+ 0.7%

1-2012	1-2013	Change	1-2012	1-2013	Change
91.5%	92.1%	+ 0.7%	93.2%	93.8%	+ 0.6%
94.4%	95.0%	+ 0.6%	94.1%	95.0%	+ 1.0%
95.3%	96.0%	+ 0.7%	94.0%	94.8%	+ 0.9%
94.5%	95.2%	+ 0.7%	93.5%	94.2%	+ 0.7%

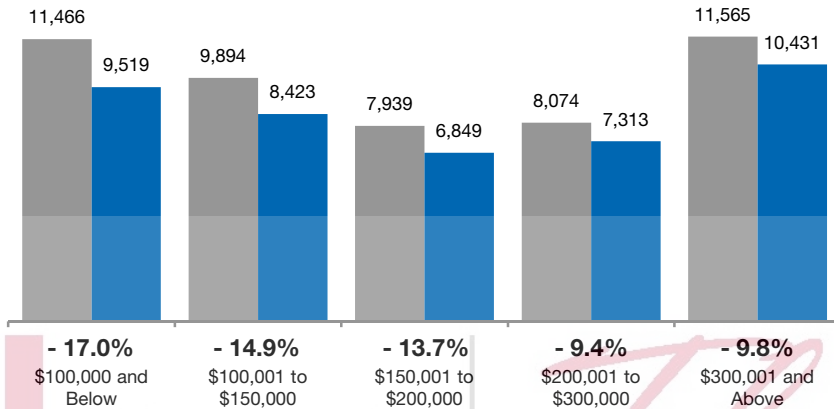
Inventory of Homes for Sale

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



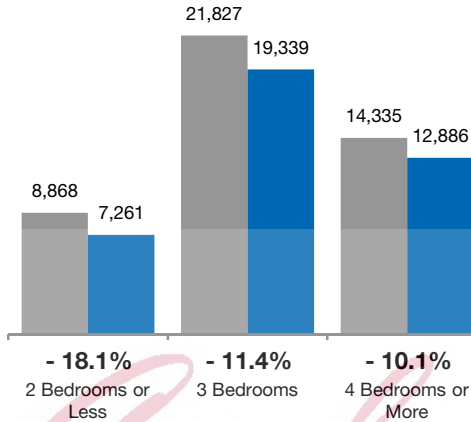
By Price Range

■ 1-2012 ■ 1-2013



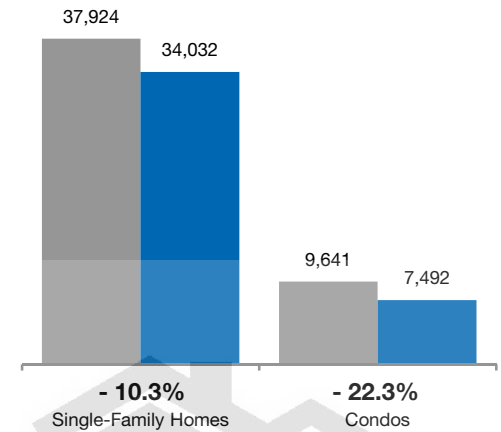
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



	All Properties			Single-Family Homes			Condos		
By Price Range	1-2012	1-2013	Change	1-2012	1-2013	Change	1-2012	1-2013	Change
\$100,000 and Below	11,466	9,519	- 17.0%	7,516	6,578	- 12.5%	2,872	2,085	- 27.4%
\$100,001 to \$150,000	9,894	8,423	- 14.9%	7,164	6,228	- 13.1%	2,042	1,616	- 20.9%
\$150,001 to \$200,000	7,939	6,849	- 13.7%	6,070	5,351	- 11.8%	1,379	1,116	- 19.1%
\$200,001 to \$300,000	8,074	7,313	- 9.4%	6,308	5,816	- 7.8%	1,375	1,090	- 20.7%
\$300,001 and Above	11,565	10,431	- 9.8%	9,308	8,586	- 7.8%	1,867	1,478	- 20.8%
All Price Ranges	50,602	44,115	- 12.8%	37,924	34,032	- 10.3%	9,641	7,492	- 22.3%

	All Properties			Single-Family Homes			Condos		
By Bedroom Count	1-2012	1-2013	Change	1-2012	1-2013	Change	1-2012	1-2013	Change
2 Bedrooms or Less	8,868	7,261	- 18.1%	3,303	2,961	- 10.4%	5,565	4,300	- 22.7%
3 Bedrooms	21,827	19,339	- 11.4%	18,815	16,994	- 9.7%	3,012	2,345	- 22.1%
4 Bedrooms or More	14,335	12,886	- 10.1%	13,762	12,418	- 9.8%	573	468	- 18.3%
All Bedroom Counts	50,602	44,115	- 12.8%	37,924	34,032	- 10.3%	9,641	7,492	- 22.3%

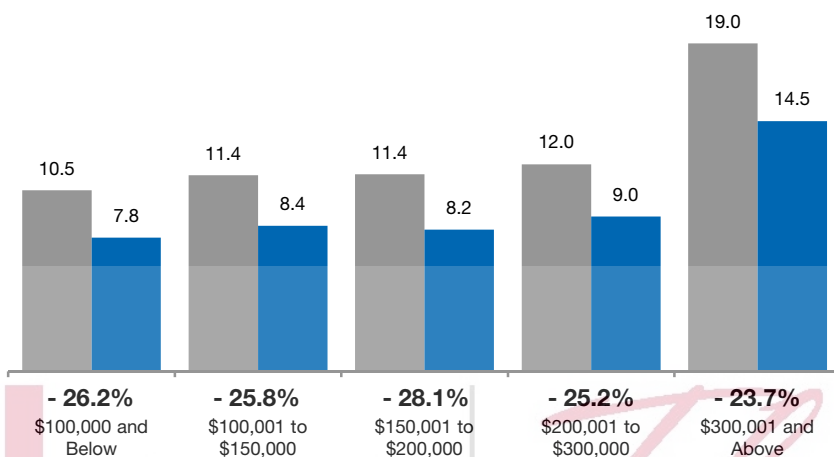
Months Supply of Inventory

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.



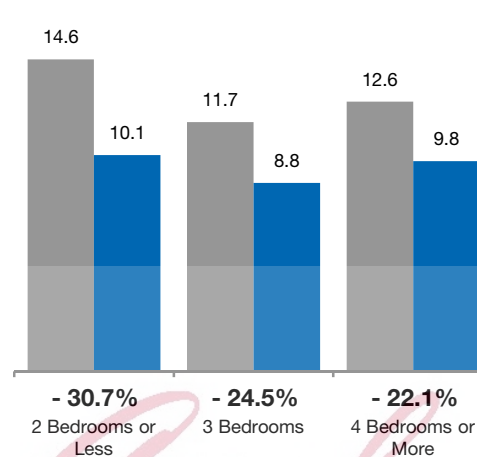
By Price Range

■ 1-2012 ■ 1-2013



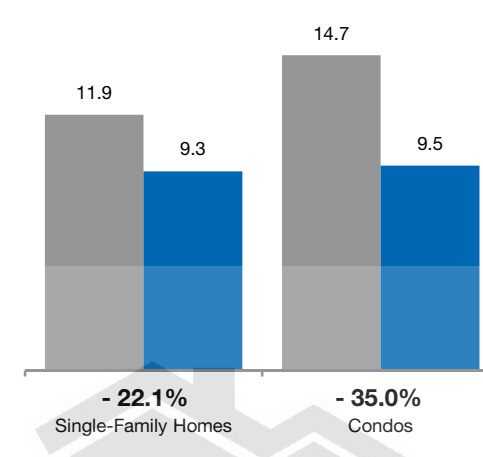
By Bedroom Count

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties			
By Price Range	1-2012	1-2013	Change
\$100,000 and Below	10.5	7.8	- 26.2%
\$100,001 to \$150,000	11.4	8.4	- 25.8%
\$150,001 to \$200,000	11.4	8.2	- 28.1%
\$200,001 to \$300,000	12.0	9.0	- 25.2%
\$300,001 and Above	19.0	14.5	- 23.7%
All Price Ranges	12.5	9.3	- 25.2%

Single-Family Homes			Condos		
1-2012	1-2013	Change	1-2012	1-2013	Change
10.2	8.1	- 20.2%	10.9	6.7	- 38.6%
10.7	8.2	- 23.2%	13.8	9.5	- 30.7%
10.6	8.0	- 25.2%	15.2	9.5	- 37.3%
11.1	8.5	- 23.4%	17.1	10.9	- 36.1%
17.8	13.9	- 21.8%	26.3	17.9	- 32.1%
11.9	9.3	- 22.1%	14.7	9.5	- 35.0%

By Bedroom Count	1-2012	1-2013	Change
2 Bedrooms or Less	14.6	10.1	- 30.7%
3 Bedrooms	11.7	8.8	- 24.5%
4 Bedrooms or More	12.6	9.8	- 22.1%
All Bedroom Counts	12.5	9.3	- 25.2%

1-2012	1-2013	Change	1-2012	1-2013	Change
13.8	10.8	- 21.7%	15.1	9.7	- 35.8%
11.4	8.8	- 22.7%	13.9	8.9	- 36.0%
12.4	9.7	- 21.8%	19.1	13.8	- 27.8%
11.9	9.3	- 22.1%	14.7	9.5	- 35.0%

Housing Supply Overview

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February 2013

As we lean toward the spring market, let's review what's transpired over the past 12 months. For the 12-month period spanning March 2012 through February 2013, 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 \$300,001 and Above range, where they increased 21.3 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 2.4 percent to \$160,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 125 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 158 days.

Market-wide, inventory levels were down 11.3 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 9.0 percent. That amounts to 9.4 months supply for Single-Family homes and 9.8 months supply for Condos.

Quick Facts

+ 21.3%	+ 17.2%	+ 17.3%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	3 Bedrooms	Condos
S U C C E S S T E A M		
Pending Sales		2
Days on Market Until Sale		3
Median Sales Price		4
Percent of List Price Received		5
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[Click on desired metric to jump to that page.](#)

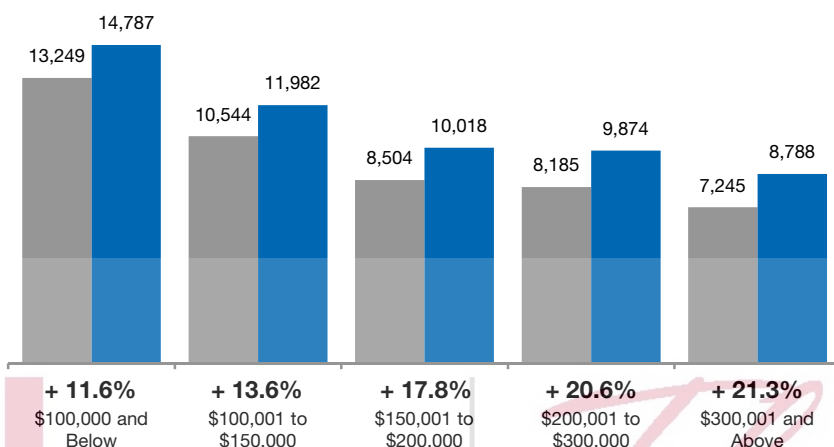
Pending Sales

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



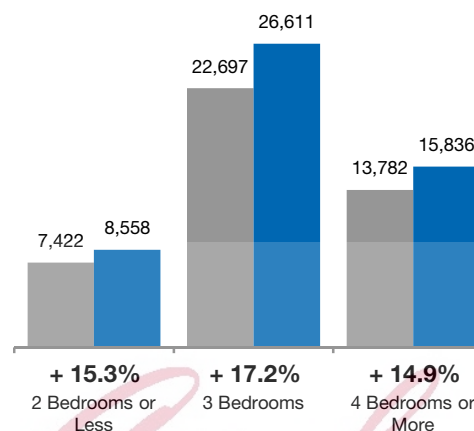
By Price Range

■ 2-2012 ■ 2-2013



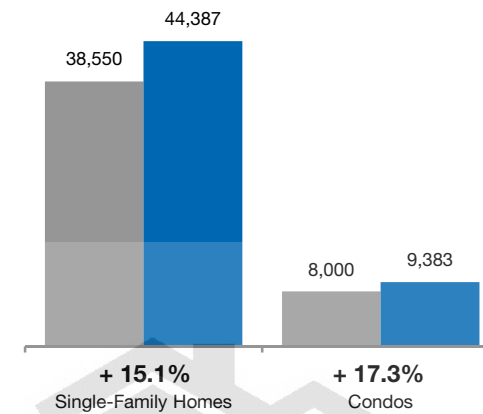
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$100,000 and Below	13,249	14,787	+ 11.6%
\$100,001 to \$150,000	10,544	11,982	+ 13.6%
\$150,001 to \$200,000	8,504	10,018	+ 17.8%
\$200,001 to \$300,000	8,185	9,874	+ 20.6%
\$300,001 and Above	7,245	8,788	+ 21.3%
All Price Ranges	49,146	57,045	+ 16.1%

Single-Family Homes

	2-2012	2-2013	Change
2 Bedrooms or Less	8,981	9,791	+ 9.0%
3 Bedrooms	8,068	9,084	+ 12.6%
4 Bedrooms or More	6,971	8,087	+ 16.0%
	6,898	8,327	+ 20.7%
	6,255	7,567	+ 21.0%
All Single-Family Homes	38,550	44,387	+ 15.1%

Condos

	2-2012	2-2013	Change
2 Bedrooms or Less	3,198	3,705	+ 15.9%
3 Bedrooms	1,795	2,016	+ 12.3%
4 Bedrooms or More	1,120	1,397	+ 24.7%
	1,004	1,187	+ 18.2%
	841	1,013	+ 20.5%
All Condos	8,000	9,383	+ 17.3%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	7,422	8,558	+ 15.3%
3 Bedrooms	22,697	26,611	+ 17.2%
4 Bedrooms or More	13,782	15,836	+ 14.9%
All Bedroom Counts	49,146	57,045	+ 16.1%

	2-2012	2-2013	Change		2-2012	2-2013	Change
2 Bedrooms or Less	2,907	3,277	+ 12.7%	2 Bedrooms or Less	4,515	5,281	+ 17.0%
3 Bedrooms	20,075	23,460	+ 16.9%	3 Bedrooms	2,622	3,151	+ 20.2%
4 Bedrooms or More	13,430	15,423	+ 14.8%	4 Bedrooms or More	352	413	+ 17.3%
All Single-Family Homes	38,550	44,387	+ 15.1%	All Condos	8,000	9,383	+ 17.3%

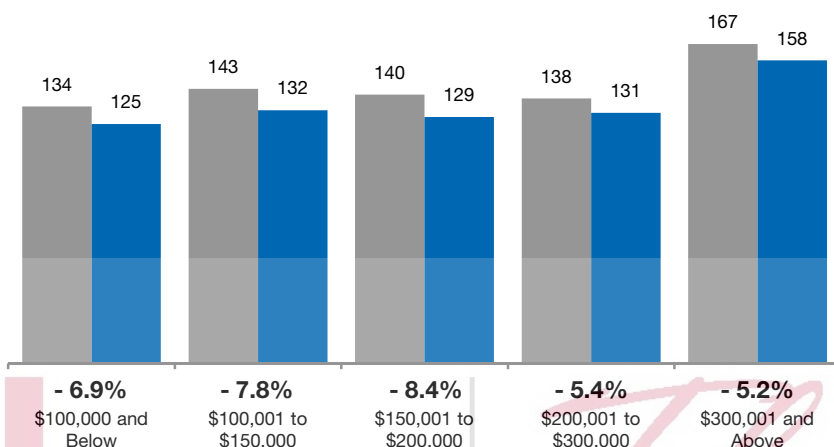
Days on Market Until Sale

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



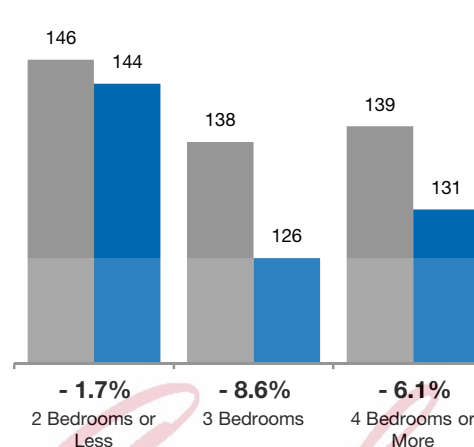
By Price Range

■ 2-2012 ■ 2-2013



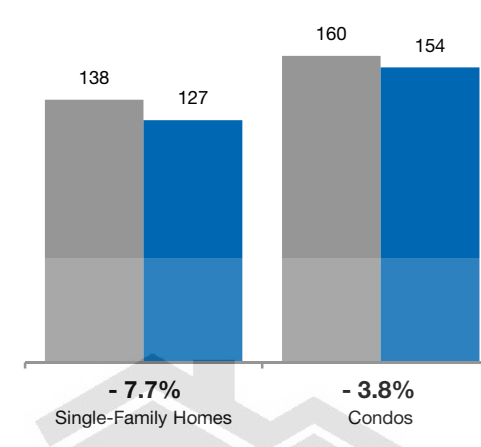
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties			
By Price Range	2-2012	2-2013	Change
\$100,000 and Below	134	125	- 6.9%
\$100,001 to \$150,000	143	132	- 7.8%
\$150,001 to \$200,000	140	129	- 8.4%
\$200,001 to \$300,000	138	131	- 5.4%
\$300,001 and Above	167	158	- 5.2%
All Price Ranges	143	133	- 6.7%

Single-Family Homes			Condos		
2-2012	2-2013	Change	2-2012	2-2013	Change
128	118	- 7.8%	148	138	- 6.7%
139	128	- 8.4%	153	145	- 5.3%
134	123	- 8.5%	168	158	- 6.3%
132	122	- 7.1%	181	181	+ 0.3%
162	150	- 7.4%	200	212	+ 6.0%
138	127	- 7.7%	160	154	- 3.8%

By Bedroom Count	2-2012	2-2013	Change
2 Bedrooms or Less	146	144	- 1.7%
3 Bedrooms	138	126	- 8.6%
4 Bedrooms or More	139	131	- 6.1%
All Bedroom Counts	143	133	- 6.7%

2-2012	2-2013	Change	2-2012	2-2013	Change
128	125	- 2.4%	158	155	- 1.6%
135	122	- 9.2%	161	152	- 5.3%
138	130	- 6.1%	172	159	- 7.4%
138	127	- 7.7%	160	154	- 3.8%

Median Sales Price

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

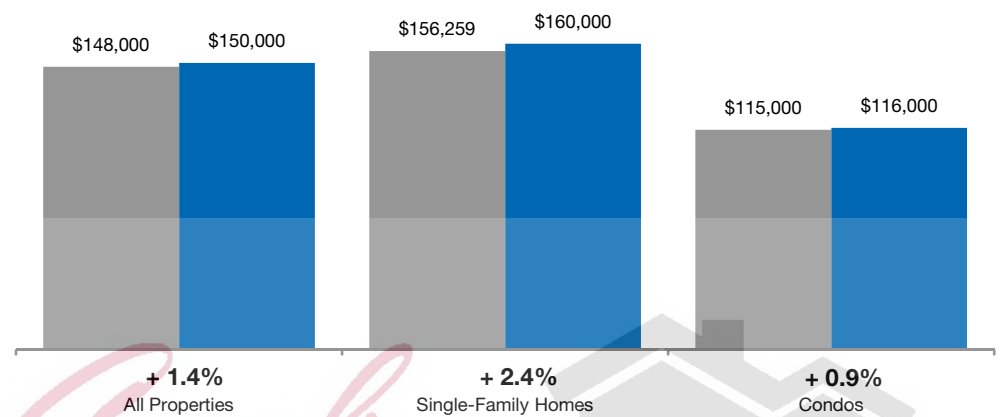
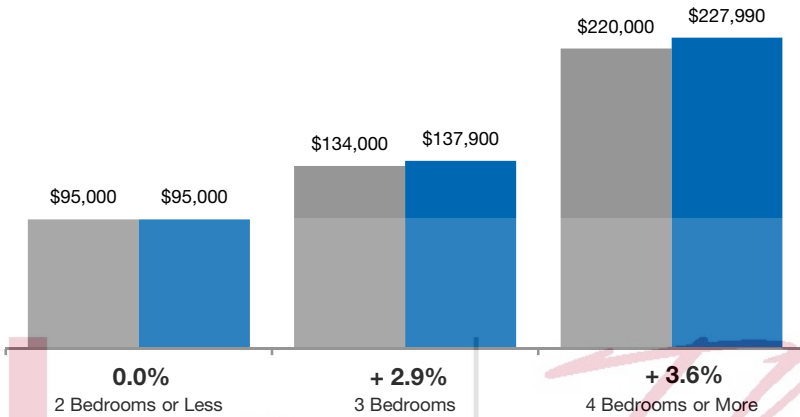


By Bedroom Count

■ 2-2012 ■ 2-2013

By Property Type

■ 2-2012 ■ 2-2013



All Properties			
By Bedroom Count	2-2012	2-2013	Change
2 Bedrooms or Less	\$95,000	\$95,000	0.0%
3 Bedrooms	\$134,000	\$137,900	+ 2.9%
4 Bedrooms or More	\$220,000	\$227,990	+ 3.6%
All Bedroom Counts	\$148,000	\$150,000	+ 1.4%

Single-Family Homes			Condos		
2-2012	2-2013	Change	2-2012	2-2013	Change
\$87,000	\$91,000	+ 4.6%	\$98,000	\$97,500	- 0.5%
\$132,000	\$135,000	+ 2.3%	\$150,000	\$155,900	+ 3.9%
\$220,090	\$227,499	+ 3.4%	\$208,593	\$241,700	+ 15.9%
\$156,259	\$160,000	+ 2.4%	\$115,000	\$116,000	+ 0.9%

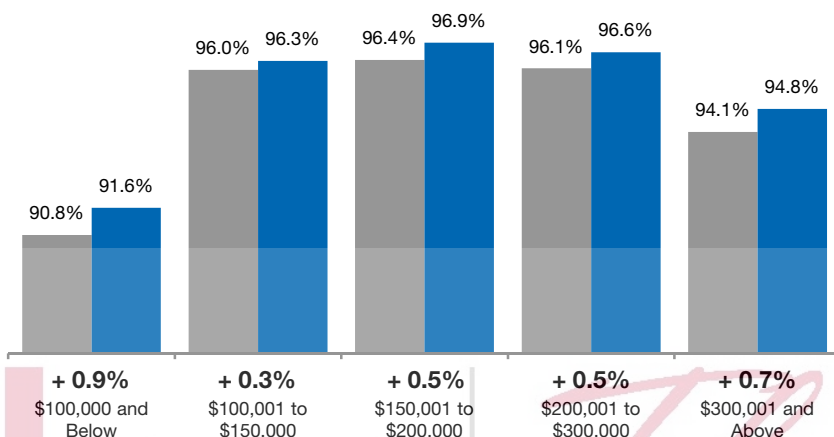
Percent of List Price Received

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.**



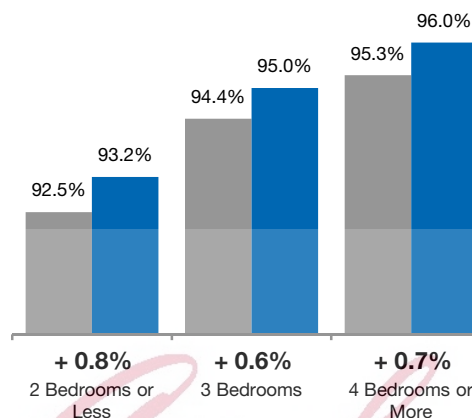
By Price Range

■ 2-2012 ■ 2-2013



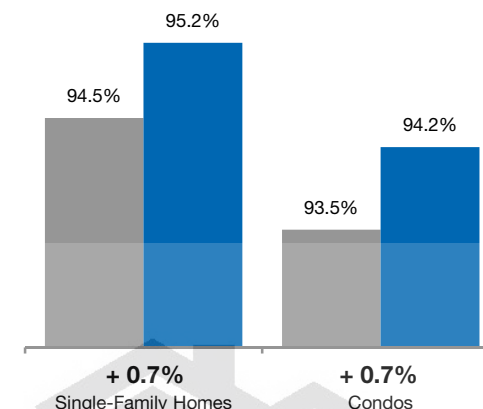
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



By Price Range	2-2012	2-2013	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	96.1%	96.6%	+ 0.5%
\$300,001 and Above	94.1%	94.8%	+ 0.7%
All Price Ranges	94.3%	95.0%	+ 0.7%

Single-Family Homes			Condos		
2-2012	2-2013	Change	2-2012	2-2013	Change
90.2%	91.1%	+ 1.0%	92.6%	93.4%	+ 0.9%
96.2%	96.6%	+ 0.4%	95.0%	95.1%	+ 0.1%
96.7%	97.1%	+ 0.4%	94.5%	95.5%	+ 1.1%
96.4%	96.9%	+ 0.5%	93.8%	94.7%	+ 1.0%
94.2%	95.0%	+ 0.8%	92.7%	93.7%	+ 1.1%
94.5%	95.2%	+ 0.7%	93.5%	94.2%	+ 0.7%

By Bedroom Count	2-2012	2-2013	Change
2 Bedrooms or Less	92.5%	93.2%	+ 0.8%
3 Bedrooms	94.4%	95.0%	+ 0.6%
4 Bedrooms or More	95.3%	96.0%	+ 0.7%
All Bedroom Counts	94.3%	95.0%	+ 0.7%

2-2012	2-2013	Change	2-2012	2-2013	Change
91.3%	92.3%	+ 1.1%	93.2%	93.8%	+ 0.6%
94.5%	95.0%	+ 0.5%	94.0%	95.1%	+ 1.2%
95.3%	96.0%	+ 0.7%	93.9%	94.8%	+ 1.0%
94.5%	95.2%	+ 0.7%	93.5%	94.2%	+ 0.7%

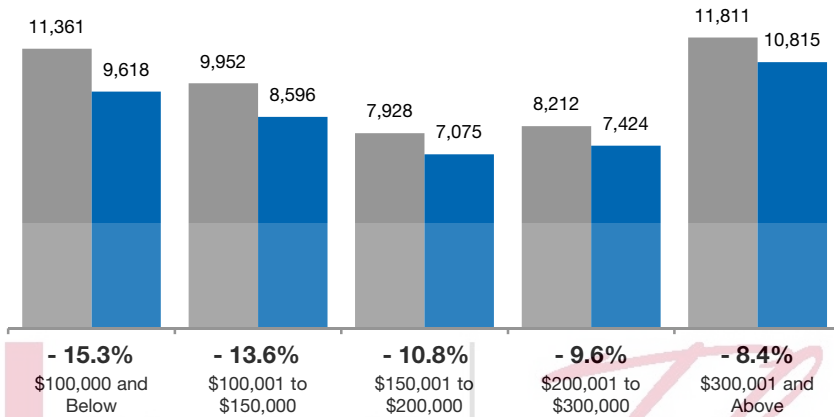
Inventory of Homes for Sale

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



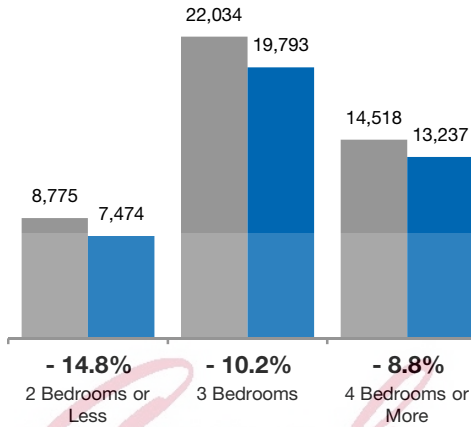
By Price Range

■ 2-2012 ■ 2-2013



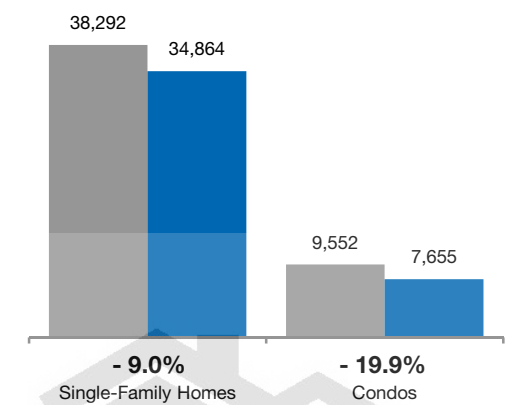
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$100,000 and Below	11,361	9,618	- 15.3%
\$100,001 to \$150,000	9,952	8,596	- 13.6%
\$150,001 to \$200,000	7,928	7,075	- 10.8%
\$200,001 to \$300,000	8,212	7,424	- 9.6%
\$300,001 and Above	11,811	10,815	- 8.4%
All Price Ranges	50,905	45,173	- 11.3%

Single-Family Homes

	2-2012	2-2013	Change
2 Bedrooms or Less	7,462	6,658	- 10.8%
3 Bedrooms	7,250	6,305	- 13.0%
4 Bedrooms or More	6,066	5,531	- 8.8%
	6,448	5,923	- 8.1%
	9,524	8,909	- 6.5%
All Single-Family Homes	38,292	34,864	- 9.0%

Condos

	2-2012	2-2013	Change
2 Bedrooms or Less	2,814	2,104	- 25.2%
3 Bedrooms	2,018	1,690	- 16.3%
4 Bedrooms or More	1,381	1,146	- 17.0%
	1,357	1,090	- 19.7%
	1,883	1,518	- 19.4%
All Condos	9,552	7,655	- 19.9%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	8,775	7,474	- 14.8%
3 Bedrooms	22,034	19,793	- 10.2%
4 Bedrooms or More	14,518	13,237	- 8.8%
All Bedroom Counts	50,905	45,173	- 11.3%

	2-2012	2-2013	Change
2 Bedrooms or Less	3,257	3,062	- 6.0%
3 Bedrooms	19,060	17,402	- 8.7%
4 Bedrooms or More	13,936	12,772	- 8.4%
	582	465	- 20.1%
All Single-Family Homes	38,292	34,864	- 9.0%

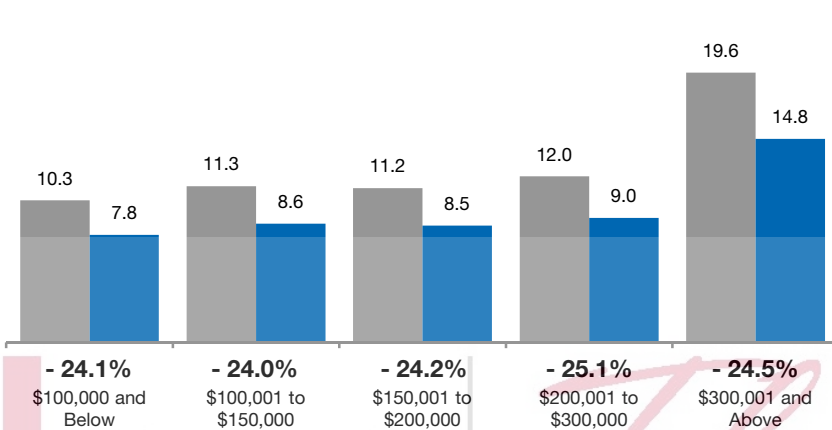
Months Supply of Inventory

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.



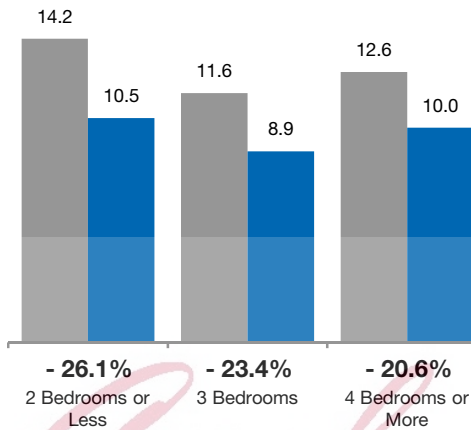
By Price Range

■ 2-2012 ■ 2-2013



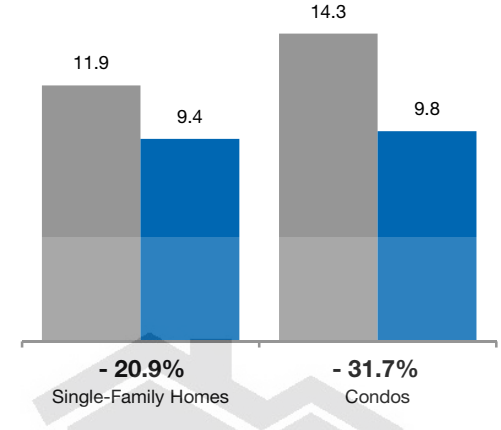
By Bedroom Count

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



By Price Range

	2-2012	2-2013	Change
\$100,000 and Below	10.3	7.8	- 24.1%
\$100,001 to \$150,000	11.3	8.6	- 24.0%
\$150,001 to \$200,000	11.2	8.5	- 24.2%
\$200,001 to \$300,000	12.0	9.0	- 25.1%
\$300,001 and Above	19.6	14.8	- 24.5%
All Price Ranges	12.4	9.5	- 23.5%

Single-Family Homes

2-2012	2-2013	Change	2-2012	2-2013	Change
10.0	8.2	- 18.2%	10.6	6.8	- 35.5%
10.8	8.3	- 22.8%	13.5	10.1	- 25.4%
10.4	8.2	- 21.4%	14.8	9.8	- 33.5%
11.2	8.5	- 23.9%	16.2	11.0	- 32.1%
18.3	14.1	- 22.7%	26.9	18.0	- 33.1%
11.9	9.4	- 20.9%	14.3	9.8	- 31.7%

Condos

2-2012	2-2013	Change
10.6	6.8	- 35.5%
13.5	10.1	- 25.4%
14.8	9.8	- 33.5%
16.2	11.0	- 32.1%
26.9	18.0	- 33.1%
14.3	9.8	- 31.7%

By Bedroom Count

	2-2012	2-2013	Change
2 Bedrooms or Less	14.2	10.5	- 26.1%
3 Bedrooms	11.6	8.9	- 23.4%
4 Bedrooms or More	12.6	10.0	- 20.6%
All Bedroom Counts	12.4	9.5	- 23.5%

2-2012	2-2013	Change	2-2012	2-2013	Change
13.4	11.2	- 16.6%	14.7	10.0	- 31.6%
11.4	8.9	- 21.9%	13.6	9.1	- 33.1%
12.5	9.9	- 20.2%	19.8	13.5	- 31.9%
11.9	9.4	- 20.9%	14.3	9.8	- 31.7%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2013

With a full quarter worth of data, the keen market watcher is tracking just how 2013 is stacking up. For the 12-month period spanning April 2012 through March 2013, Pending Sales in the state of South Carolina were up 16.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 21.5 percent.

The overall Median Sales Price was up 2.4 percent to \$151,603. The property type with the largest price gain was the Single-Family segment, where prices increased 2.9 percent to \$161,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 124 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 156 days.

Market-wide, inventory levels were down 10.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 8.1 percent. That amounts to 9.6 months supply for Single-Family homes and 9.9 months supply for Condos.

Quick Facts

+ 21.5%

Price Range With the
Strongest Sales:
\$300,001 and Above

+ 17.8%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 16.8%

Property Type With
Strongest Sales:
Condos

S U C C E S S T E A M

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

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

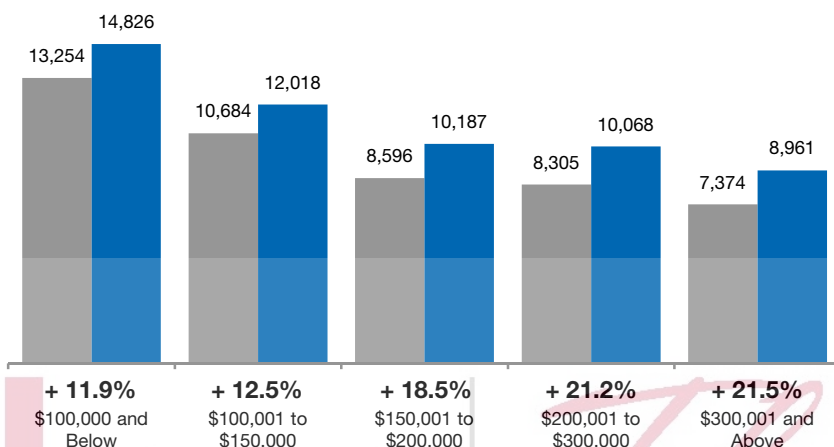
Pending Sales

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



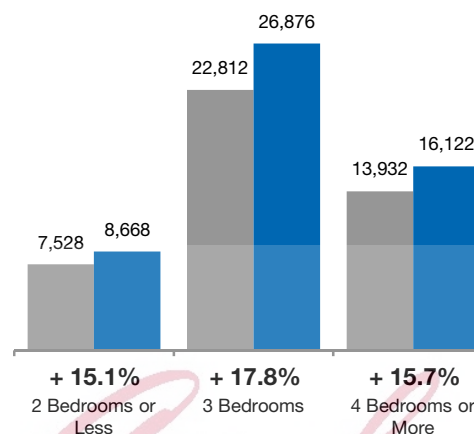
By Price Range

■ 3-2012 ■ 3-2013



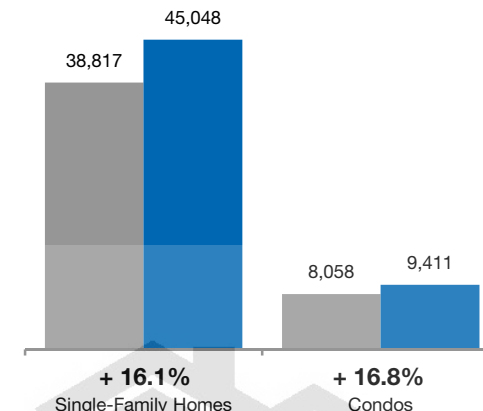
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$100,000 and Below	13,254	14,826	+ 11.9%
\$100,001 to \$150,000	10,684	12,018	+ 12.5%
\$150,001 to \$200,000	8,596	10,187	+ 18.5%
\$200,001 to \$300,000	8,305	10,068	+ 21.2%
\$300,001 and Above	7,374	8,961	+ 21.5%
All Price Ranges	49,639	57,681	+ 16.2%

Single-Family Homes

3-2012	3-2013	Change	3-2012	3-2013	Change
8,940	9,885	+ 10.6%	3,180	3,699	+ 16.3%
8,152	9,101	+ 11.6%	1,818	2,036	+ 12.0%
7,009	8,242	+ 17.6%	1,131	1,414	+ 25.0%
6,996	8,511	+ 21.7%	1,016	1,183	+ 16.4%
6,338	7,756	+ 22.4%	869	1,011	+ 16.3%
38,817	45,048	+ 16.1%	8,058	9,411	+ 16.8%

Condos

3-2012	3-2013	Change
3,180	3,699	+ 16.3%
1,818	2,036	+ 12.0%
1,131	1,414	+ 25.0%
1,016	1,183	+ 16.4%
869	1,011	+ 16.3%
8,058	9,411	+ 16.8%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	7,528	8,668	+ 15.1%
3 Bedrooms	22,812	26,876	+ 17.8%
4 Bedrooms or More	13,932	16,122	+ 15.7%
All Bedroom Counts	49,639	57,681	+ 16.2%

3-2012	3-2013	Change	3-2012	3-2013	Change
2,971	3,334	+ 12.2%	4,557	5,334	+ 17.1%
20,183	23,746	+ 17.7%	2,629	3,130	+ 19.1%
13,555	15,724	+ 16.0%	377	398	+ 5.6%
38,817	45,048	+ 16.1%	8,058	9,411	+ 16.8%

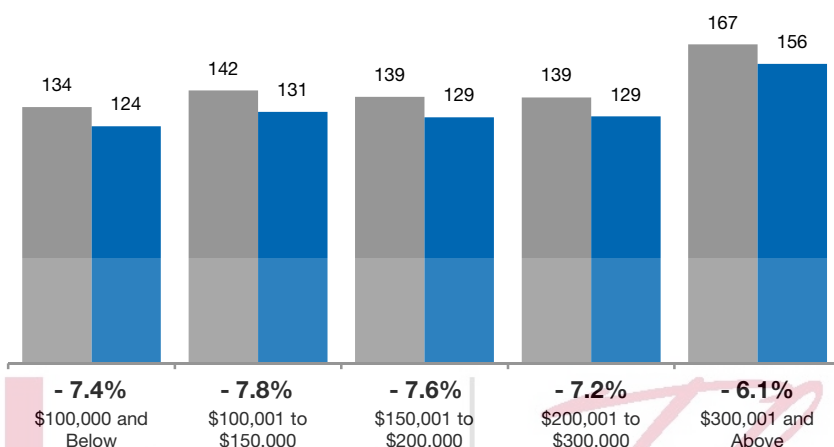
Days on Market Until Sale

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



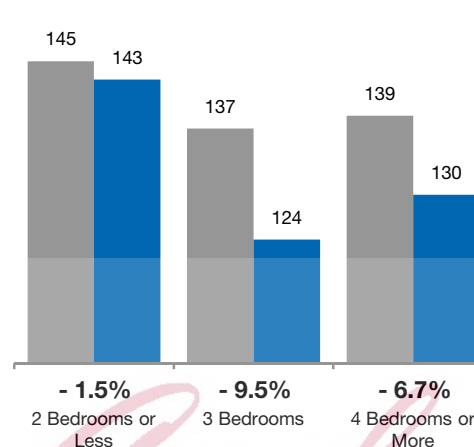
By Price Range

■ 3-2012 ■ 3-2013



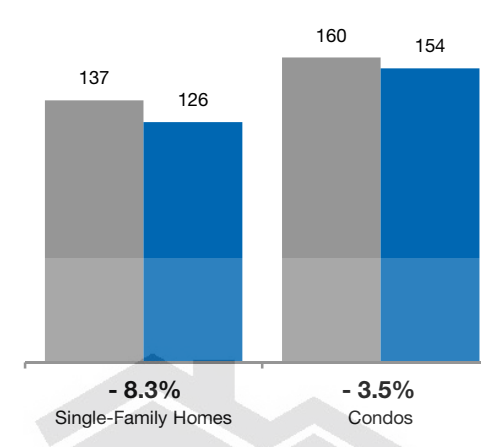
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties			
By Price Range	3-2012	3-2013	Change
\$100,000 and Below	134	124	- 7.4%
\$100,001 to \$150,000	142	131	- 7.8%
\$150,001 to \$200,000	139	129	- 7.6%
\$200,001 to \$300,000	139	129	- 7.2%
\$300,001 and Above	167	156	- 6.1%
All Price Ranges	142	132	- 7.1%

Single-Family Homes			Condos		
3-2012	3-2013	Change	3-2012	3-2013	Change
128	116	- 8.9%	147	139	- 5.4%
139	127	- 9.0%	150	146	- 2.9%
133	123	- 7.9%	167	158	- 5.8%
132	121	- 8.4%	184	177	- 3.6%
162	149	- 7.9%	204	207	+ 1.7%
137	126	- 8.3%	160	154	- 3.5%

By Bedroom Count	3-2012	3-2013	Change
2 Bedrooms or Less	145	143	- 1.5%
3 Bedrooms	137	124	- 9.5%
4 Bedrooms or More	139	130	- 6.7%
All Bedroom Counts	142	132	- 7.1%

3-2012	3-2013	Change	3-2012	3-2013	Change
129	124	- 3.3%	156	155	- 0.8%
134	121	- 10.1%	161	152	- 5.4%
138	129	- 6.4%	176	153	- 13.0%
137	126	- 8.3%	160	154	- 3.5%

Median Sales Price

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

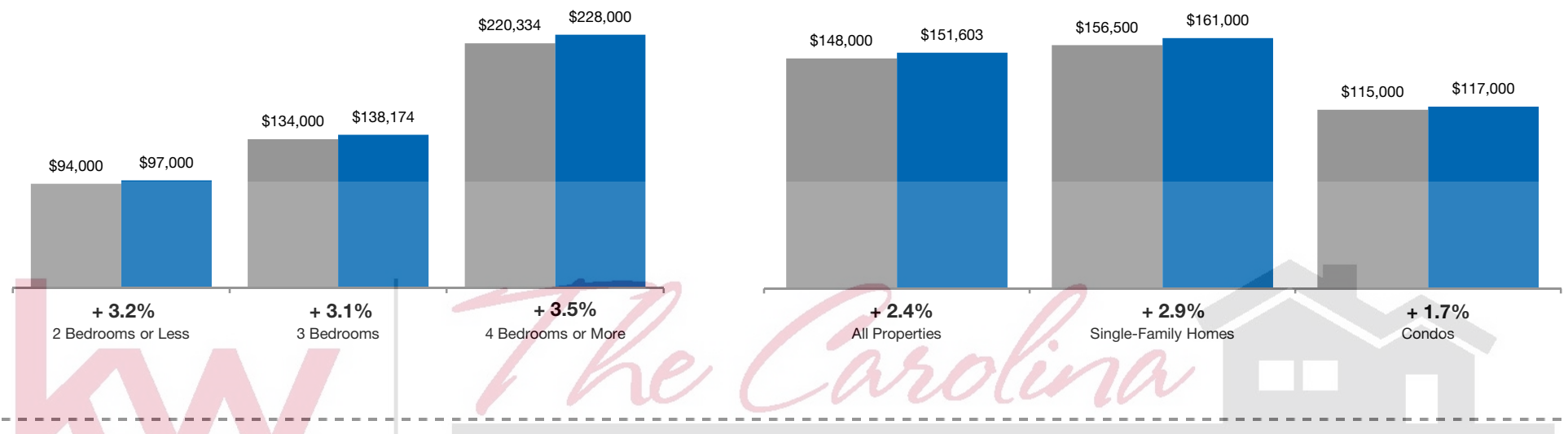


By Bedroom Count

■ 3-2012 ■ 3-2013

By Property Type

■ 3-2012 ■ 3-2013



All Properties				Single-Family Homes			Condos		
By Bedroom Count	3-2012	3-2013	Change	3-2012	3-2013	Change	3-2012	3-2013	Change
2 Bedrooms or Less	\$94,000	\$97,000	+ 3.2%	\$85,500	\$92,500	+ 8.2%	\$96,002	\$99,000	+ 3.1%
3 Bedrooms	\$134,000	\$138,174	+ 3.1%	\$132,000	\$136,000	+ 3.0%	\$150,000	\$156,000	+ 4.0%
4 Bedrooms or More	\$220,334	\$228,000	+ 3.5%	\$220,800	\$228,000	+ 3.3%	\$210,000	\$241,470	+ 15.0%
All Bedroom Counts	\$148,000	\$151,603	+ 2.4%	\$156,500	\$161,000	+ 2.9%	\$115,000	\$117,000	+ 1.7%

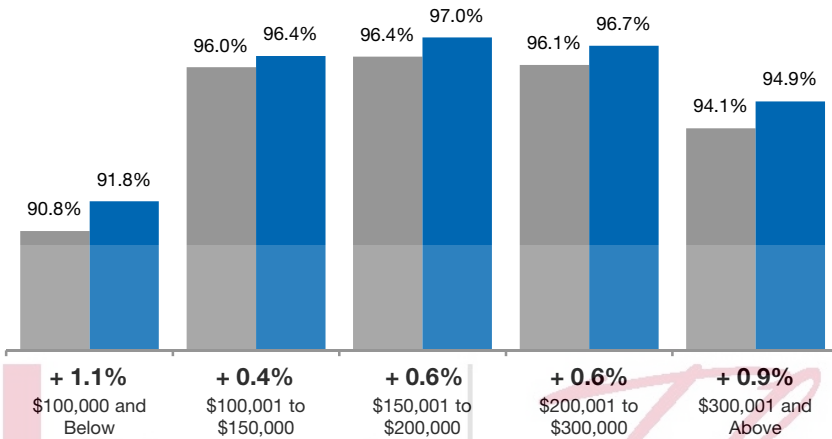
Percent of List Price Received

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



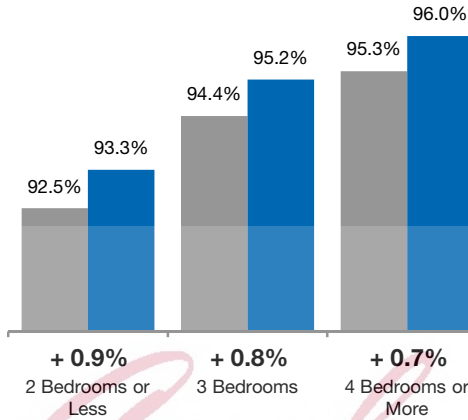
By Price Range

■ 3-2012 ■ 3-2013



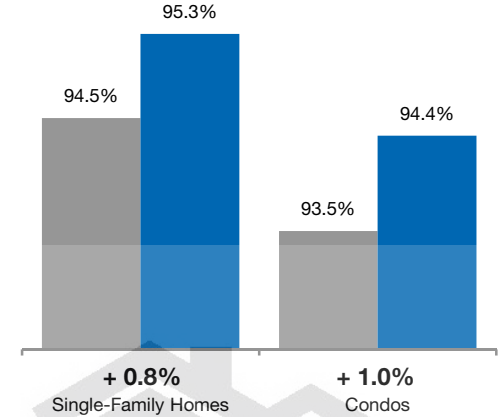
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



By Price Range

	3-2012	3-2013	Change
\$100,000 and Below	90.8%	91.8%	+ 1.1%
\$100,001 to \$150,000	96.0%	96.4%	+ 0.4%
\$150,001 to \$200,000	96.4%	97.0%	+ 0.6%
\$200,001 to \$300,000	96.1%	96.7%	+ 0.6%
\$300,001 and Above	94.1%	94.9%	+ 0.9%
All Price Ranges	94.3%	95.1%	+ 0.8%

Single-Family Homes

	3-2012	3-2013	Change
\$100,000 and Below	90.2%	91.2%	+ 1.1%
\$100,001 to \$150,000	96.2%	96.6%	+ 0.4%
\$150,001 to \$200,000	96.6%	97.2%	+ 0.6%
\$200,001 to \$300,000	96.5%	97.0%	+ 0.5%
\$300,001 and Above	94.2%	95.1%	+ 1.0%
All Price Ranges	94.5%	95.3%	+ 0.8%

Condos

	3-2012	3-2013	Change
\$100,000 and Below	92.6%	93.4%	+ 0.9%
\$100,001 to \$150,000	94.9%	95.3%	+ 0.4%
\$150,001 to \$200,000	94.6%	95.7%	+ 1.2%
\$200,001 to \$300,000	93.7%	94.9%	+ 1.3%
\$300,001 and Above	92.8%	93.7%	+ 1.0%
All Price Ranges	93.5%	94.4%	+ 1.0%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	92.5%	93.3%	+ 0.9%
3 Bedrooms	94.4%	95.2%	+ 0.8%
4 Bedrooms or More	95.3%	96.0%	+ 0.7%
All Bedroom Counts	94.3%	95.1%	+ 0.8%

	3-2012	3-2013	Change
2 Bedrooms or Less	91.4%	92.4%	+ 1.1%
3 Bedrooms	94.5%	95.1%	+ 0.6%
4 Bedrooms or More	95.4%	96.1%	+ 0.7%
All Bedroom Counts	94.5%	95.3%	+ 0.8%

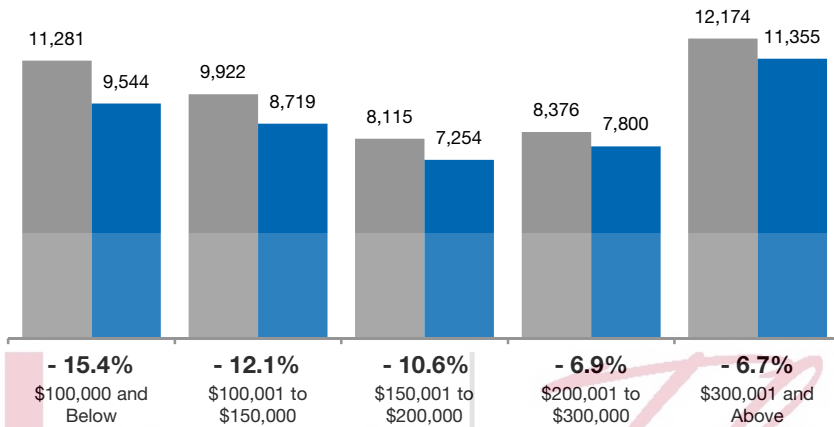
Inventory of Homes for Sale

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



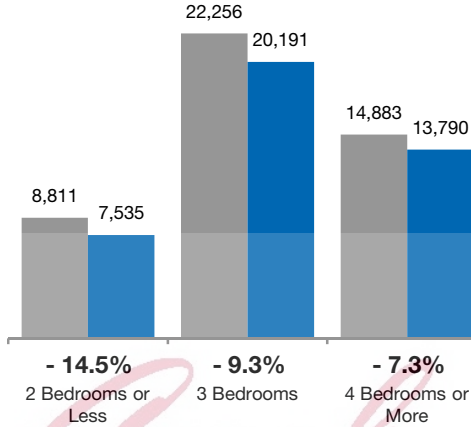
By Price Range

■ 3-2012 ■ 3-2013



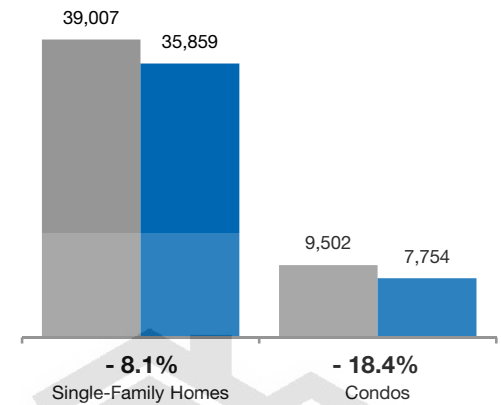
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



By Price Range

	3-2012	3-2013	Change
\$100,000 and Below	11,281	9,544	- 15.4%
\$100,001 to \$150,000	9,922	8,719	- 12.1%
\$150,001 to \$200,000	8,115	7,254	- 10.6%
\$200,001 to \$300,000	8,376	7,800	- 6.9%
\$300,001 and Above	12,174	11,355	- 6.7%
All Price Ranges	51,540	46,336	- 10.1%

Single-Family Homes

	3-2012	3-2013	Change
2 Bedrooms or Less	7,432	6,589	- 11.3%
3 Bedrooms	7,232	6,377	- 11.8%
4 Bedrooms or More	6,278	5,727	- 8.8%
	6,611	6,220	- 5.9%
	9,893	9,389	- 5.1%
All Single-Family Homes	39,007	35,859	- 8.1%

Condos

	3-2012	3-2013	Change
1 Bedroom	2,834	2,073	- 26.9%
2 Bedrooms	1,969	1,757	- 10.8%
3 Bedrooms	1,375	1,130	- 17.8%
4 Bedrooms or More	1,354	1,141	- 15.7%
	1,859	1,546	- 16.8%
All Condos	9,502	7,754	- 18.4%

By Bedroom Count

	3-2012	3-2013	Change
2 Bedrooms or Less	8,811	7,535	- 14.5%
3 Bedrooms	22,256	20,191	- 9.3%
4 Bedrooms or More	14,883	13,790	- 7.3%
All Bedroom Counts	51,540	46,336	- 10.1%

	3-2012	3-2013	Change
2 Bedrooms or Less	3,329	3,079	- 7.5%
3 Bedrooms	19,290	17,748	- 8.0%
4 Bedrooms or More	14,326	13,334	- 6.9%
	557	456	- 18.1%
All Single-Family Homes	39,007	35,859	- 8.1%

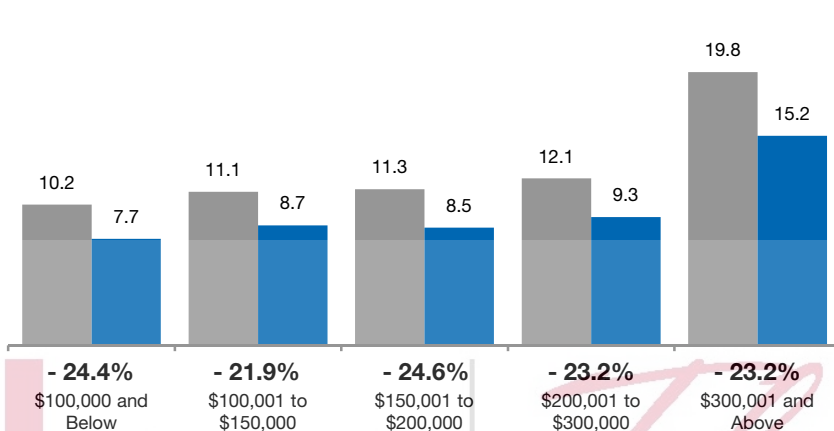
Months Supply of Inventory

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



By Price Range

■ 3-2012 ■ 3-2013



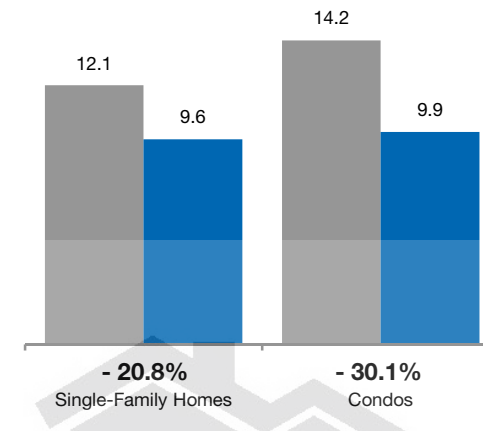
By Bedroom Count

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties			
By Price Range	3-2012	3-2013	Change
\$100,000 and Below	10.2	7.7	- 24.4%
\$100,001 to \$150,000	11.1	8.7	- 21.9%
\$150,001 to \$200,000	11.3	8.5	- 24.6%
\$200,001 to \$300,000	12.1	9.3	- 23.2%
\$300,001 and Above	19.8	15.2	- 23.2%
All Price Ranges	12.5	9.6	- 22.6%

Single-Family Homes			Condos		
3-2012	3-2013	Change	3-2012	3-2013	Change
10.0	8.0	- 19.8%	10.7	6.7	- 37.1%
10.6	8.4	- 21.0%	13.0	10.4	- 20.3%
10.7	8.3	- 22.4%	14.6	9.6	- 34.3%
11.3	8.8	- 22.7%	16.0	11.6	- 27.6%
18.7	14.5	- 22.4%	25.7	18.4	- 28.5%
12.1	9.6	- 20.8%	14.2	9.9	- 30.1%

By Bedroom Count	3-2012	3-2013	Change
2 Bedrooms or Less	14.0	10.4	- 25.7%
3 Bedrooms	11.7	9.0	- 23.0%
4 Bedrooms or More	12.8	10.3	- 19.9%
All Bedroom Counts	12.5	9.6	- 22.6%

3-2012	3-2013	Change	3-2012	3-2013	Change
13.4	11.1	- 17.6%	14.4	10.0	- 30.6%
11.5	9.0	- 21.8%	13.5	9.4	- 30.8%
12.7	10.2	- 19.8%	17.7	13.7	- 22.5%
12.1	9.6	- 20.8%	14.2	9.9	- 30.1%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2013

The spring market is here in full swing. Buyers are showing good turnout but too many sellers remain sidelined. That's creating a more competitive landscape for buyers. For the 12-month period spanning May 2012 through April 2013, Pending Sales in the state of South Carolina were up 15.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 21.6 percent.

The overall Median Sales Price was up 2.4 percent to \$152,000. The property type with the largest price gain was the Single-Family segment, where prices increased 3.3 percent to \$162,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 123 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 154 days.

Market-wide, inventory levels were down 8.9 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 7.4 percent. That amounts to 9.5 months supply for Single-Family homes and 9.9 months supply for Condos.

Quick Facts

+ 21.6%

Price Range With the
Strongest Sales:
\$300,001 and Above

+ 19.1%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 16.6%

Property Type With
Strongest Sales:
Single-Family Homes

S U C C E S S T E A M

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

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

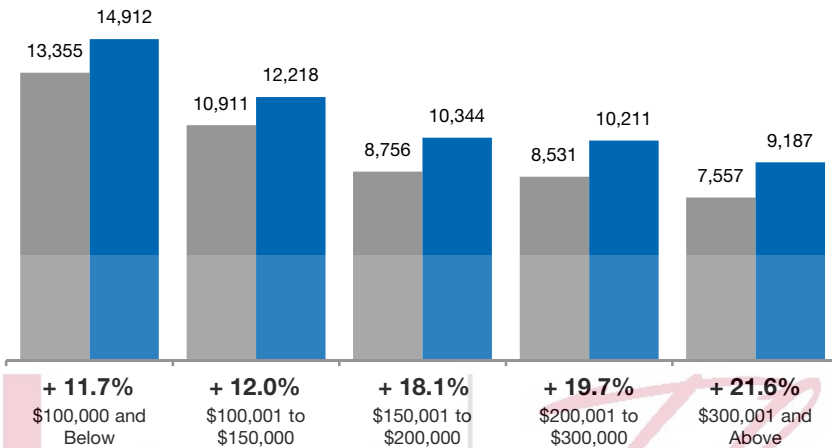
Pending Sales

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



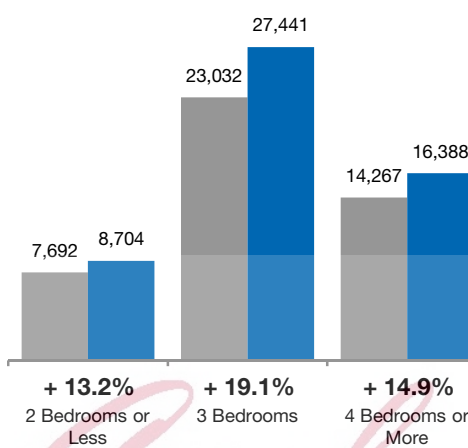
By Price Range

■ 4-2012 ■ 4-2013



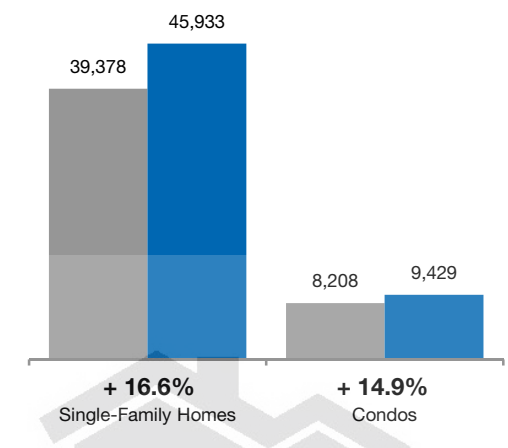
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



By Price Range

	4-2012	4-2013	Change
\$100,000 and Below	13,355	14,912	+ 11.7%
\$100,001 to \$150,000	10,911	12,218	+ 12.0%
\$150,001 to \$200,000	8,756	10,344	+ 18.1%
\$200,001 to \$300,000	8,531	10,211	+ 19.7%
\$300,001 and Above	7,557	9,187	+ 21.6%
All Price Ranges	50,570	58,483	+ 15.6%

Single-Family Homes

4-2012	4-2013	Change
8,936	10,047	+ 12.4%
8,298	9,308	+ 12.2%
7,112	8,399	+ 18.1%
7,159	8,640	+ 20.7%
6,461	7,995	+ 23.7%
39,378	45,933	+ 16.6%

Condos

4-2012	4-2013	Change
3,203	3,667	+ 14.5%
1,838	2,064	+ 12.3%
1,155	1,423	+ 23.2%
1,050	1,207	+ 15.0%
914	1,001	+ 9.5%
8,208	9,429	+ 14.9%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	7,692	8,704	+ 13.2%
3 Bedrooms	23,032	27,441	+ 19.1%
4 Bedrooms or More	14,267	16,388	+ 14.9%
All Bedroom Counts	50,570	58,483	+ 15.6%

4-2012	4-2013	Change	4-2012	4-2013	Change
3,031	3,347	+ 10.4%	4,661	5,357	+ 14.9%
20,377	24,301	+ 19.3%	2,655	3,140	+ 18.3%
13,875	15,995	+ 15.3%	392	393	+ 0.3%
39,378	45,933	+ 16.6%	8,208	9,429	+ 14.9%

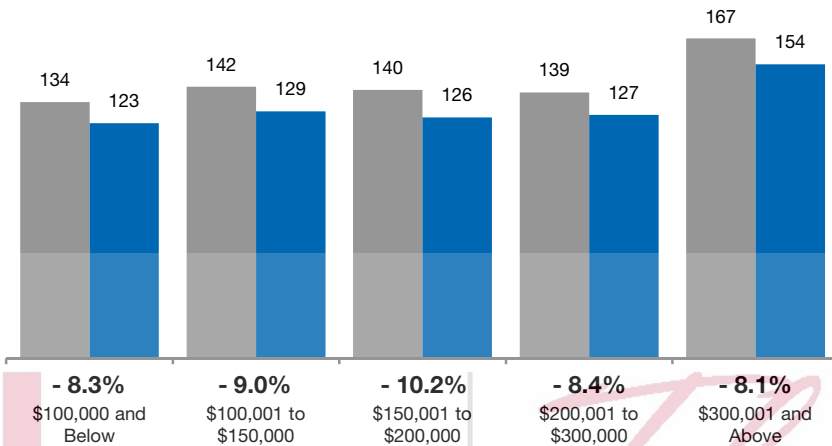
Days on Market Until Sale

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



By Price Range

■ 4-2012 ■ 4-2013



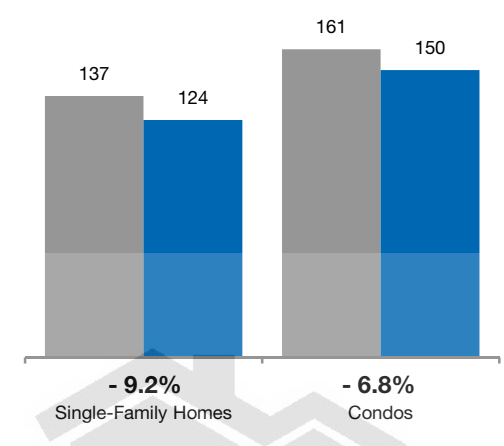
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



By Price Range

	4-2012	4-2013	Change
\$100,000 and Below	134	123	- 8.3%
\$100,001 to \$150,000	142	129	- 9.0%
\$150,001 to \$200,000	140	126	- 10.2%
\$200,001 to \$300,000	139	127	- 8.4%
\$300,001 and Above	167	154	- 8.1%
All Price Ranges	142	130	- 8.6%

Single-Family Homes

	4-2012	4-2013	Change
2 Bedrooms or Less	128	116	- 9.3%
3 Bedrooms	138	125	- 9.8%
4 Bedrooms or More	134	120	- 10.5%
Single-Family Homes	131	120	- 8.4%
Condos	161	147	- 8.8%
All Single-Family Homes	137	124	- 9.2%

Condos

	4-2012	4-2013	Change
Single-Family Homes	147	137	- 6.5%
Condos	150	142	- 5.1%
Single-Family Homes	170	153	- 10.2%
Condos	187	170	- 9.5%
Single-Family Homes	211	199	- 5.6%
All Condos	161	150	- 6.8%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	147	140	- 4.6%
3 Bedrooms	138	123	- 10.8%
4 Bedrooms or More	139	128	- 7.7%
All Bedroom Counts	142	130	- 8.6%

	4-2012	4-2013	Change
2 Bedrooms or Less	129	123	- 4.9%
3 Bedrooms	134	119	- 11.2%
4 Bedrooms or More	138	128	- 7.4%
All Single-Family Homes	137	124	- 9.2%
Single-Family Homes	158	151	- 4.8%
Condos	163	150	- 8.5%
Single-Family Homes	176	149	- 15.1%
All Condos	161	150	- 6.8%

Median Sales Price

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

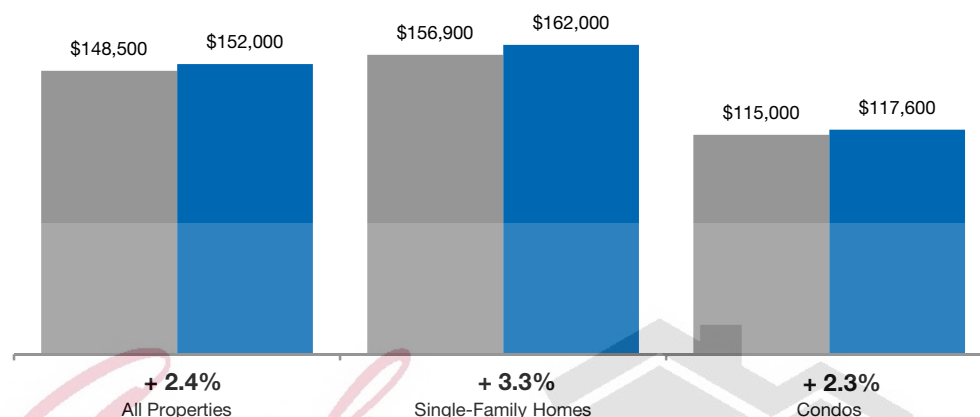
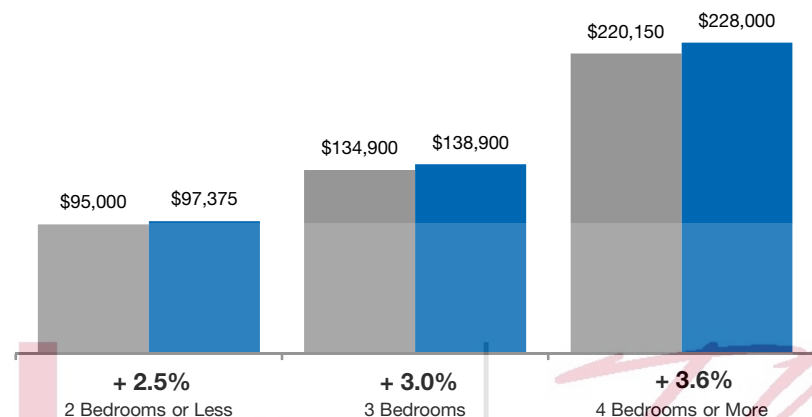


By Bedroom Count

■ 4-2012 ■ 4-2013

By Property Type

■ 4-2012 ■ 4-2013



All Properties				Single-Family Homes			Condos		
By Bedroom Count	4-2012	4-2013	Change	4-2012	4-2013	Change	4-2012	4-2013	Change
2 Bedrooms or Less	\$95,000	\$97,375	+ 2.5%	\$86,500	\$92,700	+ 7.2%	\$97,500	\$99,500	+ 2.1%
3 Bedrooms	\$134,900	\$138,900	+ 3.0%	\$132,500	\$136,500	+ 3.0%	\$150,000	\$155,690	+ 3.8%
4 Bedrooms or More	\$220,150	\$228,000	+ 3.6%	\$220,673	\$227,500	+ 3.1%	\$208,593	\$240,000	+ 15.1%
All Bedroom Counts	\$148,500	\$152,000	+ 2.4%	\$156,900	\$162,000	+ 3.3%	\$115,000	\$117,600	+ 2.3%

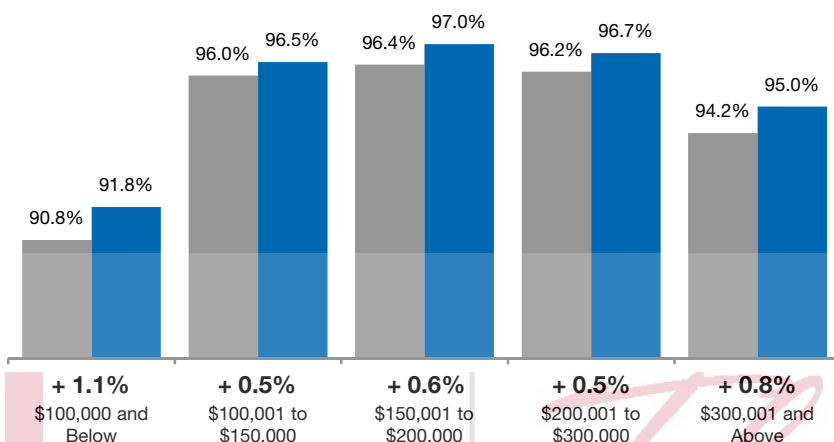
Percent of List Price Received

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.**



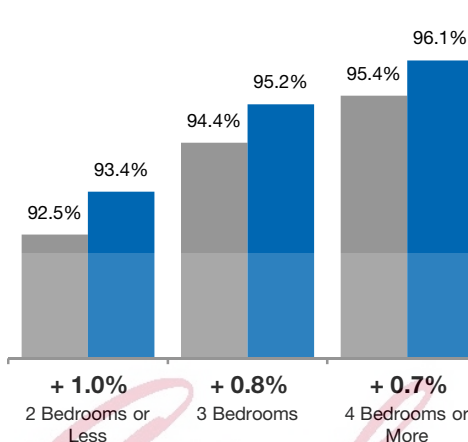
By Price Range

■ 4-2012 ■ 4-2013



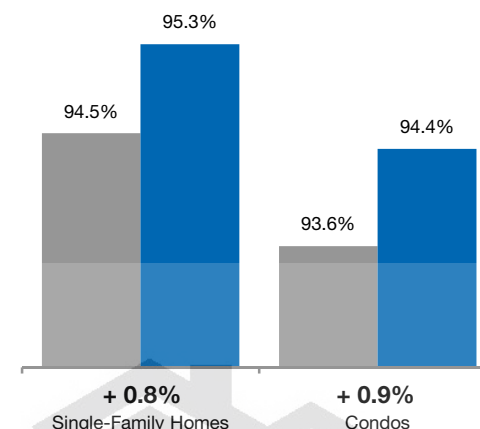
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



By Price Range

	4-2012	4-2013	Change
\$100,000 and Below	90.8%	91.8%	+ 1.1%
\$100,001 to \$150,000	96.0%	96.5%	+ 0.5%
\$150,001 to \$200,000	96.4%	97.0%	+ 0.6%
\$200,001 to \$300,000	96.2%	96.7%	+ 0.5%
\$300,001 and Above	94.2%	95.0%	+ 0.8%
All Price Ranges	94.3%	95.1%	+ 0.8%

Single-Family Homes

	4-2012	4-2013	Change
\$100,000 and Below	90.2%	91.3%	+ 1.2%
\$100,001 to \$150,000	96.3%	96.7%	+ 0.4%
\$150,001 to \$200,000	96.6%	97.2%	+ 0.6%
\$200,001 to \$300,000	96.5%	97.0%	+ 0.5%
\$300,001 and Above	94.3%	95.2%	+ 1.0%
All Price Ranges	94.5%	95.3%	+ 0.8%

Condos

	4-2012	4-2013	Change
\$100,000 and Below	92.6%	93.4%	+ 0.9%
\$100,001 to \$150,000	94.9%	95.4%	+ 0.5%
\$150,001 to \$200,000	94.7%	95.7%	+ 1.1%
\$200,001 to \$300,000	93.7%	94.9%	+ 1.3%
\$300,001 and Above	93.0%	93.9%	+ 1.0%
All Price Ranges	93.6%	94.4%	+ 0.9%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	92.5%	93.4%	+ 1.0%
3 Bedrooms	94.4%	95.2%	+ 0.8%
4 Bedrooms or More	95.4%	96.1%	+ 0.7%
All Bedroom Counts	94.3%	95.1%	+ 0.8%

	4-2012	4-2013	Change
2 Bedrooms or Less	91.4%	92.6%	+ 1.3%
3 Bedrooms	94.5%	95.2%	+ 0.7%
4 Bedrooms or More	95.4%	96.1%	+ 0.7%
All Bedroom Counts	94.5%	95.3%	+ 0.8%

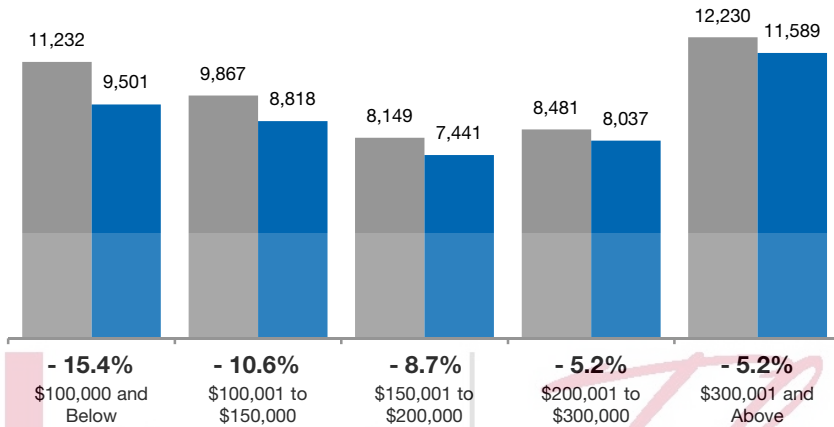
Inventory of Homes for Sale

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



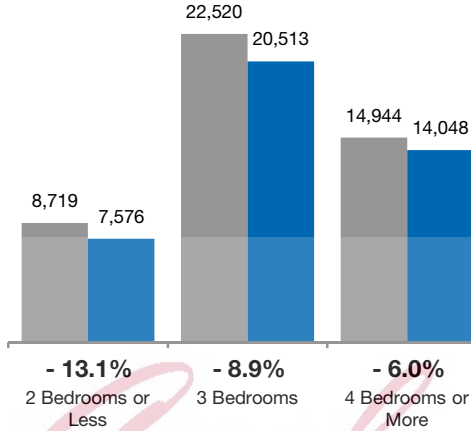
By Price Range

■ 4-2012 ■ 4-2013



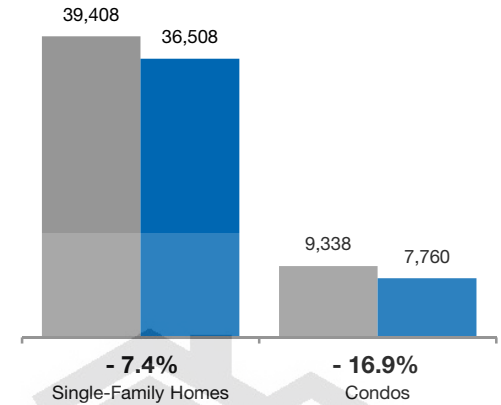
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



By Price Range

	4-2012	4-2013	Change
\$100,000 and Below	11,232	9,501	- 15.4%
\$100,001 to \$150,000	9,867	8,818	- 10.6%
\$150,001 to \$200,000	8,149	7,441	- 8.7%
\$200,001 to \$300,000	8,481	8,037	- 5.2%
\$300,001 and Above	12,230	11,589	- 5.2%
All Price Ranges	51,654	47,073	- 8.9%

All Properties

Single-Family Homes

Condos

4-2012	4-2013	Change	4-2012	4-2013	Change
7,485	6,590	- 12.0%	2,805	2,039	- 27.3%
7,269	6,464	- 11.1%	1,932	1,747	- 9.6%
6,331	5,869	- 7.3%	1,373	1,151	- 16.2%
6,747	6,386	- 5.4%	1,314	1,177	- 10.4%
9,995	9,620	- 3.8%	1,800	1,538	- 14.6%
39,408	36,508	- 7.4%	9,338	7,760	- 16.9%

By Bedroom Count

	4-2012	4-2013	Change
2 Bedrooms or Less	8,719	7,576	- 13.1%
3 Bedrooms	22,520	20,513	- 8.9%
4 Bedrooms or More	14,944	14,048	- 6.0%
All Bedroom Counts	51,654	47,073	- 8.9%

4-2012	4-2013	Change	4-2012	4-2013	Change
3,343	3,121	- 6.6%	5,376	4,455	- 17.1%
19,583	18,066	- 7.7%	2,937	2,447	- 16.7%
14,402	13,604	- 5.5%	542	444	- 18.1%
39,408	36,508	- 7.4%	9,338	7,760	- 16.9%

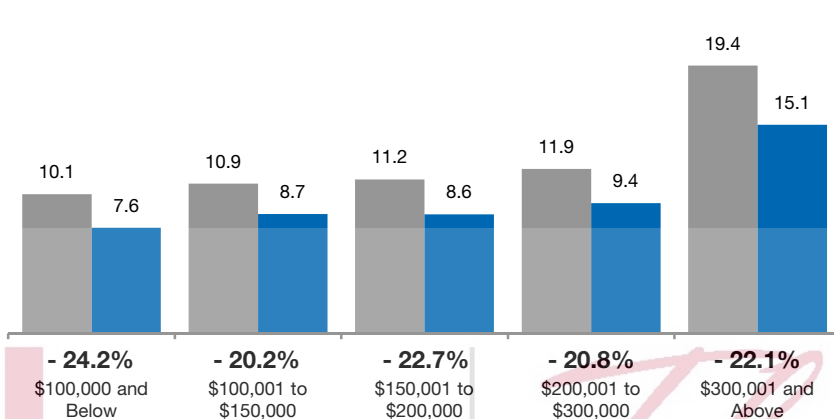
Months Supply of Inventory

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.



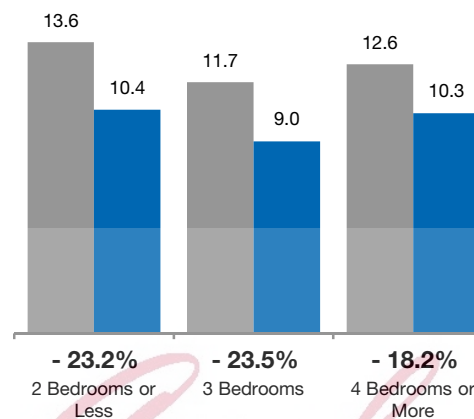
By Price Range

■ 4-2012 ■ 4-2013



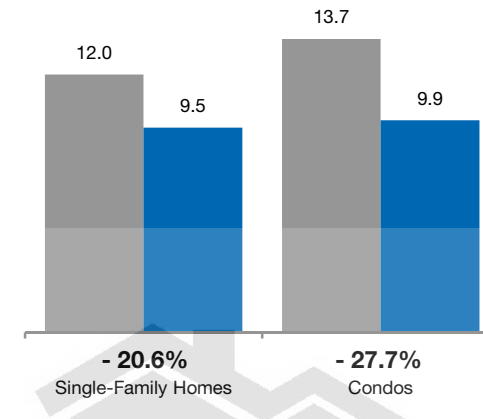
By Bedroom Count

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties			
By Price Range	4-2012	4-2013	Change
\$100,000 and Below	10.1	7.6	- 24.2%
\$100,001 to \$150,000	10.9	8.7	- 20.2%
\$150,001 to \$200,000	11.2	8.6	- 22.7%
\$200,001 to \$300,000	11.9	9.4	- 20.8%
\$300,001 and Above	19.4	15.1	- 22.1%
All Price Ranges	12.3	9.7	- 21.2%

Single-Family Homes			Condos		
4-2012	4-2013	Change	4-2012	4-2013	Change
10.1	7.9	- 21.7%	10.5	6.7	- 36.5%
10.5	8.3	- 20.7%	12.6	10.2	- 19.5%
10.7	8.4	- 21.5%	14.3	9.7	- 32.0%
11.3	8.9	- 21.6%	15.0	11.7	- 22.1%
18.6	14.4	- 22.2%	23.6	18.4	- 22.0%
12.0	9.5	- 20.6%	13.7	9.9	- 27.7%

By Bedroom Count			
4-2012	4-2013	Change	
2 Bedrooms or Less	13.6	10.4	- 23.2%
3 Bedrooms	11.7	9.0	- 23.5%
4 Bedrooms or More	12.6	10.3	- 18.2%
All Bedroom Counts	12.3	9.7	- 21.2%

4-2012	4-2013	Change	4-2012	4-2013	Change
13.2	11.2	- 15.5%	13.8	10.0	- 27.9%
11.5	8.9	- 22.6%	13.3	9.4	- 29.6%
12.5	10.2	- 18.1%	16.6	13.6	- 18.3%
12.0	9.5	- 20.6%	13.7	9.9	- 27.7%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2013

Summer is right around the corner. In addition to corn on the cob, grilled steaks and your favorite outdoor activity, be watching for increased seller activity in response to constrained inventory levels and rising prices. For the 12-month period spanning June 2012 through May 2013, Pending Sales in the state of South Carolina were up 16.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 23.4 percent.

The overall Median Sales Price was up 2.7 percent to \$153,000. The property type with the largest price gain was the Single-Family segment, where prices increased 3.3 percent to \$162,600. The price range that tended to sell the quickest was the \$100,000 and Below range at 122 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 151 days.

Market-wide, inventory levels were down 8.6 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 7.4 percent. That amounts to 9.3 months supply for Single-Family homes and 9.9 months supply for Condos.

Quick Facts

+ 23.4%

Price Range With the
Strongest Sales:
\$300,001 and Above

+ 20.1%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 18.2%

Property Type With
Strongest Sales:
Single-Family Homes

S U C C E S S T E A M

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

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

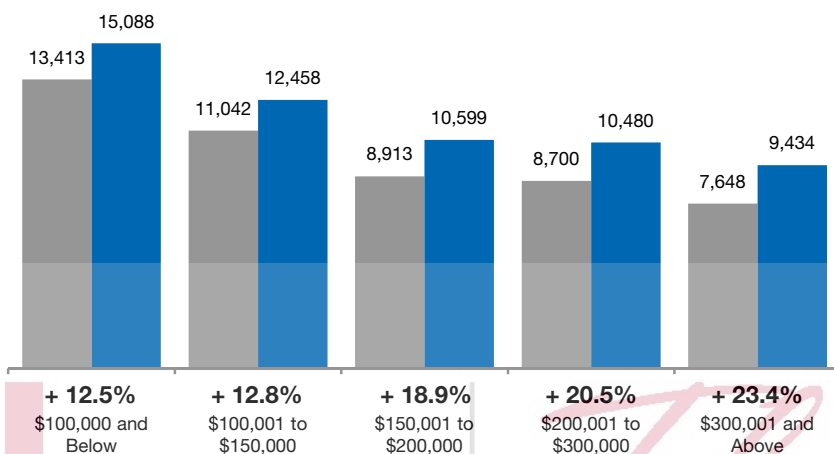
Pending Sales

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



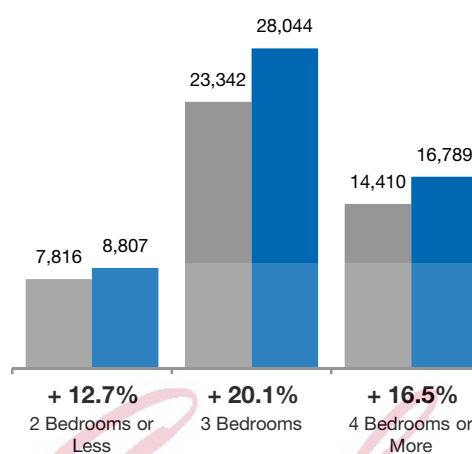
By Price Range

■ 5-2012 ■ 5-2013



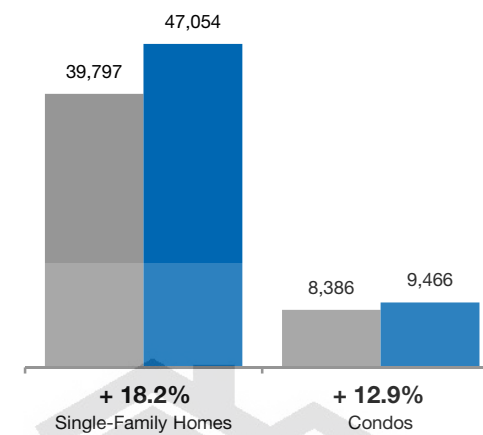
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$100,000 and Below	13,413	15,088	+ 12.5%
\$100,001 to \$150,000	11,042	12,458	+ 12.8%
\$150,001 to \$200,000	8,913	10,599	+ 18.9%
\$200,001 to \$300,000	8,700	10,480	+ 20.5%
\$300,001 and Above	7,648	9,434	+ 23.4%
All Price Ranges	51,190	59,699	+ 16.6%

Single-Family Homes

	5-2012	5-2013	Change
2 Bedrooms or Less	8,978	10,192	+ 13.5%
3 Bedrooms	8,348	9,524	+ 14.1%
4 Bedrooms or More	7,233	8,633	+ 19.4%
	7,289	8,913	+ 22.3%
	6,524	8,221	+ 26.0%
All Single-Family Homes	39,797	47,054	+ 18.2%

Condos

	5-2012	5-2013	Change
1 Bedroom	3,245	3,644	+ 12.3%
2 Bedrooms	1,897	2,082	+ 9.8%
3 Bedrooms	1,186	1,442	+ 21.6%
4 Bedrooms or More	1,070	1,209	+ 13.0%
	939	1,020	+ 8.6%
All Condos	8,386	9,466	+ 12.9%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	7,816	8,807	+ 12.7%
3 Bedrooms	23,342	28,044	+ 20.1%
4 Bedrooms or More	14,410	16,789	+ 16.5%
All Bedroom Counts	51,190	59,699	+ 16.6%

	5-2012	5-2013	Change
2 Bedrooms or Less	3,026	3,451	+ 14.0%
3 Bedrooms	20,649	24,879	+ 20.5%
4 Bedrooms or More	14,009	16,388	+ 17.0%
	401	401	0.0%
All Single-Family Homes	39,797	47,054	+ 18.2%

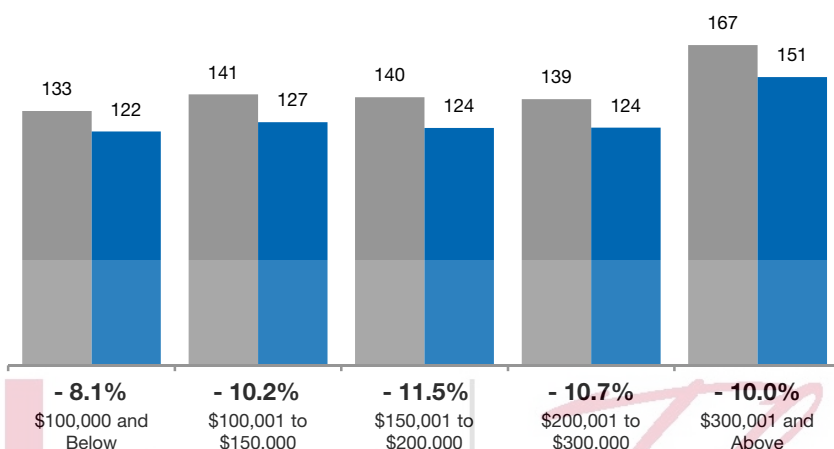
Days on Market Until Sale

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



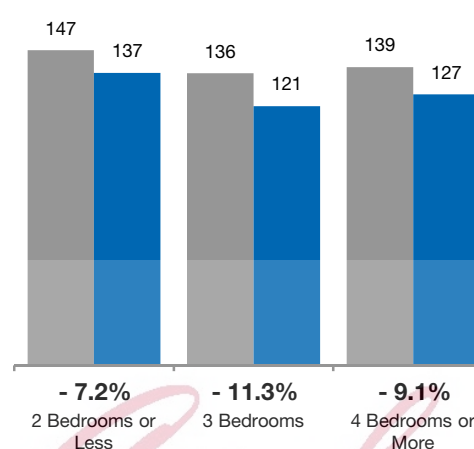
By Price Range

■ 5-2012 ■ 5-2013



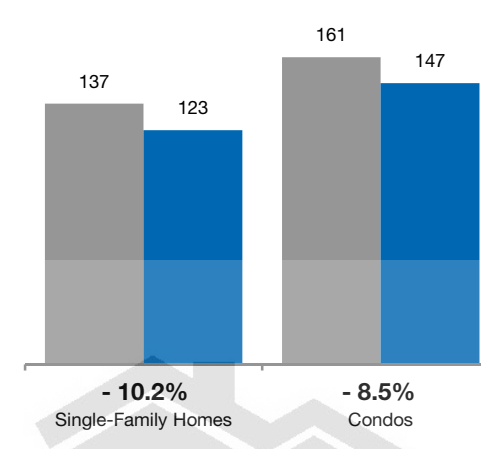
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$100,000 and Below	133	122	- 8.1%
\$100,001 to \$150,000	141	127	- 10.2%
\$150,001 to \$200,000	140	124	- 11.5%
\$200,001 to \$300,000	139	124	- 10.7%
\$300,001 and Above	167	151	- 10.0%
All Price Ranges	142	128	- 9.7%

Single-Family Homes

	5-2012	5-2013	Change
\$100,000 and Below	127	115	- 9.5%
\$100,001 to \$150,000	138	123	- 10.8%
\$150,001 to \$200,000	135	119	- 11.9%
\$200,001 to \$300,000	131	118	- 10.1%
\$300,001 and Above	161	145	- 10.0%
All Price Ranges	137	123	- 10.2%

Condos

	5-2012	5-2013	Change
\$100,000 and Below	144	138	- 4.3%
\$100,001 to \$150,000	152	138	- 9.1%
\$150,001 to \$200,000	168	148	- 11.9%
\$200,001 to \$300,000	189	163	- 14.0%
\$300,001 and Above	213	188	- 11.9%
All Price Ranges	161	147	- 8.5%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	147	137	- 7.2%
3 Bedrooms	136	121	- 11.3%
4 Bedrooms or More	139	127	- 9.1%
All Bedroom Counts	142	128	- 9.7%

	5-2012	5-2013	Change
2 Bedrooms or Less	131	120	- 7.8%
3 Bedrooms	133	118	- 11.6%
4 Bedrooms or More	138	126	- 8.7%
All Bedroom Counts	137	123	- 10.2%

Median Sales Price

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

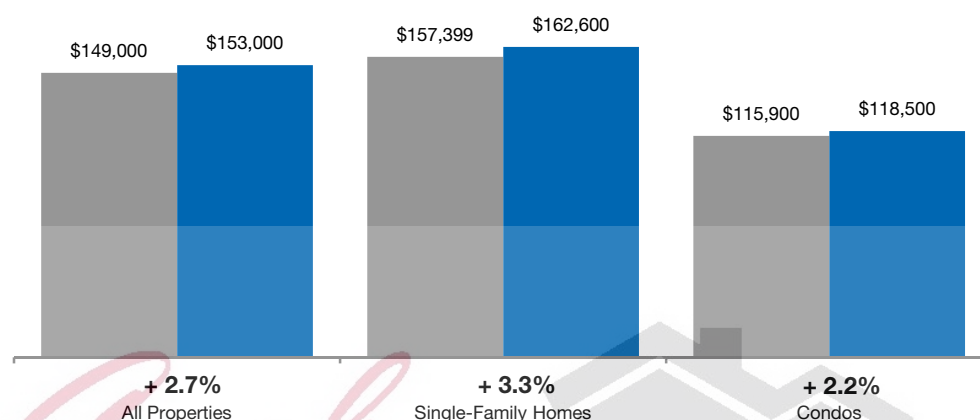


By Bedroom Count

■ 5-2012 ■ 5-2013

By Property Type

■ 5-2012 ■ 5-2013



All Properties			
By Bedroom Count	5-2012	5-2013	Change
2 Bedrooms or Less	\$95,000	\$98,000	+ 3.2%
3 Bedrooms	\$135,000	\$139,400	+ 3.3%
4 Bedrooms or More	\$220,830	\$230,000	+ 4.2%
All Bedroom Counts	\$149,000	\$153,000	+ 2.7%

Single-Family Homes			Condos		
5-2012	5-2013	Change	5-2012	5-2013	Change
\$87,250	\$95,000	+ 8.9%	\$98,000	\$100,000	+ 2.0%
\$132,690	\$137,000	+ 3.2%	\$151,000	\$157,000	+ 4.0%
\$221,000	\$230,000	+ 4.1%	\$214,125	\$240,000	+ 12.1%
\$157,399	\$162,600	+ 3.3%	\$115,900	\$118,500	+ 2.2%

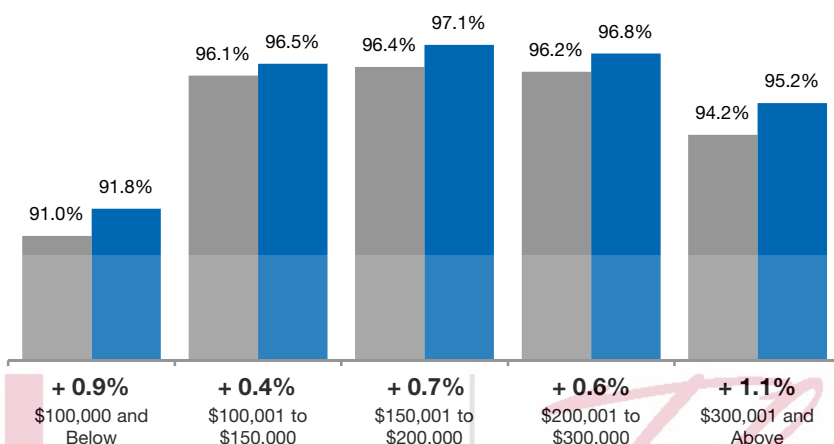
Percent of List Price Received

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.**



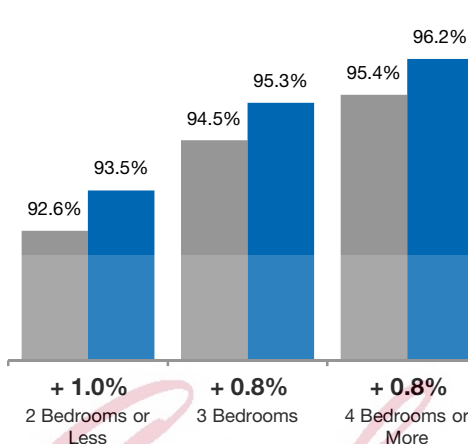
By Price Range

■ 5-2012 ■ 5-2013



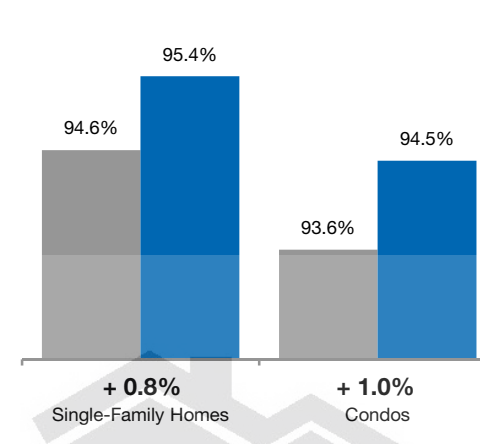
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



By Price Range

	5-2012	5-2013	Change
\$100,000 and Below	91.0%	91.8%	+ 0.9%
\$100,001 to \$150,000	96.1%	96.5%	+ 0.4%
\$150,001 to \$200,000	96.4%	97.1%	+ 0.7%
\$200,001 to \$300,000	96.2%	96.8%	+ 0.6%
\$300,001 and Above	94.2%	95.2%	+ 1.1%
All Price Ranges	94.4%	95.2%	+ 0.8%

All Properties

Single-Family Homes

Condos

	5-2012	5-2013	Change	5-2012	5-2013	Change
\$100,000 and Below	90.4%	91.3%	+ 1.0%	92.7%	93.5%	+ 0.9%
\$100,001 to \$150,000	96.3%	96.7%	+ 0.4%	94.8%	95.4%	+ 0.6%
\$150,001 to \$200,000	96.6%	97.3%	+ 0.7%	94.7%	95.7%	+ 1.1%
\$200,001 to \$300,000	96.6%	97.0%	+ 0.4%	93.8%	95.1%	+ 1.4%
\$300,001 and Above	94.3%	95.4%	+ 1.2%	93.1%	94.3%	+ 1.3%
All Price Ranges	94.6%	95.4%	+ 0.8%	93.6%	94.5%	+ 1.0%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	92.6%	93.5%	+ 1.0%
3 Bedrooms	94.5%	95.3%	+ 0.8%
4 Bedrooms or More	95.4%	96.2%	+ 0.8%
All Bedroom Counts	94.4%	95.2%	+ 0.8%

	5-2012	5-2013	Change	5-2012	5-2013	Change
2 Bedrooms or Less	91.6%	92.5%	+ 1.0%	93.3%	94.1%	+ 0.9%
3 Bedrooms	94.5%	95.3%	+ 0.8%	94.2%	95.3%	+ 1.2%
4 Bedrooms or More	95.5%	96.2%	+ 0.7%	94.4%	94.9%	+ 0.5%
All Bedroom Counts	94.6%	95.4%	+ 0.8%	93.6%	94.5%	+ 1.0%

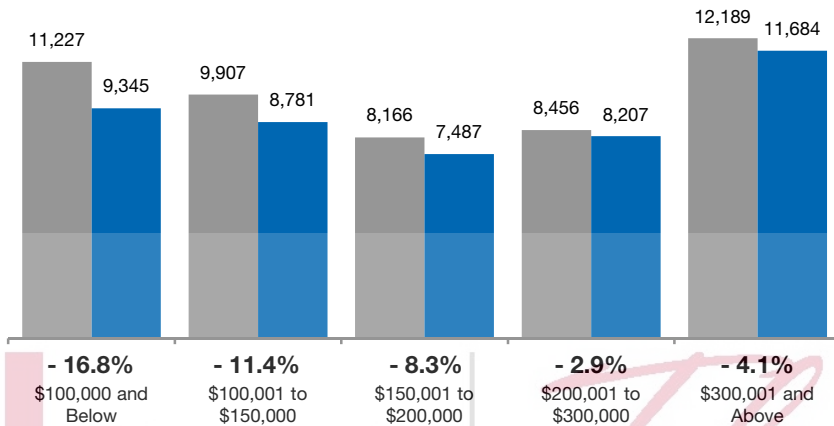
Inventory of Homes for Sale

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



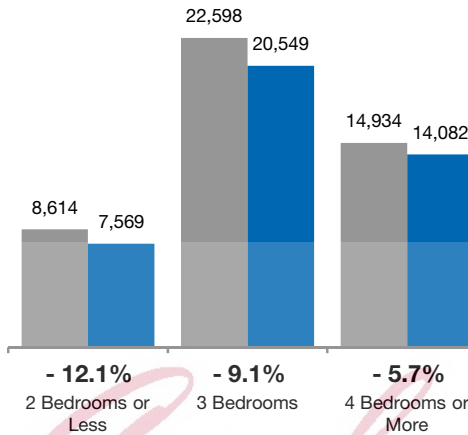
By Price Range

■ 5-2012 ■ 5-2013



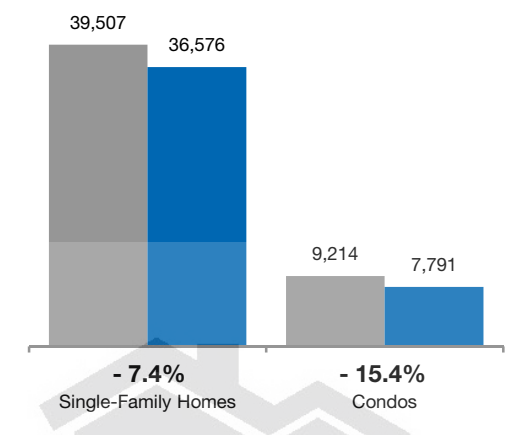
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties			
By Price Range	5-2012	5-2013	Change
\$100,000 and Below	11,227	9,345	- 16.8%
\$100,001 to \$150,000	9,907	8,781	- 11.4%
\$150,001 to \$200,000	8,166	7,487	- 8.3%
\$200,001 to \$300,000	8,456	8,207	- 2.9%
\$300,001 and Above	12,189	11,684	- 4.1%
All Price Ranges	51,622	47,191	- 8.6%

Single-Family Homes			Condos		
5-2012	5-2013	Change	5-2012	5-2013	Change
7,511	6,466	- 13.9%	2,779	2,055	- 26.1%
7,345	6,429	- 12.5%	1,916	1,748	- 8.8%
6,374	5,830	- 8.5%	1,334	1,204	- 9.7%
6,719	6,548	- 2.5%	1,311	1,163	- 11.3%
9,987	9,719	- 2.7%	1,768	1,518	- 14.1%
39,507	36,576	- 7.4%	9,214	7,791	- 15.4%

By Bedroom Count	5-2012	5-2013	Change
2 Bedrooms or Less	8,614	7,569	- 12.1%
3 Bedrooms	22,598	20,549	- 9.1%
4 Bedrooms or More	14,934	14,082	- 5.7%
All Bedroom Counts	51,622	47,191	- 8.6%

5-2012	5-2013	Change	5-2012	5-2013	Change
3,341	3,092	- 7.5%	5,273	4,477	- 15.1%
19,664	18,116	- 7.9%	2,934	2,433	- 17.1%
14,413	13,634	- 5.4%	521	448	- 14.0%
39,507	36,576	- 7.4%	9,214	7,791	- 15.4%

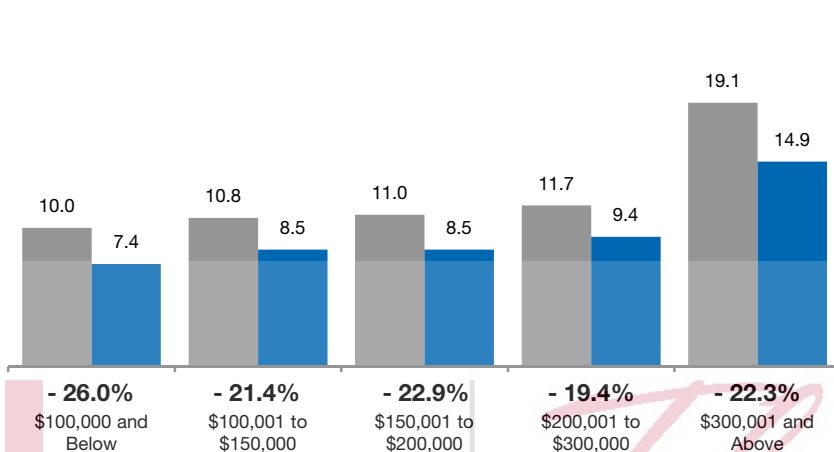
Months Supply of Inventory

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.



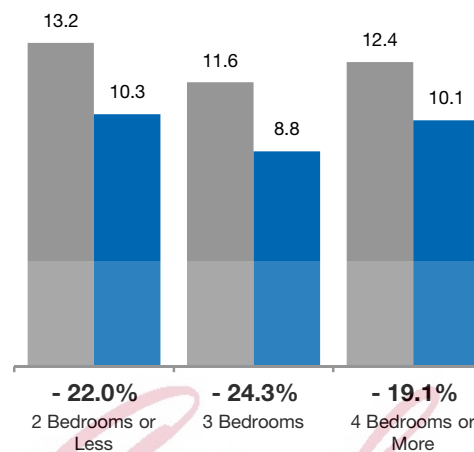
By Price Range

■ 5-2012 ■ 5-2013



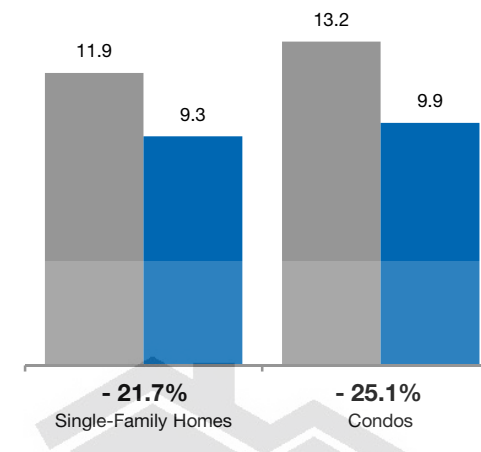
By Bedroom Count

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$100,000 and Below	10.0	7.4	- 26.0%
\$100,001 to \$150,000	10.8	8.5	- 21.4%
\$150,001 to \$200,000	11.0	8.5	- 22.9%
\$200,001 to \$300,000	11.7	9.4	- 19.4%
\$300,001 and Above	19.1	14.9	- 22.3%
All Price Ranges	12.1	9.5	- 21.6%

Single-Family Homes

	5-2012	5-2013	Change
\$100,000 and Below	10.0	7.6	- 24.2%
\$100,001 to \$150,000	10.6	8.1	- 23.3%
\$150,001 to \$200,000	10.6	8.1	- 23.4%
\$200,001 to \$300,000	11.1	8.8	- 20.3%
\$300,001 and Above	18.4	14.2	- 22.8%
All Price Ranges	11.9	9.3	- 21.7%

Condos

	5-2012	5-2013	Change
\$100,000 and Below	10.3	6.8	- 34.1%
\$100,001 to \$150,000	12.1	10.1	- 16.9%
\$150,001 to \$200,000	13.5	10.0	- 25.8%
\$200,001 to \$300,000	14.7	11.5	- 21.5%
\$300,001 and Above	22.6	17.9	- 21.0%
All Price Ranges	13.2	9.9	- 25.1%

By Bedroom Count

	5-2012	5-2013	Change
2 Bedrooms or Less	13.2	10.3	- 22.0%
3 Bedrooms	11.6	8.8	- 24.3%
4 Bedrooms or More	12.4	10.1	- 19.1%
All Bedroom Counts	12.1	9.5	- 21.6%

	5-2012	5-2013	Change
2 Bedrooms or Less	13.2	10.8	- 18.9%
3 Bedrooms	11.4	8.7	- 23.5%
4 Bedrooms or More	12.3	10.0	- 19.1%
All Bedroom Counts	11.9	9.3	- 21.7%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2013

As summer heat sizzles across much of the nation, the climate isn't the only thing on a hot streak. Housing data continues to impress and the housing market is on-pace to contribute positively to GDP in 2013. For the 12-month period spanning July 2012 through June 2013, Pending Sales in the state of South Carolina were up 17.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 23.9 percent.

The overall Median Sales Price was up 3.2 percent to \$154,000. The property type with the largest price gain was the Single-Family segment, where prices increased 3.2 percent to \$163,100. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 121 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 147 days.

Market-wide, inventory levels were down 8.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 7.3 percent. That amounts to 9.2 months supply for Single-Family homes and 9.6 months supply for Condos.

Quick Facts

+ 23.9%	+ 21.4%	+ 19.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	3 Bedrooms	Single-Family Homes

S U C C E S S T E A M

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

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

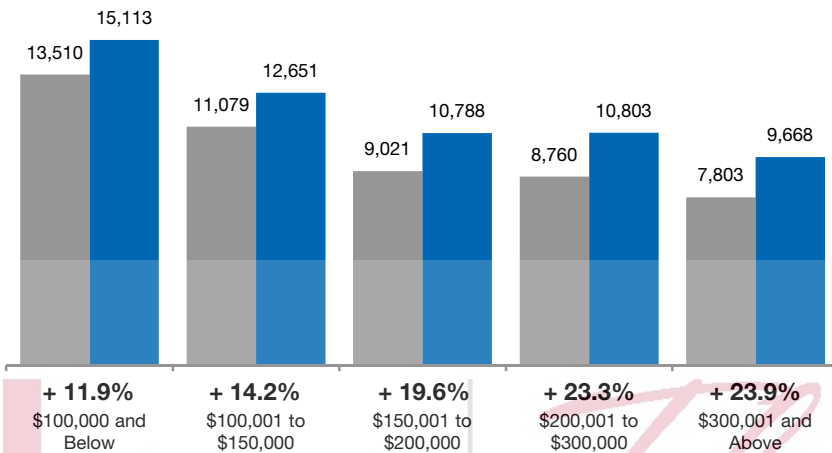
Pending Sales

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



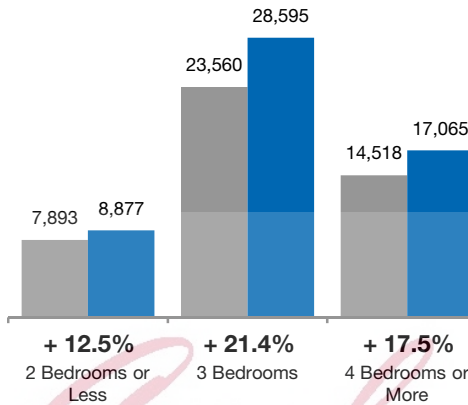
By Price Range

■ 6-2012 ■ 6-2013



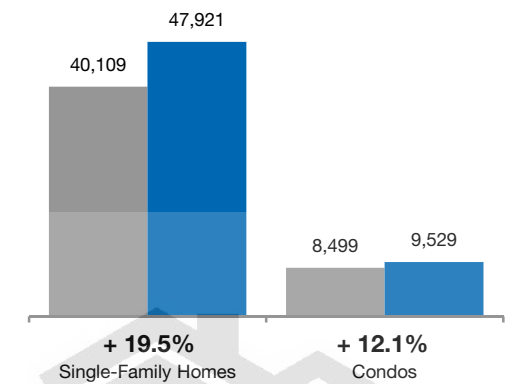
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$100,000 and Below	13,510	15,113	+ 11.9%
\$100,001 to \$150,000	11,079	12,651	+ 14.2%
\$150,001 to \$200,000	9,021	10,788	+ 19.6%
\$200,001 to \$300,000	8,760	10,803	+ 23.3%
\$300,001 and Above	7,803	9,668	+ 23.9%
All Price Ranges	51,623	60,673	+ 17.5%

Single-Family Homes

	6-2012	6-2013	Change
2 Bedrooms or Less	9,015	10,260	+ 13.8%
3 Bedrooms	8,360	9,691	+ 15.9%
4 Bedrooms or More	7,322	8,805	+ 20.3%
	7,349	9,195	+ 25.1%
	6,664	8,388	+ 25.9%
All Single-Family Homes	40,109	47,921	+ 19.5%

Condos

	6-2012	6-2013	Change
1 Bedroom	3,317	3,606	+ 8.7%
2 Bedrooms	1,909	2,091	+ 9.5%
3 Bedrooms	1,201	1,463	+ 21.8%
4 Bedrooms or More	1,068	1,226	+ 14.8%
	953	1,075	+ 12.8%
All Condos	8,499	9,529	+ 12.1%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	7,893	8,877	+ 12.5%
3 Bedrooms	23,560	28,595	+ 21.4%
4 Bedrooms or More	14,518	17,065	+ 17.5%
All Bedroom Counts	51,623	60,673	+ 17.5%

	6-2012	6-2013	Change
2 Bedrooms or Less	3,046	3,491	+ 14.6%
3 Bedrooms	20,822	25,394	+ 22.0%
4 Bedrooms or More	14,123	16,663	+ 18.0%
	395	402	+ 1.8%
All Single-Family Homes	40,109	47,921	+ 19.5%

	6-2012	6-2013	Change
1 Bedroom	4,847	5,386	+ 11.1%
2 Bedrooms	2,738	3,201	+ 16.9%
3 Bedrooms	395	402	+ 1.8%
All Condos	8,499	9,529	+ 12.1%

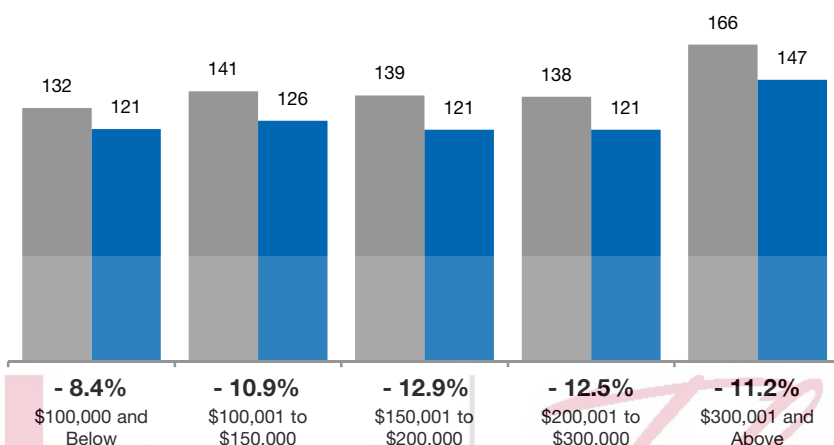
Days on Market Until Sale

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



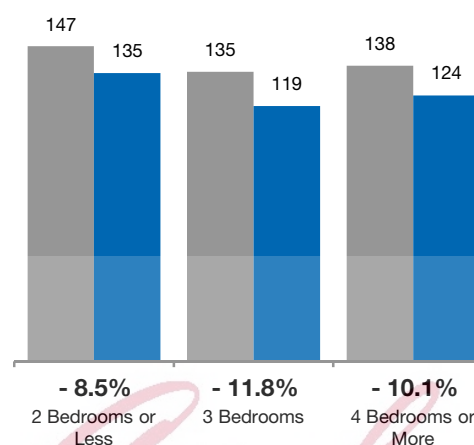
By Price Range

■ 6-2012 ■ 6-2013



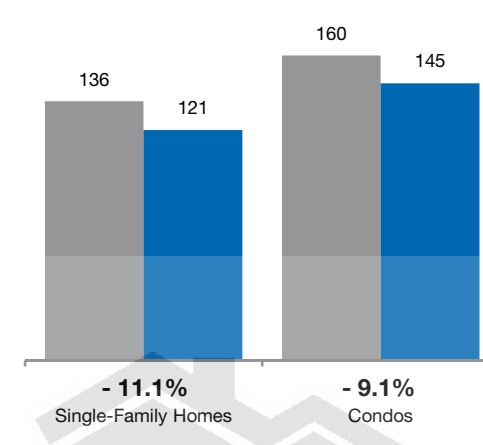
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties

By Price Range

	6-2012	6-2013	Change
\$100,000 and Below	132	121	- 8.4%
\$100,001 to \$150,000	141	126	- 10.9%
\$150,001 to \$200,000	139	121	- 12.9%
\$200,001 to \$300,000	138	121	- 12.5%
\$300,001 and Above	166	147	- 11.2%
All Price Ranges	141	126	- 10.7%

Single-Family Homes

	6-2012	6-2013	Change
\$100,000 and Below	126	114	- 9.7%
\$100,001 to \$150,000	137	121	- 11.8%
\$150,001 to \$200,000	133	116	- 12.7%
\$200,001 to \$300,000	130	115	- 11.4%
\$300,001 and Above	159	141	- 11.1%
All Price Ranges	136	121	- 11.1%

Condos

	6-2012	6-2013	Change
\$100,000 and Below	143	138	- 3.6%
\$100,001 to \$150,000	150	139	- 6.8%
\$150,001 to \$200,000	167	141	- 15.8%
\$200,001 to \$300,000	189	154	- 18.1%
\$300,001 and Above	211	183	- 13.3%
All Price Ranges	160	145	- 9.1%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	147	135	- 8.5%
3 Bedrooms	135	119	- 11.8%
4 Bedrooms or More	138	124	- 10.1%
All Bedroom Counts	141	126	- 10.7%

	6-2012	6-2013	Change
2 Bedrooms or Less	131	119	- 9.1%
3 Bedrooms	132	116	- 12.1%
4 Bedrooms or More	137	124	- 9.8%
All Bedroom Counts	136	121	- 11.1%

Median Sales Price

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

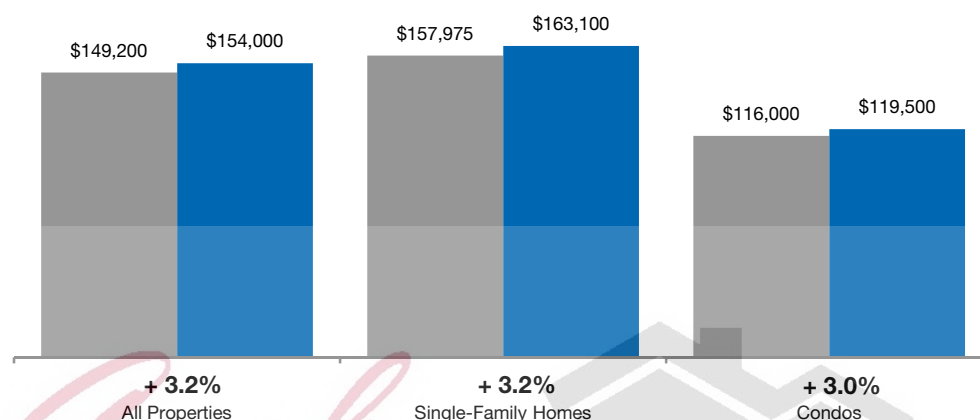
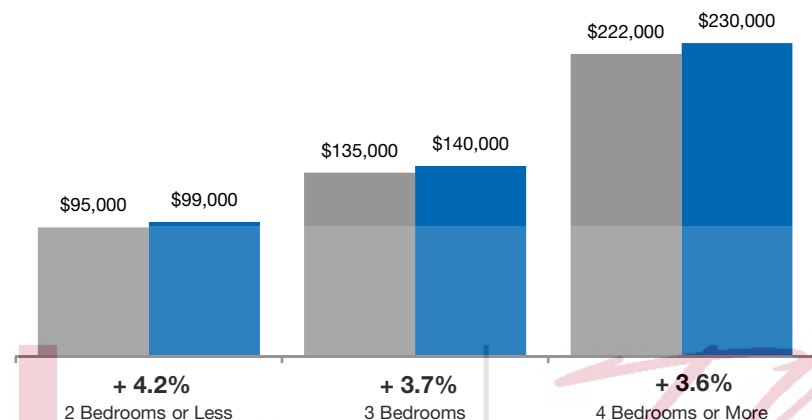


By Bedroom Count

■ 6-2012 ■ 6-2013

By Property Type

■ 6-2012 ■ 6-2013



All Properties				Single-Family Homes			Condos		
By Bedroom Count	6-2012	6-2013	Change	6-2012	6-2013	Change	6-2012	6-2013	Change
2 Bedrooms or Less	\$95,000	\$99,000	+ 4.2%	\$88,500	\$95,000	+ 7.3%	\$99,000	\$100,000	+ 1.0%
3 Bedrooms	\$135,000	\$140,000	+ 3.7%	\$133,000	\$137,900	+ 3.7%	\$154,000	\$157,907	+ 2.5%
4 Bedrooms or More	\$222,000	\$230,000	+ 3.6%	\$222,000	\$230,000	+ 3.6%	\$220,000	\$240,000	+ 9.1%
All Bedroom Counts	\$149,200	\$154,000	+ 3.2%	\$157,975	\$163,100	+ 3.2%	\$116,000	\$119,500	+ 3.0%

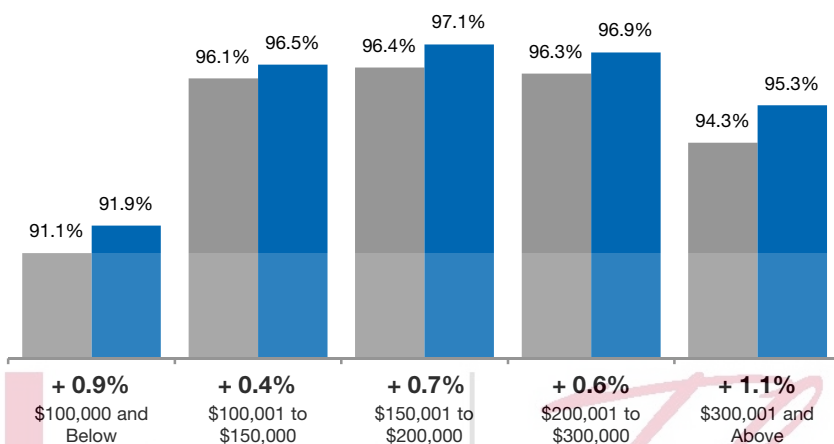
Percent of List Price Received

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



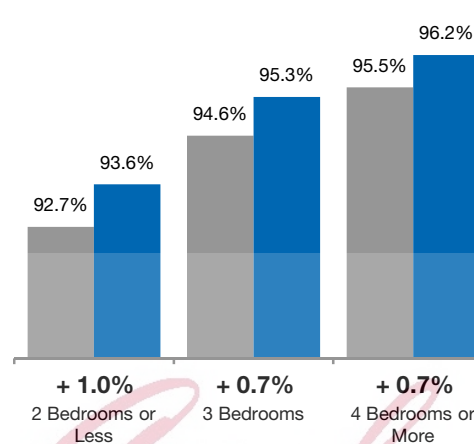
By Price Range

■ 6-2012 ■ 6-2013



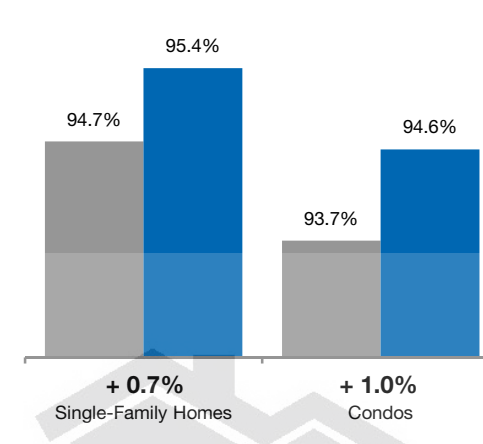
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



All Properties			
By Price Range	6-2012	6-2013	Change
\$100,000 and Below	91.1%	91.9%	+ 0.9%
\$100,001 to \$150,000	96.1%	96.5%	+ 0.4%
\$150,001 to \$200,000	96.4%	97.1%	+ 0.7%
\$200,001 to \$300,000	96.3%	96.9%	+ 0.6%
\$300,001 and Above	94.3%	95.3%	+ 1.1%
All Price Ranges	94.5%	95.3%	+ 0.8%

Single-Family Homes			Condos		
6-2012	6-2013	Change	6-2012	6-2013	Change
90.4%	91.4%	+ 1.1%	92.8%	93.5%	+ 0.8%
96.4%	96.7%	+ 0.3%	94.8%	95.6%	+ 0.8%
96.7%	97.3%	+ 0.6%	94.8%	95.9%	+ 1.2%
96.6%	97.1%	+ 0.5%	93.8%	95.4%	+ 1.7%
94.4%	95.5%	+ 1.2%	93.1%	94.3%	+ 1.3%
94.7%	95.4%	+ 0.7%	93.7%	94.6%	+ 1.0%

By Bedroom Count	6-2012	6-2013	Change
2 Bedrooms or Less	92.7%	93.6%	+ 1.0%
3 Bedrooms	94.6%	95.3%	+ 0.7%
4 Bedrooms or More	95.5%	96.2%	+ 0.7%
All Bedroom Counts	94.5%	95.3%	+ 0.8%

6-2012	6-2013	Change	6-2012	6-2013	Change
91.6%	92.6%	+ 1.1%	93.4%	94.2%	+ 0.9%
94.6%	95.3%	+ 0.7%	94.2%	95.4%	+ 1.3%
95.6%	96.2%	+ 0.6%	94.9%	94.7%	- 0.2%
94.7%	95.4%	+ 0.7%	93.7%	94.6%	+ 1.0%

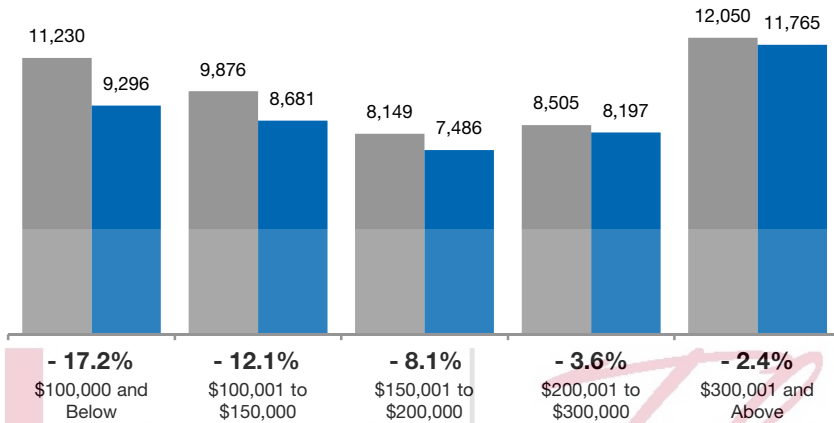
Inventory of Homes for Sale

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



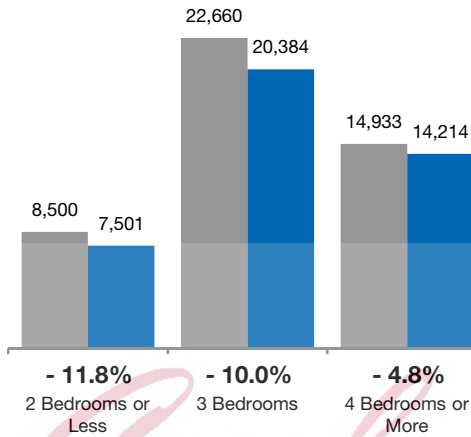
By Price Range

■ 6-2012 ■ 6-2013



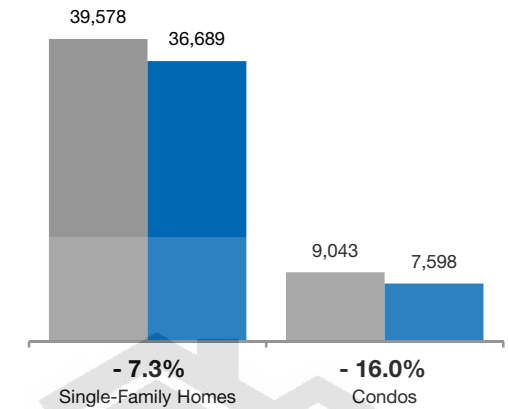
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



By Price Range

	6-2012	6-2013	Change
\$100,000 and Below	11,230	9,296	- 17.2%
\$100,001 to \$150,000	9,876	8,681	- 12.1%
\$150,001 to \$200,000	8,149	7,486	- 8.1%
\$200,001 to \$300,000	8,505	8,197	- 3.6%
\$300,001 and Above	12,050	11,765	- 2.4%
All Price Ranges	51,537	47,149	- 8.5%

Single-Family Homes

	6-2012	6-2013	Change
2 Bedrooms or Less	7,567	6,413	- 15.3%
3 Bedrooms	7,341	6,344	- 13.6%
4 Bedrooms or More	6,384	5,855	- 8.3%
	6,786	6,575	- 3.1%
	9,879	9,881	+ 0.0%
All Single-Family Homes	39,578	36,689	- 7.3%

Condos

	6-2012	6-2013	Change
Single-Family Homes	2,745	2,032	- 26.0%
Condos	1,875	1,724	- 8.1%
	1,309	1,180	- 9.9%
	1,278	1,131	- 11.5%
	1,730	1,428	- 17.5%
All Condos	9,043	7,598	- 16.0%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	8,500	7,501	- 11.8%
3 Bedrooms	22,660	20,384	- 10.0%
4 Bedrooms or More	14,933	14,214	- 4.8%
All Bedroom Counts	51,537	47,149	- 8.5%

	6-2012	6-2013	Change
2 Bedrooms or Less	3,310	3,122	- 5.7%
3 Bedrooms	19,764	18,012	- 8.9%
4 Bedrooms or More	14,429	13,776	- 4.5%
	504	438	- 13.1%
All Single-Family Homes	39,578	36,689	- 7.3%

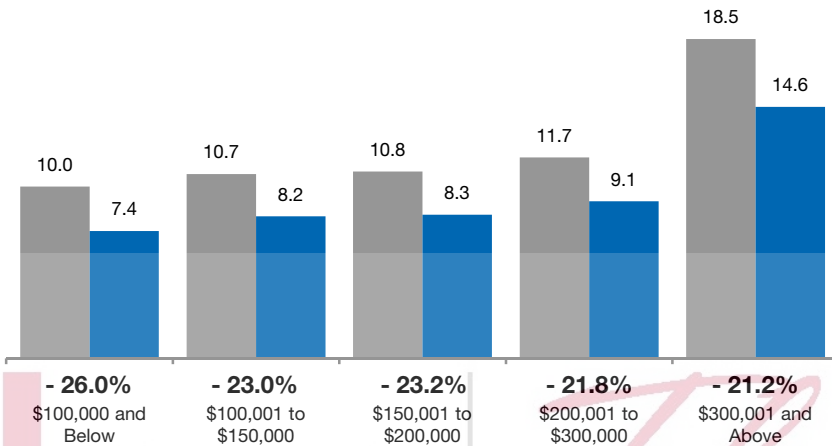
Months Supply of Inventory

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.



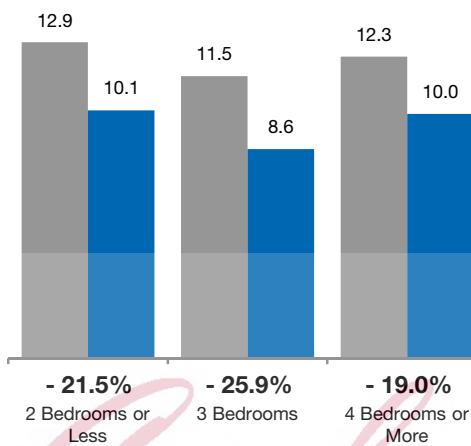
By Price Range

■ 6-2012 ■ 6-2013



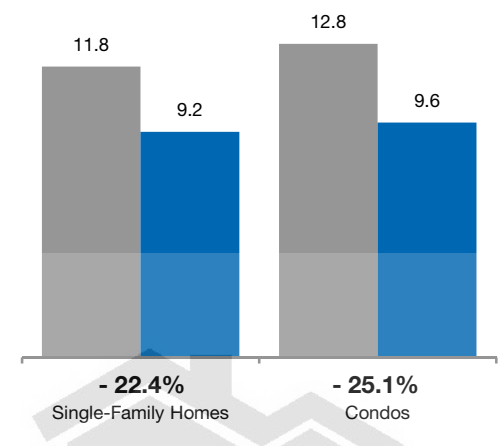
By Bedroom Count

■ 6-2012 ■ 6-2013



By Property Type

■ 6-2012 ■ 6-2013



By Price Range

	6-2012	6-2013	Change
\$100,000 and Below	10.0	7.4	- 26.0%
\$100,001 to \$150,000	10.7	8.2	- 23.0%
\$150,001 to \$200,000	10.8	8.3	- 23.2%
\$200,001 to \$300,000	11.7	9.1	- 21.8%
\$300,001 and Above	18.5	14.6	- 21.2%
All Price Ranges	12.0	9.3	- 22.2%

Single-Family Homes

6-2012	6-2013	Change	6-2012	6-2013	Change
10.1	7.5	- 25.5%	9.9	6.8	- 31.9%
10.5	7.9	- 25.5%	11.8	9.9	- 16.1%
10.5	8.0	- 23.7%	13.1	9.7	- 26.0%
11.1	8.6	- 22.6%	14.4	11.1	- 22.9%
17.8	14.1	- 20.5%	21.8	15.9	- 26.8%
11.8	9.2	- 22.4%	12.8	9.6	- 25.1%

Condos

6-2012	6-2013	Change
9.9	6.8	- 31.9%
11.8	9.9	- 16.1%
13.1	9.7	- 26.0%
14.4	11.1	- 22.9%
21.8	15.9	- 26.8%
12.8	9.6	- 25.1%

By Bedroom Count

	6-2012	6-2013	Change
2 Bedrooms or Less	12.9	10.1	- 21.5%
3 Bedrooms	11.5	8.6	- 25.9%
4 Bedrooms or More	12.3	10.0	- 19.0%
All Bedroom Counts	12.0	9.3	- 22.2%

6-2012	6-2013	Change	6-2012	6-2013	Change
13.0	10.7	- 17.7%	12.8	9.8	- 24.1%
11.4	8.5	- 25.3%	12.7	8.9	- 29.9%
12.3	9.9	- 19.1%	15.3	13.1	- 14.6%
11.8	9.2	- 22.4%	12.8	9.6	- 25.1%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2013

Soon enough, recent price gains should unlock more inventory so that buyers have more choices. Eventually, housing recovery will be referred to as simply housing. For the 12-month period spanning August 2012 through July 2013, Pending Sales in the state of South Carolina were up 18.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 25.4 percent.

The overall Median Sales Price was up 3.4 percent to \$155,000. The property type with the largest price gain was the Condo segment, where prices increased 3.5 percent to \$120,000. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 119 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 145 days.

Market-wide, inventory levels were down 7.3 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 6.1 percent. That amounts to 9.0 months supply for Single-Family homes and 9.5 months supply for Condos.

Quick Facts

+ 25.4%	+ 22.5%	+ 20.7%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	3 Bedrooms	Single-Family Homes

SUCCESS TEAM	
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.](#)

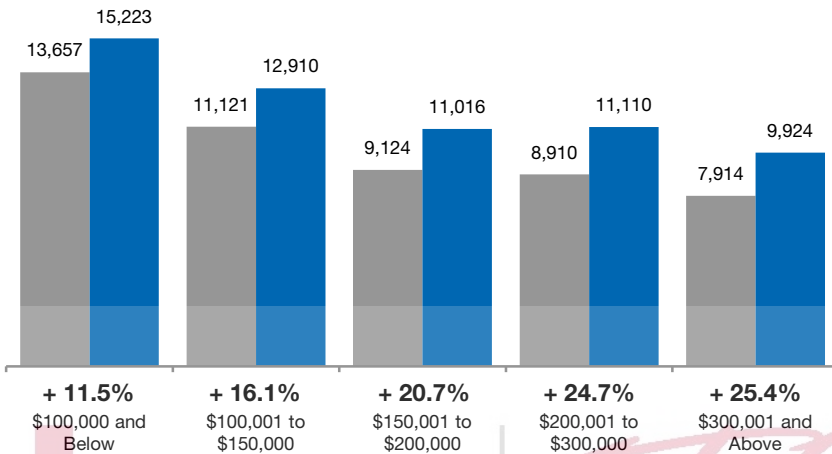
Pending Sales

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



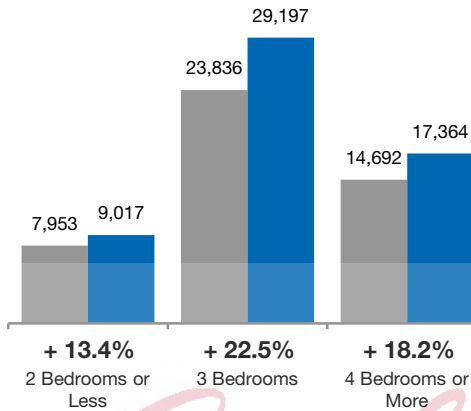
By Price Range

■ 7-2012 ■ 7-2013



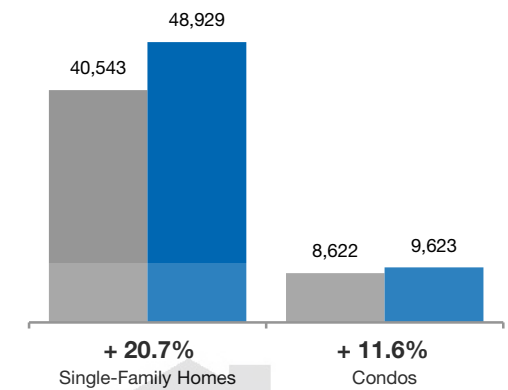
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



By Price Range

	7-2012	7-2013	Change
\$100,000 and Below	13,657	15,223	+ 11.5%
\$100,001 to \$150,000	11,121	12,910	+ 16.1%
\$150,001 to \$200,000	9,124	11,016	+ 20.7%
\$200,001 to \$300,000	8,910	11,110	+ 24.7%
\$300,001 and Above	7,914	9,924	+ 25.4%
All Price Ranges	52,211	61,837	+ 18.4%

Single-Family Homes

	7-2012	7-2013	Change
\$100,000 and Below	9,053	10,405	+ 14.9%
\$100,001 to \$150,000	8,409	9,876	+ 17.4%
\$150,001 to \$200,000	7,394	8,994	+ 21.6%
\$200,001 to \$300,000	7,485	9,452	+ 26.3%
\$300,001 and Above	6,766	8,620	+ 27.4%
All Price Ranges	40,543	48,929	+ 20.7%

Condos

	7-2012	7-2013	Change
\$100,000 and Below	3,402	3,569	+ 4.9%
\$100,001 to \$150,000	1,893	2,151	+ 13.6%
\$150,001 to \$200,000	1,232	1,477	+ 19.9%
\$200,001 to \$300,000	1,081	1,260	+ 16.6%
\$300,001 and Above	965	1,094	+ 13.4%
All Price Ranges	8,622	9,623	+ 11.6%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	7,953	9,017	+ 13.4%
3 Bedrooms	23,836	29,197	+ 22.5%
4 Bedrooms or More	14,692	17,364	+ 18.2%
All Bedroom Counts	52,211	61,837	+ 18.4%

	7-2012	7-2013	Change
2 Bedrooms or Less	3,055	3,605	+ 18.0%
3 Bedrooms	21,032	25,941	+ 23.3%
4 Bedrooms or More	14,295	16,960	+ 18.6%
All Bedroom Counts	40,543	48,929	+ 20.7%

	7-2012	7-2013	Change
2 Bedrooms or Less	4,898	5,412	+ 10.5%
3 Bedrooms	2,804	3,256	+ 16.1%
4 Bedrooms or More	397	404	+ 1.8%
All Bedroom Counts	8,622	9,623	+ 11.6%

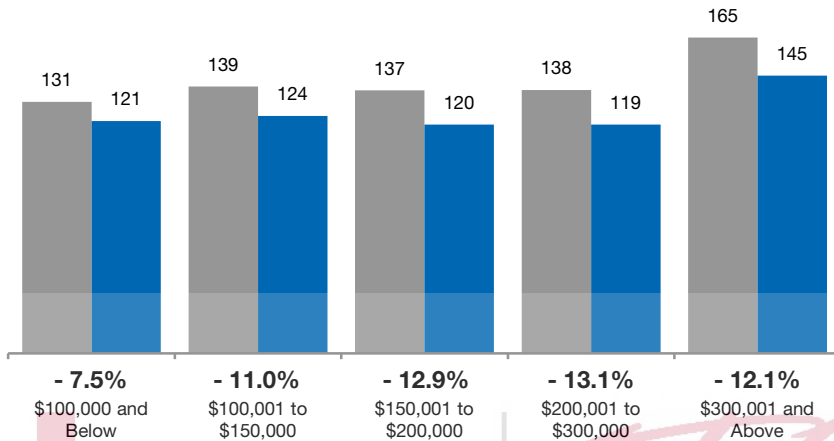
Days on Market Until Sale

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



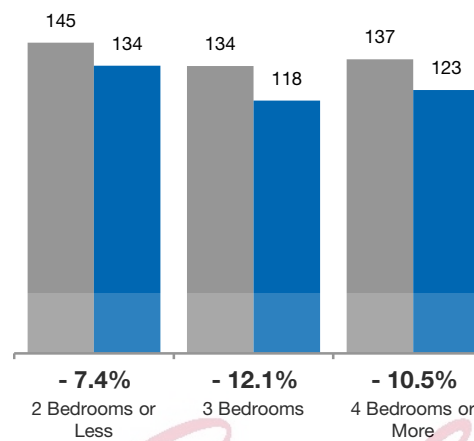
By Price Range

■ 7-2012 ■ 7-2013



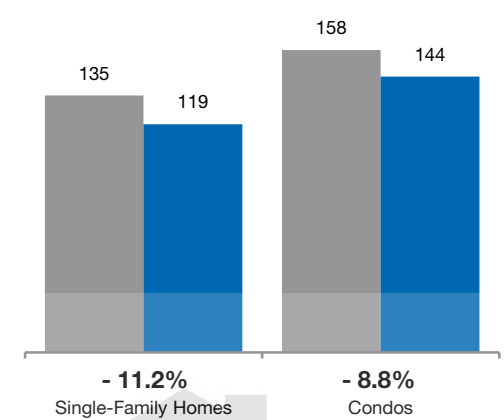
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



	All Properties			Single-Family Homes			Condos		
By Price Range	7-2012	7-2013	Change	7-2012	7-2013	Change	7-2012	7-2013	Change
\$100,000 and Below	131	121	- 7.5%	125	114	- 9.2%	142	140	- 1.5%
\$100,001 to \$150,000	139	124	- 11.0%	135	120	- 11.7%	149	137	- 7.7%
\$150,001 to \$200,000	137	120	- 12.9%	132	115	- 13.4%	161	140	- 12.9%
\$200,001 to \$300,000	138	119	- 13.1%	129	114	- 11.6%	188	149	- 20.9%
\$300,001 and Above	165	145	- 12.1%	158	140	- 11.6%	213	179	- 16.0%
All Price Ranges	140	125	- 10.8%	135	119	- 11.2%	158	144	- 8.8%

	All Properties			Single-Family Homes			Condos		
By Bedroom Count	7-2012	7-2013	Change	7-2012	7-2013	Change	7-2012	7-2013	Change
2 Bedrooms or Less	145	134	- 7.4%	128	118	- 7.7%	156	145	- 6.9%
3 Bedrooms	134	118	- 12.1%	131	115	- 12.2%	160	143	- 10.7%
4 Bedrooms or More	137	123	- 10.5%	137	123	- 10.2%	171	140	- 18.3%
All Bedroom Counts	140	125	- 10.8%	135	119	- 11.2%	158	144	- 8.8%

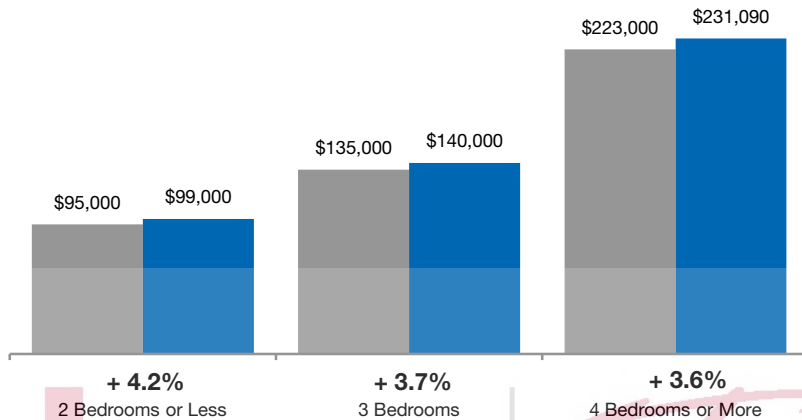
Median Sales Price

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



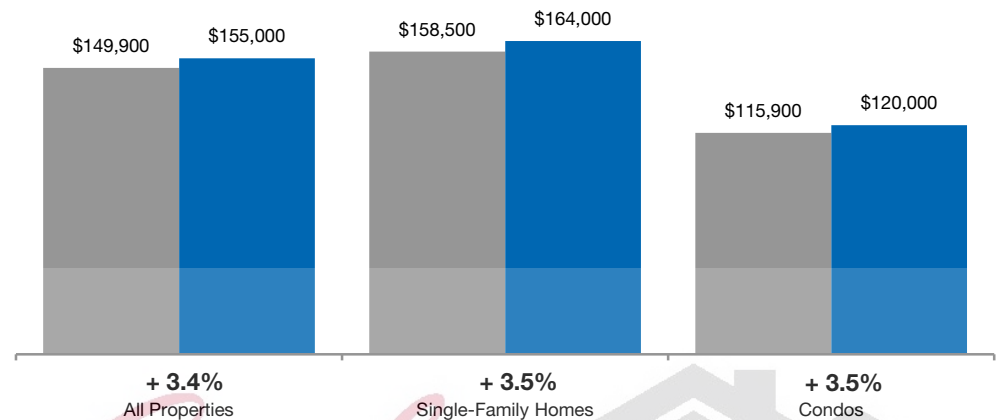
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties				Single-Family Homes			Condos		
By Bedroom Count	7-2012	7-2013	Change	7-2012	7-2013	Change	7-2012	7-2013	Change
2 Bedrooms or Less	\$95,000	\$99,000	+ 4.2%	\$89,500	\$95,000	+ 6.1%	\$98,000	\$100,075	+ 2.1%
3 Bedrooms	\$135,000	\$140,000	+ 3.7%	\$133,500	\$138,500	+ 3.7%	\$154,000	\$158,900	+ 3.2%
4 Bedrooms or More	\$223,000	\$231,090	+ 3.6%	\$222,950	\$230,990	+ 3.6%	\$232,500	\$240,000	+ 3.2%
All Bedroom Counts	\$149,900	\$155,000	+ 3.4%	\$158,500	\$164,000	+ 3.5%	\$115,900	\$120,000	+ 3.5%

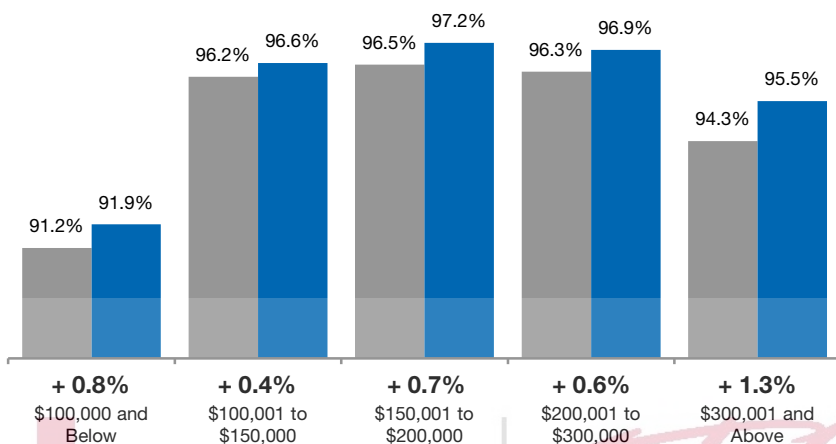
Percent of List Price Received

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.**



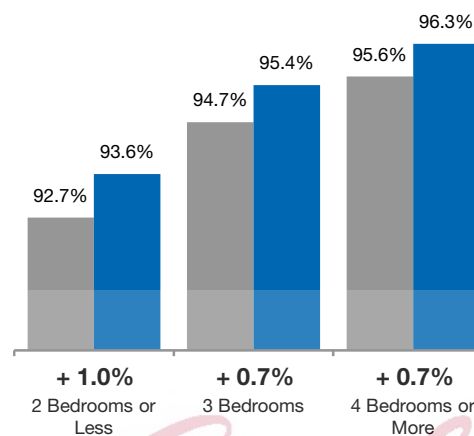
By Price Range

■ 7-2012 ■ 7-2013



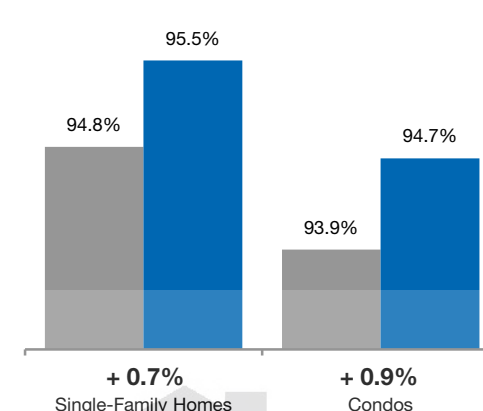
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



By Price Range

	7-2012	7-2013	Change
\$100,000 and Below	91.2%	91.9%	+ 0.8%
\$100,001 to \$150,000	96.2%	96.6%	+ 0.4%
\$150,001 to \$200,000	96.5%	97.2%	+ 0.7%
\$200,001 to \$300,000	96.3%	96.9%	+ 0.6%
\$300,001 and Above	94.3%	95.5%	+ 1.3%
All Price Ranges	94.6%	95.3%	+ 0.7%

Single-Family Homes

	7-2012	7-2013	Change
	90.6%	91.4%	+ 0.9%
	96.4%	96.7%	+ 0.3%
	96.8%	97.3%	+ 0.5%
	96.7%	97.2%	+ 0.5%
	94.5%	95.6%	+ 1.2%
All Single-Family Homes	94.8%	95.5%	+ 0.7%

Condos

	7-2012	7-2013	Change
	93.1%	93.4%	+ 0.3%
	95.0%	95.7%	+ 0.7%
	94.9%	96.0%	+ 1.2%
	94.0%	95.4%	+ 1.5%
	93.0%	94.6%	+ 1.7%
All Condos	93.9%	94.7%	+ 0.9%

By Bedroom Count

	7-2012	7-2013	Change
2 Bedrooms or Less	92.7%	93.6%	+ 1.0%
3 Bedrooms	94.7%	95.4%	+ 0.7%
4 Bedrooms or More	95.6%	96.3%	+ 0.7%
All Bedroom Counts	94.6%	95.3%	+ 0.7%

	7-2012	7-2013	Change
	91.4%	92.8%	+ 1.5%
	94.7%	95.4%	+ 0.7%
	95.6%	96.3%	+ 0.7%
All Single-Family Homes	94.8%	95.5%	+ 0.7%
	7-2012	7-2013	Change
	93.5%	94.1%	+ 0.6%
	94.4%	95.6%	+ 1.3%
	94.7%	95.1%	+ 0.4%
All Condos	93.9%	94.7%	+ 0.9%

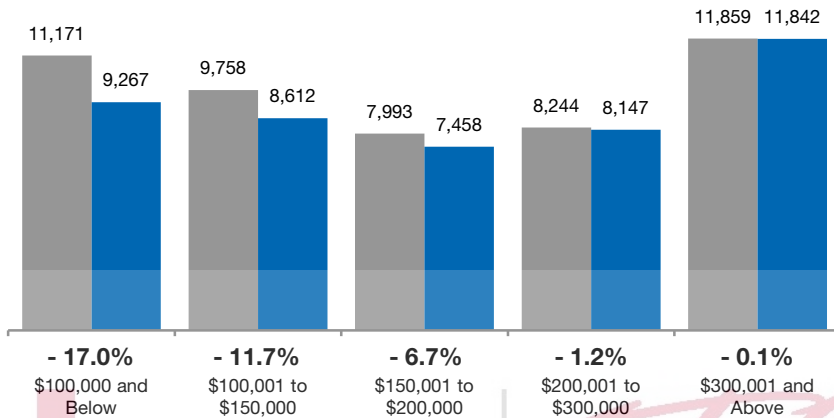
Inventory of Homes for Sale

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



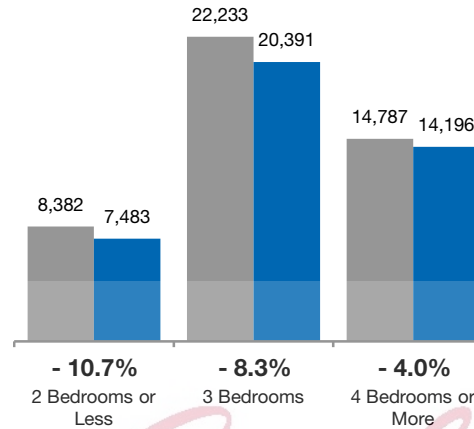
By Price Range

■ 7-2012 ■ 7-2013



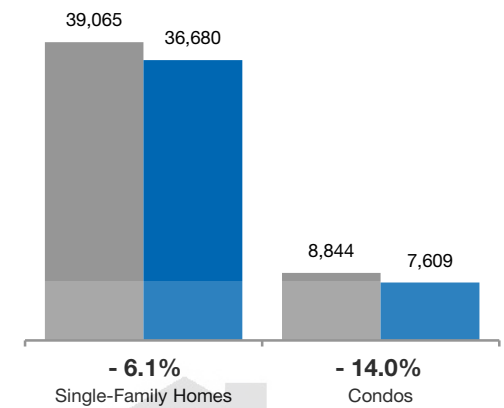
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



	All Properties			Single-Family Homes			Condos		
By Price Range	7-2012	7-2013	Change	7-2012	7-2013	Change	7-2012	7-2013	Change
\$100,000 and Below	11,171	9,267	- 17.0%	7,602	6,343	- 16.6%	2,664	2,066	- 22.4%
\$100,001 to \$150,000	9,758	8,612	- 11.7%	7,228	6,256	- 13.4%	1,883	1,739	- 7.6%
\$150,001 to \$200,000	7,993	7,458	- 6.7%	6,301	5,847	- 7.2%	1,259	1,169	- 7.1%
\$200,001 to \$300,000	8,244	8,147	- 1.2%	6,538	6,584	+ 0.7%	1,274	1,113	- 12.6%
\$300,001 and Above	11,859	11,842	- 0.1%	9,766	9,999	+ 2.4%	1,657	1,421	- 14.2%
All Price Ranges	50,762	47,078	- 7.3%	39,065	36,680	- 6.1%	8,844	7,609	- 14.0%

By Bedroom Count	7-2012	7-2013	Change	7-2012	7-2013	Change	7-2012	7-2013	Change
2 Bedrooms or Less	8,382	7,483	- 10.7%	3,308	3,051	- 7.8%	5,074	4,432	- 12.7%
3 Bedrooms	22,233	20,391	- 8.3%	19,389	18,055	- 6.9%	2,844	2,336	- 17.9%
4 Bedrooms or More	14,787	14,196	- 4.0%	14,290	13,773	- 3.6%	497	423	- 14.9%
All Bedroom Counts	50,762	47,078	- 7.3%	39,065	36,680	- 6.1%	8,844	7,609	- 14.0%

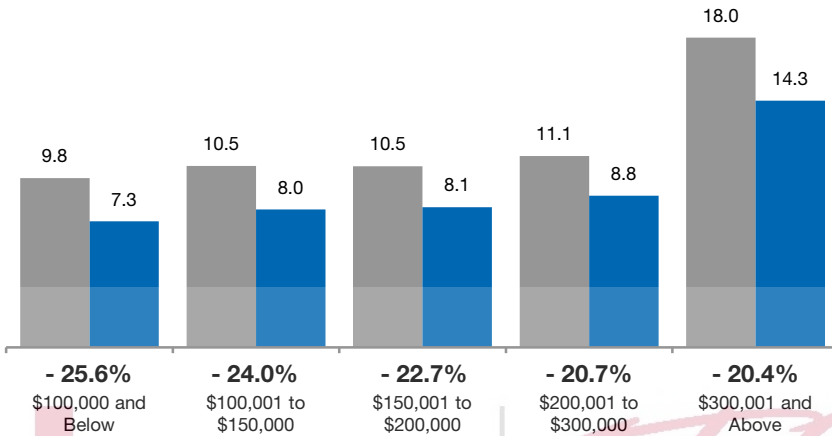
Months Supply of Inventory

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.



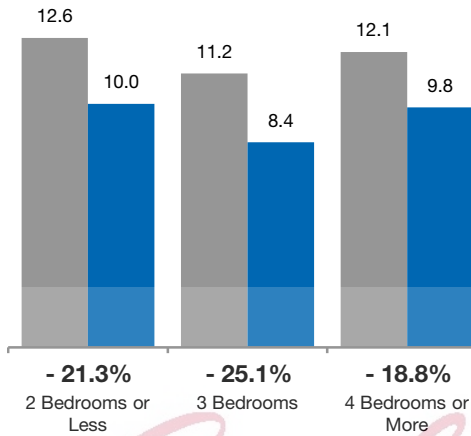
By Price Range

■ 7-2012 ■ 7-2013



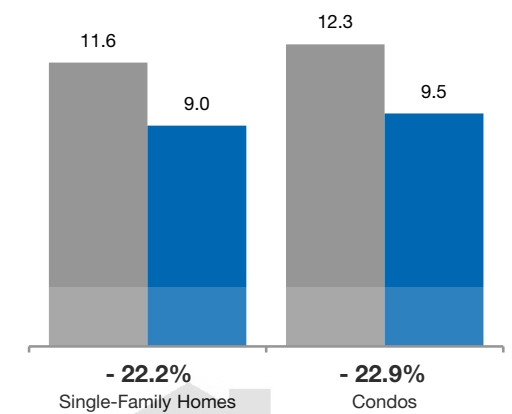
By Bedroom Count

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



	All Properties			Single-Family Homes			Condos		
By Price Range	7-2012	7-2013	Change	7-2012	7-2013	Change	7-2012	7-2013	Change
\$100,000 and Below	9.8	7.3	- 25.6%	10.1	7.3	- 27.4%	9.4	6.9	- 26.1%
\$100,001 to \$150,000	10.5	8.0	- 24.0%	10.3	7.6	- 26.3%	11.9	9.7	- 18.7%
\$150,001 to \$200,000	10.5	8.1	- 22.7%	10.2	7.8	- 23.7%	12.3	9.5	- 22.6%
\$200,001 to \$300,000	11.1	8.8	- 20.7%	10.5	8.4	- 20.3%	14.1	10.6	- 25.0%
\$300,001 and Above	18.0	14.3	- 20.4%	17.3	13.9	- 19.6%	20.6	15.6	- 24.4%
All Price Ranges	11.7	9.1	- 21.7%	11.6	9.0	- 22.2%	12.3	9.5	- 22.9%

	All Properties			Single-Family Homes			Condos		
By Bedroom Count	7-2012	7-2013	Change	7-2012	7-2013	Change	7-2012	7-2013	Change
2 Bedrooms or Less	12.6	10.0	- 21.3%	13.0	10.2	- 21.8%	12.4	9.8	- 20.9%
3 Bedrooms	11.2	8.4	- 25.1%	11.1	8.4	- 24.5%	12.2	8.6	- 29.3%
4 Bedrooms or More	12.1	9.8	- 18.8%	12.0	9.7	- 18.8%	15.0	12.6	- 16.4%
All Bedroom Counts	11.7	9.1	- 21.7%	11.6	9.0	- 22.2%	12.3	9.5	- 22.9%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2013

Short inventory supplies coupled with resilient consumer demand continue to propel most markets higher. Soon-to-be buyers are monitoring seller activity for signs of additional product coming down the pipeline. For the 12-month period spanning September 2012 through August 2013, Pending Sales in the state of South Carolina were up 18.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.8 percent.

The overall Median Sales Price was up 3.3 percent to \$155,000. The property type with the largest price gain was the Condo segment, where prices increased 4.7 percent to \$121,500. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 118 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 142 days.

Market-wide, inventory levels were down 6.6 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 5.4 percent. That amounts to 8.9 months supply for Single-Family homes and 9.3 months supply for Condos.

Quick Facts

+ 26.8%

Price Range With the
Strongest Sales:
\$300,001 and Above

+ 21.4%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 20.2%

Property Type With
Strongest Sales:
Single-Family Homes

S U C C E S S T E A M

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

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

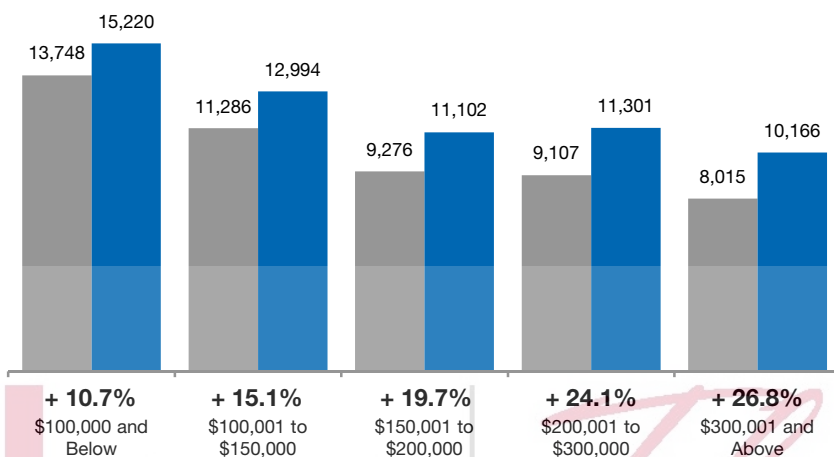
Pending Sales

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



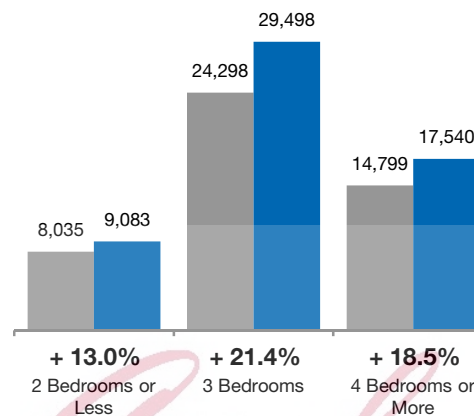
By Price Range

■ 8-2012 ■ 8-2013



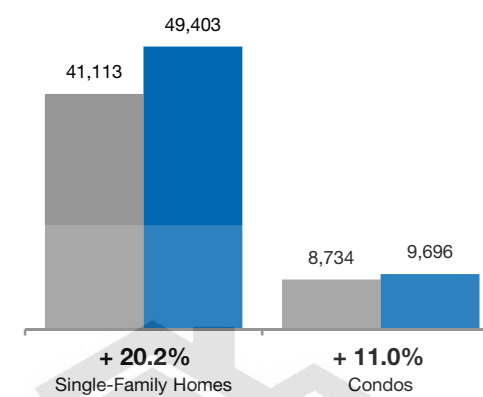
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$100,000 and Below	13,748	15,220	+ 10.7%
\$100,001 to \$150,000	11,286	12,994	+ 15.1%
\$150,001 to \$200,000	9,276	11,102	+ 19.7%
\$200,001 to \$300,000	9,107	11,301	+ 24.1%
\$300,001 and Above	8,015	10,166	+ 26.8%
All Price Ranges	52,922	62,461	+ 18.0%

Single-Family Homes

	8-2012	8-2013	Change
2 Bedrooms or Less	9,088	10,389	+ 14.3%
3 Bedrooms	8,561	9,898	+ 15.6%
4 Bedrooms or More	7,502	9,088	+ 21.1%
	7,647	9,613	+ 25.7%
	6,882	8,805	+ 27.9%
All Single-Family Homes	41,113	49,403	+ 20.2%

Condos

	8-2012	8-2013	Change
1 Bedroom	3,456	3,536	+ 2.3%
2 Bedrooms	1,890	2,218	+ 17.4%
3 Bedrooms	1,271	1,463	+ 15.1%
4 Bedrooms or More	1,113	1,273	+ 14.4%
	947	1,138	+ 20.2%
All Condos	8,734	9,696	+ 11.0%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	8,035	9,083	+ 13.0%
3 Bedrooms	24,298	29,498	+ 21.4%
4 Bedrooms or More	14,799	17,540	+ 18.5%
All Bedroom Counts	52,922	62,461	+ 18.0%

	8-2012	8-2013	Change
2 Bedrooms or Less	3,094	3,598	+ 16.3%
3 Bedrooms	21,431	26,235	+ 22.4%
4 Bedrooms or More	14,408	17,127	+ 18.9%
	391	413	+ 5.6%
All Single-Family Homes	41,113	49,403	+ 20.2%

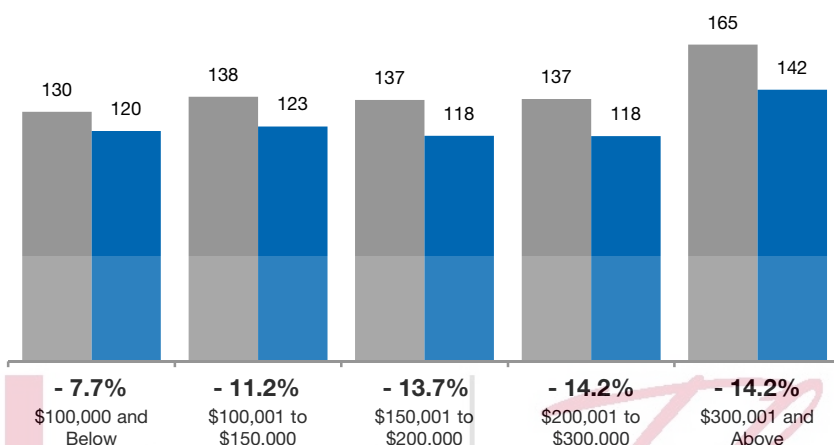
Days on Market Until Sale

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



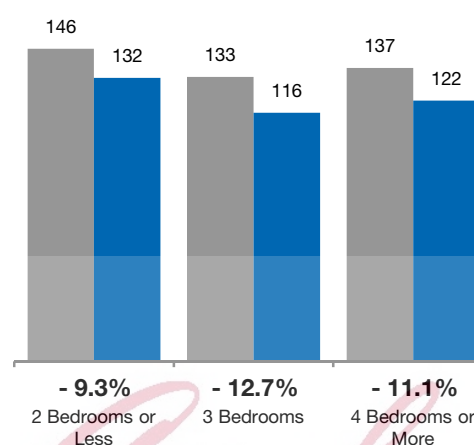
By Price Range

■ 8-2012 ■ 8-2013



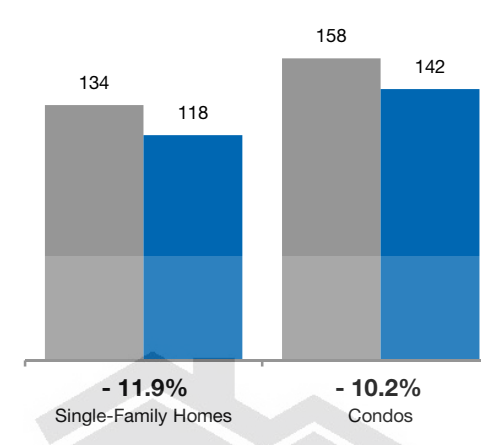
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$100,000 and Below	130	120	- 7.7%
\$100,001 to \$150,000	138	123	- 11.2%
\$150,001 to \$200,000	137	118	- 13.7%
\$200,001 to \$300,000	137	118	- 14.2%
\$300,001 and Above	165	142	- 14.2%
All Price Ranges	139	123	- 11.6%

Single-Family Homes

	8-2012	8-2013	Change
\$100,000 and Below	124	113	- 9.0%
\$100,001 to \$150,000	134	118	- 11.8%
\$150,001 to \$200,000	131	113	- 13.9%
\$200,001 to \$300,000	129	112	- 12.7%
\$300,001 and Above	158	137	- 13.7%
All Price Ranges	134	118	- 11.9%

Condos

	8-2012	8-2013	Change
\$100,000 and Below	141	138	- 1.9%
\$100,001 to \$150,000	149	136	- 8.8%
\$150,001 to \$200,000	162	136	- 16.1%
\$200,001 to \$300,000	188	146	- 22.5%
\$300,001 and Above	214	176	- 17.9%
All Price Ranges	158	142	- 10.2%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	146	132	- 9.3%
3 Bedrooms	133	116	- 12.7%
4 Bedrooms or More	137	122	- 11.1%
All Bedroom Counts	139	123	- 11.6%

	8-2012	8-2013	Change
2 Bedrooms or Less	129	117	- 9.3%
3 Bedrooms	130	113	- 12.7%
4 Bedrooms or More	136	121	- 10.9%
All Bedroom Counts	134	118	- 11.9%

Median Sales Price

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

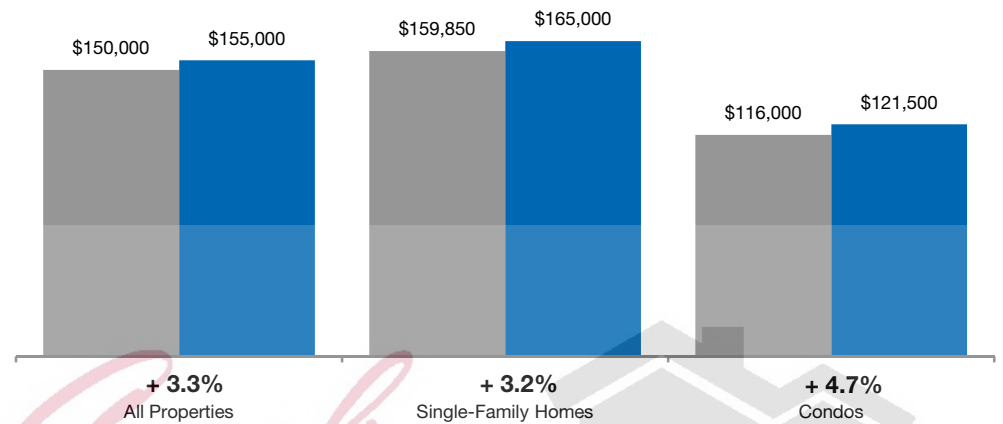
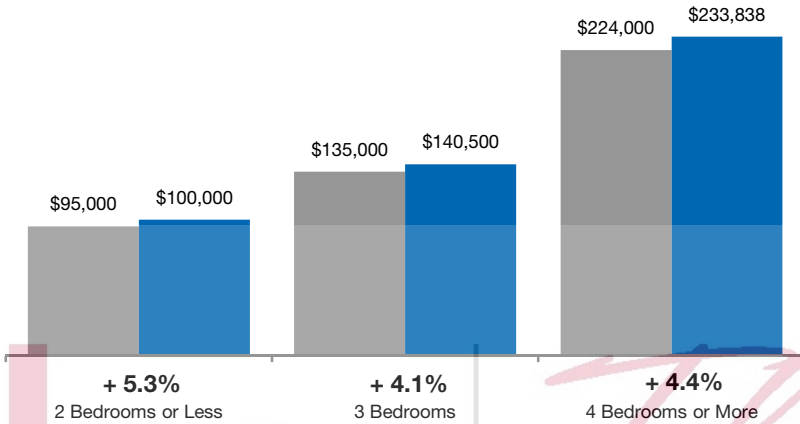


By Bedroom Count

■ 8-2012 ■ 8-2013

By Property Type

■ 8-2012 ■ 8-2013



All Properties			
By Bedroom Count	8-2012	8-2013	Change
2 Bedrooms or Less	\$95,000	\$100,000	+ 5.3%
3 Bedrooms	\$135,000	\$140,500	+ 4.1%
4 Bedrooms or More	\$224,000	\$233,838	+ 4.4%
All Bedroom Counts	\$150,000	\$155,000	+ 3.3%

Single-Family Homes			Condos		
8-2012	8-2013	Change	8-2012	8-2013	Change
\$90,000	\$97,000	+ 7.8%	\$98,000	\$102,000	+ 4.1%
\$134,000	\$139,000	+ 3.7%	\$155,000	\$159,900	+ 3.2%
\$224,000	\$233,390	+ 4.2%	\$233,000	\$253,500	+ 8.8%
\$159,850	\$165,000	+ 3.2%	\$116,000	\$121,500	+ 4.7%

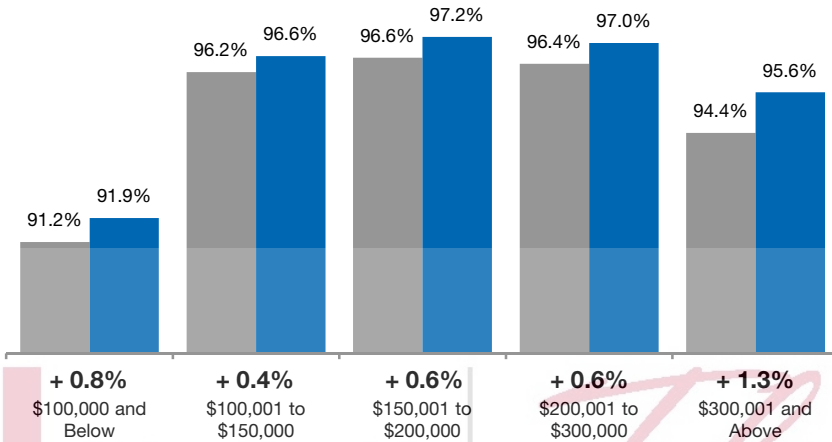
Percent of List Price Received

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



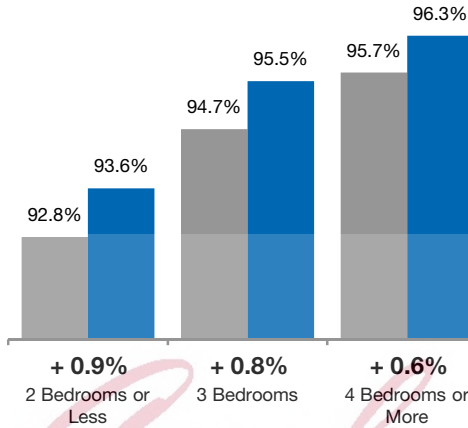
By Price Range

■ 8-2012 ■ 8-2013



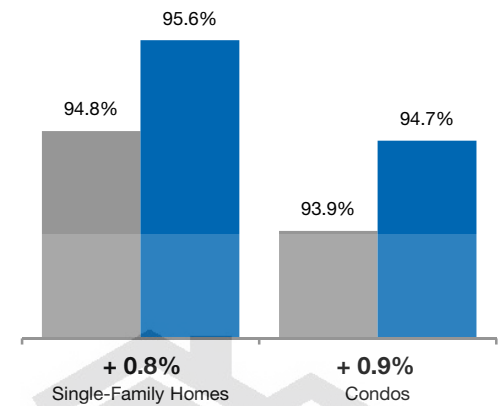
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



By Price Range

	8-2012	8-2013	Change
\$100,000 and Below	91.2%	91.9%	+ 0.8%
\$100,001 to \$150,000	96.2%	96.6%	+ 0.4%
\$150,001 to \$200,000	96.6%	97.2%	+ 0.6%
\$200,001 to \$300,000	96.4%	97.0%	+ 0.6%
\$300,001 and Above	94.4%	95.6%	+ 1.3%
All Price Ranges	94.6%	95.4%	+ 0.8%

Single-Family Homes

	8-2012	8-2013	Change
\$100,000 and Below	90.6%	91.5%	+ 1.0%
\$100,001 to \$150,000	96.4%	96.8%	+ 0.4%
\$150,001 to \$200,000	96.8%	97.3%	+ 0.5%
\$200,001 to \$300,000	96.7%	97.2%	+ 0.5%
\$300,001 and Above	94.6%	95.7%	+ 1.2%
All Price Ranges	94.8%	95.6%	+ 0.8%

Condos

	8-2012	8-2013	Change
\$100,000 and Below	93.2%	93.3%	+ 0.1%
\$100,001 to \$150,000	95.0%	95.8%	+ 0.8%
\$150,001 to \$200,000	94.9%	96.1%	+ 1.3%
\$200,001 to \$300,000	94.2%	95.5%	+ 1.4%
\$300,001 and Above	93.1%	94.7%	+ 1.7%
All Price Ranges	93.9%	94.7%	+ 0.9%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	92.8%	93.6%	+ 0.9%
3 Bedrooms	94.7%	95.5%	+ 0.8%
4 Bedrooms or More	95.7%	96.3%	+ 0.6%
All Bedroom Counts	94.6%	95.4%	+ 0.8%

	8-2012	8-2013	Change
2 Bedrooms or Less	91.5%	92.8%	+ 1.4%
3 Bedrooms	94.7%	95.5%	+ 0.8%
4 Bedrooms or More	95.7%	96.3%	+ 0.6%
All Bedroom Counts	94.8%	95.6%	+ 0.8%

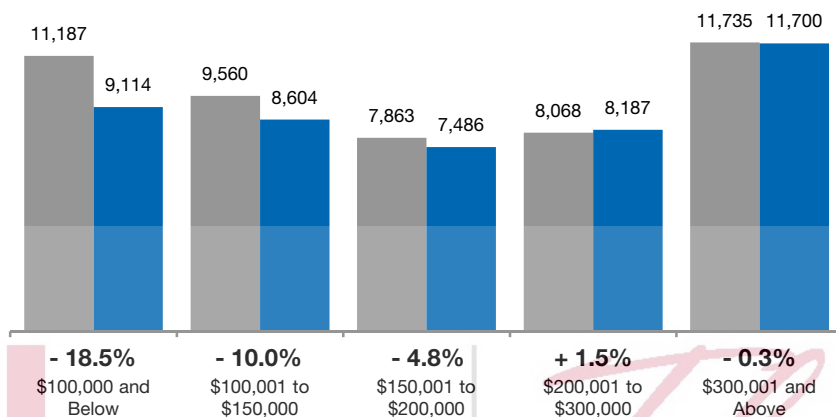
Inventory of Homes for Sale

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



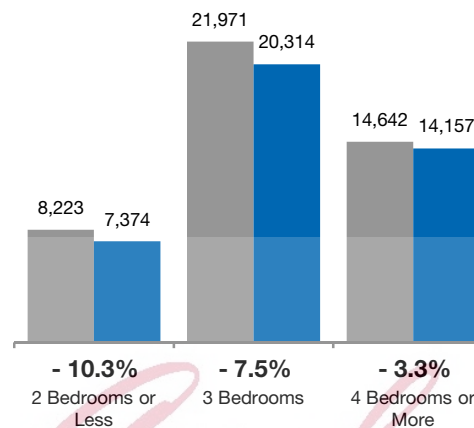
By Price Range

■ 8-2012 ■ 8-2013



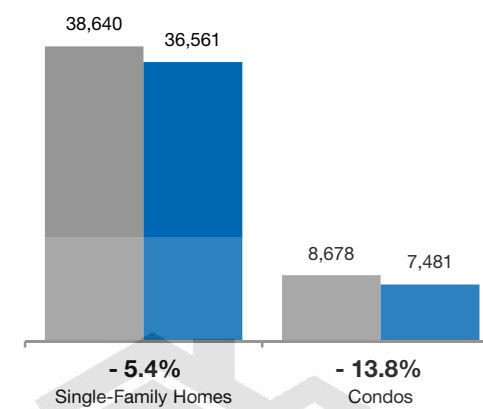
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



	All Properties			Single-Family Homes			Condos		
By Price Range	8-2012	8-2013	Change	8-2012	8-2013	Change	8-2012	8-2013	Change
\$100,000 and Below	11,187	9,114	- 18.5%	7,628	6,260	- 17.9%	2,629	2,008	- 23.6%
\$100,001 to \$150,000	9,560	8,604	- 10.0%	7,086	6,267	- 11.6%	1,843	1,701	- 7.7%
\$150,001 to \$200,000	7,863	7,486	- 4.8%	6,205	5,859	- 5.6%	1,224	1,173	- 4.2%
\$200,001 to \$300,000	8,068	8,187	+ 1.5%	6,420	6,656	+ 3.7%	1,244	1,088	- 12.5%
\$300,001 and Above	11,735	11,700	- 0.3%	9,663	9,884	+ 2.3%	1,634	1,410	- 13.7%
All Price Ranges	50,155	46,827	- 6.6%	38,640	36,561	- 5.4%	8,678	7,481	- 13.8%

By Bedroom Count	8-2012	8-2013	Change	8-2012	8-2013	Change	8-2012	8-2013	Change
2 Bedrooms or Less	8,223	7,374	- 10.3%	3,234	3,045	- 5.8%	4,989	4,329	- 13.2%
3 Bedrooms	21,971	20,314	- 7.5%	19,199	18,009	- 6.2%	2,772	2,305	- 16.8%
4 Bedrooms or More	14,642	14,157	- 3.3%	14,154	13,735	- 3.0%	488	422	- 13.5%
All Bedroom Counts	50,155	46,827	- 6.6%	38,640	36,561	- 5.4%	8,678	7,481	- 13.8%

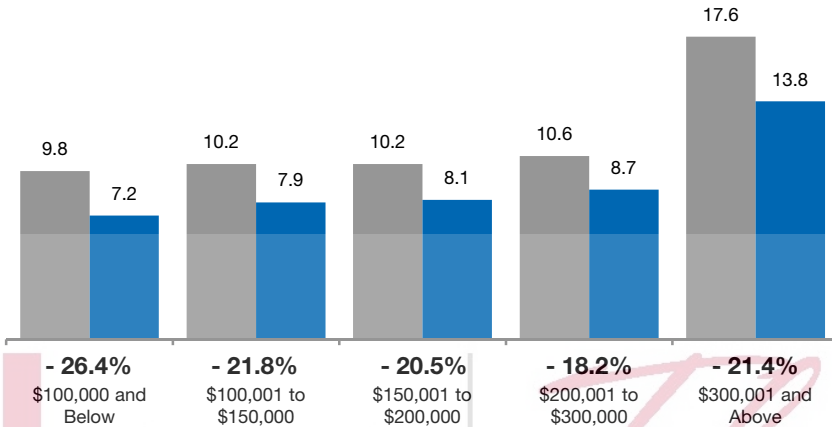
Months Supply of Inventory

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.



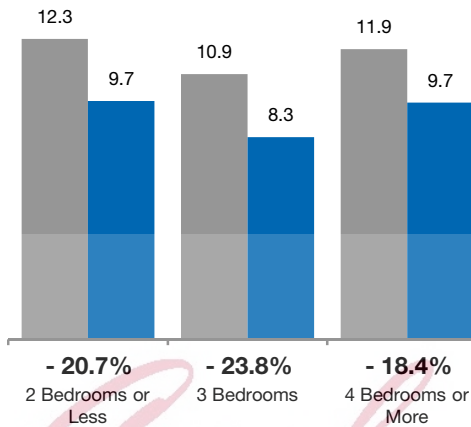
By Price Range

■ 8-2012 ■ 8-2013



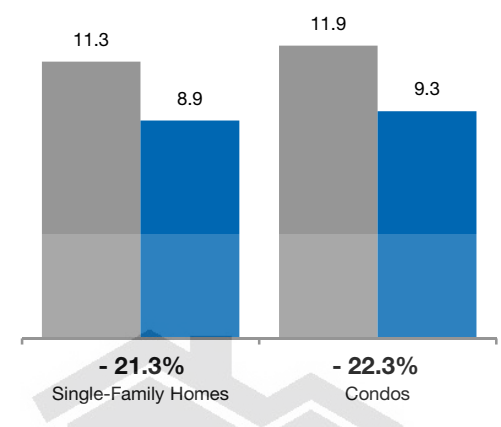
By Bedroom Count

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



By Price Range

	8-2012	8-2013	Change
\$100,000 and Below	9.8	7.2	- 26.4%
\$100,001 to \$150,000	10.2	7.9	- 21.8%
\$150,001 to \$200,000	10.2	8.1	- 20.5%
\$200,001 to \$300,000	10.6	8.7	- 18.2%
\$300,001 and Above	17.6	13.8	- 21.4%
All Price Ranges	11.4	9.0	- 20.9%

Single-Family Homes

8-2012	8-2013	Change	8-2012	8-2013	Change
10.1	7.2	- 28.2%	9.1	6.8	- 25.3%
9.9	7.6	- 23.5%	11.7	9.2	- 21.4%
9.9	7.7	- 22.1%	11.6	9.6	- 16.7%
10.1	8.3	- 17.5%	13.4	10.3	- 23.5%
16.8	13.5	- 20.1%	20.7	14.9	- 28.2%
11.3	8.9	- 21.3%	11.9	9.3	- 22.3%

Condos

8-2012	8-2013	Change
9.1	6.8	- 25.3%
11.7	9.2	- 21.4%
11.6	9.6	- 16.7%
13.4	10.3	- 23.5%
20.7	14.9	- 28.2%
11.9	9.3	- 22.3%

By Bedroom Count

	8-2012	8-2013	Change
2 Bedrooms or Less	12.3	9.7	- 20.7%
3 Bedrooms	10.9	8.3	- 23.8%
4 Bedrooms or More	11.9	9.7	- 18.4%
All Bedroom Counts	11.4	9.0	- 20.9%

8-2012	8-2013	Change	8-2012	8-2013	Change
12.5	10.2	- 19.0%	12.1	9.5	- 21.8%
10.8	8.2	- 23.4%	11.6	8.5	- 26.9%
11.8	9.6	- 18.4%	15.0	12.3	- 18.1%
11.3	8.9	- 21.3%	11.9	9.3	- 22.3%

	8-2012	8-2013	Change
	12.1	9.5	- 21.8%
	11.6	8.5	- 26.9%
	15.0	12.3	- 18.1%
	11.9	9.3	- 22.3%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2013

So just how is the market, you ask? Well, buyers are buying, sellers are selling, lenders are lending and builders are building. This recovery is robust enough to forge onward despite interest rate risk and political gridlock. For the 12-month period spanning October 2012 through September 2013, Pending Sales in the state of South Carolina were up 17.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.9 percent.

The overall Median Sales Price was up 3.7 percent to \$155,500. The property type with the largest price gain was the Condo segment, where prices increased 7.0 percent to \$123,000. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 117 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 141 days.

Market-wide, inventory levels were down 6.2 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 5.2 percent. That amounts to 8.8 months supply for Single-Family homes and 9.1 months supply for Condos.

Quick Facts

+ 26.9%

Price Range With the
Strongest Sales:
\$300,001 and Above

+ 20.8%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 20.1%

Property Type With
Strongest Sales:
Single-Family Homes

S U C C E S S T E A M

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

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

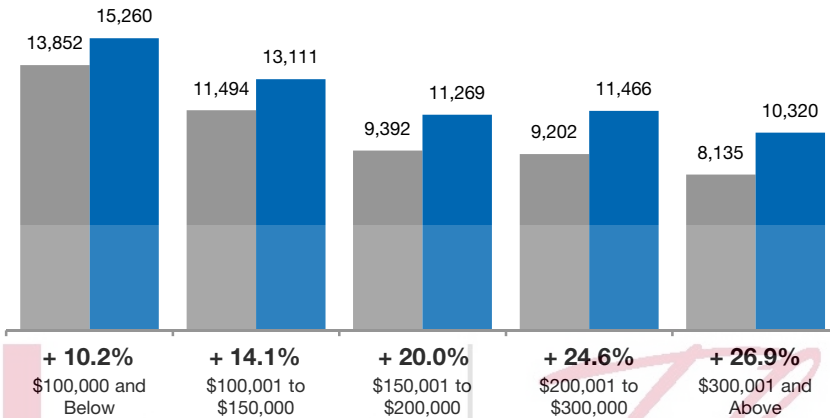
Pending Sales

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



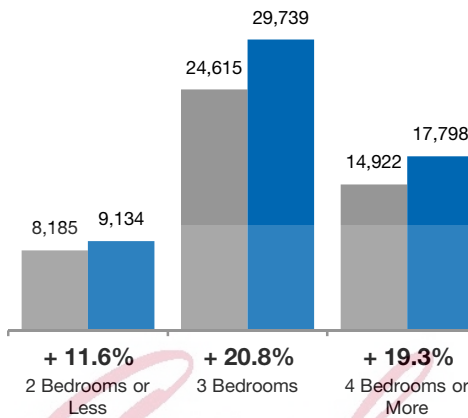
By Price Range

■ 9-2012 ■ 9-2013



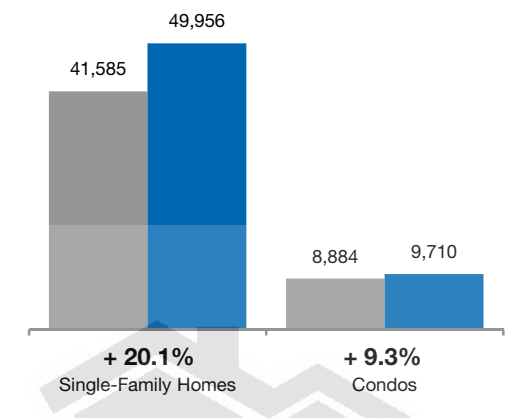
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$100,000 and Below	13,852	15,260	+ 10.2%
\$100,001 to \$150,000	11,494	13,111	+ 14.1%
\$150,001 to \$200,000	9,392	11,269	+ 20.0%
\$200,001 to \$300,000	9,202	11,466	+ 24.6%
\$300,001 and Above	8,135	10,320	+ 26.9%
All Price Ranges	53,580	63,091	+ 17.8%

Single-Family Homes

	9-2012	9-2013	Change
2 Bedrooms or Less	9,113	10,461	+ 14.8%
3 Bedrooms	8,702	9,968	+ 14.5%
4 Bedrooms or More	7,610	9,210	+ 21.0%
	7,731	9,782	+ 26.5%
	6,987	8,937	+ 27.9%
All Single-Family Homes	41,585	49,956	+ 20.1%

Condos

	9-2012	9-2013	Change
1 Bedroom	3,529	3,506	- 0.7%
2 Bedrooms	1,946	2,214	+ 13.8%
3 Bedrooms	1,270	1,496	+ 17.8%
4 Bedrooms or More	1,124	1,262	+ 12.3%
	952	1,165	+ 22.4%
All Condos	8,884	9,710	+ 9.3%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	8,185	9,134	+ 11.6%
3 Bedrooms	24,615	29,739	+ 20.8%
4 Bedrooms or More	14,922	17,798	+ 19.3%
All Bedroom Counts	53,580	63,091	+ 17.8%

	9-2012	9-2013	Change
2 Bedrooms or Less	3,152	3,630	+ 15.2%
3 Bedrooms	21,688	26,475	+ 22.1%
4 Bedrooms or More	14,535	17,375	+ 19.5%
	387	423	+ 9.3%
All Single-Family Homes	41,585	49,956	+ 20.1%

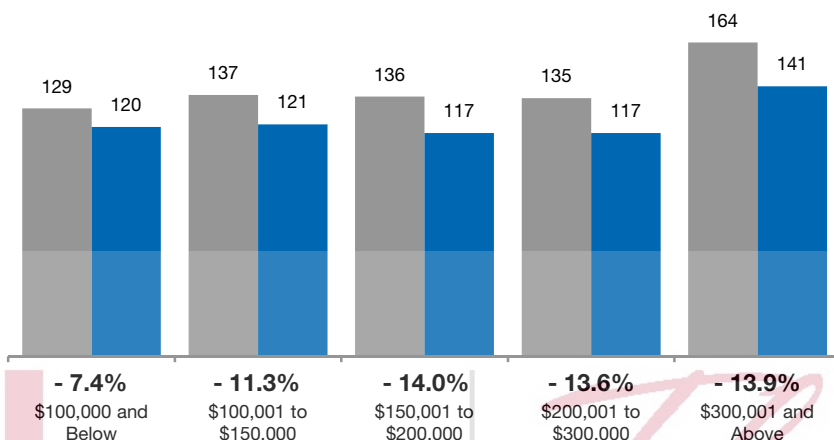
Days on Market Until Sale

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



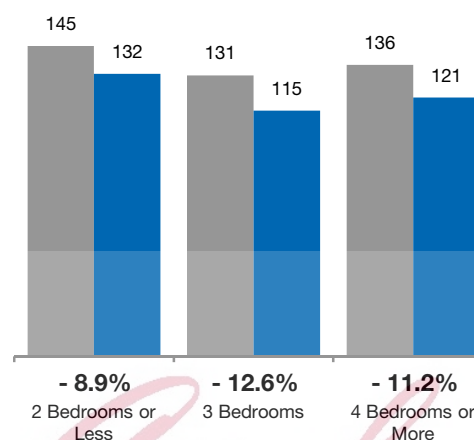
By Price Range

■ 9-2012 ■ 9-2013



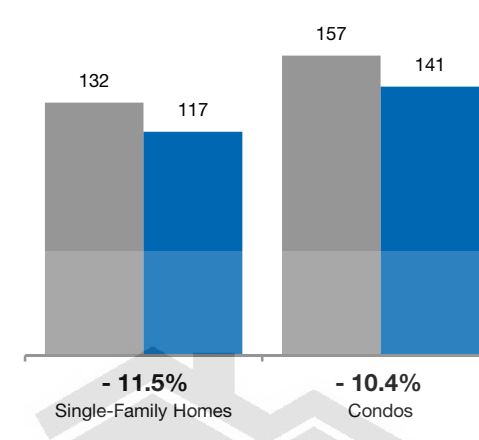
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$100,000 and Below	129	120	- 7.4%
\$100,001 to \$150,000	137	121	- 11.3%
\$150,001 to \$200,000	136	117	- 14.0%
\$200,001 to \$300,000	135	117	- 13.6%
\$300,001 and Above	164	141	- 13.9%
All Price Ranges	138	122	- 11.4%

Single-Family Homes

	9-2012	9-2013	Change
\$100,000 and Below	123	113	- 8.3%
\$100,001 to \$150,000	132	117	- 11.8%
\$150,001 to \$200,000	130	112	- 14.3%
\$200,001 to \$300,000	127	111	- 12.0%
\$300,001 and Above	157	136	- 13.0%
All Price Ranges	132	117	- 11.5%

Condos

	9-2012	9-2013	Change
\$100,000 and Below	140	138	- 1.4%
\$100,001 to \$150,000	147	133	- 9.7%
\$150,001 to \$200,000	162	136	- 16.3%
\$200,001 to \$300,000	185	144	- 22.3%
\$300,001 and Above	215	172	- 20.0%
All Price Ranges	157	141	- 10.4%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	145	132	- 8.9%
3 Bedrooms	131	115	- 12.6%
4 Bedrooms or More	136	121	- 11.2%
All Bedroom Counts	138	122	- 11.4%

	9-2012	9-2013	Change
2 Bedrooms or Less	129	118	- 8.7%
3 Bedrooms	128	112	- 12.5%
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All Bedroom Counts	132	117	- 11.5%

Median Sales Price

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

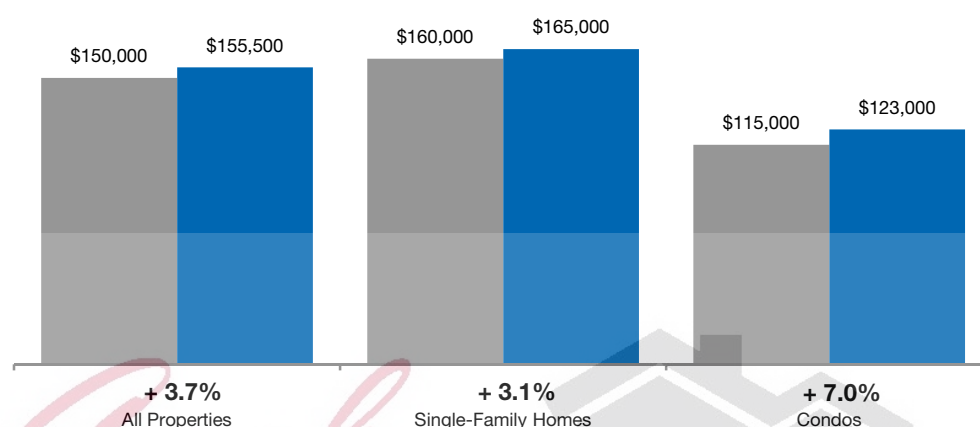
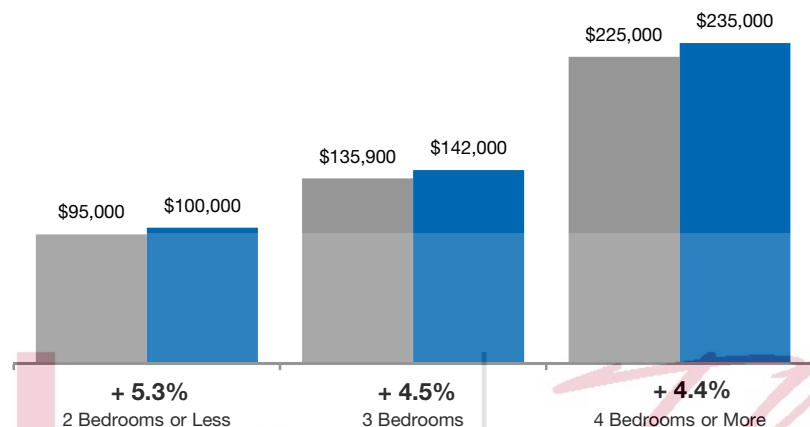


By Bedroom Count

■ 9-2012 ■ 9-2013

By Property Type

■ 9-2012 ■ 9-2013



By Bedroom Count	9-2012	9-2013	Change
2 Bedrooms or Less	\$95,000	\$100,000	+ 5.3%
3 Bedrooms	\$135,900	\$142,000	+ 4.5%
4 Bedrooms or More	\$225,000	\$235,000	+ 4.4%
All Bedroom Counts	\$150,000	\$155,500	+ 3.7%

	9-2012	9-2013	Change	9-2012	9-2013	Change
All Properties	\$150,000	\$155,500	+ 3.7%			
Single-Family Homes	\$160,000	\$165,000	+ 3.1%			
Condos	\$115,000	\$123,000	+ 7.0%			

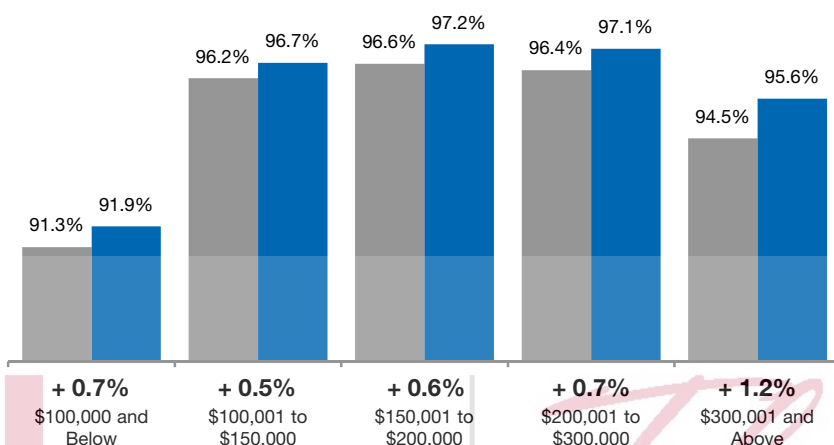
Percent of List Price Received

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



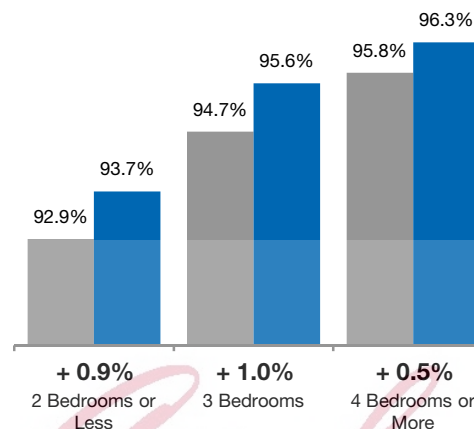
By Price Range

■ 9-2012 ■ 9-2013



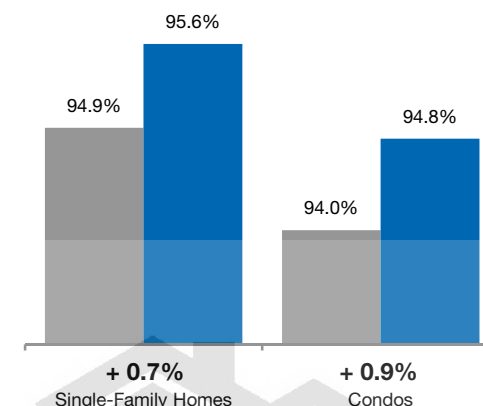
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$100,000 and Below	91.3%	91.9%	+ 0.7%
\$100,001 to \$150,000	96.2%	96.7%	+ 0.5%
\$150,001 to \$200,000	96.6%	97.2%	+ 0.6%
\$200,001 to \$300,000	96.4%	97.1%	+ 0.7%
\$300,001 and Above	94.5%	95.6%	+ 1.2%
All Price Ranges	94.7%	95.4%	+ 0.7%

Single-Family Homes

	9-2012	9-2013	Change
\$100,000 and Below	90.7%	91.5%	+ 0.9%
\$100,001 to \$150,000	96.4%	96.8%	+ 0.4%
\$150,001 to \$200,000	96.9%	97.3%	+ 0.4%
\$200,001 to \$300,000	96.7%	97.3%	+ 0.6%
\$300,001 and Above	94.6%	95.7%	+ 1.2%
All Price Ranges	94.9%	95.6%	+ 0.7%

Condos

	9-2012	9-2013	Change
\$100,000 and Below	93.3%	93.4%	+ 0.1%
\$100,001 to \$150,000	95.0%	95.9%	+ 0.9%
\$150,001 to \$200,000	94.9%	96.1%	+ 1.3%
\$200,001 to \$300,000	94.4%	95.6%	+ 1.3%
\$300,001 and Above	93.1%	94.8%	+ 1.8%
All Price Ranges	94.0%	94.8%	+ 0.9%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	92.9%	93.7%	+ 0.9%
3 Bedrooms	94.7%	95.6%	+ 1.0%
4 Bedrooms or More	95.8%	96.3%	+ 0.5%
All Bedroom Counts	94.7%	95.4%	+ 0.7%

	9-2012	9-2013	Change
2 Bedrooms or Less	91.6%	92.8%	+ 1.3%
3 Bedrooms	94.8%	95.6%	+ 0.8%
4 Bedrooms or More	95.8%	96.3%	+ 0.5%
All Bedroom Counts	94.9%	95.6%	+ 0.7%

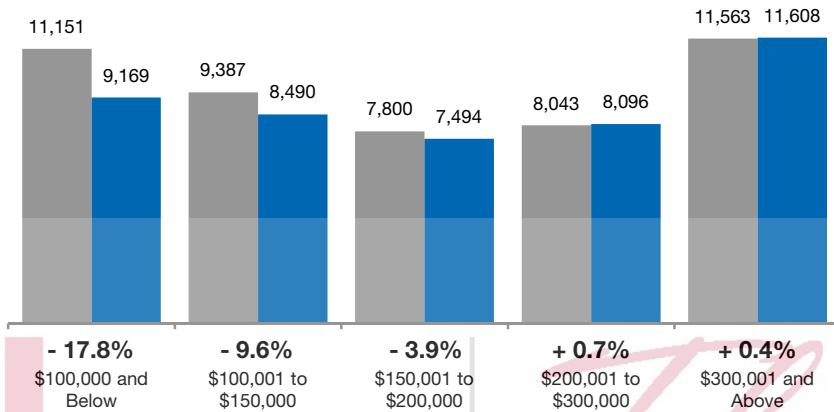
Inventory of Homes for Sale

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



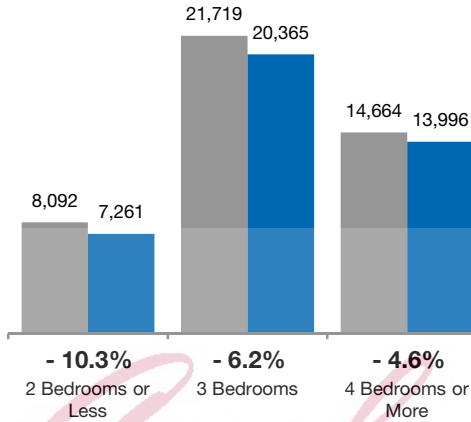
By Price Range

■ 9-2012 ■ 9-2013



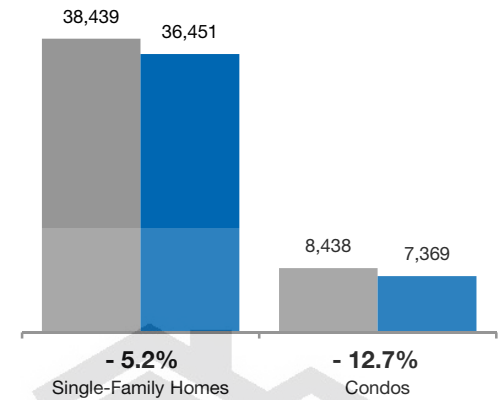
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



	All Properties			Single-Family Homes			Condos		
By Price Range	9-2012	9-2013	Change	9-2012	9-2013	Change	9-2012	9-2013	Change
\$100,000 and Below	11,151	9,169	- 17.8%	7,672	6,333	- 17.5%	2,544	2,009	- 21.0%
\$100,001 to \$150,000	9,387	8,490	- 9.6%	6,974	6,224	- 10.8%	1,786	1,653	- 7.4%
\$150,001 to \$200,000	7,800	7,494	- 3.9%	6,171	5,901	- 4.4%	1,215	1,125	- 7.4%
\$200,001 to \$300,000	8,043	8,096	+ 0.7%	6,434	6,561	+ 2.0%	1,193	1,081	- 9.4%
\$300,001 and Above	11,563	11,608	+ 0.4%	9,548	9,794	+ 2.6%	1,602	1,399	- 12.7%
All Price Ranges	49,682	46,597	- 6.2%	38,439	36,451	- 5.2%	8,438	7,369	- 12.7%

By Bedroom Count	9-2012	9-2013	Change	9-2012	9-2013	Change	9-2012	9-2013	Change
2 Bedrooms or Less	8,092	7,261	- 10.3%	3,183	3,004	- 5.6%	4,909	4,257	- 13.3%
3 Bedrooms	21,719	20,365	- 6.2%	19,080	18,053	- 5.4%	2,639	2,312	- 12.4%
4 Bedrooms or More	14,664	13,996	- 4.6%	14,189	13,629	- 3.9%	475	367	- 22.7%
All Bedroom Counts	49,682	46,597	- 6.2%	38,439	36,451	- 5.2%	8,438	7,369	- 12.7%

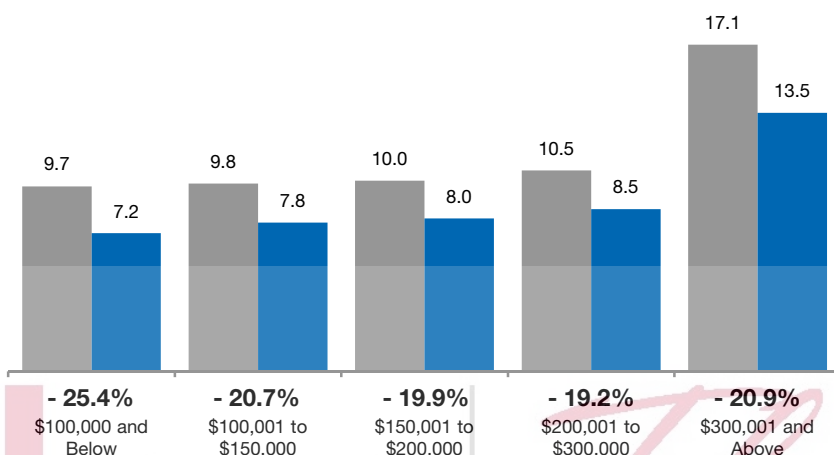
Months Supply of Inventory

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.



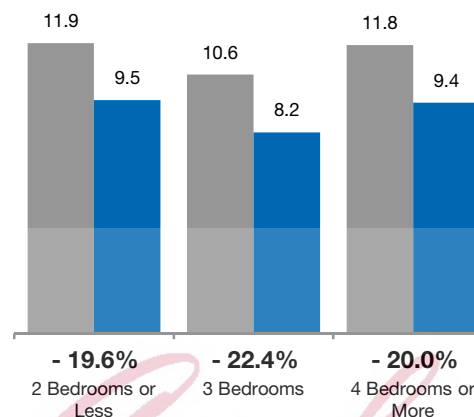
By Price Range

■ 9-2012 ■ 9-2013



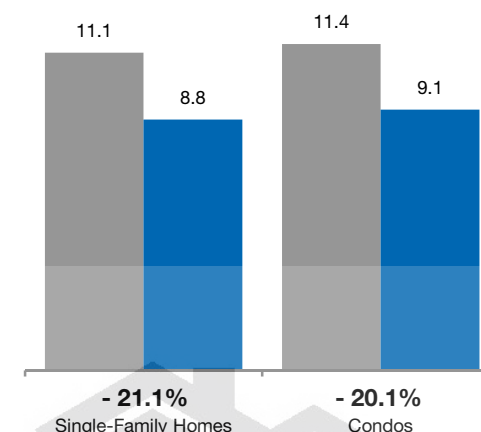
By Bedroom Count

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



By Price Range

	9-2012	9-2013	Change
\$100,000 and Below	9.7	7.2	- 25.4%
\$100,001 to \$150,000	9.8	7.8	- 20.7%
\$150,001 to \$200,000	10.0	8.0	- 19.9%
\$200,001 to \$300,000	10.5	8.5	- 19.2%
\$300,001 and Above	17.1	13.5	- 20.9%
All Price Ranges	11.1	8.9	- 20.3%

Single-Family Homes

9-2012	9-2013	Change	9-2012	9-2013	Change
10.1	7.3	- 28.1%	8.7	6.9	- 20.5%
9.6	7.5	- 22.1%	11.0	9.0	- 18.7%
9.7	7.7	- 21.0%	11.5	9.0	- 21.4%
10.0	8.0	- 19.4%	12.7	10.3	- 19.3%
16.4	13.2	- 19.8%	20.2	14.4	- 28.6%
11.1	8.8	- 21.1%	11.4	9.1	- 20.1%

Condos

9-2012	9-2013	Change
8.7	6.9	- 20.5%
11.0	9.0	- 18.7%
11.5	9.0	- 21.4%
12.7	10.3	- 19.3%
20.2	14.4	- 28.6%
11.4	9.1	- 20.1%

By Bedroom Count

	9-2012	9-2013	Change
2 Bedrooms or Less	11.9	9.5	- 19.6%
3 Bedrooms	10.6	8.2	- 22.4%
4 Bedrooms or More	11.8	9.4	- 20.0%
All Bedroom Counts	11.1	8.9	- 20.3%

9-2012	9-2013	Change	9-2012	9-2013	Change
12.1	9.9	- 18.1%	11.7	9.3	- 20.7%
10.6	8.2	- 22.5%	10.8	8.5	- 21.4%
11.7	9.4	- 19.6%	14.7	10.4	- 29.3%
11.1	8.8	- 21.1%	11.4	9.1	- 20.1%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2013

With 10 out of 12 months in the books, it's as good a time as any to begin comparing year-to-date figures and other cumulative measures of market performance. You'll likely notice that 2013 is shaping up to be one of the best years for housing since 2006. For the 12-month period spanning November 2012 through October 2013, Pending Sales in the state of South Carolina were up 16.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 24.9 percent.

The overall Median Sales Price was up 4.0 percent to \$156,000. The property type with the largest price gain was the Condo segment, where prices increased 8.0 percent to \$124,250. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 115 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 140 days.

Market-wide, inventory levels were down 4.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 3.6 percent. That amounts to 8.7 months supply for Single-Family homes and 9.2 months supply for Condos.

Quick Facts

+ 24.9%

Price Range With the
Strongest Sales:
\$300,001 and Above

+ 18.8%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 18.3%

Property Type With
Strongest Sales:
Single-Family Homes

S U C C E S S T E A M

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

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

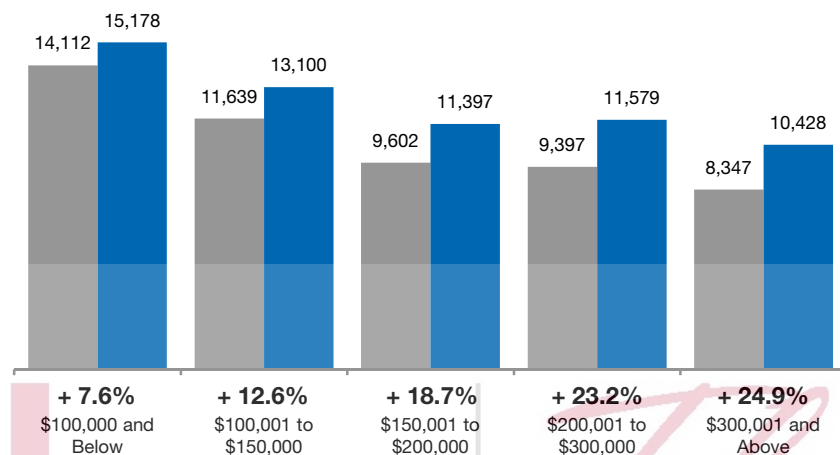
Pending Sales

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



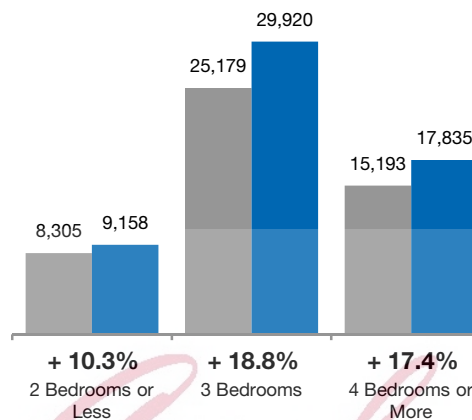
By Price Range

■ 10-2012 ■ 10-2013



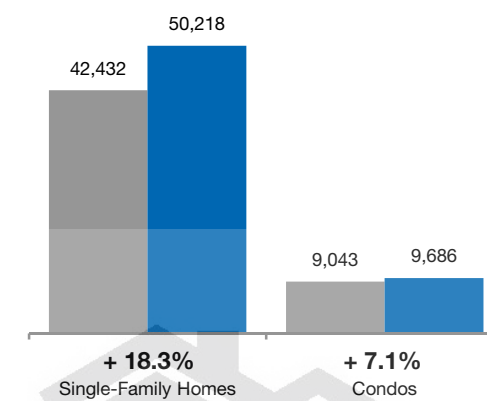
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



By Price Range

	10-2012	10-2013	Change
\$100,000 and Below	14,112	15,178	+ 7.6%
\$100,001 to \$150,000	11,639	13,100	+ 12.6%
\$150,001 to \$200,000	9,602	11,397	+ 18.7%
\$200,001 to \$300,000	9,397	11,579	+ 23.2%
\$300,001 and Above	8,347	10,428	+ 24.9%
All Price Ranges	54,634	63,356	+ 16.0%

Single-Family Homes

	10-2012	10-2013	Change
9,315	10,443	+ 12.1%	
8,815	9,949	+ 12.9%	
7,769	9,287	+ 19.5%	
7,896	9,901	+ 25.4%	
7,167	9,037	+ 26.1%	
42,432	50,218	+ 18.3%	

Condos

	10-2012	10-2013	Change
3,590	3,428	- 4.5%	
1,959	2,227	+ 13.7%	
1,310	1,527	+ 16.6%	
1,147	1,252	+ 9.2%	
970	1,179	+ 21.5%	
9,043	9,686	+ 7.1%	

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	8,305	9,158	+ 10.3%
3 Bedrooms	25,179	29,920	+ 18.8%
4 Bedrooms or More	15,193	17,835	+ 17.4%
All Bedroom Counts	54,634	63,356	+ 16.0%

	10-2012	10-2013	Change
3,178	3,672	+ 15.5%	
22,189	26,644	+ 20.1%	
14,808	17,422	+ 17.7%	
42,432	50,218	+ 18.3%	

	10-2012	10-2013	Change
5,127	5,486	+ 7.0%	
2,990	3,276	+ 9.6%	
385	413	+ 7.3%	
9,043	9,686	+ 7.1%	

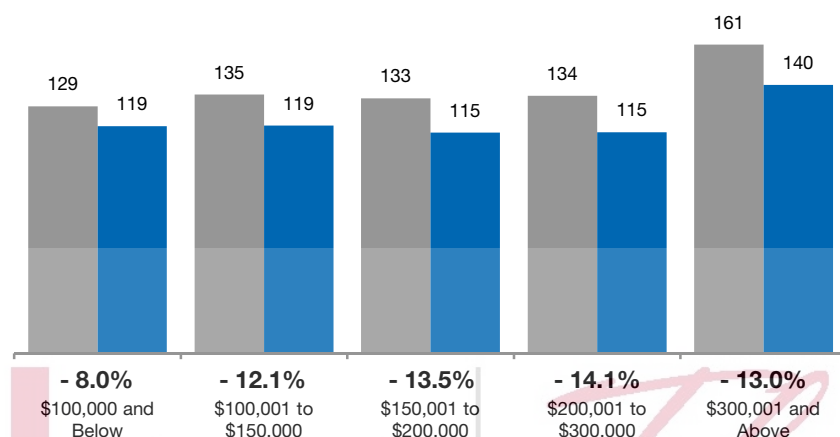
Days on Market Until Sale

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



By Price Range

■ 10-2012 ■ 10-2013



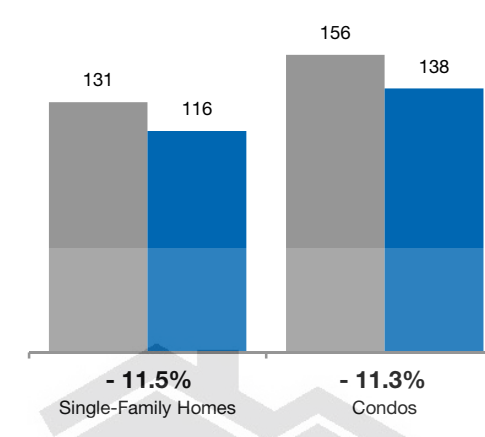
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



By Price Range

	10-2012	10-2013	Change
\$100,000 and Below	129	119	- 8.0%
\$100,001 to \$150,000	135	119	- 12.1%
\$150,001 to \$200,000	133	115	- 13.5%
\$200,001 to \$300,000	134	115	- 14.1%
\$300,001 and Above	161	140	- 13.0%
All Price Ranges	137	121	- 11.6%

All Properties

Single-Family Homes

Condos

10-2012	10-2013	Change	10-2012	10-2013	Change
122	112	- 8.2%	140	135	- 4.0%
131	115	- 12.4%	146	129	- 11.6%
128	110	- 14.1%	158	135	- 14.2%
126	111	- 12.1%	186	140	- 24.8%
154	135	- 12.5%	210	172	- 17.8%
131	116	- 11.5%	156	138	- 11.3%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	144	131	- 9.4%
3 Bedrooms	130	113	- 12.9%
4 Bedrooms or More	134	120	- 10.7%
All Bedroom Counts	137	121	- 11.6%

10-2012	10-2013	Change	10-2012	10-2013	Change
128	118	- 7.3%	155	139	- 10.2%
127	111	- 12.8%	156	137	- 12.6%
134	120	- 10.4%	168	136	- 19.4%
131	116	- 11.5%	156	138	- 11.3%

Median Sales Price

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

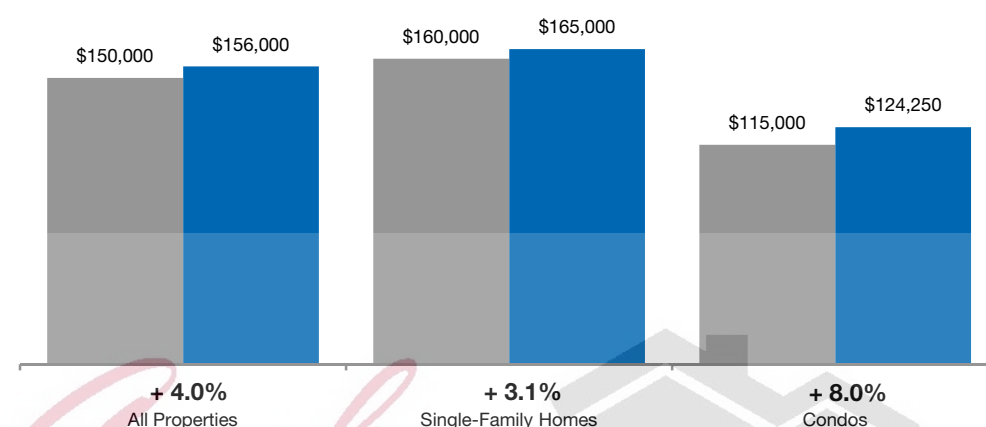
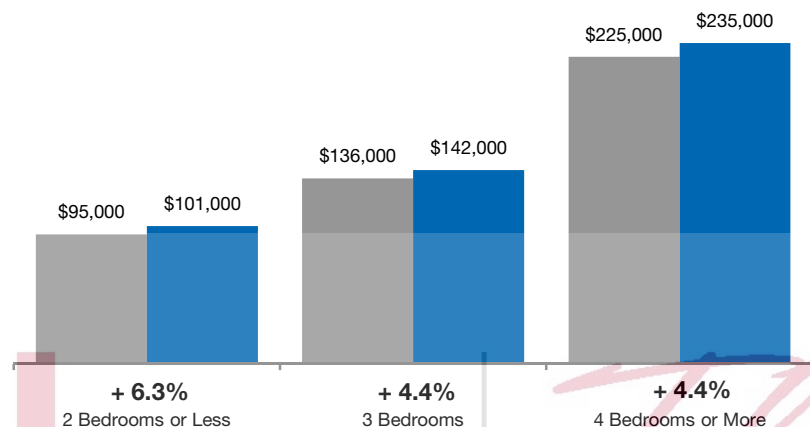


By Bedroom Count

■ 10-2012 ■ 10-2013

By Property Type

■ 10-2012 ■ 10-2013



All Properties			
By Bedroom Count	10-2012	10-2013	Change
2 Bedrooms or Less	\$95,000	\$101,000	+ 6.3%
3 Bedrooms	\$136,000	\$142,000	+ 4.4%
4 Bedrooms or More	\$225,000	\$235,000	+ 4.4%
All Bedroom Counts	\$150,000	\$156,000	+ 4.0%

Single-Family Homes			Condos		
10-2012	10-2013	Change	10-2012	10-2013	Change
\$90,000	\$95,400	+ 6.0%	\$97,000	\$104,000	+ 7.2%
\$135,000	\$139,995	+ 3.7%	\$152,000	\$161,900	+ 6.5%
\$225,000	\$235,000	+ 4.4%	\$241,950	\$255,500	+ 5.6%
\$160,000	\$165,000	+ 3.1%	\$115,000	\$124,250	+ 8.0%

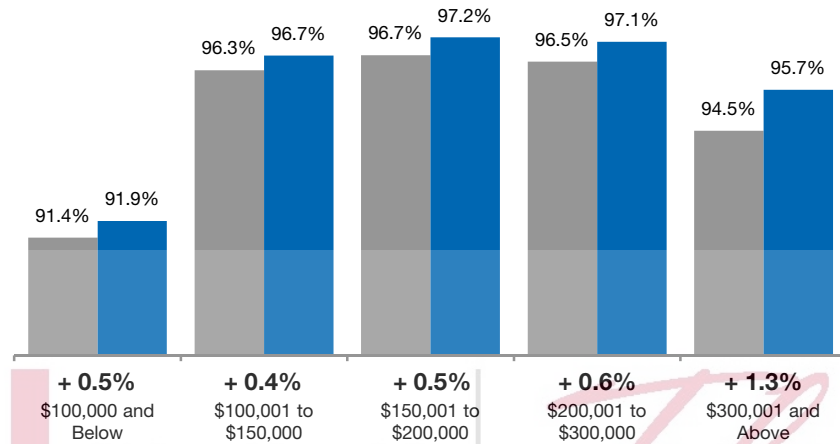
Percent of List Price Received

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



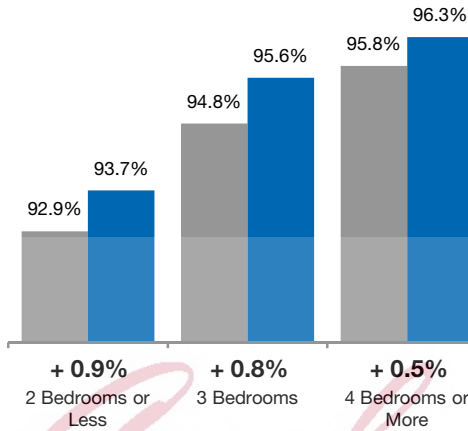
By Price Range

■ 10-2012 ■ 10-2013



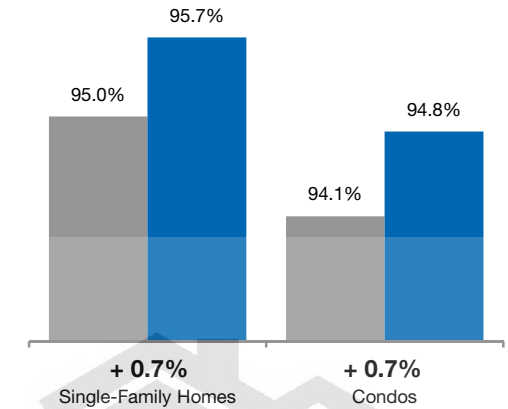
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



By Price Range

	10-2012	10-2013	Change
\$100,000 and Below	91.4%	91.9%	+ 0.5%
\$100,001 to \$150,000	96.3%	96.7%	+ 0.4%
\$150,001 to \$200,000	96.7%	97.2%	+ 0.5%
\$200,001 to \$300,000	96.5%	97.1%	+ 0.6%
\$300,001 and Above	94.5%	95.7%	+ 1.3%
All Price Ranges	94.8%	95.5%	+ 0.7%

Single-Family Homes

	10-2012	10-2013	Change
\$100,000 and Below	90.7%	91.5%	+ 0.9%
\$100,001 to \$150,000	96.5%	96.8%	+ 0.3%
\$150,001 to \$200,000	96.9%	97.4%	+ 0.5%
\$200,001 to \$300,000	96.8%	97.3%	+ 0.5%
\$300,001 and Above	94.7%	95.8%	+ 1.2%
All Price Ranges	95.0%	95.7%	+ 0.7%

Condos

	10-2012	10-2013	Change
\$100,000 and Below	93.4%	93.3%	- 0.1%
\$100,001 to \$150,000	95.0%	96.0%	+ 1.1%
\$150,001 to \$200,000	95.1%	96.2%	+ 1.2%
\$200,001 to \$300,000	94.5%	95.7%	+ 1.3%
\$300,001 and Above	93.3%	94.9%	+ 1.7%
All Price Ranges	94.1%	94.8%	+ 0.7%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	92.9%	93.7%	+ 0.9%
3 Bedrooms	94.8%	95.6%	+ 0.8%
4 Bedrooms or More	95.8%	96.3%	+ 0.5%
All Bedroom Counts	94.8%	95.5%	+ 0.7%

	10-2012	10-2013	Change
2 Bedrooms or Less	91.7%	92.7%	+ 1.1%
3 Bedrooms	94.9%	95.6%	+ 0.7%
4 Bedrooms or More	95.9%	96.4%	+ 0.5%
All Bedroom Counts	95.0%	95.7%	+ 0.7%

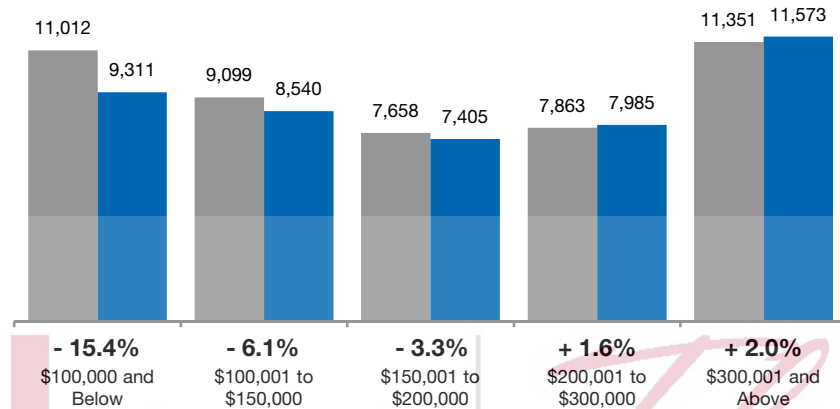
Inventory of Homes for Sale

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



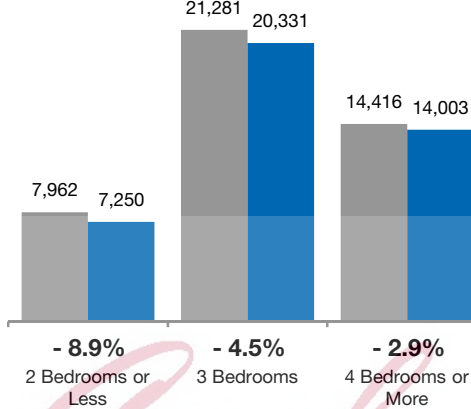
By Price Range

■ 10-2012 ■ 10-2013



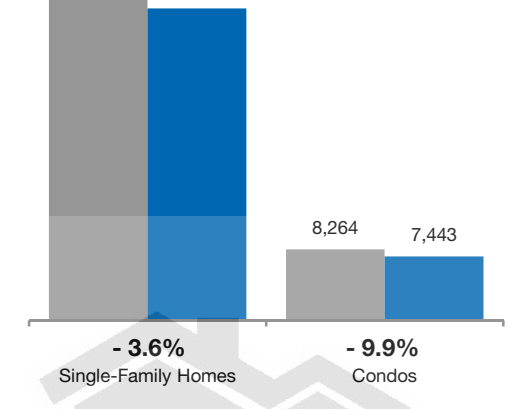
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



By Price Range

	10-2012	10-2013	Change
\$100,000 and Below	11,012	9,311	- 15.4%
\$100,001 to \$150,000	9,099	8,540	- 6.1%
\$150,001 to \$200,000	7,658	7,405	- 3.3%
\$200,001 to \$300,000	7,863	7,985	+ 1.6%
\$300,001 and Above	11,351	11,573	+ 2.0%
All Price Ranges	48,708	46,528	- 4.5%

Single-Family Homes

10-2012	10-2013	Change
7,571	6,426	- 15.1%
6,759	6,205	- 8.2%
6,058	5,844	- 3.5%
6,310	6,467	+ 2.5%
9,344	9,756	+ 4.4%
37,668	36,315	- 3.6%

Condos

10-2012	10-2013	Change
2,490	2,043	- 18.0%
1,748	1,699	- 2.8%
1,178	1,117	- 5.2%
1,145	1,073	- 6.3%
1,604	1,414	- 11.8%
8,264	7,443	- 9.9%

By Bedroom Count

	10-2012	10-2013	Change
2 Bedrooms or Less	7,962	7,250	- 8.9%
3 Bedrooms	21,281	20,331	- 4.5%
4 Bedrooms or More	14,416	14,003	- 2.9%
All Bedroom Counts	48,708	46,528	- 4.5%

10-2012	10-2013	Change	10-2012	10-2013	Change
3,185	2,959	- 7.1%	4,777	4,291	- 10.2%
18,697	17,996	- 3.7%	2,584	2,335	- 9.6%
13,928	13,629	- 2.1%	488	374	- 23.4%
37,668	36,315	- 3.6%	8,264	7,443	- 9.9%

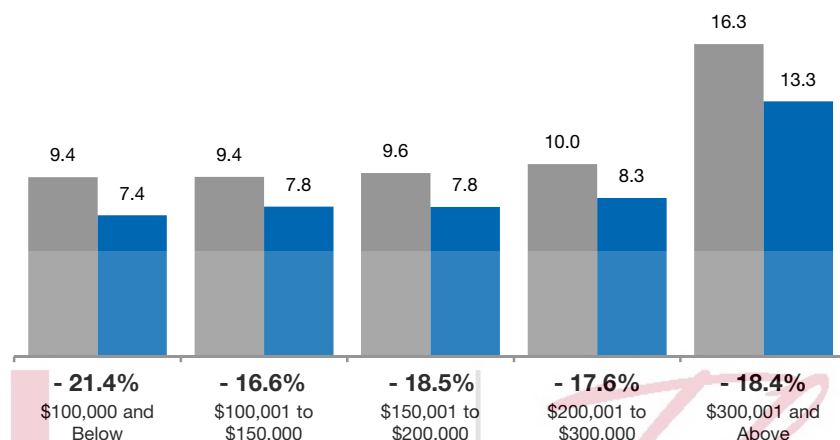
Months Supply of Inventory

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.



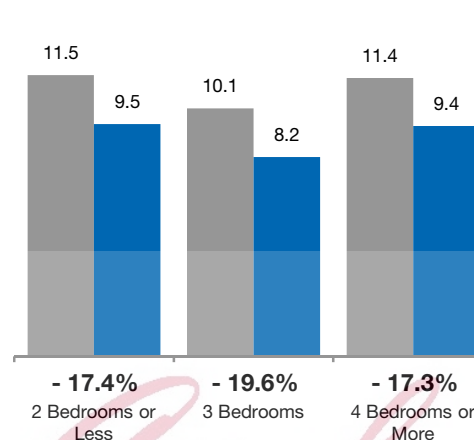
By Price Range

■ 10-2012 ■ 10-2013



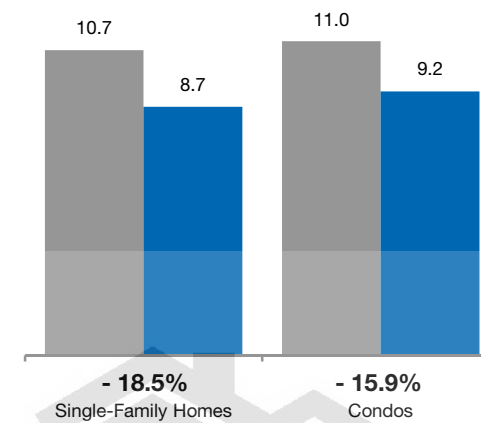
By Bedroom Count

■ 10-2012 ■ 10-2013



By Property Type

■ 10-2012 ■ 10-2013



All Properties			
By Price Range	10-2012	10-2013	Change
\$100,000 and Below	9.4	7.4	- 21.4%
\$100,001 to \$150,000	9.4	7.8	- 16.6%
\$150,001 to \$200,000	9.6	7.8	- 18.5%
\$200,001 to \$300,000	10.0	8.3	- 17.6%
\$300,001 and Above	16.3	13.3	- 18.4%
All Price Ranges	10.7	8.8	- 17.6%

Single-Family Homes			Condos		
10-2012	10-2013	Change	10-2012	10-2013	Change
9.8	7.4	- 24.3%	8.3	7.2	- 14.1%
9.2	7.5	- 18.7%	10.7	9.2	- 14.5%
9.4	7.6	- 19.3%	10.8	8.8	- 18.7%
9.6	7.8	- 18.3%	12.0	10.3	- 14.1%
15.6	13.0	- 17.2%	19.8	14.4	- 27.5%
10.7	8.7	- 18.5%	11.0	9.2	- 15.9%

By Bedroom Count			
10-2012	10-2013	Change	
2 Bedrooms or Less	11.5	9.5	- 17.4%
3 Bedrooms	10.1	8.2	- 19.6%
4 Bedrooms or More	11.4	9.4	- 17.3%
All Bedroom Counts	10.7	8.8	- 17.6%

Single-Family Homes			Condos		
10-2012	10-2013	Change	10-2012	10-2013	Change
12.0	9.7	- 19.6%	11.2	9.4	- 16.1%
10.1	8.1	- 19.8%	10.4	8.6	- 17.5%
11.3	9.4	- 16.8%	15.2	10.9	- 28.6%
10.7	8.7	- 18.5%	11.0	9.2	- 15.9%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2013

There was a lot to be thankful for this November. Home buyers were thankful for still-low mortgage rates, affordable prices and a recovering economy. Home sellers were thankful for rising prices, quick market times, multiple offers and low supply levels. For the 12-month period spanning December 2012 through November 2013, Pending Sales in the state of South Carolina were up 15.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 25.6 percent.

The overall Median Sales Price was up 4.7 percent to \$157,000. The property type with the largest price gain was the Condo segment, where prices increased 8.7 percent to \$125,000. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 114 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 138 days.

Market-wide, inventory levels were down 4.6 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 3.5 percent. That amounts to 8.5 months supply for Single-Family homes and 9.1 months supply for Condos.

Quick Facts

+ 25.6%	+ 19.2%	+ 18.1%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	3 Bedrooms	Single-Family Homes

S U C C E S S T E A M

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

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

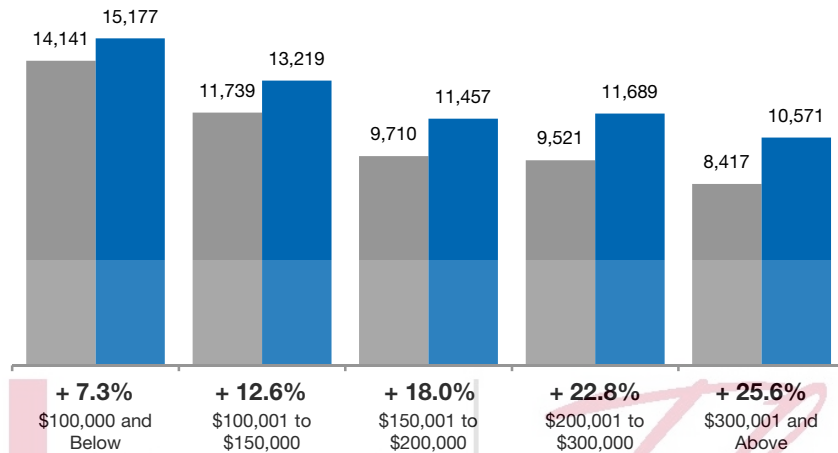
Pending Sales

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



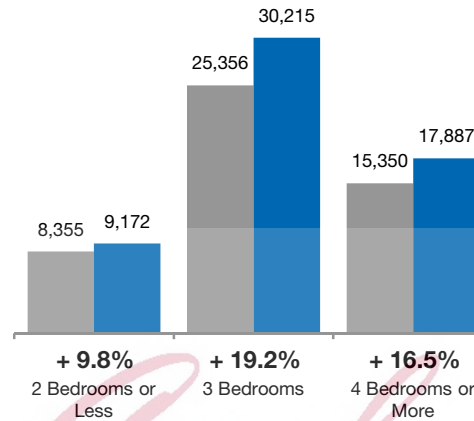
By Price Range

■ 11-2012 ■ 11-2013



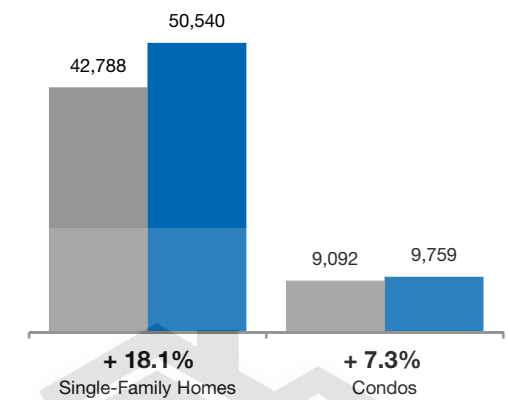
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



By Price Range

	11-2012	11-2013	Change
\$100,000 and Below	14,141	15,177	+ 7.3%
\$100,001 to \$150,000	11,739	13,219	+ 12.6%
\$150,001 to \$200,000	9,710	11,457	+ 18.0%
\$200,001 to \$300,000	9,521	11,689	+ 22.8%
\$300,001 and Above	8,417	10,571	+ 25.6%
All Price Ranges	55,077	63,787	+ 15.8%

Single-Family Homes

	11-2012	11-2013	Change
2 Bedrooms or Less	9,335	10,450	+ 11.9%
3 Bedrooms	8,909	9,985	+ 12.1%
4 Bedrooms or More	7,821	9,363	+ 19.7%
	8,002	10,000	+ 25.0%
	7,234	9,144	+ 26.4%
All Single-Family Homes	42,788	50,540	+ 18.1%

Condos

	11-2012	11-2013	Change
2 Bedrooms or Less	3,583	3,424	- 4.4%
3 Bedrooms	1,954	2,283	+ 16.8%
4 Bedrooms or More	1,356	1,509	+ 11.3%
	1,167	1,253	+ 7.4%
	970	1,214	+ 25.2%
All Condos	9,092	9,759	+ 7.3%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	8,355	9,172	+ 9.8%
3 Bedrooms	25,356	30,215	+ 19.2%
4 Bedrooms or More	15,350	17,887	+ 16.5%
All Bedroom Counts	55,077	63,787	+ 15.8%

	11-2012	11-2013	Change
2 Bedrooms or Less	3,198	3,659	+ 14.4%
3 Bedrooms	22,353	26,902	+ 20.4%
4 Bedrooms or More	14,961	17,478	+ 16.8%
	389	409	+ 5.1%
All Single-Family Homes	42,788	50,540	+ 18.1%

	11-2012	11-2013	Change
2 Bedrooms or Less	5,157	5,513	+ 6.9%
3 Bedrooms	3,003	3,313	+ 10.3%
4 Bedrooms or More	389	409	+ 5.1%
All Condos	9,092	9,759	+ 7.3%

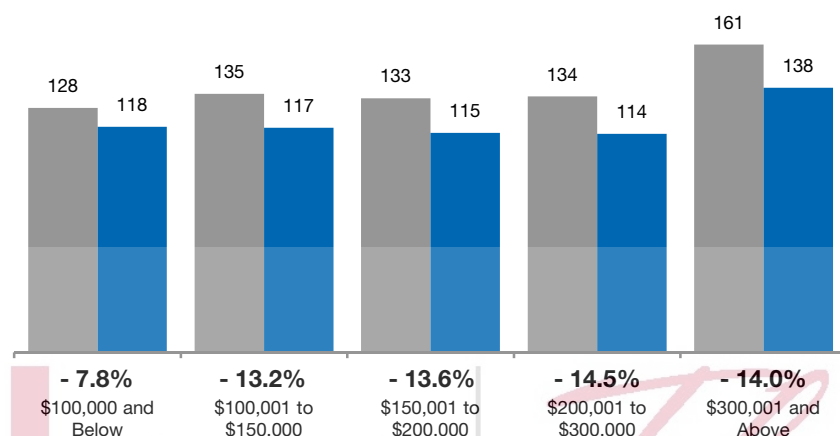
Days on Market Until Sale

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



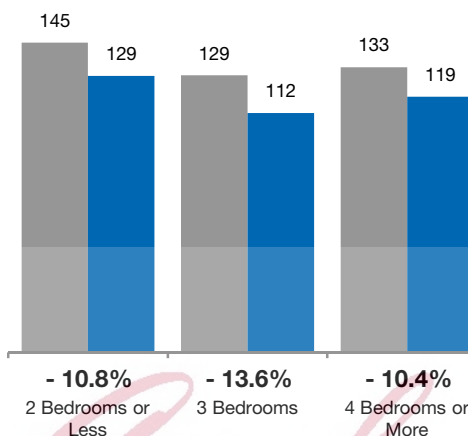
By Price Range

■ 11-2012 ■ 11-2013



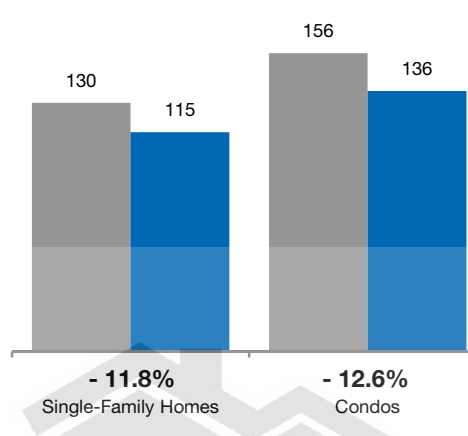
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



All Properties			
By Price Range	11-2012	11-2013	Change
\$100,000 and Below	128	118	- 7.8%
\$100,001 to \$150,000	135	117	- 13.2%
\$150,001 to \$200,000	133	115	- 13.6%
\$200,001 to \$300,000	134	114	- 14.5%
\$300,001 and Above	161	138	- 14.0%
All Price Ranges	136	120	- 12.0%

Single-Family Homes			Condos		
11-2012	11-2013	Change	11-2012	11-2013	Change
121	112	- 7.6%	140	133	- 4.8%
131	113	- 13.6%	147	129	- 12.1%
128	110	- 14.2%	159	133	- 16.7%
125	110	- 12.1%	186	137	- 26.5%
154	133	- 13.2%	211	168	- 20.0%
130	115	- 11.8%	156	136	- 12.6%

By Bedroom Count	11-2012	11-2013	Change
2 Bedrooms or Less	145	129	- 10.8%
3 Bedrooms	129	112	- 13.6%
4 Bedrooms or More	133	119	- 10.4%
All Bedroom Counts	136	120	- 12.0%

11-2012	11-2013	Change	11-2012	11-2013	Change
128	116	- 9.1%	156	138	- 11.3%
126	109	- 13.3%	156	135	- 13.7%
132	119	- 10.0%	167	132	- 20.5%
130	115	- 11.8%	156	136	- 12.6%

Median Sales Price

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

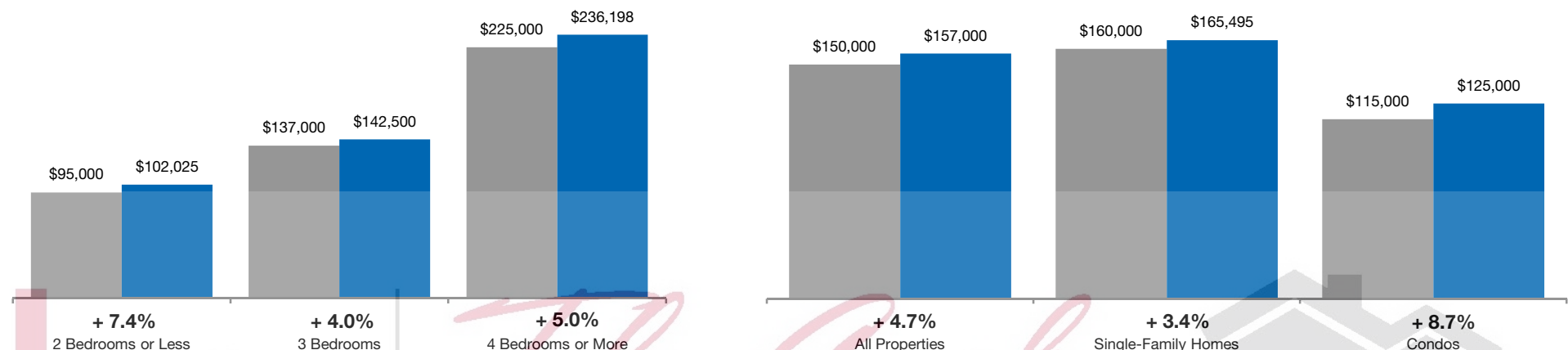


By Bedroom Count

■ 11-2012 ■ 11-2013

By Property Type

■ 11-2012 ■ 11-2013



All Properties				Single-Family Homes			Condos		
By Bedroom Count	11-2012	11-2013	Change	11-2012	11-2013	Change	11-2012	11-2013	Change
2 Bedrooms or Less	\$95,000	\$102,025	+ 7.4%	\$90,000	\$97,000	+ 7.8%	\$97,000	\$105,000	+ 8.2%
3 Bedrooms	\$137,000	\$142,500	+ 4.0%	\$135,000	\$140,000	+ 3.7%	\$151,100	\$163,845	+ 8.4%
4 Bedrooms or More	\$225,000	\$236,198	+ 5.0%	\$225,000	\$235,985	+ 4.9%	\$241,000	\$259,900	+ 7.8%
All Bedroom Counts	\$150,000	\$157,000	+ 4.7%	\$160,000	\$165,495	+ 3.4%	\$115,000	\$125,000	+ 8.7%

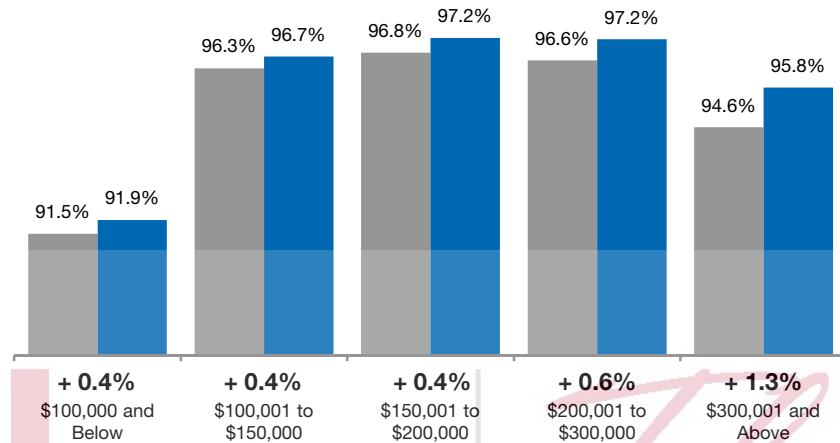
Percent of List Price Received

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



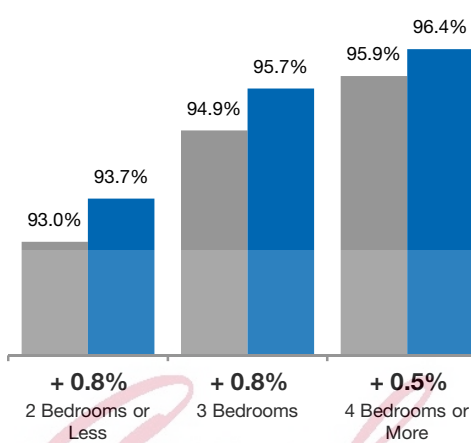
By Price Range

■ 11-2012 ■ 11-2013



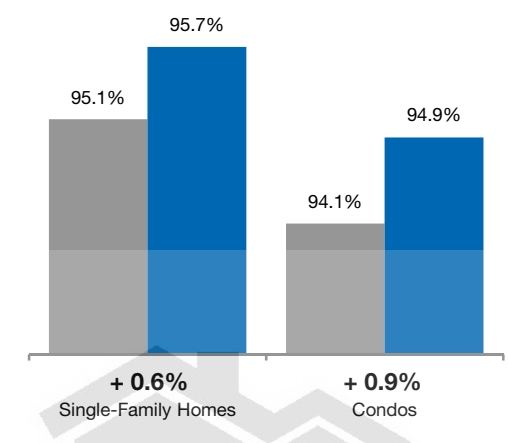
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



By Price Range

	11-2012	11-2013	Change
\$100,000 and Below	91.5%	91.9%	+ 0.4%
\$100,001 to \$150,000	96.3%	96.7%	+ 0.4%
\$150,001 to \$200,000	96.8%	97.2%	+ 0.4%
\$200,001 to \$300,000	96.6%	97.2%	+ 0.6%
\$300,001 and Above	94.6%	95.8%	+ 1.3%
All Price Ranges	94.9%	95.5%	+ 0.6%

Single-Family Homes

	11-2012	11-2013	Change
2 Bedrooms or Less	93.0%	93.7%	+ 0.8%
3 Bedrooms	94.9%	95.7%	+ 0.8%
4 Bedrooms or More	95.9%	96.4%	+ 0.5%
All Single-Family Homes	95.1%	95.7%	+ 0.6%

Condos

	11-2012	11-2013	Change
Single-Family Homes	95.1%	96.0%	+ 0.9%
Condos	94.1%	94.9%	+ 0.9%
All Condos	94.1%	94.9%	+ 0.9%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	93.0%	93.7%	+ 0.8%
3 Bedrooms	94.9%	95.7%	+ 0.8%
4 Bedrooms or More	95.9%	96.4%	+ 0.5%
All Bedroom Counts	94.9%	95.5%	+ 0.6%

	11-2012	11-2013	Change
2 Bedrooms or Less	93.0%	93.7%	+ 0.8%
3 Bedrooms	94.9%	95.7%	+ 0.8%
4 Bedrooms or More	95.9%	96.4%	+ 0.5%
All Bedroom Counts	95.1%	95.7%	+ 0.6%

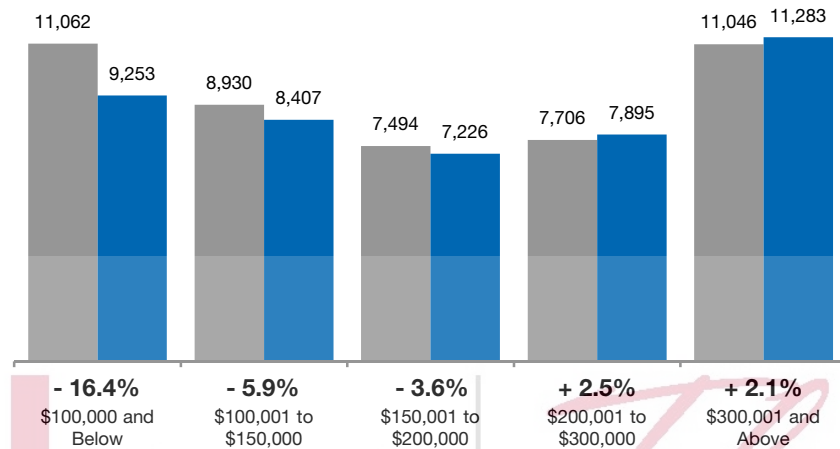
Inventory of Homes for Sale

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



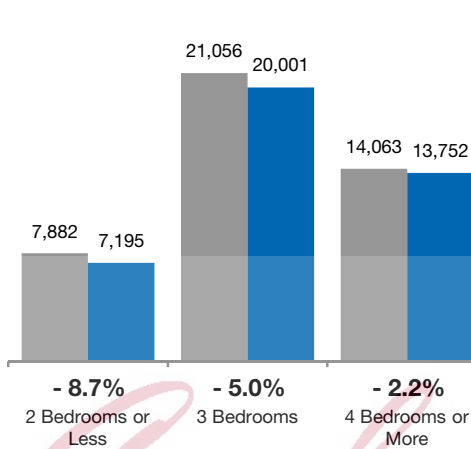
By Price Range

■ 11-2012 ■ 11-2013



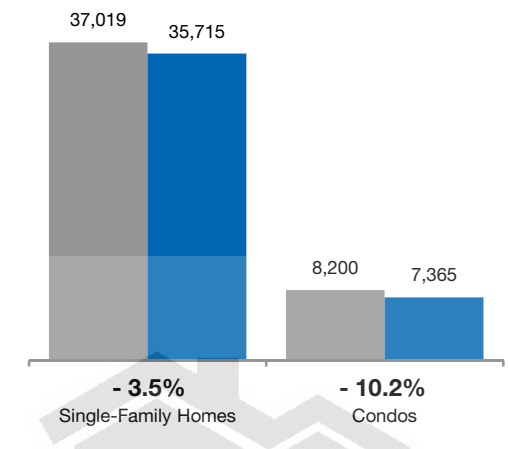
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



By Price Range

	11-2012	11-2013	Change
\$100,000 and Below	11,062	9,253	- 16.4%
\$100,001 to \$150,000	8,930	8,407	- 5.9%
\$150,001 to \$200,000	7,494	7,226	- 3.6%
\$200,001 to \$300,000	7,706	7,895	+ 2.5%
\$300,001 and Above	11,046	11,283	+ 2.1%
All Price Ranges	47,954	45,755	- 4.6%

Single-Family Homes

	11-2012	11-2013	Change
	7,605	6,391	- 16.0%
	6,604	6,101	- 7.6%
	5,925	5,707	- 3.7%
	6,176	6,423	+ 4.0%
	9,099	9,492	+ 4.3%
All Single-Family Homes	37,019	35,715	- 3.5%

Condos

	11-2012	11-2013	Change
	2,503	2,031	- 18.9%
	1,740	1,697	- 2.5%
	1,165	1,089	- 6.5%
	1,115	1,059	- 5.0%
	1,571	1,399	- 10.9%
All Condos	8,200	7,365	- 10.2%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	7,882	7,195	- 8.7%
3 Bedrooms	21,056	20,001	- 5.0%
4 Bedrooms or More	14,063	13,752	- 2.2%
All Bedroom Counts	47,954	45,755	- 4.6%

	11-2012	11-2013	Change
	3,156	2,935	- 7.0%
	18,495	17,686	- 4.4%
	13,577	13,381	- 1.4%
All Single-Family Homes	37,019	35,715	- 3.5%
	11-2012	11-2013	Change
	4,726	4,260	- 9.9%
	2,561	2,315	- 9.6%
	486	371	- 23.7%
All Condos	8,200	7,365	- 10.2%

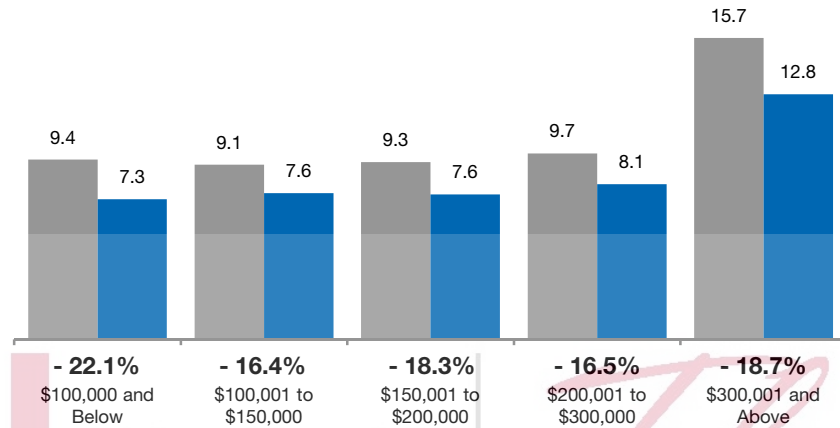
Months Supply of Inventory

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



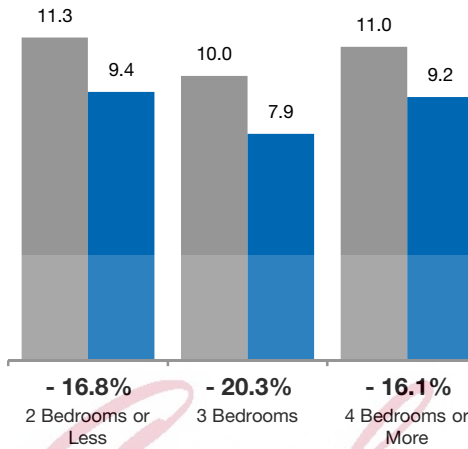
By Price Range

■ 11-2012 ■ 11-2013



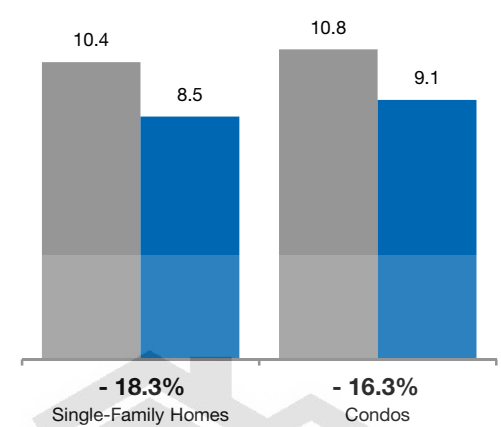
By Bedroom Count

■ 11-2012 ■ 11-2013



By Property Type

■ 11-2012 ■ 11-2013



By Price Range

	11-2012	11-2013	Change
\$100,000 and Below	9.4	7.3	- 22.1%
\$100,001 to \$150,000	9.1	7.6	- 16.4%
\$150,001 to \$200,000	9.3	7.6	- 18.3%
\$200,001 to \$300,000	9.7	8.1	- 16.5%
\$300,001 and Above	15.7	12.8	- 18.7%
All Price Ranges	10.4	8.6	- 17.6%

Single-Family Homes

	11-2012	11-2013	Change
2 Bedrooms or Less	9.8	7.3	- 24.9%
3 Bedrooms	8.9	7.3	- 17.6%
4 Bedrooms or More	9.1	7.3	- 19.5%
	9.3	7.7	- 16.8%
	15.1	12.5	- 17.5%
All Single-Family Homes	10.4	8.5	- 18.3%

Condos

	11-2012	11-2013	Change
Single-Family Homes	8.4	7.1	- 15.1%
Condos	10.7	8.9	- 16.5%
	10.3	8.7	- 16.0%
	11.5	10.1	- 11.5%
	19.4	13.8	- 28.8%
All Condos	10.8	9.1	- 16.3%

By Bedroom Count

	11-2012	11-2013	Change
2 Bedrooms or Less	11.3	9.4	- 16.8%
3 Bedrooms	10.0	7.9	- 20.3%
4 Bedrooms or More	11.0	9.2	- 16.1%
All Bedroom Counts	10.4	8.6	- 17.6%

	11-2012	11-2013	Change
2 Bedrooms or Less	11.8	9.6	- 18.7%
3 Bedrooms	9.9	7.9	- 20.5%
4 Bedrooms or More	10.9	9.2	- 15.6%
All Bedroom Counts	10.4	8.5	- 18.3%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2013

Another year has come and gone and there is a mountain of data before us. It shows that buyers were active throughout 2013, prices were higher in most areas, and inventory levels and absorption rates remained tightened. For the 12-month period spanning January 2013 through December 2013, Pending Sales in the state of South Carolina were up 15.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.6 percent.

The overall Median Sales Price was up 5.0 percent to \$157,500. The property type with the largest price gain was the Condo segment, where prices increased 7.8 percent to \$125,000. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 114 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 135 days.

Market-wide, inventory levels were down 4.6 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 3.6 percent. That amounts to 8.1 months supply for Single-Family homes and 8.8 months supply for Condos.

Quick Facts

+ 26.6%

Price Range With the
Strongest Sales:
\$300,001 and Above

+ 18.5%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 17.7%

Property Type With
Strongest Sales:
Single-Family Homes

S U C C E S S T E A M

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

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

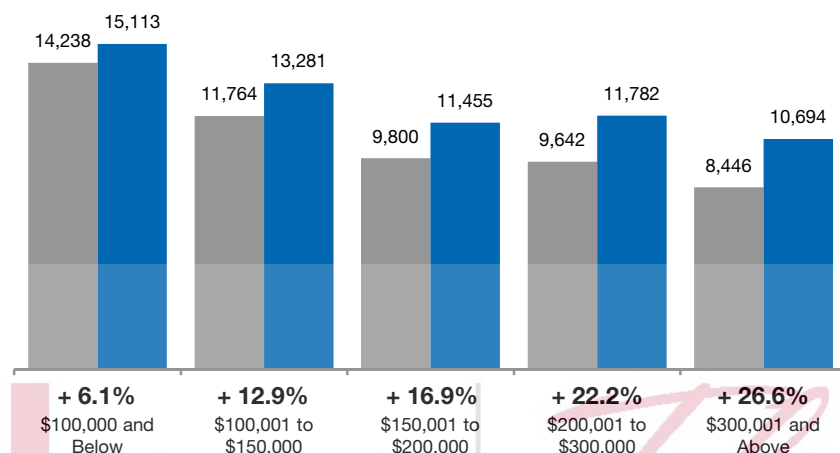
Pending Sales

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



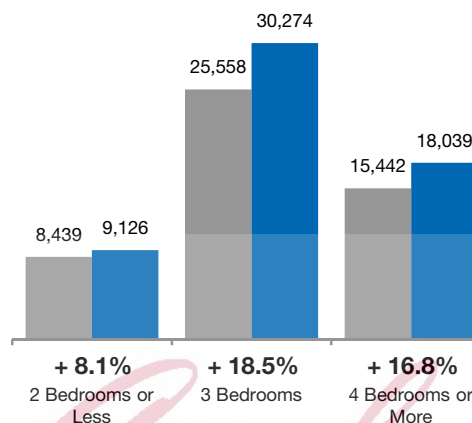
By Price Range

■ 12-2012 ■ 12-2013



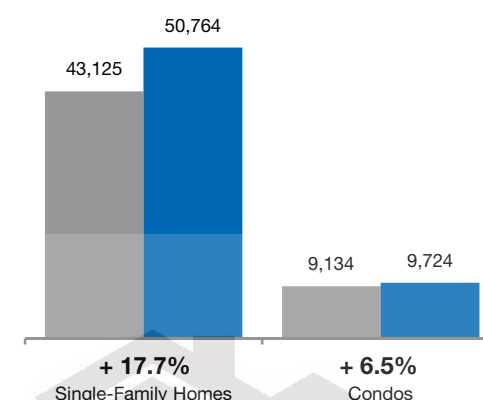
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



By Price Range

	12-2012	12-2013	Change
\$100,000 and Below	14,238	15,113	+ 6.1%
\$100,001 to \$150,000	11,764	13,281	+ 12.9%
\$150,001 to \$200,000	9,800	11,455	+ 16.9%
\$200,001 to \$300,000	9,642	11,782	+ 22.2%
\$300,001 and Above	8,446	10,694	+ 26.6%
All Price Ranges	55,469	63,980	+ 15.3%

Single-Family Homes

	12-2012	12-2013	Change
2 Bedrooms or Less	9,397	10,466	+ 11.4%
3 Bedrooms	8,926	10,013	+ 12.2%
4 Bedrooms or More	7,906	9,354	+ 18.3%
	8,110	10,096	+ 24.5%
	7,271	9,255	+ 27.3%
All Single-Family Homes	43,125	50,764	+ 17.7%

Condos

	12-2012	12-2013	Change
1 Bedroom	3,609	3,371	- 6.6%
2 Bedrooms	1,965	2,295	+ 16.8%
3 Bedrooms	1,361	1,515	+ 11.3%
4 Bedrooms or More	1,175	1,245	+ 6.0%
	960	1,223	+ 27.4%
All Condos	9,134	9,724	+ 6.5%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	8,439	9,126	+ 8.1%
3 Bedrooms	25,558	30,274	+ 18.5%
4 Bedrooms or More	15,442	18,039	+ 16.8%
All Bedroom Counts	55,469	63,980	+ 15.3%

	12-2012	12-2013	Change
2 Bedrooms or Less	3,241	3,642	+ 12.4%
3 Bedrooms	22,556	26,967	+ 19.6%
4 Bedrooms or More	15,050	17,634	+ 17.2%
	392	405	+ 3.3%
All Single-Family Homes	43,125	50,764	+ 17.7%

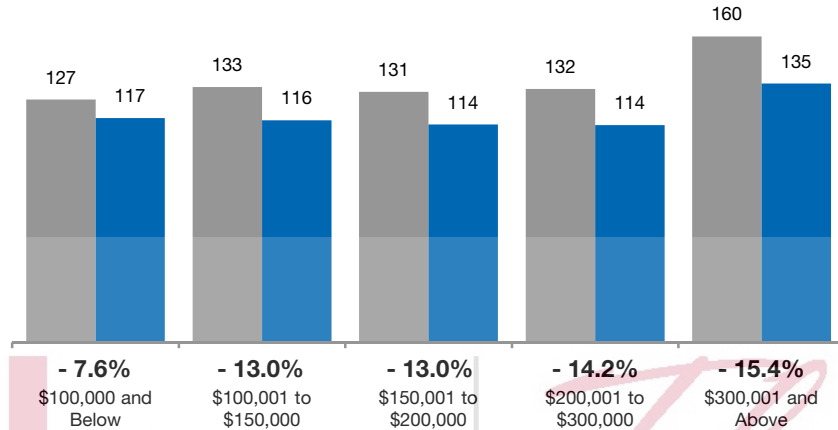
Days on Market Until Sale

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



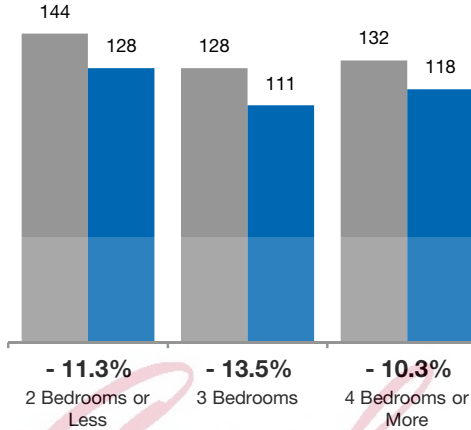
By Price Range

■ 12-2012 ■ 12-2013



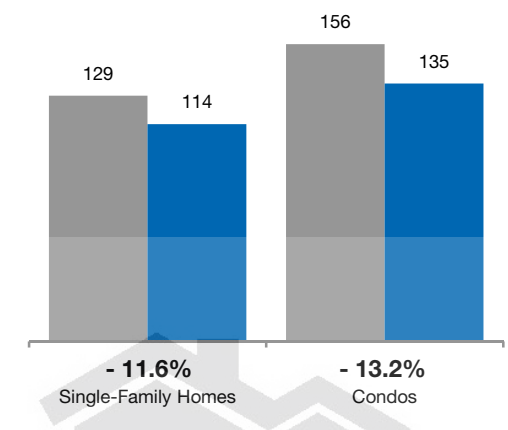
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



By Price Range

	12-2012	12-2013	Change
\$100,000 and Below	127	117	- 7.6%
\$100,001 to \$150,000	133	116	- 13.0%
\$150,001 to \$200,000	131	114	- 13.0%
\$200,001 to \$300,000	132	114	- 14.2%
\$300,001 and Above	160	135	- 15.4%
All Price Ranges	135	118	- 12.0%

Single-Family Homes

	12-2012	12-2013	Change
2 Bedrooms or Less	120	111	- 7.2%
3 Bedrooms	129	112	- 13.4%
4 Bedrooms or More	126	109	- 13.3%
	124	109	- 11.8%
	152	131	- 14.1%
All Single-Family Homes	129	114	- 11.6%

Condos

	12-2012	12-2013	Change
Single-Family Homes	140	132	- 5.2%
Condos	145	127	- 12.3%
	159	132	- 16.9%
	184	137	- 25.8%
	212	163	- 22.9%
All Condos	156	135	- 13.2%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	144	128	- 11.3%
3 Bedrooms	128	111	- 13.5%
4 Bedrooms or More	132	118	- 10.3%
All Bedroom Counts	135	118	- 12.0%

	12-2012	12-2013	Change
2 Bedrooms or Less	128	114	- 10.8%
3 Bedrooms	124	108	- 13.1%
4 Bedrooms or More	131	118	- 9.7%
All Bedroom Counts	129	114	- 11.6%

Median Sales Price

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

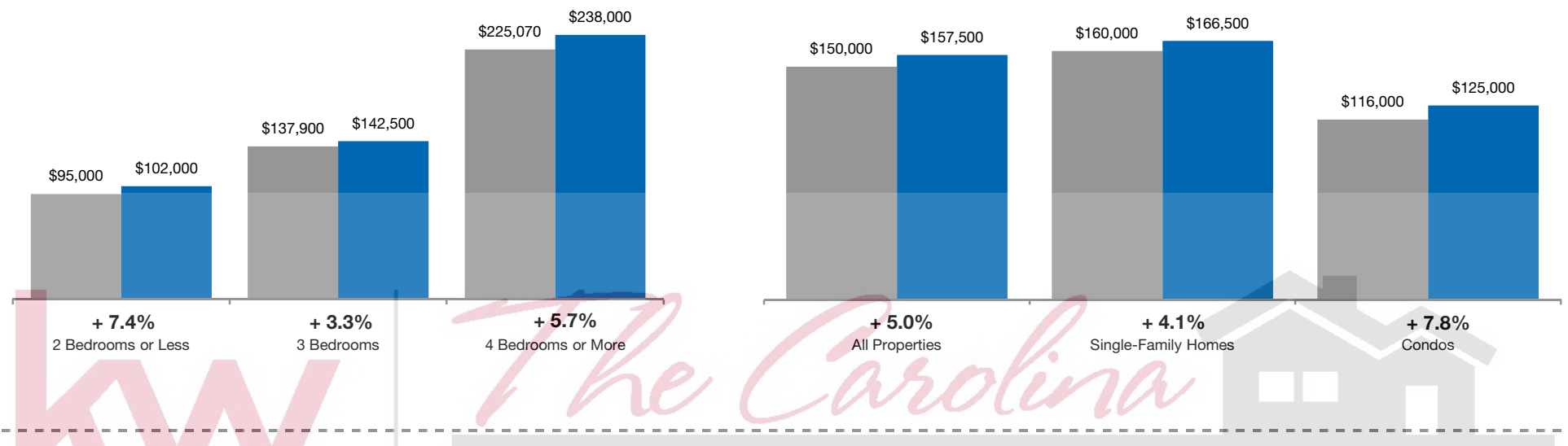


By Bedroom Count

■ 12-2012 ■ 12-2013

By Property Type

■ 12-2012 ■ 12-2013



All Properties				Single-Family Homes			Condos		
By Bedroom Count	12-2012	12-2013	Change	12-2012	12-2013	Change	12-2012	12-2013	Change
2 Bedrooms or Less	\$95,000	\$102,000	+ 7.4%	\$90,000	\$96,425	+ 7.1%	\$97,500	\$105,000	+ 7.7%
3 Bedrooms	\$137,900	\$142,500	+ 3.3%	\$135,500	\$140,000	+ 3.3%	\$155,000	\$162,000	+ 4.5%
4 Bedrooms or More	\$225,070	\$238,000	+ 5.7%	\$225,000	\$237,450	+ 5.5%	\$238,500	\$263,900	+ 10.6%
All Bedroom Counts	\$150,000	\$157,500	+ 5.0%	\$160,000	\$166,500	+ 4.1%	\$116,000	\$125,000	+ 7.8%

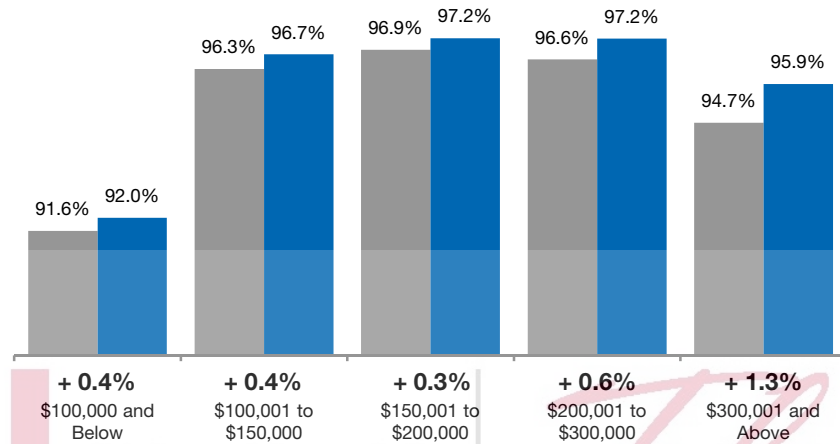
Percent of List Price Received

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



By Price Range

■ 12-2012 ■ 12-2013



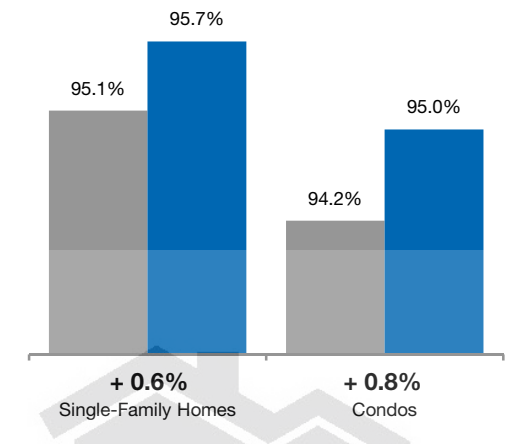
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



By Price Range

	12-2012	12-2013	Change
\$100,000 and Below	91.6%	92.0%	+ 0.4%
\$100,001 to \$150,000	96.3%	96.7%	+ 0.4%
\$150,001 to \$200,000	96.9%	97.2%	+ 0.3%
\$200,001 to \$300,000	96.6%	97.2%	+ 0.6%
\$300,001 and Above	94.7%	95.9%	+ 1.3%
All Price Ranges	94.9%	95.6%	+ 0.7%

Single-Family Homes

	12-2012	12-2013	Change
2 Bedrooms or Less	93.0%	93.8%	+ 0.9%
3 Bedrooms	95.0%	95.7%	+ 0.7%
4 Bedrooms or More	96.0%	96.4%	+ 0.4%
All Single-Family Homes	95.1%	95.7%	+ 0.6%

Condos

	12-2012	12-2013	Change
Single-Family Homes	95.1%	96.0%	+ 0.9%
Condos	94.2%	95.0%	+ 0.8%
All Property Types	94.2%	95.0%	+ 0.8%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	93.0%	93.8%	+ 0.9%
3 Bedrooms	95.0%	95.7%	+ 0.7%
4 Bedrooms or More	96.0%	96.4%	+ 0.4%
All Bedroom Counts	94.9%	95.6%	+ 0.7%

	12-2012	12-2013	Change
2 Bedrooms or Less	91.8%	92.8%	+ 1.1%
3 Bedrooms	95.0%	95.7%	+ 0.7%
4 Bedrooms or More	96.0%	96.4%	+ 0.4%
All Bedroom Counts	95.1%	95.7%	+ 0.6%

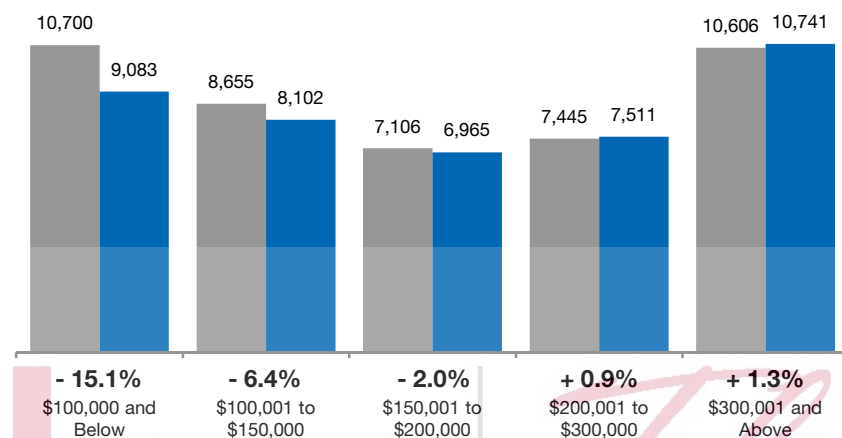
Inventory of Homes for Sale

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



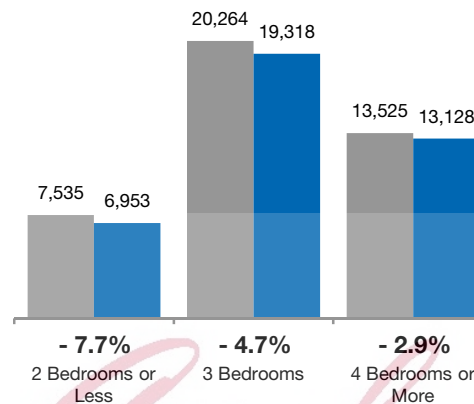
By Price Range

■ 12-2012 ■ 12-2013



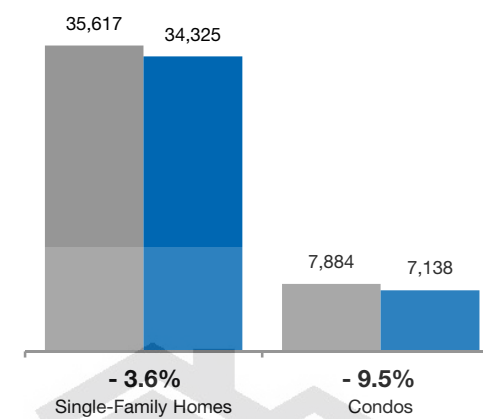
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties			
By Price Range	12-2012	12-2013	Change
\$100,000 and Below	10,700	9,083	- 15.1%
\$100,001 to \$150,000	8,655	8,102	- 6.4%
\$150,001 to \$200,000	7,106	6,965	- 2.0%
\$200,001 to \$300,000	7,445	7,511	+ 0.9%
\$300,001 and Above	10,606	10,741	+ 1.3%
All Price Ranges	46,170	44,045	- 4.6%

Single-Family Homes			Condos		
12-2012	12-2013	Change	12-2012	12-2013	Change
7,374	6,265	- 15.0%	2,391	1,993	- 16.6%
6,399	5,908	- 7.7%	1,679	1,615	- 3.8%
5,584	5,504	- 1.4%	1,138	1,063	- 6.6%
5,966	6,094	+ 2.1%	1,070	1,021	- 4.6%
8,743	9,003	+ 3.0%	1,499	1,354	- 9.7%
35,617	34,325	- 3.6%	7,884	7,138	- 9.5%

By Bedroom Count	12-2012	12-2013	Change
2 Bedrooms or Less	7,535	6,953	- 7.7%
3 Bedrooms	20,264	19,318	- 4.7%
4 Bedrooms or More	13,525	13,128	- 2.9%
All Bedroom Counts	46,170	44,045	- 4.6%

12-2012	12-2013	Change	12-2012	12-2013	Change
3,036	2,843	- 6.4%	4,499	4,110	- 8.6%
17,763	17,063	- 3.9%	2,501	2,255	- 9.8%
13,052	12,767	- 2.2%	473	361	- 23.7%
35,617	34,325	- 3.6%	7,884	7,138	- 9.5%

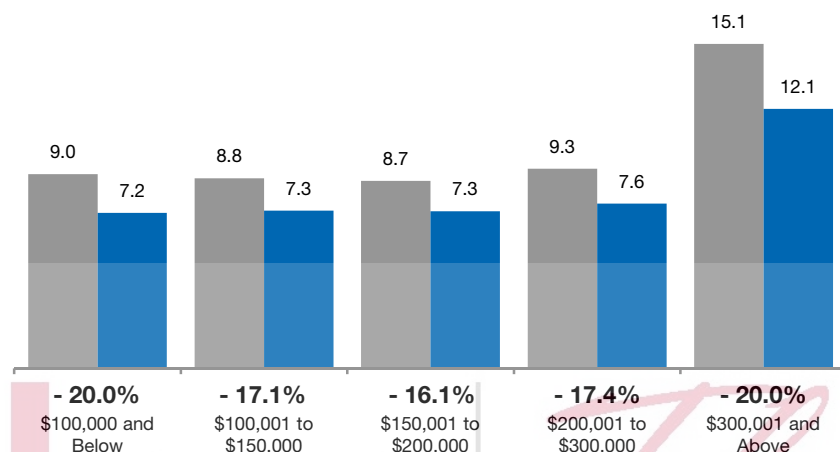
Months Supply of Inventory

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.



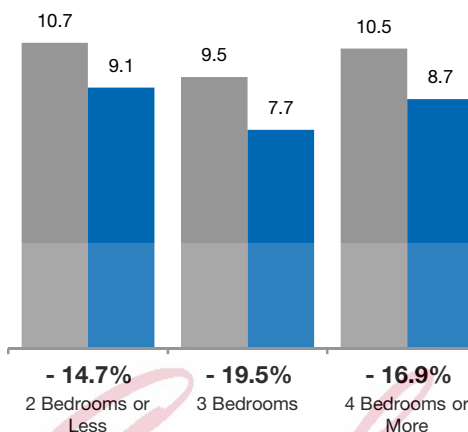
By Price Range

■ 12-2012 ■ 12-2013



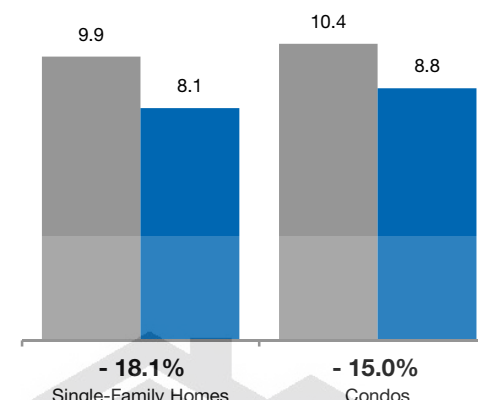
By Bedroom Count

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



By Price Range

	12-2012	12-2013	Change
\$100,000 and Below	9.0	7.2	- 20.0%
\$100,001 to \$150,000	8.8	7.3	- 17.1%
\$150,001 to \$200,000	8.7	7.3	- 16.1%
\$200,001 to \$300,000	9.3	7.6	- 17.4%
\$300,001 and Above	15.1	12.1	- 20.0%
All Price Ranges	10.0	8.3	- 17.3%

Single-Family Homes

12-2012	12-2013	Change	12-2012	12-2013	Change
9.4	7.2	- 23.7%	8.0	7.1	- 10.8%
8.6	7.1	- 17.7%	10.3	8.4	- 17.6%
8.5	7.1	- 16.7%	10.0	8.4	- 16.1%
8.8	7.2	- 17.9%	10.9	9.8	- 9.9%
14.4	11.7	- 19.1%	18.7	13.3	- 29.1%
9.9	8.1	- 18.1%	10.4	8.8	- 15.0%

Condos

12-2012	12-2013	Change
8.0	7.1	- 10.8%
10.3	8.4	- 17.6%
10.0	8.4	- 16.1%
10.9	9.8	- 9.9%
18.7	13.3	- 29.1%
10.4	8.8	- 15.0%

By Bedroom Count

	12-2012	12-2013	Change
2 Bedrooms or Less	10.7	9.1	- 14.7%
3 Bedrooms	9.5	7.7	- 19.5%
4 Bedrooms or More	10.5	8.7	- 16.9%
All Bedroom Counts	10.0	8.3	- 17.3%

12-2012	12-2013	Change	12-2012	12-2013	Change
11.2	9.4	- 16.7%	10.4	9.0	- 13.4%
9.5	7.6	- 19.7%	10.0	8.2	- 18.2%
10.4	8.7	- 16.5%	14.5	10.7	- 26.1%
9.9	8.1	- 18.1%	10.4	8.8	- 15.0%