

Housing Supply Overview

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



January 2014

With 2013 in the rearview mirror, a new year is upon us. Most are expecting the ongoing recovery to continue in 2014, though the pace could moderate as the market normalizes and returns to a healthy state. For the 12-month period spanning February 2013 through January 2014, Closed Sales in the Greater Greenville region were up 21.9 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 32.8 percent.

The overall Median Sales Price was up 4.0 percent to \$155,000. The property type with the largest price gain was the Condo segment, where prices increased 7.9 percent to \$134,900. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 81 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 96 days.

Market-wide, inventory levels were up 5.4 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 5.8 percent. That amounts to 7.5 months supply for Single-Family homes and 7.8 months supply for Condos.

Quick Facts

+ 32.8%

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

+ 24.3%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 30.1%

Property Type With
Strongest Sales:
Condos

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

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

Closed Sales

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



By Price Range

■ 1-2013 ■ 1-2014

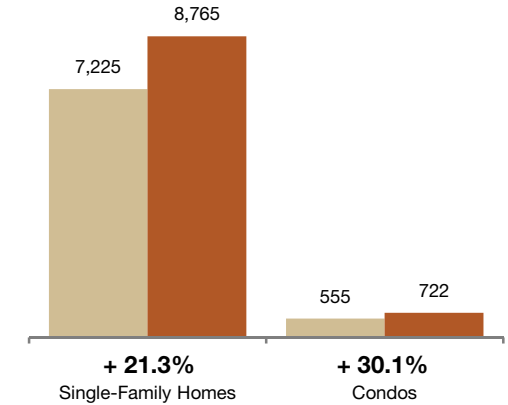
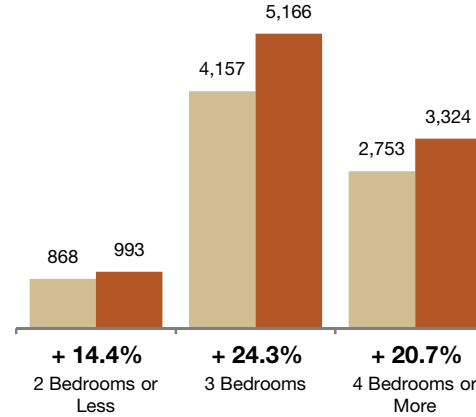
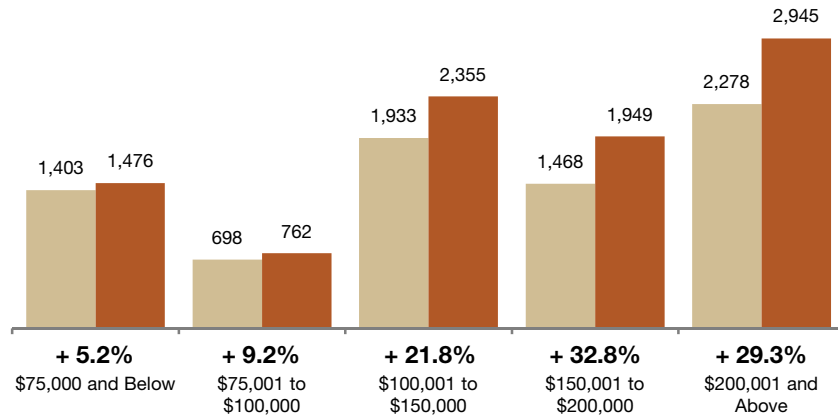


By Bedroom Count

■ 1-2013 ■ 1-2014

By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

| | 1-2013 | 1-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 1,403 | 1,476 | + 5.2% |
| \$75,001 to \$100,000 | 698 | 762 | + 9.2% |
| \$100,001 to \$150,000 | 1,933 | 2,355 | + 21.8% |
| \$150,001 to \$200,000 | 1,468 | 1,949 | + 32.8% |
| \$200,001 and Above | 2,278 | 2,945 | + 29.3% |
| All Price Ranges | 7,780 | 9,487 | + 21.9% |

Single-Family Homes

| | 1-2013 | 1-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 1,288 | 1,374 | + 6.7% |
| \$75,001 to \$100,000 | 595 | 659 | + 10.8% |
| \$100,001 to \$150,000 | 1,784 | 2,130 | + 19.4% |
| \$150,001 to \$200,000 | 1,394 | 1,813 | + 30.1% |
| \$200,001 and Above | 2,164 | 2,789 | + 28.9% |
| All Price Ranges | 7,225 | 8,765 | + 21.3% |

Condos

| | 1-2013 | 1-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 115 | 102 | - 11.3% |
| \$75,001 to \$100,000 | 103 | 103 | 0.0% |
| \$100,001 to \$150,000 | 149 | 225 | + 51.0% |
| \$150,001 to \$200,000 | 74 | 136 | + 83.8% |
| \$200,001 and Above | 114 | 156 | + 36.8% |
| All Price Ranges | 555 | 722 | + 30.1% |

By Bedroom Count

| | 1-2013 | 1-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 868 | 993 | + 14.4% |
| 3 Bedrooms | 4,157 | 5,166 | + 24.3% |
| 4 Bedrooms or More | 2,753 | 3,324 | + 20.7% |
| All Bedroom Counts | 7,780 | 9,487 | + 21.9% |

| | 1-2013 | 1-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 567 | 641 | + 13.1% |
| 3 Bedrooms | 3,927 | 4,812 | + 22.5% |
| 4 Bedrooms or More | 2,730 | 3,308 | + 21.2% |
| All Bedroom Counts | 7,225 | 8,765 | + 21.3% |

| | 1-2013 | 1-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 301 | 352 | + 16.9% |
| 3 Bedrooms | 230 | 354 | + 53.9% |
| 4 Bedrooms or More | 23 | 16 | - 30.4% |
| All Bedroom Counts | 555 | 722 | + 30.1% |

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

■ 1-2013 ■ 1-2014

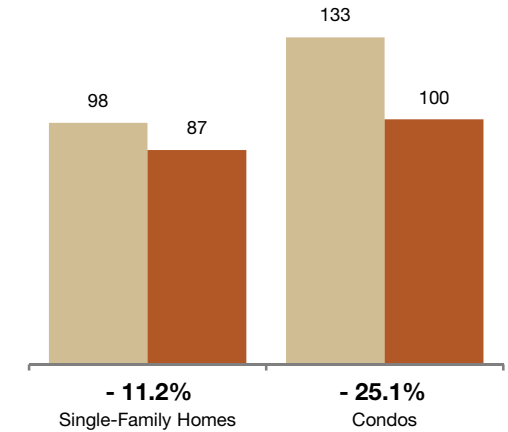
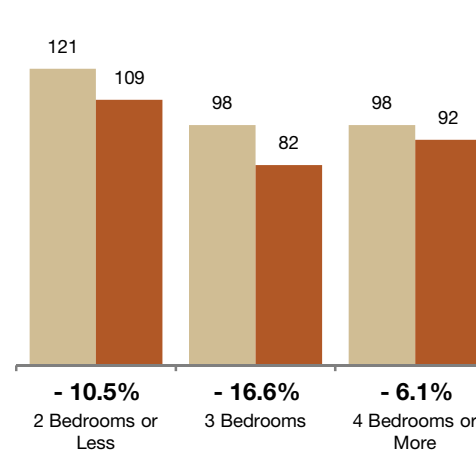
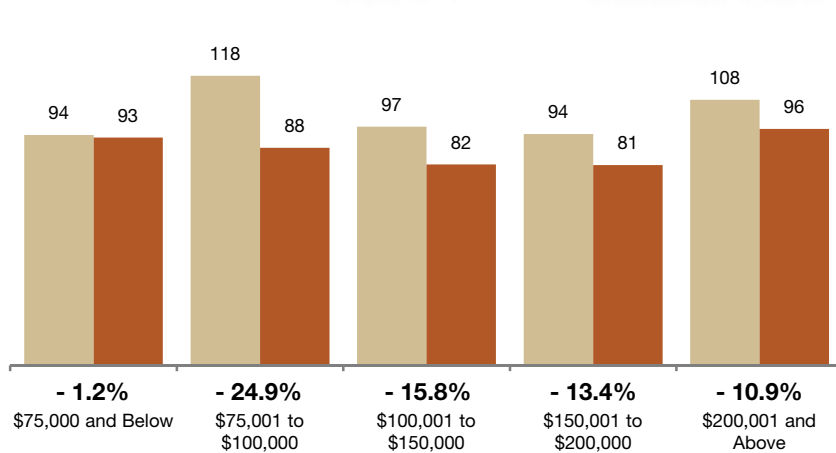


By Bedroom Count

■ 1-2013 ■ 1-2014

By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

| | 1-2013 | 1-2014 | Change |
|-------------------------|------------|-----------|----------------|
| \$75,000 and Below | 94 | 93 | - 1.2% |
| \$75,001 to \$100,000 | 118 | 88 | - 24.9% |
| \$100,001 to \$150,000 | 97 | 82 | - 15.8% |
| \$150,001 to \$200,000 | 94 | 81 | - 13.4% |
| \$200,001 and Above | 108 | 96 | - 10.9% |
| All Price Ranges | 101 | 88 | - 12.4% |

Single-Family Homes

| | 1-2013 | 1-2014 | Change |
|--------------------------------|-----------|-----------|----------------|
| | 91 | 91 | + 0.2% |
| | 113 | 86 | - 24.3% |
| | 95 | 81 | - 14.4% |
| | 94 | 82 | - 12.9% |
| | 105 | 94 | - 9.9% |
| All Single-Family Homes | 98 | 87 | - 11.2% |

Condos

| | 1-2013 | 1-2014 | Change |
|-------------------|------------|------------|----------------|
| | 121 | 107 | - 11.5% |
| | 144 | 107 | - 25.9% |
| | 123 | 86 | - 30.0% |
| | 100 | 77 | - 22.5% |
| | 171 | 129 | - 24.5% |
| All Condos | 133 | 100 | - 25.1% |

By Bedroom Count

| | 1-2013 | 1-2014 | Change |
|---------------------------|------------|-----------|----------------|
| 2 Bedrooms or Less | 121 | 109 | - 10.5% |
| 3 Bedrooms | 98 | 82 | - 16.6% |
| 4 Bedrooms or More | 98 | 92 | - 6.1% |
| All Bedroom Counts | 101 | 88 | - 12.4% |

| | 1-2013 | 1-2014 | Change |
|--------------------------------|------------|------------|----------------|
| | 109 | 108 | - 1.2% |
| | 97 | 81 | - 16.0% |
| | 98 | 92 | - 6.2% |
| All Single-Family Homes | 98 | 87 | - 11.2% |
| | 1-2013 | 1-2014 | Change |
| | 145 | 110 | - 24.0% |
| | 122 | 89 | - 26.6% |
| | 102 | 112 | + 10.6% |
| All Condos | 133 | 100 | - 25.1% |

Median Sales Price

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



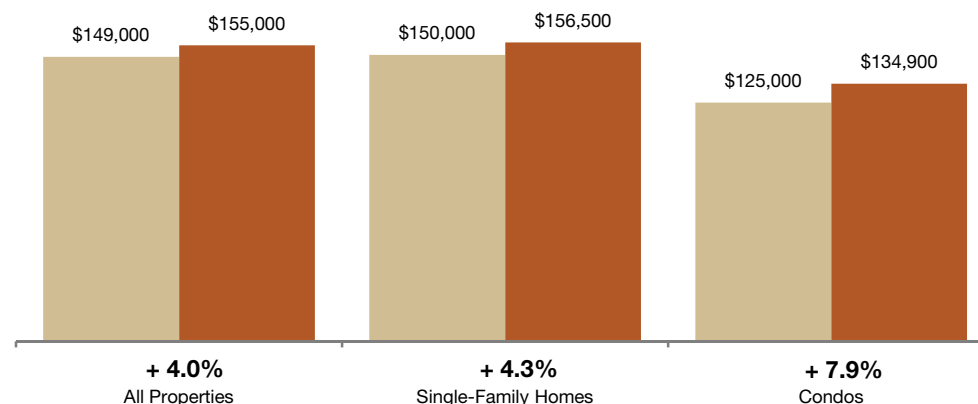
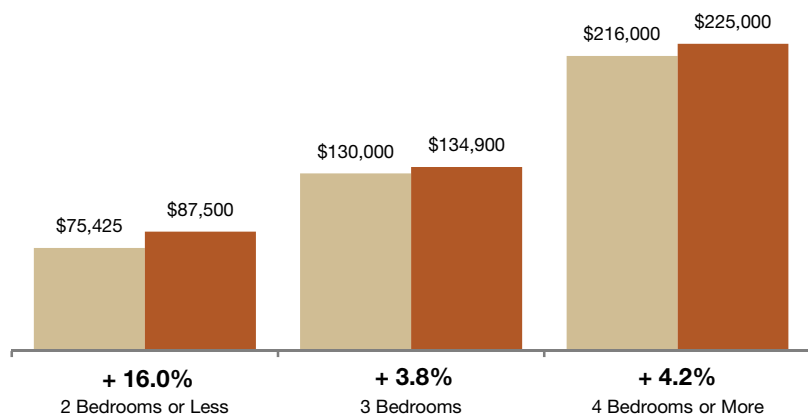
By Bedroom Count

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



| | All Properties | | | Single-Family Homes | | | Condos | | |
|--------------------|----------------|-----------|---------|---------------------|-----------|---------|-----------|-----------|---------|
| By Bedroom Count | 1-2013 | 1-2014 | Change | 1-2013 | 1-2014 | Change | 1-2013 | 1-2014 | Change |
| 2 Bedrooms or Less | \$75,425 | \$87,500 | + 16.0% | \$61,212 | \$69,900 | + 14.2% | \$97,250 | \$115,000 | + 18.3% |
| 3 Bedrooms | \$130,000 | \$134,900 | + 3.8% | \$129,900 | \$134,000 | + 3.2% | \$140,000 | \$146,850 | + 4.9% |
| 4 Bedrooms or More | \$216,000 | \$225,000 | + 4.2% | \$216,500 | \$225,000 | + 3.9% | \$159,575 | \$176,500 | + 10.6% |
| All Bedroom Counts | \$149,000 | \$155,000 | + 4.0% | \$150,000 | \$156,500 | + 4.3% | \$125,000 | \$134,900 | + 7.9% |

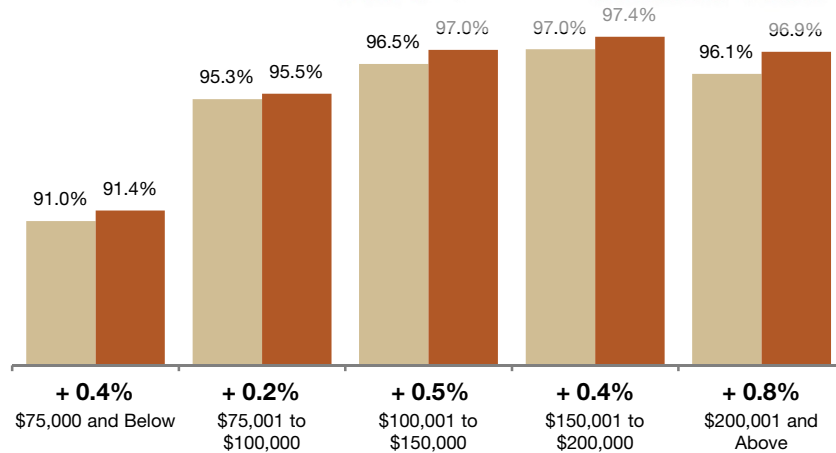
Percent of List Price Received

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



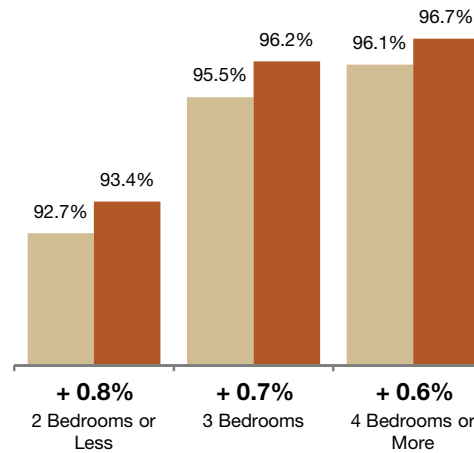
By Price Range

■ 1-2013 ■ 1-2014



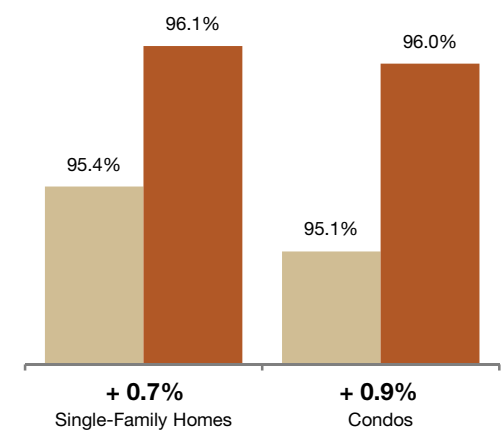
By Bedroom Count

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

| | 1-2013 | 1-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.0% | 91.4% | + 0.4% |
| \$75,001 to \$100,000 | 95.3% | 95.5% | + 0.2% |
| \$100,001 to \$150,000 | 96.5% | 97.0% | + 0.5% |
| \$150,001 to \$200,000 | 97.0% | 97.4% | + 0.4% |
| \$200,001 and Above | 96.1% | 96.9% | + 0.8% |
| All Price Ranges | 95.4% | 96.1% | + 0.7% |

Single-Family Homes

| | 1-2013 | 1-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 90.9% | 91.2% | + 0.3% |
| \$75,001 to \$100,000 | 95.4% | 95.5% | + 0.1% |
| \$100,001 to \$150,000 | 96.5% | 97.0% | + 0.5% |
| \$150,001 to \$200,000 | 97.1% | 97.5% | + 0.4% |
| \$200,001 and Above | 96.1% | 97.0% | + 0.9% |
| All Price Ranges | 95.4% | 96.1% | + 0.7% |

Condos

| | 1-2013 | 1-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 92.5% | 93.6% | + 1.2% |
| \$75,001 to \$100,000 | 94.7% | 95.1% | + 0.4% |
| \$100,001 to \$150,000 | 96.1% | 96.8% | + 0.7% |
| \$150,001 to \$200,000 | 96.0% | 97.1% | + 1.1% |
| \$200,001 and Above | 96.3% | 96.1% | - 0.2% |
| All Price Ranges | 95.1% | 96.0% | + 0.9% |

By Bedroom Count

| | 1-2013 | 1-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.7% | 93.4% | + 0.8% |
| 3 Bedrooms | 95.5% | 96.2% | + 0.7% |
| 4 Bedrooms or More | 96.1% | 96.7% | + 0.6% |
| All Bedroom Counts | 95.4% | 96.1% | + 0.7% |

| | 1-2013 | 1-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 91.9% | 92.1% | + 0.2% |
| 3 Bedrooms | 95.4% | 96.2% | + 0.8% |
| 4 Bedrooms or More | 96.2% | 96.7% | + 0.5% |
| All Bedroom Counts | 95.4% | 96.1% | + 0.7% |

| | 1-2013 | 1-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 94.3% | 95.6% | + 1.4% |
| 3 Bedrooms | 96.5% | 96.5% | 0.0% |
| 4 Bedrooms or More | 94.4% | 94.7% | + 0.3% |
| All Bedroom Counts | 95.1% | 96.0% | + 0.9% |

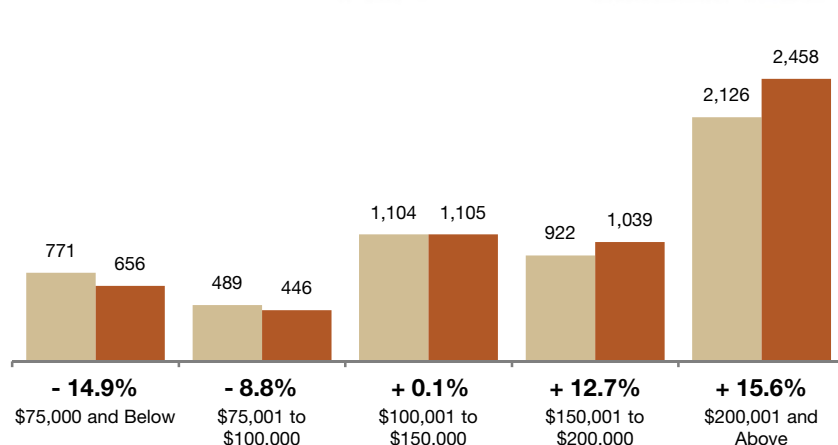
Inventory of Homes for Sale

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



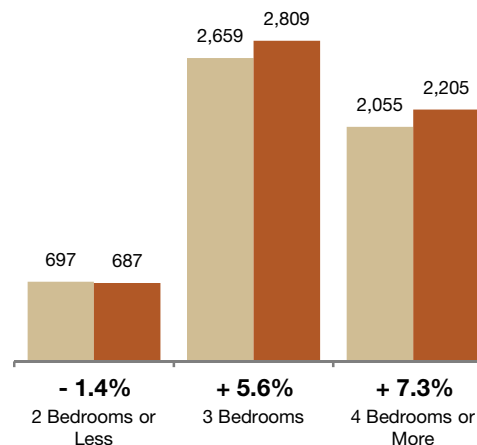
By Price Range

■ 1-2013 ■ 1-2014



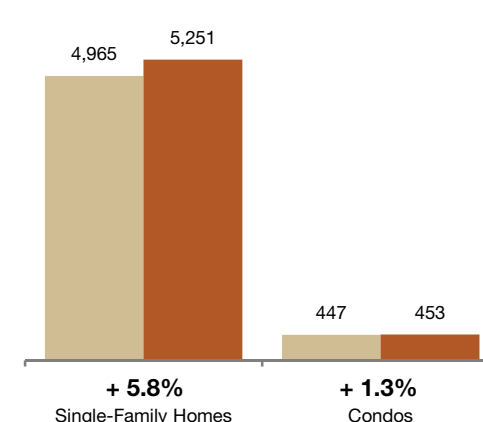
By Bedroom Count

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

| | 1-2013 | 1-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 771 | 656 | - 14.9% |
| \$75,001 to \$100,000 | 489 | 446 | - 8.8% |
| \$100,001 to \$150,000 | 1,104 | 1,105 | + 0.1% |
| \$150,001 to \$200,000 | 922 | 1,039 | + 12.7% |
| \$200,001 and Above | 2,126 | 2,458 | + 15.6% |
| All Price Ranges | 5,412 | 5,704 | + 5.4% |

Single-Family Homes

| | 1-2013 | 1-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 707 | 589 | - 16.7% |
| \$75,001 to \$100,000 | 422 | 372 | - 11.8% |
| \$100,001 to \$150,000 | 974 | 1,000 | + 2.7% |
| \$150,001 to \$200,000 | 857 | 959 | + 11.9% |
| \$200,001 and Above | 2,005 | 2,331 | + 16.3% |
| All Price Ranges | 4,965 | 5,251 | + 5.8% |

Condos

| | 1-2013 | 1-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 64 | 67 | + 4.7% |
| \$75,001 to \$100,000 | 67 | 74 | + 10.4% |
| \$100,001 to \$150,000 | 130 | 105 | - 19.2% |
| \$150,001 to \$200,000 | 65 | 80 | + 23.1% |
| \$200,001 and Above | 121 | 127 | + 5.0% |
| All Price Ranges | 447 | 453 | + 1.3% |

By Bedroom Count

| | 1-2013 | 1-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 697 | 687 | - 1.4% |
| 3 Bedrooms | 2,659 | 2,809 | + 5.6% |
| 4 Bedrooms or More | 2,055 | 2,205 | + 7.3% |
| All Bedroom Counts | 5,412 | 5,704 | + 5.4% |

| | 1-2013 | 1-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 469 | 458 | - 2.3% |
| 3 Bedrooms | 2,459 | 2,615 | + 6.3% |
| 4 Bedrooms or More | 2,036 | 2,175 | + 6.8% |
| All Bedroom Counts | 4,965 | 5,251 | + 5.8% |

| | 1-2013 | 1-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 228 | 229 | + 0.4% |
| 3 Bedrooms | 200 | 194 | - 3.0% |
| 4 Bedrooms or More | 19 | 30 | + 57.9% |
| All Bedroom Counts | 447 | 453 | + 1.3% |

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

■ 1-2013 ■ 1-2014

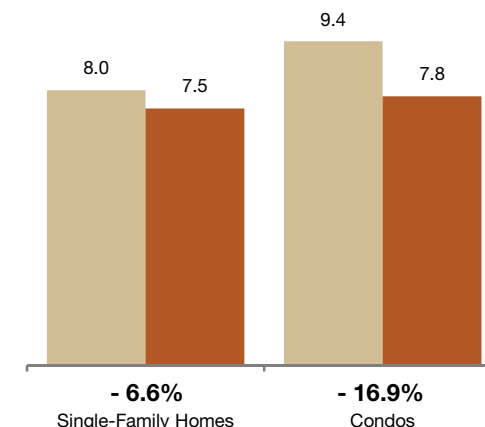
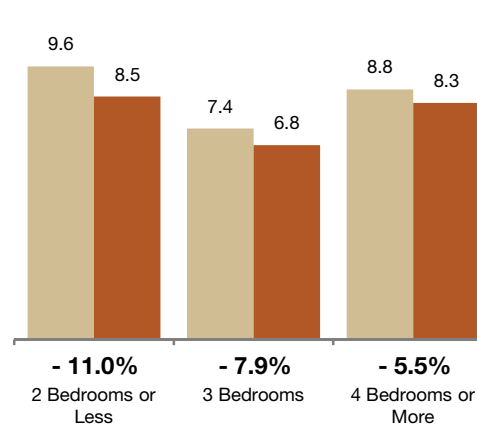
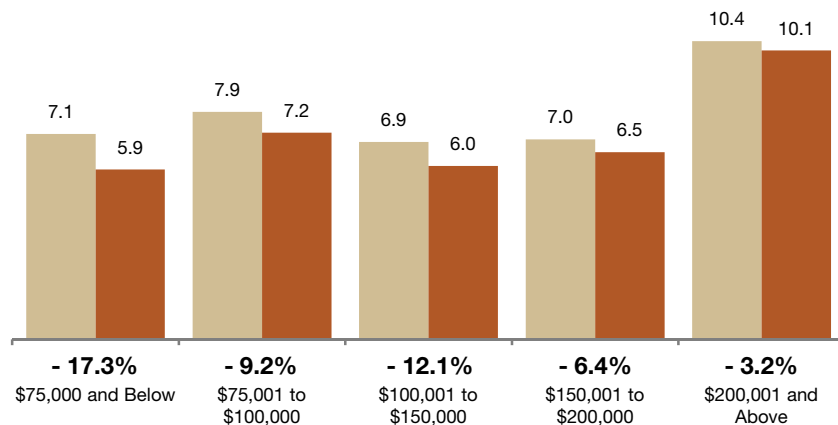


By Bedroom Count

■ 1-2013 ■ 1-2014

By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

| | 1-2013 | 1-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 7.1 | 5.9 | - 17.3% |
| \$75,001 to \$100,000 | 7.9 | 7.2 | - 9.2% |
| \$100,001 to \$150,000 | 6.9 | 6.0 | - 12.1% |
| \$150,001 to \$200,000 | 7.0 | 6.5 | - 6.4% |
| \$200,001 and Above | 10.4 | 10.1 | - 3.2% |
| All Price Ranges | 8.1 | 7.5 | - 7.4% |

Single-Family Homes

| | 1-2013 | 1-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 7.1 | 5.7 | - 20.0% |
| \$75,001 to \$100,000 | 7.9 | 6.8 | - 13.2% |
| \$100,001 to \$150,000 | 6.6 | 6.1 | - 7.4% |
| \$150,001 to \$200,000 | 6.9 | 6.5 | - 6.5% |
| \$200,001 and Above | 10.3 | 10.1 | - 2.1% |
| All Price Ranges | 8.0 | 7.5 | - 6.6% |

Condos

| | 1-2013 | 1-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 7.5 | 8.9 | + 18.6% |
| \$75,001 to \$100,000 | 8.4 | 10.0 | + 19.1% |
| \$100,001 to \$150,000 | 10.1 | 5.5 | - 45.7% |
| \$150,001 to \$200,000 | 7.9 | 7.4 | - 6.3% |
| \$200,001 and Above | 12.3 | 9.8 | - 20.6% |
| All Price Ranges | 9.4 | 7.8 | - 16.9% |

By Bedroom Count

| | 1-2013 | 1-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.6 | 8.5 | - 11.0% |
| 3 Bedrooms | 7.4 | 6.8 | - 7.9% |
| 4 Bedrooms or More | 8.8 | 8.3 | - 5.5% |
| All Bedroom Counts | 8.1 | 7.5 | - 7.4% |

| | 1-2013 | 1-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.8 | 8.8 | - 10.1% |
| 3 Bedrooms | 7.2 | 6.8 | - 6.1% |
| 4 Bedrooms or More | 8.8 | 8.2 | - 6.3% |
| All Bedroom Counts | 8.0 | 7.5 | - 6.6% |

Housing Supply Overview

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



February 2014

Four factors might be contributing to some market turbulence of late. Weather, interest rates, fewer distressed properties and less investor activity can all affect the market numbers. But the spring market is upon us and there is plenty of reason for optimism. For the 12-month period spanning March 2013 through February 2014, Closed Sales in the Greater Greenville region were up 21.6 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 33.7 percent.

The overall Median Sales Price was up 3.7 percent to \$155,000. The property type with the largest price gain was the Single-Family segment, where prices increased 5.0 percent to \$157,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 80 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 95 days.

Market-wide, inventory levels were up 7.4 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 7.7 percent. That amounts to 7.7 months supply for Single-Family homes and 8.4 months supply for Condos.

Quick Facts

| + 33.7% | + 22.6% | + 31.7% |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$150,001 to \$200,000 | 4 Bedrooms or More | Condos |

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

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

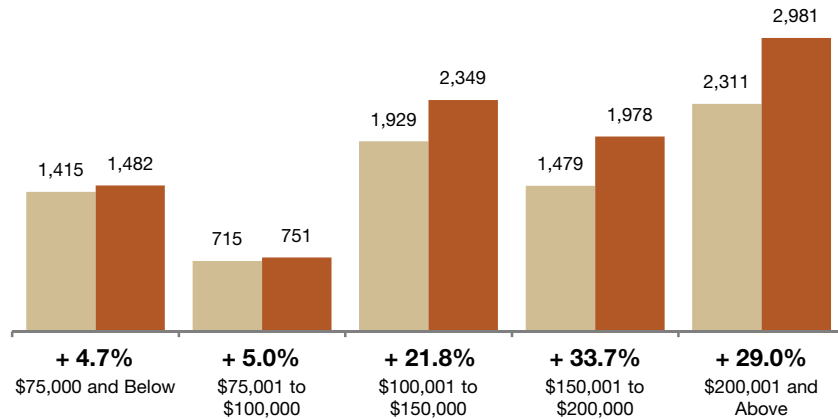
Closed Sales

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



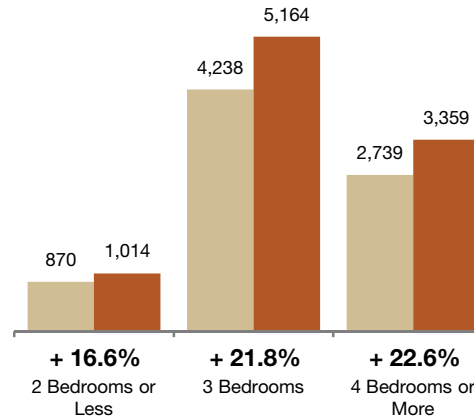
By Price Range

■ 2-2013 ■ 2-2014



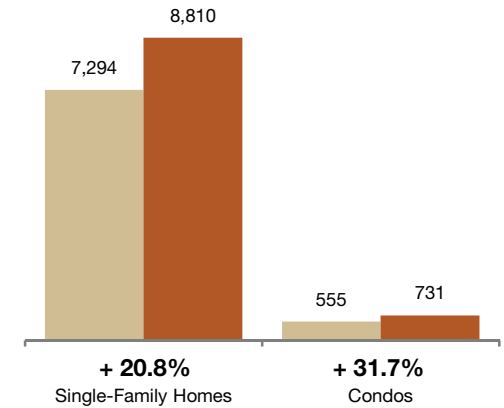
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

| | 2-2013 | 2-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 1,415 | 1,482 | + 4.7% |
| \$75,001 to \$100,000 | 715 | 751 | + 5.0% |
| \$100,001 to \$150,000 | 1,929 | 2,349 | + 21.8% |
| \$150,001 to \$200,000 | 1,479 | 1,978 | + 33.7% |
| \$200,001 and Above | 2,311 | 2,981 | + 29.0% |
| All Price Ranges | 7,849 | 9,541 | + 21.6% |

Single-Family Homes

| | 2-2013 | 2-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 1,303 | 1,376 | + 5.6% |
| \$75,001 to \$100,000 | 615 | 647 | + 5.2% |
| \$100,001 to \$150,000 | 1,776 | 2,124 | + 19.6% |
| \$150,001 to \$200,000 | 1,405 | 1,839 | + 30.9% |
| \$200,001 and Above | 2,195 | 2,824 | + 28.7% |
| All Price Ranges | 7,294 | 8,810 | + 20.8% |

Condos

| | 2-2013 | 2-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 112 | 106 | - 5.4% |
| \$75,001 to \$100,000 | 100 | 104 | + 4.0% |
| \$100,001 to \$150,000 | 153 | 225 | + 47.1% |
| \$150,001 to \$200,000 | 74 | 139 | + 87.8% |
| \$200,001 and Above | 116 | 157 | + 35.3% |
| All Price Ranges | 555 | 731 | + 31.7% |

By Bedroom Count

| | 2-2013 | 2-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 870 | 1,014 | + 16.6% |
| 3 Bedrooms | 4,238 | 5,164 | + 21.8% |
| 4 Bedrooms or More | 2,739 | 3,359 | + 22.6% |
| All Bedroom Counts | 7,849 | 9,541 | + 21.6% |

| | 2-2013 | 2-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 575 | 653 | + 13.6% |
| 3 Bedrooms | 4,002 | 4,811 | + 20.2% |
| 4 Bedrooms or More | 2,716 | 3,342 | + 23.0% |
| All Bedroom Counts | 7,294 | 8,810 | + 20.8% |

| | 2-2013 | 2-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 295 | 361 | + 22.4% |
| 3 Bedrooms | 236 | 353 | + 49.6% |
| 4 Bedrooms or More | 23 | 17 | - 26.1% |
| All Bedroom Counts | 555 | 731 | + 31.7% |

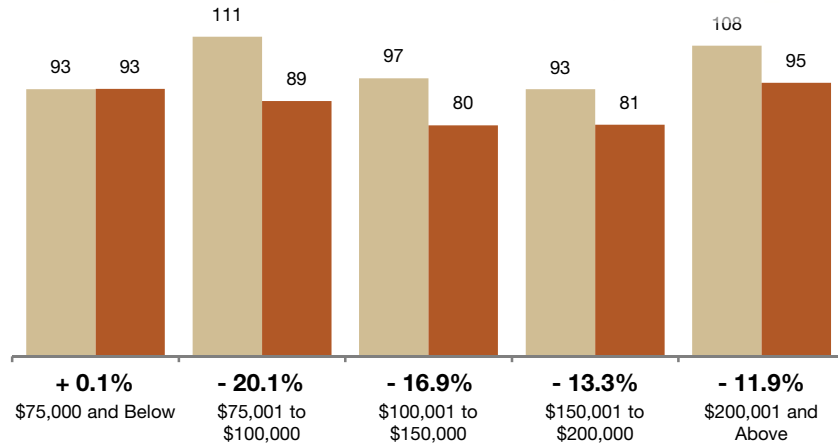
Days on Market Until Sale

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



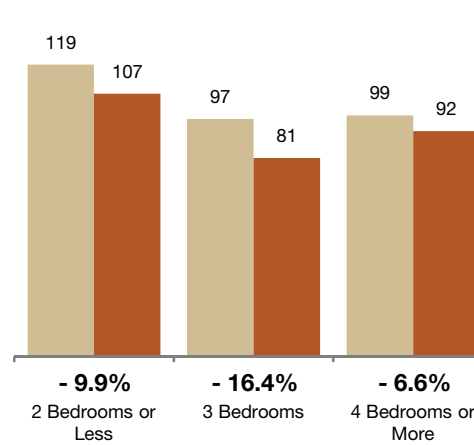
By Price Range

■ 2-2013 ■ 2-2014



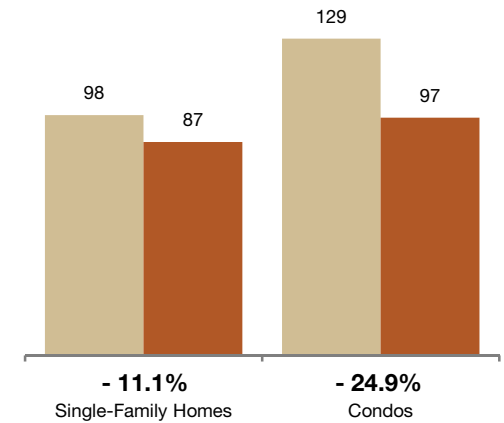
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

| | 2-2013 | 2-2014 | Change |
|-------------------------|------------|-----------|----------------|
| \$75,000 and Below | 93 | 93 | + 0.1% |
| \$75,001 to \$100,000 | 111 | 89 | - 20.1% |
| \$100,001 to \$150,000 | 97 | 80 | - 16.9% |
| \$150,001 to \$200,000 | 93 | 81 | - 13.3% |
| \$200,001 and Above | 108 | 95 | - 11.9% |
| All Price Ranges | 100 | 88 | - 12.3% |

Single-Family Homes

| | 2-2013 | 2-2014 | Change |
|-------------------------|-----------|-----------|----------------|
| \$75,000 and Below | 91 | 92 | + 1.5% |
| \$75,001 to \$100,000 | 109 | 86 | - 21.3% |
| \$100,001 to \$150,000 | 95 | 80 | - 15.0% |
| \$150,001 to \$200,000 | 93 | 81 | - 13.0% |
| \$200,001 and Above | 105 | 94 | - 10.5% |
| All Price Ranges | 98 | 87 | - 11.1% |

Condos

| | 2-2013 | 2-2014 | Change |
|-------------------------|------------|-----------|----------------|
| \$75,000 and Below | 117 | 104 | - 11.5% |
| \$75,001 to \$100,000 | 128 | 111 | - 13.4% |
| \$100,001 to \$150,000 | 124 | 82 | - 33.6% |
| \$150,001 to \$200,000 | 89 | 75 | - 15.1% |
| \$200,001 and Above | 173 | 123 | - 29.2% |
| All Price Ranges | 129 | 97 | - 24.9% |

By Bedroom Count

| | 2-2013 | 2-2014 | Change |
|---------------------------|------------|-----------|----------------|
| 2 Bedrooms or Less | 119 | 107 | - 9.9% |
| 3 Bedrooms | 97 | 81 | - 16.4% |
| 4 Bedrooms or More | 99 | 92 | - 6.6% |
| All Bedroom Counts | 100 | 88 | - 12.3% |

| | 2-2013 | 2-2014 | Change |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 108 | 109 | + 0.6% |
| 3 Bedrooms | 96 | 81 | - 16.0% |
| 4 Bedrooms or More | 99 | 92 | - 6.6% |
| All Bedroom Counts | 98 | 87 | - 11.1% |

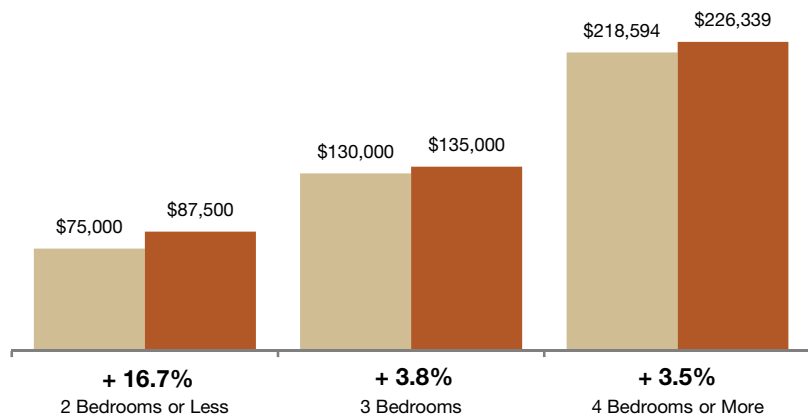
Median Sales Price

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



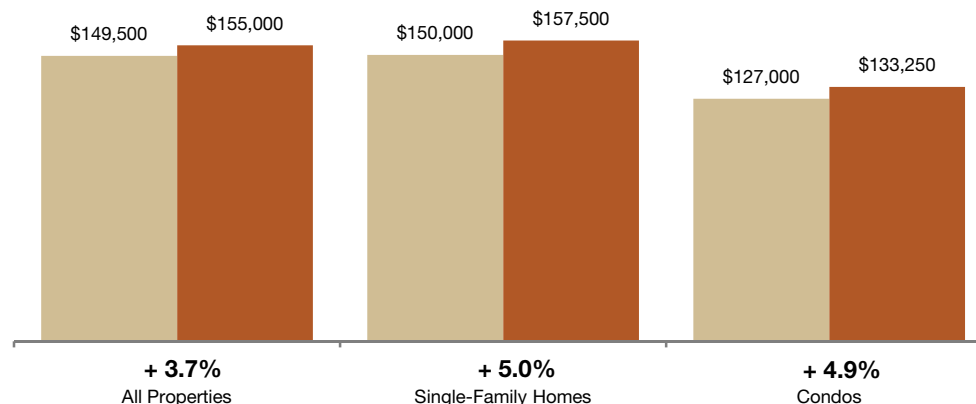
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



| All Properties | | | | Single-Family Homes | | | Condos | | |
|--------------------|-----------|-----------|---------|---------------------|-----------|---------|-----------|-----------|---------|
| By Bedroom Count | 2-2013 | 2-2014 | Change | 2-2013 | 2-2014 | Change | 2-2013 | 2-2014 | Change |
| 2 Bedrooms or Less | \$75,000 | \$87,500 | + 16.7% | \$60,000 | \$70,000 | + 16.7% | \$98,000 | \$114,900 | + 17.2% |
| 3 Bedrooms | \$130,000 | \$135,000 | + 3.8% | \$129,900 | \$134,900 | + 3.8% | \$140,000 | \$147,000 | + 5.0% |
| 4 Bedrooms or More | \$218,594 | \$226,339 | + 3.5% | \$219,000 | \$226,666 | + 3.5% | \$159,575 | \$179,000 | + 12.2% |
| All Bedroom Counts | \$149,500 | \$155,000 | + 3.7% | \$150,000 | \$157,500 | + 5.0% | \$127,000 | \$133,250 | + 4.9% |

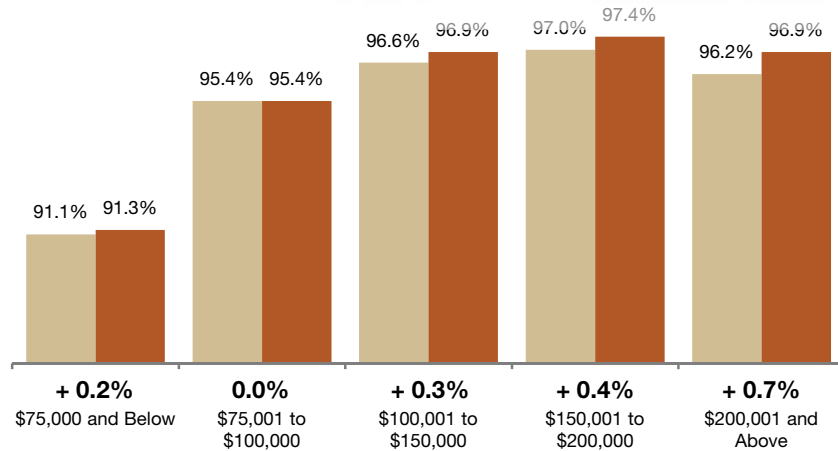
Percent of List Price Received

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



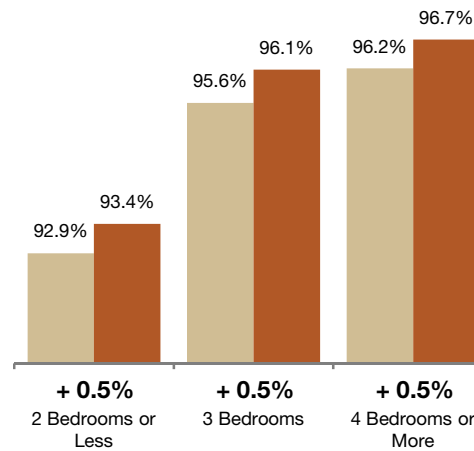
By Price Range

■ 2-2013 ■ 2-2014



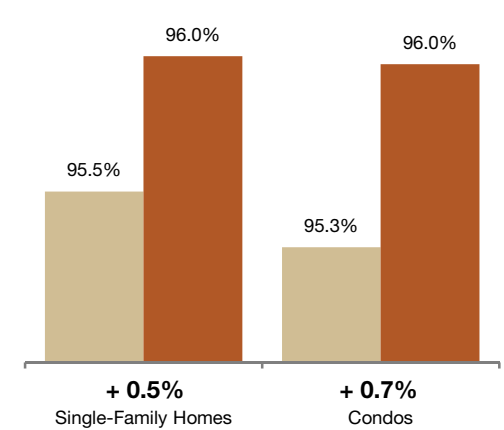
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

| | 2-2013 | 2-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.1% | 91.3% | + 0.2% |
| \$75,001 to \$100,000 | 95.4% | 95.4% | 0.0% |
| \$100,001 to \$150,000 | 96.6% | 96.9% | + 0.3% |
| \$150,001 to \$200,000 | 97.0% | 97.4% | + 0.4% |
| \$200,001 and Above | 96.2% | 96.9% | + 0.7% |
| All Price Ranges | 95.5% | 96.0% | + 0.5% |

Single-Family Homes

| | 2-2013 | 2-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.0% | 91.1% | + 0.1% |
| \$75,001 to \$100,000 | 95.4% | 95.4% | 0.0% |
| \$100,001 to \$150,000 | 96.6% | 97.0% | + 0.4% |
| \$150,001 to \$200,000 | 97.1% | 97.4% | + 0.3% |
| \$200,001 and Above | 96.2% | 97.0% | + 0.8% |
| All Price Ranges | 95.5% | 96.0% | + 0.5% |

Condos

| | 2-2013 | 2-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 92.4% | 93.4% | + 1.1% |
| \$75,001 to \$100,000 | 95.3% | 95.2% | - 0.1% |
| \$100,001 to \$150,000 | 96.1% | 96.8% | + 0.7% |
| \$150,001 to \$200,000 | 96.0% | 97.2% | + 1.3% |
| \$200,001 and Above | 96.4% | 96.2% | - 0.2% |
| All Price Ranges | 95.3% | 96.0% | + 0.7% |

By Bedroom Count

| | 2-2013 | 2-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.9% | 93.4% | + 0.5% |
| 3 Bedrooms | 95.6% | 96.1% | + 0.5% |
| 4 Bedrooms or More | 96.2% | 96.7% | + 0.5% |
| All Bedroom Counts | 95.5% | 96.0% | + 0.5% |

| | 2-2013 | 2-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.1% | 92.3% | + 0.2% |
| 3 Bedrooms | 95.5% | 96.1% | + 0.6% |
| 4 Bedrooms or More | 96.2% | 96.7% | + 0.5% |
| All Bedroom Counts | 95.5% | 96.0% | + 0.5% |

| | 2-2013 | 2-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 94.5% | 95.5% | + 1.1% |
| 3 Bedrooms | 96.5% | 96.5% | 0.0% |
| 4 Bedrooms or More | 94.4% | 95.2% | + 0.8% |
| All Bedroom Counts | 95.3% | 96.0% | + 0.7% |

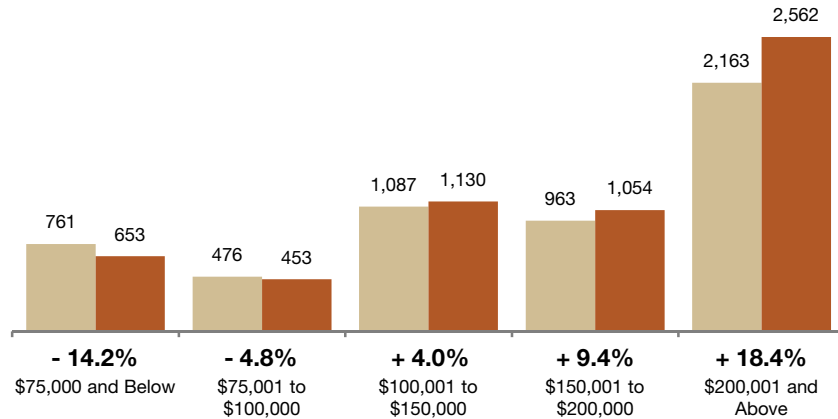
Inventory of Homes for Sale

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



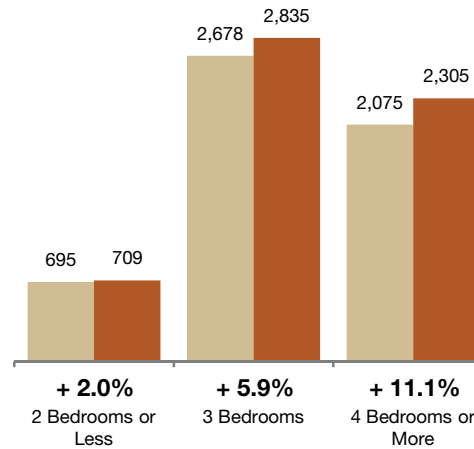
By Price Range

■ 2-2013 ■ 2-2014



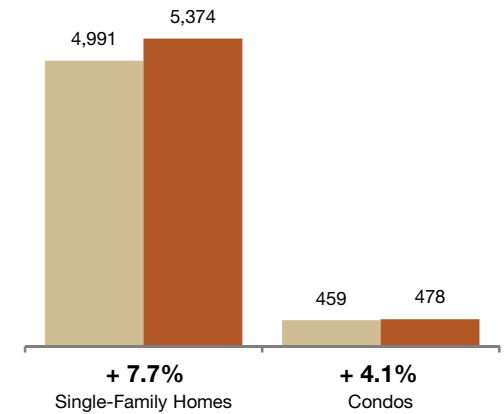
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

| | 2-2013 | 2-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 761 | 653 | - 14.2% |
| \$75,001 to \$100,000 | 476 | 453 | - 4.8% |
| \$100,001 to \$150,000 | 1,087 | 1,130 | + 4.0% |
| \$150,001 to \$200,000 | 963 | 1,054 | + 9.4% |
| \$200,001 and Above | 2,163 | 2,562 | + 18.4% |
| All Price Ranges | 5,450 | 5,852 | + 7.4% |

Single-Family Homes

| | 2-2013 | 2-2014 | Change |
|--------------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 692 | 575 | - 16.9% |
| 3 Bedrooms | 407 | 378 | - 7.1% |
| 4 Bedrooms or More | 962 | 1,008 | + 4.8% |
| | 891 | 978 | + 9.8% |
| | 2,039 | 2,435 | + 19.4% |
| All Single-Family Homes | 4,991 | 5,374 | + 7.7% |

Condos

| | 2-2013 | 2-2014 | Change |
|--------------------|------------|------------|---------------|
| 1 Bedroom | 69 | 78 | + 13.0% |
| 2 Bedrooms | 69 | 75 | + 8.7% |
| 3 Bedrooms | 125 | 122 | - 2.4% |
| 4 Bedrooms or More | 72 | 76 | + 5.6% |
| | 124 | 127 | + 2.4% |
| All Condos | 459 | 478 | + 4.1% |

By Bedroom Count

| | 2-2013 | 2-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 695 | 709 | + 2.0% |
| 3 Bedrooms | 2,678 | 2,835 | + 5.9% |
| 4 Bedrooms or More | 2,075 | 2,305 | + 11.1% |
| All Bedroom Counts | 5,450 | 5,852 | + 7.4% |

| | 2-2013 | 2-2014 | Change |
|--------------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 454 | 453 | - 0.2% |
| 3 Bedrooms | 2,483 | 2,644 | + 6.5% |
| 4 Bedrooms or More | 2,052 | 2,274 | + 10.8% |
| All Single-Family Homes | 4,991 | 5,374 | + 7.7% |

| | 2-2013 | 2-2014 | Change |
|-------------------|------------|------------|---------------|
| 1 Bedroom | 241 | 256 | + 6.2% |
| 2 Bedrooms | 195 | 191 | - 2.1% |
| 3 Bedrooms | 23 | 31 | + 34.8% |
| All Condos | 459 | 478 | + 4.1% |

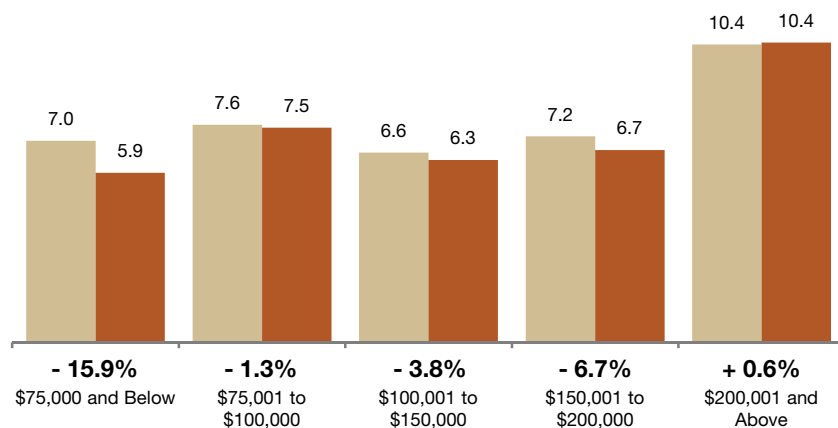
Months Supply of Inventory

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.



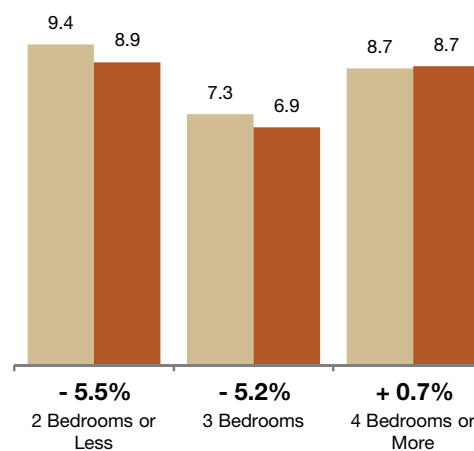
By Price Range

■ 2-2013 ■ 2-2014



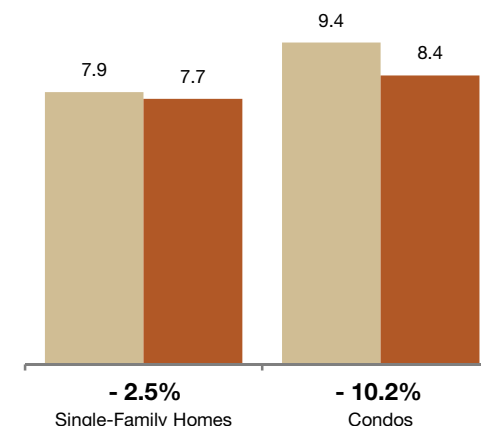
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

| | 2-2013 | 2-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 7.0 | 5.9 | - 15.9% |
| \$75,001 to \$100,000 | 7.6 | 7.5 | - 1.3% |
| \$100,001 to \$150,000 | 6.6 | 6.3 | - 3.8% |
| \$150,001 to \$200,000 | 7.2 | 6.7 | - 6.7% |
| \$200,001 and Above | 10.4 | 10.4 | + 0.6% |
| All Price Ranges | 8.0 | 7.8 | - 3.1% |

Single-Family Homes

| | 2-2013 | 2-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 6.9 | 5.6 | - 19.0% |
| \$75,001 to \$100,000 | 7.5 | 7.1 | - 4.5% |
| \$100,001 to \$150,000 | 6.4 | 6.3 | - 1.2% |
| \$150,001 to \$200,000 | 7.1 | 6.7 | - 6.4% |
| \$200,001 and Above | 10.3 | 10.5 | + 2.1% |
| All Price Ranges | 7.9 | 7.7 | - 2.5% |

Condos

| | 2-2013 | 2-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 8.6 | 10.2 | + 18.0% |
| \$75,001 to \$100,000 | 8.3 | 9.9 | + 19.4% |
| \$100,001 to \$150,000 | 9.0 | 6.7 | - 25.2% |
| \$150,001 to \$200,000 | 8.0 | 7.2 | - 10.2% |
| \$200,001 and Above | 12.7 | 9.9 | - 22.2% |
| All Price Ranges | 9.4 | 8.4 | - 10.2% |

By Bedroom Count

| | 2-2013 | 2-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.4 | 8.9 | - 5.5% |
| 3 Bedrooms | 7.3 | 6.9 | - 5.2% |
| 4 Bedrooms or More | 8.7 | 8.7 | + 0.7% |
| All Bedroom Counts | 8.0 | 7.8 | - 3.1% |

| | 2-2013 | 2-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.3 | 8.7 | - 7.2% |
| 3 Bedrooms | 7.2 | 7.0 | - 3.8% |
| 4 Bedrooms or More | 8.6 | 8.7 | + 0.2% |
| All Bedroom Counts | 7.9 | 7.7 | - 2.5% |

Housing Supply Overview

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



March 2014

Market-wide numbers are well and good, but they don't always tell the full story. Breaking down the data to show activity by price range, property type or construction status can often lead to more meaningful insights. For the 12-month period spanning April 2013 through March 2014, Closed Sales in the Greater Greenville region were up 19.4 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 29.8 percent.

The overall Median Sales Price was up 4.7 percent to \$156,000. The property type with the largest price gain was the Single-Family segment, where prices increased 5.7 percent to \$158,500. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 79 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 94 days.

Market-wide, inventory levels were up 9.7 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 10.1 percent. That amounts to 8.1 months supply for Single-Family homes and 8.6 months supply for Condos.

Quick Facts

| + 29.8% | + 20.2% | + 27.1% |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$150,001 to \$200,000 | 4 Bedrooms or More | Condos |

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

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

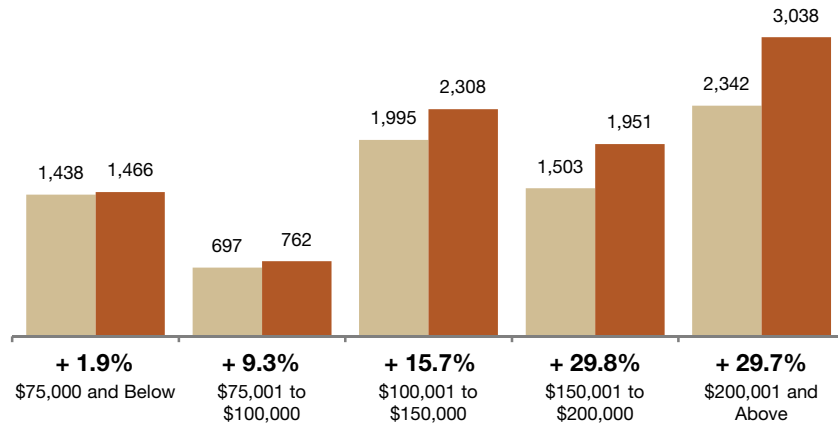
Closed Sales

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



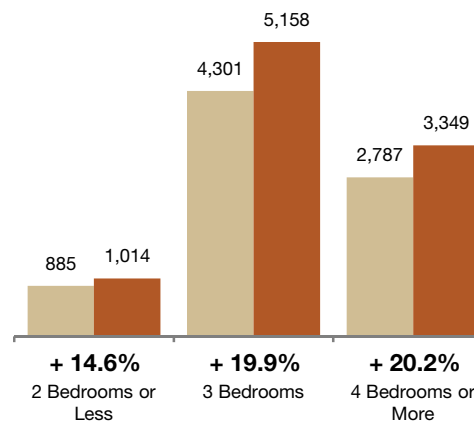
By Price Range

■ 3-2013 ■ 3-2014



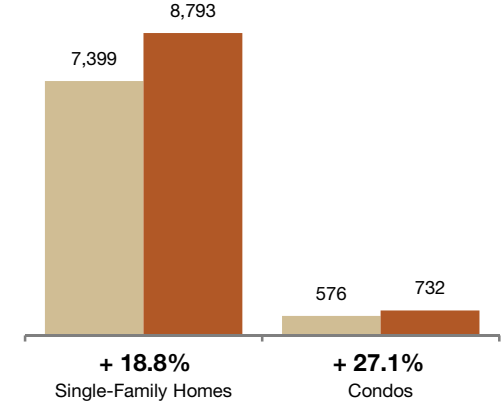
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

| | 3-2013 | 3-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 1,438 | 1,466 | + 1.9% |
| \$75,001 to \$100,000 | 697 | 762 | + 9.3% |
| \$100,001 to \$150,000 | 1,995 | 2,308 | + 15.7% |
| \$150,001 to \$200,000 | 1,503 | 1,951 | + 29.8% |
| \$200,001 and Above | 2,342 | 3,038 | + 29.7% |
| All Price Ranges | 7,975 | 9,525 | + 19.4% |

Single-Family Homes

| | 3-2013 | 3-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 1,327 | 1,358 | + 2.3% |
| \$75,001 to \$100,000 | 597 | 655 | + 9.7% |
| \$100,001 to \$150,000 | 1,832 | 2,087 | + 13.9% |
| \$150,001 to \$200,000 | 1,417 | 1,820 | + 28.4% |
| \$200,001 and Above | 2,226 | 2,873 | + 29.1% |
| All Price Ranges | 7,399 | 8,793 | + 18.8% |

Condos

| | 3-2013 | 3-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 111 | 108 | - 2.7% |
| \$75,001 to \$100,000 | 100 | 107 | + 7.0% |
| \$100,001 to \$150,000 | 163 | 221 | + 35.6% |
| \$150,001 to \$200,000 | 86 | 131 | + 52.3% |
| \$200,001 and Above | 116 | 165 | + 42.2% |
| All Price Ranges | 576 | 732 | + 27.1% |

By Bedroom Count

| | 3-2013 | 3-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 885 | 1,014 | + 14.6% |
| 3 Bedrooms | 4,301 | 5,158 | + 19.9% |
| 4 Bedrooms or More | 2,787 | 3,349 | + 20.2% |
| All Bedroom Counts | 7,975 | 9,525 | + 19.4% |

| | 3-2013 | 3-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 577 | 656 | + 13.7% |
| 3 Bedrooms | 4,056 | 4,801 | + 18.4% |
| 4 Bedrooms or More | 2,765 | 3,332 | + 20.5% |
| All Bedroom Counts | 7,399 | 8,793 | + 18.8% |

| | 3-2013 | 3-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 308 | 358 | + 16.2% |
| 3 Bedrooms | 245 | 357 | + 45.7% |
| 4 Bedrooms or More | 22 | 17 | - 22.7% |
| All Bedroom Counts | 576 | 732 | + 27.1% |

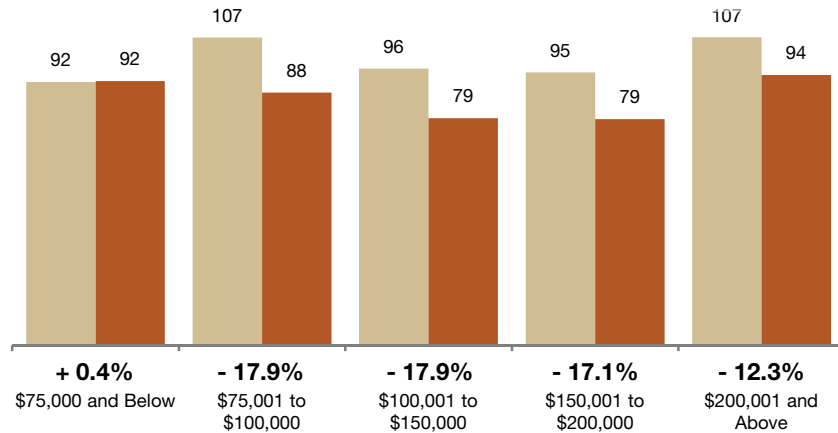
Days on Market Until Sale

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



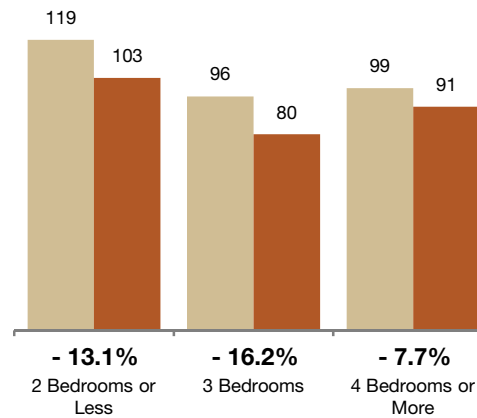
By Price Range

■ 3-2013 ■ 3-2014



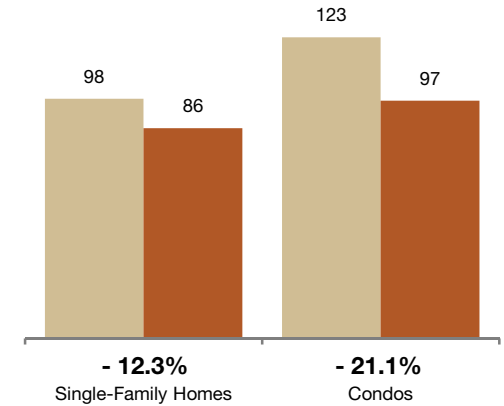
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

| | 3-2013 | 3-2014 | Change |
|-------------------------|-----------|-----------|----------------|
| \$75,000 and Below | 92 | 92 | + 0.4% |
| \$75,001 to \$100,000 | 107 | 88 | - 17.9% |
| \$100,001 to \$150,000 | 96 | 79 | - 17.9% |
| \$150,001 to \$200,000 | 95 | 79 | - 17.1% |
| \$200,001 and Above | 107 | 94 | - 12.3% |
| All Price Ranges | 99 | 87 | - 13.0% |

Single-Family Homes

| | 3-2013 | 3-2014 | Change |
|-------------------------|-----------|-----------|----------------|
| | 89 | 91 | + 2.0% |
| | 105 | 85 | - 19.5% |
| | 95 | 79 | - 17.2% |
| | 95 | 79 | - 17.4% |
| | 104 | 93 | - 10.9% |
| All Price Ranges | 98 | 86 | - 12.3% |

Condos

| | 3-2013 | 3-2014 | Change |
|-------------------------|------------|-----------|----------------|
| | 119 | 102 | - 14.2% |
| | 118 | 108 | - 8.5% |
| | 114 | 84 | - 25.9% |
| | 89 | 79 | - 11.2% |
| | 167 | 117 | - 30.1% |
| All Price Ranges | 123 | 97 | - 21.1% |

By Bedroom Count

| | 3-2013 | 3-2014 | Change |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 119 | 103 | - 13.1% |
| 3 Bedrooms | 96 | 80 | - 16.2% |
| 4 Bedrooms or More | 99 | 91 | - 7.7% |
| All Bedroom Counts | 99 | 87 | - 13.0% |

| | 3-2013 | 3-2014 | Change |
|---------------------------|-----------|-----------|----------------|
| | 111 | 102 | - 8.0% |
| | 95 | 79 | - 16.3% |
| | 99 | 91 | - 7.4% |
| All Bedroom Counts | 98 | 86 | - 12.3% |

Median Sales Price

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



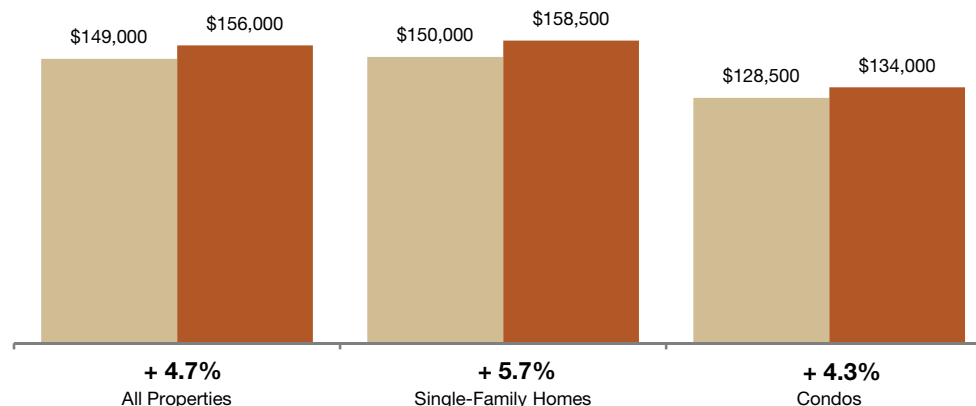
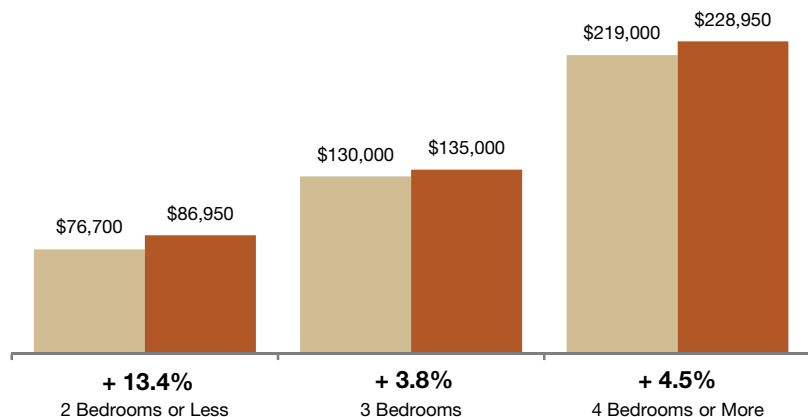
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



| All Properties | | | | Single-Family Homes | | | Condos | | |
|---------------------------|------------------|------------------|---------------|---------------------|------------------|---------------|------------------|------------------|---------------|
| By Bedroom Count | 3-2013 | 3-2014 | Change | 3-2013 | 3-2014 | Change | 3-2013 | 3-2014 | Change |
| 2 Bedrooms or Less | \$76,700 | \$86,950 | + 13.4% | \$60,000 | \$69,900 | + 16.5% | \$102,000 | \$114,000 | + 11.8% |
| 3 Bedrooms | \$130,000 | \$135,000 | + 3.8% | \$129,900 | \$135,000 | + 3.9% | \$140,250 | \$147,000 | + 4.8% |
| 4 Bedrooms or More | \$219,000 | \$228,950 | + 4.5% | \$219,215 | \$229,000 | + 4.5% | \$146,438 | \$199,000 | + 35.9% |
| All Bedroom Counts | \$149,000 | \$156,000 | + 4.7% | \$150,000 | \$158,500 | + 5.7% | \$128,500 | \$134,000 | + 4.3% |

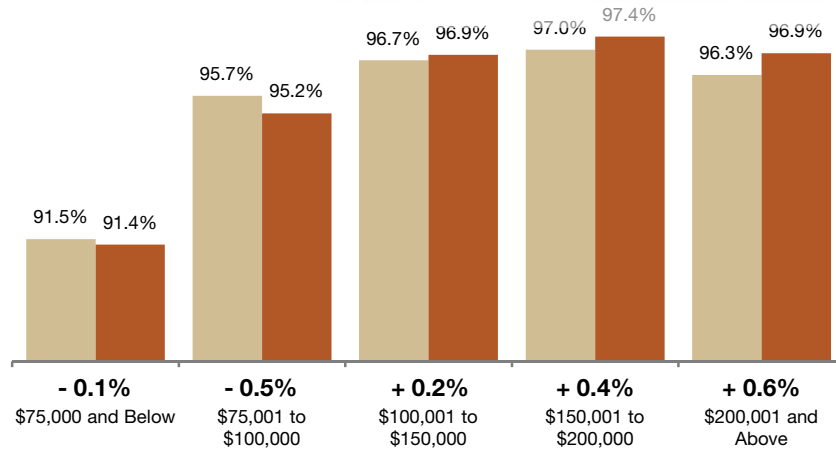
Percent of List Price Received

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.**



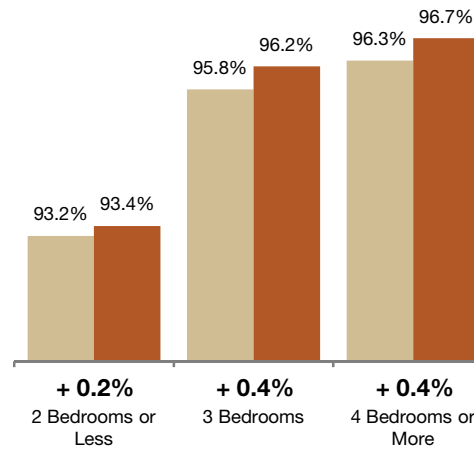
By Price Range

■ 3-2013 ■ 3-2014



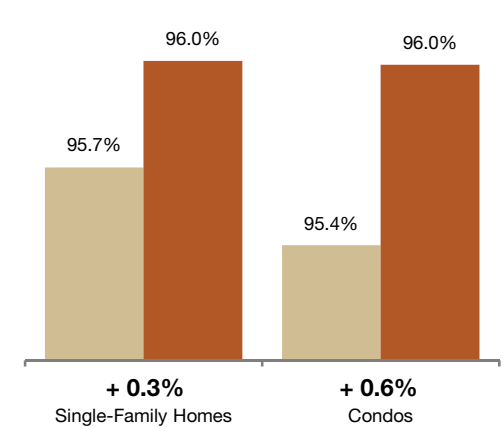
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

| | 3-2013 | 3-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.5% | 91.4% | - 0.1% |
| \$75,001 to \$100,000 | 95.7% | 95.2% | - 0.5% |
| \$100,001 to \$150,000 | 96.7% | 96.9% | + 0.2% |
| \$150,001 to \$200,000 | 97.0% | 97.4% | + 0.4% |
| \$200,001 and Above | 96.3% | 96.9% | + 0.6% |
| All Price Ranges | 95.7% | 96.0% | + 0.3% |

Single-Family Homes

| | 3-2013 | 3-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.5% | 91.2% | - 0.3% |
| \$75,001 to \$100,000 | 95.7% | 95.2% | - 0.5% |
| \$100,001 to \$150,000 | 96.8% | 96.9% | + 0.1% |
| \$150,001 to \$200,000 | 97.1% | 97.4% | + 0.3% |
| \$200,001 and Above | 96.3% | 97.0% | + 0.7% |
| All Price Ranges | 95.7% | 96.0% | + 0.3% |

Condos

| | 3-2013 | 3-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 92.6% | 93.3% | + 0.8% |
| \$75,001 to \$100,000 | 95.5% | 95.3% | - 0.2% |
| \$100,001 to \$150,000 | 96.3% | 96.7% | + 0.4% |
| \$150,001 to \$200,000 | 96.3% | 97.3% | + 1.0% |
| \$200,001 and Above | 96.1% | 96.4% | + 0.3% |
| All Price Ranges | 95.4% | 96.0% | + 0.6% |

By Bedroom Count

| | 3-2013 | 3-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 93.2% | 93.4% | + 0.2% |
| 3 Bedrooms | 95.8% | 96.2% | + 0.4% |
| 4 Bedrooms or More | 96.3% | 96.7% | + 0.4% |
| All Bedroom Counts | 95.7% | 96.0% | + 0.3% |

| | 3-2013 | 3-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.4% | 92.1% | - 0.3% |
| 3 Bedrooms | 95.7% | 96.1% | + 0.4% |
| 4 Bedrooms or More | 96.3% | 96.7% | + 0.4% |
| All Bedroom Counts | 95.7% | 96.0% | + 0.3% |

| | 3-2013 | 3-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 94.6% | 95.6% | + 1.1% |
| 3 Bedrooms | 96.6% | 96.5% | - 0.1% |
| 4 Bedrooms or More | 94.3% | 95.7% | + 1.5% |
| All Bedroom Counts | 95.4% | 96.0% | + 0.6% |

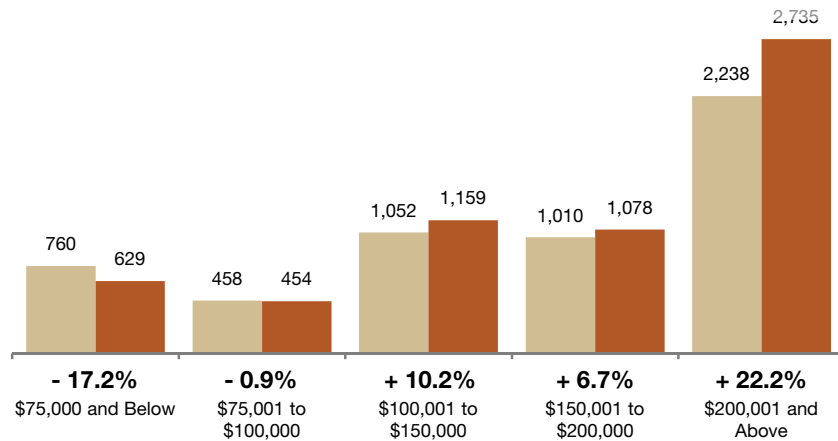
Inventory of Homes for Sale

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



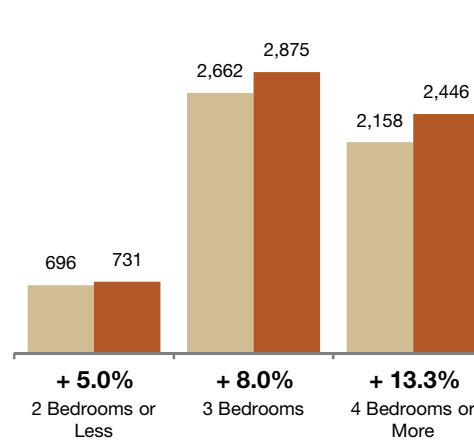
By Price Range

■ 3-2013 ■ 3-2014



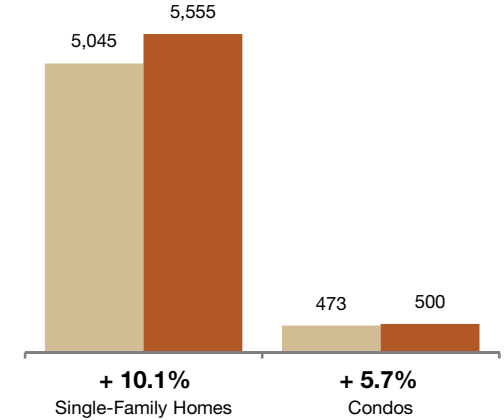
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

| | 3-2013 | 3-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 760 | 629 | - 17.2% |
| \$75,001 to \$100,000 | 458 | 454 | - 0.9% |
| \$100,001 to \$150,000 | 1,052 | 1,159 | + 10.2% |
| \$150,001 to \$200,000 | 1,010 | 1,078 | + 6.7% |
| \$200,001 and Above | 2,238 | 2,735 | + 22.2% |
| All Price Ranges | 5,518 | 6,055 | + 9.7% |

Single-Family Homes

| | 3-2013 | 3-2014 | Change |
|--------------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 693 | 731 | + 5.0% |
| 3 Bedrooms | 2,662 | 2,875 | + 8.0% |
| 4 Bedrooms or More | 2,158 | 2,446 | + 13.3% |
| All Single-Family Homes | 5,045 | 5,555 | + 10.1% |

Condos

| | 3-2013 | 3-2014 | Change |
|------------------------|------------|------------|---------------|
| \$75,000 and Below | 67 | 78 | + 16.4% |
| \$75,001 to \$100,000 | 75 | 76 | + 1.3% |
| \$100,001 to \$150,000 | 130 | 137 | + 5.4% |
| \$150,001 to \$200,000 | 85 | 83 | - 2.4% |
| \$200,001 and Above | 116 | 126 | + 8.6% |
| All Condos | 473 | 500 | + 5.7% |

By Bedroom Count

| | 3-2013 | 3-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 696 | 731 | + 5.0% |
| 3 Bedrooms | 2,662 | 2,875 | + 8.0% |
| 4 Bedrooms or More | 2,158 | 2,446 | + 13.3% |
| All Bedroom Counts | 5,518 | 6,055 | + 9.7% |

| | 3-2013 | 3-2014 | Change |
|--------------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 450 | 460 | + 2.2% |
| 3 Bedrooms | 2,458 | 2,676 | + 8.9% |
| 4 Bedrooms or More | 2,135 | 2,416 | + 13.2% |
| All Single-Family Homes | 5,045 | 5,555 | + 10.1% |

| | 3-2013 | 3-2014 | Change |
|--------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 246 | 271 | + 10.2% |
| 3 Bedrooms | 204 | 199 | - 2.5% |
| 4 Bedrooms or More | 23 | 30 | + 30.4% |
| All Condos | 473 | 500 | + 5.7% |

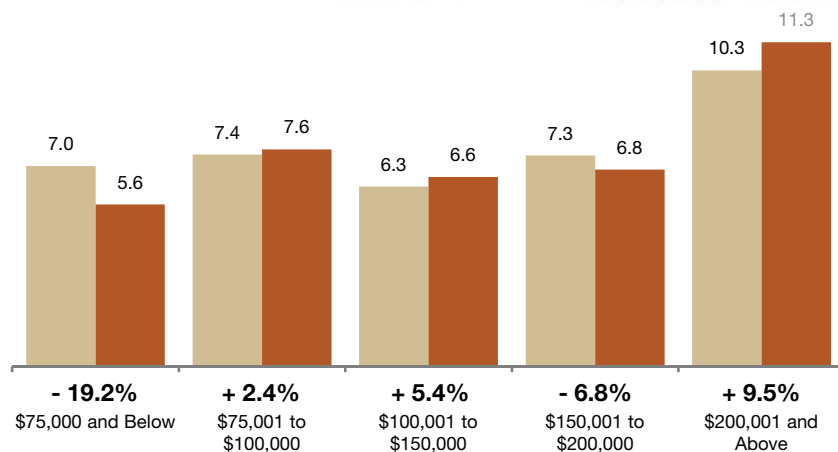
Months Supply of Inventory

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.



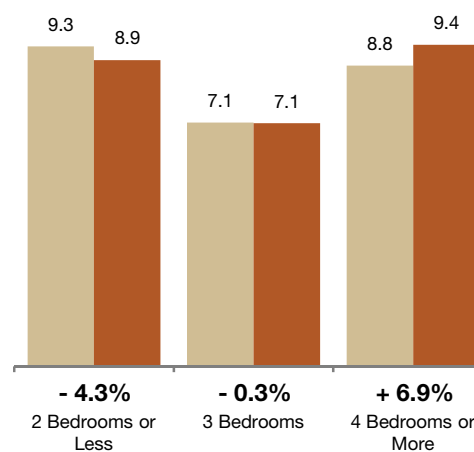
By Price Range

■ 3-2013 ■ 3-2014



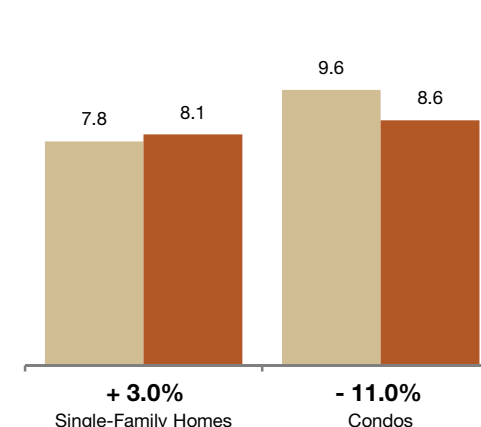
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

| | 3-2013 | 3-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 7.0 | 5.6 | - 19.2% |
| \$75,001 to \$100,000 | 7.4 | 7.6 | + 2.4% |
| \$100,001 to \$150,000 | 6.3 | 6.6 | + 5.4% |
| \$150,001 to \$200,000 | 7.3 | 6.8 | - 6.8% |
| \$200,001 and Above | 10.3 | 11.3 | + 9.5% |
| All Price Ranges | 8.0 | 8.1 | + 1.9% |

Single-Family Homes

| | 3-2013 | 3-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 6.9 | 5.3 | - 22.5% |
| \$75,001 to \$100,000 | 7.0 | 7.3 | + 3.8% |
| \$100,001 to \$150,000 | 6.0 | 6.5 | + 8.8% |
| \$150,001 to \$200,000 | 7.2 | 6.8 | - 5.9% |
| \$200,001 and Above | 10.3 | 11.4 | + 10.7% |
| All Price Ranges | 7.8 | 8.1 | + 3.0% |

Condos

| | 3-2013 | 3-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 8.5 | 9.9 | + 16.4% |
| \$75,001 to \$100,000 | 9.8 | 9.1 | - 6.8% |
| \$100,001 to \$150,000 | 9.5 | 7.4 | - 21.7% |
| \$150,001 to \$200,000 | 9.4 | 7.8 | - 16.2% |
| \$200,001 and Above | 10.8 | 9.6 | - 10.8% |
| All Price Ranges | 9.6 | 8.6 | - 11.0% |

By Bedroom Count

| | 3-2013 | 3-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.3 | 8.9 | - 4.3% |
| 3 Bedrooms | 7.1 | 7.1 | - 0.3% |
| 4 Bedrooms or More | 8.8 | 9.4 | + 6.9% |
| All Bedroom Counts | 8.0 | 8.1 | + 1.9% |

| | 3-2013 | 3-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.1 | 8.7 | - 3.9% |
| 3 Bedrooms | 7.0 | 7.1 | + 1.4% |
| 4 Bedrooms or More | 8.8 | 9.3 | + 6.7% |
| All Bedroom Counts | 7.8 | 8.1 | + 3.0% |

Housing Supply Overview

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



April 2014

With housing recovery now maturing into the next phase, expect to see signs of stability and ongoing health. It's also a critical time to dig beneath the headlines and assess market activity by segment. For the 12-month period spanning May 2013 through April 2014, Closed Sales in the Greater Greenville region were up 16.4 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 27.5 percent.

The overall Median Sales Price was up 4.0 percent to \$156,000. The property type with the largest price gain was the Single-Family segment, where prices increased 5.1 percent to \$158,750. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 79 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 94 days.

Market-wide, inventory levels were up 11.0 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 11.5 percent. That amounts to 8.5 months supply for Single-Family homes and 8.6 months supply for Condos.

Quick Facts

| + 27.5% | + 17.5% | + 25.6% |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$200,001 and Above | 4 Bedrooms or More | Condos |

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

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

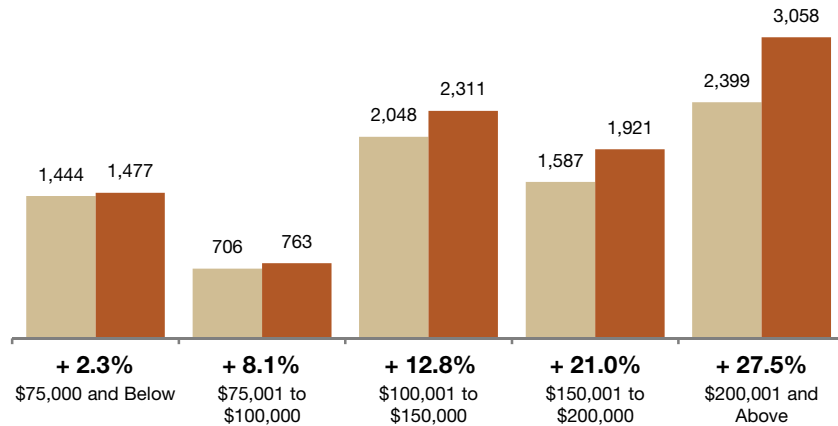
Closed Sales

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



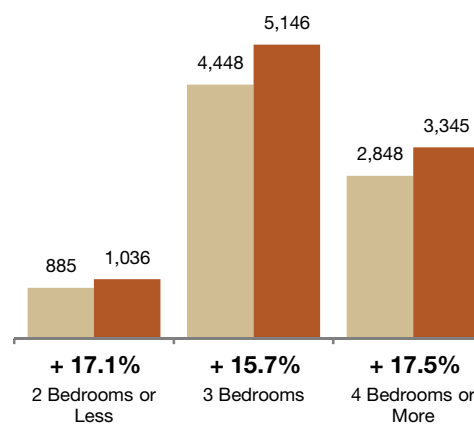
By Price Range

■ 4-2013 ■ 4-2014



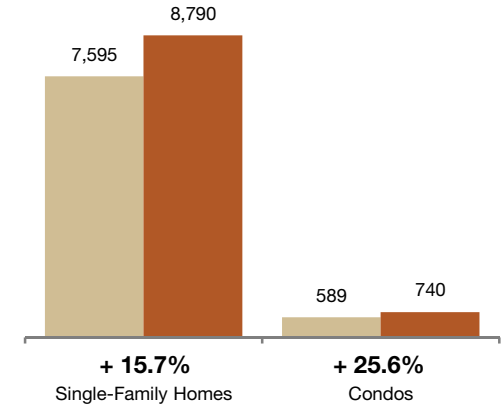
By Bedroom Count

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

| | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 1,444 | 1,477 | + 2.3% |
| \$75,001 to \$100,000 | 706 | 763 | + 8.1% |
| \$100,001 to \$150,000 | 2,048 | 2,311 | + 12.8% |
| \$150,001 to \$200,000 | 1,587 | 1,921 | + 21.0% |
| \$200,001 and Above | 2,399 | 3,058 | + 27.5% |
| All Price Ranges | 8,184 | 9,530 | + 16.4% |

Single-Family Homes

| | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 1,340 | 1,365 | + 1.9% |
| \$75,001 to \$100,000 | 607 | 650 | + 7.1% |
| \$100,001 to \$150,000 | 1,884 | 2,085 | + 10.7% |
| \$150,001 to \$200,000 | 1,497 | 1,791 | + 19.6% |
| \$200,001 and Above | 2,267 | 2,899 | + 27.9% |
| All Price Ranges | 7,595 | 8,790 | + 15.7% |

Condos

| | 4-2013 | 4-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 104 | 112 | + 7.7% |
| \$75,001 to \$100,000 | 99 | 113 | + 14.1% |
| \$100,001 to \$150,000 | 164 | 226 | + 37.8% |
| \$150,001 to \$200,000 | 90 | 130 | + 44.4% |
| \$200,001 and Above | 132 | 159 | + 20.5% |
| All Price Ranges | 589 | 740 | + 25.6% |

By Bedroom Count

| | 4-2013 | 4-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 885 | 1,036 | + 17.1% |
| 3 Bedrooms | 4,448 | 5,146 | + 15.7% |
| 4 Bedrooms or More | 2,848 | 3,345 | + 17.5% |
| All Bedroom Counts | 8,184 | 9,530 | + 16.4% |

| | 4-2013 | 4-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 582 | 667 | + 14.6% |
| 3 Bedrooms | 4,181 | 4,796 | + 14.7% |
| 4 Bedrooms or More | 2,830 | 3,324 | + 17.5% |
| All Bedroom Counts | 7,595 | 8,790 | + 15.7% |

| | 4-2013 | 4-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 303 | 369 | + 21.8% |
| 3 Bedrooms | 267 | 350 | + 31.1% |
| 4 Bedrooms or More | 18 | 21 | + 16.7% |
| All Bedroom Counts | 589 | 740 | + 25.6% |

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

■ 4-2013 ■ 4-2014

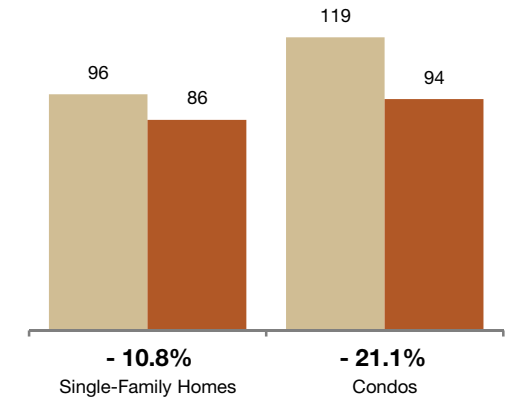
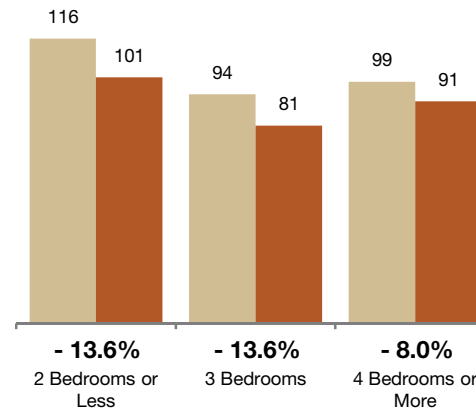
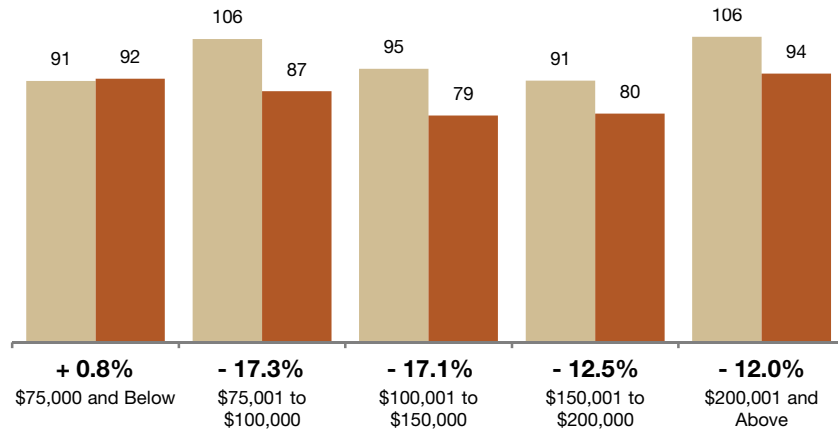


By Bedroom Count

■ 4-2013 ■ 4-2014

By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

| | 4-2013 | 4-2014 | Change |
|-------------------------|-----------|-----------|----------------|
| \$75,000 and Below | 91 | 92 | + 0.8% |
| \$75,001 to \$100,000 | 106 | 87 | - 17.3% |
| \$100,001 to \$150,000 | 95 | 79 | - 17.1% |
| \$150,001 to \$200,000 | 91 | 80 | - 12.5% |
| \$200,001 and Above | 106 | 94 | - 12.0% |
| All Price Ranges | 98 | 86 | - 11.7% |

Single-Family Homes

| | 4-2013 | 4-2014 | Change |
|-------------------------|-----------|-----------|----------------|
| \$75,000 and Below | 89 | 92 | + 3.0% |
| \$75,001 to \$100,000 | 103 | 85 | - 17.0% |
| \$100,001 to \$150,000 | 94 | 78 | - 16.7% |
| \$150,001 to \$200,000 | 92 | 80 | - 13.4% |
| \$200,001 and Above | 103 | 92 | - 10.6% |
| All Price Ranges | 96 | 86 | - 10.8% |

Condos

| | 4-2013 | 4-2014 | Change |
|-------------------------|------------|-----------|----------------|
| \$75,000 and Below | 120 | 95 | - 20.8% |
| \$75,001 to \$100,000 | 124 | 100 | - 19.0% |
| \$100,001 to \$150,000 | 107 | 84 | - 21.7% |
| \$150,001 to \$200,000 | 78 | 81 | + 4.4% |
| \$200,001 and Above | 158 | 114 | - 27.7% |
| All Price Ranges | 119 | 94 | - 21.1% |

By Bedroom Count

| | 4-2013 | 4-2014 | Change |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 116 | 101 | - 13.6% |
| 3 Bedrooms | 94 | 81 | - 13.6% |
| 4 Bedrooms or More | 99 | 91 | - 8.0% |
| All Bedroom Counts | 98 | 86 | - 11.7% |

| | 4-2013 | 4-2014 | Change |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 110 | 100 | - 9.3% |
| 3 Bedrooms | 93 | 80 | - 13.3% |
| 4 Bedrooms or More | 98 | 91 | - 7.8% |
| All Bedroom Counts | 96 | 86 | - 10.8% |

Median Sales Price

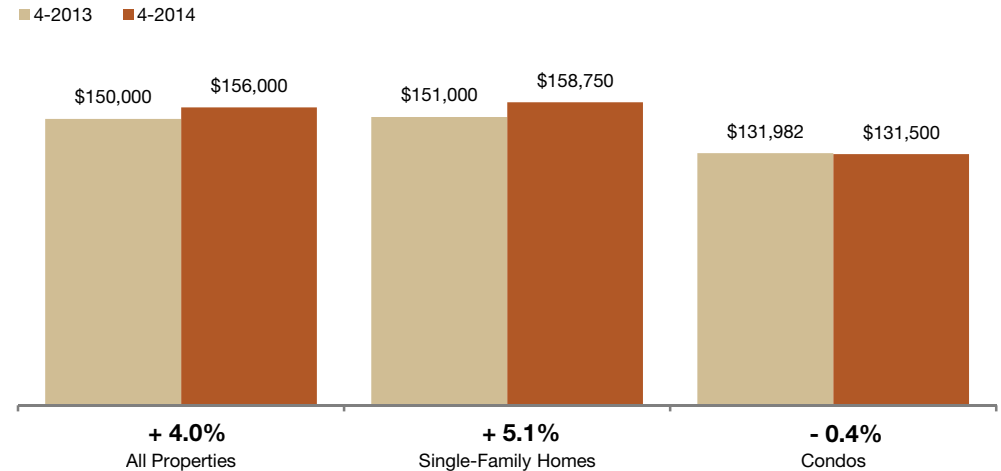
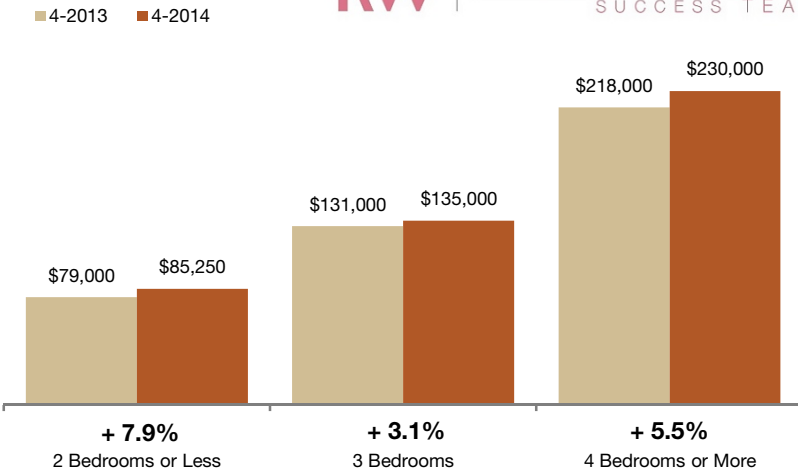
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



| | All Properties | | | Single-Family Homes | | | Condos | | |
|--------------------|----------------|-----------|--------|---------------------|-----------|---------|-----------|-----------|---------|
| By Bedroom Count | 4-2013 | 4-2014 | Change | 4-2013 | 4-2014 | Change | 4-2013 | 4-2014 | Change |
| 2 Bedrooms or Less | \$79,000 | \$85,250 | + 7.9% | \$60,712 | \$68,000 | + 12.0% | \$111,000 | \$109,000 | - 1.8% |
| 3 Bedrooms | \$131,000 | \$135,000 | + 3.1% | \$130,000 | \$135,000 | + 3.8% | \$140,000 | \$147,815 | + 5.6% |
| 4 Bedrooms or More | \$218,000 | \$230,000 | + 5.5% | \$218,174 | \$230,000 | + 5.4% | \$146,438 | \$199,000 | + 35.9% |
| All Bedroom Counts | \$150,000 | \$156,000 | + 4.0% | \$151,000 | \$158,750 | + 5.1% | \$131,982 | \$131,500 | - 0.4% |

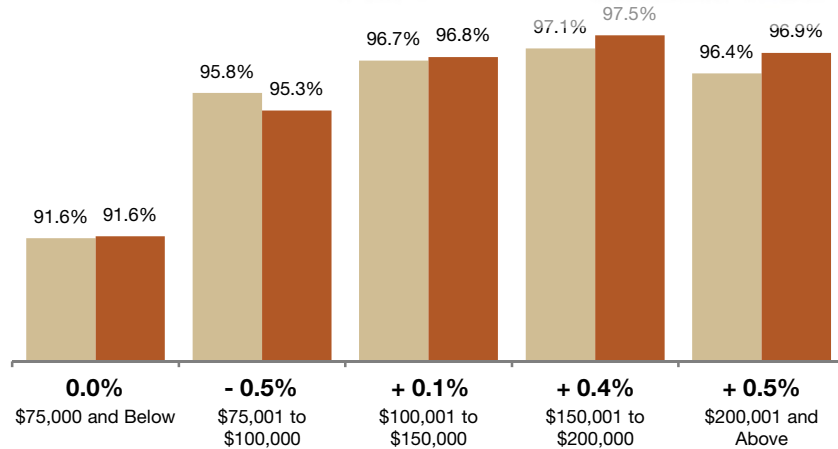
Percent of List Price Received

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



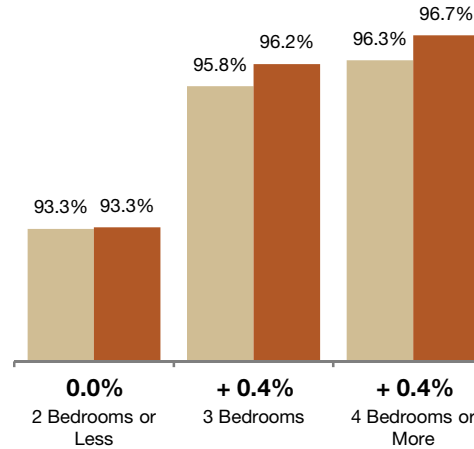
By Price Range

■ 4-2013 ■ 4-2014



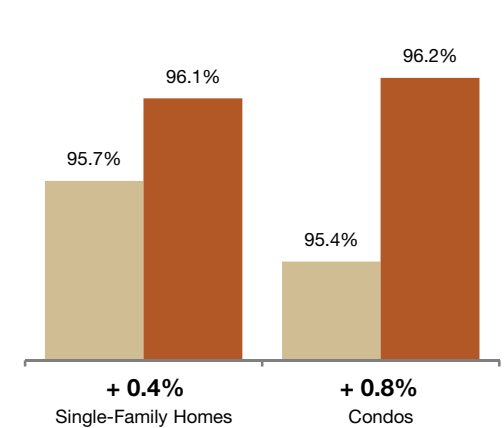
By Bedroom Count

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

| | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.6% | 91.6% | 0.0% |
| \$75,001 to \$100,000 | 95.8% | 95.3% | - 0.5% |
| \$100,001 to \$150,000 | 96.7% | 96.8% | + 0.1% |
| \$150,001 to \$200,000 | 97.1% | 97.5% | + 0.4% |
| \$200,001 and Above | 96.4% | 96.9% | + 0.5% |
| All Price Ranges | 95.7% | 96.1% | + 0.4% |

Single-Family Homes

| | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.5% | 91.4% | - 0.1% |
| \$75,001 to \$100,000 | 95.8% | 95.3% | - 0.5% |
| \$100,001 to \$150,000 | 96.8% | 96.8% | 0.0% |
| \$150,001 to \$200,000 | 97.1% | 97.5% | + 0.4% |
| \$200,001 and Above | 96.4% | 97.0% | + 0.6% |
| All Price Ranges | 95.7% | 96.1% | + 0.4% |

Condos

| | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.9% | 94.0% | + 2.3% |
| \$75,001 to \$100,000 | 95.7% | 95.4% | - 0.3% |
| \$100,001 to \$150,000 | 96.3% | 96.7% | + 0.4% |
| \$150,001 to \$200,000 | 96.3% | 97.3% | + 1.0% |
| \$200,001 and Above | 96.2% | 96.6% | + 0.4% |
| All Price Ranges | 95.4% | 96.2% | + 0.8% |

By Bedroom Count

| | 4-2013 | 4-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 93.3% | 93.3% | 0.0% |
| 3 Bedrooms | 95.8% | 96.2% | + 0.4% |
| 4 Bedrooms or More | 96.3% | 96.7% | + 0.4% |
| All Bedroom Counts | 95.7% | 96.1% | + 0.4% |

| | 4-2013 | 4-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.7% | 92.0% | - 0.8% |
| 3 Bedrooms | 95.8% | 96.2% | + 0.4% |
| 4 Bedrooms or More | 96.3% | 96.7% | + 0.4% |
| All Bedroom Counts | 95.7% | 96.1% | + 0.4% |

| | 4-2013 | 4-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 94.5% | 95.9% | + 1.5% |
| 3 Bedrooms | 96.6% | 96.5% | - 0.1% |
| 4 Bedrooms or More | 93.9% | 95.4% | + 1.6% |
| All Bedroom Counts | 95.4% | 96.2% | + 0.8% |

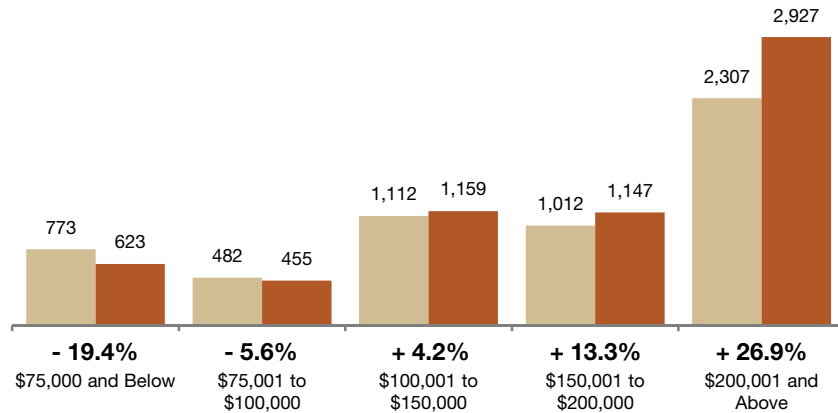
Inventory of Homes for Sale

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



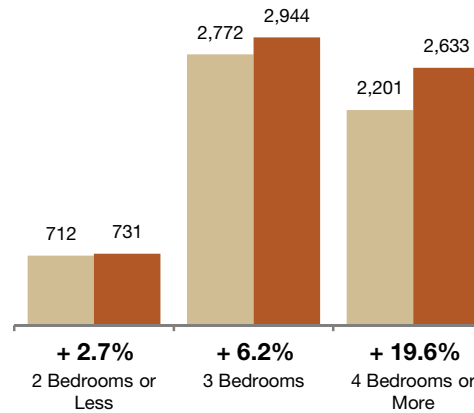
By Price Range

■ 4-2013 ■ 4-2014



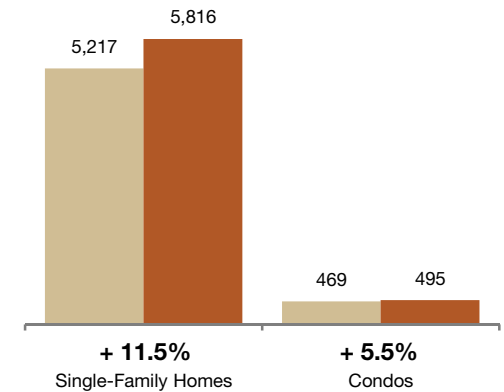
By Bedroom Count

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

| | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 773 | 623 | - 19.4% |
| \$75,001 to \$100,000 | 482 | 455 | - 5.6% |
| \$100,001 to \$150,000 | 1,112 | 1,159 | + 4.2% |
| \$150,001 to \$200,000 | 1,012 | 1,147 | + 13.3% |
| \$200,001 and Above | 2,307 | 2,927 | + 26.9% |
| All Price Ranges | 5,686 | 6,311 | + 11.0% |

Single-Family Homes

| | 4-2013 | 4-2014 | Change |
|--------------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 712 | 731 | + 2.7% |
| 3 Bedrooms | 2,772 | 2,944 | + 6.2% |
| 4 Bedrooms or More | 2,201 | 2,633 | + 19.6% |
| All Single-Family Homes | 5,217 | 5,816 | + 11.5% |

Condos

| | 4-2013 | 4-2014 | Change |
|------------------------|------------|------------|---------------|
| \$75,000 and Below | 61 | 76 | + 24.6% |
| \$75,001 to \$100,000 | 81 | 78 | - 3.7% |
| \$100,001 to \$150,000 | 130 | 126 | - 3.1% |
| \$150,001 to \$200,000 | 78 | 84 | + 7.7% |
| \$200,001 and Above | 119 | 131 | + 10.1% |
| All Condos | 469 | 495 | + 5.5% |

By Bedroom Count

| | 4-2013 | 4-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 712 | 731 | + 2.7% |
| 3 Bedrooms | 2,772 | 2,944 | + 6.2% |
| 4 Bedrooms or More | 2,201 | 2,633 | + 19.6% |
| All Bedroom Counts | 5,686 | 6,311 | + 11.0% |

| | 4-2013 | 4-2014 | Change |
|--------------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 473 | 464 | - 1.9% |
| 3 Bedrooms | 2,568 | 2,747 | + 7.0% |
| 4 Bedrooms or More | 2,175 | 2,602 | + 19.6% |
| All Single-Family Homes | 5,217 | 5,816 | + 11.5% |

| | 4-2013 | 4-2014 | Change |
|--------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 239 | 267 | + 11.7% |
| 3 Bedrooms | 204 | 197 | - 3.4% |
| 4 Bedrooms or More | 26 | 31 | + 19.2% |
| All Condos | 469 | 495 | + 5.5% |

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

■ 4-2013 ■ 4-2014

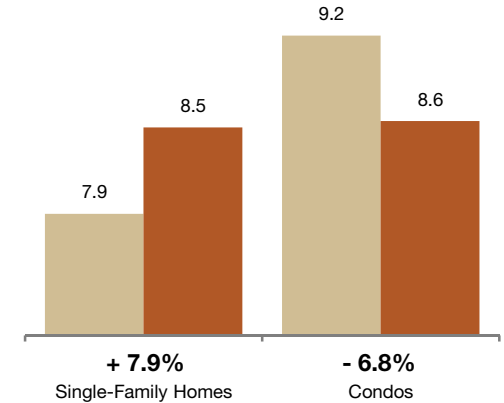
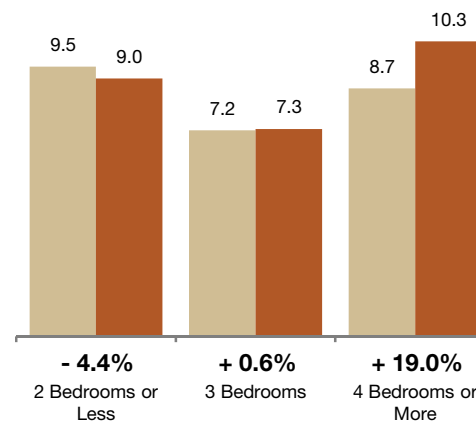
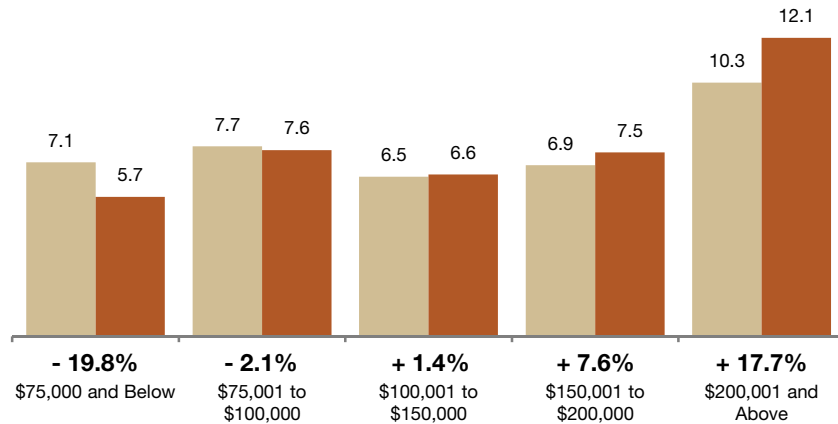


By Bedroom Count

■ 4-2013 ■ 4-2014

By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

| | 4-2013 | 4-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 7.1 | 5.7 | - 19.8% |
| \$75,001 to \$100,000 | 7.7 | 7.6 | - 2.1% |
| \$100,001 to \$150,000 | 6.5 | 6.6 | + 1.4% |
| \$150,001 to \$200,000 | 6.9 | 7.5 | + 7.6% |
| \$200,001 and Above | 10.3 | 12.1 | + 17.7% |
| All Price Ranges | 8.0 | 8.5 | + 6.7% |

Single-Family Homes

| | 4-2013 | 4-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 7.0 | 5.3 | - 24.1% |
| \$75,001 to \$100,000 | 7.3 | 7.3 | + 0.6% |
| \$100,001 to \$150,000 | 6.3 | 6.6 | + 4.8% |
| \$150,001 to \$200,000 | 6.9 | 7.4 | + 7.8% |
| \$200,001 and Above | 10.3 | 12.2 | + 18.9% |
| All Price Ranges | 7.9 | 8.5 | + 7.9% |

Condos

| | 4-2013 | 4-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 7.5 | 10.2 | + 35.8% |
| \$75,001 to \$100,000 | 11.0 | 9.0 | - 18.5% |
| \$100,001 to \$150,000 | 9.0 | 6.8 | - 25.1% |
| \$150,001 to \$200,000 | 7.9 | 8.3 | + 5.0% |
| \$200,001 and Above | 10.4 | 10.1 | - 3.3% |
| All Price Ranges | 9.2 | 8.6 | - 6.8% |

By Bedroom Count

| | 4-2013 | 4-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.5 | 9.0 | - 4.4% |
| 3 Bedrooms | 7.2 | 7.3 | + 0.6% |
| 4 Bedrooms or More | 8.7 | 10.3 | + 19.0% |
| All Bedroom Counts | 8.0 | 8.5 | + 6.7% |

| | 4-2013 | 4-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.5 | 9.0 | - 6.2% |
| 3 Bedrooms | 7.1 | 7.3 | + 1.8% |
| 4 Bedrooms or More | 8.6 | 10.3 | + 19.1% |
| All Bedroom Counts | 7.9 | 8.5 | + 7.9% |

| | 4-2013 | 4-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.3 | 9.2 | - 1.1% |
| 3 Bedrooms | 8.6 | 7.3 | - 14.8% |
| 4 Bedrooms or More | 14.4 | 13.3 | - 8.0% |
| All Bedroom Counts | 9.2 | 8.6 | - 6.8% |

Housing Supply Overview

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



May 2014

So how's the market? We've all heard it, but it's difficult to answer succinctly. The best answer may be "It depends." It's contingent upon area, market segment, time period, baseline period, which measures and more. For the 12-month period spanning June 2013 through May 2014, Closed Sales in the Greater Greenville region were up 12.5 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 20.6 percent.

The overall Median Sales Price was up 4.3 percent to \$156,450. The property type with the largest price gain was the Single-Family segment, where prices increased 4.3 percent to \$159,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 79 days; the price range that tended to sell the slowest was the \$75,000 and Below range at 93 days.

Market-wide, inventory levels were up 13.8 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 13.9 percent. That amounts to 8.9 months supply for Single-Family homes and 8.7 months supply for Condos.

Quick Facts

| + 20.6% | + 16.3% | + 26.9% |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$200,001 and Above | 2 Bedrooms or Less | Condos |

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

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

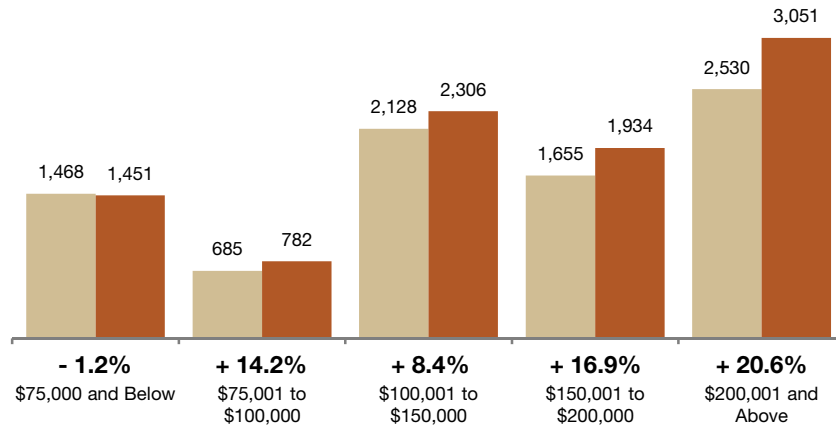
Closed Sales

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



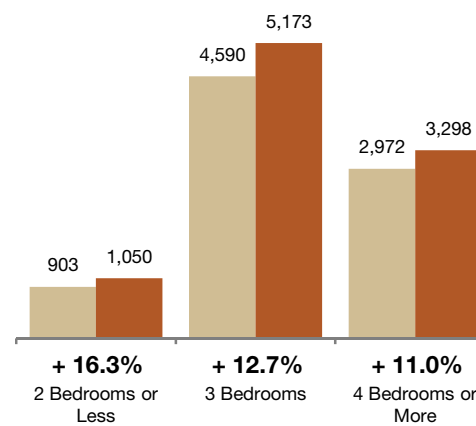
By Price Range

■ 5-2013 ■ 5-2014



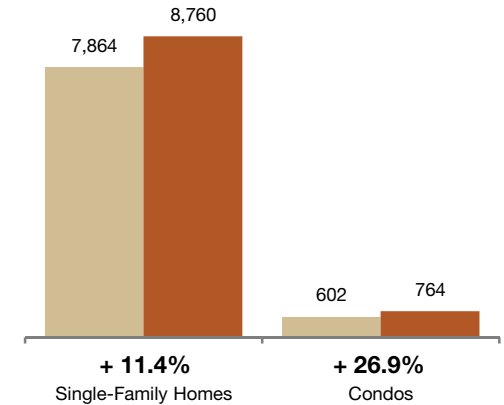
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

| | 5-2013 | 5-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 1,468 | 1,451 | - 1.2% |
| \$75,001 to \$100,000 | 685 | 782 | + 14.2% |
| \$100,001 to \$150,000 | 2,128 | 2,306 | + 8.4% |
| \$150,001 to \$200,000 | 1,655 | 1,934 | + 16.9% |
| \$200,001 and Above | 2,530 | 3,051 | + 20.6% |
| All Price Ranges | 8,466 | 9,524 | + 12.5% |

Single-Family Homes

| | 5-2013 | 5-2014 | Change |
|--------------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 1,361 | 1,337 | - 1.8% |
| 3 Bedrooms | 594 | 666 | + 12.1% |
| 4 Bedrooms or More | 1,959 | 2,067 | + 5.5% |
| | 1,556 | 1,804 | + 15.9% |
| | 2,394 | 2,886 | + 20.6% |
| All Single-Family Homes | 7,864 | 8,760 | + 11.4% |

Condos

| | 5-2013 | 5-2014 | Change |
|--------------------|------------|------------|----------------|
| 1 Bedroom | 107 | 114 | + 6.5% |
| 2 Bedrooms | 91 | 116 | + 27.5% |
| 3 Bedrooms | 169 | 239 | + 41.4% |
| 4 Bedrooms or More | 99 | 130 | + 31.3% |
| | 136 | 165 | + 21.3% |
| All Condos | 602 | 764 | + 26.9% |

By Bedroom Count

| | 5-2013 | 5-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 903 | 1,050 | + 16.3% |
| 3 Bedrooms | 4,590 | 5,173 | + 12.7% |
| 4 Bedrooms or More | 2,972 | 3,298 | + 11.0% |
| All Bedroom Counts | 8,466 | 9,524 | + 12.5% |

| | 5-2013 | 5-2014 | Change |
|--------------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 600 | 660 | + 10.0% |
| 3 Bedrooms | 4,309 | 4,825 | + 12.0% |
| 4 Bedrooms or More | 2,954 | 3,272 | + 10.8% |
| All Single-Family Homes | 7,864 | 8,760 | + 11.4% |

| | 5-2013 | 5-2014 | Change |
|-------------------|------------|------------|----------------|
| 1 Bedroom | 303 | 390 | + 28.7% |
| 2 Bedrooms | 281 | 348 | + 23.8% |
| 3 Bedrooms | 18 | 26 | + 44.4% |
| All Condos | 602 | 764 | + 26.9% |

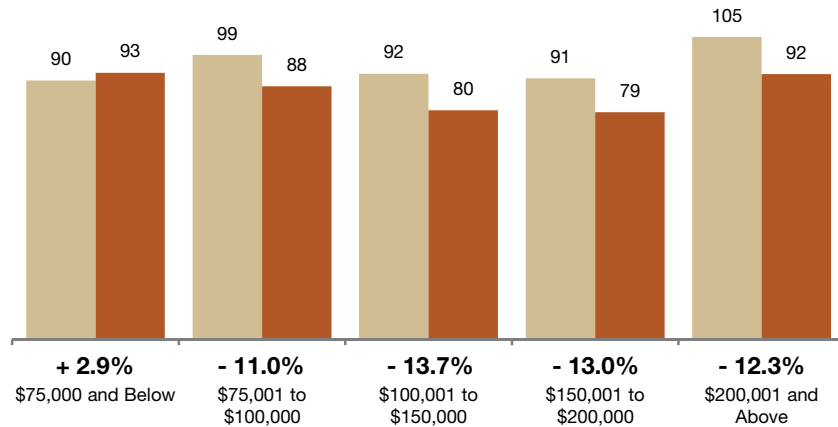
Days on Market Until Sale

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



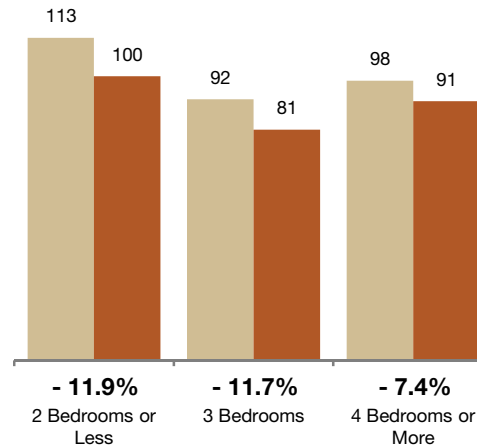
By Price Range

■ 5-2013 ■ 5-2014



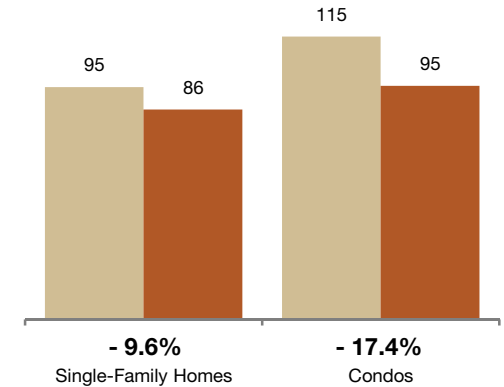
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

| | 5-2013 | 5-2014 | Change |
|-------------------------|-----------|-----------|----------------|
| \$75,000 and Below | 90 | 93 | + 2.9% |
| \$75,001 to \$100,000 | 99 | 88 | - 11.0% |
| \$100,001 to \$150,000 | 92 | 80 | - 13.7% |
| \$150,001 to \$200,000 | 91 | 79 | - 13.0% |
| \$200,001 and Above | 105 | 92 | - 12.3% |
| All Price Ranges | 96 | 86 | - 10.2% |

Single-Family Homes

| | 5-2013 | 5-2014 | Change |
|--------------------------------|-----------|-----------|---------------|
| | 88 | 93 | + 5.4% |
| | 96 | 86 | - 10.5% |
| | 92 | 79 | - 14.0% |
| | 92 | 79 | - 13.5% |
| | 102 | 91 | - 11.3% |
| All Single-Family Homes | 95 | 86 | - 9.6% |

Condos

| | 5-2013 | 5-2014 | Change |
|-------------------|------------|-----------|----------------|
| | 117 | 94 | - 20.1% |
| | 119 | 101 | - 15.3% |
| | 99 | 86 | - 12.9% |
| | 80 | 78 | - 2.9% |
| | 156 | 119 | - 24.0% |
| All Condos | 115 | 95 | - 17.4% |

By Bedroom Count

| | 5-2013 | 5-2014 | Change |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 113 | 100 | - 11.9% |
| 3 Bedrooms | 92 | 81 | - 11.7% |
| 4 Bedrooms or More | 98 | 91 | - 7.4% |
| All Bedroom Counts | 96 | 86 | - 10.2% |

| | 5-2013 | 5-2014 | Change |
|--------------------------------|-----------|-----------|---------------|
| | 106 | 100 | - 5.3% |
| | 91 | 80 | - 12.0% |
| | 98 | 91 | - 7.2% |
| All Single-Family Homes | 95 | 86 | - 9.6% |

| | 5-2013 | 5-2014 | Change |
|-------------------|------------|-----------|----------------|
| | 127 | 98 | - 22.9% |
| | 101 | 92 | - 9.3% |
| | 136 | 98 | - 27.5% |
| All Condos | 115 | 95 | - 17.4% |

Median Sales Price

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



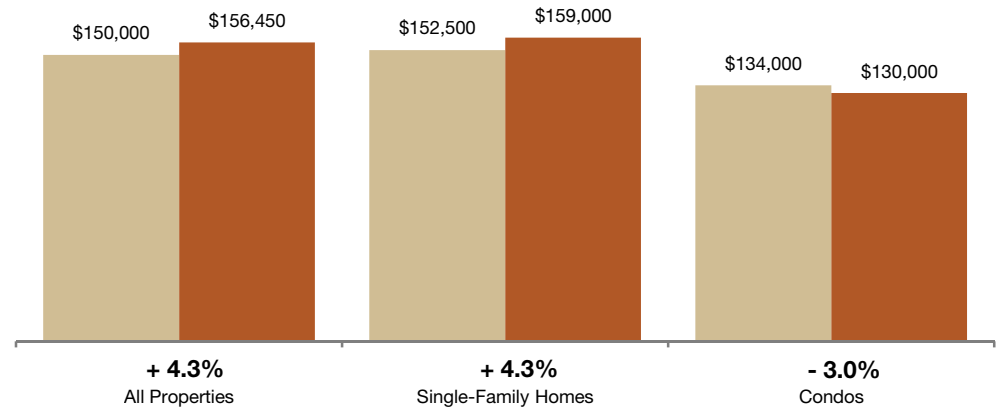
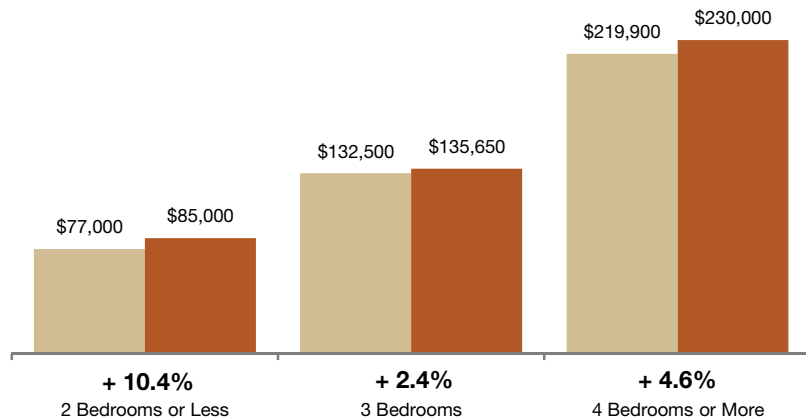
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



| | All Properties | | | Single-Family Homes | | | Condos | | |
|--------------------|----------------|-----------|---------|---------------------|-----------|---------|-----------|-----------|--------|
| By Bedroom Count | 5-2013 | 5-2014 | Change | 5-2013 | 5-2014 | Change | 5-2013 | 5-2014 | Change |
| 2 Bedrooms or Less | \$77,000 | \$85,000 | + 10.4% | \$60,000 | \$68,899 | + 14.8% | \$113,000 | \$109,000 | - 3.5% |
| 3 Bedrooms | \$132,500 | \$135,650 | + 2.4% | \$131,624 | \$135,000 | + 2.6% | \$143,000 | \$146,438 | + 2.4% |
| 4 Bedrooms or More | \$219,900 | \$230,000 | + 4.6% | \$220,000 | \$230,000 | + 4.5% | \$164,738 | \$157,500 | - 4.4% |
| All Bedroom Counts | \$150,000 | \$156,450 | + 4.3% | \$152,500 | \$159,000 | + 4.3% | \$134,000 | \$130,000 | - 3.0% |

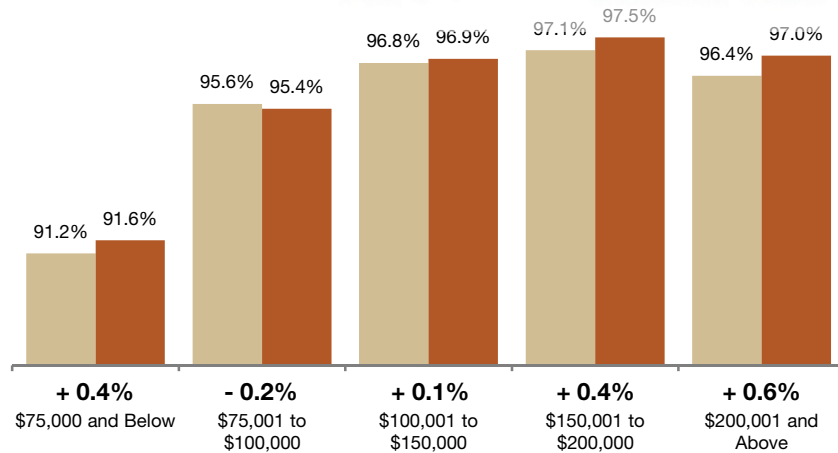
Percent of List Price Received

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



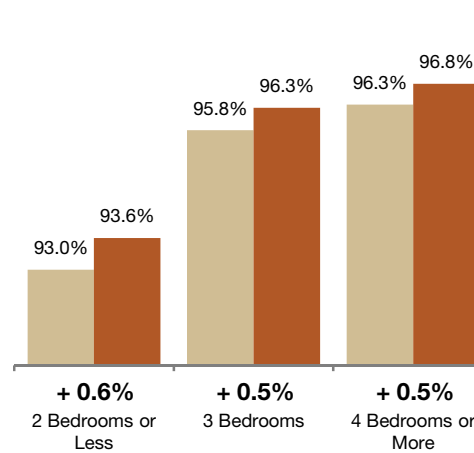
By Price Range

■ 5-2013 ■ 5-2014



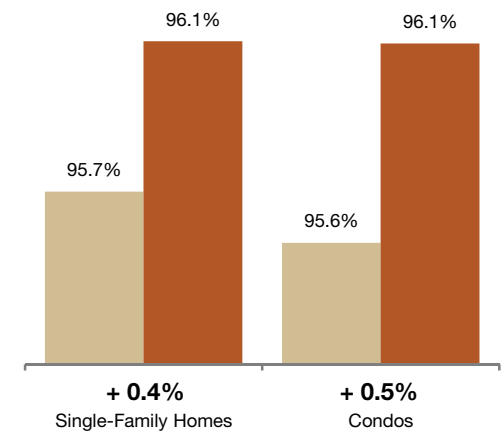
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

| | 5-2013 | 5-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.2% | 91.6% | + 0.4% |
| \$75,001 to \$100,000 | 95.6% | 95.4% | - 0.2% |
| \$100,001 to \$150,000 | 96.8% | 96.9% | + 0.1% |
| \$150,001 to \$200,000 | 97.1% | 97.5% | + 0.4% |
| \$200,001 and Above | 96.4% | 97.0% | + 0.6% |
| All Price Ranges | 95.7% | 96.1% | + 0.4% |

Single-Family Homes

| | 5-2013 | 5-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.1% | 91.5% | + 0.4% |
| \$75,001 to \$100,000 | 95.7% | 95.4% | - 0.3% |
| \$100,001 to \$150,000 | 96.8% | 96.9% | + 0.1% |
| \$150,001 to \$200,000 | 97.2% | 97.5% | + 0.3% |
| \$200,001 and Above | 96.4% | 97.0% | + 0.6% |
| All Price Ranges | 95.7% | 96.1% | + 0.4% |

Condos

| | 5-2013 | 5-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 93.0% | 93.4% | + 0.4% |
| \$75,001 to \$100,000 | 95.0% | 95.5% | + 0.5% |
| \$100,001 to \$150,000 | 96.6% | 96.6% | 0.0% |
| \$150,001 to \$200,000 | 96.5% | 97.4% | + 0.9% |
| \$200,001 and Above | 96.1% | 96.7% | + 0.6% |
| All Price Ranges | 95.6% | 96.1% | + 0.5% |

By Bedroom Count

| | 5-2013 | 5-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 93.0% | 93.6% | + 0.6% |
| 3 Bedrooms | 95.8% | 96.3% | + 0.5% |
| 4 Bedrooms or More | 96.3% | 96.8% | + 0.5% |
| All Bedroom Counts | 95.7% | 96.1% | + 0.4% |

| | 5-2013 | 5-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.1% | 92.3% | + 0.2% |
| 3 Bedrooms | 95.8% | 96.2% | + 0.4% |
| 4 Bedrooms or More | 96.3% | 96.8% | + 0.5% |
| All Bedroom Counts | 95.7% | 96.1% | + 0.4% |

| | 5-2013 | 5-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 94.6% | 95.9% | + 1.4% |
| 3 Bedrooms | 96.7% | 96.5% | - 0.2% |
| 4 Bedrooms or More | 94.1% | 96.0% | + 2.0% |
| All Bedroom Counts | 95.6% | 96.1% | + 0.5% |

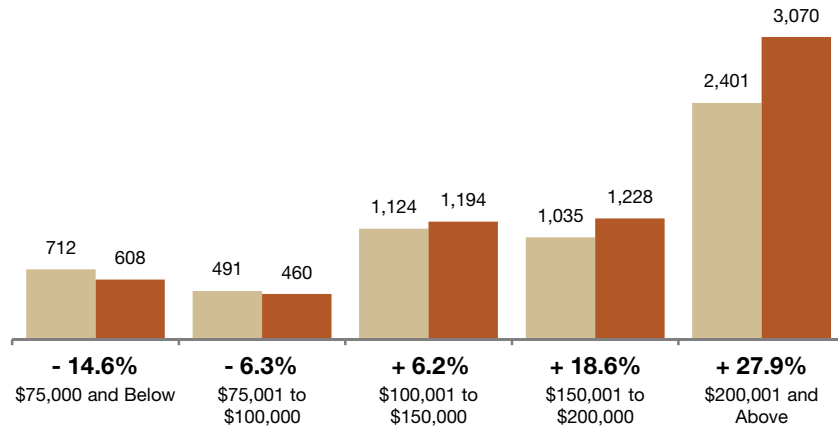
Inventory of Homes for Sale

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



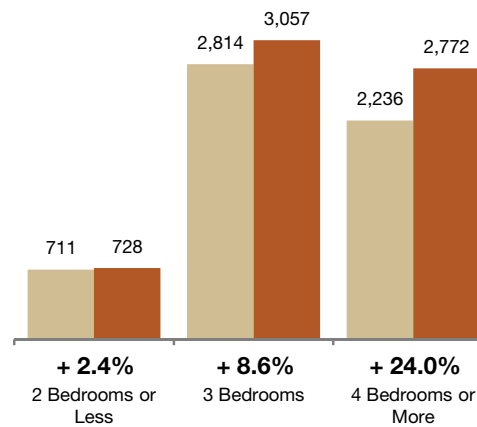
By Price Range

■ 5-2013 ■ 5-2014



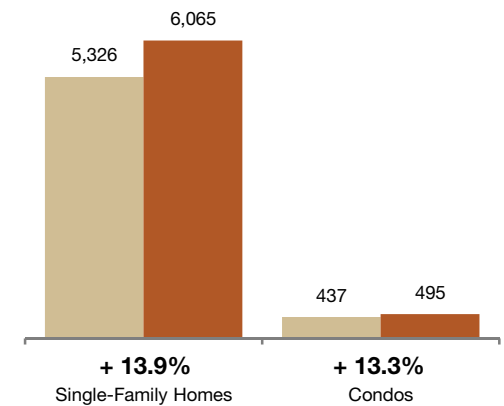
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

| | 5-2013 | 5-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 712 | 608 | - 14.6% |
| \$75,001 to \$100,000 | 491 | 460 | - 6.3% |
| \$100,001 to \$150,000 | 1,124 | 1,194 | + 6.2% |
| \$150,001 to \$200,000 | 1,035 | 1,228 | + 18.6% |
| \$200,001 and Above | 2,401 | 3,070 | + 27.9% |
| All Price Ranges | 5,763 | 6,560 | + 13.8% |

Single-Family Homes

| | 5-2013 | 5-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 659 | 546 | - 17.1% |
| \$75,001 to \$100,000 | 418 | 379 | - 9.3% |
| \$100,001 to \$150,000 | 996 | 1,070 | + 7.4% |
| \$150,001 to \$200,000 | 963 | 1,142 | + 18.6% |
| \$200,001 and Above | 2,290 | 2,928 | + 27.9% |
| All Price Ranges | 5,326 | 6,065 | + 13.9% |

Condos

| | 5-2013 | 5-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 53 | 62 | + 17.0% |
| \$75,001 to \$100,000 | 73 | 81 | + 11.0% |
| \$100,001 to \$150,000 | 128 | 124 | - 3.1% |
| \$150,001 to \$200,000 | 72 | 86 | + 19.4% |
| \$200,001 and Above | 111 | 142 | + 27.9% |
| All Price Ranges | 437 | 495 | + 13.3% |

By Bedroom Count

| | 5-2013 | 5-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 711 | 728 | + 2.4% |
| 3 Bedrooms | 2,814 | 3,057 | + 8.6% |
| 4 Bedrooms or More | 2,236 | 2,772 | + 24.0% |
| All Bedroom Counts | 5,763 | 6,560 | + 13.8% |

| | 5-2013 | 5-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 476 | 473 | - 0.6% |
| 3 Bedrooms | 2,636 | 2,848 | + 8.0% |
| 4 Bedrooms or More | 2,212 | 2,741 | + 23.9% |
| All Bedroom Counts | 5,326 | 6,065 | + 13.9% |

| | 5-2013 | 5-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 235 | 255 | + 8.5% |
| 3 Bedrooms | 178 | 209 | + 17.4% |
| 4 Bedrooms or More | 24 | 31 | + 29.2% |
| All Bedroom Counts | 437 | 495 | + 13.3% |

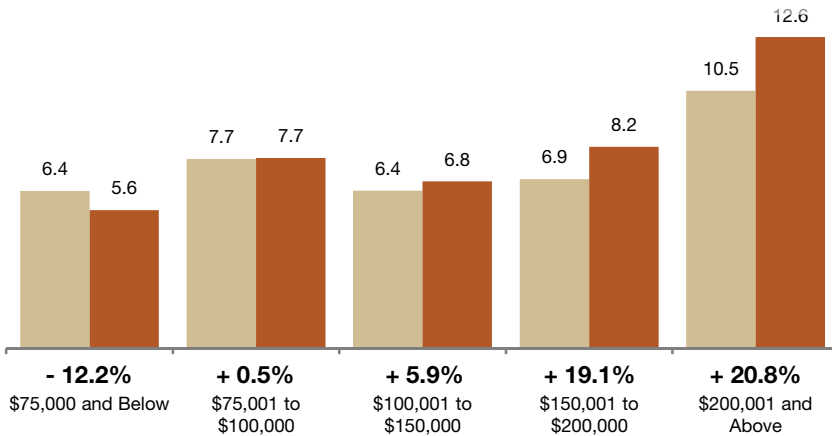
Months Supply of Inventory

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.



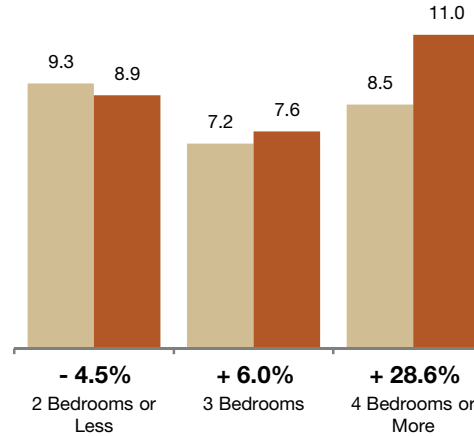
By Price Range

■ 5-2013 ■ 5-2014



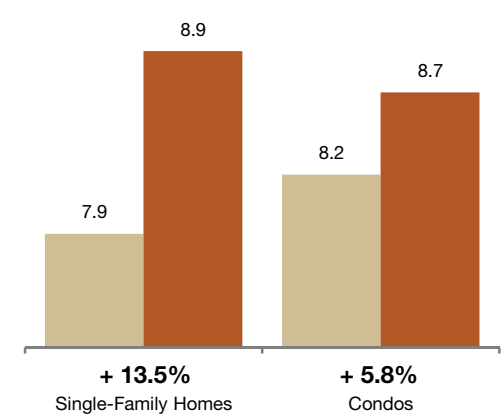
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

| | 5-2013 | 5-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 6.4 | 5.6 | - 12.2% |
| \$75,001 to \$100,000 | 7.7 | 7.7 | + 0.5% |
| \$100,001 to \$150,000 | 6.4 | 6.8 | + 5.9% |
| \$150,001 to \$200,000 | 6.9 | 8.2 | + 19.1% |
| \$200,001 and Above | 10.5 | 12.6 | + 20.8% |
| All Price Ranges | 7.9 | 8.9 | + 12.9% |

Single-Family Homes

| | 5-2013 | 5-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 6.4 | 5.4 | - 15.2% |
| \$75,001 to \$100,000 | 7.5 | 7.4 | - 0.6% |
| \$100,001 to \$150,000 | 6.2 | 6.8 | + 9.6% |
| \$150,001 to \$200,000 | 6.9 | 8.1 | + 18.6% |
| \$200,001 and Above | 10.5 | 12.7 | + 20.8% |
| All Price Ranges | 7.9 | 8.9 | + 13.5% |

Condos

| | 5-2013 | 5-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 6.4 | 8.1 | + 27.2% |
| \$75,001 to \$100,000 | 9.4 | 9.7 | + 3.2% |
| \$100,001 to \$150,000 | 8.4 | 6.6 | - 22.3% |
| \$150,001 to \$200,000 | 7.0 | 8.9 | + 26.7% |
| \$200,001 and Above | 9.4 | 11.4 | + 21.1% |
| All Price Ranges | 8.2 | 8.7 | + 5.8% |

By Bedroom Count

| | 5-2013 | 5-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 9.3 | 8.9 | - 4.5% |
| 3 Bedrooms | 7.2 | 7.6 | + 6.0% |
| 4 Bedrooms or More | 8.5 | 11.0 | + 28.6% |
| All Bedroom Counts | 7.9 | 8.9 | + 12.9% |

| | 5-2013 | 5-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 9.4 | 9.0 | - 4.3% |
| 3 Bedrooms | 7.2 | 7.6 | + 5.3% |
| 4 Bedrooms or More | 8.5 | 10.9 | + 28.6% |
| All Bedroom Counts | 7.9 | 8.9 | + 13.5% |

| | 5-2013 | 5-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.0 | 8.6 | - 4.6% |
| 3 Bedrooms | 7.0 | 8.2 | + 16.7% |
| 4 Bedrooms or More | 12.0 | 12.7 | + 5.7% |
| All Bedroom Counts | 8.2 | 8.7 | + 5.8% |

Housing Supply Overview

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



June 2014

The astute observer will note that headline figures can sometimes mask the truth. The truth hides within the various areas and sub-markets. Watch closely for signs of changing supply and demand dynamics in certain price ranges and other segments. For the 12-month period spanning July 2013 through June 2014, Closed Sales in the Greater Greenville region were up 10.7 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 20.9 percent.

The overall Median Sales Price was up 4.3 percent to \$157,500. The property type with the largest price gain was the Single-Family segment, where prices increased 4.6 percent to \$160,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 79 days; the price range that tended to sell the slowest was the \$75,000 and Below range at 93 days.

Market-wide, inventory levels were up 12.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 12.9 percent. That amounts to 8.9 months supply for Single-Family homes and 8.2 months supply for Condos.

Quick Facts

| + 20.9% | + 12.9% | + 23.3% |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$200,001 and Above | 2 Bedrooms or Less | Condos |

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

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

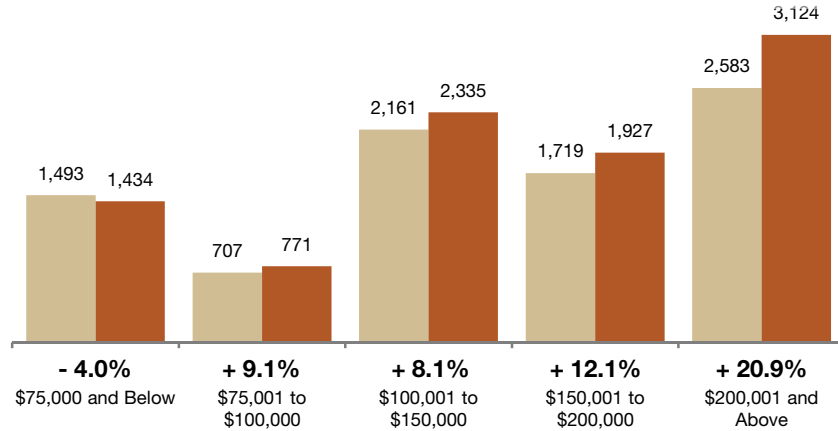
Closed Sales

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



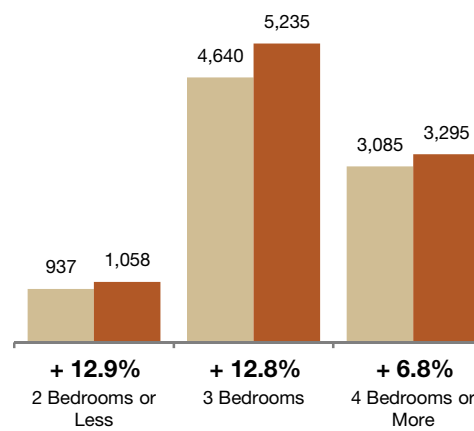
By Price Range

■ 6-2013 ■ 6-2014



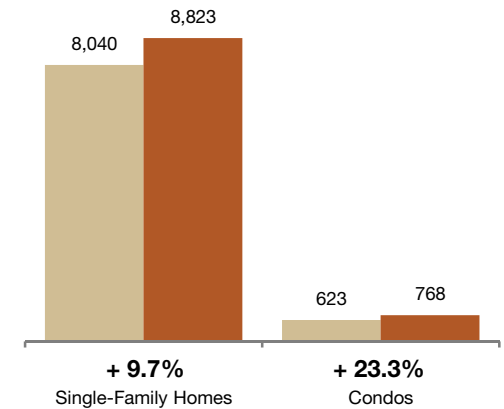
By Bedroom Count

■ 6-2013 ■ 6-2014



By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Price Range

| | 6-2013 | 6-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 1,493 | 1,434 | - 4.0% |
| \$75,001 to \$100,000 | 707 | 771 | + 9.1% |
| \$100,001 to \$150,000 | 2,161 | 2,335 | + 8.1% |
| \$150,001 to \$200,000 | 1,719 | 1,927 | + 12.1% |
| \$200,001 and Above | 2,583 | 3,124 | + 20.9% |
| All Price Ranges | 8,663 | 9,591 | + 10.7% |

Single-Family Homes

| | 6-2013 | 6-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 1,384 | 1,316 | - 4.9% |
| \$75,001 to \$100,000 | 611 | 661 | + 8.2% |
| \$100,001 to \$150,000 | 1,987 | 2,088 | + 5.1% |
| \$150,001 to \$200,000 | 1,617 | 1,795 | + 11.0% |
| \$200,001 and Above | 2,441 | 2,963 | + 21.4% |
| All Price Ranges | 8,040 | 8,823 | + 9.7% |

Condos

| | 6-2013 | 6-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 109 | 118 | + 8.3% |
| \$75,001 to \$100,000 | 96 | 110 | + 14.6% |
| \$100,001 to \$150,000 | 174 | 247 | + 42.0% |
| \$150,001 to \$200,000 | 102 | 132 | + 29.4% |
| \$200,001 and Above | 142 | 161 | + 13.4% |
| All Price Ranges | 623 | 768 | + 23.3% |

By Bedroom Count

| | 6-2013 | 6-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 937 | 1,058 | + 12.9% |
| 3 Bedrooms | 4,640 | 5,235 | + 12.8% |
| 4 Bedrooms or More | 3,085 | 3,295 | + 6.8% |
| All Bedroom Counts | 8,663 | 9,591 | + 10.7% |

| | 6-2013 | 6-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 625 | 661 | + 5.8% |
| 3 Bedrooms | 4,347 | 4,890 | + 12.5% |
| 4 Bedrooms or More | 3,067 | 3,269 | + 6.6% |
| All Bedroom Counts | 8,040 | 8,823 | + 9.7% |

| | 6-2013 | 6-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 312 | 397 | + 27.2% |
| 3 Bedrooms | 293 | 345 | + 17.7% |
| 4 Bedrooms or More | 18 | 26 | + 44.4% |
| All Bedroom Counts | 623 | 768 | + 23.3% |

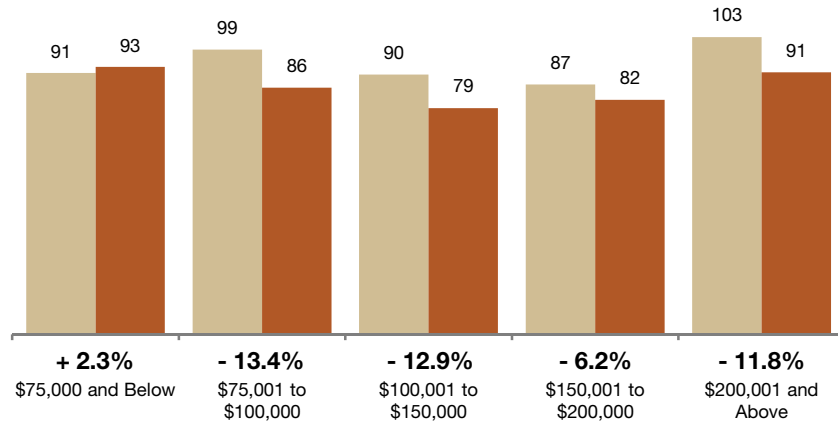
Days on Market Until Sale

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



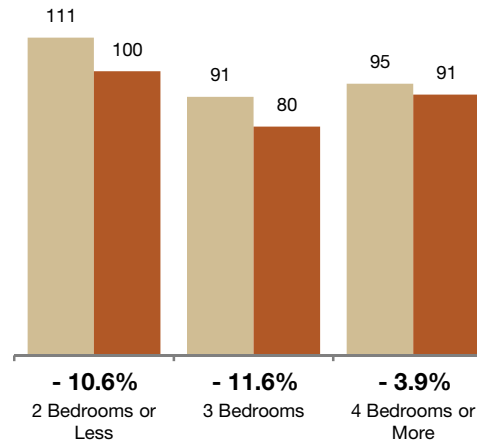
By Price Range

■ 6-2013 ■ 6-2014



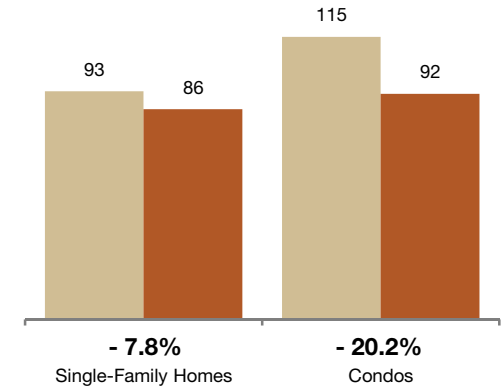
By Bedroom Count

■ 6-2013 ■ 6-2014



By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Price Range

| | 6-2013 | 6-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$75,000 and Below | 91 | 93 | + 2.3% |
| \$75,001 to \$100,000 | 99 | 86 | - 13.4% |
| \$100,001 to \$150,000 | 90 | 79 | - 12.9% |
| \$150,001 to \$200,000 | 87 | 82 | - 6.2% |
| \$200,001 and Above | 103 | 91 | - 11.8% |
| All Price Ranges | 94 | 86 | - 8.8% |

Single-Family Homes

| | 6-2013 | 6-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$75,000 and Below | 89 | 93 | + 3.9% |
| \$75,001 to \$100,000 | 95 | 85 | - 10.7% |
| \$100,001 to \$150,000 | 90 | 79 | - 12.3% |
| \$150,001 to \$200,000 | 88 | 81 | - 7.6% |
| \$200,001 and Above | 100 | 90 | - 10.0% |
| All Price Ranges | 93 | 86 | - 7.8% |

Condos

| | 6-2013 | 6-2014 | Change |
|-------------------------|------------|-----------|----------------|
| \$75,000 and Below | 112 | 96 | - 14.2% |
| \$75,001 to \$100,000 | 127 | 92 | - 27.2% |
| \$100,001 to \$150,000 | 101 | 81 | - 19.9% |
| \$150,001 to \$200,000 | 71 | 86 | + 21.5% |
| \$200,001 and Above | 159 | 111 | - 30.4% |
| All Price Ranges | 115 | 92 | - 20.2% |

By Bedroom Count

| | 6-2013 | 6-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 111 | 100 | - 10.6% |
| 3 Bedrooms | 91 | 80 | - 11.6% |
| 4 Bedrooms or More | 95 | 91 | - 3.9% |
| All Bedroom Counts | 94 | 86 | - 8.8% |

| | 6-2013 | 6-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 105 | 102 | - 3.0% |
| 3 Bedrooms | 90 | 80 | - 11.2% |
| 4 Bedrooms or More | 95 | 91 | - 3.7% |
| All Bedroom Counts | 93 | 86 | - 7.8% |

Median Sales Price

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



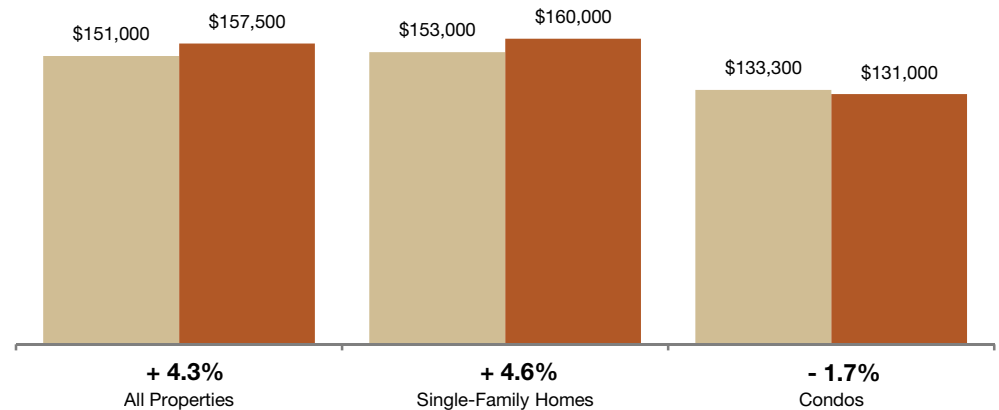
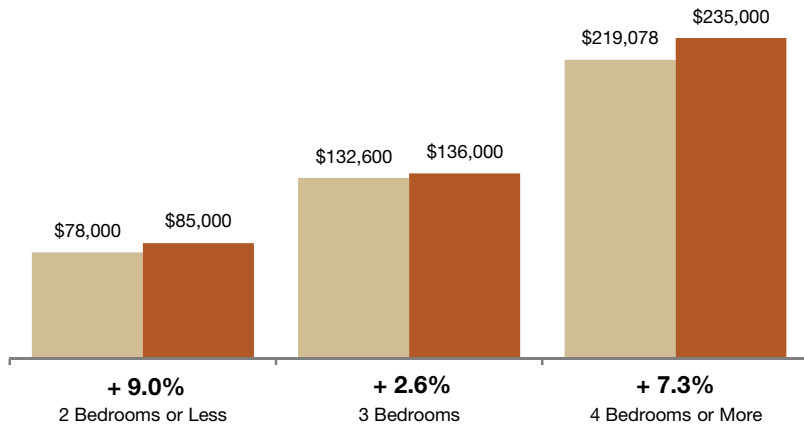
By Bedroom Count

■ 6-2013 ■ 6-2014



By Property Type

■ 6-2013 ■ 6-2014



| All Properties | | | | Single-Family Homes | | | Condos | | |
|--------------------|-----------|-----------|--------|---------------------|-----------|---------|-----------|-----------|---------|
| By Bedroom Count | 6-2013 | 6-2014 | Change | 6-2013 | 6-2014 | Change | 6-2013 | 6-2014 | Change |
| 2 Bedrooms or Less | \$78,000 | \$85,000 | + 9.0% | \$62,000 | \$68,900 | + 11.1% | \$112,500 | \$110,000 | - 2.2% |
| 3 Bedrooms | \$132,600 | \$136,000 | + 2.6% | \$132,000 | \$135,000 | + 2.3% | \$143,000 | \$145,500 | + 1.7% |
| 4 Bedrooms or More | \$219,078 | \$235,000 | + 7.3% | \$219,517 | \$235,000 | + 7.1% | \$146,438 | \$184,000 | + 25.7% |
| All Bedroom Counts | \$151,000 | \$157,500 | + 4.3% | \$153,000 | \$160,000 | + 4.6% | \$133,300 | \$131,000 | - 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

■ 6-2013 ■ 6-2014

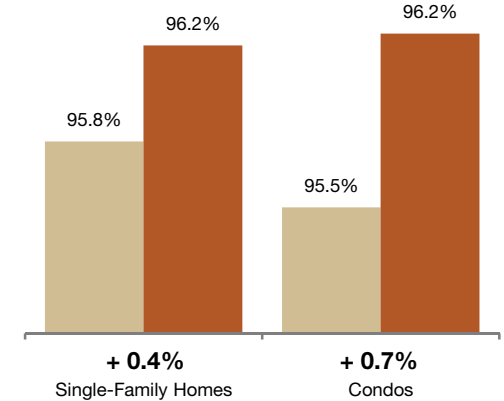
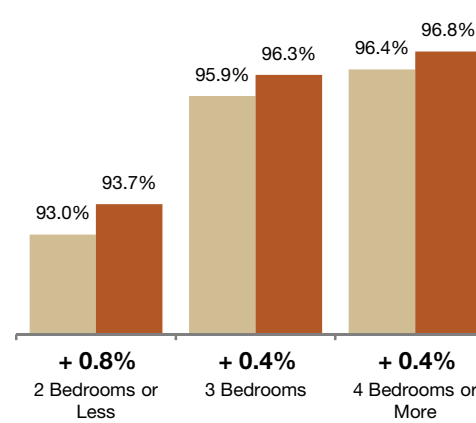
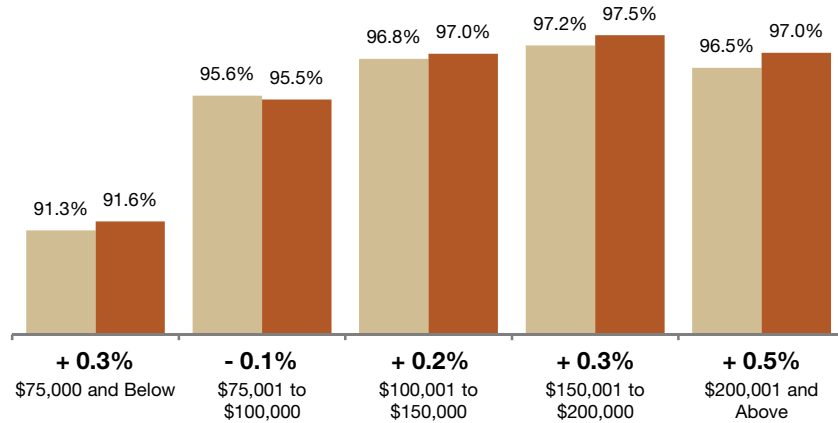


By Bedroom Count

■ 6-2013 ■ 6-2014

By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Price Range

| | 6-2013 | 6-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.3% | 91.6% | + 0.3% |
| \$75,001 to \$100,000 | 95.6% | 95.5% | - 0.1% |
| \$100,001 to \$150,000 | 96.8% | 97.0% | + 0.2% |
| \$150,001 to \$200,000 | 97.2% | 97.5% | + 0.3% |
| \$200,001 and Above | 96.5% | 97.0% | + 0.5% |
| All Price Ranges | 95.8% | 96.2% | + 0.4% |

Single-Family Homes

| | 6-2013 | 6-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.2% | 91.4% | + 0.2% |
| \$75,001 to \$100,000 | 95.7% | 95.5% | - 0.2% |
| \$100,001 to \$150,000 | 96.8% | 97.0% | + 0.2% |
| \$150,001 to \$200,000 | 97.3% | 97.5% | + 0.2% |
| \$200,001 and Above | 96.5% | 97.0% | + 0.5% |
| All Price Ranges | 95.8% | 96.2% | + 0.4% |

Condos

| | 6-2013 | 6-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 92.7% | 93.4% | + 0.8% |
| \$75,001 to \$100,000 | 94.9% | 95.7% | + 0.8% |
| \$100,001 to \$150,000 | 96.6% | 96.7% | + 0.1% |
| \$150,001 to \$200,000 | 96.5% | 97.6% | + 1.1% |
| \$200,001 and Above | 96.0% | 96.8% | + 0.8% |
| All Price Ranges | 95.5% | 96.2% | + 0.7% |

By Bedroom Count

| | 6-2013 | 6-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 93.0% | 93.7% | + 0.8% |
| 3 Bedrooms | 95.9% | 96.3% | + 0.4% |
| 4 Bedrooms or More | 96.4% | 96.8% | + 0.4% |
| All Bedroom Counts | 95.8% | 96.2% | + 0.4% |

| | 6-2013 | 6-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.3% | 92.3% | 0.0% |
| 3 Bedrooms | 95.8% | 96.3% | + 0.5% |
| 4 Bedrooms or More | 96.4% | 96.8% | + 0.4% |
| All Bedroom Counts | 95.8% | 96.2% | + 0.4% |

| | 6-2013 | 6-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 94.6% | 96.0% | + 1.5% |
| 3 Bedrooms | 96.7% | 96.5% | - 0.2% |
| 4 Bedrooms or More | 92.8% | 96.7% | + 4.2% |
| All Bedroom Counts | 95.5% | 96.2% | + 0.7% |

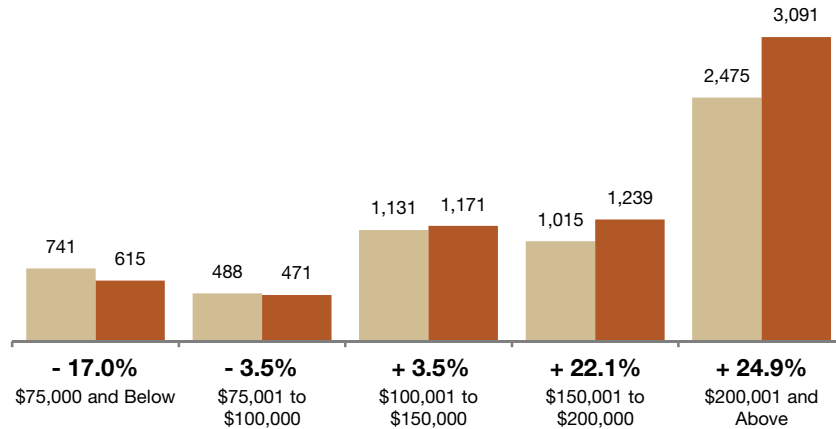
Inventory of Homes for Sale

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



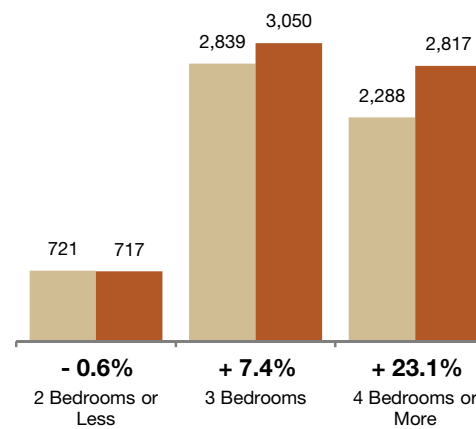
By Price Range

■ 6-2013 ■ 6-2014



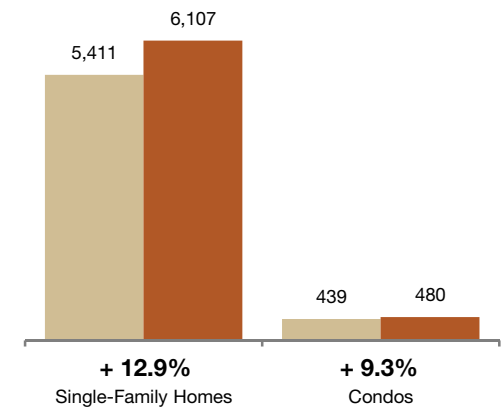
By Bedroom Count

■ 6-2013 ■ 6-2014



By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Price Range

| | 6-2013 | 6-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 741 | 615 | - 17.0% |
| \$75,001 to \$100,000 | 488 | 471 | - 3.5% |
| \$100,001 to \$150,000 | 1,131 | 1,171 | + 3.5% |
| \$150,001 to \$200,000 | 1,015 | 1,239 | + 22.1% |
| \$200,001 and Above | 2,475 | 3,091 | + 24.9% |
| All Price Ranges | 5,850 | 6,587 | + 12.6% |

Single-Family Homes

| | 6-2013 | 6-2014 | Change |
|--------------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 679 | 558 | - 17.8% |
| 3 Bedrooms | 413 | 383 | - 7.3% |
| 4 Bedrooms or More | 1,005 | 1,052 | + 4.7% |
| | 947 | 1,161 | + 22.6% |
| | 2,367 | 2,953 | + 24.8% |
| All Single-Family Homes | 5,411 | 6,107 | + 12.9% |

Condos

| | 6-2013 | 6-2014 | Change |
|---------------------|------------|------------|---------------|
| Single-Family Homes | 62 | 57 | - 8.1% |
| Condos | 75 | 88 | + 17.3% |
| | 126 | 119 | - 5.6% |
| | 68 | 78 | + 14.7% |
| | 108 | 138 | + 27.8% |
| All Condos | 439 | 480 | + 9.3% |

By Bedroom Count

| | 6-2013 | 6-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 721 | 717 | - 0.6% |
| 3 Bedrooms | 2,839 | 3,050 | + 7.4% |
| 4 Bedrooms or More | 2,288 | 2,817 | + 23.1% |
| All Bedroom Counts | 5,850 | 6,587 | + 12.6% |

| | 6-2013 | 6-2014 | Change |
|--------------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 491 | 465 | - 5.3% |
| 3 Bedrooms | 2,652 | 2,851 | + 7.5% |
| 4 Bedrooms or More | 2,266 | 2,788 | + 23.0% |
| All Single-Family Homes | 5,411 | 6,107 | + 12.9% |

| | 6-2013 | 6-2014 | Change |
|---------------------|------------|------------|---------------|
| Single-Family Homes | 230 | 252 | + 9.6% |
| Condos | 187 | 199 | + 6.4% |
| | 22 | 29 | + 31.8% |
| All Condos | 439 | 480 | + 9.3% |

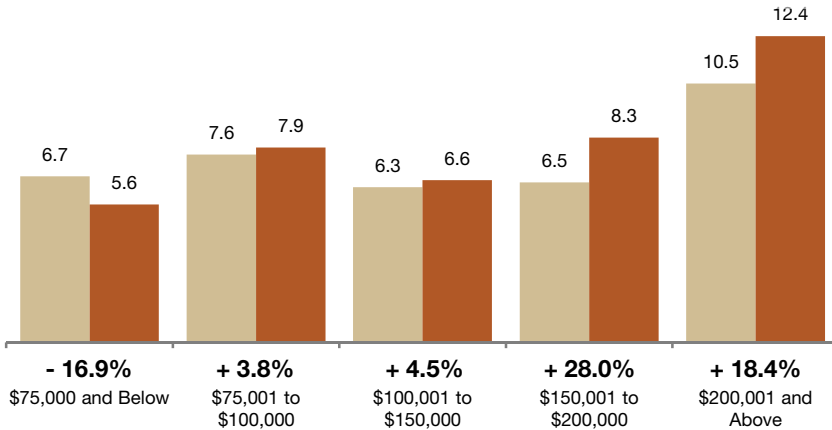
Months Supply of Inventory

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.



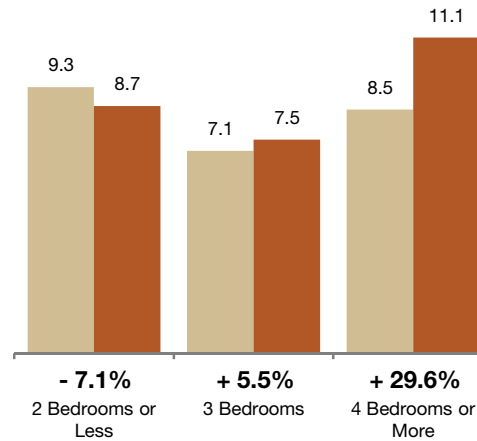
By Price Range

■ 6-2013 ■ 6-2014



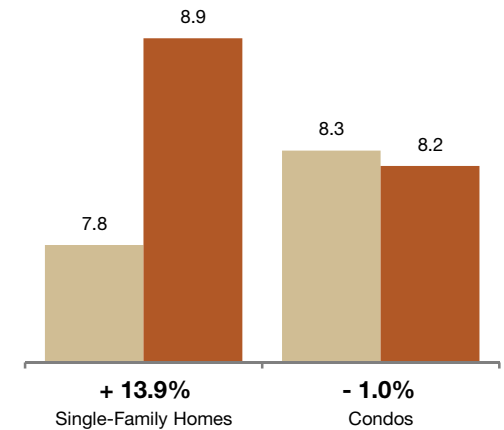
By Bedroom Count

■ 6-2013 ■ 6-2014



By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Price Range

| | 6-2013 | 6-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 6.7 | 5.6 | - 16.9% |
| \$75,001 to \$100,000 | 7.6 | 7.9 | + 3.8% |
| \$100,001 to \$150,000 | 6.3 | 6.6 | + 4.5% |
| \$150,001 to \$200,000 | 6.5 | 8.3 | + 28.0% |
| \$200,001 and Above | 10.5 | 12.4 | + 18.4% |
| All Price Ranges | 7.8 | 8.8 | + 12.7% |

Single-Family Homes

| | 6-2013 | 6-2014 | Change |
|--------------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 6.6 | 5.5 | - 17.0% |
| 3 Bedrooms | 7.3 | 7.5 | + 1.9% |
| 4 Bedrooms or More | 6.1 | 6.6 | + 7.8% |
| | 6.5 | 8.3 | + 29.1% |
| | 10.6 | 12.5 | + 18.3% |
| All Single-Family Homes | 7.8 | 8.9 | + 13.9% |

Condos

| | 6-2013 | 6-2014 | Change |
|------------------------|------------|------------|---------------|
| \$75,000 and Below | 8.1 | 6.7 | - 17.1% |
| \$75,001 to \$100,000 | 9.7 | 10.6 | + 9.1% |
| \$100,001 to \$150,000 | 8.0 | 6.3 | - 21.3% |
| \$150,001 to \$200,000 | 6.9 | 7.8 | + 12.8% |
| \$200,001 and Above | 9.2 | 11.0 | + 20.1% |
| All Condos | 8.3 | 8.2 | - 1.0% |

By Bedroom Count

| | 6-2013 | 6-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 9.3 | 8.7 | - 7.1% |
| 3 Bedrooms | 7.1 | 7.5 | + 5.5% |
| 4 Bedrooms or More | 8.5 | 11.1 | + 29.6% |
| All Bedroom Counts | 7.8 | 8.8 | + 12.7% |

| | 6-2013 | 6-2014 | Change |
|--------------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 9.5 | 8.9 | - 6.9% |
| 3 Bedrooms | 7.1 | 7.5 | + 5.6% |
| 4 Bedrooms or More | 8.5 | 11.0 | + 29.8% |
| All Single-Family Homes | 7.8 | 8.9 | + 13.9% |

| | 6-2013 | 6-2014 | Change |
|--------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.0 | 8.4 | - 6.8% |
| 3 Bedrooms | 7.3 | 7.6 | + 4.4% |
| 4 Bedrooms or More | 13.4 | 10.9 | - 19.1% |
| All Condos | 8.3 | 8.2 | - 1.0% |

Housing Supply Overview

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



July 2014

Some claim that housing has stalled. The truth is that price recovery has simply outpaced comparable wage growth, which is a short-term challenge. With tight inventory and tight credit, further economic gains are needed in order for housing to regain some traction. It appears that some of those gains may have arrived in the form of better-than-expected second quarter growth. For the 12-month period spanning August 2013 through July 2014, Closed Sales in the Greater Greenville region were up 7.3 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 17.5 percent.

The overall Median Sales Price was up 3.8 percent to \$157,800. The property type with the largest price gain was the Single-Family segment, where prices increased 3.9 percent to \$160,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 78 days; the price range that tended to sell the slowest was the \$75,000 and Below range at 92 days.

Market-wide, inventory levels were up 11.5 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 12.3 percent. That amounts to 8.8 months supply for Single-Family homes and 7.8 months supply for Condos.

Quick Facts

| + 17.5% | + 13.1% | + 18.1% |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$200,001 and Above | 2 Bedrooms or Less | Condos |

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

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

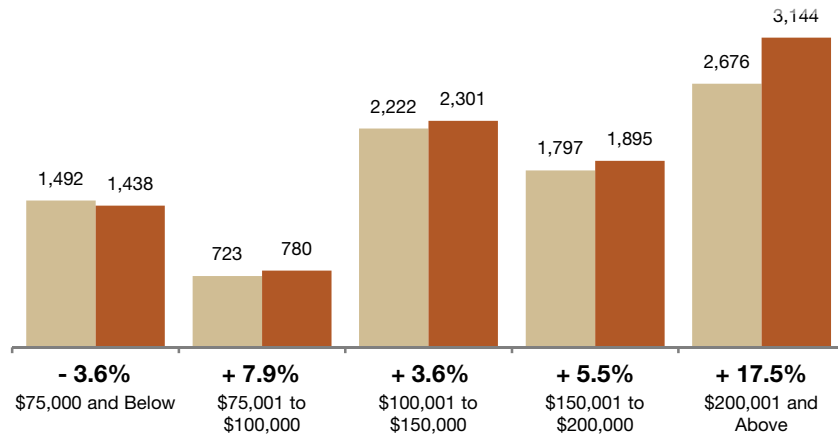
Closed Sales

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



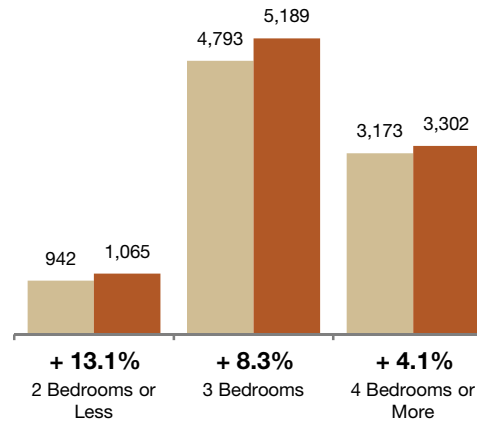
By Price Range

■ 7-2013 ■ 7-2014



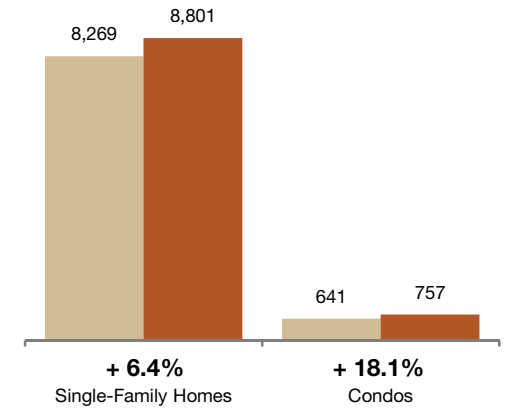
By Bedroom Count

■ 7-2013 ■ 7-2014



By Property Type

■ 7-2013 ■ 7-2014



All Properties

By Price Range

| | 7-2013 | 7-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 1,492 | 1,438 | - 3.6% |
| \$75,001 to \$100,000 | 723 | 780 | + 7.9% |
| \$100,001 to \$150,000 | 2,222 | 2,301 | + 3.6% |
| \$150,001 to \$200,000 | 1,797 | 1,895 | + 5.5% |
| \$200,001 and Above | 2,676 | 3,144 | + 17.5% |
| All Price Ranges | 8,910 | 9,558 | + 7.3% |

Single-Family Homes

| | 7-2013 | 7-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 1,383 | 1,314 | - 5.0% |
| \$75,001 to \$100,000 | 623 | 667 | + 7.1% |
| \$100,001 to \$150,000 | 2,046 | 2,058 | + 0.6% |
| \$150,001 to \$200,000 | 1,685 | 1,773 | + 5.2% |
| \$200,001 and Above | 2,532 | 2,989 | + 18.0% |
| All Price Ranges | 8,269 | 8,801 | + 6.4% |

Condos

| | 7-2013 | 7-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 109 | 124 | + 13.8% |
| \$75,001 to \$100,000 | 100 | 113 | + 13.0% |
| \$100,001 to \$150,000 | 176 | 243 | + 38.1% |
| \$150,001 to \$200,000 | 112 | 122 | + 8.9% |
| \$200,001 and Above | 144 | 155 | + 7.6% |
| All Price Ranges | 641 | 757 | + 18.1% |

By Bedroom Count

| | 7-2013 | 7-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 942 | 1,065 | + 13.1% |
| 3 Bedrooms | 4,793 | 5,189 | + 8.3% |
| 4 Bedrooms or More | 3,173 | 3,302 | + 4.1% |
| All Bedroom Counts | 8,910 | 9,558 | + 7.3% |

| | 7-2013 | 7-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 628 | 665 | + 5.9% |
| 3 Bedrooms | 4,486 | 4,855 | + 8.2% |
| 4 Bedrooms or More | 3,153 | 3,279 | + 4.0% |
| All Bedroom Counts | 8,269 | 8,801 | + 6.4% |

| | 7-2013 | 7-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 314 | 400 | + 27.4% |
| 3 Bedrooms | 307 | 334 | + 8.8% |
| 4 Bedrooms or More | 20 | 23 | + 15.0% |
| All Bedroom Counts | 641 | 757 | + 18.1% |

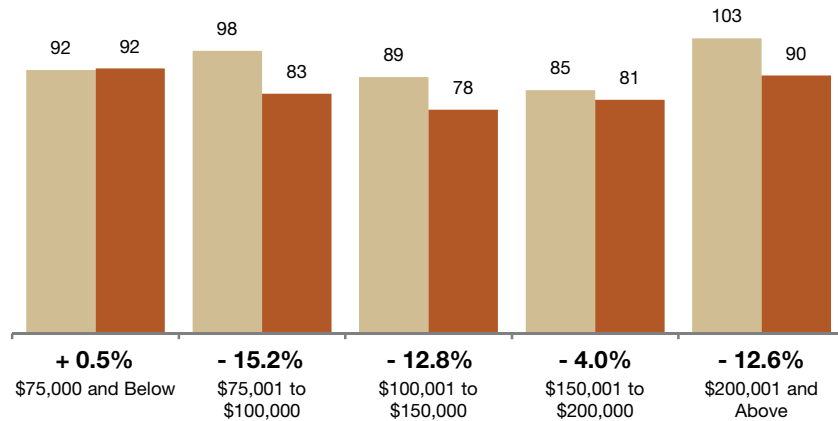
Days on Market Until Sale

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



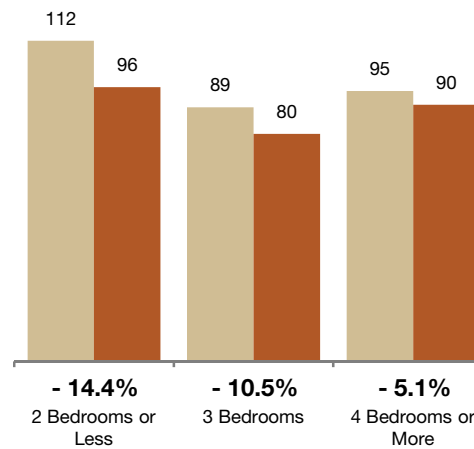
By Price Range

■ 7-2013 ■ 7-2014



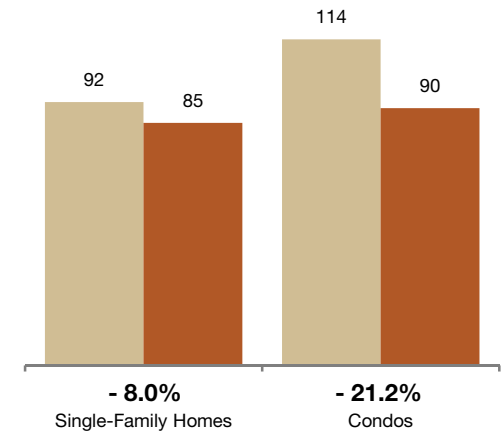
By Bedroom Count

■ 7-2013 ■ 7-2014



By Property Type

■ 7-2013 ■ 7-2014



All Properties

By Price Range

| | 7-2013 | 7-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$75,000 and Below | 92 | 92 | + 0.5% |
| \$75,001 to \$100,000 | 98 | 83 | - 15.2% |
| \$100,001 to \$150,000 | 89 | 78 | - 12.8% |
| \$150,001 to \$200,000 | 85 | 81 | - 4.0% |
| \$200,001 and Above | 103 | 90 | - 12.6% |
| All Price Ranges | 94 | 85 | - 9.1% |

Single-Family Homes

| | 7-2013 | 7-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$75,000 and Below | 89 | 93 | + 3.7% |
| \$75,001 to \$100,000 | 94 | 83 | - 12.1% |
| \$100,001 to \$150,000 | 88 | 77 | - 12.4% |
| \$150,001 to \$200,000 | 85 | 81 | - 4.5% |
| \$200,001 and Above | 100 | 88 | - 11.8% |
| All Price Ranges | 92 | 85 | - 8.0% |

Condos

| | 7-2013 | 7-2014 | Change |
|-------------------------|------------|-----------|----------------|
| \$75,000 and Below | 122 | 88 | - 28.1% |
| \$75,001 to \$100,000 | 124 | 86 | - 30.8% |
| \$100,001 to \$150,000 | 100 | 81 | - 18.6% |
| \$150,001 to \$200,000 | 77 | 81 | + 5.5% |
| \$200,001 and Above | 146 | 114 | - 21.8% |
| All Price Ranges | 114 | 90 | - 21.2% |

By Bedroom Count

| | 7-2013 | 7-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 112 | 96 | - 14.4% |
| 3 Bedrooms | 89 | 80 | - 10.5% |
| 4 Bedrooms or More | 95 | 90 | - 5.1% |
| All Bedroom Counts | 94 | 85 | - 9.1% |

| | 7-2013 | 7-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 106 | 100 | - 5.4% |
| 3 Bedrooms | 88 | 79 | - 10.5% |
| 4 Bedrooms or More | 95 | 90 | - 5.0% |
| All Bedroom Counts | 92 | 85 | - 8.0% |

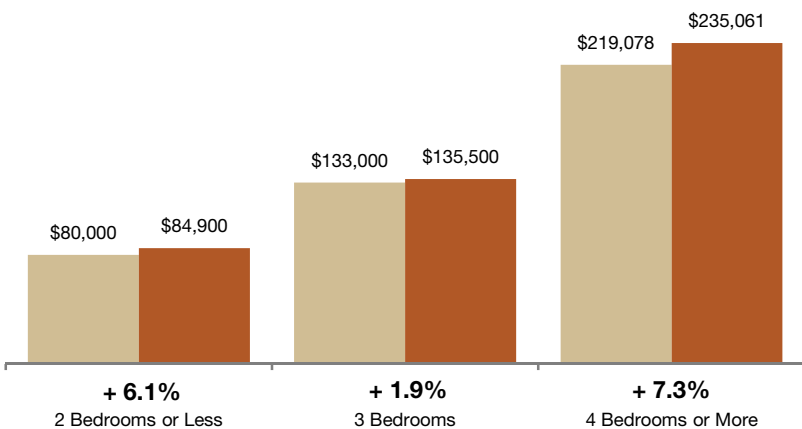
Median Sales Price

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



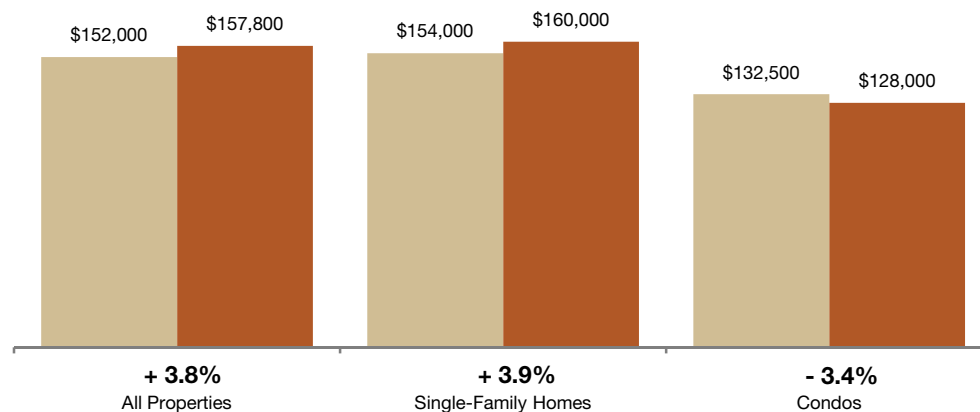
By Bedroom Count

■ 7-2013 ■ 7-2014



By Property Type

■ 7-2013 ■ 7-2014



| | All Properties | | | Single-Family Homes | | | Condos | | |
|--------------------|----------------|-----------|--------|---------------------|-----------|--------|-----------|-----------|---------|
| By Bedroom Count | 7-2013 | 7-2014 | Change | 7-2013 | 7-2014 | Change | 7-2013 | 7-2014 | Change |
| 2 Bedrooms or Less | \$80,000 | \$84,900 | + 6.1% | \$65,000 | \$68,900 | + 6.0% | \$110,000 | \$107,550 | - 2.2% |
| 3 Bedrooms | \$133,000 | \$135,500 | + 1.9% | \$132,500 | \$135,000 | + 1.9% | \$144,400 | \$144,500 | + 0.1% |
| 4 Bedrooms or More | \$219,078 | \$235,061 | + 7.3% | \$219,517 | \$235,131 | + 7.1% | \$164,738 | \$194,000 | + 17.8% |
| All Bedroom Counts | \$152,000 | \$157,800 | + 3.8% | \$154,000 | \$160,000 | + 3.9% | \$132,500 | \$128,000 | - 3.4% |

Percent of List Price Received

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



By Price Range

■ 7-2013 ■ 7-2014

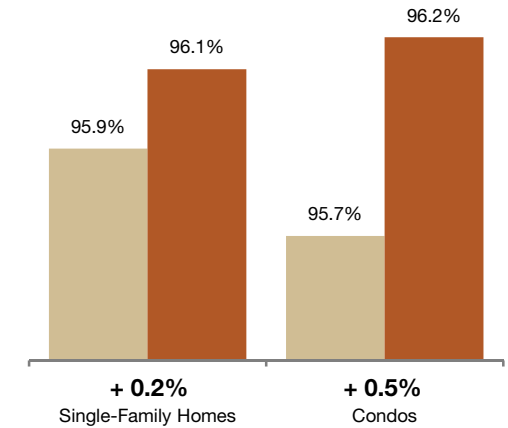
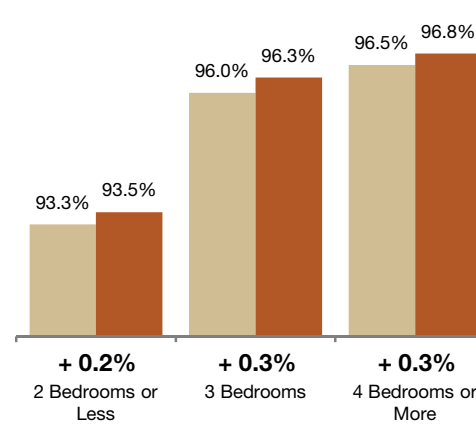
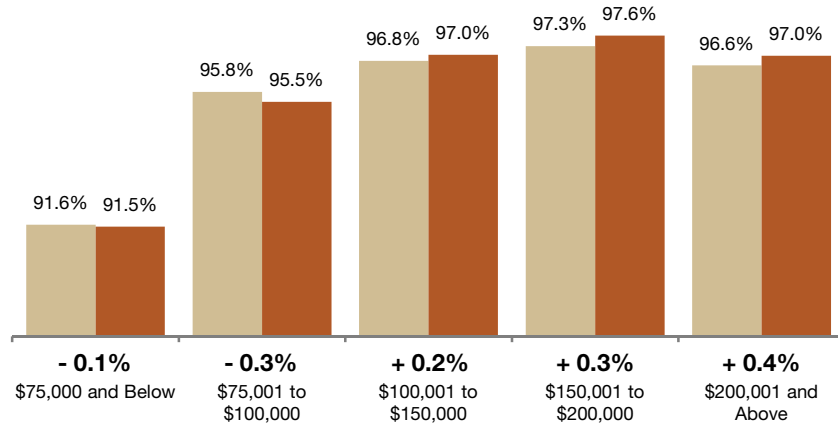


By Bedroom Count

■ 7-2013 ■ 7-2014

By Property Type

■ 7-2013 ■ 7-2014



All Properties

By Price Range

| | 7-2013 | 7-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.6% | 91.5% | - 0.1% |
| \$75,001 to \$100,000 | 95.8% | 95.5% | - 0.3% |
| \$100,001 to \$150,000 | 96.8% | 97.0% | + 0.2% |
| \$150,001 to \$200,000 | 97.3% | 97.6% | + 0.3% |
| \$200,001 and Above | 96.6% | 97.0% | + 0.4% |
| All Price Ranges | 95.9% | 96.2% | + 0.3% |

Single-Family Homes

| | 7-2013 | 7-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.5% | 91.3% | - 0.2% |
| \$75,001 to \$100,000 | 95.9% | 95.4% | - 0.5% |
| \$100,001 to \$150,000 | 96.8% | 97.0% | + 0.2% |
| \$150,001 to \$200,000 | 97.3% | 97.6% | + 0.3% |
| \$200,001 and Above | 96.7% | 97.0% | + 0.3% |
| All Price Ranges | 95.9% | 96.1% | + 0.2% |

Condos

| | 7-2013 | 7-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 92.5% | 93.7% | + 1.3% |
| \$75,001 to \$100,000 | 94.9% | 95.8% | + 0.9% |
| \$100,001 to \$150,000 | 96.9% | 96.5% | - 0.4% |
| \$150,001 to \$200,000 | 96.6% | 97.8% | + 1.2% |
| \$200,001 and Above | 96.3% | 96.9% | + 0.6% |
| All Price Ranges | 95.7% | 96.2% | + 0.5% |

By Bedroom Count

| | 7-2013 | 7-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 93.3% | 93.5% | + 0.2% |
| 3 Bedrooms | 96.0% | 96.3% | + 0.3% |
| 4 Bedrooms or More | 96.5% | 96.8% | + 0.3% |
| All Bedroom Counts | 95.9% | 96.2% | + 0.3% |

| | 7-2013 | 7-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.6% | 92.0% | - 0.6% |
| 3 Bedrooms | 95.9% | 96.3% | + 0.4% |
| 4 Bedrooms or More | 96.6% | 96.8% | + 0.2% |
| All Bedroom Counts | 95.9% | 96.1% | + 0.2% |

| | 7-2013 | 7-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 94.7% | 96.0% | + 1.4% |
| 3 Bedrooms | 96.8% | 96.5% | - 0.3% |
| 4 Bedrooms or More | 94.6% | 96.5% | + 2.0% |
| All Bedroom Counts | 95.7% | 96.2% | + 0.5% |

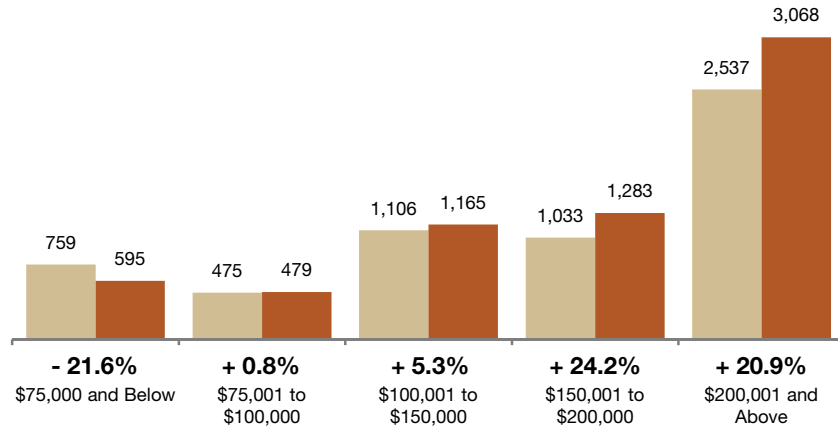
Inventory of Homes for Sale

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



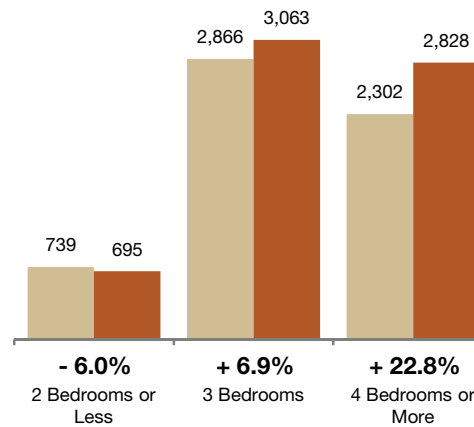
By Price Range

■ 7-2013 ■ 7-2014



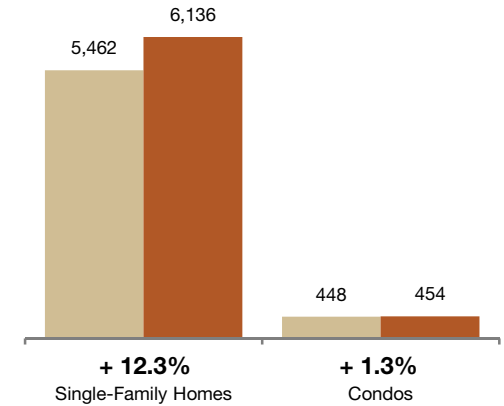
By Bedroom Count

■ 7-2013 ■ 7-2014



By Property Type

■ 7-2013 ■ 7-2014



All Properties

By Price Range

| | 7-2013 | 7-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 759 | 595 | - 21.6% |
| \$75,001 to \$100,000 | 475 | 479 | + 0.8% |
| \$100,001 to \$150,000 | 1,106 | 1,165 | + 5.3% |
| \$150,001 to \$200,000 | 1,033 | 1,283 | + 24.2% |
| \$200,001 and Above | 2,537 | 3,068 | + 20.9% |
| All Price Ranges | 5,910 | 6,590 | + 11.5% |

Single-Family Homes

| | 7-2013 | 7-2014 | Change |
|--------------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 693 | 541 | - 21.9% |
| 3 Bedrooms | 407 | 403 | - 1.0% |
| 4 Bedrooms or More | 976 | 1,045 | + 7.1% |
| | 963 | 1,209 | + 25.5% |
| | 2,423 | 2,938 | + 21.3% |
| All Single-Family Homes | 5,462 | 6,136 | + 12.3% |

Condos

| | 7-2013 | 7-2014 | Change |
|---------------------|------------|------------|---------------|
| Single-Family Homes | 66 | 54 | - 18.2% |
| Condos | 68 | 76 | + 11.8% |
| | 130 | 120 | - 7.7% |
| | 70 | 74 | + 5.7% |
| | 114 | 130 | + 14.0% |
| All Condos | 448 | 454 | + 1.3% |

By Bedroom Count

| | 7-2013 | 7-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 739 | 695 | - 6.0% |
| 3 Bedrooms | 2,866 | 3,063 | + 6.9% |
| 4 Bedrooms or More | 2,302 | 2,828 | + 22.8% |
| All Bedroom Counts | 5,910 | 6,590 | + 11.5% |

| | 7-2013 | 7-2014 | Change |
|--------------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 496 | 461 | - 7.1% |
| 3 Bedrooms | 2,681 | 2,869 | + 7.0% |
| 4 Bedrooms or More | 2,282 | 2,802 | + 22.8% |
| All Single-Family Homes | 5,462 | 6,136 | + 12.3% |

| | 7-2013 | 7-2014 | Change |
|---------------------|------------|------------|---------------|
| Single-Family Homes | 243 | 234 | - 3.7% |
| Condos | 185 | 194 | + 4.9% |
| | 20 | 26 | + 30.0% |
| All Condos | 448 | 454 | + 1.3% |

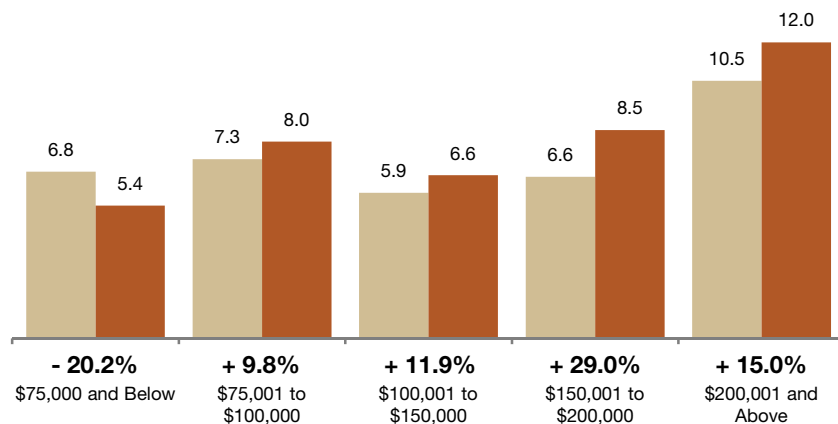
Months Supply of Inventory

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.



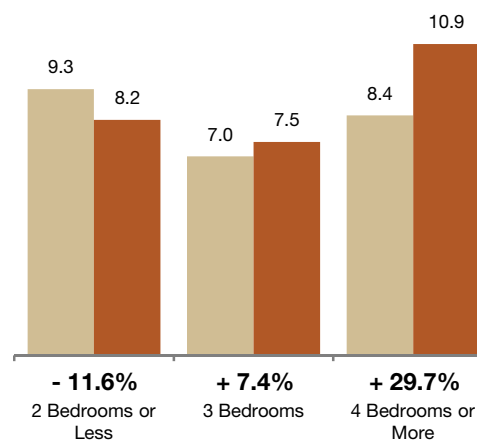
By Price Range

■ 7-2013 ■ 7-2014



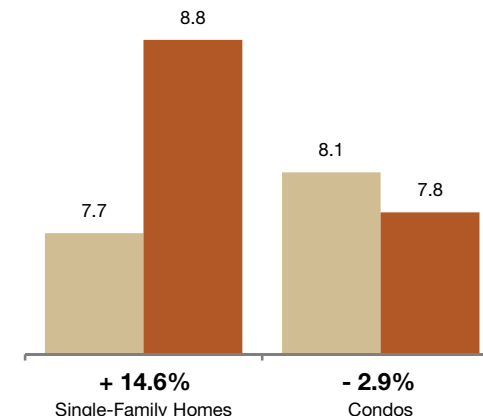
By Bedroom Count

■ 7-2013 ■ 7-2014



By Property Type

■ 7-2013 ■ 7-2014



All Properties

By Price Range

| | 7-2013 | 7-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 6.8 | 5.4 | - 20.2% |
| \$75,001 to \$100,000 | 7.3 | 8.0 | + 9.8% |
| \$100,001 to \$150,000 | 5.9 | 6.6 | + 11.9% |
| \$150,001 to \$200,000 | 6.6 | 8.5 | + 29.0% |
| \$200,001 and Above | 10.5 | 12.0 | + 15.0% |
| All Price Ranges | 7.7 | 8.8 | + 13.2% |

Single-Family Homes

| | 7-2013 | 7-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 6.6 | 5.3 | - 19.2% |
| \$75,001 to \$100,000 | 7.2 | 7.8 | + 9.0% |
| \$100,001 to \$150,000 | 5.8 | 6.6 | + 14.9% |
| \$150,001 to \$200,000 | 6.5 | 8.5 | + 30.6% |
| \$200,001 and Above | 10.5 | 12.1 | + 15.3% |
| All Price Ranges | 7.7 | 8.8 | + 14.6% |

Condos

| | 7-2013 | 7-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 8.8 | 5.9 | - 32.4% |
| \$75,001 to \$100,000 | 7.9 | 9.0 | + 14.0% |
| \$100,001 to \$150,000 | 7.4 | 6.6 | - 10.2% |
| \$150,001 to \$200,000 | 7.1 | 7.5 | + 6.6% |
| \$200,001 and Above | 9.6 | 10.4 | + 8.7% |
| All Price Ranges | 8.1 | 7.8 | - 2.9% |

By Bedroom Count

| | 7-2013 | 7-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 9.3 | 8.2 | - 11.6% |
| 3 Bedrooms | 7.0 | 7.5 | + 7.4% |
| 4 Bedrooms or More | 8.4 | 10.9 | + 29.7% |
| All Bedroom Counts | 7.7 | 8.8 | + 13.2% |

| | 7-2013 | 7-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 9.4 | 8.6 | - 8.8% |
| 3 Bedrooms | 7.0 | 7.5 | + 7.0% |
| 4 Bedrooms or More | 8.4 | 10.9 | + 29.9% |
| All Bedroom Counts | 7.7 | 8.8 | + 14.6% |

Housing Supply Overview

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



August 2014

Housing had a slow start to the year but ongoing market improvements across various areas and segments continue. Nowadays, it's important to assess market performance by price point. Also watch for long-awaited and yet still-uneven inventory gains. For the 12-month period spanning September 2013 through August 2014, Closed Sales in the Greater Greenville region were up 6.3 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 14.2 percent.

The overall Median Sales Price was up 2.6 percent to \$157,000. The property type with the largest price gain was the Single-Family segment, where prices increased 3.2 percent to \$160,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 75 days; the price range that tended to sell the slowest was the \$75,000 and Below range at 92 days.

Market-wide, inventory levels were up 10.1 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 10.8 percent. That amounts to 8.5 months supply for Single-Family homes and 7.7 months supply for Condos.

Quick Facts

| + 14.2% | + 14.8% | + 14.4% |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$200,001 and Above | 2 Bedrooms or Less | Condos |

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

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

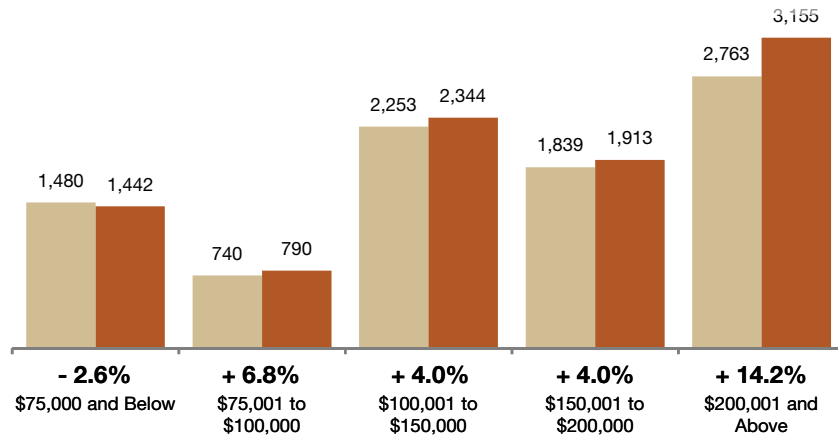
Closed Sales

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



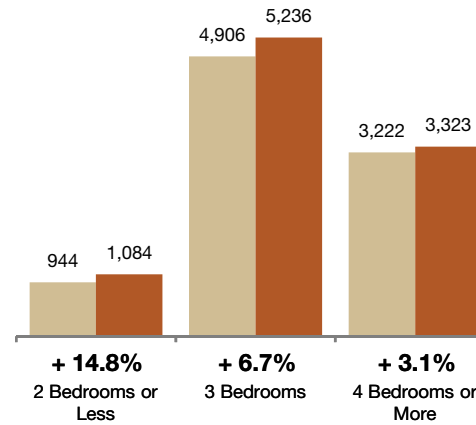
By Price Range

■ 8-2013 ■ 8-2014



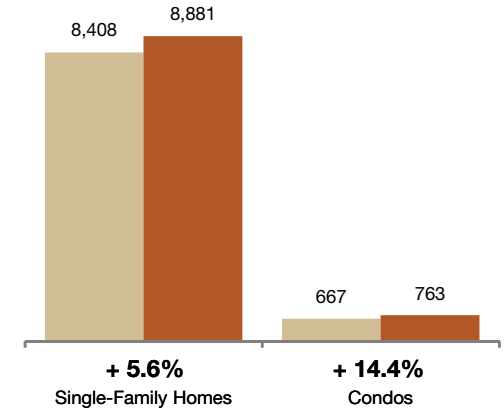
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

| | 8-2013 | 8-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 1,480 | 1,442 | - 2.6% |
| \$75,001 to \$100,000 | 740 | 790 | + 6.8% |
| \$100,001 to \$150,000 | 2,253 | 2,344 | + 4.0% |
| \$150,001 to \$200,000 | 1,839 | 1,913 | + 4.0% |
| \$200,001 and Above | 2,763 | 3,155 | + 14.2% |
| All Price Ranges | 9,075 | 9,644 | + 6.3% |

Single-Family Homes

| | 8-2013 | 8-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 1,372 | 1,316 | - 4.1% |
| \$75,001 to \$100,000 | 635 | 671 | + 5.7% |
| \$100,001 to \$150,000 | 2,060 | 2,099 | + 1.9% |
| \$150,001 to \$200,000 | 1,724 | 1,791 | + 3.9% |
| \$200,001 and Above | 2,617 | 3,004 | + 14.8% |
| All Price Ranges | 8,408 | 8,881 | + 5.6% |

Condos

| | 8-2013 | 8-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 108 | 126 | + 16.7% |
| \$75,001 to \$100,000 | 105 | 119 | + 13.3% |
| \$100,001 to \$150,000 | 193 | 245 | + 26.9% |
| \$150,001 to \$200,000 | 115 | 122 | + 6.1% |
| \$200,001 and Above | 146 | 151 | + 3.4% |
| All Price Ranges | 667 | 763 | + 14.4% |

By Bedroom Count

| | 8-2013 | 8-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 944 | 1,084 | + 14.8% |
| 3 Bedrooms | 4,906 | 5,236 | + 6.7% |
| 4 Bedrooms or More | 3,222 | 3,323 | + 3.1% |
| All Bedroom Counts | 9,075 | 9,644 | + 6.3% |

| | 8-2013 | 8-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 621 | 678 | + 9.2% |
| 3 Bedrooms | 4,578 | 4,906 | + 7.2% |
| 4 Bedrooms or More | 3,206 | 3,296 | + 2.8% |
| All Bedroom Counts | 8,408 | 8,881 | + 5.6% |

| | 8-2013 | 8-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 323 | 406 | + 25.7% |
| 3 Bedrooms | 328 | 330 | + 0.6% |
| 4 Bedrooms or More | 16 | 27 | + 68.8% |
| All Bedroom Counts | 667 | 763 | + 14.4% |

Days on Market Until Sale

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



By Price Range

■ 8-2013 ■ 8-2014

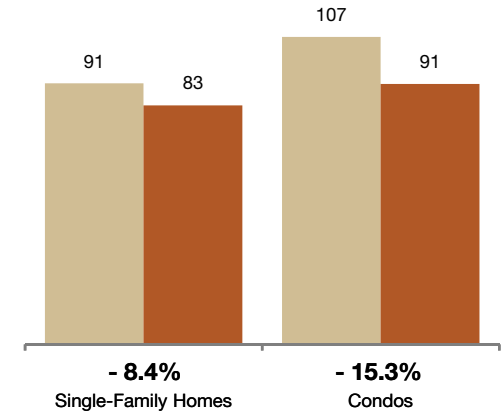
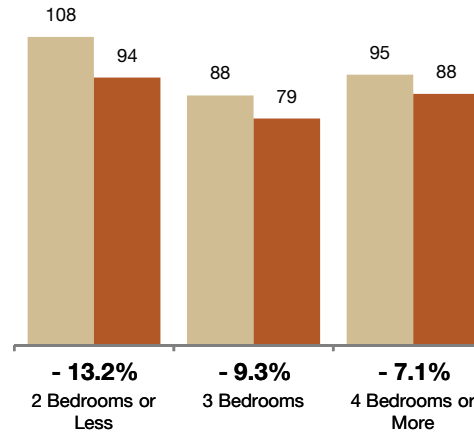
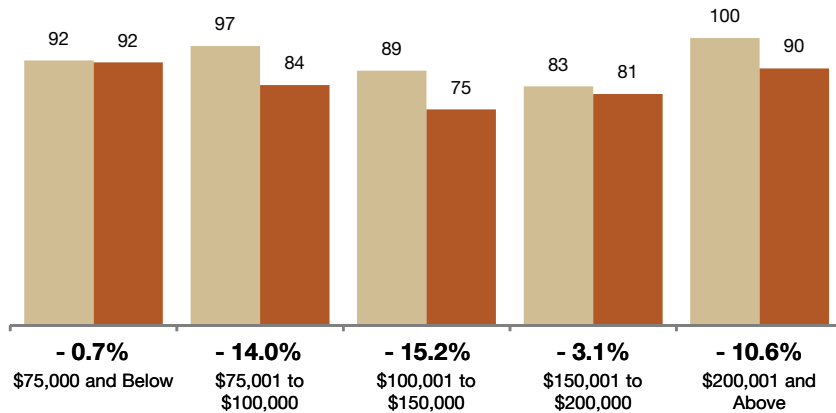


By Bedroom Count

■ 8-2013 ■ 8-2014

By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

| | 8-2013 | 8-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$75,000 and Below | 92 | 92 | - 0.7% |
| \$75,001 to \$100,000 | 97 | 84 | - 14.0% |
| \$100,001 to \$150,000 | 89 | 75 | - 15.2% |
| \$150,001 to \$200,000 | 83 | 81 | - 3.1% |
| \$200,001 and Above | 100 | 90 | - 10.6% |
| All Price Ranges | 92 | 84 | - 8.9% |

Single-Family Homes

| | 8-2013 | 8-2014 | Change |
|--------------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 90 | 92 | + 1.4% |
| 3 Bedrooms | 93 | 83 | - 11.6% |
| 4 Bedrooms or More | 88 | 75 | - 14.8% |
| | 83 | 80 | - 4.1% |
| | 99 | 88 | - 10.5% |
| All Single-Family Homes | 91 | 83 | - 8.4% |

Condos

| | 8-2013 | 8-2014 | Change |
|---------------------|------------|-----------|----------------|
| Single-Family Homes | 115 | 91 | - 21.3% |
| Condos | 122 | 90 | - 26.1% |
| | 97 | 78 | - 19.9% |
| | 78 | 88 | + 12.3% |
| | 127 | 116 | - 9.2% |
| All Condos | 107 | 91 | - 15.3% |

By Bedroom Count

| | 8-2013 | 8-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 108 | 94 | - 13.2% |
| 3 Bedrooms | 88 | 79 | - 9.3% |
| 4 Bedrooms or More | 95 | 88 | - 7.1% |
| All Bedroom Counts | 92 | 84 | - 8.9% |

| | 8-2013 | 8-2014 | Change |
|--------------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 104 | 96 | - 7.9% |
| 3 Bedrooms | 87 | 79 | - 9.5% |
| 4 Bedrooms or More | 95 | 88 | - 6.9% |
| All Single-Family Homes | 91 | 83 | - 8.4% |

| | 8-2013 | 8-2014 | Change |
|---------------------|------------|-----------|----------------|
| Single-Family Homes | 116 | 90 | - 22.1% |
| Condos | 97 | 91 | - 5.9% |
| | 150 | 97 | - 35.0% |
| All Condos | 107 | 91 | - 15.3% |

Median Sales Price

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



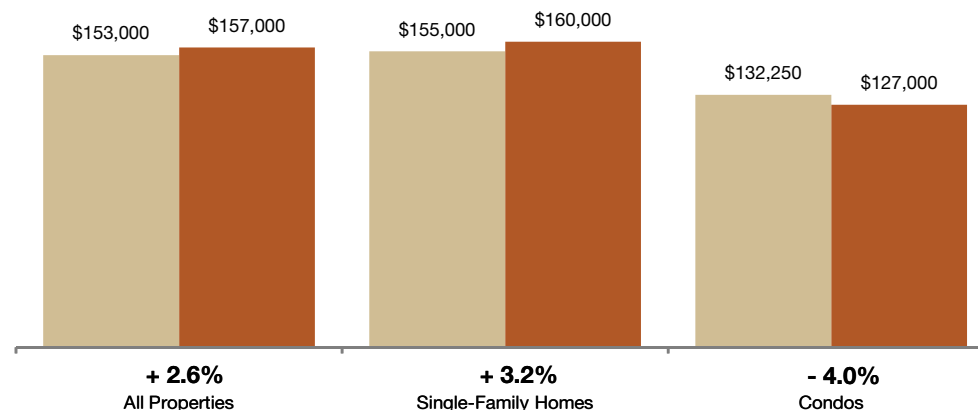
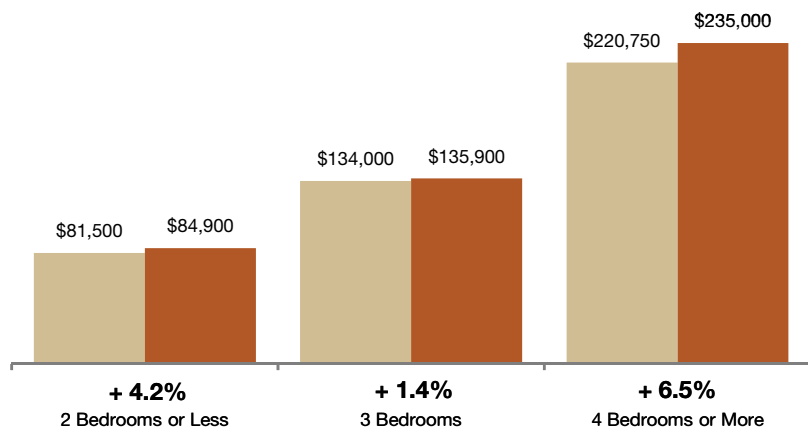
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



| All Properties | | | | Single-Family Homes | | | Condos | | |
|--------------------|-----------|-----------|--------|---------------------|-----------|--------|-----------|-----------|---------|
| By Bedroom Count | 8-2013 | 8-2014 | Change | 8-2013 | 8-2014 | Change | 8-2013 | 8-2014 | Change |
| 2 Bedrooms or Less | \$81,500 | \$84,900 | + 4.2% | \$66,250 | \$68,000 | + 2.6% | \$107,700 | \$106,250 | - 1.3% |
| 3 Bedrooms | \$134,000 | \$135,900 | + 1.4% | \$133,000 | \$135,175 | + 1.6% | \$144,400 | \$142,500 | - 1.3% |
| 4 Bedrooms or More | \$220,750 | \$235,000 | + 6.5% | \$221,695 | \$235,000 | + 6.0% | \$166,788 | \$236,000 | + 41.5% |
| All Bedroom Counts | \$153,000 | \$157,000 | + 2.6% | \$155,000 | \$160,000 | + 3.2% | \$132,250 | \$127,000 | - 4.0% |

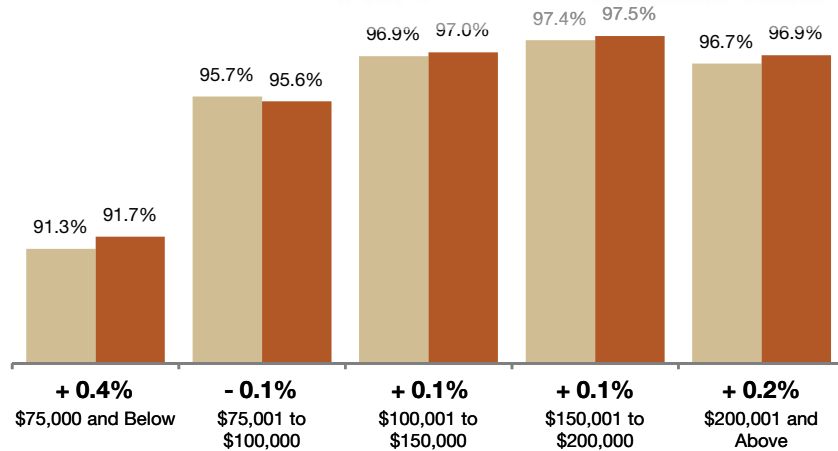
Percent of List Price Received

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



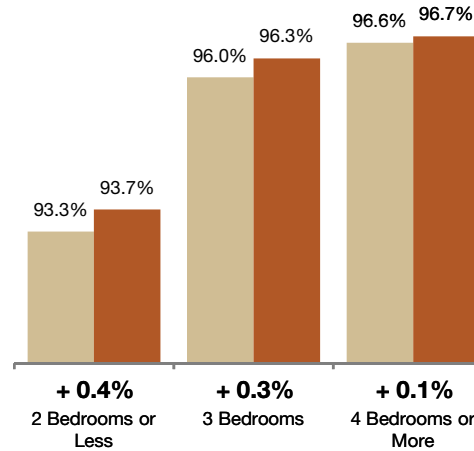
By Price Range

■ 8-2013 ■ 8-2014



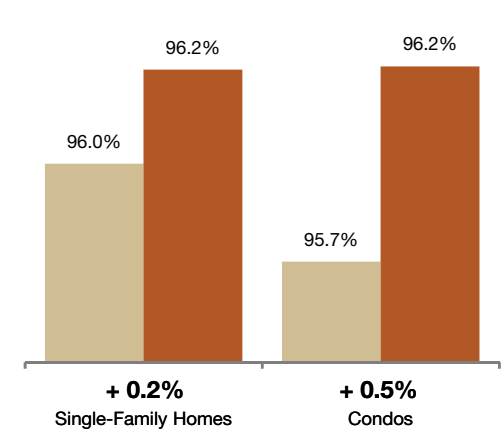
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

| | 8-2013 | 8-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.3% | 91.7% | + 0.4% |
| \$75,001 to \$100,000 | 95.7% | 95.6% | - 0.1% |
| \$100,001 to \$150,000 | 96.9% | 97.0% | + 0.1% |
| \$150,001 to \$200,000 | 97.4% | 97.5% | + 0.1% |
| \$200,001 and Above | 96.7% | 96.9% | + 0.2% |
| All Price Ranges | 95.9% | 96.2% | + 0.3% |

Single-Family Homes

| | 8-2013 | 8-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.2% | 91.5% | + 0.3% |
| \$75,001 to \$100,000 | 95.8% | 95.6% | - 0.2% |
| \$100,001 to \$150,000 | 96.9% | 97.1% | + 0.2% |
| \$150,001 to \$200,000 | 97.4% | 97.5% | + 0.1% |
| \$200,001 and Above | 96.7% | 96.9% | + 0.2% |
| All Price Ranges | 96.0% | 96.2% | + 0.2% |

Condos

| | 8-2013 | 8-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 92.6% | 93.4% | + 0.9% |
| \$75,001 to \$100,000 | 95.1% | 95.9% | + 0.8% |
| \$100,001 to \$150,000 | 97.0% | 96.5% | - 0.5% |
| \$150,001 to \$200,000 | 96.7% | 97.8% | + 1.1% |
| \$200,001 and Above | 96.1% | 97.0% | + 0.9% |
| All Price Ranges | 95.7% | 96.2% | + 0.5% |

By Bedroom Count

| | 8-2013 | 8-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 93.3% | 93.7% | + 0.4% |
| 3 Bedrooms | 96.0% | 96.3% | + 0.3% |
| 4 Bedrooms or More | 96.6% | 96.7% | + 0.1% |
| All Bedroom Counts | 95.9% | 96.2% | + 0.3% |

| | 8-2013 | 8-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.6% | 92.3% | - 0.3% |
| 3 Bedrooms | 96.0% | 96.3% | + 0.3% |
| 4 Bedrooms or More | 96.6% | 96.7% | + 0.1% |
| All Bedroom Counts | 96.0% | 96.2% | + 0.2% |

| | 8-2013 | 8-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 94.7% | 96.0% | + 1.4% |
| 3 Bedrooms | 96.8% | 96.5% | - 0.3% |
| 4 Bedrooms or More | 94.5% | 96.3% | + 1.9% |
| All Bedroom Counts | 95.7% | 96.2% | + 0.5% |

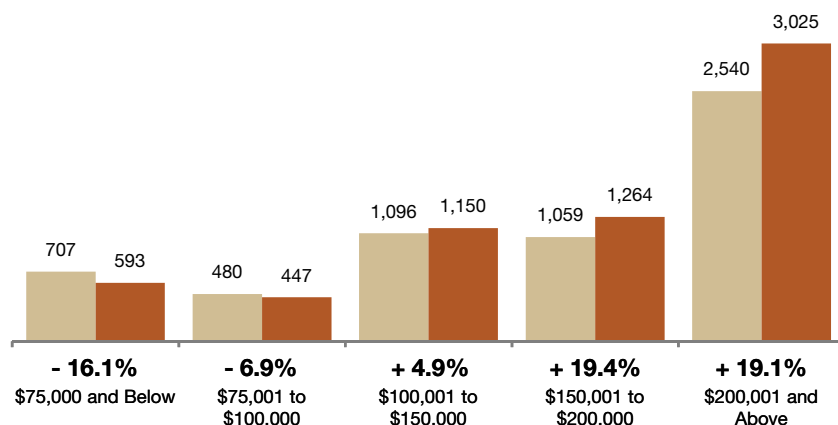
Inventory of Homes for Sale

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



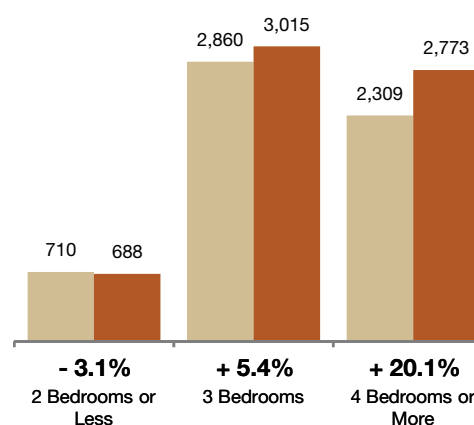
By Price Range

■ 8-2013 ■ 8-2014



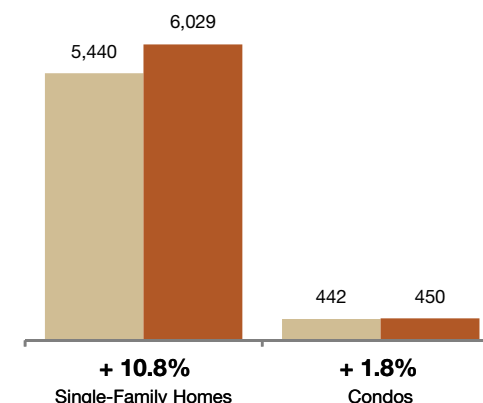
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

| By Price Range | 8-2013 | 8-2014 | Change |
|-------------------------|--------------|--------------|----------------|
| \$75,000 and Below | 707 | 593 | - 16.1% |
| \$75,001 to \$100,000 | 480 | 447 | - 6.9% |
| \$100,001 to \$150,000 | 1,096 | 1,150 | + 4.9% |
| \$150,001 to \$200,000 | 1,059 | 1,264 | + 19.4% |
| \$200,001 and Above | 2,540 | 3,025 | + 19.1% |
| All Price Ranges | 5,882 | 6,479 | + 10.1% |

Single-Family Homes

| 8-2013 | 8-2014 | Change | 8-2013 | 8-2014 | Change |
|--------------|--------------|----------------|------------|------------|---------------|
| 644 | 540 | - 16.1% | 63 | 53 | - 15.9% |
| 409 | 385 | - 5.9% | 71 | 62 | - 12.7% |
| 978 | 1,030 | + 5.3% | 118 | 120 | + 1.7% |
| 984 | 1,183 | + 20.2% | 75 | 81 | + 8.0% |
| 2,425 | 2,891 | + 19.2% | 115 | 134 | + 16.5% |
| 5,440 | 6,029 | + 10.8% | 442 | 450 | + 1.8% |

Condos

| By Bedroom Count | 8-2013 | 8-2014 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 710 | 688 | - 3.1% |
| 3 Bedrooms | 2,860 | 3,015 | + 5.4% |
| 4 Bedrooms or More | 2,309 | 2,773 | + 20.1% |
| All Bedroom Counts | 5,882 | 6,479 | + 10.1% |

| 8-2013 | 8-2014 | Change | 8-2013 | 8-2014 | Change |
|--------------|--------------|----------------|------------|------------|---------------|
| 484 | 451 | - 6.8% | 226 | 237 | + 4.9% |
| 2,670 | 2,828 | + 5.9% | 190 | 187 | - 1.6% |
| 2,283 | 2,747 | + 20.3% | 26 | 26 | 0.0% |
| 5,440 | 6,029 | + 10.8% | 442 | 450 | + 1.8% |

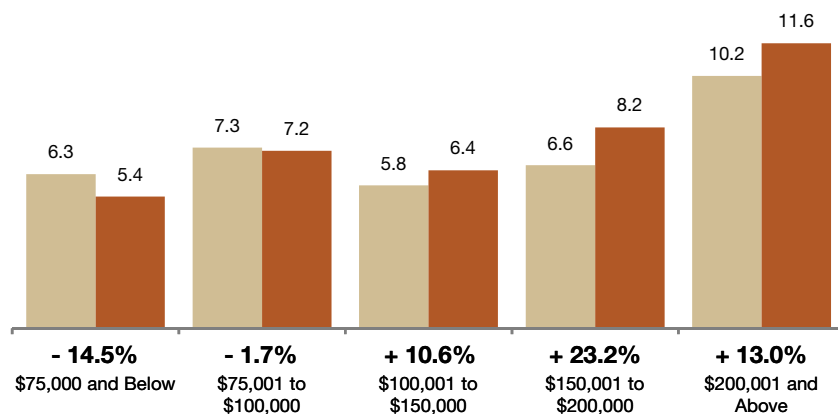
Months Supply of Inventory

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.



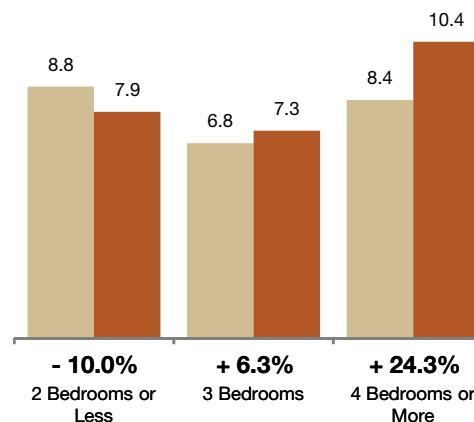
By Price Range

■ 8-2013 ■ 8-2014



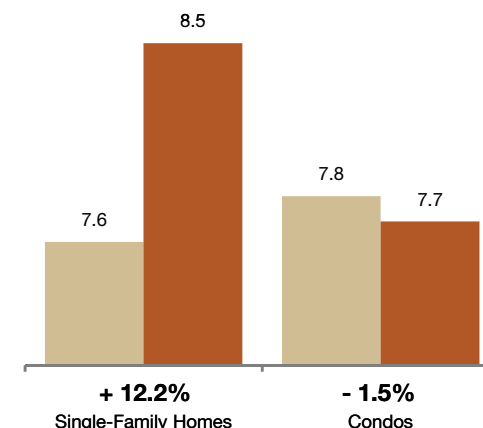
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

| | 8-2013 | 8-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 6.3 | 5.4 | - 14.5% |
| \$75,001 to \$100,000 | 7.3 | 7.2 | - 1.7% |
| \$100,001 to \$150,000 | 5.8 | 6.4 | + 10.6% |
| \$150,001 to \$200,000 | 6.6 | 8.2 | + 23.2% |
| \$200,001 and Above | 10.2 | 11.6 | + 13.0% |
| All Price Ranges | 7.6 | 8.4 | + 11.1% |

Single-Family Homes

| | 8-2013 | 8-2014 | Change |
|--------------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 6.1 | 5.3 | - 13.1% |
| 3 Bedrooms | 7.1 | 7.3 | + 2.5% |
| 4 Bedrooms or More | 5.7 | 6.4 | + 11.9% |
| | 6.6 | 8.1 | + 23.5% |
| | 10.3 | 11.6 | + 12.7% |
| All Single-Family Homes | 7.6 | 8.5 | + 12.2% |

Condos

| | 8-2013 | 8-2014 | Change |
|---------------------|------------|------------|---------------|
| Single-Family Homes | 8.2 | 5.7 | - 30.3% |
| Condos | 8.8 | 6.6 | - 24.4% |
| | 6.5 | 6.5 | - 0.1% |
| | 7.4 | 8.9 | + 20.9% |
| | 9.0 | 10.6 | + 18.1% |
| All Condos | 7.8 | 7.7 | - 1.5% |

By Bedroom Count

| | 8-2013 | 8-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 8.8 | 7.9 | - 10.0% |
| 3 Bedrooms | 6.8 | 7.3 | + 6.3% |
| 4 Bedrooms or More | 8.4 | 10.4 | + 24.3% |
| All Bedroom Counts | 7.6 | 8.4 | + 11.1% |

| | 8-2013 | 8-2014 | Change |
|--------------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 9.2 | 8.1 | - 12.0% |
| 3 Bedrooms | 6.8 | 7.3 | + 6.4% |
| 4 Bedrooms or More | 8.3 | 10.4 | + 24.9% |
| All Single-Family Homes | 7.6 | 8.5 | + 12.2% |
| Single-Family Homes | 8.1 | 7.6 | - 5.6% |
| Condos | 7.0 | 7.3 | + 5.2% |
| | 15.9 | 8.3 | - 47.6% |
| All Condos | 7.8 | 7.7 | - 1.5% |

Housing Supply Overview

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



September 2014

As recovery returns to most local markets after a brief soft patch, the Commerce Department released data showing new home sales surging to a six-year high. For the 12-month period spanning October 2013 through September 2014, Closed Sales in the Greater Greenville region were up 6.3 percent overall. The price range with the largest gain in sales was the \$200,001 and Above range, where they increased 14.0 percent.

The overall Median Sales Price was up 2.6 percent to \$158,000. The property type with the largest price gain was the Single-Family segment, where prices increased 3.8 percent to \$160,900. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 74 days; the price range that tended to sell the slowest was the \$75,000 and Below range at 89 days.

Market-wide, inventory levels were up 5.5 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 5.8 percent. That amounts to 8.0 months supply for Single-Family homes and 7.2 months supply for Condos.

Quick Facts

| + 14.0% | + 13.1% | + 11.1% |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$200,001 and Above | 2 Bedrooms or Less | Condos |

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

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

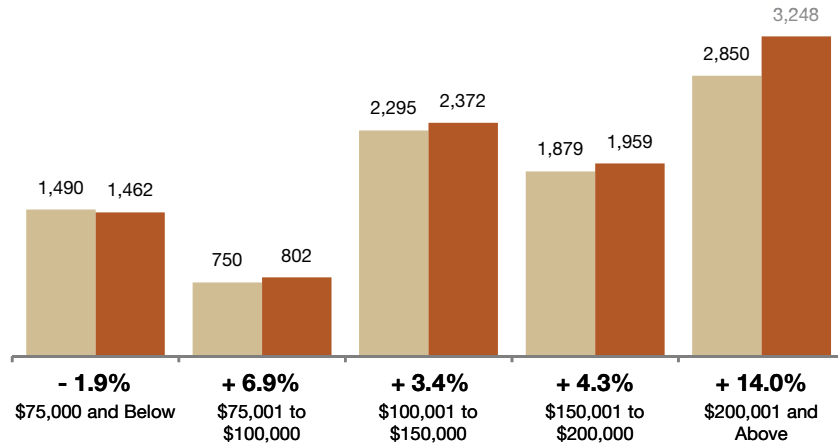
Closed Sales

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



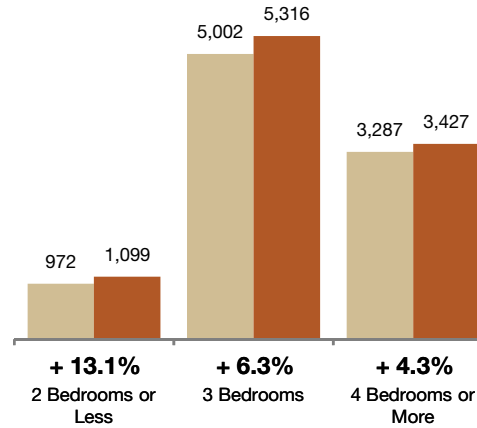
By Price Range

■ 9-2013 ■ 9-2014



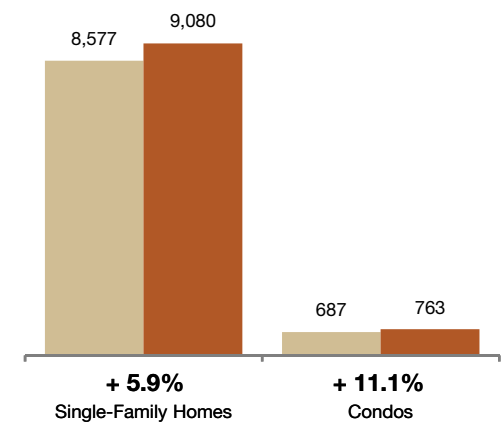
By Bedroom Count

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

| | 9-2013 | 9-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 1,490 | 1,462 | - 1.9% |
| \$75,001 to \$100,000 | 750 | 802 | + 6.9% |
| \$100,001 to \$150,000 | 2,295 | 2,372 | + 3.4% |
| \$150,001 to \$200,000 | 1,879 | 1,959 | + 4.3% |
| \$200,001 and Above | 2,850 | 3,248 | + 14.0% |
| All Price Ranges | 9,264 | 9,843 | + 6.3% |

Single-Family Homes

| | 9-2013 | 9-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 1,383 | 1,333 | - 3.6% |
| \$75,001 to \$100,000 | 645 | 681 | + 5.6% |
| \$100,001 to \$150,000 | 2,094 | 2,132 | + 1.8% |
| \$150,001 to \$200,000 | 1,756 | 1,839 | + 4.7% |
| \$200,001 and Above | 2,699 | 3,095 | + 14.7% |
| All Price Ranges | 8,577 | 9,080 | + 5.9% |

Condos

| | 9-2013 | 9-2014 | Change |
|-------------------------|------------|------------|----------------|
| \$75,000 and Below | 107 | 129 | + 20.6% |
| \$75,001 to \$100,000 | 105 | 121 | + 15.2% |
| \$100,001 to \$150,000 | 201 | 240 | + 19.4% |
| \$150,001 to \$200,000 | 123 | 120 | - 2.4% |
| \$200,001 and Above | 151 | 153 | + 1.3% |
| All Price Ranges | 687 | 763 | + 11.1% |

By Bedroom Count

| | 9-2013 | 9-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 972 | 1,099 | + 13.1% |
| 3 Bedrooms | 5,002 | 5,316 | + 6.3% |
| 4 Bedrooms or More | 3,287 | 3,427 | + 4.3% |
| All Bedroom Counts | 9,264 | 9,843 | + 6.3% |

| | 9-2013 | 9-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 637 | 699 | + 9.7% |
| 3 Bedrooms | 4,668 | 4,978 | + 6.6% |
| 4 Bedrooms or More | 3,269 | 3,402 | + 4.1% |
| All Bedroom Counts | 8,577 | 9,080 | + 5.9% |

| | 9-2013 | 9-2014 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 335 | 400 | + 19.4% |
| 3 Bedrooms | 334 | 338 | + 1.2% |
| 4 Bedrooms or More | 18 | 25 | + 38.9% |
| All Bedroom Counts | 687 | 763 | + 11.1% |

Days on Market Until Sale

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



By Price Range

■ 9-2013 ■ 9-2014

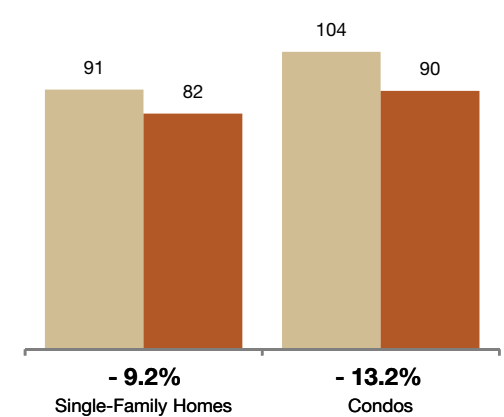
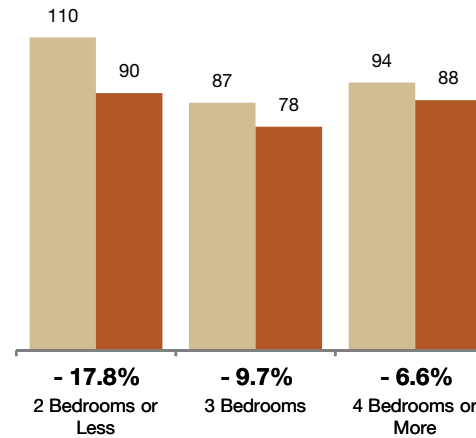
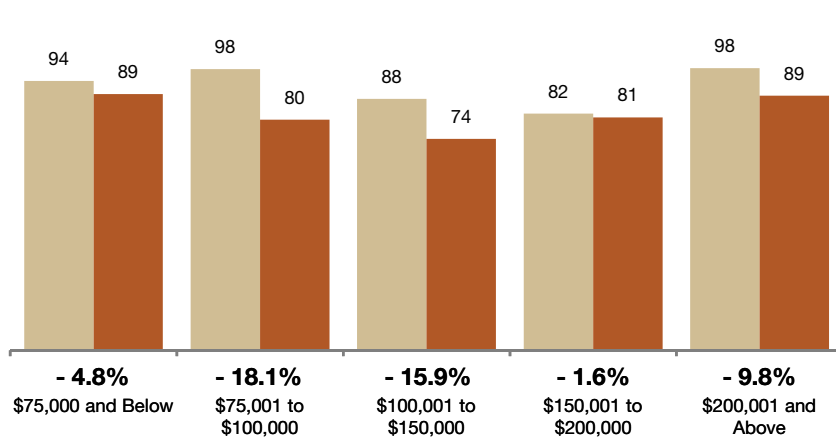


By Bedroom Count

■ 9-2013 ■ 9-2014

By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

| | 9-2013 | 9-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$75,000 and Below | 94 | 89 | - 4.8% |
| \$75,001 to \$100,000 | 98 | 80 | - 18.1% |
| \$100,001 to \$150,000 | 88 | 74 | - 15.9% |
| \$150,001 to \$200,000 | 82 | 81 | - 1.6% |
| \$200,001 and Above | 98 | 89 | - 9.8% |
| All Price Ranges | 92 | 83 | - 9.5% |

Single-Family Homes

| | 9-2013 | 9-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$75,000 and Below | 92 | 89 | - 3.2% |
| \$75,001 to \$100,000 | 94 | 78 | - 16.8% |
| \$100,001 to \$150,000 | 87 | 73 | - 16.5% |
| \$150,001 to \$200,000 | 83 | 80 | - 3.0% |
| \$200,001 and Above | 97 | 88 | - 9.3% |
| All Price Ranges | 91 | 82 | - 9.2% |

Condos

| | 9-2013 | 9-2014 | Change |
|-------------------------|------------|-----------|----------------|
| \$75,000 and Below | 113 | 89 | - 21.1% |
| \$75,001 to \$100,000 | 123 | 91 | - 25.5% |
| \$100,001 to \$150,000 | 89 | 79 | - 11.7% |
| \$150,001 to \$200,000 | 77 | 93 | + 20.5% |
| \$200,001 and Above | 126 | 106 | - 15.7% |
| All Price Ranges | 104 | 90 | - 13.2% |

By Bedroom Count

| | 9-2013 | 9-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 110 | 90 | - 17.8% |
| 3 Bedrooms | 87 | 78 | - 9.7% |
| 4 Bedrooms or More | 94 | 88 | - 6.6% |
| All Bedroom Counts | 92 | 83 | - 9.5% |

| | 9-2013 | 9-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 107 | 91 | - 14.9% |
| 3 Bedrooms | 87 | 77 | - 10.5% |
| 4 Bedrooms or More | 94 | 88 | - 6.3% |
| All Bedroom Counts | 91 | 82 | - 9.2% |

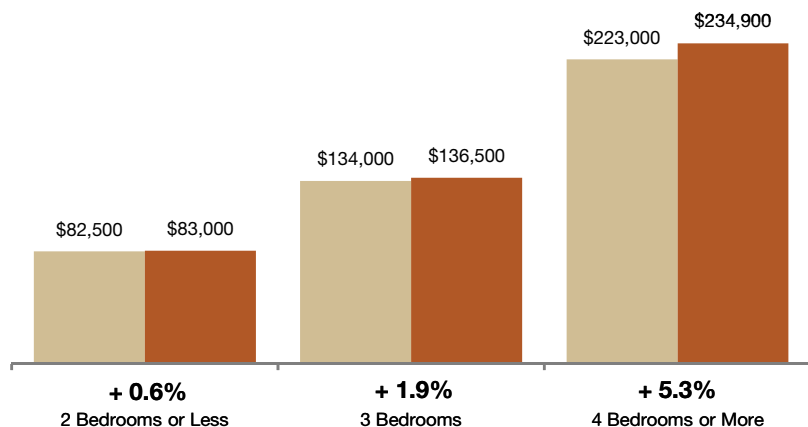
Median Sales Price

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



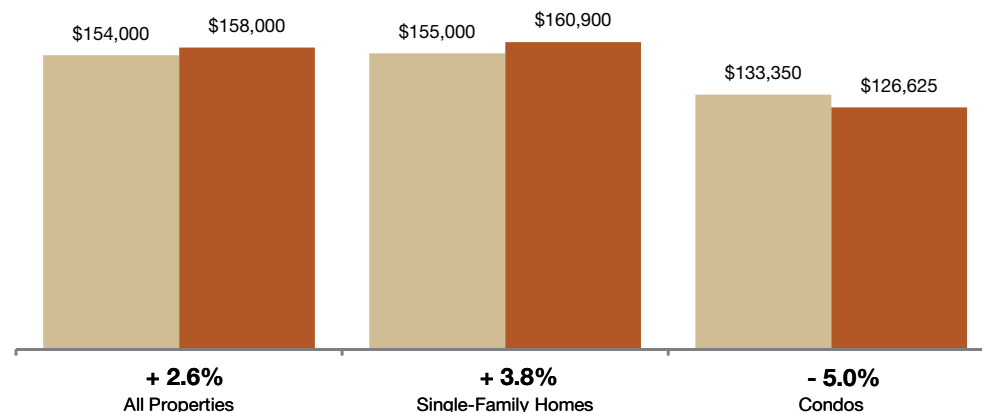
By Bedroom Count

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



| | All Properties | | | Single-Family Homes | | | Condos | | |
|--------------------|----------------|-----------|--------|---------------------|-----------|--------|-----------|-----------|---------|
| By Bedroom Count | 9-2013 | 9-2014 | Change | 9-2013 | 9-2014 | Change | 9-2013 | 9-2014 | Change |
| 2 Bedrooms or Less | \$82,500 | \$83,000 | + 0.6% | \$65,500 | \$68,900 | + 5.2% | \$110,000 | \$105,000 | - 4.5% |
| 3 Bedrooms | \$134,000 | \$136,500 | + 1.9% | \$133,000 | \$136,000 | + 2.3% | \$144,500 | \$142,500 | - 1.4% |
| 4 Bedrooms or More | \$223,000 | \$234,900 | + 5.3% | \$223,086 | \$234,900 | + 5.3% | \$166,788 | \$191,000 | + 14.5% |
| All Bedroom Counts | \$154,000 | \$158,000 | + 2.6% | \$155,000 | \$160,900 | + 3.8% | \$133,350 | \$126,625 | - 5.0% |

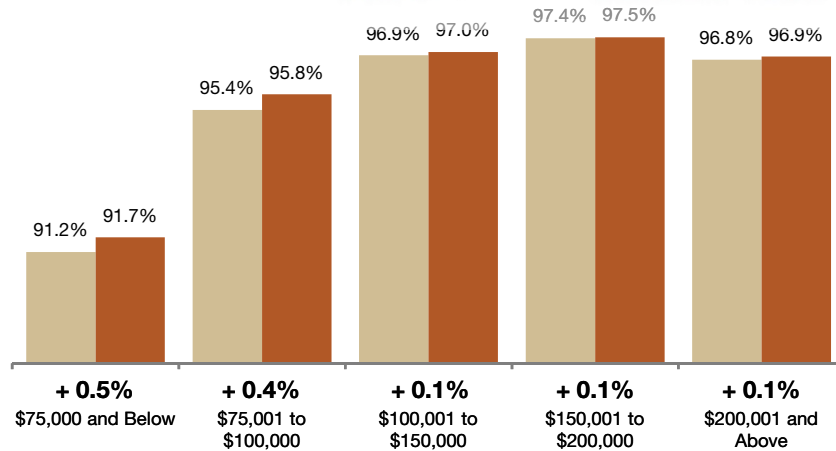
Percent of List Price Received

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.**



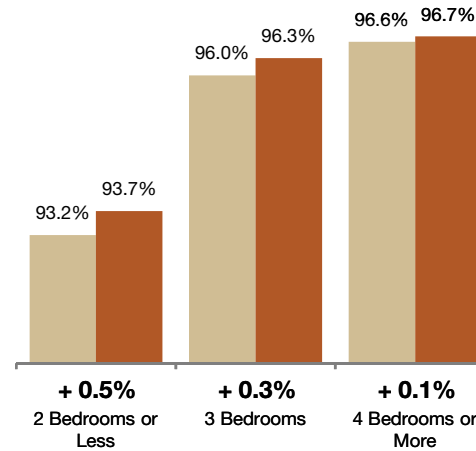
By Price Range

■ 9-2013 ■ 9-2014



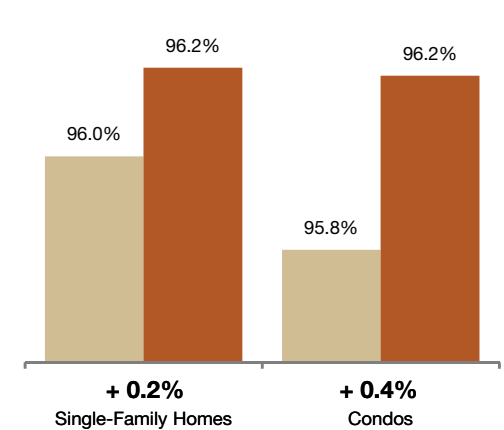
By Bedroom Count

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

| | 9-2013 | 9-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.2% | 91.7% | + 0.5% |
| \$75,001 to \$100,000 | 95.4% | 95.8% | + 0.4% |
| \$100,001 to \$150,000 | 96.9% | 97.0% | + 0.1% |
| \$150,001 to \$200,000 | 97.4% | 97.5% | + 0.1% |
| \$200,001 and Above | 96.8% | 96.9% | + 0.1% |
| All Price Ranges | 96.0% | 96.2% | + 0.2% |

Single-Family Homes

| | 9-2013 | 9-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 91.1% | 91.5% | + 0.4% |
| \$75,001 to \$100,000 | 95.4% | 95.8% | + 0.4% |
| \$100,001 to \$150,000 | 96.9% | 97.1% | + 0.2% |
| \$150,001 to \$200,000 | 97.5% | 97.4% | - 0.1% |
| \$200,001 and Above | 96.8% | 96.9% | + 0.1% |
| All Price Ranges | 96.0% | 96.2% | + 0.2% |

Condos

| | 9-2013 | 9-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 92.7% | 93.3% | + 0.6% |
| \$75,001 to \$100,000 | 95.0% | 95.9% | + 0.9% |
| \$100,001 to \$150,000 | 96.9% | 96.5% | - 0.4% |
| \$150,001 to \$200,000 | 96.7% | 97.9% | + 1.2% |
| \$200,001 and Above | 96.2% | 96.9% | + 0.7% |
| All Price Ranges | 95.8% | 96.2% | + 0.4% |

By Bedroom Count

| | 9-2013 | 9-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 93.2% | 93.7% | + 0.5% |
| 3 Bedrooms | 96.0% | 96.3% | + 0.3% |
| 4 Bedrooms or More | 96.6% | 96.7% | + 0.1% |
| All Bedroom Counts | 96.0% | 96.2% | + 0.2% |

| | 9-2013 | 9-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.4% | 92.3% | - 0.1% |
| 3 Bedrooms | 96.0% | 96.3% | + 0.3% |
| 4 Bedrooms or More | 96.6% | 96.7% | + 0.1% |
| All Bedroom Counts | 96.0% | 96.2% | + 0.2% |

| | 9-2013 | 9-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 94.8% | 96.0% | + 1.3% |
| 3 Bedrooms | 96.8% | 96.4% | - 0.4% |
| 4 Bedrooms or More | 94.5% | 96.3% | + 1.9% |
| All Bedroom Counts | 95.8% | 96.2% | + 0.4% |

Inventory of Homes for Sale

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



By Price Range

■ 9-2013 ■ 9-2014

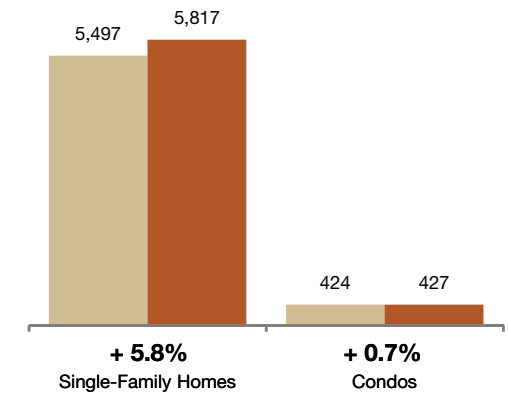
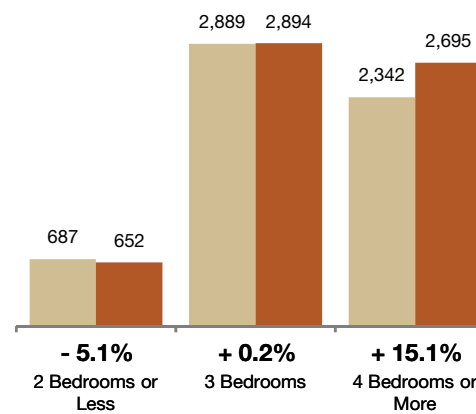
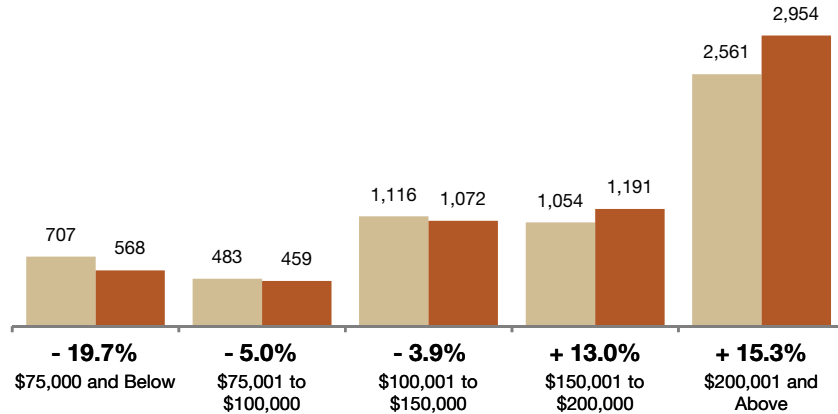


By Bedroom Count

■ 9-2013 ■ 9-2014

By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

| | 9-2013 | 9-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 707 | 568 | - 19.7% |
| \$75,001 to \$100,000 | 483 | 459 | - 5.0% |
| \$100,001 to \$150,000 | 1,116 | 1,072 | - 3.9% |
| \$150,001 to \$200,000 | 1,054 | 1,191 | + 13.0% |
| \$200,001 and Above | 2,561 | 2,954 | + 15.3% |
| All Price Ranges | 5,921 | 6,244 | + 5.5% |

Single-Family Homes

| | 9-2013 | 9-2014 | Change |
|--------------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 643 | 521 | - 19.0% |
| 3 Bedrooms | 414 | 407 | - 1.7% |
| 4 Bedrooms or More | 1,011 | 968 | - 4.3% |
| | 983 | 1,105 | + 12.4% |
| | 2,446 | 2,816 | + 15.1% |
| All Single-Family Homes | 5,497 | 5,817 | + 5.8% |

Condos

| | 9-2013 | 9-2014 | Change |
|-------------------|------------|------------|---------------|
| | 64 | 47 | - 26.6% |
| | 69 | 52 | - 24.6% |
| | 105 | 104 | - 1.0% |
| | 71 | 86 | + 21.1% |
| | 115 | 138 | + 20.0% |
| All Condos | 424 | 427 | + 0.7% |

By Bedroom Count

| | 9-2013 | 9-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 687 | 652 | - 5.1% |
| 3 Bedrooms | 2,889 | 2,894 | + 0.2% |
| 4 Bedrooms or More | 2,342 | 2,695 | + 15.1% |
| All Bedroom Counts | 5,921 | 6,244 | + 5.5% |

| | 9-2013 | 9-2014 | Change |
|--------------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 477 | 431 | - 9.6% |
| 3 Bedrooms | 2,701 | 2,714 | + 0.5% |
| 4 Bedrooms or More | 2,316 | 2,669 | + 15.2% |
| All Single-Family Homes | 5,497 | 5,817 | + 5.8% |

| | 9-2013 | 9-2014 | Change |
|-------------------|------------|------------|---------------|
| | 210 | 221 | + 5.2% |
| | 188 | 180 | - 4.3% |
| | 26 | 26 | 0.0% |
| All Condos | 424 | 427 | + 0.7% |

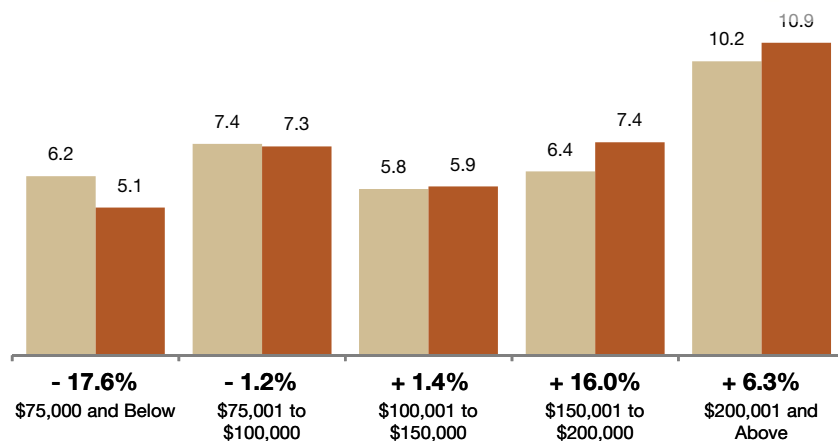
Months Supply of Inventory

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.



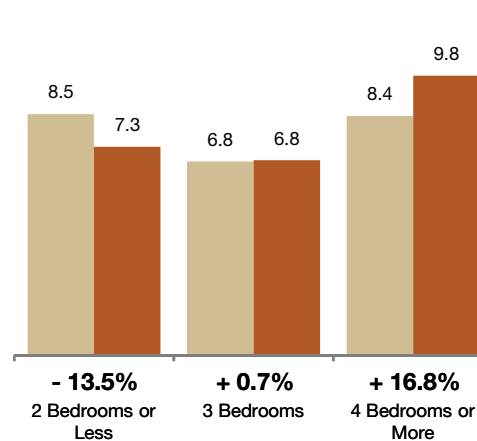
By Price Range

■ 9-2013 ■ 9-2014



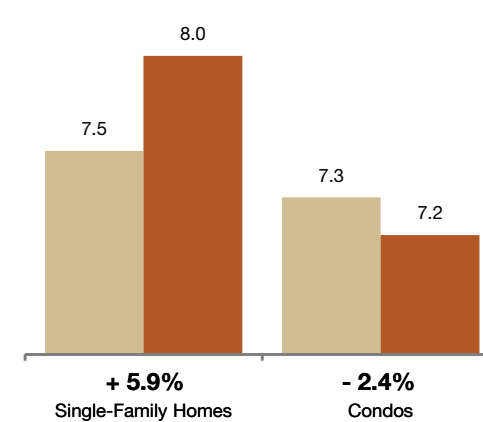
By Bedroom Count

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

| | 9-2013 | 9-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 6.2 | 5.1 | - 17.6% |
| \$75,001 to \$100,000 | 7.4 | 7.3 | - 1.2% |
| \$100,001 to \$150,000 | 5.8 | 5.9 | + 1.4% |
| \$150,001 to \$200,000 | 6.4 | 7.4 | + 16.0% |
| \$200,001 and Above | 10.2 | 10.9 | + 6.3% |
| All Price Ranges | 7.5 | 7.9 | + 5.2% |

Single-Family Homes

| | 9-2013 | 9-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 6.1 | 5.2 | - 15.3% |
| \$75,001 to \$100,000 | 7.2 | 7.7 | + 6.5% |
| \$100,001 to \$150,000 | 5.8 | 5.9 | + 1.7% |
| \$150,001 to \$200,000 | 6.4 | 7.3 | + 13.8% |
| \$200,001 and Above | 10.3 | 10.9 | + 5.8% |
| All Price Ranges | 7.5 | 8.0 | + 5.9% |

Condos

| | 9-2013 | 9-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 8.4 | 5.0 | - 40.3% |
| \$75,001 to \$100,000 | 8.6 | 5.2 | - 39.2% |
| \$100,001 to \$150,000 | 5.7 | 5.6 | - 1.4% |
| \$150,001 to \$200,000 | 6.3 | 9.6 | + 52.8% |
| \$200,001 and Above | 9.2 | 10.7 | + 16.1% |
| All Price Ranges | 7.3 | 7.2 | - 2.4% |

By Bedroom Count

| | 9-2013 | 9-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 8.5 | 7.3 | - 13.5% |
| 3 Bedrooms | 6.8 | 6.8 | + 0.7% |
| 4 Bedrooms or More | 8.4 | 9.8 | + 16.8% |
| All Bedroom Counts | 7.5 | 7.9 | + 5.2% |

| | 9-2013 | 9-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 9.1 | 7.5 | - 17.2% |
| 3 Bedrooms | 6.8 | 6.8 | + 0.5% |
| 4 Bedrooms or More | 8.3 | 9.8 | + 17.3% |
| All Bedroom Counts | 7.5 | 8.0 | + 5.9% |

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2014

With the peak selling season behind us, current numbers show a normal seasonal slow-down in most market segments and neighborhoods. Metrics to watch include prices, inventory and demand indicators. For the 12-month period spanning December 2013 through November 2014, Closed Sales in the Greater Greenville region were up 7.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 17.6 percent.

The overall Median Sales Price were up 3.2 percent to \$159,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 3.8 percent to \$165,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 72 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 98 days.

Market-wide, inventory levels were up 3.2 percent. The property type that gained the most inventory was the 4 Bedrooms or More segment, where it increased 15.9 percent. That amounts to 6.7 months supply for Single-Family homes and 5.6 months supply for Condos.

Quick Facts

+ 17.6%

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

+ 11.5%

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

+ 8.3%

Property Type With
Strongest Sales:
Condos

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

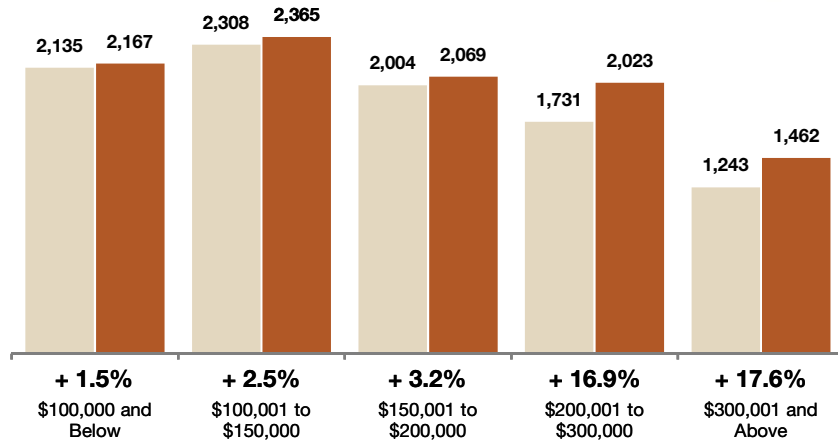
Closed Sales

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



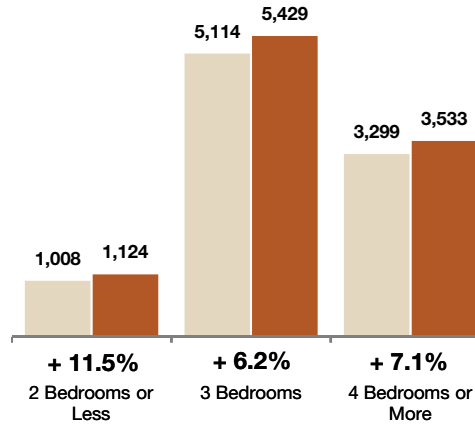
By Price Range

■ 11-2013 ■ 11-2014



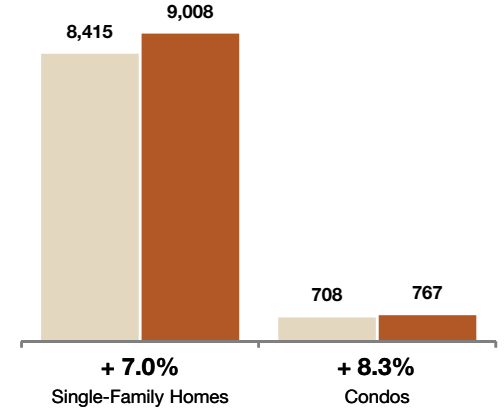
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

| | 11-2013 | 11-2014 | Change |
|-------------------------|--------------|---------------|---------------|
| \$100,000 and Below | 2,135 | 2,167 | + 1.5% |
| \$100,001 to \$150,000 | 2,308 | 2,365 | + 2.5% |
| \$150,001 to \$200,000 | 2,004 | 2,069 | + 3.2% |
| \$200,001 to \$300,000 | 1,731 | 2,023 | + 16.9% |
| \$300,001 and Above | 1,243 | 1,462 | + 17.6% |
| All Price Ranges | 9,421 | 10,086 | + 7.1% |

Single-Family Homes

| 11-2013 | 11-2014 | Change |
|--------------|--------------|---------------|
| 1,674 | 1,638 | - 2.2% |
| 2,066 | 2,119 | + 2.6% |
| 1,868 | 1,936 | + 3.6% |
| 1,629 | 1,918 | + 17.7% |
| 1,178 | 1,397 | + 18.6% |
| 8,415 | 9,008 | + 7.0% |

Condos

| 11-2013 | 11-2014 | Change |
|------------|------------|---------------|
| 187 | 244 | + 30.5% |
| 223 | 228 | + 2.2% |
| 134 | 127 | - 5.2% |
| 99 | 103 | + 4.0% |
| 65 | 65 | 0.0% |
| 708 | 767 | + 8.3% |

By Bedroom Count

| | 11-2013 | 11-2014 | Change |
|---------------------------|--------------|---------------|---------------|
| 2 Bedrooms or Less | 1,008 | 1,124 | + 11.5% |
| 3 Bedrooms | 5,114 | 5,429 | + 6.2% |
| 4 Bedrooms or More | 3,299 | 3,533 | + 7.1% |
| All Bedroom Counts | 9,421 | 10,086 | + 7.1% |

| 11-2013 | 11-2014 | Change |
|--------------|--------------|---------------|
| 637 | 691 | + 8.5% |
| 4,571 | 4,891 | + 7.0% |
| 3,207 | 3,426 | + 6.8% |
| 8,415 | 9,008 | + 7.0% |

| | 11-2013 | 11-2014 | Change |
|--|------------|------------|---------------|
| | 354 | 406 | + 14.7% |
| | 339 | 333 | - 1.8% |
| | 15 | 28 | + 86.7% |
| | 708 | 767 | + 8.3% |

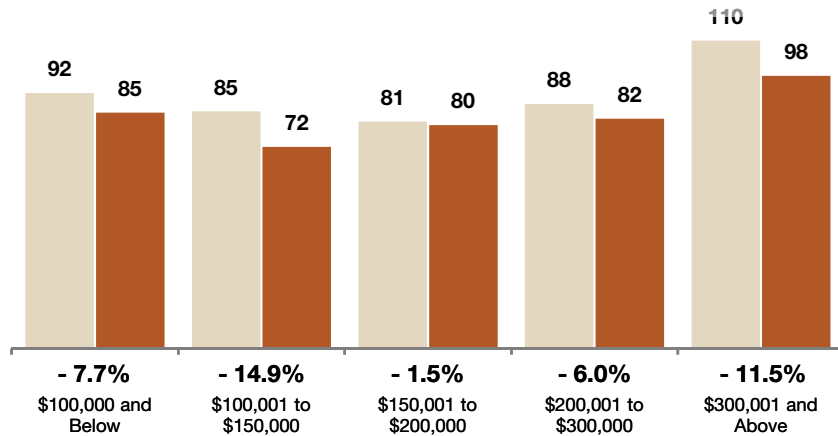
Days on Market Until Sale

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



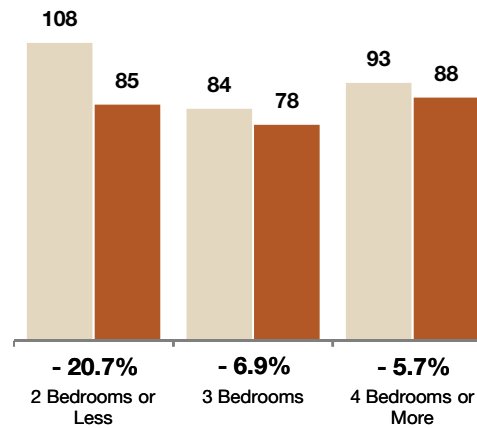
By Price Range

■ 11-2013 ■ 11-2014



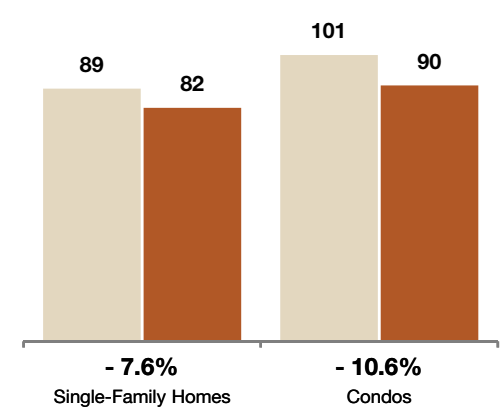
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

| | 11-2013 | 11-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$100,000 and Below | 92 | 85 | - 7.7% |
| \$100,001 to \$150,000 | 85 | 72 | - 14.9% |
| \$150,001 to \$200,000 | 81 | 80 | - 1.5% |
| \$200,001 to \$300,000 | 88 | 82 | - 6.0% |
| \$300,001 and Above | 110 | 98 | - 11.5% |
| All Price Ranges | 90 | 82 | - 8.2% |

Single-Family Homes

| | 11-2013 | 11-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$100,000 and Below | 92 | 86 | - 6.2% |
| \$100,001 to \$150,000 | 84 | 72 | - 14.6% |
| \$150,001 to \$200,000 | 82 | 79 | - 3.8% |
| \$200,001 to \$300,000 | 86 | 82 | - 4.5% |
| \$300,001 and Above | 107 | 97 | - 9.4% |
| All Price Ranges | 89 | 82 | - 7.6% |

Condos

| | 11-2013 | 11-2014 | Change |
|-------------------------|------------|-----------|----------------|
| \$100,000 and Below | 105 | 94 | - 10.6% |
| \$100,001 to \$150,000 | 89 | 74 | - 16.5% |
| \$150,001 to \$200,000 | 78 | 108 | + 39.1% |
| \$200,001 to \$300,000 | 107 | 82 | - 22.8% |
| \$300,001 and Above | 172 | 110 | - 36.3% |
| All Price Ranges | 101 | 90 | - 10.6% |

By Bedroom Count

| | 11-2013 | 11-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 108 | 85 | - 20.7% |
| 3 Bedrooms | 84 | 78 | - 6.9% |
| 4 Bedrooms or More | 93 | 88 | - 5.7% |
| All Bedroom Counts | 90 | 82 | - 8.2% |

| | 11-2013 | 11-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 107 | 87 | - 19.2% |
| 3 Bedrooms | 83 | 77 | - 7.3% |
| 4 Bedrooms or More | 93 | 88 | - 5.4% |
| All Bedroom Counts | 89 | 82 | - 7.6% |

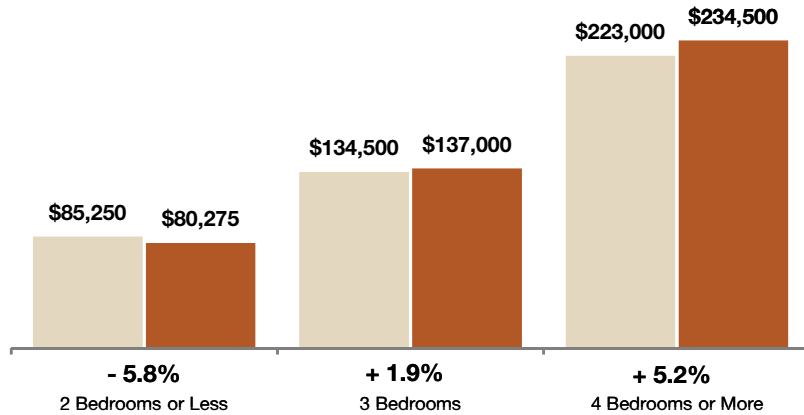
Median Sales Price

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



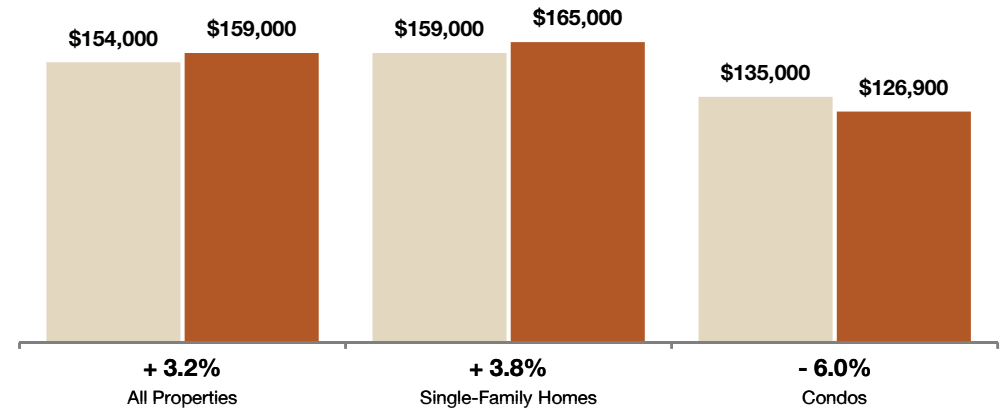
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Bedroom Count

| | 11-2013 | 11-2014 | Change |
|---------------------------|------------------|------------------|---------------|
| 2 Bedrooms or Less | \$85,250 | \$80,275 | - 5.8% |
| 3 Bedrooms | \$134,500 | \$137,000 | + 1.9% |
| 4 Bedrooms or More | \$223,000 | \$234,500 | + 5.2% |
| All Bedroom Counts | \$154,000 | \$159,000 | + 3.2% |

Single-Family Homes

| | 11-2013 | 11-2014 | Change |
|--|------------------|------------------|---------------|
| | \$68,163 | \$69,500 | + 2.0% |
| | \$135,000 | \$139,900 | + 3.6% |
| | \$226,831 | \$237,000 | + 4.5% |
| | \$159,000 | \$165,000 | + 3.8% |

Condos

| | 11-2013 | 11-2014 | Change |
|--|------------------|------------------|---------------|
| | \$115,000 | \$103,500 | - 10.0% |
| | \$147,000 | \$144,500 | - 1.7% |
| | \$179,000 | \$183,000 | + 2.2% |
| | \$135,000 | \$126,900 | - 6.0% |

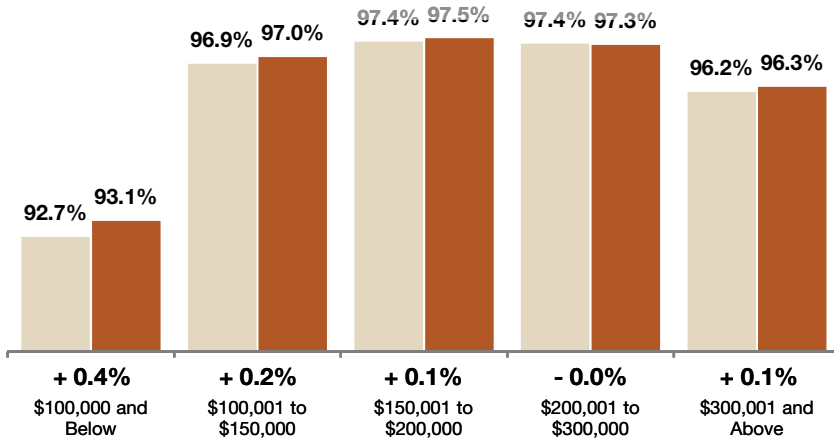
Percent of List Price Received

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



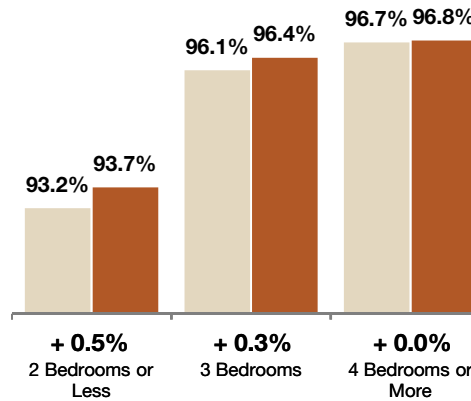
By Price Range

■ 11-2013 ■ 11-2014



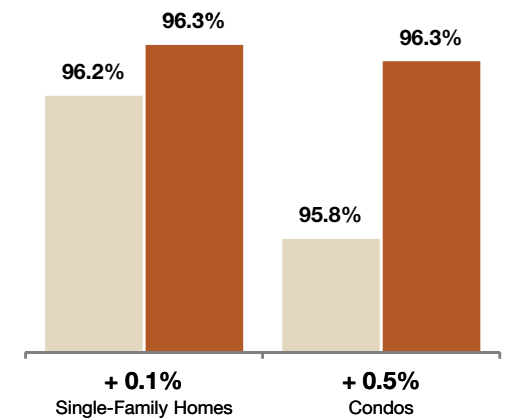
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

| | 11-2013 | 11-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 92.7% | 93.1% | + 0.4% |
| \$100,001 to \$150,000 | 96.9% | 97.0% | + 0.2% |
| \$150,001 to \$200,000 | 97.4% | 97.5% | + 0.1% |
| \$200,001 to \$300,000 | 97.4% | 97.3% | - 0.0% |
| \$300,001 and Above | 96.2% | 96.3% | + 0.1% |
| All Price Ranges | 96.0% | 96.2% | + 0.2% |

Single-Family Homes

| | 11-2013 | 11-2014 | Change |
|--------------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.8% | 92.9% | + 0.2% |
| 3 Bedrooms | 96.9% | 97.1% | + 0.2% |
| 4 Bedrooms or More | 97.4% | 97.5% | + 0.1% |
| | 97.4% | 97.3% | - 0.1% |
| | 96.3% | 96.3% | + 0.0% |
| All Single-Family Homes | 96.2% | 96.3% | + 0.1% |

Condos

| | 11-2013 | 11-2014 | Change |
|---------------------|--------------|--------------|---------------|
| Single-Family Homes | 93.9% | 94.9% | + 1.0% |
| Condos | 96.9% | 96.5% | - 0.4% |
| | 97.0% | 97.6% | + 0.7% |
| | 96.6% | 97.3% | + 0.8% |
| | 94.4% | 96.9% | + 2.6% |
| All Condos | 95.8% | 96.3% | + 0.5% |

By Bedroom Count

| | 11-2013 | 11-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 93.2% | 93.7% | + 0.5% |
| 3 Bedrooms | 96.1% | 96.4% | + 0.3% |
| 4 Bedrooms or More | 96.7% | 96.8% | + 0.0% |
| All Bedroom Counts | 96.0% | 96.2% | + 0.2% |

| | 11-2013 | 11-2014 | Change |
|--------------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.5% | 92.4% | - 0.0% |
| 3 Bedrooms | 96.3% | 96.5% | + 0.3% |
| 4 Bedrooms or More | 96.8% | 96.8% | + 0.0% |
| | 94.2% | 96.6% | + 2.5% |
| All Single-Family Homes | 96.2% | 96.3% | + 0.1% |

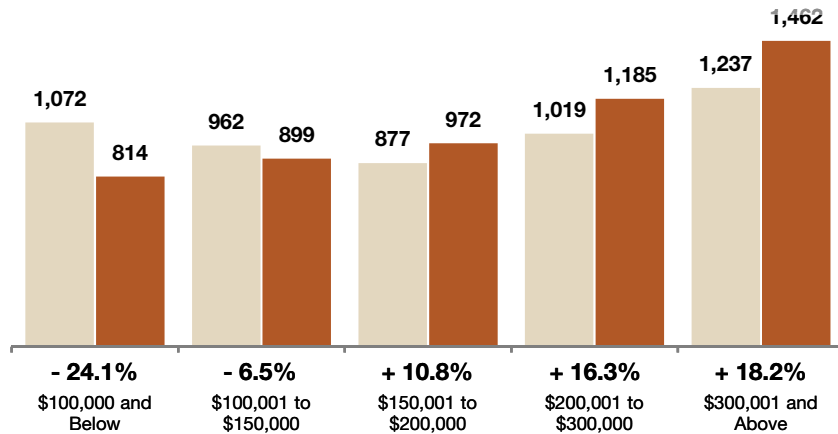
Inventory of Homes for Sale

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



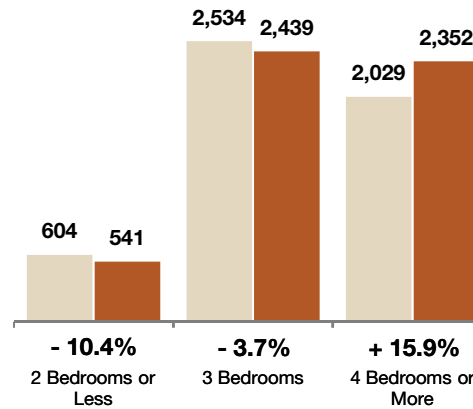
By Price Range

■ 11-2013 ■ 11-2014



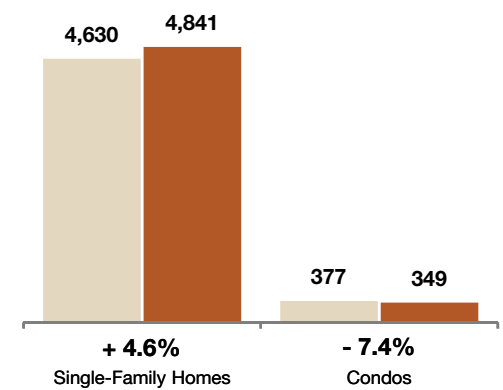
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

| | 11-2013 | 11-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 1,072 | 814 | - 24.1% |
| \$100,001 to \$150,000 | 962 | 899 | - 6.5% |
| \$150,001 to \$200,000 | 877 | 972 | + 10.8% |
| \$200,001 to \$300,000 | 1,019 | 1,185 | + 16.3% |
| \$300,001 and Above | 1,237 | 1,462 | + 18.2% |
| All Price Ranges | 5,167 | 5,332 | + 3.2% |

Single-Family Homes

| 11-2013 | 11-2014 | Change | 11-2013 | 11-2014 | Change |
|---------|---------|---------|---------|---------|---------|
| 804 | 633 | - 21.3% | 131 | 79 | - 39.7% |
| 862 | 785 | - 8.9% | 88 | 92 | + 4.5% |
| 806 | 899 | + 11.5% | 67 | 64 | - 4.5% |
| 961 | 1,118 | + 16.3% | 52 | 59 | + 13.5% |
| 1,197 | 1,406 | + 17.5% | 39 | 55 | + 41.0% |
| 4,630 | 4,841 | + 4.6% | 377 | 349 | - 7.4% |

Condos

| 11-2013 | 11-2014 | Change | 11-2013 | 11-2014 | Change |
|---------|---------|---------|---------|---------|---------|
| 804 | 633 | - 21.3% | 131 | 79 | - 39.7% |
| 862 | 785 | - 8.9% | 88 | 92 | + 4.5% |
| 806 | 899 | + 11.5% | 67 | 64 | - 4.5% |
| 961 | 1,118 | + 16.3% | 52 | 59 | + 13.5% |
| 1,197 | 1,406 | + 17.5% | 39 | 55 | + 41.0% |
| 4,630 | 4,841 | + 4.6% | 377 | 349 | - 7.4% |

By Bedroom Count

| | 11-2013 | 11-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 604 | 541 | - 10.4% |
| 3 Bedrooms | 2,534 | 2,439 | - 3.7% |
| 4 Bedrooms or More | 2,029 | 2,352 | + 15.9% |
| All Bedroom Counts | 5,167 | 5,332 | + 3.2% |

| 11-2013 | 11-2014 | Change | 11-2013 | 11-2014 | Change |
|--------------|--------------|---------------|------------|------------|---------------|
| 412 | 341 | - 17.2% | 181 | 184 | + 1.7% |
| 2,256 | 2,187 | - 3.1% | 173 | 150 | - 13.3% |
| 1,962 | 2,313 | + 17.9% | 23 | 15 | - 34.8% |
| 4,630 | 4,841 | + 4.6% | 377 | 349 | - 7.4% |

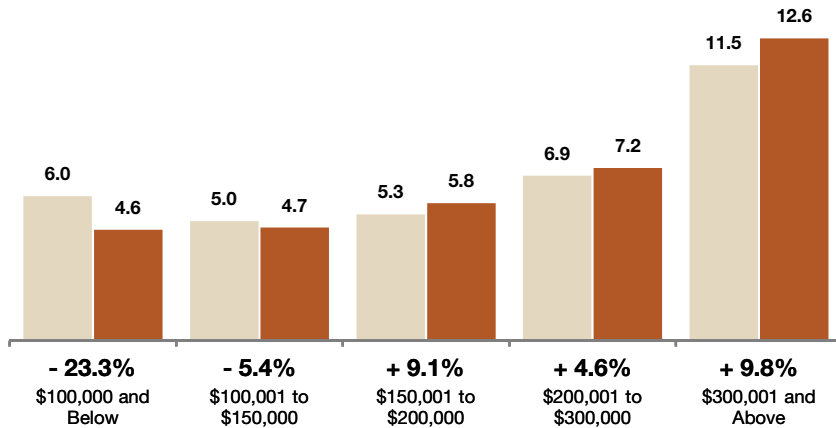
Months Supply of Inventory

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



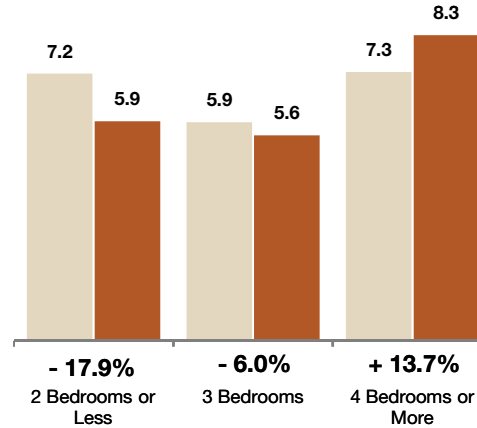
By Price Range

■ 11-2013 ■ 11-2014



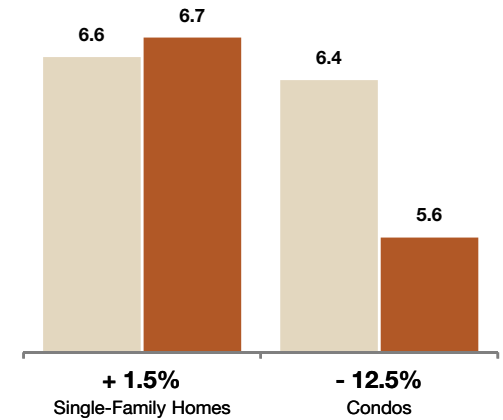
By Bedroom Count

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

| | 11-2013 | 11-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$100,000 and Below | 6.0 | 4.6 | - 23.3% |
| \$100,001 to \$150,000 | 5.0 | 4.7 | - 5.4% |
| \$150,001 to \$200,000 | 5.3 | 5.8 | + 9.1% |
| \$200,001 to \$300,000 | 6.9 | 7.2 | + 4.6% |
| \$300,001 and Above | 11.5 | 12.6 | + 9.8% |
| All Price Ranges | 6.5 | 6.6 | + 1.5% |

Single-Family Homes

| | 11-2013 | 11-2014 | Change |
|-------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 5.8 | 4.7 | - 18.5% |
| 3 Bedrooms | 5.0 | 4.6 | - 7.9% |
| 4 Bedrooms or More | 5.2 | 5.7 | + 9.0% |
| Single-Family Homes | 6.9 | 7.2 | + 4.9% |
| Condos | 11.7 | 12.7 | + 8.3% |
| All Price Ranges | 6.6 | 6.7 | + 1.5% |

Condos

By Bedroom Count

| | 11-2013 | 11-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 7.2 | 5.9 | - 17.9% |
| 3 Bedrooms | 5.9 | 5.6 | - 6.0% |
| 4 Bedrooms or More | 7.3 | 8.3 | + 13.7% |
| All Bedroom Counts | 6.5 | 6.6 | + 1.5% |

| | 11-2013 | 11-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 7.7 | 6.1 | - 21.3% |
| 3 Bedrooms | 5.9 | 5.5 | - 6.3% |
| 4 Bedrooms or More | 7.2 | 8.4 | + 15.8% |
| All Bedroom Counts | 6.6 | 6.7 | + 1.5% |

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2014

Looking forward, 2015 offers much promise. Watch for price movement to come in line with historical norms, seller activity and inventory levels to increase, housing starts to gain momentum and for rates to remain attractive. For the 12-month period spanning January 2014 through December 2014, Closed Sales in the Greater Greenville region were up 8.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 18.3 percent.

The overall Median Sales Price were up 3.8 percent to \$159,900. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 3.6 percent to \$165,678. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 73 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 97 days.

Market-wide, inventory levels were up 0.9 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 1.6 percent. That amounts to 6.0 months supply for Single-Family homes and 5.1 months supply for Condos.

Quick Facts

| + 18.3% | + 15.2% | + 8.3% |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$300,001 and Above | 2 Bedrooms or Less | Single-Family |

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

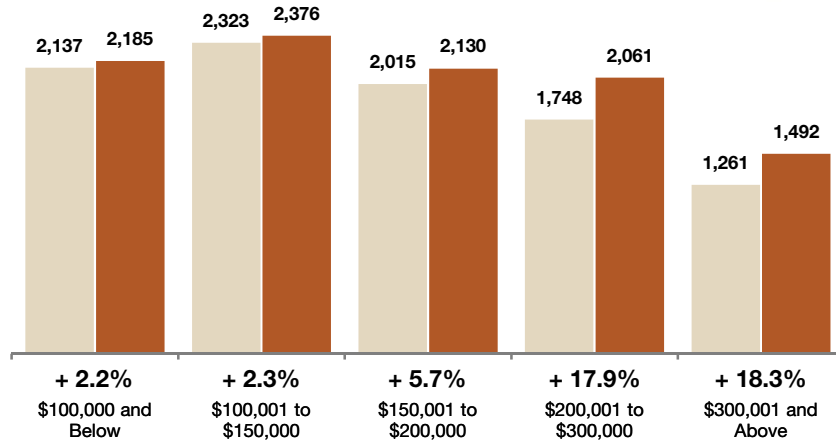
Closed Sales

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



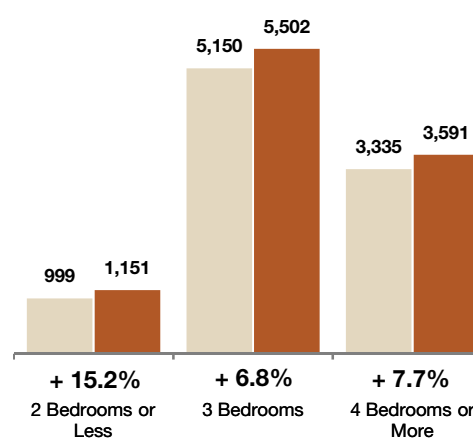
By Price Range

■ 12-2013 ■ 12-2014



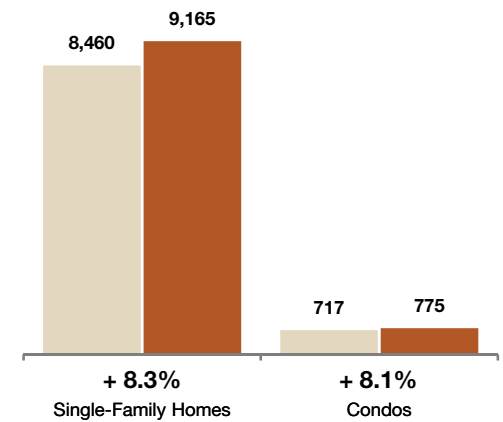
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Price Range

| | 12-2013 | 12-2014 | Change |
|-------------------------|--------------|---------------|---------------|
| \$100,000 and Below | 2,137 | 2,185 | + 2.2% |
| \$100,001 to \$150,000 | 2,323 | 2,376 | + 2.3% |
| \$150,001 to \$200,000 | 2,015 | 2,130 | + 5.7% |
| \$200,001 to \$300,000 | 1,748 | 2,061 | + 17.9% |
| \$300,001 and Above | 1,261 | 1,492 | + 18.3% |
| All Price Ranges | 9,484 | 10,244 | + 8.0% |

Single-Family Homes

| | 12-2013 | 12-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 1,666 | 1,665 | - 0.1% |
| \$100,001 to \$150,000 | 2,067 | 2,133 | + 3.2% |
| \$150,001 to \$200,000 | 1,878 | 1,992 | + 6.1% |
| \$200,001 to \$300,000 | 1,652 | 1,950 | + 18.0% |
| \$300,001 and Above | 1,197 | 1,425 | + 19.0% |
| All Price Ranges | 8,460 | 9,165 | + 8.3% |

Condos

| | 12-2013 | 12-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$100,000 and Below | 189 | 241 | + 27.5% |
| \$100,001 to \$150,000 | 235 | 226 | - 3.8% |
| \$150,001 to \$200,000 | 135 | 132 | - 2.2% |
| \$200,001 to \$300,000 | 94 | 109 | + 16.0% |
| \$300,001 and Above | 64 | 67 | + 4.7% |
| All Price Ranges | 717 | 775 | + 8.1% |

By Bedroom Count

| | 12-2013 | 12-2014 | Change |
|---------------------------|--------------|---------------|---------------|
| 2 Bedrooms or Less | 999 | 1,151 | + 15.2% |
| 3 Bedrooms | 5,150 | 5,502 | + 6.8% |
| 4 Bedrooms or More | 3,335 | 3,591 | + 7.7% |
| All Bedroom Counts | 9,484 | 10,244 | + 8.0% |

| | 12-2013 | 12-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 631 | 709 | + 12.4% |
| 3 Bedrooms | 4,589 | 4,968 | + 8.3% |
| 4 Bedrooms or More | 3,240 | 3,488 | + 7.7% |
| All Bedroom Counts | 8,460 | 9,165 | + 8.3% |

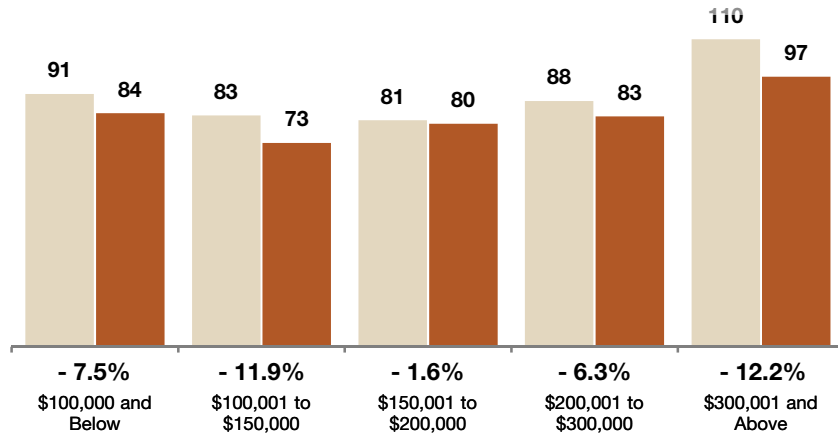
Days on Market Until Sale

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



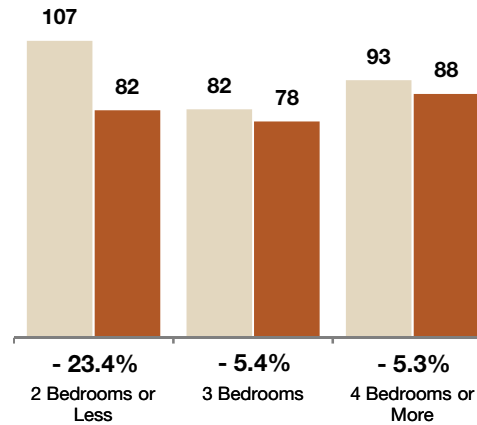
By Price Range

■ 12-2013 ■ 12-2014



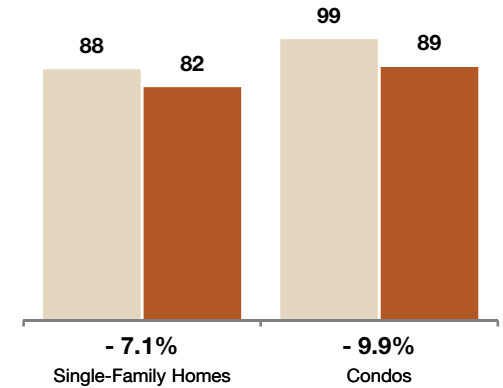
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Price Range

| | 12-2013 | 12-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$100,000 and Below | 91 | 84 | - 7.5% |
| \$100,001 to \$150,000 | 83 | 73 | - 11.9% |
| \$150,001 to \$200,000 | 81 | 80 | - 1.6% |
| \$200,001 to \$300,000 | 88 | 83 | - 6.3% |
| \$300,001 and Above | 110 | 97 | - 12.2% |
| All Price Ranges | 89 | 82 | - 7.6% |

Single-Family Homes

| | 12-2013 | 12-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$100,000 and Below | 91 | 86 | - 5.7% |
| \$100,001 to \$150,000 | 82 | 73 | - 11.4% |
| \$150,001 to \$200,000 | 82 | 78 | - 4.2% |
| \$200,001 to \$300,000 | 87 | 82 | - 5.0% |
| \$300,001 and Above | 107 | 96 | - 10.4% |
| All Price Ranges | 88 | 82 | - 7.1% |

Condos

| | 12-2013 | 12-2014 | Change |
|-------------------------|-----------|-----------|---------------|
| \$100,000 and Below | 106 | 90 | - 14.9% |
| \$100,001 to \$150,000 | 87 | 74 | - 14.9% |
| \$150,001 to \$200,000 | 73 | 107 | + 46.7% |
| \$200,001 to \$300,000 | 107 | 84 | - 21.1% |
| \$300,001 and Above | 169 | 110 | - 34.8% |
| All Price Ranges | 99 | 89 | - 9.9% |

By Bedroom Count

| | 12-2013 | 12-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 107 | 82 | - 23.4% |
| 3 Bedrooms | 82 | 78 | - 5.4% |
| 4 Bedrooms or More | 93 | 88 | - 5.3% |
| All Bedroom Counts | 89 | 82 | - 7.6% |

| | 12-2013 | 12-2014 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 107 | 84 | - 21.9% |
| 3 Bedrooms | 82 | 77 | - 5.9% |
| 4 Bedrooms or More | 93 | 88 | - 5.3% |
| All Bedroom Counts | 88 | 82 | - 7.1% |

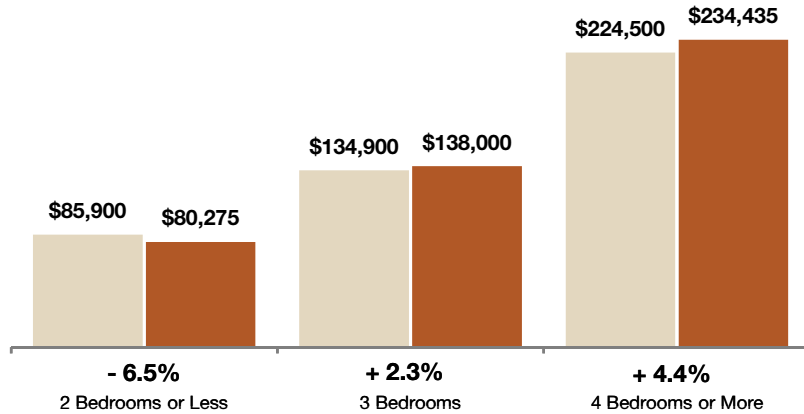
Median Sales Price

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



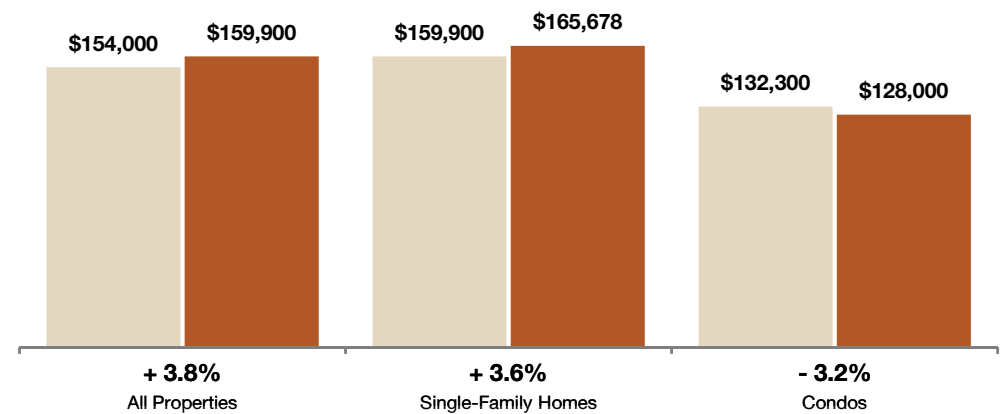
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Bedroom Count

| | 12-2013 | 12-2014 | Change |
|---------------------------|------------------|------------------|---------------|
| 2 Bedrooms or Less | \$85,900 | \$80,275 | - 6.5% |
| 3 Bedrooms | \$134,900 | \$138,000 | + 2.3% |
| 4 Bedrooms or More | \$224,500 | \$234,435 | + 4.4% |
| All Bedroom Counts | \$154,000 | \$159,900 | + 3.8% |

Single-Family Homes

| | 12-2013 | 12-2014 | Change |
|--|------------------|------------------|---------------|
| | \$68,163 | \$69,000 | + 1.2% |
| | \$135,900 | \$140,000 | + 3.0% |
| | \$227,287 | \$236,723 | + 4.2% |
| | \$159,900 | \$165,678 | + 3.6% |

Condos

| | 12-2013 | 12-2014 | Change |
|--|------------------|------------------|---------------|
| | \$113,250 | \$103,500 | - 8.6% |
| | \$146,000 | \$146,025 | + 0.0% |
| | \$174,000 | \$191,000 | + 9.8% |
| | \$132,300 | \$128,000 | - 3.2% |

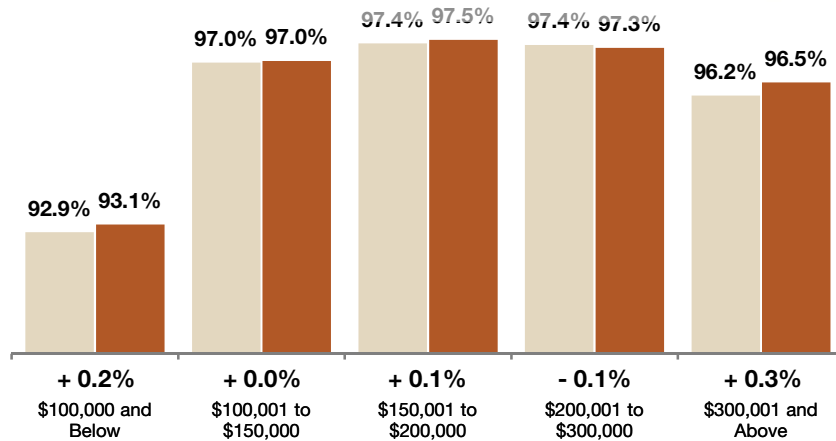
Percent of List Price Received

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



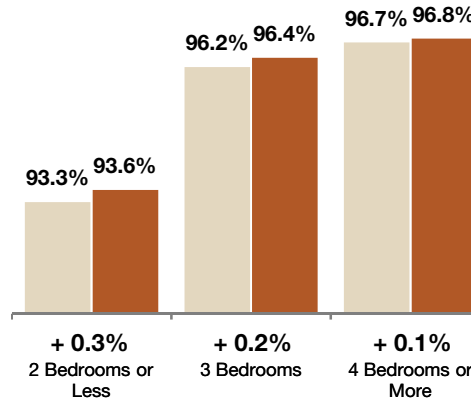
By Price Range

■ 12-2013 ■ 12-2014



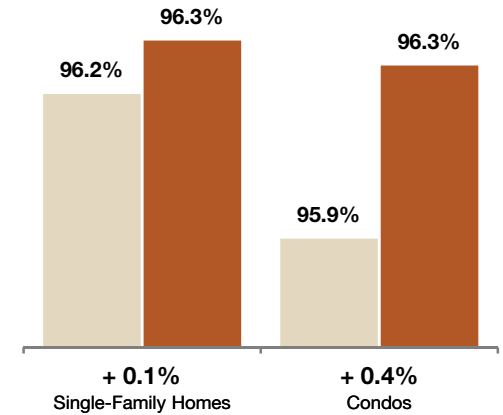
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Price Range

| | 12-2013 | 12-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 92.9% | 93.1% | + 0.2% |
| \$100,001 to \$150,000 | 97.0% | 97.0% | + 0.0% |
| \$150,001 to \$200,000 | 97.4% | 97.5% | + 0.1% |
| \$200,001 to \$300,000 | 97.4% | 97.3% | - 0.1% |
| \$300,001 and Above | 96.2% | 96.5% | + 0.3% |
| All Price Ranges | 96.1% | 96.2% | + 0.1% |

Single-Family Homes

| | 12-2013 | 12-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 92.9% | 93.0% | + 0.1% |
| \$100,001 to \$150,000 | 97.0% | 97.1% | + 0.1% |
| \$150,001 to \$200,000 | 97.4% | 97.5% | + 0.1% |
| \$200,001 to \$300,000 | 97.4% | 97.3% | - 0.1% |
| \$300,001 and Above | 96.2% | 96.5% | + 0.2% |
| All Price Ranges | 96.2% | 96.3% | + 0.1% |

Condos

| | 12-2013 | 12-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 94.3% | 94.9% | + 0.6% |
| \$100,001 to \$150,000 | 96.7% | 96.6% | - 0.2% |
| \$150,001 to \$200,000 | 97.1% | 97.6% | + 0.4% |
| \$200,001 to \$300,000 | 96.6% | 97.2% | + 0.6% |
| \$300,001 and Above | 94.6% | 96.8% | + 2.3% |
| All Price Ranges | 95.9% | 96.3% | + 0.4% |

By Bedroom Count

| | 12-2013 | 12-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 93.3% | 93.6% | + 0.3% |
| 3 Bedrooms | 96.2% | 96.4% | + 0.2% |
| 4 Bedrooms or More | 96.7% | 96.8% | + 0.1% |
| All Bedroom Counts | 96.1% | 96.2% | + 0.1% |

| | 12-2013 | 12-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 92.4% | 92.5% | + 0.1% |
| 3 Bedrooms | 96.3% | 96.5% | + 0.2% |
| 4 Bedrooms or More | 96.8% | 96.9% | + 0.1% |
| All Bedroom Counts | 96.2% | 96.3% | + 0.1% |

| | 12-2013 | 12-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 95.4% | 95.8% | + 0.4% |
| 3 Bedrooms | 96.5% | 96.9% | + 0.3% |
| 4 Bedrooms or More | 94.6% | 96.8% | + 2.2% |
| All Bedroom Counts | 95.9% | 96.3% | + 0.4% |

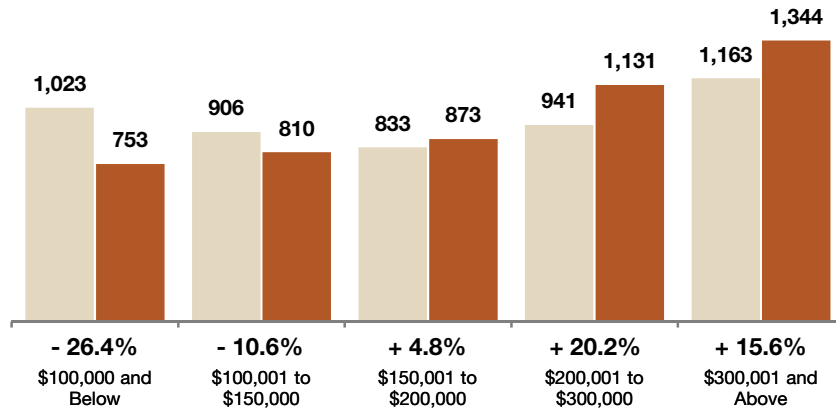
Inventory of Homes for Sale

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



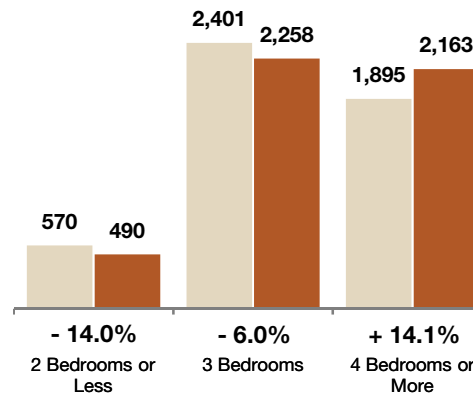
By Price Range

■ 12-2013 ■ 12-2014



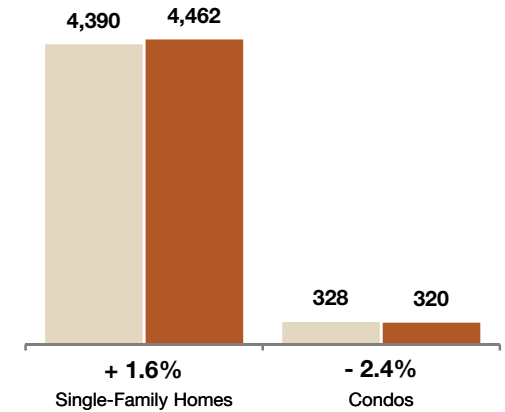
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Price Range

| | 12-2013 | 12-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 1,023 | 753 | - 26.4% |
| \$100,001 to \$150,000 | 906 | 810 | - 10.6% |
| \$150,001 to \$200,000 | 833 | 873 | + 4.8% |
| \$200,001 to \$300,000 | 941 | 1,131 | + 20.2% |
| \$300,001 and Above | 1,163 | 1,344 | + 15.6% |
| All Price Ranges | 4,866 | 4,911 | + 0.9% |

Single-Family Homes

| 12-2013 | 12-2014 | Change | 12-2013 | 12-2014 | Change |
|---------|---------|---------|---------|---------|---------|
| 788 | 588 | - 25.4% | 113 | 73 | - 35.4% |
| 823 | 713 | - 13.4% | 70 | 78 | + 11.4% |
| 765 | 811 | + 6.0% | 63 | 53 | - 15.9% |
| 891 | 1,057 | + 18.6% | 44 | 66 | + 50.0% |
| 1,123 | 1,293 | + 15.1% | 38 | 50 | + 31.6% |
| 4,390 | 4,462 | + 1.6% | 328 | 320 | - 2.4% |

Condos

| 12-2013 | 12-2014 | Change | 12-2013 | 12-2014 | Change |
|---------|---------|---------|---------|---------|---------|
| 788 | 588 | - 25.4% | 113 | 73 | - 35.4% |
| 823 | 713 | - 13.4% | 70 | 78 | + 11.4% |
| 765 | 811 | + 6.0% | 63 | 53 | - 15.9% |
| 891 | 1,057 | + 18.6% | 44 | 66 | + 50.0% |
| 1,123 | 1,293 | + 15.1% | 38 | 50 | + 31.6% |
| 4,390 | 4,462 | + 1.6% | 328 | 320 | - 2.4% |

By Bedroom Count

| | 12-2013 | 12-2014 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 570 | 490 | - 14.0% |
| 3 Bedrooms | 2,401 | 2,258 | - 6.0% |
| 4 Bedrooms or More | 1,895 | 2,163 | + 14.1% |
| All Bedroom Counts | 4,866 | 4,911 | + 0.9% |

| 12-2013 | 12-2014 | Change | 12-2013 | 12-2014 | Change |
|--------------|--------------|---------------|------------|------------|---------------|
| 400 | 315 | - 21.3% | 160 | 160 | 0.0% |
| 2,151 | 2,021 | - 6.0% | 145 | 143 | - 1.4% |
| 1,839 | 2,126 | + 15.6% | 23 | 17 | - 26.1% |
| 4,390 | 4,462 | + 1.6% | 328 | 320 | - 2.4% |

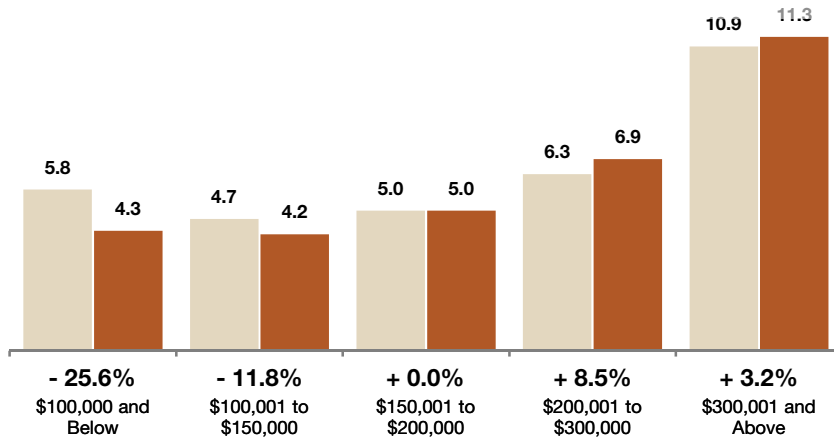
Months Supply of Inventory

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



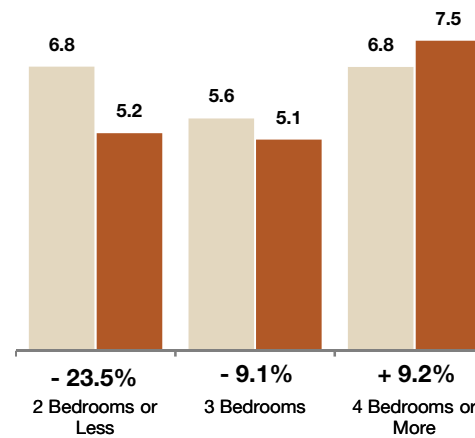
By Price Range

■ 12-2013 ■ 12-2014



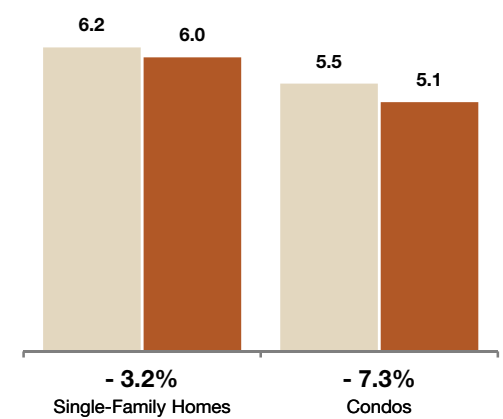
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Price Range

| | 12-2013 | 12-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$100,000 and Below | 5.8 | 4.3 | - 25.6% |
| \$100,001 to \$150,000 | 4.7 | 4.2 | - 11.8% |
| \$150,001 to \$200,000 | 5.0 | 5.0 | + 0.0% |
| \$200,001 to \$300,000 | 6.3 | 6.9 | + 8.5% |
| \$300,001 and Above | 10.9 | 11.3 | + 3.2% |
| All Price Ranges | 6.2 | 5.9 | - 4.8% |

Single-Family Homes

| | 12-2013 | 12-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$100,000 and Below | 5.7 | 4.4 | - 23.5% |
| \$100,001 to \$150,000 | 4.8 | 4.1 | - 15.0% |
| \$150,001 to \$200,000 | 5.0 | 5.0 | + 0.4% |
| \$200,001 to \$300,000 | 6.3 | 6.8 | + 7.0% |
| \$300,001 and Above | 11.1 | 11.4 | + 2.6% |
| All Price Ranges | 6.2 | 6.0 | - 3.2% |

Condos

| | 12-2013 | 12-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$100,000 and Below | 7.1 | 3.8 | - 46.4% |
| \$100,001 to \$150,000 | 3.6 | 4.1 | + 14.4% |
| \$150,001 to \$200,000 | 5.5 | 5.1 | - 7.0% |
| \$200,001 to \$300,000 | 5.6 | 7.6 | + 35.6% |
| \$300,001 and Above | 7.1 | 8.7 | + 22.0% |
| All Price Ranges | 5.5 | 5.1 | - 7.3% |

By Bedroom Count

| | 12-2013 | 12-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 6.8 | 5.2 | - 23.5% |
| 3 Bedrooms | 5.6 | 5.1 | - 9.1% |
| 4 Bedrooms or More | 6.8 | 7.5 | + 9.2% |
| All Bedroom Counts | 6.2 | 5.9 | - 4.8% |

| | 12-2013 | 12-2014 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 7.6 | 5.5 | - 28.1% |
| 3 Bedrooms | 5.6 | 5.0 | - 10.5% |
| 4 Bedrooms or More | 6.8 | 7.6 | + 10.7% |
| All Bedroom Counts | 6.2 | 6.0 | - 3.2% |