

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 10.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 28.1 percent.

The overall Median Sales Price was up 6.3 percent to \$135,000. The property type with the largest price gain was the Condo segment, where prices increased 8.4 percent to \$103,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 100 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 148 days.

Market-wide, inventory levels were up 3.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 7.0 percent. That amounts to 12.7 months supply for Single-Family homes and 13.2 months supply for Condos.

Quick Facts

+ 28.1%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 13.8%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 11.6%

Property Type With
Strongest Sales:
Single-Family Homes

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

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

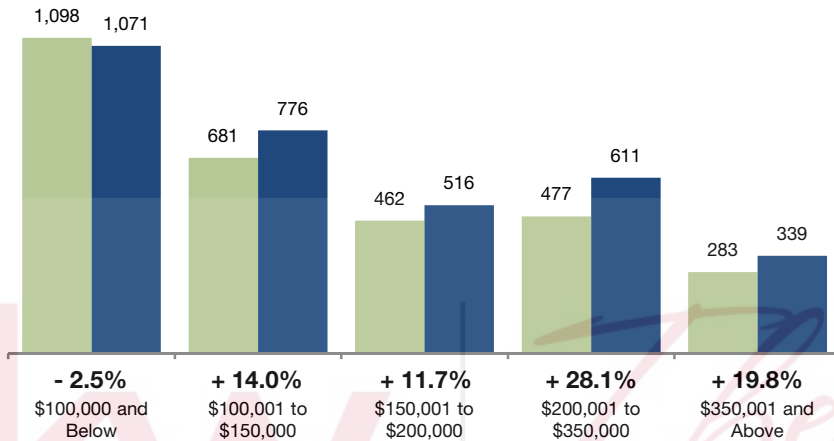
Pending Sales

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



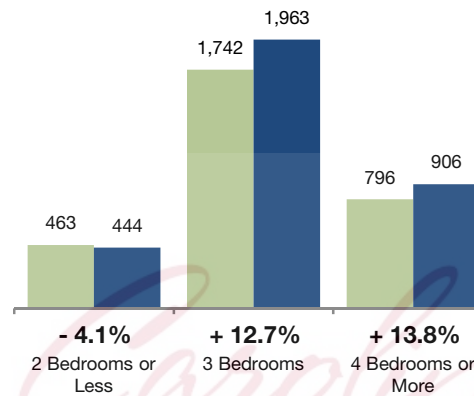
By Price Range

■ 1-2013 ■ 1-2014



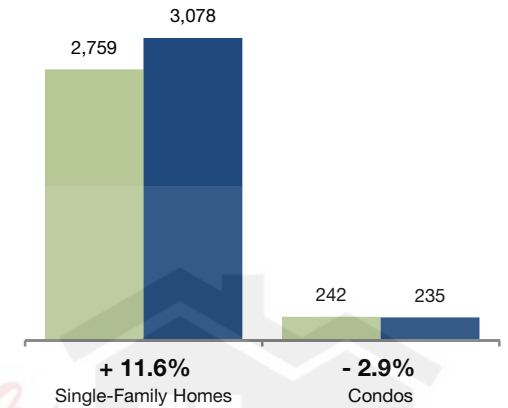
By Bedroom Count

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$100,000 and Below	1,098	1,071	- 2.5%
\$100,001 to \$150,000	681	776	+ 14.0%
\$150,001 to \$200,000	462	516	+ 11.7%
\$200,001 to \$350,000	477	611	+ 28.1%
\$350,001 and Above	283	339	+ 19.8%
All Price Ranges	3,001	3,313	+ 10.4%

Single-Family Homes

	1-2013	1-2014	Change
2 Bedrooms or Less	976	961	- 1.5%
3 Bedrooms	631	719	+ 13.9%
4 Bedrooms or More	424	488	+ 15.1%
	453	583	+ 28.7%
	275	327	+ 18.9%
All Single-Family Homes	2,759	3,078	+ 11.6%

Condos

	1-2013	1-2014	Change
1-2013	122	110	- 9.8%
1-2014	50	57	+ 14.0%
	38	28	- 26.3%
	24	28	+ 16.7%
	8	12	+ 50.0%
All Condos	242	235	- 2.9%

By Bedroom Count

	1-2013	1-2014	Change
2 Bedrooms or Less	463	444	- 4.1%
3 Bedrooms	1,742	1,963	+ 12.7%
4 Bedrooms or More	796	906	+ 13.8%
All Bedroom Counts	3,001	3,313	+ 10.4%

	1-2013	1-2014	Change
2 Bedrooms or Less	348	323	- 7.2%
3 Bedrooms	1,675	1,892	+ 13.0%
4 Bedrooms or More	736	863	+ 17.3%
All Single-Family Homes	2,759	3,078	+ 11.6%

	1-2013	1-2014	Change
1-2013	115	121	+ 5.2%
1-2014	67	71	+ 6.0%
	60	43	- 28.3%
All Condos	242	235	- 2.9%

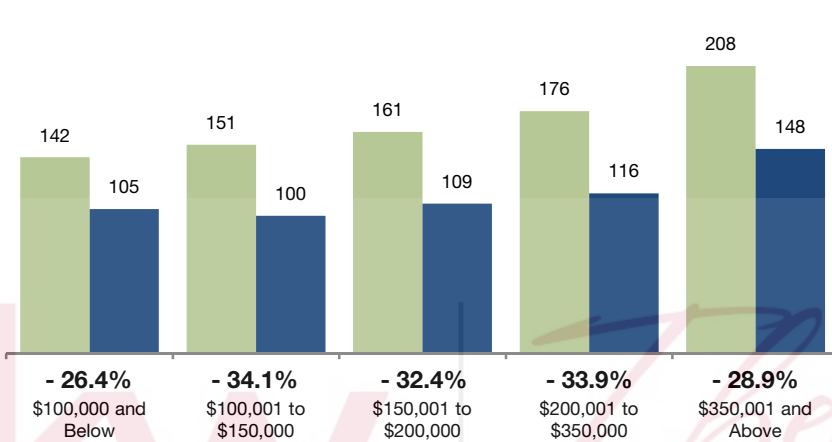
Days on Market Until Sale

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



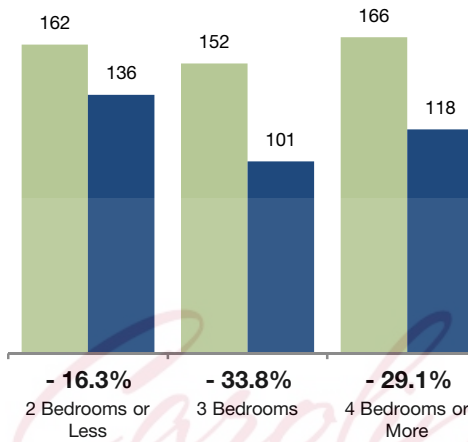
By Price Range

■ 1-2013 ■ 1-2014



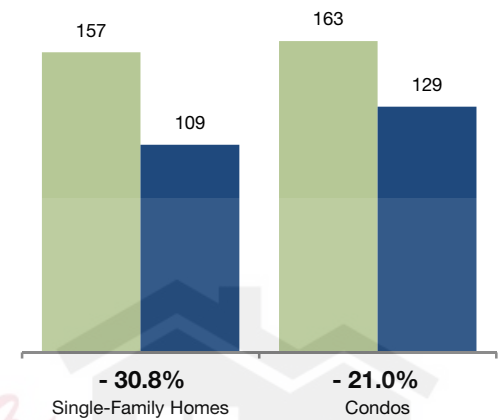
By Bedroom Count

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$100,000 and Below	142	105	- 26.4%
\$100,001 to \$150,000	151	100	- 34.1%
\$150,001 to \$200,000	161	109	- 32.4%
\$200,001 to \$350,000	176	116	- 33.9%
\$350,001 and Above	208	148	- 28.9%
All Price Ranges	158	110	- 30.1%

Single-Family Homes

	1-2013	1-2014	Change
\$100,000 and Below	141	104	- 26.6%
\$100,001 to \$150,000	149	97	- 35.2%
\$150,001 to \$200,000	160	107	- 33.1%
\$200,001 to \$350,000	175	114	- 34.7%
\$350,001 and Above	208	147	- 29.4%
All Price Ranges	157	109	- 30.8%

Condos

	1-2013	1-2014	Change
\$100,000 and Below	151	113	- 25.1%
\$100,001 to \$150,000	182	141	- 22.3%
\$150,001 to \$200,000	162	125	- 22.8%
\$200,001 to \$350,000	186	160	- 14.1%
\$350,001 and Above	215	184	- 14.3%
All Price Ranges	163	129	- 21.0%

By Bedroom Count

	1-2013	1-2014	Change
2 Bedrooms or Less	162	136	- 16.3%
3 Bedrooms	152	101	- 33.8%
4 Bedrooms or More	166	118	- 29.1%
All Bedroom Counts	158	110	- 30.1%

	1-2013	1-2014	Change
2 Bedrooms or Less	155	132	- 14.7%
3 Bedrooms	152	99	- 34.6%
4 Bedrooms or More	170	121	- 29.2%
All Bedroom Counts	157	109	- 30.8%

	1-2013	1-2014	Change
2 Bedrooms or Less	184	145	- 21.0%
3 Bedrooms	172	143	- 16.5%
4 Bedrooms or More	117	56	- 51.8%
All Bedroom Counts	163	129	- 21.0%

Median Sales Price

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

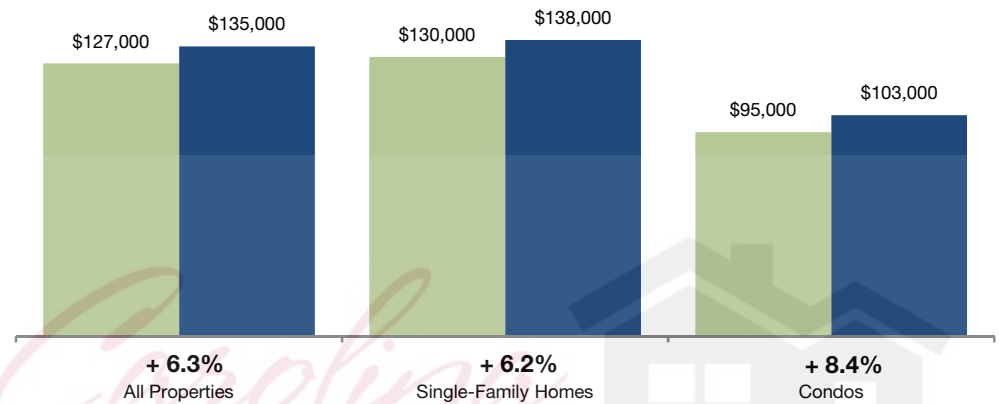
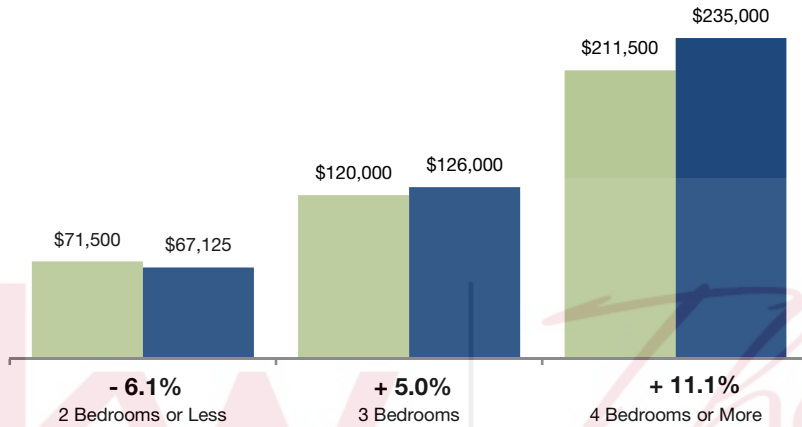


By Bedroom Count

■ 1-2013 ■ 1-2014

By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Bedroom Count	1-2013	1-2014	Change
2 Bedrooms or Less	\$71,500	\$67,125	- 6.1%
3 Bedrooms	\$120,000	\$126,000	+ 5.0%
4 Bedrooms or More	\$211,500	\$235,000	+ 11.1%
All Bedroom Counts	\$127,000	\$135,000	+ 6.3%

Single-Family Homes

	1-2013	1-2014	Change
	\$63,950	\$62,500	- 2.3%
	\$120,000	\$125,950	+ 5.0%
	\$220,974	\$242,827	+ 9.9%
	\$130,000	\$138,000	+ 6.2%

Condos

	1-2013	1-2014	Change
	\$91,250	\$73,500	- 19.5%
	\$130,000	\$146,900	+ 13.0%
	\$72,500	\$98,750	+ 36.2%
	\$95,000	\$103,000	+ 8.4%

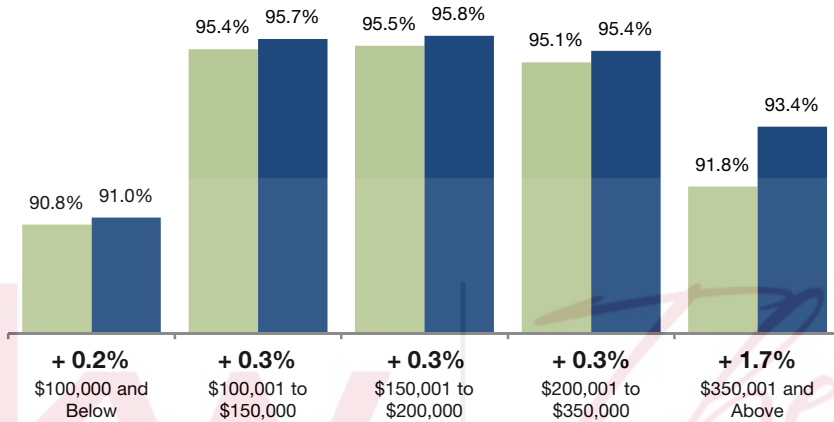
Percent of List Price Received

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.**



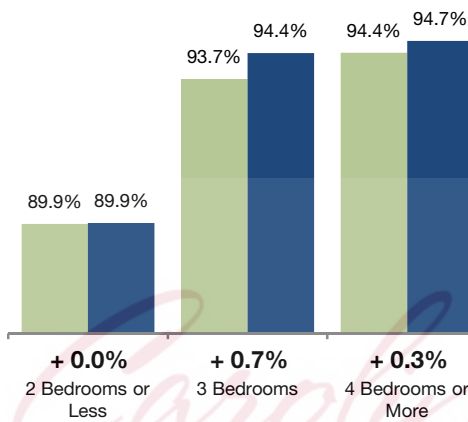
By Price Range

■ 1-2013 ■ 1-2014



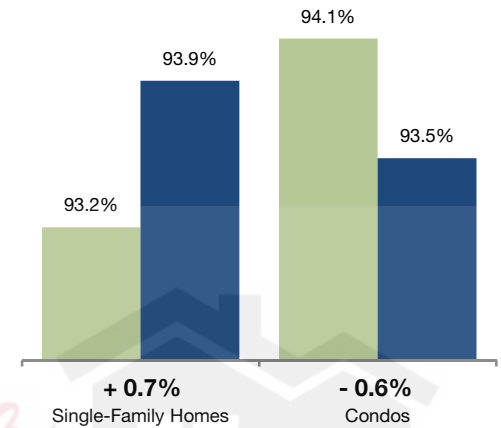
By Bedroom Count

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$100,000 and Below	90.8%	91.0%	+ 0.2%
\$100,001 to \$150,000	95.4%	95.7%	+ 0.3%
\$150,001 to \$200,000	95.5%	95.8%	+ 0.3%
\$200,001 to \$350,000	95.1%	95.4%	+ 0.3%
\$350,001 and Above	91.8%	93.4%	+ 1.7%
All Price Ranges	93.3%	93.9%	+ 0.6%

Single-Family Homes

	1-2013	1-2014	Change
\$100,000 and Below	90.4%	90.8%	+ 0.4%
\$100,001 to \$150,000	95.5%	95.8%	+ 0.3%
\$150,001 to \$200,000	95.5%	95.8%	+ 0.4%
\$200,001 to \$350,000	95.2%	95.4%	+ 0.2%
\$350,001 and Above	91.8%	93.4%	+ 1.7%
All Price Ranges	93.2%	93.9%	+ 0.7%

Condos

	1-2013	1-2014	Change
\$100,000 and Below	93.8%	92.7%	- 1.2%
\$100,001 to \$150,000	94.0%	94.2%	+ 0.2%
\$150,001 to \$200,000	96.0%	95.1%	- 1.0%
\$200,001 to \$350,000	92.6%	93.9%	+ 1.4%
\$350,001 and Above	94.0%	94.2%	+ 0.2%
All Price Ranges	94.1%	93.5%	- 0.6%

By Bedroom Count

	1-2013	1-2014	Change
2 Bedrooms or Less	89.9%	89.9%	+ 0.0%
3 Bedrooms	93.7%	94.4%	+ 0.7%
4 Bedrooms or More	94.4%	94.7%	+ 0.3%
All Bedroom Counts	93.3%	93.9%	+ 0.6%

	1-2013	1-2014	Change
2 Bedrooms or Less	88.6%	88.9%	+ 0.3%
3 Bedrooms	93.7%	94.4%	+ 0.8%
4 Bedrooms or More	94.3%	94.6%	+ 0.4%
All Bedroom Counts	93.2%	93.9%	+ 0.7%

	1-2013	1-2014	Change
2 Bedrooms or Less	93.6%	92.7%	- 1.0%
3 Bedrooms	93.9%	93.8%	- 0.1%
4 Bedrooms or More	95.2%	95.5%	+ 0.4%
All Bedroom Counts	94.1%	93.5%	- 0.6%

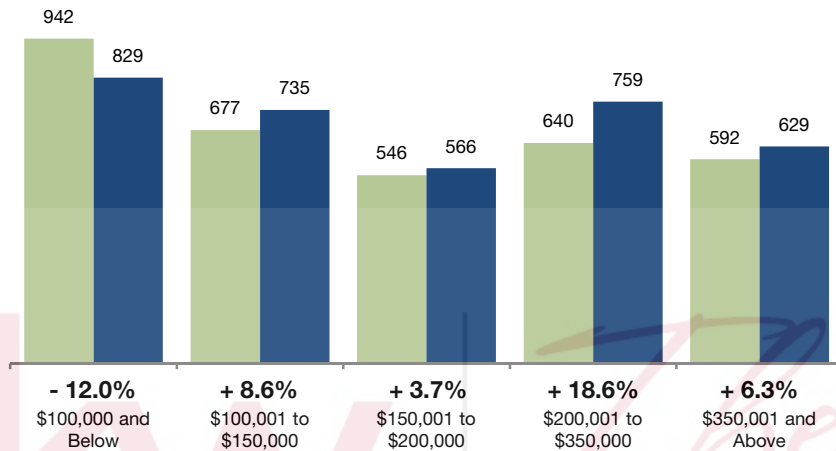
Inventory of Homes for Sale

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



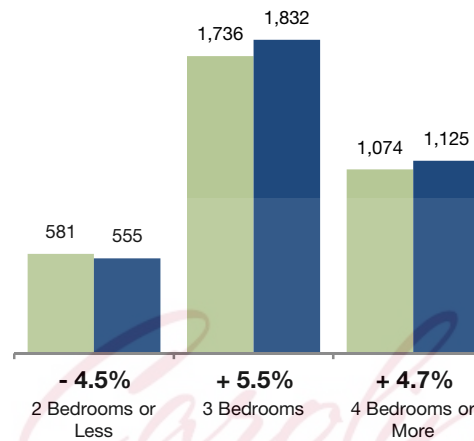
By Price Range

■ 1-2013 ■ 1-2014



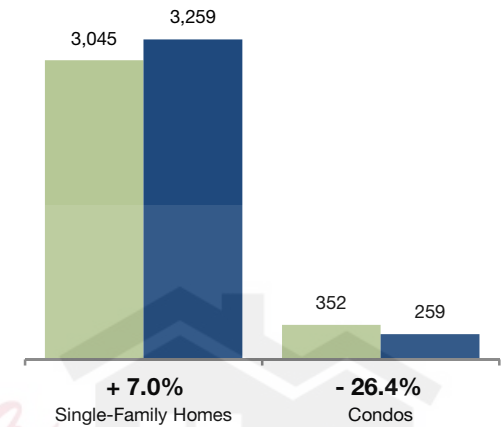
By Bedroom Count

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$100,000 and Below	942	829	- 12.0%
\$100,001 to \$150,000	677	735	+ 8.6%
\$150,001 to \$200,000	546	566	+ 3.7%
\$200,001 to \$350,000	640	759	+ 18.6%
\$350,001 and Above	592	629	+ 6.3%
All Price Ranges	3,397	3,518	+ 3.6%

Single-Family Homes

	1-2013	1-2014	Change
\$100,000 and Below	846	739	- 12.6%
\$100,001 to \$150,000	592	661	+ 11.7%
\$150,001 to \$200,000	452	522	+ 15.5%
\$200,001 to \$350,000	588	722	+ 22.8%
\$350,001 and Above	567	615	+ 8.5%
All Price Ranges	3,045	3,259	+ 7.0%

Condos

	1-2013	1-2014	Change
\$100,000 and Below	96	90	- 6.3%
\$100,001 to \$150,000	85	74	- 12.9%
\$150,001 to \$200,000	94	44	- 53.2%
\$200,001 to \$350,000	52	37	- 28.8%
\$350,001 and Above	25	14	- 44.0%
All Price Ranges	352	259	- 26.4%

By Bedroom Count

	1-2013	1-2014	Change
2 Bedrooms or Less	581	555	- 4.5%
3 Bedrooms	1,736	1,832	+ 5.5%
4 Bedrooms or More	1,074	1,125	+ 4.7%
All Bedroom Counts	3,397	3,518	+ 3.6%

	1-2013	1-2014	Change
2 Bedrooms or Less	418	412	- 1.4%
3 Bedrooms	1,618	1,751	+ 8.2%
4 Bedrooms or More	1,003	1,090	+ 8.7%
All Bedroom Counts	3,045	3,259	+ 7.0%

	1-2013	1-2014	Change
2 Bedrooms or Less	163	143	- 12.3%
3 Bedrooms	118	81	- 31.4%
4 Bedrooms or More	71	35	- 50.7%
All Bedroom Counts	352	259	- 26.4%

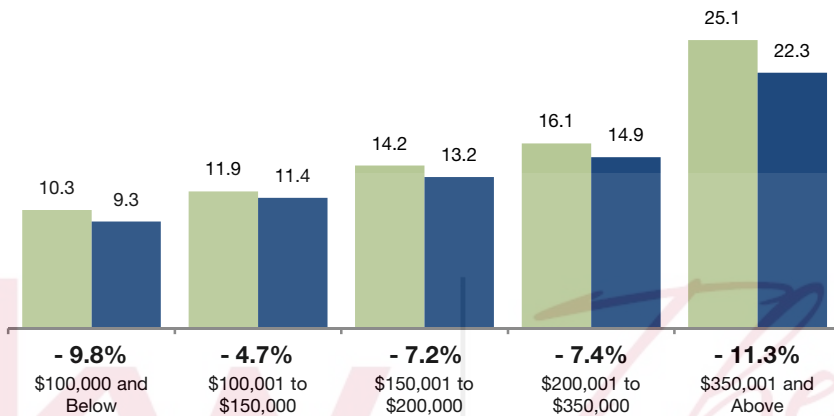
Months Supply of Inventory

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



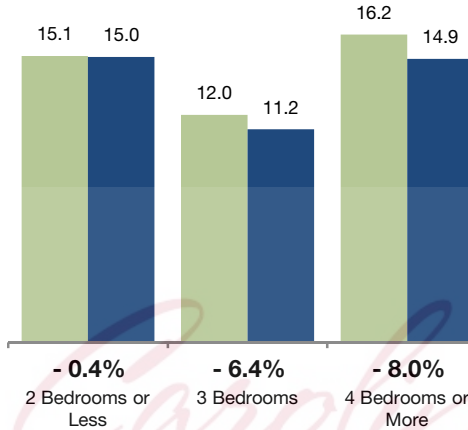
By Price Range

■ 1-2013 ■ 1-2014



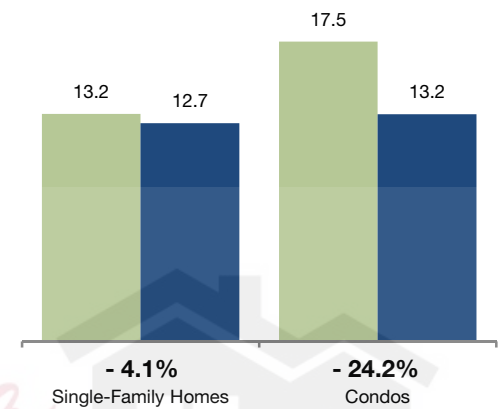
By Bedroom Count

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$100,000 and Below	10.3	9.3	- 9.8%
\$100,001 to \$150,000	11.9	11.4	- 4.7%
\$150,001 to \$200,000	14.2	13.2	- 7.2%
\$200,001 to \$350,000	16.1	14.9	- 7.4%
\$350,001 and Above	25.1	22.3	- 11.3%
All Price Ranges	13.6	12.7	- 6.2%

Single-Family Homes

	1-2013	1-2014	Change
\$100,000 and Below	10.4	9.2	- 11.3%
\$100,001 to \$150,000	11.3	11.0	- 2.0%
\$150,001 to \$200,000	12.8	12.8	+ 0.3%
\$200,001 to \$350,000	15.6	14.9	- 4.6%
\$350,001 and Above	24.7	22.6	- 8.8%
All Price Ranges	13.2	12.7	- 4.1%

Condos

	1-2013	1-2014	Change
\$100,000 and Below	9.4	9.8	+ 4.0%
\$100,001 to \$150,000	20.4	15.6	- 23.6%
\$150,001 to \$200,000	29.7	18.9	- 36.5%
\$200,001 to \$350,000	23.8	14.5	- 39.0%
\$350,001 and Above	12.5	12.8	+ 2.7%
All Price Ranges	17.5	13.2	- 24.2%

By Bedroom Count

	1-2013	1-2014	Change
2 Bedrooms or Less	15.1	15.0	- 0.4%
3 Bedrooms	12.0	11.2	- 6.4%
4 Bedrooms or More	16.2	14.9	- 8.0%
All Bedroom Counts	13.6	12.7	- 6.2%

	1-2013	1-2014	Change
2 Bedrooms or Less	14.4	15.3	+ 6.2%
3 Bedrooms	11.6	11.1	- 4.2%
4 Bedrooms or More	16.4	15.2	- 7.3%
All Bedroom Counts	13.2	12.7	- 4.1%

	1-2013	1-2014	Change
2 Bedrooms or Less	17.0	14.2	- 16.6%
3 Bedrooms	21.1	13.7	- 35.2%
4 Bedrooms or More	14.2	9.8	- 31.2%
All Bedroom Counts	17.5	13.2	- 24.2%

Housing Supply Overview

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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, Pending Sales in the Western Upstate region were up 9.8 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 30.9 percent.

The overall Median Sales Price was up 7.1 percent to \$136,000. The property type with the largest price gain was the Condo segment, where prices increased 8.2 percent to \$105,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 99 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 149 days.

Market-wide, inventory levels were up 0.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 3.1 percent. That amounts to 12.7 months supply for Single-Family homes and 14.2 months supply for Condos.

Quick Facts

+ 30.9%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 13.7%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 10.8%

Property Type With
Strongest Sales:
Single-Family Homes

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

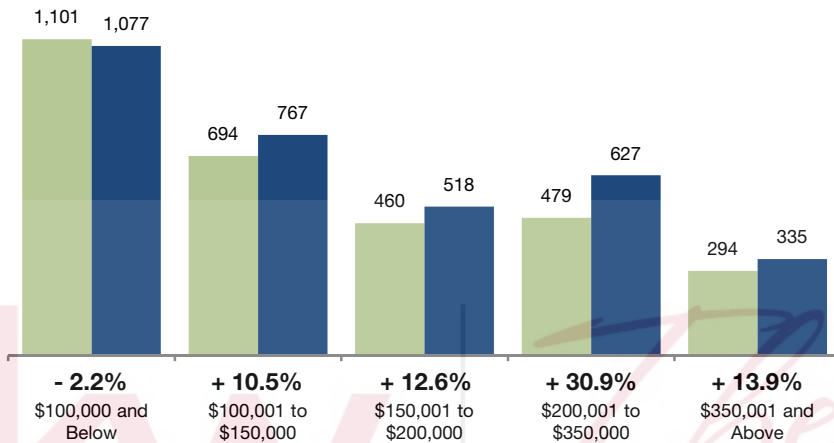
Pending Sales

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



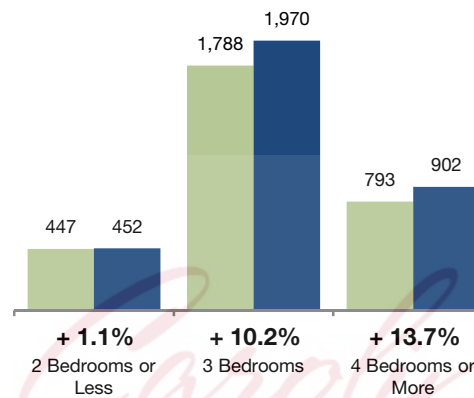
By Price Range

■ 2-2013 ■ 2-2014



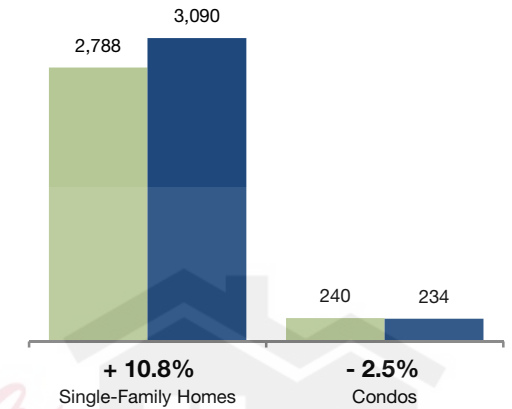
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

	2-2013	2-2014	Change
\$100,000 and Below	1,101	1,077	- 2.2%
\$100,001 to \$150,000	694	767	+ 10.5%
\$150,001 to \$200,000	460	518	+ 12.6%
\$200,001 to \$350,000	479	627	+ 30.9%
\$350,001 and Above	294	335	+ 13.9%
All Price Ranges	3,028	3,324	+ 9.8%

Single-Family Homes

	2-2013	2-2014	Change
2 Bedrooms or Less	979	970	- 0.9%
3 Bedrooms	646	712	+ 10.2%
4 Bedrooms or More	426	487	+ 14.3%
	452	597	+ 32.1%
	285	324	+ 13.7%
All Single-Family Homes	2,788	3,090	+ 10.8%

Condos

	2-2013	2-2014	Change
Condos	122	107	- 12.3%
	48	55	+ 14.6%
	34	31	- 8.8%
	27	30	+ 11.1%
	9	11	+ 22.2%
All Condos	240	234	- 2.5%

By Bedroom Count

	2-2013	2-2014	Change
2 Bedrooms or Less	447	452	+ 1.1%
3 Bedrooms	1,788	1,970	+ 10.2%
4 Bedrooms or More	793	902	+ 13.7%
All Bedroom Counts	3,028	3,324	+ 9.8%

	2-2013	2-2014	Change
2 Bedrooms or Less	333	330	- 0.9%
3 Bedrooms	1,715	1,900	+ 10.8%
4 Bedrooms or More	740	860	+ 16.2%
All Single-Family Homes	2,788	3,090	+ 10.8%

	2-2013	2-2014	Change
Condos	114	122	+ 7.0%
	73	70	- 4.1%
	53	42	- 20.8%
All Condos	240	234	- 2.5%

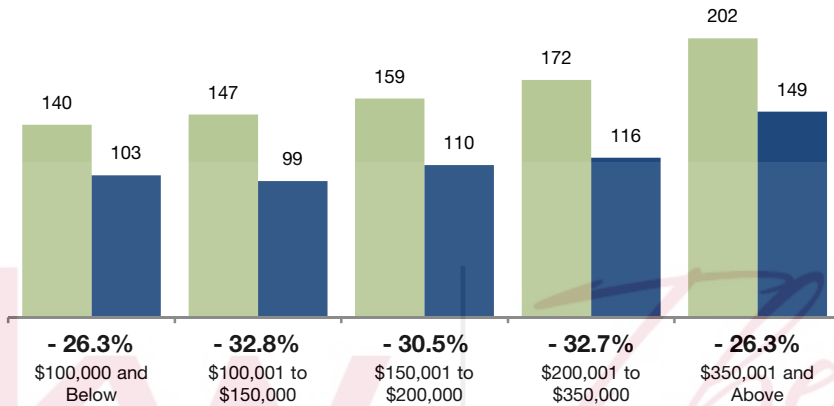
Days on Market Until Sale

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



By Price Range

■ 2-2013 ■ 2-2014



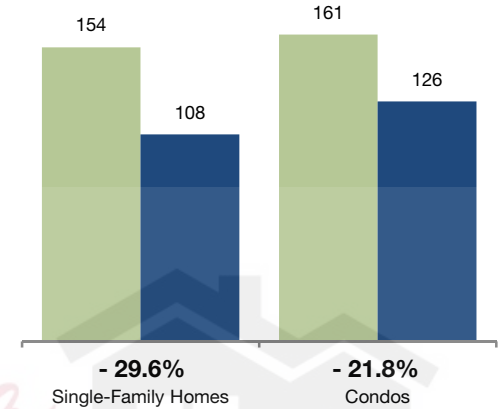
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

	2-2013	2-2014	Change
\$100,000 and Below	140	103	- 26.3%
\$100,001 to \$150,000	147	99	- 32.8%
\$150,001 to \$200,000	159	110	- 30.5%
\$200,001 to \$350,000	172	116	- 32.7%
\$350,001 and Above	202	149	- 26.3%
All Price Ranges	155	110	- 29.1%

Single-Family Homes

	2-2013	2-2014	Change
\$100,000 and Below	139	102	- 26.3%
\$100,001 to \$150,000	145	96	- 33.8%
\$150,001 to \$200,000	159	110	- 30.9%
\$200,001 to \$350,000	171	114	- 33.4%
\$350,001 and Above	202	148	- 26.7%
All Price Ranges	154	108	- 29.6%

Condos

	2-2013	2-2014	Change
\$100,000 and Below	148	110	- 25.4%
\$100,001 to \$150,000	172	133	- 22.7%
\$150,001 to \$200,000	155	117	- 25.0%
\$200,001 to \$350,000	200	166	- 17.1%
\$350,001 and Above	215	184	- 14.3%
All Price Ranges	161	126	- 21.8%

By Bedroom Count

	2-2013	2-2014	Change
2 Bedrooms or Less	160	130	- 18.7%
3 Bedrooms	150	101	- 33.1%
4 Bedrooms or More	161	120	- 25.6%
All Bedroom Counts	155	110	- 29.1%

	2-2013	2-2014	Change
2 Bedrooms or Less	153	128	- 16.5%
3 Bedrooms	149	99	- 33.9%
4 Bedrooms or More	165	123	- 25.6%
All Bedroom Counts	154	108	- 29.6%

	2-2013	2-2014	Change
2 Bedrooms or Less	181	135	- 25.2%
3 Bedrooms	172	149	- 13.7%
4 Bedrooms or More	113	59	- 47.3%
All Bedroom Counts	161	126	- 21.8%

Median Sales Price

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

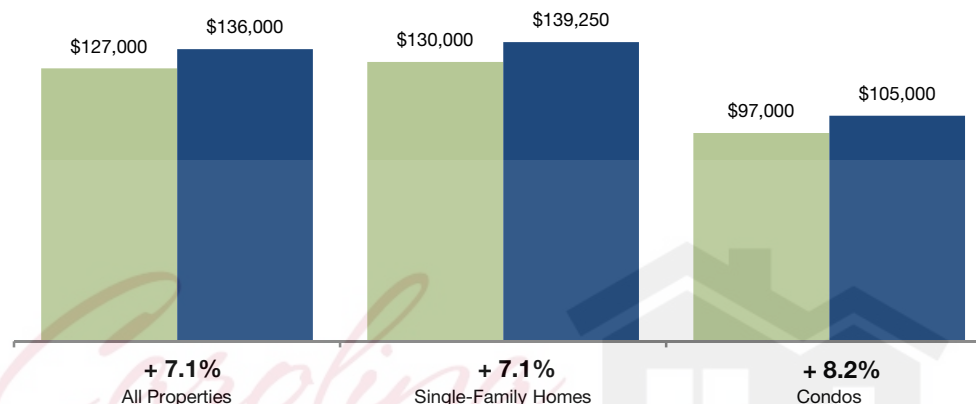
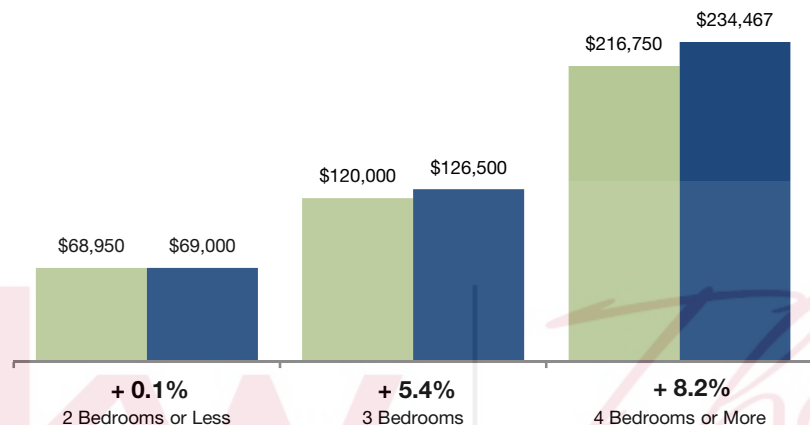


By Bedroom Count

■ 2-2013 ■ 2-2014

By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Bedroom Count	2-2013	2-2014	Change
2 Bedrooms or Less	\$68,950	\$69,000	+ 0.1%
3 Bedrooms	\$120,000	\$126,500	+ 5.4%
4 Bedrooms or More	\$216,750	\$234,467	+ 8.2%
All Bedroom Counts	\$127,000	\$136,000	+ 7.1%

Single-Family Homes

	2-2013	2-2014	Change
2 Bedrooms or Less	\$60,000	\$63,500	+ 5.8%
3 Bedrooms	\$120,000	\$126,000	+ 5.0%
4 Bedrooms or More	\$228,000	\$242,577	+ 6.4%
All Bedroom Counts	\$130,000	\$139,250	+ 7.1%

Condos

	2-2013	2-2014	Change
2 Bedrooms or Less	\$91,000	\$79,750	- 12.4%
3 Bedrooms	\$130,500	\$148,000	+ 13.4%
4 Bedrooms or More	\$73,500	\$107,450	+ 46.2%
All Bedroom Counts	\$97,000	\$105,000	+ 8.2%

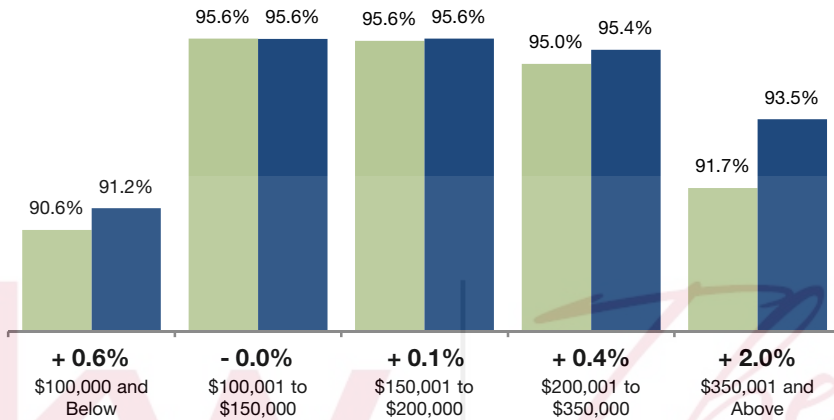
Percent of List Price Received

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



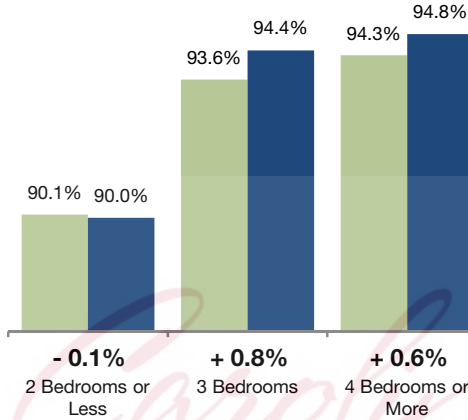
By Price Range

■ 2-2013 ■ 2-2014



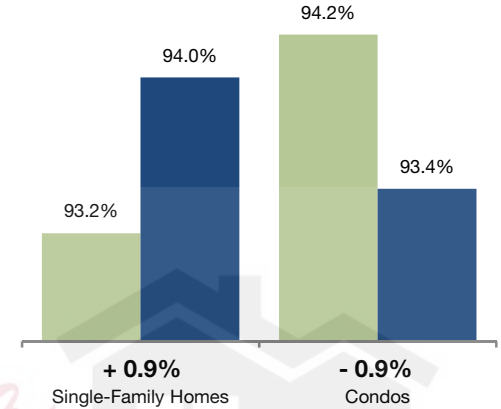
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

	2-2013	2-2014	Change
\$100,000 and Below	90.6%	91.2%	+ 0.6%
\$100,001 to \$150,000	95.6%	95.6%	- 0.0%
\$150,001 to \$200,000	95.6%	95.6%	+ 0.1%
\$200,001 to \$350,000	95.0%	95.4%	+ 0.4%
\$350,001 and Above	91.7%	93.5%	+ 2.0%
All Price Ranges	93.3%	93.9%	+ 0.7%

Single-Family Homes

	2-2013	2-2014	Change
\$100,000 and Below	90.2%	91.1%	+ 0.9%
\$100,001 to \$150,000	95.7%	95.8%	+ 0.0%
\$150,001 to \$200,000	95.6%	95.7%	+ 0.1%
\$200,001 to \$350,000	95.1%	95.4%	+ 0.3%
\$350,001 and Above	91.7%	93.5%	+ 2.0%
All Price Ranges	93.2%	94.0%	+ 0.9%

Condos

	2-2013	2-2014	Change
\$100,000 and Below	94.0%	92.4%	- 1.7%
\$100,001 to \$150,000	94.4%	94.1%	- 0.3%
\$150,001 to \$200,000	95.9%	95.3%	- 0.6%
\$200,001 to \$350,000	92.5%	93.2%	+ 0.8%
\$350,001 and Above	94.0%	94.2%	+ 0.2%
All Price Ranges	94.2%	93.4%	- 0.9%

By Bedroom Count

	2-2013	2-2014	Change
2 Bedrooms or Less	90.1%	90.0%	- 0.1%
3 Bedrooms	93.6%	94.4%	+ 0.8%
4 Bedrooms or More	94.3%	94.8%	+ 0.6%
All Bedroom Counts	93.3%	93.9%	+ 0.7%

	2-2013	2-2014	Change
2 Bedrooms or Less	88.8%	89.0%	+ 0.1%
3 Bedrooms	93.6%	94.4%	+ 0.9%
4 Bedrooms or More	94.2%	94.8%	+ 0.7%
All Bedroom Counts	93.2%	94.0%	+ 0.9%

	2-2013	2-2014	Change
2 Bedrooms or Less	93.7%	92.6%	- 1.3%
3 Bedrooms	94.0%	93.7%	- 0.4%
4 Bedrooms or More	95.2%	95.4%	+ 0.1%
All Bedroom Counts	94.2%	93.4%	- 0.9%

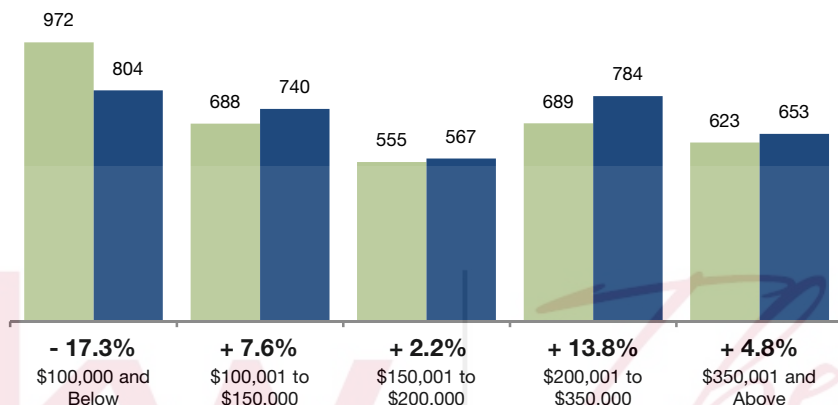
Inventory of Homes for Sale

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



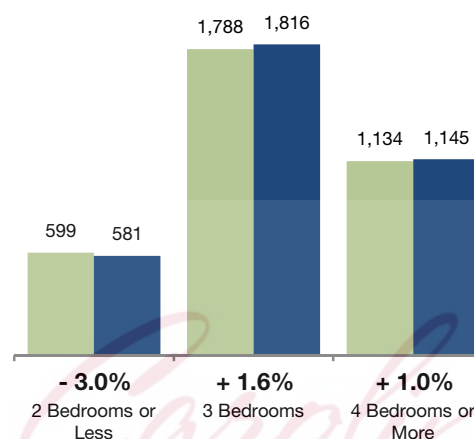
By Price Range

■ 2-2013 ■ 2-2014



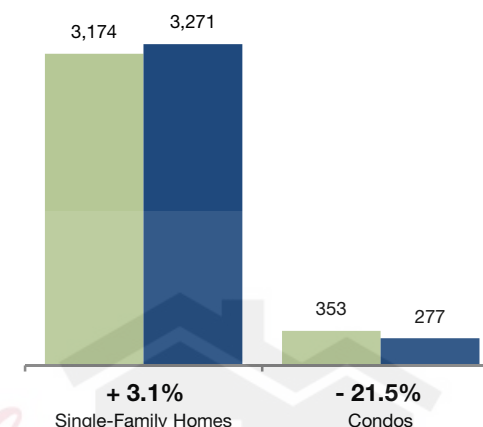
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

	2-2013	2-2014	Change
\$100,000 and Below	972	804	- 17.3%
\$100,001 to \$150,000	688	740	+ 7.6%
\$150,001 to \$200,000	555	567	+ 2.2%
\$200,001 to \$350,000	689	784	+ 13.8%
\$350,001 and Above	623	653	+ 4.8%
All Price Ranges	3,527	3,548	+ 0.6%

Single-Family Homes

2-2013	2-2014	Change	2-2013	2-2014	Change
873	712	- 18.4%	99	92	- 7.1%
599	658	+ 9.8%	89	82	- 7.9%
462	520	+ 12.6%	93	47	- 49.5%
642	744	+ 15.9%	47	40	- 14.9%
598	637	+ 6.5%	25	16	- 36.0%
3,174	3,271	+ 3.1%	353	277	- 21.5%

Condos

By Bedroom Count

	2-2013	2-2014	Change
2 Bedrooms or Less	599	581	- 3.0%
3 Bedrooms	1,788	1,816	+ 1.6%
4 Bedrooms or More	1,134	1,145	+ 1.0%
All Bedroom Counts	3,527	3,548	+ 0.6%

2-2013	2-2014	Change	2-2013	2-2014	Change
434	431	- 0.7%	165	150	- 9.1%
1,671	1,731	+ 3.6%	117	85	- 27.4%
1,063	1,103	+ 3.8%	71	42	- 40.8%
3,174	3,271	+ 3.1%	353	277	- 21.5%

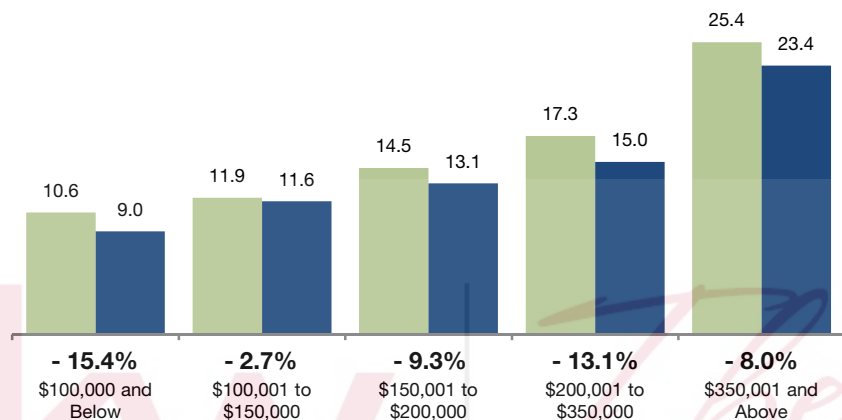
Months Supply of Inventory

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.



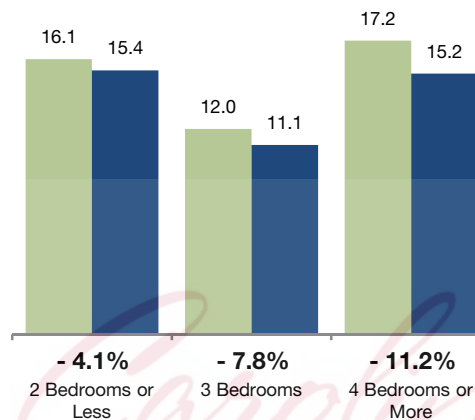
By Price Range

■ 2-2013 ■ 2-2014



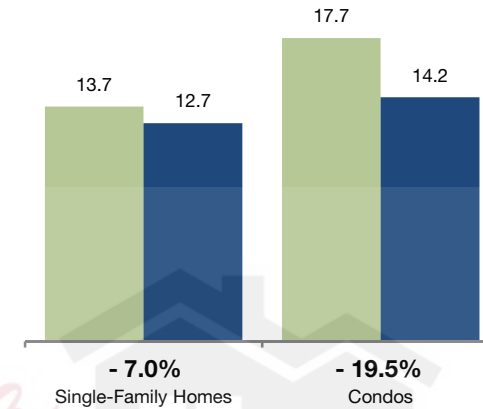
By Bedroom Count

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

	2-2013	2-2014	Change
\$100,000 and Below	10.6	9.0	- 15.4%
\$100,001 to \$150,000	11.9	11.6	- 2.7%
\$150,001 to \$200,000	14.5	13.1	- 9.3%
\$200,001 to \$350,000	17.3	15.0	- 13.1%
\$350,001 and Above	25.4	23.4	- 8.0%
All Price Ranges	14.0	12.8	- 8.4%

Single-Family Homes

	2-2013	2-2014	Change
10.7	8.8	- 17.7%	
11.1	11.1	- 0.3%	
13.0	12.8	- 1.5%	
17.0	15.0	- 12.3%	
25.2	23.6	- 6.3%	
13.7	12.7	- 7.0%	

Condos

	2-2013	2-2014	Change
9.7	10.3	+ 6.0%	
22.3	17.9	- 19.6%	
32.8	18.2	- 44.6%	
20.9	14.7	- 29.8%	
13.9	14.5	+ 4.7%	
17.7	14.2	- 19.5%	

By Bedroom Count

	2-2013	2-2014	Change
2 Bedrooms or Less	16.1	15.4	- 4.1%
3 Bedrooms	12.0	11.1	- 7.8%
4 Bedrooms or More	17.2	15.2	- 11.2%
All Bedroom Counts	14.0	12.8	- 8.4%

	2-2013	2-2014	Change
15.6	15.7	+ 0.2%	
11.7	10.9	- 6.5%	
17.2	15.4	- 10.7%	
13.7	12.7	- 7.0%	

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 8.6 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 24.6 percent.

The overall Median Sales Price was up 7.1 percent to \$136,000. The property type with the largest price gain was the Condo segment, where prices increased 13.9 percent to \$105,950. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 98 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 155 days.

Market-wide, inventory levels were up 1.1 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 3.7 percent. That amounts to 13.3 months supply for Single-Family homes and 14.1 months supply for Condos.

Quick Facts

+ 24.6%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 12.4%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 9.1%

Property Type With
Strongest Sales:
Single-Family Homes

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

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

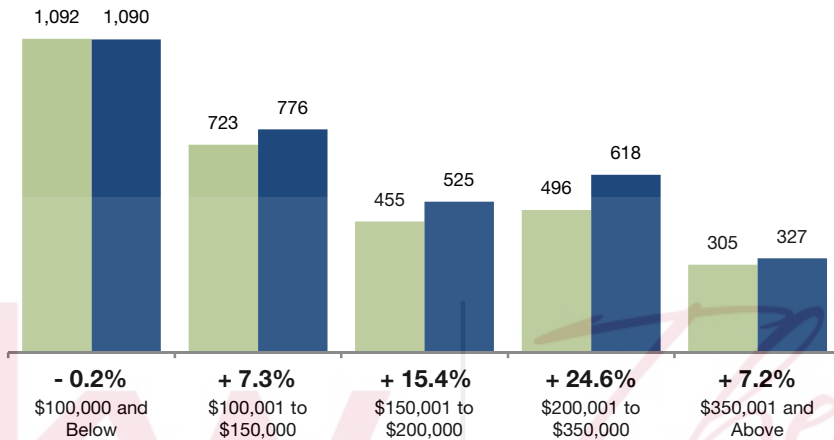
Pending Sales

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



By Price Range

■ 3-2013 ■ 3-2014



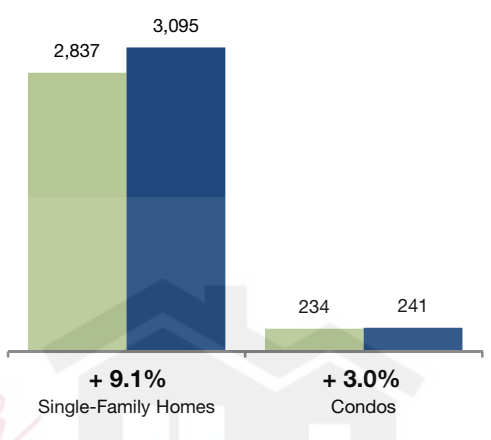
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

	3-2013	3-2014	Change
\$100,000 and Below	1,092	1,090	- 0.2%
\$100,001 to \$150,000	723	776	+ 7.3%
\$150,001 to \$200,000	455	525	+ 15.4%
\$200,001 to \$350,000	496	618	+ 24.6%
\$350,001 and Above	305	327	+ 7.2%
All Price Ranges	3,071	3,336	+ 8.6%

Single-Family Homes

	3-2013	3-2014	Change
2 Bedrooms or Less	970	982	+ 1.2%
3 Bedrooms	673	719	+ 6.8%
4 Bedrooms or More	424	491	+ 15.8%
	472	587	+ 24.4%
	298	316	+ 6.0%
All Single-Family Homes	2,837	3,095	+ 9.1%

Condos

	3-2013	3-2014	Change
1 Bedroom	122	108	- 11.5%
2 Bedrooms	50	57	+ 14.0%
3 Bedrooms	31	34	+ 9.7%
4 Bedrooms or More	24	31	+ 29.2%
	7	11	+ 57.1%
All Condos	234	241	+ 3.0%

By Bedroom Count

	3-2013	3-2014	Change
2 Bedrooms or Less	447	458	+ 2.5%
3 Bedrooms	1,815	1,969	+ 8.5%
4 Bedrooms or More	809	909	+ 12.4%
All Bedroom Counts	3,071	3,336	+ 8.6%

	3-2013	3-2014	Change
2 Bedrooms or Less	333	337	+ 1.2%
3 Bedrooms	1,743	1,899	+ 9.0%
4 Bedrooms or More	761	859	+ 12.9%
All Single-Family Homes	2,837	3,095	+ 9.1%

	3-2013	3-2014	Change
1 Bedroom	114	121	+ 6.1%
2 Bedrooms	72	70	- 2.8%
3 Bedrooms	48	50	+ 4.2%
All Condos	234	241	+ 3.0%

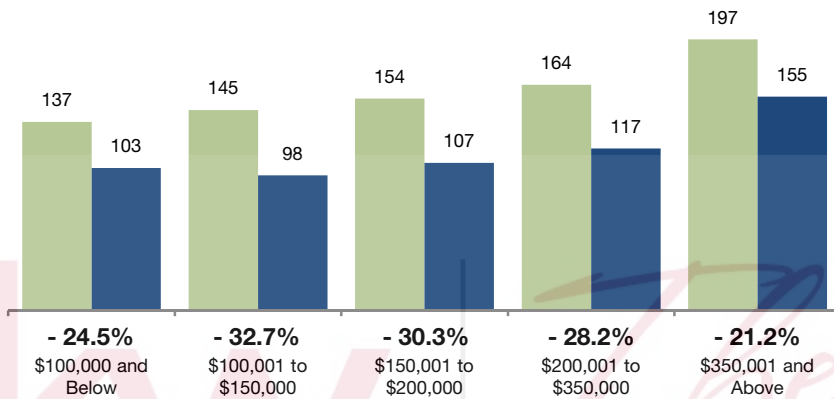
Days on Market Until Sale

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



By Price Range

■ 3-2013 ■ 3-2014



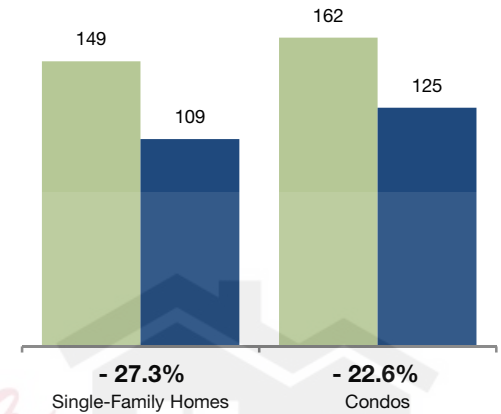
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

	3-2013	3-2014	Change
\$100,000 and Below	137	103	- 24.5%
\$100,001 to \$150,000	145	98	- 32.7%
\$150,001 to \$200,000	154	107	- 30.3%
\$200,001 to \$350,000	164	117	- 28.2%
\$350,001 and Above	197	155	- 21.2%
All Price Ranges	150	110	- 26.9%

Single-Family Homes

	3-2013	3-2014	Change
\$100,000 and Below	135	102	- 24.3%
\$100,001 to \$150,000	143	95	- 33.4%
\$150,001 to \$200,000	154	107	- 30.8%
\$200,001 to \$350,000	161	115	- 28.6%
\$350,001 and Above	197	154	- 21.6%
All Price Ranges	149	109	- 27.3%

Condos

	3-2013	3-2014	Change
\$100,000 and Below	151	112	- 25.5%
\$100,001 to \$150,000	178	131	- 26.6%
\$150,001 to \$200,000	145	109	- 24.5%
\$200,001 to \$350,000	206	164	- 20.3%
\$350,001 and Above	196	181	- 8.0%
All Price Ranges	162	125	- 22.6%

By Bedroom Count

	3-2013	3-2014	Change
2 Bedrooms or Less	159	130	- 18.5%
3 Bedrooms	146	100	- 31.9%
4 Bedrooms or More	155	122	- 20.9%
All Bedroom Counts	150	110	- 26.9%

	3-2013	3-2014	Change
2 Bedrooms or Less	153	126	- 17.4%
3 Bedrooms	145	98	- 32.4%
4 Bedrooms or More	158	126	- 20.6%
All Bedroom Counts	149	109	- 27.3%

Median Sales Price

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

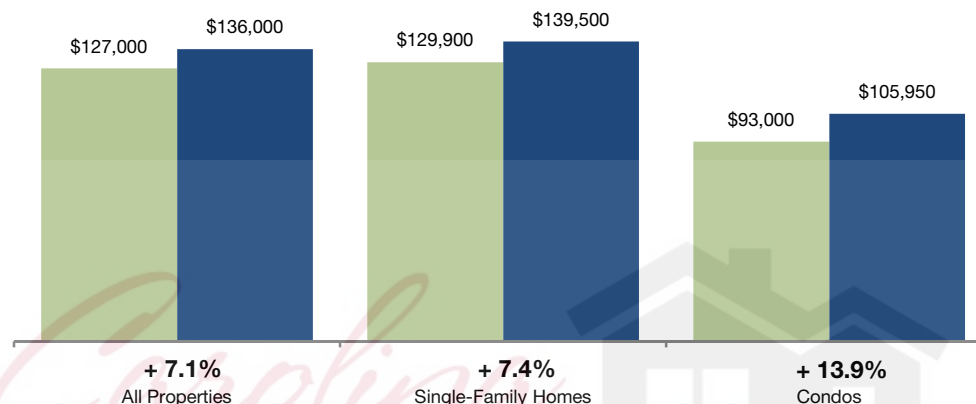
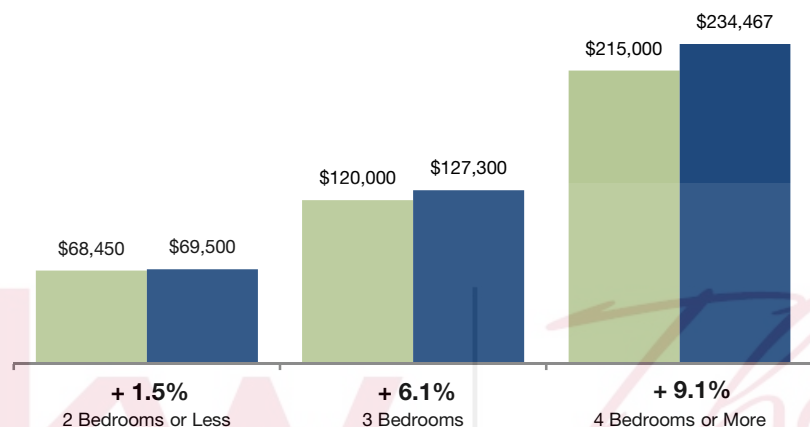


By Bedroom Count

■ 3-2013 ■ 3-2014

By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Bedroom Count	3-2013	3-2014	Change
2 Bedrooms or Less	\$68,450	\$69,500	+ 1.5%
3 Bedrooms	\$120,000	\$127,300	+ 6.1%
4 Bedrooms or More	\$215,000	\$234,467	+ 9.1%
All Bedroom Counts	\$127,000	\$136,000	+ 7.1%

Single-Family Homes

	3-2013	3-2014	Change
	\$61,000	\$65,000	+ 6.6%
	\$120,000	\$126,500	+ 5.4%
	\$225,000	\$243,000	+ 8.0%
	\$129,900	\$139,500	+ 7.4%

Condos

	3-2013	3-2014	Change
	\$86,000	\$82,000	- 4.7%
	\$131,000	\$147,750	+ 12.8%
	\$73,000	\$110,000	+ 50.7%
	\$93,000	\$105,950	+ 13.9%

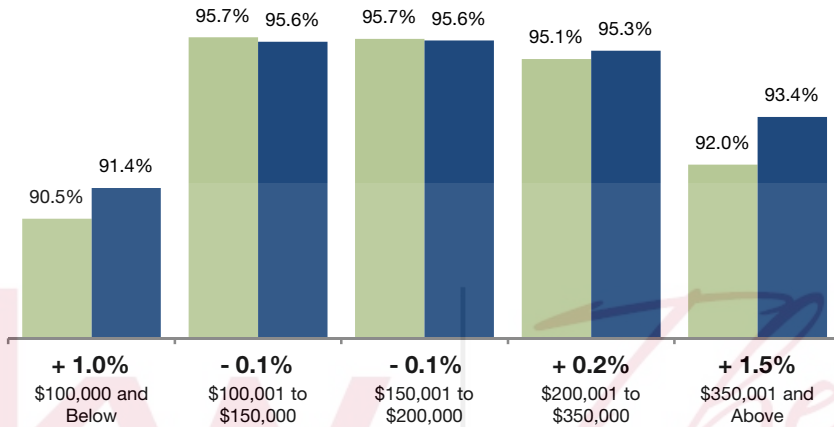
Percent of List Price Received

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.**



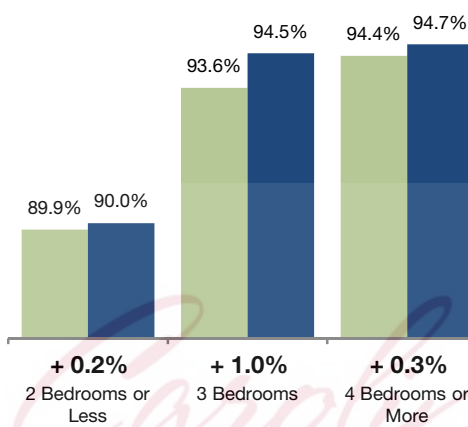
By Price Range

■ 3-2013 ■ 3-2014



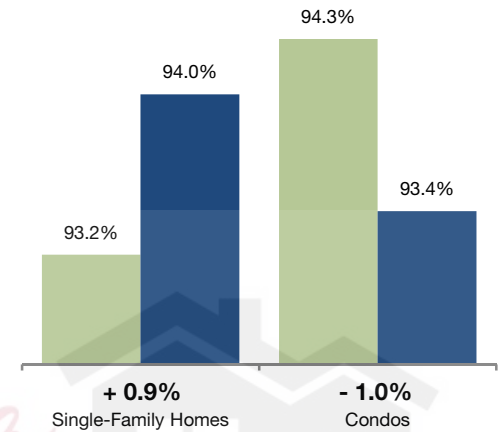
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

	3-2013	3-2014	Change
\$100,000 and Below	90.5%	91.4%	+ 1.0%
\$100,001 to \$150,000	95.7%	95.6%	- 0.1%
\$150,001 to \$200,000	95.7%	95.6%	- 0.1%
\$200,001 to \$350,000	95.1%	95.3%	+ 0.2%
\$350,001 and Above	92.0%	93.4%	+ 1.5%
All Price Ranges	93.3%	94.0%	+ 0.8%

Single-Family Homes

	3-2013	3-2014	Change
\$100,000 and Below	90.1%	91.3%	+ 1.3%
\$100,001 to \$150,000	95.8%	95.7%	- 0.1%
\$150,001 to \$200,000	95.7%	95.7%	+ 0.0%
\$200,001 to \$350,000	95.3%	95.4%	+ 0.2%
\$350,001 and Above	92.0%	93.4%	+ 1.5%
All Price Ranges	93.2%	94.0%	+ 0.9%

Condos

	3-2013	3-2014	Change
\$100,000 and Below	94.0%	92.3%	- 1.8%
\$100,001 to \$150,000	94.9%	94.3%	- 0.7%
\$150,001 to \$200,000	96.2%	95.2%	- 1.0%
\$200,001 to \$350,000	92.2%	93.3%	+ 1.1%
\$350,001 and Above	93.5%	94.7%	+ 1.2%
All Price Ranges	94.3%	93.4%	- 1.0%

By Bedroom Count

	3-2013	3-2014	Change
2 Bedrooms or Less	89.9%	90.0%	+ 0.2%
3 Bedrooms	93.6%	94.5%	+ 1.0%
4 Bedrooms or More	94.4%	94.7%	+ 0.3%
All Bedroom Counts	93.3%	94.0%	+ 0.8%

	3-2013	3-2014	Change
2 Bedrooms or Less	88.5%	89.1%	+ 0.7%
3 Bedrooms	93.6%	94.5%	+ 1.0%
4 Bedrooms or More	94.3%	94.7%	+ 0.4%
All Bedroom Counts	93.2%	94.0%	+ 0.9%

	3-2013	3-2014	Change
2 Bedrooms or Less	93.8%	92.5%	- 1.4%
3 Bedrooms	94.0%	93.6%	- 0.4%
4 Bedrooms or More	95.7%	95.4%	- 0.2%
All Bedroom Counts	94.3%	93.4%	- 1.0%

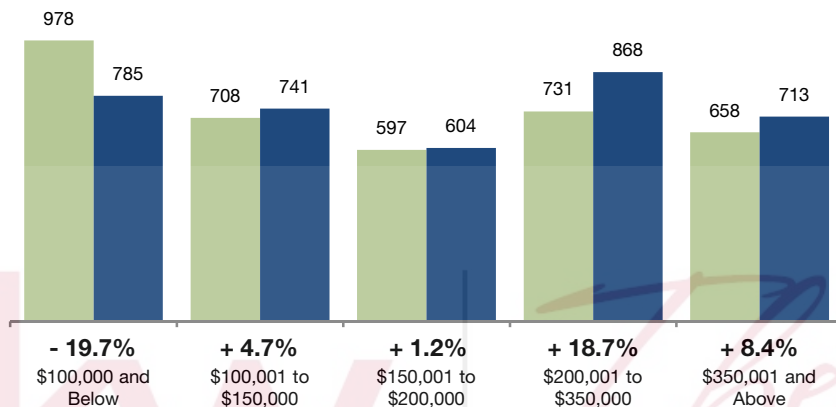
Inventory of Homes for Sale

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



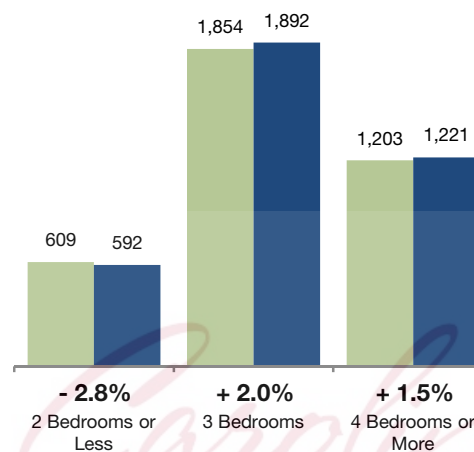
By Price Range

■ 3-2013 ■ 3-2014



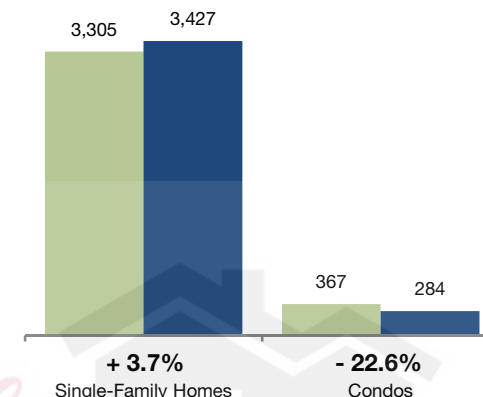
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

	3-2013	3-2014	Change
\$100,000 and Below	978	785	- 19.7%
\$100,001 to \$150,000	708	741	+ 4.7%
\$150,001 to \$200,000	597	604	+ 1.2%
\$200,001 to \$350,000	731	868	+ 18.7%
\$350,001 and Above	658	713	+ 8.4%
All Price Ranges	3,672	3,711	+ 1.1%

Single-Family Homes

3-2013	3-2014	Change	3-2013	3-2014	Change
877	693	- 21.0%	101	92	- 8.9%
614	658	+ 7.2%	94	83	- 11.7%
499	556	+ 11.4%	98	48	- 51.0%
681	824	+ 21.0%	50	44	- 12.0%
634	696	+ 9.8%	24	17	- 29.2%
3,305	3,427	+ 3.7%	367	284	- 22.6%

Condos

3-2013	3-2014	Change
101	92	- 8.9%
94	83	- 11.7%
98	48	- 51.0%
50	44	- 12.0%
24	17	- 29.2%
367	284	- 22.6%

By Bedroom Count

	3-2013	3-2014	Change
2 Bedrooms or Less	609	592	- 2.8%
3 Bedrooms	1,854	1,892	+ 2.0%
4 Bedrooms or More	1,203	1,221	+ 1.5%
All Bedroom Counts	3,672	3,711	+ 1.1%

3-2013	3-2014	Change	3-2013	3-2014	Change
441	437	- 0.9%	168	155	- 7.7%
1,727	1,796	+ 4.0%	127	96	- 24.4%
1,131	1,188	+ 5.0%	72	33	- 54.2%
3,305	3,427	+ 3.7%	367	284	- 22.6%

3-2013	3-2014	Change
168	155	- 7.7%
127	96	- 24.4%
72	33	- 54.2%
367	284	- 22.6%

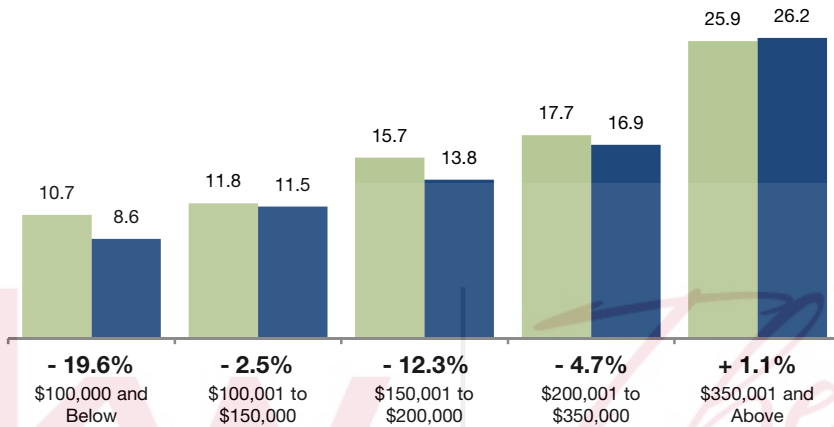
Months Supply of Inventory

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



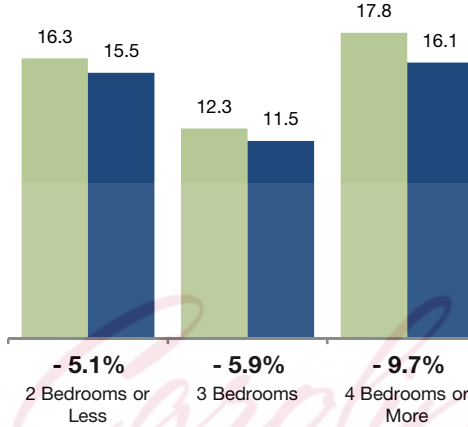
By Price Range

■ 3-2013 ■ 3-2014



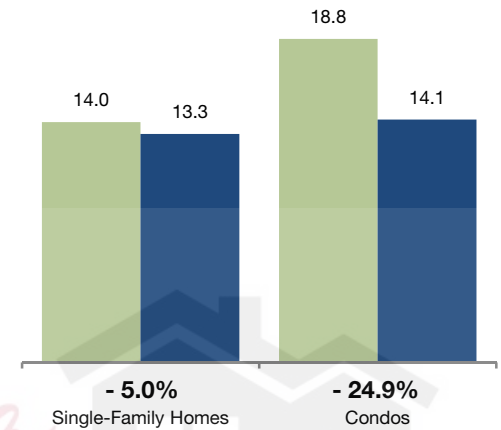
By Bedroom Count

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

	3-2013	3-2014	Change
\$100,000 and Below	10.7	8.6	- 19.6%
\$100,001 to \$150,000	11.8	11.5	- 2.5%
\$150,001 to \$200,000	15.7	13.8	- 12.3%
\$200,001 to \$350,000	17.7	16.9	- 4.7%
\$350,001 and Above	25.9	26.2	+ 1.1%
All Price Ranges	14.3	13.3	- 7.0%

Single-Family Homes

	3-2013	3-2014	Change
\$100,000 and Below	10.8	8.5	- 21.9%
\$100,001 to \$150,000	10.9	11.0	+ 0.3%
\$150,001 to \$200,000	14.1	13.6	- 3.8%
\$200,001 to \$350,000	17.3	16.8	- 2.7%
\$350,001 and Above	25.5	26.4	+ 3.5%
All Price Ranges	14.0	13.3	- 5.0%

Condos

	3-2013	3-2014	Change
\$100,000 and Below	9.9	10.2	+ 2.9%
\$100,001 to \$150,000	22.6	17.5	- 22.5%
\$150,001 to \$200,000	37.9	16.9	- 55.3%
\$200,001 to \$350,000	25.0	15.6	- 37.5%
\$350,001 and Above	17.1	13.9	- 18.9%
All Price Ranges	18.8	14.1	- 24.9%

By Bedroom Count

	3-2013	3-2014	Change
2 Bedrooms or Less	16.3	15.5	- 5.1%
3 Bedrooms	12.3	11.5	- 5.9%
4 Bedrooms or More	17.8	16.1	- 9.7%
All Bedroom Counts	14.3	13.3	- 7.0%

	3-2013	3-2014	Change
2 Bedrooms or Less	15.9	15.6	- 2.1%
3 Bedrooms	11.9	11.3	- 4.5%
4 Bedrooms or More	17.8	16.6	- 6.9%
All Bedroom Counts	14.0	13.3	- 5.0%

	3-2013	3-2014	Change
2 Bedrooms or Less	17.7	15.4	- 13.1%
3 Bedrooms	21.2	16.5	- 22.2%
4 Bedrooms or More	18.0	7.9	- 56.0%
All Bedroom Counts	18.8	14.1	- 24.9%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 4.7 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 18.0 percent.

The overall Median Sales Price was up 6.4 percent to \$136,254. The property type with the largest price gain was the Condo segment, where prices increased 12.9 percent to \$105,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 96 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 159 days.

Market-wide, inventory levels were up 6.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 9.8 percent. That amounts to 14.2 months supply for Single-Family homes and 13.7 months supply for Condos.

Quick Facts

+ 18.0%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 6.3%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 7.4%

Property Type With
Strongest Sales:
Condos

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

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

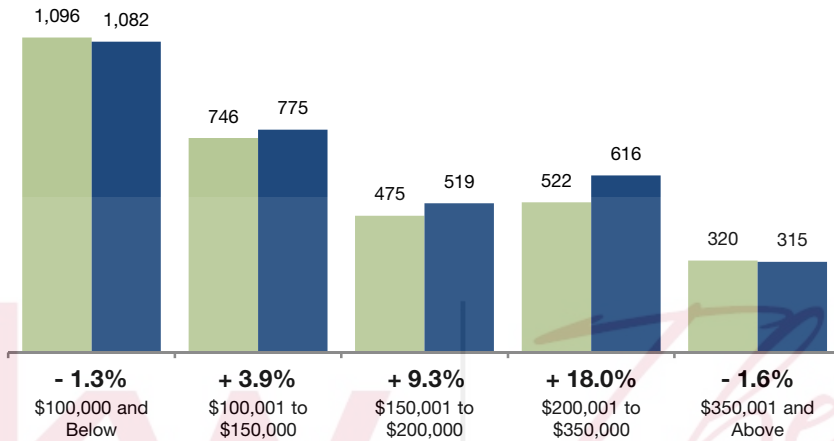
Pending Sales

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



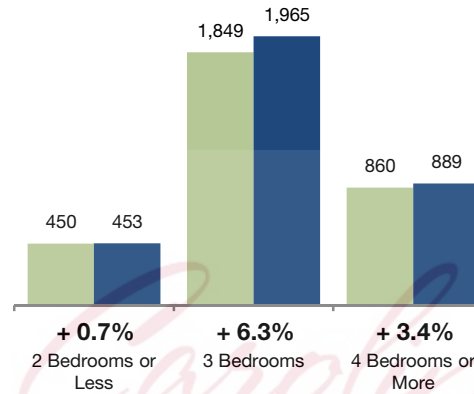
By Price Range

■ 4-2013 ■ 4-2014



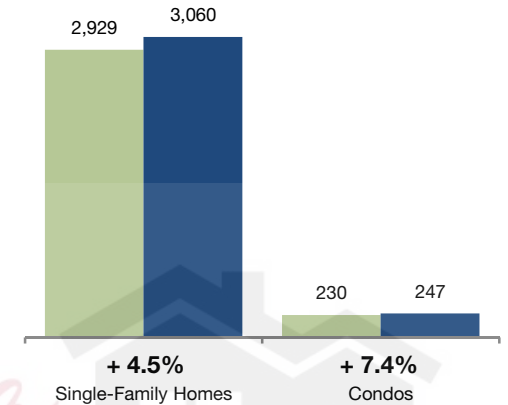
By Bedroom Count

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

	4-2013	4-2014	Change
\$100,000 and Below	1,096	1,082	- 1.3%
\$100,001 to \$150,000	746	775	+ 3.9%
\$150,001 to \$200,000	475	519	+ 9.3%
\$200,001 to \$350,000	522	616	+ 18.0%
\$350,001 and Above	320	315	- 1.6%
All Price Ranges	3,159	3,307	+ 4.7%

Single-Family Homes

	4-2013	4-2014	Change
2 Bedrooms or Less	973	973	0.0%
3 Bedrooms	699	714	+ 2.1%
4 Bedrooms or More	445	484	+ 8.8%
	500	584	+ 16.8%
	312	305	- 2.2%
All Single-Family Homes	2,929	3,060	+ 4.5%

Condos

	4-2013	4-2014	Change
1 Bedroom	123	109	- 11.4%
2 Bedrooms	47	61	+ 29.8%
3 Bedrooms	30	35	+ 16.7%
4 Bedrooms or More	22	32	+ 45.5%
	8	10	+ 25.0%
All Condos	230	247	+ 7.4%

By Bedroom Count

	4-2013	4-2014	Change
2 Bedrooms or Less	450	453	+ 0.7%
3 Bedrooms	1,849	1,965	+ 6.3%
4 Bedrooms or More	860	889	+ 3.4%
All Bedroom Counts	3,159	3,307	+ 4.7%

	4-2013	4-2014	Change
2 Bedrooms or Less	336	331	- 1.5%
3 Bedrooms	1,781	1,891	+ 6.2%
4 Bedrooms or More	812	838	+ 3.2%
All Single-Family Homes	2,929	3,060	+ 4.5%

	4-2013	4-2014	Change
1 Bedroom	114	122	+ 7.0%
2 Bedrooms	68	74	+ 8.8%
3 Bedrooms	48	51	+ 6.3%
All Condos	230	247	+ 7.4%

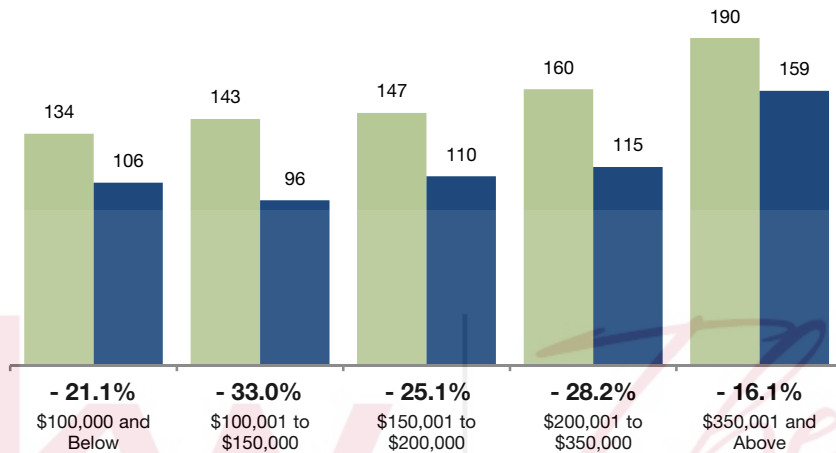
Days on Market Until Sale

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

■ 4-2013 ■ 4-2014



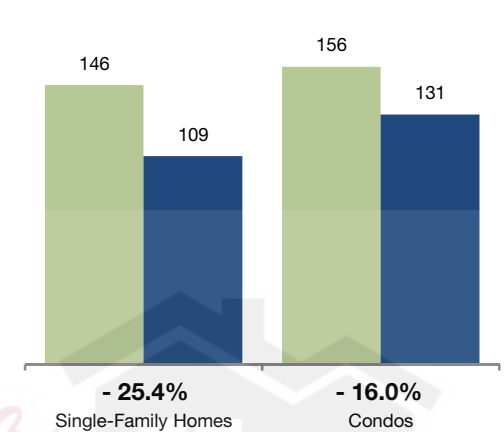
By Bedroom Count

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

	4-2013	4-2014	Change
\$100,000 and Below	134	106	- 21.1%
\$100,001 to \$150,000	143	96	- 33.0%
\$150,001 to \$200,000	147	110	- 25.1%
\$200,001 to \$350,000	160	115	- 28.2%
\$350,001 and Above	190	159	- 16.1%
All Price Ranges	147	111	- 24.8%

Single-Family Homes

	4-2013	4-2014	Change
\$100,000 and Below	133	104	- 21.3%
\$100,001 to \$150,000	141	94	- 33.3%
\$150,001 to \$200,000	147	109	- 25.8%
\$200,001 to \$350,000	159	112	- 29.4%
\$350,001 and Above	191	157	- 17.6%
All Price Ranges	146	109	- 25.4%

Condos

	4-2013	4-2014	Change
\$100,000 and Below	149	121	- 19.1%
\$100,001 to \$150,000	171	121	- 29.2%
\$150,001 to \$200,000	137	114	- 16.4%
\$200,001 to \$350,000	192	182	- 5.1%
\$350,001 and Above	141	245	+ 74.0%
All Price Ranges	156	131	- 16.0%

By Bedroom Count

	4-2013	4-2014	Change
2 Bedrooms or Less	159	126	- 20.9%
3 Bedrooms	142	102	- 28.6%
4 Bedrooms or More	150	122	- 18.9%
All Bedroom Counts	147	111	- 24.8%

	4-2013	4-2014	Change
2 Bedrooms or Less	154	121	- 20.9%
3 Bedrooms	142	100	- 29.6%
4 Bedrooms or More	154	125	- 19.0%
All Bedroom Counts	146	109	- 25.4%

	4-2013	4-2014	Change
2 Bedrooms or Less	176	139	- 21.1%
3 Bedrooms	166	158	- 5.0%
4 Bedrooms or More	103	69	- 33.4%
All Bedroom Counts	156	131	- 16.0%

Median Sales Price

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

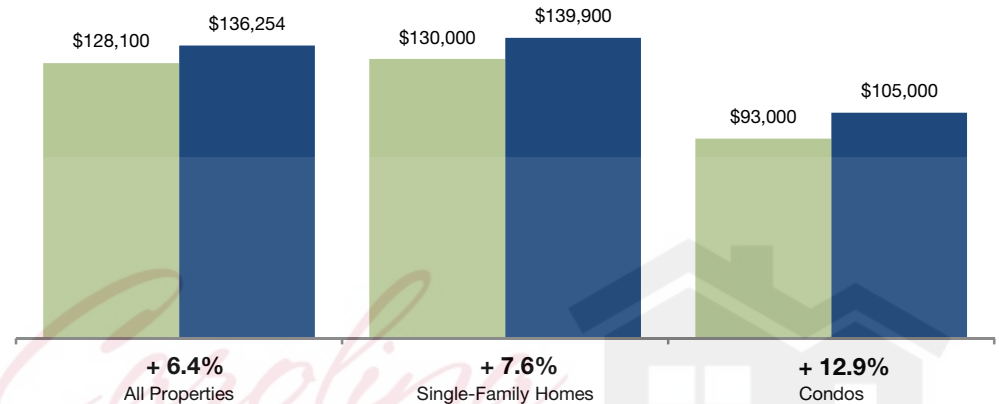
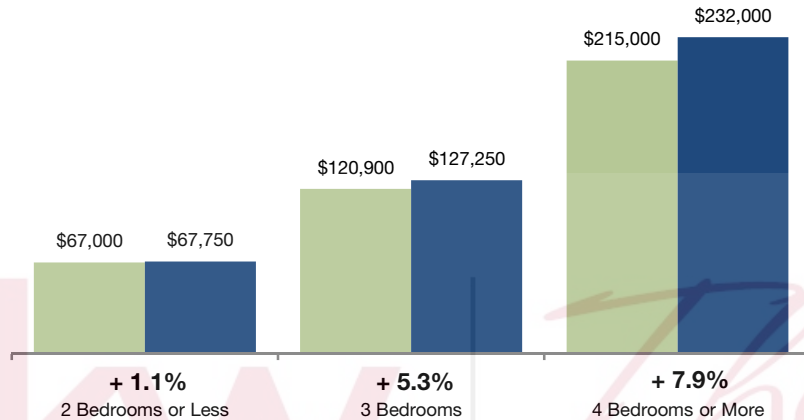


By Bedroom Count

■ 4-2013 ■ 4-2014

By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Bedroom Count	4-2013	4-2014	Change
2 Bedrooms or Less	\$67,000	\$67,750	+ 1.1%
3 Bedrooms	\$120,900	\$127,250	+ 5.3%
4 Bedrooms or More	\$215,000	\$232,000	+ 7.9%
All Bedroom Counts	\$128,100	\$136,254	+ 6.4%

Single-Family Homes

4-2013	4-2014	Change	4-2013	4-2014	Change
\$60,000	\$62,800	+ 4.7%	\$78,250	\$78,750	+ 0.6%
\$120,000	\$126,500	+ 5.4%	\$135,500	\$140,000	+ 3.3%
\$225,000	\$242,000	+ 7.6%	\$75,125	\$121,500	+ 61.7%
\$130,000	\$139,900	+ 7.6%	\$93,000	\$105,000	+ 12.9%

Condos

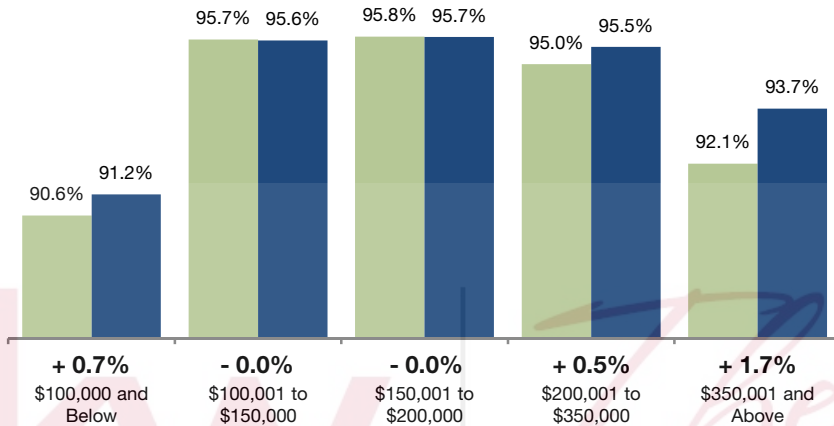
Percent of List Price Received

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.**



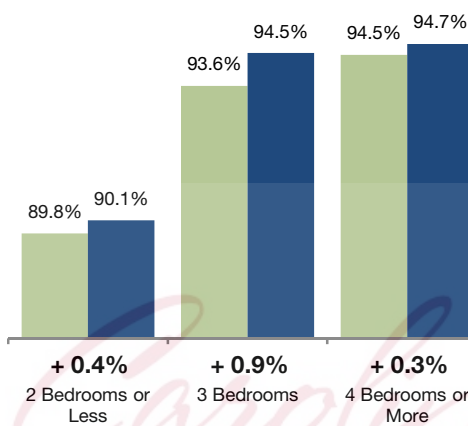
By Price Range

■ 4-2013 ■ 4-2014



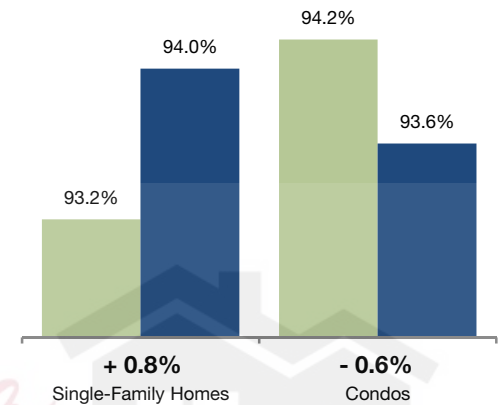
By Bedroom Count

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

	4-2013	4-2014	Change
\$100,000 and Below	90.6%	91.2%	+ 0.7%
\$100,001 to \$150,000	95.7%	95.6%	- 0.0%
\$150,001 to \$200,000	95.8%	95.7%	- 0.0%
\$200,001 to \$350,000	95.0%	95.5%	+ 0.5%
\$350,001 and Above	92.1%	93.7%	+ 1.7%
All Price Ranges	93.3%	94.0%	+ 0.7%

Single-Family Homes

	4-2013	4-2014	Change
\$100,000 and Below	90.2%	91.0%	+ 0.9%
\$100,001 to \$150,000	95.7%	95.7%	- 0.0%
\$150,001 to \$200,000	95.7%	95.8%	+ 0.1%
\$200,001 to \$350,000	95.1%	95.6%	+ 0.5%
\$350,001 and Above	92.0%	93.6%	+ 1.8%
All Price Ranges	93.2%	94.0%	+ 0.8%

Condos

	4-2013	4-2014	Change
\$100,000 and Below	93.6%	92.7%	- 0.9%
\$100,001 to \$150,000	94.8%	94.5%	- 0.3%
\$150,001 to \$200,000	96.3%	95.3%	- 1.0%
\$200,001 to \$350,000	92.8%	93.1%	+ 0.3%
\$350,001 and Above	94.7%	94.6%	- 0.1%
All Price Ranges	94.2%	93.6%	- 0.6%

By Bedroom Count

	4-2013	4-2014	Change
2 Bedrooms or Less	89.8%	90.1%	+ 0.4%
3 Bedrooms	93.6%	94.5%	+ 0.9%
4 Bedrooms or More	94.5%	94.7%	+ 0.3%
All Bedroom Counts	93.3%	94.0%	+ 0.7%

	4-2013	4-2014	Change
2 Bedrooms or Less	88.3%	89.2%	+ 1.0%
3 Bedrooms	93.6%	94.5%	+ 1.0%
4 Bedrooms or More	94.4%	94.7%	+ 0.3%
All Bedroom Counts	93.2%	94.0%	+ 0.8%

	4-2013	4-2014	Change
2 Bedrooms or Less	93.8%	92.6%	- 1.2%
3 Bedrooms	94.1%	93.8%	- 0.3%
4 Bedrooms or More	95.1%	95.9%	+ 0.8%
All Bedroom Counts	94.2%	93.6%	- 0.6%

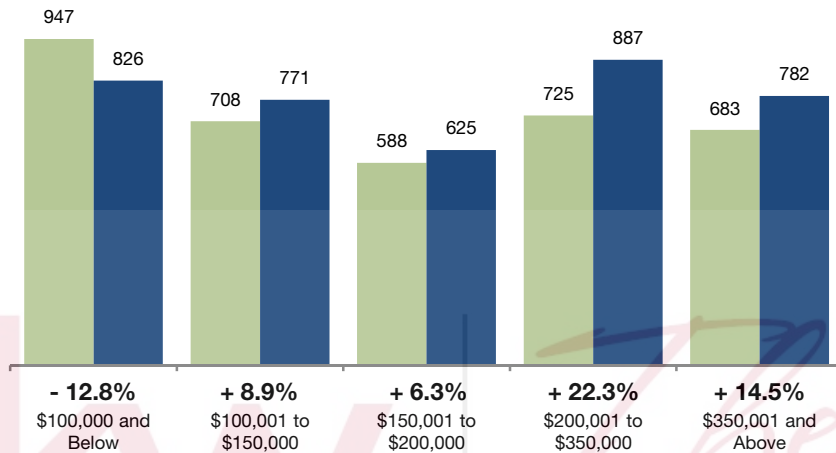
Inventory of Homes for Sale

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



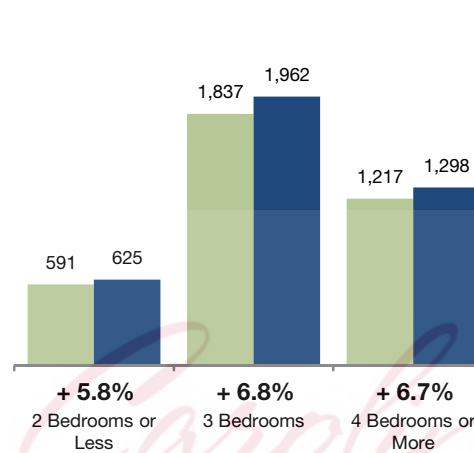
By Price Range

■ 4-2013 ■ 4-2014



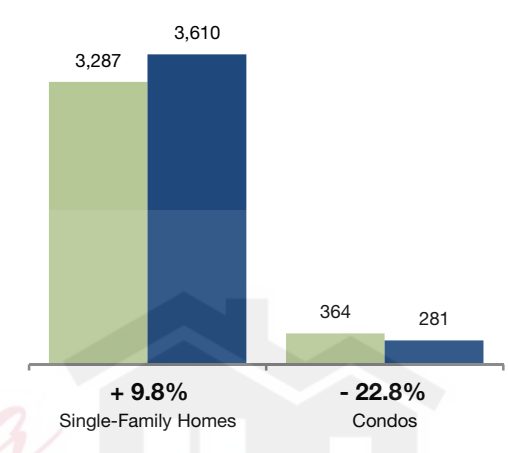
By Bedroom Count

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

	4-2013	4-2014	Change
\$100,000 and Below	947	826	- 12.8%
\$100,001 to \$150,000	708	771	+ 8.9%
\$150,001 to \$200,000	588	625	+ 6.3%
\$200,001 to \$350,000	725	887	+ 22.3%
\$350,001 and Above	683	782	+ 14.5%
All Price Ranges	3,651	3,891	+ 6.6%

Single-Family Homes

	4-2013	4-2014	Change
\$100,000 and Below	853	740	- 13.2%
\$100,001 to \$150,000	611	690	+ 12.9%
\$150,001 to \$200,000	489	575	+ 17.6%
\$200,001 to \$350,000	675	843	+ 24.9%
\$350,001 and Above	659	762	+ 15.6%
All Price Ranges	3,287	3,610	+ 9.8%

Condos

	4-2013	4-2014	Change
\$100,000 and Below	94	86	- 8.5%
\$100,001 to \$150,000	97	81	- 16.5%
\$150,001 to \$200,000	99	50	- 49.5%
\$200,001 to \$350,000	50	44	- 12.0%
\$350,001 and Above	24	20	- 16.7%
All Price Ranges	364	281	- 22.8%

By Bedroom Count

	4-2013	4-2014	Change
2 Bedrooms or Less	591	625	+ 5.8%
3 Bedrooms	1,837	1,962	+ 6.8%
4 Bedrooms or More	1,217	1,298	+ 6.7%
All Bedroom Counts	3,651	3,891	+ 6.6%

	4-2013	4-2014	Change
2 Bedrooms or Less	429	474	+ 10.5%
3 Bedrooms	1,711	1,859	+ 8.6%
4 Bedrooms or More	1,141	1,271	+ 11.4%
All Bedroom Counts	3,287	3,610	+ 9.8%

	4-2013	4-2014	Change
2 Bedrooms or Less	162	151	- 6.8%
3 Bedrooms	126	103	- 18.3%
4 Bedrooms or More	76	27	- 64.5%
All Bedroom Counts	364	281	- 22.8%

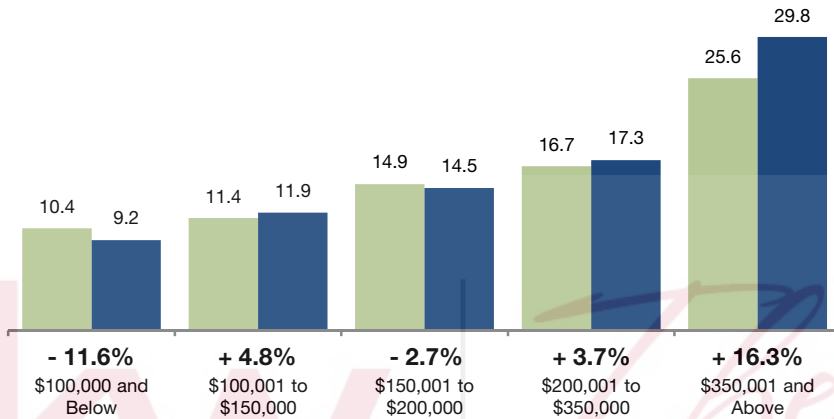
Months Supply of Inventory

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.



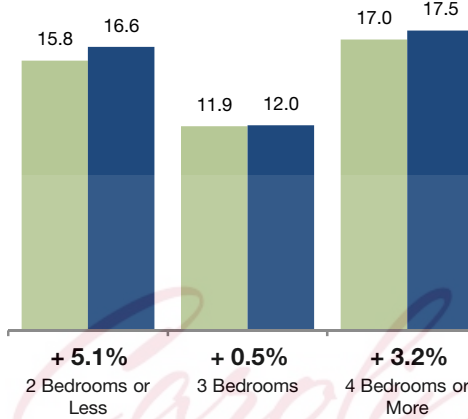
By Price Range

■ 4-2013 ■ 4-2014



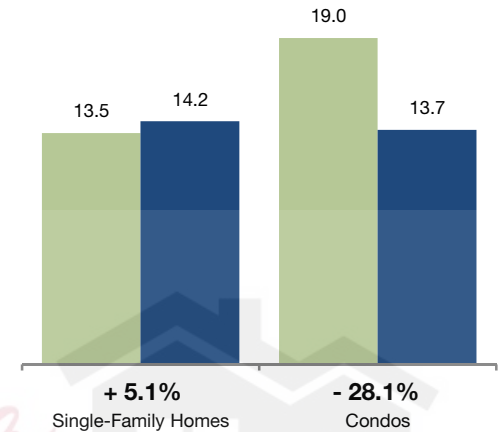
By Bedroom Count

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

	4-2013	4-2014	Change
\$100,000 and Below	10.4	9.2	- 11.6%
\$100,001 to \$150,000	11.4	11.9	+ 4.8%
\$150,001 to \$200,000	14.9	14.5	- 2.7%
\$200,001 to \$350,000	16.7	17.3	+ 3.7%
\$350,001 and Above	25.6	29.8	+ 16.3%
All Price Ranges	13.9	14.1	+ 1.8%

Single-Family Homes

	4-2013	4-2014	Change
\$100,000 and Below	10.5	9.1	- 13.2%
\$100,001 to \$150,000	10.5	11.6	+ 10.6%
\$150,001 to \$200,000	13.2	14.3	+ 8.1%
\$200,001 to \$350,000	16.2	17.3	+ 6.9%
\$350,001 and Above	25.3	30.0	+ 18.3%
All Price Ranges	13.5	14.2	+ 5.1%

Condos

	4-2013	4-2014	Change
\$100,000 and Below	9.2	9.5	+ 3.2%
\$100,001 to \$150,000	24.8	15.9	- 35.7%
\$150,001 to \$200,000	39.6	17.1	- 56.7%
\$200,001 to \$350,000	27.3	15.1	- 44.5%
\$350,001 and Above	18.0	16.0	- 11.1%
All Price Ranges	19.0	13.7	- 28.1%

By Bedroom Count

	4-2013	4-2014	Change
2 Bedrooms or Less	15.8	16.6	+ 5.1%
3 Bedrooms	11.9	12.0	+ 0.5%
4 Bedrooms or More	17.0	17.5	+ 3.2%
All Bedroom Counts	13.9	14.1	+ 1.8%

	4-2013	4-2014	Change
2 Bedrooms or Less	15.3	17.2	+ 12.2%
3 Bedrooms	11.5	11.8	+ 2.3%
4 Bedrooms or More	16.9	18.2	+ 7.9%
All Bedroom Counts	13.5	14.2	+ 5.1%

	4-2013	4-2014	Change
2 Bedrooms or Less	17.1	14.9	- 12.9%
3 Bedrooms	22.2	16.7	- 24.9%
4 Bedrooms or More	19.0	6.4	- 66.6%
All Bedroom Counts	19.0	13.7	- 28.1%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 2.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 13.2 percent.

The overall Median Sales Price was up 4.9 percent to \$136,000. The property type with the largest price gain was the Condo segment, where prices increased 22.1 percent to \$105,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 96 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 152 days.

Market-wide, inventory levels were up 8.8 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 11.6 percent. That amounts to 14.7 months supply for Single-Family homes and 13.7 months supply for Condos.

Quick Facts

+ 13.2%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 3.4%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 10.4%

Property Type With
Strongest Sales:
Condos

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

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

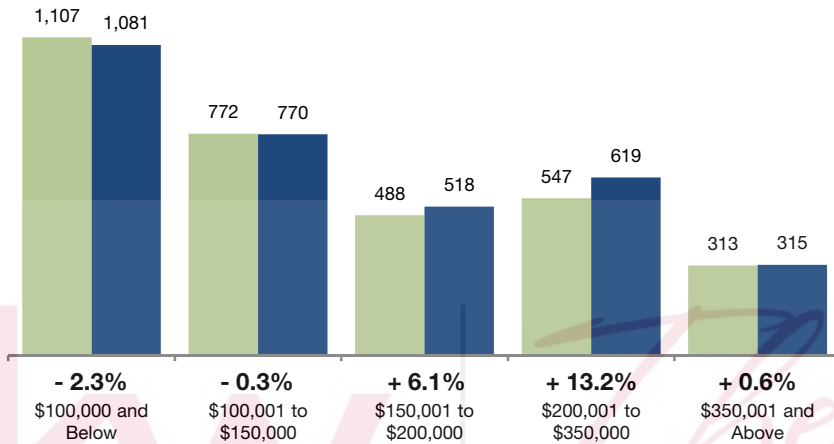
Pending Sales

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



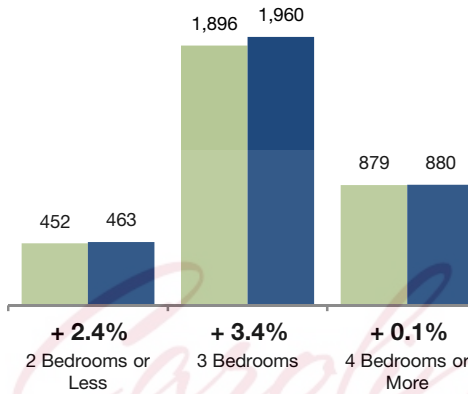
By Price Range

■ 5-2013 ■ 5-2014



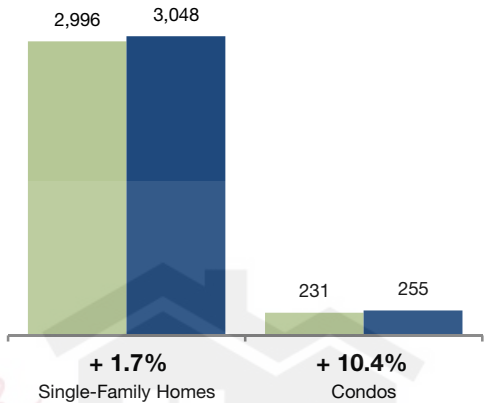
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

	5-2013	5-2014	Change
\$100,000 and Below	1,107	1,081	- 2.3%
\$100,001 to \$150,000	772	770	- 0.3%
\$150,001 to \$200,000	488	518	+ 6.1%
\$200,001 to \$350,000	547	619	+ 13.2%
\$350,001 and Above	313	315	+ 0.6%
All Price Ranges	3,227	3,303	+ 2.4%

Single-Family Homes

	5-2013	5-2014	Change
2 Bedrooms or Less	984	966	- 1.8%
3 Bedrooms	724	708	- 2.2%
4 Bedrooms or More	458	481	+ 5.0%
	524	587	+ 12.0%
	306	306	0.0%
All Single-Family Homes	2,996	3,048	+ 1.7%

Condos

	5-2013	5-2014	Change
1 Bedroom	123	115	- 6.5%
2 Bedrooms	48	62	+ 29.2%
3 Bedrooms	30	37	+ 23.3%
4 Bedrooms or More	23	32	+ 39.1%
	7	9	+ 28.6%
All Condos	231	255	+ 10.4%

By Bedroom Count

	5-2013	5-2014	Change
2 Bedrooms or Less	452	463	+ 2.4%
3 Bedrooms	1,896	1,960	+ 3.4%
4 Bedrooms or More	879	880	+ 0.1%
All Bedroom Counts	3,227	3,303	+ 2.4%

	5-2013	5-2014	Change
2 Bedrooms or Less	340	337	- 0.9%
3 Bedrooms	1,823	1,884	+ 3.3%
4 Bedrooms or More	833	827	- 0.7%
All Single-Family Homes	2,996	3,048	+ 1.7%

	5-2013	5-2014	Change
1 Bedroom	112	126	+ 12.5%
2 Bedrooms	73	76	+ 4.1%
3 Bedrooms	46	53	+ 15.2%
All Condos	231	255	+ 10.4%

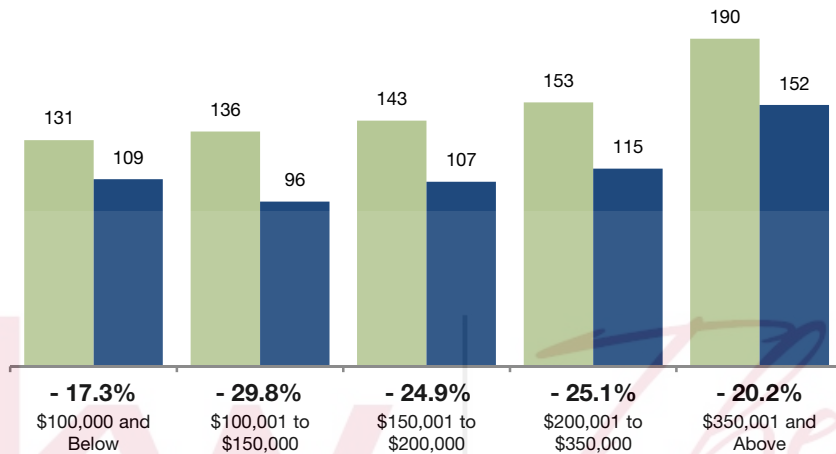
Days on Market Until Sale

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



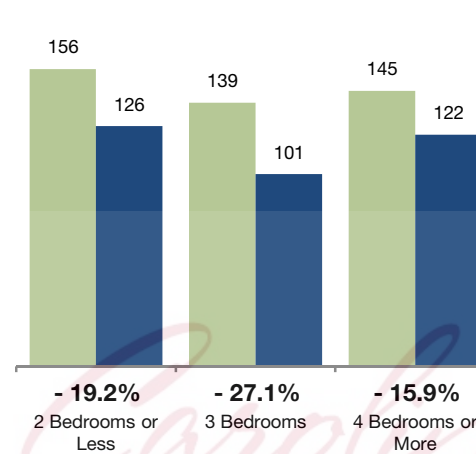
By Price Range

■ 5-2013 ■ 5-2014



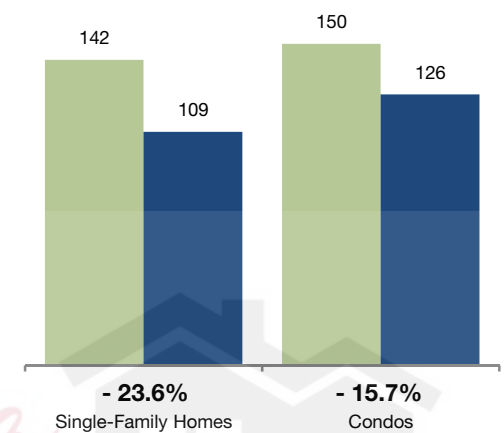
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

	5-2013	5-2014	Change
\$100,000 and Below	131	109	- 17.3%
\$100,001 to \$150,000	136	96	- 29.8%
\$150,001 to \$200,000	143	107	- 24.9%
\$200,001 to \$350,000	153	115	- 25.1%
\$350,001 and Above	190	152	- 20.2%
All Price Ranges	143	110	- 23.0%

Single-Family Homes

	5-2013	5-2014	Change
\$100,000 and Below	131	107	- 18.0%
\$100,001 to \$150,000	134	95	- 29.5%
\$150,001 to \$200,000	143	107	- 25.4%
\$200,001 to \$350,000	151	112	- 25.4%
\$350,001 and Above	192	149	- 22.2%
All Price Ranges	142	109	- 23.6%

Condos

	5-2013	5-2014	Change
\$100,000 and Below	136	121	- 11.2%
\$100,001 to \$150,000	169	110	- 34.8%
\$150,001 to \$200,000	137	112	- 18.5%
\$200,001 to \$350,000	211	168	- 20.4%
\$350,001 and Above	130	275	+ 111.5%
All Price Ranges	150	126	- 15.7%

By Bedroom Count

	5-2013	5-2014	Change
2 Bedrooms or Less	156	126	- 19.2%
3 Bedrooms	139	101	- 27.1%
4 Bedrooms or More	145	122	- 15.9%
All Bedroom Counts	143	110	- 23.0%

	5-2013	5-2014	Change
2 Bedrooms or Less	153	124	- 18.9%
3 Bedrooms	138	99	- 28.0%
4 Bedrooms or More	148	125	- 15.9%
All Bedroom Counts	142	109	- 23.6%

	5-2013	5-2014	Change
2 Bedrooms or Less	167	133	- 20.0%
3 Bedrooms	166	150	- 9.6%
4 Bedrooms or More	92	69	- 25.0%
All Bedroom Counts	150	126	- 15.7%

Median Sales Price

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

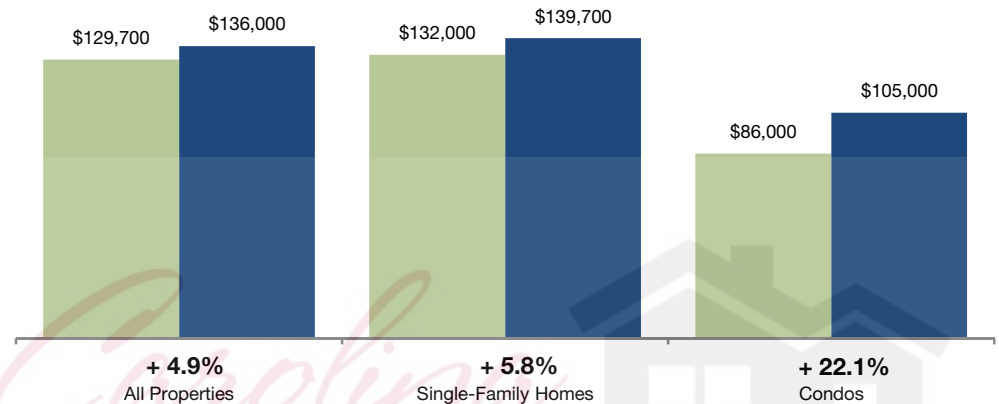
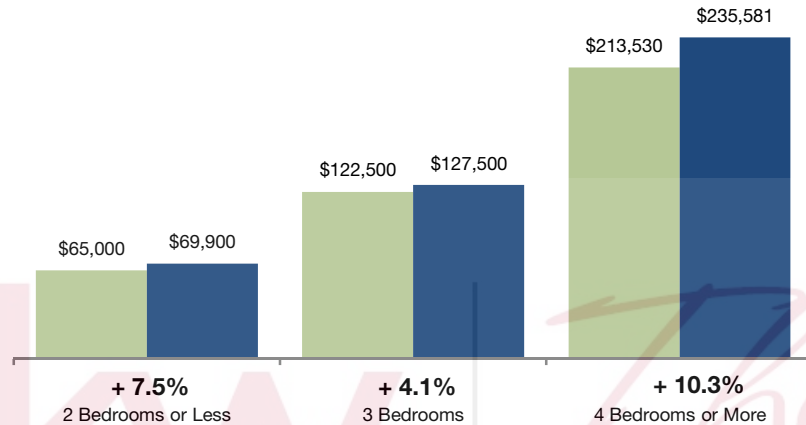


By Bedroom Count

■ 5-2013 ■ 5-2014

By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Bedroom Count	5-2013	5-2014	Change
2 Bedrooms or Less	\$65,000	\$69,900	+ 7.5%
3 Bedrooms	\$122,500	\$127,500	+ 4.1%
4 Bedrooms or More	\$213,530	\$235,581	+ 10.3%
All Bedroom Counts	\$129,700	\$136,000	+ 4.9%

Single-Family Homes

5-2013	5-2014	Change	5-2013	5-2014	Change
\$60,000	\$63,000	+ 5.0%	\$76,500	\$85,000	+ 11.1%
\$122,000	\$127,000	+ 4.1%	\$135,500	\$132,000	- 2.6%
\$223,647	\$245,000	+ 9.5%	\$75,000	\$108,000	+ 44.0%
\$132,000	\$139,700	+ 5.8%	\$86,000	\$105,000	+ 22.1%

Condos

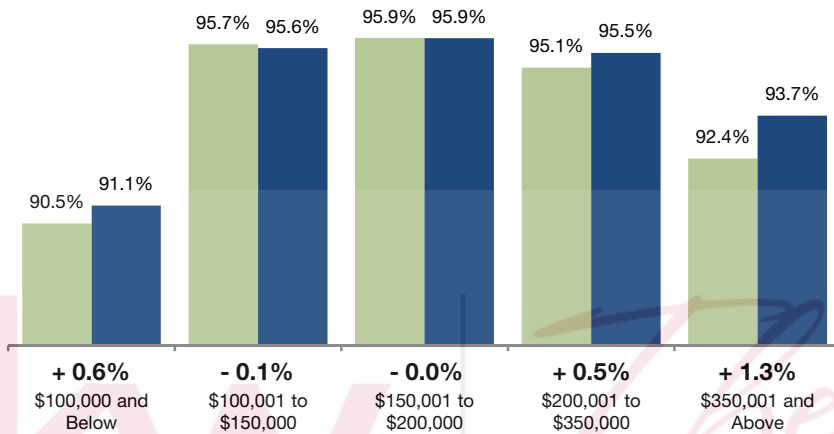
Percent of List Price Received

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.**



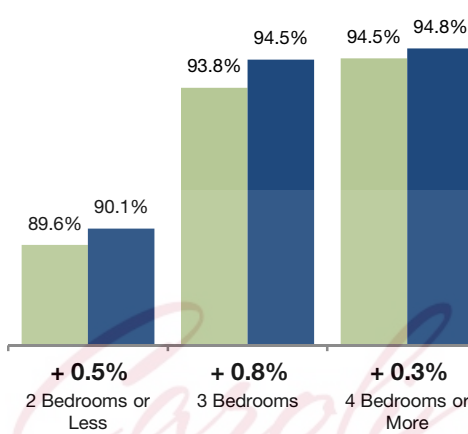
By Price Range

■ 5-2013 ■ 5-2014



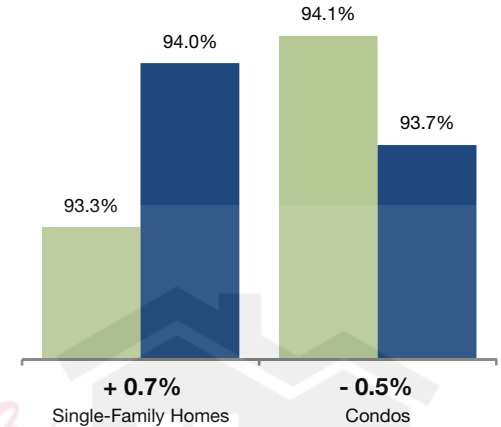
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

	5-2013	5-2014	Change
\$100,000 and Below	90.5%	91.1%	+ 0.6%
\$100,001 to \$150,000	95.7%	95.6%	- 0.1%
\$150,001 to \$200,000	95.9%	95.9%	- 0.0%
\$200,001 to \$350,000	95.1%	95.5%	+ 0.5%
\$350,001 and Above	92.4%	93.7%	+ 1.3%
All Price Ranges	93.4%	94.0%	+ 0.6%

Single-Family Homes

	5-2013	5-2014	Change
\$100,000 and Below	90.2%	90.8%	+ 0.8%
\$100,001 to \$150,000	95.8%	95.7%	- 0.0%
\$150,001 to \$200,000	95.9%	96.0%	+ 0.1%
\$200,001 to \$350,000	95.2%	95.6%	+ 0.4%
\$350,001 and Above	92.4%	93.6%	+ 1.4%
All Price Ranges	93.3%	94.0%	+ 0.7%

Condos

	5-2013	5-2014	Change
\$100,000 and Below	93.5%	92.9%	- 0.6%
\$100,001 to \$150,000	95.2%	94.1%	- 1.1%
\$150,001 to \$200,000	96.6%	95.3%	- 1.3%
\$200,001 to \$350,000	92.4%	93.4%	+ 1.0%
\$350,001 and Above	94.4%	94.8%	+ 0.4%
All Price Ranges	94.1%	93.7%	- 0.5%

By Bedroom Count

	5-2013	5-2014	Change
2 Bedrooms or Less	89.6%	90.1%	+ 0.5%
3 Bedrooms	93.8%	94.5%	+ 0.8%
4 Bedrooms or More	94.5%	94.8%	+ 0.3%
All Bedroom Counts	93.4%	94.0%	+ 0.6%

	5-2013	5-2014	Change
2 Bedrooms or Less	88.3%	89.1%	+ 0.9%
3 Bedrooms	93.8%	94.5%	+ 0.8%
4 Bedrooms or More	94.5%	94.8%	+ 0.3%
All Bedroom Counts	93.3%	94.0%	+ 0.7%

	5-2013	5-2014	Change
2 Bedrooms or Less	93.5%	92.9%	- 0.7%
3 Bedrooms	94.2%	93.7%	- 0.5%
4 Bedrooms or More	95.4%	95.7%	+ 0.2%
All Bedroom Counts	94.1%	93.7%	- 0.5%

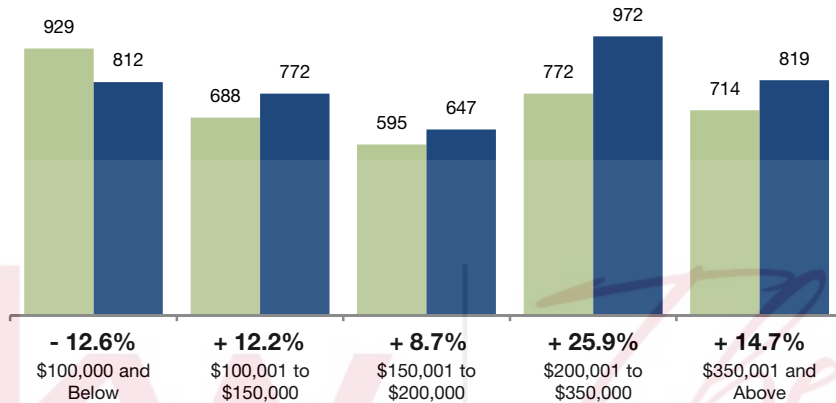
Inventory of Homes for Sale

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



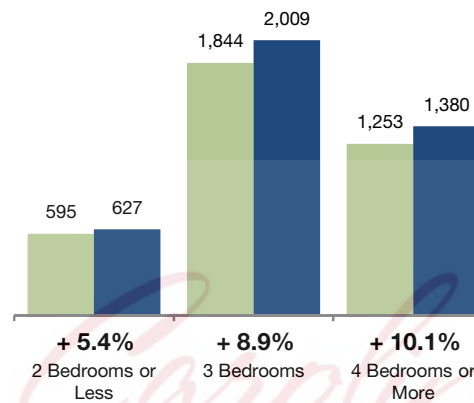
By Price Range

■ 5-2013 ■ 5-2014



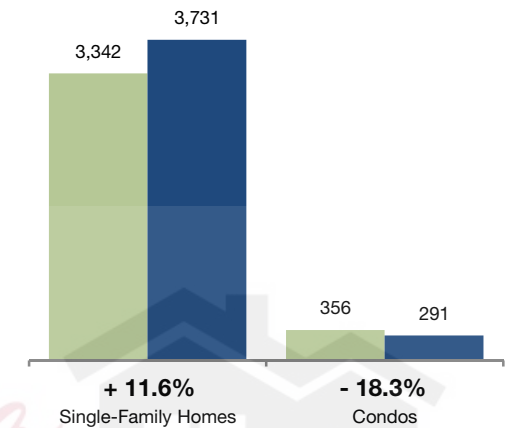
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

	5-2013	5-2014	Change
\$100,000 and Below	929	812	- 12.6%
\$100,001 to \$150,000	688	772	+ 12.2%
\$150,001 to \$200,000	595	647	+ 8.7%
\$200,001 to \$350,000	772	972	+ 25.9%
\$350,001 and Above	714	819	+ 14.7%
All Price Ranges	3,698	4,022	+ 8.8%

Single-Family Homes

	5-2013	5-2014	Change
2 Bedrooms or Less	838	729	- 13.0%
3 Bedrooms	592	690	+ 16.6%
4 Bedrooms or More	496	593	+ 19.6%
	724	921	+ 27.2%
	692	798	+ 15.3%
All Single-Family Homes	3,342	3,731	+ 11.6%

Condos

	5-2013	5-2014	Change
1 Bedroom	91	83	- 8.8%
2 Bedrooms	96	82	- 14.6%
3 Bedrooms	99	54	- 45.5%
4 Bedrooms or More	48	51	+ 6.3%
	22	21	- 4.5%
All Condos	356	291	- 18.3%

By Bedroom Count

	5-2013	5-2014	Change
2 Bedrooms or Less	595	627	+ 5.4%
3 Bedrooms	1,844	2,009	+ 8.9%
4 Bedrooms or More	1,253	1,380	+ 10.1%
All Bedroom Counts	3,698	4,022	+ 8.8%

	5-2013	5-2014	Change
2 Bedrooms or Less	433	467	+ 7.9%
3 Bedrooms	1,729	1,905	+ 10.2%
4 Bedrooms or More	1,174	1,353	+ 15.2%
All Single-Family Homes	3,342	3,731	+ 11.6%

	5-2013	5-2014	Change
1 Bedroom	162	160	- 1.2%
2 Bedrooms	115	104	- 9.6%
3 Bedrooms	79	27	- 65.8%
All Condos	356	291	- 18.3%

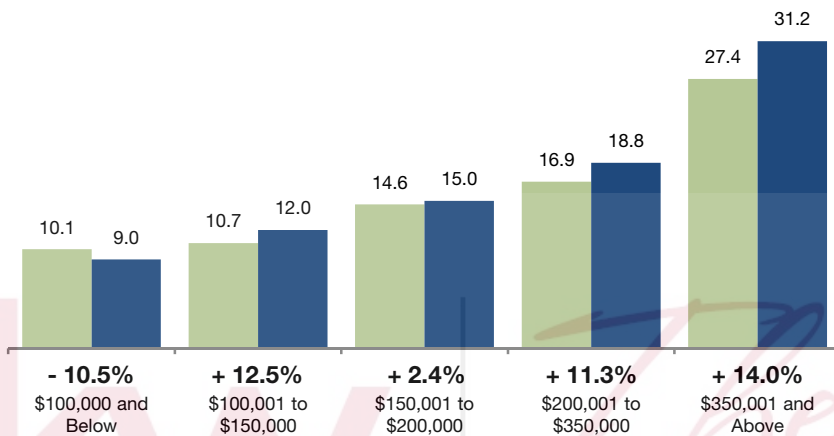
Months Supply of Inventory

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.



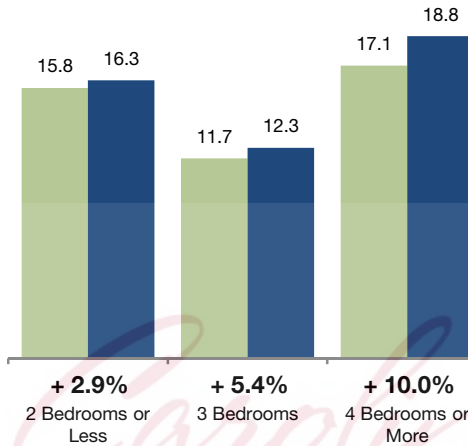
By Price Range

■ 5-2013 ■ 5-2014



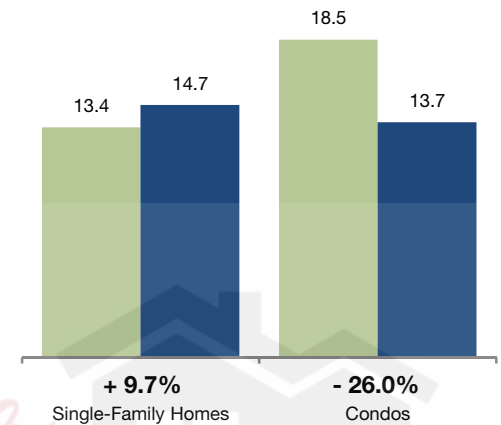
By Bedroom Count

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

	5-2013	5-2014	Change
\$100,000 and Below	10.1	9.0	- 10.5%
\$100,001 to \$150,000	10.7	12.0	+ 12.5%
\$150,001 to \$200,000	14.6	15.0	+ 2.4%
\$200,001 to \$350,000	16.9	18.8	+ 11.3%
\$350,001 and Above	27.4	31.2	+ 14.0%
All Price Ranges	13.8	14.6	+ 6.3%

Single-Family Homes

	5-2013	5-2014	Change
\$100,000 and Below	10.2	9.1	- 11.4%
\$100,001 to \$150,000	9.8	11.7	+ 19.2%
\$150,001 to \$200,000	13.0	14.8	+ 13.8%
\$200,001 to \$350,000	16.6	18.8	+ 13.6%
\$350,001 and Above	27.1	31.3	+ 15.3%
All Price Ranges	13.4	14.7	+ 9.7%

Condos

	5-2013	5-2014	Change
\$100,000 and Below	8.9	8.7	- 2.4%
\$100,001 to \$150,000	24.0	15.9	- 33.9%
\$150,001 to \$200,000	39.6	17.5	- 55.8%
\$200,001 to \$350,000	25.0	15.9	- 36.4%
\$350,001 and Above	18.9	21.0	+ 11.4%
All Price Ranges	18.5	13.7	- 26.0%

By Bedroom Count

	5-2013	5-2014	Change
2 Bedrooms or Less	15.8	16.3	+ 2.9%
3 Bedrooms	11.7	12.3	+ 5.4%
4 Bedrooms or More	17.1	18.8	+ 10.0%
All Bedroom Counts	13.8	14.6	+ 6.3%

	5-2013	5-2014	Change
2 Bedrooms or Less	15.3	16.6	+ 8.8%
3 Bedrooms	11.4	12.1	+ 6.6%
4 Bedrooms or More	16.9	19.6	+ 16.1%
All Bedroom Counts	13.4	14.7	+ 9.7%

	5-2013	5-2014	Change
2 Bedrooms or Less	17.4	15.2	- 12.2%
3 Bedrooms	18.9	16.4	- 13.1%
4 Bedrooms or More	20.6	6.1	- 70.3%
All Bedroom Counts	18.5	13.7	- 26.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 4.0 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 9.9 percent.

The overall Median Sales Price was up 4.6 percent to \$136,000. The property type with the largest price gain was the Condo segment, where prices increased 20.7 percent to \$105,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 94 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 148 days.

Market-wide, inventory levels were up 7.1 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 9.9 percent. That amounts to 14.4 months supply for Single-Family homes and 12.9 months supply for Condos.

Quick Facts

+ 9.9%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 6.1%

Bedroom Count With
Strongest Sales:
3 Bedrooms

+ 9.7%

Property Type With
Strongest Sales:
Condos

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

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

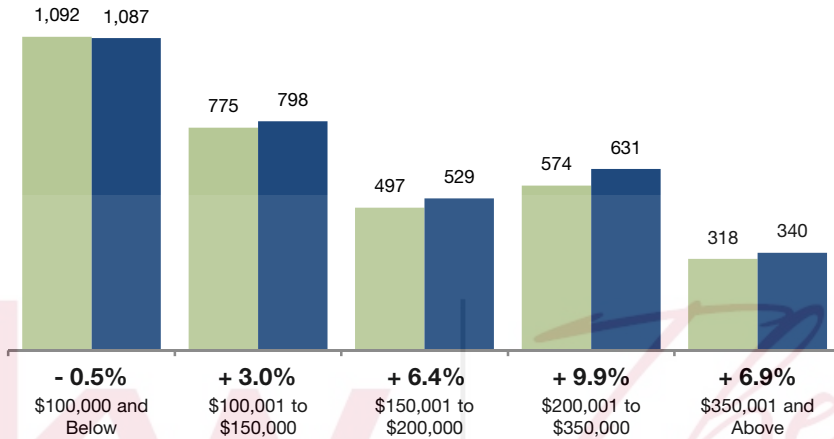
Pending Sales

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



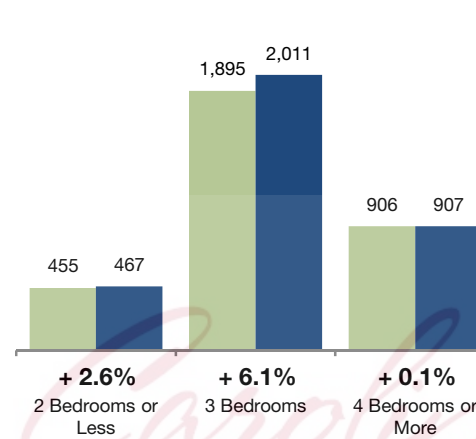
By Price Range

6-2013 6-2014



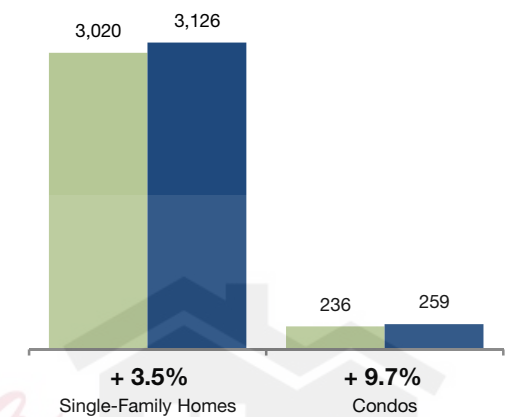
By Bedroom Count

6-2013 6-2014



By Property Type

6-2013 6-2014



All Properties

By Price Range

	6-2013	6-2014	Change
\$100,000 and Below	1,092	1,087	- 0.5%
\$100,001 to \$150,000	775	798	+ 3.0%
\$150,001 to \$200,000	497	529	+ 6.4%
\$200,001 to \$350,000	574	631	+ 9.9%
\$350,001 and Above	318	340	+ 6.9%
All Price Ranges	3,256	3,385	+ 4.0%

Single-Family Homes

	6-2013	6-2014	Change
2 Bedrooms or Less	971	967	- 0.4%
3 Bedrooms	722	737	+ 2.1%
4 Bedrooms or More	469	488	+ 4.1%
	547	602	+ 10.1%
	311	332	+ 6.8%
All Single-Family Homes	3,020	3,126	+ 3.5%

Condos

	6-2013	6-2014	Change
1 Bedroom	121	120	- 0.8%
2 Bedrooms	53	61	+ 15.1%
3 Bedrooms	28	41	+ 46.4%
4 Bedrooms or More	27	29	+ 7.4%
	7	8	+ 14.3%
All Condos	236	259	+ 9.7%

By Bedroom Count

	6-2013	6-2014	Change
2 Bedrooms or Less	455	467	+ 2.6%
3 Bedrooms	1,895	2,011	+ 6.1%
4 Bedrooms or More	906	907	+ 0.1%
All Bedroom Counts	3,256	3,385	+ 4.0%

	6-2013	6-2014	Change
2 Bedrooms or Less	341	341	0.0%
3 Bedrooms	1,820	1,928	+ 5.9%
4 Bedrooms or More	859	857	- 0.2%
All Single-Family Homes	3,020	3,126	+ 3.5%

	6-2013	6-2014	Change
1 Bedroom	114	126	+ 10.5%
2 Bedrooms	75	83	+ 10.7%
3 Bedrooms	47	50	+ 6.4%
All Condos	236	259	+ 9.7%

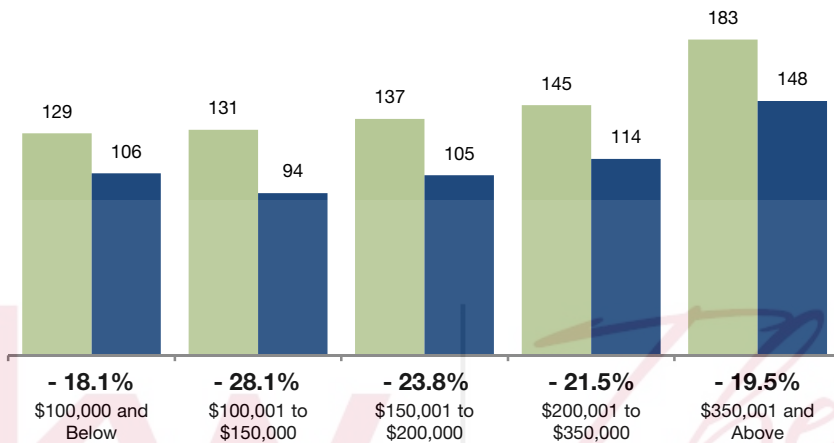
Days on Market Until Sale

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



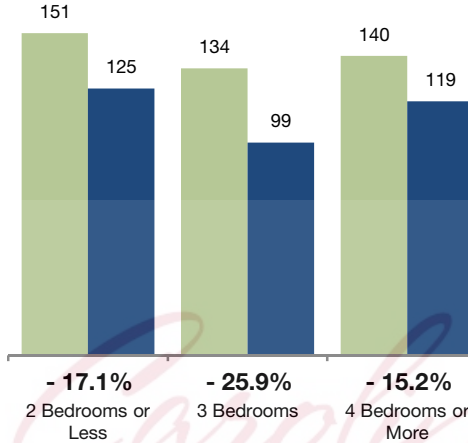
By Price Range

6-2013 6-2014



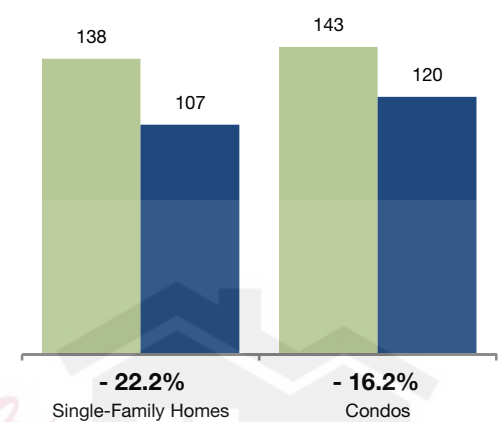
By Bedroom Count

6-2013 6-2014



By Property Type

6-2013 6-2014



All Properties

By Price Range

	6-2013	6-2014	Change
\$100,000 and Below	129	106	- 18.1%
\$100,001 to \$150,000	131	94	- 28.1%
\$150,001 to \$200,000	137	105	- 23.8%
\$200,001 to \$350,000	145	114	- 21.5%
\$350,001 and Above	183	148	- 19.5%
All Price Ranges	138	108	- 21.7%

Single-Family Homes

	6-2013	6-2014	Change
\$100,000 and Below	128	105	- 17.8%
\$100,001 to \$150,000	130	93	- 28.1%
\$150,001 to \$200,000	138	105	- 24.4%
\$200,001 to \$350,000	143	111	- 22.5%
\$350,001 and Above	185	145	- 21.7%
All Price Ranges	138	107	- 22.2%

Condos

	6-2013	6-2014	Change
\$100,000 and Below	140	112	- 19.9%
\$100,001 to \$150,000	154	107	- 30.7%
\$150,001 to \$200,000	120	103	- 13.8%
\$200,001 to \$350,000	186	172	- 7.8%
\$350,001 and Above	110	276	+ 150.5%
All Price Ranges	143	120	- 16.2%

By Bedroom Count

	6-2013	6-2014	Change
2 Bedrooms or Less	151	125	- 17.1%
3 Bedrooms	134	99	- 25.9%
4 Bedrooms or More	140	119	- 15.2%
All Bedroom Counts	138	108	- 21.7%

	6-2013	6-2014	Change
2 Bedrooms or Less	150	122	- 18.4%
3 Bedrooms	133	98	- 26.3%
4 Bedrooms or More	143	122	- 14.8%
All Bedroom Counts	138	107	- 22.2%

	6-2013	6-2014	Change
2 Bedrooms or Less	153	132	- 14.1%
3 Bedrooms	165	136	- 17.9%
4 Bedrooms or More	90	67	- 25.1%
All Bedroom Counts	143	120	- 16.2%

Median Sales Price

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

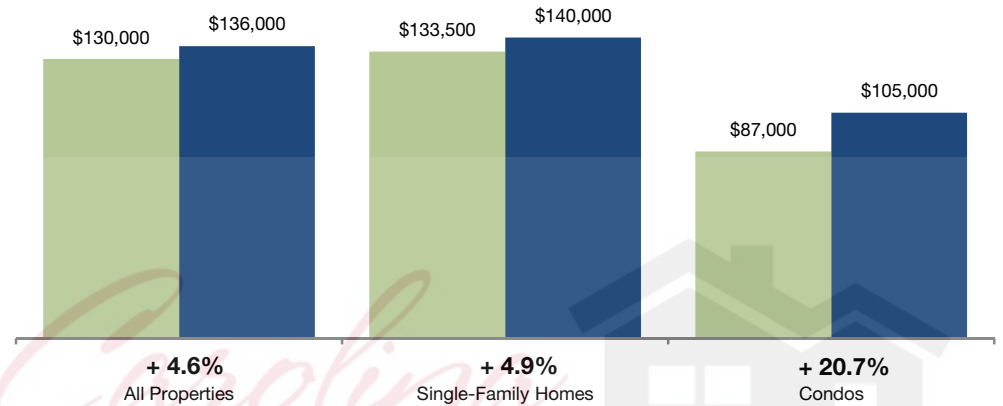


By Bedroom Count

■ 6-2013 ■ 6-2014

By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Bedroom Count	6-2013	6-2014	Change
2 Bedrooms or Less	\$65,500	\$68,250	+ 4.2%
3 Bedrooms	\$124,500	\$127,000	+ 2.0%
4 Bedrooms or More	\$215,000	\$242,000	+ 12.6%
All Bedroom Counts	\$130,000	\$136,000	+ 4.6%

Single-Family Homes

	6-2013	6-2014	Change
	\$60,000	\$61,000	+ 1.7%
	\$124,000	\$127,000	+ 2.4%
	\$224,000	\$251,275	+ 12.2%
	\$133,500	\$140,000	+ 4.9%

Condos

	6-2013	6-2014	Change
	\$74,500	\$85,500	+ 14.8%
	\$140,000	\$127,500	- 8.9%
	\$75,000	\$108,000	+ 44.0%
	\$87,000	\$105,000	+ 20.7%

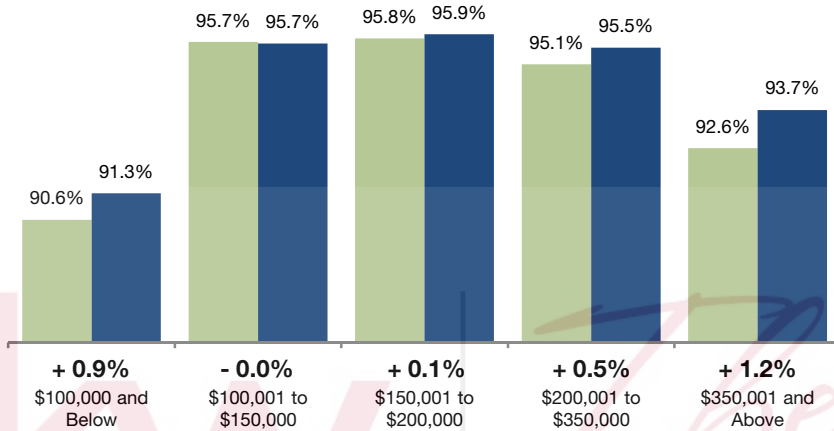
Percent of List Price Received

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.**



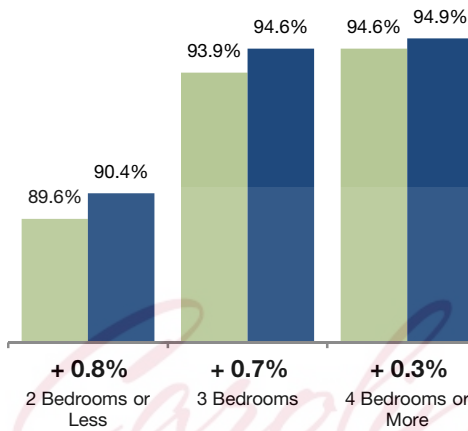
By Price Range

■ 6-2013 ■ 6-2014



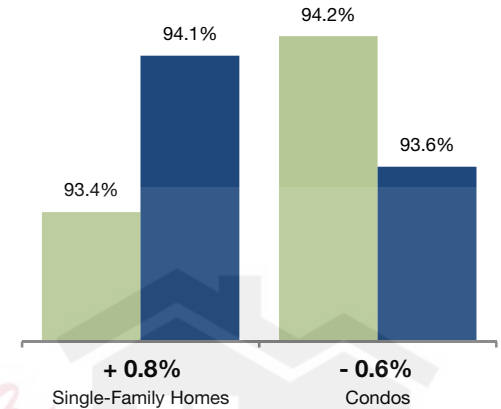
By Bedroom Count

■ 6-2013 ■ 6-2014



By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Price Range

	6-2013	6-2014	Change
\$100,000 and Below	90.6%	91.3%	+ 0.9%
\$100,001 to \$150,000	95.7%	95.7%	- 0.0%
\$150,001 to \$200,000	95.8%	95.9%	+ 0.1%
\$200,001 to \$350,000	95.1%	95.5%	+ 0.5%
\$350,001 and Above	92.6%	93.7%	+ 1.2%
All Price Ranges	93.5%	94.1%	+ 0.7%

Single-Family Homes

	6-2013	6-2014	Change
\$100,000 and Below	90.2%	91.1%	+ 1.1%
\$100,001 to \$150,000	95.7%	95.8%	+ 0.1%
\$150,001 to \$200,000	95.8%	96.0%	+ 0.3%
\$200,001 to \$350,000	95.2%	95.7%	+ 0.5%
\$350,001 and Above	92.6%	93.7%	+ 1.2%
All Price Ranges	93.4%	94.1%	+ 0.8%

Condos

	6-2013	6-2014	Change
\$100,000 and Below	93.6%	92.9%	- 0.7%
\$100,001 to \$150,000	95.4%	94.2%	- 1.2%
\$150,001 to \$200,000	96.6%	94.8%	- 1.9%
\$200,001 to \$350,000	92.2%	93.3%	+ 1.3%
\$350,001 and Above	94.5%	95.4%	+ 0.9%
All Price Ranges	94.2%	93.6%	- 0.6%

By Bedroom Count

	6-2013	6-2014	Change
2 Bedrooms or Less	89.6%	90.4%	+ 0.8%
3 Bedrooms	93.9%	94.6%	+ 0.7%
4 Bedrooms or More	94.6%	94.9%	+ 0.3%
All Bedroom Counts	93.5%	94.1%	+ 0.7%

	6-2013	6-2014	Change
2 Bedrooms or Less	88.3%	89.4%	+ 1.3%
3 Bedrooms	93.9%	94.6%	+ 0.8%
4 Bedrooms or More	94.5%	94.8%	+ 0.3%
All Bedroom Counts	93.4%	94.1%	+ 0.8%

	6-2013	6-2014	Change
2 Bedrooms or Less	93.6%	92.8%	- 0.9%
3 Bedrooms	94.5%	93.5%	- 1.0%
4 Bedrooms or More	95.2%	95.8%	+ 0.7%
All Bedroom Counts	94.2%	93.6%	- 0.6%

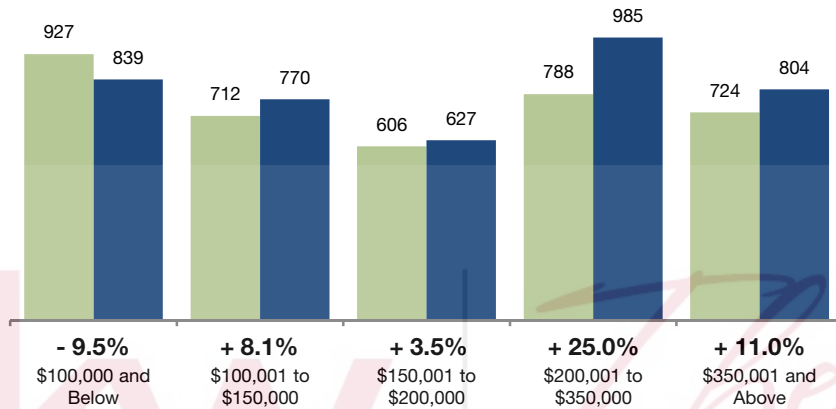
Inventory of Homes for Sale

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



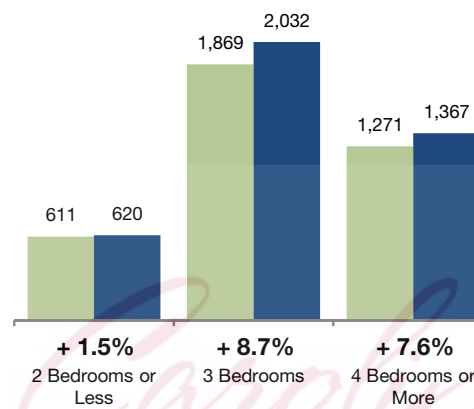
By Price Range

6-2013 6-2014



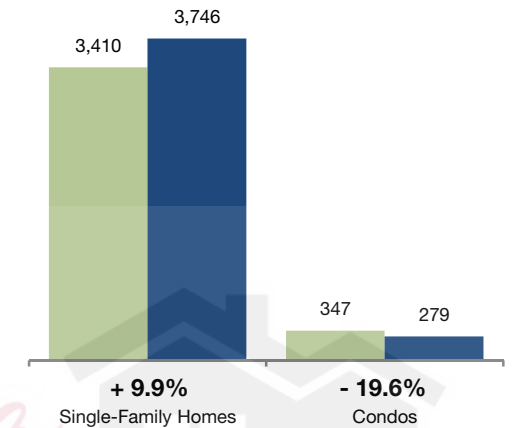
By Bedroom Count

6-2013 6-2014



By Property Type

6-2013 6-2014



All Properties

By Price Range

	6-2013	6-2014	Change
\$100,000 and Below	927	839	- 9.5%
\$100,001 to \$150,000	712	770	+ 8.1%
\$150,001 to \$200,000	606	627	+ 3.5%
\$200,001 to \$350,000	788	985	+ 25.0%
\$350,001 and Above	724	804	+ 11.0%
All Price Ranges	3,757	4,025	+ 7.1%

Single-Family Homes

	6-2013	6-2014	Change
2 Bedrooms or Less	833	760	- 8.8%
3 Bedrooms	619	683	+ 10.3%
4 Bedrooms or More	509	585	+ 14.9%
	745	934	+ 25.4%
	704	784	+ 11.4%
All Single-Family Homes	3,410	3,746	+ 9.9%

Condos

	6-2013	6-2014	Change
1 Bedroom	94	79	- 16.0%
2 Bedrooms	93	87	- 6.5%
3 Bedrooms	97	42	- 56.7%
4 Bedrooms or More	43	51	+ 18.6%
All Condos	347	279	- 19.6%

By Bedroom Count

	6-2013	6-2014	Change
2 Bedrooms or Less	611	620	+ 1.5%
3 Bedrooms	1,869	2,032	+ 8.7%
4 Bedrooms or More	1,271	1,367	+ 7.6%
All Bedroom Counts	3,757	4,025	+ 7.1%

	6-2013	6-2014	Change
2 Bedrooms or Less	450	467	+ 3.8%
3 Bedrooms	1,760	1,931	+ 9.7%
4 Bedrooms or More	1,194	1,342	+ 12.4%
All Single-Family Homes	3,410	3,746	+ 9.9%

	6-2013	6-2014	Change
1 Bedroom	161	153	- 5.0%
2 Bedrooms	109	101	- 7.3%
3 Bedrooms	77	25	- 67.5%
All Condos	347	279	- 19.6%

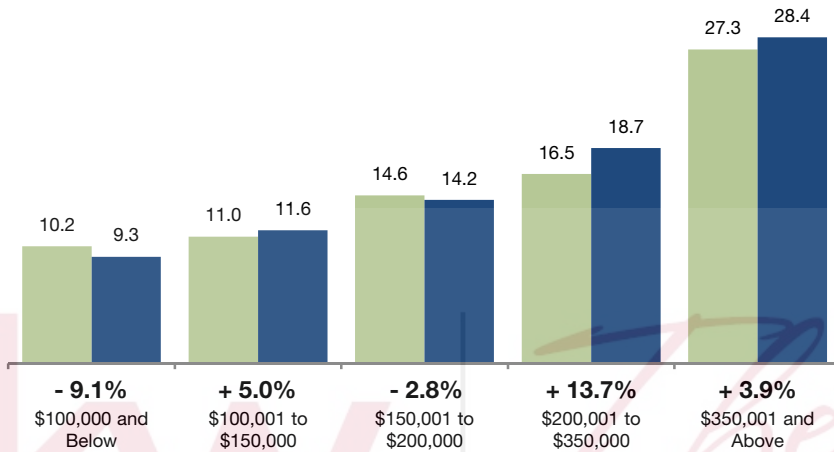
Months Supply of Inventory

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



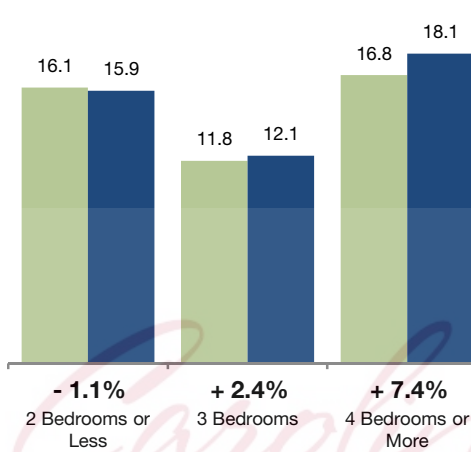
By Price Range

■ 6-2013 ■ 6-2014



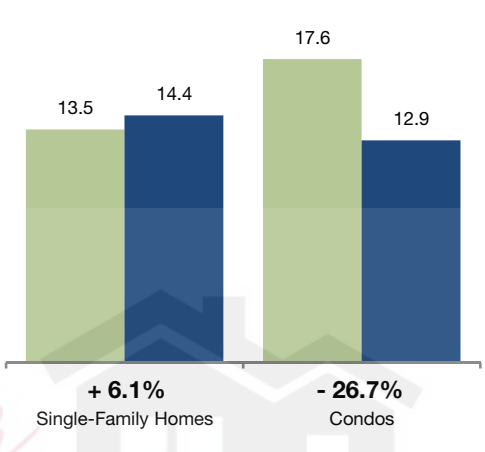
By Bedroom Count

■ 6-2013 ■ 6-2014



By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Price Range

	6-2013	6-2014	Change
\$100,000 and Below	10.2	9.3	-9.1%
\$100,001 to \$150,000	11.0	11.6	+5.0%
\$150,001 to \$200,000	14.6	14.2	-2.8%
\$200,001 to \$350,000	16.5	18.7	+13.7%
\$350,001 and Above	27.3	28.4	+3.9%
All Price Ranges	13.8	14.3	+3.1%

Single-Family Homes

	6-2013	6-2014	Change
\$100,000 and Below	10.3	9.4	-8.4%
\$100,001 to \$150,000	10.3	11.1	+8.1%
\$150,001 to \$200,000	13.0	14.4	+10.5%
\$200,001 to \$350,000	16.3	18.6	+13.9%
\$350,001 and Above	27.2	28.3	+4.3%
All Price Ranges	13.5	14.4	+6.1%

Condos

	6-2013	6-2014	Change
\$100,000 and Below	9.3	7.9	-15.3%
\$100,001 to \$150,000	21.1	17.1	-18.7%
\$150,001 to \$200,000	41.6	12.3	-70.4%
\$200,001 to \$350,000	19.1	17.6	-8.0%
\$350,001 and Above	17.1	20.0	+16.7%
All Price Ranges	17.6	12.9	-26.7%

By Bedroom Count

	6-2013	6-2014	Change
2 Bedrooms or Less	16.1	15.9	-1.1%
3 Bedrooms	11.8	12.1	+2.4%
4 Bedrooms or More	16.8	18.1	+7.4%
All Bedroom Counts	13.8	14.3	+3.1%

	6-2013	6-2014	Change
2 Bedrooms or Less	15.8	16.4	+3.8%
3 Bedrooms	11.6	12.0	+3.6%
4 Bedrooms or More	16.7	18.8	+12.7%
All Bedroom Counts	13.5	14.4	+6.1%

	6-2013	6-2014	Change
2 Bedrooms or Less	16.9	14.6	-14.0%
3 Bedrooms	17.4	14.6	-16.3%
4 Bedrooms or More	19.7	6.0	-69.5%
All Bedroom Counts	17.6	12.9	-26.7%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 2.1 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 9.2 percent.

The overall Median Sales Price was up 4.6 percent to \$137,000. The property type with the largest price gain was the Condo segment, where prices increased 16.1 percent to \$104,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 93 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 148 days.

Market-wide, inventory levels were up 6.9 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 9.6 percent. That amounts to 14.3 months supply for Single-Family homes and 11.8 months supply for Condos.

Quick Facts

+ 9.2%	+ 4.4%	+ 21.4%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$350,000	2 Bedrooms or Less	Condos

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

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

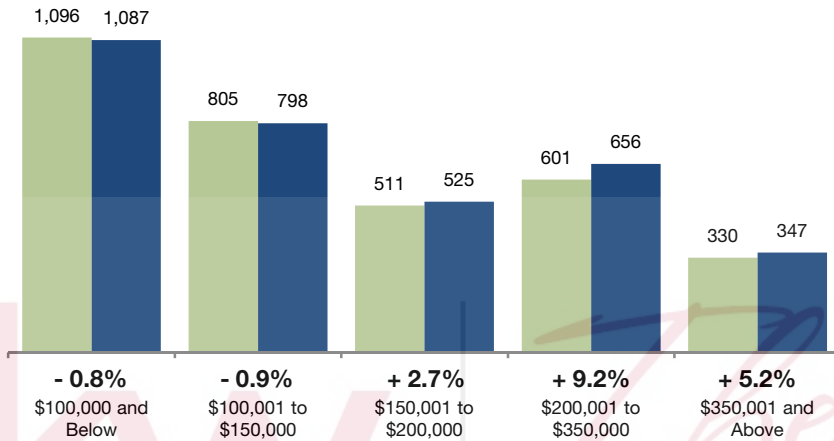
Pending Sales

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



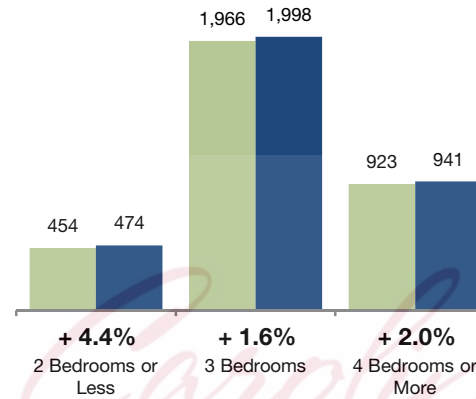
By Price Range

7-2013 7-2014



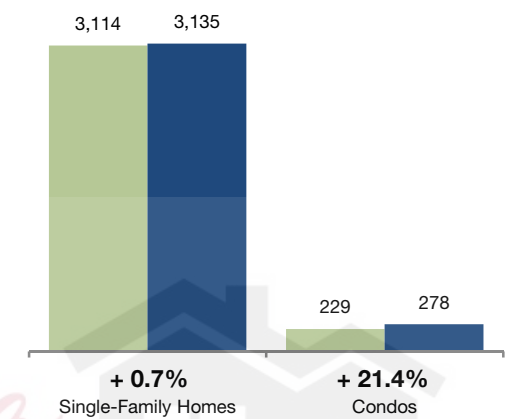
By Bedroom Count

7-2013 7-2014



By Property Type

7-2013 7-2014



All Properties

By Price Range

	7-2013	7-2014	Change
\$100,000 and Below	1,096	1,087	- 0.8%
\$100,001 to \$150,000	805	798	- 0.9%
\$150,001 to \$200,000	511	525	+ 2.7%
\$200,001 to \$350,000	601	656	+ 9.2%
\$350,001 and Above	330	347	+ 5.2%
All Price Ranges	3,343	3,413	+ 2.1%

Single-Family Homes

	7-2013	7-2014	Change
2 Bedrooms or Less	980	960	- 2.0%
3 Bedrooms	753	731	- 2.9%
4 Bedrooms or More	485	484	- 0.2%
	574	623	+ 8.5%
	322	337	+ 4.7%
All Single-Family Homes	3,114	3,135	+ 0.7%

Condos

	7-2013	7-2014	Change
1 Bedroom	116	127	+ 9.5%
2 Bedrooms	52	67	+ 28.8%
3 Bedrooms	26	41	+ 57.7%
4 Bedrooms or More	27	33	+ 22.2%
	8	10	+ 25.0%
All Condos	229	278	+ 21.4%

By Bedroom Count

	7-2013	7-2014	Change
2 Bedrooms or Less	454	474	+ 4.4%
3 Bedrooms	1,966	1,998	+ 1.6%
4 Bedrooms or More	923	941	+ 2.0%
All Bedroom Counts	3,343	3,413	+ 2.1%

	7-2013	7-2014	Change
2 Bedrooms or Less	349	335	- 4.0%
3 Bedrooms	1,887	1,915	+ 1.5%
4 Bedrooms or More	878	885	+ 0.8%
All Single-Family Homes	3,114	3,135	+ 0.7%

	7-2013	7-2014	Change
1 Bedroom	105	139	+ 32.4%
2 Bedrooms	79	83	+ 5.1%
3 Bedrooms	45	56	+ 24.4%
All Condos	229	278	+ 21.4%

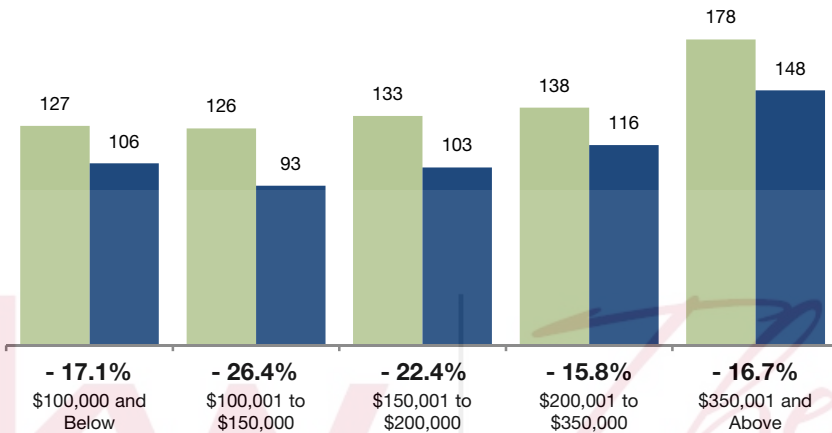
Days on Market Until Sale

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



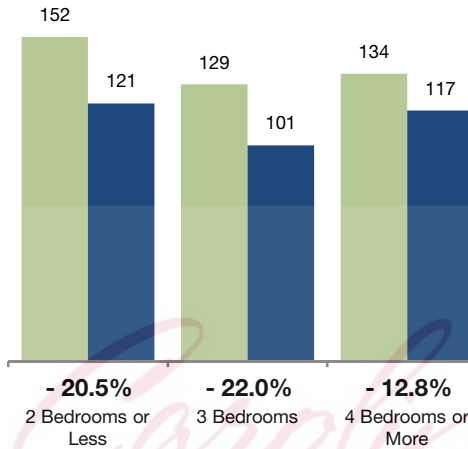
By Price Range

7-2013 7-2014



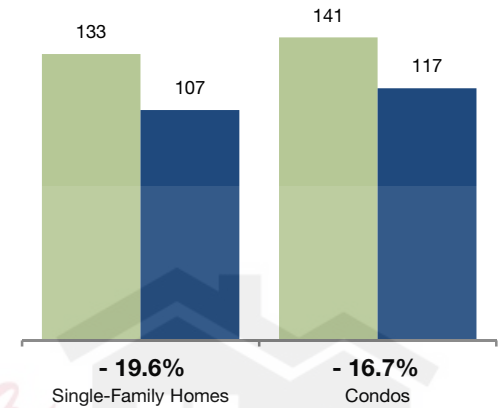
By Bedroom Count

7-2013 7-2014



By Property Type

7-2013 7-2014



All Properties

By Price Range

	7-2013	7-2014	Change
\$100,000 and Below	127	106	- 17.1%
\$100,001 to \$150,000	126	93	- 26.4%
\$150,001 to \$200,000	133	103	- 22.4%
\$200,001 to \$350,000	138	116	- 15.8%
\$350,001 and Above	178	148	- 16.7%
All Price Ranges	134	108	- 19.4%

Single-Family Homes

	7-2013	7-2014	Change
\$100,000 and Below	126	105	- 16.5%
\$100,001 to \$150,000	124	92	- 25.4%
\$150,001 to \$200,000	134	104	- 22.8%
\$200,001 to \$350,000	137	113	- 17.0%
\$350,001 and Above	180	144	- 19.8%
All Price Ranges	133	107	- 19.6%

Condos

	7-2013	7-2014	Change
\$100,000 and Below	138	109	- 21.6%
\$100,001 to \$150,000	153	97	- 37.0%
\$150,001 to \$200,000	117	98	- 16.3%
\$200,001 to \$350,000	174	172	- 1.1%
\$350,001 and Above	81	317	+ 290.6%
All Price Ranges	141	117	- 16.7%

By Bedroom Count

	7-2013	7-2014	Change
2 Bedrooms or Less	152	121	- 20.5%
3 Bedrooms	129	101	- 22.0%
4 Bedrooms or More	134	117	- 12.8%
All Bedroom Counts	134	108	- 19.4%

	7-2013	7-2014	Change
2 Bedrooms or Less	149	121	- 18.8%
3 Bedrooms	128	100	- 22.4%
4 Bedrooms or More	138	119	- 13.6%
All Bedroom Counts	133	107	- 19.6%

	7-2013	7-2014	Change
2 Bedrooms or Less	158	119	- 25.0%
3 Bedrooms	158	135	- 14.7%
4 Bedrooms or More	79	86	+ 8.6%
All Bedroom Counts	141	117	- 16.7%

Median Sales Price

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

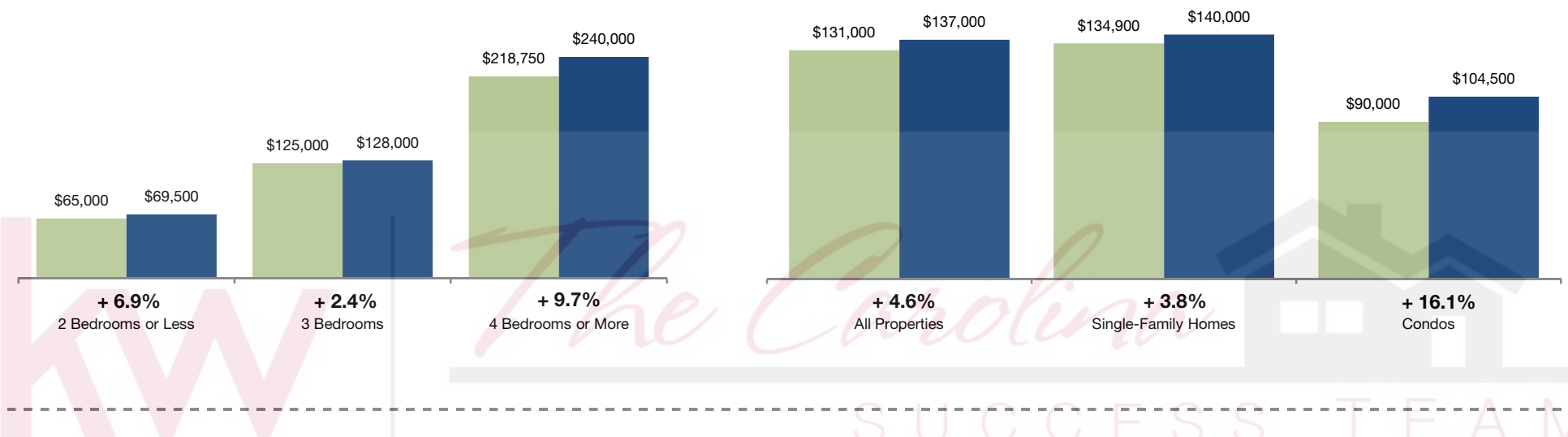


By Bedroom Count

■ 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	\$65,000	\$69,500	+ 6.9%	\$60,000	\$62,500	+ 4.2%	\$75,500	\$81,000	+ 7.3%
3 Bedrooms	\$125,000	\$128,000	+ 2.4%	\$125,000	\$128,000	+ 2.4%	\$127,000	\$135,000	+ 6.3%
4 Bedrooms or More	\$218,750	\$240,000	+ 9.7%	\$226,810	\$250,000	+ 10.2%	\$76,625	\$108,000	+ 40.9%
All Bedroom Counts	\$131,000	\$137,000	+ 4.6%	\$134,900	\$140,000	+ 3.8%	\$90,000	\$104,500	+ 16.1%

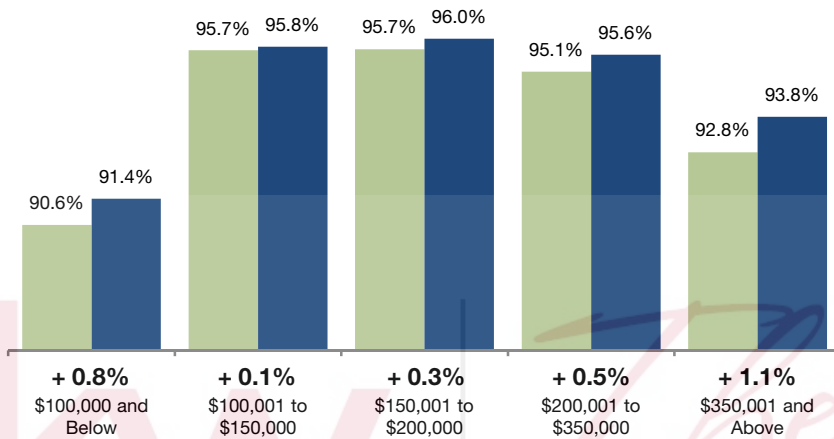
Percent of List Price Received

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



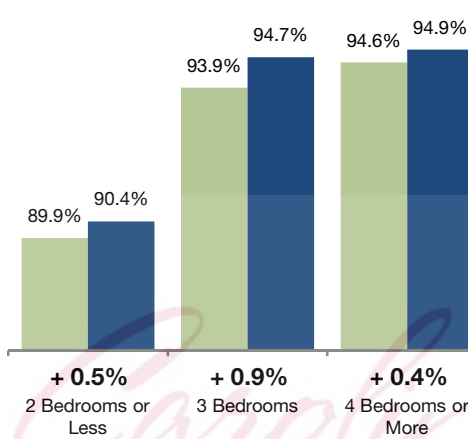
By Price Range

■ 7-2013 ■ 7-2014



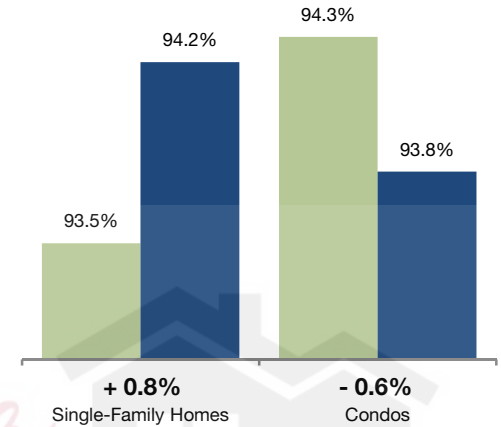
By Bedroom Count

■ 7-2013 ■ 7-2014



By Property Type

■ 7-2013 ■ 7-2014



All Properties

By Price Range

	7-2013	7-2014	Change
\$100,000 and Below	90.6%	91.4%	+ 0.8%
\$100,001 to \$150,000	95.7%	95.8%	+ 0.1%
\$150,001 to \$200,000	95.7%	96.0%	+ 0.3%
\$200,001 to \$350,000	95.1%	95.6%	+ 0.5%
\$350,001 and Above	92.8%	93.8%	+ 1.1%
All Price Ranges	93.5%	94.2%	+ 0.7%

Single-Family Homes

	7-2013	7-2014	Change
\$100,000 and Below	90.3%	91.1%	+ 1.0%
\$100,001 to \$150,000	95.7%	95.9%	+ 0.2%
\$150,001 to \$200,000	95.7%	96.1%	+ 0.5%
\$200,001 to \$350,000	95.1%	95.7%	+ 0.6%
\$350,001 and Above	92.7%	93.8%	+ 1.1%
All Price Ranges	93.5%	94.2%	+ 0.8%

Condos

	7-2013	7-2014	Change
\$100,000 and Below	93.6%	93.4%	- 0.2%
\$100,001 to \$150,000	95.2%	94.2%	- 1.1%
\$150,001 to \$200,000	96.5%	95.1%	- 1.5%
\$200,001 to \$350,000	93.5%	92.8%	- 0.8%
\$350,001 and Above	94.5%	94.7%	+ 0.2%
All Price Ranges	94.3%	93.8%	- 0.6%

By Bedroom Count

	7-2013	7-2014	Change
2 Bedrooms or Less	89.9%	90.4%	+ 0.5%
3 Bedrooms	93.9%	94.7%	+ 0.9%
4 Bedrooms or More	94.6%	94.9%	+ 0.4%
All Bedroom Counts	93.5%	94.2%	+ 0.7%

	7-2013	7-2014	Change
2 Bedrooms or Less	88.7%	89.2%	+ 0.6%
3 Bedrooms	93.9%	94.8%	+ 0.9%
4 Bedrooms or More	94.5%	94.9%	+ 0.4%
All Bedroom Counts	93.5%	94.2%	+ 0.8%

	7-2013	7-2014	Change
2 Bedrooms or Less	93.6%	93.4%	- 0.2%
3 Bedrooms	94.7%	93.6%	- 1.2%
4 Bedrooms or More	95.4%	95.1%	- 0.3%
All Bedroom Counts	94.3%	93.8%	- 0.6%

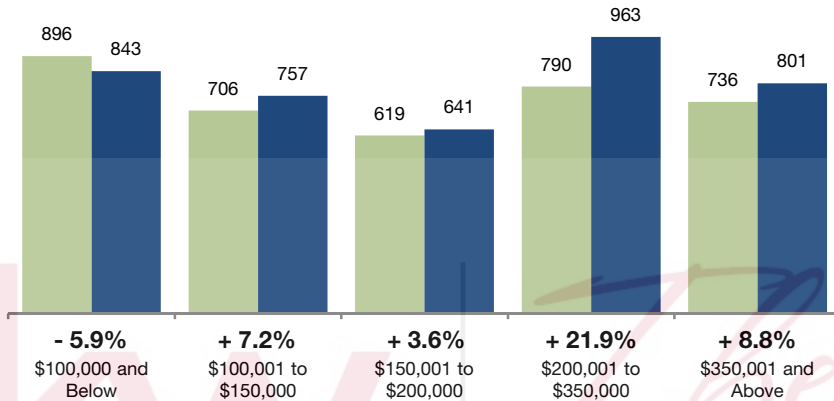
Inventory of Homes for Sale

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



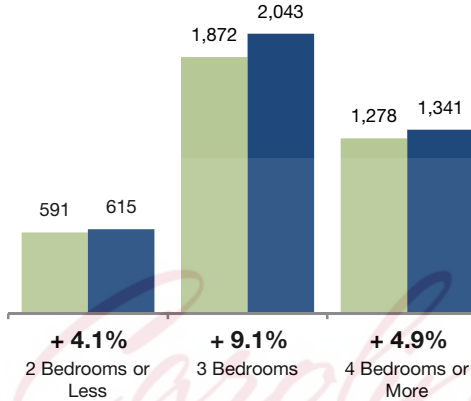
By Price Range

■ 7-2013 ■ 7-2014



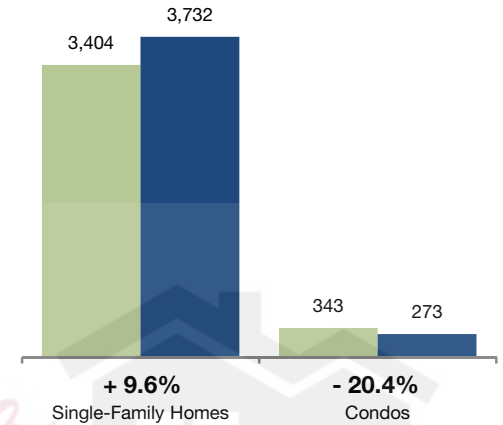
By Bedroom Count

■ 7-2013 ■ 7-2014



By Property Type

■ 7-2013 ■ 7-2014



All Properties

By Price Range

	7-2013	7-2014	Change
\$100,000 and Below	896	843	- 5.9%
\$100,001 to \$150,000	706	757	+ 7.2%
\$150,001 to \$200,000	619	641	+ 3.6%
\$200,001 to \$350,000	790	963	+ 21.9%
\$350,001 and Above	736	801	+ 8.8%
All Price Ranges	3,747	4,005	+ 6.9%

Single-Family Homes

7-2013	7-2014	Change
805	765	- 5.0%
611	672	+ 10.0%
525	591	+ 12.6%
746	921	+ 23.5%
717	783	+ 9.2%
3,404	3,732	+ 9.6%

Condos

7-2013	7-2014	Change
91	78	- 14.3%
95	85	- 10.5%
94	50	- 46.8%
44	42	- 4.5%
19	18	- 5.3%
343	273	- 20.4%

By Bedroom Count

	7-2013	7-2014	Change
2 Bedrooms or Less	591	615	+ 4.1%
3 Bedrooms	1,872	2,043	+ 9.1%
4 Bedrooms or More	1,278	1,341	+ 4.9%
All Bedroom Counts	3,747	4,005	+ 6.9%

7-2013	7-2014	Change
431	459	+ 6.5%
1,764	1,945	+ 10.3%
1,203	1,322	+ 9.9%
3,404	3,732	+ 9.6%

7-2013	7-2014	Change
160	156	- 2.5%
108	98	- 9.3%
75	19	- 74.7%
343	273	- 20.4%

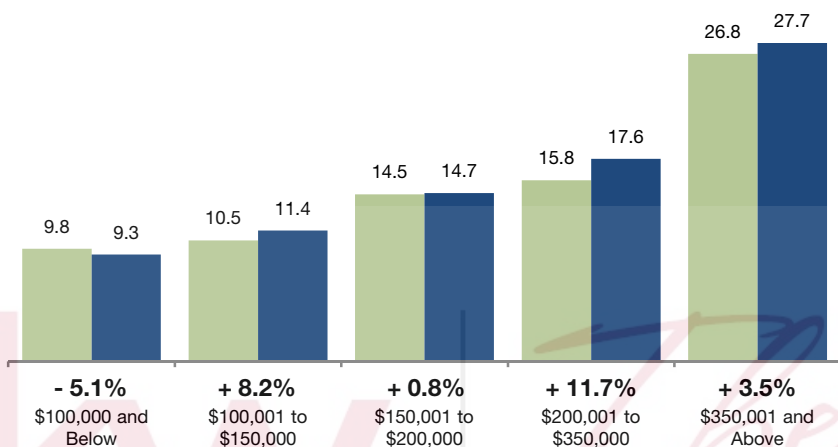
Months Supply of Inventory

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



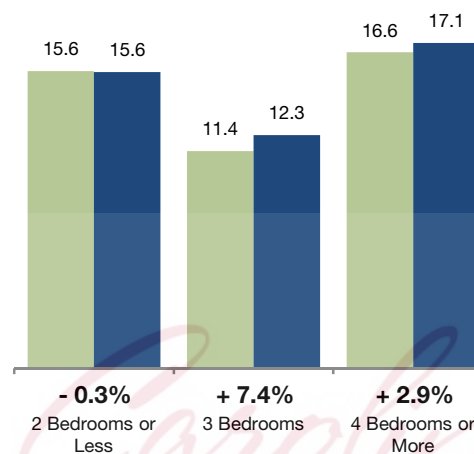
By Price Range

■ 7-2013 ■ 7-2014



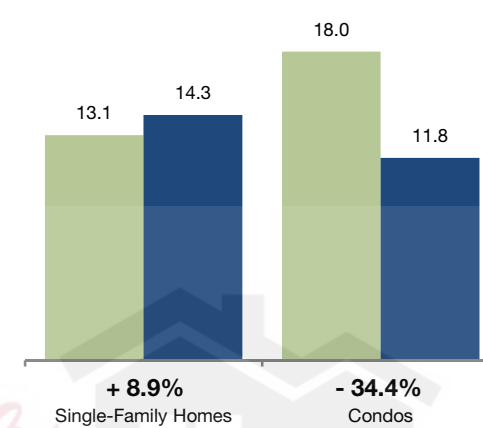
By Bedroom Count

■ 7-2013 ■ 7-2014



By Property Type

■ 7-2013 ■ 7-2014



All Properties

By Price Range

	7-2013	7-2014	Change
\$100,000 and Below	9.8	9.3	- 5.1%
\$100,001 to \$150,000	10.5	11.4	+ 8.2%
\$150,001 to \$200,000	14.5	14.7	+ 0.8%
\$200,001 to \$350,000	15.8	17.6	+ 11.7%
\$350,001 and Above	26.8	27.7	+ 3.5%
All Price Ranges	13.5	14.1	+ 4.7%

Single-Family Homes

	7-2013	7-2014	Change
\$100,000 and Below	9.9	9.6	- 3.0%
\$100,001 to \$150,000	9.7	11.0	+ 13.3%
\$150,001 to \$200,000	13.0	14.7	+ 12.8%
\$200,001 to \$350,000	15.6	17.7	+ 13.7%
\$350,001 and Above	26.7	27.9	+ 4.3%
All Price Ranges	13.1	14.3	+ 8.9%

Condos

	7-2013	7-2014	Change
\$100,000 and Below	9.4	7.4	- 21.7%
\$100,001 to \$150,000	21.9	15.2	- 30.6%
\$150,001 to \$200,000	43.4	13.4	- 69.1%
\$200,001 to \$350,000	19.6	14.0	- 28.4%
\$350,001 and Above	16.6	16.2	- 2.6%
All Price Ranges	18.0	11.8	- 34.4%

By Bedroom Count

	7-2013	7-2014	Change
2 Bedrooms or Less	15.6	15.6	- 0.3%
3 Bedrooms	11.4	12.3	+ 7.4%
4 Bedrooms or More	16.6	17.1	+ 2.9%
All Bedroom Counts	13.5	14.1	+ 4.7%

	7-2013	7-2014	Change
2 Bedrooms or Less	14.8	16.4	+ 10.9%
3 Bedrooms	11.2	12.2	+ 8.6%
4 Bedrooms or More	16.4	17.9	+ 9.0%
All Bedroom Counts	13.1	14.3	+ 8.9%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 2.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 9.7 percent.

The overall Median Sales Price was up 4.2 percent to \$138,000. The property type with the largest price gain was the Condo segment, where prices increased 8.0 percent to \$105,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 93 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 146 days.

Market-wide, inventory levels were up 5.8 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 9.1 percent. That amounts to 13.9 months supply for Single-Family homes and 10.0 months supply for Condos.

Quick Facts

+ 9.7%	+ 9.2%	+ 25.4%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$350,000	2 Bedrooms or Less	Condos

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

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

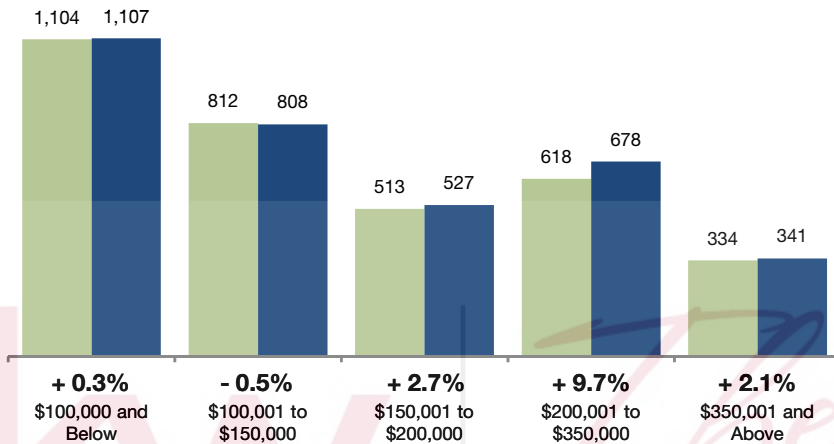
Pending Sales

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



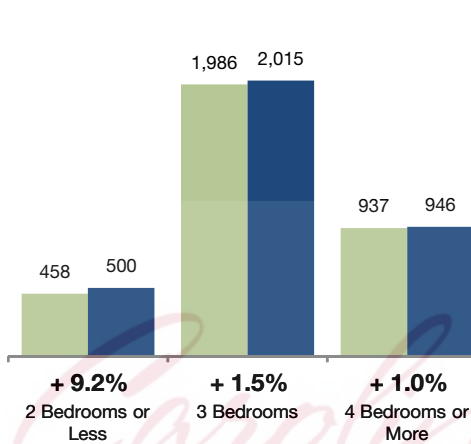
By Price Range

■ 8-2013 ■ 8-2014



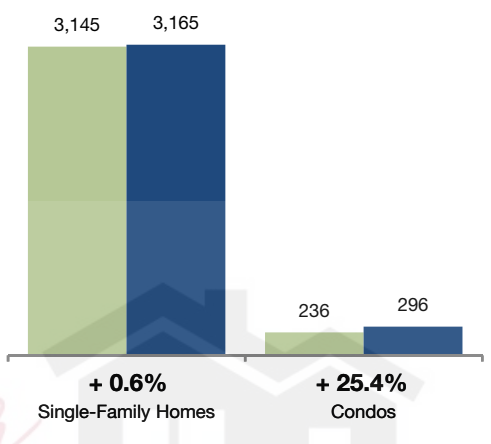
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

	8-2013	8-2014	Change
\$100,000 and Below	1,104	1,107	+ 0.3%
\$100,001 to \$150,000	812	808	- 0.5%
\$150,001 to \$200,000	513	527	+ 2.7%
\$200,001 to \$350,000	618	678	+ 9.7%
\$350,001 and Above	334	341	+ 2.1%
All Price Ranges	3,381	3,461	+ 2.4%

Single-Family Homes

	8-2013	8-2014	Change
2 Bedrooms or Less	984	970	- 1.4%
3 Bedrooms	760	734	- 3.4%
4 Bedrooms or More	487	487	0.0%
	588	645	+ 9.7%
	326	329	+ 0.9%
All Single-Family Homes	3,145	3,165	+ 0.6%

Condos

	8-2013	8-2014	Change
Single-Family Homes	120	137	+ 14.2%
Condos	52	74	+ 42.3%
	26	40	+ 53.8%
	30	33	+ 10.0%
	8	12	+ 50.0%
All Condos	236	296	+ 25.4%

By Bedroom Count

	8-2013	8-2014	Change
2 Bedrooms or Less	458	500	+ 9.2%
3 Bedrooms	1,986	2,015	+ 1.5%
4 Bedrooms or More	937	946	+ 1.0%
All Bedroom Counts	3,381	3,461	+ 2.4%

	8-2013	8-2014	Change
2 Bedrooms or Less	346	352	+ 1.7%
3 Bedrooms	1,906	1,924	+ 0.9%
4 Bedrooms or More	893	889	- 0.4%
All Single-Family Homes	3,145	3,165	+ 0.6%

	8-2013	8-2014	Change
Single-Family Homes	112	148	+ 32.1%
Condos	80	91	+ 13.8%
	44	57	+ 29.5%
All Condos	236	296	+ 25.4%

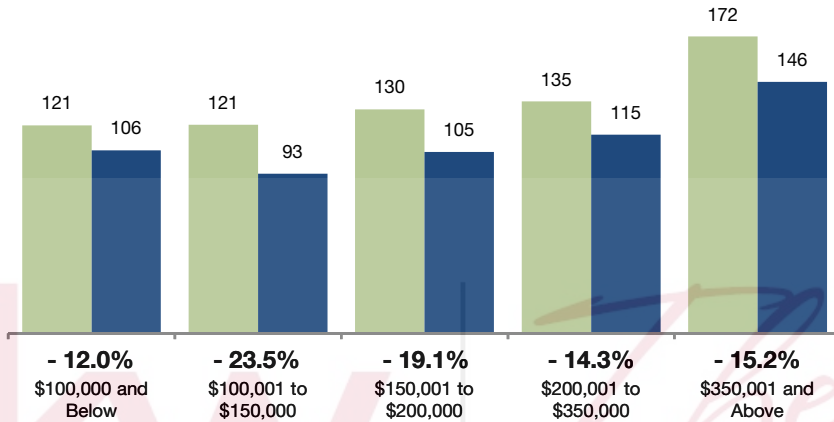
Days on Market Until Sale

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



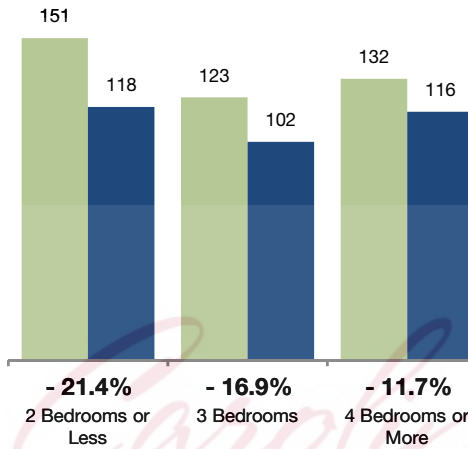
By Price Range

■ 8-2013 ■ 8-2014



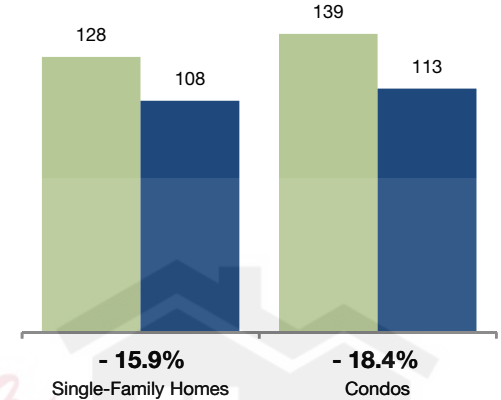
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

	8-2013	8-2014	Change
\$100,000 and Below	121	106	- 12.0%
\$100,001 to \$150,000	121	93	- 23.5%
\$150,001 to \$200,000	130	105	- 19.1%
\$200,001 to \$350,000	135	115	- 14.3%
\$350,001 and Above	172	146	- 15.2%
All Price Ranges	129	108	- 16.1%

Single-Family Homes

	8-2013	8-2014	Change
	119	107	- 10.5%
	119	92	- 22.4%
	131	104	- 20.5%
	134	113	- 15.6%
	172	144	- 16.0%
All Single-Family Homes	128	108	- 15.9%

Condos

	8-2013	8-2014	Change
	132	102	- 22.7%
	154	99	- 36.0%
	113	115	+ 2.2%
	159	163	+ 2.3%
	188	224	+ 19.2%
All Condos	139	113	- 18.4%

By Bedroom Count

	8-2013	8-2014	Change
2 Bedrooms or Less	151	118	- 21.4%
3 Bedrooms	123	102	- 16.9%
4 Bedrooms or More	132	116	- 11.7%
All Bedroom Counts	129	108	- 16.1%

	8-2013	8-2014	Change
	150	118	- 21.1%
	121	101	- 16.7%
	135	118	- 12.3%
All Single-Family Homes	128	108	- 15.9%

	8-2013	8-2014	Change
	152	118	- 22.3%
	157	123	- 21.6%
	77	85	+ 10.2%
All Condos	139	113	- 18.4%

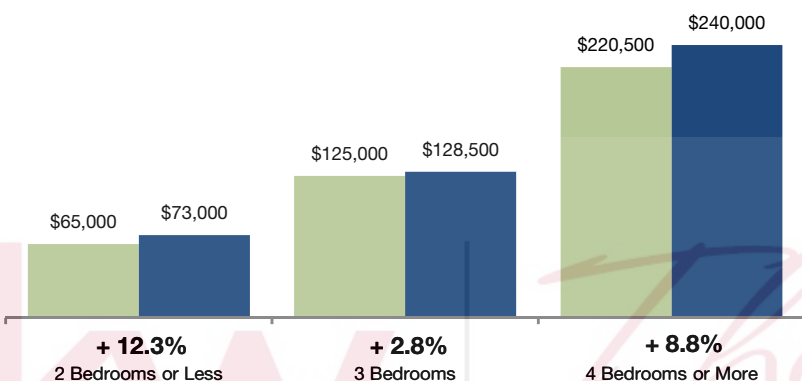
Median Sales Price

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



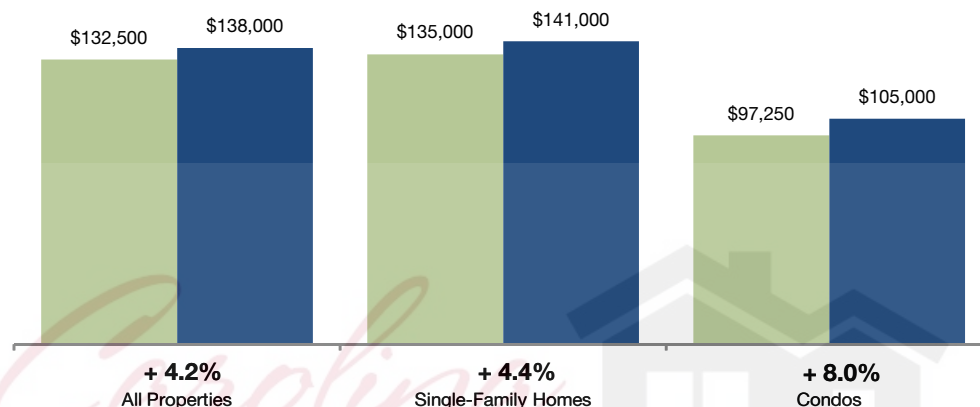
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Bedroom Count	8-2013	8-2014	Change
2 Bedrooms or Less	\$65,000	\$73,000	+ 12.3%
3 Bedrooms	\$125,000	\$128,500	+ 2.8%
4 Bedrooms or More	\$220,500	\$240,000	+ 8.8%
All Bedroom Counts	\$132,500	\$138,000	+ 4.2%

Single-Family Homes

8-2013	8-2014	Change	8-2013	8-2014	Change
\$60,000	\$66,000	+ 10.0%	\$74,700	\$85,750	+ 14.8%
\$125,000	\$128,950	+ 3.2%	\$135,000	\$122,000	- 9.6%
\$229,618	\$249,000	+ 8.4%	\$79,500	\$108,000	+ 35.8%
\$135,000	\$141,000	+ 4.4%	\$97,250	\$105,000	+ 8.0%

Condos

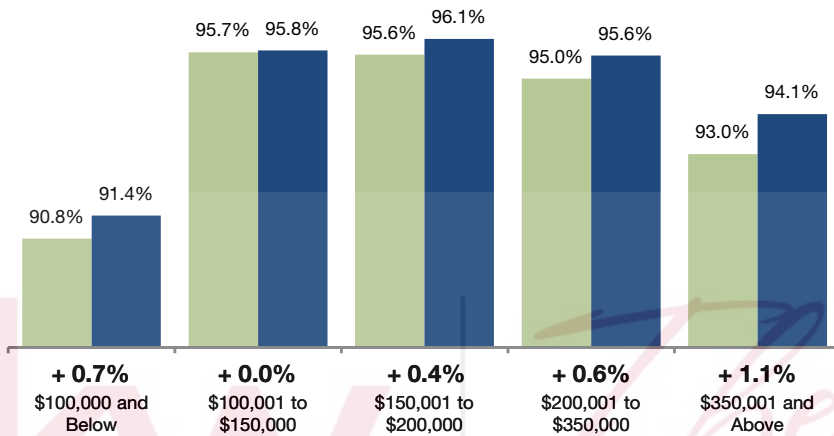
Percent of List Price Received

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



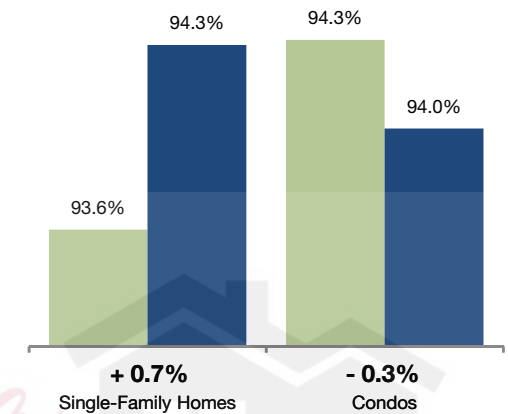
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

	8-2013	8-2014	Change
\$100,000 and Below	90.8%	91.4%	+ 0.7%
\$100,001 to \$150,000	95.7%	95.8%	+ 0.0%
\$150,001 to \$200,000	95.6%	96.1%	+ 0.4%
\$200,001 to \$350,000	95.0%	95.6%	+ 0.6%
\$350,001 and Above	93.0%	94.1%	+ 1.1%
All Price Ranges	93.7%	94.2%	+ 0.6%

Single-Family Homes

	8-2013	8-2014	Change
\$100,000 and Below	90.5%	91.1%	+ 0.7%
\$100,001 to \$150,000	95.7%	95.9%	+ 0.2%
\$150,001 to \$200,000	95.6%	96.2%	+ 0.6%
\$200,001 to \$350,000	95.1%	95.7%	+ 0.7%
\$350,001 and Above	93.0%	94.0%	+ 1.1%
All Price Ranges	93.6%	94.3%	+ 0.7%

Condos

	8-2013	8-2014	Change
\$100,000 and Below	93.4%	93.6%	+ 0.3%
\$100,001 to \$150,000	95.4%	94.1%	- 1.4%
\$150,001 to \$200,000	96.3%	94.8%	- 1.6%
\$200,001 to \$350,000	94.0%	93.3%	- 0.7%
\$350,001 and Above	93.3%	96.9%	+ 3.8%
All Price Ranges	94.3%	94.0%	- 0.3%

By Bedroom Count

	8-2013	8-2014	Change
2 Bedrooms or Less	90.2%	90.8%	+ 0.6%
3 Bedrooms	94.0%	94.8%	+ 0.8%
4 Bedrooms or More	94.6%	94.9%	+ 0.3%
All Bedroom Counts	93.7%	94.2%	+ 0.6%

	8-2013	8-2014	Change
2 Bedrooms or Less	89.1%	89.6%	+ 0.6%
3 Bedrooms	94.0%	94.8%	+ 0.9%
4 Bedrooms or More	94.5%	94.9%	+ 0.3%
All Bedroom Counts	93.6%	94.3%	+ 0.7%

	8-2013	8-2014	Change
2 Bedrooms or Less	93.4%	93.7%	+ 0.2%
3 Bedrooms	94.7%	93.7%	- 1.1%
4 Bedrooms or More	95.5%	95.1%	- 0.4%
All Bedroom Counts	94.3%	94.0%	- 0.3%

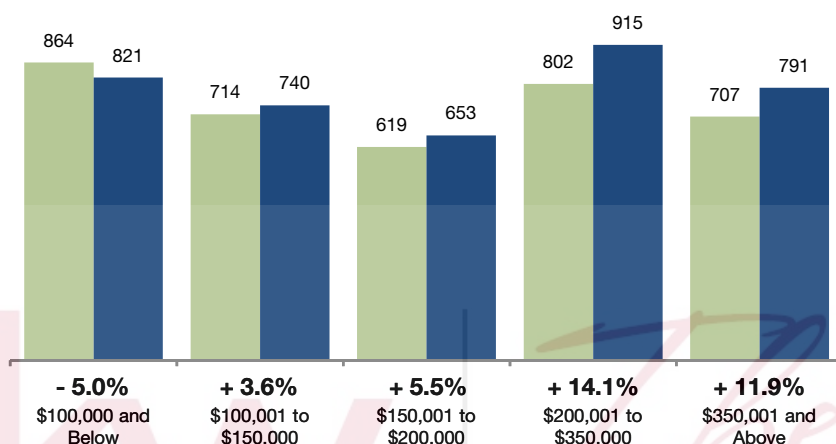
Inventory of Homes for Sale

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



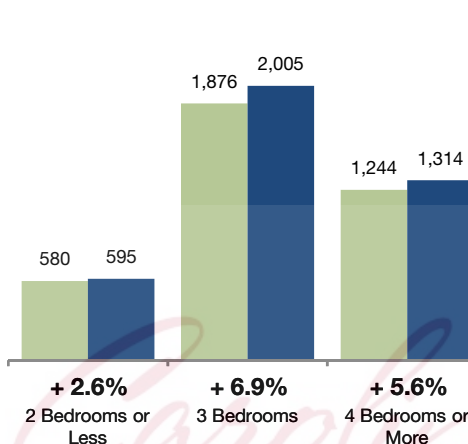
By Price Range

■ 8-2013 ■ 8-2014



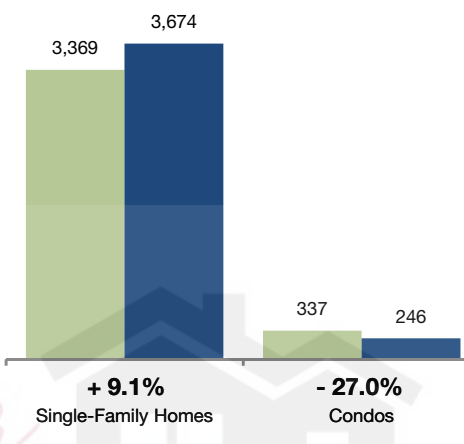
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

	8-2013	8-2014	Change
\$100,000 and Below	864	821	- 5.0%
\$100,001 to \$150,000	714	740	+ 3.6%
\$150,001 to \$200,000	619	653	+ 5.5%
\$200,001 to \$350,000	802	915	+ 14.1%
\$350,001 and Above	707	791	+ 11.9%
All Price Ranges	3,706	3,920	+ 5.8%

Single-Family Homes

	8-2013	8-2014	Change
2 Bedrooms or Less	779	752	- 3.5%
3 Bedrooms	623	661	+ 6.1%
4 Bedrooms or More	524	607	+ 15.8%
	757	877	+ 15.9%
	686	777	+ 13.3%
All Single-Family Homes	3,369	3,674	+ 9.1%

Condos

	8-2013	8-2014	Change
Single-Family Homes	85	69	- 18.8%
Condos	91	79	- 13.2%
	95	46	- 51.6%
	45	38	- 15.6%
	21	14	- 33.3%
All Condos	337	246	- 27.0%

By Bedroom Count

	8-2013	8-2014	Change
2 Bedrooms or Less	580	595	+ 2.6%
3 Bedrooms	1,876	2,005	+ 6.9%
4 Bedrooms or More	1,244	1,314	+ 5.6%
All Bedroom Counts	3,706	3,920	+ 5.8%

	8-2013	8-2014	Change
2 Bedrooms or Less	424	450	+ 6.1%
3 Bedrooms	1,772	1,917	+ 8.2%
4 Bedrooms or More	1,167	1,301	+ 11.5%
All Single-Family Homes	3,369	3,674	+ 9.1%
Single-Family Homes	156	145	- 7.1%
Condos	104	88	- 15.4%
	77	13	- 83.1%
All Condos	337	246	- 27.0%

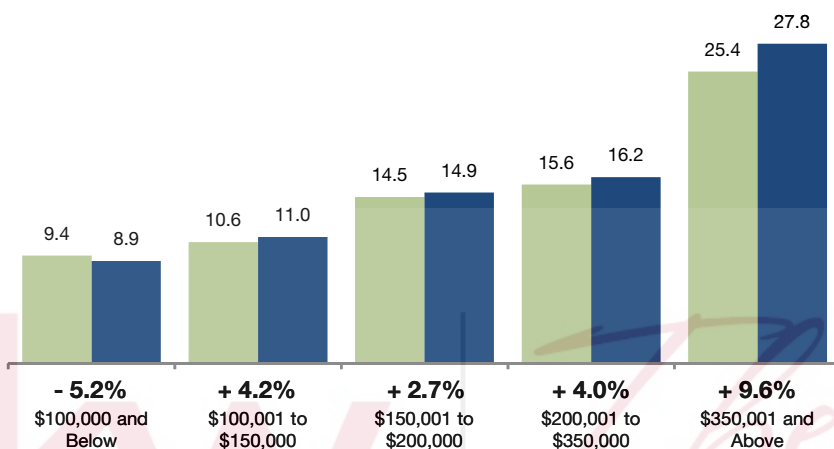
Months Supply of Inventory

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



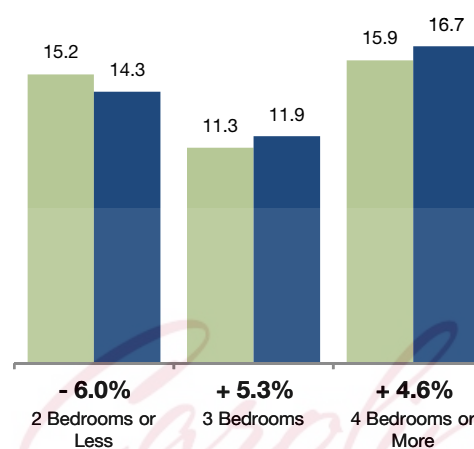
By Price Range

■ 8-2013 ■ 8-2014



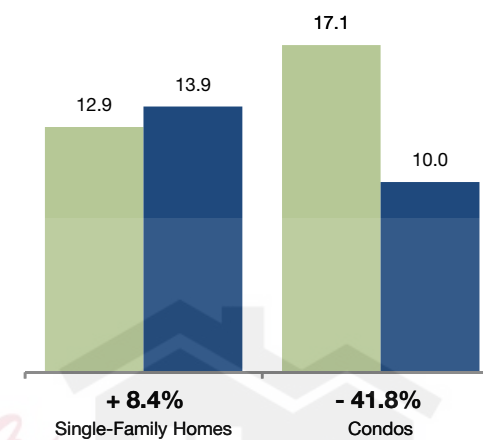
By Bedroom Count

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

	8-2013	8-2014	Change
\$100,000 and Below	9.4	8.9	- 5.2%
\$100,001 to \$150,000	10.6	11.0	+ 4.2%
\$150,001 to \$200,000	14.5	14.9	+ 2.7%
\$200,001 to \$350,000	15.6	16.2	+ 4.0%
\$350,001 and Above	25.4	27.8	+ 9.6%
All Price Ranges	13.2	13.6	+ 3.3%

Single-Family Homes

	8-2013	8-2014	Change
\$100,000 and Below	9.5	9.3	- 2.1%
\$100,001 to \$150,000	9.8	10.8	+ 9.9%
\$150,001 to \$200,000	12.9	15.0	+ 15.8%
\$200,001 to \$350,000	15.4	16.3	+ 5.6%
\$350,001 and Above	25.3	28.3	+ 12.2%
All Price Ranges	12.9	13.9	+ 8.4%

Condos

	8-2013	8-2014	Change
\$100,000 and Below	8.5	6.0	- 28.9%
\$100,001 to \$150,000	21.0	12.8	- 39.0%
\$150,001 to \$200,000	43.8	12.7	- 71.1%
\$200,001 to \$350,000	18.0	12.7	- 29.6%
\$350,001 and Above	18.4	11.7	- 36.5%
All Price Ranges	17.1	10.0	- 41.8%

By Bedroom Count

	8-2013	8-2014	Change
2 Bedrooms or Less	15.2	14.3	- 6.0%
3 Bedrooms	11.3	11.9	+ 5.3%
4 Bedrooms or More	15.9	16.7	+ 4.6%
All Bedroom Counts	13.2	13.6	+ 3.3%

	8-2013	8-2014	Change
2 Bedrooms or Less	14.7	15.3	+ 4.3%
3 Bedrooms	11.2	12.0	+ 7.2%
4 Bedrooms or More	15.7	17.6	+ 12.0%
All Bedroom Counts	12.9	13.9	+ 8.4%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE 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, Pending Sales in the Western Upstate region were up 4.1 percent overall. The price range with the largest gain in sales was the \$200,001 to \$350,000 range, where they increased 14.7 percent.

The overall Median Sales Price was up 4.2 percent to \$138,000. The property type with the largest price gain was the Condo segment, where prices increased 15.7 percent to \$105,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 92 days; the price range that tended to sell the slowest was the \$350,001 and Above range at 152 days.

Market-wide, inventory levels were up 2.4 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 3.4 percent. That amounts to 13.0 months supply for Single-Family homes and 10.0 months supply for Condos.

Quick Facts

+ 14.7%

Price Range With the
Strongest Sales:
\$200,001 to \$350,000

+ 17.4%

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

+ 26.7%

Property Type With
Strongest Sales:
Condos

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

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

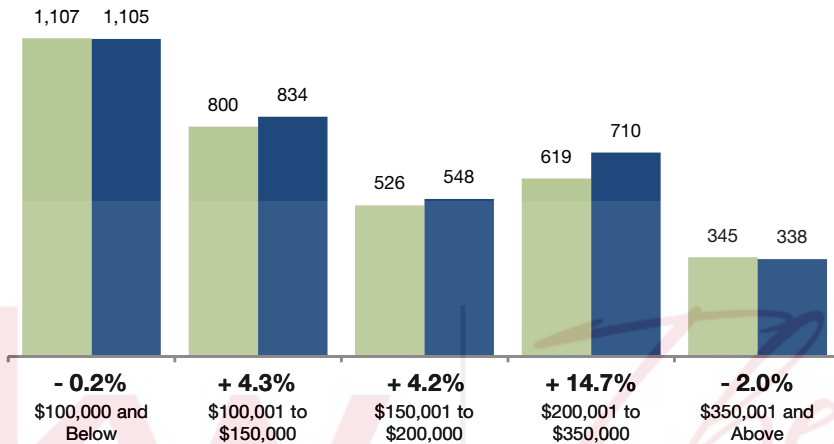
Pending Sales

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



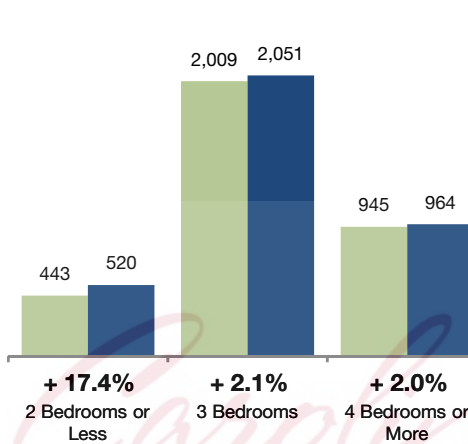
By Price Range

■ 9-2013 ■ 9-2014



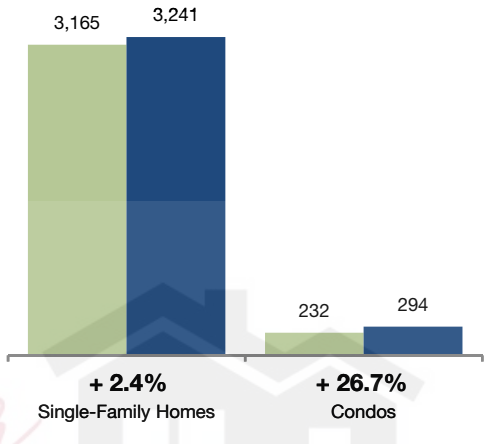
By Bedroom Count

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$100,000 and Below	1,107	1,105	- 0.2%
\$100,001 to \$150,000	800	834	+ 4.3%
\$150,001 to \$200,000	526	548	+ 4.2%
\$200,001 to \$350,000	619	710	+ 14.7%
\$350,001 and Above	345	338	- 2.0%
All Price Ranges	3,397	3,535	+ 4.1%

Single-Family Homes

	9-2013	9-2014	Change
2 Bedrooms or Less	988	969	- 1.9%
3 Bedrooms	748	763	+ 2.0%
4 Bedrooms or More	503	506	+ 0.6%
	590	676	+ 14.6%
	336	327	- 2.7%
All Single-Family Homes	3,165	3,241	+ 2.4%

Condos

	9-2013	9-2014	Change
Single-Family Homes	119	136	+ 14.3%
Condos	52	71	+ 36.5%
	23	42	+ 82.6%
	29	34	+ 17.2%
	9	11	+ 22.2%
All Condos	232	294	+ 26.7%

By Bedroom Count

	9-2013	9-2014	Change
2 Bedrooms or Less	443	520	+ 17.4%
3 Bedrooms	2,009	2,051	+ 2.1%
4 Bedrooms or More	945	964	+ 2.0%
All Bedroom Counts	3,397	3,535	+ 4.1%

	9-2013	9-2014	Change
2 Bedrooms or Less	330	375	+ 13.6%
3 Bedrooms	1,934	1,957	+ 1.2%
4 Bedrooms or More	901	909	+ 0.9%
All Single-Family Homes	3,165	3,241	+ 2.4%

	9-2013	9-2014	Change
Single-Family Homes	113	145	+ 28.3%
Condos	75	94	+ 25.3%
	44	55	+ 25.0%
All Condos	232	294	+ 26.7%

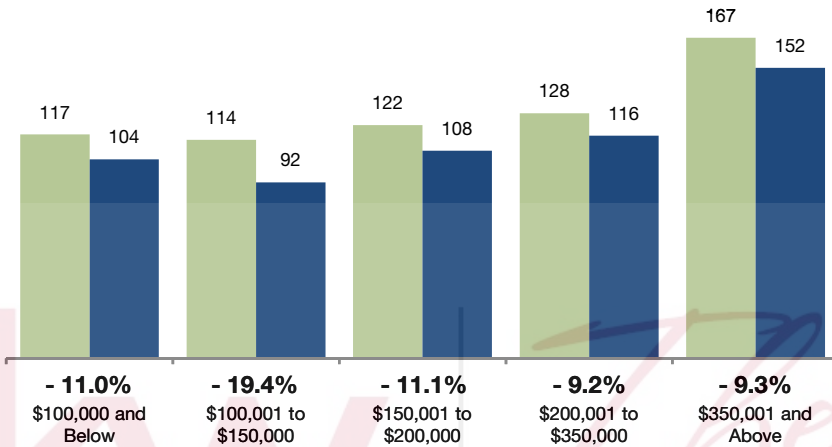
Days on Market Until Sale

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



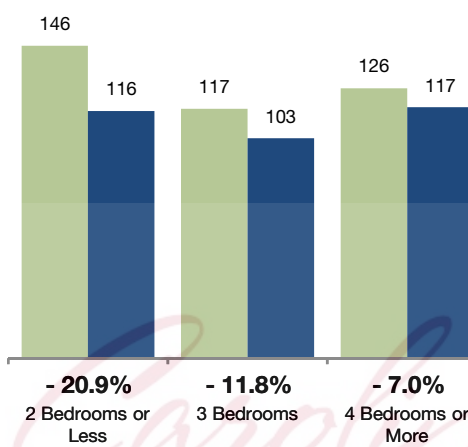
By Price Range

■ 9-2013 ■ 9-2014



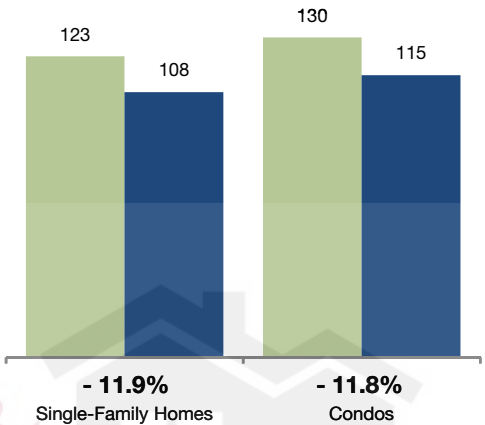
By Bedroom Count

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$100,000 and Below	117	104	- 11.0%
\$100,001 to \$150,000	114	92	- 19.4%
\$150,001 to \$200,000	122	108	- 11.1%
\$200,001 to \$350,000	128	116	- 9.2%
\$350,001 and Above	167	152	- 9.3%
All Price Ranges	123	109	- 11.8%

Single-Family Homes

	9-2013	9-2014	Change
	116	104	- 10.1%
	113	92	- 18.7%
	123	107	- 13.0%
	127	114	- 10.7%
	167	150	- 9.9%
All Price Ranges	123	108	- 11.9%

Condos

	9-2013	9-2014	Change
	126	103	- 18.2%
	138	97	- 29.8%
	103	123	+ 20.2%
	146	166	+ 13.4%
	188	224	+ 19.2%
All Price Ranges	130	115	- 11.8%

By Bedroom Count

	9-2013	9-2014	Change
2 Bedrooms or Less	146	116	- 20.9%
3 Bedrooms	117	103	- 11.8%
4 Bedrooms or More	126	117	- 7.0%
All Bedroom Counts	123	109	- 11.8%

	9-2013	9-2014	Change
	148	113	- 23.2%
	115	102	- 11.4%
	129	119	- 8.0%
All Bedroom Counts	123	108	- 11.9%

	9-2013	9-2014	Change
	141	121	- 14.2%
	154	122	- 21.1%
	65	88	+ 35.5%
All Bedroom Counts	130	115	- 11.8%

Median Sales Price

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

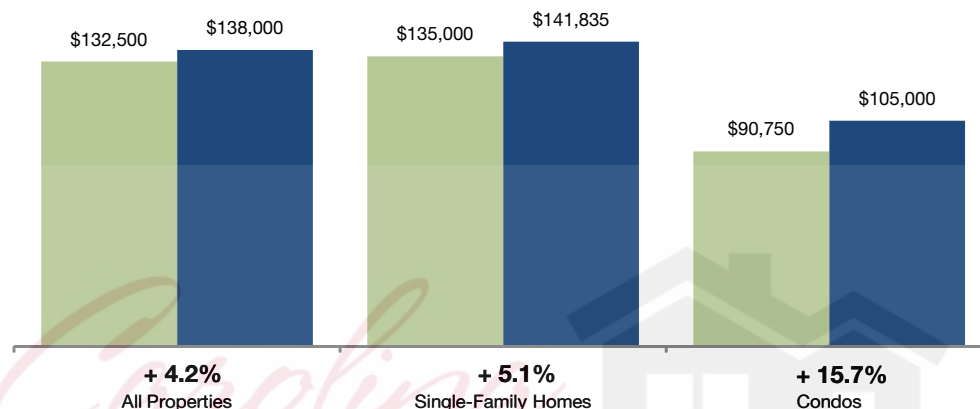


By Bedroom Count

■ 9-2013 ■ 9-2014

By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Bedroom Count	9-2013	9-2014	Change
2 Bedrooms or Less	\$65,250	\$74,000	+ 13.4%
3 Bedrooms	\$126,000	\$129,000	+ 2.4%
4 Bedrooms or More	\$223,172	\$240,000	+ 7.5%
All Bedroom Counts	\$132,500	\$138,000	+ 4.2%

Single-Family Homes

	9-2013	9-2014	Change
	\$60,000	\$67,875	+ 13.1%
	\$125,500	\$129,000	+ 2.8%
	\$228,928	\$248,763	+ 8.7%
	\$135,000	\$141,835	+ 5.1%

Condos

	9-2013	9-2014	Change
	\$71,250	\$85,500	+ 20.0%
	\$137,500	\$121,000	- 12.0%
	\$78,750	\$108,000	+ 37.1%
	\$90,750	\$105,000	+ 15.7%

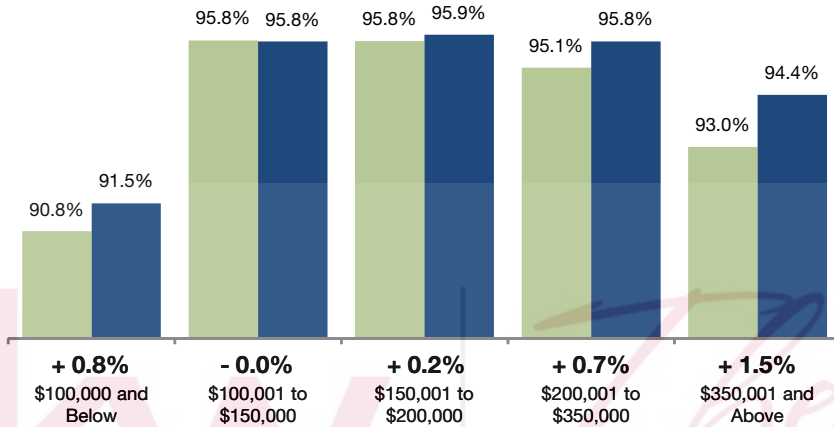
Percent of List Price Received

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.**



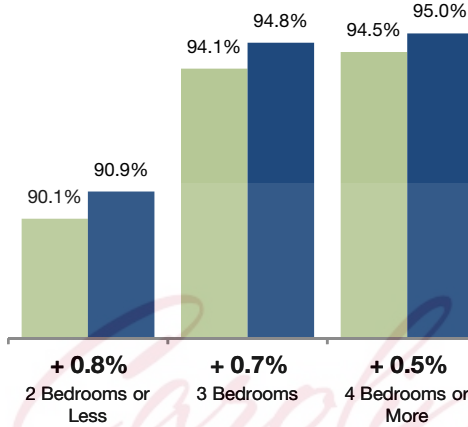
By Price Range

■ 9-2013 ■ 9-2014



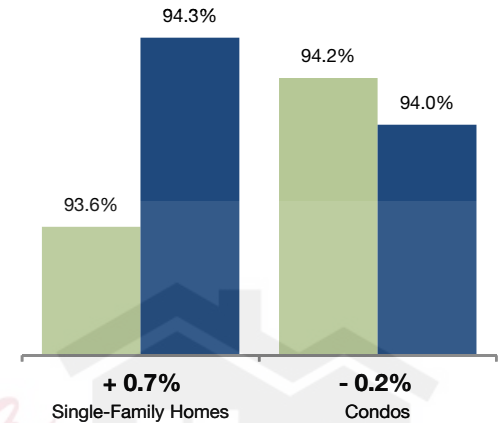
By Bedroom Count

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$100,000 and Below	90.8%	91.5%	+ 0.8%
\$100,001 to \$150,000	95.8%	95.8%	- 0.0%
\$150,001 to \$200,000	95.8%	95.9%	+ 0.2%
\$200,001 to \$350,000	95.1%	95.8%	+ 0.7%
\$350,001 and Above	93.0%	94.4%	+ 1.5%
All Price Ranges	93.7%	94.3%	+ 0.6%

Single-Family Homes

	9-2013	9-2014	Change
\$100,000 and Below	90.5%	91.2%	+ 0.8%
\$100,001 to \$150,000	95.8%	95.9%	+ 0.1%
\$150,001 to \$200,000	95.7%	96.0%	+ 0.3%
\$200,001 to \$350,000	95.1%	95.9%	+ 0.8%
\$350,001 and Above	93.0%	94.3%	+ 1.4%
All Price Ranges	93.6%	94.3%	+ 0.7%

Condos

	9-2013	9-2014	Change
\$100,000 and Below	93.2%	93.8%	+ 0.6%
\$100,001 to \$150,000	95.9%	94.0%	- 2.0%
\$150,001 to \$200,000	96.0%	94.9%	- 1.2%
\$200,001 to \$350,000	93.7%	93.3%	- 0.4%
\$350,001 and Above	93.3%	96.9%	+ 3.8%
All Price Ranges	94.2%	94.0%	- 0.2%

By Bedroom Count

	9-2013	9-2014	Change
2 Bedrooms or Less	90.1%	90.9%	+ 0.8%
3 Bedrooms	94.1%	94.8%	+ 0.7%
4 Bedrooms or More	94.5%	95.0%	+ 0.5%
All Bedroom Counts	93.7%	94.3%	+ 0.6%

	9-2013	9-2014	Change
2 Bedrooms or Less	89.1%	89.7%	+ 0.7%
3 Bedrooms	94.1%	94.8%	+ 0.8%
4 Bedrooms or More	94.5%	95.0%	+ 0.6%
All Bedroom Counts	93.6%	94.3%	+ 0.7%

	9-2013	9-2014	Change
2 Bedrooms or Less	93.2%	93.7%	+ 0.5%
3 Bedrooms	94.6%	93.7%	- 0.9%
4 Bedrooms or More	95.9%	95.3%	- 0.6%
All Bedroom Counts	94.2%	94.0%	- 0.2%

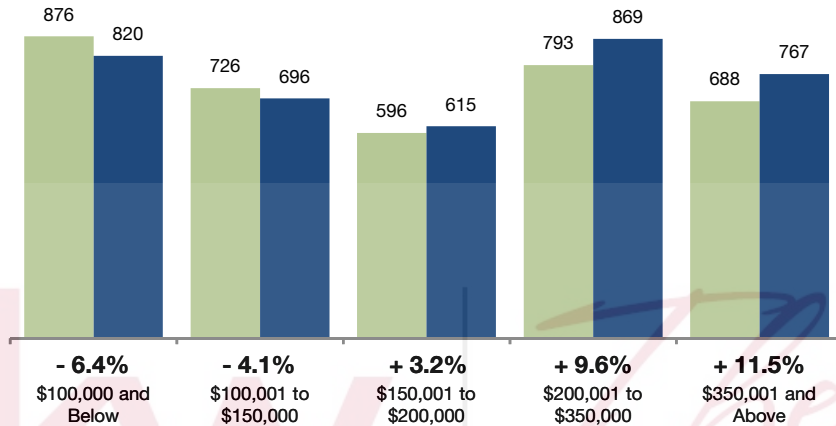
Inventory of Homes for Sale

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



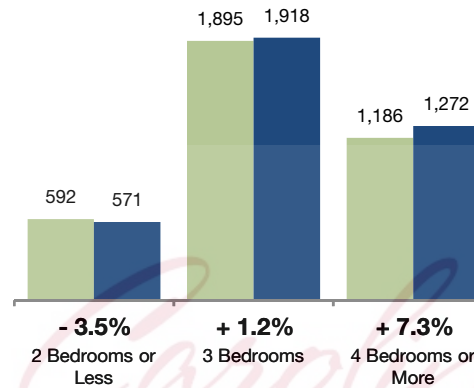
By Price Range

■ 9-2013 ■ 9-2014



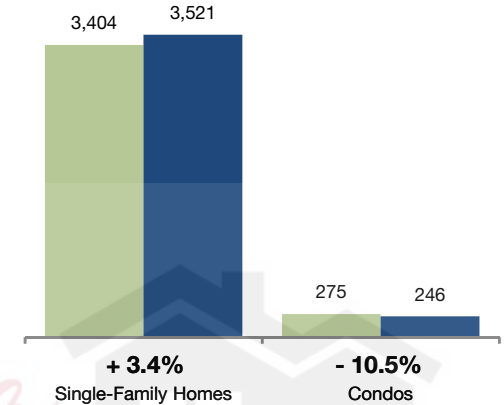
By Bedroom Count

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$100,000 and Below	876	820	- 6.4%
\$100,001 to \$150,000	726	696	- 4.1%
\$150,001 to \$200,000	596	615	+ 3.2%
\$200,001 to \$350,000	793	869	+ 9.6%
\$350,001 and Above	688	767	+ 11.5%
All Price Ranges	3,679	3,767	+ 2.4%

Single-Family Homes

	9-2013	9-2014	Change
	794	749	- 5.7%
	648	616	- 4.9%
	546	571	+ 4.6%
	749	834	+ 11.3%
	667	751	+ 12.6%
All Single-Family Homes	3,404	3,521	+ 3.4%

Condos

	9-2013	9-2014	Change
	82	71	- 13.4%
	78	80	+ 2.6%
	50	44	- 12.0%
	44	35	- 20.5%
	21	16	- 23.8%
All Condos	275	246	- 10.5%

By Bedroom Count

	9-2013	9-2014	Change
2 Bedrooms or Less	592	571	- 3.5%
3 Bedrooms	1,895	1,918	+ 1.2%
4 Bedrooms or More	1,186	1,272	+ 7.3%
All Bedroom Counts	3,679	3,767	+ 2.4%

	9-2013	9-2014	Change
	444	429	- 3.4%
	1,798	1,832	+ 1.9%
	1,156	1,254	+ 8.5%
All Single-Family Homes	3,404	3,521	+ 3.4%

	9-2013	9-2014	Change
	148	142	- 4.1%
	97	86	- 11.3%
	30	18	- 40.0%
All Condos	275	246	- 10.5%

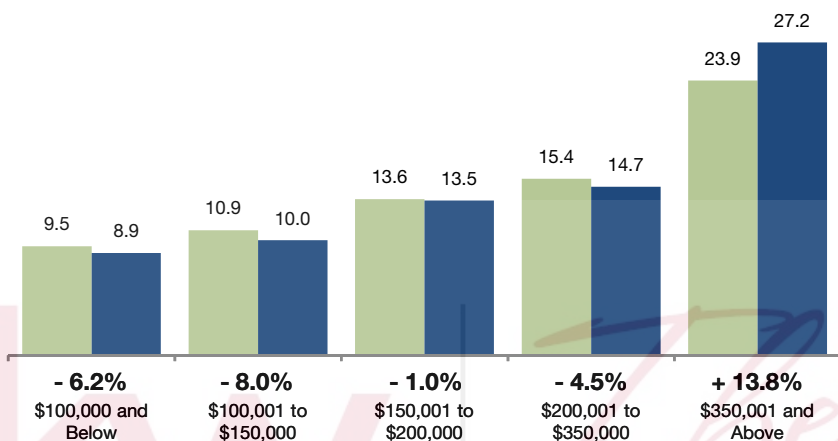
Months Supply of Inventory

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



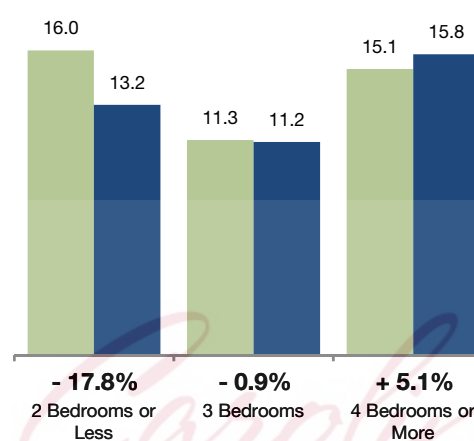
By Price Range

■ 9-2013 ■ 9-2014



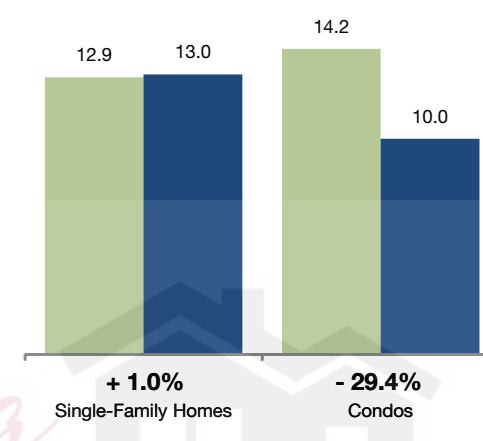
By Bedroom Count

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$100,000 and Below	9.5	8.9	- 6.2%
\$100,001 to \$150,000	10.9	10.0	- 8.0%
\$150,001 to \$200,000	13.6	13.5	- 1.0%
\$200,001 to \$350,000	15.4	14.7	- 4.5%
\$350,001 and Above	23.9	27.2	+ 13.8%
All Price Ranges	13.0	12.8	- 1.6%

Single-Family Homes

	9-2013	9-2014	Change
\$100,000 and Below	9.6	9.3	- 3.8%
\$100,001 to \$150,000	10.4	9.7	- 6.8%
\$150,001 to \$200,000	13.0	13.5	+ 4.0%
\$200,001 to \$350,000	15.2	14.8	- 2.8%
\$350,001 and Above	23.8	27.6	+ 15.7%
All Price Ranges	12.9	13.0	+ 1.0%

Condos

	9-2013	9-2014	Change
\$100,000 and Below	8.3	6.3	- 24.2%
\$100,001 to \$150,000	18.0	13.5	- 24.9%
\$150,001 to \$200,000	26.1	12.6	- 51.8%
\$200,001 to \$350,000	18.2	10.3	- 43.5%
\$350,001 and Above	18.7	13.1	- 29.9%
All Price Ranges	14.2	10.0	- 29.4%

By Bedroom Count

	9-2013	9-2014	Change
2 Bedrooms or Less	16.0	13.2	- 17.8%
3 Bedrooms	11.3	11.2	- 0.9%
4 Bedrooms or More	15.1	15.8	+ 5.1%
All Bedroom Counts	13.0	12.8	- 1.6%

	9-2013	9-2014	Change
2 Bedrooms or Less	16.1	13.7	- 15.0%
3 Bedrooms	11.2	11.2	+ 0.7%
4 Bedrooms or More	15.4	16.6	+ 7.5%
All Bedroom Counts	12.9	13.0	+ 1.0%

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2014

With the election cycle behind us and 2015 well within sight, it's a good time to start assessing how the market is shaping up. Inventory levels are finally rising in many areas and demand is still strong in most segments. For the 12-month period spanning November 2013 through October 2014, Pending Sales in the Western Upstate region were up 5.2 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 9.8 percent.

The overall Median Sales Price were up 3.7 percent to \$137,500. The property type with the largest price gain was the Condos segment, where prices increased 20.7 percent to \$105,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 94 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 142 days.

Market-wide, inventory levels were up 6.0 percent. The property type that gained the most inventory was the 4 Bedrooms or More segment, where it increased 8.2 percent. That amounts to 11.8 months supply for Single-Family homes and 10.2 months supply for Condos.

Quick Facts

+ 9.8%	+ 18.6%	+ 3.8%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	2 Bedrooms or Less	Single-Family
Pending Sales		2
Days on Market Until Sale		3
Median Sales Price		4
Percent of List Price Received		5
Inventory of Homes for Sale		6
Months Supply of Inventory		7

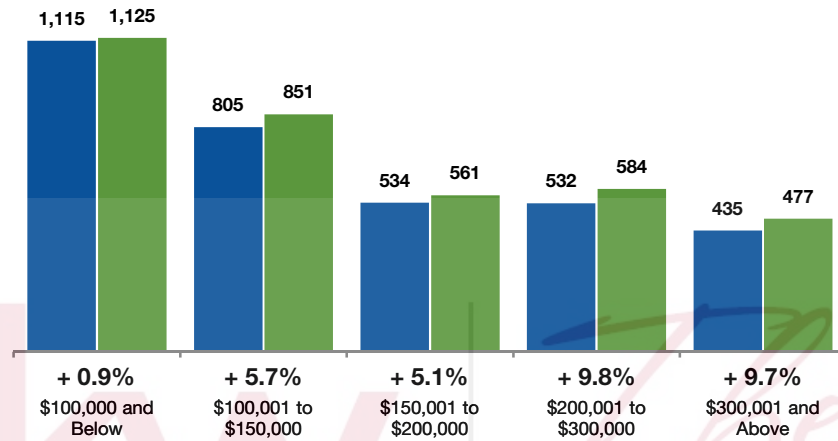
Pending Sales

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



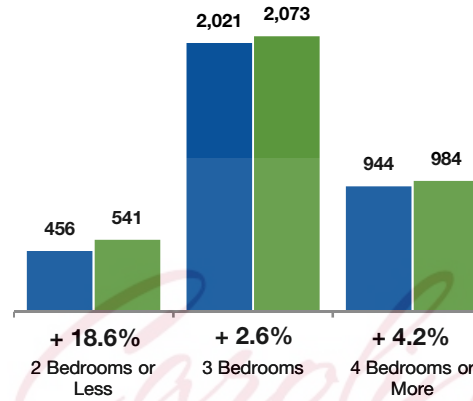
By Price Range

■ 10-2013 ■ 10-2014



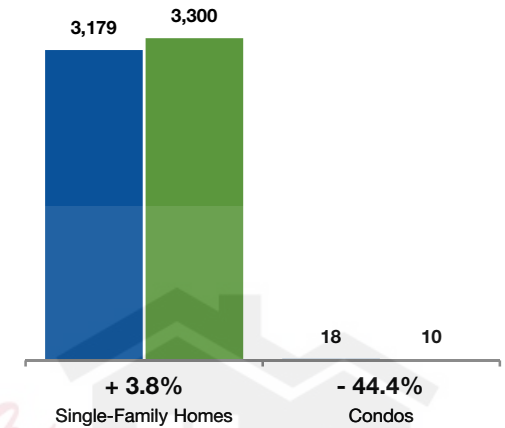
By Bedroom Count

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	1,115	1,125	+ 0.9%
\$100,001 to \$150,000	805	851	+ 5.7%
\$150,001 to \$200,000	534	561	+ 5.1%
\$200,001 to \$300,000	532	584	+ 9.8%
\$300,001 and Above	435	477	+ 9.7%
All Price Ranges	3,421	3,598	+ 5.2%

Single-Family Homes

	10-2013	10-2014	Change
996	984	- 1.2%	
748	778	+ 4.0%	
507	521	+ 2.8%	
503	552	+ 9.7%	
425	465	+ 9.4%	
3,179	3,300	+ 3.8%	

Condos

	10-2013	10-2014	Change
6	7	+ 16.7%	
5	1	- 80.0%	
4	1	- 75.0%	
2	1	- 50.0%	
1	0	- 100.0%	
18	10	- 44.4%	

By Bedroom Count

	10-2013	10-2014	Change
2 Bedrooms or Less	456	541	+ 18.6%
3 Bedrooms	2,021	2,073	+ 2.6%
4 Bedrooms or More	944	984	+ 4.2%
All Bedroom Counts	3,421	3,598	+ 5.2%

	10-2013	10-2014	Change
338	388	+ 14.8%	
1,941	1,983	+ 2.2%	
900	929	+ 3.2%	
3,179	3,300	+ 3.8%	

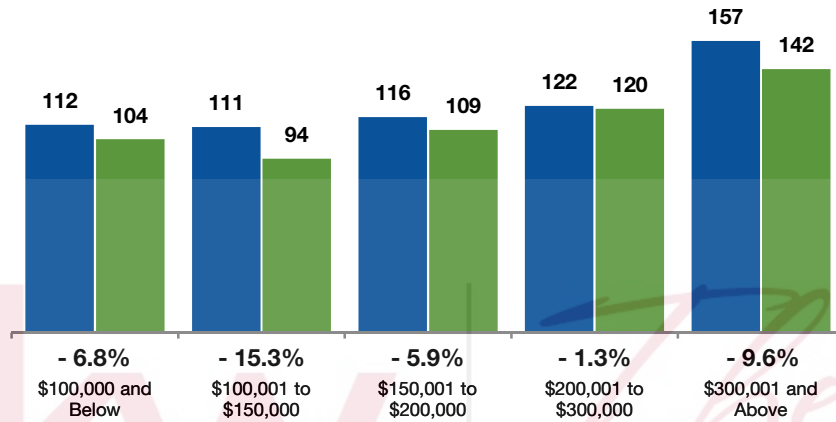
Days on Market Until Sale

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



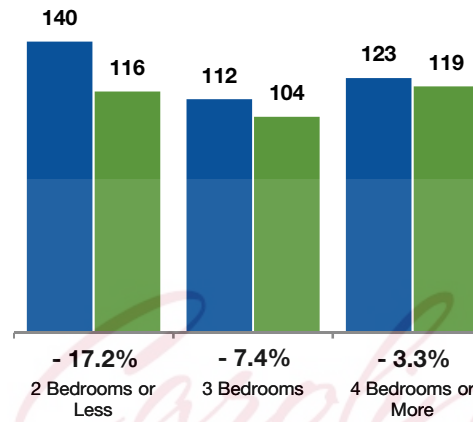
By Price Range

■ 10-2013 ■ 10-2014



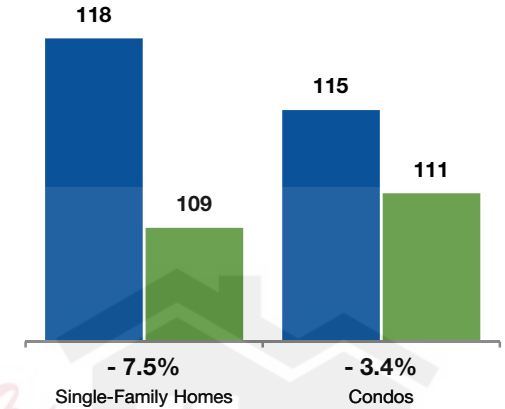
By Bedroom Count

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	112	104	- 6.8%
\$100,001 to \$150,000	111	94	- 15.3%
\$150,001 to \$200,000	116	109	- 5.9%
\$200,001 to \$300,000	122	120	- 1.3%
\$300,001 and Above	157	142	- 9.6%
All Price Ranges	119	110	- 7.7%

Single-Family Homes

10-2013	10-2014	Change
111	104	- 6.1%
109	93	- 13.9%
115	108	- 6.5%
121	117	- 3.4%
155	141	- 9.4%
118	109	- 7.5%

Condos

10-2013	10-2014	Change
68	58	- 14.5%
135	140	+ 3.9%
124	101	- 19.1%
0	568	--
408	0	- 100.0%
115	111	- 3.4%

By Bedroom Count

	10-2013	10-2014	Change
2 Bedrooms or Less	140	116	- 17.2%
3 Bedrooms	112	104	- 7.4%
4 Bedrooms or More	123	119	- 3.3%
All Bedroom Counts	119	110	- 7.7%

10-2013	10-2014	Change
142	113	- 20.5%
111	103	- 6.5%
125	121	- 3.8%
118	109	- 7.5%

9-2013	9-2014	Change
97	162	+ 67.1%
166	60	- 63.9%
106	21	- 80.2%
115	111	- 3.4%

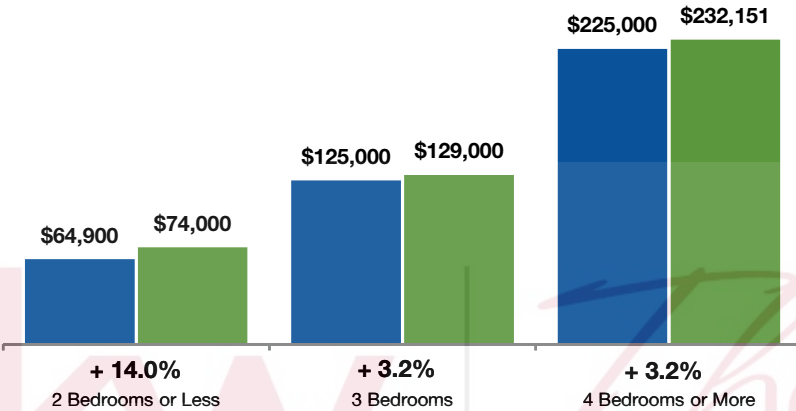
Median Sales Price

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



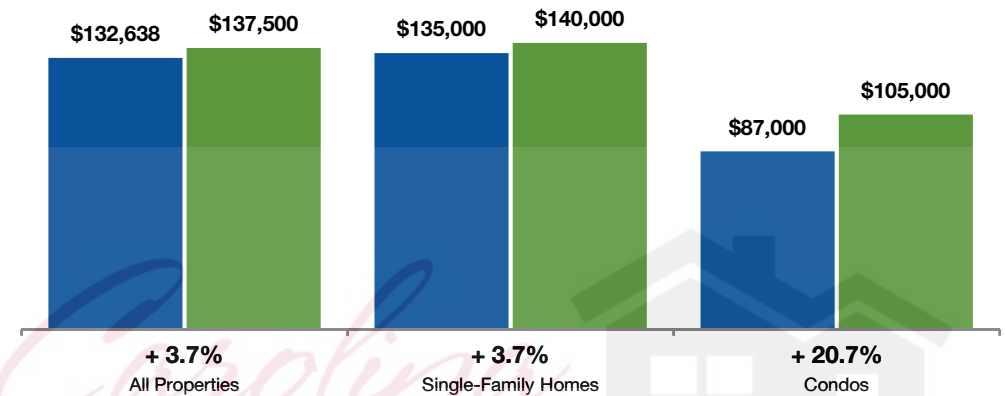
By Bedroom Count

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Bedroom Count

	10-2013	10-2014	Change
2 Bedrooms or Less	\$64,900	\$74,000	+ 14.0%
3 Bedrooms	\$125,000	\$129,000	+ 3.2%
4 Bedrooms or More	\$225,000	\$232,151	+ 3.2%
All Bedroom Counts	\$132,638	\$137,500	+ 3.7%

Single-Family Homes

	10-2013	10-2014	Change
\$58,000	\$67,375	+ 16.2%	
\$125,000	\$129,900	+ 3.9%	
\$232,000	\$245,000	+ 5.6%	
\$135,000	\$140,000	+ 3.7%	

Condos

	10-2013	10-2014	Change
\$70,000	\$83,500	+ 19.3%	
\$147,500	\$120,000	- 18.6%	
\$79,950	\$108,000	+ 35.1%	
\$87,000	\$105,000	+ 20.7%	

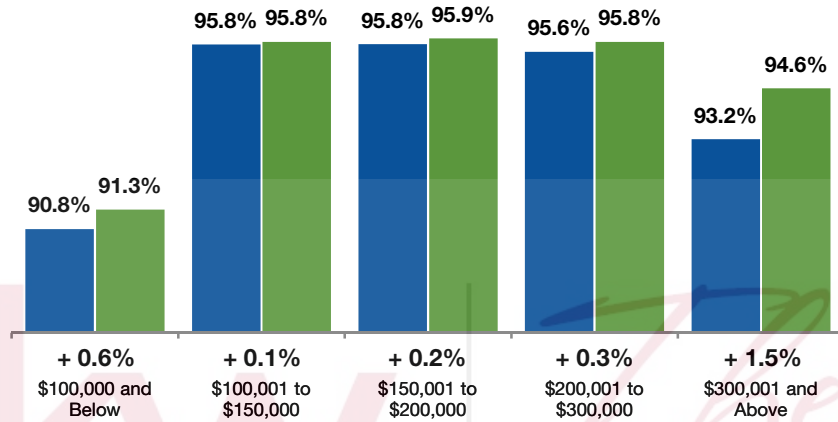
Percent of List Price Received

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.**



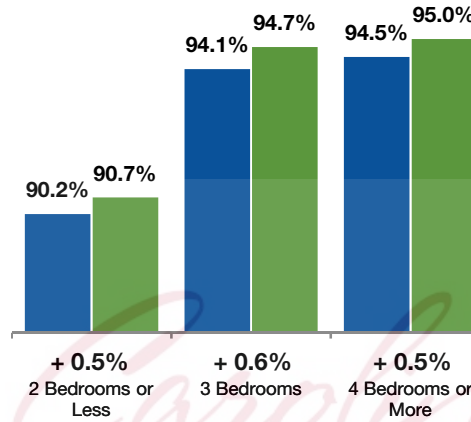
By Price Range

■ 10-2013 ■ 10-2014



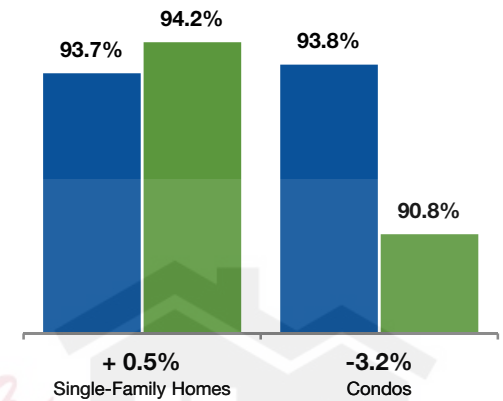
By Bedroom Count

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	90.8%	91.3%	+ 0.6%
\$100,001 to \$150,000	95.8%	95.8%	+ 0.1%
\$150,001 to \$200,000	95.8%	95.9%	+ 0.2%
\$200,001 to \$300,000	95.6%	95.8%	+ 0.3%
\$300,001 and Above	93.2%	94.6%	+ 1.5%
All Price Ranges	93.7%	94.2%	+ 0.5%

Single-Family Homes

	10-2013	10-2014	Change
\$100,000 and Below	90.5%	91.0%	+ 0.6%
\$100,001 to \$150,000	95.8%	95.9%	+ 0.2%
\$150,001 to \$200,000	95.8%	96.0%	+ 0.3%
\$200,001 to \$300,000	95.6%	95.9%	+ 0.3%
\$300,001 and Above	93.2%	94.6%	+ 1.6%
All Price Ranges	93.7%	94.2%	+ 0.5%

Condos

	10-2013	10-2014	Change
\$100,000 and Below	93.3%	88.4%	0.0%
\$100,001 to \$150,000	91.9%	94.9%	0.0%
\$150,001 to \$200,000	95.9%	91.4%	-10.0%
\$200,001 to \$300,000	0.0%	94.8%	--
\$300,001 and Above	102.4%	0.0%	-100.0%
All Price Ranges	93.8%	90.8%	-3.2%

By Bedroom Count

	10-2013	10-2014	Change
2 Bedrooms or Less	90.2%	90.7%	+ 0.5%
3 Bedrooms	94.1%	94.7%	+ 0.6%
4 Bedrooms or More	94.5%	95.0%	+ 0.5%
All Bedroom Counts	93.7%	94.2%	+ 0.5%

	10-2013	10-2014	Change
2 Bedrooms or Less	89.1%	89.6%	+ 0.5%
3 Bedrooms	94.1%	94.8%	+ 0.7%
4 Bedrooms or More	94.4%	94.9%	+ 0.4%
All Bedroom Counts	93.7%	94.2%	+ 0.6%

	9-2013	9-2014	Change
2 Bedrooms or Less	94.1%	89.9%	0.0%
3 Bedrooms	98.2%	88.6%	-10.0%
4 Bedrooms or More	89.8%	95.3%	11.1%
All Bedroom Counts	93.8%	90.8%	-3.2%

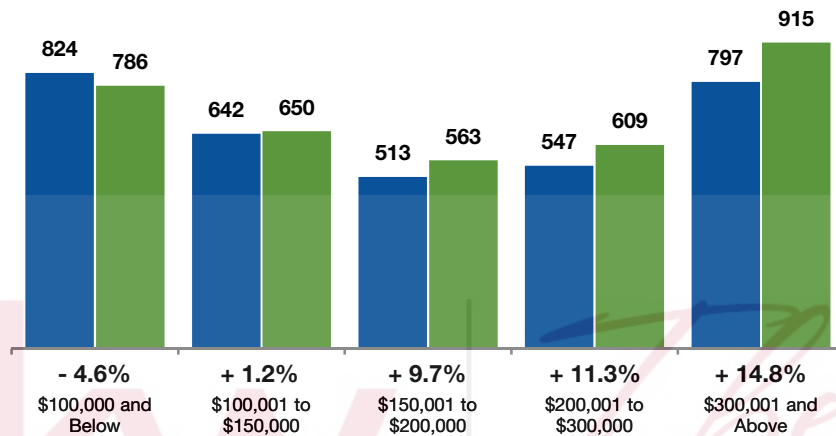
Inventory of Homes for Sale

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



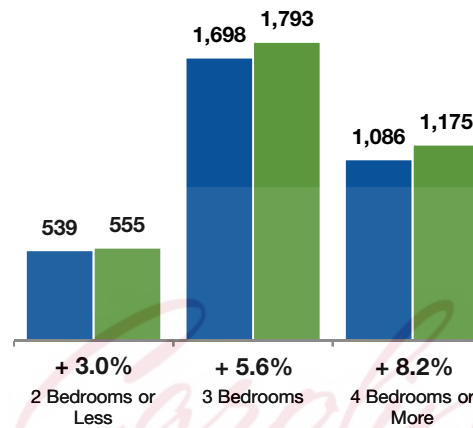
By Price Range

■ 10-2013 ■ 10-2014



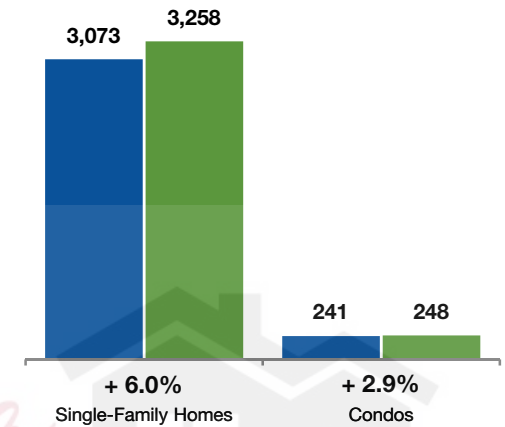
By Bedroom Count

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	824	786	- 4.6%
\$100,001 to \$150,000	642	650	+ 1.2%
\$150,001 to \$200,000	513	563	+ 9.7%
\$200,001 to \$300,000	547	609	+ 11.3%
\$300,001 and Above	797	915	+ 14.8%
All Price Ranges	3,323	3,523	+ 6.0%

Single-Family Homes

	10-2013	10-2014	Change
2 Bedrooms or Less	739	691	- 6.5%
3 Bedrooms	581	574	- 1.2%
4 Bedrooms or More	468	519	+ 10.9%
	510	582	+ 14.1%
	775	892	+ 15.1%
All Single-Family Homes	3,073	3,258	+ 6.0%

Condos

	10-2013	10-2014	Change
1 Bedroom	82	83	+ 1.2%
2 Bedrooms	60	76	+ 26.7%
3 Bedrooms	42	41	- 2.4%
4 Bedrooms or More	36	26	- 27.8%
	21	22	+ 4.8%
All Condos	241	248	+ 2.9%

By Bedroom Count

	10-2013	10-2014	Change
2 Bedrooms or Less	539	555	+ 3.0%
3 Bedrooms	1,698	1,793	+ 5.6%
4 Bedrooms or More	1,086	1,175	+ 8.2%
All Bedroom Counts	3,323	3,523	+ 6.0%

	10-2013	10-2014	Change
2 Bedrooms or Less	404	397	- 1.7%
3 Bedrooms	1,618	1,707	+ 5.5%
4 Bedrooms or More	1,051	1,154	+ 9.8%
All Single-Family Homes	3,073	3,258	+ 6.0%

	10-2013	10-2014	Change
1 Bedroom	132	145	+ 9.8%
2 Bedrooms	78	83	+ 6.4%
3 Bedrooms	31	20	- 35.5%
All Condos	241	248	+ 2.9%

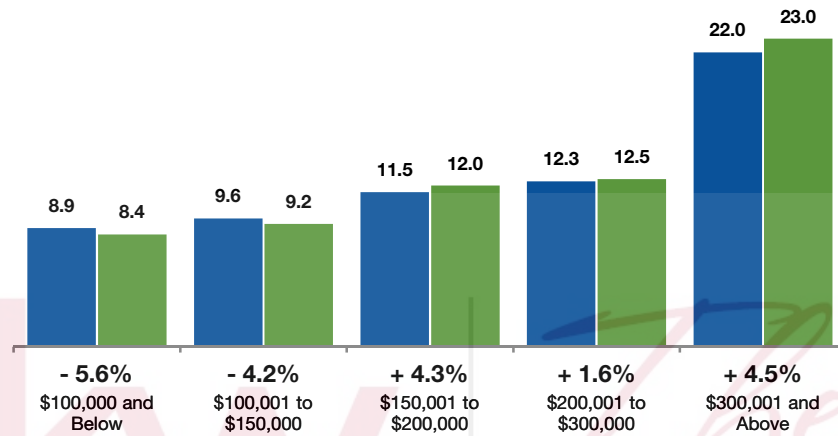
Months Supply of Inventory

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.**



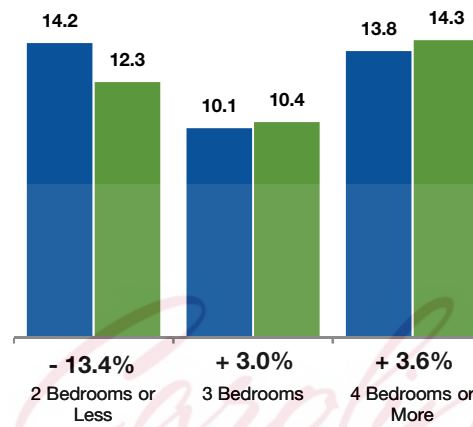
By Price Range

■ 10-2013 ■ 10-2014



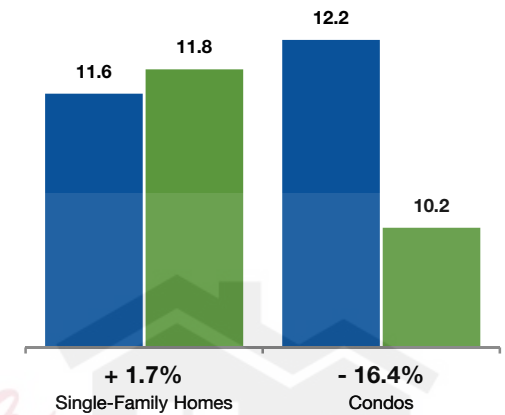
By Bedroom Count

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	8.9	8.4	- 5.6%
\$100,001 to \$150,000	9.6	9.2	- 4.2%
\$150,001 to \$200,000	11.5	12.0	+ 4.3%
\$200,001 to \$300,000	12.3	12.5	+ 1.6%
\$300,001 and Above	22.0	23.0	+ 4.5%
All Price Ranges	11.7	11.7	0.0%

Single-Family Homes

	10-2013	10-2014	Change
\$100,000 and Below	8.9	8.4	- 5.6%
\$100,001 to \$150,000	9.3	8.9	- 4.3%
\$150,001 to \$200,000	11.1	12.0	+ 8.1%
\$200,001 to \$300,000	12.2	12.7	+ 4.1%
\$300,001 and Above	21.9	23.0	+ 5.0%
All Price Ranges	11.6	11.8	+ 1.7%

Condos

	10-2013	10-2014	Change
\$100,000 and Below	8.3	7.2	- 13.3%
\$100,001 to \$150,000	12.9	13.0	+ 0.8%
\$150,001 to \$200,000	20.2	12.3	- 39.1%
\$200,001 to \$300,000	14.9	8.4	- 43.6%
\$300,001 and Above	16.8	14.7	- 12.5%
All Price Ranges	12.2	10.2	- 16.4%

By Bedroom Count

	10-2013	10-2014	Change
2 Bedrooms or Less	14.2	12.3	- 13.4%
3 Bedrooms	10.1	10.4	+ 3.0%
4 Bedrooms or More	13.8	14.3	+ 3.6%
All Bedroom Counts	11.7	11.7	0.0%

	10-2013	10-2014	Change
2 Bedrooms or Less	14.3	12.3	- 14.0%
3 Bedrooms	10.0	10.3	+ 3.0%
4 Bedrooms or More	14.0	14.9	+ 6.4%
All Bedroom Counts	11.6	11.8	+ 1.7%

	10-2013	10-2014	Change
2 Bedrooms or Less	13.5	11.6	- 14.1%
3 Bedrooms	12.2	10.4	- 14.8%
4 Bedrooms or More	8.5	4.5	- 47.1%
All Bedroom Counts	12.2	10.2	- 16.4%

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, Pending Sales in the Western Upstate region were up 7.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 11.6 percent.

The overall Median Sales Price were up 2.3 percent to \$137,000. The property type with the largest price gain was the Condos segment, where prices increased 5.3 percent to \$100,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 95 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 145 days.

Market-wide, inventory levels were up 4.8 percent. The property type that gained the most inventory was the 4 Bedrooms or More segment, where it increased 6.3 percent. That amounts to 11.0 months supply for Single-Family homes and 9.7 months supply for Condos.

Quick Facts

+ 11.6%	+ 21.8%	+ 5.8%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	2 Bedrooms or Less	Single-Family
Pending Sales	Days on Market Until Sale	Median Sales Price
Percent of List Price Received	Inventory of Homes for Sale	Months Supply of Inventory
2	3	4
5	6	7

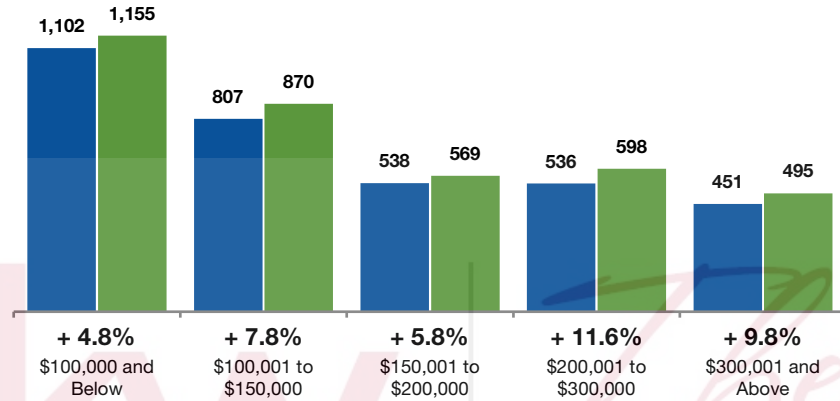
Pending Sales

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



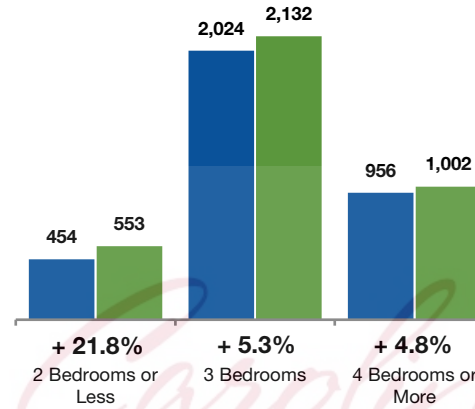
By Price Range

■ 11-2013 ■ 11-2014



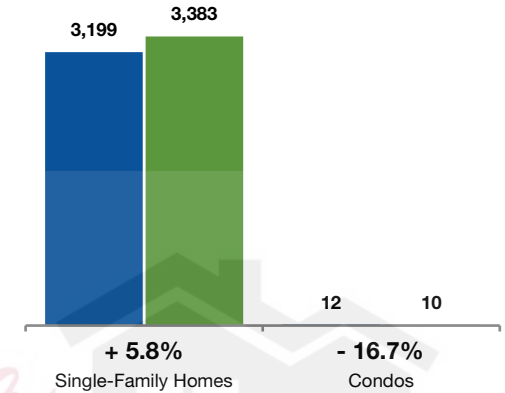
By Bedroom Count

■ 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	1,102	1,155	+ 4.8%
\$100,001 to \$150,000	807	870	+ 7.8%
\$150,001 to \$200,000	538	569	+ 5.8%
\$200,001 to \$300,000	536	598	+ 11.6%
\$300,001 and Above	451	495	+ 9.8%
All Price Ranges	3,434	3,687	+ 7.4%

Single-Family Homes

	11-2013	11-2014	Change
2 Bedrooms or Less	988	1,013	+ 2.5%
3 Bedrooms	752	798	+ 6.1%
4 Bedrooms or More	510	526	+ 3.1%
	509	566	+ 11.2%
	440	480	+ 9.1%
All Single-Family Homes	3,199	3,383	+ 5.8%

Condos

	11-2013	11-2014	Change
1 Bedroom	6	3	- 50.0%
2 Bedrooms	2	0	- 100.0%
3 Bedrooms	3	6	+ 100.0%
4 Bedrooms or More	0	0	--
	1	1	0.0%
All Condos	12	10	- 16.7%

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	454	553	+ 21.8%
3 Bedrooms	2,024	2,132	+ 5.3%
4 Bedrooms or More	956	1,002	+ 4.8%
All Bedroom Counts	3,434	3,687	+ 7.4%

	11-2013	11-2014	Change	9-2013	9-2014	Change
2 Bedrooms or Less	336	396	+ 17.9%	6	7	+ 16.7%
3 Bedrooms	1,950	2,036	+ 4.4%	0	1	--
4 Bedrooms or More	913	951	+ 4.2%	6	2	- 66.7%
All Single-Family Homes	3,199	3,383	+ 5.8%	12	10	- 16.7%

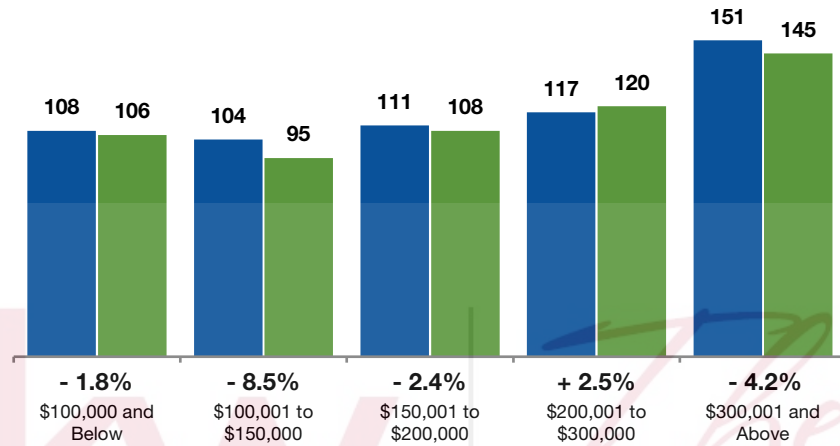
Days on Market Until Sale

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



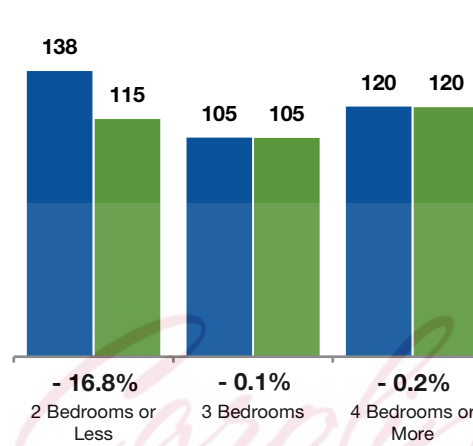
By Price Range

■ 11-2013 ■ 11-2014



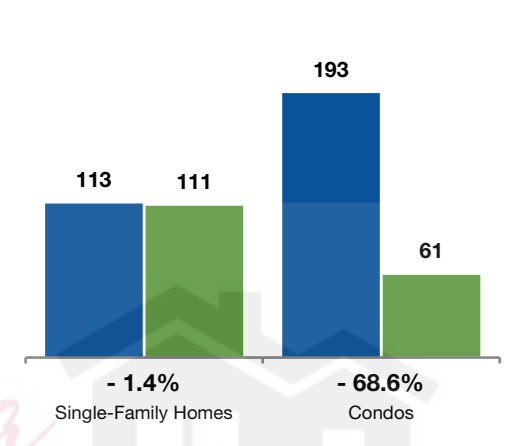
By Bedroom Count

■ 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	108	106	- 1.8%
\$100,001 to \$150,000	104	95	- 8.5%
\$150,001 to \$200,000	111	108	- 2.4%
\$200,001 to \$300,000	117	120	+ 2.5%
\$300,001 and Above	151	145	- 4.2%
All Price Ranges	114	111	- 2.7%

Single-Family Homes

11-2013	11-2014	Change
107	107	- 0.3%
102	95	- 6.5%
108	108	- 0.7%
115	118	+ 2.5%
150	144	- 3.4%
113	111	- 1.4%

Condos

	11-2013	11-2014	Change
	138	57	- 59.0%
	100	16	- 84.0%
	274	108	- 60.6%
	312	0	- 100.0%
	244	94	- 61.5%
	193	61	- 68.6%

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	138	115	- 16.8%
3 Bedrooms	105	105	- 0.1%
4 Bedrooms or More	120	120	- 0.2%
All Bedroom Counts	114	111	- 2.7%

11-2013	11-2014	Change	9-2013	9-2014	Change
136	115	- 15.1%	265	58	- 78.2%
104	105	+ 1.3%	122	96	- 21.7%
123	122	- 0.8%	122	16	- 86.9%
113	111	- 1.4%	193	61	- 68.6%

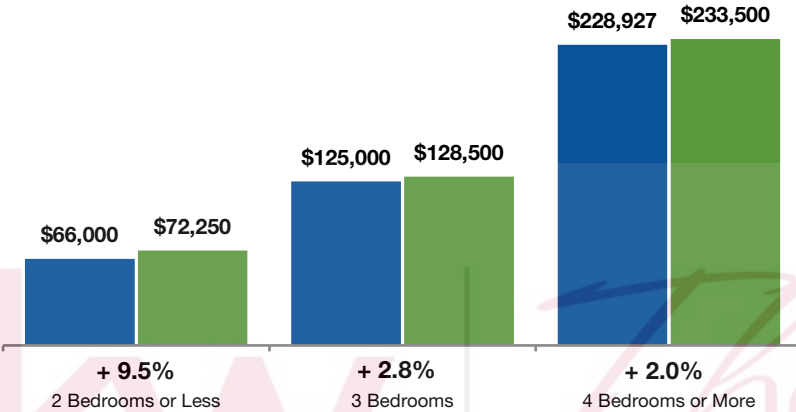
Median Sales Price

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



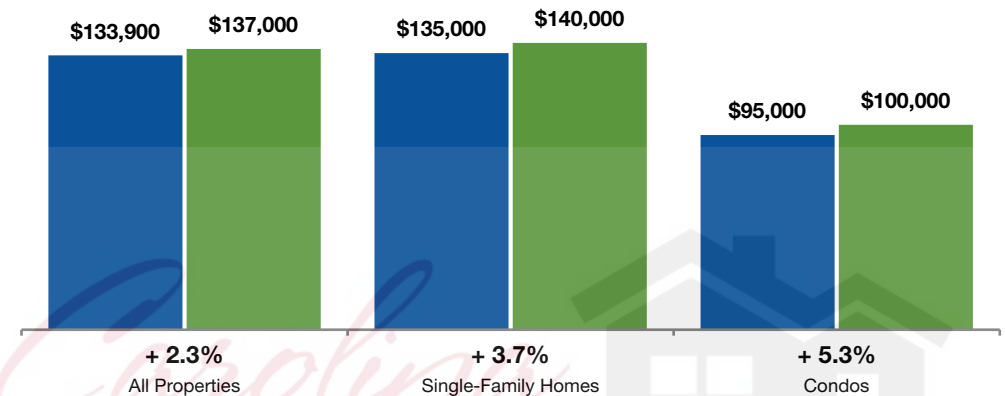
By Bedroom Count

■ 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	\$66,000	\$72,250	+ 9.5%
3 Bedrooms	\$125,000	\$128,500	+ 2.8%
4 Bedrooms or More	\$228,927	\$233,500	+ 2.0%
All Bedroom Counts	\$133,900	\$137,000	+ 2.3%

Single-Family Homes

11-2013	11-2014	Change	11-2013	11-2014	Change
\$60,000	\$66,000	+ 10.0%	\$71,500	\$80,000	+ 11.9%
\$125,000	\$129,000	+ 3.2%	\$148,750	\$120,000	- 19.3%
\$234,746	\$246,043	+ 4.8%	\$84,950	\$107,450	+ 26.5%
\$135,000	\$140,000	+ 3.7%	\$95,000	\$100,000	+ 5.3%

Condos

	11-2013	11-2014	Change
	\$71,500	\$80,000	+ 11.9%
	\$148,750	\$120,000	- 19.3%
	\$84,950	\$107,450	+ 26.5%
	\$95,000	\$100,000	+ 5.3%

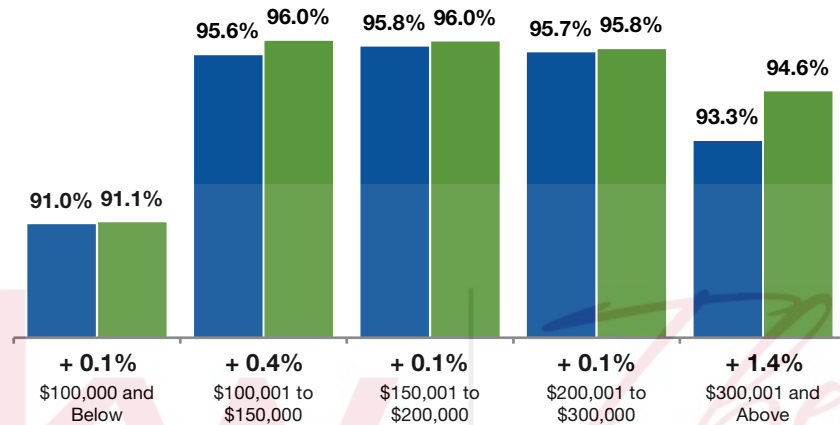
Percent of List Price Received

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.**



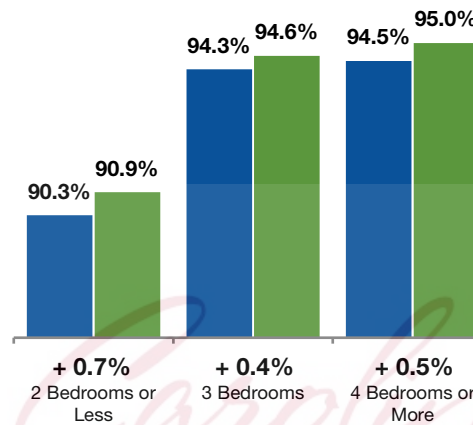
By Price Range

■ 11-2013 ■ 11-2014



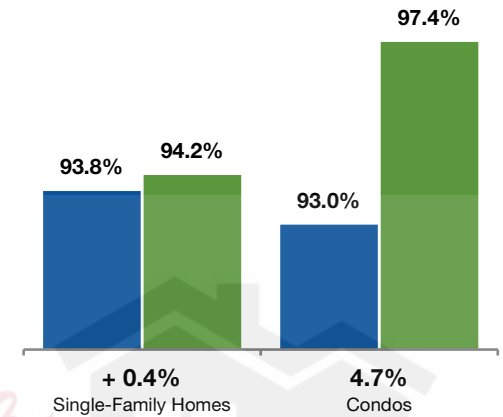
By Bedroom Count

■ 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	91.0%	91.1%	+ 0.1%
\$100,001 to \$150,000	95.6%	96.0%	+ 0.4%
\$150,001 to \$200,000	95.8%	96.0%	+ 0.1%
\$200,001 to \$300,000	95.7%	95.8%	+ 0.1%
\$300,001 and Above	93.3%	94.6%	+ 1.4%
All Price Ranges	93.8%	94.2%	+ 0.4%

Single-Family Homes

	11-2013	11-2014	Change
2 Bedrooms or Less	90.8%	90.7%	- 0.1%
3 Bedrooms	95.6%	96.1%	+ 0.5%
4 Bedrooms or More	95.9%	96.0%	+ 0.2%
2 Bedrooms or Less	95.7%	95.8%	+ 0.1%
3 Bedrooms	93.3%	94.7%	+ 1.5%
All Single-Family Homes	93.8%	94.2%	+ 0.4%

Condos

	11-2013	11-2014	Change
Single-Family Homes	95.0%	97.9%	11.1%
Condos	90.1%	94.5%	0.0%
2 Bedrooms or Less	93.7%	97.5%	11.1%
3 Bedrooms	95.5%	0.0%	-100.0%
4 Bedrooms or More	85.0%	95.5%	25.0%
All Condos	93.0%	97.4%	4.7%

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	90.3%	90.9%	+ 0.7%
3 Bedrooms	94.3%	94.6%	+ 0.4%
4 Bedrooms or More	94.5%	95.0%	+ 0.5%
All Bedroom Counts	93.8%	94.2%	+ 0.4%

	11-2013	11-2014	Change	9-2013	9-2014	Change
2 Bedrooms or Less	89.2%	89.9%	+ 0.7%	95.6%	98.4%	0.0%
3 Bedrooms	94.3%	94.7%	+ 0.4%	90.0%	94.3%	0.0%
4 Bedrooms or More	94.5%	94.9%	+ 0.4%	91.7%	94.5%	0.0%
All Bedroom Counts	93.8%	94.2%	+ 0.4%	93.0%	97.4%	4.7%

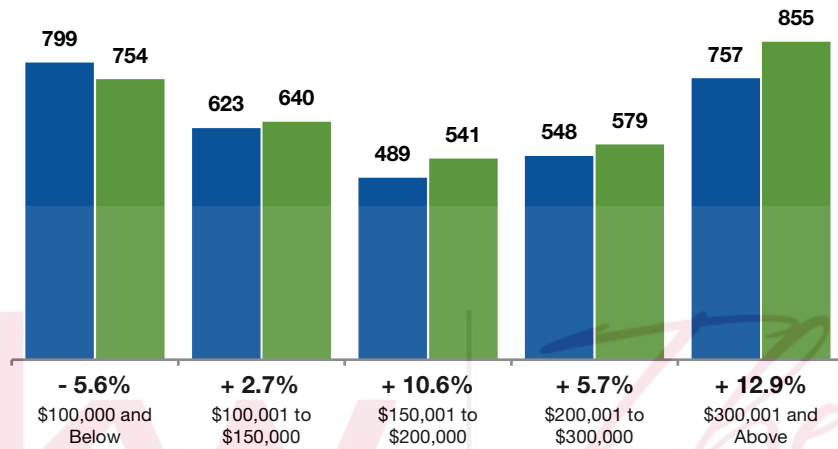
Inventory of Homes for Sale

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



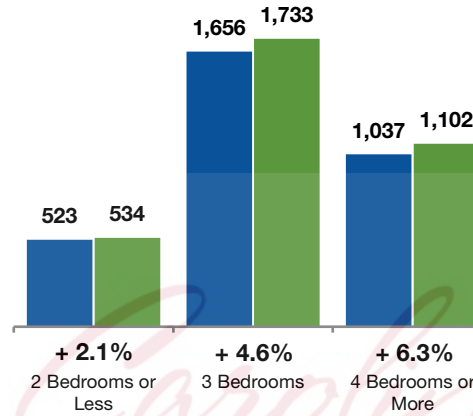
By Price Range

■ 11-2013 ■ 11-2014



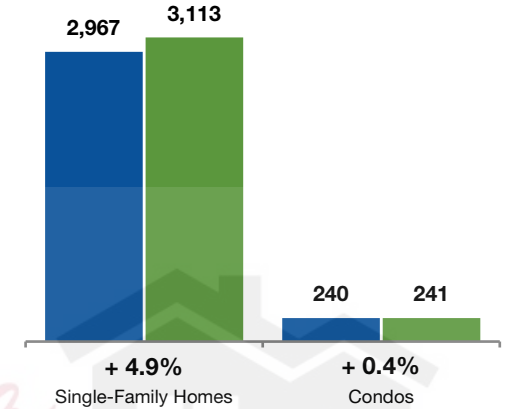
By Bedroom Count

■ 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	799	754	- 5.6%
\$100,001 to \$150,000	623	640	+ 2.7%
\$150,001 to \$200,000	489	541	+ 10.6%
\$200,001 to \$300,000	548	579	+ 5.7%
\$300,001 and Above	757	855	+ 12.9%
All Price Ranges	3,216	3,369	+ 4.8%

Single-Family Homes

11-2013	11-2014	Change
715	667	- 6.7%
557	564	+ 1.3%
445	496	+ 11.5%
513	551	+ 7.4%
737	835	+ 13.3%
2,967	3,113	+ 4.9%

Condos

	11-2013	11-2014	Change
	82	78	- 4.9%
	65	75	+ 15.4%
	40	42	+ 5.0%
	34	27	- 20.6%
	19	19	0.0%
	240	241	+ 0.4%

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	523	534	+ 2.1%
3 Bedrooms	1,656	1,733	+ 4.6%
4 Bedrooms or More	1,037	1,102	+ 6.3%
All Bedroom Counts	3,216	3,369	+ 4.8%

11-2013	11-2014	Change	11-2013	11-2014	Change
388	391	+ 0.8%	132	134	+ 1.5%
1,574	1,642	+ 4.3%	79	87	+ 10.1%
1,005	1,080	+ 7.5%	29	20	- 31.0%
2,967	3,113	+ 4.9%	240	241	+ 0.4%

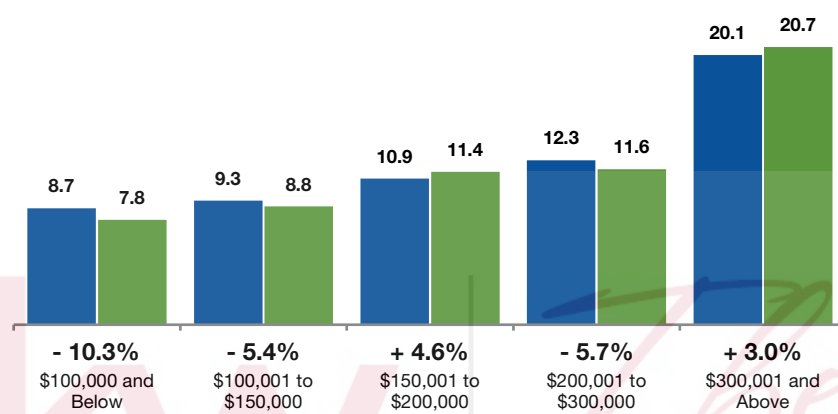
Months Supply of Inventory

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



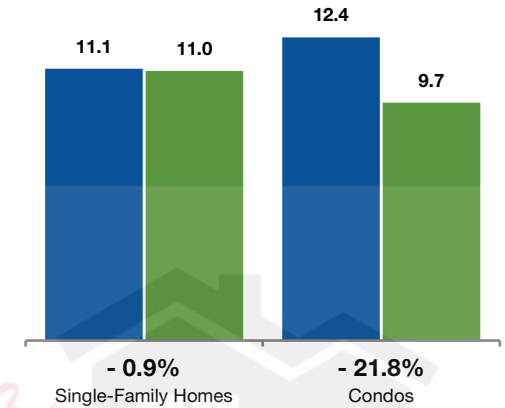
By Bedroom Count

■ 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	8.7	7.8	- 10.3%
\$100,001 to \$150,000	9.3	8.8	- 5.4%
\$150,001 to \$200,000	10.9	11.4	+ 4.6%
\$200,001 to \$300,000	12.3	11.6	- 5.7%
\$300,001 and Above	20.1	20.7	+ 3.0%
All Price Ranges	11.2	11.0	- 1.8%

Single-Family Homes

	11-2013	11-2014	Change
\$100,000 and Below	8.7	7.9	- 9.2%
\$100,001 to \$150,000	8.9	8.5	- 4.5%
\$150,001 to \$200,000	10.5	11.3	+ 7.6%
\$200,001 to \$300,000	12.1	11.7	- 3.3%
\$300,001 and Above	20.1	20.9	+ 4.0%
All Price Ranges	11.1	11.0	- 0.9%

Condos

	11-2013	11-2014	Change
\$100,000 and Below	8.6	6.7	- 22.1%
\$100,001 to \$150,000	14.4	12.0	- 16.7%
\$150,001 to \$200,000	18.5	11.7	- 36.8%
\$200,001 to \$300,000	13.9	8.7	- 37.4%
\$300,001 and Above	15.5	11.4	- 26.5%
All Price Ranges	12.4	9.7	- 21.8%

By Bedroom Count

	11-2013	11-2014	Change
2 Bedrooms or Less	13.8	11.6	- 15.9%
3 Bedrooms	9.8	9.8	0.0%
4 Bedrooms or More	13.0	13.2	+ 1.5%
All Bedroom Counts	11.2	11.0	- 1.8%

	11-2013	11-2014	Change
2 Bedrooms or Less	13.9	11.8	- 15.1%
3 Bedrooms	9.7	9.7	0.0%
4 Bedrooms or More	13.2	13.6	+ 3.0%
All Bedroom Counts	11.1	11.0	- 0.9%

	11-2013	11-2014	Change
2 Bedrooms or Less	13.5	10.4	- 23.0%
3 Bedrooms	12.1	11.1	- 8.3%
4 Bedrooms or More	8.1	4.9	- 39.5%
All Bedroom Counts	12.4	9.7	- 21.8%

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, Pending Sales in the Western Upstate region were up 9.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 11.8 percent.

The overall Median Sales Price were up 2.2 percent to \$137,000. The property type with the largest price gain was the Condos segment, where prices increased 6.8 percent to \$102,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 97 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 140 days.

Market-wide, inventory levels were up 1.6 percent. The property type that gained the most inventory was the Condos segment, where it increased 1.4 percent. That amounts to 9.8 months supply for Single-Family homes and 9.2 months supply for Condos.

Quick Facts

+ 11.8%

+ 24.0%

+ 8.7%

Price Range With the
Strongest Sales:

\$300,001 and Above

Bedroom Count With
Strongest Sales:

2 Bedrooms or Less

Property Type With
Strongest Sales:

Single-Family

Pending Sales

2

Days on Market Until Sale

3

Median Sales Price

4

Percent of List Price Received

5

Inventory of Homes for Sale

6

Months Supply of Inventory

7

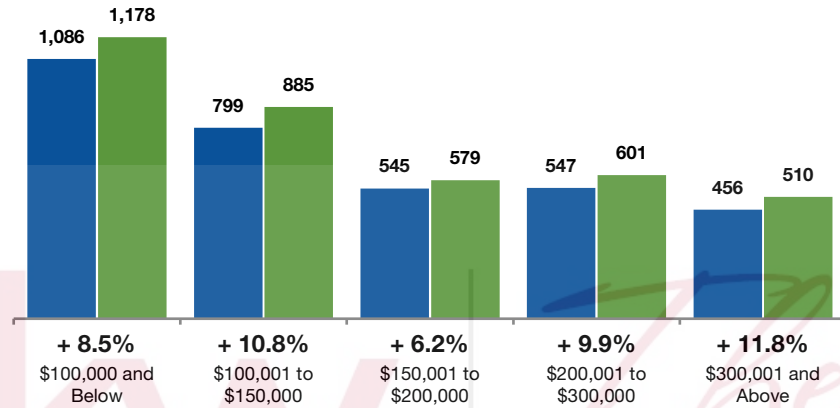
Pending Sales

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



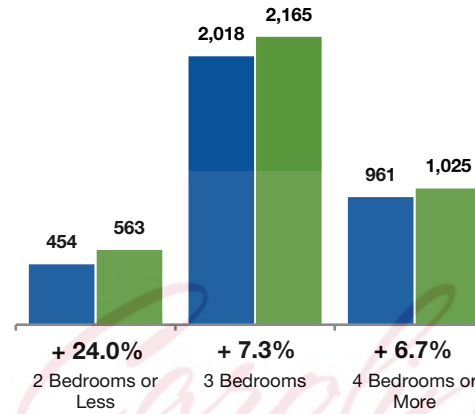
By Price Range

■ 12-2013 ■ 12-2014



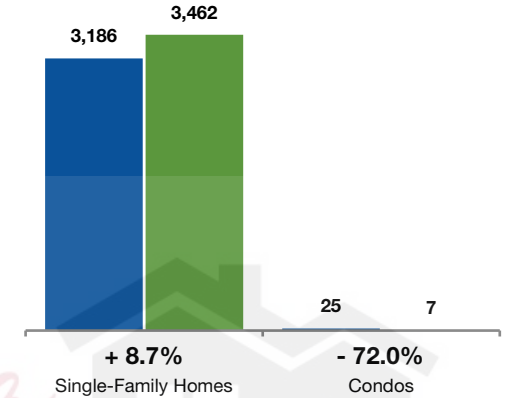
By Bedroom Count

■ 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	1,086	1,178	+ 8.5%
\$100,001 to \$150,000	799	885	+ 10.8%
\$150,001 to \$200,000	545	579	+ 6.2%
\$200,001 to \$300,000	547	601	+ 9.9%
\$300,001 and Above	456	510	+ 11.8%
All Price Ranges	3,433	3,753	+ 9.3%

Single-Family Homes

12-2013	12-2014	Change	12-2013	12-2014	Change
974	1,040	+ 6.8%	5	3	- 40.0%
737	815	+ 10.6%	8	4	- 50.0%
512	540	+ 5.5%	7	0	- 100.0%
519	572	+ 10.2%	4	0	- 100.0%
444	495	+ 11.5%	1	0	- 100.0%
3,186	3,462	+ 8.7%	25	7	- 72.0%

Condos

12-2013	12-2014	Change
5	3	- 40.0%
8	4	- 50.0%
7	0	- 100.0%
4	0	- 100.0%
1	0	- 100.0%
25	7	- 72.0%

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	454	563	+ 24.0%
3 Bedrooms	2,018	2,165	+ 7.3%
4 Bedrooms or More	961	1,025	+ 6.7%
All Bedroom Counts	3,433	3,753	+ 9.3%

12-2013	12-2014	Change	12-2013	12-2014	Change
330	407	+ 23.3%	10	4	- 60.0%
1,942	2,075	+ 6.8%	9	2	- 77.8%
914	980	+ 7.2%	6	1	- 83.3%
3,186	3,462	+ 8.7%	25	7	- 72.0%

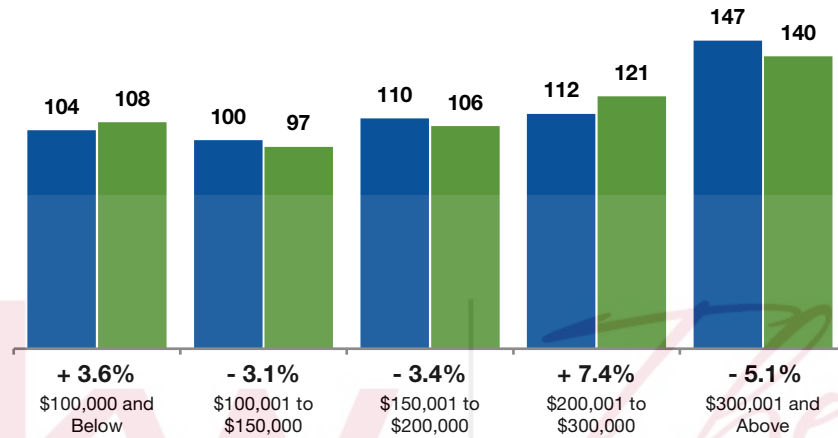
Days on Market Until Sale

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



By Price Range

■ 12-2013 ■ 12-2014



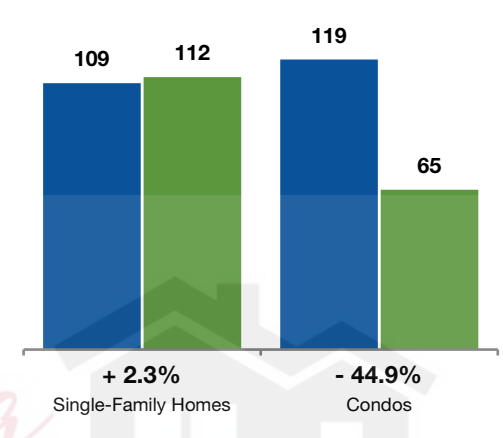
By Bedroom Count

■ 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	104	108	+ 3.6%
\$100,001 to \$150,000	100	97	- 3.1%
\$150,001 to \$200,000	110	106	- 3.4%
\$200,001 to \$300,000	112	121	+ 7.4%
\$300,001 and Above	147	140	- 5.1%
All Price Ranges	110	111	+ 0.5%

Single-Family Homes

	12-2013	12-2014	Change
2 Bedrooms or Less	103	110	+ 6.4%
3 Bedrooms	98	97	- 1.4%
4 Bedrooms or More	108	106	- 1.3%
	111	119	+ 7.3%
	146	140	- 3.7%
All Single-Family Homes	109	112	+ 2.3%

Condos

	12-2013	12-2014	Change
Single-Family Homes	110	85	- 22.7%
Condos	78	75	- 3.6%
	144	47	- 67.3%
	141	0	- 100.0%
	265	35	- 86.8%
All Condos	119	65	- 44.9%

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	136	112	- 17.4%
3 Bedrooms	101	107	+ 5.9%
4 Bedrooms or More	119	120	+ 0.6%
All Bedroom Counts	110	111	+ 0.5%

	12-2013	12-2014	Change
2 Bedrooms or Less	133	113	- 15.4%
3 Bedrooms	99	107	+ 7.9%
4 Bedrooms or More	122	121	- 0.3%
	59	125	+ 112.9%
All Single-Family Homes	109	112	+ 2.3%

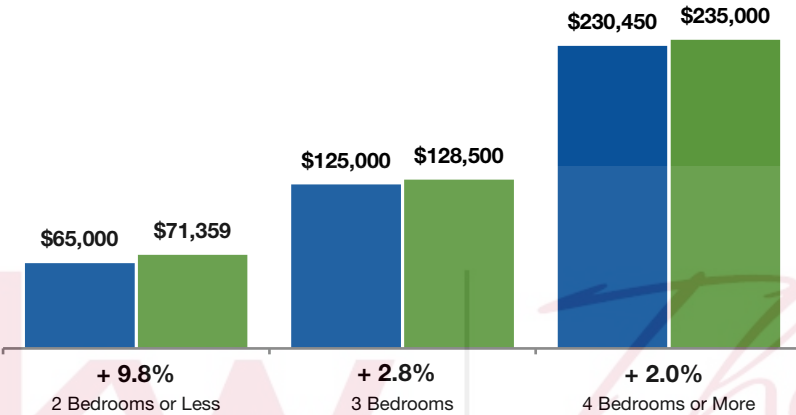
Median Sales Price

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



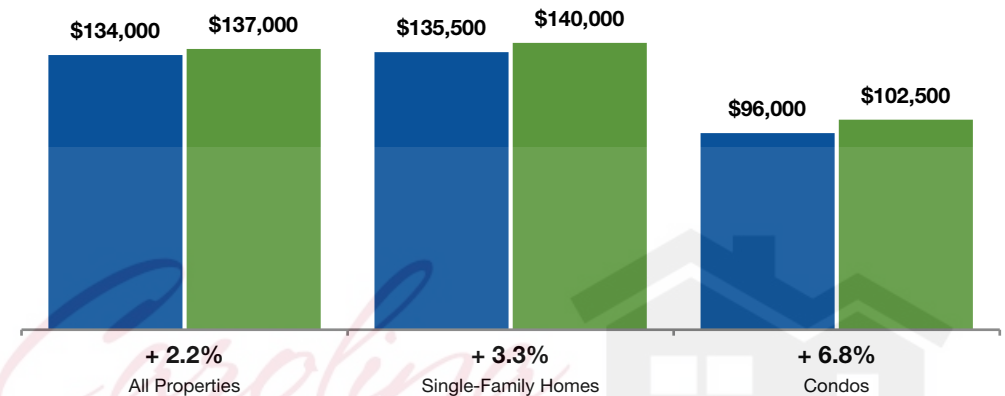
By Bedroom Count

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



All Properties

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	\$65,000	\$71,359	+ 9.8%
3 Bedrooms	\$125,000	\$128,500	+ 2.8%
4 Bedrooms or More	\$230,450	\$235,000	+ 2.0%
All Bedroom Counts	\$134,000	\$137,000	+ 2.2%

Single-Family Homes

12-2013	12-2014	Change	12-2013	12-2014	Change
\$58,000	\$65,000	+ 12.1%	\$71,000	\$80,000	+ 12.7%
\$125,000	\$129,000	+ 3.2%	\$143,750	\$120,750	- 16.0%
\$235,581	\$245,250	+ 4.1%	\$93,750	\$106,900	+ 14.0%
\$135,500	\$140,000	+ 3.3%	\$96,000	\$102,500	+ 6.8%

Condos

	12-2013	12-2014	Change
	\$71,000	\$80,000	+ 12.7%
	\$143,750	\$120,750	- 16.0%
	\$93,750	\$106,900	+ 14.0%
	\$96,000	\$102,500	+ 6.8%

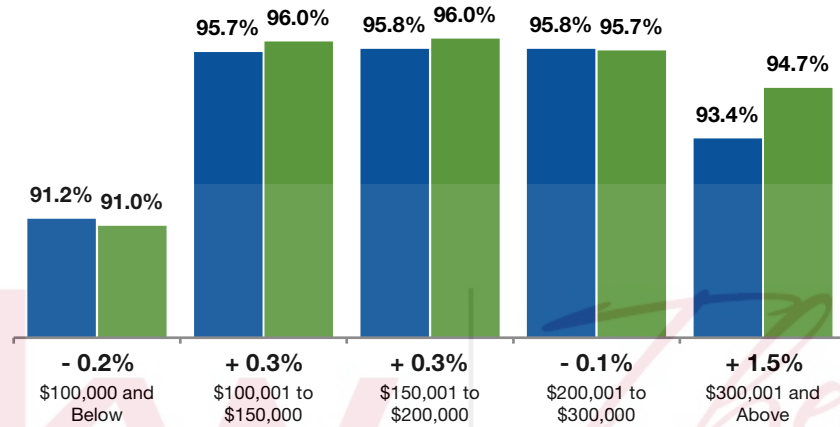
Percent of List Price Received

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



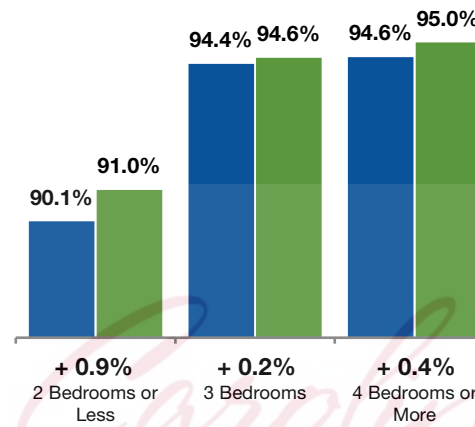
By Price Range

■ 12-2013 ■ 12-2014



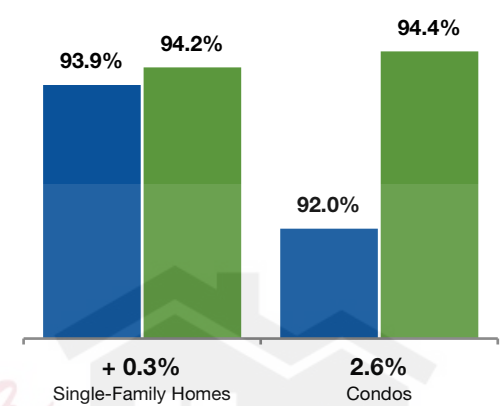
By Bedroom Count

■ 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	91.2%	91.0%	- 0.2%
\$100,001 to \$150,000	95.7%	96.0%	+ 0.3%
\$150,001 to \$200,000	95.8%	96.0%	+ 0.3%
\$200,001 to \$300,000	95.8%	95.7%	- 0.1%
\$300,001 and Above	93.4%	94.7%	+ 1.5%
All Price Ranges	93.9%	94.2%	+ 0.3%

Single-Family Homes

	12-2013	12-2014	Change
2 Bedrooms or Less	90.1%	91.0%	+ 0.9%
3 Bedrooms	94.4%	94.6%	+ 0.2%
4 Bedrooms or More	94.6%	95.0%	+ 0.4%
All Bedroom Counts	93.9%	94.2%	+ 0.3%

Condos

	12-2013	12-2014	Change
Single-Family Homes	88.6%	91.5%	0.0%
Condos	93.5%	94.8%	0.0%
	95.7%	97.1%	0.0%
	94.4%	0.0%	-100.0%
	90.7%	95.1%	11.1%
All Price Ranges	92.0%	94.4%	2.6%

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	90.1%	91.0%	+ 0.9%
3 Bedrooms	94.4%	94.6%	+ 0.2%
4 Bedrooms or More	94.6%	95.0%	+ 0.4%
All Bedroom Counts	93.9%	94.2%	+ 0.3%

	12-2013	12-2014	Change
2 Bedrooms or Less	89.1%	89.9%	+ 0.9%
3 Bedrooms	94.4%	94.6%	+ 0.2%
4 Bedrooms or More	94.6%	94.9%	+ 0.4%
All Bedroom Counts	93.9%	94.2%	+ 0.2%

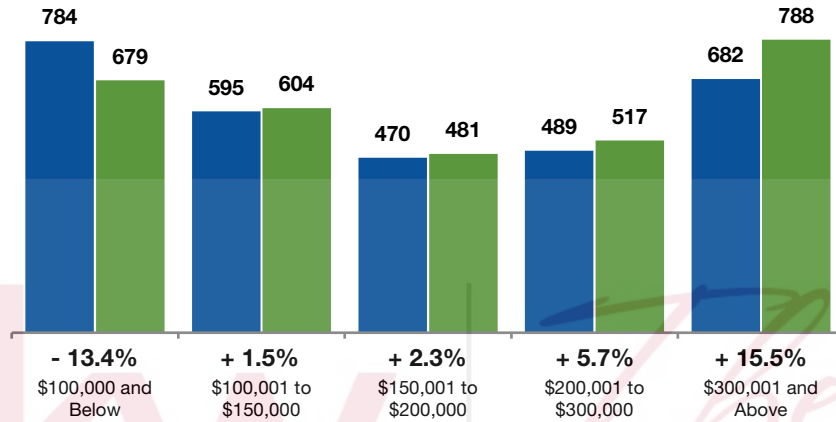
Inventory of Homes for Sale

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



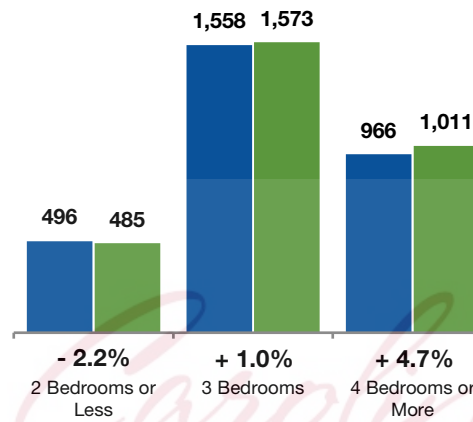
By Price Range

■ 12-2013 ■ 12-2014



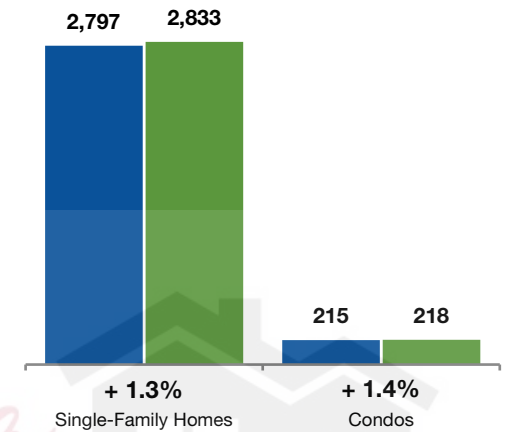
By Bedroom Count

■ 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	784	679	- 13.4%
\$100,001 to \$150,000	595	604	+ 1.5%
\$150,001 to \$200,000	470	481	+ 2.3%
\$200,001 to \$300,000	489	517	+ 5.7%
\$300,001 and Above	682	788	+ 15.5%
All Price Ranges	3,020	3,069	+ 1.6%

Single-Family Homes

	12-2013	12-2014	Change
2 Bedrooms or Less	700	592	- 15.4%
3 Bedrooms	537	536	- 0.2%
4 Bedrooms or More	425	441	+ 3.8%
	470	490	+ 4.3%
	665	774	+ 16.4%
All Single-Family Homes	2,797	2,833	+ 1.3%

Condos

	12-2013	12-2014	Change
1 Bedroom	83	75	- 9.6%
2 Bedrooms	57	67	+ 17.5%
3 Bedrooms	42	37	- 11.9%
4 Bedrooms or More	18	26	+ 44.4%
	15	13	- 13.3%
All Condos	215	218	+ 1.4%

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	496	485	- 2.2%
3 Bedrooms	1,558	1,573	+ 1.0%
4 Bedrooms or More	966	1,011	+ 4.7%
All Bedroom Counts	3,020	3,069	+ 1.6%

	12-2013	12-2014	Change
2 Bedrooms or Less	376	350	- 6.9%
3 Bedrooms	1,489	1,495	+ 0.4%
4 Bedrooms or More	932	988	+ 6.0%
All Single-Family Homes	2,797	2,833	+ 1.3%

	12-2013	12-2014	Change
1 Bedroom	118	124	+ 5.1%
2 Bedrooms	66	74	+ 12.1%
3 Bedrooms	31	20	- 35.5%
4 Bedrooms or More			
All Condos	215	218	+ 1.4%

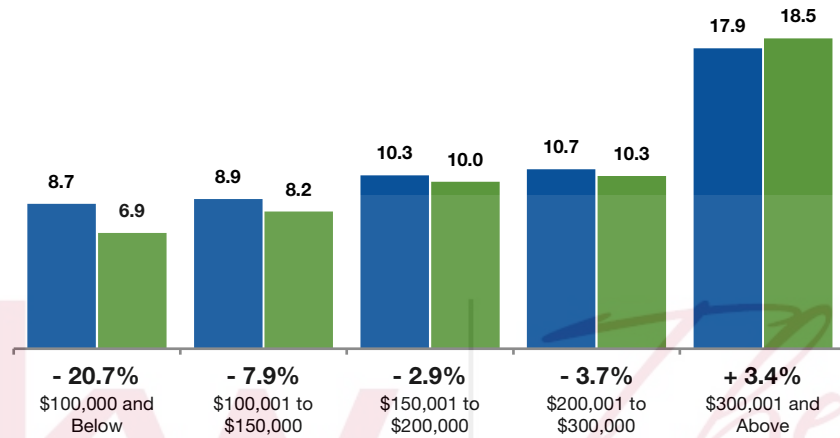
Months Supply of Inventory

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



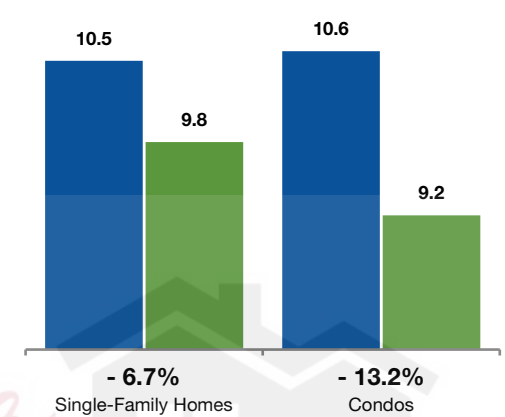
By Bedroom Count

■ 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	8.7	6.9	- 20.7%
\$100,001 to \$150,000	8.9	8.2	- 7.9%
\$150,001 to \$200,000	10.3	10.0	- 2.9%
\$200,001 to \$300,000	10.7	10.3	- 3.7%
\$300,001 and Above	17.9	18.5	+ 3.4%
All Price Ranges	10.6	9.8	- 7.5%

Single-Family Homes

	12-2013	12-2014	Change
2 Bedrooms or Less	8.6	6.8	- 20.9%
3 Bedrooms	8.7	7.9	- 9.2%
4 Bedrooms or More	10.0	9.8	- 2.0%
	10.9	10.3	- 5.5%
	18.0	18.8	+ 4.4%
All Single-Family Homes	10.5	9.8	- 6.7%

Condos

	12-2013	12-2014	Change
Single-Family Homes	9.0	6.6	- 26.7%
Condos	11.2	12.0	+ 7.1%
	16.3	10.4	- 36.2%
	7.1	8.4	+ 18.3%
	12.5	6.9	- 44.8%
All Condos	10.6	9.2	- 13.2%

By Bedroom Count

	12-2013	12-2014	Change
2 Bedrooms or Less	13.1	10.3	- 21.4%
3 Bedrooms	9.3	8.7	- 6.5%
4 Bedrooms or More	12.1	11.8	- 2.5%
All Bedroom Counts	10.6	9.8	- 7.5%

	12-2013	12-2014	Change
Single-Family Homes	13.7	10.3	- 24.8%
Condos	9.2	8.6	- 6.5%
	9.8	10.1	+ 3.1%
	12.2	12.1	- 0.8%
	8.1	5.5	- 32.1%
All Condos	10.6	9.2	- 13.2%