

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2015

Inventory, affordability and mortgage rates. These are going to be the stories of 2015. Will there be enough inventory? Will rates remain low? Will homes be affordable in the types and price ranges desired? A nation awaits. For the 12-month period spanning April 2014 through March 2015, Closed Sales in the Greater Greenville region were up 12.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 19.2 percent.

The overall Median Sales Price was up 4.2 percent to \$161,500. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 5.0 percent to \$167,946. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 70 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 97 days.

Market-wide, inventory levels were up 1.4 percent. The property type that gained the most inventory was the Condos segment, where it increased 3.4 percent. That amounts to 6.1 months supply for Single-Family homes and 6.3 months supply for Condos.

Quick Facts

+ 19.2%

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

+ 13.9%

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

+ 13.2%

Property Type With
Strongest Sales:
Single-Family

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

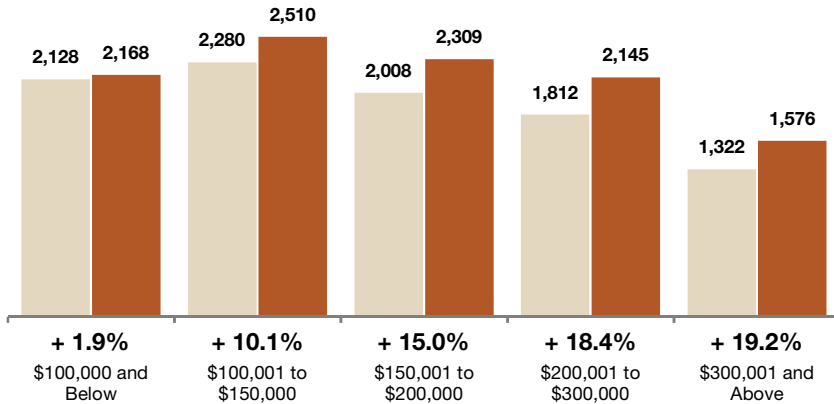
Closed Sales

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



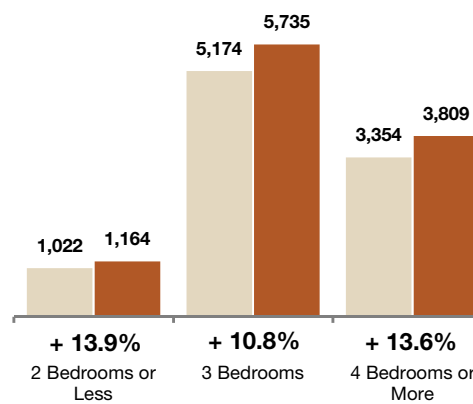
By Price Range

■ 3-2014 ■ 3-2015



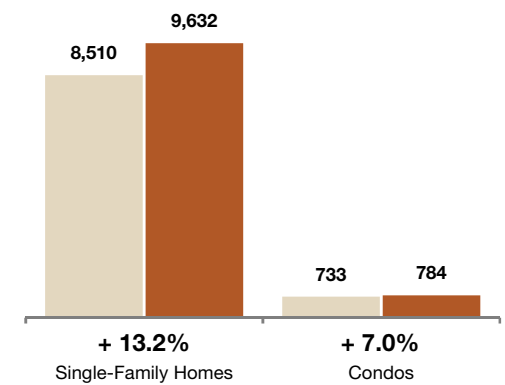
By Bedroom Count

■ 3-2014 ■ 3-2015



By Property Type

■ 3-2014 ■ 3-2015



All Properties

By Price Range

	3-2014	3-2015	Change
\$100,000 and Below	2,128	2,168	+ 1.9%
\$100,001 to \$150,000	2,280	2,510	+ 10.1%
\$150,001 to \$200,000	2,008	2,309	+ 15.0%
\$200,001 to \$300,000	1,812	2,145	+ 18.4%
\$300,001 and Above	1,322	1,576	+ 19.2%
All Price Ranges	9,550	10,708	+ 12.1%

Single-Family Homes

	3-2014	3-2015	Change
2 Bedrooms or Less	1,646	1,660	+ 0.9%
3 Bedrooms	2,032	2,246	+ 10.5%
4 Bedrooms or More	1,872	2,175	+ 16.2%
	1,710	2,040	+ 19.3%
	1,250	1,511	+ 20.9%
All Single-Family Homes	8,510	9,632	+ 13.2%

Condos

	3-2014	3-2015	Change
	197	240	+ 21.8%
	231	247	+ 6.9%
	134	128	- 4.5%
	99	104	+ 5.1%
	72	65	- 9.7%
All Condos	733	784	+ 7.0%

By Bedroom Count

	3-2014	3-2015	Change
2 Bedrooms or Less	1,022	1,164	+ 13.9%
3 Bedrooms	5,174	5,735	+ 10.8%
4 Bedrooms or More	3,354	3,809	+ 13.6%
All Bedroom Counts	9,550	10,708	+ 12.1%

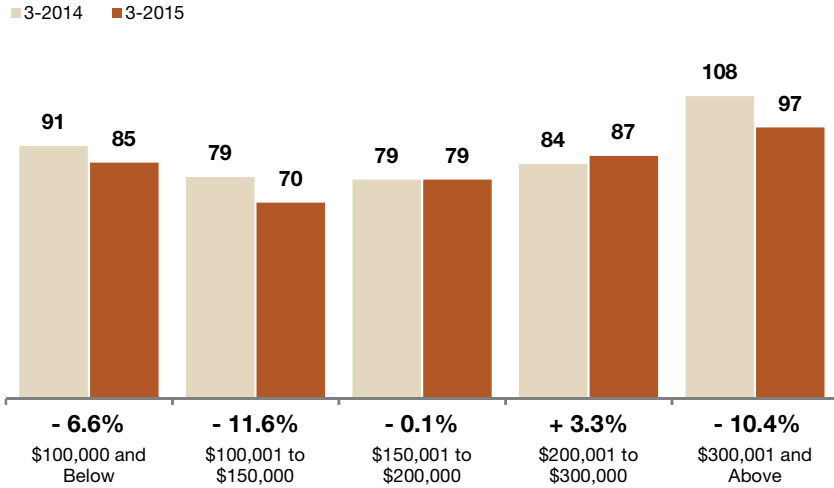
	3-2014	3-2015	Change
2 Bedrooms or Less	647	721	+ 11.4%
3 Bedrooms	4,601	5,208	+ 13.2%
4 Bedrooms or More	3,262	3,703	+ 13.5%
All Single-Family Homes	8,510	9,632	+ 13.2%
Condos	733	784	+ 7.0%

Days on Market Until Sale

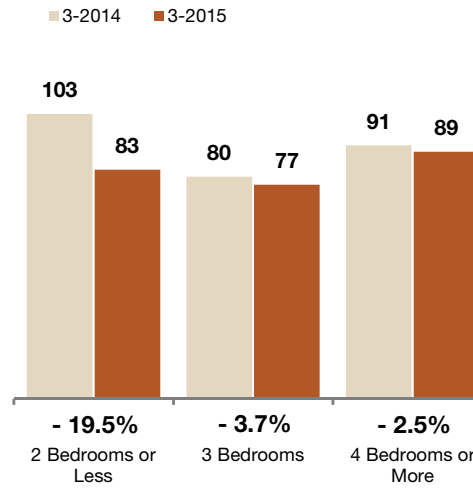
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



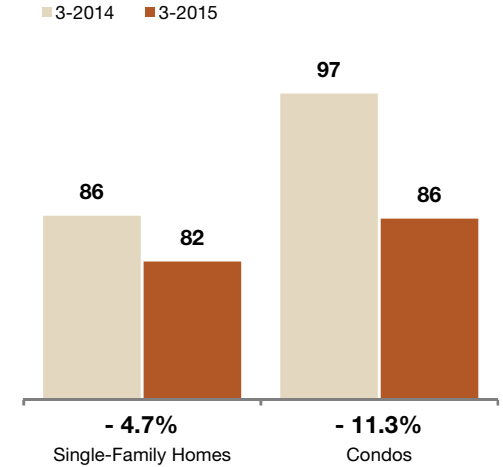
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2014	3-2015	Change
\$100,000 and Below	91	85	- 6.6%
\$100,001 to \$150,000	79	70	- 11.6%
\$150,001 to \$200,000	79	79	- 0.1%
\$200,001 to \$300,000	84	87	+ 3.3%
\$300,001 and Above	108	97	- 10.4%
All Price Ranges	87	82	- 5.2%

Single-Family Homes

3-2014	3-2015	Change	3-2014	3-2015	Change
92	86	- 6.3%	106	87	- 17.9%
79	70	- 10.6%	84	70	- 17.6%
79	77	- 1.7%	77	100	+ 30.3%
83	87	+ 4.3%	95	87	- 8.6%
106	96	- 9.2%	149	112	- 24.4%
86	82	- 4.7%	97	86	- 11.3%

Condos

By Bedroom Count	3-2014	3-2015	Change
2 Bedrooms or Less	103	83	- 19.5%
3 Bedrooms	80	77	- 3.7%
4 Bedrooms or More	91	89	- 2.5%
All Bedroom Counts	87	82	- 5.2%

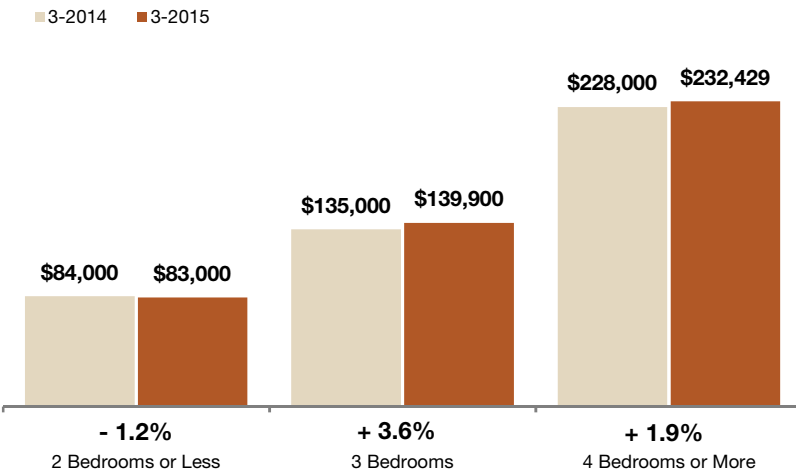
3-2014	3-2015	Change	3-2014	3-2015	Change
103	85	- 17.3%	105	78	- 25.6%
80	77	- 4.0%	90	90	+ 0.3%
92	89	- 2.7%	77	142	+ 85.8%
86	82	- 4.7%	97	86	- 11.3%

Median Sales Price

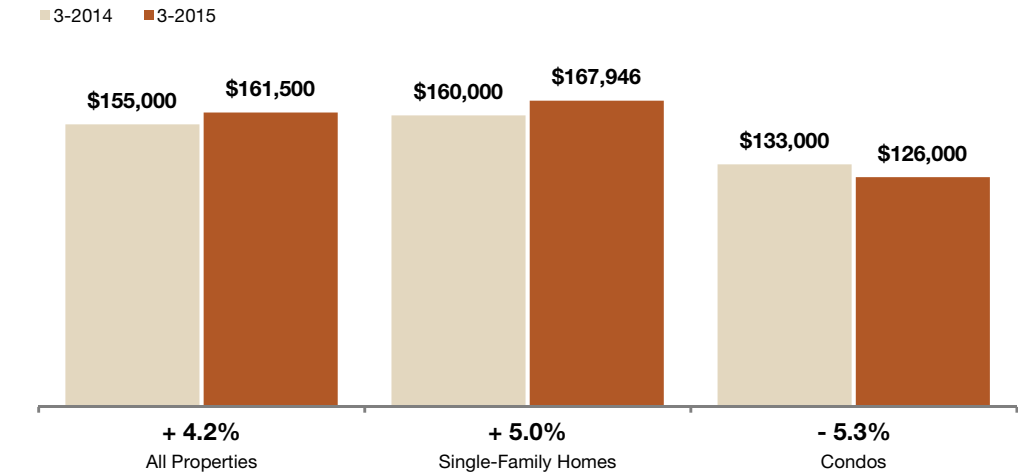
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	3-2014	3-2015	Change
2 Bedrooms or Less	\$84,000	\$83,000	- 1.2%
3 Bedrooms	\$135,000	\$139,900	+ 3.6%
4 Bedrooms or More	\$228,000	\$232,429	+ 1.9%
All Bedroom Counts	\$155,000	\$161,500	+ 4.2%

Single-Family Homes

3-2014	3-2015	Change	3-2014	3-2015	Change
\$68,325	\$70,000	+ 2.5%	\$111,500	\$105,000	- 5.8%
\$137,000	\$142,000	+ 3.6%	\$147,000	\$142,750	- 2.9%
\$230,100	\$235,000	+ 2.1%	\$199,000	\$198,500	- 0.3%
\$160,000	\$167,946	+ 5.0%	\$133,000	\$126,000	- 5.3%

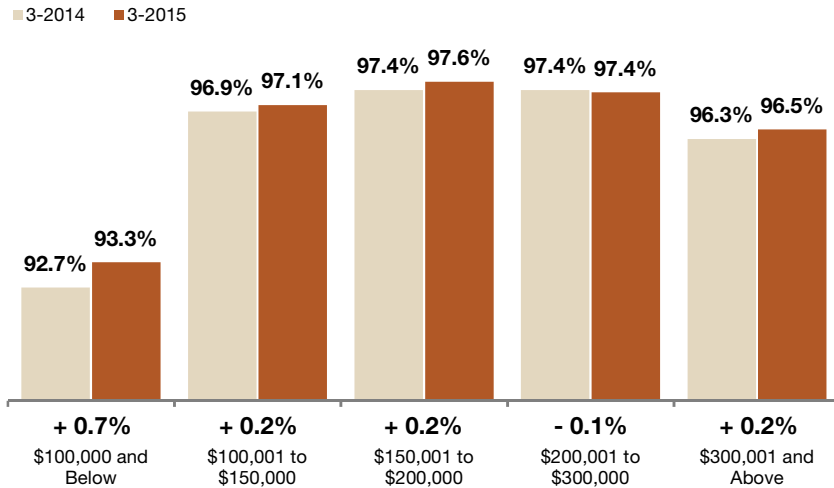
Condos

Percent of List Price Received

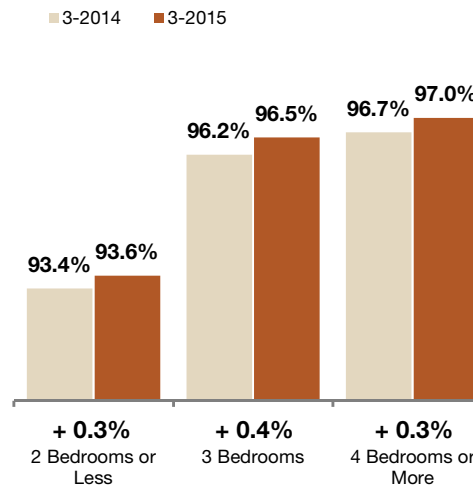
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



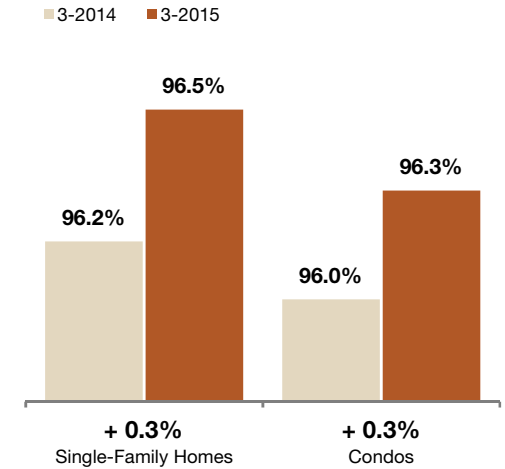
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2014	3-2015	Change
\$100,000 and Below	92.7%	93.3%	+ 0.7%
\$100,001 to \$150,000	96.9%	97.1%	+ 0.2%
\$150,001 to \$200,000	97.4%	97.6%	+ 0.2%
\$200,001 to \$300,000	97.4%	97.4%	- 0.1%
\$300,001 and Above	96.3%	96.5%	+ 0.2%
All Price Ranges	96.0%	96.4%	+ 0.4%

Single-Family Homes

3-2014	3-2015	Change	3-2014	3-2015	Change
92.6%	93.3%	+ 0.7%	94.3%	94.7%	+ 0.4%
96.9%	97.1%	+ 0.2%	96.7%	96.6%	- 0.1%
97.4%	97.6%	+ 0.2%	97.3%	97.7%	+ 0.4%
97.5%	97.4%	- 0.1%	96.8%	97.5%	+ 0.8%
96.3%	96.5%	+ 0.2%	95.8%	96.8%	+ 1.0%
96.2%	96.5%	+ 0.3%	96.0%	96.3%	+ 0.3%

Condos

By Bedroom Count	3-2014	3-2015	Change
2 Bedrooms or Less	93.4%	93.6%	+ 0.3%
3 Bedrooms	96.2%	96.5%	+ 0.4%
4 Bedrooms or More	96.7%	97.0%	+ 0.3%
All Bedroom Counts	96.0%	96.4%	+ 0.3%

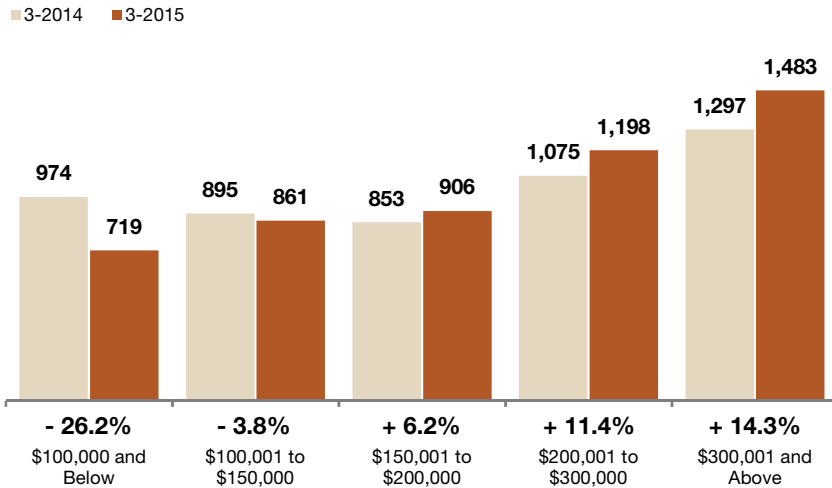
3-2014	3-2015	Change	3-2014	3-2015	Change
92.3%	92.6%	+ 0.3%	95.6%	95.8%	+ 0.2%
96.3%	96.7%	+ 0.4%	96.5%	96.9%	+ 0.4%
96.8%	97.0%	+ 0.3%	95.7%	97.2%	+ 1.5%
96.2%	96.5%	+ 0.3%	96.0%	96.3%	+ 0.3%

Inventory of Homes for Sale

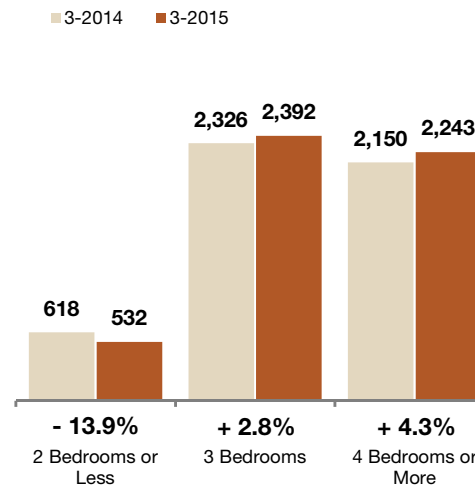
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



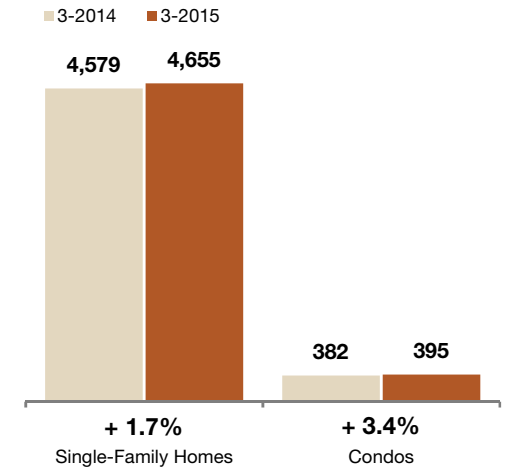
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2014	3-2015	Change
\$100,000 and Below	974	719	- 26.2%
\$100,001 to \$150,000	895	861	- 3.8%
\$150,001 to \$200,000	853	906	+ 6.2%
\$200,001 to \$300,000	1,075	1,198	+ 11.4%
\$300,001 and Above	1,297	1,483	+ 14.3%
All Price Ranges	5,094	5,167	+ 1.4%

Single-Family Homes

3-2014	3-2015	Change	3-2014	3-2015	Change
734	573	- 21.9%	138	74	- 46.4%
786	732	- 6.9%	94	106	+ 12.8%
778	823	+ 5.8%	66	68	+ 3.0%
1,023	1,113	+ 8.8%	47	81	+ 72.3%
1,258	1,414	+ 12.4%	37	66	+ 78.4%
4,579	4,655	+ 1.7%	382	395	+ 3.4%

Condos

By Bedroom Count	3-2014	3-2015	Change
2 Bedrooms or Less	618	532	- 13.9%
3 Bedrooms	2,326	2,392	+ 2.8%
4 Bedrooms or More	2,150	2,243	+ 4.3%
All Bedroom Counts	5,094	5,167	+ 1.4%

3-2014	3-2015	Change	3-2014	3-2015	Change
385	327	- 15.1%	218	183	- 16.1%
2,097	2,135	+ 1.8%	141	185	+ 31.2%
2,097	2,193	+ 4.6%	23	27	+ 17.4%
4,579	4,655	+ 1.7%	382	395	+ 3.4%

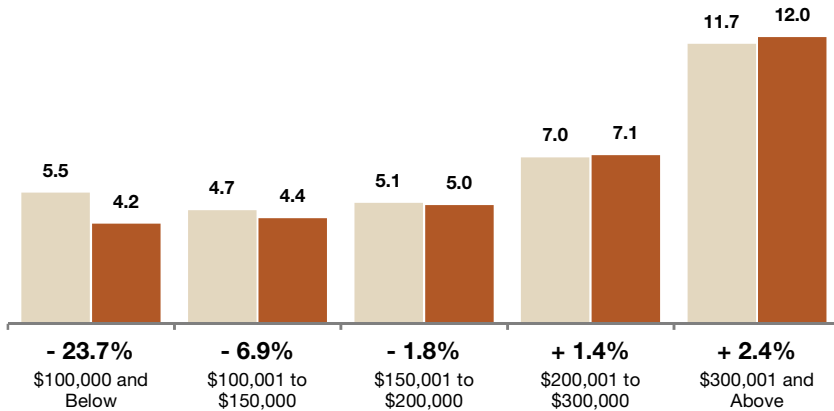
Months Supply of Inventory

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.**



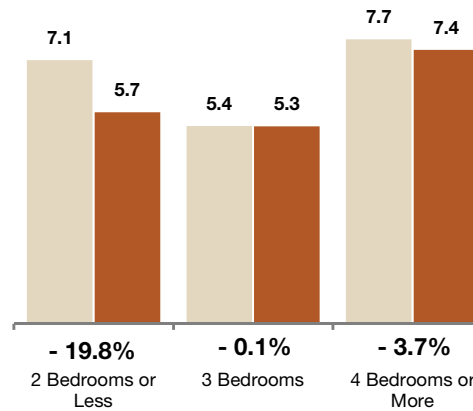
By Price Range

■ 3-2014 ■ 3-2015



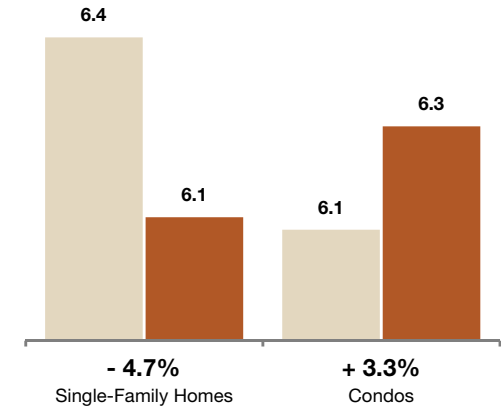
By Bedroom Count

■ 3-2014 ■ 3-2015



By Property Type

■ 3-2014 ■ 3-2015



All Properties

By Price Range	3-2014	3-2015	Change
\$100,000 and Below	5.5	4.2	- 23.7%
\$100,001 to \$150,000	4.7	4.4	- 6.9%
\$150,001 to \$200,000	5.1	5.0	- 1.8%
\$200,001 to \$300,000	7.0	7.1	+ 1.4%
\$300,001 and Above	11.7	12.0	+ 2.4%
All Price Ranges	6.4	6.1	- 4.7%

Single-Family Homes

3-2014	3-2015	Change	3-2014	3-2015	Change
5.4	4.4	- 19.3%	8.2	3.9	- 52.7%
4.7	4.2	- 10.8%	4.7	5.6	+ 18.7%
4.9	4.8	- 3.1%	6.0	6.6	+ 11.4%
7.0	6.9	- 2.2%	5.4	10.1	+ 88.5%
12.0	12.1	+ 0.7%	6.5	10.3	+ 57.5%
6.4	6.1	- 4.7%	6.1	6.3	+ 3.3%

Condos

By Bedroom Count	3-2014	3-2015	Change
2 Bedrooms or Less	7.1	5.7	- 19.8%
3 Bedrooms	5.4	5.3	- 0.1%
4 Bedrooms or More	7.7	7.4	- 3.7%
All Bedroom Counts	6.4	6.1	- 4.7%

3-2014	3-2015	Change	3-2014	3-2015	Change
7.1	5.7	- 19.2%	7.1	5.4	- 23.9%
5.4	5.3	- 3.0%	4.8	6.9	+ 45.6%
7.8	7.5	- 3.9%	9.6	9.3	- 2.5%
6.4	6.1	- 4.7%	6.1	6.3	+ 3.3%