

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## May 2015

The last 12 months have seen a lot of buyer activity. Prices are up in most markets and buyers are hungry to purchase, yet inventory remains low. If existing owners will not sell, new construction is the next best answer to this dilemma. For the 12-month period spanning June 2014 through May 2015, Closed Sales in the Greater Greenville region were up 14.6 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 23.3 percent.

The overall Median Sales Price was up 5.7 percent to \$164,825. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 5.0 percent to \$170,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 66 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 96 days.

Market-wide, inventory levels were down 0.6 percent. The property type that gained the most inventory was the Condos segment, where it increased 0.8 percent. That amounts to 6.4 months supply for Single-Family homes and 5.6 months supply for Condos.

## Quick Facts

**+ 23.3%**

**+ 19.6%**

**+ 16.5%**

Price Range With the Strongest Sales:

**\$200,001 to \$300,000**

Bedroom Count With Strongest Sales:

**4 Bedrooms or More**

Property Type With Strongest Sales:

**Single-Family**

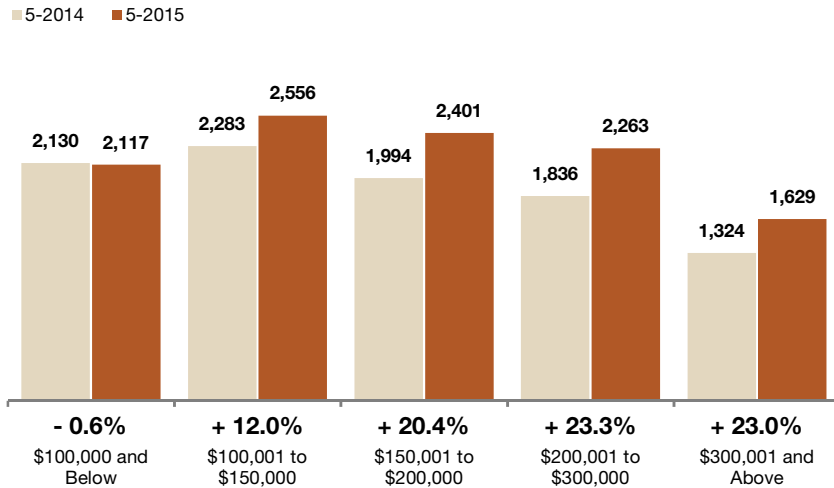
Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Closed Sales

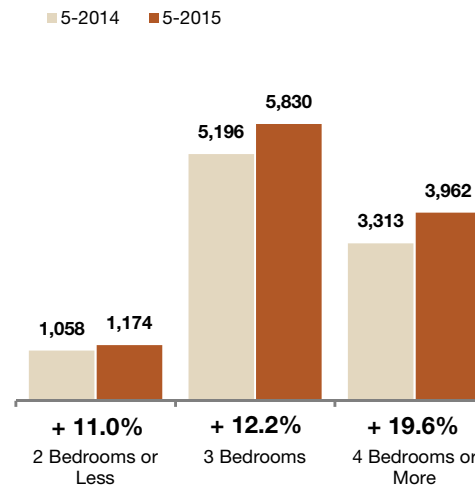
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



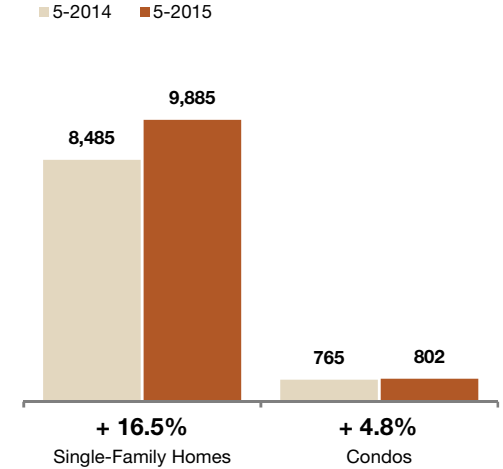
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	2,130	2,117	- 0.6%
\$100,001 to \$150,000	2,283	2,556	+ 12.0%
\$150,001 to \$200,000	1,994	2,401	+ 20.4%
\$200,001 to \$300,000	1,836	2,263	+ 23.3%
\$300,001 and Above	1,324	1,629	+ 23.0%
<b>All Price Ranges</b>	<b>9,567</b>	<b>10,966</b>	<b>+ 14.6%</b>

### Single-Family Homes

5-2014	5-2015	Change	5-2014	5-2015	Change
1,623	1,630	+ 0.4%	213	233	+ 9.4%
2,017	2,281	+ 13.1%	248	257	+ 3.6%
1,859	2,261	+ 21.6%	133	134	+ 0.8%
1,732	2,151	+ 24.2%	101	112	+ 10.9%
1,254	1,562	+ 24.6%	70	66	- 5.7%
<b>8,485</b>	<b>9,885</b>	<b>+ 16.5%</b>	<b>765</b>	<b>802</b>	<b>+ 4.8%</b>

### Condos

By Bedroom Count	5-2014	5-2015	Change
2 Bedrooms or Less	1,058	1,174	+ 11.0%
3 Bedrooms	5,196	5,830	+ 12.2%
4 Bedrooms or More	3,313	3,962	+ 19.6%
<b>All Bedroom Counts</b>	<b>9,567</b>	<b>10,966</b>	<b>+ 14.6%</b>

5-2014	5-2015	Change	5-2014	5-2015	Change
649	736	+ 13.4%	391	414	+ 5.9%
4,625	5,286	+ 14.3%	348	360	+ 3.4%
3,211	3,863	+ 20.3%	26	28	+ 7.7%
<b>8,485</b>	<b>9,885</b>	<b>+ 16.5%</b>	<b>765</b>	<b>802</b>	<b>+ 4.8%</b>

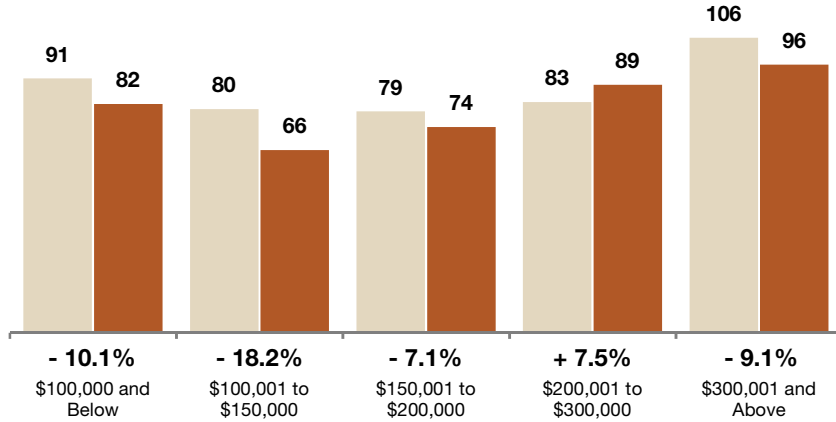
# Days on Market Until Sale

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



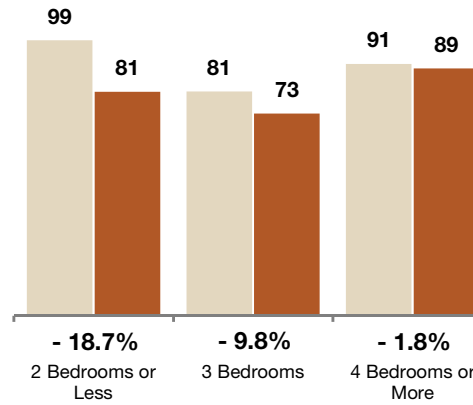
## By Price Range

■ 5-2014 ■ 5-2015



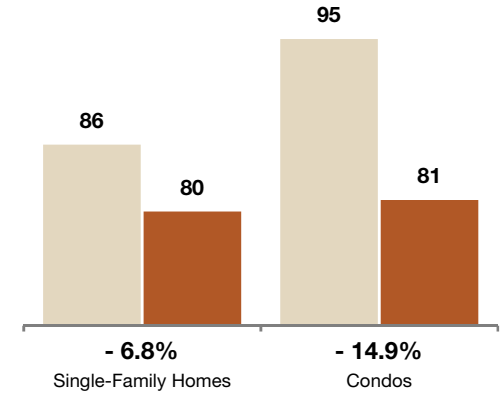
## By Bedroom Count

■ 5-2014 ■ 5-2015



## By Property Type

■ 5-2014 ■ 5-2015



### All Properties

#### By Price Range

	5-2014	5-2015	Change
\$100,000 and Below	91	82	- 10.1%
\$100,001 to \$150,000	80	66	- 18.2%
\$150,001 to \$200,000	79	74	- 7.1%
\$200,001 to \$300,000	83	89	+ 7.5%
\$300,001 and Above	106	96	- 9.1%
<b>All Price Ranges</b>	<b>86</b>	<b>80</b>	<b>- 7.8%</b>

### Single-Family Homes

	5-2014	5-2015	Change
\$100,000 and Below	93	83	- 10.1%
\$100,001 to \$150,000	79	66	- 16.7%
\$150,001 to \$200,000	79	72	- 9.1%
\$200,001 to \$300,000	81	90	+ 10.3%
\$300,001 and Above	104	96	- 7.7%
<b>All Price Ranges</b>	<b>86</b>	<b>80</b>	<b>- 6.8%</b>

### Condos

	5-2014	5-2015	Change
\$100,000 and Below	97	90	- 8.0%
\$100,001 to \$150,000	86	62	- 28.4%
\$150,001 to \$200,000	78	100	+ 28.9%
\$200,001 to \$300,000	103	70	- 32.4%
\$300,001 and Above	142	104	- 26.8%
<b>All Price Ranges</b>	<b>95</b>	<b>81</b>	<b>- 14.9%</b>

#### By Bedroom Count

	5-2014	5-2015	Change
2 Bedrooms or Less	99	81	- 18.7%
3 Bedrooms	81	73	- 9.8%
4 Bedrooms or More	91	89	- 1.8%
<b>All Bedroom Counts</b>	<b>86</b>	<b>80</b>	<b>- 7.8%</b>

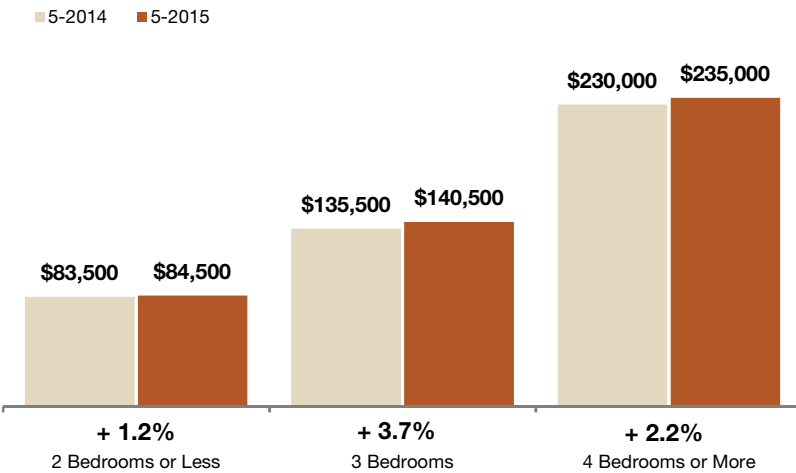
	5-2014	5-2015	Change
2 Bedrooms or Less	102	83	- 18.9%
3 Bedrooms	80	73	- 9.1%
4 Bedrooms or More	91	89	- 1.8%
<b>All Bedroom Counts</b>	<b>86</b>	<b>80</b>	<b>- 6.8%</b>

# Median Sales Price

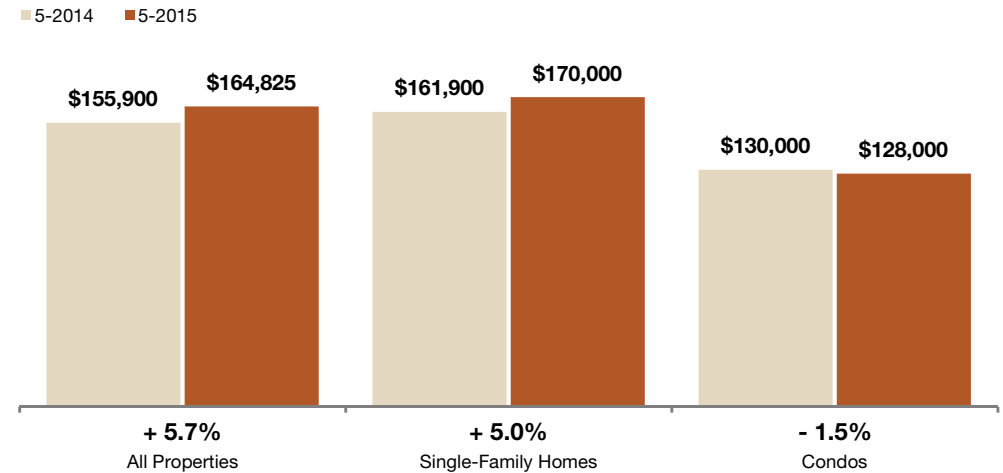
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	5-2014	5-2015	Change
2 Bedrooms or Less	\$83,500	\$84,500	+ 1.2%
3 Bedrooms	\$135,500	\$140,500	+ 3.7%
4 Bedrooms or More	\$230,000	\$235,000	+ 2.2%
<b>All Bedroom Counts</b>	<b>\$155,900</b>	<b>\$164,825</b>	<b>+ 5.7%</b>

### Single-Family Homes

5-2014	5-2015	Change	5-2014	5-2015	Change
\$67,375	\$73,900	+ 9.7%	\$108,000	\$106,500	- 1.4%
\$138,000	\$143,500	+ 4.0%	\$146,013	\$144,250	- 1.2%
\$234,000	\$238,000	+ 1.7%	\$157,500	\$200,000	+ 27.0%
<b>\$161,900</b>	<b>\$170,000</b>	<b>+ 5.0%</b>	<b>\$130,000</b>	<b>\$128,000</b>	<b>- 1.5%</b>

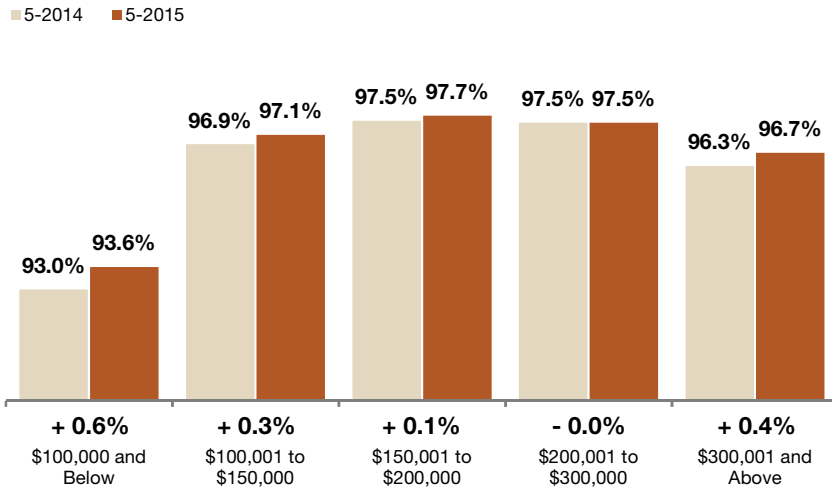
### Condos

# Percent of List Price Received

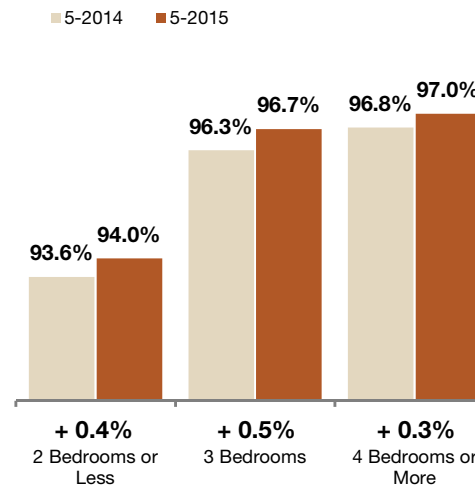
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



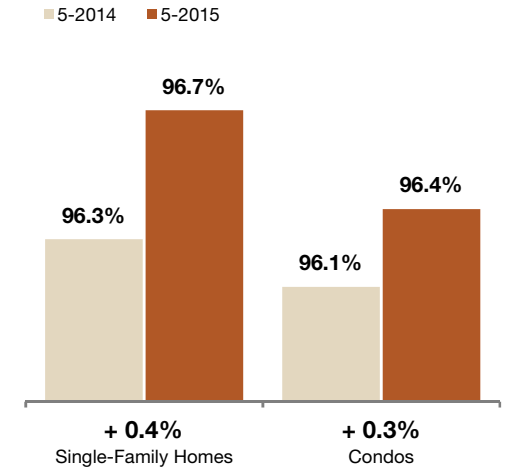
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	93.0%	93.6%	+ 0.6%
\$100,001 to \$150,000	96.9%	97.1%	+ 0.3%
\$150,001 to \$200,000	97.5%	97.7%	+ 0.1%
\$200,001 to \$300,000	97.5%	97.5%	- 0.0%
\$300,001 and Above	96.3%	96.7%	+ 0.4%
<b>All Price Ranges</b>	<b>96.1%</b>	<b>96.5%</b>	<b>+ 0.4%</b>

### Single-Family Homes

5-2014	5-2015	Change	5-2014	5-2015	Change
92.9%	93.6%	+ 0.7%	94.5%	94.7%	+ 0.3%
96.9%	97.2%	+ 0.3%	96.6%	96.8%	+ 0.1%
97.5%	97.7%	+ 0.2%	97.5%	97.5%	+ 0.1%
97.5%	97.5%	- 0.0%	96.9%	97.5%	+ 0.6%
96.3%	96.7%	+ 0.4%	96.4%	96.7%	+ 0.3%
<b>96.3%</b>	<b>96.7%</b>	<b>+ 0.4%</b>	<b>96.1%</b>	<b>96.4%</b>	<b>+ 0.3%</b>

### Condos

By Bedroom Count	5-2014	5-2015	Change
2 Bedrooms or Less	93.6%	94.0%	+ 0.4%
3 Bedrooms	96.3%	96.7%	+ 0.5%
4 Bedrooms or More	96.8%	97.0%	+ 0.3%
<b>All Bedroom Counts</b>	<b>96.1%</b>	<b>96.5%</b>	<b>+ 0.4%</b>

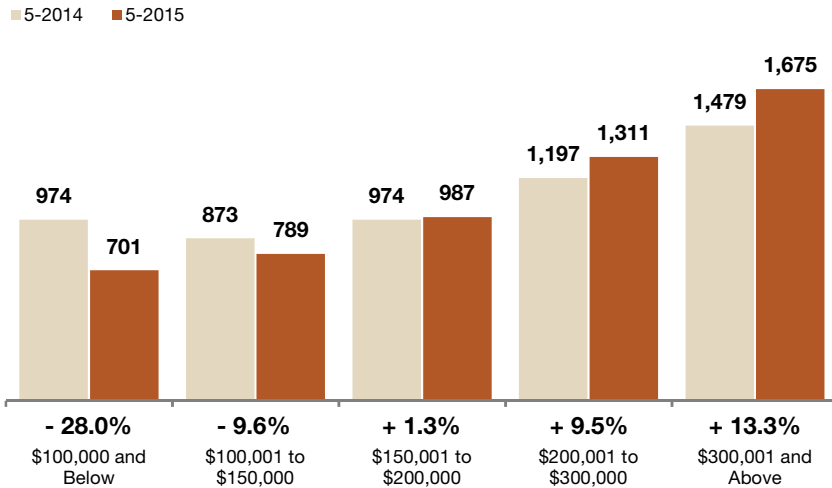
5-2014	5-2015	Change	5-2014	5-2015	Change
92.4%	93.2%	+ 0.9%	95.9%	95.8%	- 0.1%
96.5%	96.8%	+ 0.4%	96.5%	96.9%	+ 0.5%
96.8%	97.1%	+ 0.3%	96.0%	97.6%	+ 1.7%
<b>96.3%</b>	<b>96.7%</b>	<b>+ 0.4%</b>	<b>96.1%</b>	<b>96.4%</b>	<b>+ 0.2%</b>

# Inventory of Homes for Sale

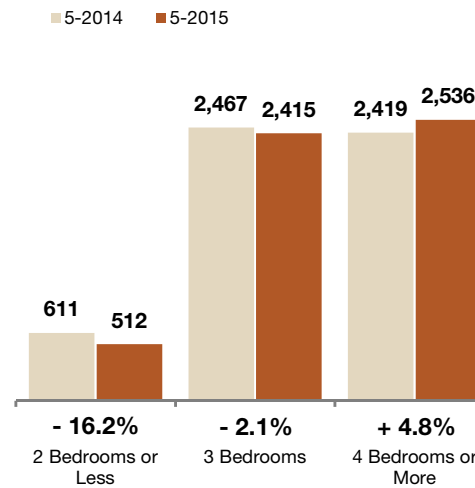
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



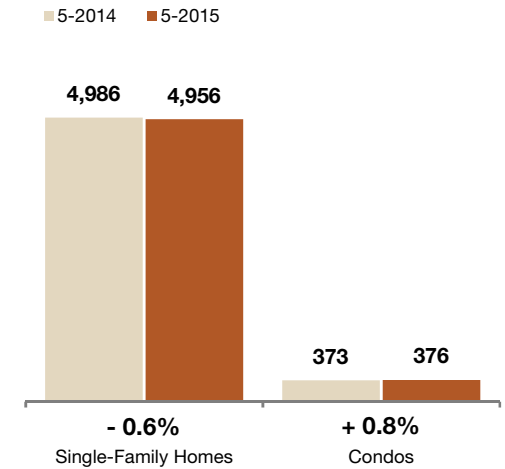
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	974	701	- 28.0%
\$100,001 to \$150,000	873	789	- 9.6%
\$150,001 to \$200,000	974	987	+ 1.3%
\$200,001 to \$300,000	1,197	1,311	+ 9.5%
\$300,001 and Above	1,479	1,675	+ 13.3%
<b>All Price Ranges</b>	<b>5,497</b>	<b>5,463</b>	<b>- 0.6%</b>

### Single-Family Homes

5-2014	5-2015	Change	5-2014	5-2015	Change
735	555	- 24.5%	126	72	- 42.9%
784	680	- 13.3%	77	80	+ 3.9%
899	894	- 0.6%	67	77	+ 14.9%
1,141	1,232	+ 8.0%	54	72	+ 33.3%
1,427	1,595	+ 11.8%	49	75	+ 53.1%
<b>4,986</b>	<b>4,956</b>	<b>- 0.6%</b>	<b>373</b>	<b>376</b>	<b>+ 0.8%</b>

### Condos

By Bedroom Count	5-2014	5-2015	Change
2 Bedrooms or Less	611	512	- 16.2%
3 Bedrooms	2,467	2,415	- 2.1%
4 Bedrooms or More	2,419	2,536	+ 4.8%
<b>All Bedroom Counts</b>	<b>5,497</b>	<b>5,463</b>	<b>- 0.6%</b>

5-2014	5-2015	Change	5-2014	5-2015	Change
395	317	- 19.7%	199	171	- 14.1%
2,222	2,155	- 3.0%	150	183	+ 22.0%
2,369	2,484	+ 4.9%	24	22	- 8.3%
<b>4,986</b>	<b>4,956</b>	<b>- 0.6%</b>	<b>373</b>	<b>376</b>	<b>+ 0.8%</b>

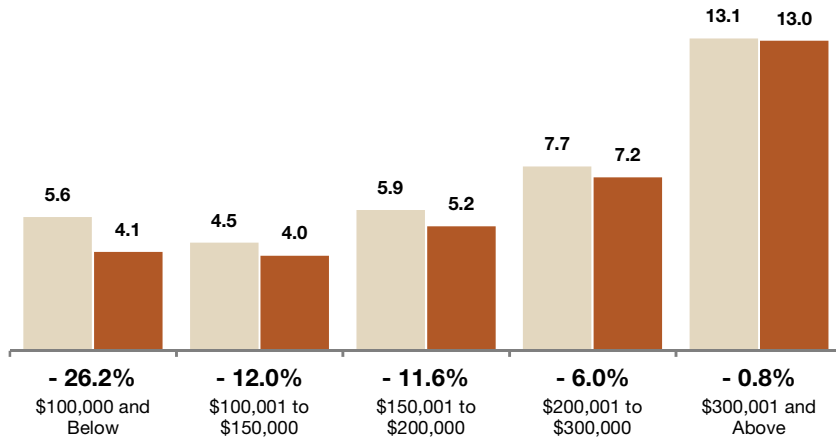
# Months Supply of Inventory

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.**



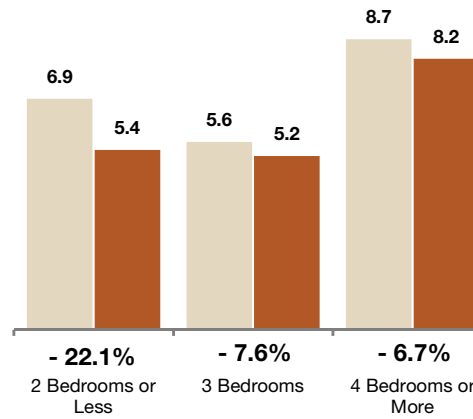
## By Price Range

■ 5-2014 ■ 5-2015



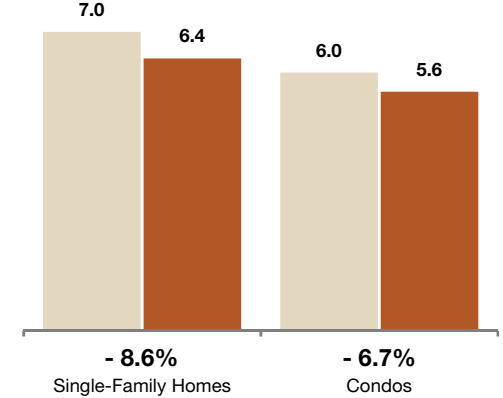
## By Bedroom Count

■ 5-2014 ■ 5-2015



## By Property Type

■ 5-2014 ■ 5-2015



### All Properties

#### By Price Range

	5-2014	5-2015	Change
\$100,000 and Below	5.6	4.1	- 26.2%
\$100,001 to \$150,000	4.5	4.0	- 12.0%
\$150,001 to \$200,000	5.9	5.2	- 11.6%
\$200,001 to \$300,000	7.7	7.2	- 6.0%
\$300,001 and Above	13.1	13.0	- 0.8%
<b>All Price Ranges</b>	<b>6.9</b>	<b>6.3</b>	<b>- 8.7%</b>

### Single-Family Homes

	5-2014	5-2015	Change
2 Bedrooms or Less	5.5	4.3	- 23.2%
3 Bedrooms	4.6	3.8	- 16.4%
4 Bedrooms or More	5.8	5.0	- 13.6%
<b>All Single-Family Homes</b>	<b>7.0</b>	<b>6.4</b>	<b>- 8.6%</b>

### Condos

	5-2014	5-2015	Change
1 Bedroom	7.5	3.9	- 48.0%
2 Bedrooms	3.7	4.0	+ 8.2%
3 Bedrooms	6.5	7.2	+ 9.6%
4 Bedrooms or More	6.2	7.4	+ 18.5%
<b>All Condos</b>	<b>6.0</b>	<b>5.6</b>	<b>- 6.7%</b>

#### By Bedroom Count

	5-2014	5-2015	Change
2 Bedrooms or Less	6.9	5.4	- 22.1%
3 Bedrooms	5.6	5.2	- 7.6%
4 Bedrooms or More	8.7	8.2	- 6.7%
<b>All Bedroom Counts</b>	<b>6.9</b>	<b>6.3</b>	<b>- 8.7%</b>

	5-2014	5-2015	Change
2 Bedrooms or Less	7.3	5.4	- 25.4%
3 Bedrooms	5.7	5.2	- 9.1%
4 Bedrooms or More	8.9	8.2	- 7.4%
<b>All Single-Family Homes</b>	<b>7.0</b>	<b>6.4</b>	<b>- 8.6%</b>

	5-2014	5-2015	Change
1 Bedroom	6.3	5.0	- 20.5%
2 Bedrooms	5.4	6.1	+ 12.9%
3 Bedrooms	9.6	6.7	- 30.6%
<b>All Condos</b>	<b>6.0</b>	<b>5.6</b>	<b>- 6.7%</b>