

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## June 2015

Bring on the balmy summer breezes and the second round of the summer selling season, but let's see how the first half of the year fared first. For the 12-month period spanning July 2014 through June 2015, Closed Sales in the Greater Greenville region were up 15.9 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 27.6 percent.

The overall Median Sales Price was up 5.1 percent to \$165,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 5.2 percent to \$171,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 64 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 95 days.

Market-wide, inventory levels were down 1.6 percent. The property type that gained the most inventory was the Condos segment, where it increased 3.1 percent. That amounts to 6.2 months supply for Single-Family homes and 5.3 months supply for Condos.

## Quick Facts

**+ 27.6%**

**+ 23.1%**

**+ 17.7%**

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**

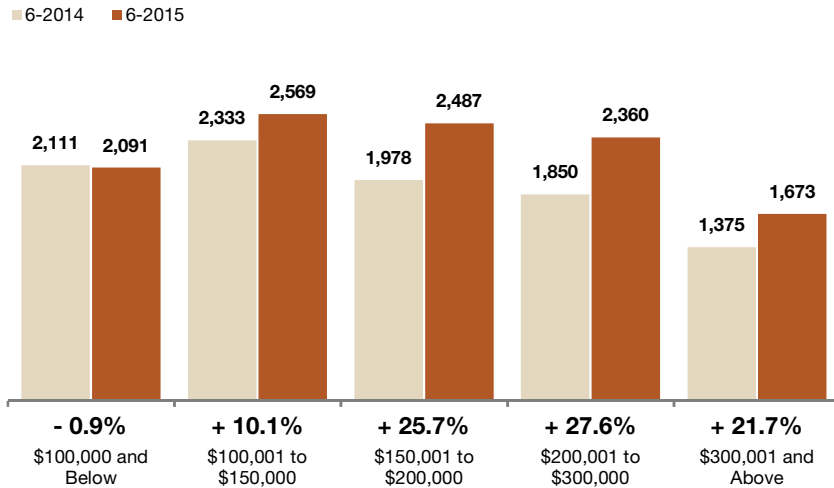
Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Closed Sales

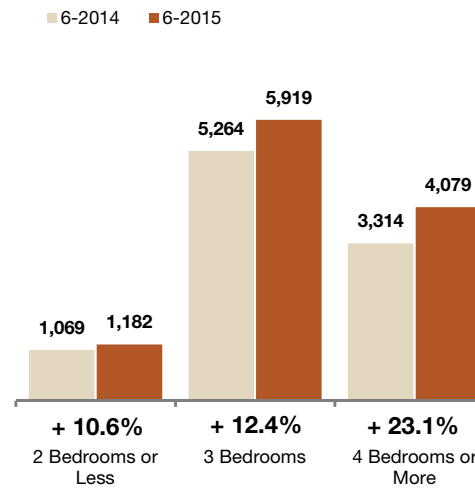
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



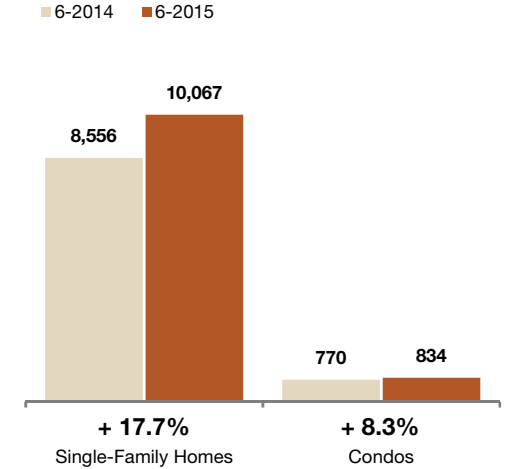
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	2,111	2,091	- 0.9%
\$100,001 to \$150,000	2,333	2,569	+ 10.1%
\$150,001 to \$200,000	1,978	2,487	+ 25.7%
\$200,001 to \$300,000	1,850	2,360	+ 27.6%
\$300,001 and Above	1,375	1,673	+ 21.7%
<b>All Price Ranges</b>	<b>9,647</b>	<b>11,180</b>	<b>+ 15.9%</b>

### Single-Family Homes

6-2014	6-2015	Change	6-2014	6-2015	Change
1,600	1,610	+ 0.6%	215	229	+ 6.5%
2,060	2,279	+ 10.6%	255	270	+ 5.9%
1,841	2,335	+ 26.8%	133	146	+ 9.8%
1,742	2,245	+ 28.9%	105	115	+ 9.5%
1,313	1,598	+ 21.7%	62	74	+ 19.4%
<b>8,556</b>	<b>10,067</b>	<b>+ 17.7%</b>	<b>770</b>	<b>834</b>	<b>+ 8.3%</b>

### Condos

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	1,069	1,182	+ 10.6%
3 Bedrooms	5,264	5,919	+ 12.4%
4 Bedrooms or More	3,314	4,079	+ 23.1%
<b>All Bedroom Counts</b>	<b>9,647</b>	<b>11,180</b>	<b>+ 15.9%</b>

6-2014	6-2015	Change	6-2014	6-2015	Change
653	735	+ 12.6%	398	423	+ 6.3%
4,694	5,359	+ 14.2%	346	379	+ 9.5%
3,209	3,973	+ 23.8%	26	32	+ 23.1%
<b>8,556</b>	<b>10,067</b>	<b>+ 17.7%</b>	<b>770</b>	<b>834</b>	<b>+ 8.3%</b>

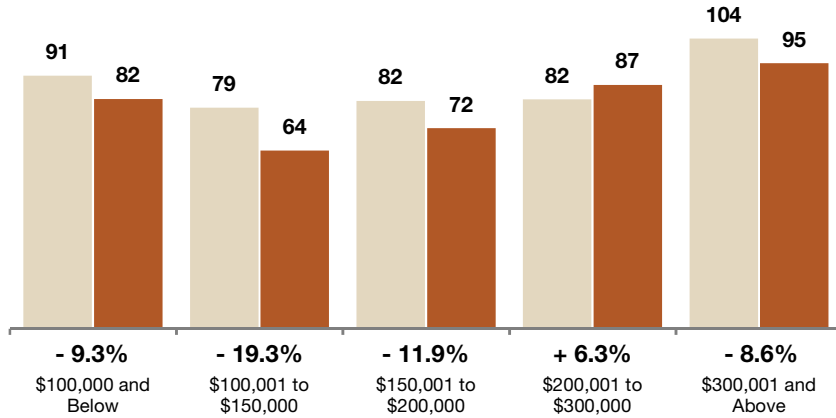
# Days on Market Until Sale

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



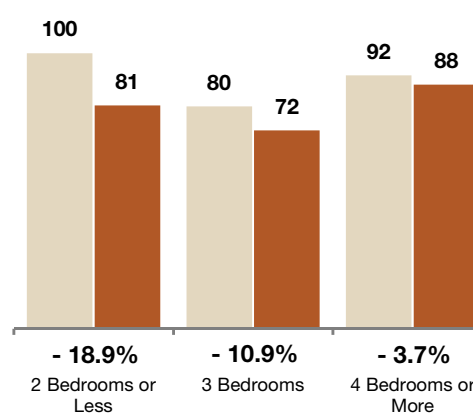
## By Price Range

6-2014 6-2015



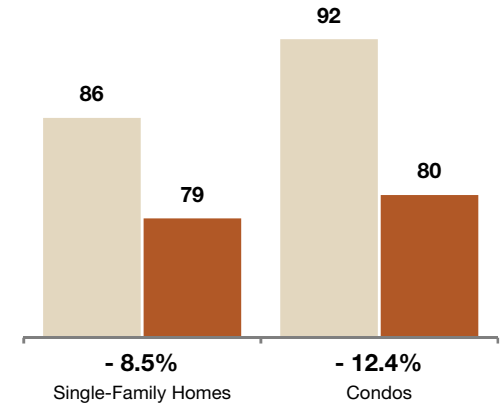
## By Bedroom Count

6-2014 6-2015



## By Property Type

6-2014 6-2015



### All Properties

#### By Price Range

	6-2014	6-2015	Change
\$100,000 and Below	91	82	- 9.3%
\$100,001 to \$150,000	79	64	- 19.3%
\$150,001 to \$200,000	82	72	- 11.9%
\$200,001 to \$300,000	82	87	+ 6.3%
\$300,001 and Above	104	95	- 8.6%
<b>All Price Ranges</b>	<b>86</b>	<b>79</b>	<b>- 8.9%</b>

### Single-Family Homes

	6-2014	6-2015	Change
2 Bedrooms or Less	93	83	- 10.3%
3 Bedrooms	79	64	- 19.0%
4 Bedrooms or More	81	71	- 13.0%
	82	88	+ 7.8%
	102	95	- 6.9%
<b>All Price Ranges</b>	<b>86</b>	<b>79</b>	<b>- 8.5%</b>

### Condos

	6-2014	6-2015	Change
	94	92	- 2.9%
	80	63	- 21.7%
	86	92	+ 6.8%
	92	75	- 17.8%
	143	95	- 33.6%
<b>All Price Ranges</b>	<b>92</b>	<b>80</b>	<b>- 12.4%</b>

#### By Bedroom Count

	6-2014	6-2015	Change
2 Bedrooms or Less	100	81	- 18.9%
3 Bedrooms	80	72	- 10.9%
4 Bedrooms or More	92	88	- 3.7%
<b>All Bedroom Counts</b>	<b>86</b>	<b>79</b>	<b>- 8.9%</b>

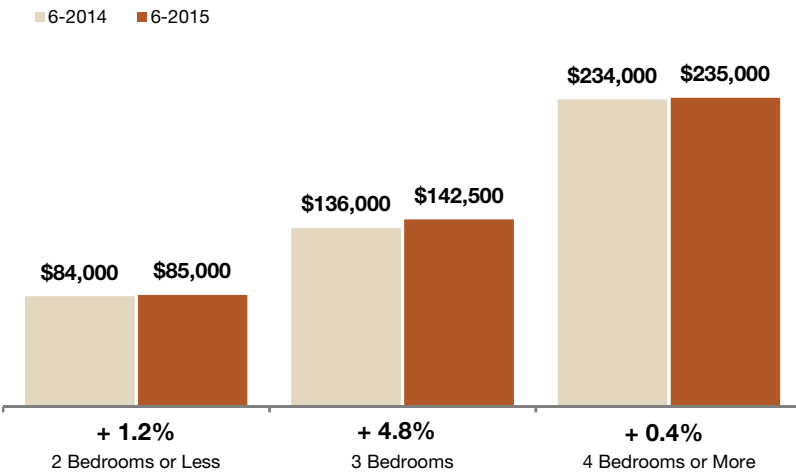
	6-2014	6-2015	Change
2 Bedrooms or Less	104	82	- 21.1%
3 Bedrooms	80	71	- 10.7%
4 Bedrooms or More	92	88	- 3.7%
<b>All Bedroom Counts</b>	<b>86</b>	<b>79</b>	<b>- 8.5%</b>

# Median Sales Price

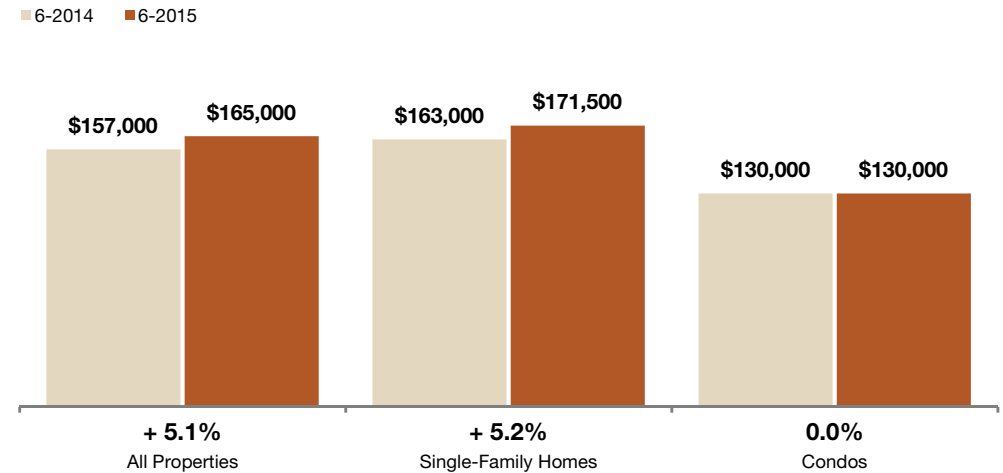
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	\$84,000	\$85,000	+ 1.2%
3 Bedrooms	\$136,000	\$142,500	+ 4.8%
4 Bedrooms or More	\$234,000	\$235,000	+ 0.4%
<b>All Bedroom Counts</b>	<b>\$157,000</b>	<b>\$165,000</b>	<b>+ 5.1%</b>

### Single-Family Homes

6-2014	6-2015	Change	6-2014	6-2015	Change
\$67,500	\$73,500	+ 8.9%	\$108,500	\$107,500	- 0.9%
\$138,500	\$145,000	+ 4.7%	\$145,000	\$146,000	+ 0.7%
\$237,000	\$236,600	- 0.2%	\$174,500	\$200,000	+ 14.6%
<b>\$163,000</b>	<b>\$171,500</b>	<b>+ 5.2%</b>	<b>\$130,000</b>	<b>\$130,000</b>	<b>0.0%</b>

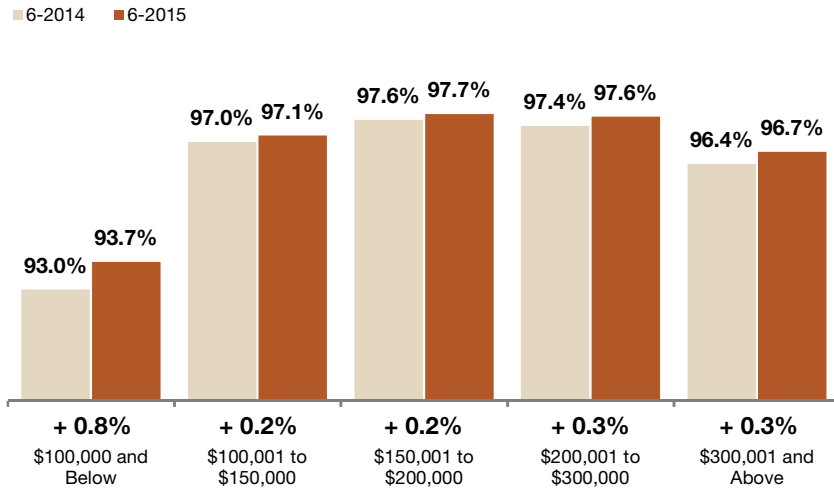
### Condos

# Percent of List Price Received

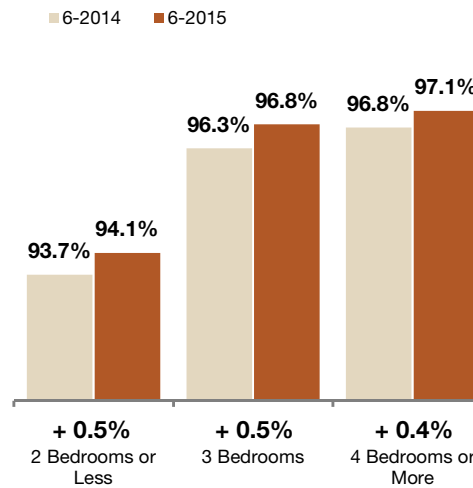
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



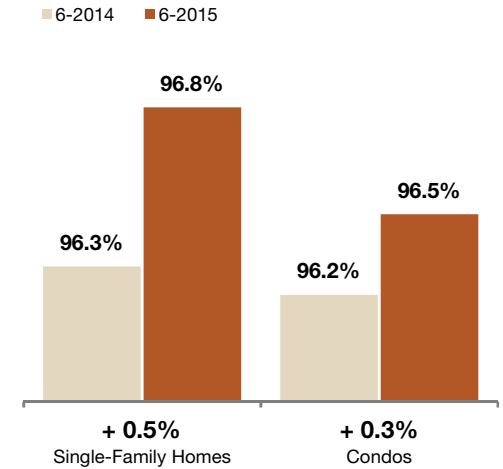
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	93.0%	93.7%	+ 0.8%
\$100,001 to \$150,000	97.0%	97.1%	+ 0.2%
\$150,001 to \$200,000	97.6%	97.7%	+ 0.2%
\$200,001 to \$300,000	97.4%	97.6%	+ 0.3%
\$300,001 and Above	96.4%	96.7%	+ 0.3%
<b>All Price Ranges</b>	<b>96.2%</b>	<b>96.6%</b>	<b>+ 0.4%</b>

### Single-Family Homes

6-2014	6-2015	Change
92.9%	93.8%	+ 1.0%
97.0%	97.2%	+ 0.3%
97.5%	97.7%	+ 0.2%
97.4%	97.6%	+ 0.2%
96.4%	96.7%	+ 0.3%
<b>96.3%</b>	<b>96.8%</b>	<b>+ 0.5%</b>

### Condos

6-2014	6-2015	Change
94.5%	95.0%	+ 0.6%
96.7%	96.7%	- 0.0%
97.6%	97.5%	- 0.1%
96.9%	97.6%	+ 0.7%
96.7%	96.8%	+ 0.2%
<b>96.2%</b>	<b>96.5%</b>	<b>+ 0.3%</b>

### By Bedroom Count

6-2014	6-2015	Change
93.7%	94.1%	+ 0.5%
96.3%	96.8%	+ 0.5%
96.8%	97.1%	+ 0.4%
<b>96.2%</b>	<b>96.6%</b>	<b>+ 0.5%</b>

6-2014	6-2015	Change
92.4%	93.3%	+ 1.0%
96.5%	97.0%	+ 0.5%
96.8%	97.2%	+ 0.4%
<b>96.3%</b>	<b>96.8%</b>	<b>+ 0.5%</b>

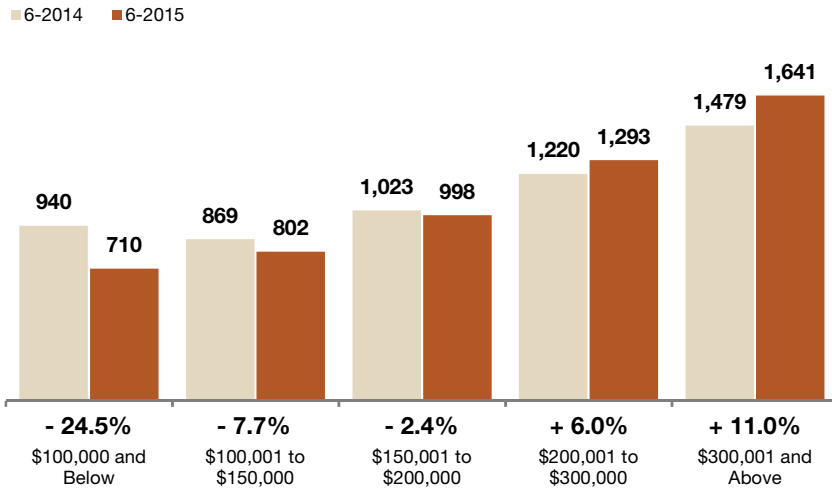
6-2014	6-2015	Change
95.9%	95.8%	- 0.1%
96.5%	97.0%	+ 0.5%
96.3%	97.9%	+ 1.6%
<b>96.2%</b>	<b>96.5%</b>	<b>+ 0.3%</b>

# Inventory of Homes for Sale

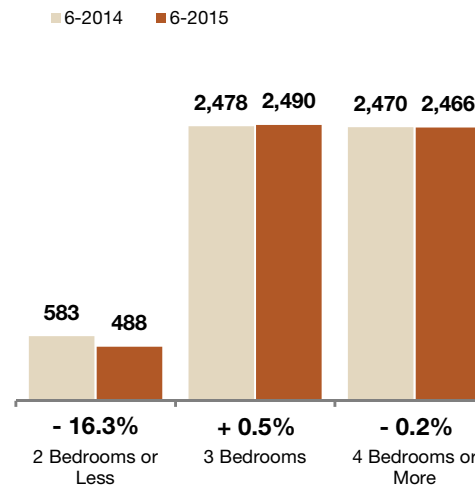
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



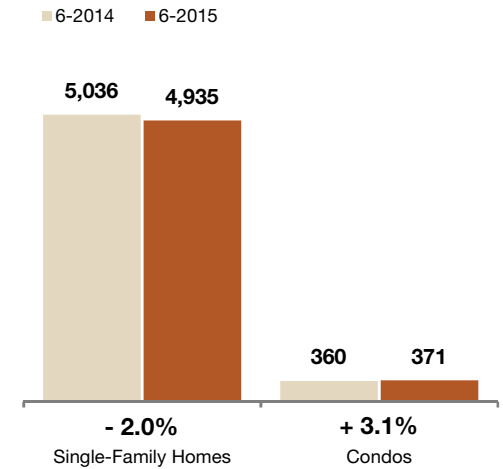
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	940	710	- 24.5%
\$100,001 to \$150,000	869	802	- 7.7%
\$150,001 to \$200,000	1,023	998	- 2.4%
\$200,001 to \$300,000	1,220	1,293	+ 6.0%
\$300,001 and Above	1,479	1,641	+ 11.0%
<b>All Price Ranges</b>	<b>5,531</b>	<b>5,444</b>	<b>- 1.6%</b>

### Single-Family Homes

6-2014	6-2015	Change	6-2014	6-2015	Change
711	551	- 22.5%	122	72	- 41.0%
779	699	- 10.3%	75	77	+ 2.7%
956	910	- 4.8%	59	75	+ 27.1%
1,161	1,218	+ 4.9%	57	69	+ 21.1%
1,429	1,557	+ 9.0%	47	78	+ 66.0%
<b>5,036</b>	<b>4,935</b>	<b>- 2.0%</b>	<b>360</b>	<b>371</b>	<b>+ 3.1%</b>

### Condos

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	583	488	- 16.3%
3 Bedrooms	2,478	2,490	+ 0.5%
4 Bedrooms or More	2,470	2,466	- 0.2%
<b>All Bedroom Counts</b>	<b>5,531</b>	<b>5,444</b>	<b>- 1.6%</b>

6-2014	6-2015	Change	6-2014	6-2015	Change
378	313	- 17.2%	191	150	- 21.5%
2,241	2,212	- 1.3%	145	191	+ 31.7%
2,417	2,410	- 0.3%	24	30	+ 25.0%
<b>5,036</b>	<b>4,935</b>	<b>- 2.0%</b>	<b>360</b>	<b>371</b>	<b>+ 3.1%</b>

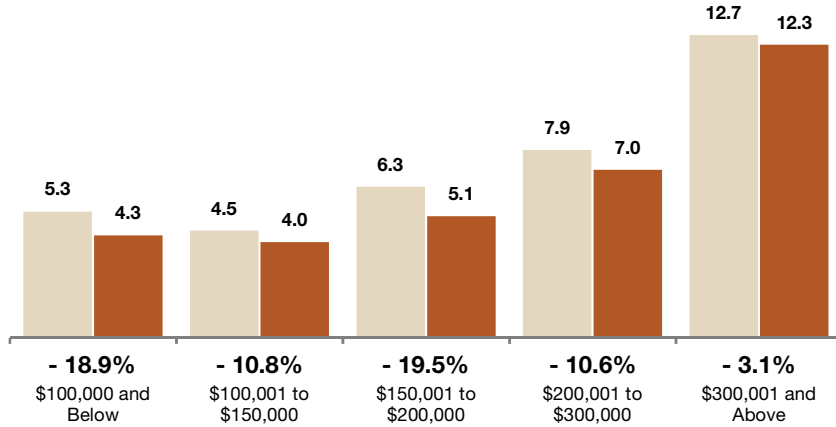
# Months Supply of Inventory

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.**



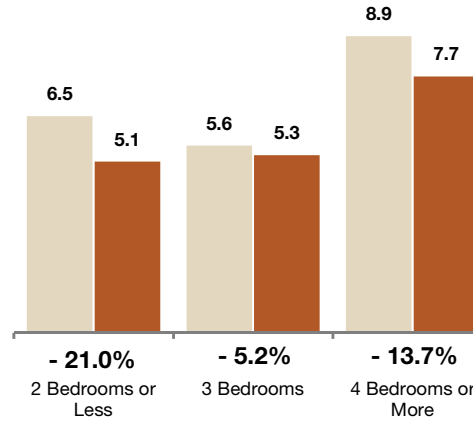
## By Price Range

6-2014 6-2015



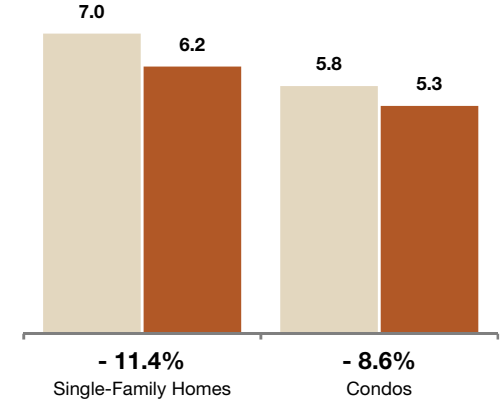
## By Bedroom Count

6-2014 6-2015



## By Property Type

6-2014 6-2015



### All Properties

#### By Price Range

	6-2014	6-2015	Change
\$100,000 and Below	5.3	4.3	- 18.9%
\$100,001 to \$150,000	4.5	4.0	- 10.8%
\$150,001 to \$200,000	6.3	5.1	- 19.5%
\$200,001 to \$300,000	7.9	7.0	- 10.6%
\$300,001 and Above	12.7	12.3	- 3.1%
<b>All Price Ranges</b>	<b>6.9</b>	<b>6.2</b>	<b>- 10.1%</b>

### Single-Family Homes

	6-2014	6-2015	Change
\$100,000 and Below	5.3	4.3	- 18.1%
\$100,001 to \$150,000	4.5	3.9	- 13.4%
\$150,001 to \$200,000	6.3	4.9	- 22.0%
\$200,001 to \$300,000	7.9	7.0	- 11.2%
\$300,001 and Above	12.8	12.4	- 3.0%
<b>All Price Ranges</b>	<b>7.0</b>	<b>6.2</b>	<b>- 11.4%</b>

### Condos

	6-2014	6-2015	Change
\$100,000 and Below	6.7	4.0	- 41.3%
\$100,001 to \$150,000	3.7	3.6	- 2.1%
\$150,001 to \$200,000	5.6	6.6	+ 17.8%
\$200,001 to \$300,000	7.3	6.7	- 7.5%
\$300,001 and Above	8.8	9.2	+ 4.1%
<b>All Price Ranges</b>	<b>5.8</b>	<b>5.3</b>	<b>- 8.6%</b>

#### By Bedroom Count

	6-2014	6-2015	Change
2 Bedrooms or Less	6.5	5.1	- 21.0%
3 Bedrooms	5.6	5.3	- 5.2%
4 Bedrooms or More	8.9	7.7	- 13.7%
<b>All Bedroom Counts</b>	<b>6.9</b>	<b>6.2</b>	<b>- 10.1%</b>

	6-2014	6-2015	Change
2 Bedrooms or Less	6.9	5.5	- 20.0%
3 Bedrooms	5.7	5.3	- 7.6%
4 Bedrooms or More	9.0	7.7	- 14.2%
<b>All Bedroom Counts</b>	<b>7.0</b>	<b>6.2</b>	<b>- 11.4%</b>

	6-2014	6-2015	Change
2 Bedrooms or Less	5.9	4.2	- 29.3%
3 Bedrooms	5.2	6.2	+ 18.6%
4 Bedrooms or More	9.0	9.7	+ 7.8%
<b>All Bedroom Counts</b>	<b>5.8</b>	<b>5.3</b>	<b>- 8.6%</b>