

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2015

The second half of the year is generally slower than the first, but the 2015 market as a whole has shown a willingness to offer greater returns more often than not. Prior to any autumn rate increases, there is a fair chance of increased buyer activity over the next few months. For the 12-month period spanning August 2014 through July 2015, Closed Sales in the Greater Greenville region were up 18.6 percent overall. The price range with the largest gain in sales was the \$150,001 to \$200,000 range, where they increased 33.9 percent.

The overall Median Sales Price was up 6.4 percent to \$167,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.9 percent to \$172,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 63 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 94 days.

Market-wide, inventory levels were down 3.0 percent. The property type that gained the most inventory was the Condos segment, where it increased 6.3 percent. That amounts to 6.1 months supply for Single-Family homes and 5.1 months supply for Condos.

Quick Facts

+ 33.9%

+ 25.8%

+ 20.5%

Price Range With the Strongest Sales:

\$150,001 to \$200,000

Bedroom Count With Strongest Sales:

4 Bedrooms or More

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 |

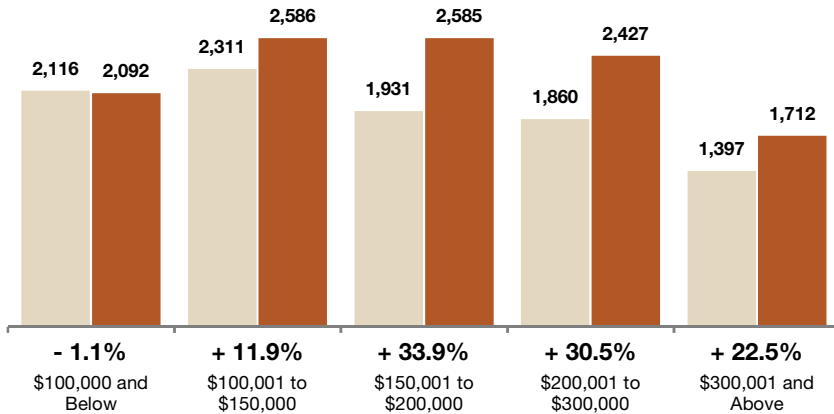
Closed Sales

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



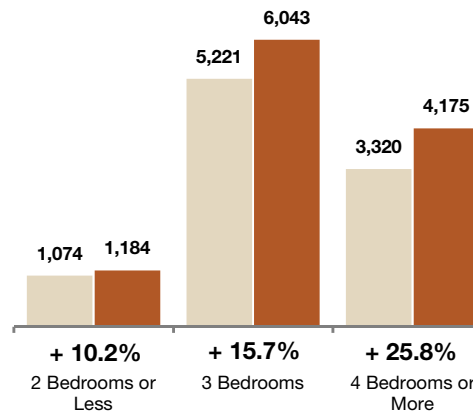
By Price Range

■ 7-2014 ■ 7-2015



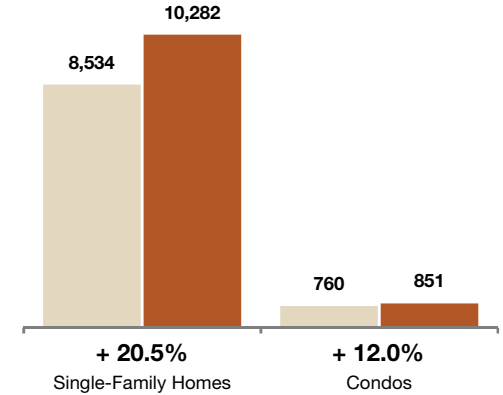
By Bedroom Count

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

| | 7-2014 | 7-2015 | Change |
|-------------------------|--------------|---------------|----------------|
| \$100,000 and Below | 2,116 | 2,092 | - 1.1% |
| \$100,001 to \$150,000 | 2,311 | 2,586 | + 11.9% |
| \$150,001 to \$200,000 | 1,931 | 2,585 | + 33.9% |
| \$200,001 to \$300,000 | 1,860 | 2,427 | + 30.5% |
| \$300,001 and Above | 1,397 | 1,712 | + 22.5% |
| All Price Ranges | 9,615 | 11,402 | + 18.6% |

Single-Family Homes

| | 7-2014 | 7-2015 | Change |
|-------------------------|--------------|---------------|----------------|
| \$100,000 and Below | 1,595 | 1,621 | + 1.6% |
| \$100,001 to \$150,000 | 2,041 | 2,293 | + 12.3% |
| \$150,001 to \$200,000 | 1,804 | 2,427 | + 34.5% |
| \$200,001 to \$300,000 | 1,763 | 2,303 | + 30.6% |
| \$300,001 and Above | 1,331 | 1,638 | + 23.1% |
| All Price Ranges | 8,534 | 10,282 | + 20.5% |

Condos

| | 7-2014 | 7-2015 | Change |
|-------------------------|------------|------------|----------------|
| \$100,000 and Below | 226 | 228 | + 0.9% |
| \$100,001 to \$150,000 | 249 | 274 | + 10.0% |
| \$150,001 to \$200,000 | 124 | 152 | + 22.6% |
| \$200,001 to \$300,000 | 95 | 124 | + 30.5% |
| \$300,001 and Above | 66 | 73 | + 10.6% |
| All Price Ranges | 760 | 851 | + 12.0% |

By Bedroom Count

| | 7-2014 | 7-2015 | Change |
|---------------------------|--------------|---------------|----------------|
| 2 Bedrooms or Less | 1,074 | 1,184 | + 10.2% |
| 3 Bedrooms | 5,221 | 6,043 | + 15.7% |
| 4 Bedrooms or More | 3,320 | 4,175 | + 25.8% |
| All Bedroom Counts | 9,615 | 11,402 | + 18.6% |

| | 7-2014 | 7-2015 | Change |
|---------------------------|--------------|---------------|----------------|
| 2 Bedrooms or Less | 654 | 738 | + 12.8% |
| 3 Bedrooms | 4,663 | 5,475 | + 17.4% |
| 4 Bedrooms or More | 3,217 | 4,069 | + 26.5% |
| All Bedroom Counts | 8,534 | 10,282 | + 20.5% |

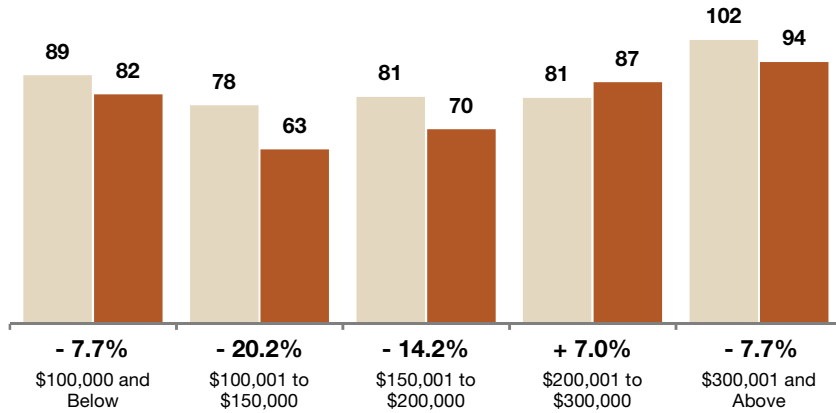
Days on Market Until Sale

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



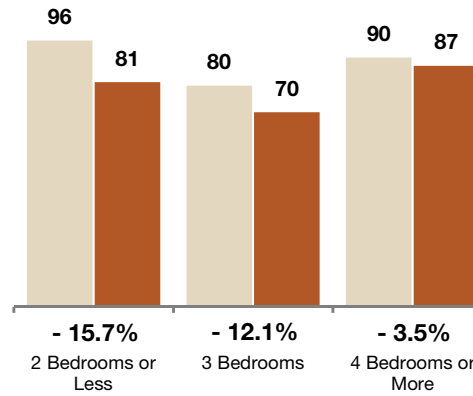
By Price Range

7-2014 7-2015



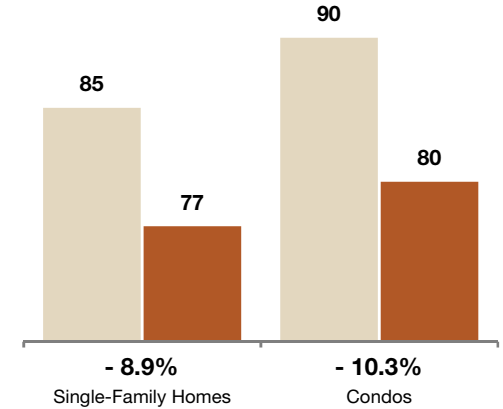
By Bedroom Count

7-2014 7-2015



By Property Type

7-2014 7-2015



All Properties

By Price Range

| | 7-2014 | 7-2015 | Change |
|-------------------------|-----------|-----------|---------------|
| \$100,000 and Below | 89 | 82 | - 7.7% |
| \$100,001 to \$150,000 | 78 | 63 | - 20.2% |
| \$150,001 to \$200,000 | 81 | 70 | - 14.2% |
| \$200,001 to \$300,000 | 81 | 87 | + 7.0% |
| \$300,001 and Above | 102 | 94 | - 7.7% |
| All Price Ranges | 85 | 77 | - 9.1% |

Single-Family Homes

| | 7-2014 | 7-2015 | Change |
|--------------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 92 | 83 | - 9.5% |
| 3 Bedrooms | 78 | 63 | - 19.5% |
| 4 Bedrooms or More | 81 | 69 | - 15.7% |
| Single-Family Homes | 80 | 87 | + 8.4% |
| Condos | 96 | 81 | - 15.9% |
| Single-Family Homes | 100 | 93 | - 6.4% |
| All Single-Family Homes | 85 | 77 | - 8.9% |

Condos

| | 7-2014 | 7-2015 | Change |
|---------------------|-----------|-----------|----------------|
| Single-Family Homes | 87 | 91 | + 4.6% |
| Condos | 81 | 60 | - 25.5% |
| Single-Family Homes | 81 | 90 | + 10.1% |
| Condos | 96 | 81 | - 15.9% |
| Single-Family Homes | 138 | 102 | - 25.7% |
| All Condos | 90 | 80 | - 10.3% |

By Bedroom Count

| | 7-2014 | 7-2015 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 96 | 81 | - 15.7% |
| 3 Bedrooms | 80 | 70 | - 12.1% |
| 4 Bedrooms or More | 90 | 87 | - 3.5% |
| All Bedroom Counts | 85 | 77 | - 9.1% |

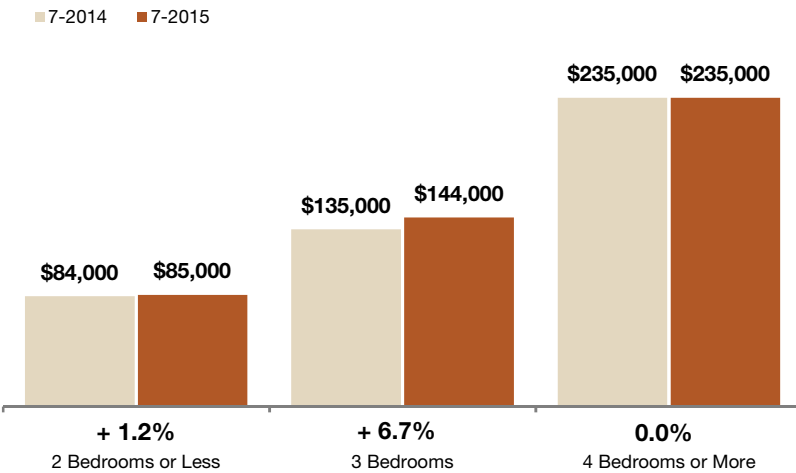
| | 7-2014 | 7-2015 | Change |
|--------------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 102 | 81 | - 20.3% |
| 3 Bedrooms | 79 | 70 | - 11.8% |
| 4 Bedrooms or More | 90 | 87 | - 3.5% |
| All Single-Family Homes | 85 | 77 | - 8.9% |
| Single-Family Homes | 90 | 79 | - 11.6% |
| Condos | 89 | 77 | - 13.9% |
| Single-Family Homes | 98 | 134 | + 36.5% |
| All Condos | 90 | 80 | - 10.3% |

Median Sales Price

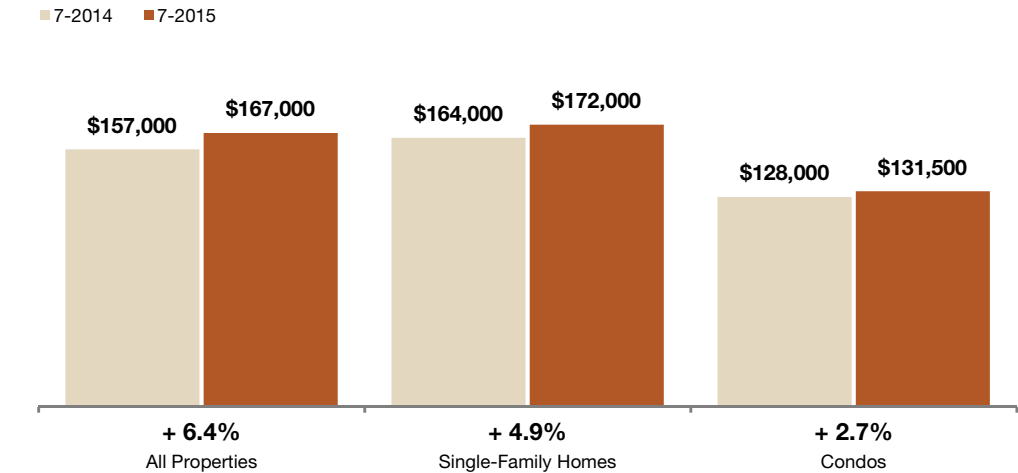
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

| By Bedroom Count | 7-2014 | 7-2015 | Change |
|---------------------------|------------------|------------------|---------------|
| 2 Bedrooms or Less | \$84,000 | \$85,000 | + 1.2% |
| 3 Bedrooms | \$135,000 | \$144,000 | + 6.7% |
| 4 Bedrooms or More | \$235,000 | \$235,000 | 0.0% |
| All Bedroom Counts | \$157,000 | \$167,000 | + 6.4% |

Single-Family Homes

| 7-2014 | 7-2015 | Change | 7-2014 | 7-2015 | Change |
|------------------|------------------|---------------|------------------|------------------|---------------|
| \$67,950 | \$73,100 | + 7.6% | \$105,750 | \$108,500 | + 2.6% |
| \$138,000 | \$145,000 | + 5.1% | \$143,900 | \$148,450 | + 3.2% |
| \$238,500 | \$238,000 | - 0.2% | \$175,000 | \$198,000 | + 13.1% |
| \$164,000 | \$172,000 | + 4.9% | \$128,000 | \$131,500 | + 2.7% |

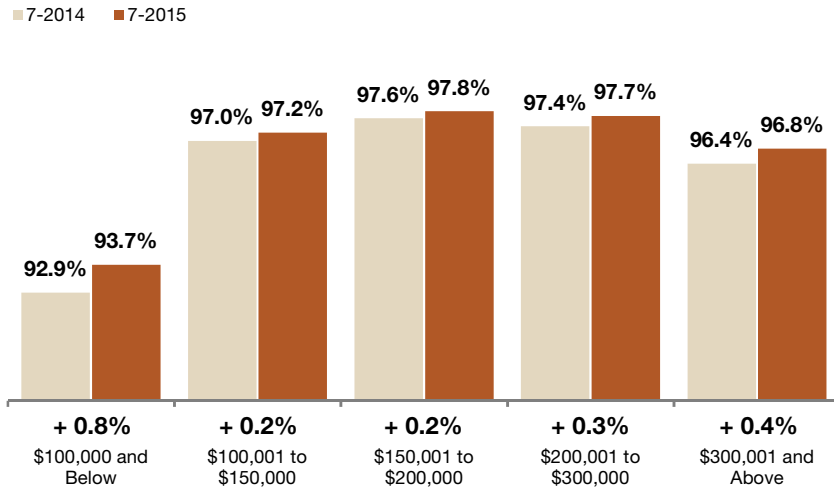
Condos

Percent of List Price Received

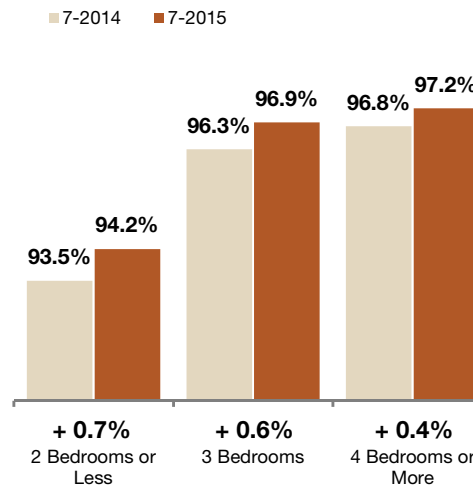
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



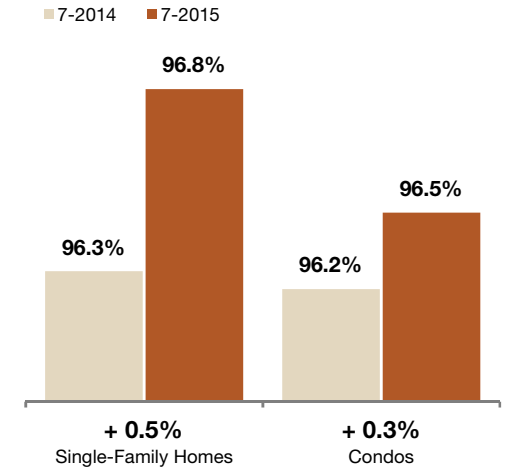
By Price Range



By Bedroom Count



By Property Type



All Properties

| By Price Range | 7-2014 | 7-2015 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 92.9% | 93.7% | + 0.8% |
| \$100,001 to \$150,000 | 97.0% | 97.2% | + 0.2% |
| \$150,001 to \$200,000 | 97.6% | 97.8% | + 0.2% |
| \$200,001 to \$300,000 | 97.4% | 97.7% | + 0.3% |
| \$300,001 and Above | 96.4% | 96.8% | + 0.4% |
| All Price Ranges | 96.2% | 96.7% | + 0.5% |

Single-Family Homes

| 7-2014 | 7-2015 | Change | 7-2014 | 7-2015 | Change |
|--------------|--------------|---------------|--------------|--------------|---------------|
| 92.8% | 93.7% | + 1.0% | 94.7% | 95.0% | + 0.3% |
| 97.1% | 97.3% | + 0.3% | 96.5% | 96.6% | + 0.1% |
| 97.6% | 97.8% | + 0.2% | 97.8% | 97.6% | - 0.2% |
| 97.4% | 97.7% | + 0.3% | 97.0% | 97.6% | + 0.6% |
| 96.4% | 96.8% | + 0.5% | 96.8% | 96.6% | - 0.2% |
| 96.3% | 96.8% | + 0.5% | 96.2% | 96.5% | + 0.3% |

Condos

| By Bedroom Count | 7-2014 | 7-2015 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 93.5% | 94.2% | + 0.7% |
| 3 Bedrooms | 96.3% | 96.9% | + 0.6% |
| 4 Bedrooms or More | 96.8% | 97.2% | + 0.4% |
| All Bedroom Counts | 96.2% | 96.7% | + 0.6% |

| 7-2014 | 7-2015 | Change | 7-2014 | 7-2015 | Change |
|--------------|--------------|---------------|--------------|--------------|---------------|
| 92.1% | 93.4% | + 1.3% | 96.0% | 95.9% | - 0.1% |
| 96.5% | 97.0% | + 0.6% | 96.5% | 97.0% | + 0.5% |
| 96.9% | 97.2% | + 0.4% | 96.0% | 97.4% | + 1.5% |
| 96.3% | 96.8% | + 0.6% | 96.2% | 96.5% | + 0.2% |

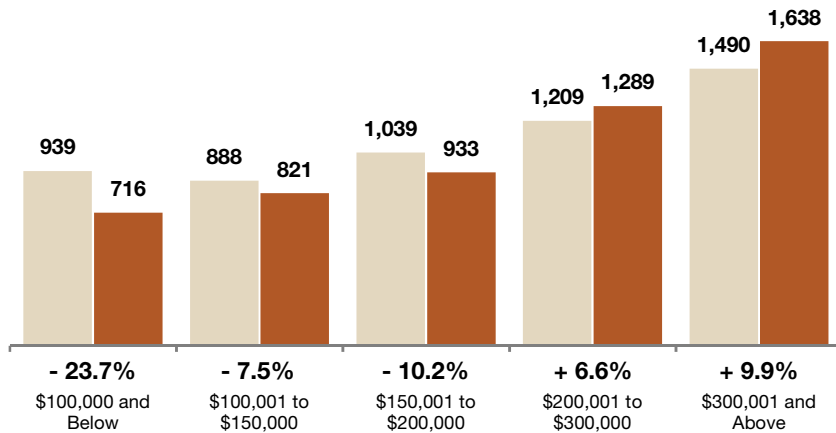
Inventory of Homes for Sale

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



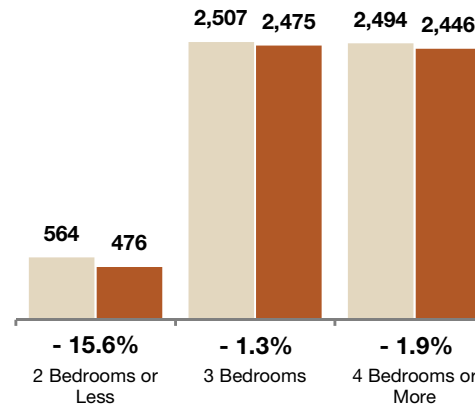
By Price Range

7-2014 7-2015



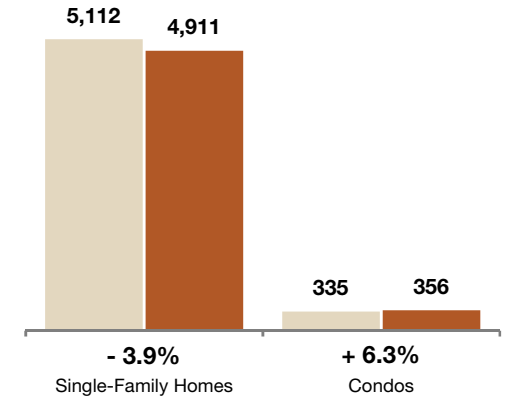
By Bedroom Count

7-2014 7-2015



By Property Type

7-2014 7-2015



All Properties

By Price Range

| | 7-2014 | 7-2015 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 939 | 716 | - 23.7% |
| \$100,001 to \$150,000 | 888 | 821 | - 7.5% |
| \$150,001 to \$200,000 | 1,039 | 933 | - 10.2% |
| \$200,001 to \$300,000 | 1,209 | 1,289 | + 6.6% |
| \$300,001 and Above | 1,490 | 1,638 | + 9.9% |
| All Price Ranges | 5,565 | 5,397 | - 3.0% |

Single-Family Homes

| | 7-2014 | 7-2015 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 739 | 553 | - 25.2% |
| \$100,001 to \$150,000 | 798 | 727 | - 8.9% |
| \$150,001 to \$200,000 | 977 | 860 | - 12.0% |
| \$200,001 to \$300,000 | 1,158 | 1,217 | + 5.1% |
| \$300,001 and Above | 1,440 | 1,554 | + 7.9% |
| All Price Ranges | 5,112 | 4,911 | - 3.9% |

Condos

| | 7-2014 | 7-2015 | Change |
|-------------------------|------------|------------|---------------|
| \$100,000 and Below | 108 | 73 | - 32.4% |
| \$100,001 to \$150,000 | 74 | 76 | + 2.7% |
| \$150,001 to \$200,000 | 57 | 64 | + 12.3% |
| \$200,001 to \$300,000 | 49 | 65 | + 32.7% |
| \$300,001 and Above | 47 | 78 | + 66.0% |
| All Price Ranges | 335 | 356 | + 6.3% |

By Bedroom Count

| | 7-2014 | 7-2015 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 564 | 476 | - 15.6% |
| 3 Bedrooms | 2,507 | 2,475 | - 1.3% |
| 4 Bedrooms or More | 2,494 | 2,446 | - 1.9% |
| All Bedroom Counts | 5,565 | 5,397 | - 3.0% |

| | 7-2014 | 7-2015 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 372 | 302 | - 18.8% |
| 3 Bedrooms | 2,288 | 2,215 | - 3.2% |
| 4 Bedrooms or More | 2,452 | 2,394 | - 2.4% |
| All Bedroom Counts | 5,112 | 4,911 | - 3.9% |

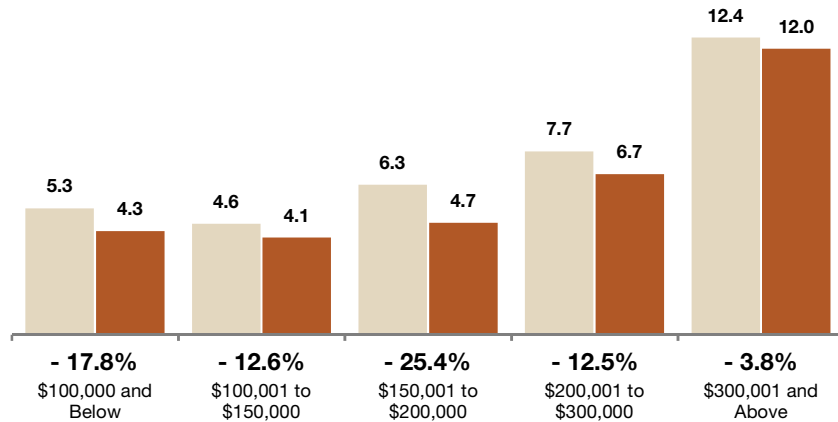
Months Supply of Inventory

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.**



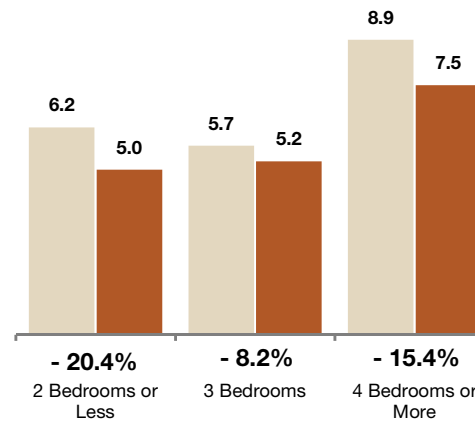
By Price Range

■ 7-2014 ■ 7-2015



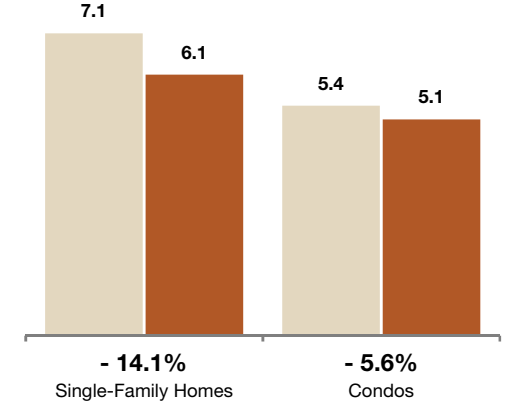
By Bedroom Count

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

| | 7-2014 | 7-2015 | Change |
|-------------------------|------------|------------|----------------|
| \$100,000 and Below | 5.3 | 4.3 | - 17.8% |
| \$100,001 to \$150,000 | 4.6 | 4.1 | - 12.6% |
| \$150,001 to \$200,000 | 6.3 | 4.7 | - 25.4% |
| \$200,001 to \$300,000 | 7.7 | 6.7 | - 12.5% |
| \$300,001 and Above | 12.4 | 12.0 | - 3.8% |
| All Price Ranges | 6.8 | 6.0 | - 11.8% |

Single-Family Homes

| | 7-2014 | 7-2015 | Change |
|-------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 5.5 | 4.3 | - 21.5% |
| 3 Bedrooms | 4.7 | 4.1 | - 13.7% |
| 4 Bedrooms or More | 6.3 | 4.6 | - 26.9% |
| Single-Family Homes | 7.7 | 6.7 | - 13.6% |
| Condos | 12.6 | 12.1 | - 3.7% |
| All Price Ranges | 7.1 | 6.1 | - 14.1% |

Condos

By Bedroom Count

| | 7-2014 | 7-2015 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 6.2 | 5.0 | - 20.4% |
| 3 Bedrooms | 5.7 | 5.2 | - 8.2% |
| 4 Bedrooms or More | 8.9 | 7.5 | - 15.4% |
| All Bedroom Counts | 6.8 | 6.0 | - 11.8% |

| | 7-2014 | 7-2015 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 6.7 | 5.1 | - 23.4% |
| 3 Bedrooms | 5.8 | 5.2 | - 10.4% |
| 4 Bedrooms or More | 9.0 | 7.5 | - 16.5% |
| All Bedroom Counts | 7.1 | 6.1 | - 14.1% |