

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2015

The prevailing trend for 2015 still appears to be more sales and rising prices – not of the headline-grabbing variety but enough to keep the wider economy bullish on housing. With improved inventory, things will only get better. For the 12-month period spanning February 2014 through January 2015, Pending Sales in the state of South Carolina were up 8.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 13.4 percent.

The overall Median Sales Price was up 3.3 percent to \$162,900. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 2.8 percent to \$170,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 110 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 125 days.

Market-wide, inventory levels were down 4.0 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 3.3 percent. That amounts to 6.9 months supply for Single-Family homes and 7.9 months supply for Condos.

Quick Facts

+ 13.4%

+ 10.4%

+ 9.1%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

Single-Family

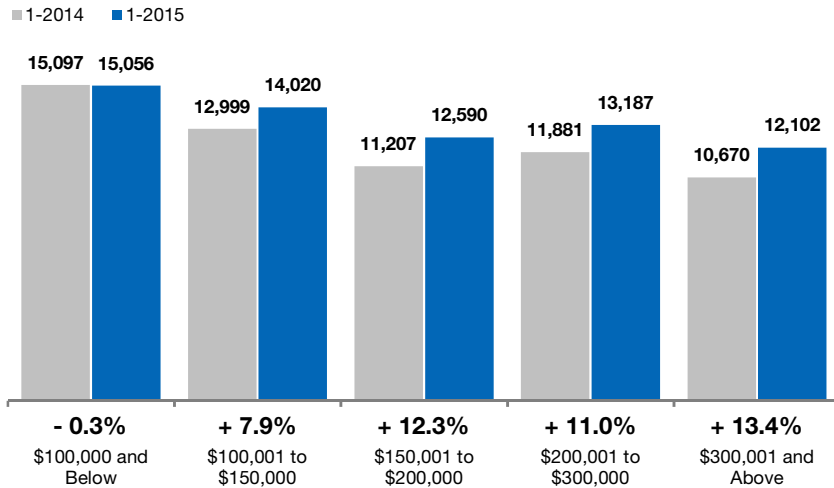
Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

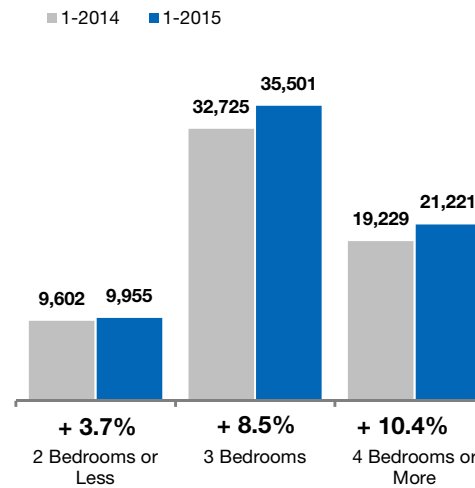
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



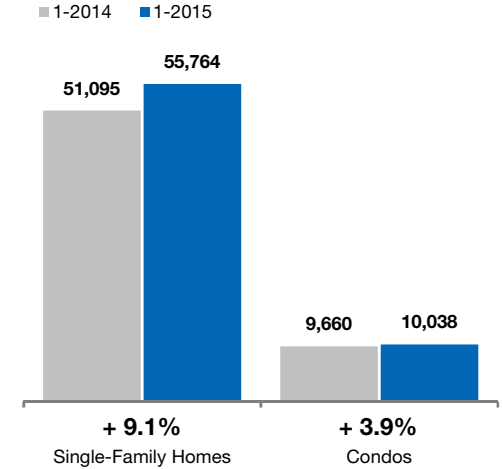
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	15,097	15,056	- 0.3%
\$100,001 to \$150,000	12,999	14,020	+ 7.9%
\$150,001 to \$200,000	11,207	12,590	+ 12.3%
\$200,001 to \$300,000	11,881	13,187	+ 11.0%
\$300,001 and Above	10,670	12,102	+ 13.4%
All Price Ranges	61,854	66,955	+ 8.2%

Single-Family Homes

1-2014	1-2015	Change
10,815	10,922	+ 1.0%
10,612	11,334	+ 6.8%
9,650	10,904	+ 13.0%
10,593	11,798	+ 11.4%
9,425	10,806	+ 14.7%
51,095	55,764	+ 9.1%

Condos

1-2014	1-2015	Change
3,416	3,269	- 4.3%
2,276	2,548	+ 12.0%
1,505	1,615	+ 7.3%
1,242	1,332	+ 7.2%
1,221	1,274	+ 4.3%
9,660	10,038	+ 3.9%

By Bedroom Count

1-2014	1-2015	Change
9,602	9,955	+ 3.7%
32,725	35,501	+ 8.5%
19,229	21,221	+ 10.4%
61,854	66,955	+ 8.2%

1-2014	1-2015	Change
3,900	4,056	+ 4.0%
28,654	31,244	+ 9.0%
18,530	20,461	+ 10.4%
51,095	55,764	+ 9.1%

1-2014	1-2015	Change
5,611	5,772	+ 2.9%
3,380	3,572	+ 5.7%
412	434	+ 5.3%
9,660	10,038	+ 3.9%

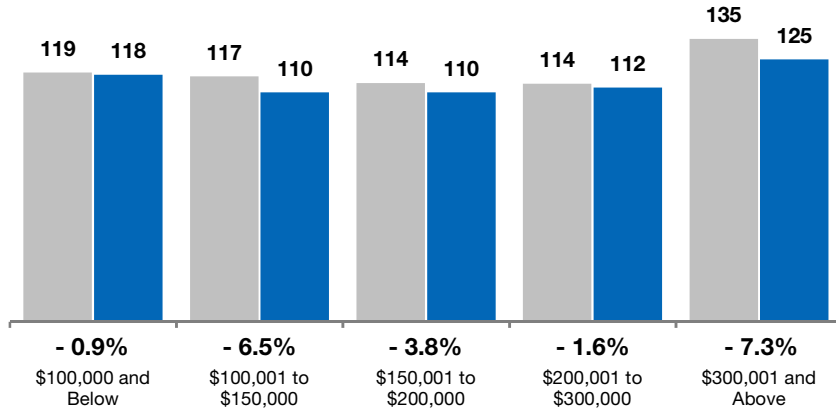
Days on Market Until Sale

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



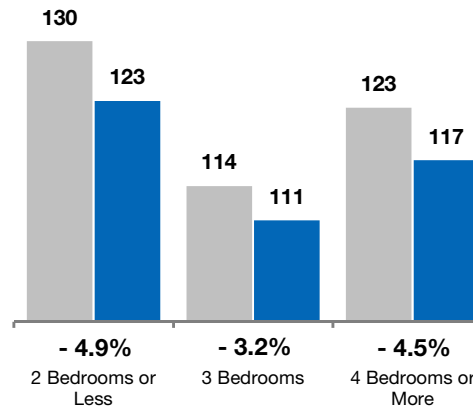
By Price Range

■ 1-2014 ■ 1-2015



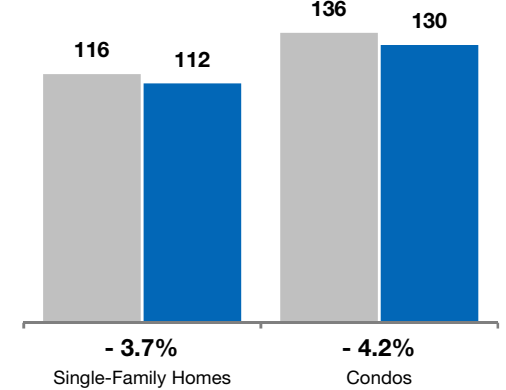
By Bedroom Count

■ 1-2014 ■ 1-2015



By Property Type

■ 1-2014 ■ 1-2015



All Properties

By Price Range

	1-2014	1-2015	Change
\$100,000 and Below	119	118	-0.9%
\$100,001 to \$150,000	117	110	-6.5%
\$150,001 to \$200,000	114	110	-3.8%
\$200,001 to \$300,000	114	112	-1.6%
\$300,001 and Above	135	125	-7.3%
All Price Ranges	119	115	-3.9%

Single-Family Homes

	1-2014	1-2015	Change
2 Bedrooms or Less	116	115	-0.6%
3 Bedrooms	114	105	-7.6%
4 Bedrooms or More	111	107	-3.4%
All Single-Family Homes	116	112	-3.7%

Condos

	1-2014	1-2015	Change
1-2 Bedrooms	132	129	-2.4%
2-3 Bedrooms	131	127	-2.6%
3-4 Bedrooms	132	127	-3.8%
4+ Bedrooms	136	133	-2.4%
All Condos	136	130	-4.2%

By Bedroom Count

	1-2014	1-2015	Change
2 Bedrooms or Less	130	123	-4.9%
3 Bedrooms	114	111	-3.2%
4 Bedrooms or More	123	117	-4.5%
All Bedroom Counts	119	115	-3.9%

	1-2014	1-2015	Change
1-2 Bedrooms	119	114	-3.5%
2-3 Bedrooms	112	109	-3.1%
3-4 Bedrooms	122	117	-4.6%
All Single-Family Homes	116	112	-3.7%

	1-2014	1-2015	Change
1-2 Bedrooms	137	130	-5.3%
2-3 Bedrooms	134	127	-4.8%
3-4 Bedrooms	130	135	+4.0%
All Condos	136	130	-4.2%

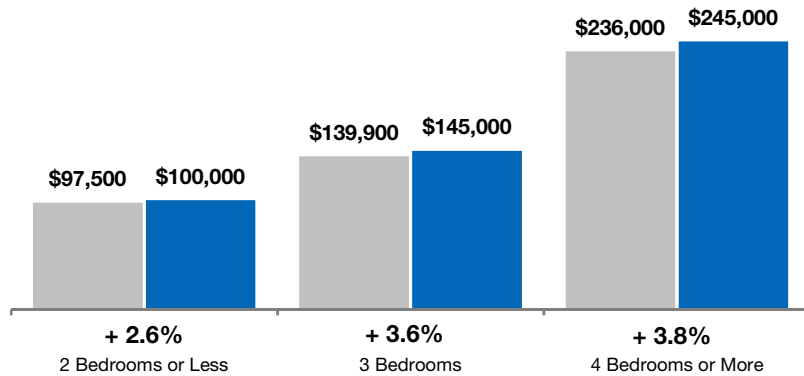
Median Sales Price

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



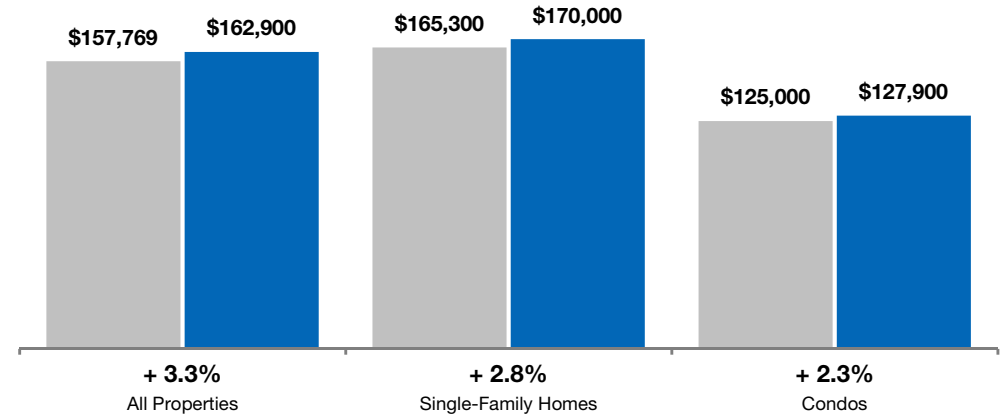
By Bedroom Count

■ 1-2014 ■ 1-2015



By Property Type

■ 1-2014 ■ 1-2015



All Properties

By Bedroom Count	1-2014	1-2015	Change
2 Bedrooms or Less	\$97,500	\$100,000	+ 2.6%
3 Bedrooms	\$139,900	\$145,000	+ 3.6%
4 Bedrooms or More	\$236,000	\$245,000	+ 3.8%
All Bedroom Counts	\$157,769	\$162,900	+ 3.3%

Single-Family Homes

1-2014	1-2015	Change	1-2014	1-2015	Change
\$89,000	\$86,000	- 3.4%	\$103,500	\$107,500	+ 3.9%
\$139,000	\$144,500	+ 4.0%	\$160,000	\$167,000	+ 4.4%
\$238,000	\$245,500	+ 3.2%	\$259,950	\$264,490	+ 1.7%
\$165,300	\$170,000	+ 2.8%	\$125,000	\$127,900	+ 2.3%

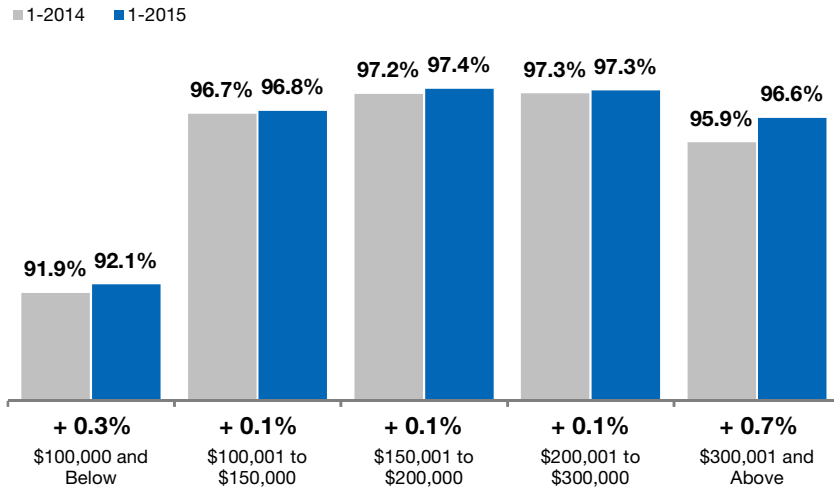
Condos

Percent of List Price Received

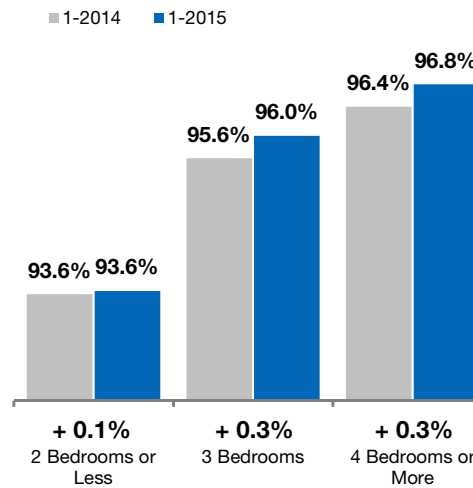
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



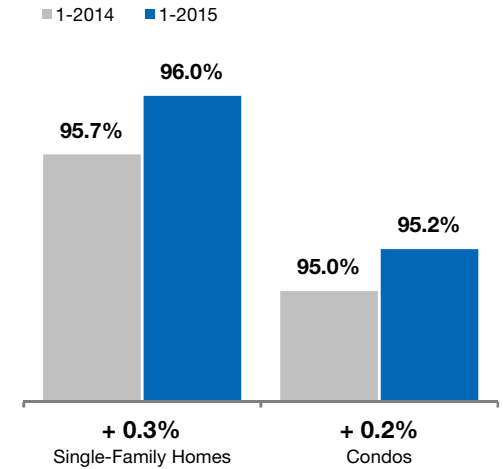
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	91.9%	92.1%	+ 0.3%
\$100,001 to \$150,000	96.7%	96.8%	+ 0.1%
\$150,001 to \$200,000	97.2%	97.4%	+ 0.1%
\$200,001 to \$300,000	97.3%	97.3%	+ 0.1%
\$300,001 and Above	95.9%	96.6%	+ 0.7%
All Price Ranges	95.6%	95.9%	+ 0.3%

Single-Family Homes

1-2014	1-2015	Change
91.4%	91.7%	+ 0.3%
96.9%	97.0%	+ 0.1%
97.4%	97.5%	+ 0.1%
97.4%	97.5%	+ 0.1%
96.0%	96.7%	+ 0.7%
95.7%	96.0%	+ 0.3%

Condos

1-2014	1-2015	Change
93.4%	93.6%	+ 0.2%
96.1%	95.9%	- 0.1%
96.3%	96.5%	+ 0.2%
95.8%	96.0%	+ 0.1%
95.4%	96.0%	+ 0.7%
95.0%	95.2%	+ 0.2%

By Bedroom Count

1-2014	1-2015	Change
93.6%	93.6%	+ 0.1%
95.6%	96.0%	+ 0.3%
96.4%	96.8%	+ 0.3%
95.6%	95.9%	+ 0.3%

1-2014	1-2015	Change
92.4%	92.2%	- 0.2%
95.7%	96.0%	+ 0.3%
96.5%	96.8%	+ 0.4%
95.7%	96.0%	+ 0.3%

1-2014	1-2015	Change
94.5%	94.7%	+ 0.3%
95.9%	96.2%	+ 0.3%
96.0%	95.4%	- 0.7%
95.0%	95.2%	+ 0.2%

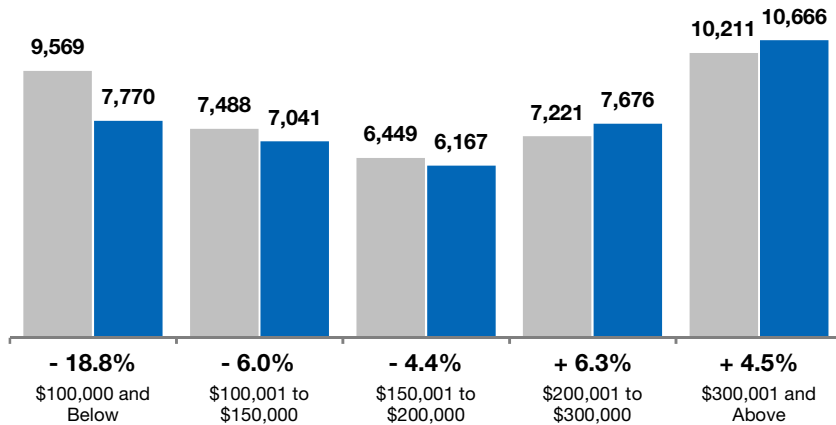
Inventory of Homes for Sale

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



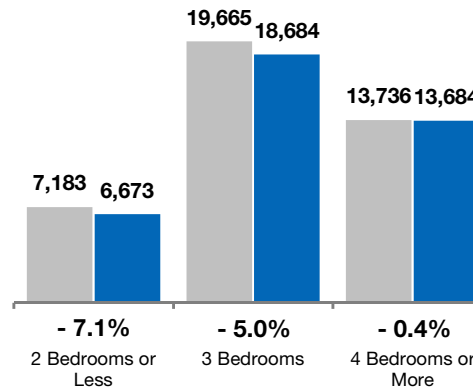
By Price Range

■ 1-2014 ■ 1-2015



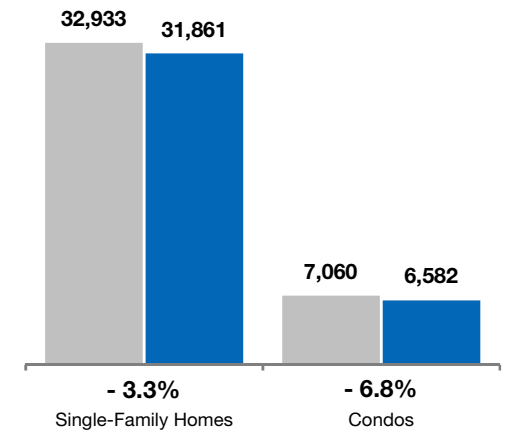
By Bedroom Count

■ 1-2014 ■ 1-2015



By Property Type

■ 1-2014 ■ 1-2015



All Properties

By Price Range

	1-2014	1-2015	Change
\$100,000 and Below	9,569	7,770	- 18.8%
\$100,001 to \$150,000	7,488	7,041	- 6.0%
\$150,001 to \$200,000	6,449	6,167	- 4.4%
\$200,001 to \$300,000	7,221	7,676	+ 6.3%
\$300,001 and Above	10,211	10,666	+ 4.5%
All Price Ranges	40,938	39,320	- 4.0%

Single-Family Homes

	1-2014	1-2015	Change
2 Bedrooms or Less	6,844	5,502	- 19.6%
3 Bedrooms	5,716	5,280	- 7.6%
4 Bedrooms or More	5,362	5,155	- 3.9%
	6,165	6,540	+ 6.1%
	8,846	9,384	+ 6.1%
All Single-Family Homes	32,933	31,861	- 3.3%

Condos

	1-2014	1-2015	Change
Single-Family Homes	2,114	1,741	- 17.6%
Condos	1,628	1,608	- 1.2%
	1,026	937	- 8.7%
	978	1,066	+ 9.0%
	1,314	1,230	- 6.4%
All Condos	7,060	6,582	- 6.8%

By Bedroom Count

	1-2014	1-2015	Change
2 Bedrooms or Less	7,183	6,673	- 7.1%
3 Bedrooms	19,665	18,684	- 5.0%
4 Bedrooms or More	13,736	13,684	- 0.4%
All Bedroom Counts	40,938	39,320	- 4.0%

	1-2014	1-2015	Change
2 Bedrooms or Less	2,919	2,626	- 10.0%
3 Bedrooms	16,872	16,065	- 4.8%
4 Bedrooms or More	13,139	13,166	+ 0.2%
All Single-Family Homes	32,933	31,861	- 3.3%

	1-2014	1-2015	Change
Single-Family Homes	4,136	3,888	- 6.0%
Condos	2,299	2,173	- 5.5%
	369	306	- 17.1%
All Condos	7,060	6,582	- 6.8%

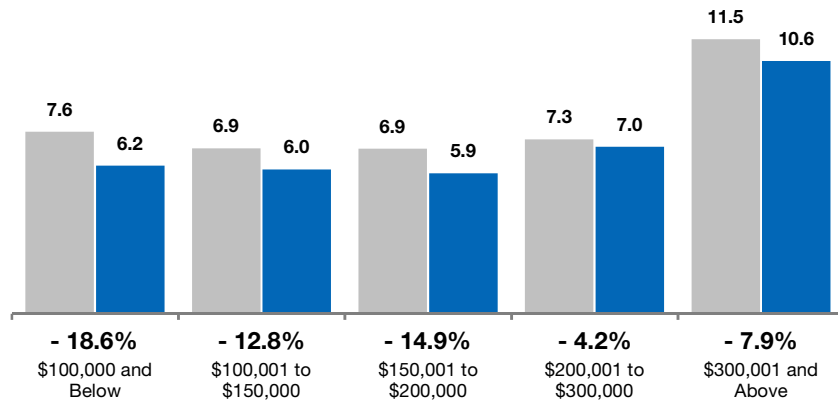
Months Supply of Inventory

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.**



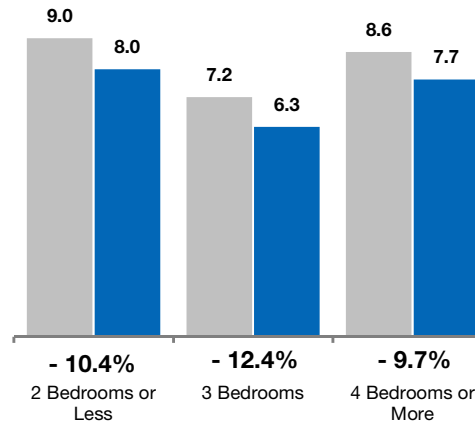
By Price Range

■ 1-2014 ■ 1-2015



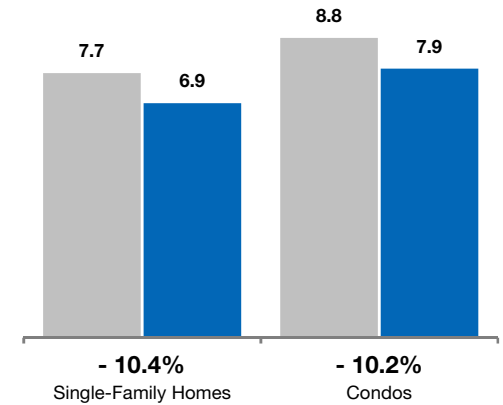
By Bedroom Count

■ 1-2014 ■ 1-2015



By Property Type

■ 1-2014 ■ 1-2015



All Properties

By Price Range

	1-2014	1-2015	Change
\$100,000 and Below	7.6	6.2	- 18.6%
\$100,001 to \$150,000	6.9	6.0	- 12.8%
\$150,001 to \$200,000	6.9	5.9	- 14.9%
\$200,001 to \$300,000	7.3	7.0	- 4.2%
\$300,001 and Above	11.5	10.6	- 7.9%
All Price Ranges	7.9	7.0	- 11.4%

Single-Family Homes

	1-2014	1-2015	Change
\$100,000 and Below	7.6	6.0	- 20.4%
\$100,001 to \$150,000	6.5	5.6	- 13.5%
\$150,001 to \$200,000	6.7	5.7	- 14.9%
\$200,001 to \$300,000	7.0	6.7	- 4.8%
\$300,001 and Above	11.3	10.4	- 7.5%
All Price Ranges	7.7	6.9	- 10.4%

Condos

	1-2014	1-2015	Change
\$100,000 and Below	7.4	6.4	- 13.9%
\$100,001 to \$150,000	8.6	7.6	- 11.8%
\$150,001 to \$200,000	8.2	7.0	- 14.9%
\$200,001 to \$300,000	9.4	9.6	+ 1.6%
\$300,001 and Above	12.9	11.6	- 10.3%
All Price Ranges	8.8	7.9	- 10.2%

By Bedroom Count

	1-2014	1-2015	Change
2 Bedrooms or Less	9.0	8.0	- 10.4%
3 Bedrooms	7.2	6.3	- 12.4%
4 Bedrooms or More	8.6	7.7	- 9.7%
All Bedroom Counts	7.9	7.0	- 11.4%

	1-2014	1-2015	Change
2 Bedrooms or Less	9.0	7.8	- 13.5%
3 Bedrooms	7.1	6.2	- 12.7%
4 Bedrooms or More	8.5	7.7	- 9.2%
All Bedroom Counts	7.7	6.9	- 10.4%