

# 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, Pending Sales in the state of South Carolina were up 15.0 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 22.3 percent.

The overall Median Sales Price was up 5.0 percent to \$168,000. The property type with the largest price gain was the Condos segment, where prices increased 4.4 percent to \$130,463. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 102 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 119 days.

Market-wide, inventory levels were down 5.8 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 4.6 percent. That amounts to 6.6 months supply for Single-Family homes and 7.2 months supply for Condos.

## Quick Facts

**+ 22.3%**

**+ 17.4%**

**+ 15.7%**

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**

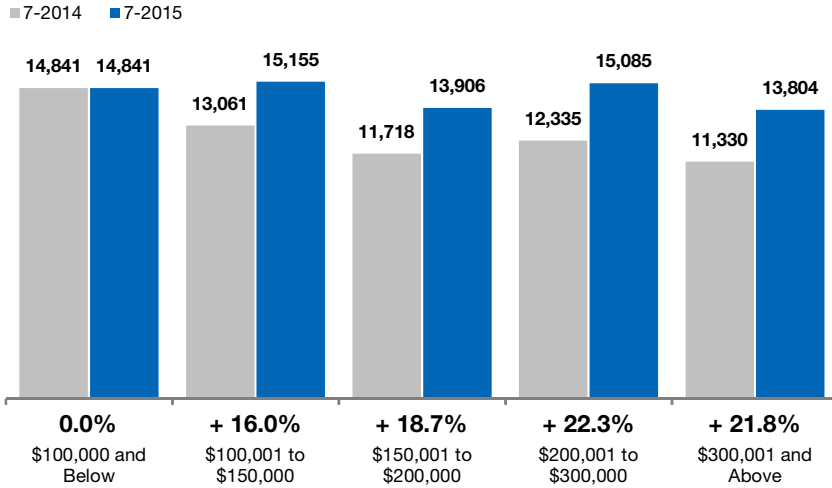
Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Pending Sales

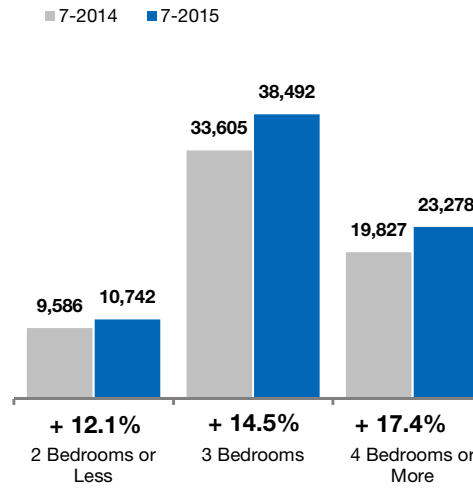
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



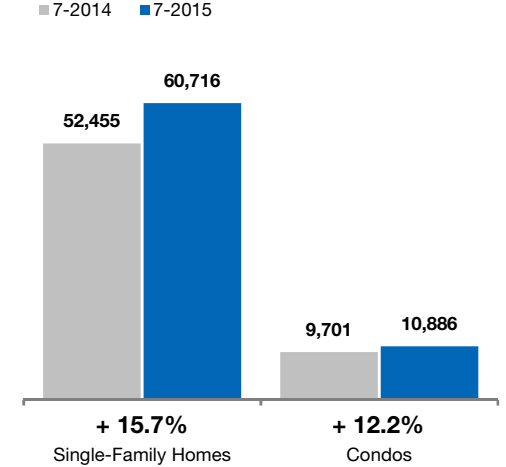
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	7-2014	7-2015	Change
\$100,000 and Below	14,841	14,841	0.0%
\$100,001 to \$150,000	13,061	15,155	+ 16.0%
\$150,001 to \$200,000	11,718	13,906	+ 18.7%
\$200,001 to \$300,000	12,335	15,085	+ 22.3%
\$300,001 and Above	11,330	13,804	+ 21.8%
<b>All Price Ranges</b>	<b>63,285</b>	<b>72,791</b>	<b>+ 15.0%</b>

### Single-Family Homes

7-2014	7-2015	Change
10,657	10,692	+ 0.3%
10,570	12,090	+ 14.4%
10,079	12,099	+ 20.0%
11,050	13,506	+ 22.2%
10,099	12,329	+ 22.1%
<b>52,455</b>	<b>60,716</b>	<b>+ 15.7%</b>

### Condos

7-2014	7-2015	Change
3,300	3,300	0.0%
2,373	2,890	+ 21.8%
1,583	1,741	+ 10.0%
1,243	1,507	+ 21.2%
1,202	1,448	+ 20.5%
<b>9,701</b>	<b>10,886</b>	<b>+ 12.2%</b>

### By Bedroom Count

7-2014	7-2015	Change
9,586	10,742	+ 12.1%
33,605	38,492	+ 14.5%
19,827	23,278	+ 17.4%
<b>63,285</b>	<b>72,791</b>	<b>+ 15.0%</b>

7-2014	7-2015	Change
3,888	4,351	+ 11.9%
29,459	33,869	+ 15.0%
19,101	22,495	+ 17.8%
<b>52,455</b>	<b>60,716</b>	<b>+ 15.7%</b>

7-2014	7-2015	Change
5,597	6,238	+ 11.5%
3,445	3,930	+ 14.1%
416	445	+ 7.0%
<b>9,701</b>	<b>10,886</b>	<b>+ 12.2%</b>

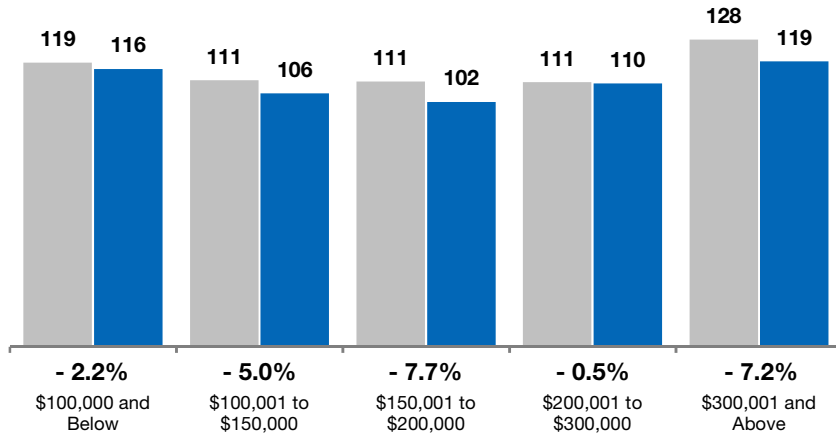
# Days on Market Until Sale

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



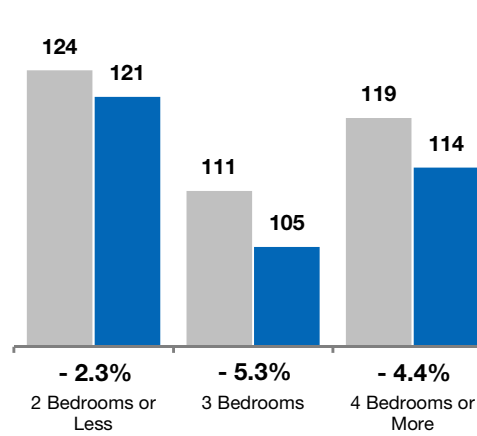
## By Price Range

■ 7-2014 ■ 7-2015



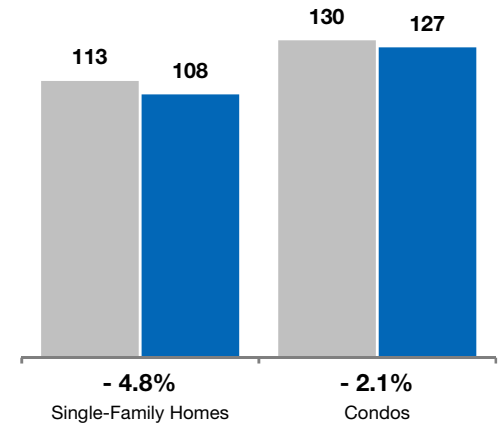
## By Bedroom Count

■ 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	119	116	- 2.2%
\$100,001 to \$150,000	111	106	- 5.0%
\$150,001 to \$200,000	111	102	- 7.7%
\$200,001 to \$300,000	111	110	- 0.5%
\$300,001 and Above	128	119	- 7.2%
<b>All Price Ranges</b>	<b>116</b>	<b>111</b>	<b>- 4.5%</b>

### Single-Family Homes

	7-2014	7-2015	Change
2 Bedrooms or Less	117	113	- 3.8%
3 Bedrooms	108	102	- 5.4%
4 Bedrooms or More	108	100	- 7.5%
Single-Family Homes	108	107	- 0.6%
Condos	126	117	- 7.3%
Condos	135	133	- 1.5%
Condos	126	122	- 3.2%
Condos	148	137	- 7.2%
<b>All Single-Family Homes</b>	<b>113</b>	<b>108</b>	<b>- 4.8%</b>

### Condos

#### By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	124	121	- 2.3%
3 Bedrooms	111	105	- 5.3%
4 Bedrooms or More	119	114	- 4.4%
<b>All Bedroom Counts</b>	<b>116</b>	<b>111</b>	<b>- 4.5%</b>

	7-2014	7-2015	Change
2 Bedrooms or Less	118	109	- 7.0%
3 Bedrooms	109	104	- 4.9%
4 Bedrooms or More	119	113	- 4.6%
<b>All Single-Family Homes</b>	<b>113</b>	<b>108</b>	<b>- 4.8%</b>
Single-Family Homes	129	130	+ 0.8%
Single-Family Homes	129	119	- 7.9%
Single-Family Homes	130	135	+ 3.3%
<b>All Condos</b>	<b>130</b>	<b>127</b>	<b>- 2.1%</b>

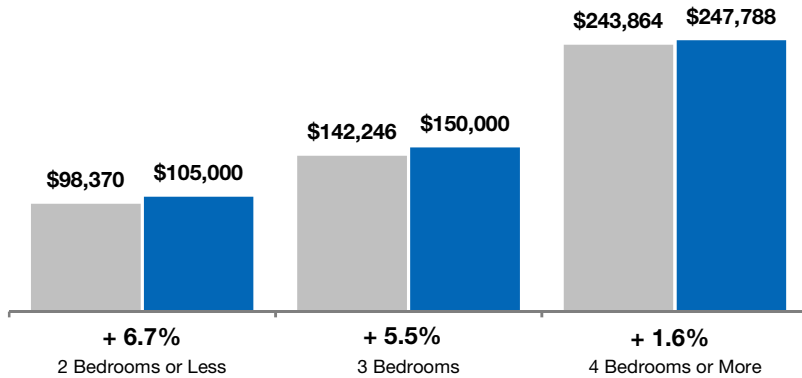
# Median Sales Price

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



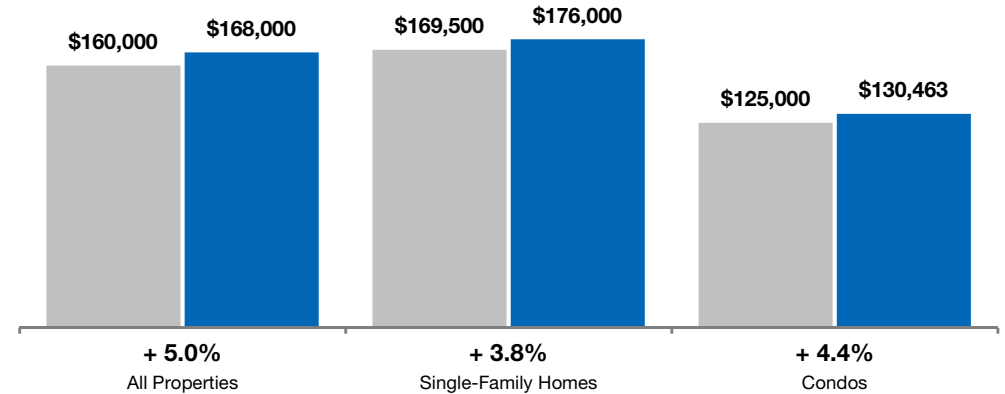
## By Bedroom Count

■ 7-2014 ■ 7-2015



## By Property Type

■ 7-2014 ■ 7-2015



### All Properties

#### By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	\$98,370	\$105,000	+ 6.7%
3 Bedrooms	\$142,246	\$150,000	+ 5.5%
4 Bedrooms or More	\$243,864	\$247,788	+ 1.6%
<b>All Bedroom Counts</b>	<b>\$160,000</b>	<b>\$168,000</b>	<b>+ 5.0%</b>

### Single-Family Homes

	7-2014	7-2015	Change
2 Bedrooms or Less	\$89,000	\$91,000	+ 2.2%
3 Bedrooms	\$142,000	\$150,000	+ 5.6%
4 Bedrooms or More	\$245,000	\$249,884	+ 2.0%
<b>All Bedroom Counts</b>	<b>\$169,500</b>	<b>\$176,000</b>	<b>+ 3.8%</b>

### Condos

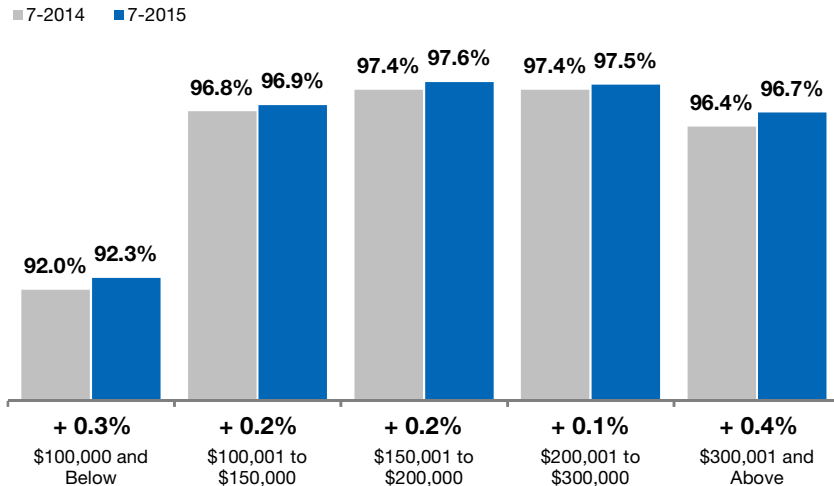
	7-2014	7-2015	Change
2 Bedrooms or Less	\$105,000	\$110,000	+ 4.8%
3 Bedrooms	\$164,243	\$168,188	+ 2.4%
4 Bedrooms or More	\$275,000	\$263,933	- 4.0%
<b>All Bedroom Counts</b>	<b>\$125,000</b>	<b>\$130,463</b>	<b>+ 4.4%</b>

# Percent of List Price Received

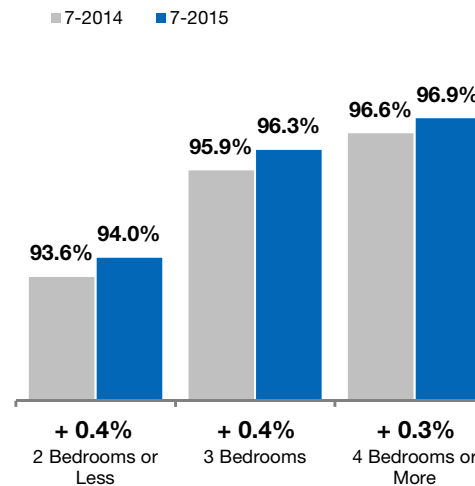
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



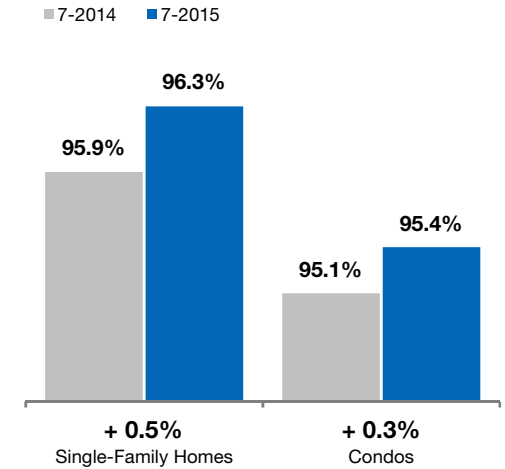
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	7-2014	7-2015	Change
\$100,000 and Below	92.0%	92.3%	+ 0.3%
\$100,001 to \$150,000	96.8%	96.9%	+ 0.2%
\$150,001 to \$200,000	97.4%	97.6%	+ 0.2%
\$200,001 to \$300,000	97.4%	97.5%	+ 0.1%
\$300,001 and Above	96.4%	96.7%	+ 0.4%
<b>All Price Ranges</b>	<b>95.7%</b>	<b>96.1%</b>	<b>+ 0.4%</b>

### Single-Family Homes

7-2014	7-2015	Change
91.5%	92.0%	+ 0.5%
97.0%	97.1%	+ 0.2%
97.5%	97.7%	+ 0.2%
97.5%	97.6%	+ 0.1%
96.4%	96.8%	+ 0.4%
<b>95.9%</b>	<b>96.3%</b>	<b>+ 0.5%</b>

### Condos

7-2014	7-2015	Change
93.5%	93.6%	+ 0.1%
96.0%	96.1%	+ 0.1%
96.4%	96.8%	+ 0.4%
95.8%	96.3%	+ 0.5%
95.9%	95.9%	+ 0.0%
<b>95.1%</b>	<b>95.4%</b>	<b>+ 0.3%</b>

## By Bedroom Count

7-2014	7-2015	Change
93.6%	94.0%	+ 0.4%
95.9%	96.3%	+ 0.4%
96.6%	96.9%	+ 0.3%
<b>95.7%</b>	<b>96.1%</b>	<b>+ 0.4%</b>

7-2014	7-2015	Change
92.1%	92.9%	+ 0.8%
95.9%	96.3%	+ 0.5%
96.7%	97.0%	+ 0.3%
<b>95.9%</b>	<b>96.3%</b>	<b>+ 0.5%</b>

7-2014	7-2015	Change
94.6%	94.9%	+ 0.3%
96.1%	96.4%	+ 0.3%
95.8%	96.1%	+ 0.3%
<b>95.1%</b>	<b>95.4%</b>	<b>+ 0.3%</b>

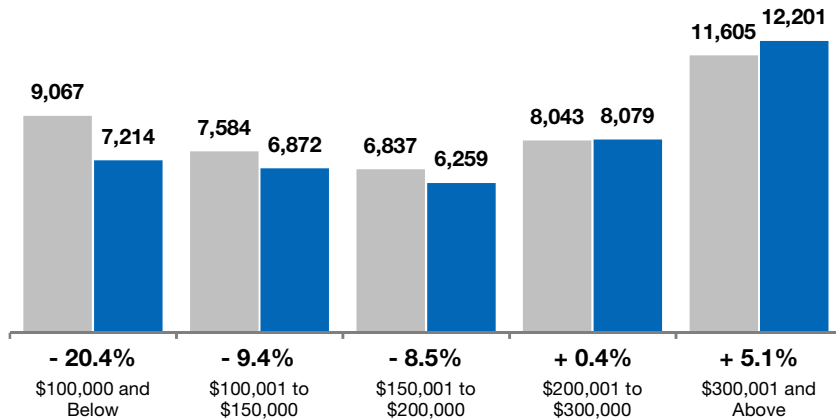
# Inventory of Homes for Sale

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



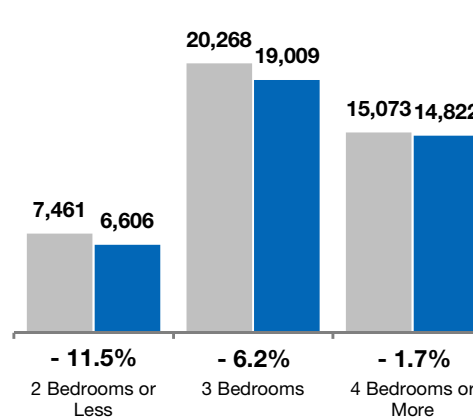
## By Price Range

■ 7-2014 ■ 7-2015



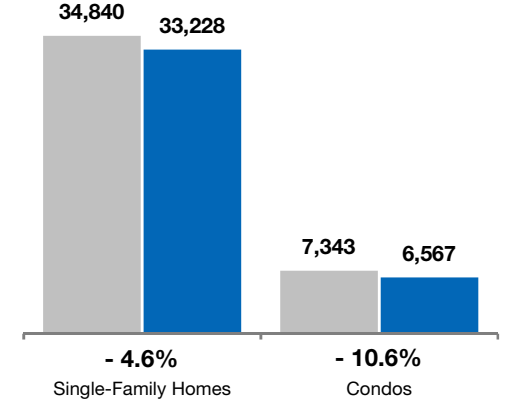
## By Bedroom Count

■ 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	9,067	7,214	- 20.4%
\$100,001 to \$150,000	7,584	6,872	- 9.4%
\$150,001 to \$200,000	6,837	6,259	- 8.5%
\$200,001 to \$300,000	8,043	8,079	+ 0.4%
\$300,001 and Above	11,605	12,201	+ 5.1%
<b>All Price Ranges</b>	<b>43,136</b>	<b>40,625</b>	<b>- 5.8%</b>

### Single-Family Homes

	7-2014	7-2015	Change
2 Bedrooms or Less	6,419	5,137	- 20.0%
3 Bedrooms	5,686	5,116	- 10.0%
4 Bedrooms or More	5,743	5,238	- 8.8%
	6,856	7,013	+ 2.3%
	10,136	10,724	+ 5.8%
<b>All Single-Family Homes</b>	<b>34,840</b>	<b>33,228</b>	<b>- 4.6%</b>

### Condos

	7-2014	7-2015	Change
	2,057	1,604	- 22.0%
	1,749	1,608	- 8.1%
	1,023	940	- 8.1%
	1,107	997	- 9.9%
	1,407	1,418	+ 0.8%
<b>All Condos</b>	<b>7,343</b>	<b>6,567</b>	<b>- 10.6%</b>

#### By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	7,461	6,606	- 11.5%
3 Bedrooms	20,268	19,009	- 6.2%
4 Bedrooms or More	15,073	14,822	- 1.7%
<b>All Bedroom Counts</b>	<b>43,136</b>	<b>40,625</b>	<b>- 5.8%</b>

	7-2014	7-2015	Change
2 Bedrooms or Less	2,916	2,598	- 10.9%
3 Bedrooms	17,454	16,346	- 6.3%
4 Bedrooms or More	14,465	14,284	- 1.3%
<b>All Single-Family Homes</b>	<b>34,840</b>	<b>33,228</b>	<b>- 4.6%</b>

	7-2014	7-2015	Change
2 Bedrooms or Less	4,382	3,849	- 12.2%
3 Bedrooms	2,337	2,211	- 5.4%
4 Bedrooms or More	366	329	- 10.1%
<b>All Condos</b>	<b>7,343</b>	<b>6,567</b>	<b>- 10.6%</b>

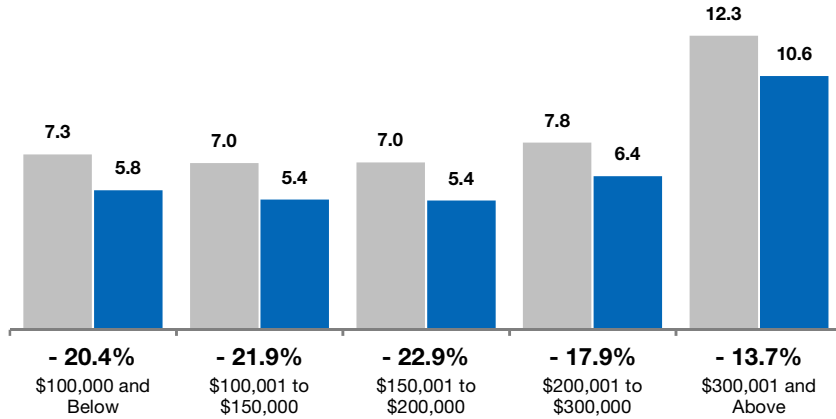
# Months Supply of Inventory

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.**



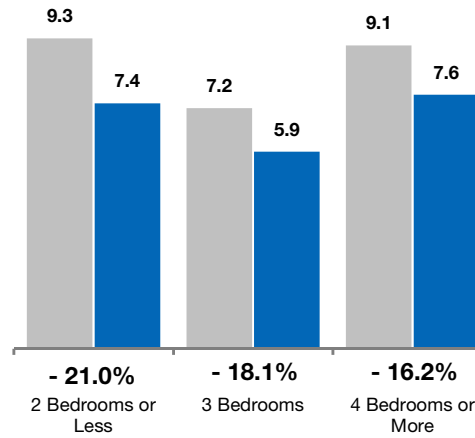
## By Price Range

■ 7-2014 ■ 7-2015



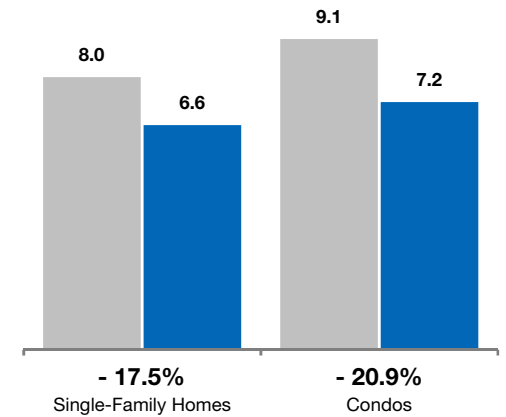
## By Bedroom Count

■ 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	7.3	5.8	- 20.4%
\$100,001 to \$150,000	7.0	5.4	- 21.9%
\$150,001 to \$200,000	7.0	5.4	- 22.9%
\$200,001 to \$300,000	7.8	6.4	- 17.9%
\$300,001 and Above	12.3	10.6	- 13.7%
<b>All Price Ranges</b>	<b>8.2</b>	<b>6.7</b>	<b>- 18.3%</b>

### Single-Family Homes

	7-2014	7-2015	Change
2 Bedrooms or Less	7.2	5.8	- 20.2%
3 Bedrooms	6.5	5.1	- 21.3%
4 Bedrooms or More	6.8	5.2	- 24.0%
Single-Family Homes	7.4	6.2	- 16.3%
Condos	12.0	10.4	- 13.3%
<b>All Price Ranges</b>	<b>8.0</b>	<b>6.6</b>	<b>- 17.5%</b>

### Condos

#### By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	9.3	7.4	- 21.0%
3 Bedrooms	7.2	5.9	- 18.1%
4 Bedrooms or More	9.1	7.6	- 16.2%
<b>All Bedroom Counts</b>	<b>8.2</b>	<b>6.7</b>	<b>- 18.3%</b>

	7-2014	7-2015	Change
2 Bedrooms or Less	9.0	7.2	- 20.4%
3 Bedrooms	7.1	5.8	- 18.6%
4 Bedrooms or More	9.1	7.6	- 16.1%
<b>All Bedroom Counts</b>	<b>8.0</b>	<b>6.6</b>	<b>- 17.5%</b>