

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2015

Like school busses in a darker dawn, the typical seasonal slowdown is imminent. Numbers may be a bit in flux, but no drastic year-over-year drops or rises are anticipated across most markets. For the 12-month period spanning September 2014 through August 2015, Pending Sales in the state of South Carolina were up 15.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 25.0 percent.

The overall Median Sales Price was up 5.5 percent to \$168,760. The property type with the largest price gain was the Condos segment, where prices increased 5.2 percent to \$131,500. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 100 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 117 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 5.4 percent. That amounts to 6.3 months supply for Single-Family homes and 6.9 months supply for Condos.

Quick Facts

+ 25.0%

+ 17.7%

+ 16.0%

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

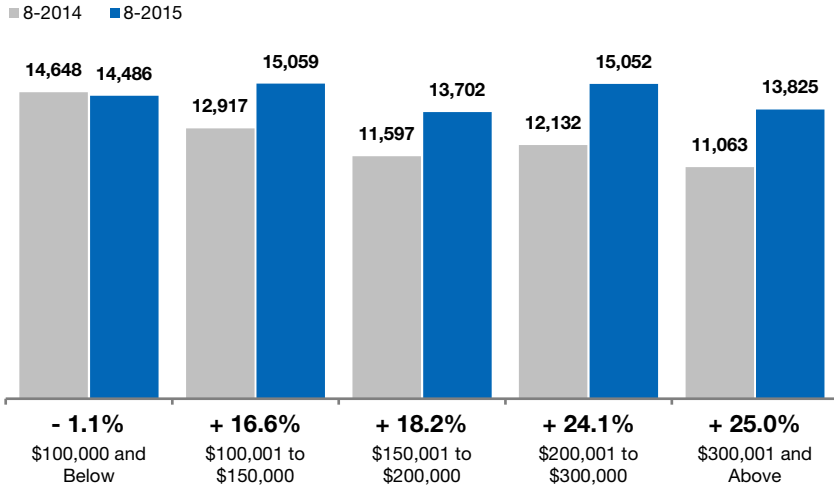
Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

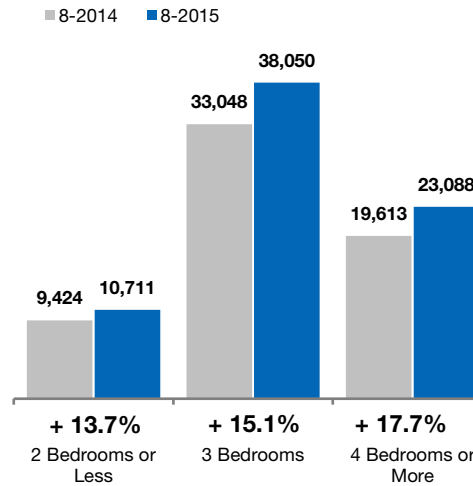
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



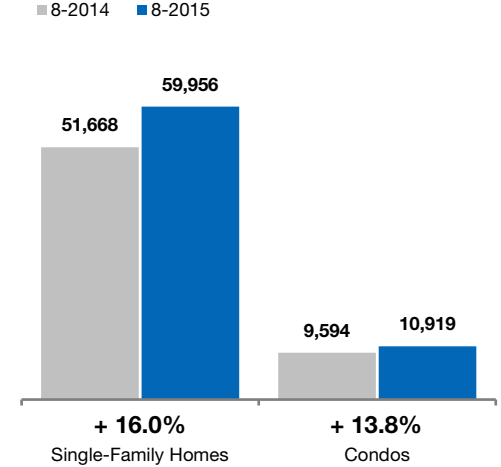
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2014	8-2015	Change
\$100,000 and Below	14,648	14,486	- 1.1%
\$100,001 to \$150,000	12,917	15,059	+ 16.6%
\$150,001 to \$200,000	11,597	13,702	+ 18.2%
\$200,001 to \$300,000	12,132	15,052	+ 24.1%
\$300,001 and Above	11,063	13,825	+ 25.0%
All Price Ranges	62,357	72,124	+ 15.7%

Single-Family Homes

8-2014	8-2015	Change	8-2014	8-2015	Change
10,527	10,424	- 1.0%	3,264	3,240	- 0.7%
10,463	11,936	+ 14.1%	2,340	2,928	+ 25.1%
9,947	11,854	+ 19.2%	1,595	1,744	+ 9.3%
10,874	13,426	+ 23.5%	1,214	1,539	+ 26.8%
9,857	12,316	+ 24.9%	1,181	1,468	+ 24.3%
51,668	59,956	+ 16.0%	9,594	10,919	+ 13.8%

Condos

By Bedroom Count	8-2014	8-2015	Change
2 Bedrooms or Less	9,424	10,711	+ 13.7%
3 Bedrooms	33,048	38,050	+ 15.1%
4 Bedrooms or More	19,613	23,088	+ 17.7%
All Bedroom Counts	62,357	72,124	+ 15.7%

8-2014	8-2015	Change	8-2014	8-2015	Change
3,834	4,289	+ 11.9%	5,492	6,259	+ 14.0%
28,910	33,410	+ 15.6%	3,451	3,935	+ 14.0%
18,917	22,256	+ 17.7%	404	454	+ 12.4%
51,668	59,956	+ 16.0%	9,594	10,919	+ 13.8%

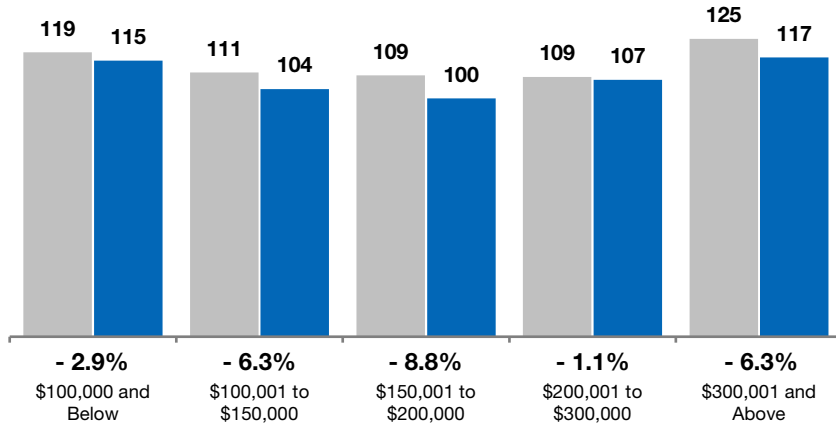
Days on Market Until Sale

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



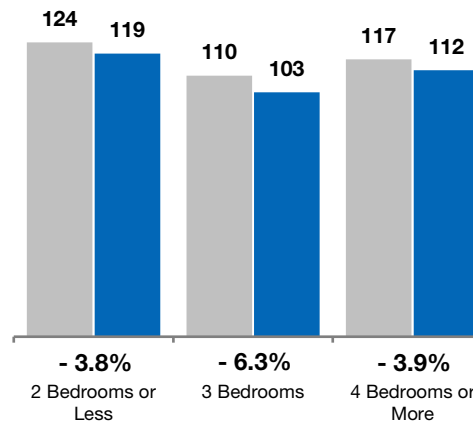
By Price Range

■ 8-2014 ■ 8-2015



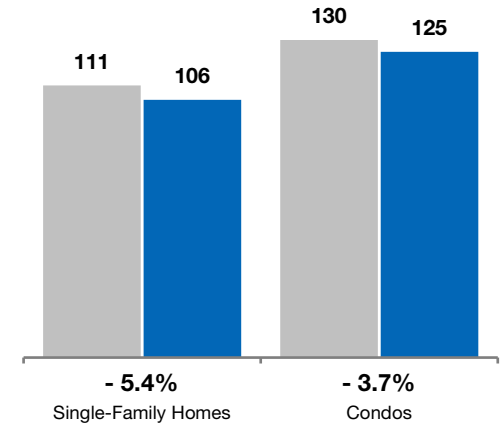
By Bedroom Count

■ 8-2014 ■ 8-2015



By Property Type

■ 8-2014 ■ 8-2015



All Properties

By Price Range

	8-2014	8-2015	Change
\$100,000 and Below	119	115	-2.9%
\$100,001 to \$150,000	111	104	-6.3%
\$150,001 to \$200,000	109	100	-8.8%
\$200,001 to \$300,000	109	107	-1.1%
\$300,001 and Above	125	117	-6.3%
All Price Ranges	114	109	-5.1%

Single-Family Homes

	8-2014	8-2015	Change
2 Bedrooms or Less	117	112	-4.4%
3 Bedrooms	106	100	-5.9%
4 Bedrooms or More	107	97	-9.0%
Condos	106	105	-1.4%
Single-Family Homes	122	115	-5.9%
All Single-Family Homes	111	106	-5.4%

Condos

	8-2014	8-2015	Change
Single-Family Homes	128	130	+1.2%
Condos	128	118	-7.7%
Single-Family Homes	125	116	-6.7%
Condos	133	130	-2.4%
Single-Family Homes	145	136	-6.3%
All Condos	130	125	-3.7%

By Bedroom Count

	8-2014	8-2015	Change
2 Bedrooms or Less	124	119	-3.8%
3 Bedrooms	110	103	-6.3%
4 Bedrooms or More	117	112	-3.9%
All Bedroom Counts	114	109	-5.1%

	8-2014	8-2015	Change
2 Bedrooms or Less	116	107	-7.6%
3 Bedrooms	108	101	-6.1%
4 Bedrooms or More	116	112	-4.0%
All Single-Family Homes	111	106	-5.4%

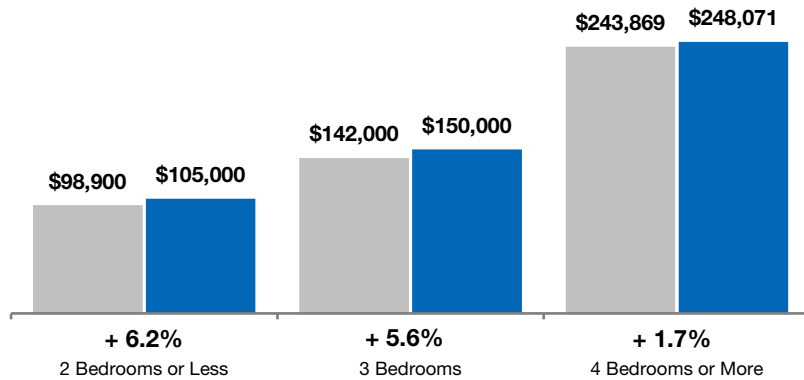
Median Sales Price

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



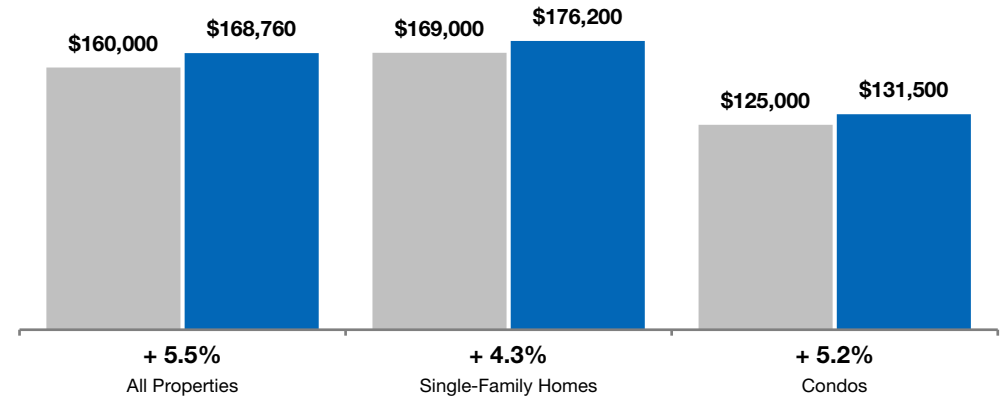
By Bedroom Count

■ 8-2014 ■ 8-2015



By Property Type

■ 8-2014 ■ 8-2015



All Properties

By Bedroom Count

	8-2014	8-2015	Change
2 Bedrooms or Less	\$98,900	\$105,000	+ 6.2%
3 Bedrooms	\$142,000	\$150,000	+ 5.6%
4 Bedrooms or More	\$243,869	\$248,071	+ 1.7%
All Bedroom Counts	\$160,000	\$168,760	+ 5.5%

Single-Family Homes

	8-2014	8-2015	Change	8-2014	8-2015	Change
	\$87,950	\$91,000	+ 3.5%	\$105,000	\$111,000	+ 5.7%
	\$142,000	\$149,900	+ 5.6%	\$163,500	\$170,000	+ 4.0%
	\$245,000	\$249,990	+ 2.0%	\$273,981	\$265,750	- 3.0%
All Single-Family Homes	\$169,000	\$176,200	+ 4.3%	\$125,000	\$131,500	+ 5.2%

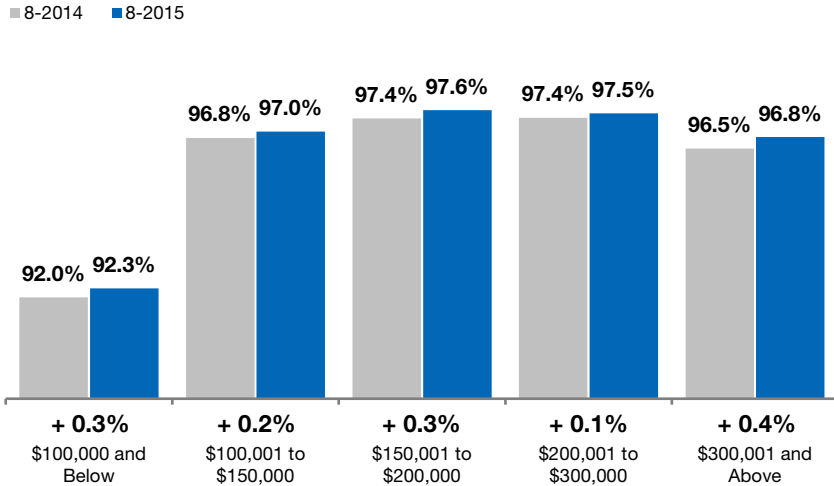
Condos

Percent of List Price Received

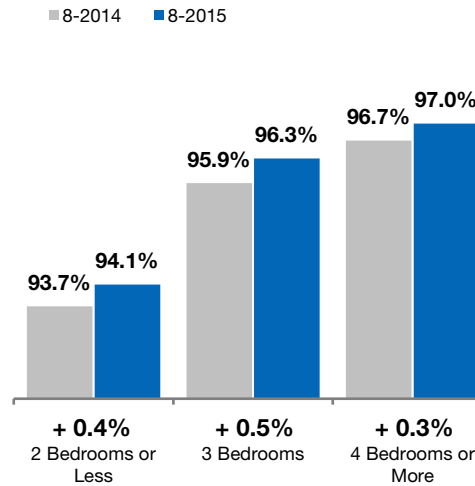
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



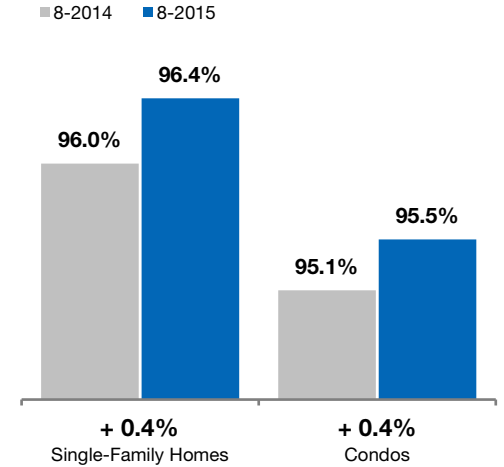
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2014	8-2015	Change
\$100,000 and Below	92.0%	92.3%	+ 0.3%
\$100,001 to \$150,000	96.8%	97.0%	+ 0.2%
\$150,001 to \$200,000	97.4%	97.6%	+ 0.3%
\$200,001 to \$300,000	97.4%	97.5%	+ 0.1%
\$300,001 and Above	96.5%	96.8%	+ 0.4%
All Price Ranges	95.8%	96.2%	+ 0.4%

Single-Family Homes

8-2014	8-2015	Change	8-2014	8-2015	Change
91.5%	92.0%	+ 0.5%	93.5%	93.6%	+ 0.1%
97.0%	97.2%	+ 0.2%	96.0%	96.1%	+ 0.1%
97.5%	97.7%	+ 0.2%	96.4%	96.9%	+ 0.5%
97.6%	97.7%	+ 0.1%	95.8%	96.4%	+ 0.7%
96.5%	96.9%	+ 0.4%	96.0%	96.0%	+ 0.0%
96.0%	96.4%	+ 0.4%	95.1%	95.5%	+ 0.4%

Condos

By Bedroom Count	8-2014	8-2015	Change
2 Bedrooms or Less	93.7%	94.1%	+ 0.4%
3 Bedrooms	95.9%	96.3%	+ 0.5%
4 Bedrooms or More	96.7%	97.0%	+ 0.3%
All Bedroom Counts	95.8%	96.2%	+ 0.4%

8-2014	8-2015	Change	8-2014	8-2015	Change
92.2%	92.9%	+ 0.7%	94.6%	94.9%	+ 0.3%
95.9%	96.4%	+ 0.5%	96.1%	96.4%	+ 0.3%
96.7%	97.0%	+ 0.3%	95.6%	96.1%	+ 0.5%
96.0%	96.4%	+ 0.4%	95.1%	95.5%	+ 0.4%

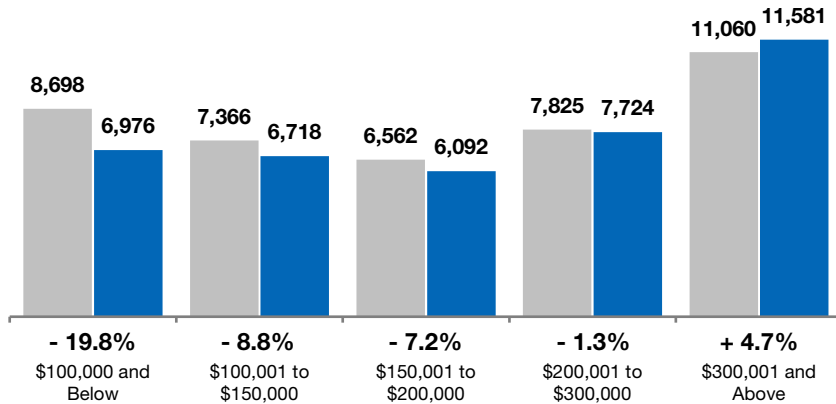
Inventory of Homes for Sale

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



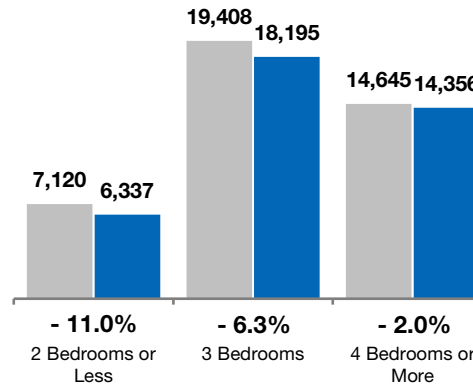
By Price Range

■ 8-2014 ■ 8-2015



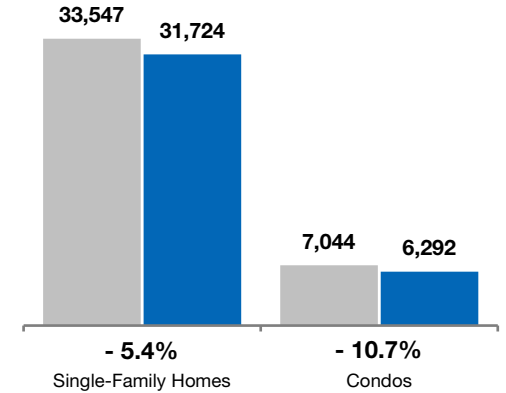
By Bedroom Count

■ 8-2014 ■ 8-2015



By Property Type

■ 8-2014 ■ 8-2015



All Properties

By Price Range

	8-2014	8-2015	Change
\$100,000 and Below	8,698	6,976	- 19.8%
\$100,001 to \$150,000	7,366	6,718	- 8.8%
\$150,001 to \$200,000	6,562	6,092	- 7.2%
\$200,001 to \$300,000	7,825	7,724	- 1.3%
\$300,001 and Above	11,060	11,581	+ 4.7%
All Price Ranges	41,511	39,091	- 5.8%

Single-Family Homes

	8-2014	8-2015	Change
2 Bedrooms or Less	6,199	4,928	- 20.5%
3 Bedrooms	5,530	4,986	- 9.8%
4 Bedrooms or More	5,523	5,048	- 8.6%
Single-Family Homes	6,675	6,640	- 0.5%
Condos	9,620	10,122	+ 5.2%
All Price Ranges	33,547	31,724	- 5.4%

Condos

By Bedroom Count

	8-2014	8-2015	Change
2 Bedrooms or Less	7,120	6,337	- 11.0%
3 Bedrooms	19,408	18,195	- 6.3%
4 Bedrooms or More	14,645	14,356	- 2.0%
All Bedroom Counts	41,511	39,091	- 5.8%

	8-2014	8-2015	Change
2 Bedrooms or Less	2,791	2,492	- 10.7%
3 Bedrooms	16,719	15,525	- 7.1%
4 Bedrooms or More	14,032	13,706	- 2.3%
Single-Family Homes	370	319	- 13.8%
Condos	7,044	6,292	- 10.7%
All Bedroom Counts	33,547	31,724	- 5.4%

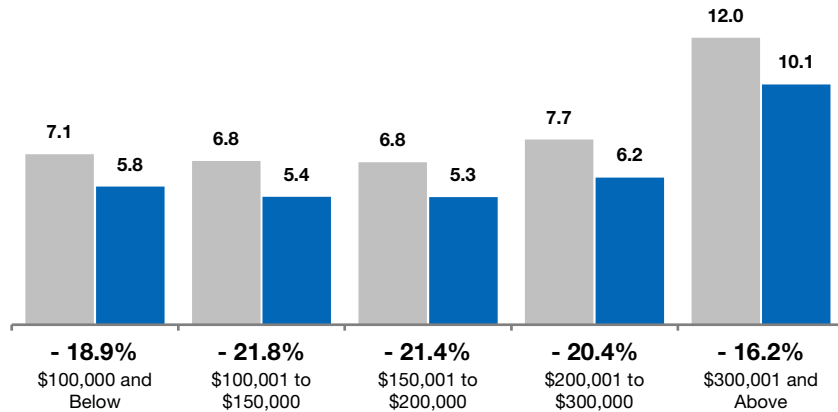
Months Supply of Inventory

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.**



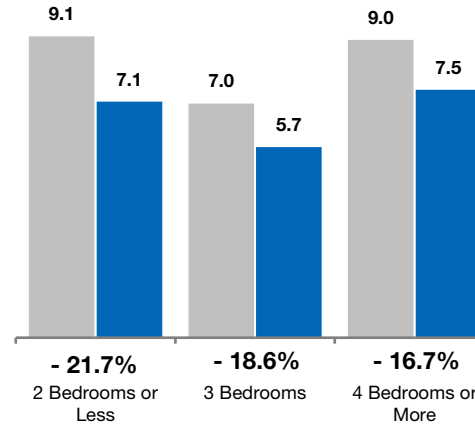
By Price Range

■ 8-2014 ■ 8-2015



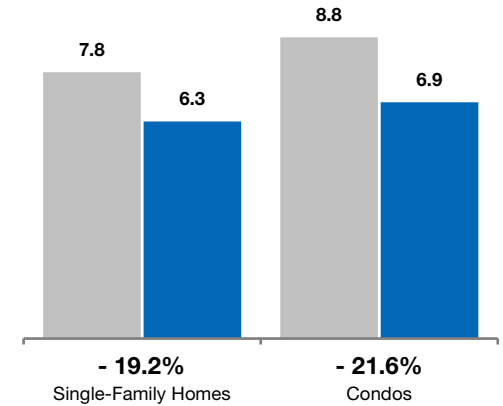
By Bedroom Count

■ 8-2014 ■ 8-2015



By Property Type

■ 8-2014 ■ 8-2015



All Properties

By Price Range

	8-2014	8-2015	Change
\$100,000 and Below	7.1	5.8	- 18.9%
\$100,001 to \$150,000	6.8	5.4	- 21.8%
\$150,001 to \$200,000	6.8	5.3	- 21.4%
\$200,001 to \$300,000	7.7	6.2	- 20.4%
\$300,001 and Above	12.0	10.1	- 16.2%
All Price Ranges	8.0	6.5	- 18.8%

Single-Family Homes

	8-2014	8-2015	Change
2 Bedrooms or Less	7.1	5.7	- 19.7%
3 Bedrooms	6.3	5.0	- 21.0%
4 Bedrooms or More	6.7	5.1	- 23.3%
Single-Family Homes	7.4	5.9	- 19.4%
Condos	11.7	9.9	- 15.8%
All Property Types	7.8	6.3	- 19.2%

Condos

By Bedroom Count

	8-2014	8-2015	Change
2 Bedrooms or Less	9.1	7.1	- 21.7%
3 Bedrooms	7.0	5.7	- 18.6%
4 Bedrooms or More	9.0	7.5	- 16.7%
All Bedroom Counts	8.0	6.5	- 18.8%

	8-2014	8-2015	Change
2 Bedrooms or Less	8.7	7.0	- 20.2%
3 Bedrooms	6.9	5.6	- 19.7%
4 Bedrooms or More	8.9	7.4	- 17.0%
Single-Family Homes	11.0	8.4	- 23.3%
Condos	9.1	7.0	- 22.9%
All Property Types	7.8	6.3	- 19.2%