

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 Western Upstate region were up 8.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 13.2 percent.

The overall Median Sales Price was up 2.3 percent to \$138,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 3.1 percent to \$140,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 95 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 140 days.

Market-wide, inventory levels were up 0.5 percent. The property type that gained the most inventory was the Single Family segment, where it increased 0.8 percent. That amounts to 10.2 months supply for Single-Family homes and 8.9 months supply for Condos.

Quick Facts

+ 13.2%

+ 20.4%

+ 7.4%

Price Range With the
Strongest Sales:

\$300,001 and Above

Bedroom Count With
Strongest Sales:

2 Bedrooms or Less

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

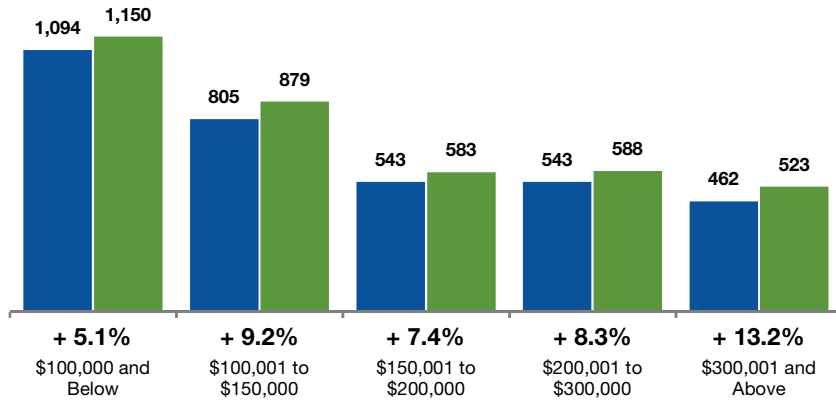
Pending Sales

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



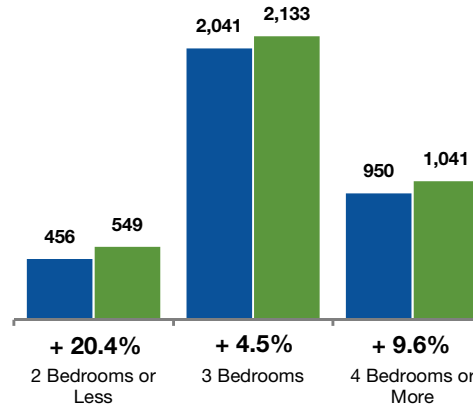
By Price Range

■ 1-2014 ■ 1-2015



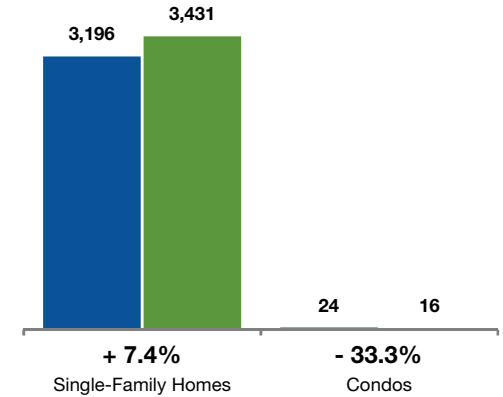
By Bedroom Count

■ 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	1,094	1,150	+ 5.1%
\$100,001 to \$150,000	805	879	+ 9.2%
\$150,001 to \$200,000	543	583	+ 7.4%
\$200,001 to \$300,000	543	588	+ 8.3%
\$300,001 and Above	462	523	+ 13.2%
All Price Ranges	3,447	3,723	+ 8.0%

Single-Family Homes

	1-2014	1-2015	Change
2 Bedrooms or Less	456	549	+ 20.4%
3 Bedrooms	2,041	2,133	+ 4.5%
4 Bedrooms or More	950	1,041	+ 9.6%
All Bedroom Counts	3,196	3,431	+ 7.4%

Condos

	1-2014	1-2015	Change
Single-Family Homes	3,196	3,431	+ 7.4%
Condos	24	16	- 33.3%

By Bedroom Count

	1-2014	1-2015	Change
2 Bedrooms or Less	456	549	+ 20.4%
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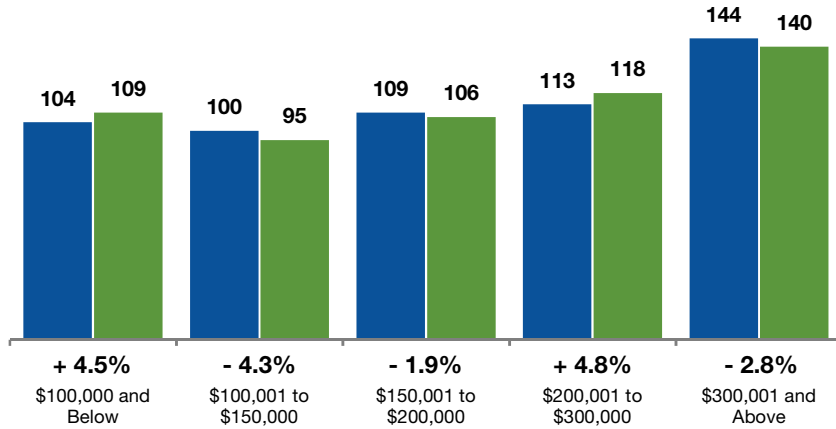
Days on Market Until Sale

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



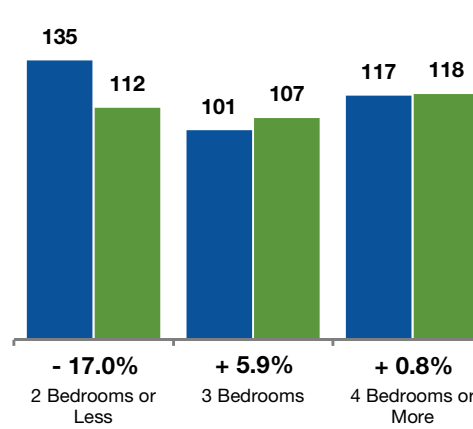
By Price Range

■ 1-2014 ■ 1-2015



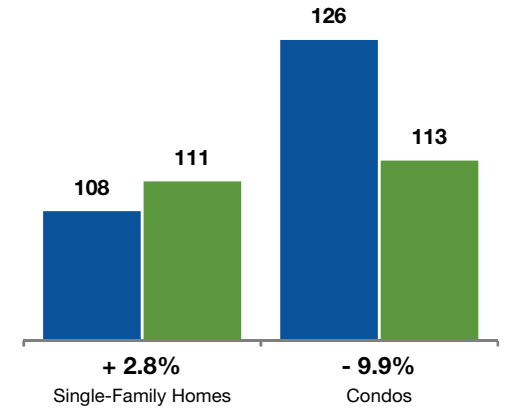
By Bedroom Count

■ 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	104	109	+ 4.5%
\$100,001 to \$150,000	100	95	- 4.3%
\$150,001 to \$200,000	109	106	- 1.9%
\$200,001 to \$300,000	113	118	+ 4.8%
\$300,001 and Above	144	140	- 2.8%
All Price Ranges	110	111	+ 0.8%

Single-Family Homes

	1-2014	1-2015	Change
2 Bedrooms or Less	103	110	+ 6.9%
3 Bedrooms	97	96	- 0.6%
4 Bedrooms or More	106	106	+ 0.2%
Single-Family Homes	111	116	+ 4.5%
Condos	142	140	- 1.4%
All Property Types	108	111	+ 2.8%

Condos

By Bedroom Count

	1-2014	1-2015	Change
2 Bedrooms or Less	135	112	- 17.0%
3 Bedrooms	101	107	+ 5.9%
4 Bedrooms or More	117	118	+ 0.8%
All Bedroom Counts	110	111	+ 0.8%

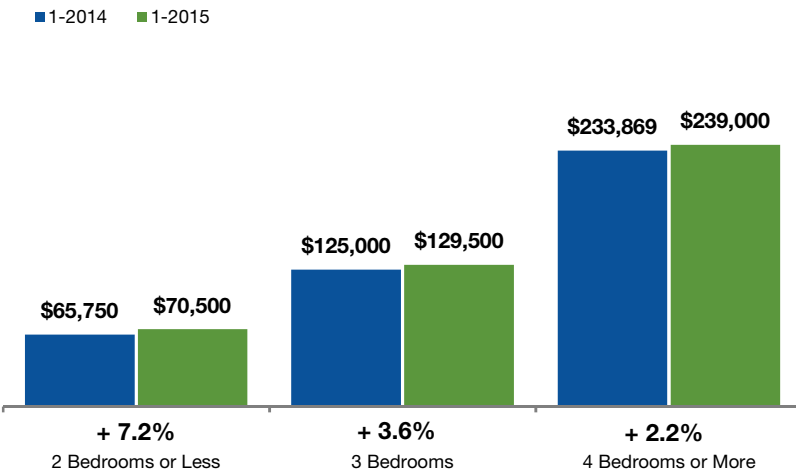
	1-2014	1-2015	Change
2 Bedrooms or Less	131	113	- 13.3%
3 Bedrooms	99	107	+ 7.9%
4 Bedrooms or More	120	120	- 0.4%
All Bedroom Counts	108	111	+ 2.8%

Median Sales Price

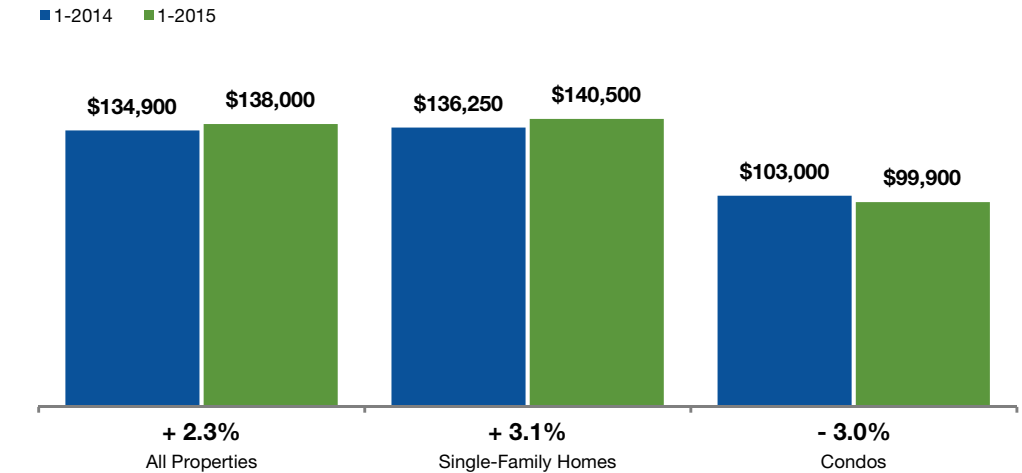
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	1-2014	1-2015	Change
2 Bedrooms or Less	\$65,750	\$70,500	+ 7.2%
3 Bedrooms	\$125,000	\$129,500	+ 3.6%
4 Bedrooms or More	\$233,869	\$239,000	+ 2.2%
All Bedroom Counts	\$134,900	\$138,000	+ 2.3%

Single-Family Homes

1-2014	1-2015	Change	1-2014	1-2015	Change
\$58,000	\$65,750	+ 13.4%	\$74,500	\$80,000	+ 7.4%
\$125,000	\$129,900	+ 3.9%	\$146,900	\$120,000	- 18.3%
\$242,000	\$246,087	+ 1.7%	\$100,375	\$97,500	- 2.9%
\$136,250	\$140,500	+ 3.1%	\$103,000	\$99,900	- 3.0%

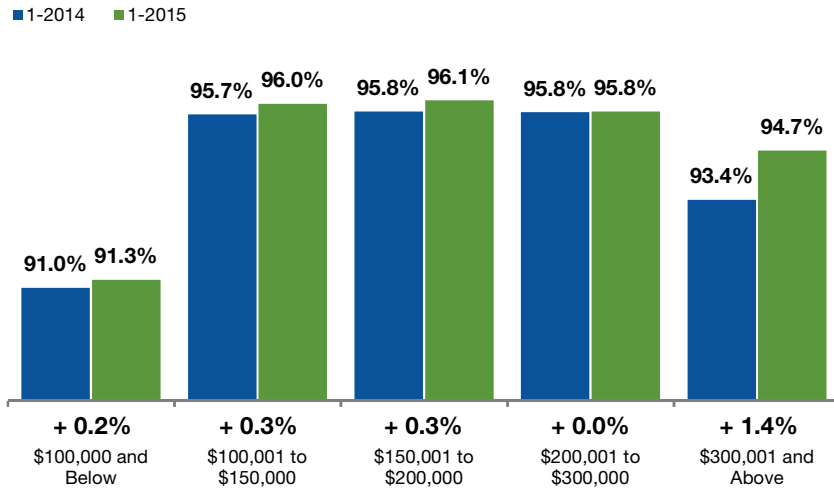
Condos

Percent of List Price Received

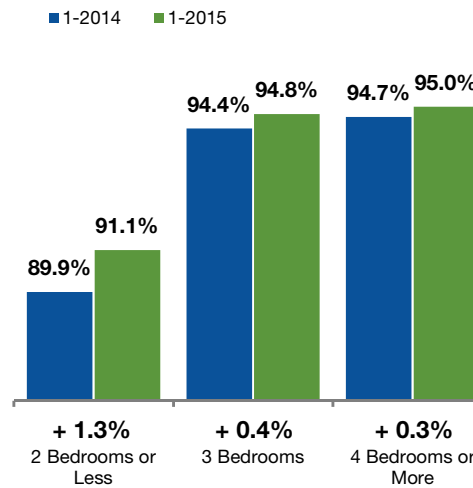
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



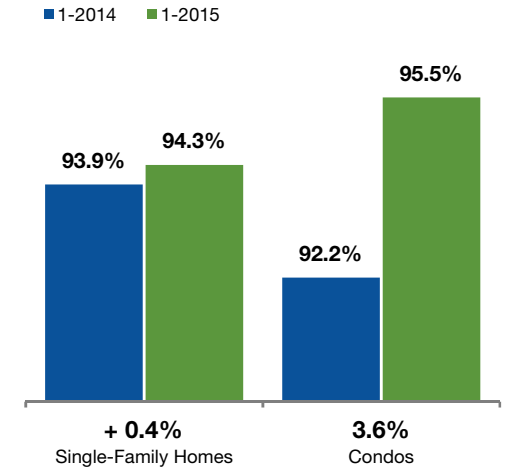
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	91.0%	91.3%	+ 0.2%
\$100,001 to \$150,000	95.7%	96.0%	+ 0.3%
\$150,001 to \$200,000	95.8%	96.1%	+ 0.3%
\$200,001 to \$300,000	95.8%	95.8%	+ 0.0%
\$300,001 and Above	93.4%	94.7%	+ 1.4%
All Price Ranges	93.9%	94.3%	+ 0.4%

Single-Family Homes

1-2014	1-2015	Change
90.8%	90.8%	+ 0.0%
95.8%	96.1%	+ 0.3%
95.8%	96.1%	+ 0.3%
95.8%	95.8%	+ 0.0%
93.4%	94.7%	+ 1.4%
93.9%	94.3%	+ 0.4%

Condos

1-2014	1-2015	Change
88.5%	95.6%	11.1%
93.5%	94.6%	0.0%
95.7%	99.1%	0.0%
92.9%	94.2%	0.0%
93.8%	0.0%	-100.0%
92.2%	95.5%	3.6%

By Bedroom Count

1-2014	1-2015	Change
89.9%	91.1%	+ 1.3%
94.4%	94.8%	+ 0.4%
94.7%	95.0%	+ 0.3%
93.9%	94.3%	+ 0.4%

1-2014	1-2015	Change
88.9%	89.8%	+ 1.1%
94.4%	94.8%	+ 0.4%
94.6%	94.9%	+ 0.3%
93.9%	94.3%	+ 0.4%

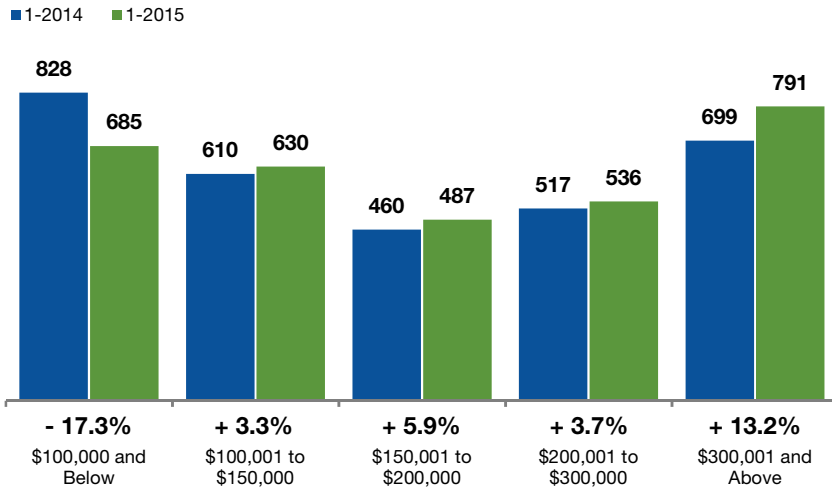
1-2014	1-2015	Change
87.4%	95.8%	11.1%
96.3%	95.9%	0.0%
96.4%	92.5%	-10.0%
92.2%	95.5%	3.6%

Inventory of Homes for Sale

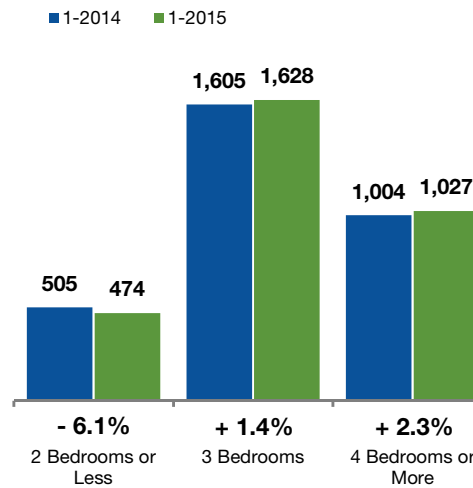
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



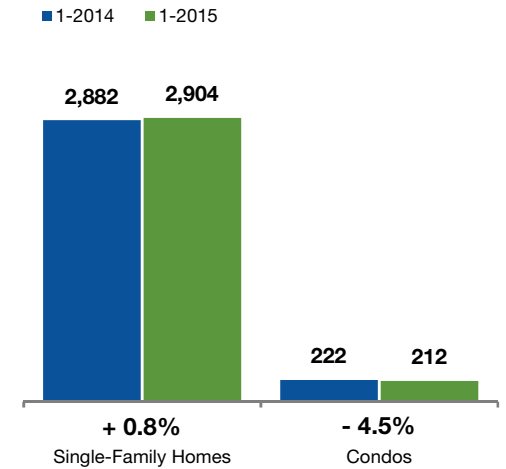
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	828	685	- 17.3%
\$100,001 to \$150,000	610	630	+ 3.3%
\$150,001 to \$200,000	460	487	+ 5.9%
\$200,001 to \$300,000	517	536	+ 3.7%
\$300,001 and Above	699	791	+ 13.2%
All Price Ranges	3,114	3,129	+ 0.5%

Single-Family Homes

1-2014	1-2015	Change
736	616	- 16.3%
549	553	+ 0.7%
421	447	+ 6.2%
491	510	+ 3.9%
685	778	+ 13.6%
2,882	2,904	+ 0.8%

Condos

1-2014	1-2015	Change
90	62	- 31.1%
59	76	+ 28.8%
37	37	0.0%
24	25	+ 4.2%
12	12	0.0%
222	212	- 4.5%

By Bedroom Count

1-2014	1-2015	Change
505	474	- 6.1%
1,605	1,628	+ 1.4%
1,004	1,027	+ 2.3%
3,114	3,129	+ 0.5%

1-2014	1-2015	Change
380	352	- 7.4%
1,531	1,551	+ 1.3%
971	1,001	+ 3.1%
2,882	2,904	+ 0.8%

1-2014	1-2015	Change
120	116	- 3.3%
70	73	+ 4.3%
32	23	- 28.1%
222	212	- 4.5%

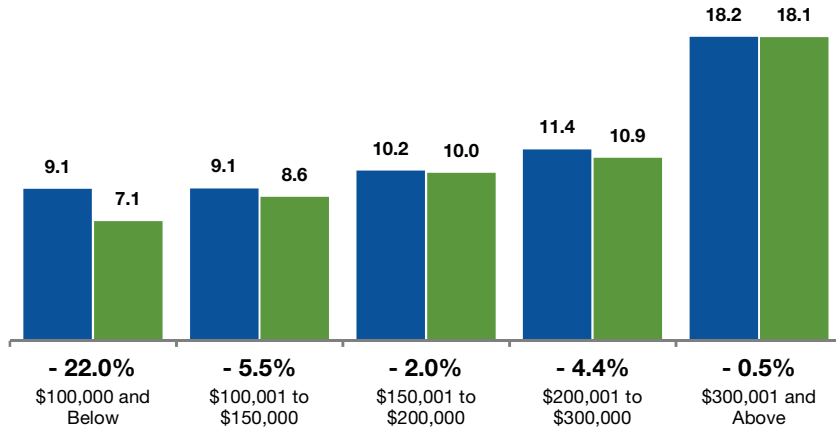
Months Supply of Inventory

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.**



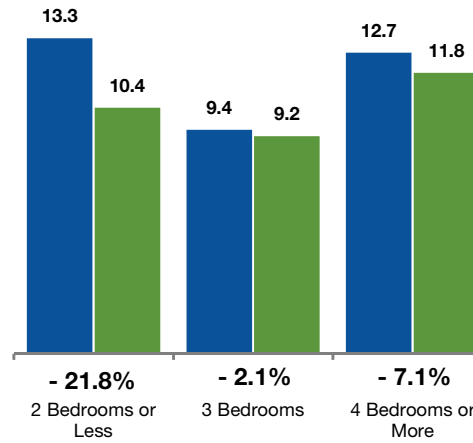
By Price Range

■ 1-2014 ■ 1-2015



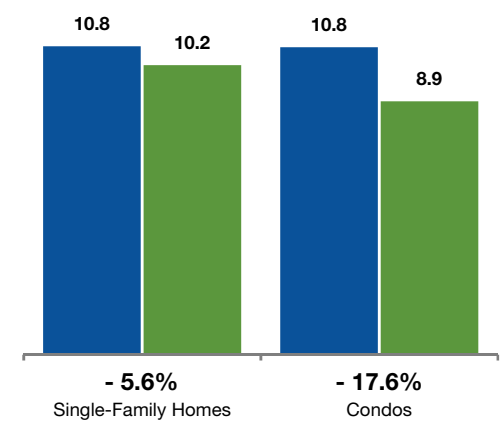
By Bedroom Count

■ 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	9.1	7.1	- 22.0%
\$100,001 to \$150,000	9.1	8.6	- 5.5%
\$150,001 to \$200,000	10.2	10.0	- 2.0%
\$200,001 to \$300,000	11.4	10.9	- 4.4%
\$300,001 and Above	18.2	18.1	- 0.5%
All Price Ranges	10.8	10.1	- 6.5%

Single-Family Homes

	1-2014	1-2015	Change
2 Bedrooms or Less	9.0	7.4	- 17.8%
3 Bedrooms	8.8	8.2	- 6.8%
4 Bedrooms or More	9.9	9.8	- 1.0%
Single-Family Homes	11.4	10.9	- 4.4%
Condos	18.4	18.4	0.0%
All Property Types	10.8	10.2	- 5.6%

Condos

By Bedroom Count

	1-2014	1-2015	Change
2 Bedrooms or Less	13.3	10.4	- 21.8%
3 Bedrooms	9.4	9.2	- 2.1%
4 Bedrooms or More	12.7	11.8	- 7.1%
All Bedroom Counts	10.8	10.1	- 6.5%

	1-2014	1-2015	Change
2 Bedrooms or Less	13.9	10.7	- 23.0%
3 Bedrooms	9.3	9.1	- 2.2%
4 Bedrooms or More	12.9	12.0	- 7.0%
All Property Types	10.8	10.2	- 5.6%