

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2015

This is the year, folks. We should all be watching for more inventory compared to last year at various price segments to give hungry buyers something more to bite on. Rates are expected to remain low enough to be easy prey. For the 12-month period spanning March 2014 through February 2015, Pending Sales in the Western Upstate region were up 9.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 21.6 percent.

The overall Median Sales Price was up 2.2 percent to \$138,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 2.9 percent to \$140,700. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 96 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 down 1.2 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 0.8 percent. That amounts to 9.9 months supply for Single-Family homes and 9.5 months supply for Condos.

Quick Facts

+ 21.6%	+ 19.9%	+ 8.6%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	2 Bedrooms or Less	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

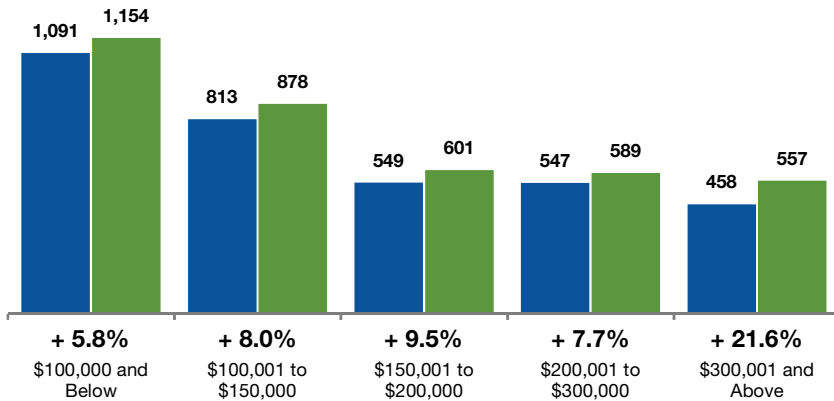
Pending Sales

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



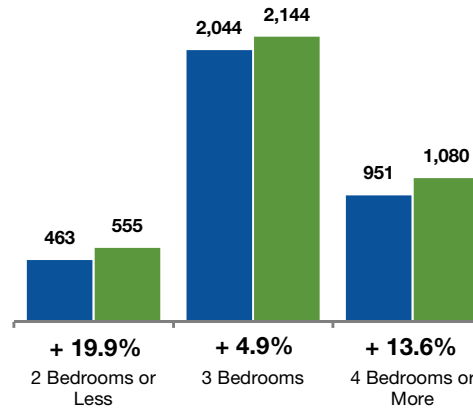
By Price Range

■ 2-2014 ■ 2-2015



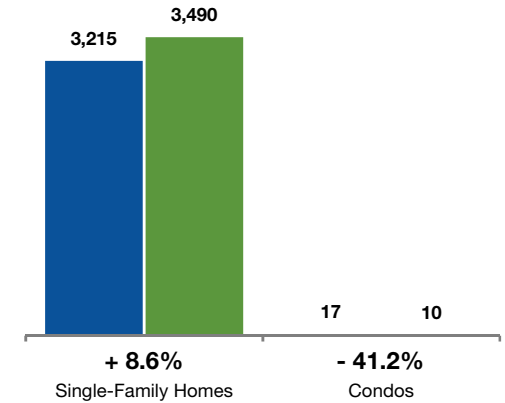
By Bedroom Count

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$100,000 and Below	1,091	1,154	+ 5.8%
\$100,001 to \$150,000	813	878	+ 8.0%
\$150,001 to \$200,000	549	601	+ 9.5%
\$200,001 to \$300,000	547	589	+ 7.7%
\$300,001 and Above	458	557	+ 21.6%
All Price Ranges	3,458	3,779	+ 9.3%

Single-Family Homes

	2-2014	2-2015	Change
2 Bedrooms or Less	463	555	+ 19.9%
3 Bedrooms	2,044	2,144	+ 4.9%
4 Bedrooms or More	951	1,080	+ 13.6%
All Bedroom Counts	3,215	3,490	+ 8.6%

Condos

	2-2014	2-2015	Change
Single-Family Homes	3,215	3,490	+ 8.6%
Condos	17	10	- 41.2%

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	463	555	+ 19.9%
3 Bedrooms	2,044	2,144	+ 4.9%
4 Bedrooms or More	951	1,080	+ 13.6%
All Bedroom Counts	3,458	3,779	+ 9.3%

	2-2014	2-2015	Change
2 Bedrooms or Less	337	403	+ 19.6%
3 Bedrooms	1,975	2,052	+ 3.9%
4 Bedrooms or More	903	1,035	+ 14.6%
All Bedroom Counts	3,215	3,490	+ 8.6%

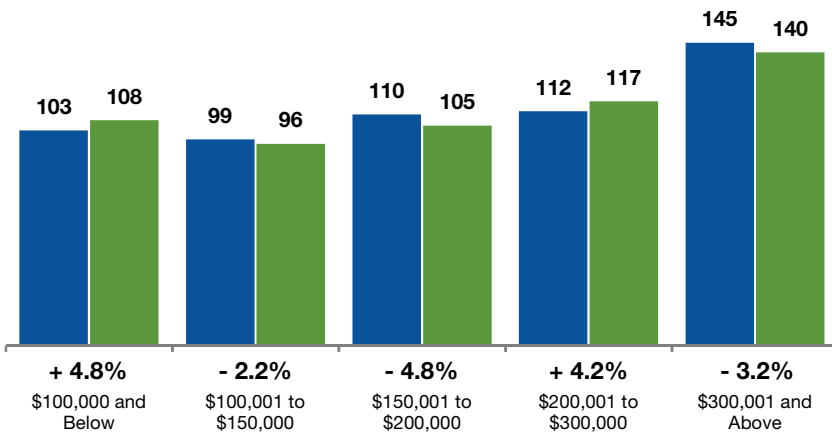
Days on Market Until Sale

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



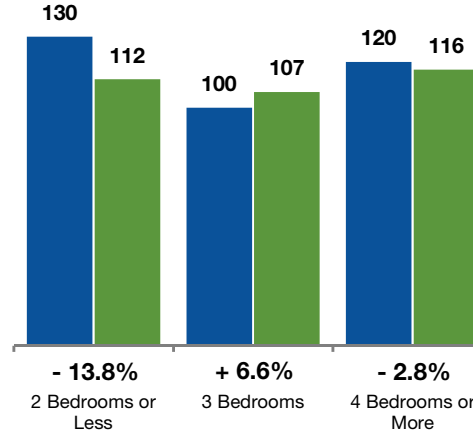
By Price Range

■ 2-2014 ■ 2-2015



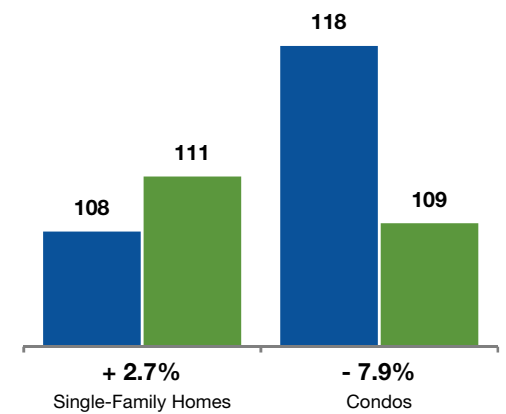
By Bedroom Count

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$100,000 and Below	103	108	+ 4.8%
\$100,001 to \$150,000	99	96	- 2.2%
\$150,001 to \$200,000	110	105	- 4.8%
\$200,001 to \$300,000	112	117	+ 4.2%
\$300,001 and Above	145	140	- 3.2%
All Price Ranges	109	110	+ 0.8%

Single-Family Homes

	2-2014	2-2015	Change
\$100,000 and Below	102	110	+ 7.5%
\$100,001 to \$150,000	96	97	+ 1.3%
\$150,001 to \$200,000	109	104	- 4.1%
\$200,001 to \$300,000	110	115	+ 4.5%
\$300,001 and Above	143	141	- 1.8%
All Price Ranges	108	111	+ 2.7%

Condos

	2-2014	2-2015	Change
\$100,000 and Below	139	92	- 33.7%
\$100,001 to \$150,000	71	7	- 90.1%
\$150,001 to \$200,000	71	165	+ 131.4%
\$200,001 to \$300,000	239	163	- 31.7%
\$300,001 and Above	0	81	--
All Price Ranges	118	109	- 7.9%

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	130	112	- 13.8%
3 Bedrooms	100	107	+ 6.6%
4 Bedrooms or More	120	116	- 2.8%
All Bedroom Counts	109	110	+ 0.8%

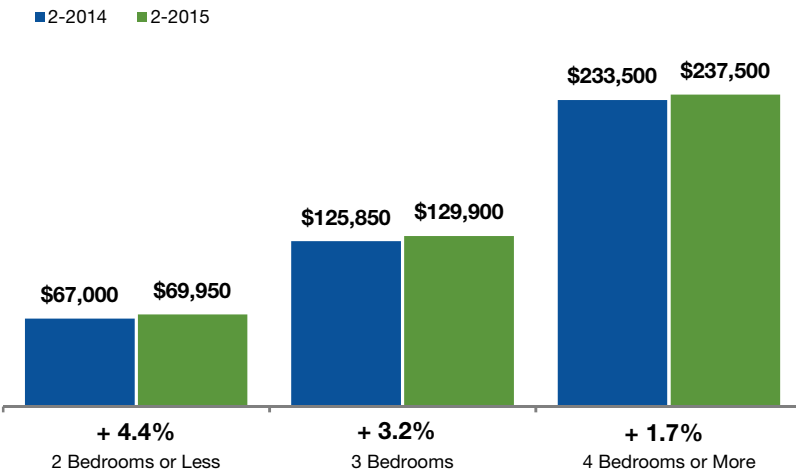
	2-2014	2-2015	Change
2 Bedrooms or Less	129	112	- 12.8%
3 Bedrooms	98	107	+ 9.3%
4 Bedrooms or More	122	118	- 3.8%
All Bedroom Counts	108	111	+ 2.7%

Median Sales Price

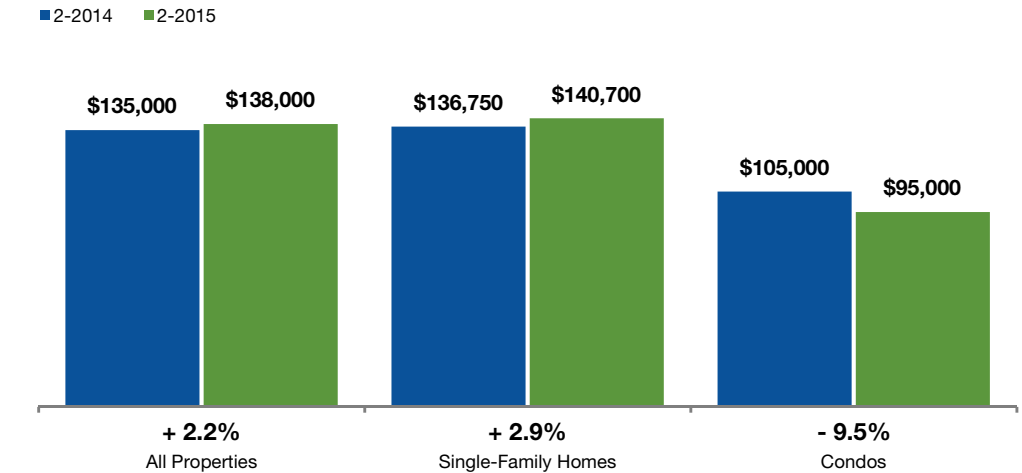
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	\$67,000	\$69,950	+ 4.4%
3 Bedrooms	\$125,850	\$129,900	+ 3.2%
4 Bedrooms or More	\$233,500	\$237,500	+ 1.7%
All Bedroom Counts	\$135,000	\$138,000	+ 2.2%

Single-Family Homes

2-2014	2-2015	Change	2-2014	2-2015	Change
\$58,000	\$65,000	+ 12.1%	\$82,000	\$77,250	- 5.8%
\$125,000	\$130,000	+ 4.0%	\$148,000	\$119,250	- 19.4%
\$240,000	\$245,451	+ 2.3%	\$107,450	\$94,000	- 12.5%
\$136,750	\$140,700	+ 2.9%	\$105,000	\$95,000	- 9.5%

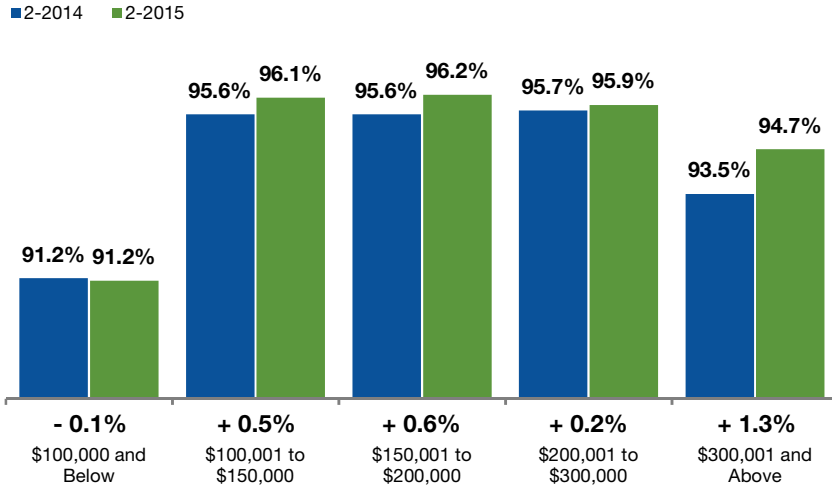
Condos

Percent of List Price Received

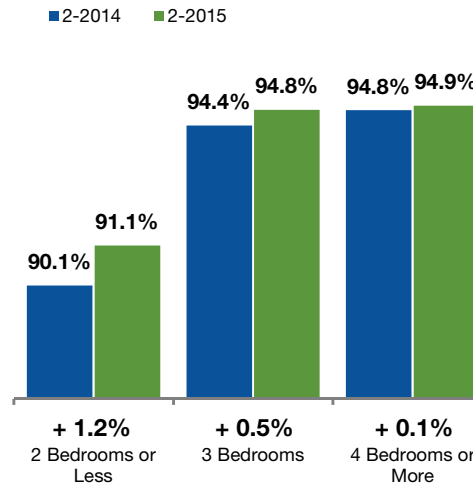
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



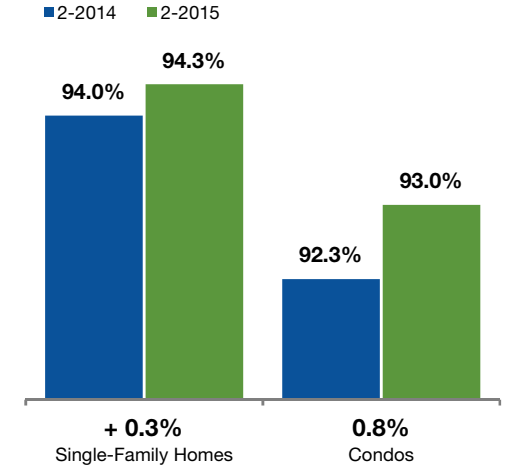
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	91.2%	91.2%	-0.1%
\$100,001 to \$150,000	95.6%	96.1%	+0.5%
\$150,001 to \$200,000	95.6%	96.2%	+0.6%
\$200,001 to \$300,000	95.7%	95.9%	+0.2%
\$300,001 and Above	93.5%	94.7%	+1.3%
All Price Ranges	93.9%	94.3%	+0.4%

Single-Family Homes

2-2014	2-2015	Change	2-2014	2-2015	Change
91.1%	90.7%	-0.4%	90.3%	92.7%	0.0%
95.8%	96.2%	+0.4%	94.1%	94.8%	0.0%
95.7%	96.2%	+0.6%	95.5%	96.1%	0.0%
95.9%	95.9%	+0.1%	86.7%	95.1%	11.1%
93.5%	94.8%	+1.3%	0.0%	86.9%	--
94.0%	94.3%	+0.3%	92.3%	93.0%	0.8%

Condos

By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	90.1%	91.1%	+1.2%
3 Bedrooms	94.4%	94.8%	+0.5%
4 Bedrooms or More	94.8%	94.9%	+0.1%
All Bedroom Counts	93.9%	94.3%	+0.4%

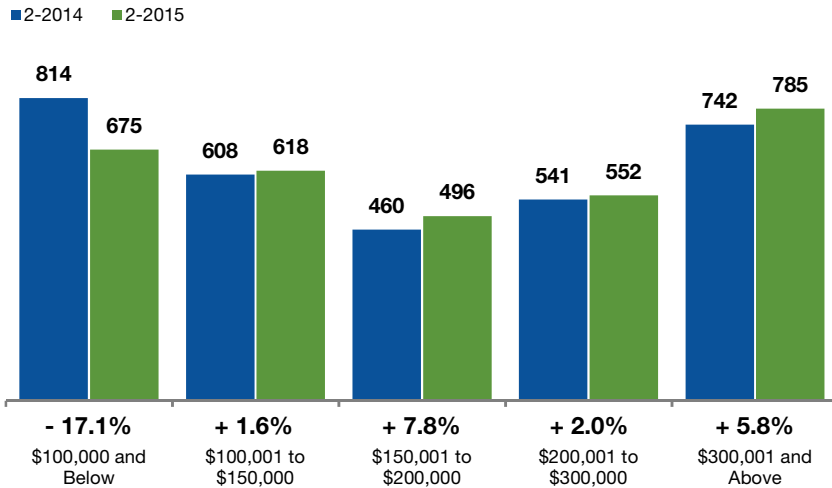
2-2014	2-2015	Change	2-2014	2-2015	Change
89.0%	89.9%	+1.0%	91.9%	92.8%	0.0%
94.4%	94.9%	+0.5%	89.6%	92.6%	0.0%
94.7%	94.9%	+0.2%	97.2%	94.1%	-10.0%
94.0%	94.3%	+0.3%	92.3%	93.0%	0.8%

Inventory of Homes for Sale

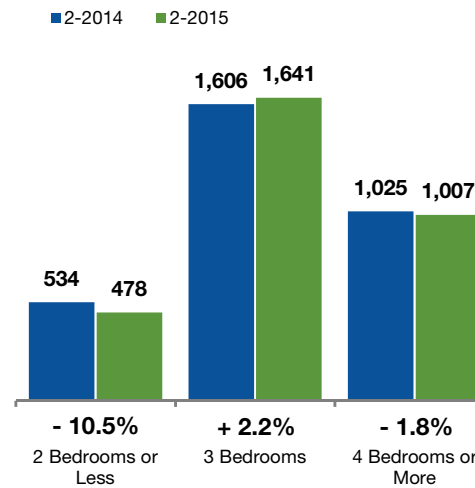
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



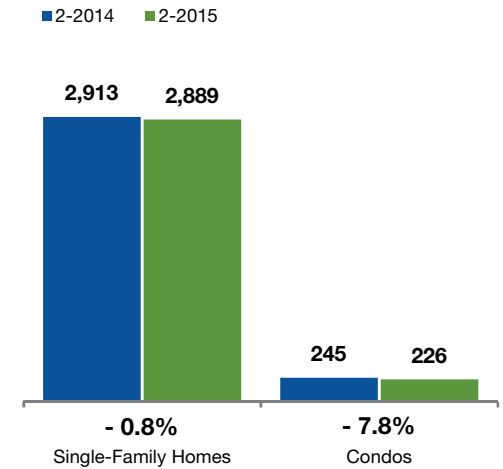
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	814	675	- 17.1%
\$100,001 to \$150,000	608	618	+ 1.6%
\$150,001 to \$200,000	460	496	+ 7.8%
\$200,001 to \$300,000	541	552	+ 2.0%
\$300,001 and Above	742	785	+ 5.8%
All Price Ranges	3,165	3,126	- 1.2%

Single-Family Homes

2-2014	2-2015	Change
721	598	- 17.1%
537	540	+ 0.6%
418	457	+ 9.3%
512	524	+ 2.3%
725	770	+ 6.2%
2,913	2,889	- 0.8%

Condos

2-2014	2-2015	Change
93	71	- 23.7%
69	77	+ 11.6%
40	36	- 10.0%
28	28	0.0%
15	14	- 6.7%
245	226	- 7.8%

By Bedroom Count

2-2014	2-2015	Change
534	478	- 10.5%
1,606	1,641	+ 2.2%
1,025	1,007	- 1.8%
3,165	3,126	- 1.2%

2-2014	2-2015	Change
399	348	- 12.8%
1,526	1,564	+ 2.5%
988	977	- 1.1%
2,913	2,889	- 0.8%

2-2014	2-2015	Change
133	123	- 7.5%
76	74	- 2.6%
36	29	- 19.4%
245	226	- 7.8%

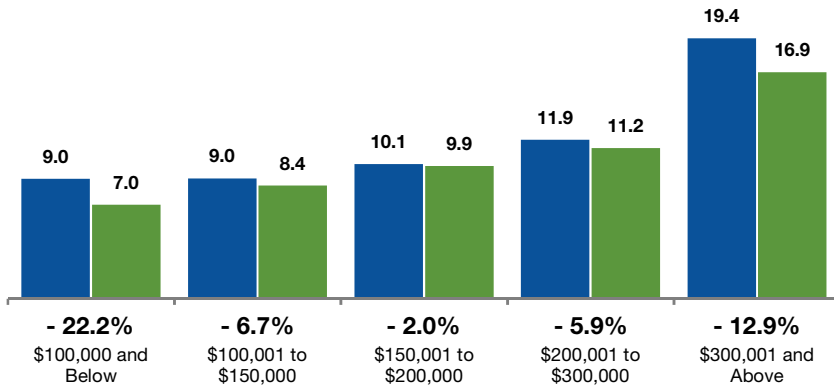
Months Supply of Inventory

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.**



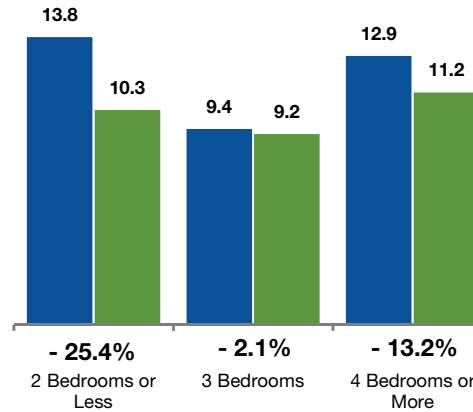
By Price Range

■ 2-2014 ■ 2-2015



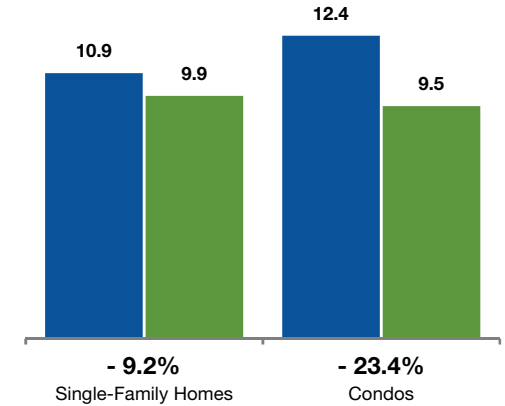
By Bedroom Count

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	9.0	7.0	- 22.2%
\$100,001 to \$150,000	9.0	8.4	- 6.7%
\$150,001 to \$200,000	10.1	9.9	- 2.0%
\$200,001 to \$300,000	11.9	11.2	- 5.9%
\$300,001 and Above	19.4	16.9	- 12.9%
All Price Ranges	11.0	9.9	- 10.0%

Single-Family Homes

2-2014	2-2015	Change	2-2014	2-2015	Change
8.8	7.1	- 19.3%	10.5	5.9	- 43.8%
8.5	8.0	- 5.9%	14.5	15.4	+ 6.2%
9.7	9.7	0.0%	15.0	10.4	- 30.7%
11.9	11.2	- 5.9%	11.0	9.7	- 11.8%
19.6	17.1	- 12.8%	10.7	8.8	- 17.8%
10.9	9.9	- 9.2%	12.4	9.5	- 23.4%

Condos

By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	13.8	10.3	- 25.4%
3 Bedrooms	9.4	9.2	- 2.1%
4 Bedrooms or More	12.9	11.2	- 13.2%
All Bedroom Counts	11.0	9.9	- 10.0%

2-2014	2-2015	Change	2-2014	2-2015	Change
14.2	10.4	- 26.8%	13.0	9.8	- 24.6%
9.3	9.1	- 2.2%	12.5	9.9	- 20.8%
13.1	11.3	- 13.7%	9.2	7.9	- 14.1%
10.9	9.9	- 9.2%	12.4	9.5	- 23.4%