

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2015

Time will tell if the recent Federal Reserve rate increase adversely affects housing markets. Since the increase was widely anticipated in a much-improved economy, overly negative reactions are not anticipated in 2016. Rates are still very attractive. For the 12-month period spanning January 2015 through December 2015, Pending Sales in the state of South Carolina were up 12.8 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 24.9 percent.

The overall Median Sales Price was up 6.2 percent to \$172,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.4 percent to \$180,875. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 95 days; the price range that tended to sell the slowest was the \$100,000 and Below range at 115 days.

Market-wide, inventory levels were down 8.2 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 7.8 percent. That amounts to 5.4 months supply for Single-Family homes and 6.3 months supply for Condos.

Quick Facts

+ 24.9%

+ 14.7%

+ 14.8%

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:

Condos

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

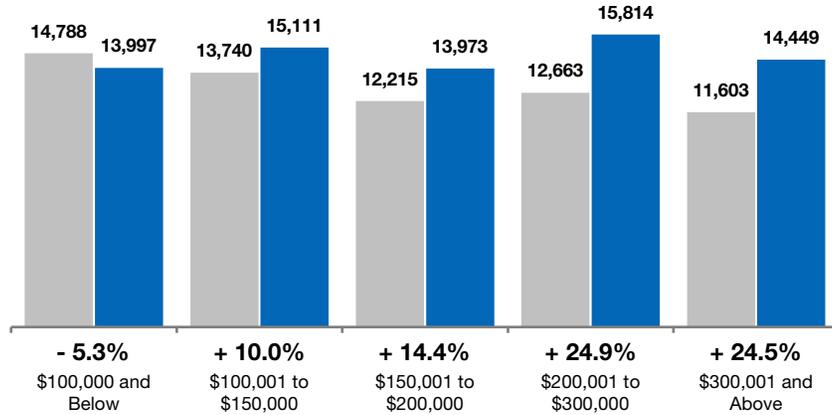
Pending Sales

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



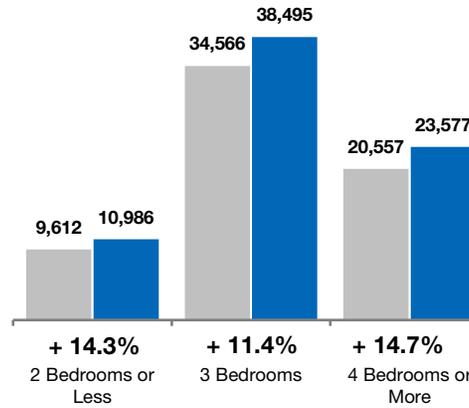
By Price Range

■ 12-2014 ■ 12-2015



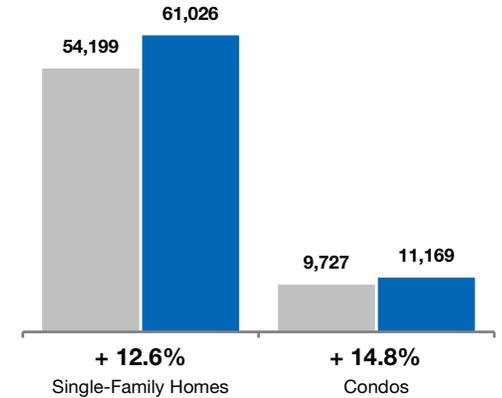
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

	12-2014	12-2015	Change
\$100,000 and Below	14,788	13,997	- 5.3%
\$100,001 to \$150,000	13,740	15,111	+ 10.0%
\$150,001 to \$200,000	12,215	13,973	+ 14.4%
\$200,001 to \$300,000	12,663	15,814	+ 24.9%
\$300,001 and Above	11,603	14,449	+ 24.5%
All Price Ranges	65,009	73,344	+ 12.8%

Single-Family Homes

	12-2014	12-2015	Change
2 Bedrooms or Less	9,612	10,986	+ 14.3%
3 Bedrooms	34,566	38,495	+ 11.4%
4 Bedrooms or More	20,557	23,577	+ 14.7%
All Single-Family Homes	54,199	61,026	+ 12.6%

Condos

	12-2014	12-2015	Change
Single-Family Homes	54,199	61,026	+ 12.6%
Condos	9,727	11,169	+ 14.8%

By Bedroom Count

	12-2014	12-2015	Change
2 Bedrooms or Less	9,612	10,986	+ 14.3%
3 Bedrooms	34,566	38,495	+ 11.4%
4 Bedrooms or More	20,557	23,577	+ 14.7%
All Bedroom Counts	65,009	73,344	+ 12.8%

	12-2014	12-2015	Change
2 Bedrooms or Less	3,925	4,427	+ 12.8%
3 Bedrooms	30,428	33,806	+ 11.1%
4 Bedrooms or More	19,842	22,792	+ 14.9%
All Single-Family Homes	54,199	61,026	+ 12.6%

	12-2014	12-2015	Change
Single-Family Homes	54,199	61,026	+ 12.6%
Condos	9,727	11,169	+ 14.8%

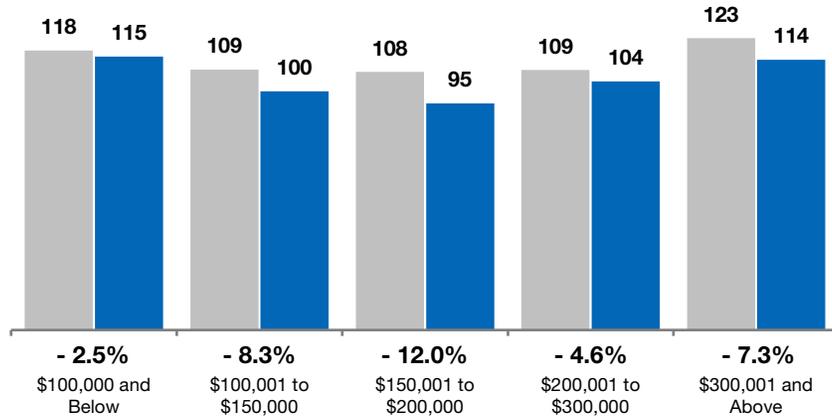
Days on Market Until Sale

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



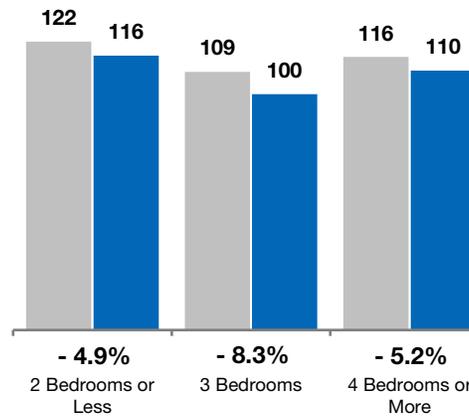
By Price Range

■ 12-2014 ■ 12-2015



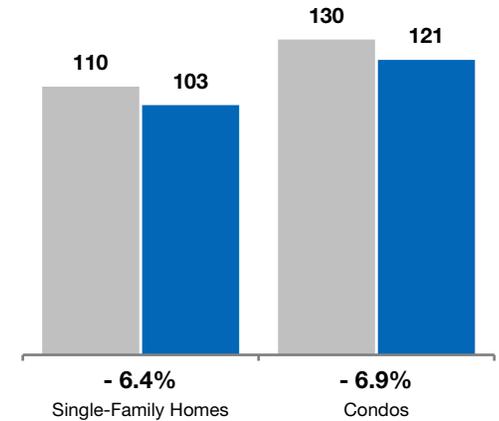
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

	12-2014	12-2015	Change
\$100,000 and Below	118	115	- 2.5%
\$100,001 to \$150,000	109	100	- 8.3%
\$150,001 to \$200,000	108	95	- 12.0%
\$200,001 to \$300,000	109	104	- 4.6%
\$300,001 and Above	123	114	- 7.3%
All Price Ranges	113	106	- 6.2%

Single-Family Homes

	12-2014	12-2015	Change
2 Bedrooms or Less	115	112	- 2.6%
3 Bedrooms	105	97	- 7.6%
4 Bedrooms or More	106	93	- 12.3%
Single-Family Homes	107	102	- 4.7%
Condos	121	111	- 8.3%
All Price Ranges	110	103	- 6.4%

Condos

By Bedroom Count

	12-2014	12-2015	Change
2 Bedrooms or Less	122	116	- 4.9%
3 Bedrooms	109	100	- 8.3%
4 Bedrooms or More	116	110	- 5.2%
All Bedroom Counts	113	106	- 6.2%

	12-2014	12-2015	Change
2 Bedrooms or Less	113	106	- 6.2%
3 Bedrooms	107	98	- 8.4%
4 Bedrooms or More	115	110	- 4.3%
All Bedroom Counts	110	103	- 6.4%

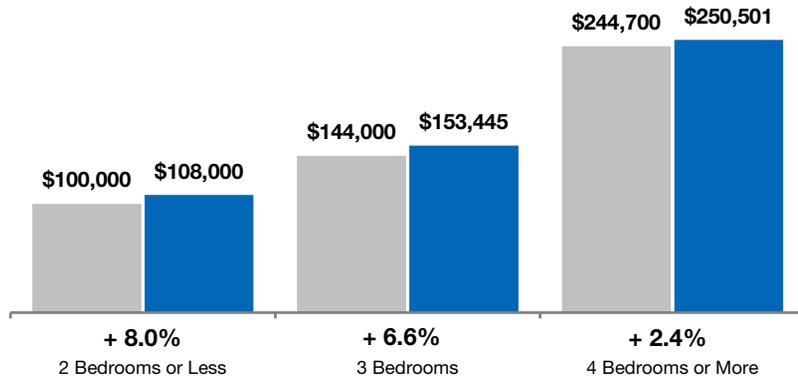
Median Sales Price

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



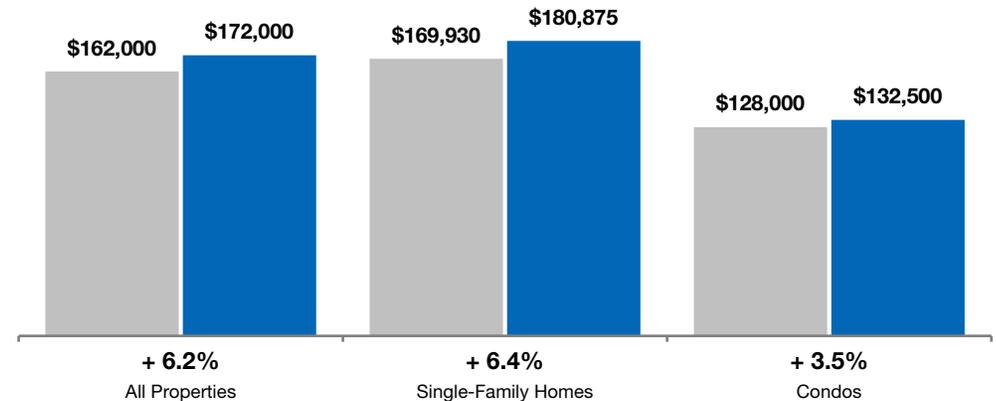
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Bedroom Count

	12-2014	12-2015	Change
2 Bedrooms or Less	\$100,000	\$108,000	+ 8.0%
3 Bedrooms	\$144,000	\$153,445	+ 6.6%
4 Bedrooms or More	\$244,700	\$250,501	+ 2.4%
All Bedroom Counts	\$162,000	\$172,000	+ 6.2%

Single-Family Homes

	12-2014	12-2015	Change	12-2014	12-2015	Change
	\$85,000	\$97,000	+ 14.1%	\$107,200	\$112,500	+ 4.9%
	\$143,000	\$153,000	+ 7.0%	\$167,000	\$170,470	+ 2.1%
	\$245,000	\$252,500	+ 3.1%	\$264,678	\$284,000	+ 7.3%
All Bedroom Counts	\$169,930	\$180,875	+ 6.4%	\$128,000	\$132,500	+ 3.5%

Condos

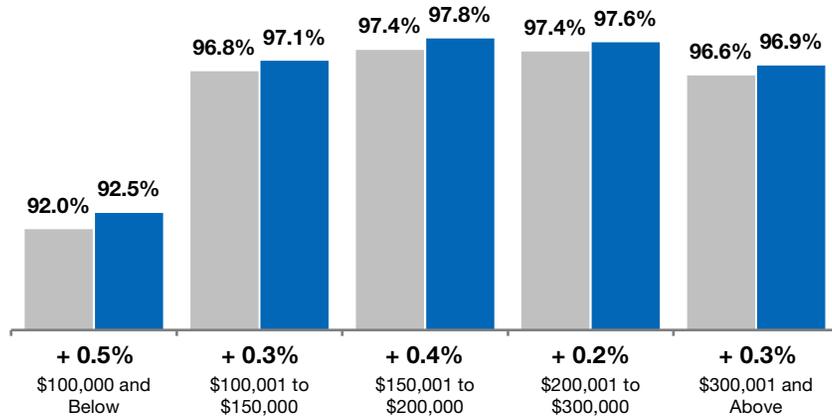
Percent of List Price Received

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.**



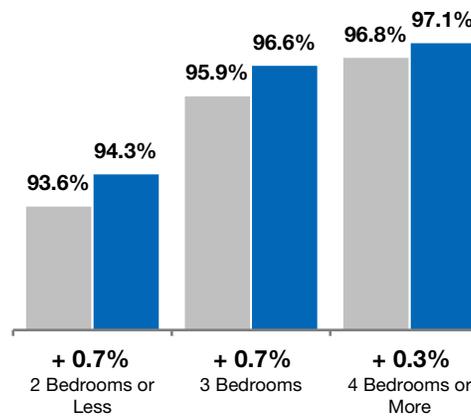
By Price Range

■ 12-2014 ■ 12-2015



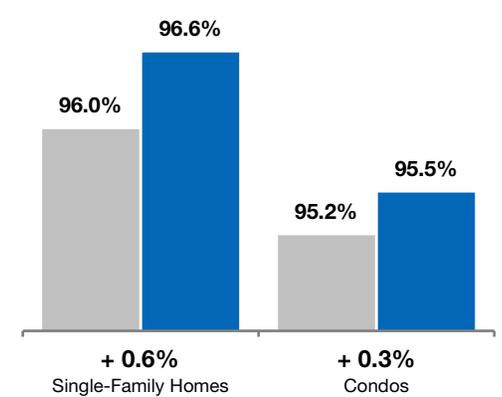
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

	12-2014	12-2015	Change
\$100,000 and Below	92.0%	92.5%	+ 0.5%
\$100,001 to \$150,000	96.8%	97.1%	+ 0.3%
\$150,001 to \$200,000	97.4%	97.8%	+ 0.4%
\$200,001 to \$300,000	97.4%	97.6%	+ 0.2%
\$300,001 and Above	96.6%	96.9%	+ 0.3%
All Price Ranges	95.8%	96.4%	+ 0.6%

Single-Family Homes

	12-2014	12-2015	Change	12-2014	12-2015	Change
2 Bedrooms or Less	91.6%	92.2%	+ 0.7%	93.6%	93.6%	0.0%
3 Bedrooms	97.0%	97.3%	+ 0.3%	95.9%	96.2%	+ 0.3%
4 Bedrooms or More	97.6%	97.9%	+ 0.3%	96.5%	97.0%	+ 0.5%
	97.5%	97.8%	+ 0.3%	95.9%	96.5%	+ 0.6%
	96.7%	97.0%	+ 0.3%	96.1%	96.2%	+ 0.1%
All Single-Family Homes	96.0%	96.6%	+ 0.6%	95.2%	95.5%	+ 0.3%

Condos

By Bedroom Count

	12-2014	12-2015	Change
2 Bedrooms or Less	93.6%	94.3%	+ 0.7%
3 Bedrooms	95.9%	96.6%	+ 0.7%
4 Bedrooms or More	96.8%	97.1%	+ 0.3%
All Bedroom Counts	95.8%	96.4%	+ 0.6%

	12-2014	12-2015	Change	12-2014	12-2015	Change
2 Bedrooms or Less	92.2%	93.4%	+ 1.3%	94.7%	95.0%	+ 0.3%
3 Bedrooms	96.0%	96.7%	+ 0.7%	96.3%	96.6%	+ 0.3%
4 Bedrooms or More	96.8%	97.1%	+ 0.3%	95.5%	96.3%	+ 0.8%
All Condos	96.0%	96.6%	+ 0.6%	95.2%	95.5%	+ 0.3%

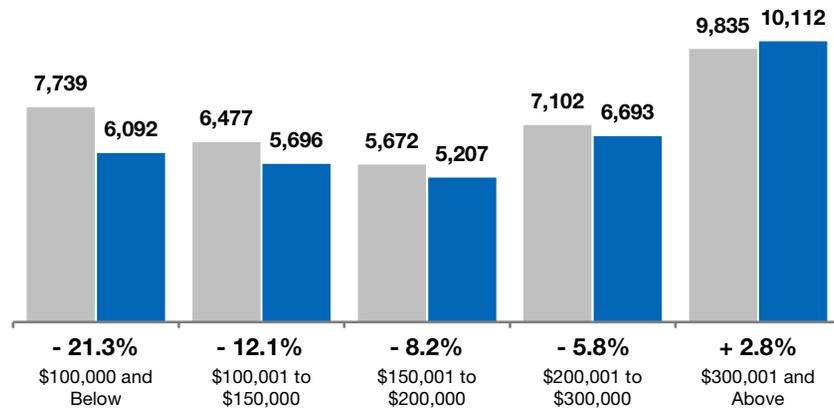
Inventory of Homes for Sale

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



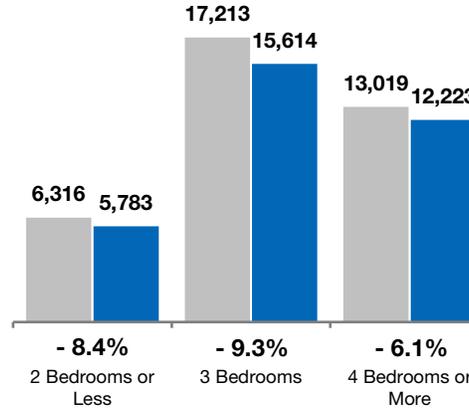
By Price Range

■ 12-2014 ■ 12-2015



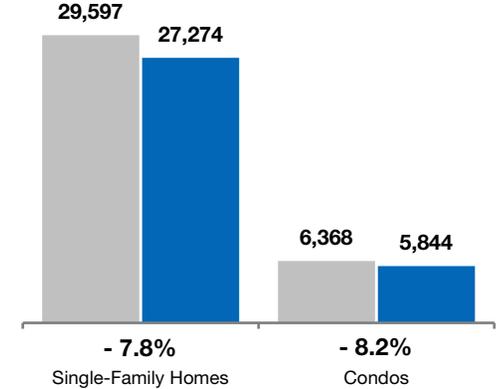
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

	12-2014	12-2015	Change
\$100,000 and Below	7,739	6,092	- 21.3%
\$100,001 to \$150,000	6,477	5,696	- 12.1%
\$150,001 to \$200,000	5,672	5,207	- 8.2%
\$200,001 to \$300,000	7,102	6,693	- 5.8%
\$300,001 and Above	9,835	10,112	+ 2.8%
All Price Ranges	36,825	33,800	- 8.2%

Single-Family Homes

	12-2014	12-2015	Change
2 Bedrooms or Less	5,418	4,303	- 20.6%
3 Bedrooms	4,814	4,179	- 13.2%
4 Bedrooms or More	4,738	4,258	- 10.1%
	6,061	5,775	- 4.7%
	8,566	8,759	+ 2.3%
All Single-Family Homes	29,597	27,274	- 7.8%

Condos

	12-2014	12-2015	Change
Single-Family Homes	1,805	1,400	- 22.4%
Condos	1,517	1,393	- 8.2%
	862	879	+ 2.0%
	971	870	- 10.4%
	1,213	1,302	+ 7.3%
All Condos	6,368	5,844	- 8.2%

By Bedroom Count

	12-2014	12-2015	Change
2 Bedrooms or Less	6,316	5,783	- 8.4%
3 Bedrooms	17,213	15,614	- 9.3%
4 Bedrooms or More	13,019	12,223	- 6.1%
All Bedroom Counts	36,825	33,800	- 8.2%

	12-2014	12-2015	Change
2 Bedrooms or Less	2,403	2,200	- 8.4%
3 Bedrooms	14,693	13,304	- 9.5%
4 Bedrooms or More	12,498	11,769	- 5.8%
	310	288	- 7.1%
All Single-Family Homes	29,597	27,274	- 7.8%
All Condos	6,368	5,844	- 8.2%

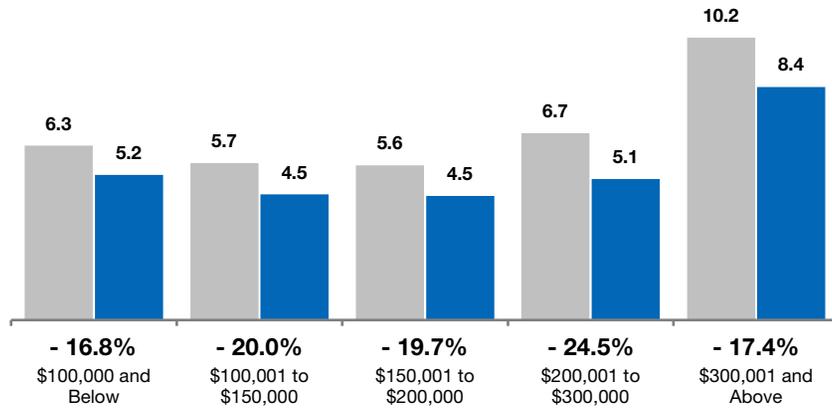
Months Supply of Inventory

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.**



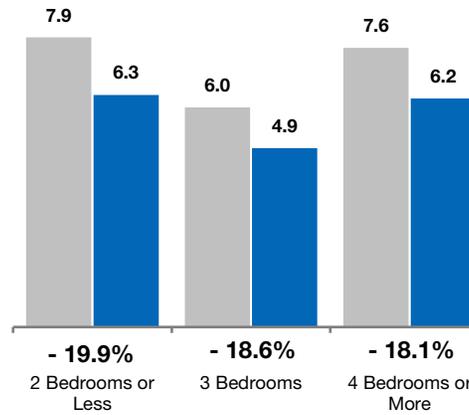
By Price Range

■ 12-2014 ■ 12-2015



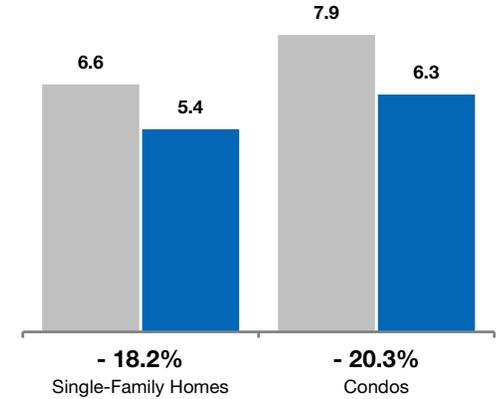
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

	12-2014	12-2015	Change
\$100,000 and Below	6.3	5.2	- 16.8%
\$100,001 to \$150,000	5.7	4.5	- 20.0%
\$150,001 to \$200,000	5.6	4.5	- 19.7%
\$200,001 to \$300,000	6.7	5.1	- 24.5%
\$300,001 and Above	10.2	8.4	- 17.4%
All Price Ranges	6.8	5.5	- 19.1%

Single-Family Homes

	12-2014	12-2015	Change
2 Bedrooms or Less	6.0	5.2	- 13.7%
3 Bedrooms	5.2	4.2	- 18.8%
4 Bedrooms or More	5.4	4.2	- 21.4%
Single-Family Homes	6.4	4.9	- 23.7%
Condos	9.9	8.1	- 18.1%
All Single-Family Homes	6.6	5.4	- 18.2%

Condos

	12-2014	12-2015	Change
Single-Family Homes	6.8	5.2	- 24.4%
Condos	7.3	5.5	- 24.9%
Condos	6.5	5.8	- 11.1%
Condos	9.2	6.6	- 27.9%
Condos	11.9	10.5	- 11.9%
All Condos	7.9	6.3	- 20.3%

By Bedroom Count

	12-2014	12-2015	Change
2 Bedrooms or Less	7.9	6.3	- 19.9%
3 Bedrooms	6.0	4.9	- 18.6%
4 Bedrooms or More	7.6	6.2	- 18.1%
All Bedroom Counts	6.8	5.5	- 19.1%

	12-2014	12-2015	Change
2 Bedrooms or Less	7.3	6.0	- 18.8%
3 Bedrooms	5.8	4.7	- 18.5%
4 Bedrooms or More	7.6	6.2	- 18.0%
All Single-Family Homes	6.6	5.4	- 18.2%
Single-Family Homes	8.1	6.4	- 20.2%
Condos	7.2	5.8	- 19.2%
Condos	8.9	7.5	- 15.8%
All Condos	7.9	6.3	- 20.3%