

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## April 2016

We should see a healthy number of sales in most categories for the next few months, yet there is still some lingering worry about low inventory, especially with an overall slowdown in new construction. For the 12-month period spanning May 2015 through April 2016, Pending Sales in the state of South Carolina were up 7.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 18.7 percent.

The overall Median Sales Price was up 6.7 percent to \$175,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 7.5 percent to \$184,900. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 94 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 6.8 percent. The property type that lost the least inventory was the Condos segment, where it decreased 4.3 percent. That amounts to 5.6 months supply for Single-Family homes and 6.7 months supply for Condos.

## Quick Facts

**+ 18.7%**

**+ 10.1%**

**+ 9.9%**

Price Range With the Strongest Sales:

**\$300,001 and Above**

Bedroom Count With Strongest Sales:

**2 Bedrooms or Less**

Property Type With Strongest Sales:

**Condos**

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>

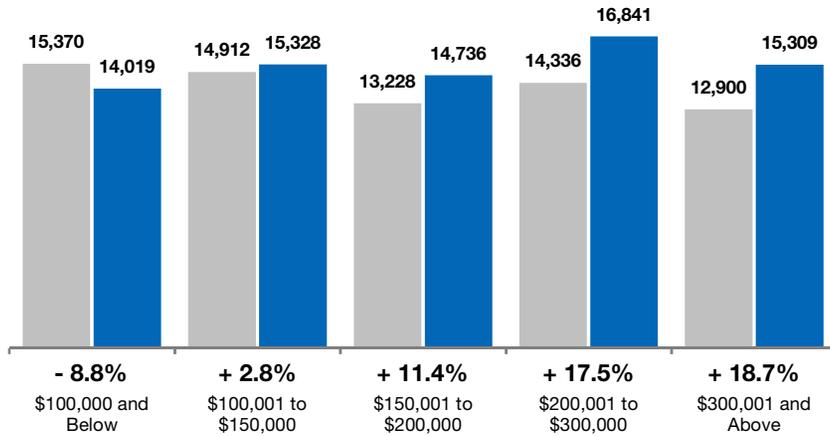
# Pending Sales

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



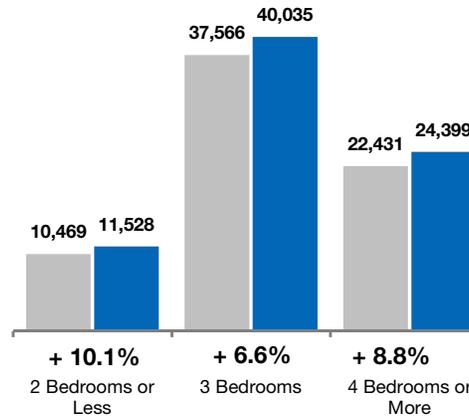
## By Price Range

■ 4-2015 ■ 4-2016



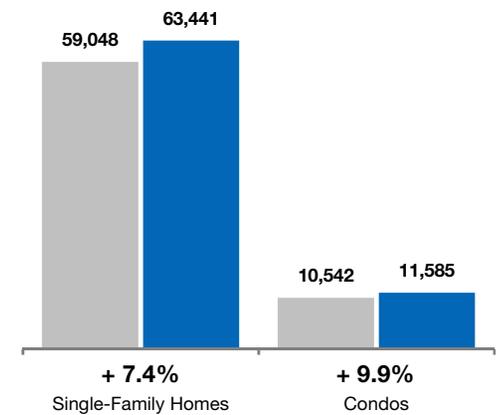
## By Bedroom Count

■ 4-2015 ■ 4-2016



## By Property Type

■ 4-2015 ■ 4-2016



### All Properties

#### By Price Range

	4-2015	4-2016	Change
\$100,000 and Below	15,370	14,019	- 8.8%
\$100,001 to \$150,000	14,912	15,328	+ 2.8%
\$150,001 to \$200,000	13,228	14,736	+ 11.4%
\$200,001 to \$300,000	14,336	16,841	+ 17.5%
\$300,001 and Above	12,900	15,309	+ 18.7%
<b>All Price Ranges</b>	<b>70,746</b>	<b>76,233</b>	<b>+ 7.8%</b>

### Single-Family Homes

	4-2015	4-2016	Change
2 Bedrooms or Less	11,162	9,906	- 11.3%
3 Bedrooms	12,013	11,946	- 0.6%
4 Bedrooms or More	11,490	12,710	+ 10.6%
Single-Family Homes	12,851	15,109	+ 17.6%
Condos	11,532	13,770	+ 19.4%
<b>All Price Ranges</b>	<b>59,048</b>	<b>63,441</b>	<b>+ 7.4%</b>

### Condos

#### By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	10,469	11,528	+ 10.1%
3 Bedrooms	37,566	40,035	+ 6.6%
4 Bedrooms or More	22,431	24,399	+ 8.8%
<b>All Bedroom Counts</b>	<b>70,746</b>	<b>76,233</b>	<b>+ 7.8%</b>

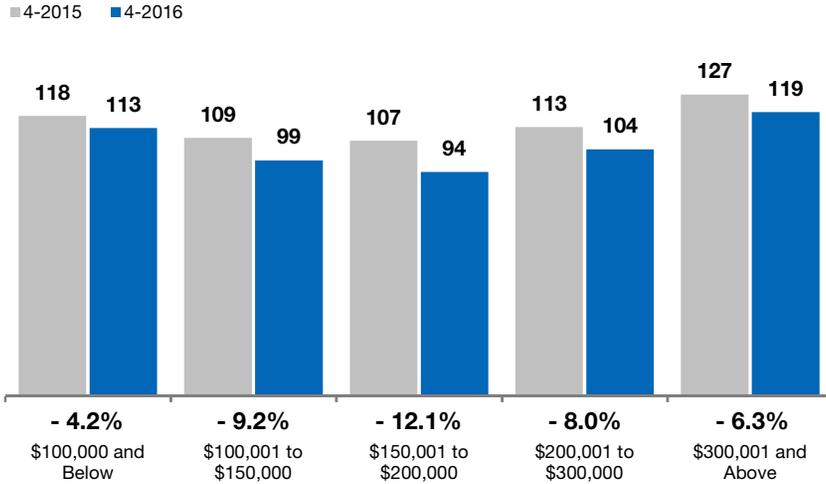
	4-2015	4-2016	Change
2 Bedrooms or Less	4,252	4,654	+ 9.5%
3 Bedrooms	33,124	35,188	+ 6.2%
4 Bedrooms or More	21,669	23,599	+ 8.9%
Single-Family Homes	6,083	6,715	+ 10.4%
Condos	3,751	4,120	+ 9.8%
<b>All Price Ranges</b>	<b>59,048</b>	<b>63,441</b>	<b>+ 7.4%</b>

# Days on Market Until Sale

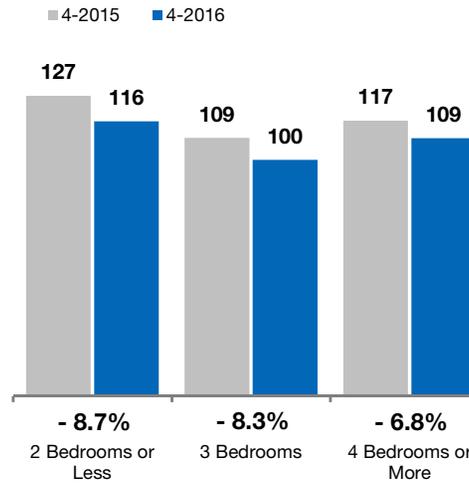
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



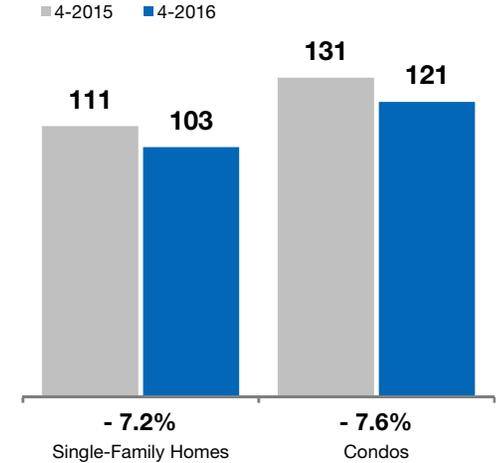
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2015	4-2016	Change
\$100,000 and Below	118	113	- 4.2%
\$100,001 to \$150,000	109	99	- 9.2%
\$150,001 to \$200,000	107	94	- 12.1%
\$200,001 to \$300,000	113	104	- 8.0%
\$300,001 and Above	127	119	- 6.3%
<b>All Price Ranges</b>	<b>114</b>	<b>106</b>	<b>- 7.0%</b>

### Single-Family Homes

4-2015	4-2016	Change	4-2015	4-2016	Change
115	110	- 4.3%	130	125	- 3.8%
104	96	- 7.7%	128	112	- 12.5%
104	92	- 11.5%	126	108	- 14.3%
110	101	- 8.2%	141	127	- 9.9%
125	116	- 7.2%	142	144	+ 1.4%
<b>111</b>	<b>103</b>	<b>- 7.2%</b>	<b>131</b>	<b>121</b>	<b>- 7.6%</b>

### Condos

By Bedroom Count	4-2015	4-2016	Change
2 Bedrooms or Less	127	116	- 8.7%
3 Bedrooms	109	100	- 8.3%
4 Bedrooms or More	117	109	- 6.8%
<b>All Bedroom Counts</b>	<b>114</b>	<b>106</b>	<b>- 7.0%</b>

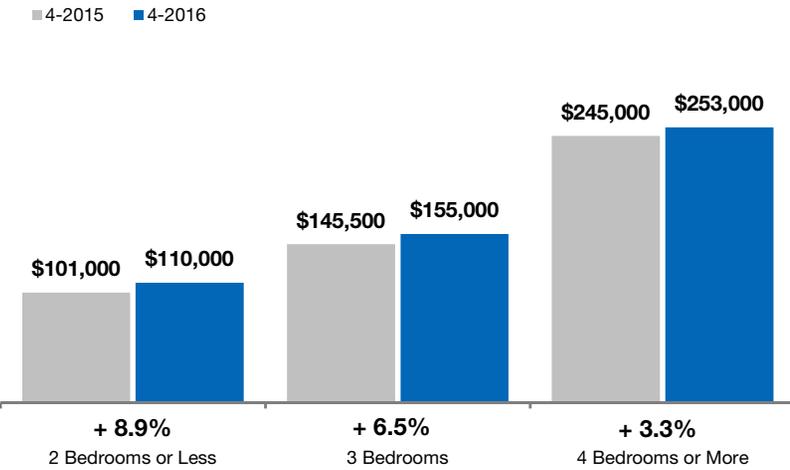
4-2015	4-2016	Change	4-2015	4-2016	Change
119	106	- 10.9%	133	124	- 6.8%
107	98	- 8.4%	125	115	- 8.0%
116	109	- 6.0%	136	118	- 13.2%
<b>111</b>	<b>103</b>	<b>- 7.2%</b>	<b>131</b>	<b>121</b>	<b>- 7.6%</b>

# Median Sales Price

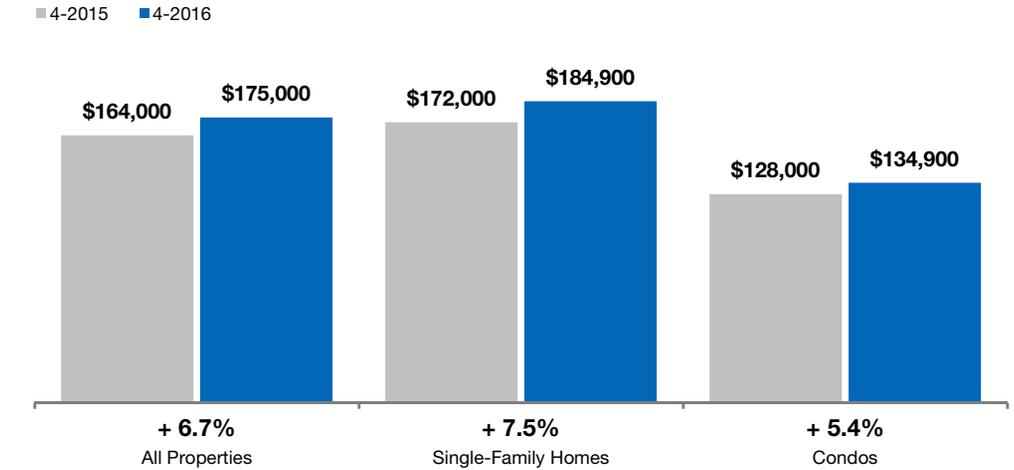
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	4-2015	4-2016	Change
2 Bedrooms or Less	\$101,000	\$110,000	+ 8.9%
3 Bedrooms	\$145,500	\$155,000	+ 6.5%
4 Bedrooms or More	\$245,000	\$253,000	+ 3.3%
<b>All Bedroom Counts</b>	<b>\$164,000</b>	<b>\$175,000</b>	<b>+ 6.7%</b>

### Single-Family Homes

4-2015	4-2016	Change	4-2015	4-2016	Change
\$89,000	\$100,200	+ 12.6%	\$108,000	\$115,000	+ 6.5%
\$145,000	\$155,500	+ 7.2%	\$165,000	\$170,000	+ 3.0%
\$246,684	\$255,000	+ 3.4%	\$259,250	\$281,056	+ 8.4%
<b>\$172,000</b>	<b>\$184,900</b>	<b>+ 7.5%</b>	<b>\$128,000</b>	<b>\$134,900</b>	<b>+ 5.4%</b>

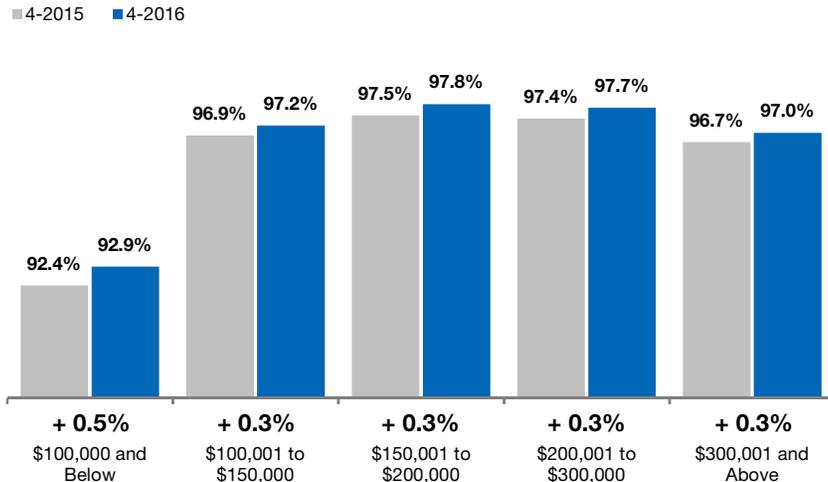
### Condos

# Percent of List Price Received

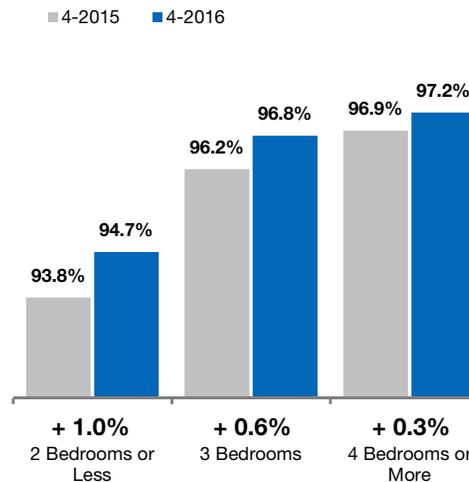
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



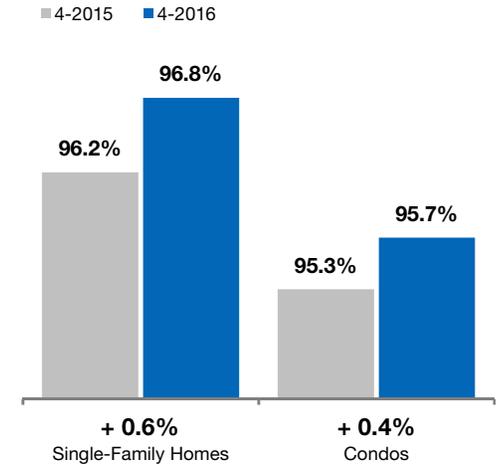
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2015	4-2016	Change
\$100,000 and Below	92.4%	92.9%	+ 0.5%
\$100,001 to \$150,000	96.9%	97.2%	+ 0.3%
\$150,001 to \$200,000	97.5%	97.8%	+ 0.3%
\$200,001 to \$300,000	97.4%	97.7%	+ 0.3%
\$300,001 and Above	96.7%	97.0%	+ 0.3%
<b>All Price Ranges</b>	<b>96.0%</b>	<b>96.6%</b>	<b>+ 0.6%</b>

### Single-Family Homes

4-2015	4-2016	Change	4-2015	4-2016	Change
92.0%	92.6%	+ 0.7%	93.7%	93.9%	+ 0.2%
97.1%	97.4%	+ 0.3%	96.1%	96.3%	+ 0.2%
97.6%	98.0%	+ 0.4%	96.6%	97.0%	+ 0.4%
97.5%	97.9%	+ 0.4%	96.1%	96.4%	+ 0.3%
96.8%	97.0%	+ 0.2%	95.9%	96.3%	+ 0.4%
<b>96.2%</b>	<b>96.8%</b>	<b>+ 0.6%</b>	<b>95.3%</b>	<b>95.7%</b>	<b>+ 0.4%</b>

### Condos

By Bedroom Count	4-2015	4-2016	Change
2 Bedrooms or Less	93.8%	94.7%	+ 1.0%
3 Bedrooms	96.2%	96.8%	+ 0.6%
4 Bedrooms or More	96.9%	97.2%	+ 0.3%
<b>All Bedroom Counts</b>	<b>96.0%</b>	<b>96.6%</b>	<b>+ 0.6%</b>

4-2015	4-2016	Change	4-2015	4-2016	Change
92.5%	93.9%	+ 1.5%	94.8%	95.3%	+ 0.5%
96.2%	96.8%	+ 0.6%	96.3%	96.6%	+ 0.3%
96.9%	97.2%	+ 0.3%	95.5%	96.2%	+ 0.7%
<b>96.2%</b>	<b>96.8%</b>	<b>+ 0.6%</b>	<b>95.3%</b>	<b>95.7%</b>	<b>+ 0.4%</b>

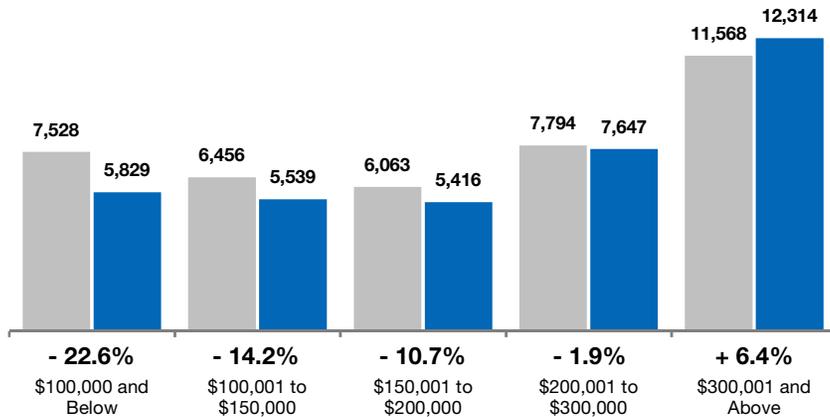
# Inventory of Homes for Sale

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



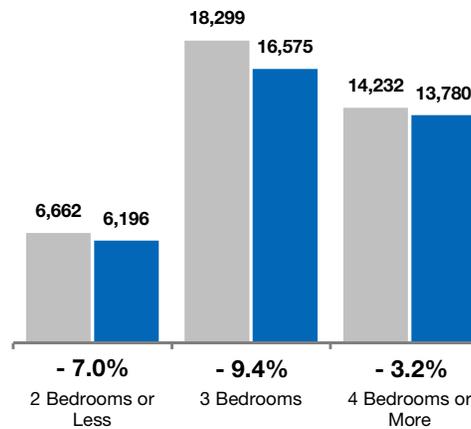
## By Price Range

■ 4-2015 ■ 4-2016



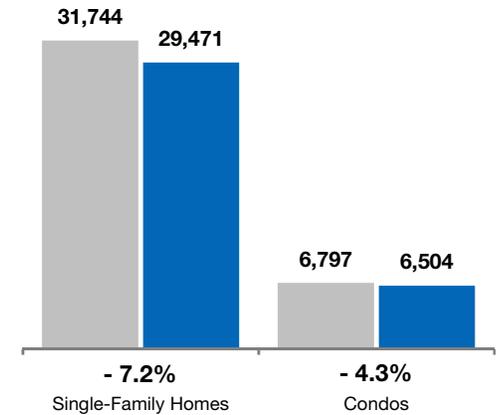
## By Bedroom Count

■ 4-2015 ■ 4-2016



## By Property Type

■ 4-2015 ■ 4-2016



### All Properties

#### By Price Range

	4-2015	4-2016	Change
\$100,000 and Below	7,528	5,829	- 22.6%
\$100,001 to \$150,000	6,456	5,539	- 14.2%
\$150,001 to \$200,000	6,063	5,416	- 10.7%
\$200,001 to \$300,000	7,794	7,647	- 1.9%
\$300,001 and Above	11,568	12,314	+ 6.4%
<b>All Price Ranges</b>	<b>39,409</b>	<b>36,745</b>	<b>- 6.8%</b>

### Single-Family Homes

	4-2015	4-2016	Change
2 Bedrooms or Less	5,290	3,978	- 24.8%
3 Bedrooms	4,640	3,894	- 16.1%
4 Bedrooms or More	4,971	4,375	- 12.0%
	6,702	6,496	- 3.1%
	10,141	10,728	+ 5.8%
<b>All Single-Family Homes</b>	<b>31,744</b>	<b>29,471</b>	<b>- 7.2%</b>

### Condos

	4-2015	4-2016	Change
1 Bedroom	1,746	1,427	- 18.3%
2 Bedrooms	1,655	1,503	- 9.2%
3 Bedrooms	998	971	- 2.7%
4 Bedrooms	1,020	1,078	+ 5.7%
5 Bedrooms	1,378	1,525	+ 10.7%
<b>All Condos</b>	<b>6,797</b>	<b>6,504</b>	<b>- 4.3%</b>

#### By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	6,662	6,196	- 7.0%
3 Bedrooms	18,299	16,575	- 9.4%
4 Bedrooms or More	14,232	13,780	- 3.2%
<b>All Bedroom Counts</b>	<b>39,409</b>	<b>36,745</b>	<b>- 6.8%</b>

	4-2015	4-2016	Change
2 Bedrooms or Less	2,496	2,280	- 8.7%
3 Bedrooms	15,545	13,924	- 10.4%
4 Bedrooms or More	13,703	13,266	- 3.2%
<b>All Single-Family Homes</b>	<b>31,744</b>	<b>29,471</b>	<b>- 7.2%</b>

	4-2015	4-2016	Change
1 Bedroom	3,982	3,753	- 5.8%
2 Bedrooms	2,286	2,244	- 1.8%
3 Bedrooms	320	317	- 0.9%
<b>All Condos</b>	<b>6,797</b>	<b>6,504</b>	<b>- 4.3%</b>

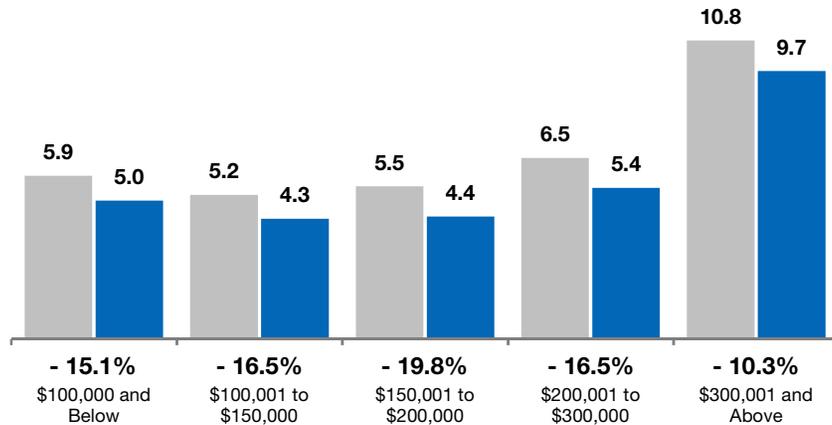
# Months Supply of Inventory

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.**



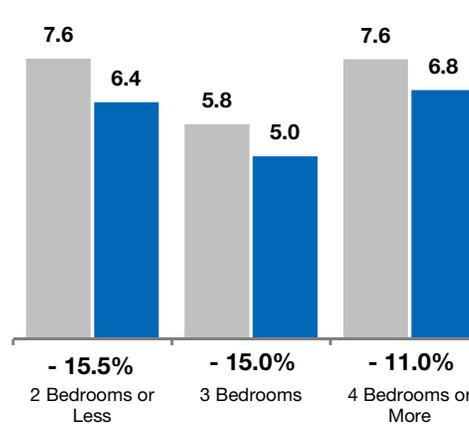
## By Price Range

■ 4-2015 ■ 4-2016



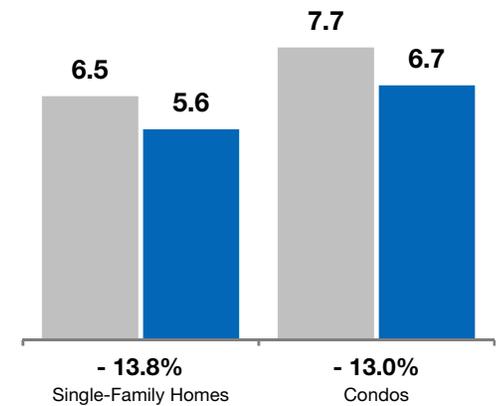
## By Bedroom Count

■ 4-2015 ■ 4-2016



## By Property Type

■ 4-2015 ■ 4-2016



### All Properties

#### By Price Range

	4-2015	4-2016	Change
\$100,000 and Below	5.9	5.0	- 15.1%
\$100,001 to \$150,000	5.2	4.3	- 16.5%
\$150,001 to \$200,000	5.5	4.4	- 19.8%
\$200,001 to \$300,000	6.5	5.4	- 16.5%
\$300,001 and Above	10.8	9.7	- 10.3%
<b>All Price Ranges</b>	<b>6.7</b>	<b>5.8</b>	<b>- 13.4%</b>

### Single-Family Homes

	4-2015	4-2016	Change
2 Bedrooms or Less	7.6	6.4	- 15.5%
3 Bedrooms	5.8	5.0	- 15.0%
4 Bedrooms or More	7.6	6.8	- 11.0%
<b>All Bedroom Counts</b>	<b>6.7</b>	<b>5.8</b>	<b>- 13.4%</b>

### Condos

#### By Bedroom Count

	4-2015	4-2016	Change
Single-Family Homes	6.5	5.6	- 13.8%
Condos	7.7	6.7	- 13.0%

	4-2015	4-2016	Change
Single-Family Homes	6.5	5.6	- 13.8%
Condos	7.7	6.7	- 13.0%