

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2016

Even as sales activity slows due mostly to a lack of inventory, prices continue to rise in several submarkets and days on market continues to drop. For the 12-month period spanning August 2015 through July 2016, Pending Sales in the state of South Carolina were up 4.8 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 13.9 percent.

The overall Median Sales Price was up 5.3 percent to \$176,320. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.3 percent to \$186,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 92 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 116 days.

Market-wide, inventory levels were down 5.7 percent. The property type that lost the least inventory was the Condos segment, where it decreased 4.4 percent. That amounts to 5.6 months supply for Single-Family homes and 6.4 months supply for Condos.

Quick Facts

+ 13.9%

+ 8.1%

+ 7.8%

Price Range With the Strongest Sales:

\$200,001 to \$300,000

Bedroom Count With Strongest Sales:

2 Bedrooms or Less

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

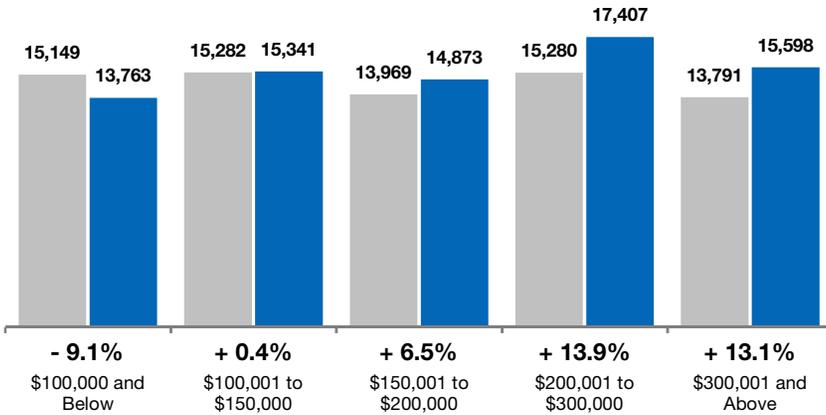
Pending Sales

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



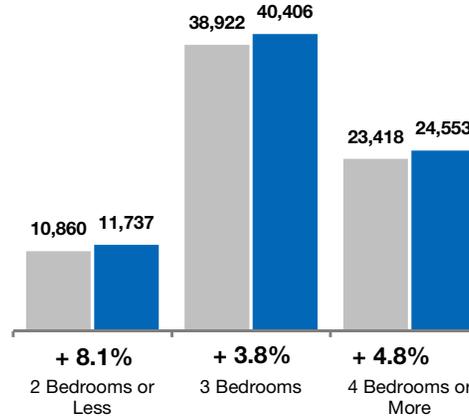
By Price Range

■ 7-2015 ■ 7-2016



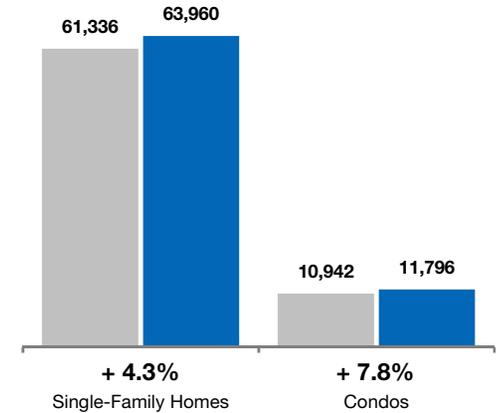
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	15,149	13,763	- 9.1%
\$100,001 to \$150,000	15,282	15,341	+ 0.4%
\$150,001 to \$200,000	13,969	14,873	+ 6.5%
\$200,001 to \$300,000	15,280	17,407	+ 13.9%
\$300,001 and Above	13,791	15,598	+ 13.1%
All Price Ranges	73,471	76,982	+ 4.8%

Single-Family Homes

	7-2015	7-2016	Change
2 Bedrooms or Less	10,937	9,633	- 11.9%
3 Bedrooms	12,201	11,906	- 2.4%
4 Bedrooms or More	12,155	12,801	+ 5.3%
	13,692	15,542	+ 13.5%
	12,351	14,078	+ 14.0%
All Single-Family Homes	61,336	63,960	+ 4.3%

Condos

	7-2015	7-2016	Change
	3,353	3,287	- 2.0%
	2,917	3,228	+ 10.7%
	1,746	1,991	+ 14.0%
	1,513	1,797	+ 18.8%
	1,413	1,493	+ 5.7%
All Condos	10,942	11,796	+ 7.8%

By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	10,860	11,737	+ 8.1%
3 Bedrooms	38,922	40,406	+ 3.8%
4 Bedrooms or More	23,418	24,553	+ 4.8%
All Bedroom Counts	73,471	76,982	+ 4.8%

	7-2015	7-2016	Change
2 Bedrooms or Less	4,422	4,769	+ 7.8%
3 Bedrooms	34,275	35,430	+ 3.4%
4 Bedrooms or More	22,638	23,761	+ 5.0%
	450	466	+ 3.6%
All Single-Family Homes	61,336	63,960	+ 4.3%

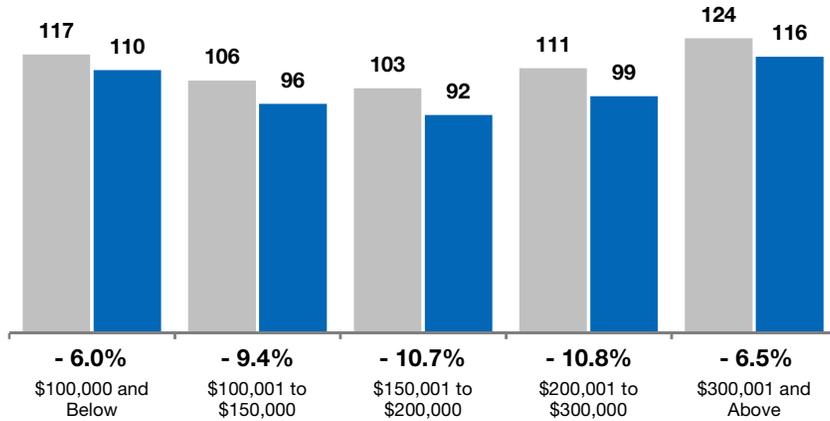
Days on Market Until Sale

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



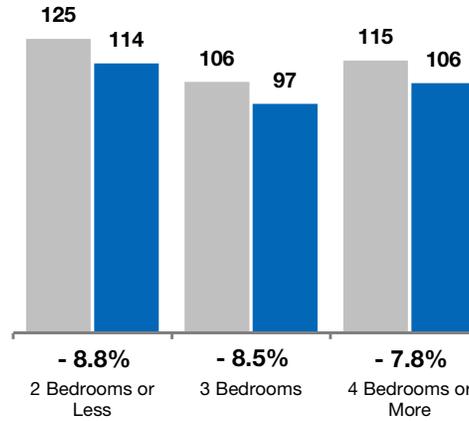
By Price Range

■ 7-2015 ■ 7-2016



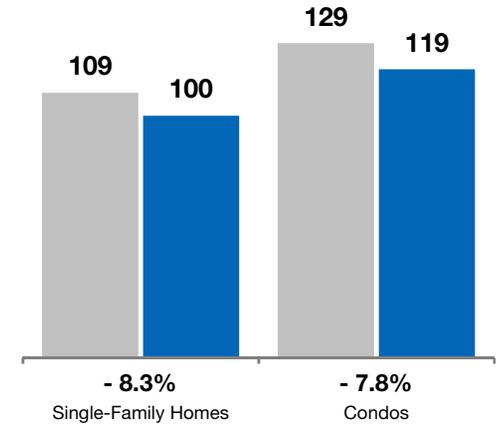
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	117	110	- 6.0%
\$100,001 to \$150,000	106	96	- 9.4%
\$150,001 to \$200,000	103	92	- 10.7%
\$200,001 to \$300,000	111	99	- 10.8%
\$300,001 and Above	124	116	- 6.5%
All Price Ranges	112	103	- 8.0%

Single-Family Homes

	7-2015	7-2016	Change
2 Bedrooms or Less	114	107	- 6.1%
3 Bedrooms	102	92	- 9.8%
4 Bedrooms or More	100	89	- 11.0%
Single-Family Homes	108	97	- 10.2%
Condos	122	114	- 6.6%
All Property Types	109	100	- 8.3%

Condos

By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	125	114	- 8.8%
3 Bedrooms	106	97	- 8.5%
4 Bedrooms or More	115	106	- 7.8%
All Bedroom Counts	112	103	- 8.0%

	7-2015	7-2016	Change
2 Bedrooms or Less	113	104	- 8.0%
3 Bedrooms	105	95	- 9.5%
4 Bedrooms or More	115	106	- 7.8%
All Bedroom Counts	109	100	- 8.3%

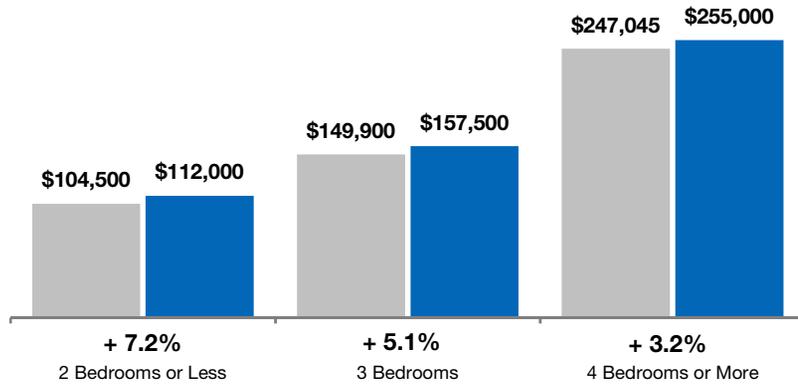
Median Sales Price

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



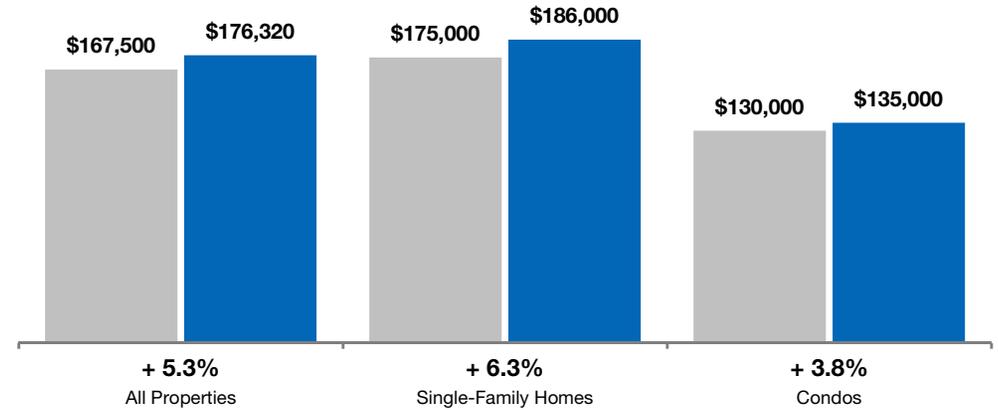
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Bedroom Count	7-2015	7-2016	Change
2 Bedrooms or Less	\$104,500	\$112,000	+ 7.2%
3 Bedrooms	\$149,900	\$157,500	+ 5.1%
4 Bedrooms or More	\$247,045	\$255,000	+ 3.2%
All Bedroom Counts	\$167,500	\$176,320	+ 5.3%

Single-Family Homes

7-2015	7-2016	Change	7-2015	7-2016	Change
\$90,000	\$105,000	+ 16.7%	\$110,000	\$115,000	+ 4.5%
\$149,900	\$157,995	+ 5.4%	\$168,000	\$171,000	+ 1.8%
\$249,000	\$256,431	+ 3.0%	\$265,000	\$279,250	+ 5.4%
\$175,000	\$186,000	+ 6.3%	\$130,000	\$135,000	+ 3.8%

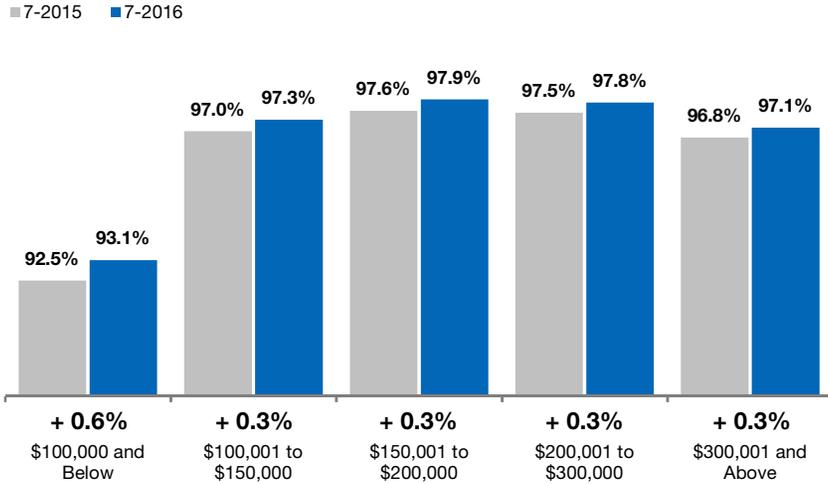
Condos

Percent of List Price Received

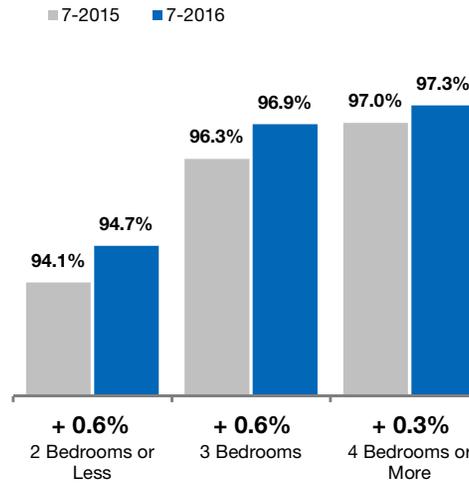
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



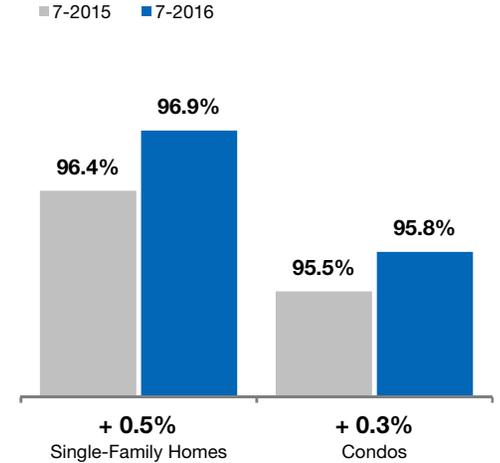
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2015	7-2016	Change
\$100,000 and Below	92.5%	93.1%	+ 0.6%
\$100,001 to \$150,000	97.0%	97.3%	+ 0.3%
\$150,001 to \$200,000	97.6%	97.9%	+ 0.3%
\$200,001 to \$300,000	97.5%	97.8%	+ 0.3%
\$300,001 and Above	96.8%	97.1%	+ 0.3%
All Price Ranges	96.2%	96.7%	+ 0.5%

Single-Family Homes

7-2015	7-2016	Change	7-2015	7-2016	Change
92.1%	92.8%	+ 0.8%	93.8%	93.8%	0.0%
97.2%	97.5%	+ 0.3%	96.1%	96.5%	+ 0.4%
97.7%	98.0%	+ 0.3%	96.8%	97.1%	+ 0.3%
97.6%	98.0%	+ 0.4%	96.3%	96.5%	+ 0.2%
96.9%	97.1%	+ 0.2%	95.9%	96.5%	+ 0.6%
96.4%	96.9%	+ 0.5%	95.5%	95.8%	+ 0.3%

Condos

By Bedroom Count	7-2015	7-2016	Change
2 Bedrooms or Less	94.1%	94.7%	+ 0.6%
3 Bedrooms	96.3%	96.9%	+ 0.6%
4 Bedrooms or More	97.0%	97.3%	+ 0.3%
All Bedroom Counts	96.2%	96.7%	+ 0.5%

7-2015	7-2016	Change	7-2015	7-2016	Change
92.9%	94.1%	+ 1.3%	94.9%	95.3%	+ 0.4%
96.4%	97.0%	+ 0.6%	96.4%	96.8%	+ 0.4%
97.0%	97.3%	+ 0.3%	96.0%	96.4%	+ 0.4%
96.4%	96.9%	+ 0.5%	95.5%	95.8%	+ 0.3%

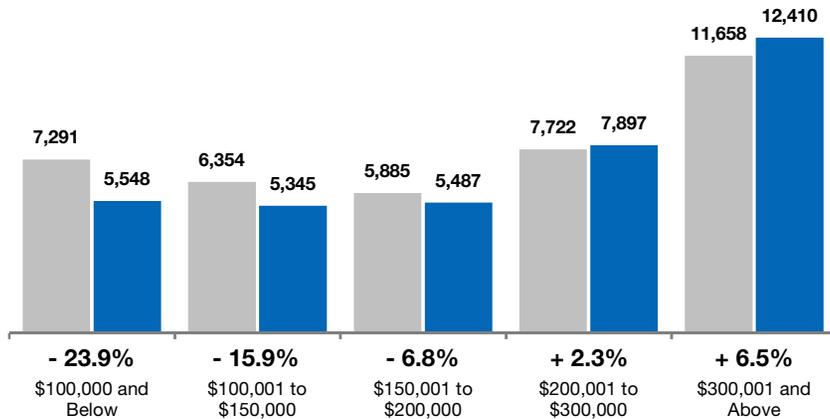
Inventory of Homes for Sale

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



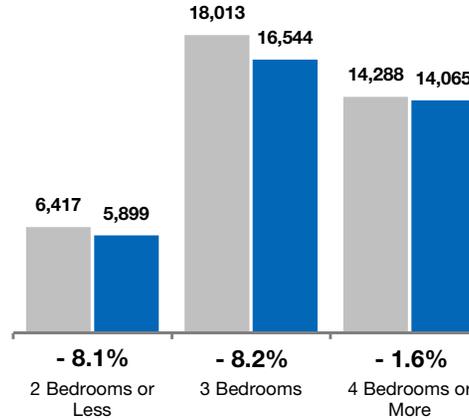
By Price Range

■ 7-2015 ■ 7-2016



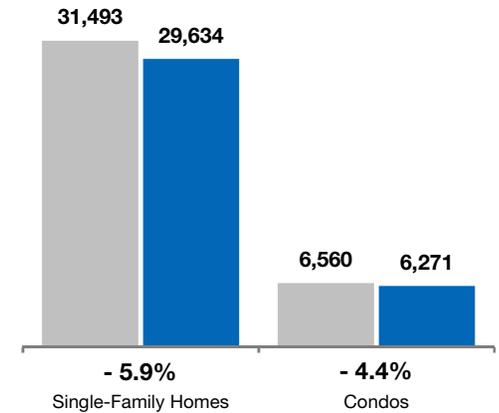
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	7,291	5,548	- 23.9%
\$100,001 to \$150,000	6,354	5,345	- 15.9%
\$150,001 to \$200,000	5,885	5,487	- 6.8%
\$200,001 to \$300,000	7,722	7,897	+ 2.3%
\$300,001 and Above	11,658	12,410	+ 6.5%
All Price Ranges	38,910	36,687	- 5.7%

Single-Family Homes

	7-2015	7-2016	Change
2 Bedrooms or Less	5,133	3,856	- 24.9%
3 Bedrooms	4,652	3,860	- 17.0%
4 Bedrooms or More	4,837	4,405	- 8.9%
	6,676	6,734	+ 0.9%
	10,195	10,779	+ 5.7%
All Single-Family Homes	31,493	29,634	- 5.9%

Condos

	7-2015	7-2016	Change
	1,658	1,273	- 23.2%
	1,552	1,338	- 13.8%
	961	998	+ 3.9%
	980	1,092	+ 11.4%
	1,409	1,570	+ 11.4%
All Condos	6,560	6,271	- 4.4%

By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	6,417	5,899	- 8.1%
3 Bedrooms	18,013	16,544	- 8.2%
4 Bedrooms or More	14,288	14,065	- 1.6%
All Bedroom Counts	38,910	36,687	- 5.7%

	7-2015	7-2016	Change
2 Bedrooms or Less	2,423	2,231	- 7.9%
3 Bedrooms	15,326	13,872	- 9.5%
4 Bedrooms or More	13,744	13,530	- 1.6%
All Single-Family Homes	31,493	29,634	- 5.9%

	7-2015	7-2016	Change
	3,829	3,503	- 8.5%
	2,218	2,250	+ 1.4%
	326	343	+ 5.2%
All Condos	6,560	6,271	- 4.4%

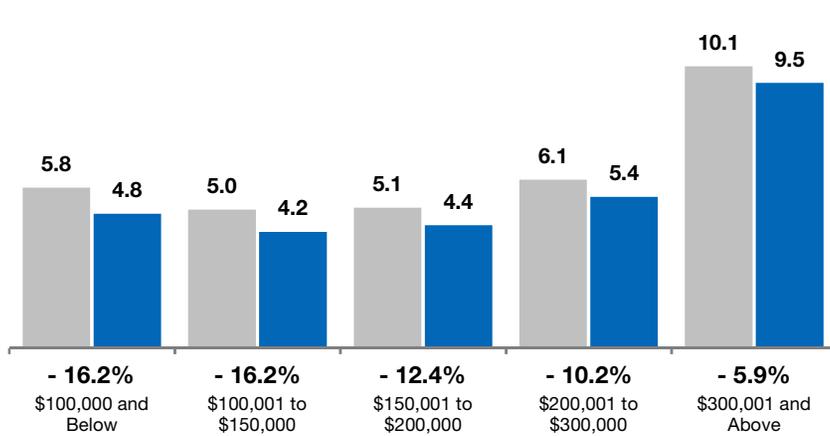
Months Supply of Inventory

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.**



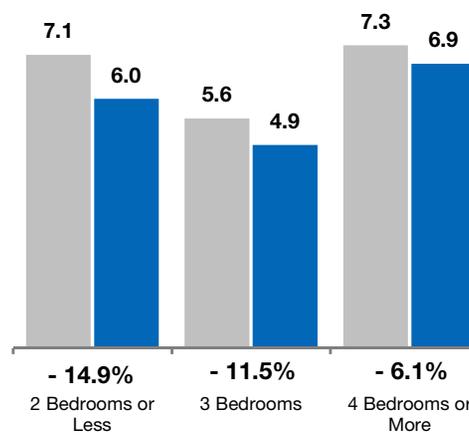
By Price Range

■ 7-2015 ■ 7-2016



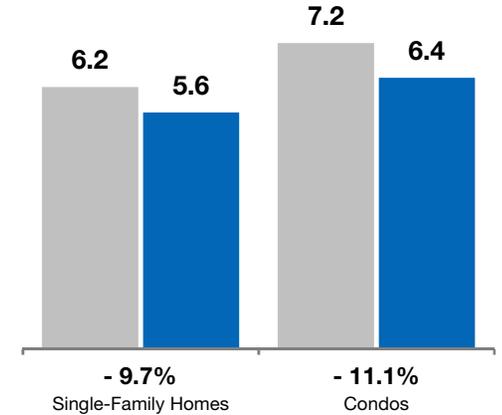
By Bedroom Count

■ 7-2015 ■ 7-2016



By Property Type

■ 7-2015 ■ 7-2016



All Properties

By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	5.8	4.8	-16.2%
\$100,001 to \$150,000	5.0	4.2	-16.2%
\$150,001 to \$200,000	5.1	4.4	-12.4%
\$200,001 to \$300,000	6.1	5.4	-10.2%
\$300,001 and Above	10.1	9.5	-5.9%
All Price Ranges	6.4	5.7	-10.9%

Single-Family Homes

	7-2015	7-2016	Change
2 Bedrooms or Less	7.1	6.0	-14.9%
3 Bedrooms	5.6	4.9	-11.5%
4 Bedrooms or More	7.3	6.9	-6.1%
All Bedroom Counts	6.4	5.7	-10.9%

Condos

By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	7.1	6.0	-14.9%
3 Bedrooms	5.6	4.9	-11.5%
4 Bedrooms or More	7.3	6.9	-6.1%
All Bedroom Counts	6.4	5.7	-10.9%

	7-2015	7-2016	Change
Single-Family Homes	6.2	5.6	-9.7%
Condos	7.2	6.4	-11.1%