

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



January 2017

One of the new U.S. presidential administration's first moves was to remove a rate cut for loans backed by the Federal Housing Administration. This could have a negative impact on the sale of homes on the lower end of the price spectrum. For the 12-month period spanning February 2016 through January 2017, Pending Sales in the state of South Carolina were up 5.8 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 14.1 percent.

The overall Median Sales Price was up 4.6 percent to \$180,900. The property type with the largest price gain was the Condos segment, where prices increased 5.2 percent to \$139,900. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 87 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 113 days.

Market-wide, inventory levels were down 7.3 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 6.0 percent. That amounts to 4.7 months supply for Single-Family homes and 5.2 months supply for Condos.

Quick Facts

+ 14.1%

+ 7.9%

+ 9.9%

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



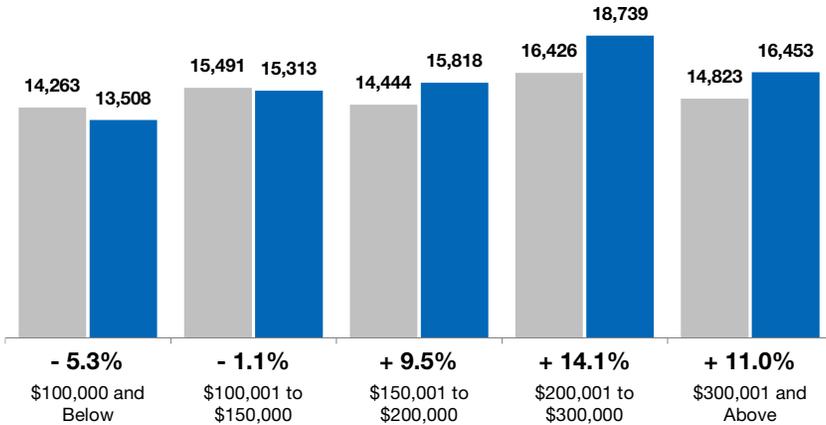
Pending Sales

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



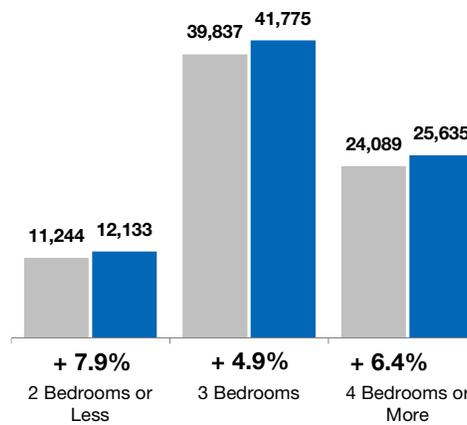
By Price Range

■ 1-2016 ■ 1-2017



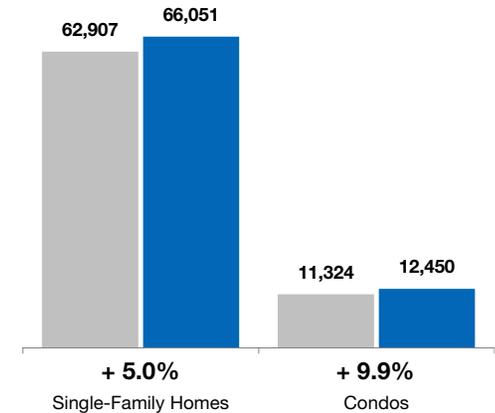
By Bedroom Count

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Price Range

	1-2016	1-2017	Change
\$100,000 and Below	14,263	13,508	- 5.3%
\$100,001 to \$150,000	15,491	15,313	- 1.1%
\$150,001 to \$200,000	14,444	15,818	+ 9.5%
\$200,001 to \$300,000	16,426	18,739	+ 14.1%
\$300,001 and Above	14,823	16,453	+ 11.0%
All Price Ranges	75,447	79,831	+ 5.8%

Single-Family Homes

	1-2016	1-2017	Change
10,138	9,332	- 8.0%	
12,177	11,751	- 3.5%	
12,501	13,522	+ 8.2%	
14,769	16,619	+ 12.5%	
13,322	14,827	+ 11.3%	
62,907	66,051	+ 5.0%	

Condos

	1-2016	1-2017	Change
3,261	3,301	+ 1.2%	
3,126	3,318	+ 6.1%	
1,871	2,200	+ 17.6%	
1,593	2,033	+ 27.6%	
1,473	1,598	+ 8.5%	
11,324	12,450	+ 9.9%	

By Bedroom Count

	1-2016	1-2017	Change
2 Bedrooms or Less	11,244	12,133	+ 7.9%
3 Bedrooms	39,837	41,775	+ 4.9%
4 Bedrooms or More	24,089	25,635	+ 6.4%
All Bedroom Counts	75,447	79,831	+ 5.8%

	1-2016	1-2017	Change
4,569	4,927	+ 7.8%	
35,043	36,344	+ 3.7%	
23,294	24,780	+ 6.4%	
466	519	+ 11.4%	
62,907	66,051	+ 5.0%	
11,324	12,450	+ 9.9%	

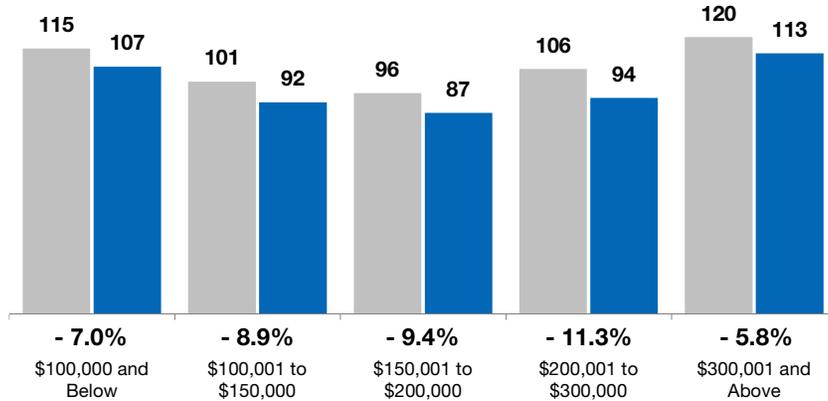
Days on Market Until Sale

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



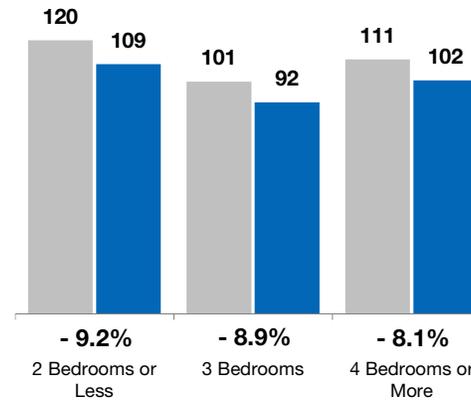
By Price Range

■ 1-2016 ■ 1-2017



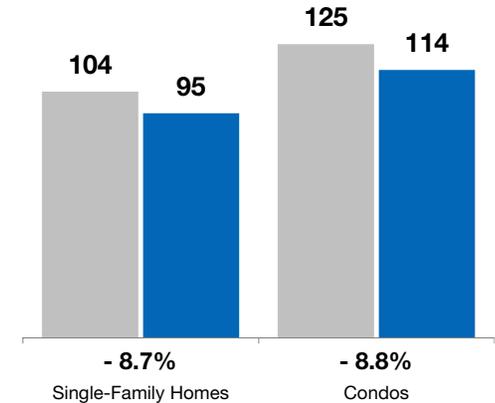
By Bedroom Count

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Price Range

	1-2016	1-2017	Change
\$100,000 and Below	115	107	- 7.0%
\$100,001 to \$150,000	101	92	- 8.9%
\$150,001 to \$200,000	96	87	- 9.4%
\$200,001 to \$300,000	106	94	- 11.3%
\$300,001 and Above	120	113	- 5.8%
All Price Ranges	108	98	- 9.3%

Single-Family Homes

	1-2016	1-2017	Change
1-2016	112	105	- 6.3%
1-2017	97	87	- 10.3%
1-2016	93	84	- 9.7%
1-2017	103	91	- 11.7%
1-2016	118	111	- 5.9%
All	104	95	- 8.7%

Condos

	1-2016	1-2017	Change
1-2016	129	116	- 10.1%
1-2017	115	110	- 4.3%
1-2016	110	105	- 4.5%
1-2017	134	112	- 16.4%
1-2016	143	131	- 8.4%
All	125	114	- 8.8%

By Bedroom Count

	1-2016	1-2017	Change
2 Bedrooms or Less	120	109	- 9.2%
3 Bedrooms	101	92	- 8.9%
4 Bedrooms or More	111	102	- 8.1%
All Bedroom Counts	108	98	- 9.3%

	1-2016	1-2017	Change
1-2016	110	97	- 11.8%
1-2017	99	91	- 8.1%
1-2016	111	102	- 8.1%
1-2017	118	107	- 9.3%
1-2016	118	109	- 7.6%
All	104	95	- 8.7%
All	125	114	- 8.8%

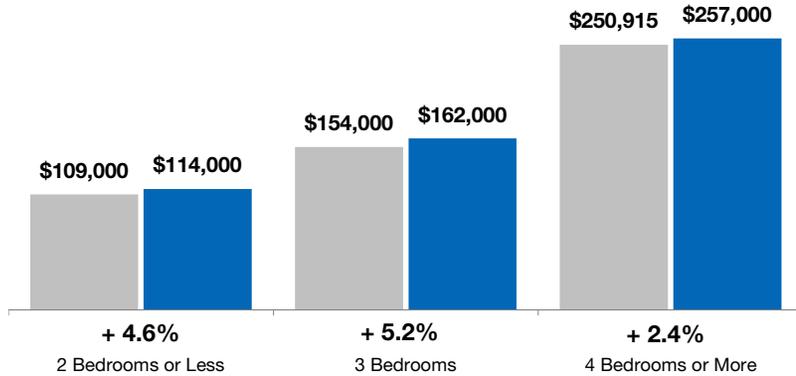
Median Sales Price

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



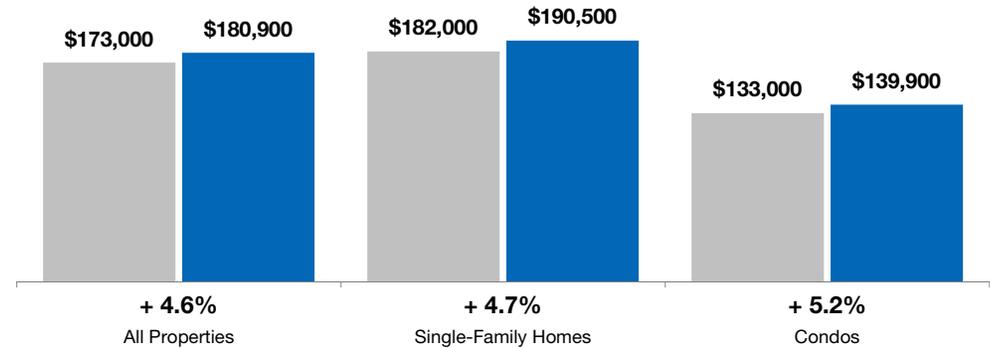
By Bedroom Count

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Bedroom Count

	1-2016	1-2017	Change
2 Bedrooms or Less	\$109,000	\$114,000	+ 4.6%
3 Bedrooms	\$154,000	\$162,000	+ 5.2%
4 Bedrooms or More	\$250,915	\$257,000	+ 2.4%
All Bedroom Counts	\$173,000	\$180,900	+ 4.6%

Single-Family Homes

	1-2016	1-2017	Change	1-2016	1-2017	Change
	\$99,900	\$107,000	+ 7.1%	\$113,000	\$117,500	+ 4.0%
	\$154,500	\$162,000	+ 4.9%	\$170,000	\$175,990	+ 3.5%
	\$253,000	\$259,000	+ 2.4%	\$282,615	\$255,000	- 9.8%
All	\$182,000	\$190,500	+ 4.7%	\$133,000	\$139,900	+ 5.2%

Condos

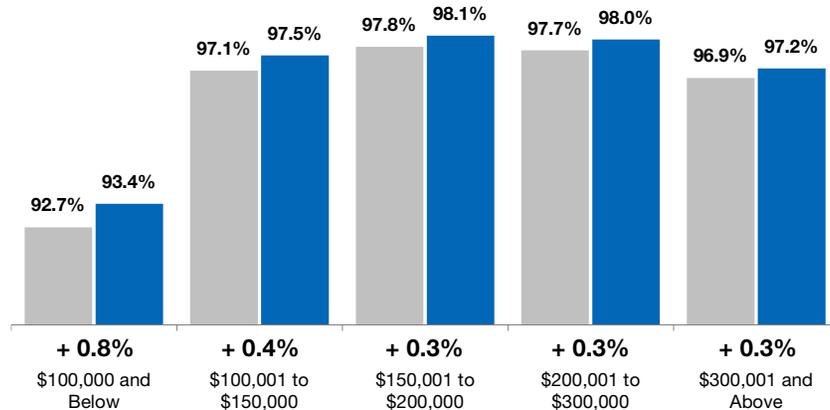
Percent of List Price Received



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.**

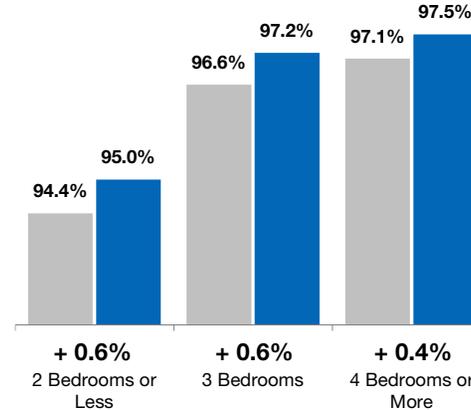
By Price Range

■ 1-2016 ■ 1-2017



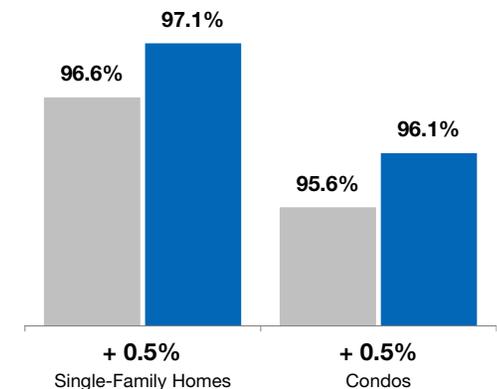
By Bedroom Count

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Price Range	1-2016	1-2017	Change
\$100,000 and Below	92.7%	93.4%	+ 0.8%
\$100,001 to \$150,000	97.1%	97.5%	+ 0.4%
\$150,001 to \$200,000	97.8%	98.1%	+ 0.3%
\$200,001 to \$300,000	97.7%	98.0%	+ 0.3%
\$300,001 and Above	96.9%	97.2%	+ 0.3%
All Price Ranges	96.4%	96.9%	+ 0.5%

Single-Family Homes

1-2016	1-2017	Change
92.4%	93.1%	+ 0.8%
97.3%	97.8%	+ 0.5%
97.9%	98.2%	+ 0.3%
97.8%	98.1%	+ 0.3%
97.0%	97.2%	+ 0.2%
96.6%	97.1%	+ 0.5%

Condos

1-2016	1-2017	Change
93.7%	94.2%	+ 0.5%
96.3%	96.7%	+ 0.4%
97.0%	97.4%	+ 0.4%
96.4%	96.9%	+ 0.5%
96.3%	96.6%	+ 0.3%
95.6%	96.1%	+ 0.5%

By Bedroom Count

By Bedroom Count	1-2016	1-2017	Change
2 Bedrooms or Less	94.4%	95.0%	+ 0.6%
3 Bedrooms	96.6%	97.2%	+ 0.6%
4 Bedrooms or More	97.1%	97.5%	+ 0.4%
All Bedroom Counts	96.4%	96.9%	+ 0.5%

1-2016	1-2017	Change	1-2016	1-2017	Change
93.5%	94.4%	+ 1.0%	95.1%	95.5%	+ 0.4%
96.7%	97.2%	+ 0.5%	96.6%	97.1%	+ 0.5%
97.1%	97.5%	+ 0.4%	96.2%	97.1%	+ 0.9%
96.6%	97.1%	+ 0.5%	95.6%	96.1%	+ 0.5%

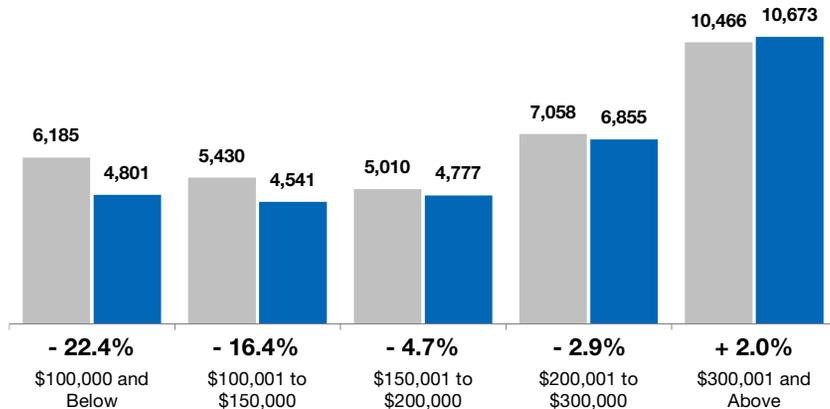
Inventory of Homes for Sale

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



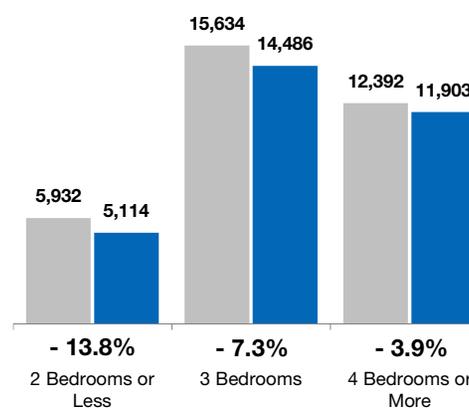
By Price Range

■ 1-2016 ■ 1-2017



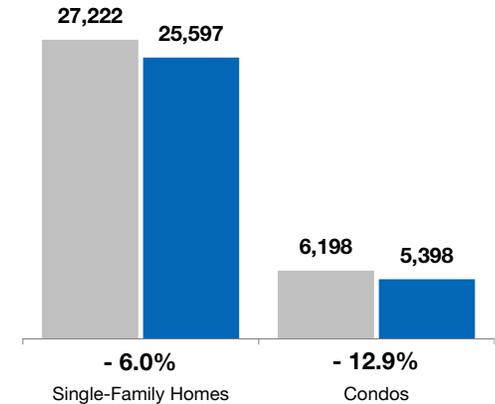
By Bedroom Count

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Price Range

	1-2016	1-2017	Change
\$100,000 and Below	6,185	4,801	- 22.4%
\$100,001 to \$150,000	5,430	4,541	- 16.4%
\$150,001 to \$200,000	5,010	4,777	- 4.7%
\$200,001 to \$300,000	7,058	6,855	- 2.9%
\$300,001 and Above	10,466	10,673	+ 2.0%
All Price Ranges	34,149	31,647	- 7.3%

Single-Family Homes

	1-2016	1-2017	Change
2 Bedrooms or Less	4,253	3,360	- 21.0%
3 Bedrooms	3,866	3,279	- 15.2%
4 Bedrooms or More	4,029	3,854	- 4.3%
Single-Family Homes	6,002	5,812	- 3.2%
Condos	9,072	9,292	+ 2.4%
All Single-Family Homes	27,222	25,597	- 6.0%

Condos

	1-2016	1-2017	Change
Single-Family Homes	1,522	1,075	- 29.4%
Condos	1,428	1,135	- 20.5%
Condos	905	867	- 4.2%
Condos	992	989	- 0.3%
Condos	1,351	1,332	- 1.4%
All Condos	6,198	5,398	- 12.9%

By Bedroom Count

	1-2016	1-2017	Change
2 Bedrooms or Less	5,932	5,114	- 13.8%
3 Bedrooms	15,634	14,486	- 7.3%
4 Bedrooms or More	12,392	11,903	- 3.9%
All Bedroom Counts	34,149	31,647	- 7.3%

	1-2016	1-2017	Change
2 Bedrooms or Less	2,147	1,996	- 7.0%
3 Bedrooms	13,144	12,164	- 7.5%
4 Bedrooms or More	11,930	11,435	- 4.1%
All Single-Family Homes	27,222	25,597	- 6.0%

	1-2016	1-2017	Change
Single-Family Homes	3,633	2,990	- 17.7%
Condos	2,101	1,962	- 6.6%
Condos	274	304	+ 10.9%
All Condos	6,198	5,398	- 12.9%

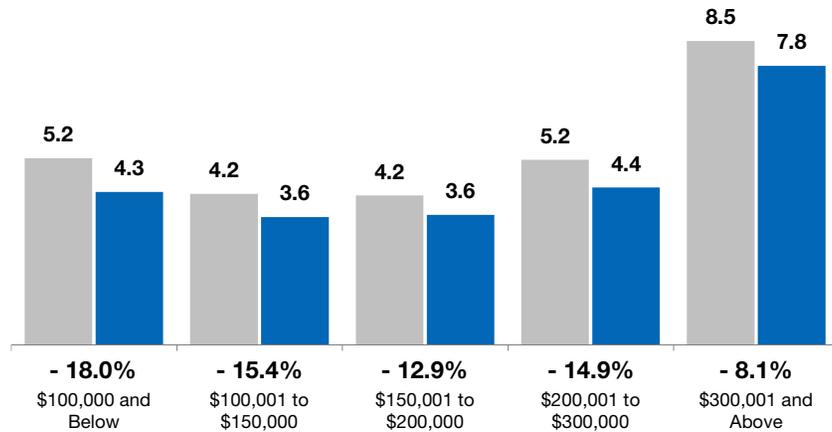
Months Supply of Inventory

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.**



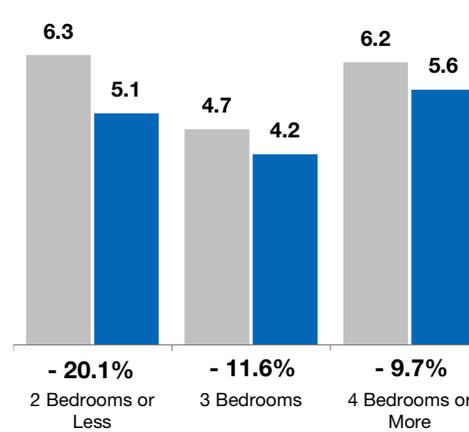
By Price Range

■ 1-2016 ■ 1-2017



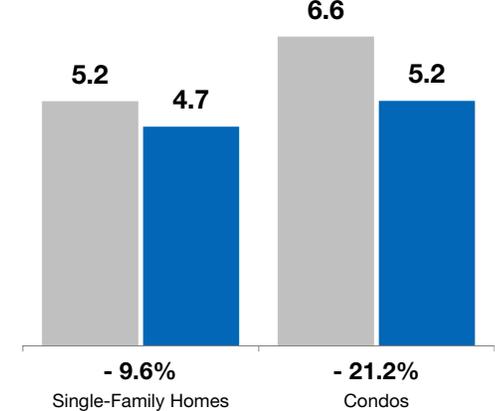
By Bedroom Count

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Price Range

	1-2016	1-2017	Change
\$100,000 and Below	5.2	4.3	- 18.0%
\$100,001 to \$150,000	4.2	3.6	- 15.4%
\$150,001 to \$200,000	4.2	3.6	- 12.9%
\$200,001 to \$300,000	5.2	4.4	- 14.9%
\$300,001 and Above	8.5	7.8	- 8.1%
All Price Ranges	5.4	4.8	- 11.1%

Single-Family Homes

	1-2016	1-2017	Change
2 Bedrooms or Less	5.0	4.3	- 14.2%
3 Bedrooms	3.8	3.3	- 12.1%
4 Bedrooms or More	3.9	3.4	- 11.6%
All Single-Family Homes	4.9	4.2	- 13.9%
All Single-Family Homes	8.2	7.5	- 8.0%
All Single-Family Homes	5.2	4.7	- 9.6%

Condos

	1-2016	1-2017	Change
1-2016	5.6	3.9	- 30.2%
1-2017	5.5	4.1	- 25.1%
1-2016	5.8	4.7	- 18.5%
1-2017	7.5	5.8	- 21.9%
1-2016	11.0	10.0	- 9.1%
All Condos	6.6	5.2	- 21.2%

By Bedroom Count

	1-2016	1-2017	Change
2 Bedrooms or Less	6.3	5.1	- 20.1%
3 Bedrooms	4.7	4.2	- 11.6%
4 Bedrooms or More	6.2	5.6	- 9.7%
All Bedroom Counts	5.4	4.8	- 11.1%

	1-2016	1-2017	Change
2 Bedrooms or Less	5.6	4.9	- 13.8%
3 Bedrooms	4.5	4.0	- 10.8%
4 Bedrooms or More	6.1	5.5	- 9.9%
All Single-Family Homes	5.2	4.7	- 9.6%

	1-2016	1-2017	Change
1-2016	6.7	5.1	- 23.7%
1-2017	6.2	5.1	- 17.8%
1-2016	7.1	7.0	- 0.4%
All Condos	6.6	5.2	- 21.2%