

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2016

We are nearing the heart of the selling season, which tends to stretch out over the second quarter of each year. The first quarter has seen some slow activity in certain metrics, but this has not been unexpected. For the 12-month period spanning April 2015 through March 2016, Pending Sales in the state of South Carolina were up 8.8 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 20.5 percent.

The overall Median Sales Price was up 6.3 percent to \$170,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.6 percent to \$179,000. 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 113 days.

Market-wide, inventory levels were down 7.0 percent. The property type that lost the least inventory was the Condos segment, where it decreased 2.3 percent. That amounts to 5.5 months supply for Single-Family homes and 6.8 months supply for Condos.

Quick Facts

+ 20.5%	+ 10.5%	+ 9.8%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$200,001 to \$300,000	4 Bedrooms or More	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

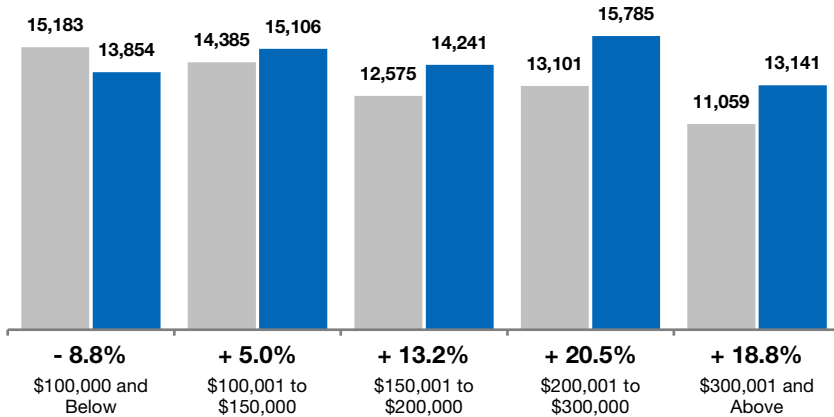
Pending Sales

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



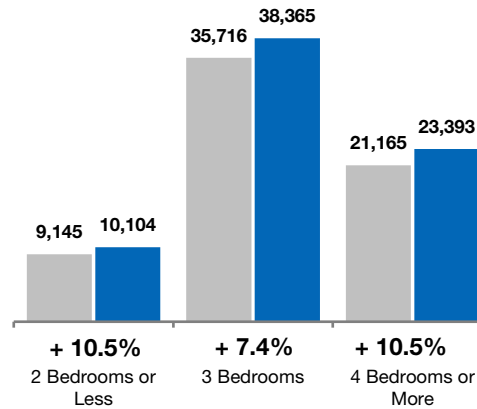
By Price Range

■ 3-2015 ■ 3-2016



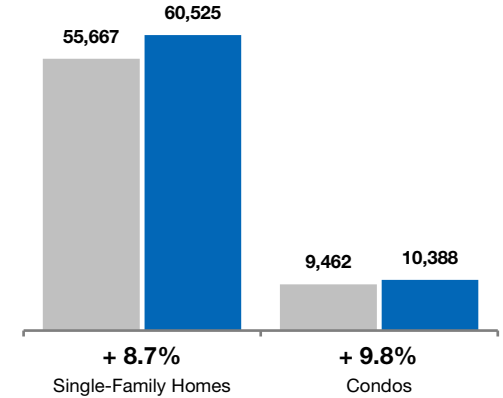
By Bedroom Count

■ 3-2015 ■ 3-2016



By Property Type

■ 3-2015 ■ 3-2016



All Properties

By Price Range

	3-2015	3-2016	Change
\$100,000 and Below	15,183	13,854	- 8.8%
\$100,001 to \$150,000	14,385	15,106	+ 5.0%
\$150,001 to \$200,000	12,575	14,241	+ 13.2%
\$200,001 to \$300,000	13,101	15,785	+ 20.5%
\$300,001 and Above	11,059	13,141	+ 18.8%
All Price Ranges	66,303	72,127	+ 8.8%

Single-Family Homes

	3-2015	3-2016	Change
\$100,000 and Below	11,160	9,976	- 10.6%
\$100,001 to \$150,000	11,708	11,950	+ 2.1%
\$150,001 to \$200,000	10,932	12,358	+ 13.0%
\$200,001 to \$300,000	11,853	14,327	+ 20.9%
\$300,001 and Above	10,014	11,914	+ 19.0%
All Price Ranges	55,667	60,525	+ 8.7%

Condos

	3-2015	3-2016	Change
\$100,000 and Below	3,143	3,037	- 3.4%
\$100,001 to \$150,000	2,533	2,956	+ 16.7%
\$150,001 to \$200,000	1,576	1,803	+ 14.4%
\$200,001 to \$300,000	1,193	1,392	+ 16.7%
\$300,001 and Above	1,017	1,200	+ 18.0%
All Price Ranges	9,462	10,388	+ 9.8%

By Bedroom Count

	3-2015	3-2016	Change
2 Bedrooms or Less	9,145	10,104	+ 10.5%
3 Bedrooms	35,716	38,365	+ 7.4%
4 Bedrooms or More	21,165	23,393	+ 10.5%
All Bedroom Counts	66,303	72,127	+ 8.8%

	3-2015	3-2016	Change
2 Bedrooms or Less	3,709	4,135	+ 11.5%
3 Bedrooms	31,539	33,774	+ 7.1%
4 Bedrooms or More	20,416	22,616	+ 10.8%
All Bedroom Counts	55,667	60,525	+ 8.7%

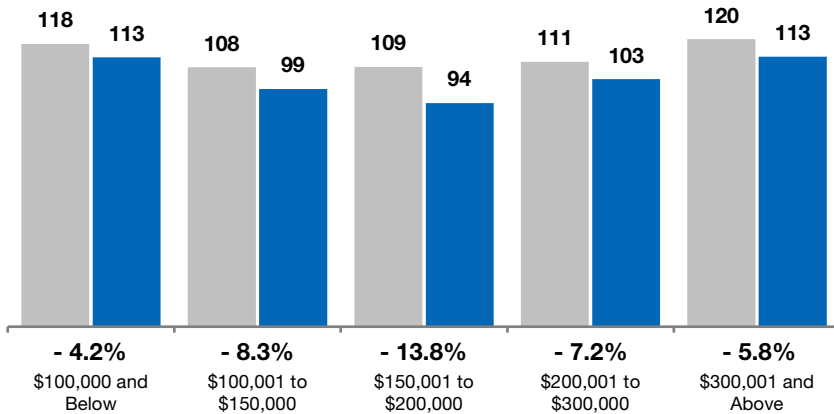
Days on Market Until Sale

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



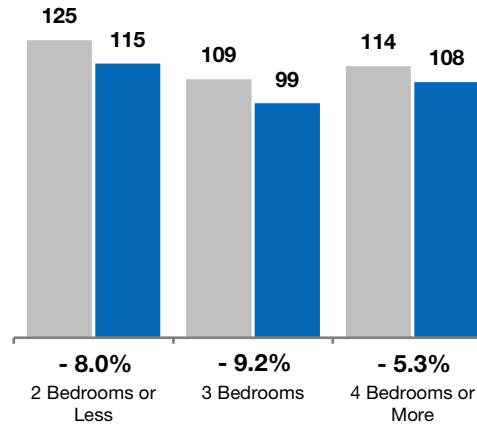
By Price Range

■ 3-2015 ■ 3-2016



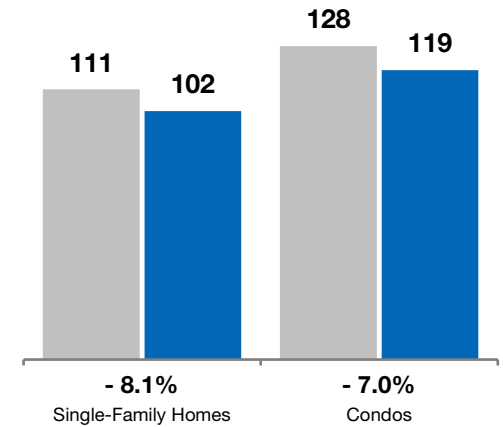
By Bedroom Count

■ 3-2015 ■ 3-2016



By Property Type

■ 3-2015 ■ 3-2016



All Properties

By Price Range

	3-2015	3-2016	Change
\$100,000 and Below	118	113	- 4.2%
\$100,001 to \$150,000	108	99	- 8.3%
\$150,001 to \$200,000	109	94	- 13.8%
\$200,001 to \$300,000	111	103	- 7.2%
\$300,001 and Above	120	113	- 5.8%
All Price Ranges	113	104	- 8.0%

Single-Family Homes

	3-2015	3-2016	Change
\$100,000 and Below	116	109	- 6.0%
\$100,001 to \$150,000	105	96	- 8.6%
\$150,001 to \$200,000	106	92	- 13.2%
\$200,001 to \$300,000	109	102	- 6.4%
\$300,001 and Above	119	111	- 6.7%
All Price Ranges	111	102	- 8.1%

Condos

	3-2015	3-2016	Change
\$100,000 and Below	131	127	- 3.1%
\$100,001 to \$150,000	126	113	- 10.3%
\$150,001 to \$200,000	124	105	- 15.3%
\$200,001 to \$300,000	132	120	- 9.1%
\$300,001 and Above	130	129	- 0.8%
All Price Ranges	128	119	- 7.0%

By Bedroom Count

	3-2015	3-2016	Change
2 Bedrooms or Less	125	115	- 8.0%
3 Bedrooms	109	99	- 9.2%
4 Bedrooms or More	114	108	- 5.3%
All Bedroom Counts	113	104	- 8.0%

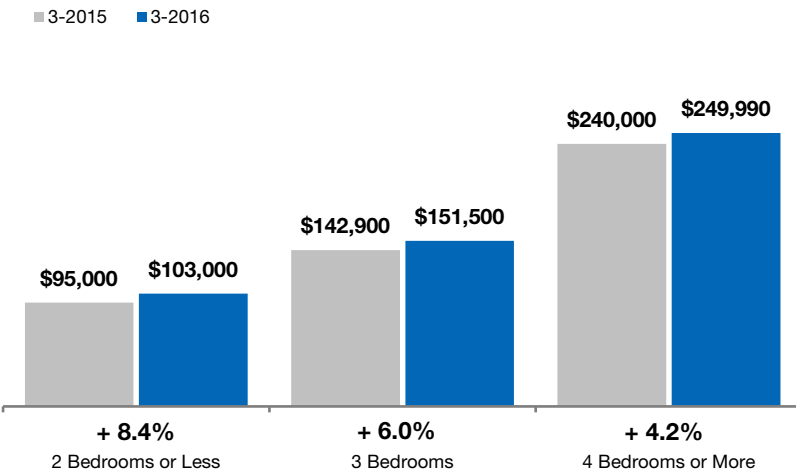
	3-2015	3-2016	Change
2 Bedrooms or Less	121	109	- 9.9%
3 Bedrooms	107	97	- 9.3%
4 Bedrooms or More	114	107	- 6.1%
All Bedroom Counts	111	102	- 8.1%

Median Sales Price

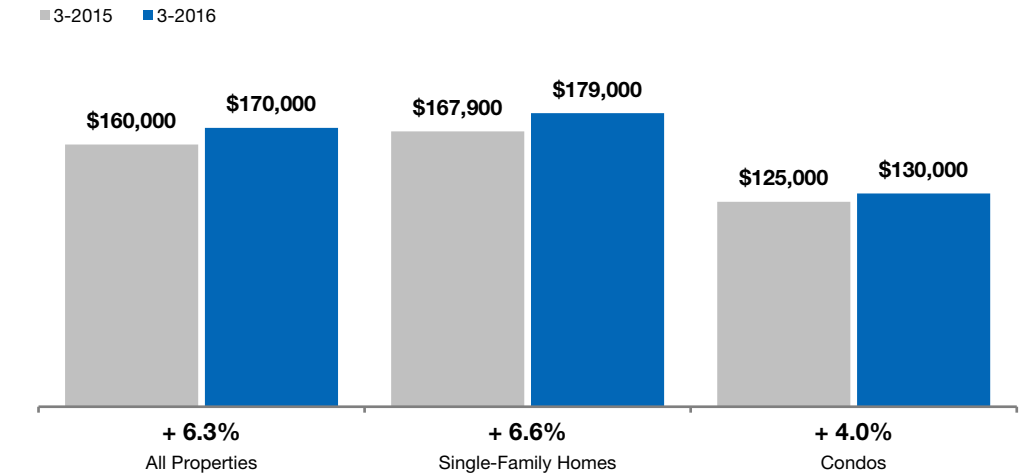
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



All Properties

By Bedroom Count

	3-2015	3-2016	Change
2 Bedrooms or Less	\$95,000	\$103,000	+ 8.4%
3 Bedrooms	\$142,900	\$151,500	+ 6.0%
4 Bedrooms or More	\$240,000	\$249,990	+ 4.2%
All Bedroom Counts	\$160,000	\$170,000	+ 6.3%

Single-Family Homes

3-2015	3-2016	Change	3-2015	3-2016	Change
\$79,450	\$90,000	+ 13.3%	\$105,000	\$110,000	+ 4.8%
\$142,500	\$152,000	+ 6.7%	\$160,375	\$165,000	+ 2.9%
\$241,455	\$250,000	+ 3.5%	\$252,500	\$281,114	+ 11.3%
\$167,900	\$179,000	+ 6.6%	\$125,000	\$130,000	+ 4.0%

Condos

	3-2015	3-2016	Change
	\$105,000	\$110,000	+ 4.8%
	\$160,375	\$165,000	+ 2.9%
	\$252,500	\$281,114	+ 11.3%
	\$125,000	\$130,000	+ 4.0%

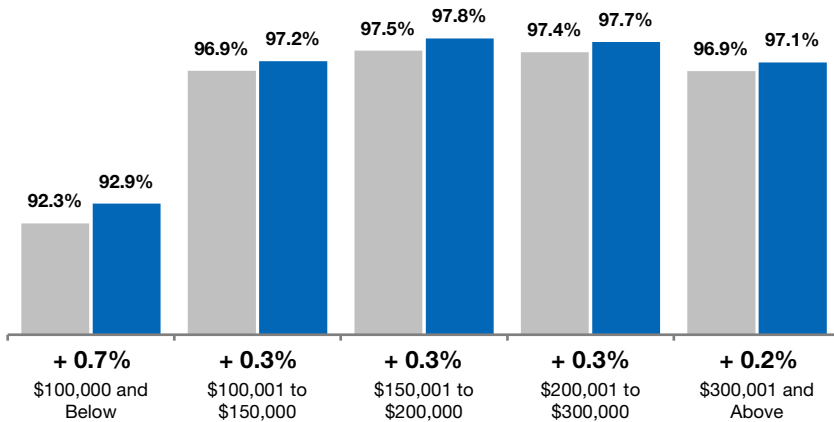
Percent of List Price Received

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.**



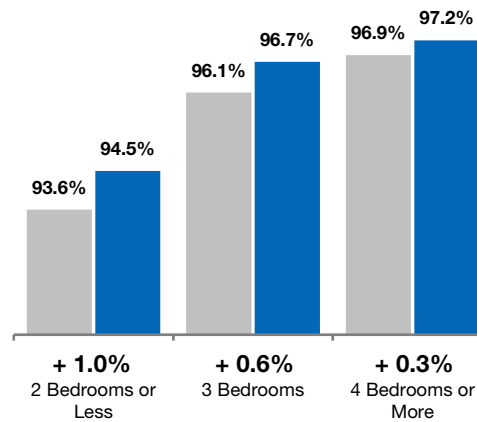
By Price Range

■ 3-2015 ■ 3-2016



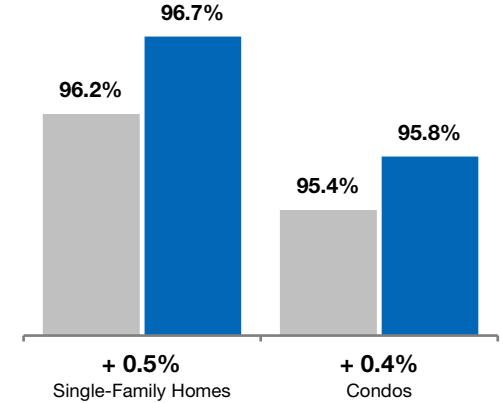
By Bedroom Count

■ 3-2015 ■ 3-2016



By Property Type

■ 3-2015 ■ 3-2016



All Properties

By Price Range

	3-2015	3-2016	Change
\$100,000 and Below	92.3%	92.9%	+ 0.7%
\$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	96.9%	97.1%	+ 0.2%
All Price Ranges	96.0%	96.6%	+ 0.6%

Single-Family Homes

	3-2015	3-2016	Change
\$100,000 and Below	92.0%	92.6%	+ 0.7%
\$100,001 to \$150,000	97.0%	97.4%	+ 0.4%
\$150,001 to \$200,000	97.6%	98.0%	+ 0.4%
\$200,001 to \$300,000	97.5%	97.9%	+ 0.4%
\$300,001 and Above	96.9%	97.2%	+ 0.3%
All Price Ranges	96.2%	96.7%	+ 0.5%

Condos

	3-2015	3-2016	Change
\$100,000 and Below	93.7%	94.0%	+ 0.3%
\$100,001 to \$150,000	96.2%	96.5%	+ 0.3%
\$150,001 to \$200,000	96.7%	97.2%	+ 0.5%
\$200,001 to \$300,000	96.4%	96.7%	+ 0.3%
\$300,001 and Above	96.3%	96.8%	+ 0.5%
All Price Ranges	95.4%	95.8%	+ 0.4%

By Bedroom Count

	3-2015	3-2016	Change
2 Bedrooms or Less	93.6%	94.5%	+ 1.0%
3 Bedrooms	96.1%	96.7%	+ 0.6%
4 Bedrooms or More	96.9%	97.2%	+ 0.3%
All Bedroom Counts	96.0%	96.6%	+ 0.6%

	3-2015	3-2016	Change
2 Bedrooms or Less	91.9%	93.3%	+ 1.5%
3 Bedrooms	96.1%	96.8%	+ 0.7%
4 Bedrooms or More	97.0%	97.3%	+ 0.3%
All Bedroom Counts	96.2%	96.7%	+ 0.5%

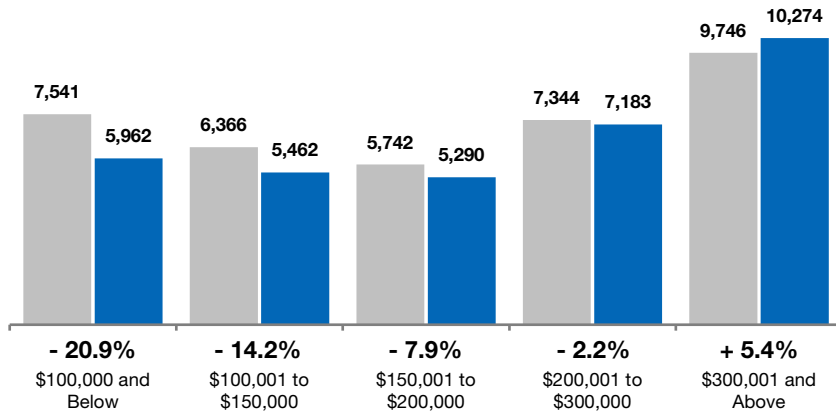
Inventory of Homes for Sale

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



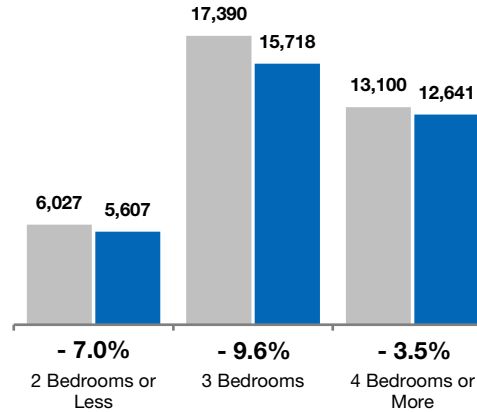
By Price Range

■ 3-2015 ■ 3-2016



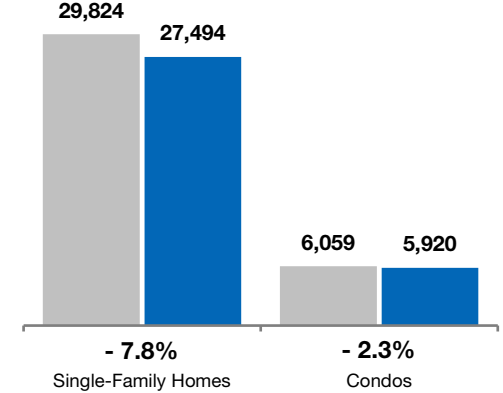
By Bedroom Count

■ 3-2015 ■ 3-2016



By Property Type

■ 3-2015 ■ 3-2016



All Properties

By Price Range

	3-2015	3-2016	Change
\$100,000 and Below	7,541	5,962	- 20.9%
\$100,001 to \$150,000	6,366	5,462	- 14.2%
\$150,001 to \$200,000	5,742	5,290	- 7.9%
\$200,001 to \$300,000	7,344	7,183	- 2.2%
\$300,001 and Above	9,746	10,274	+ 5.4%
All Price Ranges	36,739	34,171	- 7.0%

Single-Family Homes

	3-2015	3-2016	Change
\$100,000 and Below	5,370	4,110	- 23.5%
\$100,001 to \$150,000	4,622	3,878	- 16.1%
\$150,001 to \$200,000	4,797	4,327	- 9.8%
\$200,001 to \$300,000	6,418	6,162	- 4.0%
\$300,001 and Above	8,617	9,017	+ 4.6%
All Price Ranges	29,824	27,494	- 7.8%

Condos

	3-2015	3-2016	Change
\$100,000 and Below	1,694	1,436	- 15.2%
\$100,001 to \$150,000	1,575	1,439	- 8.6%
\$150,001 to \$200,000	861	889	+ 3.3%
\$200,001 to \$300,000	849	953	+ 12.2%
\$300,001 and Above	1,080	1,203	+ 11.4%
All Price Ranges	6,059	5,920	- 2.3%

By Bedroom Count

	3-2015	3-2016	Change
2 Bedrooms or Less	6,027	5,607	- 7.0%
3 Bedrooms	17,390	15,718	- 9.6%
4 Bedrooms or More	13,100	12,641	- 3.5%
All Bedroom Counts	36,739	34,171	- 7.0%

	3-2015	3-2016	Change
2 Bedrooms or Less	2,406	2,131	- 11.4%
3 Bedrooms	14,830	13,202	- 11.0%
4 Bedrooms or More	12,587	12,161	- 3.4%
All Bedroom Counts	29,824	27,494	- 7.8%

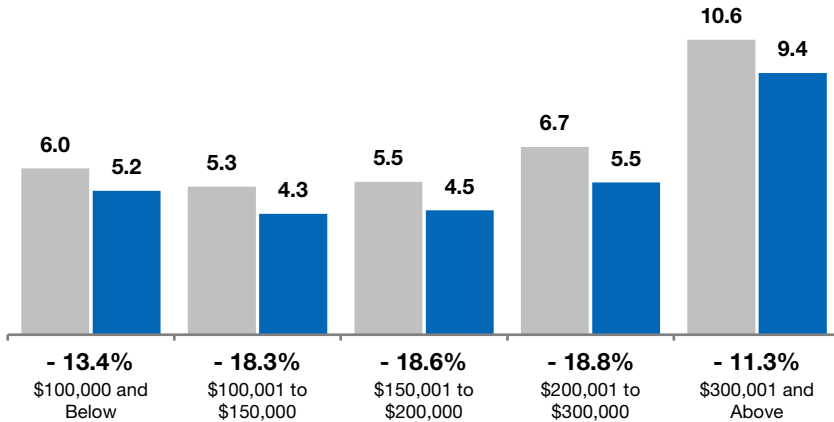
Months Supply of Inventory

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.**



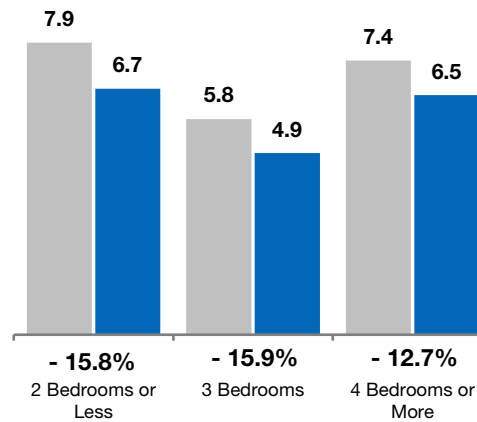
By Price Range

■ 3-2015 ■ 3-2016



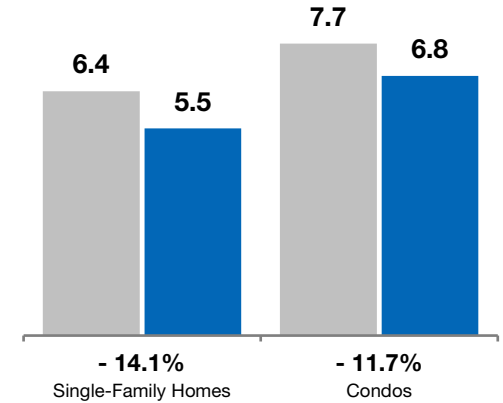
By Bedroom Count

■ 3-2015 ■ 3-2016



By Property Type

■ 3-2015 ■ 3-2016



All Properties

By Price Range

	3-2015	3-2016	Change
\$100,000 and Below	6.0	5.2	- 13.4%
\$100,001 to \$150,000	5.3	4.3	- 18.3%
\$150,001 to \$200,000	5.5	4.5	- 18.6%
\$200,001 to \$300,000	6.7	5.5	- 18.8%
\$300,001 and Above	10.6	9.4	- 11.3%
All Price Ranges	6.6	5.7	- 13.6%

Single-Family Homes

	3-2015	3-2016	Change
2 Bedrooms or Less	5.8	4.9	- 14.4%
3 Bedrooms	4.7	3.9	- 17.8%
4 Bedrooms or More	5.3	4.2	- 20.2%
	6.5	5.2	- 20.6%
	10.3	9.1	- 12.0%
All Single-Family Homes	6.4	5.5	- 14.1%

Condos

	3-2015	3-2016	Change
Single-Family Homes	6.5	5.7	- 12.3%
Condos	7.5	5.8	- 21.7%
	6.6	5.9	- 9.7%
	8.5	8.2	- 3.8%
	12.7	12.0	- 5.6%
All Condos	7.7	6.8	- 11.7%

By Bedroom Count

	3-2015	3-2016	Change
2 Bedrooms or Less	7.9	6.7	- 15.8%
3 Bedrooms	5.8	4.9	- 15.9%
4 Bedrooms or More	7.4	6.5	- 12.7%
All Bedroom Counts	6.6	5.7	- 13.6%

	3-2015	3-2016	Change
Single-Family Homes	7.8	6.2	- 20.6%
Condos	5.6	4.7	- 16.9%
	7.3	6.6	- 9.2%
	7.4	6.5	- 12.8%
	8.8	7.6	- 14.0%
All Condos	7.7	6.8	- 11.7%