

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:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	2 Bedrooms or Less	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

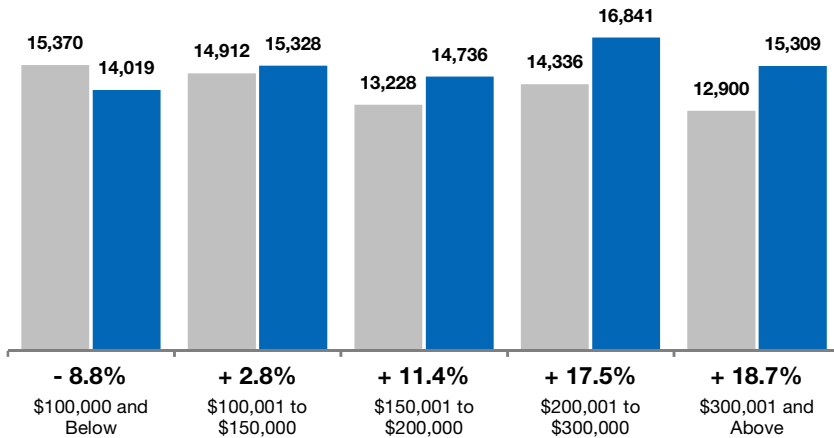
Pending Sales

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



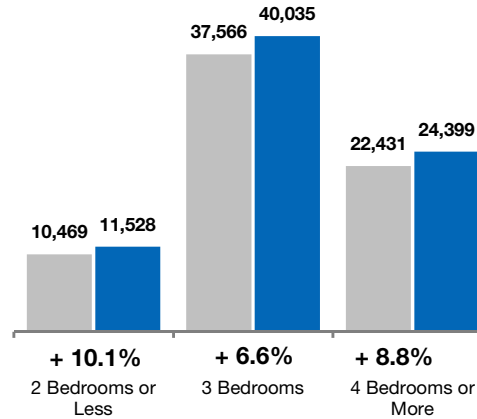
By Price Range

■ 4-2015 ■ 4-2016



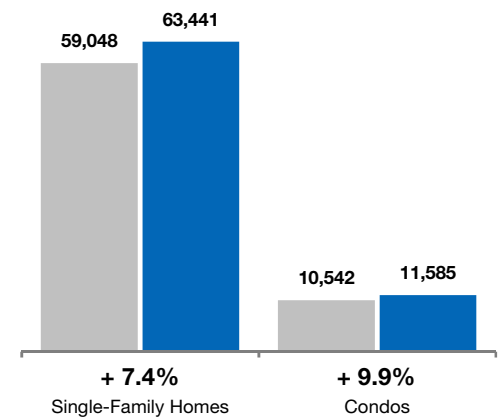
By Bedroom Count

■ 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%
All Price Ranges	70,746	76,233	+ 7.8%

Single-Family Homes

	4-2015	4-2016	Change
\$100,000 and Below	11,162	9,906	- 11.3%
\$100,001 to \$150,000	12,013	11,946	- 0.6%
\$150,001 to \$200,000	11,490	12,710	+ 10.6%
\$200,001 to \$300,000	12,851	15,109	+ 17.6%
\$300,001 and Above	11,532	13,770	+ 19.4%
All Price Ranges	59,048	63,441	+ 7.4%

Condos

	4-2015	4-2016	Change
\$100,000 and Below	3,351	3,277	- 2.2%
\$100,001 to \$150,000	2,754	3,181	+ 15.5%
\$150,001 to \$200,000	1,674	1,949	+ 16.4%
\$200,001 to \$300,000	1,425	1,668	+ 17.1%
\$300,001 and Above	1,338	1,510	+ 12.9%
All Price Ranges	10,542	11,585	+ 9.9%

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%
All Bedroom Counts	70,746	76,233	+ 7.8%

	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%
All Bedroom Counts	59,048	63,441	+ 7.4%

	4-2015	4-2016	Change
2 Bedrooms or Less	6,083	6,715	+ 10.4%
3 Bedrooms	3,751	4,120	+ 9.8%
4 Bedrooms or More	439	479	+ 9.1%
All Bedroom Counts	10,542	11,585	+ 9.9%

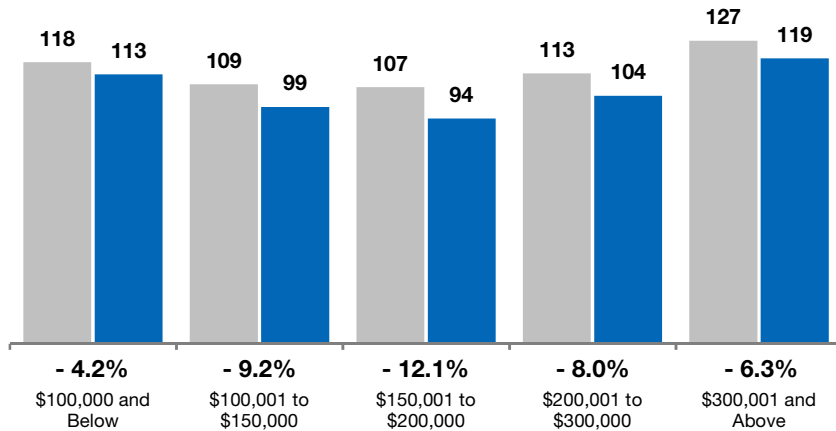
Days on Market Until Sale

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



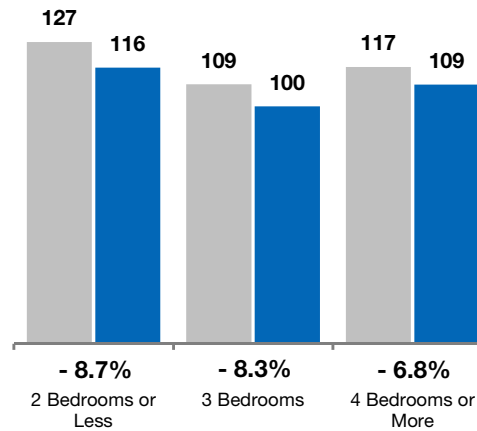
By Price Range

■ 4-2015 ■ 4-2016



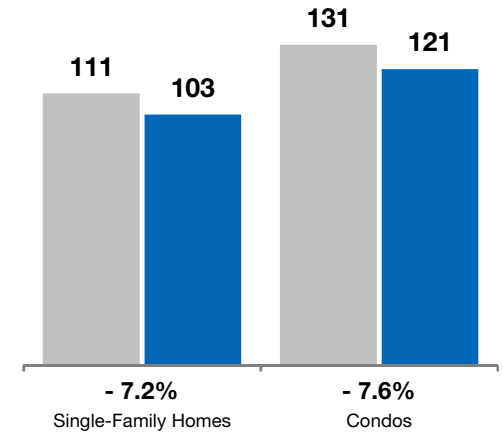
By Bedroom Count

■ 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	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%
All Price Ranges	114	106	- 7.0%

Single-Family Homes

	4-2015	4-2016	Change
\$100,000 and Below	115	110	- 4.3%
\$100,001 to \$150,000	104	96	- 7.7%
\$150,001 to \$200,000	104	92	- 11.5%
\$200,001 to \$300,000	110	101	- 8.2%
\$300,001 and Above	125	116	- 7.2%
All Price Ranges	111	103	- 7.2%

Condos

	4-2015	4-2016	Change
\$100,000 and Below	130	125	- 3.8%
\$100,001 to \$150,000	128	112	- 12.5%
\$150,001 to \$200,000	126	108	- 14.3%
\$200,001 to \$300,000	141	127	- 9.9%
\$300,001 and Above	142	144	+ 1.4%
All Price Ranges	131	121	- 7.6%

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%
All Bedroom Counts	114	106	- 7.0%

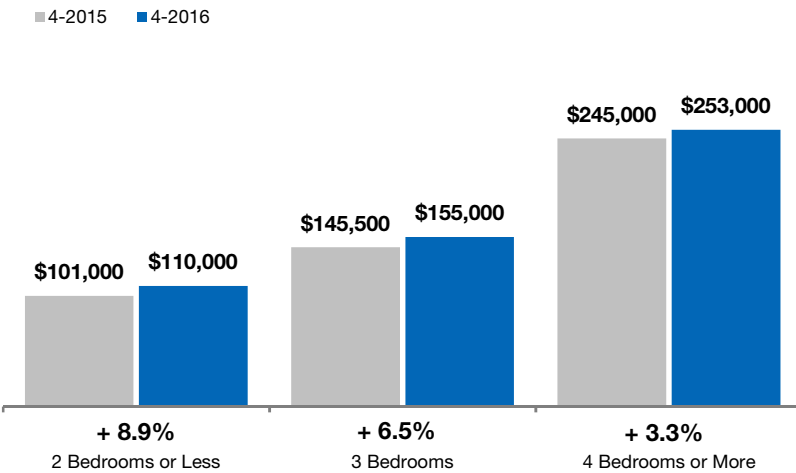
	4-2015	4-2016	Change
2 Bedrooms or Less	119	106	- 10.9%
3 Bedrooms	107	98	- 8.4%
4 Bedrooms or More	116	109	- 6.0%
All Bedroom Counts	111	103	- 7.2%

Median Sales Price

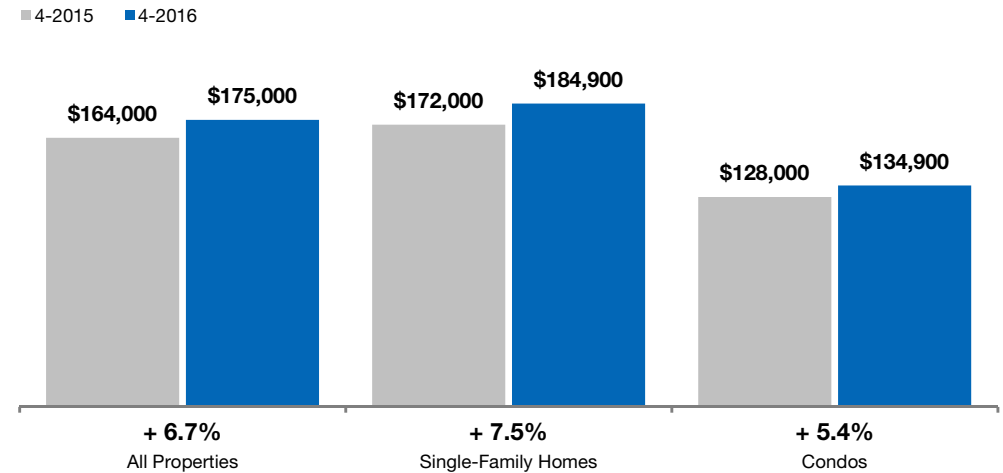
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



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%
All Bedroom Counts	\$164,000	\$175,000	+ 6.7%

Single-Family Homes

	4-2015	4-2016	Change
\$89,000	\$100,200	+ 12.6%	
\$145,000	\$155,500	+ 7.2%	
\$246,684	\$255,000	+ 3.4%	
\$172,000	\$184,900	+ 7.5%	

Condos

	4-2015	4-2016	Change
\$108,000	\$115,000	+ 6.5%	
\$165,000	\$170,000	+ 3.0%	
\$259,250	\$281,056	+ 8.4%	
\$128,000	\$134,900	+ 5.4%	

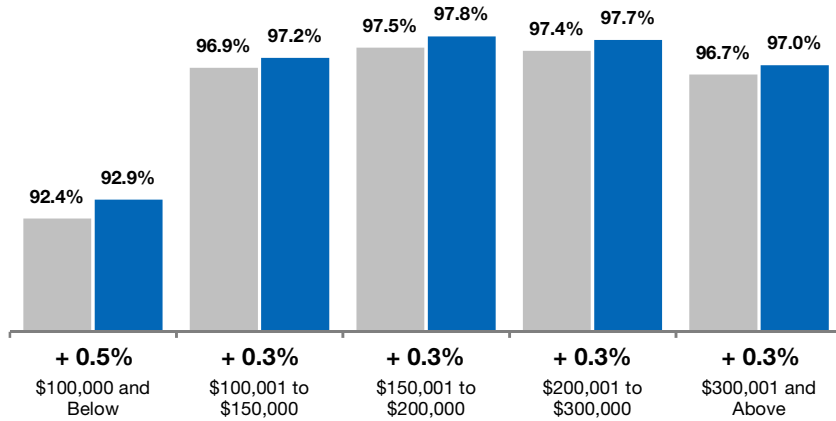
Percent of List Price Received

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.**



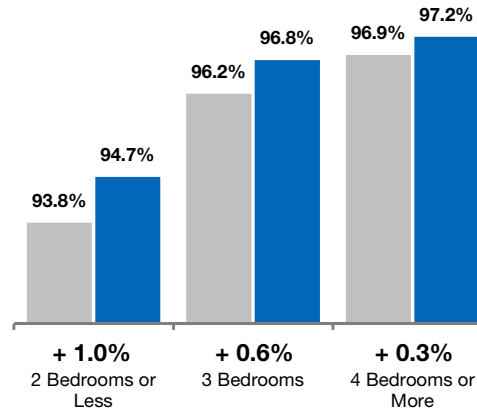
By Price Range

■ 4-2015 ■ 4-2016



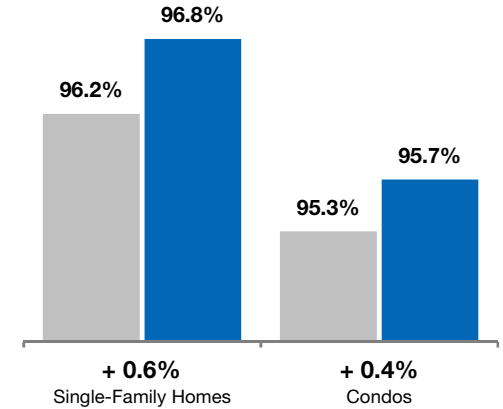
By Bedroom Count

■ 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	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%
All Price Ranges	96.0%	96.6%	+ 0.6%

Single-Family Homes

	4-2015	4-2016	Change
\$100,000 and Below	92.0%	92.6%	+ 0.7%
\$100,001 to \$150,000	97.1%	97.4%	+ 0.3%
\$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	96.8%	97.0%	+ 0.2%
All Price Ranges	96.2%	96.8%	+ 0.6%

Condos

	4-2015	4-2016	Change
\$100,000 and Below	93.7%	93.9%	+ 0.2%
\$100,001 to \$150,000	96.1%	96.3%	+ 0.2%
\$150,001 to \$200,000	96.6%	97.0%	+ 0.4%
\$200,001 to \$300,000	96.1%	96.4%	+ 0.3%
\$300,001 and Above	95.9%	96.3%	+ 0.4%
All Price Ranges	95.3%	95.7%	+ 0.4%

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%
All Bedroom Counts	96.0%	96.6%	+ 0.6%

	4-2015	4-2016	Change
2 Bedrooms or Less	92.5%	93.9%	+ 1.5%
3 Bedrooms	96.2%	96.8%	+ 0.6%
4 Bedrooms or More	96.9%	97.2%	+ 0.3%
All Bedroom Counts	96.2%	96.8%	+ 0.6%

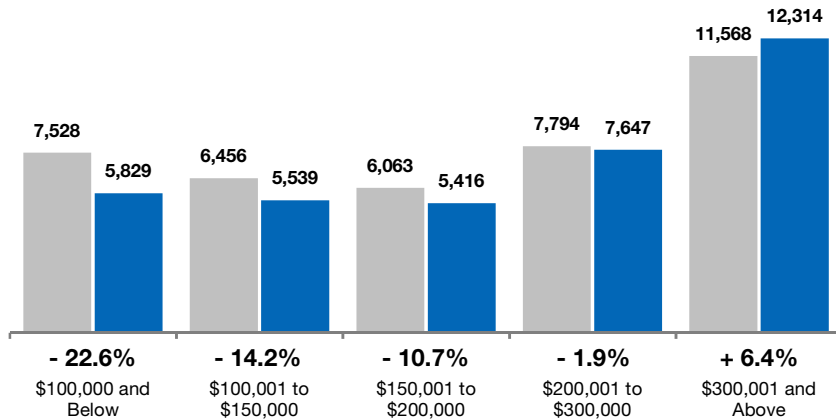
Inventory of Homes for Sale

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



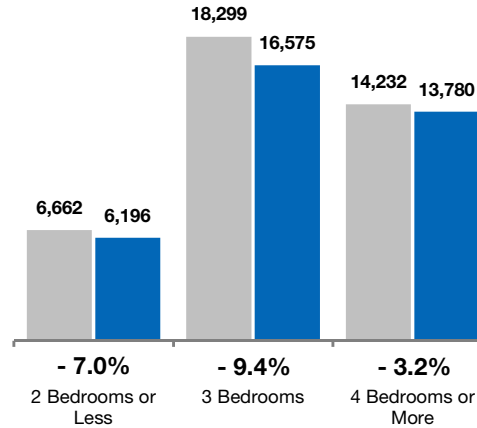
By Price Range

■ 4-2015 ■ 4-2016



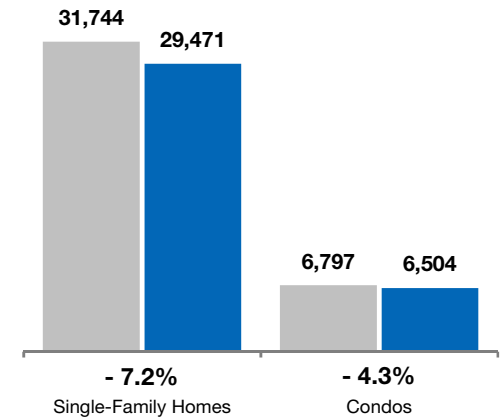
By Bedroom Count

■ 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%
All Price Ranges	39,409	36,745	- 6.8%

Single-Family Homes

	4-2015	4-2016	Change
\$100,000 and Below	5,290	3,978	- 24.8%
\$100,001 to \$150,000	4,640	3,894	- 16.1%
\$150,001 to \$200,000	4,971	4,375	- 12.0%
\$200,001 to \$300,000	6,702	6,496	- 3.1%
\$300,001 and Above	10,141	10,728	+ 5.8%
All Price Ranges	31,744	29,471	- 7.2%

Condos

	4-2015	4-2016	Change
\$100,000 and Below	1,746	1,427	- 18.3%
\$100,001 to \$150,000	1,655	1,503	- 9.2%
\$150,001 to \$200,000	998	971	- 2.7%
\$200,001 to \$300,000	1,020	1,078	+ 5.7%
\$300,001 and Above	1,378	1,525	+ 10.7%
All Price Ranges	6,797	6,504	- 4.3%

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%
All Bedroom Counts	39,409	36,745	- 6.8%

	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%
All Bedroom Counts	31,744	29,471	- 7.2%

	4-2015	4-2016	Change
2 Bedrooms or Less	3,982	3,753	- 5.8%
3 Bedrooms	2,286	2,244	- 1.8%
4 Bedrooms or More	320	317	- 0.9%
All Bedroom Counts	6,797	6,504	- 4.3%

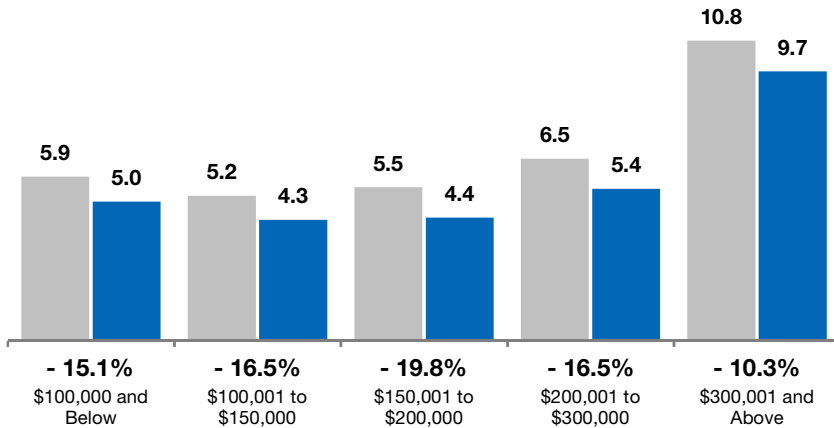
Months Supply of Inventory

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.**



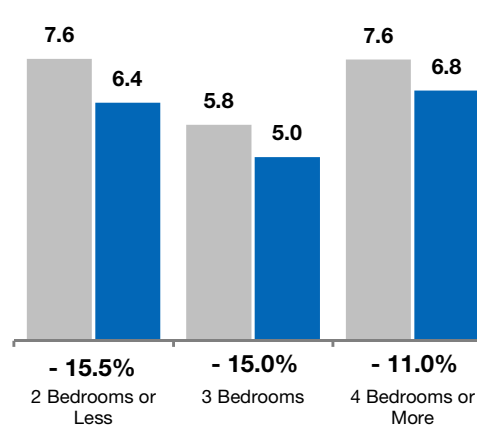
By Price Range

■ 4-2015 ■ 4-2016



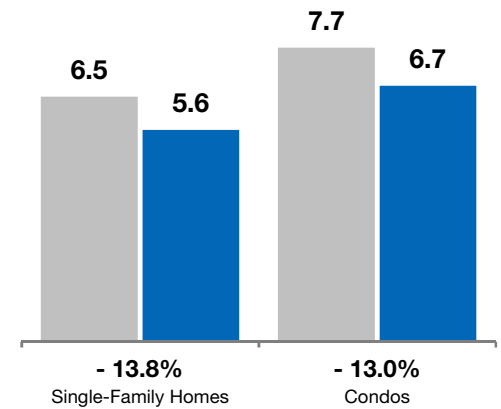
By Bedroom Count

■ 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%
All Price Ranges	6.7	5.8	- 13.4%

Single-Family Homes

	4-2015	4-2016	Change
\$100,000 and Below	5.7	4.8	- 15.3%
\$100,001 to \$150,000	4.6	3.9	- 15.6%
\$150,001 to \$200,000	5.2	4.1	- 20.4%
\$200,001 to \$300,000	6.3	5.2	- 17.6%
\$300,001 and Above	10.6	9.3	- 11.4%
All Price Ranges	6.5	5.6	- 13.8%

Condos

	4-2015	4-2016	Change
\$100,000 and Below	6.3	5.2	- 16.4%
\$100,001 to \$150,000	7.2	5.7	- 21.4%
\$150,001 to \$200,000	7.2	6.0	- 16.4%
\$200,001 to \$300,000	8.6	7.8	- 9.7%
\$300,001 and Above	12.4	12.1	- 1.9%
All Price Ranges	7.7	6.7	- 13.0%

By Bedroom Count

	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%
All Bedroom Counts	6.7	5.8	- 13.4%

	4-2015	4-2016	Change
2 Bedrooms or Less	7.0	5.9	- 16.5%
3 Bedrooms	5.6	4.7	- 15.7%
4 Bedrooms or More	7.6	6.7	- 11.1%
All Bedroom Counts	6.5	5.6	- 13.8%