

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2016

Sellers are getting more of their asking price, meaning higher sales prices in most categories. The overall inventory crunch is still in play, but higher-priced homes seem to be faring better with inventory in year-over-year comparisons. For the 12-month period spanning June 2015 through May 2016, Pending Sales in the state of South Carolina were up 7.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 18.1 percent.

The overall Median Sales Price was up 6.1 percent to \$175,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.3 percent to \$185,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 93 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 118 days.

Market-wide, inventory levels were down 6.6 percent. The property type that lost the least inventory was the Condos segment, where it decreased 5.4 percent. That amounts to 5.6 months supply for Single-Family homes and 6.6 months supply for Condos.

Quick Facts

+ 18.1%

Price Range With the
Strongest Sales:
\$300,001 and Above

+ 9.6%

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

+ 10.4%

Property Type With
Strongest Sales:
Condos

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
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Inventory of Homes for Sale	6
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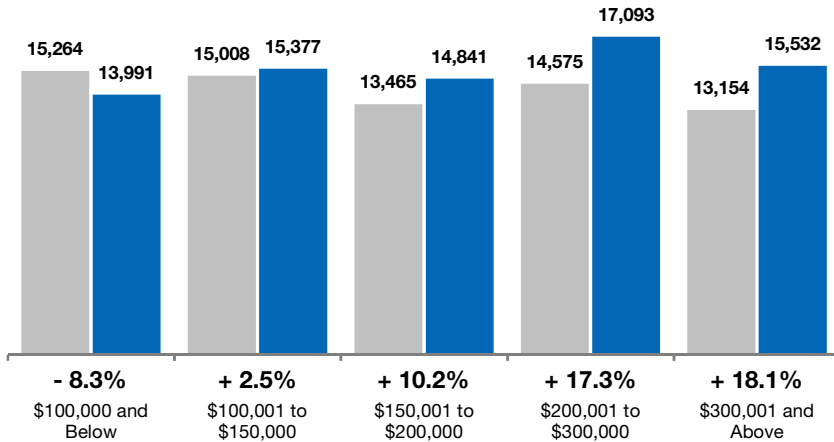
Pending Sales

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



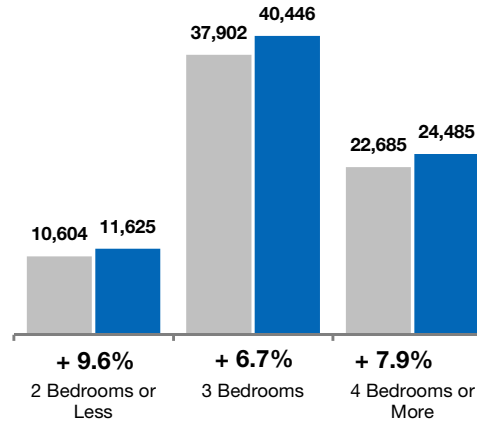
By Price Range

■ 5-2015 ■ 5-2016



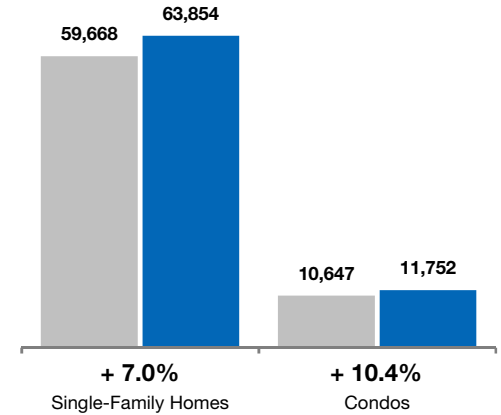
By Bedroom Count

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$100,000 and Below	15,264	13,991	- 8.3%
\$100,001 to \$150,000	15,008	15,377	+ 2.5%
\$150,001 to \$200,000	13,465	14,841	+ 10.2%
\$200,001 to \$300,000	14,575	17,093	+ 17.3%
\$300,001 and Above	13,154	15,532	+ 18.1%
All Price Ranges	71,466	76,834	+ 7.5%

Single-Family Homes

	5-2015	5-2016	Change
\$100,000 and Below	11,046	9,849	- 10.8%
\$100,001 to \$150,000	12,058	11,959	- 0.8%
\$150,001 to \$200,000	11,723	12,784	+ 9.1%
\$200,001 to \$300,000	13,058	15,307	+ 17.2%
\$300,001 and Above	11,783	13,955	+ 18.4%
All Price Ranges	59,668	63,854	+ 7.0%

Condos

	5-2015	5-2016	Change
\$100,000 and Below	3,369	3,289	- 2.4%
\$100,001 to \$150,000	2,804	3,215	+ 14.7%
\$150,001 to \$200,000	1,681	1,980	+ 17.8%
\$200,001 to \$300,000	1,450	1,721	+ 18.7%
\$300,001 and Above	1,343	1,547	+ 15.2%
All Price Ranges	10,647	11,752	+ 10.4%

By Bedroom Count

	5-2015	5-2016	Change
2 Bedrooms or Less	10,604	11,625	+ 9.6%
3 Bedrooms	37,902	40,446	+ 6.7%
4 Bedrooms or More	22,685	24,485	+ 7.9%
All Bedroom Counts	71,466	76,834	+ 7.5%

	5-2015	5-2016	Change
2 Bedrooms or Less	4,292	4,712	+ 9.8%
3 Bedrooms	33,441	35,468	+ 6.1%
4 Bedrooms or More	21,933	23,674	+ 7.9%
All Bedroom Counts	59,668	63,854	+ 7.0%

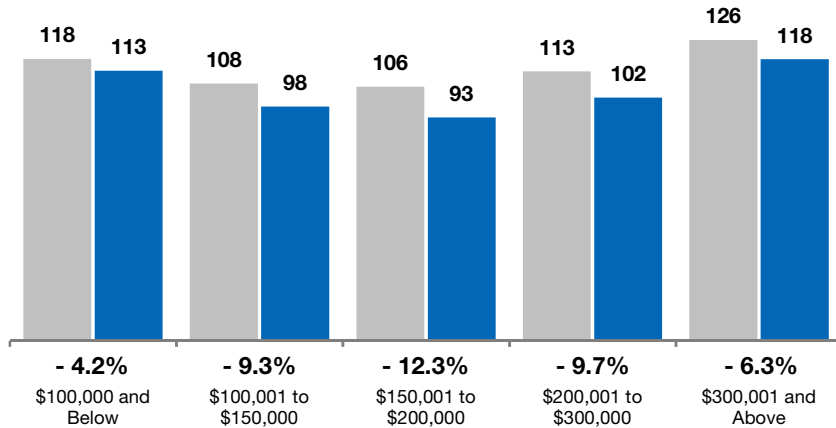
Days on Market Until Sale

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



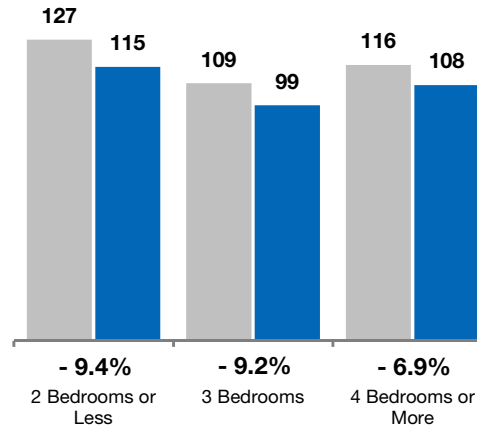
By Price Range

■ 5-2015 ■ 5-2016



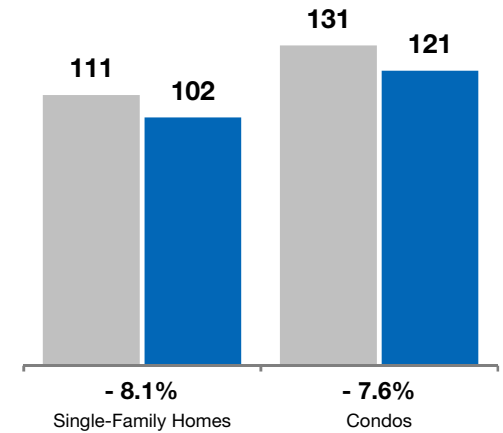
By Bedroom Count

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$100,000 and Below	118	113	- 4.2%
\$100,001 to \$150,000	108	98	- 9.3%
\$150,001 to \$200,000	106	93	- 12.3%
\$200,001 to \$300,000	113	102	- 9.7%
\$300,001 and Above	126	118	- 6.3%
All Price Ranges	114	105	- 7.9%

Single-Family Homes

	5-2015	5-2016	Change
\$100,000 and Below	115	110	- 4.3%
\$100,001 to \$150,000	103	94	- 8.7%
\$150,001 to \$200,000	103	91	- 11.7%
\$200,001 to \$300,000	109	99	- 9.2%
\$300,001 and Above	124	115	- 7.3%
All Price Ranges	111	102	- 8.1%

Condos

	5-2015	5-2016	Change
\$100,000 and Below	130	126	- 3.1%
\$100,001 to \$150,000	126	112	- 11.1%
\$150,001 to \$200,000	124	108	- 12.9%
\$200,001 to \$300,000	140	125	- 10.7%
\$300,001 and Above	145	140	- 3.4%
All Price Ranges	131	121	- 7.6%

By Bedroom Count

	5-2015	5-2016	Change
2 Bedrooms or Less	127	115	- 9.4%
3 Bedrooms	109	99	- 9.2%
4 Bedrooms or More	116	108	- 6.9%
All Bedroom Counts	114	105	- 7.9%

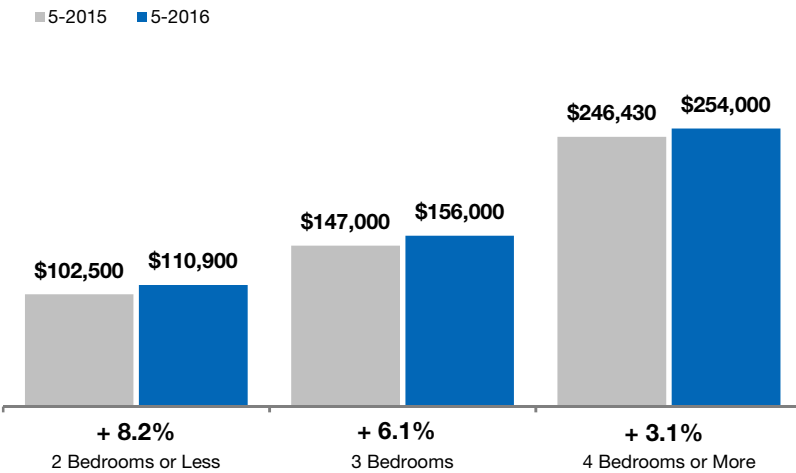
	5-2015	5-2016	Change
2 Bedrooms or Less	117	105	- 10.3%
3 Bedrooms	107	97	- 9.3%
4 Bedrooms or More	116	107	- 7.8%
All Bedroom Counts	111	102	- 8.1%

Median Sales Price

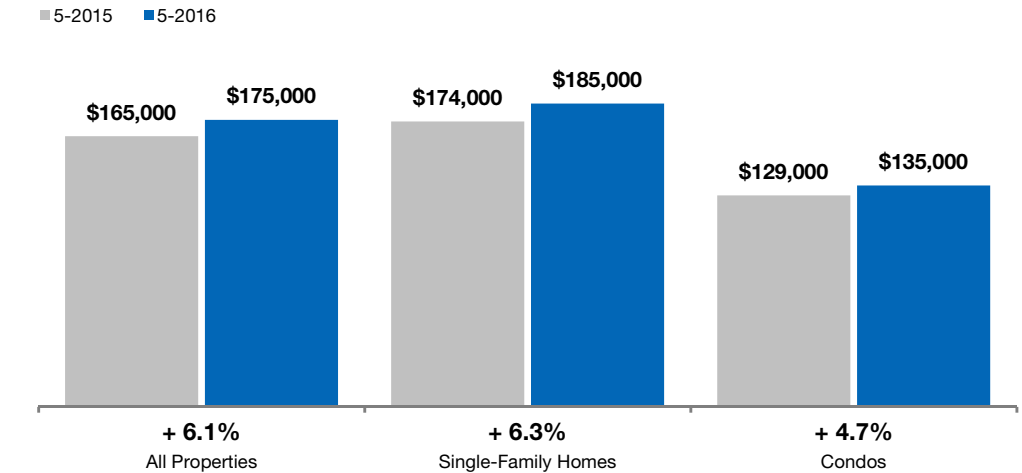
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count

	5-2015	5-2016	Change
2 Bedrooms or Less	\$102,500	\$110,900	+ 8.2%
3 Bedrooms	\$147,000	\$156,000	+ 6.1%
4 Bedrooms or More	\$246,430	\$254,000	+ 3.1%
All Bedroom Counts	\$165,000	\$175,000	+ 6.1%

Single-Family Homes

5-2015	5-2016	Change	5-2015	5-2016	Change
\$89,900	\$102,158	+ 13.6%	\$109,000	\$115,095	+ 5.6%
\$146,900	\$156,000	+ 6.2%	\$166,750	\$171,000	+ 2.5%
\$248,498	\$255,000	+ 2.6%	\$265,000	\$279,250	+ 5.4%
\$174,000	\$185,000	+ 6.3%	\$129,000	\$135,000	+ 4.7%

Condos

	5-2015	5-2016	Change
	\$109,000	\$115,095	+ 5.6%
	\$166,750	\$171,000	+ 2.5%
	\$265,000	\$279,250	+ 5.4%
	\$129,000	\$135,000	+ 4.7%

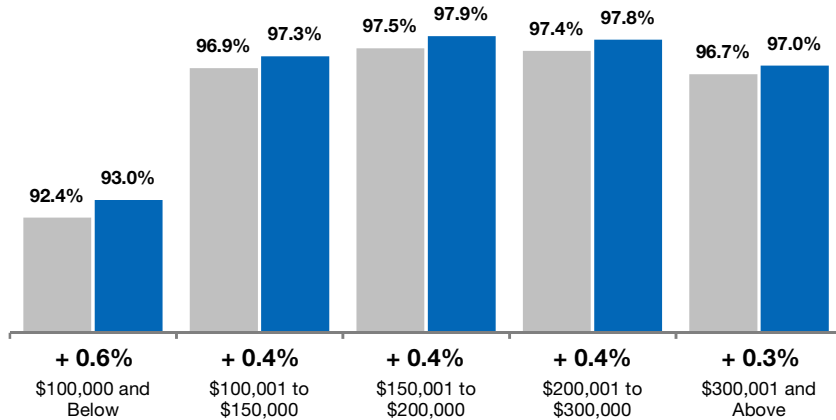
Percent of List Price Received

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.**



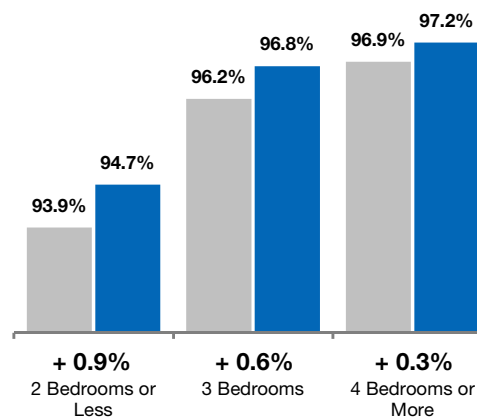
By Price Range

■ 5-2015 ■ 5-2016



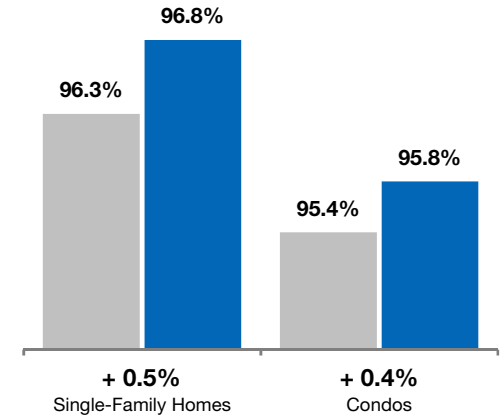
By Bedroom Count

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$100,000 and Below	92.4%	93.0%	+ 0.6%
\$100,001 to \$150,000	96.9%	97.3%	+ 0.4%
\$150,001 to \$200,000	97.5%	97.9%	+ 0.4%
\$200,001 to \$300,000	97.4%	97.8%	+ 0.4%
\$300,001 and Above	96.7%	97.0%	+ 0.3%
All Price Ranges	96.1%	96.6%	+ 0.5%

Single-Family Homes

	5-2015	5-2016	Change
\$100,000 and Below	92.1%	92.7%	+ 0.7%
\$100,001 to \$150,000	97.1%	97.5%	+ 0.4%
\$150,001 to \$200,000	97.6%	98.0%	+ 0.4%
\$200,001 to \$300,000	97.6%	97.9%	+ 0.3%
\$300,001 and Above	96.8%	97.0%	+ 0.2%
All Price Ranges	96.3%	96.8%	+ 0.5%

Condos

	5-2015	5-2016	Change
\$100,000 and Below	93.7%	93.9%	+ 0.2%
\$100,001 to \$150,000	96.1%	96.5%	+ 0.4%
\$150,001 to \$200,000	96.7%	97.0%	+ 0.3%
\$200,001 to \$300,000	96.2%	96.4%	+ 0.2%
\$300,001 and Above	95.9%	96.3%	+ 0.4%
All Price Ranges	95.4%	95.8%	+ 0.4%

By Bedroom Count

	5-2015	5-2016	Change
2 Bedrooms or Less	93.9%	94.7%	+ 0.9%
3 Bedrooms	96.2%	96.8%	+ 0.6%
4 Bedrooms or More	96.9%	97.2%	+ 0.3%
All Bedroom Counts	96.1%	96.6%	+ 0.5%

	5-2015	5-2016	Change
2 Bedrooms or Less	92.6%	94.0%	+ 1.5%
3 Bedrooms	96.3%	96.9%	+ 0.6%
4 Bedrooms or More	97.0%	97.3%	+ 0.3%
All Bedroom Counts	96.3%	96.8%	+ 0.5%

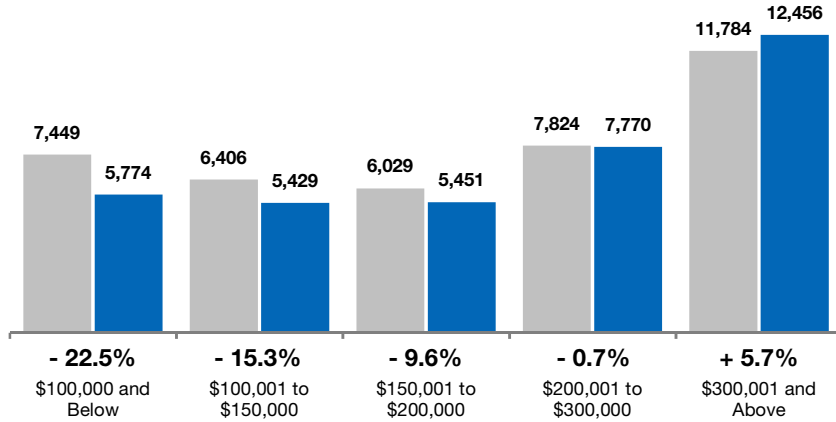
Inventory of Homes for Sale

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



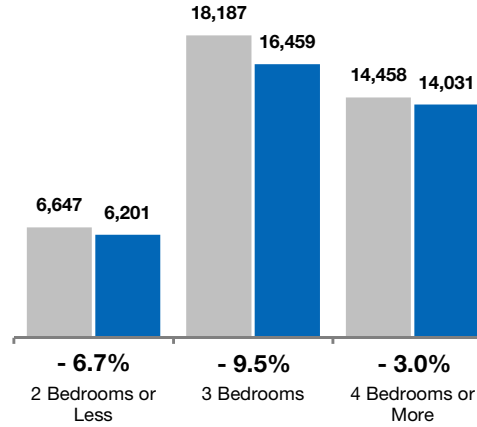
By Price Range

■ 5-2015 ■ 5-2016



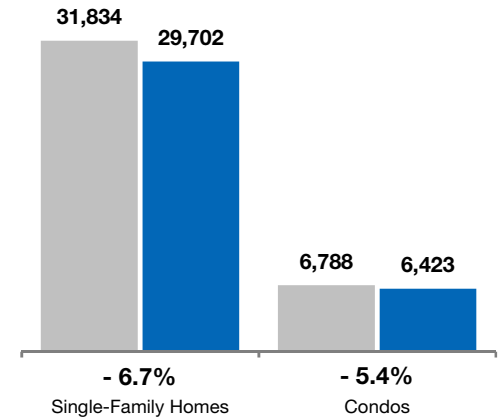
By Bedroom Count

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$100,000 and Below	7,449	5,774	- 22.5%
\$100,001 to \$150,000	6,406	5,429	- 15.3%
\$150,001 to \$200,000	6,029	5,451	- 9.6%
\$200,001 to \$300,000	7,824	7,770	- 0.7%
\$300,001 and Above	11,784	12,456	+ 5.7%
All Price Ranges	39,492	36,880	- 6.6%

Single-Family Homes

	5-2015	5-2016	Change
\$100,000 and Below	5,220	3,982	- 23.7%
\$100,001 to \$150,000	4,623	3,857	- 16.6%
\$150,001 to \$200,000	4,943	4,397	- 11.0%
\$200,001 to \$300,000	6,733	6,610	- 1.8%
\$300,001 and Above	10,315	10,856	+ 5.2%
All Price Ranges	31,834	29,702	- 6.7%

Condos

	5-2015	5-2016	Change
\$100,000 and Below	1,740	1,380	- 20.7%
\$100,001 to \$150,000	1,624	1,435	- 11.6%
\$150,001 to \$200,000	992	983	- 0.9%
\$200,001 to \$300,000	1,013	1,090	+ 7.6%
\$300,001 and Above	1,419	1,535	+ 8.2%
All Price Ranges	6,788	6,423	- 5.4%

By Bedroom Count

	5-2015	5-2016	Change
2 Bedrooms or Less	6,647	6,201	- 6.7%
3 Bedrooms	18,187	16,459	- 9.5%
4 Bedrooms or More	14,458	14,031	- 3.0%
All Bedroom Counts	39,492	36,880	- 6.6%

	5-2015	5-2016	Change
2 Bedrooms or Less	2,498	2,307	- 7.6%
3 Bedrooms	15,409	13,863	- 10.0%
4 Bedrooms or More	13,927	13,531	- 2.8%
All Bedroom Counts	31,834	29,702	- 6.7%

	5-2015	5-2016	Change
2 Bedrooms or Less	3,970	3,731	- 6.0%
3 Bedrooms	2,296	2,191	- 4.6%
4 Bedrooms or More	328	316	- 3.7%
All Bedroom Counts	6,788	6,423	- 5.4%

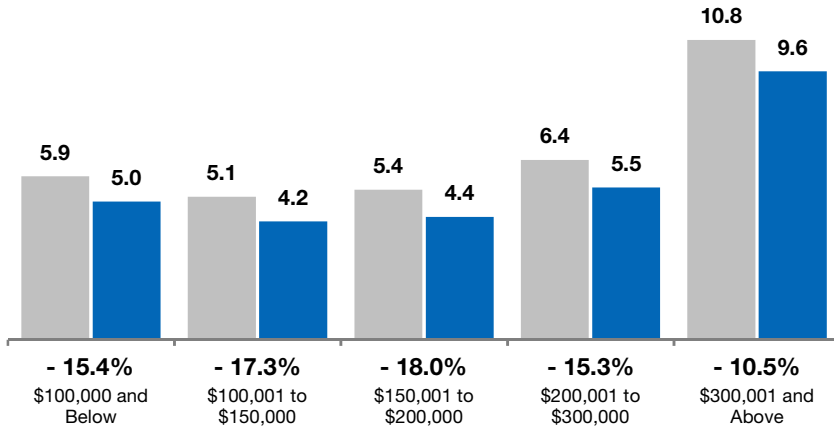
Months Supply of Inventory

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.**



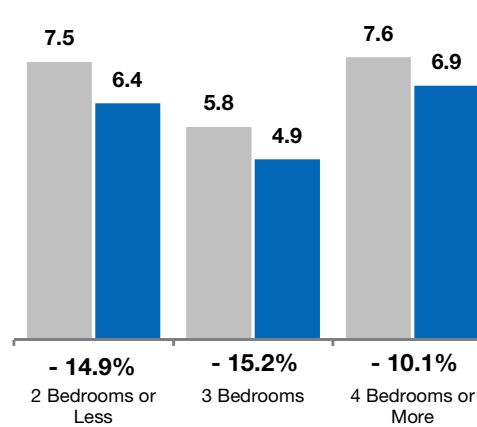
By Price Range

■ 5-2015 ■ 5-2016



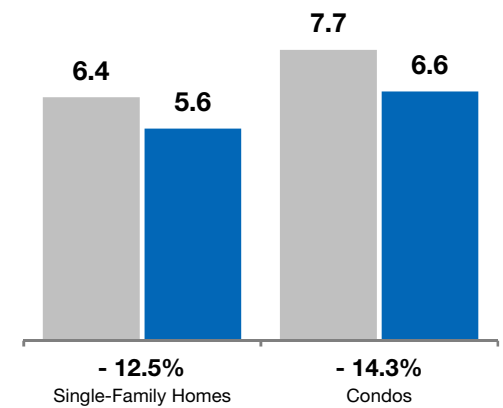
By Bedroom Count

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$100,000 and Below	5.9	5.0	- 15.4%
\$100,001 to \$150,000	5.1	4.2	- 17.3%
\$150,001 to \$200,000	5.4	4.4	- 18.0%
\$200,001 to \$300,000	6.4	5.5	- 15.3%
\$300,001 and Above	10.8	9.6	- 10.5%
All Price Ranges	6.6	5.8	- 12.1%

Single-Family Homes

	5-2015	5-2016	Change
\$100,000 and Below	5.7	4.9	- 14.4%
\$100,001 to \$150,000	4.6	3.9	- 15.9%
\$150,001 to \$200,000	5.1	4.1	- 18.4%
\$200,001 to \$300,000	6.2	5.2	- 16.2%
\$300,001 and Above	10.5	9.3	- 11.1%
All Price Ranges	6.4	5.6	- 12.5%

Condos

	5-2015	5-2016	Change
\$100,000 and Below	6.2	5.0	- 18.8%
\$100,001 to \$150,000	7.0	5.4	- 22.9%
\$150,001 to \$200,000	7.1	6.0	- 15.9%
\$200,001 to \$300,000	8.4	7.6	- 9.3%
\$300,001 and Above	12.7	11.9	- 6.1%
All Price Ranges	7.7	6.6	- 14.3%

By Bedroom Count

	5-2015	5-2016	Change
2 Bedrooms or Less	7.5	6.4	- 14.9%
3 Bedrooms	5.8	4.9	- 15.2%
4 Bedrooms or More	7.6	6.9	- 10.1%
All Bedroom Counts	6.6	5.8	- 12.1%

	5-2015	5-2016	Change
2 Bedrooms or Less	7.0	5.9	- 15.9%
3 Bedrooms	5.5	4.7	- 15.2%
4 Bedrooms or More	7.6	6.9	- 10.0%
All Bedroom Counts	6.4	5.6	- 12.5%