

Housing Supply Overview

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June 2016

Sales have been brisk, particularly at midpoint levels away from the highs and lows, and months' supply of inventory continues to drop, sometimes significantly. For the 12-month period spanning July 2015 through June 2016, Pending Sales in the state of South Carolina were up 6.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 15.9 percent.

The overall Median Sales Price was up 6.0 percent to \$176,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.0 percent to \$185,500. 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 117 days.

Market-wide, inventory levels were down 6.3 percent. The property type that lost the least inventory was the Condos segment, where it decreased 4.4 percent. That amounts to 5.5 months supply for Single-Family homes and 6.5 months supply for Condos.

Quick Facts

+ 15.9%	+ 8.8%	+ 8.8%
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

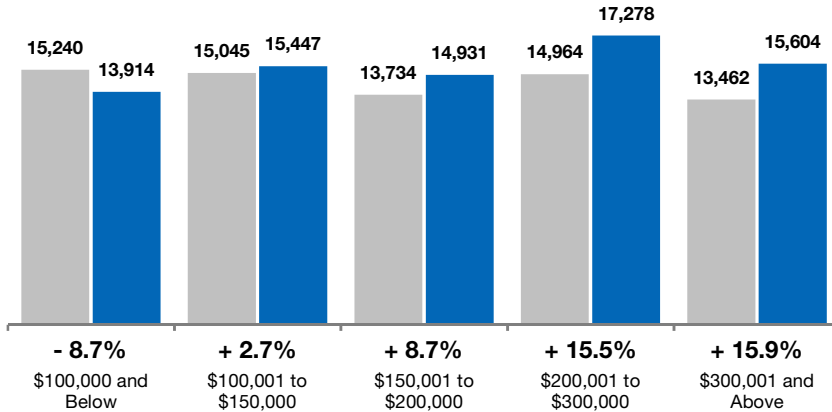
Pending Sales

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



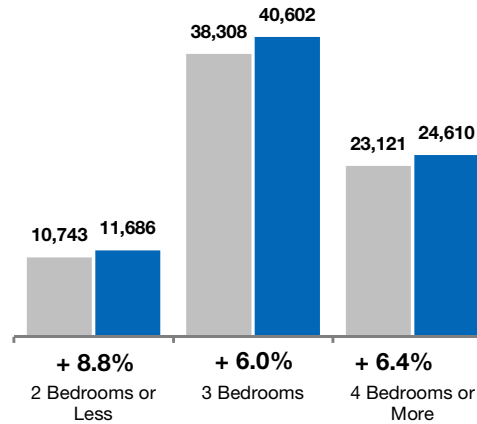
By Price Range

■ 6-2015 ■ 6-2016



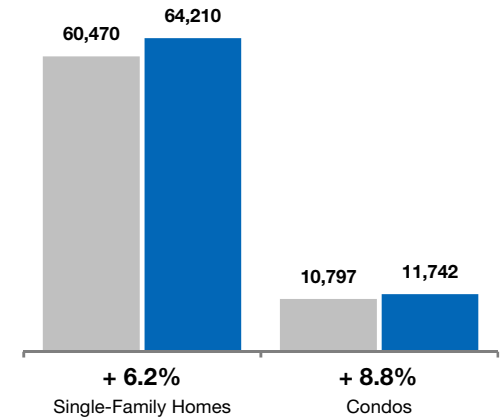
By Bedroom Count

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$100,000 and Below	15,240	13,914	- 8.7%
\$100,001 to \$150,000	15,045	15,447	+ 2.7%
\$150,001 to \$200,000	13,734	14,931	+ 8.7%
\$200,001 to \$300,000	14,964	17,278	+ 15.5%
\$300,001 and Above	13,462	15,604	+ 15.9%
All Price Ranges	72,445	77,174	+ 6.5%

Single-Family Homes

	6-2015	6-2016	Change
2 Bedrooms or Less	11,020	9,778	- 11.3%
3 Bedrooms	12,052	12,004	- 0.4%
4 Bedrooms or More	11,948	12,875	+ 7.8%
	13,399	15,482	+ 15.5%
	12,051	14,071	+ 16.8%
All Single-Family Homes	60,470	64,210	+ 6.2%

Condos

	6-2015	6-2016	Change
1 Bedroom	3,368	3,278	- 2.7%
2 Bedrooms	2,835	3,248	+ 14.6%
3 Bedrooms	1,720	1,979	+ 15.1%
4 Bedrooms or More	1,490	1,732	+ 16.2%
	1,384	1,505	+ 8.7%
All Condos	10,797	11,742	+ 8.8%

By Bedroom Count

	6-2015	6-2016	Change
2 Bedrooms or Less	10,743	11,686	+ 8.8%
3 Bedrooms	38,308	40,602	+ 6.0%
4 Bedrooms or More	23,121	24,610	+ 6.4%
All Bedroom Counts	72,445	77,174	+ 6.5%

	6-2015	6-2016	Change
2 Bedrooms or Less	4,384	4,748	+ 8.3%
3 Bedrooms	33,747	35,634	+ 5.6%
4 Bedrooms or More	22,338	23,828	+ 6.7%
	461	460	- 0.2%
All Single-Family Homes	60,470	64,210	+ 6.2%

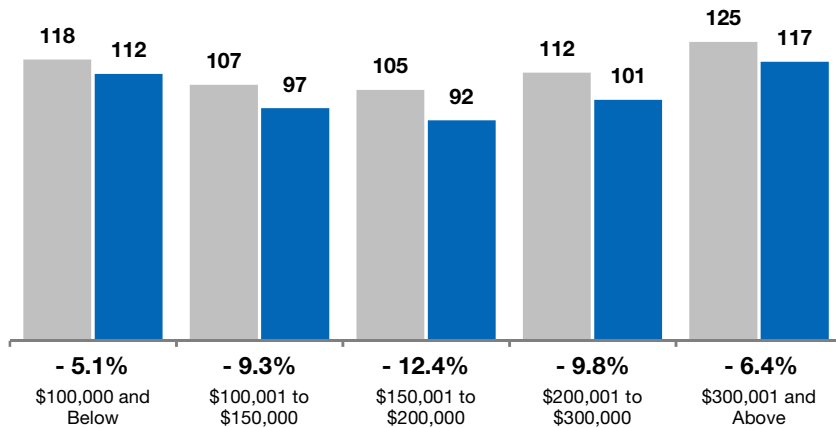
Days on Market Until Sale

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



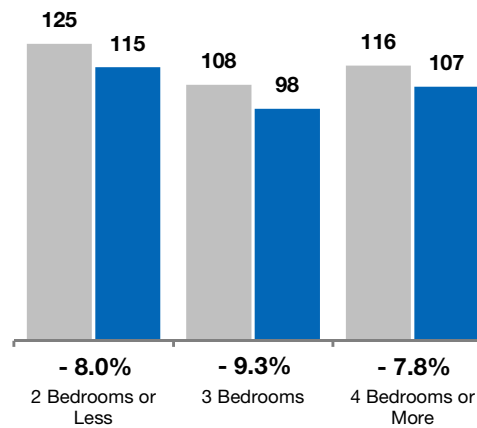
By Price Range

■ 6-2015 ■ 6-2016



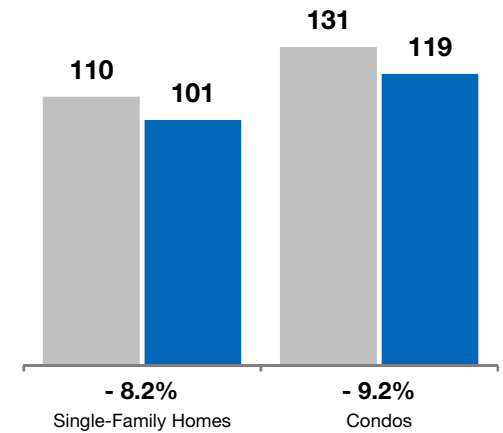
By Bedroom Count

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$100,000 and Below	118	112	- 5.1%
\$100,001 to \$150,000	107	97	- 9.3%
\$150,001 to \$200,000	105	92	- 12.4%
\$200,001 to \$300,000	112	101	- 9.8%
\$300,001 and Above	125	117	- 6.4%
All Price Ranges	113	104	- 8.0%

Single-Family Homes

	6-2015	6-2016	Change
\$100,000 and Below	115	108	- 6.1%
\$100,001 to \$150,000	103	94	- 8.7%
\$150,001 to \$200,000	102	89	- 12.7%
\$200,001 to \$300,000	109	98	- 10.1%
\$300,001 and Above	123	114	- 7.3%
All Price Ranges	110	101	- 8.2%

Condos

	6-2015	6-2016	Change
\$100,000 and Below	131	123	- 6.1%
\$100,001 to \$150,000	126	111	- 11.9%
\$150,001 to \$200,000	122	109	- 10.7%
\$200,001 to \$300,000	139	123	- 11.5%
\$300,001 and Above	143	138	- 3.5%
All Price Ranges	131	119	- 9.2%

By Bedroom Count

	6-2015	6-2016	Change
2 Bedrooms or Less	125	115	- 8.0%
3 Bedrooms	108	98	- 9.3%
4 Bedrooms or More	116	107	- 7.8%
All Bedroom Counts	113	104	- 8.0%

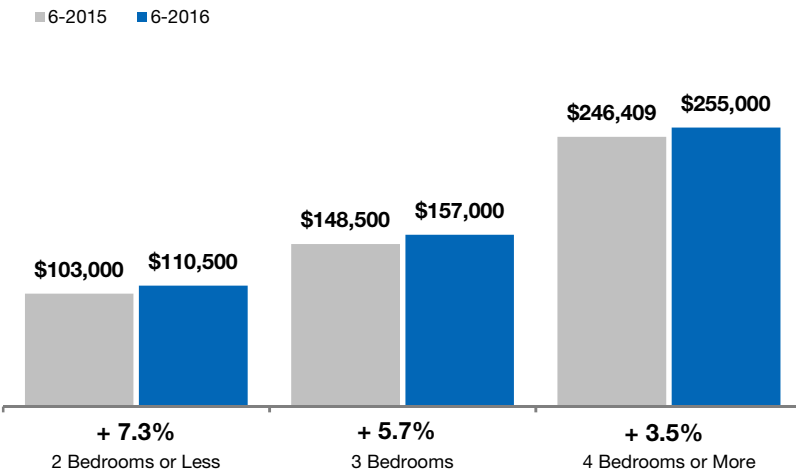
	6-2015	6-2016	Change
2 Bedrooms or Less	115	105	- 8.7%
3 Bedrooms	106	96	- 9.4%
4 Bedrooms or More	115	107	- 7.0%
All Bedroom Counts	110	101	- 8.2%

Median Sales Price

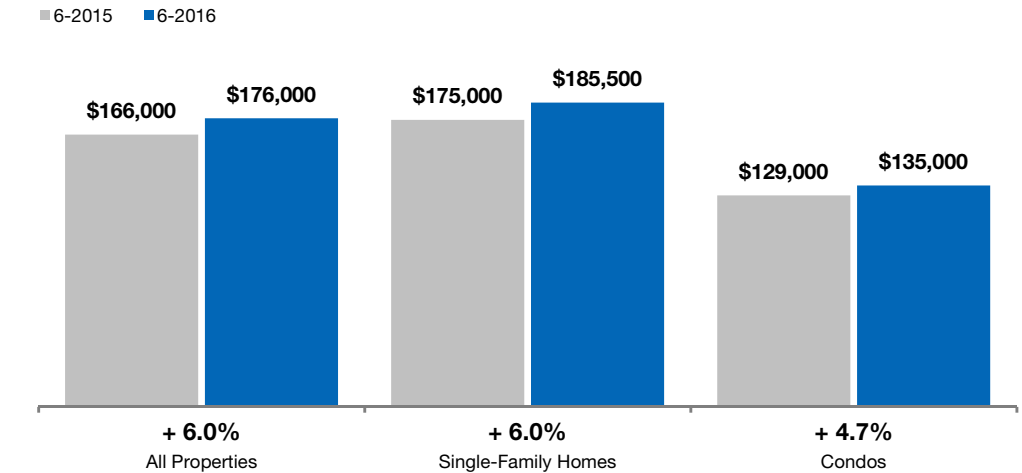
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count

	6-2015	6-2016	Change
2 Bedrooms or Less	\$103,000	\$110,500	+ 7.3%
3 Bedrooms	\$148,500	\$157,000	+ 5.7%
4 Bedrooms or More	\$246,409	\$255,000	+ 3.5%
All Bedroom Counts	\$166,000	\$176,000	+ 6.0%

Single-Family Homes

6-2015	6-2016	Change	6-2015	6-2016	Change
\$90,000	\$104,500	+ 16.1%	\$109,900	\$115,000	+ 4.6%
\$148,000	\$157,000	+ 6.1%	\$167,000	\$170,000	+ 1.8%
\$248,022	\$256,000	+ 3.2%	\$265,000	\$283,250	+ 6.9%
\$175,000	\$185,500	+ 6.0%	\$129,000	\$135,000	+ 4.7%

Condos

	6-2015	6-2016	Change
	\$109,900	\$115,000	+ 4.6%
	\$167,000	\$170,000	+ 1.8%
	\$265,000	\$283,250	+ 6.9%
	\$129,000	\$135,000	+ 4.7%

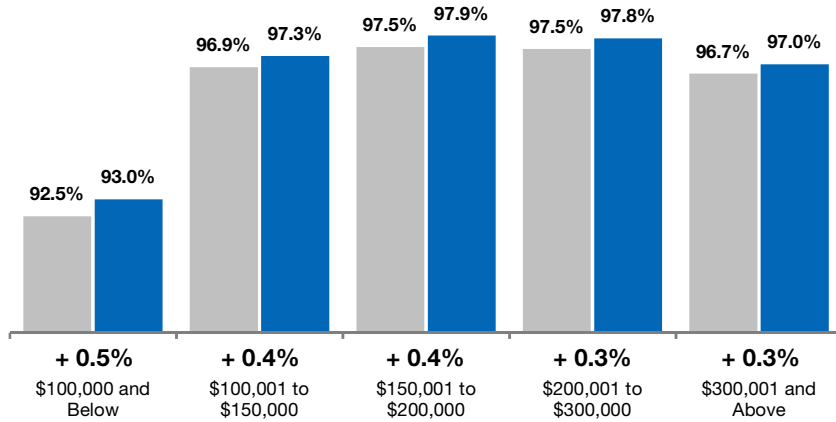
Percent of List Price Received

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.**



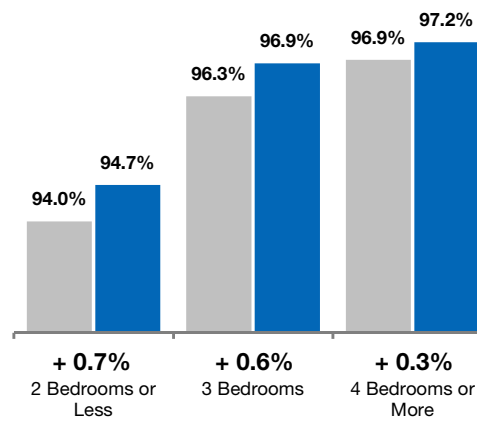
By Price Range

■ 6-2015 ■ 6-2016



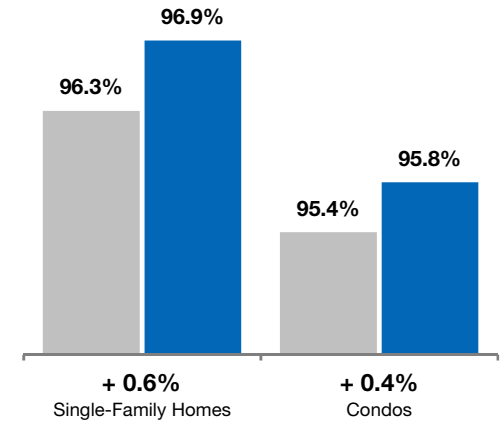
By Bedroom Count

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$100,000 and Below	92.5%	93.0%	+ 0.5%
\$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	97.5%	97.8%	+ 0.3%
\$300,001 and Above	96.7%	97.0%	+ 0.3%
All Price Ranges	96.1%	96.6%	+ 0.5%

Single-Family Homes

	6-2015	6-2016	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	97.7%	98.0%	+ 0.3%
\$200,001 to \$300,000	97.6%	97.9%	+ 0.3%
\$300,001 and Above	96.8%	97.1%	+ 0.3%
All Price Ranges	96.3%	96.9%	+ 0.6%

Condos

	6-2015	6-2016	Change
\$100,000 and Below	93.8%	93.9%	+ 0.1%
\$100,001 to \$150,000	96.2%	96.5%	+ 0.3%
\$150,001 to \$200,000	96.7%	97.1%	+ 0.4%
\$200,001 to \$300,000	96.3%	96.5%	+ 0.2%
\$300,001 and Above	95.9%	96.4%	+ 0.5%
All Price Ranges	95.4%	95.8%	+ 0.4%

By Bedroom Count

	6-2015	6-2016	Change
2 Bedrooms or Less	94.0%	94.7%	+ 0.7%
3 Bedrooms	96.3%	96.9%	+ 0.6%
4 Bedrooms or More	96.9%	97.2%	+ 0.3%
All Bedroom Counts	96.1%	96.6%	+ 0.5%

	6-2015	6-2016	Change
2 Bedrooms or Less	92.8%	94.0%	+ 1.3%
3 Bedrooms	96.3%	96.9%	+ 0.6%
4 Bedrooms or More	97.0%	97.3%	+ 0.3%
All Bedroom Counts	96.3%	96.9%	+ 0.6%

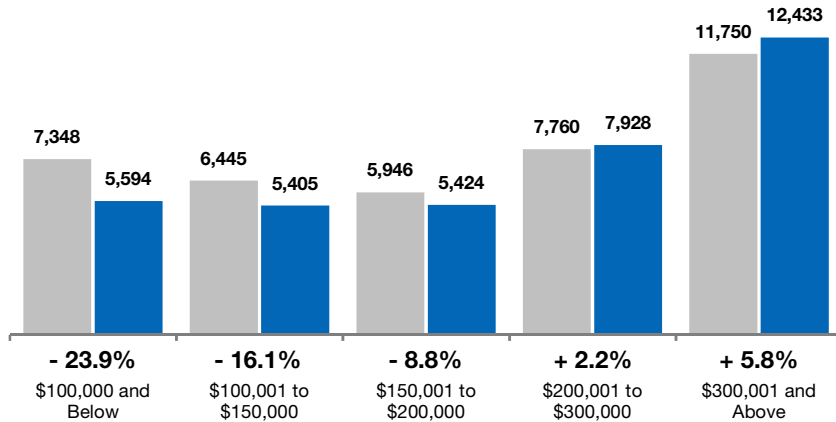
Inventory of Homes for Sale

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



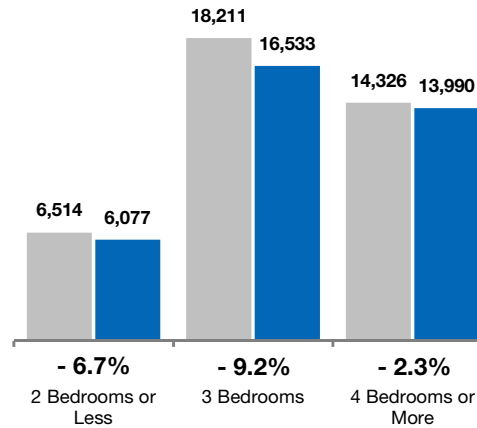
By Price Range

■ 6-2015 ■ 6-2016



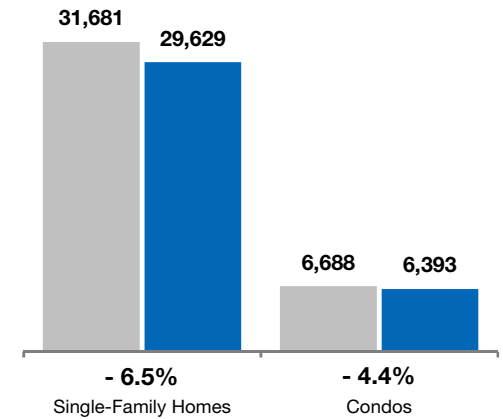
By Bedroom Count

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$100,000 and Below	7,348	5,594	- 23.9%
\$100,001 to \$150,000	6,445	5,405	- 16.1%
\$150,001 to \$200,000	5,946	5,424	- 8.8%
\$200,001 to \$300,000	7,760	7,928	+ 2.2%
\$300,001 and Above	11,750	12,433	+ 5.8%
All Price Ranges	39,249	36,784	- 6.3%

Single-Family Homes

	6-2015	6-2016	Change
\$100,000 and Below	5,143	3,859	- 25.0%
\$100,001 to \$150,000	4,651	3,855	- 17.1%
\$150,001 to \$200,000	4,888	4,356	- 10.9%
\$200,001 to \$300,000	6,716	6,740	+ 0.4%
\$300,001 and Above	10,283	10,819	+ 5.2%
All Price Ranges	31,681	29,629	- 6.5%

Condos

	6-2015	6-2016	Change
\$100,000 and Below	1,696	1,338	- 21.1%
\$100,001 to \$150,000	1,635	1,396	- 14.6%
\$150,001 to \$200,000	965	984	+ 2.0%
\$200,001 to \$300,000	974	1,117	+ 14.7%
\$300,001 and Above	1,418	1,558	+ 9.9%
All Price Ranges	6,688	6,393	- 4.4%

By Bedroom Count

	6-2015	6-2016	Change
2 Bedrooms or Less	6,514	6,077	- 6.7%
3 Bedrooms	18,211	16,533	- 9.2%
4 Bedrooms or More	14,326	13,990	- 2.3%
All Bedroom Counts	39,249	36,784	- 6.3%

	6-2015	6-2016	Change
2 Bedrooms or Less	2,436	2,261	- 7.2%
3 Bedrooms	15,461	13,896	- 10.1%
4 Bedrooms or More	13,784	13,471	- 2.3%
All Bedroom Counts	31,681	29,629	- 6.5%

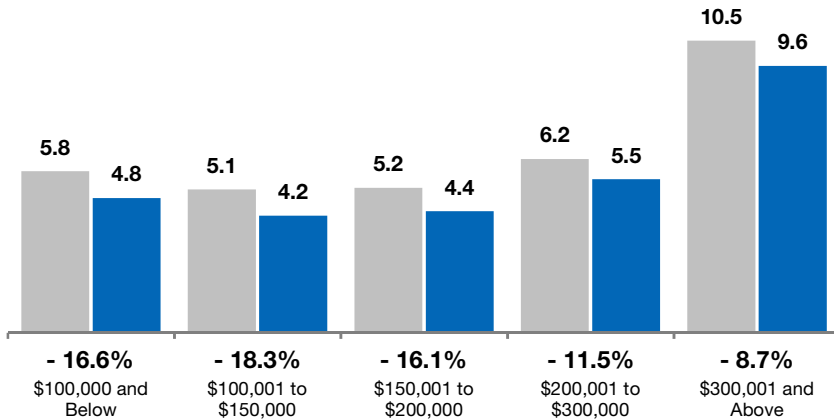
Months Supply of Inventory

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.**



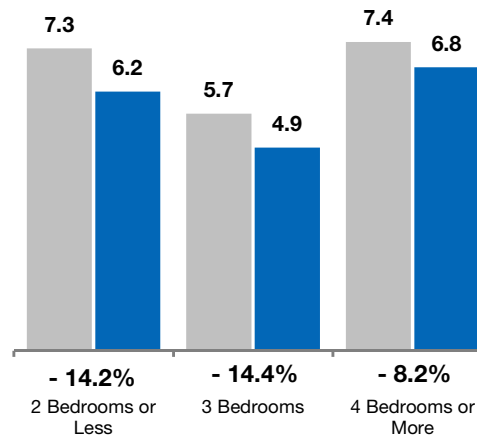
By Price Range

■ 6-2015 ■ 6-2016



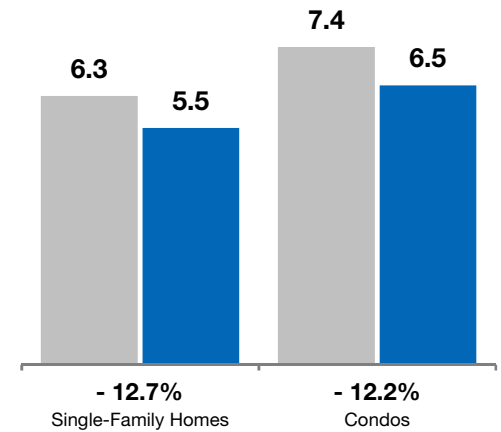
By Bedroom Count

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$100,000 and Below	5.8	4.8	- 16.6%
\$100,001 to \$150,000	5.1	4.2	- 18.3%
\$150,001 to \$200,000	5.2	4.4	- 16.1%
\$200,001 to \$300,000	6.2	5.5	- 11.5%
\$300,001 and Above	10.5	9.6	- 8.7%
All Price Ranges	6.5	5.7	- 12.3%

Single-Family Homes

	6-2015	6-2016	Change
\$100,000 and Below	5.6	4.7	- 15.4%
\$100,001 to \$150,000	4.6	3.9	- 16.8%
\$150,001 to \$200,000	4.9	4.1	- 17.3%
\$200,001 to \$300,000	6.0	5.2	- 13.2%
\$300,001 and Above	10.2	9.2	- 9.9%
All Price Ranges	6.3	5.5	- 12.7%

Condos

	6-2015	6-2016	Change
\$100,000 and Below	6.0	4.9	- 18.9%
\$100,001 to \$150,000	6.9	5.2	- 25.5%
\$150,001 to \$200,000	6.7	6.0	- 11.4%
\$200,001 to \$300,000	7.8	7.7	- 1.3%
\$300,001 and Above	12.3	12.4	+ 1.0%
All Price Ranges	7.4	6.5	- 12.2%

By Bedroom Count

	6-2015	6-2016	Change
2 Bedrooms or Less	7.3	6.2	- 14.2%
3 Bedrooms	5.7	4.9	- 14.4%
4 Bedrooms or More	7.4	6.8	- 8.2%
All Bedroom Counts	6.5	5.7	- 12.3%

	6-2015	6-2016	Change
2 Bedrooms or Less	6.7	5.7	- 14.3%
3 Bedrooms	5.5	4.7	- 14.9%
4 Bedrooms or More	7.4	6.8	- 8.4%
All Bedroom Counts	6.3	5.5	- 12.7%