

# 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	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

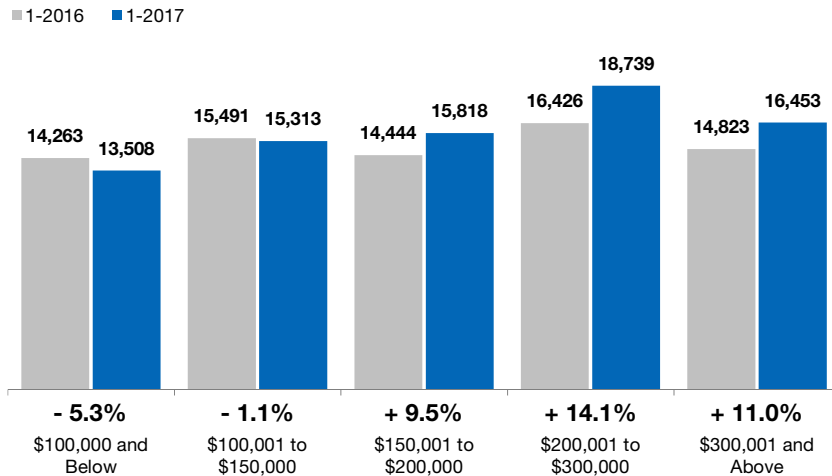


# Pending Sales

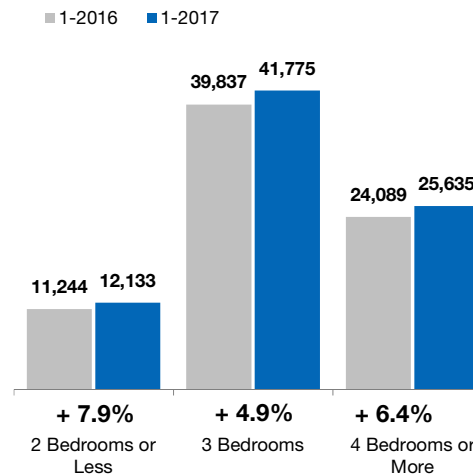
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



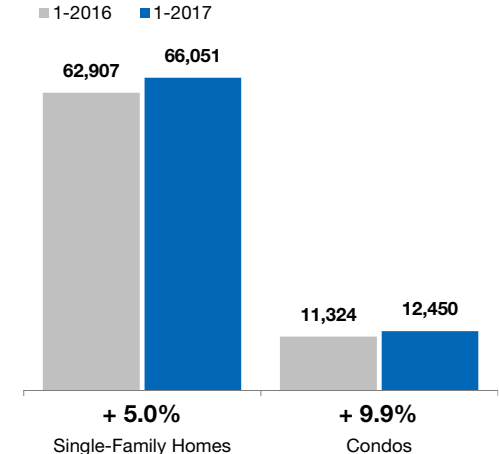
## By Price Range



## By Bedroom Count



## By Property Type



### 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%
<b>All Price Ranges</b>	<b>75,447</b>	<b>79,831</b>	<b>+ 5.8%</b>

### 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%
<b>62,907</b>	<b>66,051</b>	<b>+ 5.0%</b>

### 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%
<b>11,324</b>	<b>12,450</b>	<b>+ 9.9%</b>

## By Bedroom Count

1-2016	1-2017	Change
11,244	12,133	+ 7.9%
39,837	41,775	+ 4.9%
24,089	25,635	+ 6.4%
<b>75,447</b>	<b>79,831</b>	<b>+ 5.8%</b>

1-2016	1-2017	Change
4,569	4,927	+ 7.8%
35,043	36,344	+ 3.7%
23,294	24,780	+ 6.4%
<b>62,907</b>	<b>66,051</b>	<b>+ 5.0%</b>

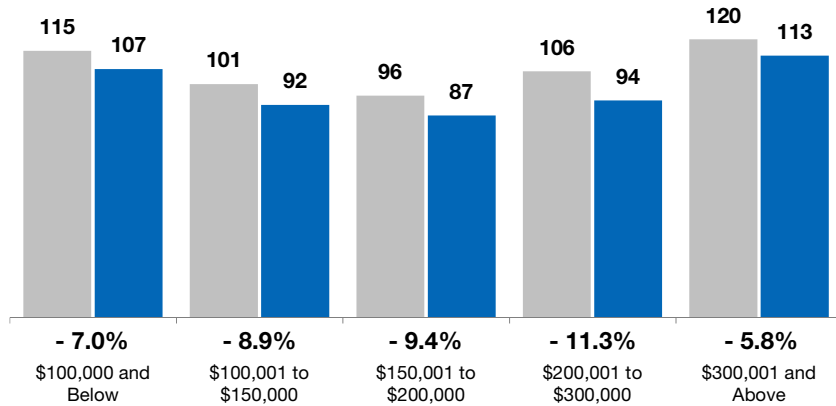
# Days on Market Until Sale

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



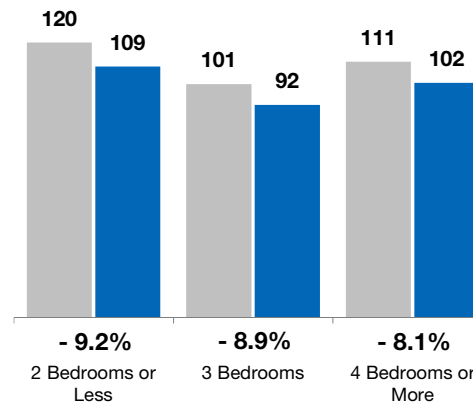
## By Price Range

■ 1-2016 ■ 1-2017



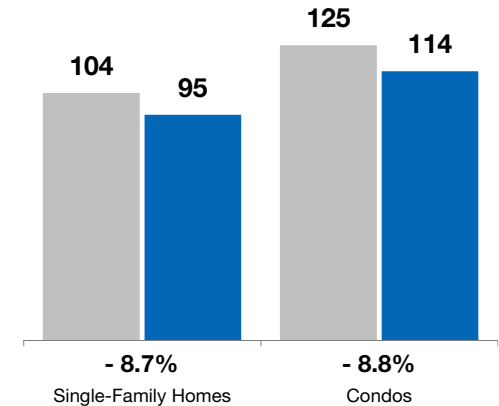
## By Bedroom Count

■ 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%
<b>All Price Ranges</b>	<b>108</b>	<b>98</b>	<b>- 9.3%</b>

### Single-Family Homes

	1-2016	1-2017	Change
2 Bedrooms or Less	112	105	- 6.3%
3 Bedrooms	97	87	- 10.3%
4 Bedrooms or More	93	84	- 9.7%
	103	91	- 11.7%
	118	111	- 5.9%
<b>All Single-Family Homes</b>	<b>104</b>	<b>95</b>	<b>- 8.7%</b>

### Condos

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

#### 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%
<b>All Bedroom Counts</b>	<b>108</b>	<b>98</b>	<b>- 9.3%</b>

	1-2016	1-2017	Change
2 Bedrooms or Less	110	97	- 11.8%
3 Bedrooms	99	91	- 8.1%
4 Bedrooms or More	111	102	- 8.1%
<b>All Single-Family Homes</b>	<b>104</b>	<b>95</b>	<b>- 8.7%</b>

	1-2016	1-2017	Change
	127	117	- 7.9%
	118	107	- 9.3%
	118	109	- 7.6%
<b>All Condos</b>	<b>125</b>	<b>114</b>	<b>- 8.8%</b>

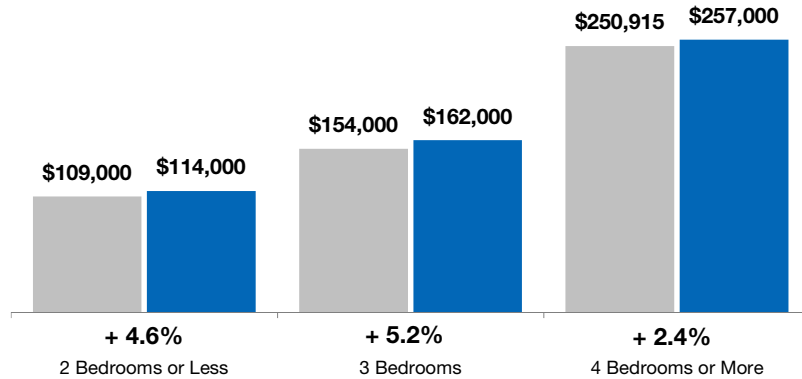
# Median Sales Price

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



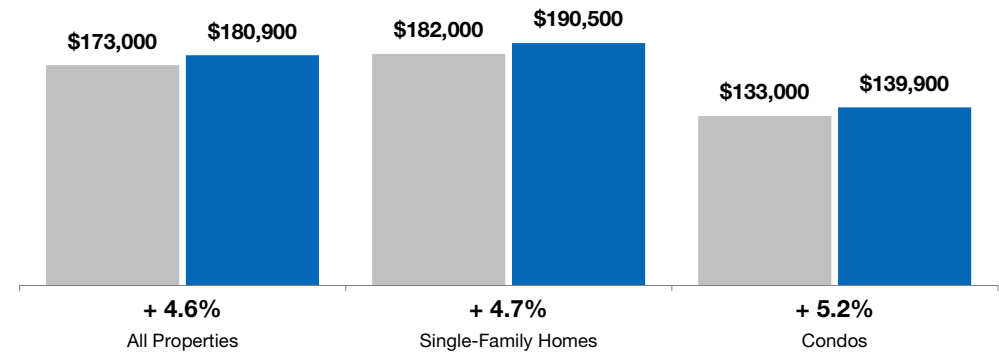
## By Bedroom Count

■ 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%
<b>All Bedroom Counts</b>	<b>\$173,000</b>	<b>\$180,900</b>	<b>+ 4.6%</b>

### 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%
<b>All Properties</b>	<b>\$182,000</b>	<b>\$190,500</b>	<b>+ 4.7%</b>	<b>\$133,000</b>	<b>\$139,900</b>	<b>+ 5.2%</b>

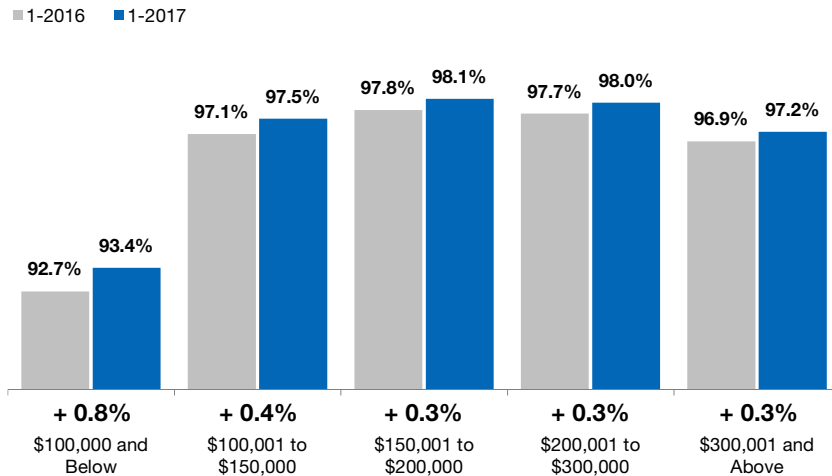
### Condos

# Percent of List Price Received

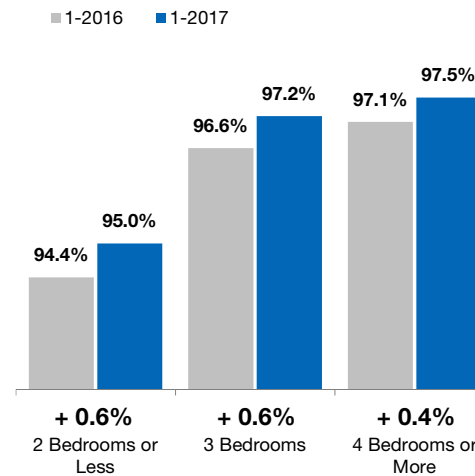


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

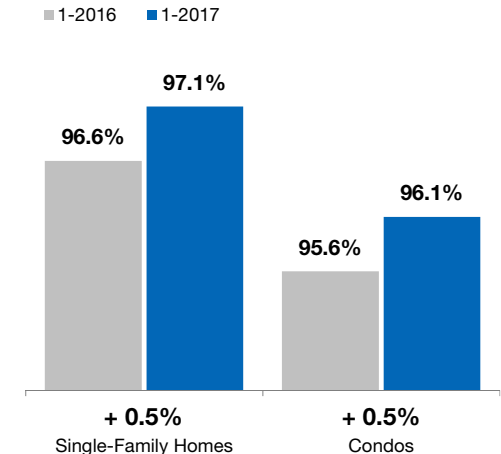
## By Price Range



## By Bedroom Count



## By Property Type



### 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%
<b>All Price Ranges</b>	<b>96.4%</b>	<b>96.9%</b>	<b>+ 0.5%</b>

### 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%
<b>96.6%</b>	<b>97.1%</b>	<b>+ 0.5%</b>

### 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%
<b>95.6%</b>	<b>96.1%</b>	<b>+ 0.5%</b>

## By Bedroom Count

1-2016	1-2017	Change
94.4%	95.0%	+ 0.6%
96.6%	97.2%	+ 0.6%
97.1%	97.5%	+ 0.4%
<b>96.4%</b>	<b>96.9%</b>	<b>+ 0.5%</b>

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%
<b>96.6%</b>	<b>97.1%</b>	<b>+ 0.5%</b>	<b>95.6%</b>	<b>96.1%</b>	<b>+ 0.5%</b>

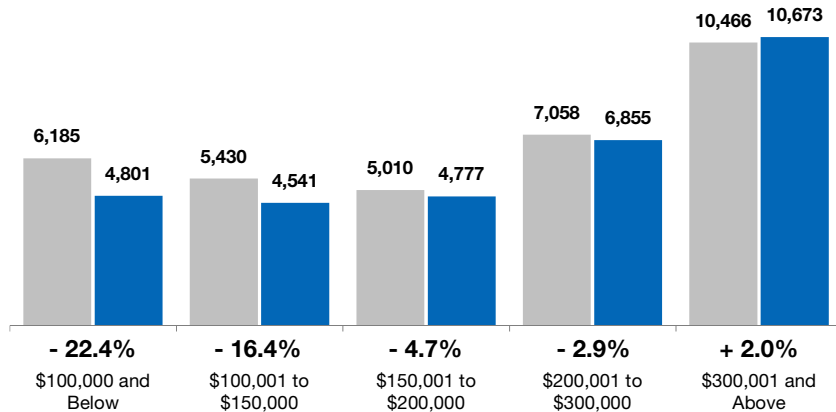
# Inventory of Homes for Sale

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



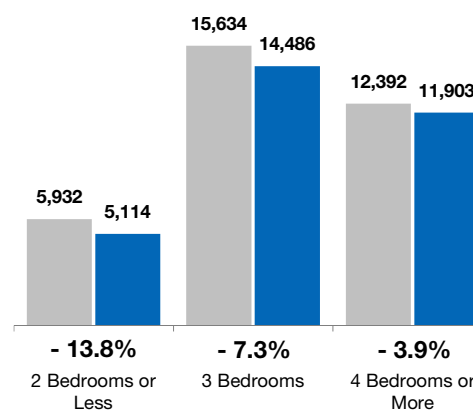
## By Price Range

■ 1-2016 ■ 1-2017



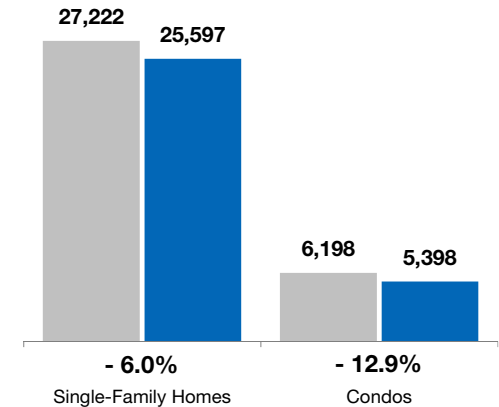
## By Bedroom Count

■ 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%
<b>All Price Ranges</b>	<b>34,149</b>	<b>31,647</b>	<b>- 7.3%</b>

### Single-Family Homes

1-2016	1-2017	Change
4,253	3,360	- 21.0%
3,866	3,279	- 15.2%
4,029	3,854	- 4.3%
6,002	5,812	- 3.2%
9,072	9,292	+ 2.4%
<b>27,222</b>	<b>25,597</b>	<b>- 6.0%</b>

### Condos

1-2016	1-2017	Change
1,522	1,075	- 29.4%
1,428	1,135	- 20.5%
905	867	- 4.2%
992	989	- 0.3%
1,351	1,332	- 1.4%
<b>6,198</b>	<b>5,398</b>	<b>- 12.9%</b>

### By Bedroom Count

1-2016	1-2017	Change
5,932	5,114	- 13.8%
15,634	14,486	- 7.3%
12,392	11,903	- 3.9%
<b>34,149</b>	<b>31,647</b>	<b>- 7.3%</b>

1-2016	1-2017	Change
2,147	1,996	- 7.0%
13,144	12,164	- 7.5%
11,930	11,435	- 4.1%
<b>27,222</b>	<b>25,597</b>	<b>- 6.0%</b>

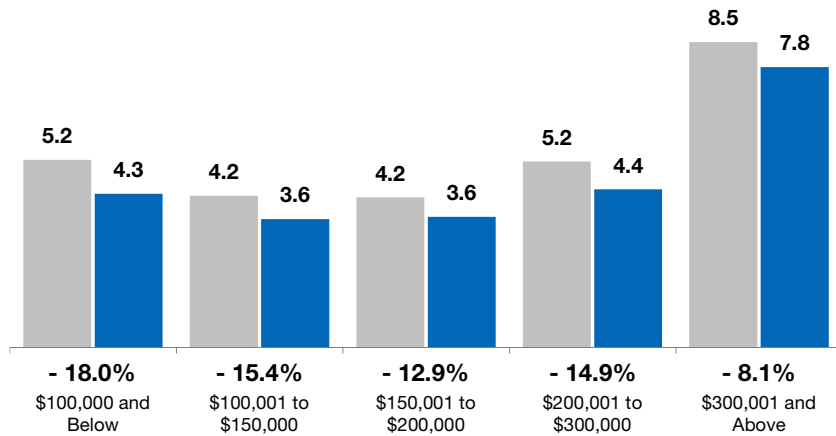
# Months Supply of Inventory

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.**



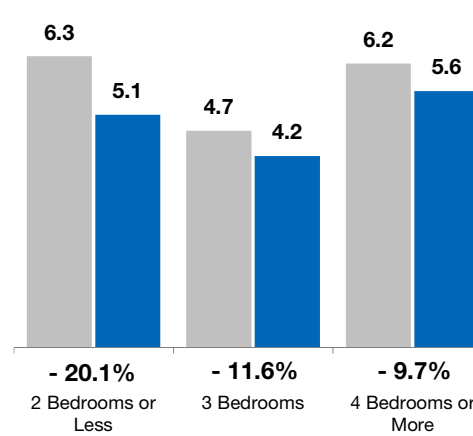
## By Price Range

■ 1-2016 ■ 1-2017



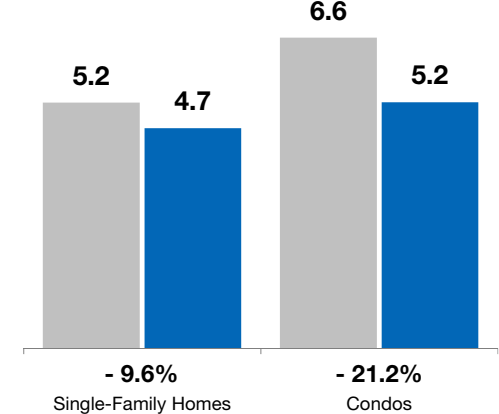
## By Bedroom Count

■ 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%
<b>All Price Ranges</b>	<b>5.4</b>	<b>4.8</b>	<b>- 11.1%</b>

### 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%
<b>All Single-Family Homes</b>	<b>5.2</b>	<b>4.7</b>	<b>- 9.6%</b>

### 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%
<b>All Condos</b>	<b>6.6</b>	<b>5.2</b>	<b>- 21.2%</b>

#### 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%
<b>All Bedroom Counts</b>	<b>5.4</b>	<b>4.8</b>	<b>- 11.1%</b>

	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%
<b>All Single-Family Homes</b>	<b>5.2</b>	<b>4.7</b>	<b>- 9.6%</b>
1-2016	6.7	5.1	- 23.7%
1-2017	6.2	5.1	- 17.8%
1-2016	7.1	7.0	- 0.4%
<b>All Condos</b>	<b>6.6</b>	<b>5.2</b>	<b>- 21.2%</b>