

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## November 2019

According to the U.S. Commerce Department, new housing permits rose 5% in October to a new 12-year high of 1.46 million units. Lawrence Yun, the National Association of REALTORS® chief economist, the latest figures “tremendously good news for the housing sector.” While increasing new construction activity is helpful, it is widely believed that construction activity is still below what is needed to provide adequate housing supply. For the 12-month period spanning December 2018 through November 2019, Pending Sales in the state of South Carolina were up 3.9 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 12.9 percent.

The overall Median Sales Price was up 6.5 percent to \$213,011. The property type with the largest price gain was the Condos segment, where prices increased 6.6 percent to \$162,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 72 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 103 days.

Market-wide, inventory levels were down 1.0 percent. The property type that lost the least inventory was the Condos segment, where it decreased 0.4 percent. That amounts to 3.8 months supply for Single-Family homes and 4.3 months supply for Condos.

## Quick Facts

**+ 12.9%**

**+ 5.3%**

**+ 5.4%**

Price Range With the  
Strongest Sales:  
**\$200,001 to \$300,000**

Bedroom Count With  
Strongest Sales:  
**4 Bedrooms or More**

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>



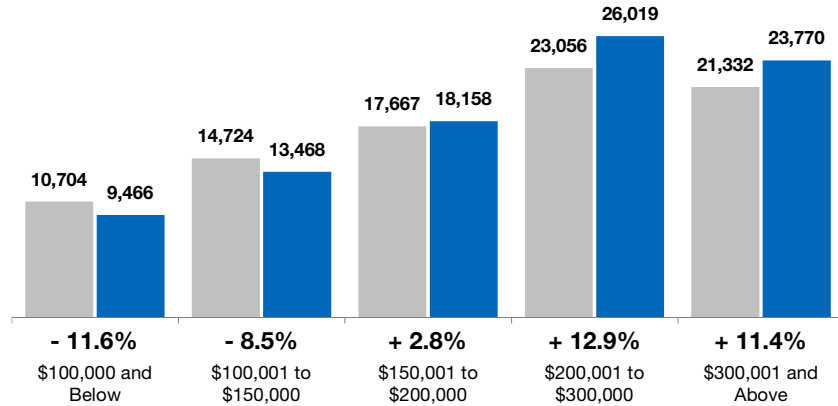
# Pending Sales

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



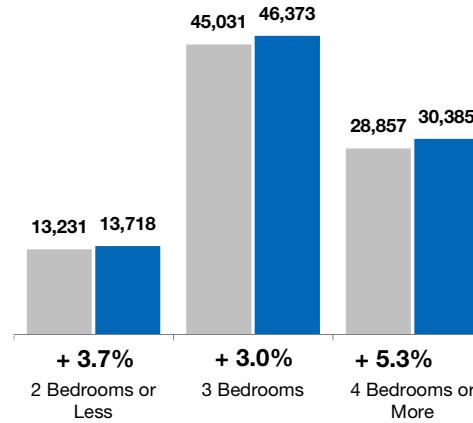
## By Price Range

■ 11-2018 ■ 11-2019



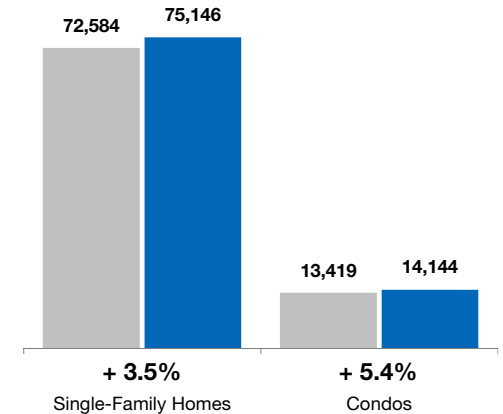
## By Bedroom Count

■ 11-2018 ■ 11-2019



## By Property Type

■ 11-2018 ■ 11-2019



### All Properties

#### By Price Range

	11-2018	11-2019	Change
\$100,000 and Below	10,704	9,466	- 11.6%
\$100,001 to \$150,000	14,724	13,468	- 8.5%
\$150,001 to \$200,000	17,667	18,158	+ 2.8%
\$200,001 to \$300,000	23,056	26,019	+ 12.9%
\$300,001 and Above	21,332	23,770	+ 11.4%
<b>All Price Ranges</b>	<b>87,483</b>	<b>90,881</b>	<b>+ 3.9%</b>

### Single-Family Homes

	11-2018	11-2019	Change
2 Bedrooms or Less	7,266	6,384	- 12.1%
3 Bedrooms	10,625	9,397	- 11.6%
4 Bedrooms or More	14,837	14,950	+ 0.8%
	20,525	22,862	+ 11.4%
	19,331	21,553	+ 11.5%
<b>All Single-Family Homes</b>	<b>72,584</b>	<b>75,146</b>	<b>+ 3.5%</b>

### Condos

	11-2018	11-2019	Change
	2,701	2,421	- 10.4%
	3,748	3,622	- 3.4%
	2,636	2,975	+ 12.9%
	2,385	2,984	+ 25.1%
	1,949	2,142	+ 9.9%
<b>All Condos</b>	<b>13,419</b>	<b>14,144</b>	<b>+ 5.4%</b>

#### By Bedroom Count

	11-2018	11-2019	Change
2 Bedrooms or Less	13,231	13,718	+ 3.7%
3 Bedrooms	45,031	46,373	+ 3.0%
4 Bedrooms or More	28,857	30,385	+ 5.3%
<b>All Bedroom Counts</b>	<b>87,483</b>	<b>90,881</b>	<b>+ 3.9%</b>

	11-2018	11-2019	Change
2 Bedrooms or Less	5,336	5,562	+ 4.2%
3 Bedrooms	39,371	40,259	+ 2.3%
4 Bedrooms or More	27,820	29,276	+ 5.2%
<b>All Single-Family Homes</b>	<b>72,584</b>	<b>75,146</b>	<b>+ 3.5%</b>

	11-2018	11-2019	Change
	7,734	7,965	+ 3.0%
	4,772	5,189	+ 8.7%
	607	635	+ 4.6%
<b>All Condos</b>	<b>13,419</b>	<b>14,144</b>	<b>+ 5.4%</b>

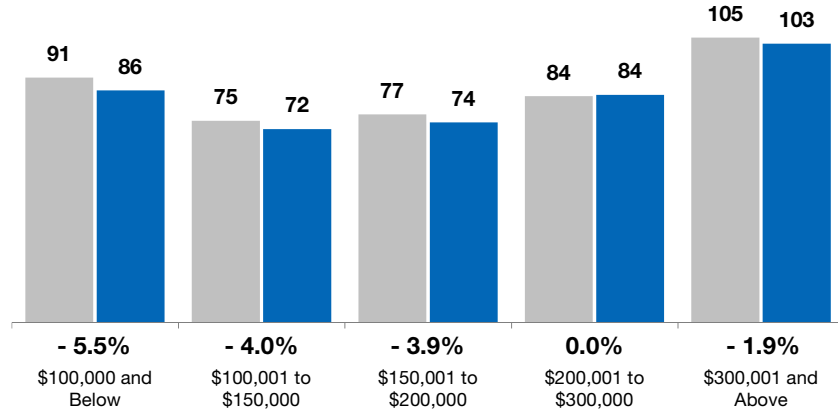
# Days on Market Until Sale

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



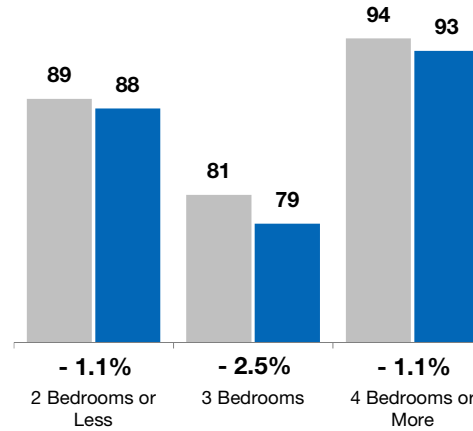
## By Price Range

■ 11-2018 ■ 11-2019



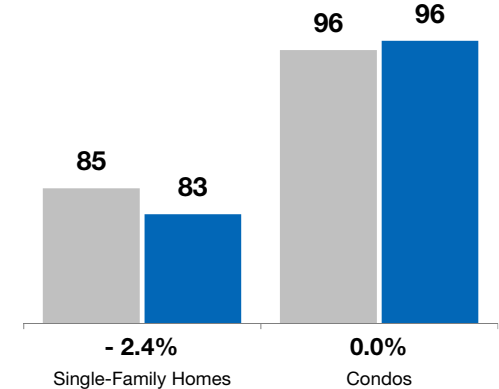
## By Bedroom Count

■ 11-2018 ■ 11-2019



## By Property Type

■ 11-2018 ■ 11-2019



### All Properties

#### By Price Range

	11-2018	11-2019	Change
\$100,000 and Below	91	86	- 5.5%
\$100,001 to \$150,000	75	72	- 4.0%
\$150,001 to \$200,000	77	74	- 3.9%
\$200,001 to \$300,000	84	84	0.0%
\$300,001 and Above	105	103	- 1.9%
<b>All Price Ranges</b>	<b>87</b>	<b>85</b>	<b>- 2.3%</b>

### Single-Family Homes

	11-2018	11-2019	Change
92	85	- 7.6%	
71	66	- 7.0%	
74	70	- 5.4%	
82	82	0.0%	
103	101	- 1.9%	
<b>85</b>	<b>83</b>	<b>- 2.4%</b>	

### Condos

	11-2018	11-2019	Change
90	90	0.0%	
85	87	+ 2.4%	
93	93	0.0%	
97	97	0.0%	
128	127	- 0.8%	
<b>96</b>	<b>96</b>	<b>0.0%</b>	

#### By Bedroom Count

	11-2018	11-2019	Change
2 Bedrooms or Less	89	88	- 1.1%
3 Bedrooms	81	79	- 2.5%
4 Bedrooms or More	94	93	- 1.1%
<b>All Bedroom Counts</b>	<b>87</b>	<b>85</b>	<b>- 2.3%</b>

	11-2018	11-2019	Change
84	80	- 4.8%	
80	77	- 3.8%	
93	92	- 1.1%	
<b>85</b>	<b>83</b>	<b>- 2.4%</b>	

	11-2018	11-2019	Change
92	94	+ 2.2%	
98	96	- 2.0%	
109	119	+ 9.2%	
<b>96</b>	<b>96</b>	<b>0.0%</b>	

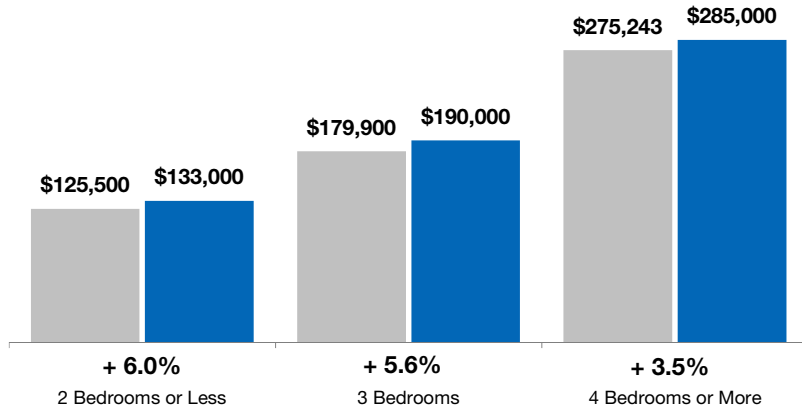
# Median Sales Price

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



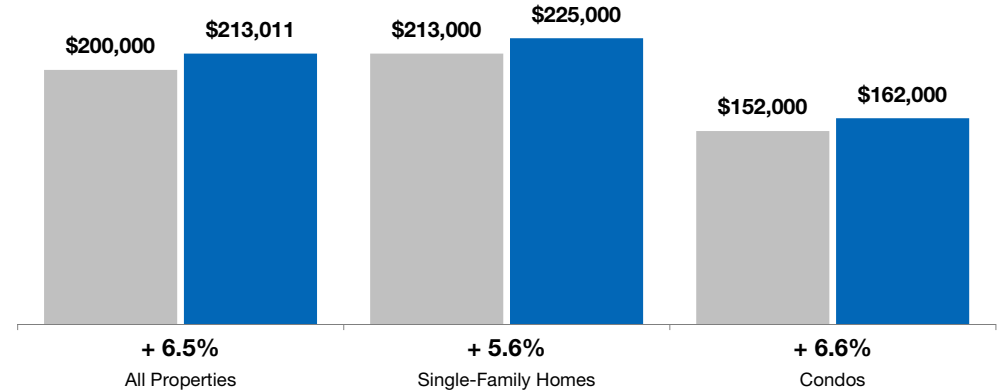
## By Bedroom Count

■ 11-2018 ■ 11-2019



## By Property Type

■ 11-2018 ■ 11-2019



### All Properties

#### By Bedroom Count

	11-2018	11-2019	Change
2 Bedrooms or Less	\$125,500	\$133,000	+ 6.0%
3 Bedrooms	\$179,900	\$190,000	+ 5.6%
4 Bedrooms or More	\$275,243	\$285,000	+ 3.5%
<b>All Bedroom Counts</b>	<b>\$200,000</b>	<b>\$213,011</b>	<b>+ 6.5%</b>

### Single-Family Homes

	11-2018	11-2019	Change	11-2018	11-2019	Change
	\$121,000	\$129,900	+ 7.4%	\$129,000	\$136,000	+ 5.4%
	\$180,000	\$190,000	+ 5.6%	\$185,000	\$200,000	+ 8.1%
	\$277,948	\$287,000	+ 3.3%	\$300,000	\$305,000	+ 1.7%
<b>All</b>	<b>\$213,000</b>	<b>\$225,000</b>	<b>+ 5.6%</b>	<b>\$152,000</b>	<b>\$162,000</b>	<b>+ 6.6%</b>

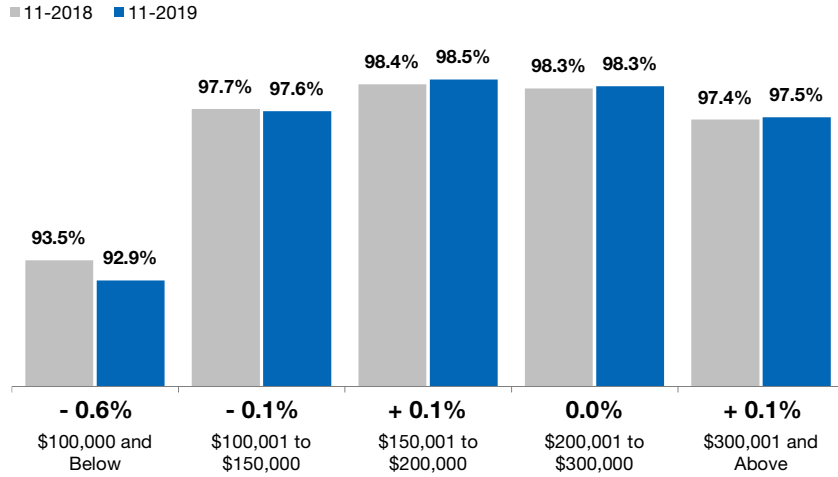
### Condos

# Percent of List Price Received

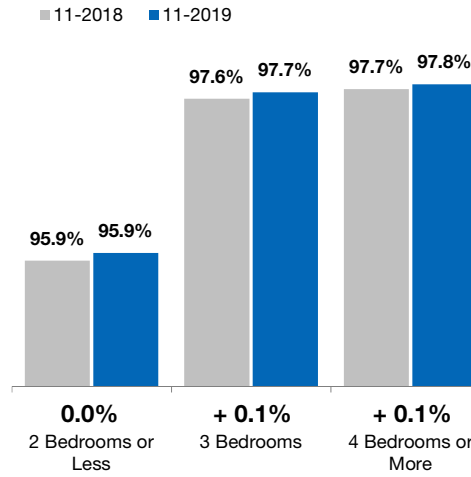


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

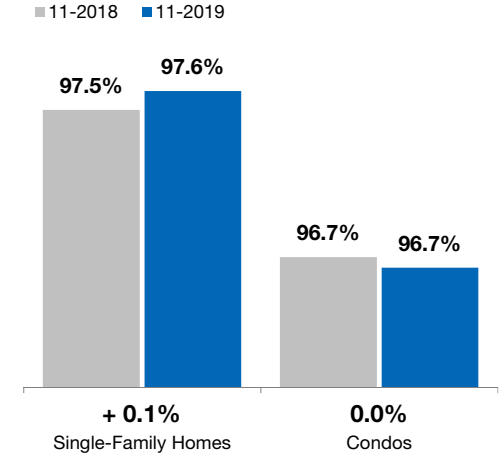
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	11-2018	11-2019	Change
\$100,000 and Below	93.5%	92.9%	-0.6%
\$100,001 to \$150,000	97.7%	97.6%	-0.1%
\$150,001 to \$200,000	98.4%	98.5%	+0.1%
\$200,001 to \$300,000	98.3%	98.3%	0.0%
\$300,001 and Above	97.4%	97.5%	+0.1%
<b>All Price Ranges</b>	<b>97.4%</b>	<b>97.4%</b>	<b>0.0%</b>

### Single-Family Homes

11-2018	11-2019	Change
92.9%	92.3%	-0.6%
98.0%	98.0%	0.0%
98.5%	98.7%	+0.2%
98.4%	98.5%	+0.1%
97.5%	97.6%	+0.1%
<b>97.5%</b>	<b>97.6%</b>	<b>+0.1%</b>

### Condos

11-2018	11-2019	Change
94.8%	94.8%	0.0%
97.1%	96.8%	-0.3%
97.7%	97.6%	-0.1%
97.4%	97.4%	0.0%
96.9%	96.5%	-0.4%
<b>96.7%</b>	<b>96.7%</b>	<b>0.0%</b>

### By Bedroom Count

11-2018	11-2019	Change
95.9%	95.9%	0.0%
97.6%	97.7%	+0.1%
97.7%	97.8%	+0.1%
<b>97.4%</b>	<b>97.4%</b>	<b>0.0%</b>

11-2018	11-2019	Change
95.2%	95.6%	+0.4%
97.7%	97.8%	+0.1%
97.8%	97.8%	0.0%
<b>97.5%</b>	<b>97.6%</b>	<b>+0.1%</b>

11-2018	11-2019	Change
96.4%	96.3%	-0.1%
97.4%	97.4%	0.0%
97.2%	96.5%	-0.7%
<b>96.7%</b>	<b>96.7%</b>	<b>0.0%</b>

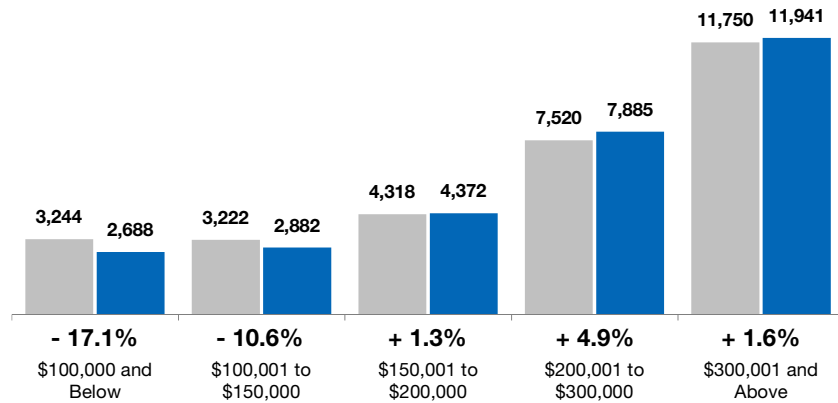
# Inventory of Homes for Sale

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



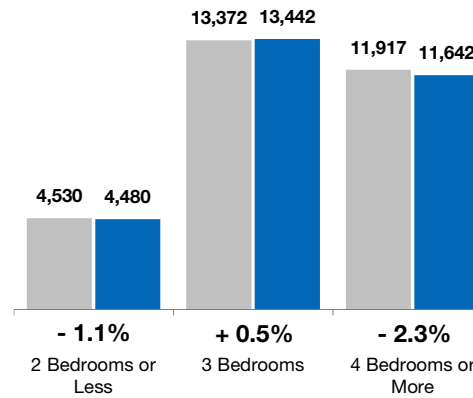
## By Price Range

■ 11-2018 ■ 11-2019



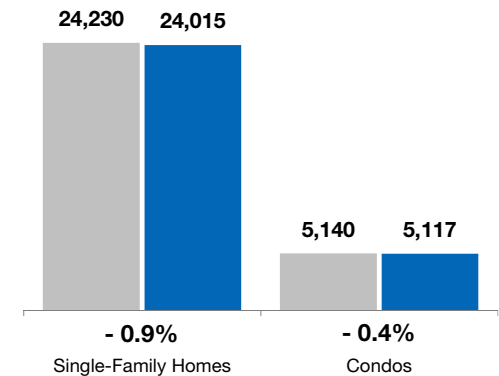
## By Bedroom Count

■ 11-2018 ■ 11-2019



## By Property Type

■ 11-2018 ■ 11-2019



### All Properties

#### By Price Range

	11-2018	11-2019	Change
\$100,000 and Below	3,244	2,688	- 17.1%
\$100,001 to \$150,000	3,222	2,882	- 10.6%
\$150,001 to \$200,000	4,318	4,372	+ 1.3%
\$200,001 to \$300,000	7,520	7,885	+ 4.9%
\$300,001 and Above	11,750	11,941	+ 1.6%
<b>All Price Ranges</b>	<b>30,054</b>	<b>29,768</b>	<b>- 1.0%</b>

### Single-Family Homes

	11-2018	11-2019	Change
2 Bedrooms or Less	2,210	1,800	- 18.6%
3 Bedrooms	2,031	1,780	- 12.4%
4 Bedrooms or More	3,318	3,329	+ 0.3%
	6,374	6,608	+ 3.7%
	10,297	10,498	+ 2.0%
<b>All Single-Family Homes</b>	<b>24,230</b>	<b>24,015</b>	<b>- 0.9%</b>

### Condos

	11-2018	11-2019	Change
1 Bedroom	741	658	- 11.2%
2 Bedrooms	1,035	937	- 9.5%
3 Bedrooms	919	949	+ 3.3%
4 Bedrooms	1,057	1,199	+ 13.4%
	1,388	1,374	- 1.0%
<b>All Condos</b>	<b>5,140</b>	<b>5,117</b>	<b>- 0.4%</b>

#### By Bedroom Count

	11-2018	11-2019	Change
2 Bedrooms or Less	4,530	4,480	- 1.1%
3 Bedrooms	13,372	13,442	+ 0.5%
4 Bedrooms or More	11,917	11,642	- 2.3%
<b>All Bedroom Counts</b>	<b>30,054</b>	<b>29,768</b>	<b>- 1.0%</b>

	11-2018	11-2019	Change
2 Bedrooms or Less	1,677	1,648	- 1.7%
3 Bedrooms	11,109	11,148	+ 0.4%
4 Bedrooms or More	11,401	11,184	- 1.9%
<b>All Single-Family Homes</b>	<b>24,230</b>	<b>24,015</b>	<b>- 0.9%</b>

	11-2018	11-2019	Change
1 Bedroom	2,713	2,696	- 0.6%
2 Bedrooms	1,900	1,964	+ 3.4%
3 Bedrooms	336	290	- 13.7%
<b>All Condos</b>	<b>5,140</b>	<b>5,117</b>	<b>- 0.4%</b>

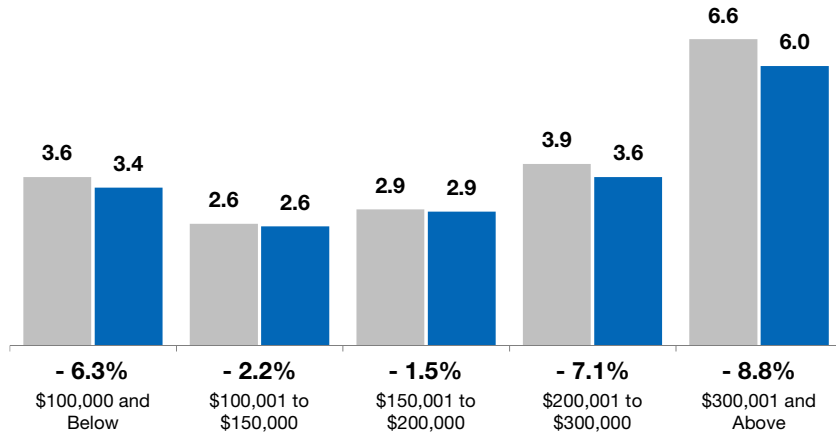
# Months Supply of Inventory

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.**



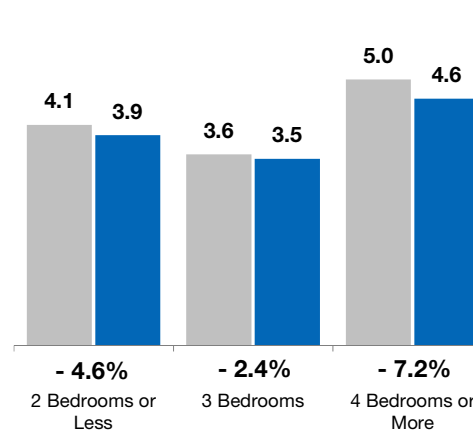
## By Price Range

■ 11-2018 ■ 11-2019



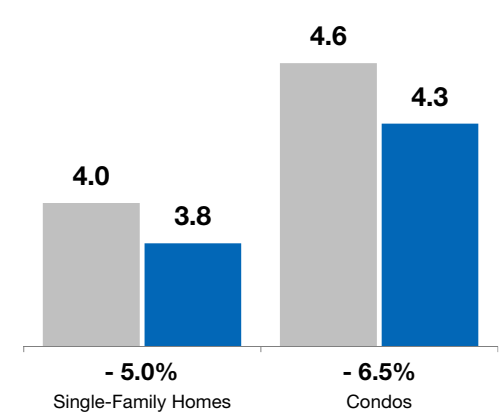
## By Bedroom Count

■ 11-2018 ■ 11-2019



## By Property Type

■ 11-2018 ■ 11-2019



### All Properties

#### By Price Range

	11-2018	11-2019	Change
\$100,000 and Below	3.6	3.4	- 6.3%
\$100,001 to \$150,000	2.6	2.6	- 2.2%
\$150,001 to \$200,000	2.9	2.9	- 1.5%
\$200,001 to \$300,000	3.9	3.6	- 7.1%
\$300,001 and Above	6.6	6.0	- 8.8%
<b>All Price Ranges</b>	<b>4.1</b>	<b>3.9</b>	<b>- 4.9%</b>

### Single-Family Homes

	11-2018	11-2019	Change
2 Bedrooms or Less	4.1	3.9	- 4.6%
3 Bedrooms	3.6	3.5	- 2.4%
4 Bedrooms or More	5.0	4.6	- 7.2%
<b>All Bedroom Counts</b>	<b>4.1</b>	<b>3.9</b>	<b>- 4.9%</b>

### Condos

#### By Bedroom Count

	11-2018	11-2019	Change
2 Bedrooms or Less	4.1	3.9	- 4.6%
3 Bedrooms	3.6	3.5	- 2.4%
4 Bedrooms or More	5.0	4.6	- 7.2%
<b>All Bedroom Counts</b>	<b>4.1</b>	<b>3.9</b>	<b>- 4.9%</b>

	11-2018	11-2019	Change
Single-Family Homes	4.0	3.8	- 5.0%
Condos	4.6	4.3	- 6.5%
<b>All Property Types</b>	<b>4.3</b>	<b>4.0</b>	<b>- 6.5%</b>