

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## April 2020

In April, the stock market pared some of its March losses while overall economic activity nationally continued to slow. With more than 20 million initial unemployment claims filed nationwide in April on top of more than 10 million initial claims in the last two weeks of March, suddenly much of the country is out of work, at least temporarily. This dramatic economic slowdown is reflected in this month's real estate activity, which is down significantly. For the 12-month period spanning May 2019 through April 2020, Pending Sales in the state of South Carolina were down 1.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 9.2 percent.

The overall Median Sales Price was up 7.9 percent to \$224,916. The property type with the largest price gain was the Condos segment, where prices increased 9.6 percent to \$172,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 67 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 97 days.

Market-wide, inventory levels were down 10.5 percent. The property type that lost the least inventory was the Condos segment, where it decreased 1.6 percent. That amounts to 3.4 months supply for Single-Family homes and 4.6 months supply for Condos.

## Quick Facts

**+ 9.2%**

**+ 2.0%**

**+ 0.1%**

Price Range With the Strongest Sales:

**\$300,001 and Above**

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>

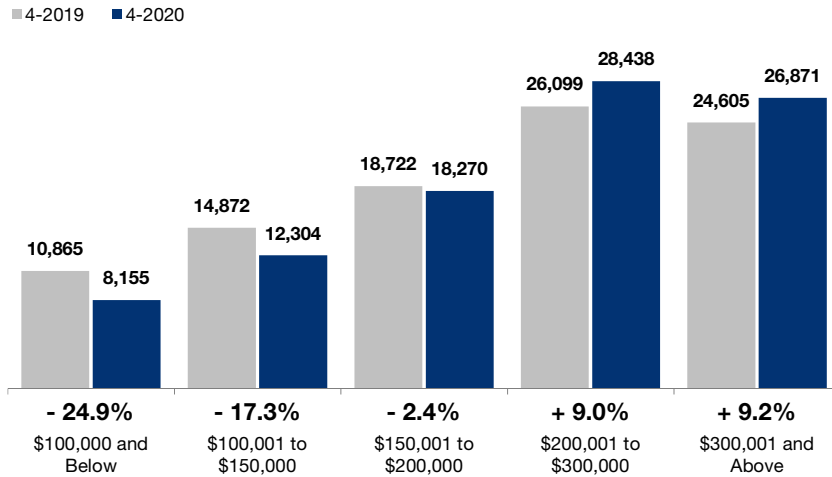


# Pending Sales

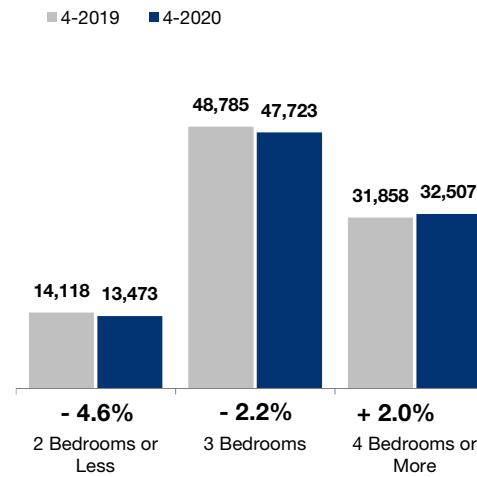
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



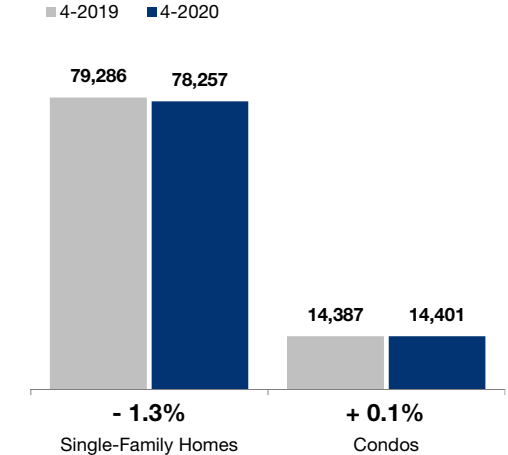
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	10,865	8,155	- 24.9%
\$100,001 to \$150,000	14,872	12,304	- 17.3%
\$150,001 to \$200,000	18,722	18,270	- 2.4%
\$200,001 to \$300,000	26,099	28,438	+ 9.0%
\$300,001 and Above	24,605	26,871	+ 9.2%
<b>All Price Ranges</b>	<b>95,163</b>	<b>94,038</b>	<b>- 1.2%</b>

### Single-Family Homes

4-2019	4-2020	Change
7,458	5,491	- 26.4%
10,642	8,497	- 20.2%
15,585	14,894	- 4.4%
23,052	24,657	+ 7.0%
22,549	24,718	+ 9.6%
<b>79,286</b>	<b>78,257</b>	<b>- 1.3%</b>

### Condos

4-2019	4-2020	Change
2,678	2,122	- 20.8%
3,839	3,383	- 11.9%
2,967	3,153	+ 6.3%
2,904	3,649	+ 25.7%
1,999	2,094	+ 4.8%
<b>14,387</b>	<b>14,401</b>	<b>+ 0.1%</b>

## By Bedroom Count

By Bedroom Count	4-2019	4-2020	Change
2 Bedrooms or Less	14,118	13,473	- 4.6%
3 Bedrooms	48,785	47,723	- 2.2%
4 Bedrooms or More	31,858	32,507	+ 2.0%
<b>All Bedroom Counts</b>	<b>95,163</b>	<b>94,038</b>	<b>- 1.2%</b>

4-2019	4-2020	Change	4-2019	4-2020	Change
5,903	5,686	- 3.7%	8,035	7,625	- 5.1%
42,532	41,126	- 3.3%	5,352	5,787	+ 8.1%
30,794	31,403	+ 2.0%	656	696	+ 6.1%
<b>79,286</b>	<b>78,257</b>	<b>- 1.3%</b>	<b>14,387</b>	<b>14,401</b>	<b>+ 0.1%</b>

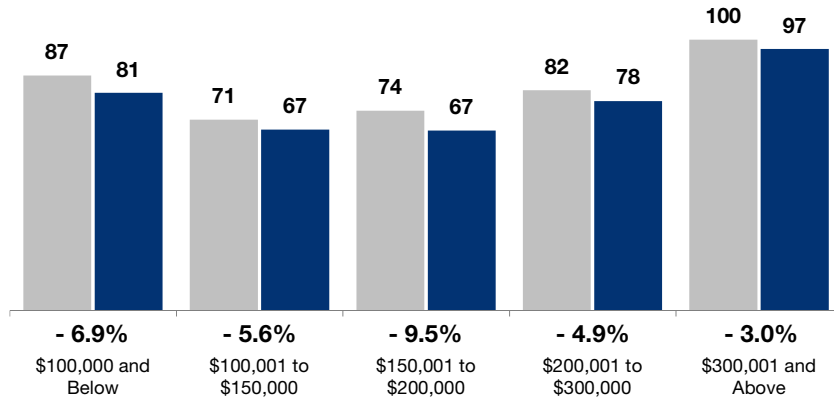
# Days on Market Until Sale

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



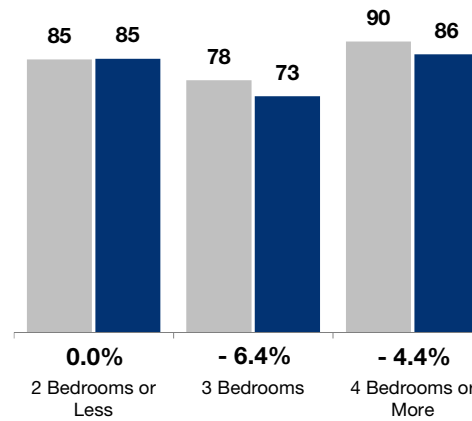
## By Price Range

■ 4-2019 ■ 4-2020



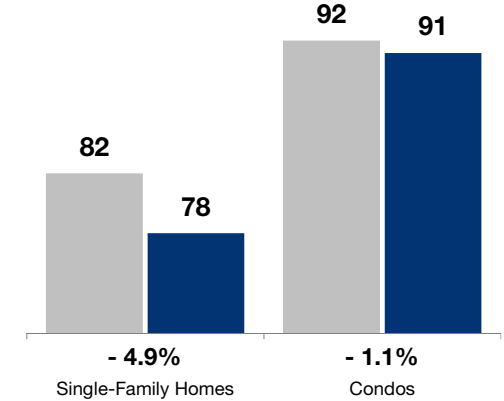
## By Bedroom Count

■ 4-2019 ■ 4-2020



## By Property Type

■ 4-2019 ■ 4-2020



### All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	87	81	- 6.9%
\$100,001 to \$150,000	71	67	- 5.6%
\$150,001 to \$200,000	74	67	- 9.5%
\$200,001 to \$300,000	82	78	- 4.9%
\$300,001 and Above	100	97	- 3.0%
<b>All Price Ranges</b>	<b>84</b>	<b>80</b>	<b>- 4.8%</b>

### Single-Family Homes

4-2019	4-2020	Change	4-2019	4-2020	Change
87	78	- 10.3%	89	86	- 3.4%
66	60	- 9.1%	82	84	+ 2.4%
71	64	- 9.9%	89	81	- 9.0%
80	76	- 5.0%	91	90	- 1.1%
98	94	- 4.1%	123	126	+ 2.4%
<b>82</b>	<b>78</b>	<b>- 4.9%</b>	<b>92</b>	<b>91</b>	<b>- 1.1%</b>

### Condos

By Bedroom Count	4-2019	4-2020	Change
2 Bedrooms or Less	85	85	0.0%
3 Bedrooms	78	73	- 6.4%
4 Bedrooms or More	90	86	- 4.4%
<b>All Bedroom Counts</b>	<b>84</b>	<b>80</b>	<b>- 4.8%</b>

4-2019	4-2020	Change	4-2019	4-2020	Change
78	76	- 2.6%	90	91	+ 1.1%
77	71	- 7.8%	92	88	- 4.3%
90	86	- 4.4%	106	107	+ 0.9%
<b>82</b>	<b>78</b>	<b>- 4.9%</b>	<b>92</b>	<b>91</b>	<b>- 1.1%</b>

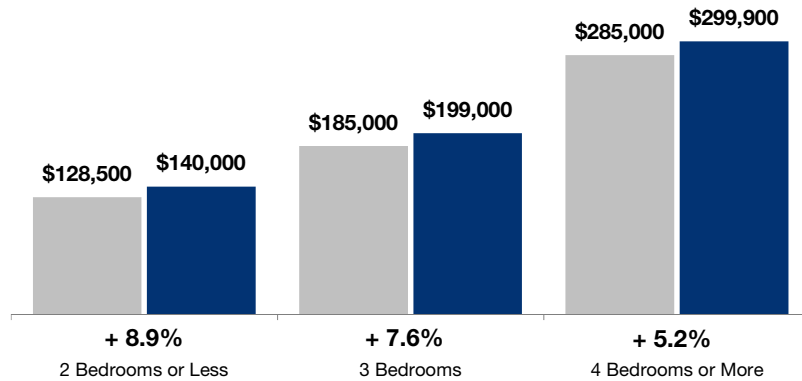
# Median Sales Price

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



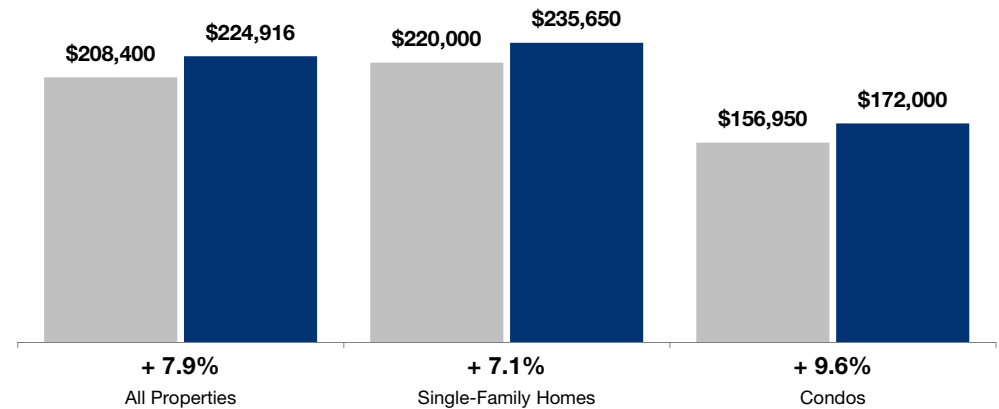
## By Bedroom Count

■ 4-2019 ■ 4-2020



## By Property Type

■ 4-2019 ■ 4-2020



### All Properties

#### By Bedroom Count

	4-2019	4-2020	Change
2 Bedrooms or Less	\$128,500	\$140,000	+ 8.9%
3 Bedrooms	\$185,000	\$199,000	+ 7.6%
4 Bedrooms or More	\$285,000	\$299,900	+ 5.2%
<b>All Bedroom Counts</b>	<b>\$208,400</b>	<b>\$224,916</b>	<b>+ 7.9%</b>

### Single-Family Homes

	4-2019	4-2020	Change	4-2019	4-2020	Change
	\$124,000	\$139,900	+ 12.8%	\$130,500	\$140,000	+ 7.3%
	\$185,000	\$199,185	+ 7.7%	\$192,480	\$209,000	+ 8.6%
	\$286,500	\$300,000	+ 4.7%	\$290,000	\$291,440	+ 0.5%
<b>All Properties</b>	<b>\$220,000</b>	<b>\$235,650</b>	<b>+ 7.1%</b>	<b>\$156,950</b>	<b>\$172,000</b>	<b>+ 9.6%</b>

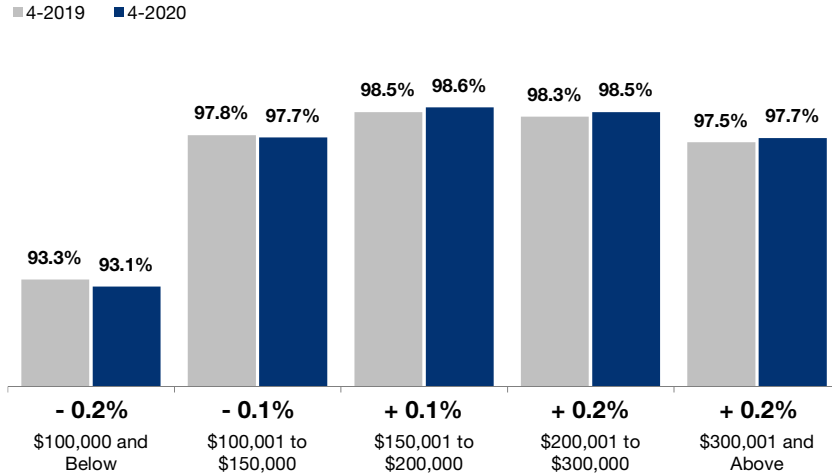
### Condos

# Percent of List Price Received

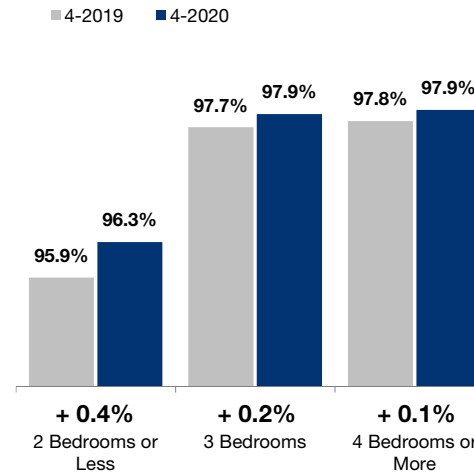
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



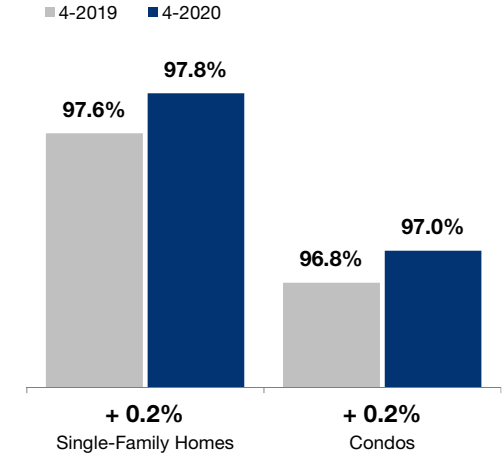
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	93.3%	93.1%	- 0.2%
\$100,001 to \$150,000	97.8%	97.7%	- 0.1%
\$150,001 to \$200,000	98.5%	98.6%	+ 0.1%
\$200,001 to \$300,000	98.3%	98.5%	+ 0.2%
\$300,001 and Above	97.5%	97.7%	+ 0.2%
<b>All Price Ranges</b>	<b>97.5%</b>	<b>97.7%</b>	<b>+ 0.2%</b>

### Single-Family Homes

4-2019	4-2020	Change
92.7%	92.5%	- 0.2%
98.0%	98.0%	0.0%
98.6%	98.8%	+ 0.2%
98.4%	98.6%	+ 0.2%
97.6%	97.7%	+ 0.1%
<b>97.6%</b>	<b>97.8%</b>	<b>+ 0.2%</b>

### Condos

4-2019	4-2020	Change
94.8%	94.8%	0.0%
97.1%	97.0%	- 0.1%
97.7%	97.9%	+ 0.2%
97.5%	97.8%	+ 0.3%
96.8%	96.7%	- 0.1%
<b>96.8%</b>	<b>97.0%</b>	<b>+ 0.2%</b>

## By Bedroom Count

4-2019	4-2020	Change
95.9%	96.3%	+ 0.4%
97.7%	97.9%	+ 0.2%
97.8%	97.9%	+ 0.1%
<b>97.5%</b>	<b>97.7%</b>	<b>+ 0.2%</b>

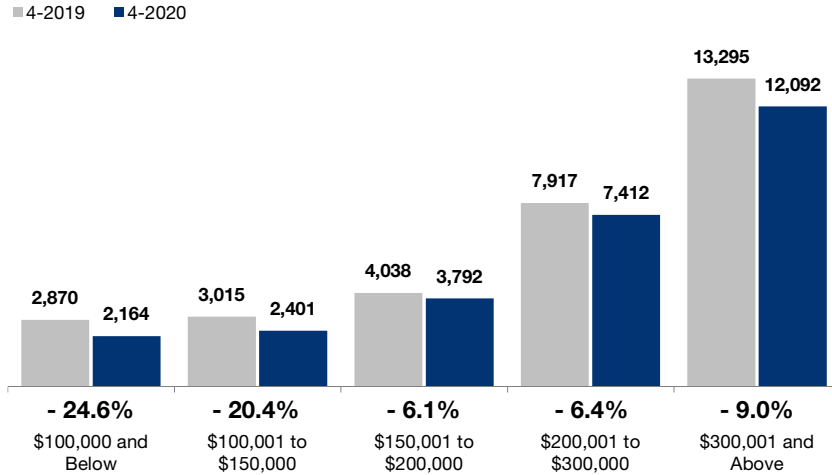
4-2019	4-2020	Change	4-2019	4-2020	Change
95.3%	96.2%	+ 0.9%	96.4%	96.5%	+ 0.1%
97.8%	98.0%	+ 0.2%	97.6%	97.7%	+ 0.1%
97.8%	98.0%	+ 0.2%	97.2%	97.1%	- 0.1%
<b>97.6%</b>	<b>97.8%</b>	<b>+ 0.2%</b>	<b>96.8%</b>	<b>97.0%</b>	<b>+ 0.2%</b>

# Inventory of Homes for Sale

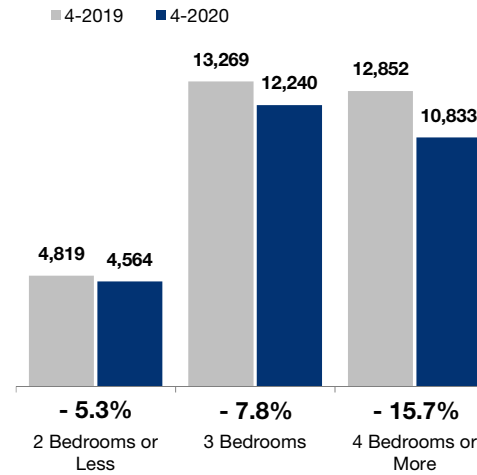
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



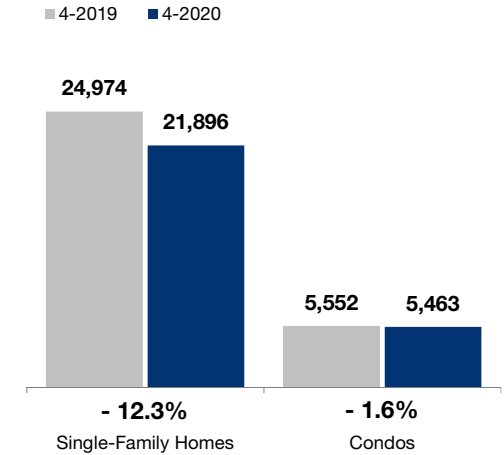
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	2,870	2,164	- 24.6%
\$100,001 to \$150,000	3,015	2,401	- 20.4%
\$150,001 to \$200,000	4,038	3,792	- 6.1%
\$200,001 to \$300,000	7,917	7,412	- 6.4%
\$300,001 and Above	13,295	12,092	- 9.0%
<b>All Price Ranges</b>	<b>31,135</b>	<b>27,861</b>	<b>- 10.5%</b>

### Single-Family Homes

4-2019	4-2020	Change
1,942	1,329	- 31.6%
1,827	1,294	- 29.2%
2,980	2,679	- 10.1%
6,567	5,997	- 8.7%
11,658	10,597	- 9.1%
<b>24,974</b>	<b>21,896</b>	<b>- 12.3%</b>

### Condos

4-2019	4-2020	Change
675	619	- 8.3%
1,055	959	- 9.1%
975	1,051	+ 7.8%
1,270	1,376	+ 8.3%
1,577	1,458	- 7.5%
<b>5,552</b>	<b>5,463</b>	<b>- 1.6%</b>

## By Bedroom Count

By Bedroom Count	4-2019	4-2020	Change
2 Bedrooms or Less	4,819	4,564	- 5.3%
3 Bedrooms	13,269	12,240	- 7.8%
4 Bedrooms or More	12,852	10,833	- 15.7%
<b>All Bedroom Counts</b>	<b>31,135</b>	<b>27,861</b>	<b>- 10.5%</b>

4-2019	4-2020	Change	4-2019	4-2020	Change
1,773	1,571	- 11.4%	2,897	2,848	- 1.7%
10,890	9,893	- 9.2%	2,083	2,082	- 0.0%
12,270	10,399	- 15.2%	418	342	- 18.2%
<b>24,974</b>	<b>21,896</b>	<b>- 12.3%</b>	<b>5,552</b>	<b>5,463</b>	<b>- 1.6%</b>

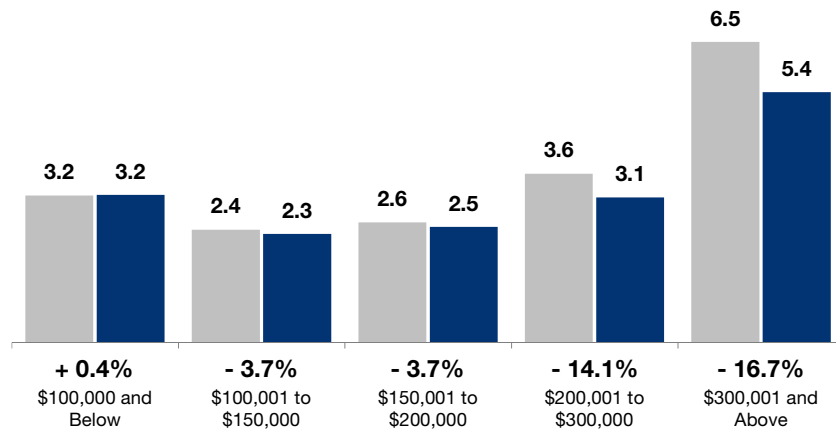
# Months Supply of Inventory

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.**



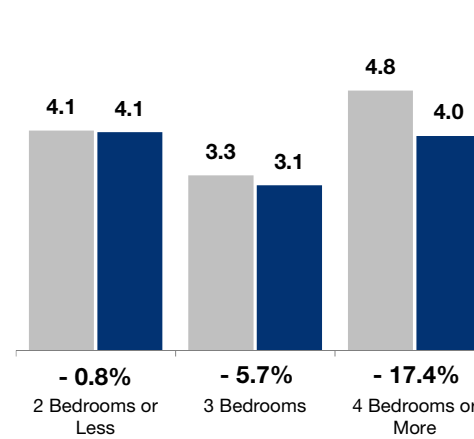
## By Price Range

■ 4-2019 ■ 4-2020



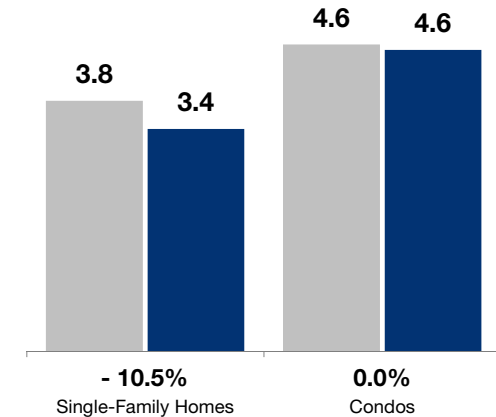
## By Bedroom Count

■ 4-2019 ■ 4-2020



## By Property Type

■ 4-2019 ■ 4-2020



### All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	3.2	3.2	+ 0.4%
\$100,001 to \$150,000	2.4	2.3	- 3.7%
\$150,001 to \$200,000	2.6	2.5	- 3.7%
\$200,001 to \$300,000	3.6	3.1	- 14.1%
\$300,001 and Above	6.5	5.4	- 16.7%
<b>All Price Ranges</b>	<b>3.9</b>	<b>3.6</b>	<b>- 7.7%</b>

### Single-Family Homes

4-2019	4-2020	Change	4-2019	4-2020	Change
3.1	2.9	- 7.1%	3.0	3.5	+ 15.7%
2.1	1.8	- 11.3%	3.3	3.4	+ 3.2%
2.3	2.2	- 6.0%	3.9	4.0	+ 1.4%
3.4	2.9	- 14.6%	5.2	4.5	- 13.8%
6.2	5.1	- 17.1%	9.5	8.4	- 11.7%
<b>3.8</b>	<b>3.4</b>	<b>- 10.5%</b>	<b>4.6</b>	<b>4.6</b>	<b>0.0%</b>

### Condos

By Bedroom Count	4-2019	4-2020	Change
2 Bedrooms or Less	4.1	4.1	- 0.8%
3 Bedrooms	3.3	3.1	- 5.7%
4 Bedrooms or More	4.8	4.0	- 17.4%
<b>All Bedroom Counts</b>	<b>3.9</b>	<b>3.6</b>	<b>- 7.7%</b>

4-2019	4-2020	Change	4-2019	4-2020	Change
3.6	3.3	- 8.0%	4.3	4.5	+ 3.6%
3.1	2.9	- 6.1%	4.7	4.3	- 7.6%
4.8	4.0	- 16.9%	7.6	5.9	- 22.9%
<b>3.8</b>	<b>3.4</b>	<b>- 10.5%</b>	<b>4.6</b>	<b>4.6</b>	<b>0.0%</b>