

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2020

Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers. While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season. For the 12-month period spanning July 2019 through June 2020, Pending Sales in the state of South Carolina were down 0.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 12.9 percent.

The overall Median Sales Price was up 7.6 percent to \$226,010. The property type with the largest price gain was the Condos segment, where prices increased 9.3 percent to \$174,900. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 65 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 23.9 percent. The property type that lost the least inventory was the Condos segment, where it decreased 11.3 percent. That amounts to 2.8 months supply for Single-Family homes and 3.9 months supply for Condos.

Quick Facts

+ 12.9%

+ 3.7%

+ 1.7%

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	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



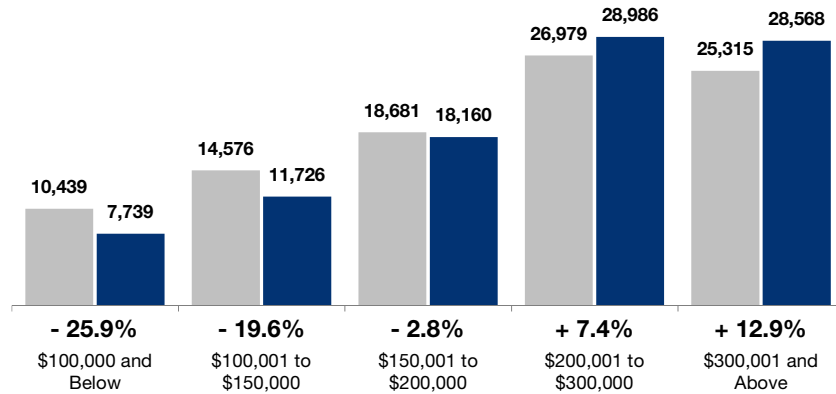
Pending Sales

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



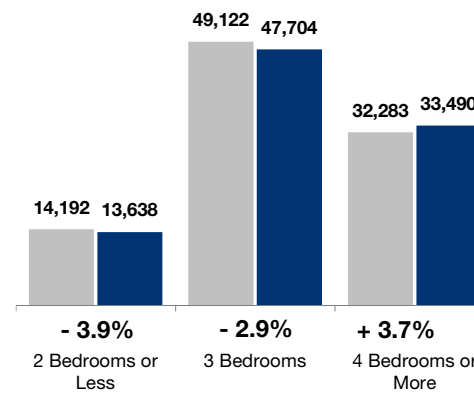
By Price Range

6-2019 6-2020



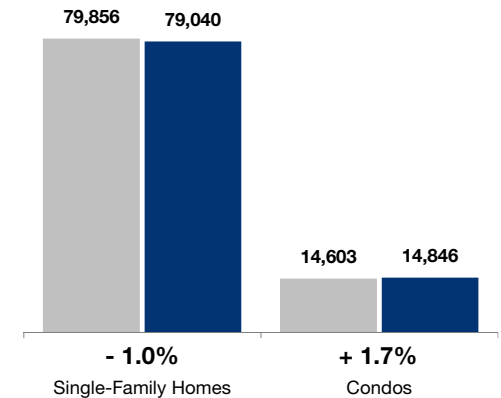
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	10,439	7,739	- 25.9%
\$100,001 to \$150,000	14,576	11,726	- 19.6%
\$150,001 to \$200,000	18,681	18,160	- 2.8%
\$200,001 to \$300,000	26,979	28,986	+ 7.4%
\$300,001 and Above	25,315	28,568	+ 12.9%
All Price Ranges	95,990	95,179	- 0.8%

Single-Family Homes

6-2019	6-2020	Change
7,157	5,154	- 28.0%
10,394	7,878	- 24.2%
15,436	14,679	- 4.9%
23,687	25,080	+ 5.9%
23,182	26,249	+ 13.2%
79,856	79,040	- 1.0%

Condos

6-2019	6-2020	Change
2,580	2,062	- 20.1%
3,781	3,423	- 9.5%
3,040	3,286	+ 8.1%
3,131	3,802	+ 21.4%
2,071	2,273	+ 9.8%
14,603	14,846	+ 1.7%

By Bedroom Count

By Bedroom Count	6-2019	6-2020	Change
2 Bedrooms or Less	14,192	13,638	- 3.9%
3 Bedrooms	49,122	47,704	- 2.9%
4 Bedrooms or More	32,283	33,490	+ 3.7%
All Bedroom Counts	95,990	95,179	- 0.8%

6-2019	6-2020	Change	6-2019	6-2020	Change
5,909	5,664	- 4.1%	8,099	7,811	- 3.6%
42,710	40,933	- 4.2%	5,497	5,999	+ 9.1%
31,184	32,399	+ 3.9%	667	733	+ 9.9%
79,856	79,040	- 1.0%	14,603	14,846	+ 1.7%

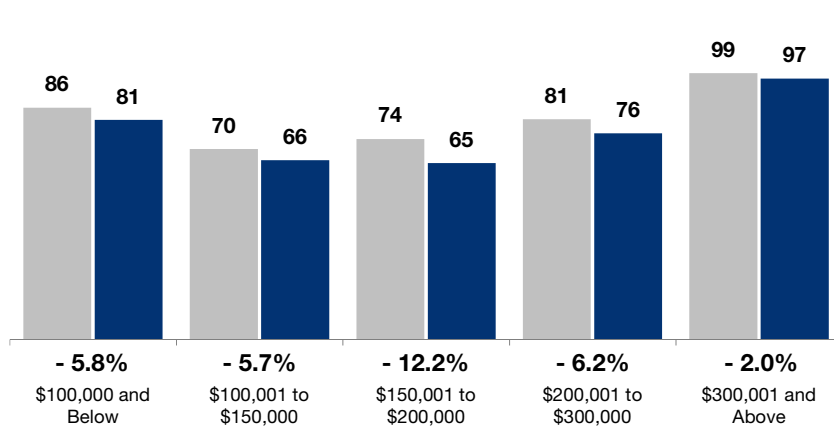
Days on Market Until Sale

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



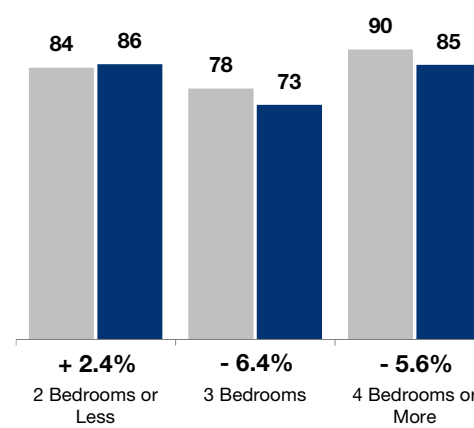
By Price Range

■ 6-2019 ■ 6-2020



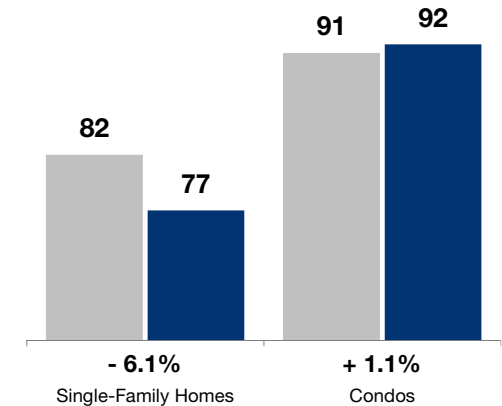
By Bedroom Count

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	86	81	- 5.8%
\$100,001 to \$150,000	70	66	- 5.7%
\$150,001 to \$200,000	74	65	- 12.2%
\$200,001 to \$300,000	81	76	- 6.2%
\$300,001 and Above	99	97	- 2.0%
All Price Ranges	83	79	- 4.8%

Single-Family Homes

6-2019	6-2020	Change
86	78	- 9.3%
66	59	- 10.6%
72	62	- 13.9%
80	74	- 7.5%
97	94	- 3.1%
82	77	- 6.1%

Condos

6-2019	6-2020	Change
87	87	0.0%
82	85	+ 3.7%
88	82	- 6.8%
90	90	0.0%
120	126	+ 5.0%
91	92	+ 1.1%

By Bedroom Count

6-2019	6-2020	Change
84	86	+ 2.4%
78	73	- 6.4%
90	85	- 5.6%
83	79	- 4.8%

6-2019	6-2020	Change
78	77	- 1.3%
76	71	- 6.6%
90	85	- 5.6%
82	77	- 6.1%

6-2019	6-2020	Change
89	92	+ 3.4%
91	89	- 2.2%
102	108	+ 5.9%
91	92	+ 1.1%

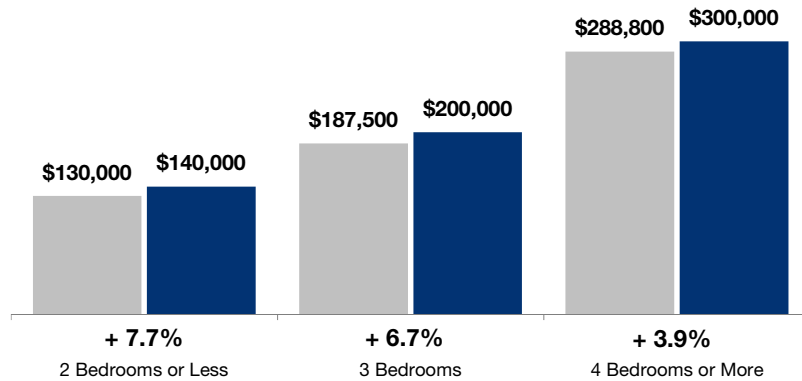
Median Sales Price

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



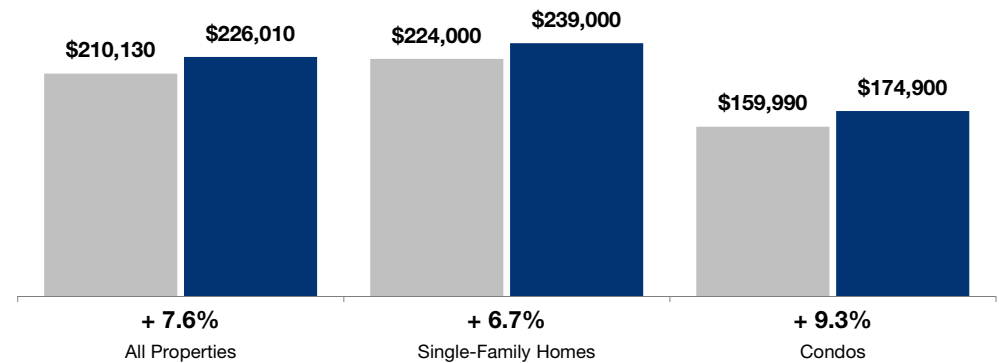
By Bedroom Count

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Bedroom Count

	6-2019	6-2020	Change
2 Bedrooms or Less	\$130,000	\$140,000	+ 7.7%
3 Bedrooms	\$187,500	\$200,000	+ 6.7%
4 Bedrooms or More	\$288,800	\$300,000	+ 3.9%
All Bedroom Counts	\$210,130	\$226,010	+ 7.6%

Single-Family Homes

	6-2019	6-2020	Change	6-2019	6-2020	Change
	\$125,000	\$140,000	+ 12.0%	\$133,000	\$141,000	+ 6.0%
	\$188,000	\$200,630	+ 6.7%	\$195,021	\$210,000	+ 7.7%
	\$289,900	\$302,984	+ 4.5%	\$295,000	\$294,403	- 0.2%
All Properties	\$224,000	\$239,000	+ 6.7%	\$159,990	\$174,900	+ 9.3%

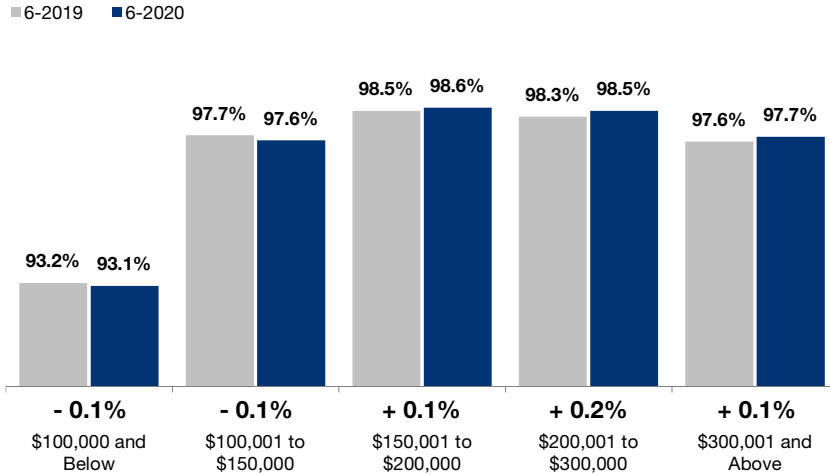
Condos

Percent of List Price Received

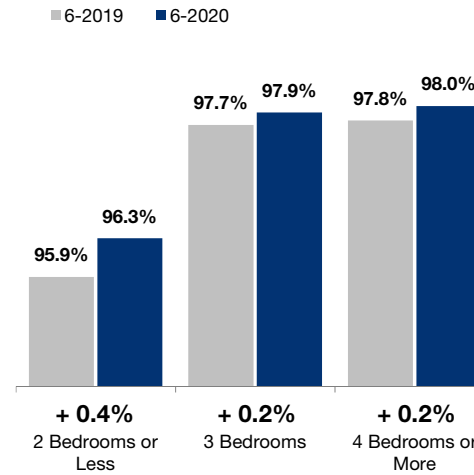
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



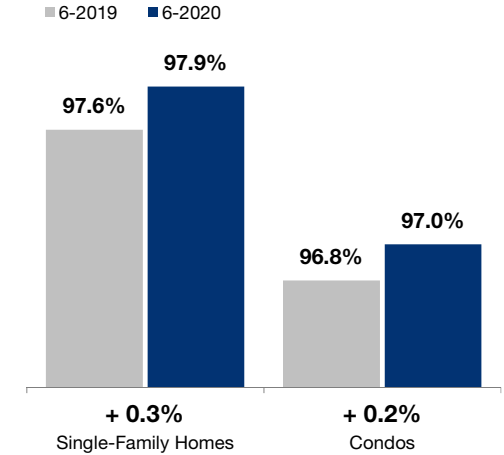
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	93.2%	93.1%	- 0.1%
\$100,001 to \$150,000	97.7%	97.6%	- 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	97.6%	97.7%	+ 0.1%
All Price Ranges	97.5%	97.7%	+ 0.2%

Single-Family Homes

6-2019	6-2020	Change
92.6%	92.6%	0.0%
98.0%	97.9%	- 0.1%
98.6%	98.8%	+ 0.2%
98.4%	98.6%	+ 0.2%
97.6%	97.8%	+ 0.2%
97.6%	97.9%	+ 0.3%

Condos

6-2019	6-2020	Change
94.7%	94.6%	- 0.1%
97.1%	96.9%	- 0.2%
97.8%	97.9%	+ 0.1%
97.5%	97.8%	+ 0.3%
96.7%	96.9%	+ 0.2%
96.8%	97.0%	+ 0.2%

By Bedroom Count

6-2019	6-2020	Change
95.9%	96.3%	+ 0.4%
97.7%	97.9%	+ 0.2%
97.8%	98.0%	+ 0.2%
97.5%	97.7%	+ 0.2%

6-2019	6-2020	Change	6-2019	6-2020	Change
95.3%	96.4%	+ 1.2%	96.4%	96.5%	+ 0.1%
97.8%	98.0%	+ 0.2%	97.5%	97.8%	+ 0.3%
97.8%	98.0%	+ 0.2%	97.1%	97.3%	+ 0.2%
97.6%	97.9%	+ 0.3%	96.8%	97.0%	+ 0.2%

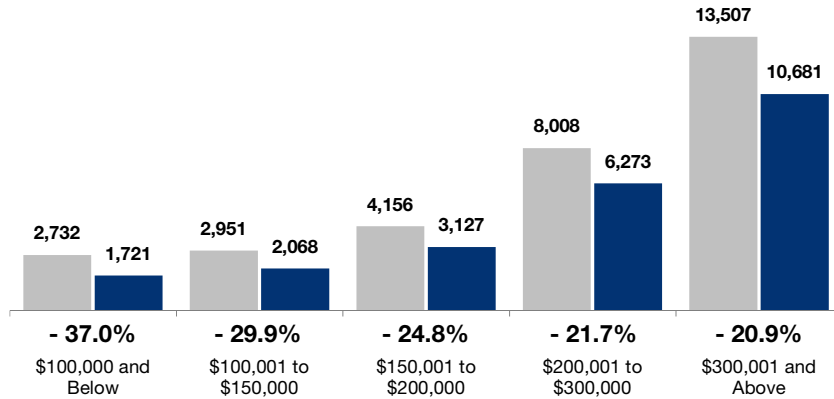
Inventory of Homes for Sale

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



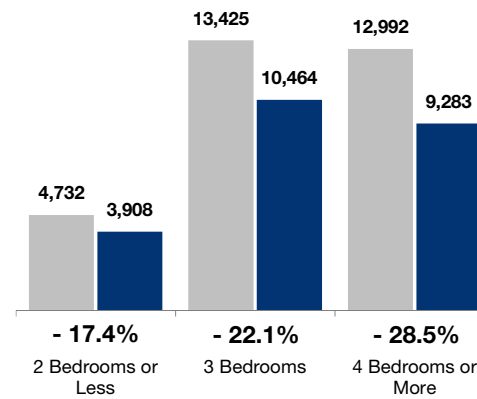
By Price Range

■ 6-2019 ■ 6-2020



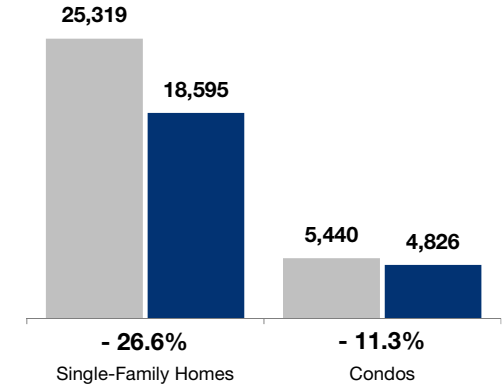
By Bedroom Count

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$100,000 and Below	2,732	1,721	- 37.0%
\$100,001 to \$150,000	2,951	2,068	- 29.9%
\$150,001 to \$200,000	4,156	3,127	- 24.8%
\$200,001 to \$300,000	8,008	6,273	- 21.7%
\$300,001 and Above	13,507	10,681	- 20.9%
All Price Ranges	31,354	23,870	- 23.9%

Single-Family Homes

	6-2019	6-2020	Change
2 Bedrooms or Less	1,837	978	- 46.8%
3 Bedrooms	1,776	1,102	- 38.0%
4 Bedrooms or More	3,139	2,175	- 30.7%
All Single-Family Homes	6,663	5,027	- 24.6%
Condos	11,904	9,313	- 21.8%
All Single-Family Homes	25,319	18,595	- 26.6%

Condos

	6-2019	6-2020	Change
2 Bedrooms or Less	647	562	- 13.1%
3 Bedrooms	1,035	832	- 19.6%
4 Bedrooms or More	940	904	- 3.8%
All Condos	1,269	1,202	- 5.3%
All Condos	5,440	4,826	- 11.3%

By Bedroom Count

	6-2019	6-2020	Change
2 Bedrooms or Less	4,732	3,908	- 17.4%
3 Bedrooms	13,425	10,464	- 22.1%
4 Bedrooms or More	12,992	9,283	- 28.5%
All Bedroom Counts	31,354	23,870	- 23.9%

	6-2019	6-2020	Change
2 Bedrooms or Less	1,732	1,266	- 26.9%
3 Bedrooms	11,078	8,412	- 24.1%
4 Bedrooms or More	12,457	8,881	- 28.7%
All Single-Family Homes	25,319	18,595	- 26.6%
Condos	2,861	2,516	- 12.1%
2 Bedrooms or Less	2,043	1,813	- 11.3%
3 Bedrooms	383	318	- 17.0%
All Condos	5,440	4,826	- 11.3%

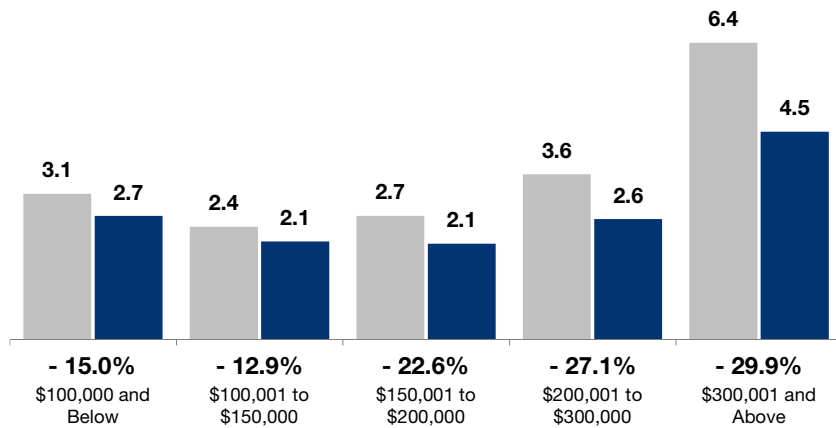
Months Supply of Inventory

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.**



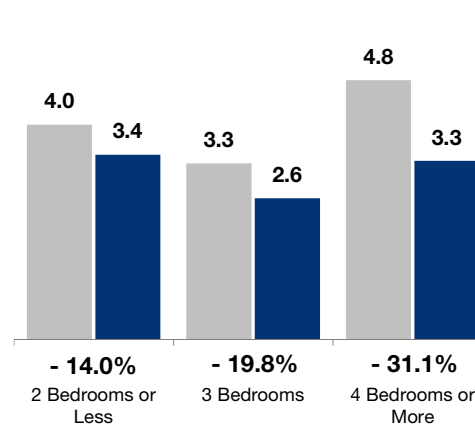
By Price Range

■ 6-2019 ■ 6-2020



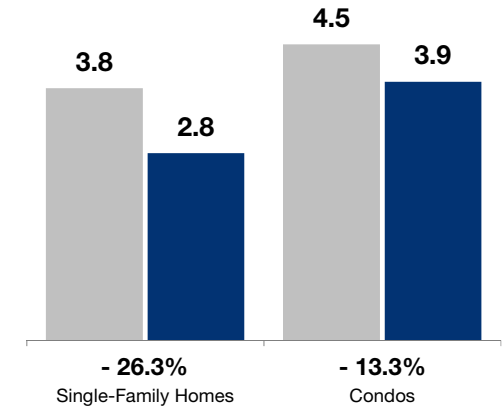
By Bedroom Count

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	3.1	2.7	- 15.0%
\$100,001 to \$150,000	2.4	2.1	- 12.9%
\$150,001 to \$200,000	2.7	2.1	- 22.6%
\$200,001 to \$300,000	3.6	2.6	- 27.1%
\$300,001 and Above	6.4	4.5	- 29.9%
All Price Ranges	3.9	3.0	- 23.1%

Single-Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
3.1	2.3	- 26.1%	3.0	3.3	+ 8.7%
2.1	1.7	- 18.1%	3.3	2.9	- 11.2%
2.4	1.8	- 27.1%	3.7	3.3	- 11.0%
3.4	2.4	- 28.8%	4.9	3.8	- 22.0%
6.2	4.3	- 30.9%	9.0	7.0	- 22.0%
3.8	2.8	- 26.3%	4.5	3.9	- 13.3%

Condos

By Bedroom Count	6-2019	6-2020	Change
2 Bedrooms or Less	4.0	3.4	- 14.0%
3 Bedrooms	3.3	2.6	- 19.8%
4 Bedrooms or More	4.8	3.3	- 31.1%
All Bedroom Counts	3.9	3.0	- 23.1%

6-2019	6-2020	Change	6-2019	6-2020	Change
3.5	2.7	- 23.7%	4.2	3.9	- 8.8%
3.1	2.5	- 20.8%	4.5	3.6	- 18.7%
4.8	3.3	- 31.4%	6.9	5.2	- 24.5%
3.8	2.8	- 26.3%	4.5	3.9	- 13.3%