

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2020

Interest rates set new record lows again in October, and are helping to maintain buyer purchasing power in the face of rising home prices driven by multiple offers across many segments of the market. While seller activity in some segments has improved, available inventory remains tight in many areas. For the 12-month period spanning November 2019 through October 2020, Pending Sales in the state of South Carolina were up 2.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 28.8 percent.

The overall Median Sales Price was up 10.6 percent to \$239,000. The property type with the largest price gain was the Condos segment, where prices increased 10.8 percent to \$182,860. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 62 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 93 days.

Market-wide, inventory levels were down 34.4 percent. The property type that lost the least inventory was the Condos segment, where it decreased 23.3 percent. That amounts to 2.1 months supply for Single-Family homes and 3.0 months supply for Condos.

Quick Facts

+ 28.8%

+ 9.8%

+ 9.6%

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

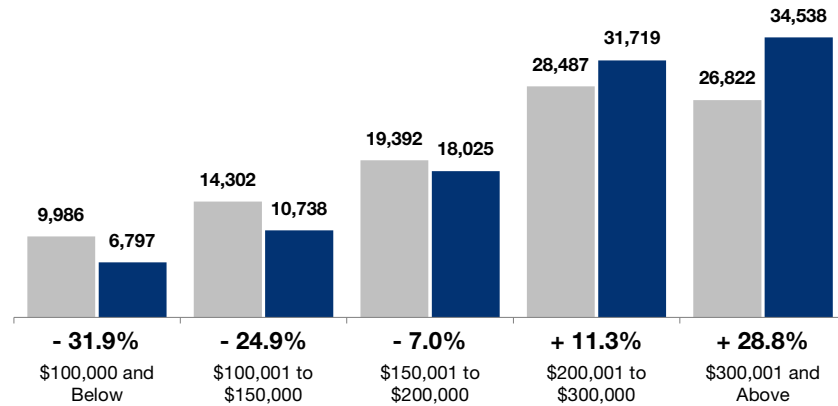
Pending Sales

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



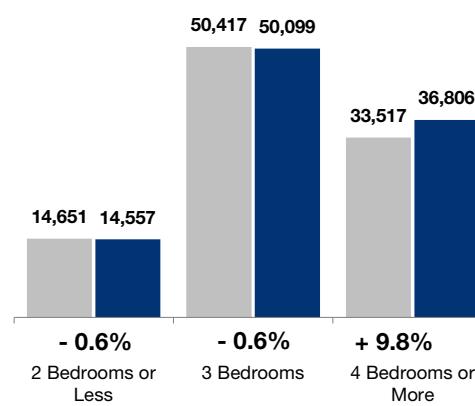
By Price Range

■ 10-2019 ■ 10-2020



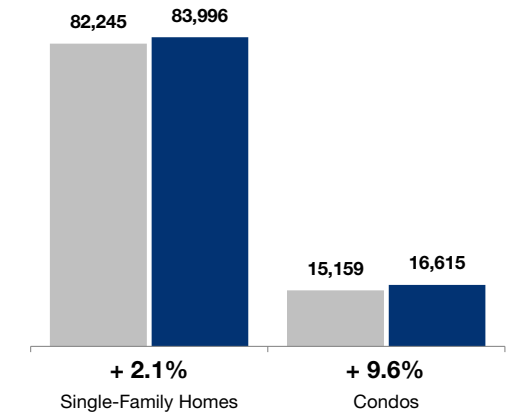
By Bedroom Count

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	9,986	6,797	- 31.9%
\$100,001 to \$150,000	14,302	10,738	- 24.9%
\$150,001 to \$200,000	19,392	18,025	- 7.0%
\$200,001 to \$300,000	28,487	31,719	+ 11.3%
\$300,001 and Above	26,822	34,538	+ 28.8%
All Price Ranges	98,990	101,817	+ 2.9%

Single-Family Homes

	10-2019	10-2020	Change
2 Bedrooms or Less	6,791	4,352	- 35.9%
3 Bedrooms	10,095	6,823	- 32.4%
4 Bedrooms or More	15,905	14,113	- 11.3%
	24,872	27,146	+ 9.1%
	24,581	31,562	+ 28.4%
All Single-Family Homes	82,245	83,996	+ 2.1%

Condos

	10-2019	10-2020	Change
	2,524	1,960	- 22.3%
	3,768	3,516	- 6.7%
	3,252	3,725	+ 14.5%
	3,442	4,482	+ 30.2%
	2,173	2,932	+ 34.9%
All Condos	15,159	16,615	+ 9.6%

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	14,651	14,557	- 0.6%
3 Bedrooms	50,417	50,099	- 0.6%
4 Bedrooms or More	33,517	36,806	+ 9.8%
All Bedroom Counts	98,990	101,817	+ 2.9%

	10-2019	10-2020	Change
2 Bedrooms or Less	6,136	5,744	- 6.4%
3 Bedrooms	43,735	42,504	- 2.8%
4 Bedrooms or More	32,326	35,690	+ 10.4%
All Single-Family Homes	82,245	83,996	+ 2.1%

	10-2019	10-2020	Change
	8,325	8,638	+ 3.8%
	5,753	6,866	+ 19.3%
	724	814	+ 12.4%
All Condos	15,159	16,615	+ 9.6%

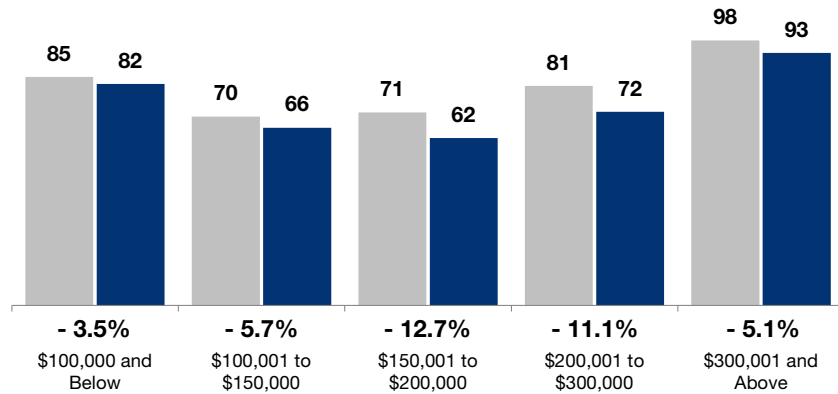
Days on Market Until Sale

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



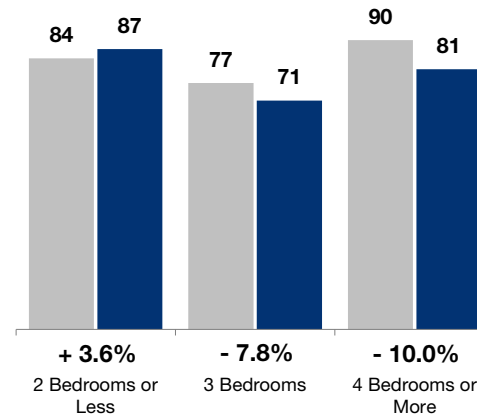
By Price Range

■ 10-2019 ■ 10-2020



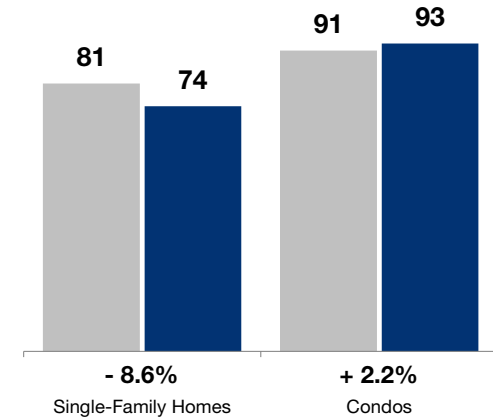
By Bedroom Count

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	85	82	- 3.5%
\$100,001 to \$150,000	70	66	- 5.7%
\$150,001 to \$200,000	71	62	- 12.7%
\$200,001 to \$300,000	81	72	- 11.1%
\$300,001 and Above	98	93	- 5.1%
All Price Ranges	82	77	- 6.1%

Single-Family Homes

	10-2019	10-2020	Change
2 Bedrooms or Less	84	79	- 6.0%
3 Bedrooms	65	57	- 12.3%
4 Bedrooms or More	69	57	- 17.4%
	80	69	- 13.8%
	96	91	- 5.2%
All Single-Family Homes	81	74	- 8.6%

Condos

	10-2019	10-2020	Change
2 Bedrooms or Less	87	89	+ 2.3%
3 Bedrooms	83	85	+ 2.4%
4 Bedrooms or More	84	81	- 3.6%
	90	91	+ 1.1%
	122	125	+ 2.5%
All Condos	91	93	+ 2.2%

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	84	87	+ 3.6%
3 Bedrooms	77	71	- 7.8%
4 Bedrooms or More	90	81	- 10.0%
All Bedroom Counts	82	77	- 6.1%

	10-2019	10-2020	Change
2 Bedrooms or Less	77	76	- 1.3%
3 Bedrooms	75	68	- 9.3%
4 Bedrooms or More	89	80	- 10.1%
All Single-Family Homes	81	74	- 8.6%

	10-2019	10-2020	Change
2 Bedrooms or Less	89	94	+ 5.6%
3 Bedrooms	89	90	+ 1.1%
4 Bedrooms or More	109	104	- 4.6%
All Condos	91	93	+ 2.2%

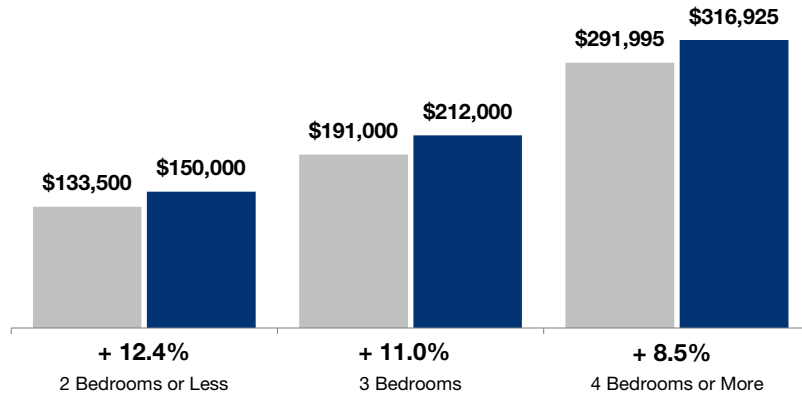
Median Sales Price

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



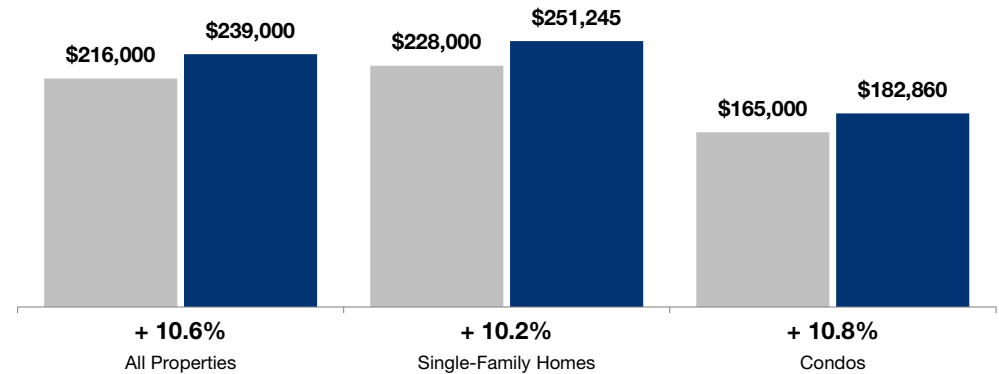
By Bedroom Count

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	\$133,500	\$150,000	+ 12.4%
3 Bedrooms	\$191,000	\$212,000	+ 11.0%
4 Bedrooms or More	\$291,995	\$316,925	+ 8.5%
All Bedroom Counts	\$216,000	\$239,000	+ 10.6%

Single-Family Homes

	10-2019	10-2020	Change	10-2019	10-2020	Change
	\$129,900	\$154,950	+ 19.3%	\$136,125	\$149,700	+ 10.0%
	\$191,555	\$214,000	+ 11.7%	\$201,500	\$215,000	+ 6.7%
	\$294,000	\$319,475	+ 8.7%	\$295,000	\$302,000	+ 2.4%
All	\$228,000	\$251,245	+ 10.2%	\$165,000	\$182,860	+ 10.8%

Condos

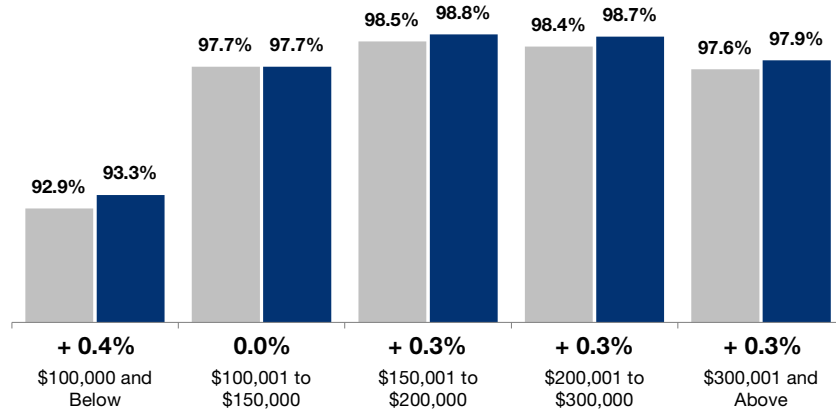
Percent of List Price Received

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.**



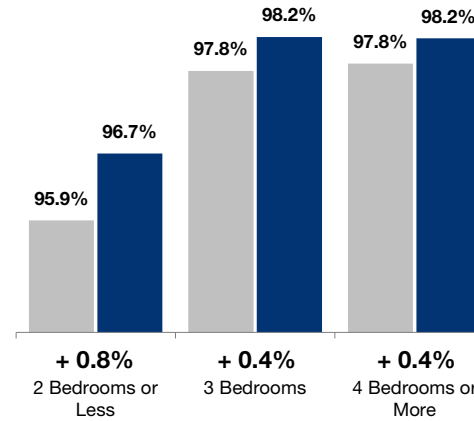
By Price Range

■ 10-2019 ■ 10-2020



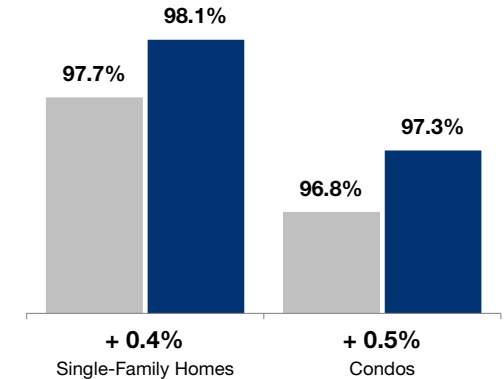
By Bedroom Count

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range	10-2019	10-2020	Change
\$100,000 and Below	92.9%	93.3%	+ 0.4%
\$100,001 to \$150,000	97.7%	97.7%	0.0%
\$150,001 to \$200,000	98.5%	98.8%	+ 0.3%
\$200,001 to \$300,000	98.4%	98.7%	+ 0.3%
\$300,001 and Above	97.6%	97.9%	+ 0.3%
All Price Ranges	97.5%	97.9%	+ 0.4%

Single-Family Homes

10-2019	10-2020	Change
92.2%	92.7%	+ 0.5%
98.0%	98.0%	0.0%
98.7%	98.9%	+ 0.2%
98.5%	98.8%	+ 0.3%
97.7%	98.0%	+ 0.3%
97.7%	98.1%	+ 0.4%

Condos

10-2019	10-2020	Change
94.7%	94.8%	+ 0.1%
96.9%	97.0%	+ 0.1%
97.7%	98.2%	+ 0.5%
97.6%	98.0%	+ 0.4%
96.6%	97.2%	+ 0.6%
96.8%	97.3%	+ 0.5%

By Bedroom Count

10-2019	10-2020	Change
95.9%	96.7%	+ 0.8%
97.8%	98.2%	+ 0.4%
97.8%	98.2%	+ 0.4%
97.5%	97.9%	+ 0.4%

10-2019	10-2020	Change
95.4%	96.8%	+ 1.5%
97.8%	98.2%	+ 0.4%
97.9%	98.2%	+ 0.3%
97.7%	98.1%	+ 0.4%

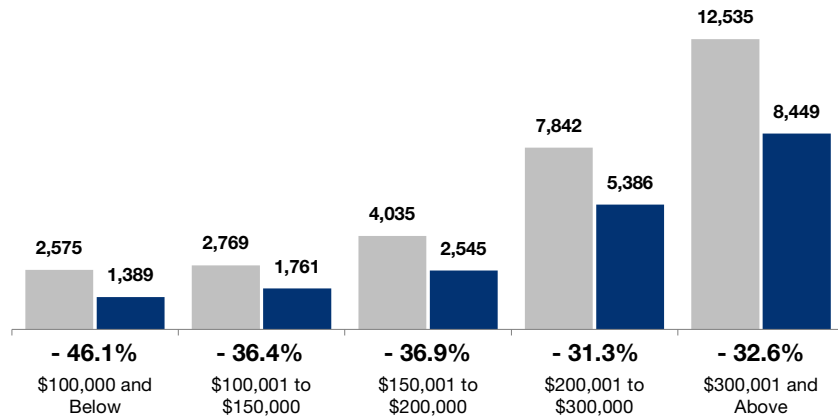
Inventory of Homes for Sale

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



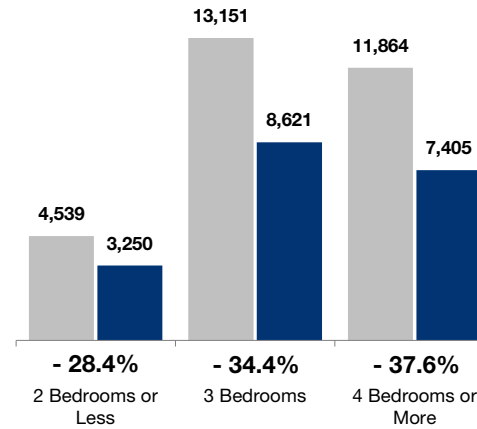
By Price Range

■ 10-2019 ■ 10-2020



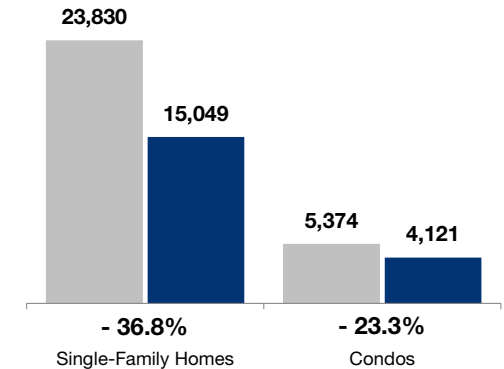
By Bedroom Count

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	2,575	1,389	- 46.1%
\$100,001 to \$150,000	2,769	1,761	- 36.4%
\$150,001 to \$200,000	4,035	2,545	- 36.9%
\$200,001 to \$300,000	7,842	5,386	- 31.3%
\$300,001 and Above	12,535	8,449	- 32.6%
All Price Ranges	29,756	19,530	- 34.4%

Single-Family Homes

	10-2019	10-2020	Change
2 Bedrooms or Less	1,675	756	- 54.9%
3 Bedrooms	1,620	920	- 43.2%
4 Bedrooms or More	2,978	1,733	- 41.8%
Single-Family Homes	6,477	4,347	- 32.9%
Condos	1,313	1,002	- 23.7%
Single-Family Homes	11,080	7,293	- 34.2%
Condos	1,410	1,116	- 20.9%
All Single-Family Homes	23,830	15,049	- 36.8%
All Condos	5,374	4,121	- 23.3%

Condos

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	4,539	3,250	- 28.4%
3 Bedrooms	13,151	8,621	- 34.4%
4 Bedrooms or More	11,864	7,405	- 37.6%
All Bedroom Counts	29,756	19,530	- 34.4%

	10-2019	10-2020	Change
2 Bedrooms or Less	1,571	995	- 36.7%
3 Bedrooms	10,795	6,947	- 35.6%
4 Bedrooms or More	11,424	7,081	- 38.0%
All Single-Family Homes	23,830	15,049	- 36.8%
All Condos	5,374	4,121	- 23.3%

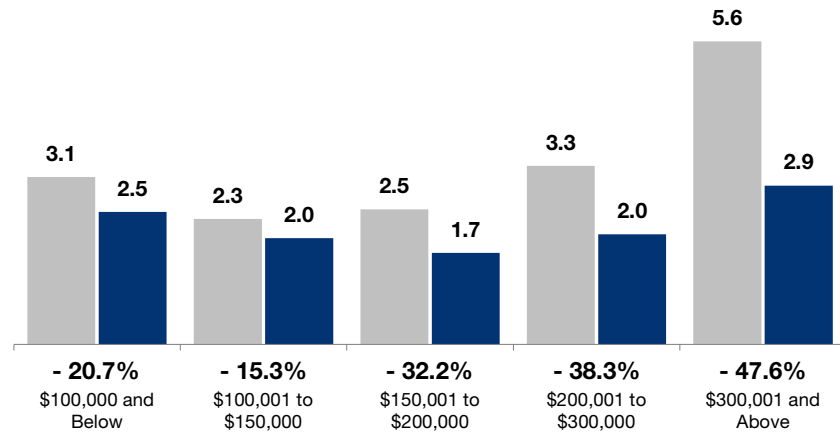
Months Supply of Inventory

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.**



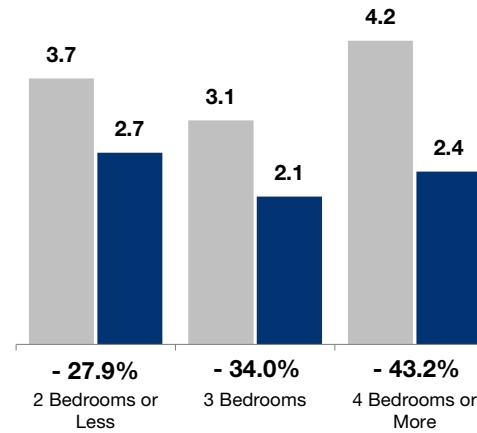
By Price Range

■ 10-2019 ■ 10-2020



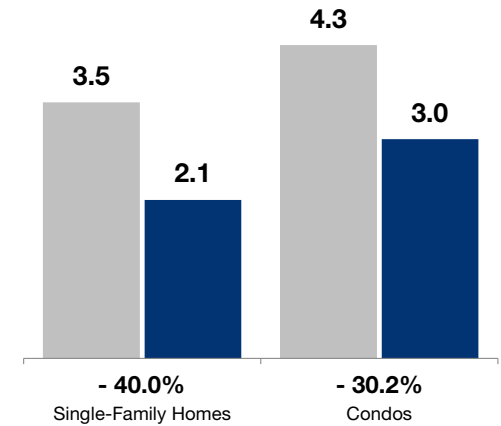
By Bedroom Count

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	3.1	2.5	- 20.7%
\$100,001 to \$150,000	2.3	2.0	- 15.3%
\$150,001 to \$200,000	2.5	1.7	- 32.2%
\$200,001 to \$300,000	3.3	2.0	- 38.3%
\$300,001 and Above	5.6	2.9	- 47.6%
All Price Ranges	3.6	2.3	- 36.1%

Single-Family Homes

	10-2019	10-2020	Change
2 Bedrooms or Less	3.0	2.1	- 29.6%
3 Bedrooms	1.9	1.6	- 16.0%
4 Bedrooms or More	2.2	1.5	- 34.4%
Single-Family Homes	3.1	1.9	- 38.5%
Condos	5.4	2.8	- 48.7%
All Single-Family Homes	3.5	2.1	- 40.0%

Condos

	10-2019	10-2020	Change
Single-Family Homes	3.1	3.1	- 1.9%
Condos	3.2	2.5	- 21.0%
Single-Family Homes	2.2	2.4	- 32.7%
Condos	4.6	2.7	- 41.4%
Single-Family Homes	7.8	4.6	- 41.3%
All Condos	4.3	3.0	- 30.2%

By Bedroom Count

	10-2019	10-2020	Change
2 Bedrooms or Less	3.7	2.7	- 27.9%
3 Bedrooms	3.1	2.1	- 34.0%
4 Bedrooms or More	4.2	2.4	- 43.2%
All Bedroom Counts	3.6	2.3	- 36.1%

	10-2019	10-2020	Change
2 Bedrooms or Less	3.1	2.1	- 32.3%
3 Bedrooms	3.0	2.0	- 33.8%
4 Bedrooms or More	4.2	2.4	- 43.9%
All Single-Family Homes	3.5	2.1	- 40.0%

	10-2019	10-2020	Change
Single-Family Homes	4.1	3.0	- 26.4%
Condos	4.3	2.6	- 40.2%
Single-Family Homes	5.2	3.8	- 27.0%
All Condos	4.3	3.0	- 30.2%