

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2020

Inventory remains constrained in most segments of the market, while buyer activity remains strong. With the holiday season upon us, both buyer and seller activity typically follow seasonal slowdowns before rebounding in the new year. For the 12-month period spanning December 2019 through November 2020, Pending Sales in the state of South Carolina were up 3.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 31.1 percent.

The overall Median Sales Price was up 11.3 percent to \$242,000. The property type with the largest price gain was the Condos segment, where prices increased 12.1 percent to \$185,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 60 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 92 days.

Market-wide, inventory levels were down 35.6 percent. The property type that lost the least inventory was the Condos segment, where it decreased 26.0 percent. That amounts to 2.0 months supply for Single-Family homes and 2.7 months supply for Condos.

Quick Facts

+ 31.1%

+ 10.7%

+ 11.5%

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

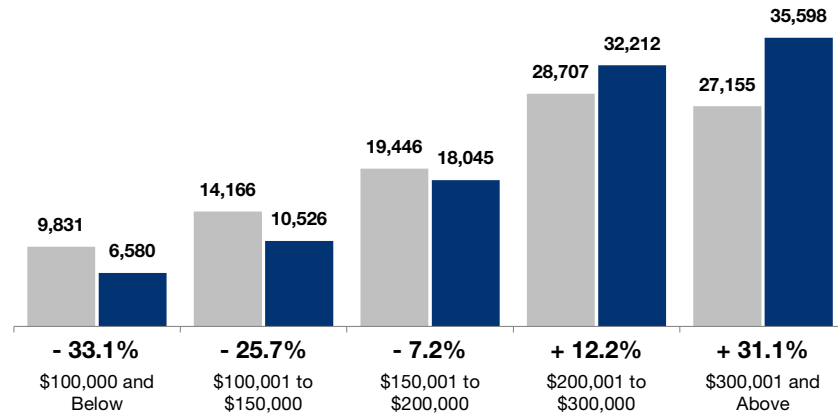
Pending Sales

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



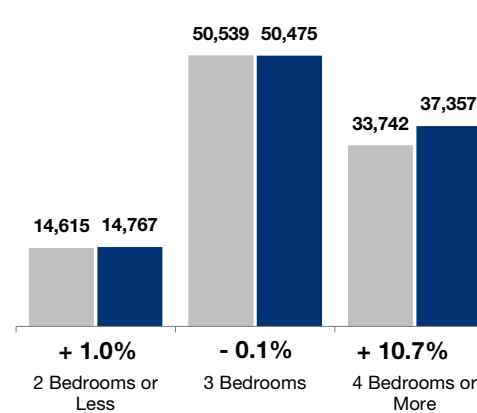
By Price Range

■ 11-2019 ■ 11-2020



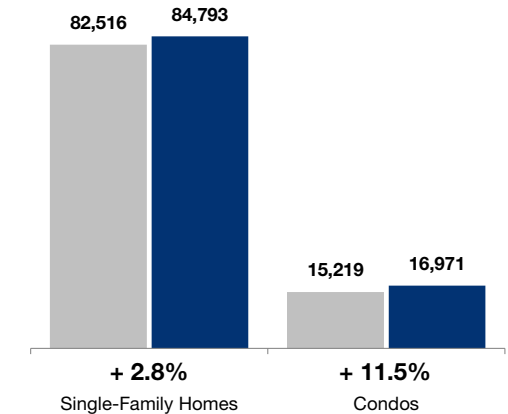
By Bedroom Count

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Price Range	11-2019	11-2020	Change
\$100,000 and Below	9,831	6,580	- 33.1%
\$100,001 to \$150,000	14,166	10,526	- 25.7%
\$150,001 to \$200,000	19,446	18,045	- 7.2%
\$200,001 to \$300,000	28,707	32,212	+ 12.2%
\$300,001 and Above	27,155	35,598	+ 31.1%
All Price Ranges	99,306	102,961	+ 3.7%

Single-Family Homes

11-2019	11-2020	Change	11-2019	11-2020	Change
6,705	4,159	- 38.0%	2,472	1,947	- 21.2%
9,937	6,605	- 33.5%	3,776	3,523	- 6.7%
15,940	14,011	- 12.1%	3,279	3,844	+ 17.2%
25,063	27,481	+ 9.6%	3,480	4,637	+ 33.2%
24,870	32,537	+ 30.8%	2,212	3,020	+ 36.5%
82,516	84,793	+ 2.8%	15,219	16,971	+ 11.5%

Condos

By Bedroom Count	11-2019	11-2020	Change
2 Bedrooms or Less	14,615	14,767	+ 1.0%
3 Bedrooms	50,539	50,475	- 0.1%
4 Bedrooms or More	33,742	37,357	+ 10.7%
All Bedroom Counts	99,306	102,961	+ 3.7%

11-2019	11-2020	Change	11-2019	11-2020	Change
6,110	5,781	- 5.4%	8,316	8,807	+ 5.9%
43,797	42,748	- 2.4%	5,825	7,000	+ 20.2%
32,556	36,208	+ 11.2%	721	858	+ 19.0%
82,516	84,793	+ 2.8%	15,219	16,971	+ 11.5%

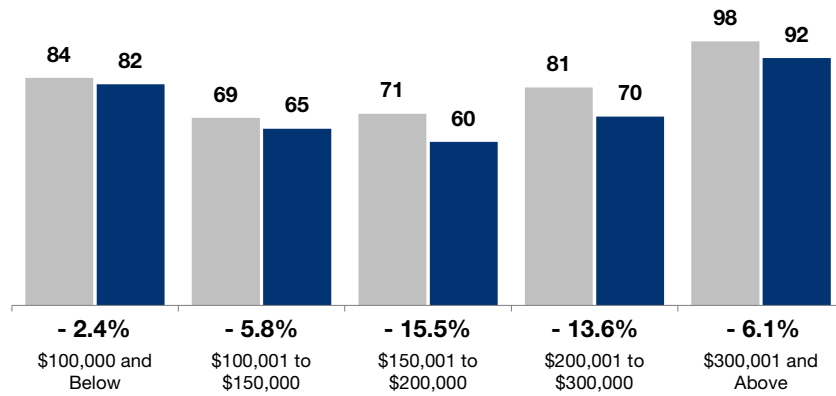
Days on Market Until Sale

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



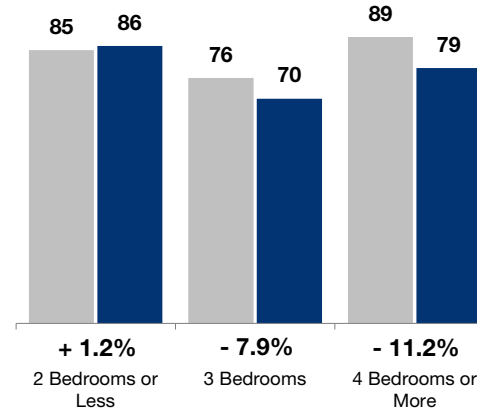
By Price Range

■ 11-2019 ■ 11-2020



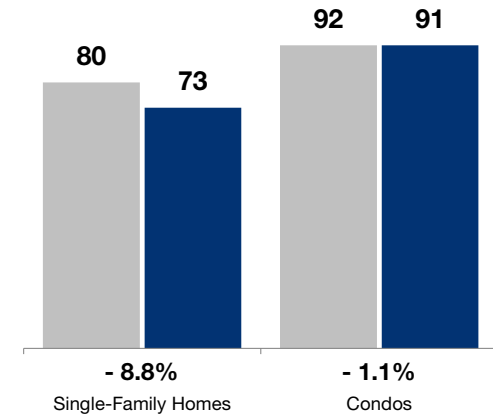
By Bedroom Count

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Price Range

	11-2019	11-2020	Change
\$100,000 and Below	84	82	- 2.4%
\$100,001 to \$150,000	69	65	- 5.8%
\$150,001 to \$200,000	71	60	- 15.5%
\$200,001 to \$300,000	81	70	- 13.6%
\$300,001 and Above	98	92	- 6.1%
All Price Ranges	82	76	- 7.3%

Single-Family Homes

	11-2019	11-2020	Change	11-2019	11-2020	Change
	83	78	- 6.0%	88	89	+ 1.1%
	64	56	- 12.5%	83	84	+ 1.2%
	68	56	- 17.6%	85	78	- 8.2%
	79	67	- 15.2%	90	90	0.0%
	95	89	- 6.3%	124	123	- 0.8%
	80	73	- 8.8%	92	91	- 1.1%

Condos

By Bedroom Count

	11-2019	11-2020	Change
2 Bedrooms or Less	85	86	+ 1.2%
3 Bedrooms	76	70	- 7.9%
4 Bedrooms or More	89	79	- 11.2%
All Bedroom Counts	82	76	- 7.3%

	11-2019	11-2020	Change	11-2019	11-2020	Change
	77	76	- 1.3%	91	92	+ 1.1%
	75	67	- 10.7%	89	89	0.0%
	89	79	- 11.2%	111	101	- 9.0%
	80	73	- 8.8%	92	91	- 1.1%

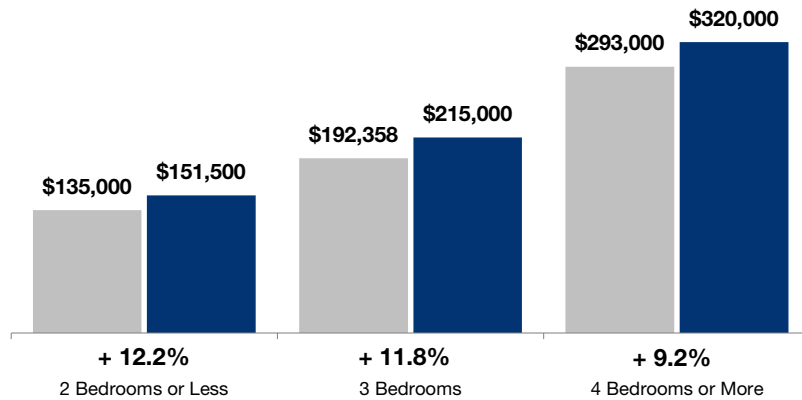
Median Sales Price

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



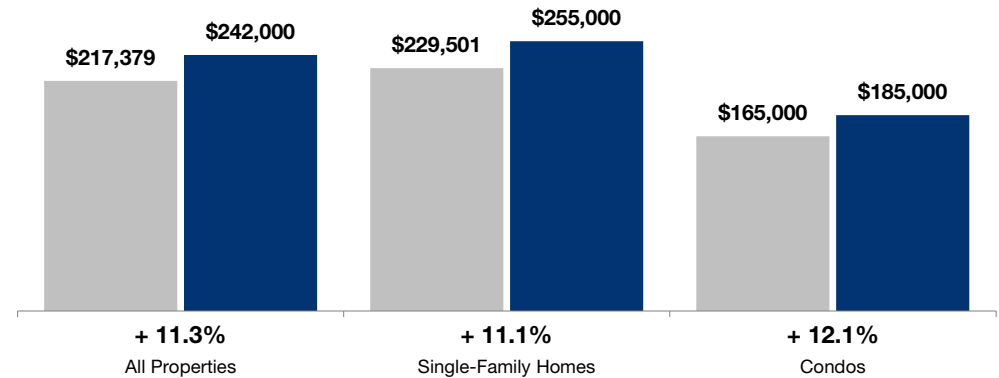
By Bedroom Count

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Bedroom Count

	11-2019	11-2020	Change
2 Bedrooms or Less	\$135,000	\$151,500	+ 12.2%
3 Bedrooms	\$192,358	\$215,000	+ 11.8%
4 Bedrooms or More	\$293,000	\$320,000	+ 9.2%
All Bedroom Counts	\$217,379	\$242,000	+ 11.3%

Single-Family Homes

	11-2019	11-2020	Change	11-2019	11-2020	Change
	\$130,000	\$157,000	+ 20.8%	\$137,000	\$150,000	+ 9.5%
	\$192,900	\$216,000	+ 12.0%	\$202,500	\$217,338	+ 7.3%
	\$295,000	\$322,500	+ 9.3%	\$295,000	\$308,600	+ 4.6%
All Properties	\$229,501	\$255,000	+ 11.1%	\$165,000	\$185,000	+ 12.1%

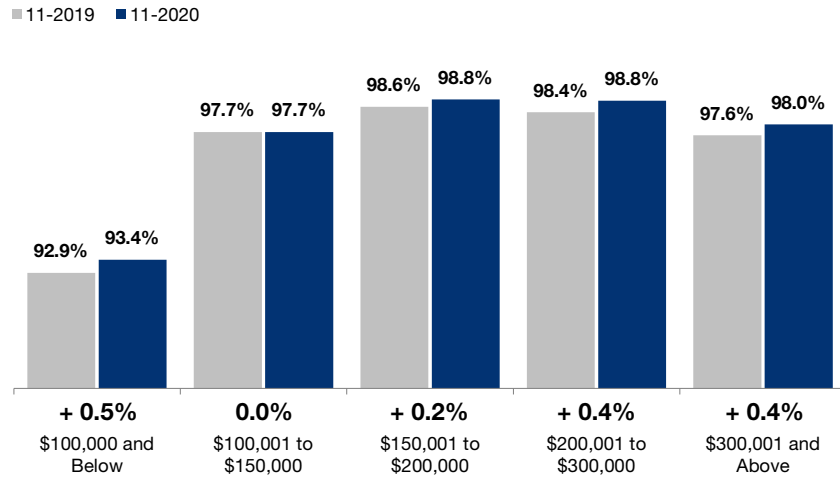
Condos

Percent of List Price Received

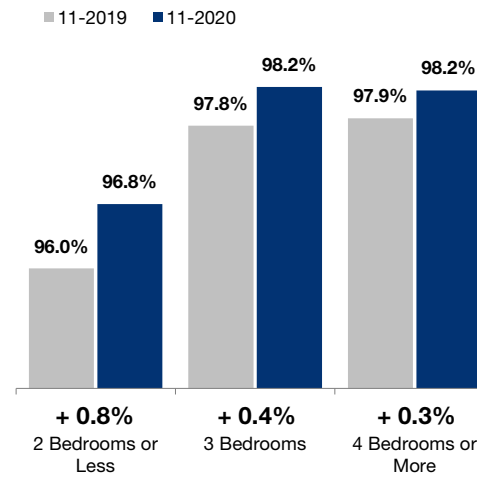
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



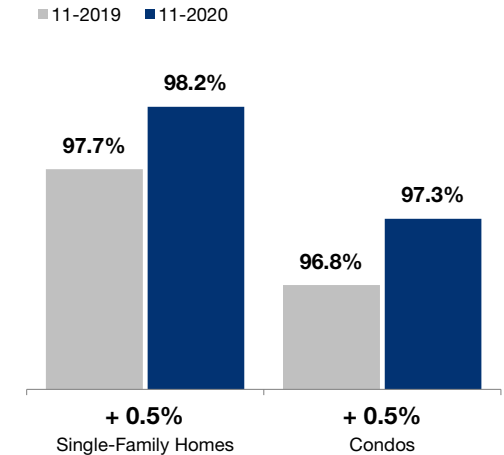
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	11-2019	11-2020	Change
\$100,000 and Below	92.9%	93.4%	+ 0.5%
\$100,001 to \$150,000	97.7%	97.7%	0.0%
\$150,001 to \$200,000	98.6%	98.8%	+ 0.2%
\$200,001 to \$300,000	98.4%	98.8%	+ 0.4%
\$300,001 and Above	97.6%	98.0%	+ 0.4%
All Price Ranges	97.5%	98.0%	+ 0.5%

Single-Family Homes

11-2019	11-2020	Change
92.3%	92.8%	+ 0.5%
98.0%	98.0%	0.0%
98.7%	99.0%	+ 0.3%
98.5%	98.9%	+ 0.4%
97.7%	98.0%	+ 0.3%
97.7%	98.2%	+ 0.5%

Condos

11-2019	11-2020	Change
94.8%	94.8%	0.0%
96.9%	97.0%	+ 0.1%
97.7%	98.2%	+ 0.5%
97.6%	98.0%	+ 0.4%
96.6%	97.3%	+ 0.7%
96.8%	97.3%	+ 0.5%

By Bedroom Count

11-2019	11-2020	Change
96.0%	96.8%	+ 0.8%
97.8%	98.2%	+ 0.4%
97.9%	98.2%	+ 0.3%
97.5%	98.0%	+ 0.5%

11-2019	11-2020	Change
95.6%	96.9%	+ 1.4%
97.9%	98.3%	+ 0.4%
97.9%	98.2%	+ 0.3%
97.7%	98.2%	+ 0.5%

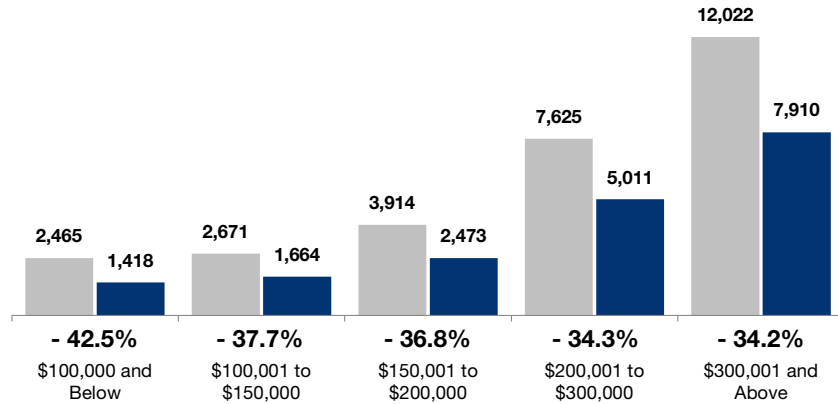
Inventory of Homes for Sale

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



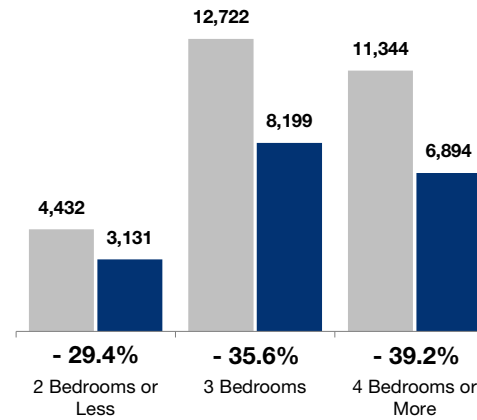
By Price Range

■ 11-2019 ■ 11-2020



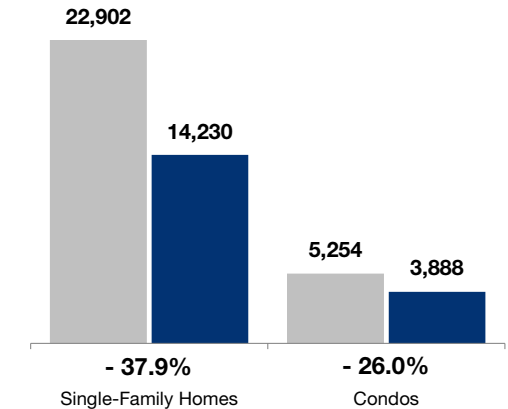
By Bedroom Count

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Price Range

	11-2019	11-2020	Change
\$100,000 and Below	2,465	1,418	- 42.5%
\$100,001 to \$150,000	2,671	1,664	- 37.7%
\$150,001 to \$200,000	3,914	2,473	- 36.8%
\$200,001 to \$300,000	7,625	5,011	- 34.3%
\$300,001 and Above	12,022	7,910	- 34.2%
All Price Ranges	28,697	18,476	- 35.6%

Single-Family Homes

	11-2019	11-2020	Change
2 Bedrooms or Less	1,552	783	- 49.5%
3 Bedrooms	1,562	886	- 43.3%
4 Bedrooms or More	2,895	1,687	- 41.7%
All Single-Family Homes	6,263	4,070	- 35.0%
All Single-Family Homes	22,902	14,230	- 37.9%

Condos

	11-2019	11-2020	Change
1 Bedroom	679	497	- 26.8%
2 Bedrooms	965	686	- 28.9%
3 Bedrooms	941	728	- 22.6%
4 Bedrooms	1,316	903	- 31.4%
5 Bedrooms	1,353	1,074	- 20.6%
All Condos	5,254	3,888	- 26.0%

By Bedroom Count

	11-2019	11-2020	Change
2 Bedrooms or Less	4,432	3,131	- 29.4%
3 Bedrooms	12,722	8,199	- 35.6%
4 Bedrooms or More	11,344	6,894	- 39.2%
All Bedroom Counts	28,697	18,476	- 35.6%

	11-2019	11-2020	Change
2 Bedrooms or Less	1,557	1,035	- 33.5%
3 Bedrooms	10,402	6,581	- 36.7%
4 Bedrooms or More	10,911	6,592	- 39.6%
All Single-Family Homes	22,902	14,230	- 37.9%
All Condos	5,254	3,888	- 26.0%

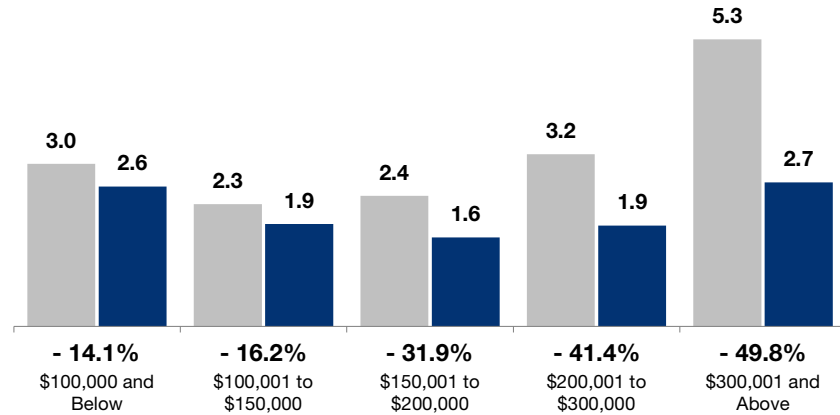
Months Supply of Inventory

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.**



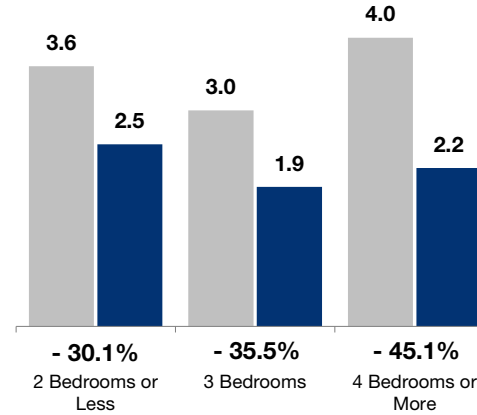
By Price Range

■ 11-2019 ■ 11-2020



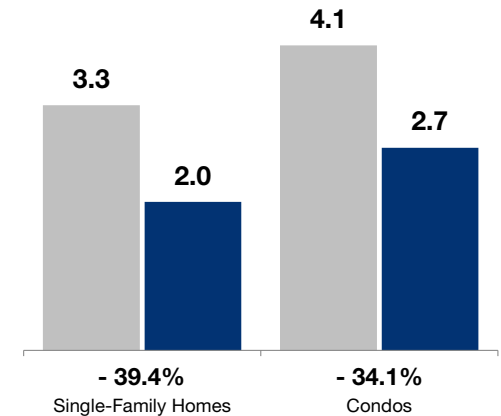
By Bedroom Count

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Price Range

	11-2019	11-2020	Change
\$100,000 and Below	3.0	2.6	- 14.1%
\$100,001 to \$150,000	2.3	1.9	- 16.2%
\$150,001 to \$200,000	2.4	1.6	- 31.9%
\$200,001 to \$300,000	3.2	1.9	- 41.4%
\$300,001 and Above	5.3	2.7	- 49.8%
All Price Ranges	3.5	2.2	- 37.1%

Single-Family Homes

	11-2019	11-2020	Change
2 Bedrooms or Less	2.8	2.3	- 18.7%
3 Bedrooms	1.9	1.6	- 14.6%
4 Bedrooms or More	2.2	1.4	- 33.7%
Single-Family Homes	3.0	1.8	- 40.7%
Condos	5.1	2.5	- 51.1%
All Properties	3.3	2.0	- 39.4%

Condos

	11-2019	11-2020	Change
Single-Family Homes	3.3	3.1	- 7.1%
Condos	3.1	2.3	- 23.8%
Condos	3.4	2.3	- 34.0%
Condos	4.5	2.3	- 48.5%
Condos	7.3	4.3	- 41.9%
All Properties	4.1	2.7	- 34.1%

By Bedroom Count

	11-2019	11-2020	Change
2 Bedrooms or Less	3.6	2.5	- 30.1%
3 Bedrooms	3.0	1.9	- 35.5%
4 Bedrooms or More	4.0	2.2	- 45.1%
All Bedroom Counts	3.5	2.2	- 37.1%

	11-2019	11-2020	Change
2 Bedrooms or Less	3.1	2.1	- 29.8%
3 Bedrooms	2.9	1.8	- 35.2%
4 Bedrooms or More	4.0	2.2	- 45.7%
All Properties	3.3	2.0	- 39.4%

	11-2019	11-2020	Change
Single-Family Homes	4.0	2.7	- 31.0%
Condos	4.2	2.4	- 41.8%
Condos	5.2	3.2	- 37.8%
All Properties	4.1	2.7	- 34.1%