

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2020

December is normally one of the slowest months of the year but strong buyer demand across most segments of the market continue to drive a healthy sales pace, while listing inventory continues to remain low overall. For the 12-month period spanning January 2020 through December 2020, Pending Sales in the state of South Carolina were up 5.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 34.5 percent.

The overall Median Sales Price was up 12.1 percent to \$245,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 12.6 percent to \$259,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 59 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 89 days.

Market-wide, inventory levels were down 36.8 percent. The property type that lost the least inventory was the Condos segment, where it decreased 25.8 percent. That amounts to 1.8 months supply for Single-Family homes and 2.5 months supply for Condos.

Quick Facts

+ 34.5%	+ 12.8%	+ 13.2%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	4 Bedrooms or More	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

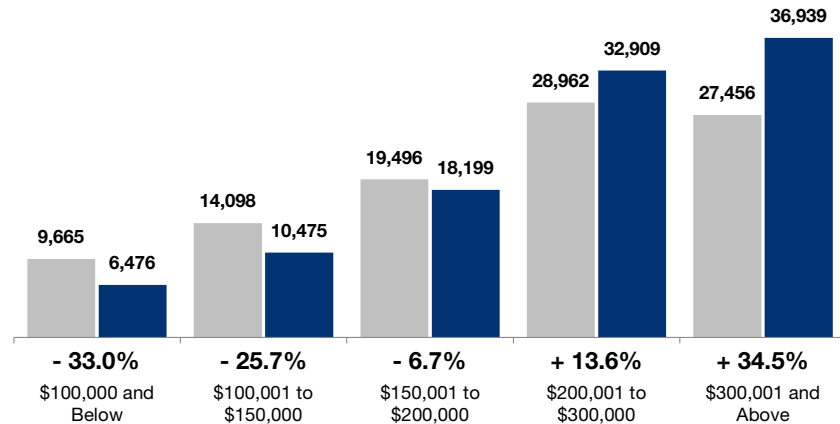
Pending Sales

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



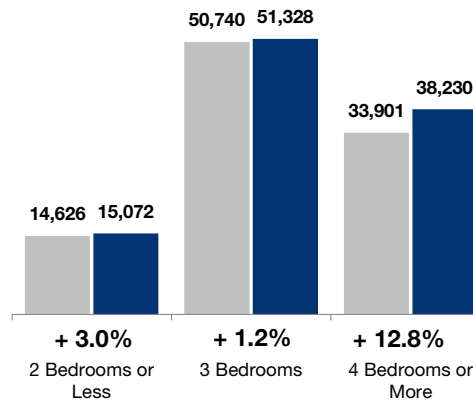
By Price Range

■ 12-2019 ■ 12-2020



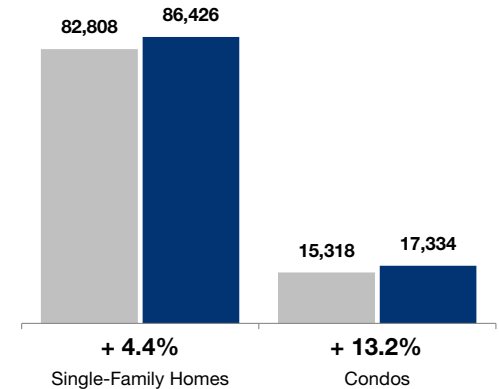
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	9,665	6,476	- 33.0%
\$100,001 to \$150,000	14,098	10,475	- 25.7%
\$150,001 to \$200,000	19,496	18,199	- 6.7%
\$200,001 to \$300,000	28,962	32,909	+ 13.6%
\$300,001 and Above	27,456	36,939	+ 34.5%
All Price Ranges	99,678	104,998	+ 5.3%

Single-Family Homes

12-2019	12-2020	Change
6,575	4,067	- 38.1%
9,835	6,540	- 33.5%
15,981	14,033	- 12.2%
25,256	28,041	+ 11.0%
25,160	33,745	+ 34.1%
82,808	86,426	+ 4.4%

Condos

12-2019	12-2020	Change
2,445	1,930	- 21.1%
3,815	3,520	- 7.7%
3,285	3,973	+ 20.9%
3,549	4,760	+ 34.1%
2,224	3,151	+ 41.7%
15,318	17,334	+ 13.2%

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	14,626	15,072	+ 3.0%
3 Bedrooms	50,740	51,328	+ 1.2%
4 Bedrooms or More	33,901	38,230	+ 12.8%
All Bedroom Counts	99,678	104,998	+ 5.3%

12-2019	12-2020	Change
6,110	5,889	- 3.6%
43,928	43,426	- 1.1%
32,719	37,051	+ 13.2%
82,808	86,426	+ 4.4%

12-2019	12-2020	Change
8,323	9,003	+ 8.2%
5,908	7,134	+ 20.8%
727	889	+ 22.3%
15,318	17,334	+ 13.2%

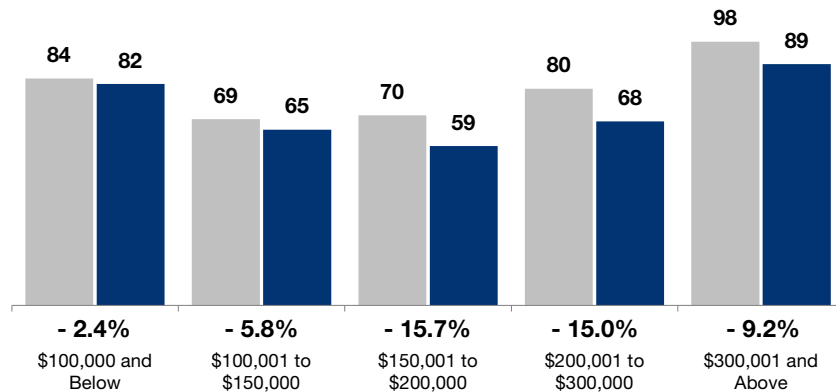
Days on Market Until Sale

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



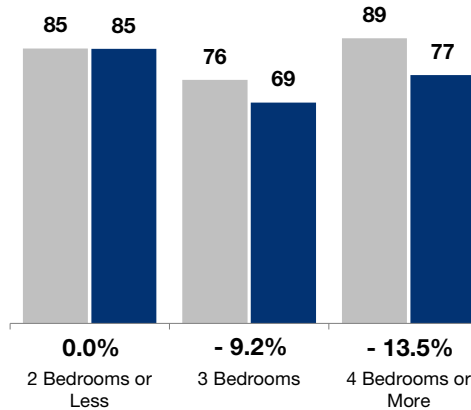
By Price Range

■ 12-2019 ■ 12-2020



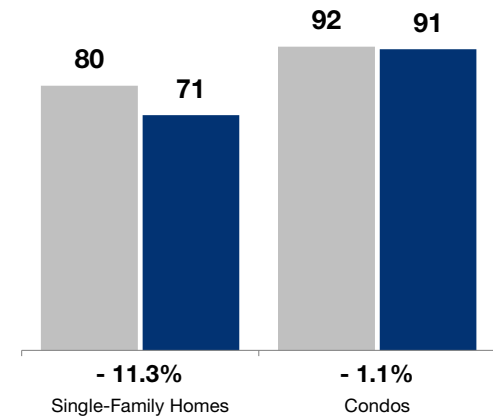
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range	12-2019	12-2020	Change
\$100,000 and Below	84	82	- 2.4%
\$100,001 to \$150,000	69	65	- 5.8%
\$150,001 to \$200,000	70	59	- 15.7%
\$200,001 to \$300,000	80	68	- 15.0%
\$300,001 and Above	98	89	- 9.2%
All Price Ranges	82	74	- 9.8%

Single-Family Homes

12-2019	12-2020	Change
83	77	- 7.2%
63	56	- 11.1%
68	54	- 20.6%
79	65	- 17.7%
95	87	- 8.4%
80	71	- 11.3%

Condos

12-2019	12-2020	Change
88	91	+ 3.4%
84	83	- 1.2%
84	78	- 7.1%
90	89	- 1.1%
124	119	- 4.0%
92	91	- 1.1%

By Bedroom Count

12-2019	12-2020	Change
85	85	0.0%
76	69	- 9.2%
89	77	- 13.5%
82	74	- 9.8%

12-2019	12-2020	Change
77	75	- 2.6%
74	66	- 10.8%
88	77	- 12.5%
80	71	- 11.3%

12-2019	12-2020	Change
91	92	+ 1.1%
89	87	- 2.2%
108	101	- 6.5%
92	91	- 1.1%

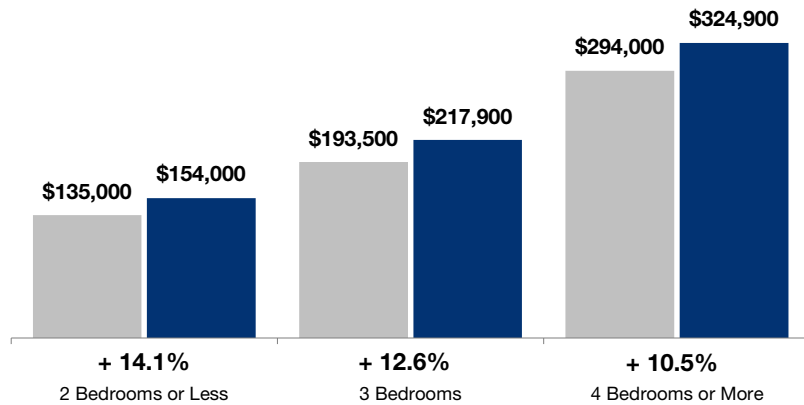
Median Sales Price

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



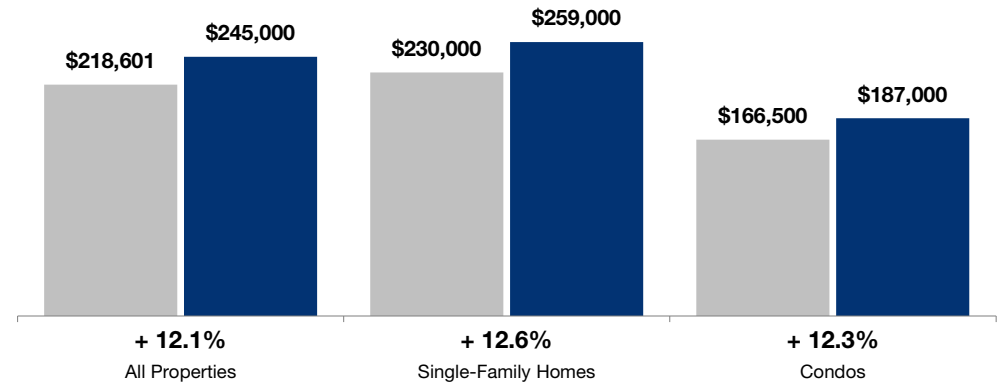
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Bedroom Count	12-2019	12-2020	Change
2 Bedrooms or Less	\$135,000	\$154,000	+ 14.1%
3 Bedrooms	\$193,500	\$217,900	+ 12.6%
4 Bedrooms or More	\$294,000	\$324,900	+ 10.5%
All Bedroom Counts	\$218,601	\$245,000	+ 12.1%

Single-Family Homes

12-2019	12-2020	Change	12-2019	12-2020	Change
\$132,000	\$159,000	+ 20.5%	\$137,500	\$153,000	+ 11.3%
\$194,000	\$219,568	+ 13.2%	\$203,765	\$218,350	+ 7.2%
\$295,000	\$325,000	+ 10.2%	\$295,000	\$309,073	+ 4.8%
\$230,000	\$259,000	+ 12.6%	\$166,500	\$187,000	+ 12.3%

Condos

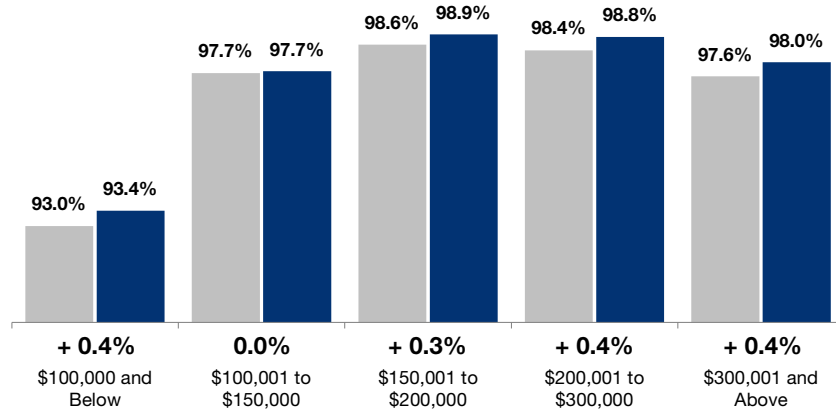
Percent of List Price Received

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.**



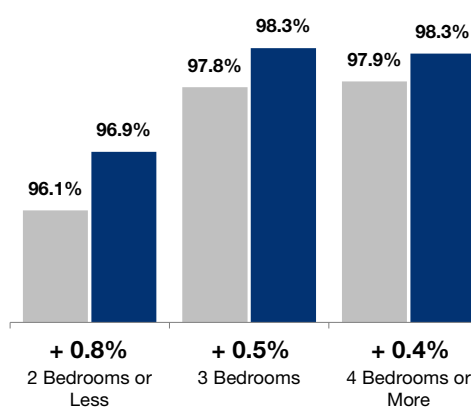
By Price Range

■ 12-2019 ■ 12-2020



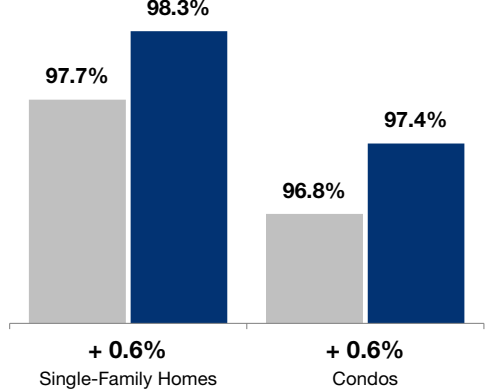
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range	12-2019	12-2020	Change
\$100,000 and Below	93.0%	93.4%	+ 0.4%
\$100,001 to \$150,000	97.7%	97.7%	0.0%
\$150,001 to \$200,000	98.6%	98.9%	+ 0.3%
\$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%	98.1%	+ 0.6%

Single-Family Homes

12-2019	12-2020	Change
92.4%	92.8%	+ 0.4%
98.0%	98.1%	+ 0.1%
98.7%	99.1%	+ 0.4%
98.5%	98.9%	+ 0.4%
97.7%	98.1%	+ 0.4%
97.7%	98.3%	+ 0.6%

Condos

12-2019	12-2020	Change
94.8%	94.9%	+ 0.1%
96.9%	97.1%	+ 0.2%
97.8%	98.2%	+ 0.4%
97.6%	98.1%	+ 0.5%
96.5%	97.4%	+ 0.9%
96.8%	97.4%	+ 0.6%

By Bedroom Count

12-2019	12-2020	Change
96.1%	96.9%	+ 0.8%
97.8%	98.3%	+ 0.5%
97.9%	98.3%	+ 0.4%
97.5%	98.1%	+ 0.6%

12-2019	12-2020	Change
95.7%	97.0%	+ 1.4%
97.9%	98.4%	+ 0.5%
97.9%	98.3%	+ 0.4%
97.7%	98.3%	+ 0.6%

12-2019	12-2020	Change
96.4%	96.9%	+ 0.5%
97.6%	98.1%	+ 0.5%
97.0%	97.7%	+ 0.7%
96.8%	97.4%	+ 0.6%

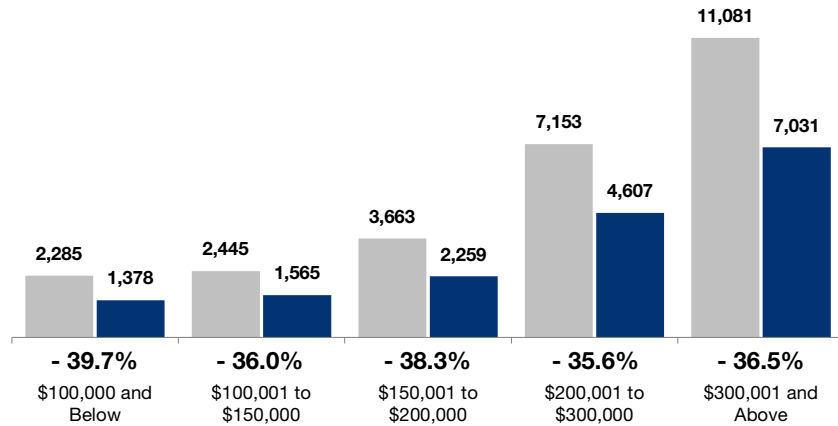
Inventory of Homes for Sale

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



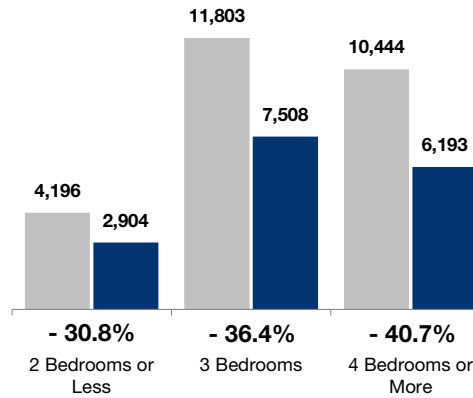
By Price Range

■ 12-2019 ■ 12-2020



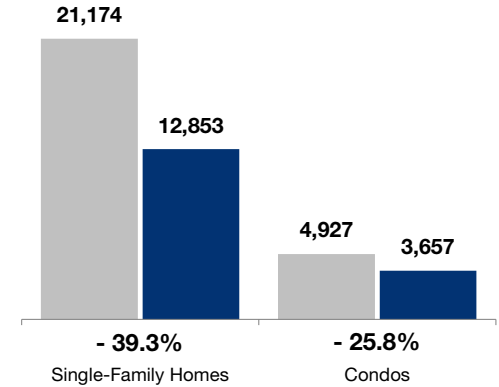
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	2,285	1,378	- 39.7%
\$100,001 to \$150,000	2,445	1,565	- 36.0%
\$150,001 to \$200,000	3,663	2,259	- 38.3%
\$200,001 to \$300,000	7,153	4,607	- 35.6%
\$300,001 and Above	11,081	7,031	- 36.5%
All Price Ranges	26,627	16,840	- 36.8%

Single-Family Homes

12-2019	12-2020	Change
1,426	719	- 49.6%
1,432	809	- 43.5%
2,688	1,541	- 42.7%
5,886	3,739	- 36.5%
9,742	6,045	- 37.9%
21,174	12,853	- 39.3%

Condos

12-2019	12-2020	Change
628	539	- 14.2%
868	667	- 23.2%
902	662	- 26.6%
1,224	836	- 31.7%
1,305	953	- 27.0%
4,927	3,657	- 25.8%

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	4,196	2,904	- 30.8%
3 Bedrooms	11,803	7,508	- 36.4%
4 Bedrooms or More	10,444	6,193	- 40.7%
All Bedroom Counts	26,627	16,840	- 36.8%

12-2019	12-2020	Change
1,487	948	- 36.2%
9,613	5,997	- 37.6%
10,044	5,891	- 41.3%
21,174	12,853	- 39.3%

12-2019	12-2020	Change
2,588	1,877	- 27.5%
1,903	1,338	- 29.7%
284	224	- 21.1%
4,927	3,657	- 25.8%

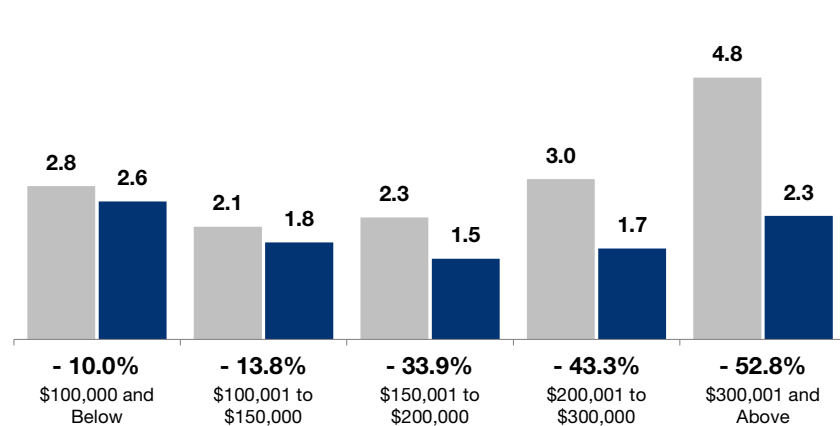
Months Supply of Inventory

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.**



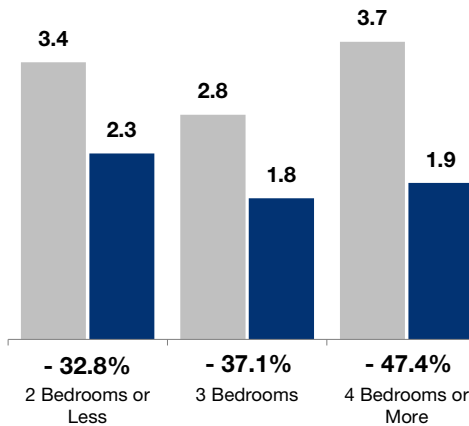
By Price Range

■ 12-2019 ■ 12-2020



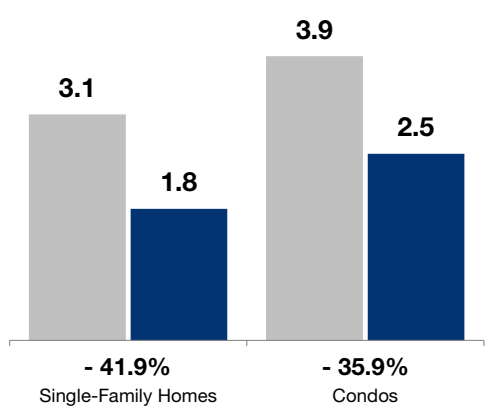
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	2.8	2.6	- 10.0%
\$100,001 to \$150,000	2.1	1.8	- 13.8%
\$150,001 to \$200,000	2.3	1.5	- 33.9%
\$200,001 to \$300,000	3.0	1.7	- 43.3%
\$300,001 and Above	4.8	2.3	- 52.8%
All Price Ranges	3.2	1.9	- 40.6%

Single-Family Homes

12-2019	12-2020	Change
2.6	2.1	- 18.5%
1.7	1.5	- 15.1%
2.0	1.3	- 34.7%
2.8	1.6	- 42.8%
4.6	2.1	- 53.7%
3.1	1.8	- 41.9%

Condos

	12-2019	12-2020	Change
	3.1	3.4	+ 8.7%
	2.7	2.3	- 16.7%
	3.3	2.0	- 39.3%
	4.1	2.1	- 49.1%
	7.0	3.6	- 48.5%
	3.9	2.5	- 35.9%

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	3.4	2.3	- 32.8%
3 Bedrooms	2.8	1.8	- 37.1%
4 Bedrooms or More	3.7	1.9	- 47.4%
All Bedroom Counts	3.2	1.9	- 40.6%

12-2019	12-2020	Change
2.9	1.9	- 33.8%
2.6	1.7	- 36.9%
3.7	1.9	- 48.2%
3.1	1.8	- 41.9%

	12-2019	12-2020	Change
	3.7	2.5	- 32.9%
	3.9	2.3	- 41.8%
	4.7	3.0	- 35.5%
	3.9	2.5	- 35.9%