

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## March 2021

March sales activity picked up where February left off, with an already red-hot market showing no signs of slowing. Rising home prices and mortgage rates are affecting affordability, but have yet to impact demand, as sales continue to increase. Extremely constrained supply in many market segments will continue to fuel multiple offers and rising home prices. For the 12-month period spanning April 2020 through March 2021, Pending Sales in the state of South Carolina were up 13.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 50.7 percent.

The overall Median Sales Price was up 12.6 percent to \$250,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 13.2 percent to \$266,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 54 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 83 days.

Market-wide, inventory levels were down 53.8 percent. The property type that lost the least inventory was the Condos segment, where it decreased 52.0 percent. That amounts to 1.3 months supply for Single-Family homes and 1.7 months supply for Condos.

## Quick Facts

**+ 50.7%**

**+ 20.6%**

**+ 30.5%**

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**

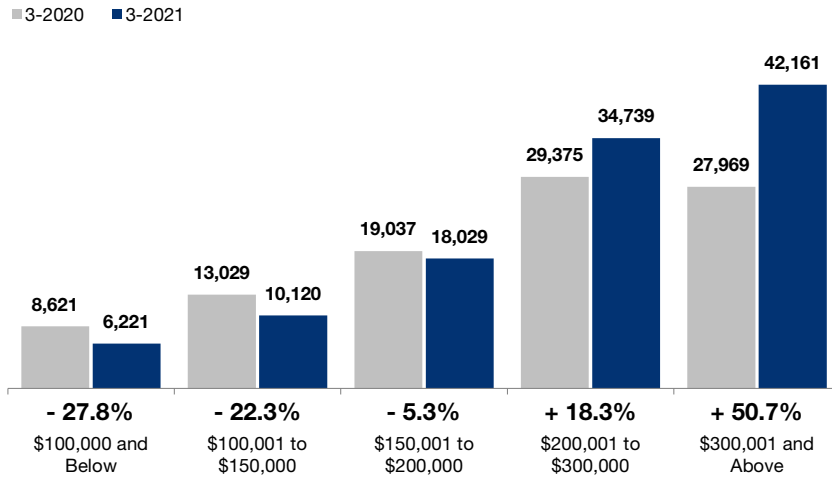
Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Pending Sales

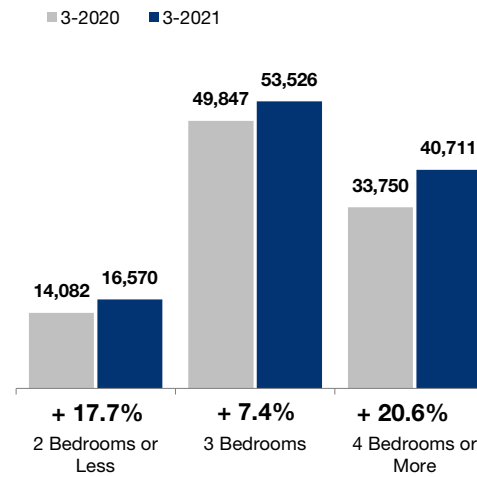
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



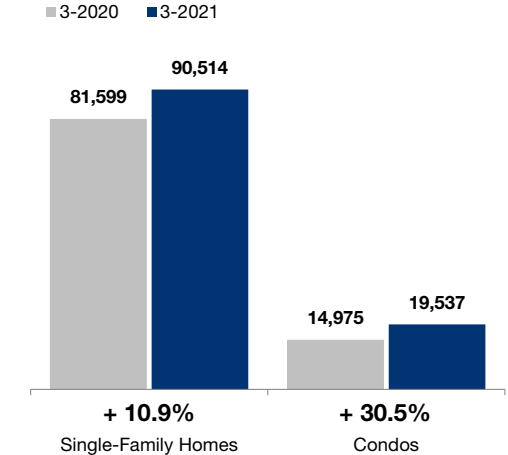
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	8,621	6,221	- 27.8%
\$100,001 to \$150,000	13,029	10,120	- 22.3%
\$150,001 to \$200,000	19,037	18,029	- 5.3%
\$200,001 to \$300,000	29,375	34,739	+ 18.3%
\$300,001 and Above	27,969	42,161	+ 50.7%
<b>All Price Ranges</b>	<b>98,032</b>	<b>111,270</b>	<b>+ 13.5%</b>

### Single-Family Homes

3-2020	3-2021	Change
5,805	3,819	- 34.2%
8,993	6,012	- 33.1%
15,547	13,400	- 13.8%
25,556	29,082	+ 13.8%
25,697	38,201	+ 48.7%
<b>81,599</b>	<b>90,514</b>	<b>+ 10.9%</b>

### Condos

3-2020	3-2021	Change
2,231	1,960	- 12.1%
3,595	3,723	+ 3.6%
3,264	4,409	+ 35.1%
3,675	5,536	+ 50.6%
2,210	3,909	+ 76.9%
<b>14,975</b>	<b>19,537</b>	<b>+ 30.5%</b>

### By Bedroom Count

3-2020	3-2021	Change
14,082	16,570	+ 17.7%
49,847	53,526	+ 7.4%
33,750	40,711	+ 20.6%
<b>98,032</b>	<b>111,270</b>	<b>+ 13.5%</b>

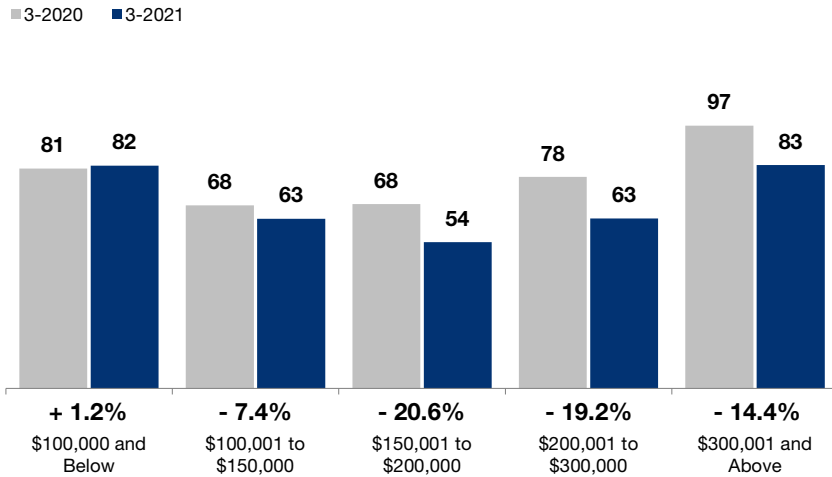
3-2020	3-2021	Change
5,917	6,253	+ 5.7%
43,016	44,814	+ 4.2%
32,622	39,374	+ 20.7%
<b>81,599</b>	<b>90,514</b>	<b>+ 10.9%</b>

# Days on Market Until Sale

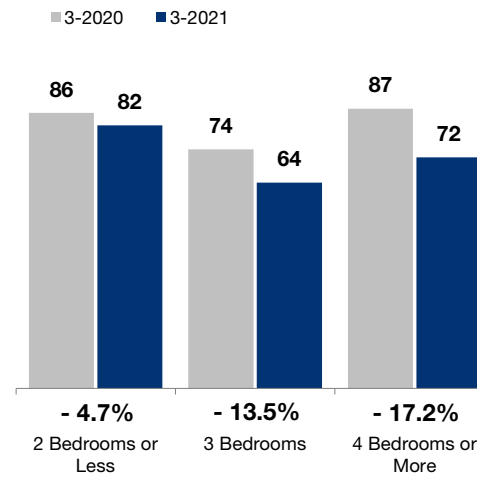
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



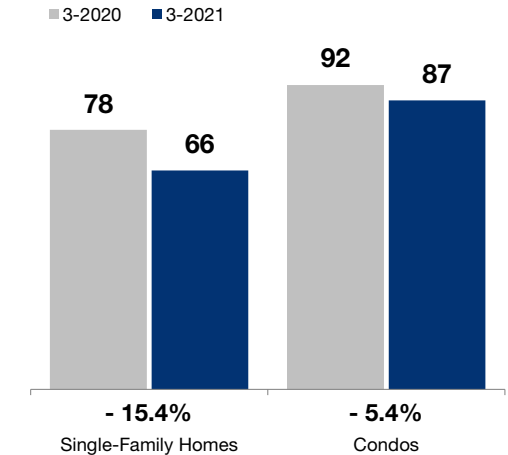
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	81	82	+ 1.2%
\$100,001 to \$150,000	68	63	- 7.4%
\$150,001 to \$200,000	68	54	- 20.6%
\$200,001 to \$300,000	78	63	- 19.2%
\$300,001 and Above	97	83	- 14.4%
<b>All Price Ranges</b>	<b>80</b>	<b>70</b>	<b>- 12.5%</b>

### Single-Family Homes

3-2020	3-2021	Change	3-2020	3-2021	Change
79	76	- 3.8%	87	94	+ 8.0%
61	52	- 14.8%	85	82	- 3.5%
65	48	- 26.2%	82	74	- 9.8%
76	60	- 21.1%	92	83	- 9.8%
95	80	- 15.8%	126	112	- 11.1%
<b>78</b>	<b>66</b>	<b>- 15.4%</b>	<b>92</b>	<b>87</b>	<b>- 5.4%</b>

### Condos

By Bedroom Count	3-2020	3-2021	Change
2 Bedrooms or Less	86	82	- 4.7%
3 Bedrooms	74	64	- 13.5%
4 Bedrooms or More	87	72	- 17.2%
<b>All Bedroom Counts</b>	<b>80</b>	<b>70</b>	<b>- 12.5%</b>

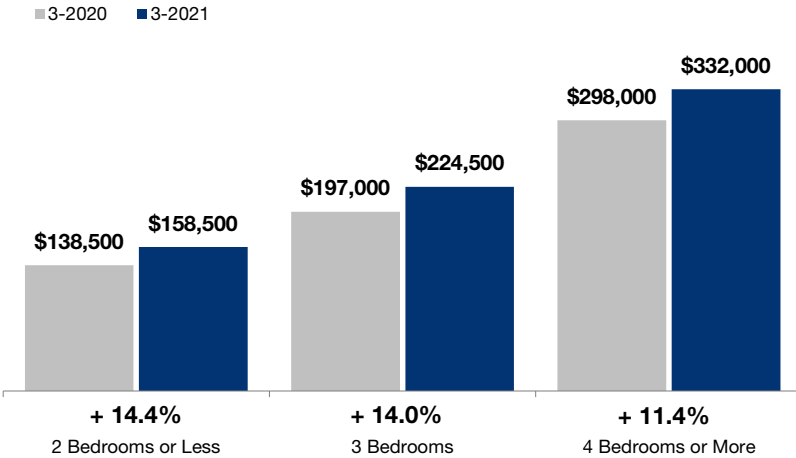
3-2020	3-2021	Change	3-2020	3-2021	Change
76	71	- 6.6%	92	88	- 4.3%
72	61	- 15.3%	89	82	- 7.9%
86	71	- 17.4%	110	100	- 9.1%
<b>78</b>	<b>66</b>	<b>- 15.4%</b>	<b>92</b>	<b>87</b>	<b>- 5.4%</b>

# Median Sales Price

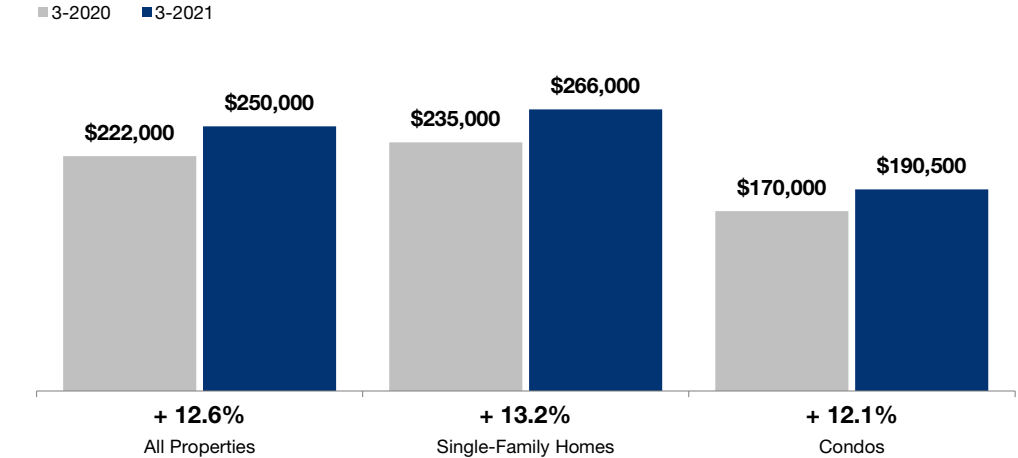
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

#### By Bedroom Count

	3-2020	3-2021	Change
2 Bedrooms or Less	\$138,500	\$158,500	+ 14.4%
3 Bedrooms	\$197,000	\$224,500	+ 14.0%
4 Bedrooms or More	\$298,000	\$332,000	+ 11.4%
<b>All Bedroom Counts</b>	<b>\$222,000</b>	<b>\$250,000</b>	<b>+ 12.6%</b>

### Single-Family Homes

	3-2020	3-2021	Change
2 Bedrooms or Less	\$136,125	\$165,000	+ 21.2%
3 Bedrooms	\$197,500	\$225,000	+ 13.9%
4 Bedrooms or More	\$299,900	\$335,000	+ 11.7%
<b>All Single-Family Homes</b>	<b>\$235,000</b>	<b>\$266,000</b>	<b>+ 13.2%</b>

### Condos

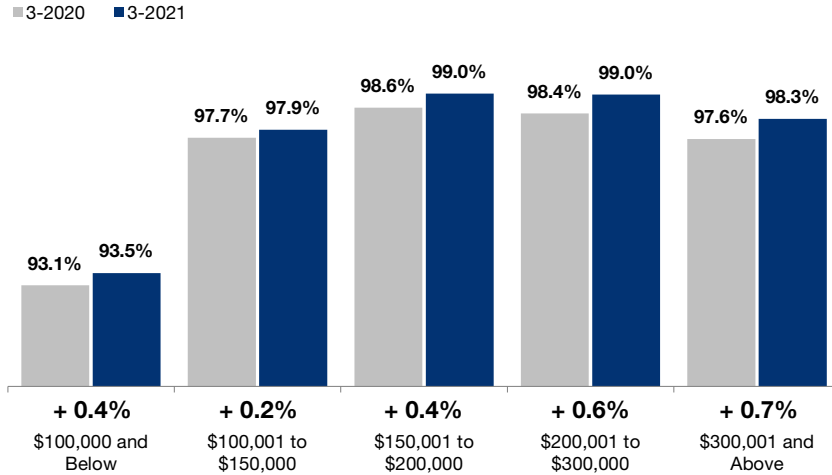
	3-2020	3-2021	Change
2 Bedrooms or Less	\$140,000	\$157,000	+ 12.1%
3 Bedrooms	\$206,000	\$222,500	+ 8.0%
4 Bedrooms or More	\$291,313	\$312,500	+ 7.3%
<b>All Condos</b>	<b>\$170,000</b>	<b>\$190,500</b>	<b>+ 12.1%</b>

# Percent of List Price Received

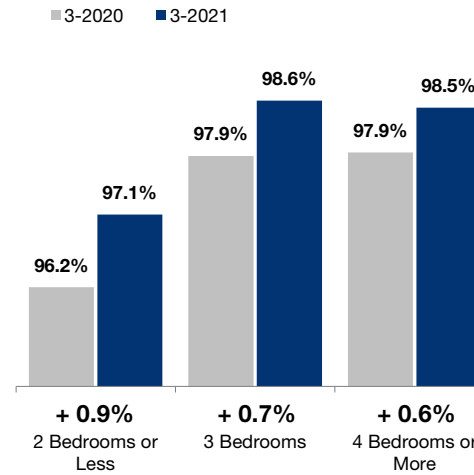


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

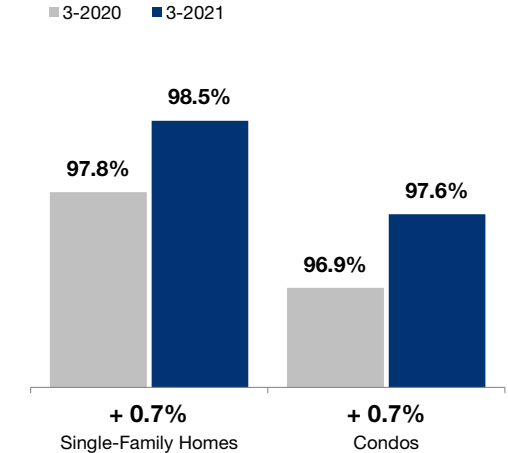
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	93.1%	93.5%	+ 0.4%
\$100,001 to \$150,000	97.7%	97.9%	+ 0.2%
\$150,001 to \$200,000	98.6%	99.0%	+ 0.4%
\$200,001 to \$300,000	98.4%	99.0%	+ 0.6%
\$300,001 and Above	97.6%	98.3%	+ 0.7%
<b>All Price Ranges</b>	<b>97.6%</b>	<b>98.3%</b>	<b>+ 0.7%</b>

### Single-Family Homes

3-2020	3-2021	Change
92.6%	92.9%	+ 0.3%
98.0%	98.3%	+ 0.3%
98.8%	99.2%	+ 0.4%
98.5%	99.1%	+ 0.6%
97.7%	98.3%	+ 0.6%
<b>97.8%</b>	<b>98.5%</b>	<b>+ 0.7%</b>

### Condos

3-2020	3-2021	Change
94.8%	95.0%	+ 0.2%
96.9%	97.2%	+ 0.3%
97.9%	98.4%	+ 0.5%
97.7%	98.3%	+ 0.6%
96.7%	97.6%	+ 0.9%
<b>96.9%</b>	<b>97.6%</b>	<b>+ 0.7%</b>

### By Bedroom Count

3-2020	3-2021	Change
96.2%	97.1%	+ 0.9%
97.9%	98.6%	+ 0.7%
97.9%	98.5%	+ 0.6%
<b>97.6%</b>	<b>98.3%</b>	<b>+ 0.7%</b>

3-2020	3-2021	Change	3-2020	3-2021	Change
96.1%	97.2%	+ 1.1%	96.5%	97.2%	+ 0.7%
97.9%	98.6%	+ 0.7%	97.7%	98.3%	+ 0.6%
97.9%	98.5%	+ 0.6%	97.0%	97.8%	+ 0.8%
<b>97.8%</b>	<b>98.5%</b>	<b>+ 0.7%</b>	<b>96.9%</b>	<b>97.6%</b>	<b>+ 0.7%</b>

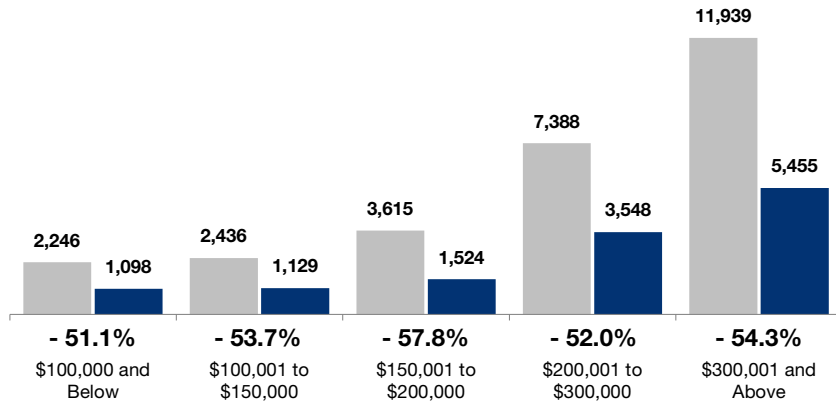
# Inventory of Homes for Sale

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



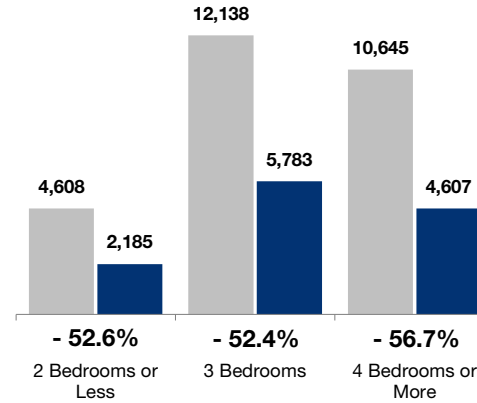
## By Price Range

■ 3-2020 ■ 3-2021



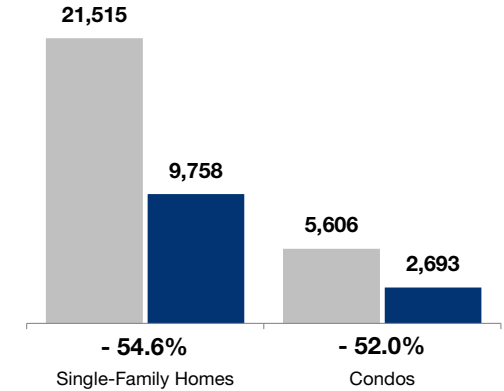
## By Bedroom Count

■ 3-2020 ■ 3-2021



## By Property Type

■ 3-2020 ■ 3-2021



### All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	2,246	1,098	- 51.1%
\$100,001 to \$150,000	2,436	1,129	- 53.7%
\$150,001 to \$200,000	3,615	1,524	- 57.8%
\$200,001 to \$300,000	7,388	3,548	- 52.0%
\$300,001 and Above	11,939	5,455	- 54.3%
<b>All Price Ranges</b>	<b>27,624</b>	<b>12,754</b>	<b>- 53.8%</b>

### Single-Family Homes

3-2020	3-2021	Change	3-2020	3-2021	Change
1,351	605	- 55.2%	677	399	- 41.1%
1,318	624	- 52.7%	973	413	- 57.6%
2,448	1,005	- 58.9%	1,095	474	- 56.7%
5,949	2,855	- 52.0%	1,405	649	- 53.8%
10,449	4,669	- 55.3%	1,456	758	- 47.9%
<b>21,515</b>	<b>9,758</b>	<b>- 54.6%</b>	<b>5,606</b>	<b>2,693</b>	<b>- 52.0%</b>

### Condos

By Bedroom Count	3-2020	3-2021	Change
2 Bedrooms or Less	4,608	2,185	- 52.6%
3 Bedrooms	12,138	5,783	- 52.4%
4 Bedrooms or More	10,645	4,607	- 56.7%
<b>All Bedroom Counts</b>	<b>27,624</b>	<b>12,754</b>	<b>- 53.8%</b>

3-2020	3-2021	Change	3-2020	3-2021	Change
1,539	781	- 49.3%	2,931	1,333	- 54.5%
9,737	4,602	- 52.7%	2,131	1,013	- 52.5%
10,203	4,350	- 57.4%	347	193	- 44.4%
<b>21,515</b>	<b>9,758</b>	<b>- 54.6%</b>	<b>5,606</b>	<b>2,693</b>	<b>- 52.0%</b>

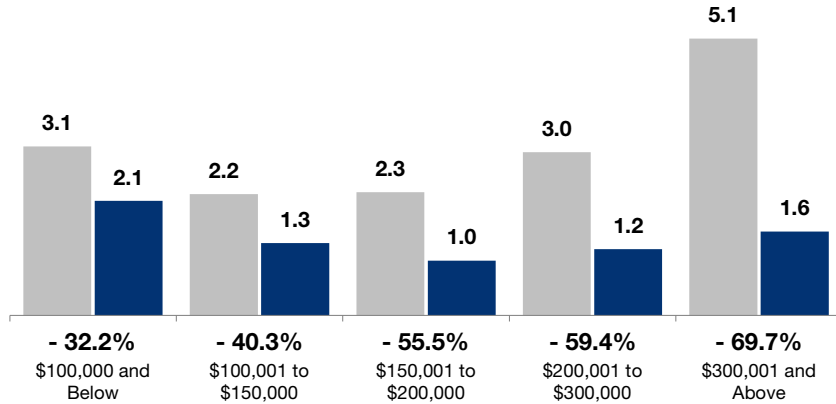
# Months Supply of Inventory

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.**



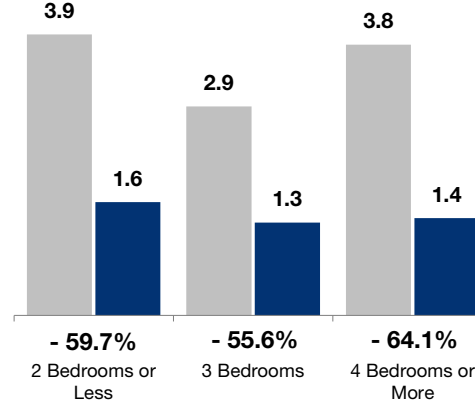
## By Price Range

■ 3-2020 ■ 3-2021



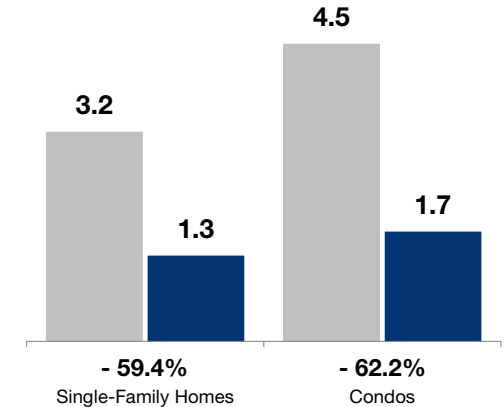
## By Bedroom Count

■ 3-2020 ■ 3-2021



## By Property Type

■ 3-2020 ■ 3-2021



### All Properties

By Price Range	3-2020	3-2021	Change
\$100,000 and Below	3.1	2.1	- 32.2%
\$100,001 to \$150,000	2.2	1.3	- 40.3%
\$150,001 to \$200,000	2.3	1.0	- 55.5%
\$200,001 to \$300,000	3.0	1.2	- 59.4%
\$300,001 and Above	5.1	1.6	- 69.7%
<b>All Price Ranges</b>	<b>3.4</b>	<b>1.4</b>	<b>- 58.8%</b>

### Single-Family Homes

3-2020	3-2021	Change	3-2020	3-2021	Change
2.8	1.9	- 31.9%	3.6	2.4	- 32.9%
1.8	1.2	- 29.2%	3.2	1.3	- 59.0%
1.9	0.9	- 52.4%	4.0	1.3	- 68.0%
2.8	1.2	- 57.8%	4.6	1.4	- 69.3%
4.9	1.5	- 69.9%	7.9	2.3	- 70.6%
<b>3.2</b>	<b>1.3</b>	<b>- 59.4%</b>	<b>4.5</b>	<b>1.7</b>	<b>- 62.2%</b>

### Condos

By Bedroom Count	3-2020	3-2021	Change
2 Bedrooms or Less	3.9	1.6	- 59.7%
3 Bedrooms	2.9	1.3	- 55.6%
4 Bedrooms or More	3.8	1.4	- 64.1%
<b>All Bedroom Counts</b>	<b>3.4</b>	<b>1.4</b>	<b>- 58.8%</b>

3-2020	3-2021	Change	3-2020	3-2021	Change
3.1	1.5	- 52.0%	4.4	1.6	- 64.1%
2.7	1.2	- 54.6%	4.3	1.5	- 64.5%
3.8	1.3	- 64.7%	5.9	2.2	- 62.3%
<b>3.2</b>	<b>1.3</b>	<b>- 59.4%</b>	<b>4.5</b>	<b>1.7</b>	<b>- 62.2%</b>