

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



September 2021

According to the National Association of REALTORS®, the number of first-time homebuyers declined to 29%, the lowest level in years, as bidding wars, competition from cash buyers, and a lack of affordable housing have caused some buyers to put their home plans temporarily on hold. With sales prices posting double-digit increases year-over-year, some first-time buyers have found they may lack the financial resources to buy a home and have decided to wait for a change in their personal or economic conditions before continuing their home search. For the 12-month period spanning October 2020 through September 2021, Pending Sales in the state of South Carolina were up 10.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 40.4 percent.

The overall Median Sales Price was up 14.9 percent to \$270,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 15.1 percent to \$286,556. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 44 days; the price range that tended to sell the slowest was the \$100,000 and Below range at 73 days.

Market-wide, inventory levels were down 31.2 percent. The property type that lost the least inventory was the Single Family segment, where it decreased 26.0 percent. That amounts to 1.4 months supply for Single-Family homes and 1.2 months supply for Condos.

Quick Facts

+ 40.4%

+ 24.9%

+ 29.4%

Price Range With the Strongest Sales:

\$300,001 and Above

Bedroom Count With Strongest Sales:

2 Bedrooms or Less

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

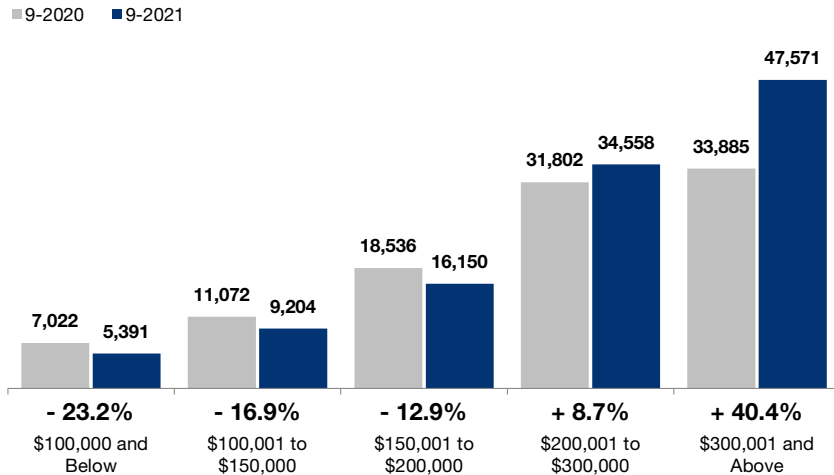


Pending Sales

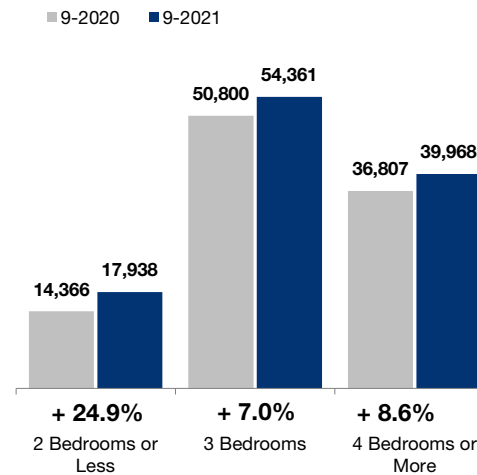
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



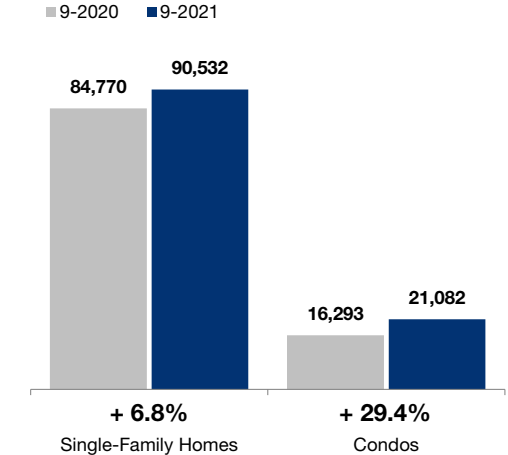
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	7,022	5,391	- 23.2%
\$100,001 to \$150,000	11,072	9,204	- 16.9%
\$150,001 to \$200,000	18,536	16,150	- 12.9%
\$200,001 to \$300,000	31,802	34,558	+ 8.7%
\$300,001 and Above	33,885	47,571	+ 40.4%
All Price Ranges	102,317	112,874	+ 10.3%

Single-Family Homes

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	4,568	3,207	- 29.8%
\$100,001 to \$150,000	7,159	5,112	- 28.6%
\$150,001 to \$200,000	14,621	11,468	- 21.6%
\$200,001 to \$300,000	27,357	28,224	+ 3.2%
\$300,001 and Above	31,065	42,521	+ 36.9%
All Price Ranges	84,770	90,532	+ 6.8%

Condos

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	1,954	1,828	- 6.4%
\$100,001 to \$150,000	3,498	3,718	+ 6.3%
\$150,001 to \$200,000	3,715	4,382	+ 18.0%
\$200,001 to \$300,000	4,351	6,161	+ 41.6%
\$300,001 and Above	2,775	4,993	+ 79.9%
All Price Ranges	16,293	21,082	+ 29.4%

By Bedroom Count

By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	14,366	17,938	+ 24.9%
3 Bedrooms	50,800	54,361	+ 7.0%
4 Bedrooms or More	36,807	39,968	+ 8.6%
All Bedroom Counts	102,317	112,874	+ 10.3%

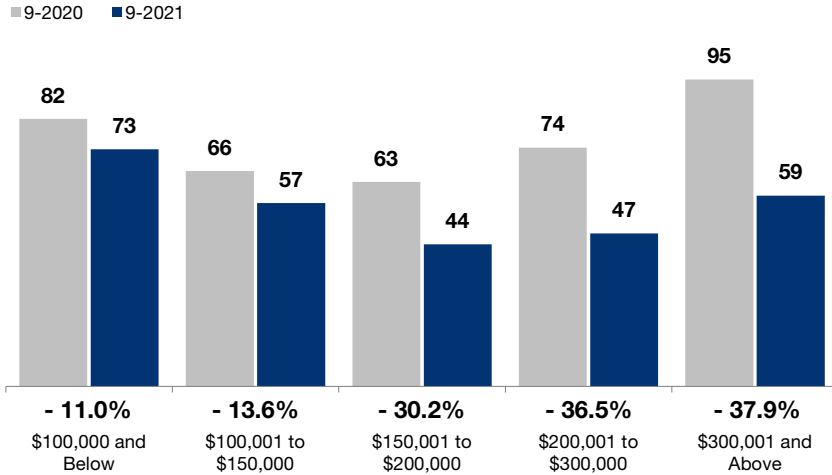
By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	5,756	6,799	+ 18.1%
3 Bedrooms	43,281	45,089	+ 4.2%
4 Bedrooms or More	35,678	38,571	+ 8.1%
All Bedroom Counts	84,770	90,532	+ 6.8%

Days on Market Until Sale

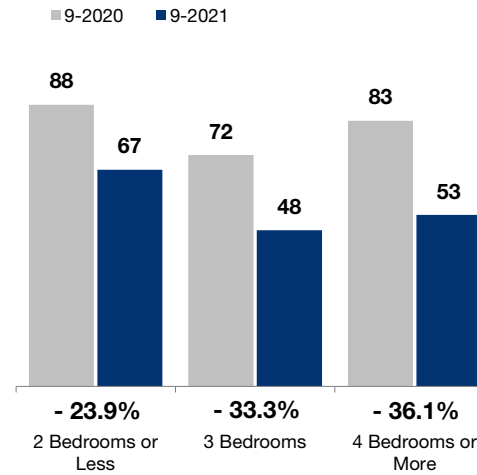
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



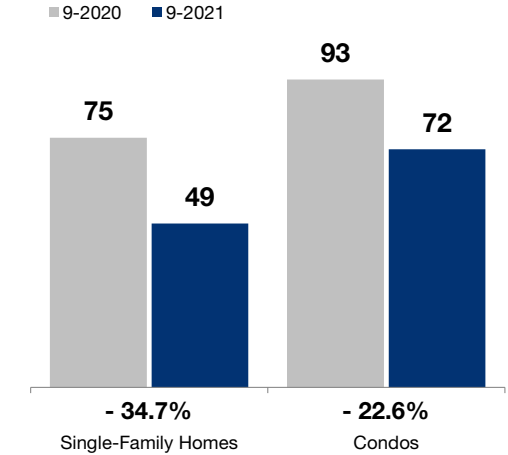
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	82	73	- 11.0%
\$100,001 to \$150,000	66	57	- 13.6%
\$150,001 to \$200,000	63	44	- 30.2%
\$200,001 to \$300,000	74	47	- 36.5%
\$300,001 and Above	95	59	- 37.9%
All Price Ranges	78	54	- 30.8%

Single-Family Homes

9-2020	9-2021	Change	9-2020	9-2021	Change
80	61	- 23.8%	87	96	+ 10.3%
58	44	- 24.1%	86	75	- 12.8%
59	38	- 35.6%	82	61	- 25.6%
71	44	- 38.0%	92	63	- 31.5%
92	56	- 39.1%	125	80	- 36.0%
75	49	- 34.7%	93	72	- 22.6%

Condos

By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	88	67	- 23.9%
3 Bedrooms	72	48	- 33.3%
4 Bedrooms or More	83	53	- 36.1%
All Bedroom Counts	78	54	- 30.8%

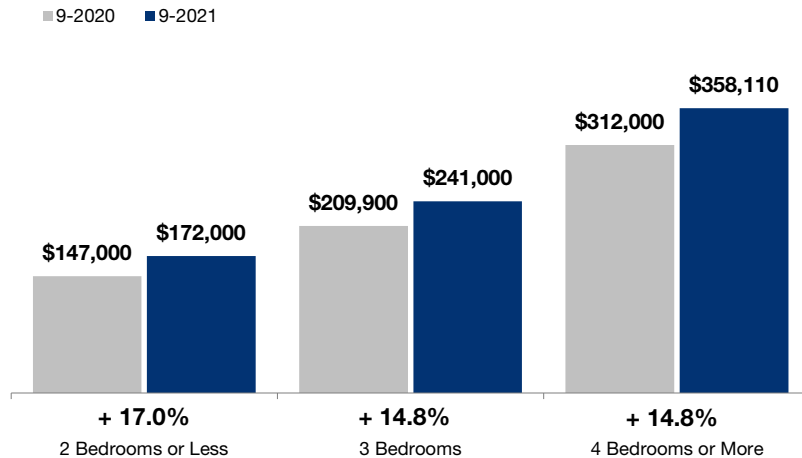
9-2020	9-2021	Change	9-2020	9-2021	Change
77	56	- 27.3%	94	74	- 21.3%
69	46	- 33.3%	90	64	- 28.9%
82	53	- 35.4%	102	81	- 20.6%
75	49	- 34.7%	93	72	- 22.6%

Median Sales Price

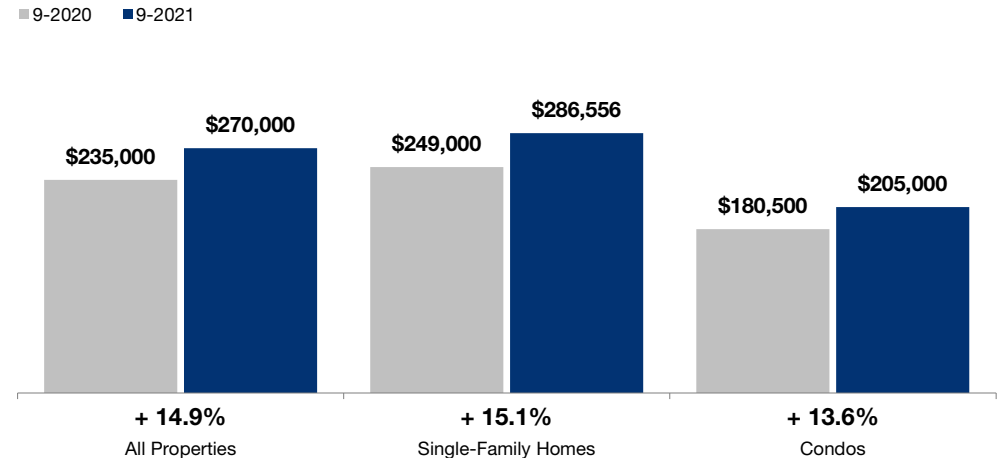
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	\$147,000	\$172,000	+ 17.0%
3 Bedrooms	\$209,900	\$241,000	+ 14.8%
4 Bedrooms or More	\$312,000	\$358,110	+ 14.8%
All Bedroom Counts	\$235,000	\$270,000	+ 14.9%

Single-Family Homes

9-2020	9-2021	Change	9-2020	9-2021	Change
\$149,900	\$180,000	+ 20.1%	\$147,500	\$170,000	+ 15.3%
\$210,000	\$244,706	+ 16.5%	\$215,000	\$240,000	+ 11.6%
\$315,000	\$360,000	+ 14.3%	\$298,975	\$325,000	+ 8.7%
\$249,000	\$286,556	+ 15.1%	\$180,500	\$205,000	+ 13.6%

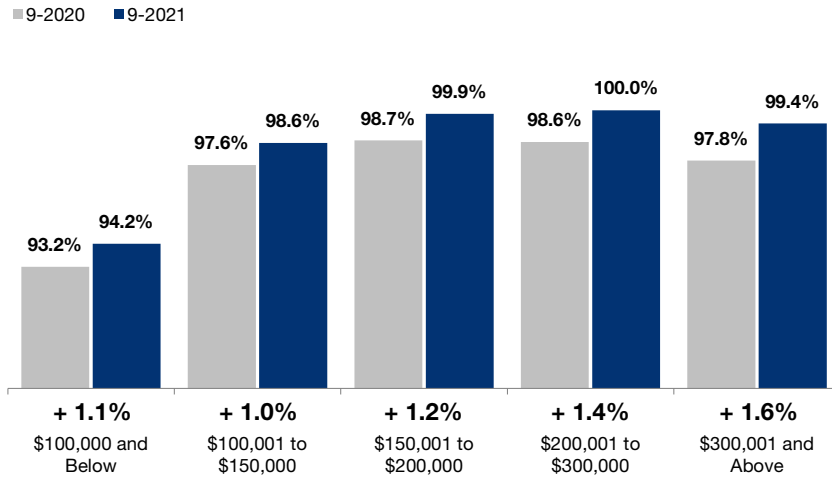
Condos

Percent of List Price Received

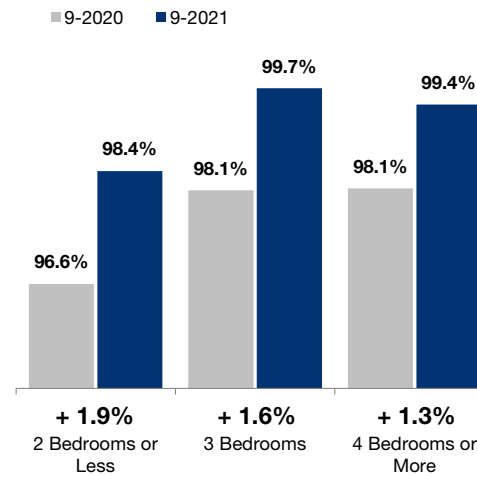
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



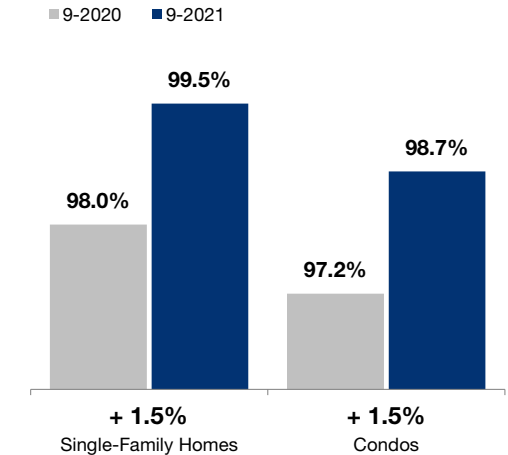
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	93.2%	94.2%	+ 1.1%
\$100,001 to \$150,000	97.6%	98.6%	+ 1.0%
\$150,001 to \$200,000	98.7%	99.9%	+ 1.2%
\$200,001 to \$300,000	98.6%	100.0%	+ 1.4%
\$300,001 and Above	97.8%	99.4%	+ 1.6%
All Price Ranges	97.9%	99.3%	+ 1.4%

Single-Family Homes

9-2020	9-2021	Change
92.7%	93.5%	+ 0.9%
97.9%	99.0%	+ 1.1%
98.9%	100.1%	+ 1.2%
98.8%	100.1%	+ 1.3%
97.9%	99.5%	+ 1.6%
98.0%	99.5%	+ 1.5%

Condos

9-2020	9-2021	Change
94.8%	95.8%	+ 1.1%
96.9%	98.1%	+ 1.2%
98.1%	99.2%	+ 1.1%
98.0%	99.5%	+ 1.5%
97.1%	98.9%	+ 1.9%
97.2%	98.7%	+ 1.5%

By Bedroom Count

By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	96.6%	98.4%	+ 1.9%
3 Bedrooms	98.1%	99.7%	+ 1.6%
4 Bedrooms or More	98.1%	99.4%	+ 1.3%
All Bedroom Counts	97.9%	99.3%	+ 1.4%

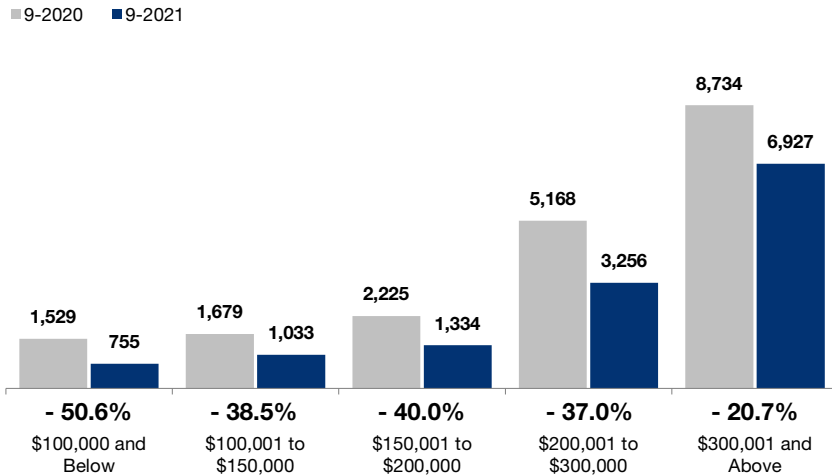
9-2020	9-2021	Change	9-2020	9-2021	Change
96.7%	98.4%	+ 1.8%	96.7%	98.4%	+ 1.8%
98.1%	99.8%	+ 1.7%	98.0%	99.3%	+ 1.3%
98.1%	99.4%	+ 1.3%	97.5%	98.4%	+ 0.9%
98.0%	99.5%	+ 1.5%	97.2%	98.7%	+ 1.5%

Inventory of Homes for Sale

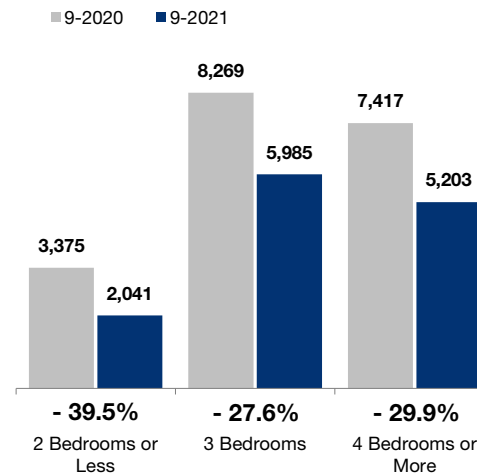
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



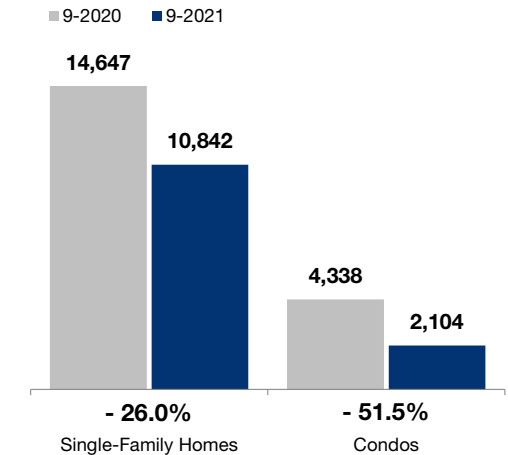
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	9-2020	9-2021	Change
\$100,000 and Below	1,529	755	- 50.6%
\$100,001 to \$150,000	1,679	1,033	- 38.5%
\$150,001 to \$200,000	2,225	1,334	- 40.0%
\$200,001 to \$300,000	5,168	3,256	- 37.0%
\$300,001 and Above	8,734	6,927	- 20.7%
All Price Ranges	19,335	13,305	- 31.2%

Single-Family Homes

9-2020	9-2021	Change	9-2020	9-2021	Change
800	510	- 36.3%	587	161	- 72.6%
849	691	- 18.6%	739	252	- 65.9%
1,436	955	- 33.5%	740	308	- 58.4%
4,062	2,640	- 35.0%	1,073	557	- 48.1%
7,500	6,046	- 19.4%	1,199	826	- 31.1%
14,647	10,842	- 26.0%	4,338	2,104	- 51.5%

Condos

By Bedroom Count	9-2020	9-2021	Change
2 Bedrooms or Less	3,375	2,041	- 39.5%
3 Bedrooms	8,269	5,985	- 27.6%
4 Bedrooms or More	7,417	5,203	- 29.9%
All Bedroom Counts	19,335	13,305	- 31.2%

9-2020	9-2021	Change	9-2020	9-2021	Change
1,049	957	- 8.8%	2,219	1,011	- 54.4%
6,485	4,850	- 25.2%	1,611	934	- 42.0%
7,078	5,015	- 29.1%	269	104	- 61.3%
14,647	10,842	- 26.0%	4,338	2,104	- 51.5%

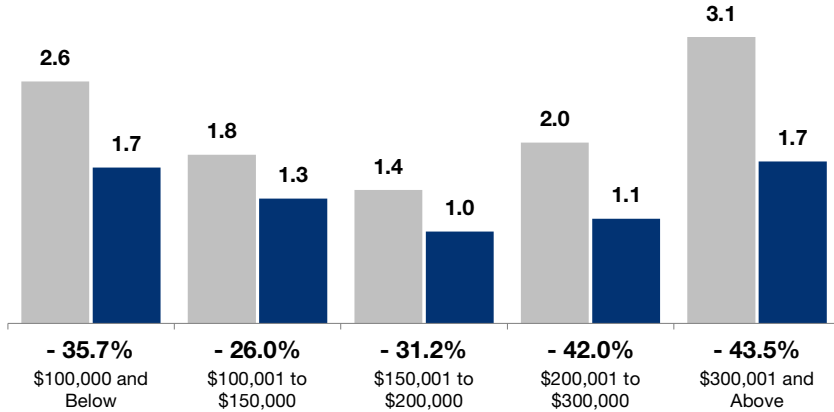
Months Supply of Inventory

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.**



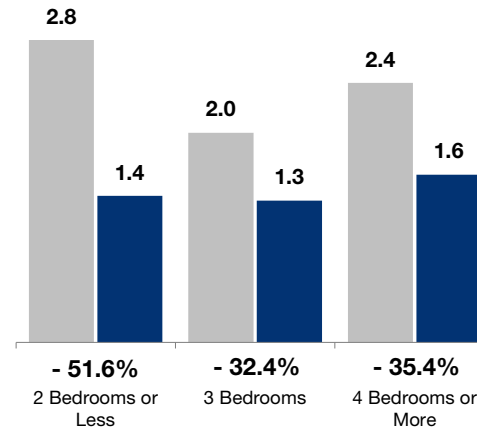
By Price Range

■ 9-2020 ■ 9-2021



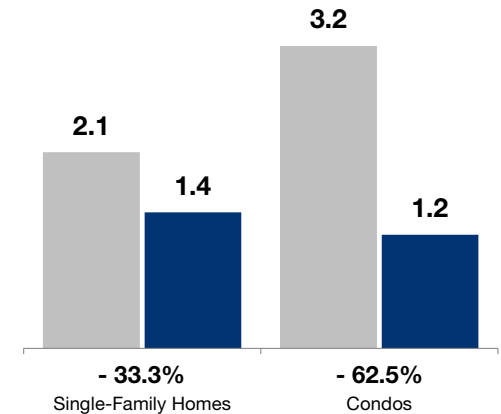
By Bedroom Count

■ 9-2020 ■ 9-2021



By Property Type

■ 9-2020 ■ 9-2021



All Properties

By Price Range

	9-2020	9-2021	Change
\$100,000 and Below	2.6	1.7	- 35.7%
\$100,001 to \$150,000	1.8	1.3	- 26.0%
\$150,001 to \$200,000	1.4	1.0	- 31.2%
\$200,001 to \$300,000	2.0	1.1	- 42.0%
\$300,001 and Above	3.1	1.7	- 43.5%
All Price Ranges	2.3	1.4	- 39.1%

Single-Family Homes

	9-2020	9-2021	Change	9-2020	9-2021	Change
2 Bedrooms or Less	2.1	1.9	- 9.2%	3.6	1.1	- 70.7%
3 Bedrooms	1.4	1.6	+ 14.0%	2.5	0.8	- 67.9%
4 Bedrooms or More	1.2	1.0	- 15.3%	2.4	0.8	- 64.7%
Single-Family Homes	1.8	1.1	- 37.0%	3.0	1.1	- 63.3%
	2.9	1.7	- 41.1%	5.2	2.0	- 61.7%
All Single-Family Homes	2.1	1.4	- 33.3%	3.2	1.2	- 62.5%

Condos

By Bedroom Count

	9-2020	9-2021	Change
2 Bedrooms or Less	2.8	1.4	- 51.6%
3 Bedrooms	2.0	1.3	- 32.4%
4 Bedrooms or More	2.4	1.6	- 35.4%
All Bedroom Counts	2.3	1.4	- 39.1%

	9-2020	9-2021	Change	9-2020	9-2021	Change
2 Bedrooms or Less	2.2	1.7	- 22.8%	3.2	1.1	- 64.9%
3 Bedrooms	1.8	1.3	- 28.2%	2.9	1.3	- 53.8%
4 Bedrooms or More	2.4	1.6	- 34.5%	4.0	1.1	- 71.3%
All Condo Bedroom Counts	2.1	1.4	- 33.3%	3.2	1.2	- 62.5%