

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## June 2020

Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers. While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season. For the 12-month period spanning July 2019 through June 2020, Closed Sales in the Greater Greenville region were up 6.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 19.7 percent.

The overall Median Sales Price was up 5.2 percent to \$221,482. The property type with the largest price gain was the Condos segment, where prices increased 5.7 percent to \$185,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 34 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 73 days.

Market-wide, inventory levels were up 5.2 percent. The property type that gained the most inventory was the Condos segment, where it increased 34.7 percent. That amounts to 3.6 months supply for Single-Family homes and 5.2 months supply for Condos.

## Quick Facts

**+ 19.7%**

**+ 7.6%**

**+ 16.0%**

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**

Closed 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>

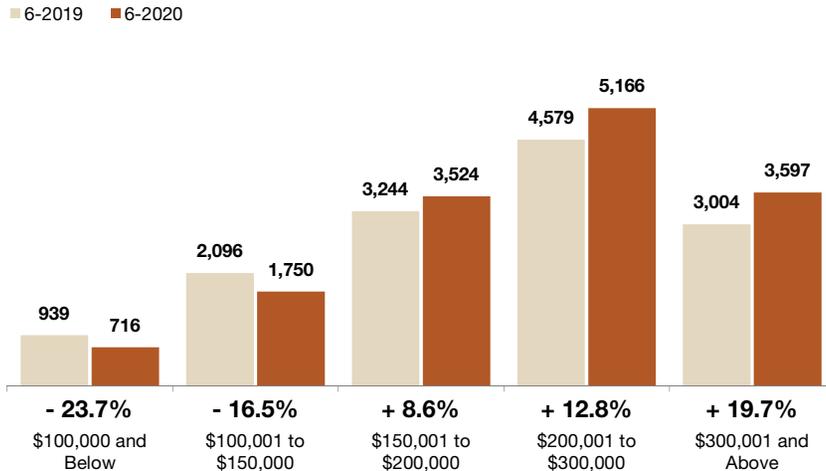


# Closed Sales

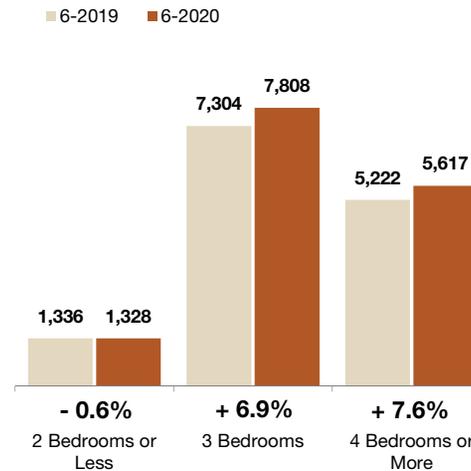
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



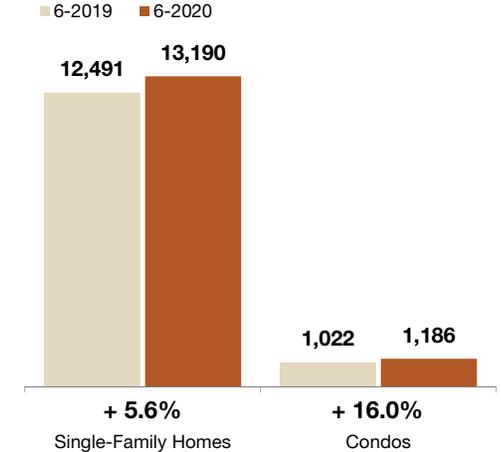
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	939	716	- 23.7%
\$100,001 to \$150,000	2,096	1,750	- 16.5%
\$150,001 to \$200,000	3,244	3,524	+ 8.6%
\$200,001 to \$300,000	4,579	5,166	+ 12.8%
\$300,001 and Above	3,004	3,597	+ 19.7%
<b>All Price Ranges</b>	<b>13,862</b>	<b>14,753</b>	<b>+ 6.4%</b>

### Single-Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
682	515	- 24.5%	76	42	- 44.7%
1,705	1,318	- 22.7%	278	271	- 2.5%
2,905	3,117	+ 7.3%	311	377	+ 21.2%
4,333	4,841	+ 11.7%	227	308	+ 35.7%
2,866	3,399	+ 18.6%	130	188	+ 44.6%
<b>12,491</b>	<b>13,190</b>	<b>+ 5.6%</b>	<b>1,022</b>	<b>1,186</b>	<b>+ 16.0%</b>

### Condos

By Bedroom Count	6-2019	6-2020	Change
2 Bedrooms or Less	1,336	1,328	- 0.6%
3 Bedrooms	7,304	7,808	+ 6.9%
4 Bedrooms or More	5,222	5,617	+ 7.6%
<b>All Bedroom Counts</b>	<b>13,862</b>	<b>14,753</b>	<b>+ 6.4%</b>

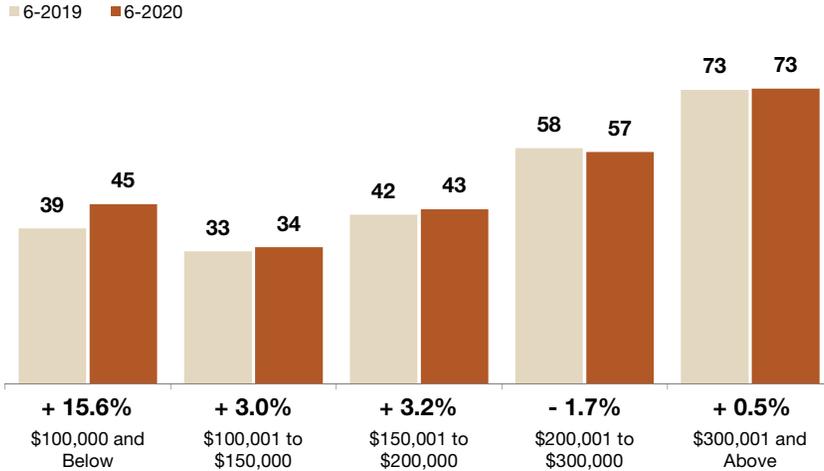
6-2019	6-2020	Change	6-2019	6-2020	Change
868	846	- 2.5%	430	439	+ 2.1%
6,535	6,877	+ 5.2%	548	693	+ 26.5%
5,088	5,467	+ 7.4%	44	54	+ 22.7%
<b>12,491</b>	<b>13,190</b>	<b>+ 5.6%</b>	<b>1,022</b>	<b>1,186</b>	<b>+ 16.0%</b>

# Days on Market Until Sale

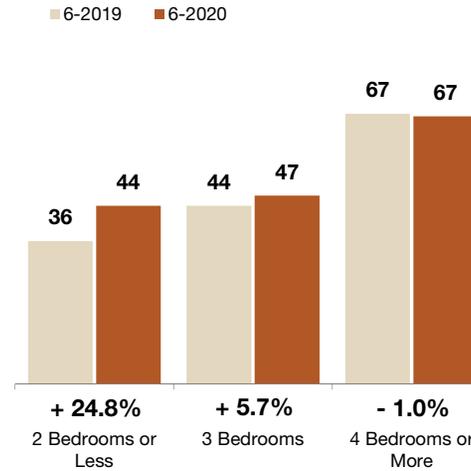
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



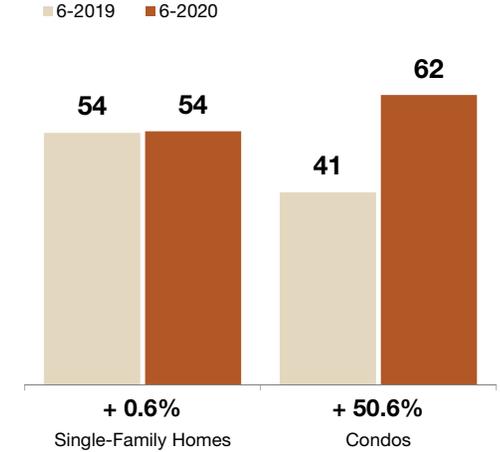
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	39	45	+ 15.6%
\$100,001 to \$150,000	33	34	+ 3.0%
\$150,001 to \$200,000	42	43	+ 3.2%
\$200,001 to \$300,000	58	57	- 1.7%
\$300,001 and Above	73	73	+ 0.5%
<b>All Price Ranges</b>	<b>52</b>	<b>54</b>	<b>+ 3.9%</b>

### Single-Family Homes

6-2019	6-2020	Change
40	42	+ 4.3%
34	34	+ 0.3%
41	40	- 2.2%
59	57	- 3.0%
73	71	- 2.6%
<b>54</b>	<b>54</b>	<b>+ 0.6%</b>

### Condos

6-2019	6-2020	Change
26	25	- 4.8%
23	32	+ 40.9%
47	67	+ 41.6%
48	62	+ 29.6%
64	104	+ 62.8%
<b>41</b>	<b>62</b>	<b>+ 50.6%</b>

## By Bedroom Count

6-2019	6-2020	Change
36	44	+ 24.8%
44	47	+ 5.7%
67	67	- 1.0%
<b>52</b>	<b>54</b>	<b>+ 3.9%</b>

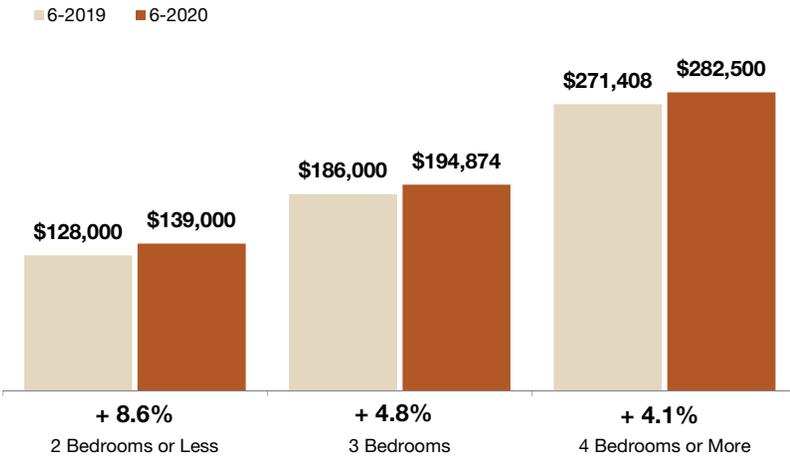
6-2019	6-2020	Change
37	41	+ 11.7%
45	45	+ 1.0%
68	67	- 1.5%
<b>54</b>	<b>54</b>	<b>+ 0.6%</b>

# Median Sales Price

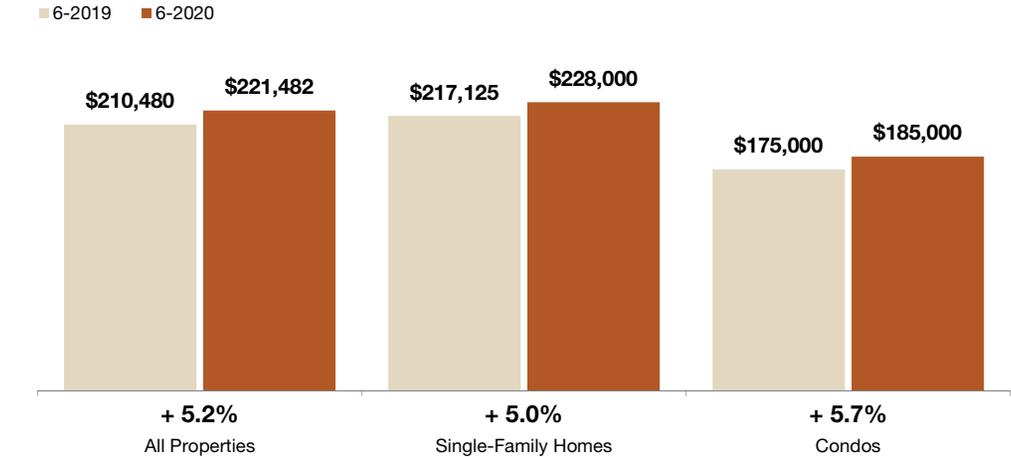
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	6-2019	6-2020	Change
2 Bedrooms or Less	\$128,000	\$139,000	+ 8.6%
3 Bedrooms	\$186,000	\$194,874	+ 4.8%
4 Bedrooms or More	\$271,408	\$282,500	+ 4.1%
<b>All Bedroom Counts</b>	<b>\$210,480</b>	<b>\$221,482</b>	<b>+ 5.2%</b>

### Single-Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
\$120,000	\$130,000	+ 8.3%	\$145,000	\$153,000	+ 5.5%
\$188,950	\$197,000	+ 4.3%	\$185,510	\$193,000	+ 4.0%
\$274,900	\$285,000	+ 3.7%	\$200,000	\$208,524	+ 4.3%
<b>\$217,125</b>	<b>\$228,000</b>	<b>+ 5.0%</b>	<b>\$175,000</b>	<b>\$185,000</b>	<b>+ 5.7%</b>

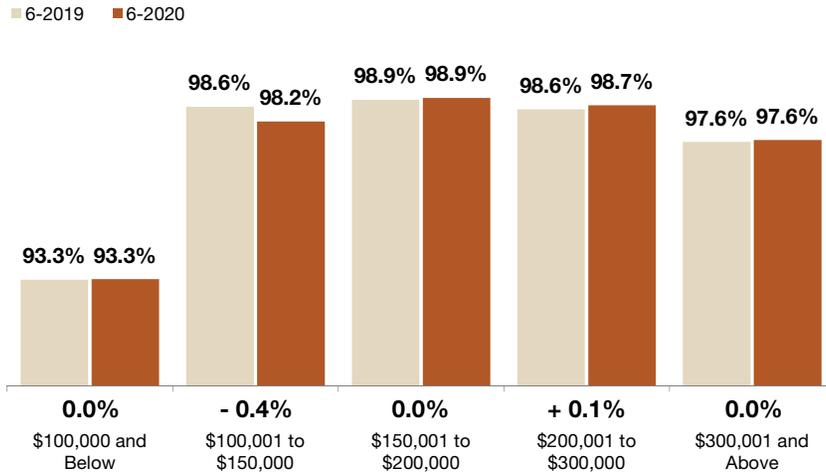
### Condos

# Percent of List Price Received

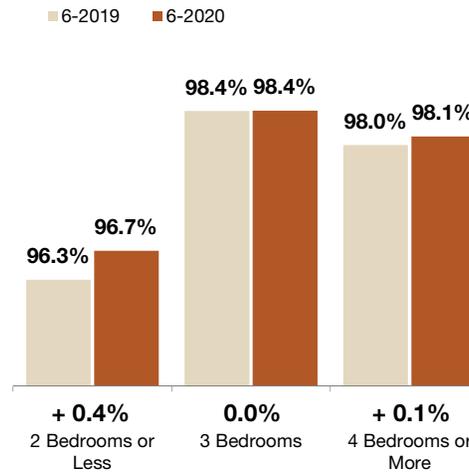
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



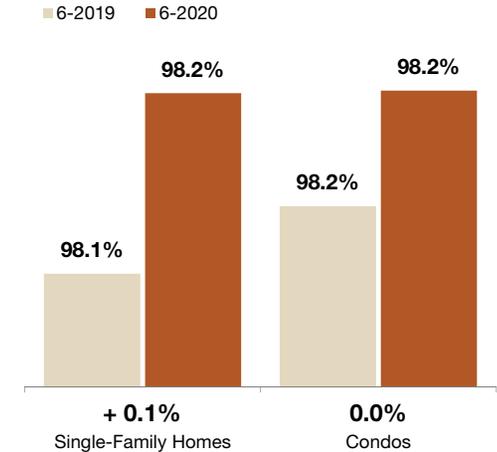
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	93.3%	93.3%	0.0%
\$100,001 to \$150,000	98.6%	98.2%	- 0.4%
\$150,001 to \$200,000	98.9%	98.9%	0.0%
\$200,001 to \$300,000	98.6%	98.7%	+ 0.1%
\$300,001 and Above	97.6%	97.6%	0.0%
<b>All Price Ranges</b>	<b>98.1%</b>	<b>98.2%</b>	<b>+ 0.1%</b>

### Single-Family Homes

6-2019	6-2020	Change
92.6%	93.4%	+ 0.9%
98.8%	98.3%	- 0.5%
98.9%	99.0%	+ 0.1%
98.6%	98.7%	+ 0.1%
97.5%	97.6%	+ 0.1%
<b>98.1%</b>	<b>98.2%</b>	<b>+ 0.1%</b>

### Condos

6-2019	6-2020	Change
95.2%	94.9%	- 0.3%
98.3%	97.7%	- 0.6%
98.7%	98.6%	- 0.1%
98.3%	98.7%	+ 0.4%
98.1%	98.2%	+ 0.1%
<b>98.2%</b>	<b>98.2%</b>	<b>0.0%</b>

### By Bedroom Count

6-2019	6-2020	Change
96.3%	96.7%	+ 0.4%
98.4%	98.4%	0.0%
98.0%	98.1%	+ 0.1%
<b>98.1%</b>	<b>98.2%</b>	<b>+ 0.1%</b>

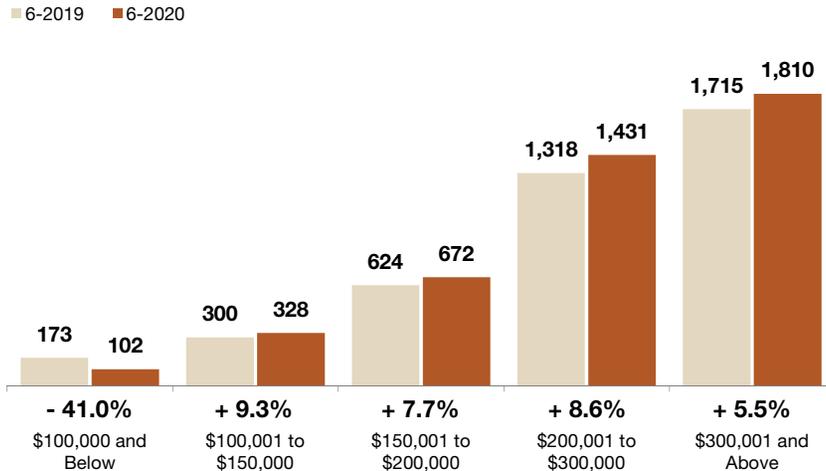
6-2019	6-2020	Change
95.8%	96.7%	+ 0.9%
98.5%	98.5%	0.0%
98.1%	98.1%	0.0%
<b>98.1%</b>	<b>98.2%</b>	<b>+ 0.1%</b>

# Inventory of Homes for Sale

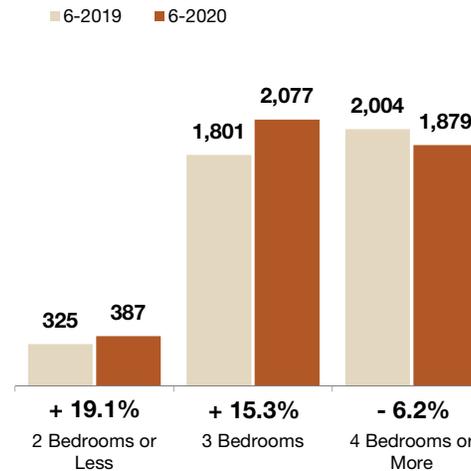
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



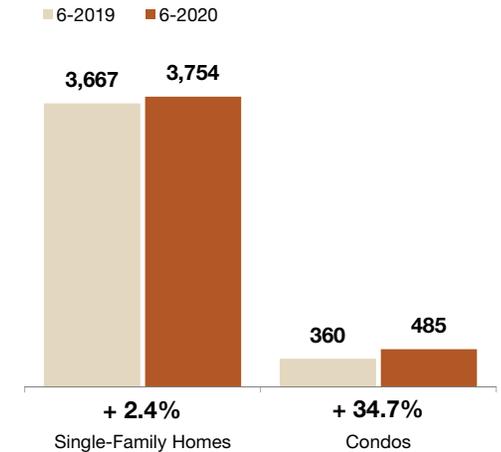
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	173	102	- 41.0%
\$100,001 to \$150,000	300	328	+ 9.3%
\$150,001 to \$200,000	624	672	+ 7.7%
\$200,001 to \$300,000	1,318	1,431	+ 8.6%
\$300,001 and Above	1,715	1,810	+ 5.5%
<b>All Price Ranges</b>	<b>4,130</b>	<b>4,343</b>	<b>+ 5.2%</b>

### Single-Family Homes

6-2019	6-2020	Change
130	73	- 43.8%
223	213	- 4.5%
512	532	+ 3.9%
1,202	1,276	+ 6.2%
1,600	1,660	+ 3.8%
<b>3,667</b>	<b>3,754</b>	<b>+ 2.4%</b>

### Condos

6-2019	6-2020	Change
8	6	- 25.0%
44	61	+ 38.6%
102	126	+ 23.5%
103	148	+ 43.7%
103	144	+ 39.8%
<b>360</b>	<b>485</b>	<b>+ 34.7%</b>

## By Bedroom Count

6-2019	6-2020	Change
325	387	+ 19.1%
1,801	2,077	+ 15.3%
2,004	1,879	- 6.2%
<b>4,130</b>	<b>4,343</b>	<b>+ 5.2%</b>

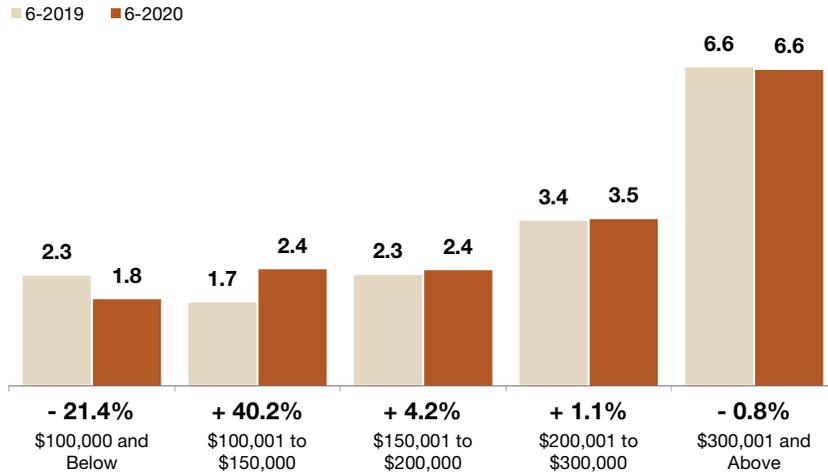
6-2019	6-2020	Change	6-2019	6-2020	Change
214	230	+ 7.5%	89	142	+ 59.6%
1,515	1,711	+ 12.9%	237	301	+ 27.0%
1,938	1,813	- 6.4%	34	42	+ 23.5%
<b>3,667</b>	<b>3,754</b>	<b>+ 2.4%</b>	<b>360</b>	<b>485</b>	<b>+ 34.7%</b>

# Months Supply of Inventory

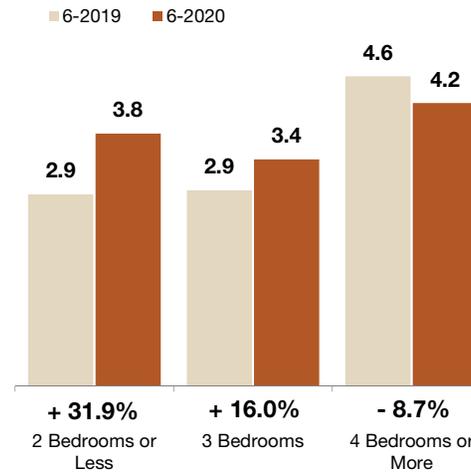
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



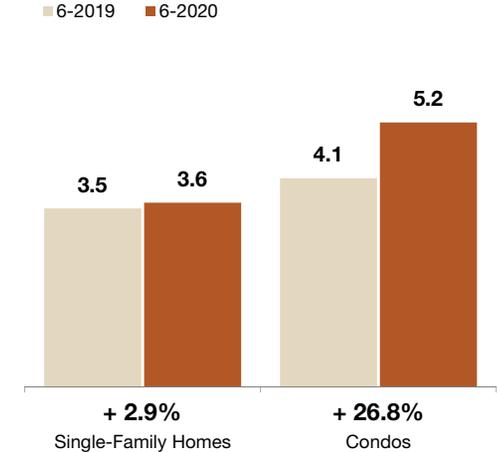
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	2.3	1.8	- 21.4%
\$100,001 to \$150,000	1.7	2.4	+ 40.2%
\$150,001 to \$200,000	2.3	2.4	+ 4.2%
\$200,001 to \$300,000	3.4	3.5	+ 1.1%
\$300,001 and Above	6.6	6.6	- 0.8%
<b>All Price Ranges</b>	<b>3.6</b>	<b>3.8</b>	<b>+ 5.6%</b>

### Single-Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
2.4	1.7	- 27.7%	1.3	1.7	+ 28.7%
1.6	2.1	+ 32.9%	1.9	2.9	+ 53.5%
2.1	2.2	+ 2.1%	3.9	4.1	+ 5.3%
3.3	3.3	- 0.4%	5.1	5.8	+ 14.4%
6.5	6.4	- 2.4%	8.6	11.1	+ 29.9%
<b>3.5</b>	<b>3.6</b>	<b>+ 2.9%</b>	<b>4.1</b>	<b>5.2</b>	<b>+ 26.8%</b>

### Condos

By Bedroom Count	6-2019	6-2020	Change
2 Bedrooms or Less	2.9	3.8	+ 31.9%
3 Bedrooms	2.9	3.4	+ 16.0%
4 Bedrooms or More	4.6	4.2	- 8.7%
<b>All Bedroom Counts</b>	<b>3.6</b>	<b>3.8</b>	<b>+ 5.6%</b>

6-2019	6-2020	Change	6-2019	6-2020	Change
2.9	3.4	+ 15.5%	2.4	4.6	+ 89.8%
2.8	3.2	+ 15.9%	5.1	5.2	+ 3.0%
4.6	4.2	- 8.8%	8.5	10.1	+ 18.6%
<b>3.5</b>	<b>3.6</b>	<b>+ 2.9%</b>	<b>4.1</b>	<b>5.2</b>	<b>+ 26.8%</b>