

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2021

Summer's here, and with vaccination rates on the rise, buyers continue to flood the market in search of their next home, with rock bottom inventory and record high sales prices reported throughout much of the country. Although closed sales were down nationally, overall demand for housing remains high, in part due to attractively low interest rates, offering buyers some relief and affordability in a fiercely competitive market. For the 12-month period spanning July 2020 through June 2021, Closed Sales in the Greater Greenville region were up 17.0 percent overall. The price range with the largest gain in sales was the \$1,000,001 and Above range, where they increased 135.1 percent.

The overall Median Sales Price was up 11.3 percent to \$246,495. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 11.8 percent to \$255,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 33 days; the price range that tended to sell the slowest was the \$1,000,001 and Above range at 121 days.

Market-wide, inventory levels were down 15.1 percent. The property type that lost the least inventory was the Condos segment, where it decreased 4.5 percent. That amounts to 1.9 months supply for Single-Family homes and 2.6 months supply for Condos.

Quick Facts

+ 135.1%	+ 19.5%	+ 42.3%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$1,000,001 and Above	4 Bedrooms or More	Condos

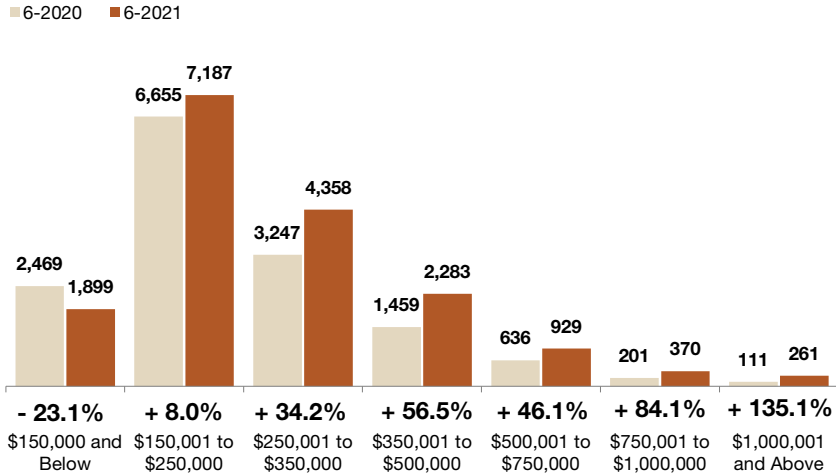
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7



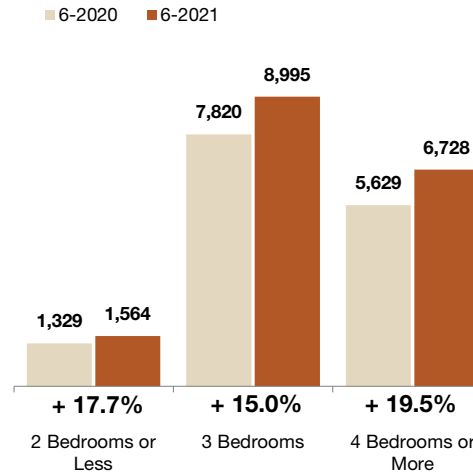
Closed Sales

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

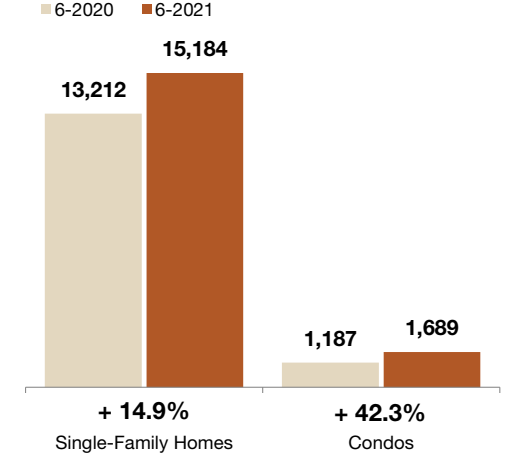
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range

	6-2020	6-2021	Change
\$150,000 and Below	2,469	1,899	- 23.1%
\$150,001 to \$250,000	6,655	7,187	+ 8.0%
\$250,001 to \$350,000	3,247	4,358	+ 34.2%
\$350,001 to \$500,000	1,459	2,283	+ 56.5%
\$500,001 to \$750,000	636	929	+ 46.1%
\$750,001 to \$1,000,000	201	370	+ 84.1%
\$1,000,001 and Above	111	261	+ 135.1%
All Price Ranges	14,778	17,287	+ 17.0%

Single-Family Homes

	6-2020	6-2021	Change
2 Bedrooms or Less	1,836	1,332	- 27.5%
3 Bedrooms	6,025	6,091	+ 1.1%
4 Bedrooms or More	3,092	4,121	+ 33.3%
Single-Family Homes	1,391	2,172	+ 56.1%
Condos	65	110	+ 69.2%
Other	574	886	+ 54.4%
Other	185	343	+ 85.4%
Other	109	239	+ 119.3%
All Single-Family Homes	13,212	15,184	+ 14.9%

Condos

	6-2020	6-2021	Change
Condos	313	271	- 13.4%
Other	585	987	+ 68.7%
Other	149	231	+ 55.0%
Other	65	110	+ 69.2%
Other	59	42	- 28.8%
Other	14	26	+ 85.7%
Other	2	22	+ 1000.0%
All Condos	1,187	1,689	+ 42.3%

By Bedroom Count

	6-2020	6-2021	Change
2 Bedrooms or Less	1,329	1,564	+ 17.7%
3 Bedrooms	7,820	8,995	+ 15.0%
4 Bedrooms or More	5,629	6,728	+ 19.5%
All Bedroom Counts	14,778	17,287	+ 17.0%

	6-2020	6-2021	Change
2 Bedrooms or Less	846	1,004	+ 18.7%
3 Bedrooms	6,887	7,643	+ 11.0%
4 Bedrooms or More	5,479	6,537	+ 19.3%
All Single-Family Homes	13,212	15,184	+ 14.9%

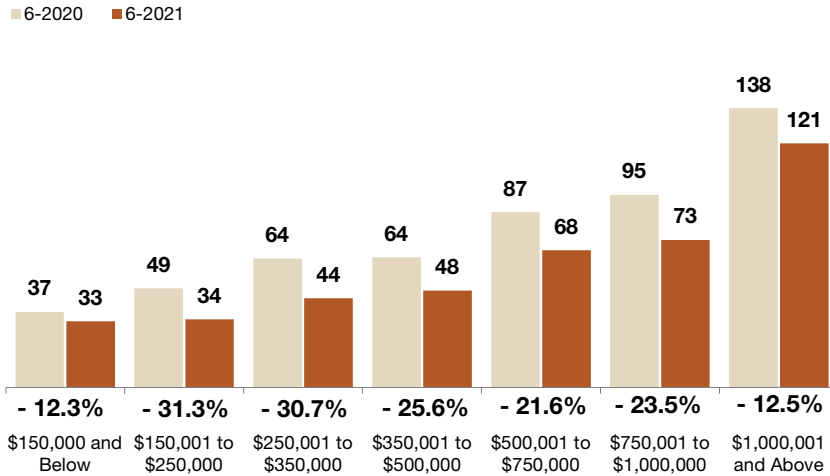
	6-2020	6-2021	Change
Condos	440	517	+ 17.5%
Other	693	1,083	+ 56.3%
Other	54	89	+ 64.8%
All Condos	1,187	1,689	+ 42.3%

Days on Market Until Sale

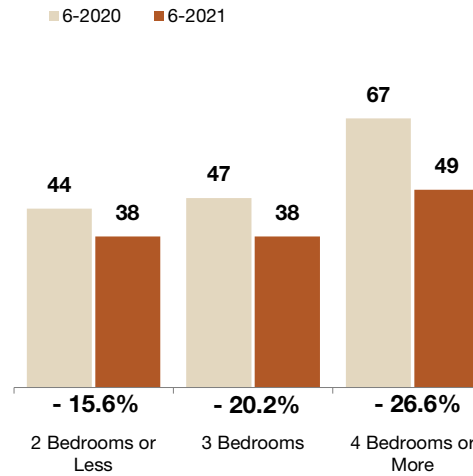
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



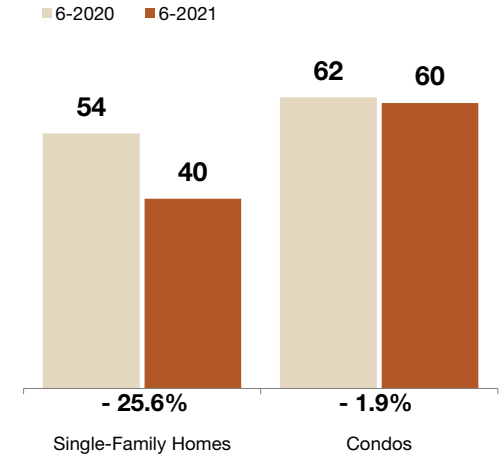
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range

	6-2020	6-2021	Change
\$150,000 and Below	37	33	- 12.3%
\$150,001 to \$250,000	49	34	- 31.3%
\$250,001 to \$350,000	64	44	- 30.7%
\$350,001 to \$500,000	64	48	- 25.6%
\$500,001 to \$750,000	87	68	- 21.6%
\$750,001 to \$1,000,000	95	73	- 23.5%
\$1,000,001 and Above	138	121	- 12.5%
All Price Ranges	54	42	- 22.7%

Single-Family Homes

	6-2020	6-2021	Change
\$150,000 and Below	37	32	- 11.2%
\$150,001 to \$250,000	47	29	- 38.1%
\$250,001 to \$350,000	64	42	- 33.2%
\$350,001 to \$500,000	63	46	- 26.2%
\$500,001 to \$750,000	81	66	- 17.9%
\$750,001 to \$1,000,000	93	69	- 26.2%
\$1,000,001 and Above	141	118	- 16.3%
All Price Ranges	54	40	- 25.6%

Condos

	6-2020	6-2021	Change
\$150,000 and Below	31	26	- 16.3%
\$150,001 to \$250,000	65	60	- 9.1%
\$250,001 to \$350,000	64	75	+ 18.1%
\$350,001 to \$500,000	93	78	- 16.5%
\$500,001 to \$750,000	141	99	- 29.8%
\$750,001 to \$1,000,000	132	117	- 10.7%
\$1,000,001 and Above	20	144	+ 619.8%
All Price Ranges	62	60	- 1.9%

By Bedroom Count

	6-2020	6-2021	Change
2 Bedrooms or Less	44	38	- 15.6%
3 Bedrooms	47	38	- 20.2%
4 Bedrooms or More	67	49	- 26.6%
All Bedroom Counts	54	42	- 22.7%

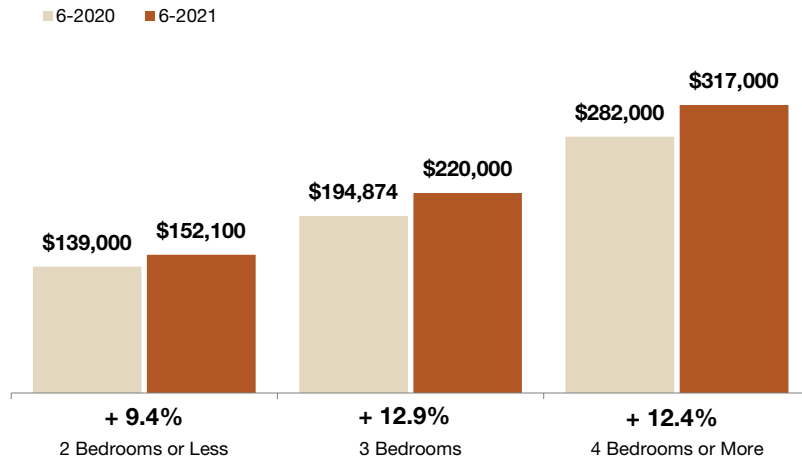
	6-2020	6-2021	Change
2 Bedrooms or Less	41	34	- 18.4%
3 Bedrooms	45	34	- 25.3%
4 Bedrooms or More	67	49	- 27.4%
All Bedroom Counts	54	40	- 25.6%

Median Sales Price

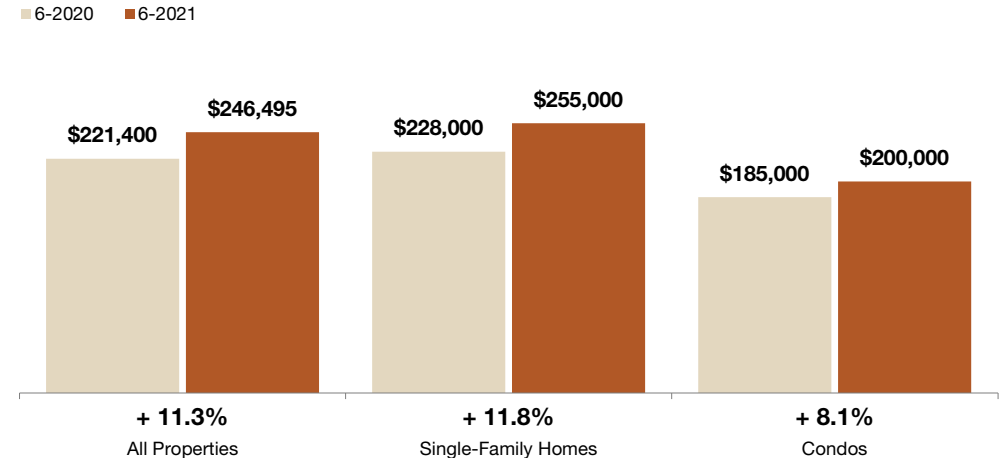
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	\$139,000	\$152,100	+ 9.4%
3 Bedrooms	\$194,874	\$220,000	+ 12.9%
4 Bedrooms or More	\$282,000	\$317,000	+ 12.4%
All Bedroom Counts	\$221,400	\$246,495	+ 11.3%

Single-Family Homes

6-2020	6-2021	Change	6-2020	6-2021	Change
\$130,000	\$149,000	+ 14.6%	\$153,500	\$165,000	+ 7.5%
\$197,000	\$225,000	+ 14.2%	\$193,000	\$205,000	+ 6.2%
\$285,000	\$320,000	+ 12.3%	\$208,524	\$269,900	+ 29.4%
\$228,000	\$255,000	+ 11.8%	\$185,000	\$200,000	+ 8.1%

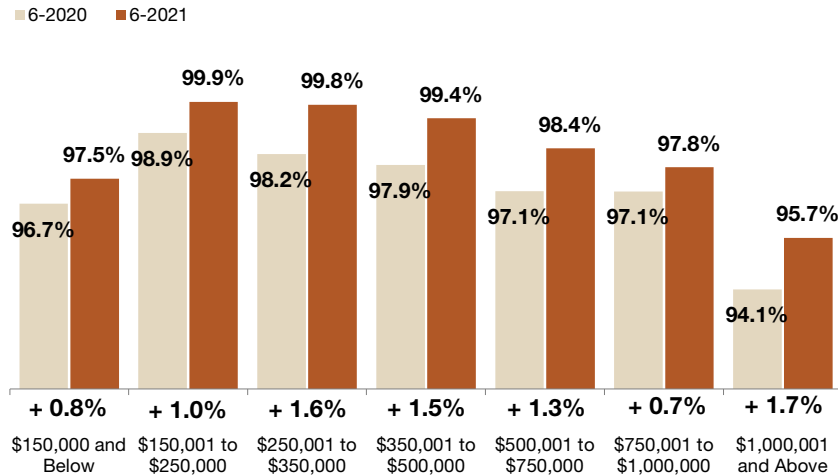
Condos

Percent of List Price Received

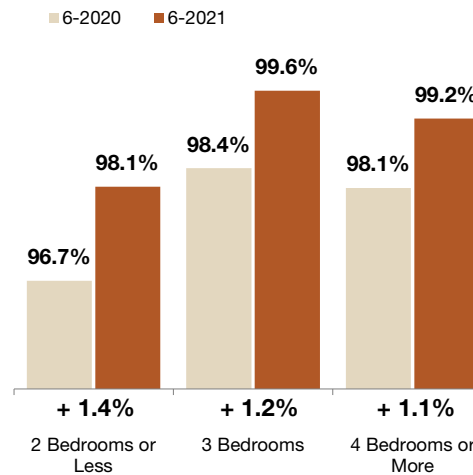
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



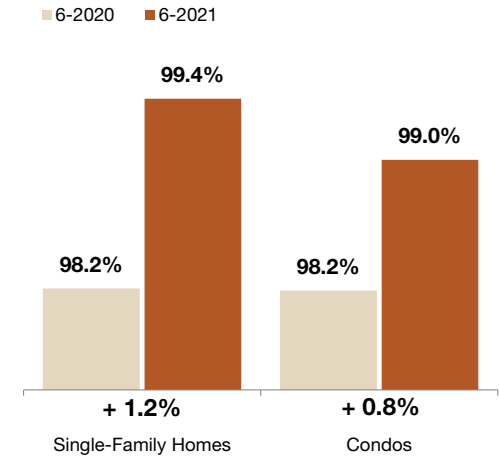
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2020	6-2021	Change
\$150,000 and Below	96.7%	97.5%	+ 0.8%
\$150,001 to \$250,000	98.9%	99.9%	+ 1.0%
\$250,001 to \$350,000	98.2%	99.8%	+ 1.6%
\$350,001 to \$500,000	97.9%	99.4%	+ 1.5%
\$500,001 to \$750,000	97.1%	98.4%	+ 1.3%
\$750,001 to \$1,000,000	97.1%	97.8%	+ 0.7%
\$1,000,001 and Above	94.1%	95.7%	+ 1.7%
All Price Ranges	98.2%	99.3%	+ 1.1%

Single-Family Homes

6-2020	6-2021	Change	6-2020	6-2021	Change
96.8%	97.4%	+ 0.6%	97.3%	98.1%	+ 0.8%
98.9%	99.9%	+ 1.0%	98.7%	99.4%	+ 0.7%
98.2%	99.8%	+ 1.6%	98.4%	98.8%	+ 0.4%
97.9%	99.4%	+ 1.5%	97.8%	98.4%	+ 0.6%
97.0%	98.4%	+ 1.4%	98.2%	99.7%	+ 1.5%
97.0%	97.8%	+ 0.8%	98.6%	98.6%	0.0%
93.7%	95.2%	+ 1.6%	107.5%	99.9%	- 7.1%
98.2%	99.4%	+ 1.2%	98.2%	99.0%	+ 0.8%

Condos

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	96.7%	98.1%	+ 1.4%
3 Bedrooms	98.4%	99.6%	+ 1.2%
4 Bedrooms or More	98.1%	99.2%	+ 1.1%
All Bedroom Counts	98.2%	99.3%	+ 1.1%

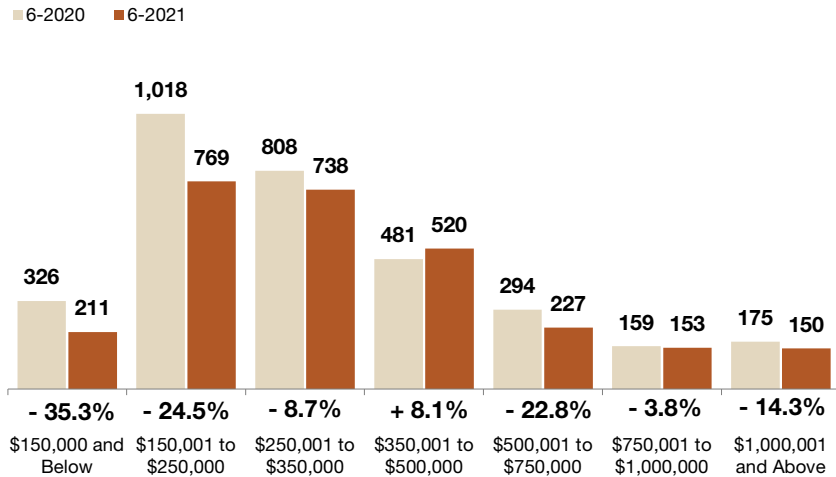
6-2020	6-2021	Change	6-2020	6-2021	Change
96.7%	98.0%	+ 1.3%	97.6%	98.6%	+ 1.0%
98.5%	99.7%	+ 1.2%	98.7%	99.3%	+ 0.6%
98.1%	99.2%	+ 1.1%	97.3%	98.1%	+ 0.8%
98.2%	99.4%	+ 1.2%	98.2%	99.0%	+ 0.8%

Inventory of Homes for Sale

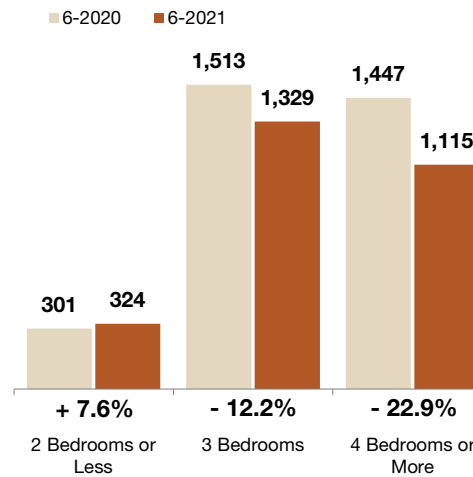
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



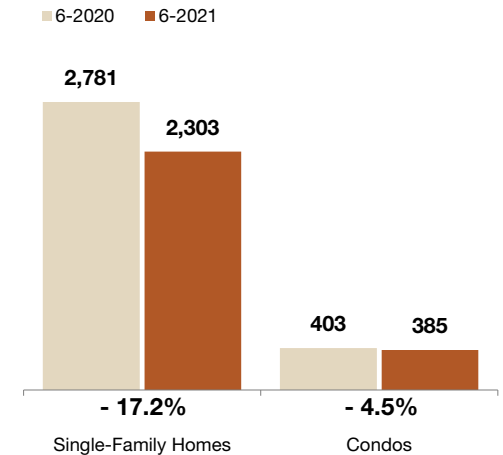
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2020	6-2021	Change
\$150,000 and Below	326	211	- 35.3%
\$150,001 to \$250,000	1,018	769	- 24.5%
\$250,001 to \$350,000	808	738	- 8.7%
\$350,001 to \$500,000	481	520	+ 8.1%
\$500,001 to \$750,000	294	227	- 22.8%
\$750,001 to \$1,000,000	159	153	- 3.8%
\$1,000,001 and Above	175	150	- 14.3%
All Price Ranges	3,261	2,768	- 15.1%

Single-Family Homes

6-2020	6-2021	Change	6-2020	6-2021	Change
225	146	- 35.1%	42	23	- 45.2%
803	593	- 26.2%	202	153	- 24.3%
747	645	- 13.7%	60	88	+ 46.7%
446	482	+ 8.1%	34	32	- 5.9%
271	204	- 24.7%	23	23	0.0%
146	115	- 21.2%	11	37	+ 236.4%
143	118	- 17.5%	31	29	- 6.5%
2,781	2,303	- 17.2%	403	385	- 4.5%

Condos

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	301	324	+ 7.6%
3 Bedrooms	1,513	1,329	- 12.2%
4 Bedrooms or More	1,447	1,115	- 22.9%
All Bedroom Counts	3,261	2,768	- 15.1%

6-2020	6-2021	Change	6-2020	6-2021	Change
196	208	+ 6.1%	94	105	+ 11.7%
1,194	1,023	- 14.3%	271	260	- 4.1%
1,391	1,072	- 22.9%	38	20	- 47.4%
2,781	2,303	- 17.2%	403	385	- 4.5%

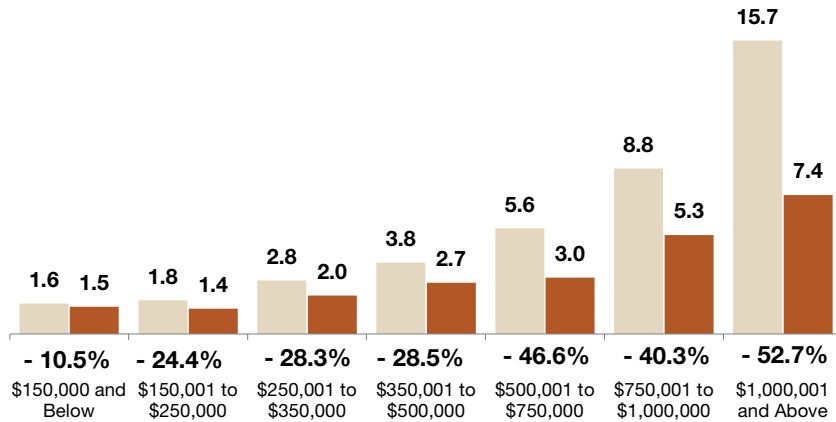
Months Supply of Inventory

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.**



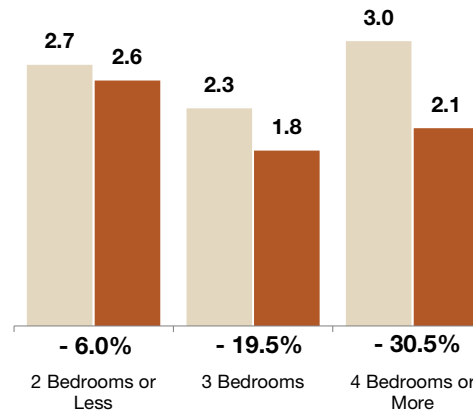
By Price Range

6-2020 6-2021



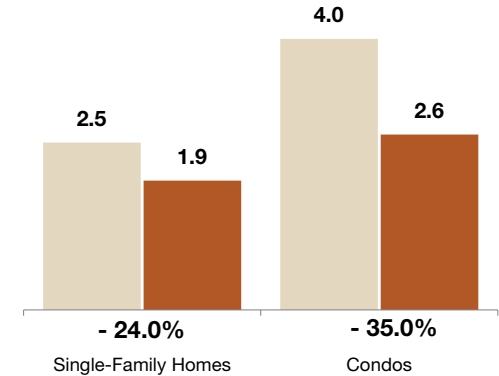
By Bedroom Count

6-2020 6-2021



By Property Type

6-2020 6-2021



All Properties

By Price Range

	6-2020	6-2021	Change
\$150,000 and Below	1.6	1.5	- 10.5%
\$150,001 to \$250,000	1.8	1.4	- 24.4%
\$250,001 to \$350,000	2.8	2.0	- 28.3%
\$350,001 to \$500,000	3.8	2.7	- 28.5%
\$500,001 to \$750,000	5.6	3.0	- 46.6%
\$750,001 to \$1,000,000	8.8	5.3	- 40.3%
\$1,000,001 and Above	15.7	7.4	- 52.7%
All Price Ranges	2.6	2.0	- 23.1%

Single-Family Homes

	6-2020	6-2021	Change	6-2020	6-2021	Change
	1.5	1.4	- 5.4%	1.6	1.2	- 28.1%
	1.6	1.3	- 19.6%	3.9	1.7	- 56.1%
	2.8	1.9	- 31.1%	4.9	4.0	- 17.7%
	3.7	2.7	- 27.7%	6.6	3.1	- 52.6%
	5.6	2.9	- 48.8%	6.6	5.4	- 17.6%
	8.7	4.3	- 50.3%	6.4	15.1	+ 134.9%
	14.1	6.2	- 56.0%	20.7	18.6	- 9.8%
All	2.5	1.9	- 24.0%	4.0	2.6	- 35.0%

Condos

By Bedroom Count

	6-2020	6-2021	Change
2 Bedrooms or Less	2.7	2.6	- 6.0%
3 Bedrooms	2.3	1.8	- 19.5%
4 Bedrooms or More	3.0	2.1	- 30.5%
All Bedroom Counts	2.6	2.0	- 23.1%

	6-2020	6-2021	Change	6-2020	6-2021	Change
	2.7	2.5	- 7.1%	2.7	2.6	- 5.5%
	2.0	1.7	- 17.2%	4.4	2.6	- 40.7%
	2.9	2.0	- 30.3%	8.8	2.5	- 71.5%
All	2.5	1.9	- 24.0%	4.0	2.6	- 35.0%