

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## July 2022

New-home production is slowing, as soaring costs and declining housing affordability have caused builder confidence to plummet to its lowest level since April 2020. As material costs, interest rates, and home prices continue to surge—the median sales price of a new single-family home was north of \$400,000 as of last measure—builders are becoming increasingly cautious about the future of new home sales, with the Commerce Department reporting that sales of new single-family homes, housing starts, and permits recently dropped to a 2-year low. For the 12-month period spanning August 2021 through July 2022, Closed Sales in the Greater Greenville region were up 2.1 percent overall. The price range with the largest gain in sales was the \$350,001 to \$500,000 range, where they increased 46.6 percent.

The overall Median Sales Price was up 16.0 percent to \$290,000. The property type with the largest price gain was the Condos segment, where prices increased 20.0 percent to \$244,990. The price range that tended to sell the quickest was the \$150,001 to \$250,000 range at 18 days; the price range that tended to sell the slowest was the \$1,000,001 and Above range at 65 days.

Market-wide, inventory levels were up 70.3 percent. The property type that gained the most inventory was the Single Family segment, where it increased 81.6 percent. That amounts to 2.6 months supply for Single-Family homes and 2.7 months supply for Condos.

## Quick Facts

**+ 46.6%**

**+ 12.6%**

**+ 12.1%**

Price Range With the  
Strongest Sales:  
**\$350,001 to \$500,000**

Bedroom Count With  
Strongest Sales:  
**2 Bedrooms or Less**

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>

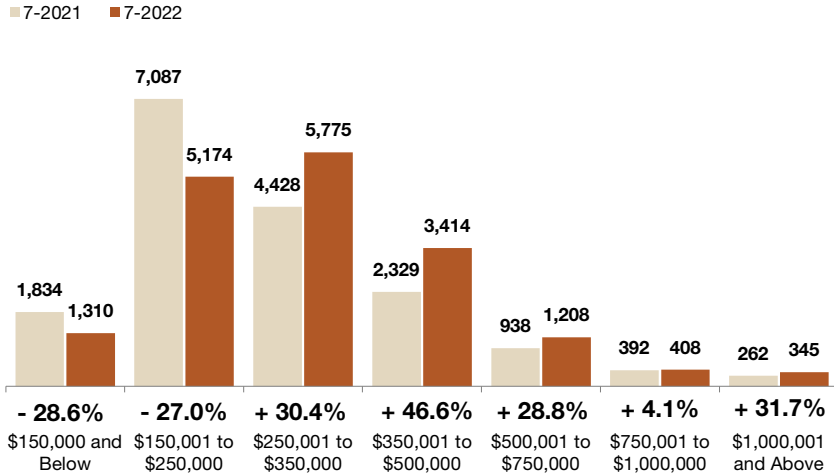


# Closed Sales

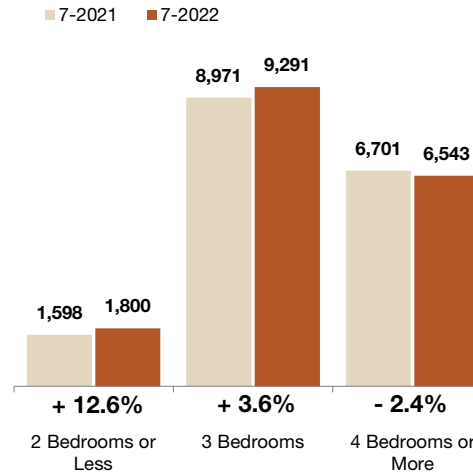
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



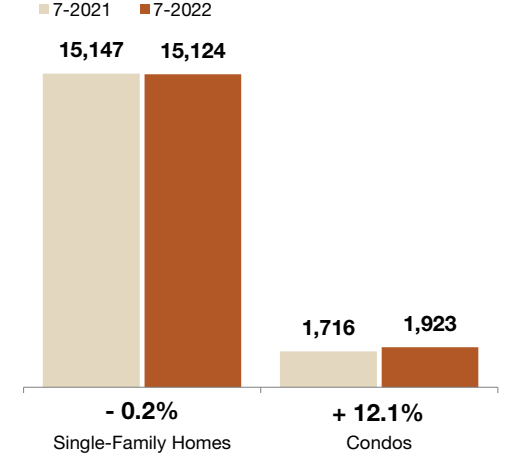
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

#### By Price Range

	7-2021	7-2022	Change
\$150,000 and Below	1,834	1,310	- 28.6%
\$150,001 to \$250,000	7,087	5,174	- 27.0%
\$250,001 to \$350,000	4,428	5,775	+ 30.4%
\$350,001 to \$500,000	2,329	3,414	+ 46.6%
\$500,001 to \$750,000	938	1,208	+ 28.8%
\$750,001 to \$1,000,000	392	408	+ 4.1%
\$1,000,001 and Above	262	345	+ 31.7%
<b>All Price Ranges</b>	<b>17,270</b>	<b>17,634</b>	<b>+ 2.1%</b>

### Single-Family Homes

	7-2021	7-2022	Change
2 Bedrooms or Less	1,295	866	- 33.1%
3 Bedrooms	5,985	4,029	- 32.7%
4 Bedrooms or More	4,161	5,142	+ 23.6%
	2,210	3,252	+ 47.1%
	892	1,134	+ 27.1%
	363	377	+ 3.9%
	241	324	+ 34.4%
<b>All Single-Family Homes</b>	<b>15,147</b>	<b>15,124</b>	<b>- 0.2%</b>

### Condos

	7-2021	7-2022	Change
	252	162	- 35.7%
	990	892	- 9.9%
	261	604	+ 131.4%
	119	141	+ 18.5%
	45	72	+ 60.0%
	28	31	+ 10.7%
	21	21	0.0%
<b>All Condos</b>	<b>1,716</b>	<b>1,923</b>	<b>+ 12.1%</b>

#### By Bedroom Count

	7-2021	7-2022	Change
2 Bedrooms or Less	1,598	1,800	+ 12.6%
3 Bedrooms	8,971	9,291	+ 3.6%
4 Bedrooms or More	6,701	6,543	- 2.4%
<b>All Bedroom Counts</b>	<b>17,270</b>	<b>17,634</b>	<b>+ 2.1%</b>

	7-2021	7-2022	Change
	1,033	1,244	+ 20.4%
	7,603	7,565	- 0.5%
	6,511	6,315	- 3.0%
<b>All Single-Family Homes</b>	<b>15,147</b>	<b>15,124</b>	<b>- 0.2%</b>

	7-2021	7-2022	Change
	525	489	- 6.9%
	1,095	1,337	+ 22.1%
	96	97	+ 1.0%
<b>All Condos</b>	<b>1,716</b>	<b>1,923</b>	<b>+ 12.1%</b>

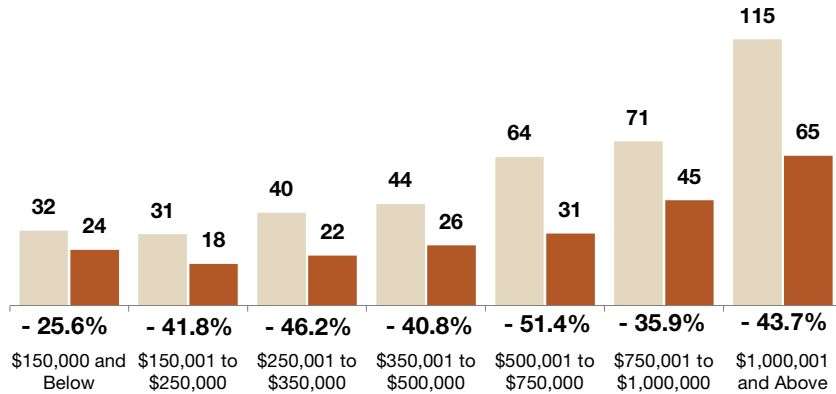
# Days on Market Until Sale

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



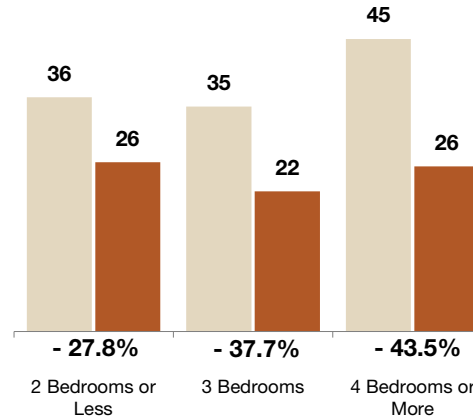
## By Price Range

7-2021 7-2022



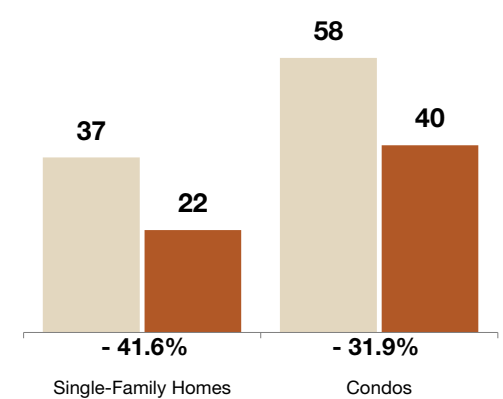
## By Bedroom Count

7-2021 7-2022



## By Property Type

7-2021 7-2022



### All Properties

#### By Price Range

	7-2021	7-2022	Change
\$150,000 and Below	32	24	- 25.6%
\$150,001 to \$250,000	31	18	- 41.8%
\$250,001 to \$350,000	40	22	- 46.2%
\$350,001 to \$500,000	44	26	- 40.8%
\$500,001 to \$750,000	64	31	- 51.4%
\$750,001 to \$1,000,000	71	45	- 35.9%
\$1,000,001 and Above	115	65	- 43.7%
<b>All Price Ranges</b>	<b>39</b>	<b>24</b>	<b>- 39.5%</b>

### Single-Family Homes

	7-2021	7-2022	Change
2 Bedrooms or Less	32	24	- 24.6%
3 Bedrooms	27	15	- 41.9%
4 Bedrooms or More	38	19	- 49.5%
Single-Family Homes	42	25	- 40.6%
Condos	62	25	- 60.6%
Single-Family Homes	67	40	- 39.8%
Condos	110	114	+ 3.7%
Single-Family Homes	112	58	- 48.0%
Condos	149	164	+ 9.8%
<b>All Single-Family Homes</b>	<b>37</b>	<b>22</b>	<b>- 41.6%</b>
<b>All Condos</b>	<b>58</b>	<b>40</b>	<b>- 31.9%</b>

### Condos

#### By Bedroom Count

	7-2021	7-2022	Change
2 Bedrooms or Less	36	26	- 27.8%
3 Bedrooms	35	22	- 37.7%
4 Bedrooms or More	45	26	- 43.5%
<b>All Bedroom Counts</b>	<b>39</b>	<b>24</b>	<b>- 39.5%</b>

	7-2021	7-2022	Change
2 Bedrooms or Less	32	21	- 32.8%
3 Bedrooms	31	18	- 41.2%
4 Bedrooms or More	45	26	- 42.6%
<b>All Single-Family Homes</b>	<b>37</b>	<b>22</b>	<b>- 41.6%</b>
2 Bedrooms or Less	42	38	- 8.9%
3 Bedrooms	62	41	- 34.2%
4 Bedrooms or More	98	27	- 72.9%
<b>All Condos</b>	<b>58</b>	<b>40</b>	<b>- 31.9%</b>

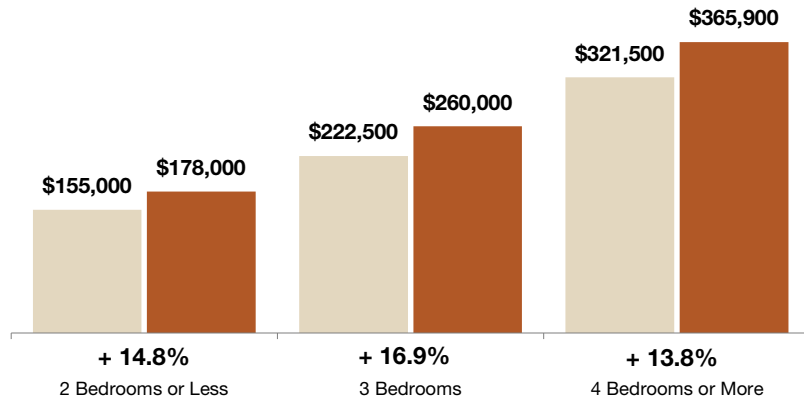
# Median Sales Price

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



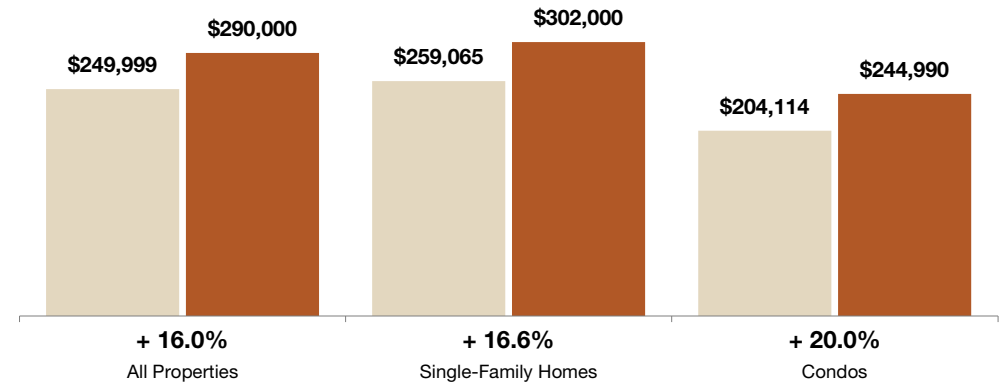
## By Bedroom Count

7-2021 7-2022



## By Property Type

7-2021 7-2022



### All Properties

#### By Bedroom Count

	7-2021	7-2022	Change
2 Bedrooms or Less	\$155,000	\$178,000	+ 14.8%
3 Bedrooms	\$222,500	\$260,000	+ 16.9%
4 Bedrooms or More	\$321,500	\$365,900	+ 13.8%
<b>All Bedroom Counts</b>	<b>\$249,999</b>	<b>\$290,000</b>	<b>+ 16.0%</b>

### Single-Family Homes

	7-2021	7-2022	Change	7-2021	7-2022	Change
	\$150,000	\$175,000	+ 16.7%	\$169,000	\$191,000	+ 13.0%
	\$227,000	\$269,900	+ 18.9%	\$206,900	\$250,584	+ 21.1%
	\$325,000	\$370,000	+ 13.8%	\$270,785	\$287,020	+ 6.0%
<b>All Properties</b>	<b>\$259,065</b>	<b>\$302,000</b>	<b>+ 16.6%</b>	<b>\$204,114</b>	<b>\$244,990</b>	<b>+ 20.0%</b>

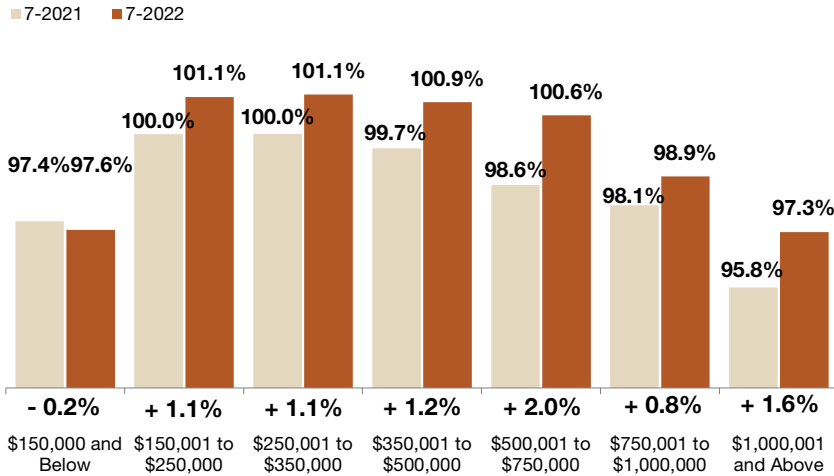
### Condos

# Percent of List Price Received

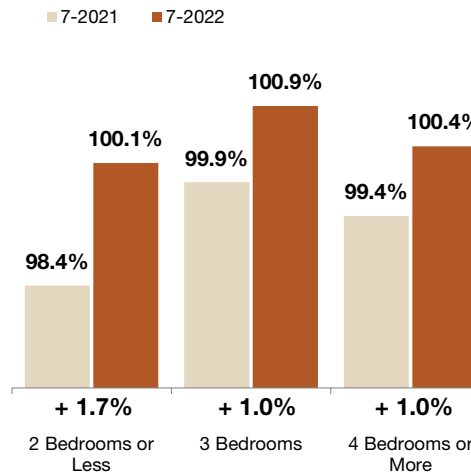
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



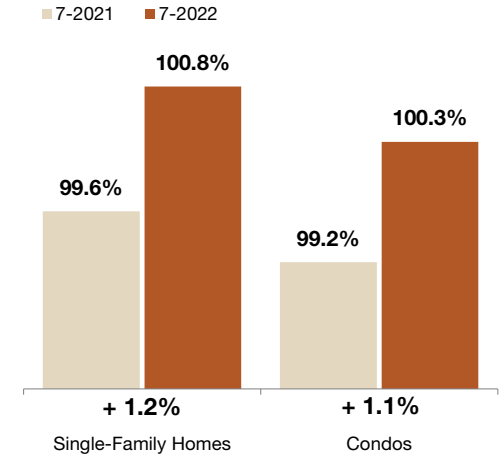
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	7-2021	7-2022	Change
\$150,000 and Below	97.6%	97.4%	-0.2%
\$150,001 to \$250,000	100.0%	101.1%	+1.1%
\$250,001 to \$350,000	100.0%	101.1%	+1.1%
\$350,001 to \$500,000	99.7%	100.9%	+1.2%
\$500,001 to \$750,000	98.6%	100.6%	+2.0%
\$750,001 to \$1,000,000	98.1%	98.9%	+0.8%
\$1,000,001 and Above	95.8%	97.3%	+1.6%
<b>All Price Ranges</b>	<b>99.6%</b>	<b>100.7%</b>	<b>+1.1%</b>

### Single-Family Homes

7-2021	7-2022	Change	7-2021	7-2022	Change
97.6%	97.4%	-0.2%	98.2%	99.0%	+0.8%
100.2%	101.3%	+1.1%	99.5%	100.7%	+1.2%
100.1%	101.3%	+1.2%	99.0%	100.0%	+1.0%
99.7%	100.9%	+1.2%	98.8%	101.1%	+2.3%
98.6%	100.7%	+2.1%	100.0%	98.9%	-1.1%
98.0%	98.8%	+0.8%	98.9%	100.4%	+1.5%
95.3%	97.1%	+1.9%	100.4%	100.6%	+0.2%
<b>99.6%</b>	<b>100.8%</b>	<b>+1.2%</b>	<b>99.2%</b>	<b>100.3%</b>	<b>+1.1%</b>

### Condos

By Bedroom Count	7-2021	7-2022	Change
2 Bedrooms or Less	98.4%	100.1%	+1.7%
3 Bedrooms	99.9%	100.9%	+1.0%
4 Bedrooms or More	99.4%	100.4%	+1.0%
<b>All Bedroom Counts</b>	<b>99.6%</b>	<b>100.7%</b>	<b>+1.1%</b>

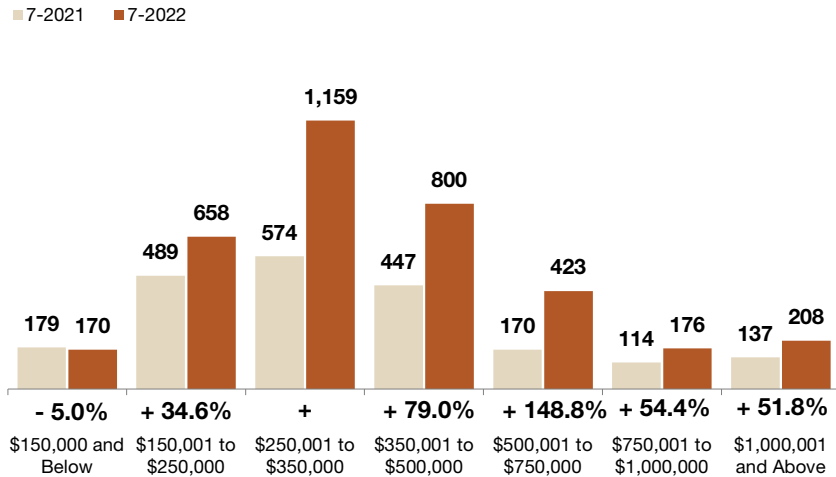
7-2021	7-2022	Change	7-2021	7-2022	Change
98.3%	100.1%	+1.8%	98.8%	100.8%	+2.0%
100.0%	101.2%	+1.2%	99.4%	100.1%	+0.7%
99.4%	100.4%	+1.0%	98.3%	100.1%	+1.8%
<b>99.6%</b>	<b>100.8%</b>	<b>+1.2%</b>	<b>99.2%</b>	<b>100.3%</b>	<b>+1.1%</b>

# Inventory of Homes for Sale

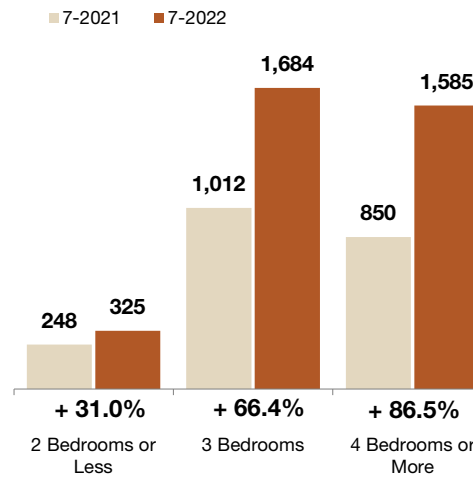
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



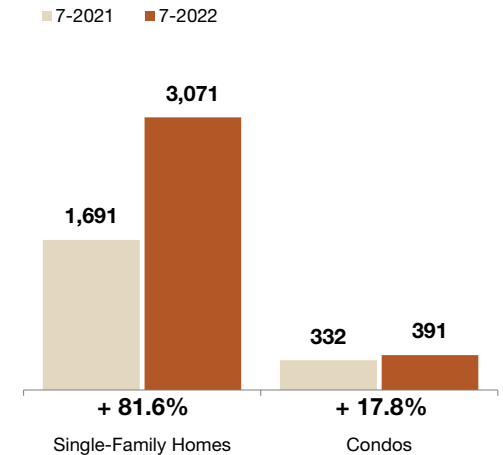
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	7-2021	7-2022	Change
\$150,000 and Below	179	170	- 5.0%
\$150,001 to \$250,000	489	658	+ 34.6%
\$250,001 to \$350,000	574	1,159	+ 101.9%
\$350,001 to \$500,000	447	800	+ 79.0%
\$500,001 to \$750,000	170	423	+ 148.8%
\$750,001 to \$1,000,000	114	176	+ 54.4%
\$1,000,001 and Above	137	208	+ 51.8%
<b>All Price Ranges</b>	<b>2,110</b>	<b>3,594</b>	<b>+ 70.3%</b>

### Single-Family Homes

7-2021	7-2022	Change	7-2021	7-2022	Change
115	129	+ 12.2%	16	7	- 56.3%
353	492	+ 39.4%	111	87	- 21.6%
474	962	+ 103.0%	98	187	+ 90.8%
421	758	+ 80.0%	20	38	+ 90.0%
150	400	+ 166.7%	19	21	+ 10.5%
79	150	+ 89.9%	34	26	- 23.5%
99	180	+ 81.8%	34	25	- 26.5%
<b>1,691</b>	<b>3,071</b>	<b>+ 81.6%</b>	<b>332</b>	<b>391</b>	<b>+ 17.8%</b>

### Condos

By Bedroom Count	7-2021	7-2022	Change
2 Bedrooms or Less	248	325	+ 31.0%
3 Bedrooms	1,012	1,684	+ 66.4%
4 Bedrooms or More	850	1,585	+ 86.5%
<b>All Bedroom Counts</b>	<b>2,110</b>	<b>3,594</b>	<b>+ 70.3%</b>

7-2021	7-2022	Change	7-2021	7-2022	Change
154	233	+ 51.3%	79	76	- 3.8%
713	1,327	+ 86.1%	240	265	+ 10.4%
824	1,511	+ 83.4%	13	50	+ 284.6%
<b>1,691</b>	<b>3,071</b>	<b>+ 81.6%</b>	<b>332</b>	<b>391</b>	<b>+ 17.8%</b>

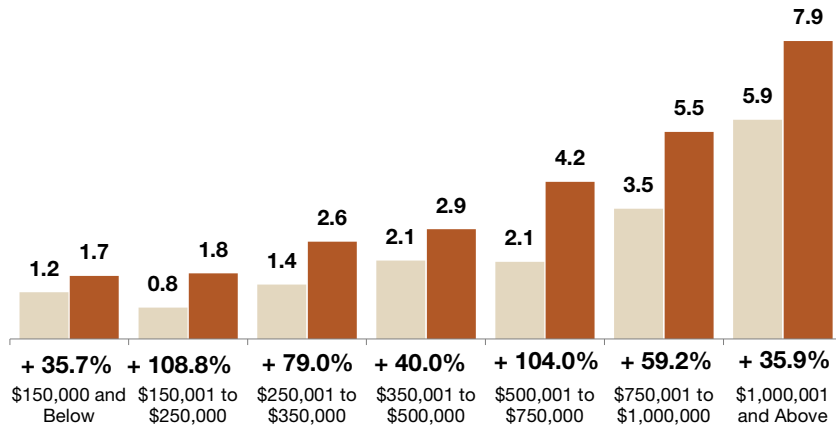
# Months Supply of Inventory

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.**



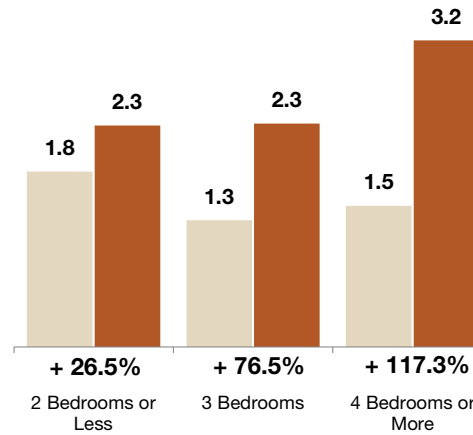
## By Price Range

7-2021 7-2022



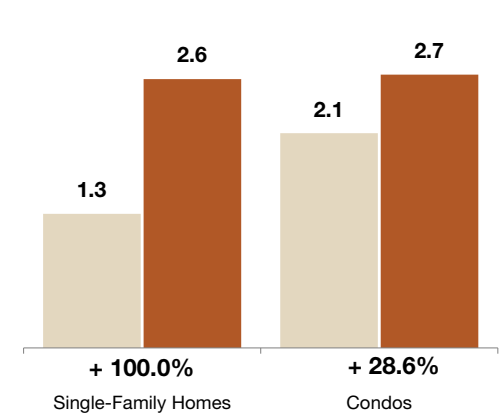
## By Bedroom Count

7-2021 7-2022



## By Property Type

7-2021 7-2022



### All Properties

#### By Price Range

	7-2021	7-2022	Change
\$150,000 and Below	1.2	1.7	+ 35.7%
\$150,001 to \$250,000	0.8	1.8	+ 108.8%
\$250,001 to \$350,000	1.4	2.6	+ 79.0%
\$350,001 to \$500,000	2.1	2.9	+ 40.0%
\$500,001 to \$750,000	2.1	4.2	+ 104.0%
\$750,001 to \$1,000,000	3.5	5.5	+ 59.2%
\$1,000,001 and Above	5.9	7.9	+ 35.9%
<b>All Price Ranges</b>	<b>1.4</b>	<b>2.7</b>	<b>+ 92.9%</b>

### Single-Family Homes

	7-2021	7-2022	Change
1.1	1.9	+ 69.3%	
0.7	1.7	+ 127.7%	
1.3	2.5	+ 91.6%	
2.1	2.9	+ 39.6%	
1.9	4.2	+ 117.8%	
2.6	5.1	+ 94.7%	
4.5	7.4	+ 65.0%	
<b>1.3</b>	<b>2.6</b>	<b>+ 100.0%</b>	

### Condos

	7-2021	7-2022	Change
0.8	0.6	- 27.4%	
1.2	1.5	+ 19.3%	
3.8	3.6	- 7.3%	
1.7	3.3	+ 98.3%	
3.7	3.7	- 0.9%	
12.4	9.5	- 22.9%	
19.1	9.1	- 52.5%	
<b>2.1</b>	<b>2.7</b>	<b>+ 28.6%</b>	

#### By Bedroom Count

	7-2021	7-2022	Change
2 Bedrooms or Less	1.8	2.3	+ 26.5%
3 Bedrooms	1.3	2.3	+ 76.5%
4 Bedrooms or More	1.5	3.2	+ 117.3%
<b>All Bedroom Counts</b>	<b>1.4</b>	<b>2.7</b>	<b>+ 92.9%</b>

	7-2021	7-2022	Change
1.7	2.4	+ 36.9%	
1.1	2.3	+ 101.8%	
1.5	3.2	+ 114.8%	
<b>1.3</b>	<b>2.6</b>	<b>+ 100.0%</b>	

	7-2021	7-2022	Change
1.8	2.1	+ 14.5%	
2.3	2.6	+ 14.5%	
1.5	6.5	+ 338.9%	
<b>2.1</b>	<b>2.7</b>	<b>+ 28.6%</b>	